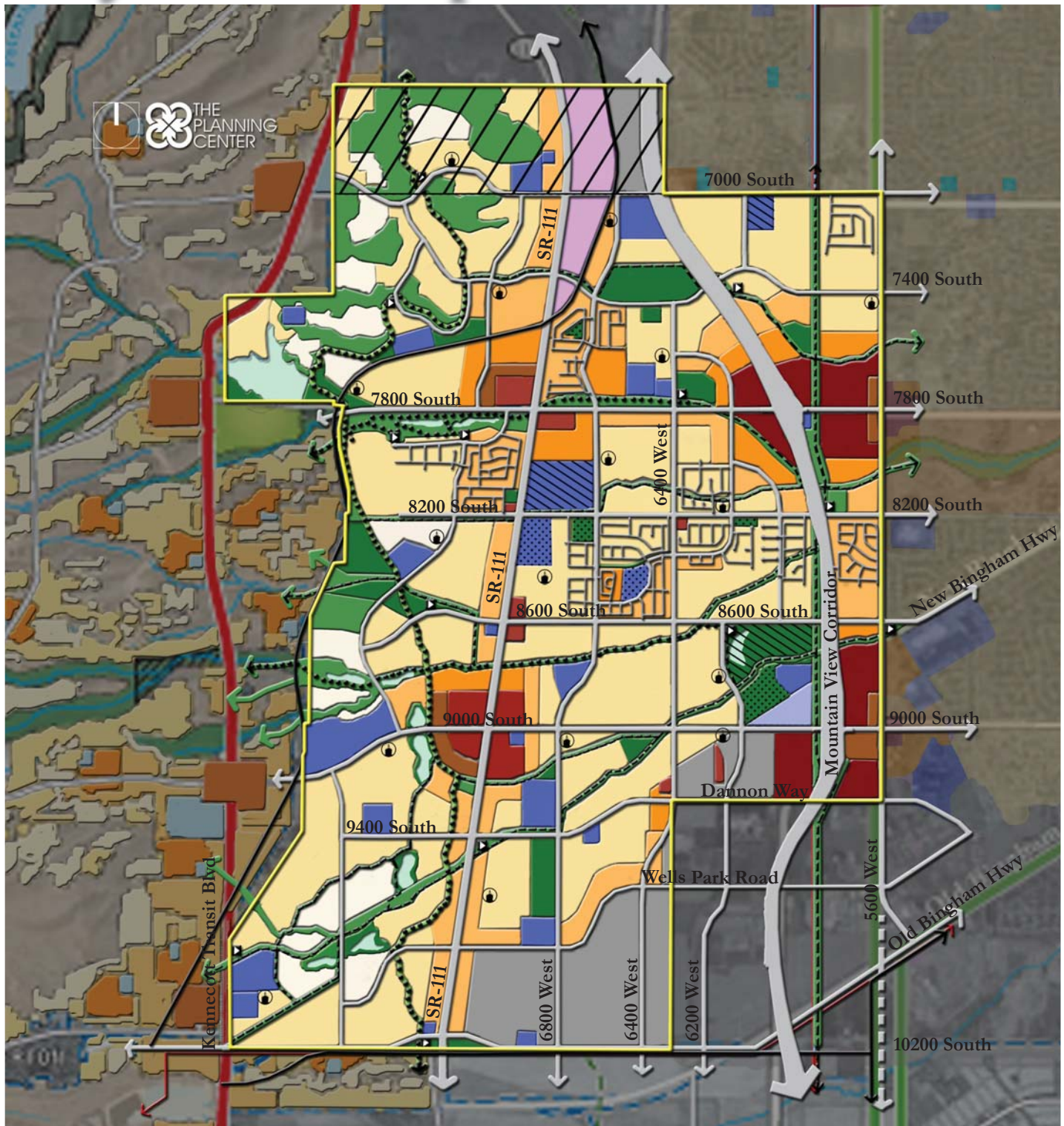


West Jordan West Side Specific Area Plan

July 25, 2006



- | | | |
|------------------------------|----------------------|------------------------------|
| Very Low Density Residential | Regional Commercial | Trail Head |
| Low Density Residential | Office/Research Park | Multi Use Trail |
| Medium Density Residential | Professional Office | Trail |
| High Density Residential | Light Industrial | Reservoir |
| Mixed Use | Parks/Open Space | Churches (Floating Land Use) |
| Neighborhood Commercial | Schools | Built |
| Community Commercial | Public Facilities | Owned |

Statistical Summary

Low Range Residential

	Acres (% of Overall ac)	Units	% of Res. Units
Very Low Density	282 ac (4.3%)	282 du @ 1.0 du/ac	2.7%
Low Density	2,085 ac (31.5%)	4,379 du @ 2.1 du/ac	41.5%
Medium Density	678 ac (10.0%)	3,118 du @ 4.6 du/ac	29.6%
High Density	223 ac (3.4%)	2,028 du @ 9.1 du/ac	19.2%
Mixed-Use	62 ac (.90%)	742 du @ 12.0 du/ac	7.0%
Subtotal	3,330 ac (50%)	10,549 du	

<i>Average Net Residential Density</i>	<i>3.17 du/ac</i>
<i>Average Gross Residential Density</i>	<i>1.59 du/ac</i>
<i>Population Generated</i>	<i>32,440 population</i>

Non-Residential

Neighborhood Commercial/Retail	46.12 ac	(.7%)
Community Commercial/Retail	178.54 ac	(2.7%)
Regional Commercial/Retail	91.13 ac	(1.4%)
Office/Research Park	100.56 ac	(1.5%)
Public Office	20.36 ac	(.3%)
Light Industrial	397.45 ac	(6.0%)
Parks/OS	1,378.67 ac	(21.0%)
Schools	238 ac	(4.4%)
Public Facilities	51.95 ac	(1.0%)
Roads	750.17 ac	(10.0%)
Church	38.5 ac	(1.0%)
Subtotal	3,291.45 ac	(50%)

Jobs/Household 2.72

Grand Total 6,621.45 ac

Statistical Summary

Median Range

Residential

	Acres (% of Overall ac)	Units	% of Res. Units
Very Low Density	282 ac (4.3%)	423 du @ 1.5 du/ac	2.6%
Low Density	2,081 ac (31.4%)	6,867 du @ 3.3 du/ac	42.8%
Medium Density	675.4 ac (10.0%)	4,593 du @ 6.8 du/ac	28.7%
High Density	221.2 ac (3.3%)	3,008 du @ 13.6 du/ac	18.8%
Mixed-Use	61.2 ac (.90%)	1,131 du @ 18.5 du/ac	7.1%
Subtotal	3,321 ac (50%)	16,022 du	

<i>Average Net Residential Density</i>	<i>4.82 du/ac</i>
<i>Average Gross Residential Density</i>	<i>2.42 du/ac</i>
<i>Population Generated</i>	<i>49,550 population</i>

Non-Residential

Neighborhood Commercial/Retail	46.12 ac	(.7%)
Community Commercial/Retail	178.54 ac	(2.7%)
Regional Commercial/Retail	91.13 ac	(1.4%)
Office/Research Park	100.56 ac	(1.5%)
Public Office	20.36 ac	(.3%)
Light Industrial	397.45 ac	(6.0%)
Parks/OS	1,387.97 ac	(21.0%)
Schools	292.55 ac	(4.4%)
Public Facilities	51.95 ac	(1.0%)
Roads	677.82 ac	(10.0%)
Church	56 ac	(1.0%)
Subtotal	3,300.45 ac	(50%)

Jobs/Household 1.81

Grand Total 6,621.45 ac

Statistical Summary

High Range Residential

	Acres (% of Overall ac)	Units	% of Res. Units
Very Low Density	282 ac (4.3%)	564 du @ 2.0 du/ac	2.6%
Low Density	2,076 ac (31.4%)	9,345 du @ 4.5 du/ac	43.6%
Medium Density	673 ac (10.0%)	6,056 du @ 9.0 du/ac	28.3%
High Density	220 ac (3.3%)	3,951 du @ 18.0 du/ac	18.4%
Mixed-Use	60 ac (.90%)	1,512 du @ 25.0 du/ac	7.1%
Subtotal	3,311 ac (50%)	21,428 du	

<i>Average Net Residential Density</i>	<i>6.47 du/ac</i>
<i>Average Gross Residential Density</i>	<i>3.24 du/ac</i>
<i>Population Generated</i>	<i>66,488 population</i>

Non-Residential

Neighborhood Commercial/Retail	46.12 ac	(.7%)
Community Commercial/Retail	178.54 ac	(2.7%)
Regional Commercial/Retail	91.13 ac	(1.4%)
Office/Research Park	100.56 ac	(1.5%)
Public Office	20.36 ac	(.3%)
Light Industrial	397.45 ac	(6.0%)
Parks/OS	1,406.47 ac	(21.2%)
Schools	392 ac	(5.9%)
Public Facilities	51.95 ac	(1.0%)
Roads	548.87 ac	(8.3%)
Church	77 ac	(1.0%)
Subtotal	3,310.45 ac	(50%)

Jobs/Household 1.38

Grand Total 6,621.45 ac

Statistical Summary

Trails, Parks, Open Space Breakdown

Trails

Trails (Outside of Drainages)	18.59 ac
Bonneville Shoreline Trail	72.43 ac
<i>27.62 Miles of Trails</i>	

Parks

Regional Parks	151.24 ac
Community Parks	77.47 ac
Neighborhood Parks	70.62 ac
Pocket Parks (Based on Median)	27.03 ac

Median Parks/ 1,000 Population 6.58 ac

Open Space

ROW and Medians	183.67 ac
Steep Slopes	282.19 ac
Drainage Corridors	322.65 ac
Recreation Center	3.02 ac
Cemetery	26.9 ac
Reservoir	41.79 ac
Barney's Creek Detention	6.3 ac
Ronwood Baseball Park	24 ac
Easement	72.3 ac
Other	7.77 ac

Total 1,387.97 ac