

MOBILITY | LIVABILITY | ECONOMIC VITALITY

2019

STATE OF THE CENTERS



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Table of Contents

1

Introduction

5

Center-Focused Growth

13

About the Data

15

Metropolitan Centers

19

Urban Centers

41

City Centers

iii



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In May 2019, the Wasatch Front Regional Council adopted the Wasatch Choice 2050, a locally driven effort in which cities, counties, community organizations, transportation partners, businesses, the public, and others help to create a blueprint for major transportation investments, as well as land and economic development. The concept of centered development is the key feature of the land use element of Wasatch Choice 2050. The backbone of the land use element of Wasatch Choice 2050 is the concept of centered development.

Centers are the hearts of a community. They vary in scale but in all cases are:

1. More intense than their surrounding area,
2. Are walkable, and
3. Offer a mix of uses.

Centers are locations where communities anticipate welcoming more intense buildings, even as they may maintain lower levels of intensity elsewhere. Typically, they are good candidate locations for providing a variety of housing options, including units that impact housing affordability.

The State of the Centers report, first published in September 2019, is an effort to provide information to those that create the Vision to help inform their implementation decisions. Communities can use the State of the Centers report to help determine the extent to which their centers have developed as they envisioned in the Wasatch Choice 2050 Vision.

Wasatch Choice 2050 Vision

Because development patterns and transportation improvements affect each other, local governments, and regional transportation agencies need to closely coordinate planning efforts. The important question is, “How can we work together to produce the outcomes that optimize the long-term quality of life for communities and the overall metropolitan area?” This was the impetus behind the development of our Region’s shared vision, the Wasatch Choice 2050 Vision. Our quality of life is impacted by growth patterns, how the Region is served by the transportation system, our economic vitality, and the availability of open space. Together, these factors, along with other related conditions, affect our cost of living, time spent commuting, the air we breathe, how we enjoy our time with family and friends, and the neighborliness of the communities in which we live. The Wasatch Choice



2050 Vision considers how growth, transportation, economic development, and open space can be shaped for the next few decades in such a manner as to have positive impacts on the lives of residents in the greater Wasatch Front area, where we anticipate growth of well over a million more residents by 2050.

Wasatch Choice has been a shared regional vision for the Wasatch Front for over a decade. Built on community values through an extensive public input process, Wasatch Choice established a blueprint for growth that supports a well-functioning economy, improves air quality, and enhances the overall quality of life for Utahns living across the Wasatch Front. The Wasatch Choice process explored future scenarios that articulated the trade-offs associated with different approaches to transportation and land use investments. These trade-offs were evaluated in each part of the region, with stakeholders actively engaged in the process to select the appropriate path forward. The Wasatch Choice also provides recommendations and resources to help stakeholders achieve those outcomes.

Goals

The regional goals were adopted by the Wasatch Front Regional Council (WFRC) in 2016 and are the desired outcomes to be achieved. This milestone represented the culmination of a year and a half of work to gather input from cities, counties, transportation partners, businesses, and community organizations regarding local and regional priorities for the Wasatch Choice 2050 Vision. The goals inform future transportation investment decisions, as well as local community considerations regarding the use of land and the pursuit of economic development opportunities.

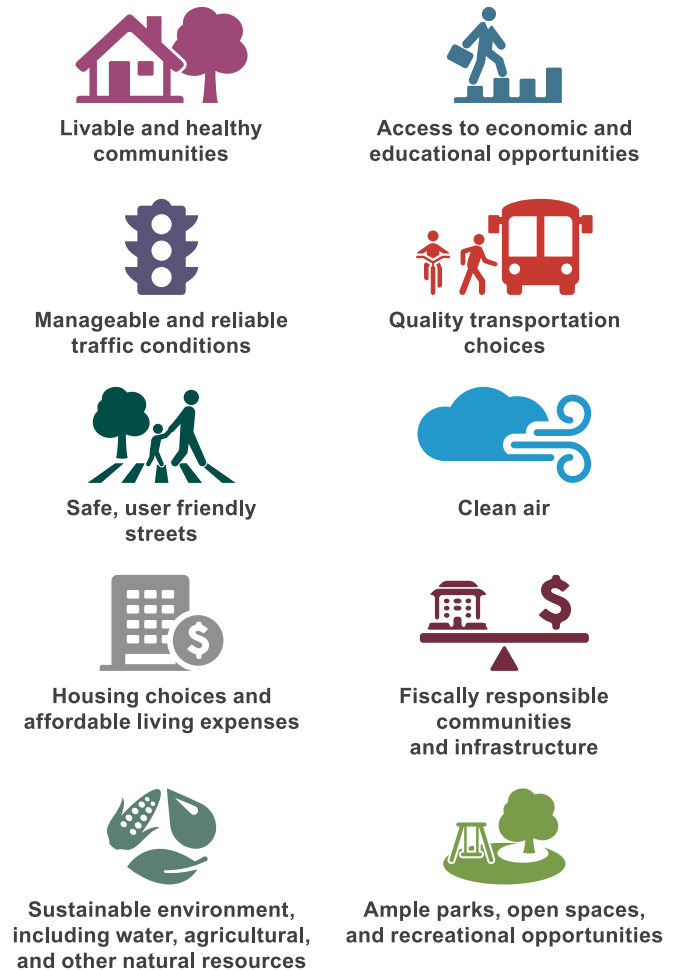
Strategies

The WC2050 Vision coordinates key transportation, land use, and economic development strategies that aim to achieve the ten WFRC adopted regional goals.

The key strategies represent the overarching themes in the WC2050 Vision and help achieve the Regional Goals. The key strategies are as follows.

- **Provide Transportation Choices:** Offer better access to transit and bicycle facilities.
- **Support Housing Options:** Support housing types and locations that we can both afford and work best for our lives.

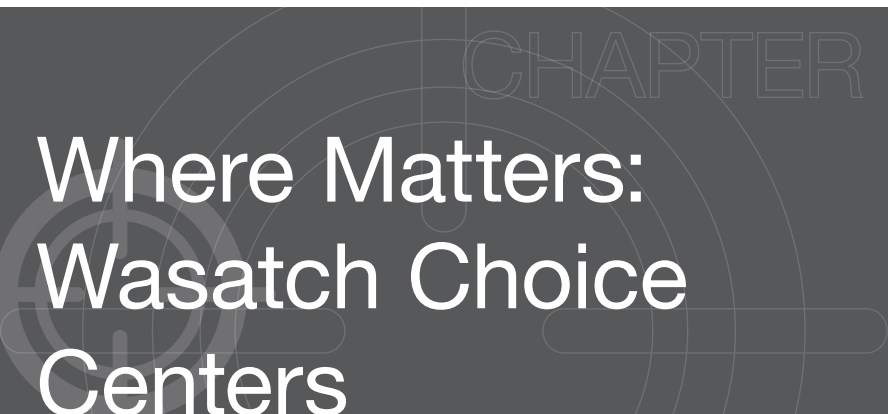
Figure 1. Wasatch Choice 2050 Goals



- **Preserve Open Space:** Provide unparalleled access to the outdoors, which is key to our quality of life and our state's competitive advantage.
- **Link Economic Development with Transportation and Housing Decisions:** Create a synergy between these three key building blocks. Enable shorter and less expensive travel to afford us more time and money. Efficiently utilize infrastructure to save taxpayer dollars. Provide housing options and increase housing affordability. Improve the air we breathe by reducing auto emissions.







Wasatch Choice Centers are historic and emerging regional destinations of economic activity and housing.

Centers are the hearts of a community, both socially and economically. They vary in scale but in all cases:

1. Are more intense than their surrounding area;
2. Are walkable, often served by a variety of transportation options; and
3. Offer a mix of uses, including office, dining, retail, and residential.

Centers are locations where communities anticipate welcoming more intense buildings, even as they may maintain lower levels of intensity elsewhere. Typically, they are good candidate locations for providing a variety of housing options, including units that impact housing affordability.

Growth within centers supports one of the key strategies of the Wasatch Front 2050 Vision - link economic development with transportation and housing decisions, or "where matters." Strategic changes in targeted areas of our Region - places like metropolitan, urban, city, and neighborhood centers - can yield huge benefits. These centers can become the focus of a strong market for accessible jobs and services and moderately priced and/or downsized housing units. These centers should grow where they yield large benefits – in centrally located areas and places with great multi-modal transportation access. Through implementation of these strategies, centers can:

- Help ensure that all people have a selection of homes to meet their needs;
- Reduce the time, distance, and money it takes for people to reach many of their destinations;
- Enable people to reach more destinations by walking, biking, and riding transit, in addition to driving;
- Help businesses reach more consumers;
- Support employees to have a greater selection of job opportunities;
- Help improve air quality;



- Create inclusive, walkable communities;
- Reduce growth pressure on the “Wasatch Back,” and
- Reduce demand for scarce water.

A variety of centers will develop in the future that are similar to places in our Region today – places like downtown Salt Lake City, Provo, and Ogden; emerging downtowns like Sandy City; and TODs like Station Park in Farmington or the Fireclay District in Murray. These are examples of concentrated developments that are growing with market demands for living and working in accessible locations throughout the Wasatch Front. Growth that takes place as infill and redevelopment in these historic and emerging centers is generally able to make better use of existing infrastructure when compared to growth that occurs in greenfield areas. Frequently, the transportation system in these locations is sufficient to handle additional growth. This is especially true in locations where the historical street grid pattern is still in existence, frequent transit service exists and is shown to be viable, and considerable roadway and active transportation investments have been made.

6

The concept of centers in the Wasatch Choice 2050 Vision emphasizes that these designated areas should be a) walkable and b) more dense than their surrounding area. By supporting compact development, centers reduce the footprint of urban development and, by bringing some destinations closer together, lend themselves to walking and bicycling. Strategically located centers enable more people to easily use transit, and tend to reduce travel distances in general. Centers should provide a variety of mobility options such as sidewalks, bicycle and trail connections, transit facilities, and strong street connectivity in order to serve pedestrians, bicyclists, and transit riders, as well as drivers. This transportation infrastructure equips the area to both support and attract higher-density, mixed-use developments. The Wasatch Choice 2050 Vision suggests that these centers should absorb some of the expected growth and expand to provide ever-broadening choices to residents.

The Wasatch Choice 2050 Vision identifies four different types and intensities of centers, as shown in Map 1, along with job areas, industrial areas, and special districts, as shown below in Table 1.

Figure 2. Wasatch Choice 2050 Vision Center Types



Metropolitan Center

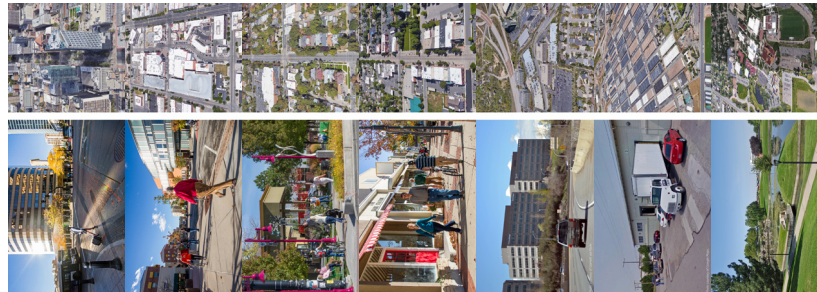


Downtown Salt Lake City is the metropolitan center of the Region, serving as the hub of business and cultural activity. The metropolitan center has the most intensive form of growth and expansion for both employment and housing, with high-rise development common in the central business district. Similar to today, Salt Lake City will continue to draw people from the entire metro area and serve as the finance, commerce, government, educational, retail, tourism, arts, and entertainment center for the Region. Buildings range from four to 25 stories tall, with the number of housing units ranging from 20 to 200 per acre. The area acts as the region's primary transit hub, and is also supported by a variety of streets, major freeway access, and walking and biking facilities.

Table 1. Regionally Significant Land Uses Definitions

	Typical or "Indicator" Land Use (Mixed Land Use Encouraged)						Optimal Transit
	Catchment Population (approximate, minimum)	Average Non-Residential Floor Area Ratio	Housing Density (dwelling units/acre)	Stories	Minimum Roadway Needs		
Metropolitan Center	Entire metro area	1.0 and up	40 and up	4 to 25	Unique destinations	Crossroads of regional roads types	Region's transit hub
Urban Center	100,000	0.75 to 4.0	20 to 100	4 to 10	Significant commerce, regional "destination" retail	Intersection of major arterials and/or freeway interchanges	Junction points of the high-capacity transit network
City Center	25,000	0.5 to 1.5	10 to 50	2 to 5	Grocery store, restaurant, civic, retail	Intersection of major collector with an arterial	Intersection of frequent bus lines or served by high-capacity transit
Neighborhood Center	2,500	0.35 to 1.0	6 to 25	1 to 3	Retail and/or civic	Intersection of collectors/along a major collector	Frequent bus lines (or better)
Employment District	N/A	Varies	N/A	Varies	Office, light industry, flex	Arterial or higher	Varies
Industrial District	N/A	Varies	N/A	Varies	Light and heavy industry, warehousing, incidental office, retail	Freight-oriented	Bus service
Special District	N/A	Varies	N/A	Varies	Regionally significant special purpose (airport, university) and non-residential land use	Varies	Varies

"Regionally significant land uses" are places that generate a higher concentration of trips or economic activity than the majority of places. A subset of these uses are "centers," which typically have the following ingredients: higher intensity of development than surrounding areas; mix of uses, including homes, offices, or shops on adjacent blocks; good street and trail connections; and a walkable design.



Urban Center



Urban centers are the focus of commerce and local government services benefiting a market area of a few hundred thousand people. Urban centers are served by a variety of walkable major and local roads. They typically benefit from freeway access, as well as high-capacity, high-frequency transit and bicycle facilities. They are characterized by four- to ten-story employment and housing options. The number of housing units range from 20 to 100 per acre.

City Center



City centers provide localized services to tens of thousands of people within a two- to three-mile radius. One- to three-story buildings for employment and housing are typical. The number of housing units range from ten to 50 per acre. This area is served by a variety of streets that typically include high-capacity transit and bicycle facilities.

Neighborhood Center



A neighborhood center typically revolves around a store or a civic building like a library. The typical building scale varies from one- to three-stories tall. Housing types within this center range between small apartments, townhouses, and small-lot single unit homes. Neighborhood centers are typically located on

walkable streets, often with frequent bus service, and bicycle facilities.

The Wasatch Choice Vision and the long-range Regional Transportation Plans reflect the long-term land use desires of local governments. As cities, townships and counties shape incentives and regulations that guide new construction and redevelopment, their leadership is critical to successful center development.

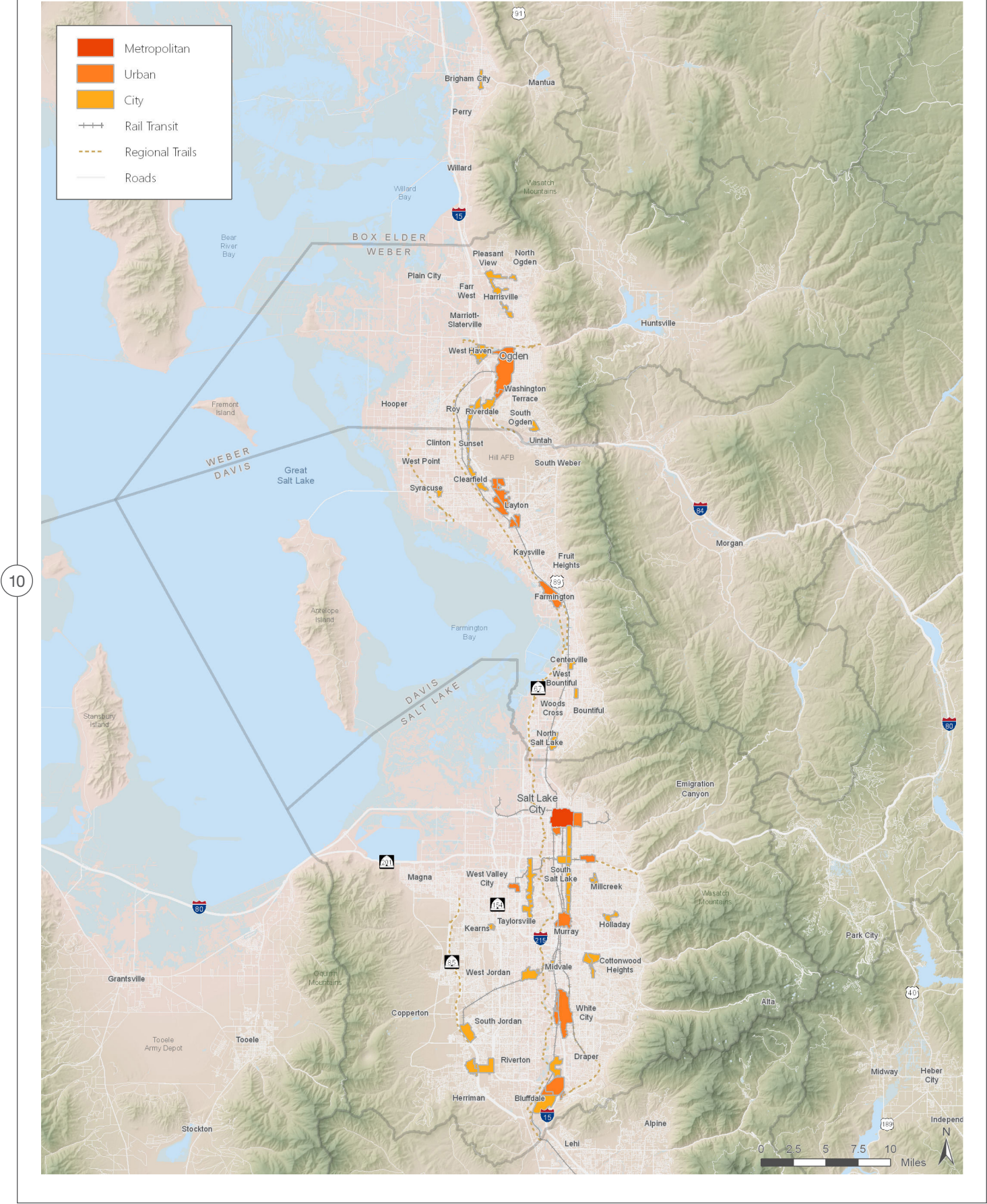
Monitored Centers

Although the Region consists of all four types of centers as described above, the State of the Centers report monitors only metropolitan, urban, and selected city centers, as shown in Map 2. No neighborhood centers are included in the State of the Centers report.

Data for Utah County centers will be included in a future release.

[illegible]

Map 2. Wasatch Choice 2050 Vision Monitored Centers





STATE OF THE CENTERS



TWO 2

CHAPTER About the Data

Table 2. State of the Centers Data

Measure	Data Source
Number of residents	WFRC Travel Demand Model and Real Estate Market Model, 2019 projection.
Number of employees	WFRC Travel Demand Model and Real Estate Market Model, 2019 projection.
Area	Total acres within a center.
Mode share	Daily non-automobile mode share includes transit, walk, and bike trips for all trip types. This represents to, from, and within a center based on WFRC's Travel Demand Model, released August 2019.
Walking Opportunities	A measure of the walkable opportunity within a center based on household and employment density, street connectivity, and jobs-housing balance. Data from WFRC's Travel Demand Model.
Crashes per roadway mile	A measure of the relative transportation safety of an area based on the number of crashes within a center and the number of roadway miles. Crash data based on 2015 UDOT crash data (protected under 23 USC 409) and AGRC's roadway centerline data.
Connectivity	Intersection per square mile using AGRC's roadway centerline data.
Land use mix	A measure of the mix of land uses within a center. Data based on the 2015 base year employment and housing data from WFRC's Real Estate Market Model.
Housing plus transportation costs	The amount of a household's income spent on housing and transportation cost as a percentage of overall household income. It is recommended that no more than 45 percent of a household's income should be spent on housing and transportation. Data is from the Center for Neighborhood Technology. The Center for Neighborhood Technology bears no responsibility for the analyses or interpretations of the data presented here.
Access to open space and recreation	The percent of households within a ten-minute walk to a park or protected open space.
Commercial market value	Calculated at dollars per square foot using county assessor data.
Access to opportunities	A measure of the ability of a center's residents to participate in the economy based on both automobile and transit access from households to jobs. Data based on WFRC's Travel Demand Model, released August 2019.

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CHAPTER

Metropolitan Centers

Downtown Salt Lake City is the Region's only metropolitan center, serving as the hub of business and cultural activity in the Region. Buildings range from four to 25 stories tall, with the number of housing units ranging from 20 to 200 per acre. Salt Lake City acts as the region's primary transit hub, and is also supported by a variety of streets, major freeway access, and walking and biking facilities. Table 3 lists the Wasatch Choice metropolitan center and the page number of the center's performance data. Map 3 shows the location of the metropolitan center in relationship to the Region.

Table 3. Metropolitan Centers



Center	Center Type	City	County	Page
Salt Lake City Central Business District	Metropolitan	Salt Lake City	Salt Lake	17







Salt Lake City is the Region's only Metropolitan Center.

Salt Lake City Downtown




Snapshot

	Downtown	Salt Lake City	Region
 Population	9,357	210,195	1,780,764
People per acre	11.0	3.0	3.4
 Employment	72,911	329,824	1,162,238
Employment per acre	86.0	4.7	2.2



Mobility

	Downtown	Salt Lake City	Region
 Mode Share Daily mode share of transit, bicycling, and walking	22%	16%	10%
 Street Connectivity Intersections per sq. mile	76	34	62
 Walking Opportunities Very Low, Low, Moderate, High, Very High	High	Mod	Low
 Safety Crashes per mile	15.6	4.9	N/A

Livability

	Downtown	Salt Lake City	Region
 Land Use Mix Scale from 0 to 1	0.52	0.49	0.29
 H + T Costs Percent of household income spent on housing and transportation	35%	45%	50%
 Access to Open Space and Recreation Percent of households within ten-minute walk to a park	75%	77%	46%

Economic Vitality

	Downtown	Salt Lake City	Region
 Commercial Market Value Dollars per square foot	\$196	\$71	\$26
 Access to Opportunities Number of jobs accessible via a typical auto and transit commute	434,000 172,000	402,000 103,000	178,000 25,000

2019



County: Salt Lake County

City: Salt Lake City

Center Type: Metropolitan

Center Area: 848 acres


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The Wasatch Front Region has 12 urban centers, which are the focus of commerce and local government services benefiting a market area of a few hundred thousand people. Urban centers are served by a variety of walkable major and local roads. They typically benefit from freeway access, as well as high-capacity, high-frequency transit and bicycle facilities. They are characterized by four- to ten-story employment and housing options. The number of housing units range from 20 to 100 per acre.

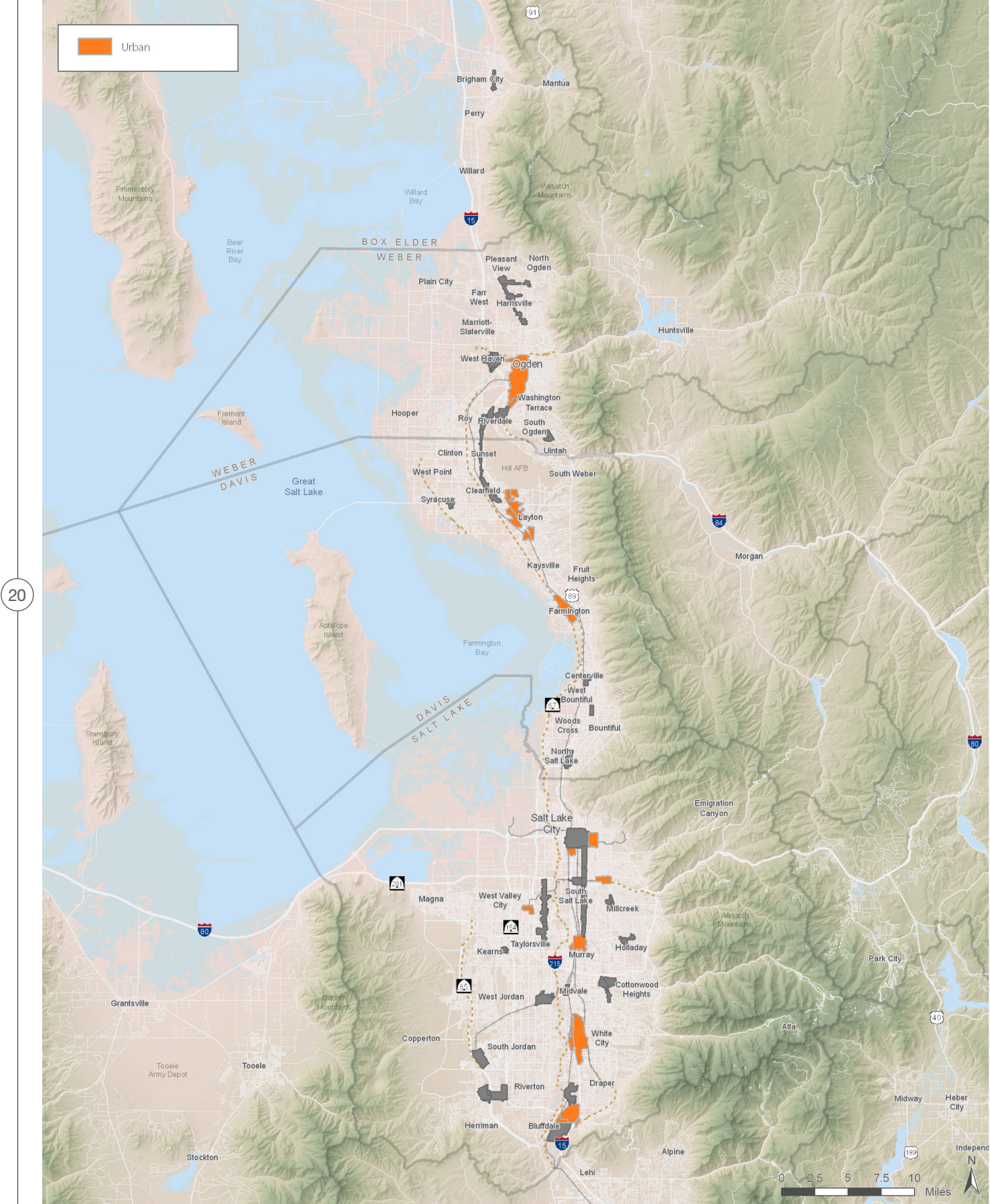
Table 4 lists the Wasatch Choice 2050 urban centers and the page number of each center's performance data. Data for centers that overlap multiple cities are shown separately by city. Map 4 shows the location of the urban centers in relationship to the Region.

Table 4. Urban Centers

Center	Center Type	City	County	Page
The Cairns	Urban	Sandy/South Jordan	Salt Lake	21-22
Fairbourne Station	Urban	West Valley City	Salt Lake	23
Layton Downtown	Urban	Layton	Davis	24
Layton Midtown	Urban	Clearfield/Layton	Davis	25-26
Murray City Center	Urban	Murray	Salt Lake	27
Ogden Downtown	Urban	Ogden/Riverdale	Weber	28-29
People's Freeway	Urban	Salt Lake City	Salt Lake	30
Prison Site	Urban	Bluffdale/Draper	Salt Lake	31-32
Salt Lake City East Downtown	Urban	Salt Lake City	Salt Lake	33
Station Park/North Station	Urban	Farmington	Davis	34
Sugar House	Urban	Salt Lake City	Salt Lake	35
Union Park	Urban	Cottonwood Heights/ Midvale/Sandy	Salt Lake	36-38





Map 4. Wasatch Choice 2050 Vision Urban Centers







The Cairns - Sandy




Snapshot

	Cairns - Sandy	Sandy	Region
 Population	4,465	96,002	1,780,764
People per acre	3.5	6.2	3.4
 Employment	23,404	6,4304	1,162,238
Employment per acre	18.5	4.2	2.2



Mobility

	Cairns - Sandy	Sandy	Region
 Mode Share Daily mode share of transit, bicycling, and walking	10%	8%	10%
 Street Connectivity Intersections per sq. mile	59	107	62
 Walking Opportunities Very Low, Low, Moderate, High, Very High	Mod	Mod	Low
 Safety Crashes per mile	18.0	5.7	N/A

Livability

	Cairns - Sandy	Sandy	Region
 Land Use Mix Scale from 0 to 1	0.51	0.38	0.29
 H + T Costs Percent of household income spent on housing and transportation	47%	54%	50%
 Access to Open Space and Recreation Percent of households within ten-minute walk to a park	21%	52%	46%

Economic Vitality

	Cairns - Sandy	Sandy	Region
 Commercial Market Value Dollars per square foot	\$40	\$41	\$26
 Access to Opportunities Number of jobs accessible via a typical auto and transit commute	288,000 67,000	276,000 43,000	178,000 25,000

2019



County: Salt Lake County

City: Sandy

Center Type: Urban



Center Area: 1,264 acres


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The Cairns - South Jordan




Snapshot

	Cairns - SJ	South Jordan	Region
 Population	678	71,782	1,780,764
People per acre	4.8	5.0	3.4
 Employment	3,354	35,711	1,162,238
Employment per acre	23.8	2.5	2.2



Mobility

	Cairns - SJ	South Jordan	Region
 Mode Share Daily mode share of transit, bicycling, and walking	10%	7%	10%
 Street Connectivity Intersections per sq. mile	30	101	62
 Walking Opportunities Very Low, Low, Moderate, High, Very High	Low	Low	Low
 Safety Crashes per mile	18.4	2.9	N/A

Livability

	Cairns - SJ	South Jordan	Region
 Land Use Mix Scale from 0 to 1	0.75	0.34	0.29
 H + T Costs Percent of household income spent on housing and transportation	41%	57%	50%
 Access to Open Space and Recreation Percent of households within ten-minute walk to a park	0%	48%	46%

Economic Vitality

	Cairns - SJ	South Jordan	Region
 Commercial Market Value Dollars per square foot	\$27	\$42	\$26
 Access to Opportunities Number of jobs accessible via a typical auto and transit commute	276,000 57,000	213,000 18,000	178,000 25,000

2019



County: Salt Lake County

City: South Jordan

Center Type: Urban



Center Area: 141 acres


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2050





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Fairbourne Station




Snapshot

	Fairbourne	West Valley	Region
 Population	1,859	144,356	1,780,764
People per acre	11.3	6.3	3.4
 Employment	4,278	88,581	1,162,238
Employment per acre	26.0	3.9	2.2



Mobility

	Fairbourne	West Valley	Region
 Mode Share Daily mode share of transit, bicycling, and walking	12%	8%	10%
 Street Connectivity Intersections per sq. mile	100	75	62
 Walking Opportunities Very Low, Low, Moderate, High, Very High	Mod	Mod	Low
 Safety Crashes per mile	15.0	7.4	N/A

Livability

	Fairbourne	West Valley	Region
 Land Use Mix Scale from 0 to 1	0.60	0.36	0.29
 H + T Costs Percent of household income spent on housing and transportation	40%	46%	50%
 Access to Open Space and Recreation Percent of households within ten-minute walk to a park	38%	47%	46%

Economic Vitality

	Fairbourne	West Valley	Region
 Commercial Market Value Dollars per square foot	\$26	\$27	\$26
 Access to Opportunities Number of jobs accessible via a typical auto and transit commute	375,000 96,000	307,000 43,000	178,000 25,000

2019



County: Salt Lake County

City: West Valley

Center Type: Urban



Center Area: 165 acres


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2050





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Layton Downtown




Snapshot

	Layton Downtown	Layton	Region
 Population	1,651	87,231	1,780,764
People per acre	7.4	6.1	3.4
 Employment	1,530	31,639	1,162,238
Employment per acre	6.9	2.2	2.2



Mobility

	Layton Downtown	Layton	Region
 Mode Share <i>Daily mode share of transit, bicycling, and walking</i>	11%	9%	10%
 Street Connectivity <i>Intersections per sq. mile</i>	52	78	62
 Walking Opportunities <i>Very Low, Low, Moderate, High, Very High</i>	Low	Low	Low
 Safety <i>Crashes per mile</i>	12.2	3.7	N/A

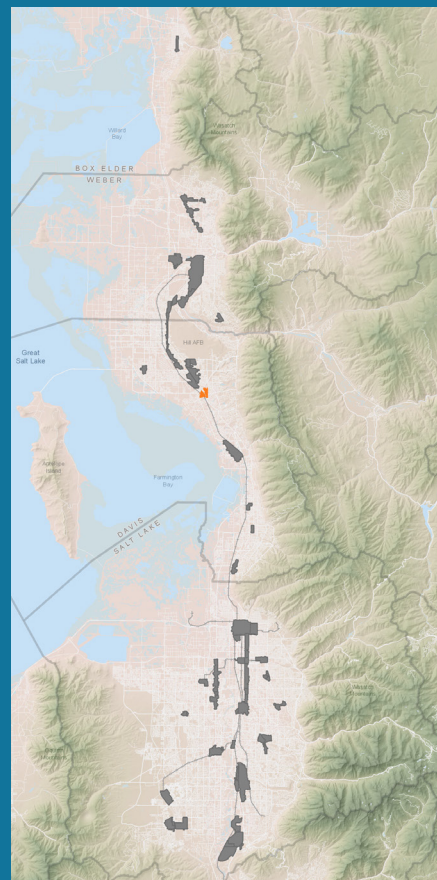
Livability

	Layton Downtown	Layton	Region
 Land Use Mix <i>Scale from 0 to 1</i>	0.44	0.25	0.29
 H + T Costs <i>Percent of household income spent on housing and transportation</i>	41%	49%	50%
 Access to Open Space and Recreation <i>Percent of households within ten-minute walk to a park</i>	94%	41%	46%

Economic Vitality

	Layton Downtown	Layton	Region
 Commercial Market Value <i>Dollars per square foot</i>	\$28	\$27	\$26
 Access to Opportunities <i>Number of jobs accessible via a typical auto and transit commute</i>	123,000 25,000	115,000 13,000	178,000 25,000

2019



County: Davis County

City: Layton

Center Type: Urban



Center Area: 222 acres


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Layton Midtown - Clearfield




Snapshot

	LM - Clearfield	Clearfield	Region
 Population	1,588	31,061	1,780,764
People per acre	10.9	6.3	3.4
 Employment	2,236	25,504	1,162,238
Employment per acre	15.3	5.2	2.2



Mobility

	LM - Clearfield	Clearfield	Region
 Mode Share <i>Daily mode share of transit, bicycling, and walking</i>	15%	11%	10%
 Street Connectivity <i>Intersections per sq. mile</i>	74	76	62
 Walking Opportunities <i>Very Low, Low, Moderate, High, Very High</i>	High	Mod	Low
 Safety <i>Crashes per mile</i>	2.8	4.8	N/A

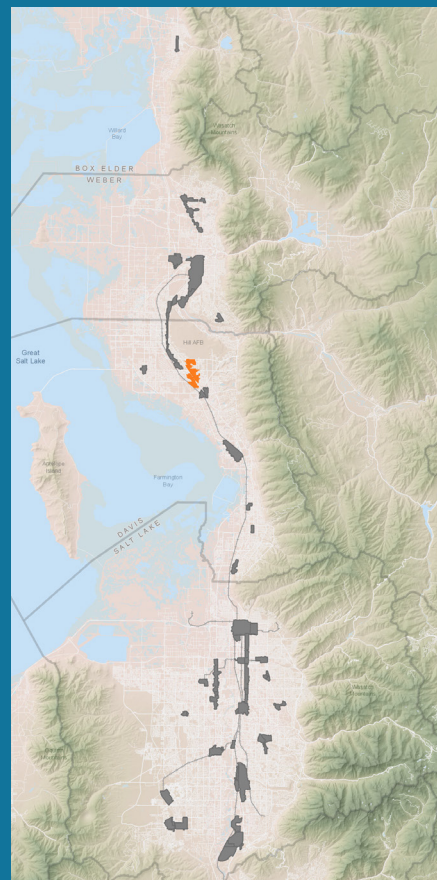
Livability

	LM - Clearfield	Clearfield	Region
 Land Use Mix <i>Scale from 0 to 1</i>	0.74	0.39	0.29
 H + T Costs <i>Percent of household income spent on housing and transportation</i>	37%	44%	50%
 Access to Open Space and Recreation <i>Percent of households within ten-minute walk to a park</i>	0%	46%	46%

Economic Vitality

	LM - Clearfield	Clearfield	Region
 Commercial Market Value <i>Dollars per square foot</i>	\$46	\$35	\$26
 Access to Opportunities <i>Number of jobs accessible via a typical auto and transit commute</i>	127,000 34,000	122,000 21,000	178,000 25,000

2019



County: Davis County

City: Clearfield

Center Type: Urban



Center Area: 146 acres


WASATCH CHOICE
2050





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Layton Midtown - Layton




Snapshot

	Layton Midtown	Layton	Region
 Population	4,496	87,231	1,780,764
People per acre	5.6	6.1	3.4
 Employment	14,379	31,639	1,162,238
Employment per acre	18.0	2.2	2.2



Mobility

	Layton Midtown	Layton	Region
 Mode Share Daily mode share of transit, bicycling, and walking	13%	9%	10%
 Street Connectivity Intersections per sq. mile	49	78	62
 Walking Opportunities Very Low, Low, Moderate, High, Very High	Mod	Low	Low
 Safety Crashes per mile	13.5	3.7	N/A

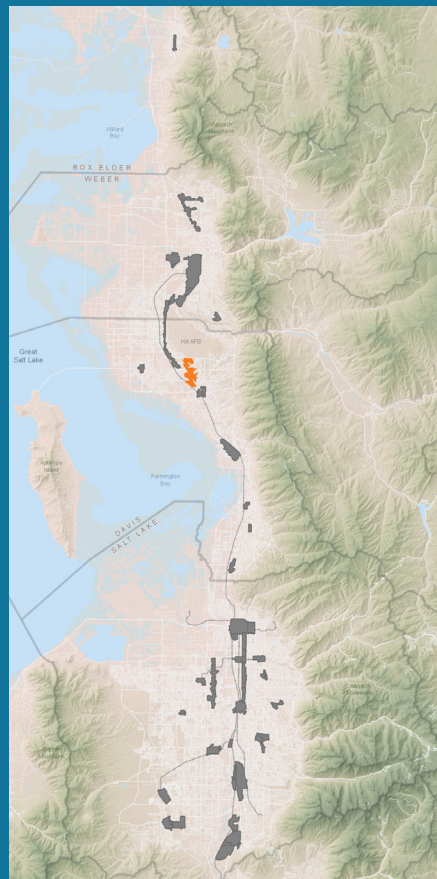
Livability

	Layton Midtown	Layton	Region
 Land Use Mix Scale from 0 to 1	0.49	0.25	0.29
 H + T Costs Percent of household income spent on housing and transportation	41%	49%	50%
 Access to Open Space and Recreation Percent of households within ten-minute walk to a park	31%	41%	46%

Economic Vitality

	Layton Midtown	Layton	Region
 Commercial Market Value Dollars per square foot	\$30	\$27	\$26
 Access to Opportunities Number of jobs accessible via a typical auto and transit commute	121,000 29,000	115,000 13,000	178,000 25,000

2019





County: **Davis County**
City: **Layton**
Center Type: **Urban**
Center Area: **222 acres**


WASATCH CHOICE
2050





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Murray City Center




Snapshot

	City Center	Murray	Region
 Population	1,942	50,915	1,780,764
People per acre	4.3	6.5	3.4
 Employment	16,015	56,151	1,162,238
Employment per acre	35.3	7.1	2.2



Mobility

	City Center	Murray	Region
 Mode Share Daily mode share of transit, bicycling, and walking	11%	10%	10%
 Street Connectivity Intersections per sq. mile	92	115	62
 Walking Opportunities Very Low, Low, Moderate, High, Very High	Mod	Mod	Low
 Safety Crashes per mile	23.7	9.9	N/A

Livability

	Center City	Murray	Region
 Land Use Mix Scale from 0 to 1	0.48	0.46	0.29
 H + T Costs Percent of household income spent on housing and transportation	39%	45%	50%
 Access to Open Space and Recreation Percent of households within ten-minute walk to a park	8%	33%	46%

Economic Vitality

	City Center	Murray	Region
 Commercial Market Value Dollars per square foot	\$77	\$54	\$26
 Access to Opportunities Number of jobs accessible via a typical auto and transit commute	405,000 125,000	378,000 87,000	178,000 25,000

2019



County: Salt Lake County

City: Murray

Center Type: Urban



Center Area: 454 acres


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Ogden Downtown




Snapshot

	Downtown	Ogden	Region
 Population	5,916	90,782	1,780,764
People per acre	3.6	5.2	3.4
 Employment	18,449	73,752	1,162,238
Employment per acre	11.3	4.2	2.2



Mobility

	Downtown	Ogden	Region
 Mode Share Daily mode share of transit, bicycling, and walking	11%	12%	10%
 Street Connectivity Intersections per sq. mile	66	72	62
 Walking Opportunities Very Low, Low, Moderate, High, Very High	Mod	Mod	Low
 Safety Crashes per mile	10.5	3.7	N/A

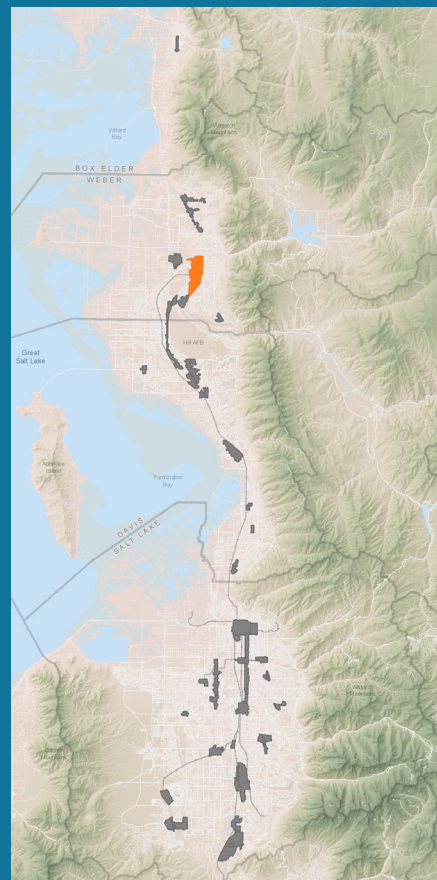
Livability

	Downtown	Ogden	Region
 Land Use Mix Scale from 0 to 1	0.50	0.35	0.29
 H + T Costs Percent of household income spent on housing and transportation	38%	42%	50%
 Access to Open Space and Recreation Percent of households within ten-minute walk to a park	82%	63%	46%

Economic Vitality

	Downtown	Ogden	Region
 Commercial Market Value Dollars per square foot	\$32	\$23	\$26
 Access to Opportunities Number of jobs accessible via a typical auto and transit commute	128,000 44,000	120,000 33,000	178,000 25,000

2019



County: **Weber County**
 City: **Ogden**
 Center Type: **Urban**
 Center Area: **1,626 acres**





WASATCH CHOICE
2050

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Ogden Downtown - Riverdale




Snapshot

	Ogden DT - RD	Riverdale	Region
 Population	5	9,510	1,780,764
People per acre	0	3.2	3.4
 Employment	2,274	12,977	1,162,238
Employment per acre	18.2	4.4	2.2



Mobility

	Ogden DT - RD	Riverdale	Region
 Mode Share Daily mode share of transit, bicycling, and walking	10%	10%	10%
 Street Connectivity Intersections per sq. mile	16	55	62
 Walking Opportunities Very Low, Low, Moderate, High, Very High	Low	Low	Low
 Safety Crashes per mile	47.5	6.6	N/A

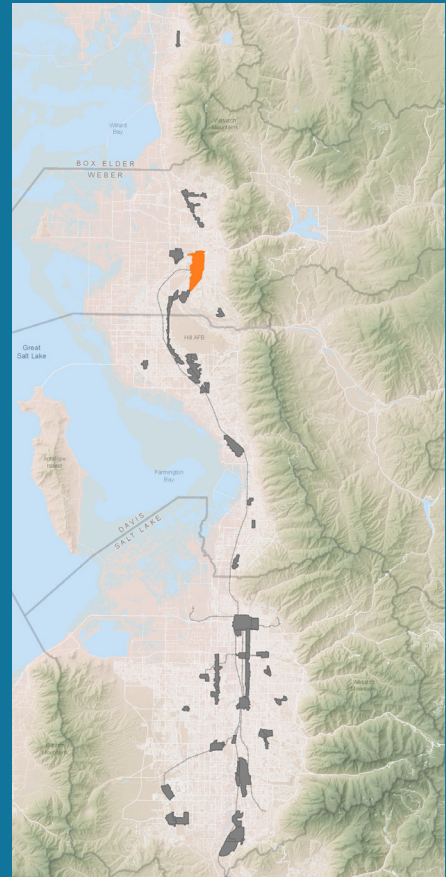
Livability

	Ogden DT - RD	Riverdale	Region
 Land Use Mix Scale from 0 to 1	0.29	0.25	0.29
 H + T Costs Percent of household income spent on housing and transportation	53%	43%	50%
 Access to Open Space and Recreation Percent of households within ten-minute walk to a park	0%	38%	46%

Economic Vitality

	Ogden DT - RD	Riverdale	Region
 Commercial Market Value Dollars per square foot	\$23	\$20	\$26
 Access to Opportunities Number of jobs accessible via a typical auto and transit commute	115,000 33,000	128,000 24,000	178,000 25,000

2019



County: Weber County

City: Riverdale

Center Type: Urban



Center Area: 125 acres


WASATCH CHOICE
2050





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People's Freeway Center




Snapshot

	People's Fwy	Salt Lake City	Region
 Population	122	210,195	1,780,764
People per acre	1.0	3.0	3.4
 Employment	1,890	329,824	1,162,238
Employment per acre	16.0	4.7	2.2



Mobility

	People's Fwy	Salt Lake City	Region
 Mode Share Daily mode share of transit, bicycling, and walking	11%	16%	10%
 Street Connectivity Intersections per sq. mile	100	34	62
 Walking Opportunities Very Low, Low, Moderate, High, Very High	Mod	Mod	Low
 Safety Crashes per mile	12.4	4.9	N/A

Livability

	People's Fwy	Salt Lake City	Region
 Land Use Mix Scale from 0 to 1	0.38	0.49	0.29
 H + T Costs Percent of household income spent on housing and transportation	33%	45%	50%
 Access to Open Space and Recreation Percent of households within ten-minute walk to a park	3%	77%	46%

Economic Vitality

	People's Fwy	Salt Lake City	Region
 Commercial Market Value Dollars per square foot	\$33	\$71	\$26
 Access to Opportunities Number of jobs accessible via a typical auto and transit commute	485,000 127,000	402,000 103,000	178,000 25,000



2019

County: **Salt Lake County**City: **Salt Lake City**Center Type: **Urban**Center Area: **118 acres**
WASATCH CHOICE
2050





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Prison Site - Bluffdale




Snapshot

	Prison - Bluffdale	Bluffdale	Region
 Population	0	11,727	1,780,764
People per acre	0.0	1.7	3.4
 Employment	1,746	3,004	1,162,238
Employment per acre	11.7	0.4	2.2



Mobility

	Prison - Bluffdale	Bluffdale	Region
 Mode Share <i>Daily mode share of transit, bicycling, and walking</i>	5%	10%	10%
 Street Connectivity <i>Intersections per sq. mile</i>	45	34	62
 Walking Opportunities <i>Very Low, Low, Moderate, High, Very High</i>	VL	Mod	Low
 Safety <i>Crashes per mile</i>	2.2	9.9	N/A

Livability

	Prison - Bluffdale	Bluffdale	Region
 Land Use Mix <i>Scale from 0 to 1</i>	0.53	0.29	0.29
 H + T Costs <i>Percent of household income spent on housing and transportation</i>	N/A	60%	50%
 Access to Open Space and Recreation <i>Percent of households within ten-minute walk to a park</i>	N/A	10%	46%

Economic Vitality

	Prison - Bluffdale	Bluffdale	Region
 Commercial Market Value <i>Dollars per square foot</i>	\$12	\$18	\$26
 Access to Opportunities <i>Number of jobs accessible via a typical auto and transit commute</i>	206,000 9,000	181,000 3,000	178,000 25,000

2019



County: Salt Lake County

City: Bluffdale



Center Type: Urban

Center Area: 149 acres





WASATCH CHOICE
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Prison Site - Draper




Snapshot

	Prison - Draper	Draper	Region
 Population	0	46,748	1,780,764
People per acre	0.0	2.4	3.4
 Employment	359	44,180	1,162,238
Employment per acre	0.5	2.3	2.2



Mobility

	Prison - Draper	Draper	Region
 Mode Share Daily mode share of transit, bicycling, and walking	8%	7%	10%
 Street Connectivity Intersections per sq. mile	3	38	62
 Walking Opportunities Very Low, Low, Moderate, High, Very High	VL	Low	Low
 Safety Crashes per mile	6.9	6.6	N/A

Livability

	Prison - Draper	Draper	Region
 Land Use Mix Scale from 0 to 1	0.53	0.34	0.29
 H + T Costs Percent of household income spent on housing and transportation	N/A	63%	50%
 Access to Open Space and Recreation Percent of households within ten-minute walk to a park	0%	56%	46%

Economic Vitality

	Prison - Draper	Draper	Region
 Commercial Market Value Dollars per square foot	\$2	\$41	\$26
 Access to Opportunities Number of jobs accessible via a typical auto and transit commute	222,000 9,000	200,000 20,000	178,000 25,000

2019



County: Salt Lake County

City: Draper

Center Type: Urban



Center Area: 774 acres


WASATCH CHOICE
2050





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Salt Lake City East Downtown




Snapshot

	SLC East	Salt Lake City	Region
 Population	7,223	210,195	1,780,764
People per acre	29.3	3.0	3.4
 Employment	1,262	329,824	1,162,238
Employment per acre	49.7	4.7	2.2



Mobility

	SLC East	Salt Lake City	Region
 Mode Share Daily mode share of transit, bicycling, and walking	29%	16%	10%
 Street Connectivity Intersections per sq. mile	124	34	62
 Walking Opportunities Very Low, Low, Moderate, High, Very High	V. H.	Mod	Low
 Safety Crashes per mile	11.0	4.9	N/A

Livability

	SLC East	Salt Lake City	Region
 Land Use Mix Scale from 0 to 1	0.81	0.49	0.29
 H + T Costs Percent of household income spent on housing and transportation	31%	45%	50%
 Access to Open Space and Recreation Percent of households within ten-minute walk to a park	100%	77%	46%

Economic Vitality

	SLC East	Salt Lake City	Region
 Commercial Market Value Dollars per square foot	\$116	\$71	\$26
 Access to Opportunities Number of jobs accessible via a typical auto and transit commute	417,000 154,000	402,000 103,000	178,000 25,000

2019



County: Salt Lake County

City: Salt Lake City

Center Type: Urban



Center Area: 247 acres


WASATCH CHOICE
2050





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Station Park/North Station




Snapshot

	Sta. Park/N. Sta.	Farmington	Region
 Population	1,334	23,158	1,780,764
People per acre	1.9	3.6	3.4
 Employment	3,562	14,302	1,162,238
Employment per acre	5.0	2.2	2.2



Mobility

	Sta. Park/N. Sta.	Farmington	Region
 Mode Share Daily mode share of transit, bicycling, and walking	9%	9%	10%
 Street Connectivity Intersections per sq. mile	30	62	62
 Walking Opportunities Very Low, Low, Moderate, High, Very High	Low	Low	Low
 Safety Crashes per mile	3.8	4.2	N/A

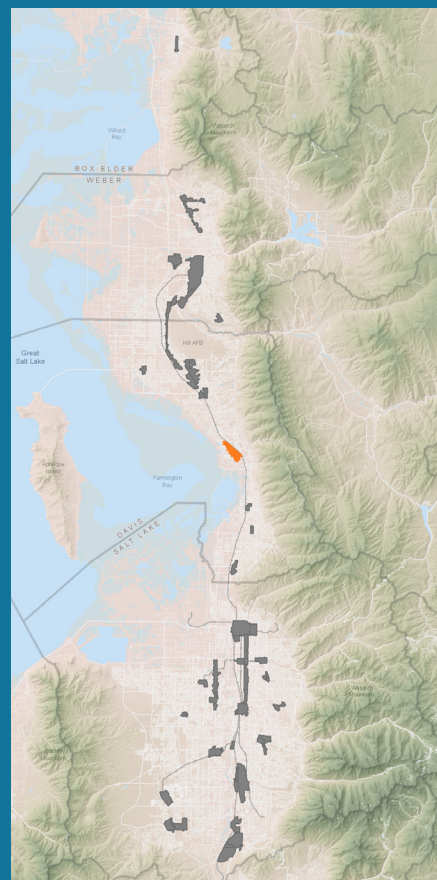
Livability

	Sta. Park/N. Sta.	Farmington	Region
 Land Use Mix Scale from 0 to 1	0.39	0.27	0.29
 H + T Costs Percent of household income spent on housing and transportation	59%	57%	50%
 Access to Open Space and Recreation Percent of households within ten-minute walk to a park	0%	37%	46%

Economic Vitality

	Sta. Park/N. Sta.	Farmington	Region
 Commercial Market Value Dollars per square foot	\$74	\$59	\$26
 Access to Opportunities Number of jobs accessible via a typical auto and transit commute	105,000 6,000	103,000 13,000	178,000 25,000

2019



County: Davis County

City: Farmington

Center Type: Urban



Center Area: 714 acres


WASATCH CHOICE
2050





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Sugar House




Snapshot

	Sugar House	Salt Lake City	Region
 Population	2,434	210,195	1,780,764
People per acre	11.5	3.0	3.4
 Employment	6,787	329,824	1,162,238
Employment per acre	32.1	4.7	2.2



Mobility

	Sugar House	Salt Lake City	Region
 Mode Share Daily mode share of transit, bicycling, and walking	13%	16%	10%
 Street Connectivity Intersections per sq. mile	110	34	62
 Walking Opportunities Very Low, Low, Moderate, High, Very High	High	Mod	Low
 Safety Crashes per mile	16.8	4.9	N/A

Livability

	Sugar House	Salt Lake City	Region
 Land Use Mix Scale from 0 to 1	0.72	0.49	0.29
 H + T Costs Percent of household income spent on housing and transportation	42%	45%	50%
 Access to Open Space and Recreation Percent of households within ten-minute walk to a park	42%	77%	46%

Economic Vitality

	Sugar House	Salt Lake City	Region
 Commercial Market Value Dollars per square foot	\$113	\$71	\$26
 Access to Opportunities Number of jobs accessible via a typical auto and transit commute	423,000 126,000	402,000 103,000	178,000 25,000

2019



County: Salt Lake County

City: Salt Lake City

Center Type: Urban



Center Area: 212 acres


WASATCH CHOICE
2050





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Union Park - Cottonwood Heights




Snapshot

	Union Park - CH	Cottonwood Hgts	Region
 Population	2,739	32,693	1,780,764
People per acre	13.8	5.5	3.4
 Employment	4,592	24,238	1,162,238
Employment per acre	23.2	4.1	2.2



Mobility

	Union Park - CH	Cottonwood Hgts	Region
 Mode Share <i>Daily mode share of transit, bicycling, and walking</i>	9%	9%	10%
 Street Connectivity <i>Intersections per sq. mile</i>	127	97	62
 Walking Opportunities <i>Very Low, Low, Moderate, High, Very High</i>	High	Mod	Low
 Safety <i>Crashes per mile</i>	17.8	3.4	N/A

Livability

	Union Park - CH	Cottonwood Hgts	Region
 Land Use Mix <i>Scale from 0 to 1</i>	0.76	0.38	0.29
 H + T Costs <i>Percent of household income spent on housing and transportation</i>	48%	58%	50%
 Access to Open Space and Recreation <i>Percent of households within ten-minute walk to a park</i>	23%	28%	46%

Economic Vitality

	Union Park - CH	Cottonwood Hgts	Region
 Commercial Market Value <i>Dollars per square foot</i>	\$57	\$69	\$26
 Access to Opportunities <i>Number of jobs accessible via a typical auto and transit commute</i>	336,000 55,000	305,000 36,000	178,000 25,000

2019



County: **Salt Lake County**
 City: **Cottonwood Heights**
 Center Type: **Urban**
 Center Area: **198 acres**





WASATCH CHOICE
2050





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Union Park - Midvale




Snapshot

	UP - Midvale	Midvale	Region
 Population	1,639	35,554	1,780,764
People per acre	10.9	9.5	3.4
 Employment	23,404	23,977	1,162,238
Employment per acre	18.5	6.4	2.2



Mobility

	UP - Midvale	Midvale	Region
 Mode Share <i>Daily mode share of transit, bicycling, and walking</i>	9%	10%	10%
 Street Connectivity <i>Intersections per sq. mile</i>	123	119	62
 Walking Opportunities <i>Very Low, Low, Moderate, High, Very High</i>	High	Mod	Low
 Safety <i>Crashes per mile</i>	29.5	11.3	N/A

Livability

	UP - Midvale	Midvale	Region
 Land Use Mix <i>Scale from 0 to 1</i>	0.65	0.47	0.29
 H + T Costs <i>Percent of household income spent on housing and transportation</i>	42%	45%	50%
 Access to Open Space and Recreation <i>Percent of households within ten-minute walk to a park</i>	7%	28%	46%

Economic Vitality

	UP - Midvale	Midvale	Region
 Commercial Market Value <i>Dollars per square foot</i>	\$50	\$44	\$26
 Access to Opportunities <i>Number of jobs accessible via a typical auto and transit commute</i>	353,000 61,000	345,000 73,000	178,000 25,000



2019

County: **Salt Lake County**City: **Midvale**Center Type: **Urban**Center Area: **150 acres**
WASATCH CHOICE
2050





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Union Park - Sandy




Snapshot

	UP - Sandy	Sandy	Region
 Population	3	96,002	1,780,764
People per acre	0.0	6.2	3.4
 Employment	3,736	64,304	1,162,238
Employment per acre	47.6	4.2	2.2



Mobility

	UP - Sandy	Sandy	Region
 Mode Share Daily mode share of transit, bicycling, and walking	9%	8%	10%
 Street Connectivity Intersections per sq. mile	82	107	62
 Walking Opportunities Very Low, Low, Moderate, High, Very High	High	Mod	Low
 Safety Crashes per mile	21.3	5.7	N/A

Livability

	UP - Sandy	Sandy	Region
 Land Use Mix Scale from 0 to 1	0.39	0.38	0.29
 H + T Costs Percent of household income spent on housing and transportation	53%	54%	50%
 Access to Open Space and Recreation Percent of households within ten-minute walk to a park	0%	52%	46%

Economic Vitality

	UP - Sandy	Sandy	Region
 Commercial Market Value Dollars per square foot	\$83	\$41	\$26
 Access to Opportunities Number of jobs accessible via a typical auto and transit commute	308,000 44,000	276,000 43,000	178,000 25,000

2019



County: Salt Lake County

City: Sandy

Center Type: Urban

Center Area: 79 acres


WASATCH CHOICE
2050

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CHAPTER

City Centers

The area has City centers provide localized services to tens of thousands of people within a two- to three-mile radius. One- to three-story buildings for employment and housing are typical. The number of housing units range from ten to 50 per acre. This area is served by a variety of streets that typically include high-capacity transit and bicycle facilities.

For the purposes of the 2019 State of the Centers, a smaller selection of 28 city centers were analyzed. This selection includes one city center for each city in the Wasatch Front which does not have a metropolitan or urban center but does have a city center.

Table 5 lists the Wasatch Choice 2050 city centers and the page number of each center's performance data. Data for centers that overlap multiple cities are shown separately by city. Map 5 shows the location of the city centers in relationship to the Region.

39



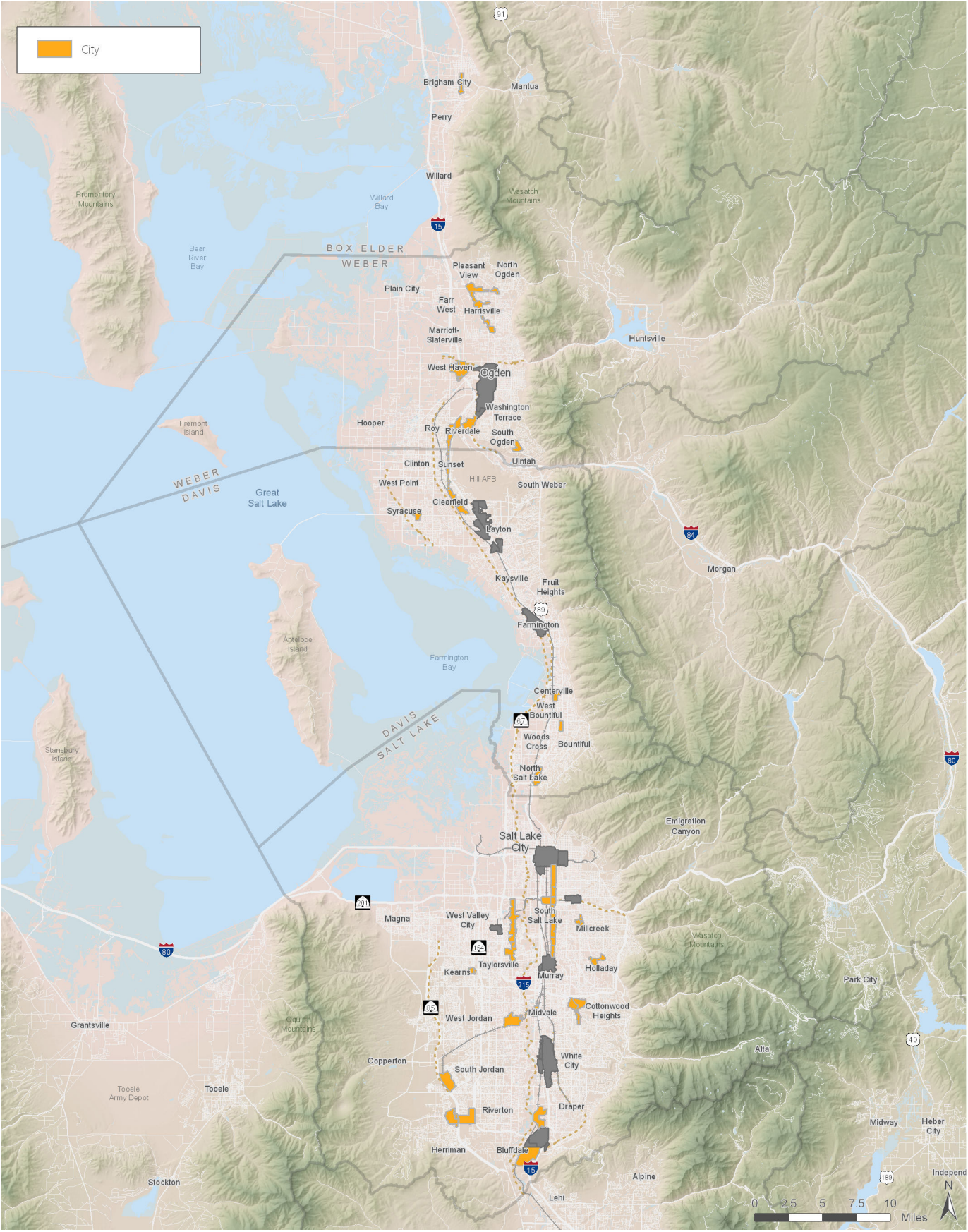
Downtown Bountiful in Weber County is an example of a typical city center, with a walkable, bikeable business core.



Table 5. Monitored City Centers



Center	Center Type	City	County	Page
Bountiful Main Street	City	Bountiful	Davis	42
Brigham City Main Street	City	Brigham City	Box Elder	43
Daybreak	City	South Jordan	Salt Lake	44
Downtown Clearfield	City	Clearfield	Davis	45
Downtown South Salt Lake	City	South Salt Lake	Salt Lake	46
Harrisville US-89	City	Harrisville	Weber	47
Herriman Town Center	City	Herriman/Riverton	Salt Lake	48-49
Holladay Town Center	City	Holladay/Millcreek	Salt Lake	50-51
Independence	City	Bluffdale	Salt Lake	52
Kearns City Center	City	Kearns/Taylorsville	Salt Lake	53-52
Midvale Main Street	City	Midvale	Salt Lake	55
Millcreek City Center	City	Millcreek/Salt Lake	Salt Lake	56-57
Mountain View Village	City	Riverton	Salt Lake	58
North Ogden Downtown	City	North Ogden	Weber	59
North Salt Lake Town Center	City	North Salt Lake	Davis	60
Parrish Lane Center	City	Centerville	Davis	61
Pleasant View 2700 North	City	Pleasant View	Weber	62
Redwood Road Center	City	Taylorsville/West Valley	Salt Lake	63-64
Riverdale City Center	City	Riverdale	Weber	65
Roy Downtown	City	Riverdale/Roy	Weber	66-67
Skyline Center	City	South Ogden	Weber	68
State Street Center	City	Millcreek/Murray/Salt Lake/South Salt Lake	Salt Lake	69-72
Sunset SR-126	City	Clearfield/Roy/Sunset	Davis	73-75
Syracuse City Center	City	Syracuse	Davis	76
Vista Station	City	Draper	Salt Lake	77
West Haven City Center	City	West Haven	Weber	78
West Jordan City Center	City	West Jordan	Salt Lake	79

Map 5. Wasatch Choice 2050 Vision Monitored City Centers







Bountiful Downtown




Snapshot

	Downtown	Bountiful	Region
 Population	399	49,198	1,780,764
People per acre	5.6	5.8	3.4
 Employment	3,947	20,612	1,162,238
Employment per acre	55.8	2.4	2.2



Mobility

	Downtown	Bountiful	Region
 Mode Share Daily mode share of transit, bicycling, and walking	13%	10%	10%
 Street Connectivity Intersections per sq. mile	175	84	62
 Walking Opportunities Very Low, Low, Moderate, High, Very High	Low	Mod	Low
 Safety Crashes per mile	13.5	4.1	N/A

Livability

	Downtown	Bountiful	Region
 Land Use Mix Scale from 0 to 1	0.60	0.32	0.29
 H + T Costs Percent of household income spent on housing and transportation	40%	51%	50%
 Access to Open Space and Recreation Percent of households within ten-minute walk to a park	66%	29%	46%

Economic Vitality

	Downtown	Bountiful	Region
 Commercial Market Value Dollars per square foot	\$48	\$41	\$26
 Access to Opportunities Number of jobs accessible via a typical auto and transit commute	151,000 35,000	148,000 28,000	178,000 25,000

2019



County: Davis County

City: Bountiful

Center Type: City

Center Area: 71 acres


WASATCH CHOICE
2050











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Brigham City Main Street










Snapshot

	Main Street	Brigham City	Region
 Population	N/A	20,006	1,780,764
 People per acre	N/A	1.4	3.4
 Employment	N/A	11,843	1,162,238
 Employment per acre	N/A	0.8	2.2









Mobility

	Main Street	Brigham City	Region
 Mode Share Daily mode share of transit, bicycling, and walking	 15%	 14%	 10%
 Street Connectivity Intersections per sq. mile	119	22	62
 Walking Opportunities Very Low, Low, Moderate, High, Very High	 Mod	 Low	 Low
 Safety Crashes per mile	3.8	1.2	N/A

Livability

	Main Street	Brigham City	Region
 Land Use Mix Scale from 0 to 1	N/A	N/A	0.29
 H + T Costs Percent of household income spent on housing and transportation	 41%	 45%	 50%
 Access to Open Space and Recreation Percent of households within ten-minute walk to a park	 100%	 72%	 46%

Economic Vitality

	Main Street	Brigham City	Region
 Commercial Market Value Dollars per square foot	\$19	\$6	\$26
 Access to Opportunities Number of jobs accessible via a typical auto and transit commute	 48,000  6,000	 47,000  6,000	 178,000  25,000

2019



County: Weber County

City: Brigham City

Center Type: City



Center Area: 109 acres


WASATCH CHOICE
2050





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Daybreak




Snapshot

	Daybreak	South Jordan	Region
 Population	90	71,782	1,780,764
People per acre	0.2	5.0	3.4
 Employment	14	35,711	1,162,238
Employment per acre	0.0	2.5	2.2



Mobility

	Daybreak	South Jordan	Region
 Mode Share Daily mode share of transit, bicycling, and walking	9%	7%	10%
 Street Connectivity Intersections per sq. mile	39	101	62
 Walking Opportunities Very Low, Low, Moderate, High, Very High	Low	Low	Low
 Safety Crashes per mile	0.8	2.9	N/A

Livability

	Daybreak	South Jordan	Region
 Land Use Mix Scale from 0 to 1	0.54	0.34	0.29
 H + T Costs Percent of household income spent on housing and transportation	60%	57%	50%
 Access to Open Space and Recreation Percent of households within ten-minute walk to a park	19%	48%	46%

Economic Vitality

	Daybreak	South Jordan	Region
 Commercial Market Value Dollars per square foot	\$35	\$42	\$26
 Access to Opportunities Number of jobs accessible via a typical auto and transit commute	187,000 36,000	213,000 18,000	178,000 25,000

2019



County: Salt Lake County

City: South Jordan

Center Type: City



Center Area: 422 acres


WASATCH CHOICE
2050





wfric.org/maps-data/regional-performance-measures

Downtown Clearfield




Snapshot

	Downtown	Clearfield	Region
 Population	1,487	31,061	1,780,764
People per acre	5.4	6.3	3.4
 Employment	3,383	25,504	1,162,238
Employment per acre	12.4	5.2	2.2


Mobility

	Downtown	Clearfield	Region
 Mode Share <i>Daily mode share of transit, bicycling, and walking</i>	12%	11%	10%
 Street Connectivity <i>Intersections per sq. mile</i>	80	76	62
 Walking Opportunities <i>Very Low, Low, Moderate, High, Very High</i>	Mod	Mod	Low
 Safety <i>Crashes per mile</i>	10.3	4.8	N/A

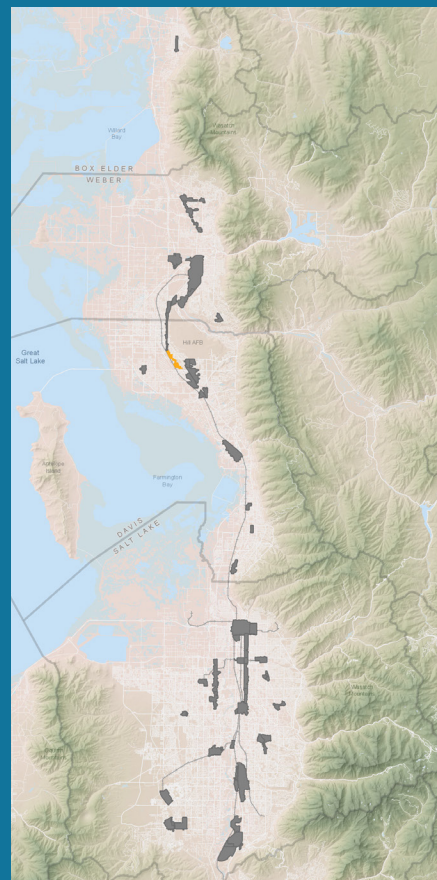
Livability

	Downtown	Clearfield	Region
 Land Use Mix <i>Scale from 0 to 1</i>	0.54	0.39	0.29
 H + T Costs <i>Percent of household income spent on housing and transportation</i>	40%	44%	50%
 Access to Open Space and Recreation <i>Percent of households within ten-minute walk to a park</i>	29%	46%	46%

Economic Vitality

	Downtown	Clearfield	Region
 Commercial Market Value <i>Dollars per square foot</i>	\$19	\$35	\$26
 Access to Opportunities <i>Number of jobs accessible via a typical auto and transit commute</i>	125,000 32,000	122,000 21,000	178,000 25,000

2019



County: Davis County

City: Clearfield

Center Type: City



Center Area: 273 acres


WASATCH CHOICE
2050





wfr.org/maps-data/regional-performance-measures

Downtown South Salt Lake




Snapshot

	Downtown SSL	South Salt Lake	Region
 Population	343	25,850	1,780,764
People per acre	2.2	5.8	3.4
 Employment	5,119	40,812	1,162,238
Employment per acre	32.2	9.2	2.2

Mobility

	Downtown SSL	South Salt Lake	Region
 Mode Share Daily mode share of transit, bicycling, and walking	15%	13%	10%
 Street Connectivity Intersections per sq. mile	97	73	62
 Walking Opportunities Very Low, Low, Moderate, High, Very High	Mod	Mod	Low
 Safety Crashes per mile	7.9	10.7	N/A

Livability

	Downtown SSL	South Salt Lake	Region
 Land Use Mix Scale from 0 to 1	0.53	0.48	0.29
 H + T Costs Percent of household income spent on housing and transportation	34%	39%	50%
 Access to Open Space and Recreation Percent of households within ten-minute walk to a park	0%	58%	46%

Economic Vitality

	Downtown SSL	South Salt Lake	Region
 Commercial Market Value Dollars per square foot	\$31	\$31	\$26
 Access to Opportunities Number of jobs accessible via a typical auto and transit commute	476,000 161,000	449,000 122,000	178,000 25,000

2019



County: Salt Lake County

City: South Salt Lake

Center Type: City



Center Area: 159 acres


WASATCH CHOICE
2050





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Harrisville US-89




Snapshot

	Harrisville US-89	Harrisville	Region
 Population	545	6,475	1,780,764
People per acre	1.4	3.4	3.4
 Employment	656	4,973	1,162,238
Employment per acre	1.7	2.6	2.2



Mobility

	Harrisville US-89	Harrisville	Region
 Mode Share <i>Daily mode share of transit, bicycling, and walking</i>	9%	8%	10%
 Street Connectivity <i>Intersections per sq. mile</i>	26	51	62
 Walking Opportunities <i>Very Low, Low, Moderate, High, Very High</i>	Low	Low	Low
 Safety <i>Crashes per mile</i>	8.4	2.8	N/A

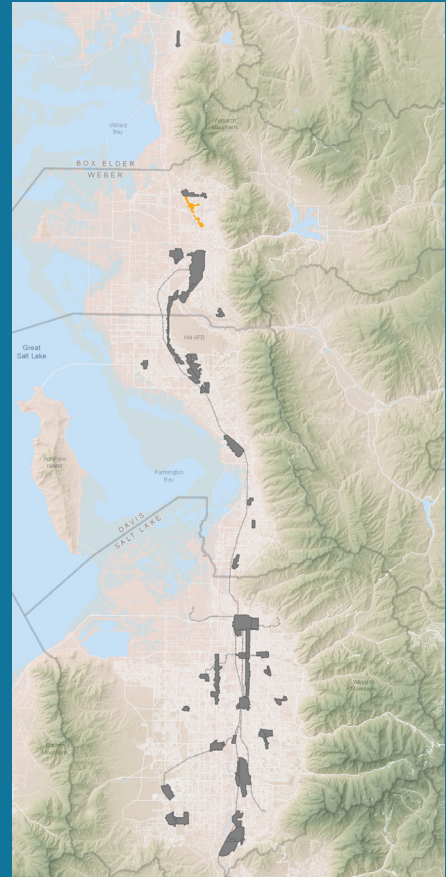
Livability

	Harrisville US-89	Harrisville	Region
 Land Use Mix <i>Scale from 0 to 1</i>	0.11	0.21	0.29
 H + T Costs <i>Percent of household income spent on housing and transportation</i>	43%	43%	50%
 Access to Open Space and Recreation <i>Percent of households within ten-minute walk to a park</i>	4%	15%	46%

Economic Vitality



	Harrisville US-89	Harrisville	Region
 Commercial Market Value <i>Dollars per square foot</i>	\$8	\$12	\$26
 Access to Opportunities <i>Number of jobs accessible via a typical auto and transit commute</i>	106,000 24,000	105,000 22,000	178,000 25,000

2019





County: **Weber County**City: **Harrisville**Center Type: **City**Center Area: **377 acres****WASATCH CHOICE**
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Herriman Town Center - Herriman




Snapshot

	HTC - Herriman	Herriman	Region
 Population	1,128	40,326	1,780,764
People per acre	4.0	2.9	3.4
 Employment	387	4,740	1,162,238
Employment per acre	1.4	0.3	2.2



Mobility

	HTC - Herriman	Herriman	Region
 Mode Share <i>Daily mode share of transit, bicycling, and walking</i>	8%	7%	10%
 Street Connectivity <i>Intersections per sq. mile</i>	165	39	62
 Walking Opportunities <i>Very Low, Low, Moderate, High, Very High</i>	Mod	Low	Low
 Safety <i>Crashes per mile</i>	2.1	1.3	N/A

Livability

	HTC - Herriman	Herriman	Region
 Land Use Mix <i>Scale from 0 to 1</i>	0.30	0.27	0.29
 H + T Costs <i>Percent of household income spent on housing and transportation</i>	53%	61%	50%
 Access to Open Space and Recreation <i>Percent of households within ten-minute walk to a park</i>	77%	46%	46%

Economic Vitality

	HTC - Herriman	Herriman	Region
 Commercial Market Value <i>Dollars per square foot</i>	\$16	\$37	\$26
 Access to Opportunities <i>Number of jobs accessible via a typical auto and transit commute</i>	163,000 4,000	150,000 3,000	178,000 25,000

2019



County: Salt Lake County

City: Herriman

Center Type: City



Center Area: 279 acres

WASATCH CHOICE
2050





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Herriman Town Center - Riverton




Snapshot

	HTC - Riverton	Riverton	Region
 Population	1,401	44,552	1,780,764
People per acre	18.1	5.5	3.4
 Employment	296	11,168	1,162,238
Employment per acre	3.8	1.4	2.2



Mobility

	HTC - Riverton	Riverton	Region
 Mode Share <i>Daily mode share of transit, bicycling, and walking</i>	8%	7%	10%
 Street Connectivity <i>Intersections per sq. mile</i>	118	80	62
 Walking Opportunities <i>Very Low, Low, Moderate, High, Very High</i>	Mod	Mod	Low
 Safety <i>Crashes per mile</i>	4.0	3.0	N/A

Livability

	HTC - Riverton	Riverton	Region
 Land Use Mix <i>Scale from 0 to 1</i>	0.37	0.29	0.29
 H + T Costs <i>Percent of household income spent on housing and transportation</i>	60%	60%	50%
 Access to Open Space and Recreation <i>Percent of households within ten-minute walk to a park</i>	85%	71%	46%

Economic Vitality

	HTC - Riverton	Riverton	Region
 Commercial Market Value <i>Dollars per square foot</i>	\$35	\$38	\$26
 Access to Opportunities <i>Number of jobs accessible via a typical auto and transit commute</i>	164,000 4,000	205,000 10,000	178,000 25,000



2019

County: **Salt Lake County**City: **Riverton**Center Type: **City**Center Area: **77 acres**
WASATCH CHOICE
2050











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Holladay City Center - Holladay













Snapshot

	HCC - Holladay	Holladay	Region
 Population	852	27,228	1,780,764
People per acre	6.2	5.0	3.4
 Employment	2,306	9,281	1,162,238
Employment per acre	16.7	1.7	2.2









Mobility

	HCC - Holladay	Holladay	Region
 Mode Share Daily mode share of transit, bicycling, and walking	 8%	 8%	 10%
 Street Connectivity Intersections per sq. mile	87	94	62
 Walking Opportunities Very Low, Low, Moderate, High, Very High	 Mod	 Mod	 Low
 Safety Crashes per mile	8.9	2.4	N/A

Livability

	HCC - Holladay	Holladay	Region
 Land Use Mix Scale from 0 to 1	 0.46	 0.42	 0.29
 H + T Costs Percent of household income spent on housing and transportation	 54%	 57%	 50%
 Access to Open Space and Recreation Percent of households within ten-minute walk to a park	 93%	 24%	 46%

Economic Vitality

	HCC - Holladay	Holladay	Region
 Commercial Market Value Dollars per square foot	\$26	\$50	\$26
 Access to Opportunities Number of jobs accessible via a typical auto and transit commute	 342,000  60,000	 346,000  57,000	 178,000  25,000

2019



County: Salt Lake County

City: Holladay



Center Type: City

Center Area: 138 acres





WASATCH CHOICE
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Holladay City Center - Millcreek




Snapshot

	HCC - Millcreek	Millcreek	Region
 Population	2	27,228	1,780,764
People per acre	0.2	5.0	3.4
 Employment	166	9,281	1,162,238
Employment per acre	13.4	1.7	2.2



Mobility

	HCC - Millcreek	Millcreek	Region
 Mode Share <i>Daily mode share of transit, bicycling, and walking</i>	9%	8%	10%
 Street Connectivity <i>Intersections per sq. mile</i>	129	110	62
 Walking Opportunities <i>Very Low, Low, Moderate, High, Very High</i>	High	Mod	Low
 Safety <i>Crashes per mile</i>	47.0	2.4	N/A

Livability

	HCC - Millcreek	Millcreek	Region
 Land Use Mix <i>Scale from 0 to 1</i>	0.32	0.47	0.29
 H + T Costs <i>Percent of household income spent on housing and transportation</i>	42%	50%	50%
 Access to Open Space and Recreation <i>Percent of households within ten-minute walk to a park</i>	55%	25%	46%

Economic Vitality

	HCC - Millcreek	Millcreek	Region
 Commercial Market Value <i>Dollars per square foot</i>	\$34	\$41	\$26
 Access to Opportunities <i>Number of jobs accessible via a typical auto and transit commute</i>	334,000 71,000	386,000 90,000	178,000 25,000

2019



County: Salt Lake County

City: Millcreek

Center Type: City



Center Area: 12 acres


WASATCH CHOICE
2050





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Independence




Snapshot

	Independence	Bluffdale	Region
 Population	2,235	11,727	1,780,764
People per acre	2.9	1.7	3.4
 Employment	1,459	3,004	1,162,238
Employment per acre	1.9	0.4	2.2



Mobility

	Independence	Bluffdale	Region
 Mode Share <i>Daily mode share of transit, bicycling, and walking</i>	6%	10%	10%
 Street Connectivity <i>Intersections per sq. mile</i>	81	34	62
 Walking Opportunities <i>Very Low, Low, Moderate, High, Very High</i>	VL	Mod	Low
 Safety <i>Crashes per mile</i>	0.9	9.9	N/A

Livability

	Independence	Bluffdale	Region
 Land Use Mix <i>Scale from 0 to 1</i>	0.32	0.29	0.29
 H + T Costs <i>Percent of household income spent on housing and transportation</i>	54%	60%	50%
 Access to Open Space and Recreation <i>Percent of households within ten-minute walk to a park</i>	0%	10%	46%

Economic Vitality

	Independence	Bluffdale	Region
 Commercial Market Value <i>Dollars per square foot</i>	\$14	\$18	\$26
 Access to Opportunities <i>Number of jobs accessible via a typical auto and transit commute</i>	151,000 0	181,000 3,000	178,000 25,000



2019

County: **Salt Lake County**City: **Bluffdale**Center Type: **City**Center Area: **774 acres**
WASATCH CHOICE
2050





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Kearns City Center - Kearns




Snapshot

	Kearns - Kearns	Kearns	Region
 Population	141	35,328	1,780,764
People per acre	2.3	11.9	3.4
 Employment	591	4,350	1,162,238
Employment per acre	9.6	1.5	2.2



Mobility

	Kearns - Kearns	Kearns	Region
 Mode Share <i>Daily mode share of transit, bicycling, and walking</i>	8%	7%	10%
 Street Connectivity <i>Intersections per sq. mile</i>	109	155	62
 Walking Opportunities <i>Very Low, Low, Moderate, High, Very High</i>	Mod	Mod	Low
 Safety <i>Crashes per mile</i>	28.3	5.6	N/A

Livability

	Kearns - Kearns	Kearns	Region
 Land Use Mix <i>Scale from 0 to 1</i>	0.26	0.32	0.29
 H + T Costs <i>Percent of household income spent on housing and transportation</i>	45%	48%	50%
 Access to Open Space and Recreation <i>Percent of households within ten-minute walk to a park</i>	0%	59%	46%

Economic Vitality

	Kearns - Kearns	Kearns	Region
 Commercial Market Value <i>Dollars per square foot</i>	\$23	\$24	\$26
 Access to Opportunities <i>Number of jobs accessible via a typical auto and transit commute</i>	277,000 29,000	248,000 27,000	178,000 25,000

2019



County: Salt Lake County

City: Kearns

Center Type: City



Center Area: 62 acres


WASATCH CHOICE
2050











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Kearns City Center - Taylorsville













Snapshot

	Kearns - TV	Taylorsville	Region
 Population	0	60,954	1,780,764
People per acre	0.0	8.8	3.4
 Employment	203	23,408	1,162,238
Employment per acre	13.5	3.4	2.2









Mobility

	Kearns - TV	Taylorsville	Region
 Mode Share Daily mode share of transit, bicycling, and walking	 6%	 8%	 10%
 Street Connectivity Intersections per sq. mile	163	115	62
 Walking Opportunities Very Low, Low, Moderate, High, Very High	 Mod	 Mod	 Low
 Safety Crashes per mile	61.1	8.9	N/A

Livability

	Kearns - TV	Taylorsville	Region
 Land Use Mix Scale from 0 to 1	 0.48	 0.43	 0.29
 H + T Costs Percent of household income spent on housing and transportation	 47%	 46%	 50%
 Access to Open Space and Recreation Percent of households within ten-minute walk to a park	 N/A	 39%	 46%

Economic Vitality

	Kearns - TV	Taylorsville	Region
 Commercial Market Value Dollars per square foot	\$25	\$37	\$26
 Access to Opportunities Number of jobs accessible via a typical auto and transit commute	 295,000  23,000	 351,000  58,000	 178,000  25,000

2019



County: Salt Lake County

City: Taylorsville

Center Type: City



Center Area: 15 acres


WASATCH CHOICE
2050



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Midvale Main Street




Snapshot

	Main Street	Midvale	Region
 Population	493	35,554	1,780,764
People per acre	5.9	9.5	3.4
 Employment	657	23,977	1,162,238
Employment per acre	7.9	6.4	2.2



Mobility

	Main Street	Midvale	Region
 Mode Share <i>Daily mode share of transit, bicycling, and walking</i>	11%	10%	10%
 Street Connectivity <i>Intersections per sq. mile</i>	164	119	62
 Walking Opportunities <i>Very Low, Low, Moderate, High, Very High</i>	High	Mod	Low
 Safety <i>Crashes per mile</i>	21.3	11.3	N/A

Livability

	Main Street	Midvale	Region
 Land Use Mix <i>Scale from 0 to 1</i>	0.38	0.47	0.29
 H + T Costs <i>Percent of household income spent on housing and transportation</i>	42%	45%	50%
 Access to Open Space and Recreation <i>Percent of households within ten-minute walk to a park</i>	100%	28%	46%

Economic Vitality

	Main Street	Midvale	Region
 Commercial Market Value <i>Dollars per square foot</i>	\$28	\$44	\$26
 Access to Opportunities <i>Number of jobs accessible via a typical auto and transit commute</i>	346,000 105,000	345,000 73,000	178,000 25,000

2019



County: Salt Lake County

City: Midvale

Center Type: City



Center Area: 83 acres


WASATCH CHOICE
2050





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Millcreek City Center - Millcreek




Snapshot

	MCC - Millcreek	Millcreek	Region
 Population	493	27,228	1,780,764
People per acre	7.0	5.0	3.4
 Employment	1,751	9,281	1,162,238
Employment per acre	25.0	1.7	2.2



Mobility

	MCC - Millcreek	Millcreek	Region
 Mode Share Daily mode share of transit, bicycling, and walking	10%	8%	10%
 Street Connectivity Intersections per sq. mile	138	110	62
 Walking Opportunities Very Low, Low, Moderate, High, Very High	High	Mod	Low
 Safety Crashes per mile	21.5	2.4	N/A

Livability

	MCC - Millcreek	Millcreek	Region
 Land Use Mix Scale from 0 to 1	0.64	0.47	0.29
 H + T Costs Percent of household income spent on housing and transportation	51%	50%	50%
 Access to Open Space and Recreation Percent of households within ten-minute walk to a park	0%	25%	46%

Economic Vitality

	MCC - Millcreek	Millcreek	Region
 Commercial Market Value Dollars per square foot	\$37	\$41	\$26
 Access to Opportunities Number of jobs accessible via a typical auto and transit commute	379,000 99,000	386,000 90,000	178,000 25,000



2019

County: **Salt Lake County**City: **Millcreek**Center Type: **City**Center Area: **70 acres**
WASATCH CHOICE
2050





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Millcreek City Center - Salt Lake City




Snapshot

	Millcreek - SLC	Salt Lake City	Region
 Population	38	210,195	1,780,764
People per acre	0.7	3.0	3.4
 Employment	1,469	329,824	1,162,238
Employment per acre	26.8	4.7	2.2

Mobility

	Millcreek - SLC	Salt Lake City	Region
 Mode Share Daily mode share of transit, bicycling, and walking	9%	16%	10%
 Street Connectivity Intersections per sq. mile	166	34	62
 Walking Opportunities Very Low, Low, Moderate, High, Very High	Mod	Mod	Low
 Safety Crashes per mile	16.1	4.9	N/A

Livability

	Millcreek - SLC	Salt Lake City	Region
 Land Use Mix Scale from 0 to 1	0.46	0.49	0.29
 H + T Costs Percent of household income spent on housing and transportation	49%	45%	50%
 Access to Open Space and Recreation Percent of households within ten-minute walk to a park	7%	77%	46%

Economic Vitality

	Millcreek - SLC	Salt Lake City	Region
 Commercial Market Value Dollars per square foot	\$79	\$71	\$26
 Access to Opportunities Number of jobs accessible via a typical auto and transit commute	394,000 102,000	402,000 103,000	178,000 25,000

2019



County: Salt Lake County

City: Salt Lake City

Center Type: City



Center Area: 55 acres


WASATCH CHOICE
2050











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Mountain View Village













Snapshot

	Mtn View Village	Riverton	Region
 Population	12	44,552	1,780,764
People per acre	0.0	5.5	3.4
 Employment	69	11,168	1,162,238
Employment per acre	0.2	1.4	2.2








Mobility

	Mtn View Village	Riverton	Region
 Mode Share Daily mode share of transit, bicycling, and walking	 5%	 7%	 10%
 Street Connectivity Intersections per sq. mile	8	80	62
 Walking Opportunities Very Low, Low, Moderate, High, Very High	 Low	 Mod	 Low
 Safety Crashes per mile	8.1	3.0	N/A

Livability

	Mtn View Village	Riverton	Region
 Land Use Mix Scale from 0 to 1	 0.72	 0.29	 0.29
 H + T Costs Percent of household income spent on housing and transportation	 61%	 60%	 50%
 Access to Open Space and Recreation Percent of households within ten-minute walk to a park	 50%	 71%	 46%

Economic Vitality

	Mtn View Village	Riverton	Region
 Commercial Market Value Dollars per square foot	\$3	\$38	\$26
 Access to Opportunities Number of jobs accessible via a typical auto and transit commute	 186,000  4,000	 205,000  10,000	 178,000  25,000

2019



County: Salt Lake County

City: Riverton

Center Type: City



Center Area: 426 acres


WASATCH CHOICE
2050





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North Ogden Downtown




Snapshot

	Downtown	North Ogden	Region
 Population	82	17,698	1,780,764
People per acre	1.4	3.7	3.4
 Employment	823	2,507	1,162,238
Employment per acre	14.3	0.5	2.2



Mobility

	Downtown	North Ogden	Region
 Mode Share <i>Daily mode share of transit, bicycling, and walking</i>	8%	7%	10%
 Street Connectivity <i>Intersections per sq. mile</i>	67	74	62
 Walking Opportunities <i>Very Low, Low, Moderate, High, Very High</i>	Mod	Low	Low
 Safety <i>Crashes per mile</i>	21.5	1.4	N/A

Livability

	Downtown	North Ogden	Region
 Land Use Mix <i>Scale from 0 to 1</i>	0.43	0.21	0.29
 H + T Costs <i>Percent of household income spent on housing and transportation</i>	49%	50%	50%
 Access to Open Space and Recreation <i>Percent of households within ten-minute walk to a park</i>	0%	27%	46%

Economic Vitality

	Downtown	North Ogden	Region
 Commercial Market Value <i>Dollars per square foot</i>	\$24	\$16	\$26
 Access to Opportunities <i>Number of jobs accessible via a typical auto and transit commute</i>	88,000 13,000	83,000 9,000	178,000 25,000

2019




County: **Weber County**
 City: **North Ogden**
 Center Type: **City**
 Center Area: **58 acres**


WASATCH CHOICE
 2050





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North Salt Lake Town Center




Snapshot

	Town Center	North Salt Lake	Region
 Population	3,000	17,935	1,780,764
People per acre	16.1	3.3	3.4
 Employment	819	16,414	1,162,238
Employment per acre	4.4	3.0	2.2



Mobility

	Town Center	North Salt Lake	Region
 Mode Share Daily mode share of transit, bicycling, and walking	8%	9%	10%
 Street Connectivity Intersections per sq. mile	106	56	62
 Walking Opportunities Very Low, Low, Moderate, High, Very High	Mod	Low	Low
 Safety Crashes per mile	10.7	6.3	N/A

Livability

	Town Center	North Salt Lake	Region
 Land Use Mix Scale from 0 to 1	0.55	0.36	0.29
 H + T Costs Percent of household income spent on housing and transportation	44%	50%	50%
 Access to Open Space and Recreation Percent of households within ten-minute walk to a park	42%	17%	46%

Economic Vitality

	Town Center	North Salt Lake	Region
 Commercial Market Value Dollars per square foot	\$41	\$18	\$26
 Access to Opportunities Number of jobs accessible via a typical auto and transit commute	193,000 35,000	205,000 22,000	178,000 25,000

2019



County: Weber County

City: North Salt Lake

Center Type: City



Center Area: 186 acres


WASATCH CHOICE
2050





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Parrish Lane Center




Snapshot

	Parrish Lane	Centerville	Region
 Population	20	18,466	1,780,764
People per acre	0.2	4.8	3.4
 Employment	2,522	8,599	1,162,238
Employment per acre	24.6	2.2	2.2



Mobility

	Parrish Lane	Centerville	Region
 Mode Share Daily mode share of transit, bicycling, and walking	12%	10%	10%
 Street Connectivity Intersections per sq. mile	65	79	62
 Walking Opportunities Very Low, Low, Moderate, High, Very High	Mod	Low	Low
 Safety Crashes per mile	15	4.2	N/A

Livability

	Parrish Lane	Centerville	Region
 Land Use Mix Scale from 0 to 1	0.41	0.34	0.29
 H + T Costs Percent of household income spent on housing and transportation	45%	53%	50%
 Access to Open Space and Recreation Percent of households within ten-minute walk to a park	0%	21%	46%

Economic Vitality

	Parrish Lane	Centerville	Region
 Commercial Market Value Dollars per square foot	\$26	\$29	\$26
 Access to Opportunities Number of jobs accessible via a typical auto and transit commute	135,000 22,000	124,000 17,000	178,000 25,000

2019



County: **Davis County**
 City: **Centerville**
 Center Type: **City**
 Center Area: **103 acres**





WASATCH CHOICE
2050





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Pleasant View 2700 North




Snapshot

	2700 North	Pleasant View	Region
 Population	180	10,189	1,780,764
People per acre	0.8	2.3	3.4
 Employment	397	2,338	1,162,238
Employment per acre	1.8	0.5	2.2

Mobility

	2700 North	Pleasant View	Region
 Mode Share Daily mode share of transit, bicycling, and walking	8%	7%	10%
 Street Connectivity Intersections per sq. mile	24	40	62
 Walking Opportunities Very Low, Low, Moderate, High, Very High	Low	Low	Low
 Safety Crashes per mile	5.7	1.3	N/A

Livability

	2700 North	Pleasant View	Region
 Land Use Mix Scale from 0 to 1	0.33	0.17	0.29
 H + T Costs Percent of household income spent on housing and transportation	50%	54%	50%
 Access to Open Space and Recreation Percent of households within ten-minute walk to a park	0%	22%	46%

Economic Vitality

	2700 North	Pleasant View	Region
 Commercial Market Value Dollars per square foot	\$13	\$10	\$26
 Access to Opportunities Number of jobs accessible via a typical auto and transit commute	96,000 14,000	9,000 8,000	178,000 25,000

2019



County: Weber County

City: Pleasant View



Center Type: City

Center Area: 223 acres





WASATCH CHOICE
2050wfrc.org/maps-data/regional-performance-measures

Redwood Road Center - Taylorsville




Snapshot

	Redwood - TV	Taylorsville	Region
 Population	731	60,954	1,780,764
People per acre	2.7	8.8	3.4
 Employment	3,187	23,408	1,162,238
Employment per acre	11.9	3.4	2.2



Mobility

	Redwood - TV	Taylorsville	Region
 Mode Share <i>Daily mode share of transit, bicycling, and walking</i>	10%	8%	10%
 Street Connectivity <i>Intersections per sq. mile</i>	61	115	62
 Walking Opportunities <i>Very Low, Low, Moderate, High, Very High</i>	Mod	Mod	Low
 Safety <i>Crashes per mile</i>	26.9	8.9	N/A

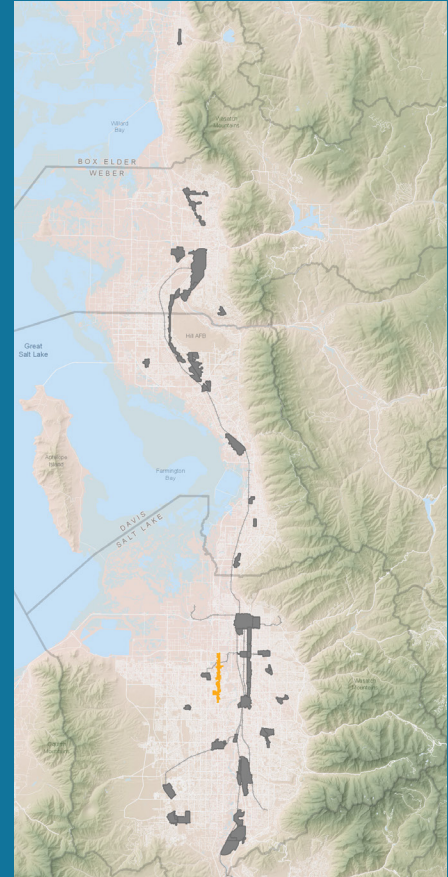
Livability

	Redwood - TV	Taylorsville	Region
 Land Use Mix <i>Scale from 0 to 1</i>	0.41	0.43	0.29
 H + T Costs <i>Percent of household income spent on housing and transportation</i>	45%	46%	50%
 Access to Open Space and Recreation <i>Percent of households within ten-minute walk to a park</i>	26%	39%	46%

Economic Vitality

	Redwood - TV	Taylorsville	Region
 Commercial Market Value <i>Dollars per square foot</i>	\$29	\$37	\$26
 Access to Opportunities <i>Number of jobs accessible via a typical auto and transit commute</i>	378,000 80,000	351,000 58,000	178,000 25,000

2019



County: Salt Lake County

City: Taylorsville

Center Type: City



Center Area: 268 acres


WASATCH CHOICE
2050





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Redwood Road Center - West Valley




Snapshot

	Redwood - WVC	West Valley	Region
 Population	3,011	144,356	1,780,764
People per acre	6.6	6.3	3.4
 Employment	4,088	88,581	1,162,238
Employment per acre	10.6	3.9	2.2

Mobility

	Redwood - WVC	West Valley	Region
 Mode Share Daily mode share of transit, bicycling, and walking	11%	8%	10%
 Street Connectivity Intersections per sq. mile	99	75	62
 Walking Opportunities Very Low, Low, Moderate, High, Very High	Mod	Mod	Low
 Safety Crashes per mile	28.7	7.4	N/A

Livability

	Redwood - WVC	West Valley	Region
 Land Use Mix Scale from 0 to 1	0.45	0.36	0.29
 H + T Costs Percent of household income spent on housing and transportation	42%	46%	50%
 Access to Open Space and Recreation Percent of households within ten-minute walk to a park	24%	47%	46%

Economic Vitality

	Redwood - WVC	West Valley	Region
 Commercial Market Value Dollars per square foot	\$19	\$27	\$26
 Access to Opportunities Number of jobs accessible via a typical auto and transit commute	402,000 95,000	307,000 43,000	178,000 25,000

2019



County: Salt Lake County

City: West Valley

Center Type: City



Center Area: 459 acres


WASATCH CHOICE
2050


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Riverdale City Center




Snapshot

	City Center	Riverdale	Region
 Population	917	9,510	1,780,764
People per acre	3.1	3.2	3.4
 Employment	2,496	12,977	1,162,238
Employment per acre	8.5	4.4	2.2

Mobility

	City Center	Riverdale	Region
 Mode Share Daily mode share of transit, bicycling, and walking	10%	10%	10%
 Street Connectivity Intersections per sq. mile	84	55	62
 Walking Opportunities Very Low, Low, Moderate, High, Very High	Low	Low	Low
 Safety Crashes per mile	15.7	6.6	N/A

Livability

	City Center	Riverdale	Region
 Land Use Mix Scale from 0 to 1	0.34	0.25	0.29
 H + T Costs Percent of household income spent on housing and transportation	45%	43%	50%
 Access to Open Space and Recreation Percent of households within ten-minute walk to a park	46%	38%	46%

Economic Vitality

	City Center	Riverdale	Region
 Commercial Market Value Dollars per square foot	\$25	\$20	\$26
 Access to Opportunities Number of jobs accessible via a typical auto and transit commute	133,000 33,000	128,000 24,000	178,000 25,000

2019



County: Weber County

City: Riverdale

Center Type: City



Center Area: 292 acres


WASATCH CHOICE
2050





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Roy Downtown - Riverdale




Snapshot

	Roy Downtown - RD	Riverdale	Region
 Population	31	9,510	1,780,764
People per acre	0.2	3.2	3.4
 Employment	1,743	12,977	1,162,238
Employment per acre	12.9	4.4	2.2


Mobility

	Roy Downtown - RD	Riverdale	Region
 Mode Share Daily mode share of transit, bicycling, and walking	10%	10%	10%
 Street Connectivity Intersections per sq. mile	31	55	62
 Walking Opportunities Very Low, Low, Moderate, High, Very High	Low	Low	Low
 Safety Crashes per mile	10.6	6.6	N/A

Livability

	Roy Downtown - RD	Riverdale	Region
 Land Use Mix Scale from 0 to 1	0.30	0.25	0.29
 H + T Costs Percent of household income spent on housing and transportation	41%	43%	50%
 Access to Open Space and Recreation Percent of households within ten-minute walk to a park	13%	38%	46%

Economic Vitality

	Roy Downtown - RD	Riverdale	Region
 Commercial Market Value Dollars per square foot	\$19	\$20	\$26
 Access to Opportunities Number of jobs accessible via a typical auto and transit commute	131,000 31,000	128,000 24,000	178,000 25,000

2019



County: Weber County

City: Riverdale

Center Type: City



Center Area: 135 acres


WASATCH CHOICE
2050





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Roy Downtown - Roy




Snapshot

	Downtown - Roy	Roy	Region
 Population	699	37,721	1,780,764
People per acre	4.9	7.5	3.4
 Employment	1,637	8,083	1,162,238
Employment per acre	11.5	1.6	2.2



Mobility

	Downtown - Roy	Roy	Region
 Mode Share <i>Daily mode share of transit, bicycling, and walking</i>	9%	9%	10%
 Street Connectivity <i>Intersections per sq. mile</i>	88	112	62
 Walking Opportunities <i>Very Low, Low, Moderate, High, Very High</i>	Low	Mod	Low
 Safety <i>Crashes per mile</i>	35.5	5.3	N/A

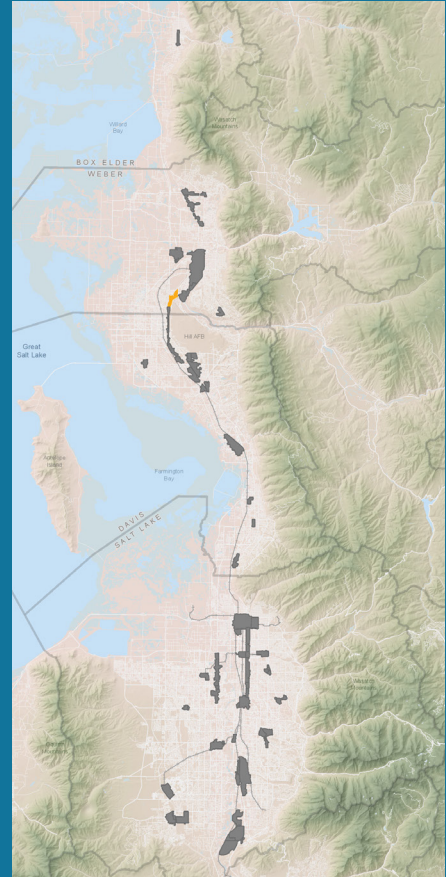
Livability

	Downtown - Roy	Roy	Region
 Land Use Mix <i>Scale from 0 to 1</i>	0.47	0.31	0.29
 H + T Costs <i>Percent of household income spent on housing and transportation</i>	42%	46%	50%
 Access to Open Space and Recreation <i>Percent of households within ten-minute walk to a park</i>	0%	42%	46%

Economic Vitality

	Downtown - Roy	Roy	Region
 Commercial Market Value <i>Dollars per square foot</i>	\$22	\$19	\$26
 Access to Opportunities <i>Number of jobs accessible via a typical auto and transit commute</i>	135,000 32,000	119,000 18,000	178,000 25,000

2019



County: Weber County

City: Roy

Center Type: City



Center Area: 143 acres


WASATCH CHOICE
2050





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Skyline Center




Snapshot

	Skyline	South Ogden	Region
 Population	1,286	19,773	1,780,764
People per acre	9.4	8.3	3.4
 Employment	3,089	10,769	1,162,238
Employment per acre	22.6	4.5	2.2



Mobility

	Skyline	South Ogden	Region
 Mode Share <i>Daily mode share of transit, bicycling, and walking</i>	11%	11%	10%
 Street Connectivity <i>Intersections per sq. mile</i>	89	110	62
 Walking Opportunities <i>Very Low, Low, Moderate, High, Very High</i>	Mod	Mod	Low
 Safety <i>Crashes per mile</i>	19.7	4.4	N/A

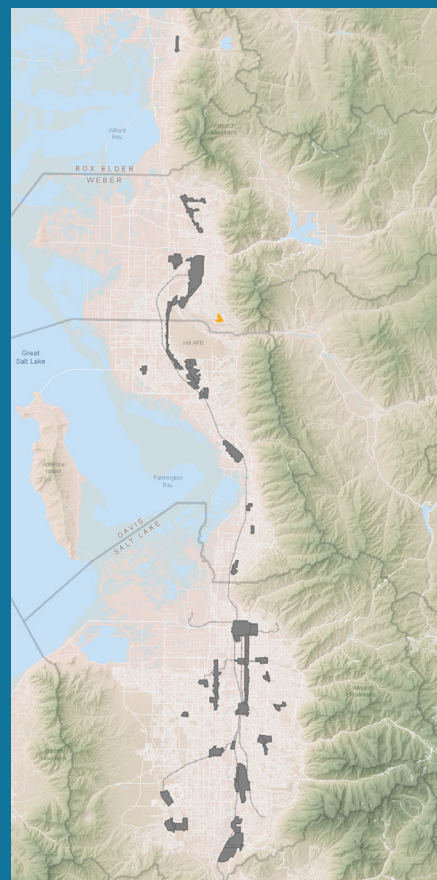
Livability

	Skyline	South Ogden	Region
 Land Use Mix <i>Scale from 0 to 1</i>	0.35	0.34	0.29
 H + T Costs <i>Percent of household income spent on housing and transportation</i>	45%	44%	50%
 Access to Open Space and Recreation <i>Percent of households within ten-minute walk to a park</i>	4%	50%	46%

Economic Vitality

	Skyline	South Ogden	Region
 Commercial Market Value <i>Dollars per square foot</i>	\$31	\$28	\$26
 Access to Opportunities <i>Number of jobs accessible via a typical auto and transit commute</i>	109,000 18,000	120,000 30,000	178,000 25,000



2019

County: **Weber County**City: **South Ogden**Center Type: **City**Center Area: **137 acres**
WASATCH CHOICE
2050











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State Street Center - Millcreek













Snapshot

	State St - Millcreek	Millcreek	Region
 Population	39	27,228	1,780,764
People per acre	0.5	5.0	3.4
 Employment	1,300	9,281	1,162,238
Employment per acre	18.3	1.7	2.2







Mobility

	State St - Millcreek	Millcreek	Region
 Mode Share Daily mode share of transit, bicycling, and walking	 20%	 8%	 10%
 Street Connectivity Intersections per sq. mile	67	110	62
 Walking Opportunities Very Low, Low, Moderate, High, Very High	 Mod	 Mod	 Low
 Safety Crashes per mile	38.6	2.4	N/A

Livability

	State St - Millcreek	Millcreek	Region
 Land Use Mix Scale from 0 to 1	 0.31	 0.47	 0.29
 H + T Costs Percent of household income spent on housing and transportation	 35%	 50%	 50%
 Access to Open Space and Recreation Percent of households within ten-minute walk to a park	 5%	 25%	 46%

Economic Vitality

	State St - Millcreek	Millcreek	Region
 Commercial Market Value Dollars per square foot	\$23	\$41	\$26
 Access to Opportunities Number of jobs accessible via a typical auto and transit commute	 420,000  142,000	 386,000  90,000	 178,000  25,000



2019

County: **Salt Lake County**City: **Millcreek**Center Type: **City**Center Area: **71 acres**
WASATCH CHOICE
2050











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State Street Center - Murray













Snapshot

	State St - Murray	Murray	Region
 Population	98	50,915	1,780,764
People per acre	1.5	6.5	3.4
 Employment	1,102	56,151	1,162,238
Employment per acre	16.4	7.1	2.2









Mobility

	State St - Murray	Murray	Region
 Mode Share Daily mode share of transit, bicycling, and walking	 17%	 10%	 10%
 Street Connectivity Intersections per sq. mile	111	115	62
 Walking Opportunities Very Low, Low, Moderate, High, Very High	 High	 Mod	 Low
 Safety Crashes per mile	39.2	9.9	N/A

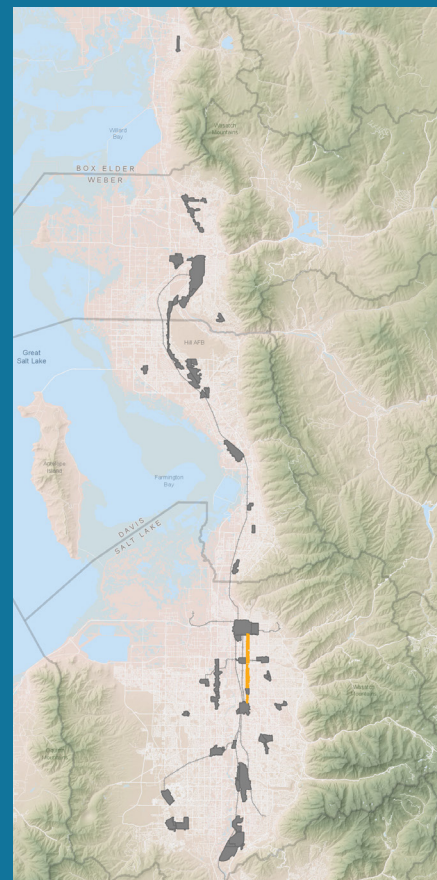
Livability

	State St - Murray	Murray	Region
 Land Use Mix Scale from 0 to 1	 0.34	 0.46	 0.29
 H + T Costs Percent of household income spent on housing and transportation	 37%	 45%	 50%
 Access to Open Space and Recreation Percent of households within ten-minute walk to a park	 0%	 33%	 46%

Economic Vitality

	State St - Murray	Murray	Region
 Commercial Market Value Dollars per square foot	\$34	\$54	\$26
 Access to Opportunities Number of jobs accessible via a typical auto and transit commute	 412,000  142,000	 378,000  87,000	 178,000  25,000

2019



County: Salt Lake County

City: Murray

Center Type: City



Center Area: 67 acres


WASATCH CHOICE
2050





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State Street Center - Salt Lake City




Snapshot

	State St - SLC	Salt Lake City	Region
 Population	2,652	210,195	1,780,764
People per acre	9.0	3.0	3.4
 Employment	14,658	329,824	1,162,238
Employment per acre	49.6	4.7	2.2



Mobility

	State St - SLC	Salt Lake City	Region
 Mode Share Daily mode share of transit, bicycling, and walking	18%	16%	10%
 Street Connectivity Intersections per sq. mile	175	34	62
 Walking Opportunities Very Low, Low, Moderate, High, Very High	Mod	Mod	Low
 Safety Crashes per mile	9.9	4.9	N/A

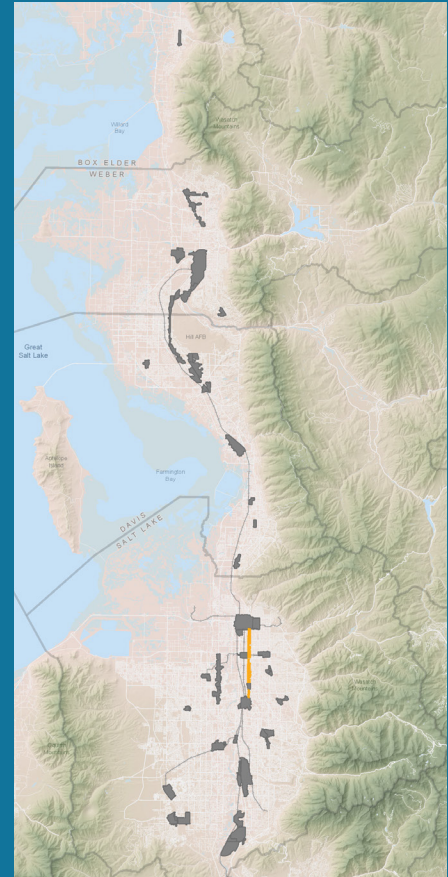
Livability

	State St - SLC	Salt Lake City	Region
 Land Use Mix Scale from 0 to 1	0.78	0.49	0.29
 H + T Costs Percent of household income spent on housing and transportation	35%	45%	50%
 Access to Open Space and Recreation Percent of households within ten-minute walk to a park	67%	77%	46%

Economic Vitality

	State St - SLC	Salt Lake City	Region
 Commercial Market Value Dollars per square foot	\$47	\$71	\$26
 Access to Opportunities Number of jobs accessible via a typical auto and transit commute	470,000 153,000	402,000 103,000	178,000 25,000

2019



County: Salt Lake County

City: Salt Lake City

Center Type: City



Center Area: 296 acres


WASATCH CHOICE
2050





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State Street - South Salt Lake




Snapshot

	State St - SSL	South Salt Lake	Region
 Population	3,408	25,850	1,780,764
People per acre	8.8	5.8	3.4
 Employment	6,267	40,812	1,162,238
Employment per acre	16.1	9.2	2.2



Mobility

	State St - SSL	South Salt Lake	Region
 Mode Share Daily mode share of transit, bicycling, and walking	15%	13%	10%
 Street Connectivity Intersections per sq. mile	163	73	62
 Walking Opportunities Very Low, Low, Moderate, High, Very High	Mod	Mod	Low
 Safety Crashes per mile	17.7	10.7	N/A

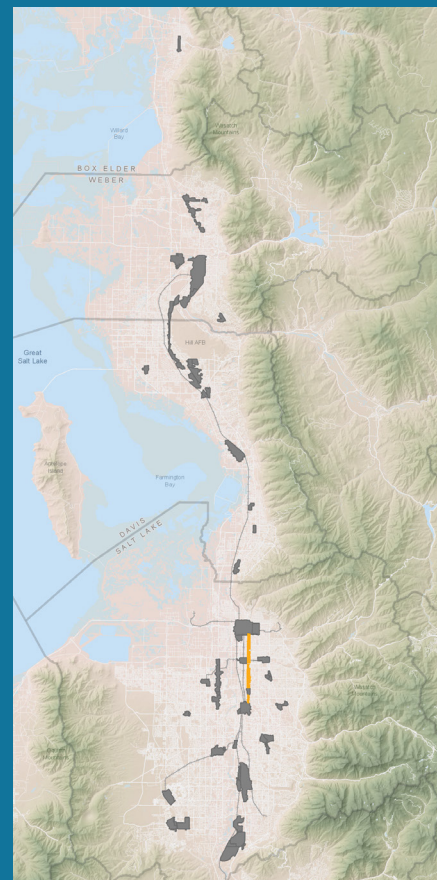
Livability

	State St - SSL	South Salt Lake	Region
 Land Use Mix Scale from 0 to 1	0.58	0.48	0.29
 H + T Costs Percent of household income spent on housing and transportation	38%	39%	50%
 Access to Open Space and Recreation Percent of households within ten-minute walk to a park	24%	58%	46%

Economic Vitality

	State St - SSL	South Salt Lake	Region
 Commercial Market Value Dollars per square foot	\$32	\$31	\$26
 Access to Opportunities Number of jobs accessible via a typical auto and transit commute	464,000 139,000	449,000 122,000	178,000 25,000

2019



County: Salt Lake County

City: South Salt Lake

Center Type: City



Center Area: 388 acres


WASATCH CHOICE
2050





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Sunset SR-126 - Clearfield




Snapshot

	SR-126 - CF	Clearfield	Region
 Population	15	31,061	1,780,764
People per acre	0.5	6.3	3.4
 Employment	526	25,504	1,162,238
Employment per acre	16.5	5.2	2.2

Mobility

	SR-126 - CF	Clearfield	Region
 Mode Share <i>Daily mode share of transit, bicycling, and walking</i>	9%	11%	10%
 Street Connectivity <i>Intersections per sq. mile</i>	106	76	62
 Walking Opportunities <i>Very Low, Low, Moderate, High, Very High</i>	Mod	Mod	Low
 Safety <i>Crashes per mile</i>	47.7	4.8	N/A

Livability

	SR-126 - CF	Clearfield	Region
 Land Use Mix <i>Scale from 0 to 1</i>	0.54	0.39	0.29
 H + T Costs <i>Percent of household income spent on housing and transportation</i>	40%	44%	50%
 Access to Open Space and Recreation <i>Percent of households within ten-minute walk to a park</i>	29%	46%	46%

Economic Vitality

	SR-126 - CF	Clearfield	Region
 Commercial Market Value <i>Dollars per square foot</i>	\$19	\$35	\$26
 Access to Opportunities <i>Number of jobs accessible via a typical auto and transit commute</i>	125,000 32,000	122,000 21,000	178,000 25,000

2019



County: Davis County

City: Clearfield

Center Type: City



Center Area: 32 acres


WASATCH CHOICE
2050





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Sunset SR-126 - Roy




Snapshot

	SR-126 - Roy	Roy	Region
 Population	16	37,721	1,780,764
People per acre	0.3	7.5	3.4
 Employment	644	8,083	1,162,238
Employment per acre	12.5	1.6	2.2



Mobility

	SR-126 - Roy	Roy	Region
 Mode Share Daily mode share of transit, bicycling, and walking	8%	9%	10%
 Street Connectivity Intersections per sq. mile	47	112	62
 Walking Opportunities Very Low, Low, Moderate, High, Very High	Mod	Mod	Low
 Safety Crashes per mile	68.7	5.3	N/A

Livability

	SR-126 - Roy	Roy	Region
 Land Use Mix Scale from 0 to 1	0.31	0.31	0.29
 H + T Costs Percent of household income spent on housing and transportation	43%	46%	50%
 Access to Open Space and Recreation Percent of households within ten-minute walk to a park	30%	42%	46%

Economic Vitality

	SR-126 - Roy	Roy	Region
 Commercial Market Value Dollars per square foot	\$18	\$19	\$26
 Access to Opportunities Number of jobs accessible via a typical auto and transit commute	140,000 35,000	119,000 18,000	178,000 25,000

2019



County: Weber County

City: Roy

Center Type: City



Center Area: 51 acres


WASATCH CHOICE
2050





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Sunset SR-126 - Sunset




Snapshot

	Sunset SR-126	Sunset	Region
 Population	365	5,879	1,780,764
People per acre	4.9	6.3	3.4
 Employment	784	2,093	1,162,238
Employment per acre	10.5	2.2	2.2



Mobility

	Sunset SR-126	Sunset	Region
 Mode Share Daily mode share of transit, bicycling, and walking	8%	8%	10%
 Street Connectivity Intersections per sq. mile	88	118	62
 Walking Opportunities Very Low, Low, Moderate, High, Very High	Mod	Mod	Low
 Safety Crashes per mile	17.0	4.8	N/A

Livability

	Sunset SR-126	Sunset	Region
 Land Use Mix Scale from 0 to 1	0.45	0.22	0.29
 H + T Costs Percent of household income spent on housing and transportation	41%	42%	50%
 Access to Open Space and Recreation Percent of households within ten-minute walk to a park	100%	68%	46%

Economic Vitality

	Sunset SR-126	Sunset	Region
 Commercial Market Value Dollars per square foot	\$29	\$31	\$26
 Access to Opportunities Number of jobs accessible via a typical auto and transit commute	134,000 28,000	129,000 18,000	178,000 25,000



2019

County: **Davis County**City: **Sunset**Center Type: **City**Center Area: **75 acres**
WASATCH CHOICE
2050





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Syracuse City Center




Snapshot

	City Center	Syracuse	Region
 Population	183	28,627	1,780,764
People per acre	1.3	4.5	3.4
 Employment	1,060	3,747	1,162,238
Employment per acre	7.7	0.6	2.2



Mobility

	City Center	Syracuse	Region
 Mode Share Daily mode share of transit, bicycling, and walking	7%	7%	10%
 Street Connectivity Intersections per sq. mile	33	67	62
 Walking Opportunities Very Low, Low, Moderate, High, Very High	Mod	Low	Low
 Safety Crashes per mile	12.4	1.3	N/A

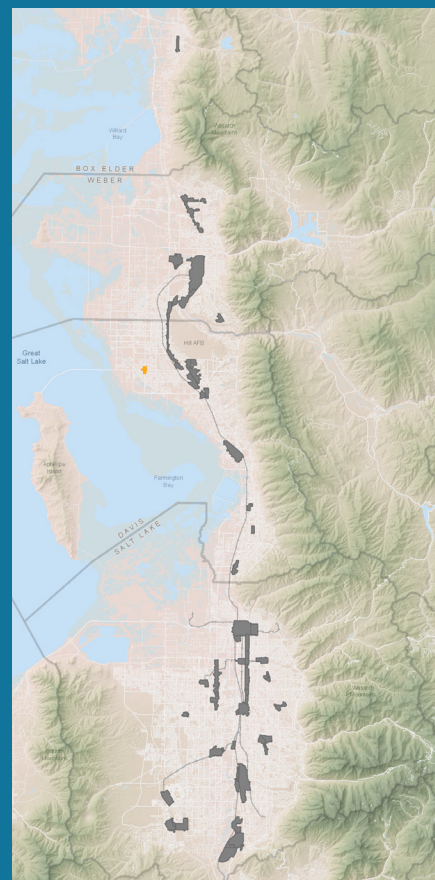
Livability

	City Center	Syracuse	Region
 Land Use Mix Scale from 0 to 1	0.33	0.19	0.29
 H + T Costs Percent of household income spent on housing and transportation	55%	51%	50%
 Access to Open Space and Recreation Percent of households within ten-minute walk to a park	80%	40%	46%

Economic Vitality

	City Center	Syracuse	Region
 Commercial Market Value Dollars per square foot	\$19	\$20	\$26
 Access to Opportunities Number of jobs accessible via a typical auto and transit commute	98,000 16,000	95,000 8,000	178,000 25,000

2019



County: Davis County

City: Syracuse

Center Type: City



Center Area: 137 acres


WASATCH CHOICE
2050





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Vista Station




Snapshot

	Vista Station	Draper	Region
 Population	976	46,748	1,780,764
People per acre	2.4	2.4	3.4
 Employment	3,632	44,180	1,162,238
Employment per acre	9.1	2.3	2.2



Mobility

	Vista Station	Draper	Region
 Mode Share <i>Daily mode share of transit, bicycling, and walking</i>	8%	7%	10%
 Street Connectivity <i>Intersections per sq. mile</i>	32	38	62
 Walking Opportunities <i>Very Low, Low, Moderate, High, Very High</i>	VL	Low	Low
 Safety <i>Crashes per mile</i>	2.5	6.6	N/A

Livability

	Vista Station	Draper	Region
 Land Use Mix <i>Scale from 0 to 1</i>	0.74	0.34	0.29
 H + T Costs <i>Percent of household income spent on housing and transportation</i>	52%	63%	50%
 Access to Open Space and Recreation <i>Percent of households within ten-minute walk to a park</i>	100%	56%	46%

Economic Vitality

	Vista Station	Draper	Region
 Commercial Market Value <i>Dollars per square foot</i>	\$43	\$41	\$26
 Access to Opportunities <i>Number of jobs accessible via a typical auto and transit commute</i>	224,000 35,000	200,000 20,000	178,000 25,000

2019



County: Salt Lake County

City: Draper

Center Type: City



Center Area: 400 acres


WASATCH CHOICE
2050





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West Haven City Center




Snapshot

	City Center	West Haven	Region
 Population	714	17,211	1,780,764
People per acre	1.6	2.6	3.4
 Employment	490	4,660	1,162,238
Employment per acre	1.1	0.7	2.2


Mobility

	City Center	West Haven	Region
 Mode Share Daily mode share of transit, bicycling, and walking	5%	6%	10%
 Street Connectivity Intersections per sq. mile	34	30	62
 Walking Opportunities Very Low, Low, Moderate, High, Very High	VL	VL	Low
 Safety Crashes per mile	7.7	2.2	N/A

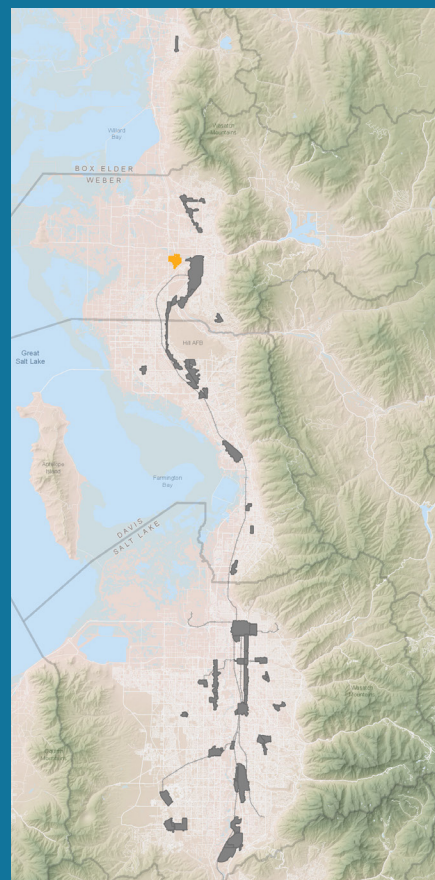
Livability

	City Center	West Haven	Region
 Land Use Mix Scale from 0 to 1	0.17	0.17	0.29
 H + T Costs Percent of household income spent on housing and transportation	50%	52%	50%
 Access to Open Space and Recreation Percent of households within ten-minute walk to a park	0%	15%	46%

Economic Vitality

	City Center	West Haven	Region
 Commercial Market Value Dollars per square foot	\$11	\$11	\$26
 Access to Opportunities Number of jobs accessible via a typical auto and transit commute	135,000 16,000	117,000 7,000	178,000 25,000

2019



County: Weber County

City: West Haven

Center Type: City



Center Area: 457 acres


WASATCH CHOICE
2050





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West Jordan City Center




Snapshot

	City Center	West Jordan	Region
 Population	1,537	112,792	1,780,764
People per acre	4.2	5.5	3.4
 Employment	2,423	39,512	1,162,238
Employment per acre	6.6	1.9	2.2



Mobility

	City Center	West Jordan	Region
 Mode Share <i>Daily mode share of transit, bicycling, and walking</i>	9%	8%	10%
 Street Connectivity <i>Intersections per sq. mile</i>	74	78	62
 Walking Opportunities <i>Very Low, Low, Moderate, High, Very High</i>	Low	Low	Low
 Safety <i>Crashes per mile</i>	24.0	4.6	N/A

Livability

	City Center	West Jordan	Region
 Land Use Mix <i>Scale from 0 to 1</i>	0.36	0.35	0.29
 H + T Costs <i>Percent of household income spent on housing and transportation</i>	50%	52%	50%
 Access to Open Space and Recreation <i>Percent of households within ten-minute walk to a park</i>	54%	50%	46%

Economic Vitality

	City Center	West Jordan	Region
 Commercial Market Value <i>Dollars per square foot</i>	\$19	\$33	\$26
 Access to Opportunities <i>Number of jobs accessible via a typical auto and transit commute</i>	302,000 84,000	258,000 36,000	178,000 25,000

2019



County: Weber County

City: West Jordan

Center Type: City

Center Area: 370 acres

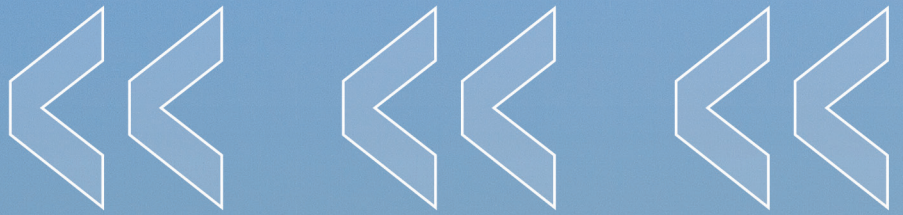

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2050


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