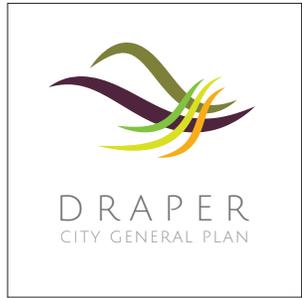


EXISTING CONDITIONS SNAPSHOTS



***Draft
August 2015***



Page intentionally left blank.



INTRODUCTION

Highlights

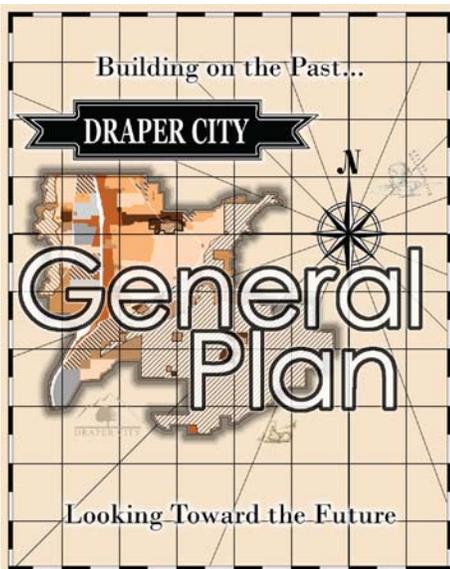
- Draper was incorporated in 1978, starting out as a small farming community.
- Draper adopted its first General Plan in 1981, which was last updated in 2004.
- The average Draper resident is 30.6 years old, well educated, and married with 3.7 children.
- Draper City includes 30.2 square miles within its boundaries.
- The City's population was estimated at 46,202 in 2014.
- The 2004 General Plan Land Use Map included five types of residential uses, six types of commercial, two industrial, and another six special uses and overlays.

As Draper grows and adds residents, the community needs to decide how it can capitalize on growth. In general, land uses and community design should be efficient and sustainable; support a multimodal transportation network; provide housing choices conveniently located near jobs, schools, shops, and parks; minimize conflicts between incompatible uses; and integrate development with existing and planned infrastructure.

A community land use plan that is programmed in a deliberate manner, with an understanding of market, financial, and physical realities, can help foster a healthy balance of land uses and minimize uncertainty for its officials, staff, residents and other interest groups. The General Plan and future land use map are the primary tools Draper uses to guide community growth, and this update will evaluate what changes need to be made to ensure the community grows the way it desires.

The Existing Conditions Snapshots on the following pages provide the background and historic trends that will be used to build the 2015 General Plan. They review existing plans and goals; highlight issues, needs and vision from stakeholder interviews; and illustrate data trends and land uses. Topics include:

- Land Use + Zoning
- Economic Development
- Housing
- Parks, Recreation, Open Space + Trails
- Transportation + Infrastructure
- Public Facilities

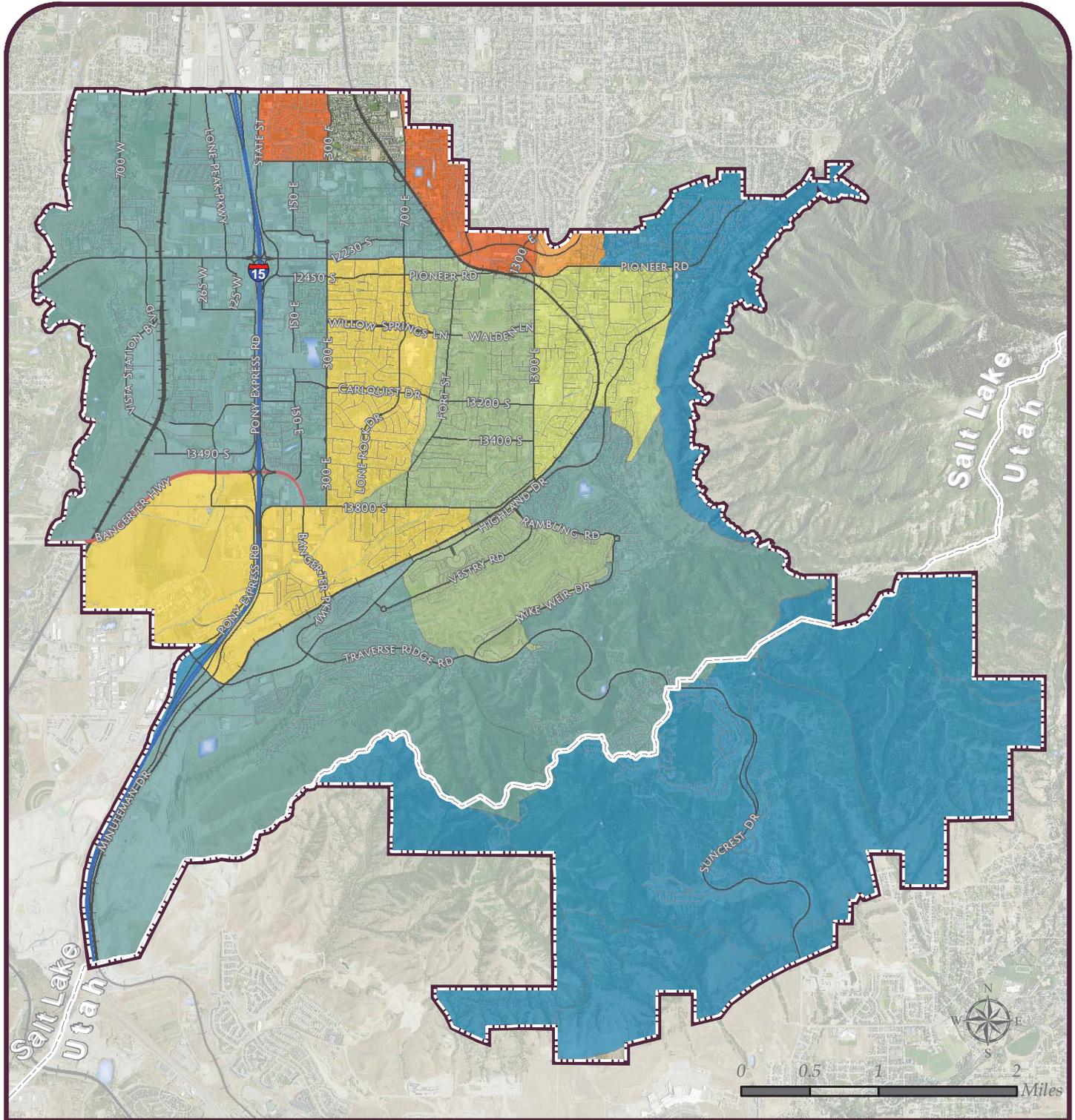


EXISTING PLANS

A list of relevant goals from the 2004 General Plan will accompany every Snapshot. Information from other existing local or regional plans may be referenced or included in these Snapshots, to highlight current programs, initiatives or issues affecting Draper City. Existing plans include:

- Draper City General Plan (2004)
- Utah Collaborative Active Transportation Study (2013)
- Storm Drain Master Plan (2012)
- Draper City Master Transportation Plan (2011)
- 2011-2040 Regional Transportation Plan (2011)
- Southwest Salt Lake County Transit Feasibility Study (2010)
- Drinking Water System Master Plan (2008)
- Corner Canyon Regional Park Master Plan (2006)

POPULATION



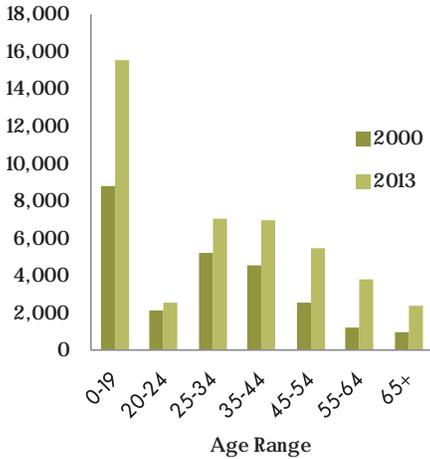
Population Density



Source:
2010 Census Data by
Block Group



Population by Age



Source: 2000 Census, 2013 American Community Survey

DEMOGRAPHICS

Between 2000 and 2013, Draper’s population grew from 25,516 to 43,547, an increase of 73%. During the same time, the total number of households grew by 87% since 2000. The proportion of those households that are families has decreased from 86% to 82%, indicating that more households are now comprised of unrelated roommates. Similarly, the percent of households with children under 18 and married-couple families declined over the 13-year period. These factors are indicative of an aging population and, to a lesser extent, an increase of young single professionals and young to middle aged couples with no or few children.

While the City has undergone dramatic growth since 1990, that growth has varied widely by age range. By population, the largest growth was in the 0-19 age range, with an increase of 6,753 just since 2000. By percentage, the largest increases were seen at the other end of the age range, with the 45-54, 55-64, and 65+ age ranges all increasing more than 100%. While Draper is obviously popular with families, those families are aging.

HOUSEHOLD BY TYPE	2000	2013	CHANGE
Population	25,220	43,547	73%
Total households	6,305	11,801	87%
Average household size	3.4	3.32	-2%
Family households (families)	86.1%	82%	-5%
with children under 18	54.7%	52.1%	-5%
married-couple family	77.8%	70.8%	-9%

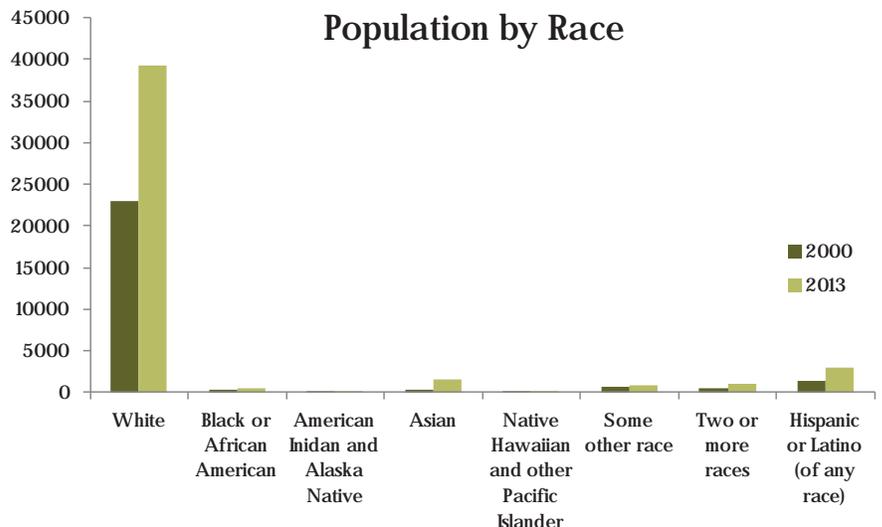
Draper City’s residents are still predominantly white, at 90% of the overall population in 2013, though the number of residents identifying as Asian has more than tripled. Hispanic and Latino residents also doubled in numbers, now representing almost 7% of Draper’s total population.

The Population Map illustrates the residential density within the City in 2010. More residents per acre live in the northern neighborhoods of the City, bordering Sandy and the TRAX line.

Source: 2000 Census, 2013 American Community Survey



Population by Race



Source: 2000 Census, 2013 American Community Survey

Page intentionally left blank.



LAND USE + ZONING

Highlights

- Of the 30.2 square miles within Draper’s city limits, 22 square miles are developed.
- 4.29 square miles are within a flood zone, and 19 square miles are within a geohazard zone.
- 49% of Draper is zoned for residential uses.
- Over 1,000 acres are currently dedicated to cultural or institutional uses, much of that encompassing the Utah State Prison site.

WHY IT MATTERS

Since the 2004 General Plan, the City has changed in important ways – not the least of which is significant population growth, with new open space acquisition and redevelopment opportunities. Draper City has transformed from a rural agricultural community to a suburban city. During the next planning cycle, Draper will continue to see substantial changes to its demographics, transit, economics, and identity. Throughout the Salt Lake Valley, cities including Draper will begin to experience the shift from development to redevelopment, underscoring the importance of livable and walkable transportation-oriented development choices.

OVERVIEW

Future Land Use

The Land Use Map, on the following page, illustrates the desired locations of land uses, as envisioned by the 2004 General Plan. Residential areas vary between low, medium, and high density, with 38% of Draper encompassing low density residential areas along the hillside. New development was anticipated to be predominantly residential located on

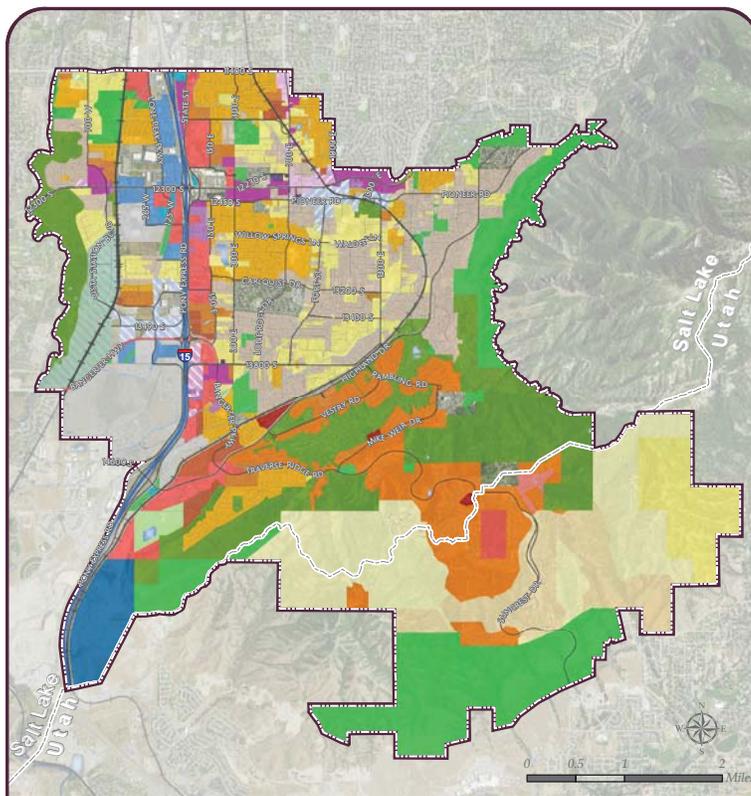
the south side of the City. Future community, neighborhood, destination, regional, and town center activity centers comprise 12%. The map shows substantial future commercial and employment on the west side of I-15, and to the south near the interchange of I-15 and Highland Drive.

Some sources on “best practices” in planning suggest that a minimum of 15% of a community’s land inventory should be preserved for employment purposes. Whereas flexibility is imperative in any land use plan, public officials must evaluate all land use requests in the context of not only the individual property owners’ interests, but the impact of these requests on the community.

Zoning

Zoning is a regulatory tool that specifies the type of development and land uses allowable for individual properties. While the Future Land Use Plan anticipates the future desired development type, zoning reflects the existing entitlements of the property. Currently, 49% of the land within Draper’s city limits is zoned for some type of residential use, with zoned Open Space coming in at 12%.

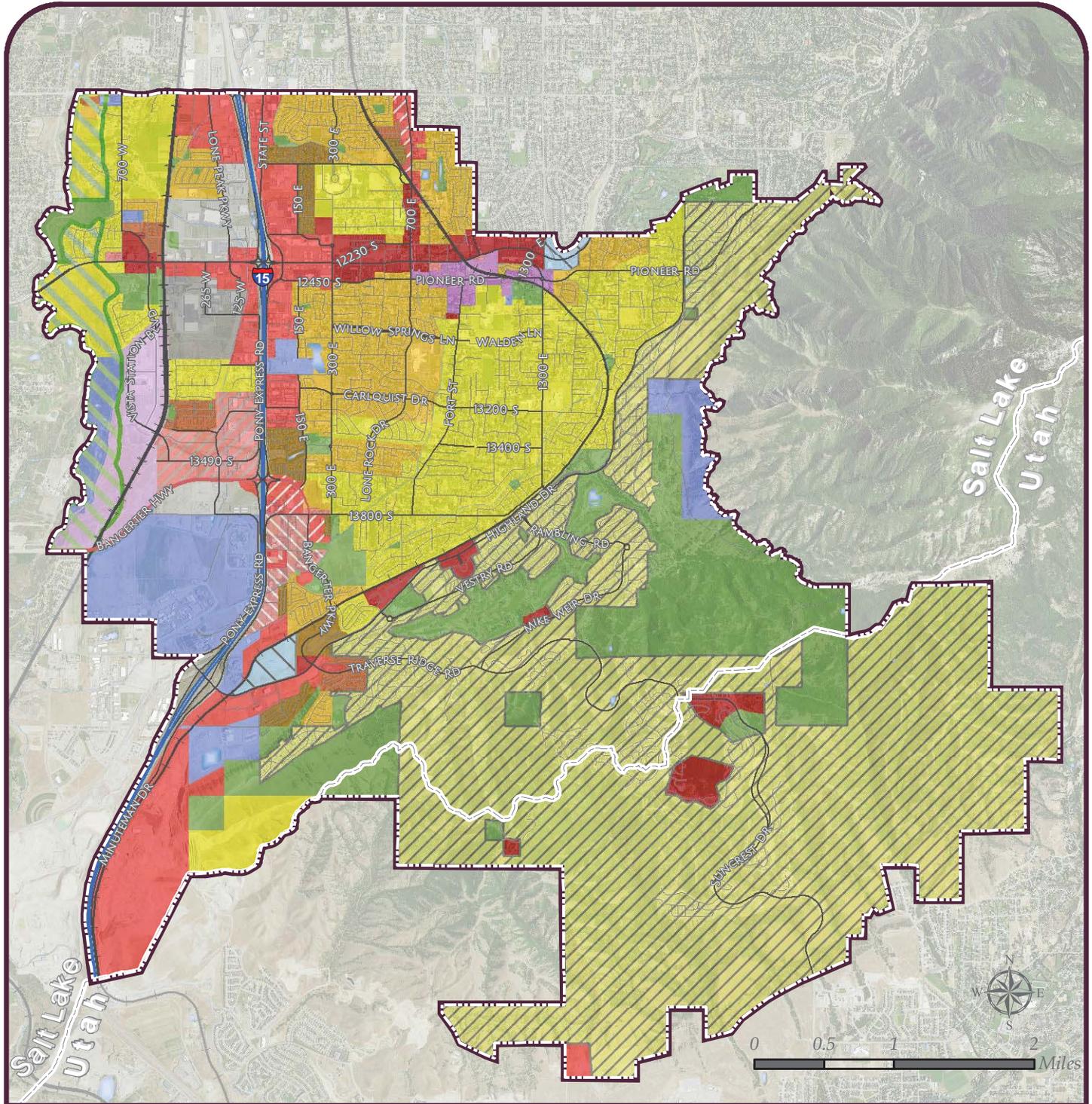
ZONE DISTRICTS



Zoning

C-3	CC	CO2	CS	DC	IC	M1	A5	RA1	R4	RM2
C-2	OR	CG	CI	TC	PI	M2	OS	RA2	RM	RR-22
CR	CO1	CN	CBP	TSD	PF	A2	RH	R3	RM1	RR-43

FUTURE LAND USE



- | | | |
|------------------------------------|-----------------------------|------------------------------|
| Hillside Low Density (0-0.2 du/ac) | Community Commercial | Industrial/Manufacturing |
| Low- Medium Density (Max 2 du/ac) | Community/Neighborhood Comm | Business/Light Manufacturing |
| Medium Density (2-4 du/ac) | Neighborhood Commercial | Cultural/Institutional |
| Medium-High Density (4-8 du/ac) | Regional Commercial | Growth Area |
| High Density (8 + du/ac) | Office/Service | Town Center |
| Open Space/Parks | Destination Commercial | Transit Station District |
| Sensitive River Overlay | | |

Source: City of Draper



Infill and Redevelopment

22% of the total land in Draper is vacant, with much of it already platted for development. 78% of the total vacant land is designated for residential uses. If the Utah State Prison relocates, the City will have an opportunity to redevelop the 565 acre site.

Growth Management + Annexation

With the highest rate of growth, much of the City was developed between 2000-2009. New development tapered off at the 2008 recession. If growth were to rise to the same level again, the City will need to consider the conditions at buildout or look to annexation.

WHAT WE'VE HEARD

Issues and opportunities were highlighted during the project kick-off meeting involving City staff, as well as during a series of stakeholder interviews in May 2015. Identified issues and needs include:

Infill and Redevelopment

There are underutilized commercial areas with urban blight, defunct retail, and big box centers. The Utah State Prison site was brought up as an excellent opportunity for thoughtful redevelopment, with State Street offering another opportunity for reutilization. Infill projects should be visually appealing and add value to the community, so it is important to find and allocate appropriate density and zoning to support infill, redevelopment, and greenfield development while preserving trails and open space.

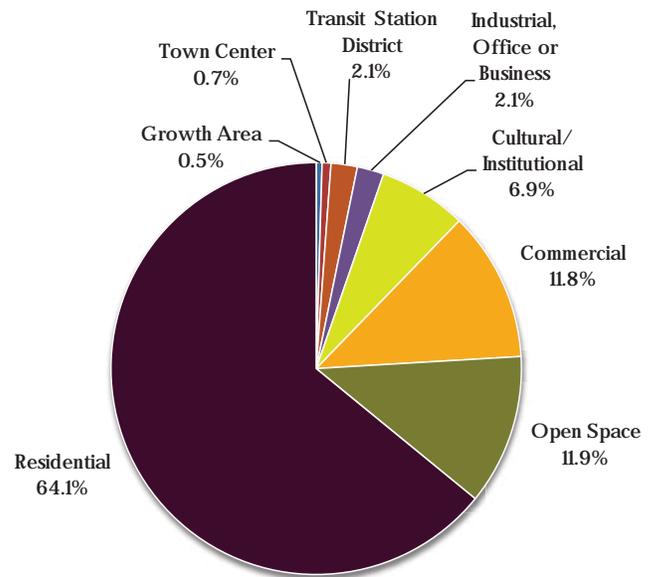
Identity

For many participants, it was important to help Draper define and design a compelling place-making center, where everyone in Draper will want to be. This means creating a true destination with a vibrant mix of jobs, housing, and lifestyle opportunities, along with finding a balance of density wants and needs. The current centers in Draper do not have a strong identity or attraction, so creating a plan for a more vibrant town center is appealing to stakeholders. However, the neighborhood character should not be forgotten. Some felt that Draper had lost the open feel that initially attracted residents.

Coordination

Significant growth is anticipated for Draper and the Salt Lake region in the coming years. With this in mind, it is key to coordinate transportation infrastructure improvements with appropriate land use. This plan is an opportunity to calibrate appropriate land uses and transportation to support and preserve exiting industries while promoting emerging trends like agriculture, tech, and medicine.

Future Land Use Mix

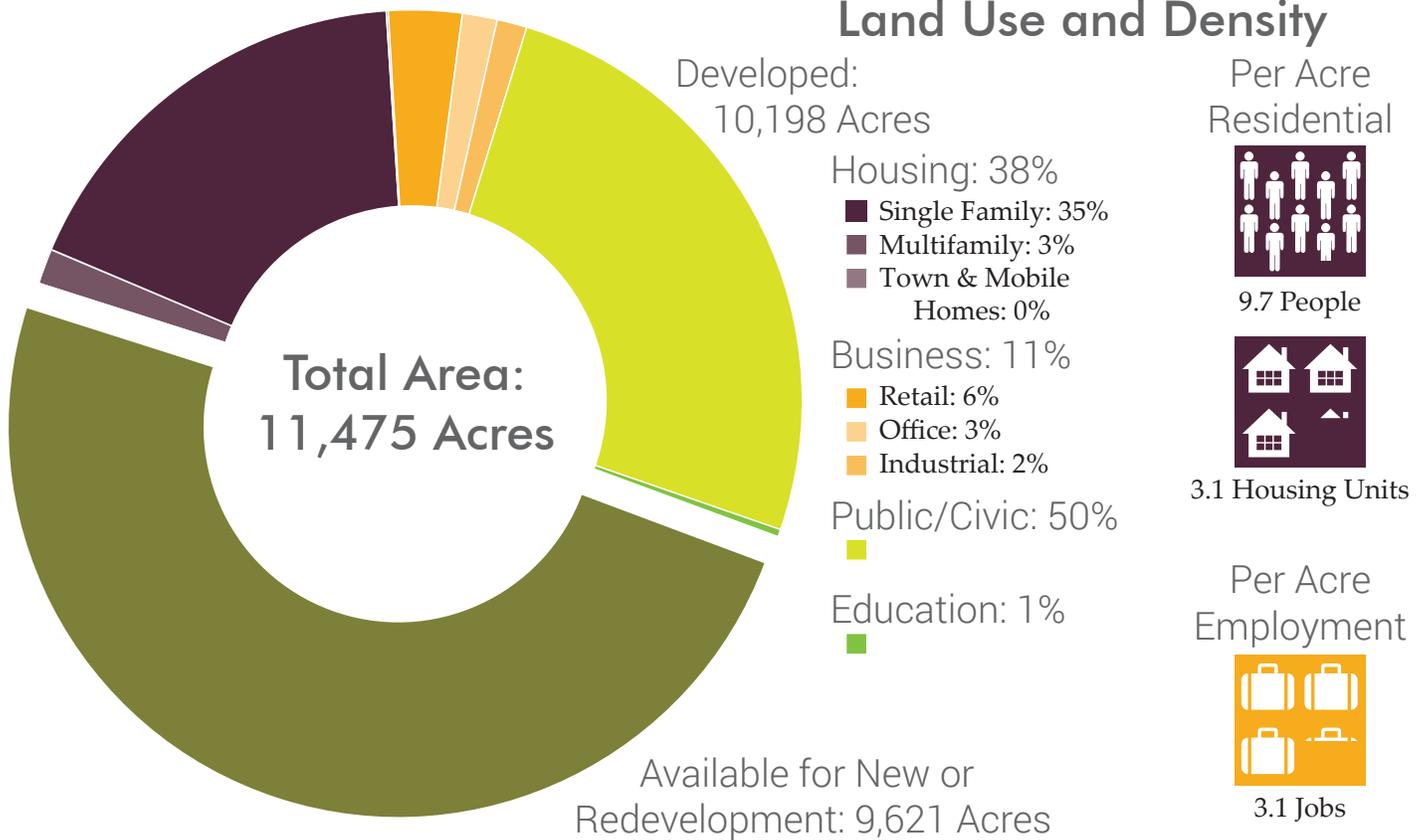


Source: Draper City



INDICATORS

Land Use and Density



Existing Goals

The 2004 General Plan has a series of goals related to Land Use:

- Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.
- Maintain a balance of land uses that support a high quality of life, a diverse economic base, and a rich mixture of housing and leisure opportunities.
- Promote land use patterns that conserve resources such as land, clean air, water, and energy and serve all people within the community.
- Encourage the transition of land uses from more intense regional and citywide activity areas to less intense land uses within local neighborhoods.
- Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.
- Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.
- Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods.



ECONOMIC DEVELOPMENT

Highlights

- Draper is a net importer of jobs, with 1.9 jobs to housing ratio.
- Draper is among the highest income cities in the state, with an annual average household income of \$89,922.
- Sales tax accounts for 32% of the general fund, property tax at 25%, and franchise tax at 18%.
- By 2040, Draper will need to accommodate approximately 22,000 new housing units.
- Draper's unemployment rate was 4.6% in 2013.

WHY IT MATTERS

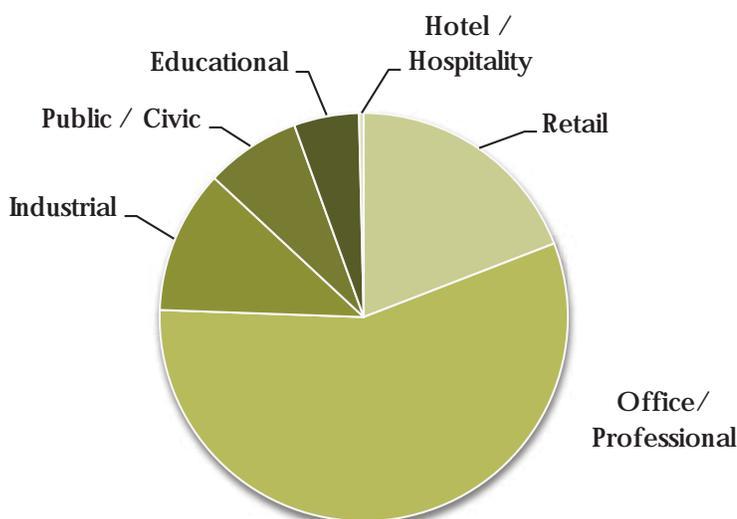
Draper's economic development programs promote a thriving employment mix, appropriate jobs/housing balance, and revenue streams that support community development and investment. Establishing the proper canvas for economic growth and development is a key function of the city, and translates into opportunities to make Draper more vibrant and better with each succeeding generation. The General Plan can encourage economic growth using land use policies to retain and expand existing business in locations that provide optimal benefits to the community. It lays the blueprint for directing new growth and redevelopment into key areas where job centers and retail development will be most successful, and where the community can realize its full potential.

OVERVIEW

Jobs in Draper

The majority of Draper's jobs are office/professional, with some retail and industrial. The largest employers in the area are eBay, 1-800-Contacts, ACS Business Processing, O-Currance, Swire Pacific, Musician's Friend, Investools, Ikea, Daw Construction, and Control 4 Corporation. The New Yorker magazine recently published an article on how the State of Utah has harnessed STEM-centric businesses and has a general spirit of entrepreneurship. It highlighted Draper City in particular, pointing to its impressive unemployment rate and promise of continued economic development growth.

Although Draper has many retail services to support employees and residents, Envision Utah's Market Driven Growth Analysis (2014) indicates that Draper has the greatest retail growth potential of any City in Salt Lake County. This is because as projected population increases occur, Draper's strategic transit access, lifestyle amenities, quality neighborhoods, and



JOBS IN DRAPER	COUNT	PERCENTAGE
Retail	3,625	19.1%
Office/Professional	10,691	56.4%
Industrial	2,155	11.4%
Public/Civic	1,431	7.6%
Educational	976	5.2%
Hotel/Hospitality	70	0.4%
TOTAL JOBS	18,948	100%

Source: Envision Utah's Market Driven Growth Analysis (2014)

other features make it a premium attraction to employers and employees. While there are few hotels, hospitality, or educational sector jobs in Draper, there are many economic growth opportunities for the City.

The Employment map on page 12 illustrates areas identified as employment uses, considering commercial, office, retail, industrial and manufacturing. The majority of employers are clustered around Interstate 15 and 12300 South.



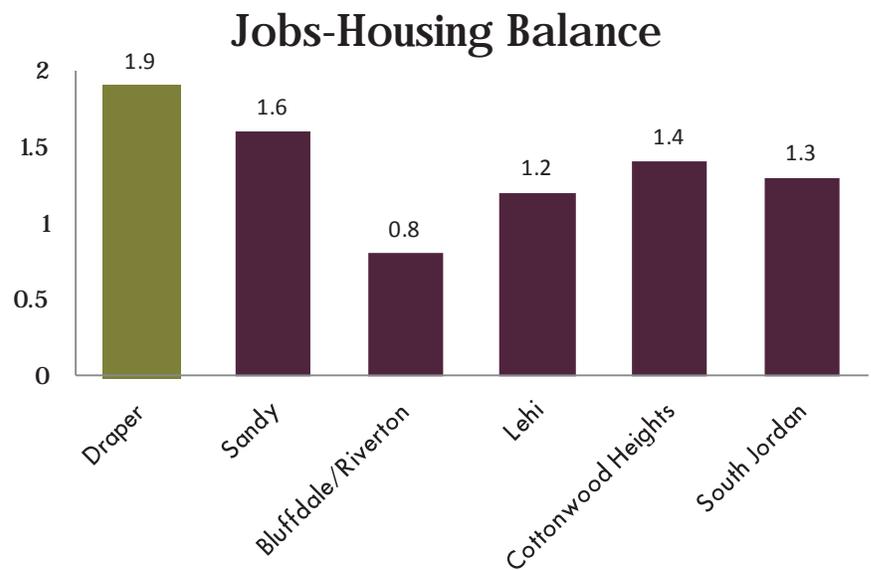
Jobs-Housing Balance

Comparing employment numbers with household data indicates whether a community is a net importer or exporter of employment. A ratio above 1.0 suggests that a community is a net importer while a ratio below 1.0 indicates residents tend to work outside of the area. Draper has by far the highest Jobs:Households ratio among its adjoining neighbors, with 1.9 jobs for each household. Sandy City, the closest competitor, has a 1.6 ratio and Lehi provides 1.2 jobs per household.



Draper’s strong ratio underscores the City’s growing success as an employment center. While this would also typically indicate excellent local employment opportunities for its citizens, only 73% of residents commute outside of Draper for work.

With its proximity to Utah County and excellent transit access, it is anticipated that the number of both jobs and households will steadily increase for the next several decades, and the City will remain a net importer of jobs. A key opportunity is influencing the types of jobs that come and ensuring they support the community’s interests and needs.



Source: Envision Utah’s Market Driven Growth Analysis (2013)

Household Income and Demand

A significant number of high-income households have moved to Draper in the last decade. This follows the City's late transition from rural agricultural to suburban residential. Currently, Draper is among the highest income cities in the state, with an annual average household income of \$89,922. Only Alpine City and Park City have more taxpayers earning at least \$100,000 annually. Much of the new housing constructed in Draper to accommodate population growth continues to target high-income households.

Envision Utah's Market Driven Growth analysis projects Draper as being the #6 most demanded community over the next 20 years along the Wasatch Front. This is for several reasons, but a major factor is that Draper is one of the few cities with substantial quantities of green field land available for development. Nearly every city in Salt Lake County will be built out by 2040, many reaching that point much sooner. By 2050, Draper will be the only city with green field development remaining (200 acres) besides the airport and Glendale/California Avenue areas of Salt Lake City, which will provide an entirely different mix of housing products for lower income demographics.

By 2040, Draper City will need to accommodate approximately 22,000 new housing units, with a projected mix that includes: 11,000 Single Family; 4,000 Townhomes, and 7,000 Multifamily units. Draper is also projected to provide significant near-term redevelopment opportunity (approximately 800 acres). This will include higher-density and higher-quality housing product in proximity to transit stops.

Retail Sales and Sales Tax Revenue

Draper City's funding comes from two major sources: taxes and fees. The majority of services provided by the City are financed through tax revenue. Sales tax accounts for 32% of the general fund, with property tax at 25%, and franchise tax at 18%. The other third is a mix of fines, permit and license fees, and charges for services. In contrast, the greatest expenses for Draper are police and fire at 33%, debt service at 18%, and public works at 14%. Draper City has not had a property tax increase in over 8 years. New commercial development in the City has helped supplement property tax revenues. Commercial property is taxed



at 100% of its value, while primary residential is taxed at 55% of its value. Importantly, retail establishments like Ikea provide approximately 1/3 of the City's revenue, much of which is paid by non-residents. This particular tax base works like a subsidy to Draper, paid by other county residents.

Commercial Real Estate Markets

Draper has a growing and attractive commercial real estate market. With several new development projects in 2015, including Day Dairy Villages Shops, Vista Station, Draper Pointe, and Miller Office Park, Draper City has been progressive in attracting new businesses. The City has considerable potential moving forward. The proposed relocation of the Utah State Prison away from west Draper would free hundreds of prime commercial acres for redevelopment. This property has the potential to generate millions of dollars in annual tax revenue.

In the Stakeholder Interviews, a large real estate developer commended Draper for their progressive and business friendly environment, but also high quality standards for development. At the same time, Draper does not have many "local" establishments, which is something that residents have expressed a desire for. By 2050, Envision Utah projects that Draper will need to accommodate nearly 7 million square feet of new commercial development to keep pace with demand.





“DRAPER HAS AFFORDABLE REAL ESTATE, AN EDUCATED POPULACE AND A STRONG PUBLIC-TRANSIT SYSTEM. BIG COMPANIES, RANGING FROM eBAY AND E.M.C. TO EDWARDS LIFESCIENCES, WHICH MAKES HEART VALVES, STARTED OPENING OFFICE IN TOWN, EMPLOYING MANY HUNDREDS OF PEOPLE EACH. STARTUPS, TOO, HAVE SPROUTED UP, SOME OF THEM FOUNDING BY B.Y.U. GRADUATES.”
– MAYOR WALKER IN THE NEW YORKER MAGAZINE

WHAT WE’VE HEARD

Issues and opportunities were highlighted during the project kick-off meeting involving City staff, as well as during stakeholder interviews in May 2015. Identified issues and needs include:

Industry

With the high-tech industry making a home in Lehi, many participants noted that Draper should also encourage high-tech employers to locate here. Creating a high-tech corridor would bring high paying jobs and stimulate new development in the area. The west side of I-15 is currently more attractive to employers, with more land available and less conflict with residential neighborhoods.

Tax Base

Commercial development provides a good tax base, so many felt that it would be beneficial to attract more commercial and retail to the City. The need to keep local and existing businesses here was also a concern. There are few unique or local businesses that call Draper home.

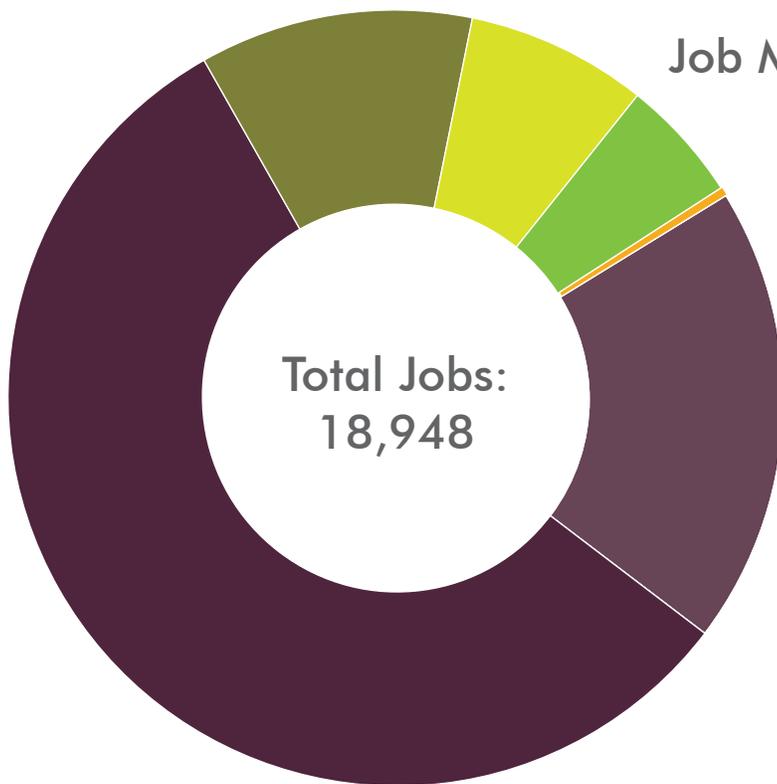
Regional Connection

While not many Draper residents use the TRAX or Front Runner systems regularly, they are still considered an asset that can help attract employers and new business development. This includes activity in town center, as well as transit-oriented development adjacent to the Front Runner stations to the west.

INDICATORS



Job Mix & Job-Housing Balance



Jobs by Sector

- Office: 10,691 (56%)
- Industrial: 2,155 (11%)
- Public/Civic: 1,431 (8%)
- Education: 1,908 (17%)
- Hotel/Hospitality: 70 (0%)
- Retail: 3,625 (19%)

Job-Housing Balance

1.7 Jobs/Housing Unit



Existing Goals

The 2004 General Plan has a series of goals related to Economic Vitality:

- Foster new and existing economic activities and employment opportunities that are compatible with Draper's lifestyle.
- Encourage and maintain a level of diverse, unique retail and entertainment activity in Draper that supports the needs of Draper's residents and visitors.
- Encourage and support a diversity of businesses that contribute to Draper's sales and property tax base so that needed infrastructure, physical amenities, services, and the expansion of such services are provided.
- Sustain and strengthen Draper's position as a unique destination and recreational community.
- Integrate non-residential development to residential neighborhoods, thus improving access, visibility and protecting the integrity of those neighborhoods.
- Maintain and develop partnerships that will support and promote quality employment and business opportunities.
- Sustain the long-term economic well being of the city and its citizens through redevelopment and revitalization efforts.



HOUSING

Highlights

- At \$371,000, the median home price in Draper is 1.7 times higher than the median home price for the state of Utah.
- Single family homes prices average at \$644,397, and median townhome prices are \$235,987.
- Home ownership is 80.1%, 10% higher than the Utah average.
- In 2013 there were 12,125 housing units in the City of Draper, with a 7% vacancy rate. The Utah average was 8.5%.
- There is an average of 3.3 people per Draper household compared to 3.4 in 2000.

WHY IT MATTERS

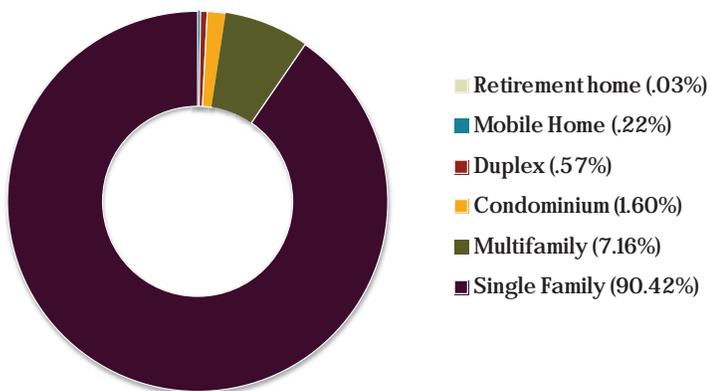
Housing diversity and affordability help to generate stable communities. Identifying the desired housing mix at buildout and the expected date of buildout work to determine what housing types are needed, as well as to project the future housing price mix. Understanding development and growth patterns will help anticipate commercial and job to housing balance development needs. The average number of people per household helps to predict utility demand as well as highlighting the number of families which require family services such as schools and recreation programs.

OVERVIEW

Housing Mix

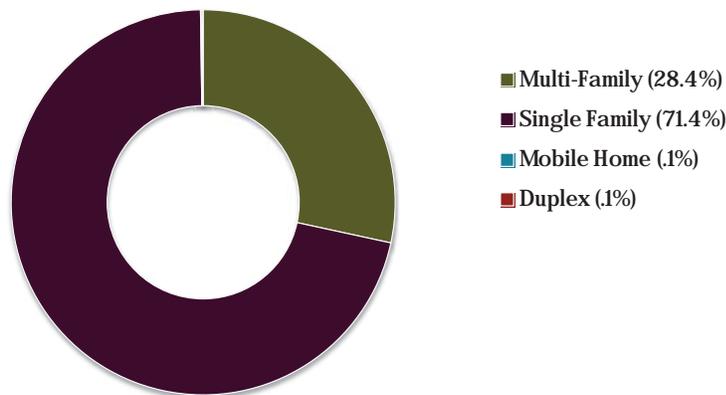
There is currently a diverse housing mix in Draper, that supports many different housing types ranging from low-density single family, to townhomes and denser apartment complexes, illustrated in the Housing Type map on page 18. There is a very high home ownership rate of 80%, indicating that residents expect to have tenure in Draper for a long time. Because the average household size is 3.3 people, there is also a strong family presence. The number of families paired with the housing boom in 2000-2009 could result in a large number of retirees, in roughly thirty years. Development of housing units boomed before the population swing, but the population has grown steadily since the drop from the rapid pre-recession growth. The renting population also started to steadily grow shortly after the housing boom. With a median house price of over half a million dollars, there may be a shortage of regionally affordable housing options.

Acreeage of Residential Housing by Type



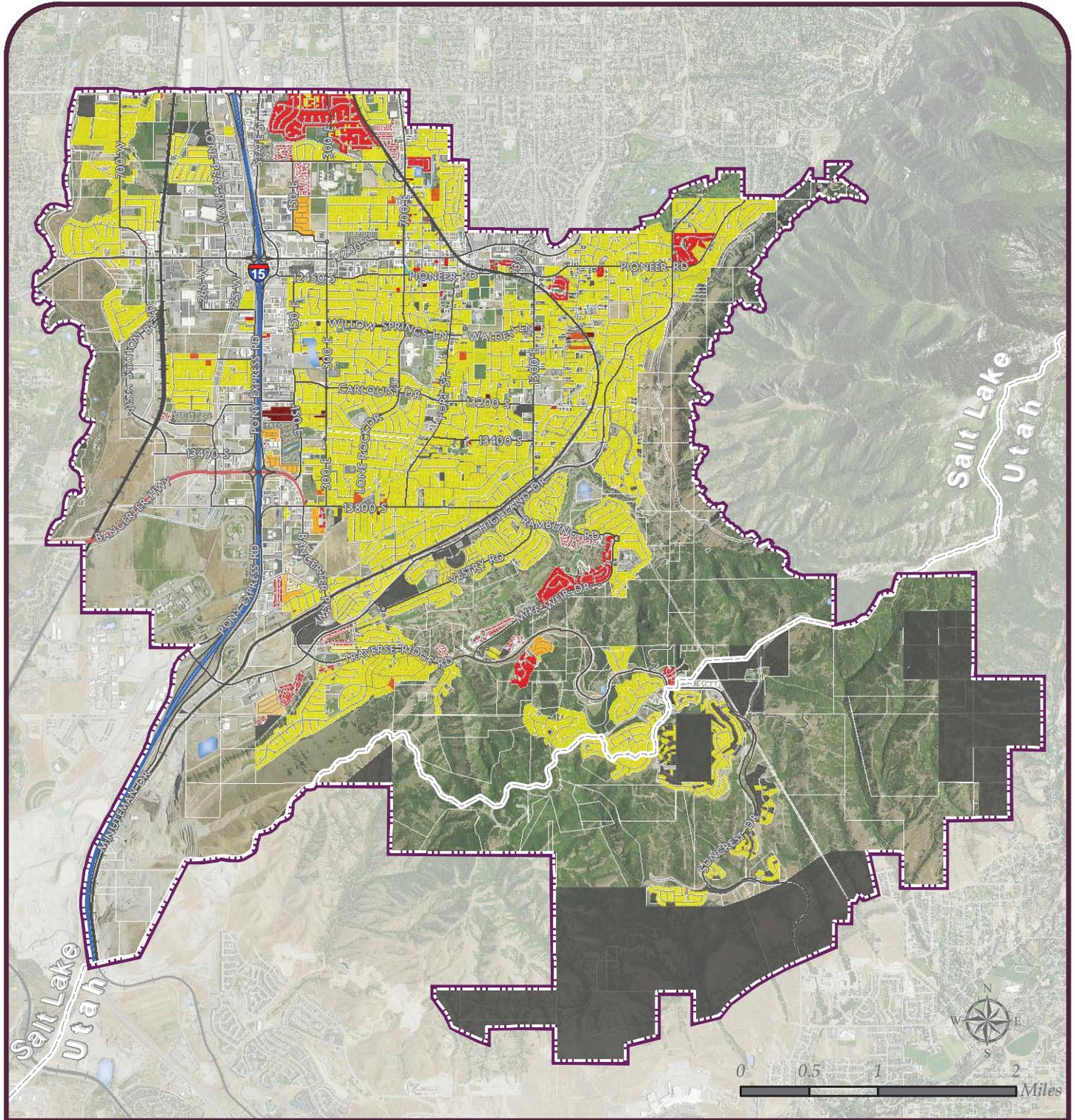
Source: Draper City

Number of Housing Units by Type



Source: Draper City

HOUSING



Housing Type

- | | | |
|---|--|---|
| ■ Single Family | ■ Multifamily | ■ Retirement Home |
| ■ Duplex | ■ Apartments up to 99 Units | ■ Vacant Residential |
| ■ Condo | ■ Mobile Homes | |

Source: City of Draper & Salt Lake County





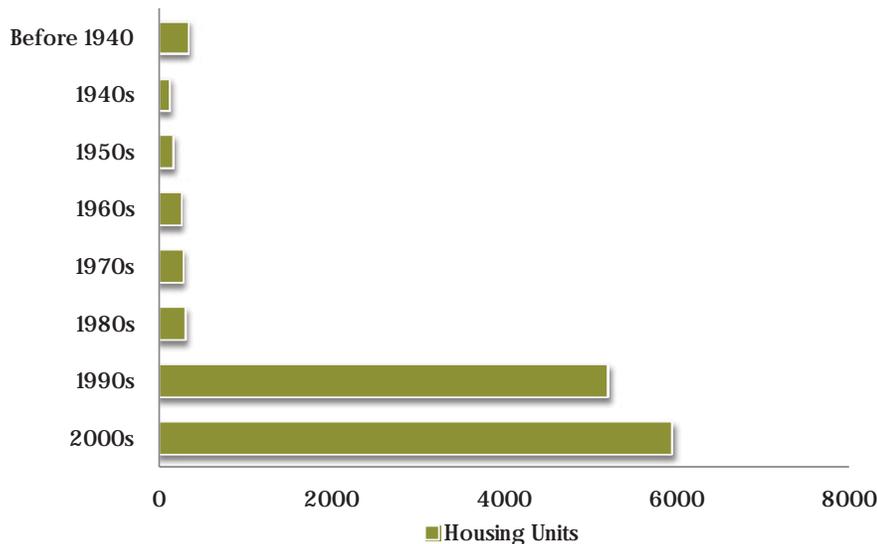
Housing Affordability

The majority of Draper housing stock is comprised of owner-occupied units, with just 20% consisting of rental units. This rental rate is lower than the County average of 33% and state average of 30%. Median Home Value is a useful tool for evaluating current housing conditions within a community. This tool is most useful when comparing the conditions in a variety of locations. As of 2013, the median home value in Draper was \$371,000. The median home value for Salt Lake County is \$232,100.

Rental housing vacancy rates can reveal housing needs, affordability, and development potential. Of Draper rental units, 12% are currently vacant, while rental vacancy rates in both Salt Lake County and the State of Utah are both 5.9%.

In addition to vacancy rates, rental rates can also indicate housing affordability and development potential. The median rent in Draper is almost \$1,200, while the median rent for Salt Lake County is \$895. The accepted threshold for housing affordability is 30% of monthly median income. In Draper, 42% of renters allocate 30% or more of their income to rent. In order to afford the median rent in Draper, residents need an income of at least \$48,000. In 2013, the median household income for renter-occupied housing units was \$34,403 and for owner-occupied housing units it was \$70,777.

Number of New Housing Units by Decade



Source: Draper City

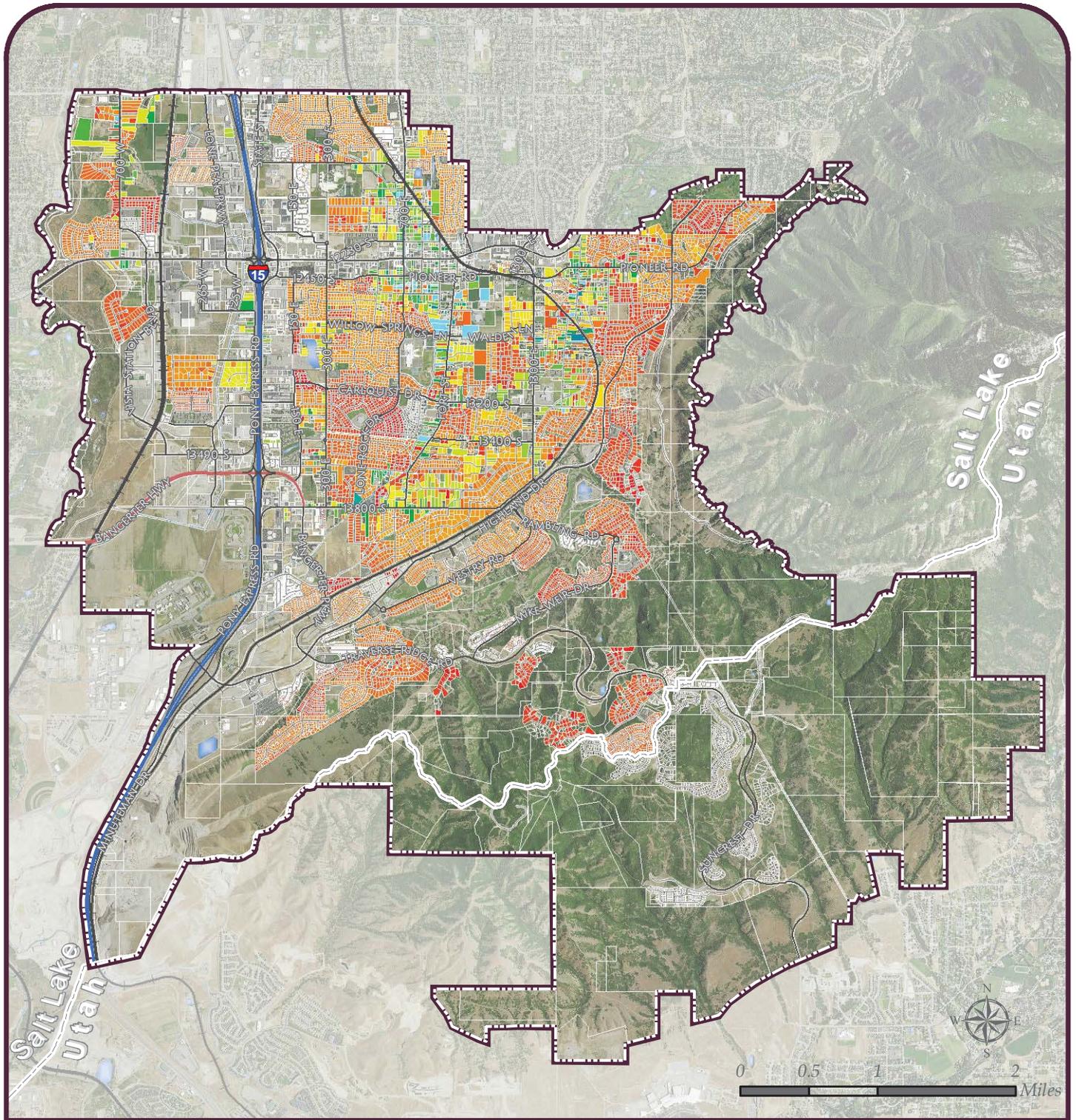


Median Household Income

2000 | **2013**
\$72,341 | \$89,922

Percent Change
24.3%

RESIDENTIAL YEAR BUILT



Residential and Mixed Use Parcels Year Built

□ -No Data

Source: City of Draper & Salt Lake County



Household Income

Many Draper residents became wealthier between 2000 and 2013. The median income grew by nearly \$18,000, pulled up by significant growth in income brackets over \$100,000. In particular, the number of those making over \$200,000 or more grew by 393% since 2000. Considering that earnings tend to peak around the age of 55, the growth in higher income households mirrors the growth in baby boomers. However, the number of people in lower-income households also increased significantly, particularly those earning between \$10,00 and \$14,999. This indicates an increase in the younger and part-time workforce.

WHAT WE'VE HEARD

Issues and opportunities were highlighted during the project kick-off meeting involving City staff, as well as during stakeholder interviews in May 2015. Identified issues and needs include:

Housing Options

Address the cost of living in Draper was a topic important to many stakeholders, as was ensuring that the City provides a variety of housing options for residents. The anticipated growth of Draper provides the opportunity to address housing issues through new development. Planning for increased density through multifamily housing provides an opportunity to diversify the existing housing stock and address affordability as well. Identifying locations for increased density could ensure that development happens in the appropriate location.

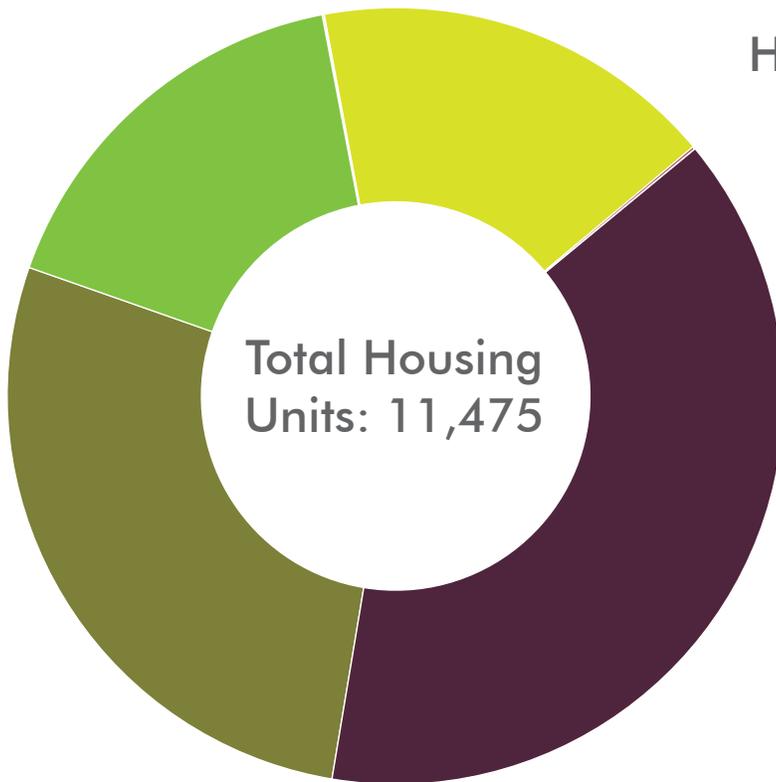
Senior Housing

Recognizing the needs of the aging population, many noted the need to incorporate additional housing opportunities for seniors and retirees, and provide assisted living facilities that are ADA accessible. It is important to locate these in close proximity to daily services, such as grocery stores and doctor offices. The ability for residents to remain in Draper as they age is important, necessitating a focus on providing the appropriate infrastructure for that to happen. Concerns exist regarding the quantity of senior housing currently available, and what future demands for that will look like as Draper grows and ages.

INCOME RANGE	2000	2013	CHANGE
Less than \$10,000	117	100	-14.5%
\$10,000 to \$14,999	60	213	255.0%
\$15,000 to \$24,999	342	656	91.8%
\$25,000 to \$34,999	496	359	-27.6%
\$35,000 to \$49,999	841	1060	26.0%
\$50,000 to \$74,999	1,471	2398	63.0%
\$75,000 to \$99,999	1,356	1737	28.1%
\$100,000 to \$149,999	1,207	2916	141.6%
\$150,000 to \$199,999	268	1105	312.3%
\$200,000 or more	255	1257	392.9%
Median household income	\$72,341	\$89,922	24.3%



INDICATORS



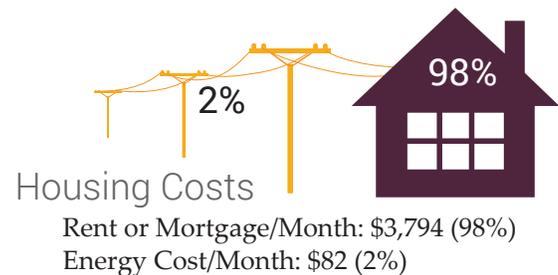
Housing Mix & Affordability

Multifamily

- Multifamily: 1,934 (17%)
- Townhome: 12 (0%)

Single Family

- Small Lot Single Family: 4,431 (39%)
- Conventional Lot Single Family: 3,181 (28%)
- Large Lot Single Family: 1,908 (17%)
- Mobile Home: 7 (0%)



Existing Goals

The 2004 General Plan has a series of goals related to Housing:

- New development in Draper City should not place a financial burden on existing development except where the bonding capacity of existing development is used for construction of facilities until revenues from new development are available.
- Study the potential for reducing or eliminating contributions or fees in some areas to encourage affordable housing and economic development, when in the public interest and in accord with current laws.
- Require developers to install ultimate sized facilities both on-site and off-site in outlying areas where infrastructure is not programmed. No city funds would be used, but water reimbursement agreements would be made available.
- Require development to construct the planned size of water and wastewater facilities, but require the developer to pay only his proportional share, after reimbursements.
- Require a developer to put funds in escrow in lieu of construction of a project, if the project is included in the Capital Improvements Program but has not been put out for bid, unless the project is included in an Infrastructure Financing Plan.
- Require all new development to contribute any additional public facilities within or adjacent to the development that are required to serve that development and are consistent with the policy on proportionality with appropriate exceptions consistent with the other goals and policies of the general plan.



PARKS, RECREATION, OPEN SPACE + TRAILS

Highlights

- Abundant recreational opportunities support healthy lifestyles and are important factors in deciding where to live and work.
- Draper maintains more than 35 parks and 80+ miles of trails.
- The City has partnered with Salt Lake County and Sandy City to preserve more than 1,000 acres in Corner Canyon and an additional 2,000 acres along the Traverse Mountains and Bonneville Shoreline Trail.
- The City does not currently have a facility to offer indoor recreation programs.

WHY IT MATTERS

Parks, trails, and open space contribute substantially to a community's quality of life, the strength of families, and also play an important role in public health and reducing rising health care costs. As a result, green space and the recreational opportunities they provide have become an increasingly important factor in the choices individuals and businesses make in deciding where to live or locate a business. Communities are increasingly aware of these realities and are responding by considering land use choices that support healthy lifestyles – and meet expectations for parks, open space, and recreation facilities.

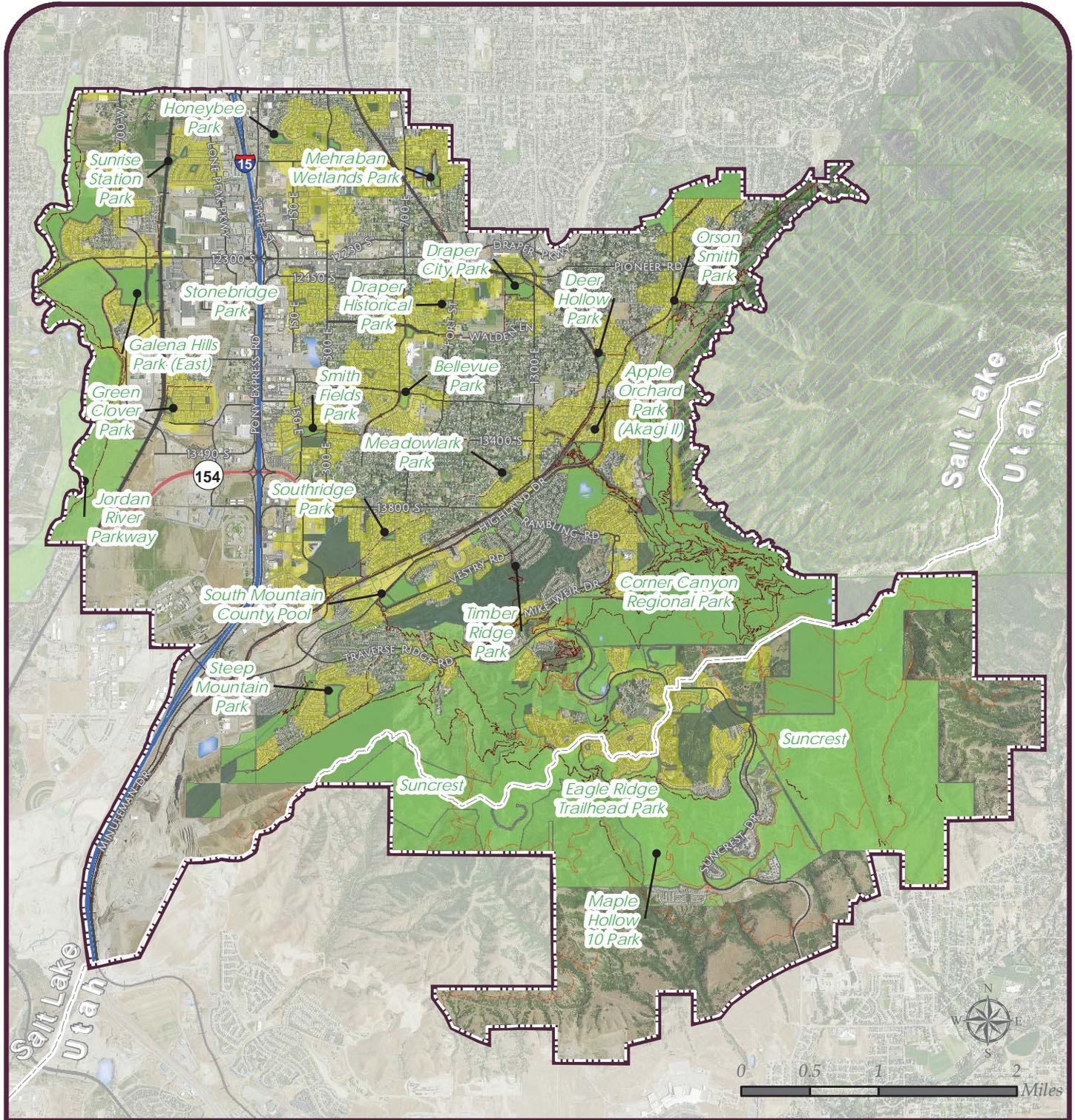
OVERVIEW

Parks and Recreation System

Draper has a well-regarded park, trails, and open space system with more than 35 parks totaling some 150 acres of developed parkland. These are well distributed throughout the City so that most neighborhoods have at least one facility. For neighborhood parks, this is defined as being within a half-mile walk. As shown on the Parks, Open Space and Trails map on page 24, several neighborhoods in the southern, foothills portion as well as the northeast portion of the City are currently under-served. Neighborhood and park needs in these areas will be addressed by the completion of developer-provided park sites.



PARKS, OPEN SPACE AND TRAILS



Parks, Open Space, and Trails

Source: City of Draper

- Existing Trails
- Proposed Trails
- Parks and Open Space
- Open Space Future Land Use
- Forest Service
- 1/4 Mile Walk from Parks or Open Space



The City also has two developed community parks totaling approximately 40 acres in the northern portion of the City. With over 277 acres of parks, Draper currently exceeds the adopted standard of providing 3.5 acres of developed parkland for each 1,000 residents.

Draper does not currently have a recreation center or aquatic center, although Salt Lake County manages an outdoor swimming pool in a southern neighborhood of Draper. Access to additional public facilities is limited and requires traveling to adjacent communities, however, some community residents access commercial or homeowner facilities located within their subdivisions.

Open Space and Trails System

The City has taken advantage of its strategic location to expand south into the Traverse Mountains, allowing public management of more than 3,000 acres of open space resources along Corner Canyon, Traverse Ridge, and Point of the Mountain. In addition to developed parks, city residents have access to one of the region’s most extensive systems of open lands and greenways, including the Jordan River Greenway, Bonneville Shoreline Trail corridor, and US Forest Service lands.

City residents enjoy access to an considerable trail system. More than 80 miles of trail are located along the south, east, and west edges of the City and provide good connectivity around the City’s perimeter. The north-south Jordan River Trail and Bonneville Shoreline Trail connect all the way to Salt Lake City. The greenway trail systems are complemented by an extensive network of foothill trails that link open space properties to the Loan Peak Wilderness. The popularity of trails in the community is illustrated by the fact that 88 percent of respondents reported using the trail system, based on the 2008 Parks, Recreation, and Trails Master Plan.



FACILITY/AMENITY	ACRES
Akagi Farms Park	1.68
Amber Crest Mini Park	0.78
Amphitheater Park	6.8
Andy Ballard Equestrian Center	17.88
Apple Orchard Park	0.97
Bellevue Park	4.5
Brickerhaven III Park	0.47
Bubbling Brook Park	1.52
Clover Leaf Mini Park	0.5
Corner Canyon Regional Park	102.3
Cranberry Park	2.91
Deer Hollow Park	2.96
Draper City Park	24.3
Draper Historical Park	2.32
Eagle Crest Park	0.47
Eagle Crest Trailhead Park	0.21
Galena Hills Park	36.12
Green Clover Park	3.51
Honeybee Park	4.18
Inauguration Park	1.34
Jordan River Rotary Park	4.4
Lynn Ballard Ball Park	5.24
Maple Hollow 10-11 Park	0.56
Maple Hollow 7 Park	0.5
Meadowlark Park	1.63
Mehraban Wetlands Park	15.49
Orson Smith Park	1.62
Pheasant Meadow Park	1.7
Smith Fields Park	7.7
Southridge Park	1.96
Steep Mountain Park	14.6
Stonebridge Park	1.5
Sunrise Station Park	1.2
Timber Ridge Park	1.1
Whisperwood Park	2.56
TOTAL:	277.48

WHAT WE'VE HEARD

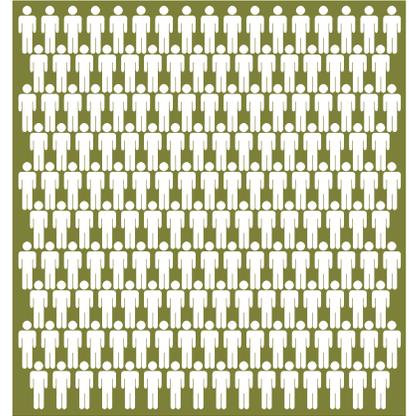
Through the Parks Master Plan completed in 2008 and the ongoing Open Space Master Plan processes, community residents identified a number of needs. Similar needs were highlighted during the project kick-off meeting involving city staff, as well as during stakeholder interviews in May and June 2015. Identified issues and needs include:

- A year-round recreation center would be beneficial. Indoor basketball, soccer facilities, and indoor pool would be nice.
- More urban, multi-use trails with emphasis in closing the gaps in the existing system, particularly an east-west connection from the Jordan River Trail to the Bonneville Shoreline Trail. I-15 is a particular challenge.
- Demand to link neighborhoods to schools and other community destinations - by trails and a Safe Routes to Everywhere philosophy.
- Improve bikeability. Draper is not known as a bikeable city.
- When asked to prioritize needs, additional trails, preservation of open space, and a recreation center stood out as the greatest needs.
- Open space, specifically Corner Canyon and Traverse Mountains are major city assets, and maintaining open space opportunities should be a priority.

INDICATORS

Park Acreage per Capita

.006 acres/capita



166 people/acre

Existing Goals

The 2004 General Plan has a series of goals related to Open Space & Recreation:

- Encourage and cooperate with other governmental agencies, non-profits, conservation organizations, etc., to preserve and protect regional open space and to acquire, develop, maintain and operate regional facilities that are available to people who live, work or visit the city of Draper.
- Protect and improve the quality of Draper's natural and built-up environments as defined in the quality and quantity of its open spaces.
- Manage a comprehensive open space program that is responsive to public need, delivers high quality customer service, and exemplifies the city's commitment to leadership in environmental affairs.
- Acquire and develop open space identified as high priority through land dedication or purchase.
- Improve the quality of life for all Draper residents by ensuring a wide range of recreational facilities and services.
- Provide attractive, well-maintained community recreational and park facilities that serve the entire community.
- Cooperate with and support the school districts that serve or will serve Draper to be able to maintain access to school sites and facilities for suitable, safe, and reliable joint recreational use and enjoyment.
- Provide access to educational, recreational, and cultural services for all residents.



TRANSPORTATION + INFRASTRUCTURE

Highlights

- An aging population will become more dependent on alternatives to driving solo.
- The transportation network will need to balance vehicular mobility with an ability to conveniently and safely walk, bike, or ride transit between destinations.
- Rapid population growth is increasing traffic volumes, necessitating improvements to existing roads, construction of new roads, and additional travel options.
- The average commute time for Draper residents is 25 minutes.

WHY IT MATTERS

Draper continues to experience above average population growth, growing 71% between 2000 and 2010, compared to 24% statewide, which challenges the existing transportation network. As larger properties subdivide, additional street connections have not necessarily been made, favoring curving roads and cul-de-sac development patterns. This makes the neighborhoods largely auto-dependent and difficult to efficiently serve with transit.

Mobility in the community plays a large role in the standard of living for residents, and a well-balanced, well-maintained transportation system is critical for sustaining Draper's high quality of life. Improving vehicular mobility, transit accessibility, and pedestrian and bicycle connectivity has been a priority for Draper and Salt Lake County, as evidenced by recent plans, including:

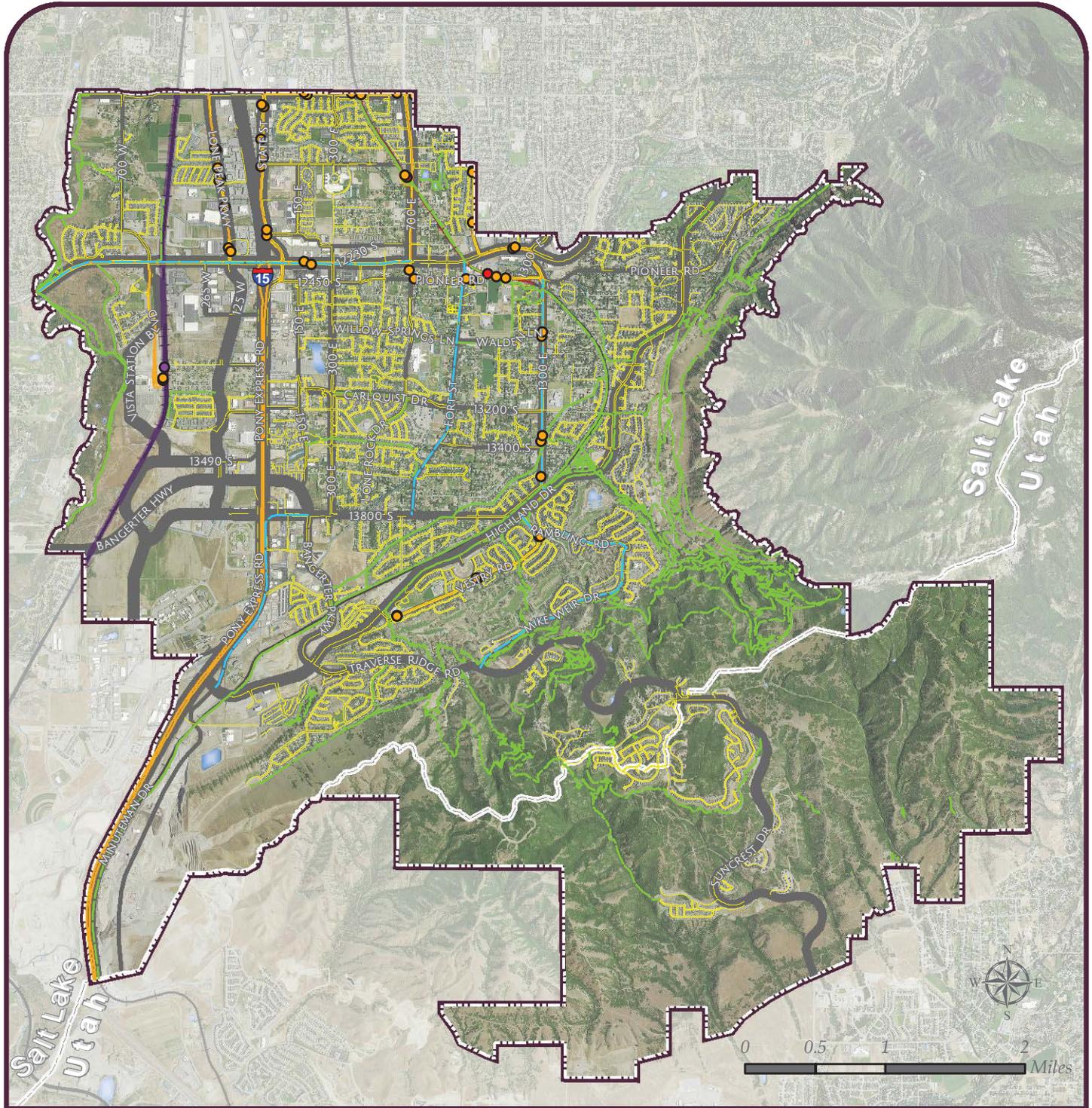
- Draper City Master Transportation Plan (2011)
- 2011-2040 Regional Transportation Plan (2011)
- WFRC Long Range Transportation Plan (2007)
- Southwest Salt Lake County Transit Feasibility Study (2010)
- Southwest Salt Lake County Transit Study (anticipated 2015)
- Utah Collaborative Active Transportation Study (2013)

OVERVIEW

As transportation systems are inextricably linked to land use, helping to inform traffic patterns, demand, and volume, it is important to look at residential growth and employment trends specifically. The number of households has almost doubled since 2000 and the percent of residents that live and work in Draper has increased from 24% to 27%. This indicates that 73% of residents still out-commute for work, reinforcing Draper as a "bedroom" community.



TRANSPORTATION



Source: City of Draper & Utah Transit Authority

Alternative and Automotive Transportation

- | | | | |
|---------------|----------------|-------------|-----------|
| Commuter Rail | Existing Bike | 1 Lane | Sidewalks |
| Bus Routes | Existing Trail | 2 Lanes | Railroad |
| Light Rail | | 3 - 4 Lanes | |
| | | 5 or More | |



Street Network

Interstate 15 provides the major north-south access through Draper for the bulk of automobile traffic. This is, in part, due to the few number of arterials that connect all the way through the City. Therefore traffic is pushed onto a limited number of streets, rather than spreading out the congestion to other major roads, including 11400 South, 12300 South, Bangerter Highway, Traverse Ridge Road, and 13800 South.

According to the 2011 Master Transportation Plan, there is a need for higher functioning roads to provide additional through traffic capacity and continuous bicycle linkages. There is also a need for a distributed network of lower functioning streets that can provide redundant access to relieve traffic burden on certain streets.

Vehicular Mobility

The street network in Draper City has approximately 235 miles of arterial, collector and local streets, which are classified based on the degree of mobility or access they provide. The majority of residents drive a automobile to work every day, a trend that has not changed much since 2000. There have been incremental increases in commuters using public transportation, or walking, and about 8% work from home. The average commute time is 25 minutes and, compared to 2000 commuting patterns, fewer residents are choosing to spend more time than that in their cars.

Transit Accessibility

Utah Transit Authority (UTA) currently serves Draper City with bus routes, Front Runner commuter rail, and three light rail TRAX stations. According to the 2013 on-board survey data, 44% ride the Draper Blue Line for work, and 40% are riding 5 days a week. The average rider is 30 years old and earns \$43,000 annually. One in six riders are students, and one in three riders belong to 2 car households, indicating that they have a choice in their transportation modes.

Drive Alone



2000 | 2013
90.19% | **78.70%**
-12.7% Change

Carpool



2000 | 2013
9.8% | **8.5%**
-13.4% Change

Walk



2000 | 2013
0.72% | **0.90%**
25% Change

Telecommute



2000 | 2013
7.0% | **8.1%**
15.4% Change

Bicycle or Other Means



2000 | 2013
0.6% | **4.2%**
160.4% Change

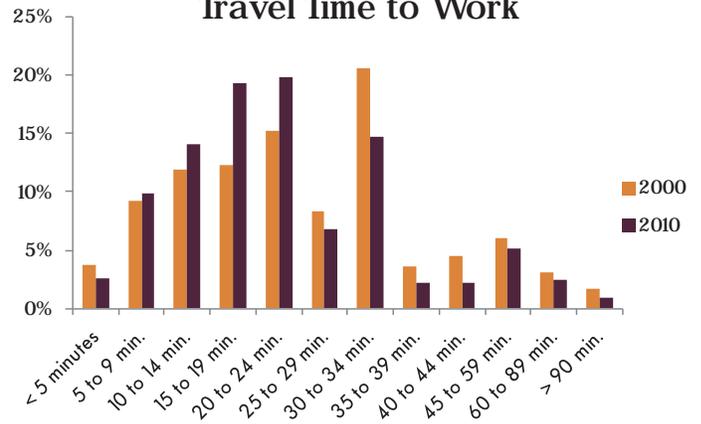
Public Transit (excludes taxi)



2000 | 2013
2.0% | **2.2%**
8% Change

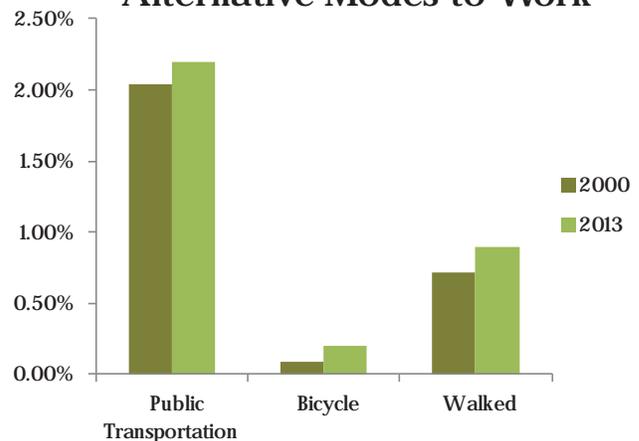
Source: 2000 Census, 2013 American Community Survey

Travel Time to Work



Source: 2000 Census, 2013 American Community Survey

Alternative Modes to Work



Source: 2000 Census, 2013 American Community Survey

The 2011 Draper Transportation Master Plan recommends two additional bus routes, to connect the commuter and light rail lines and to serve commercial areas on 12300 South and connect to the light rail station on 12400 South.

Bicycle & Pedestrian Connectivity

Draper City celebrates an extensive pedestrian and bicycle network. This system includes bike lanes, bike routes, and hard and soft surface trails. There are currently over 26 miles of bike lanes, routes and hard surface trails. Only 8 miles of which are existing bike lanes. Key components to Draper's multi-modal transportation plan includes Porter Rockwell, Draper Canal, and Jordan River Parkway Trail. The 2011 Draper City Transportation Master Plan proposed an additional 45 miles of bike facilities.

WHAT WE'VE HEARD

Issues and opportunities were highlighted during the project kick-off meeting involving City staff, as well as during stakeholder interviews in May 2015. Identified issues and needs include:

Traffic and Connectivity

Interviews with stakeholders focused primarily on the need for creative solutions to the increased traffic congestion that has come with recent growth. Connectivity is also an issue within new development, as it limits the number of arterials that provide connections across the city.

Bicycle and Pedestrian Infrastructure

Where present, bike lanes and sidewalks are well used. They provide access to the trail system and connect neighborhoods to commercial areas. Improvements, such as protected bike lanes and better connections across I-15, would be well received. There was mention of creating new residential developments that are walkable and support a healthy lifestyle.

Transit Systems

While the presence of TRAX and TRAX stations in Draper has historically been a controversial issue, many stakeholders mentioned that the system is an asset that Draper could better capitalize on. Improvements may be needed to make it more functional for residents, including connecting to other transportation options and promoting bike share as a way to solve the 'last mile' issue.

Existing Goals

The 2004 General Plan has a series of goals related to Community Mobility:

- Protect the physical integrity of regional networks to help reduce the number, length, and frequency of automobile trips, to improve air quality, reduce traffic congestion, and enhance quality of life and the environment.
- Prioritize regional connections to safely, effectively and efficiently move people, goods, and information beyond the city boundaries.
- Protect the function and flow of regional corridors.
- Promote regional diversity and connectivity of mobility choices.
- Emphasize live, work, and play land use relationships to optimize the use of citywide systems and reduce the strain on regional and local/neighborhood systems.
- Optimize the mobility of people, goods, and information for the expected buildout of the city.
- Preserve Draper's aesthetic values and environmental standards in the city's transportation system.
- Alleviate traffic congestion.
- Encourage a diversity of connections between neighborhood systems and with citywide and regional systems.
- Recognize the diversity of neighborhoods throughout the city and their different mobility needs.
- Protect neighborhoods from negative impacts of regional and citywide networks.
- Provide opportunities for building "community" through neighborhood mobility.



PUBLIC FACILITIES

Highlights

- Canyons School District, the first new school district to be created in Utah in nearly a century, opened on July 1, 2009.
- In the first two years of operation, Canyons conducted a \$250 million bond campaign to build and renovate schools, including a new high school in Draper.
- The Draper Senior Center opened in 2012, providing a state-of-the-art facility for area seniors.
- Construction of a new public safety wing at Draper City Hall began in 2014. The facility will house all police functions and staff.



WHY IT MATTERS

Cultural amenities, strong school systems, and accessible public facilities are desirable services and resources and serve to enhance the quality of life for Draper residents and create an appealing place to live. Draper City supports an amphitheater, public library, senior citizen center, police department, and public works facility. The fire department and public school system are services shared with neighboring municipalities. These facilities and public services are held in high regard by the community, and maintaining their quality is important as Draper's population continues to grow and age.

OVERVIEW

Amphitheater

Finished in 2009, the Draper Amphitheater features a large stage and covered presidium as well as dressing rooms, a hospitality room, storage rooms and restrooms. It provides tiered grass seating and can accommodate approximately 1,100 spectators. There is room in front of the stage to fit chair seating for 200. The amphitheater is the site of numerous concerts, theatrical productions, movies, and other outdoor events, primarily during the summer months.



Public Library

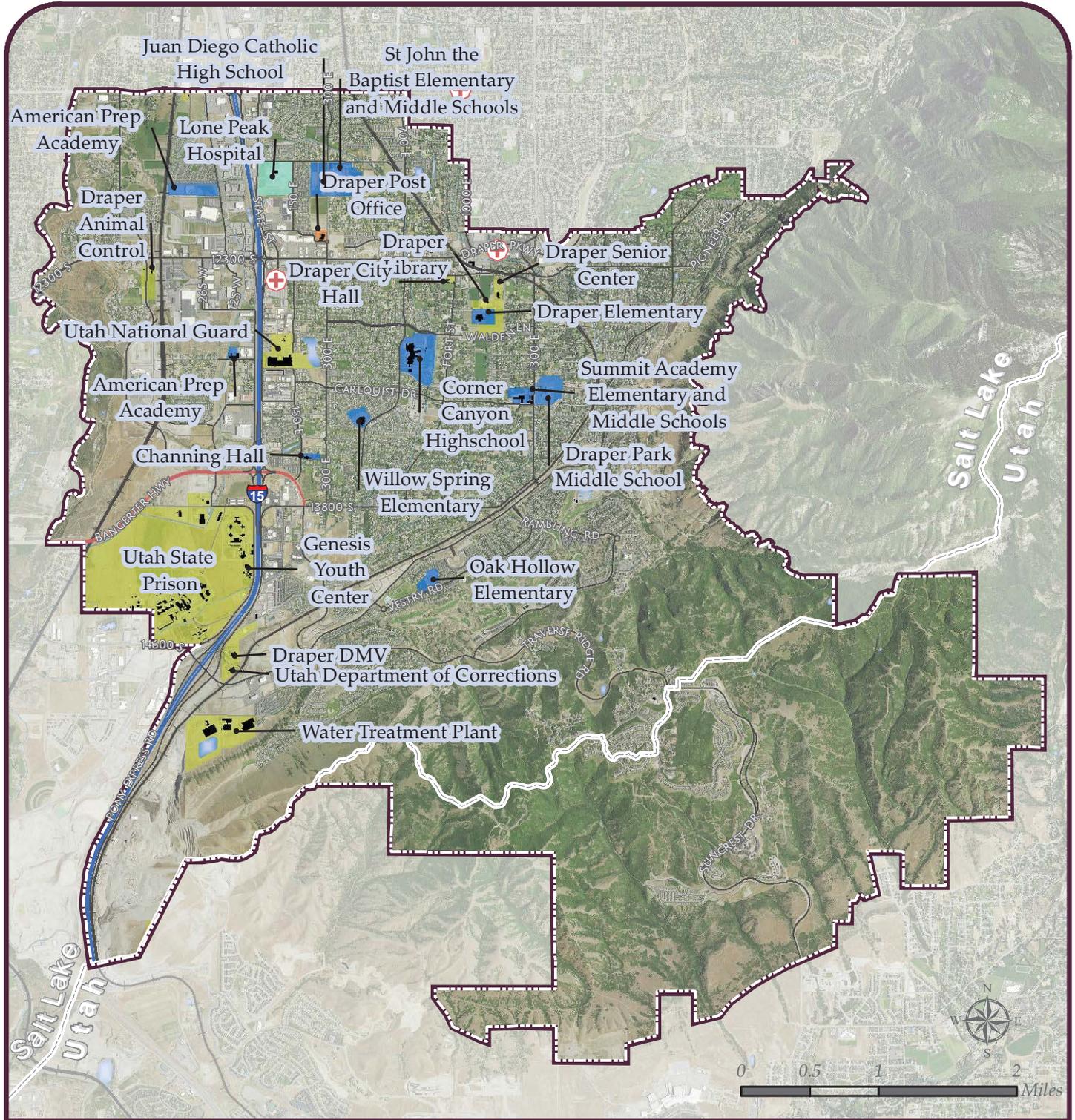
Opened in 2005, the Draper Public Library is part of the Salt Lake County Library Services system. It provides programs for kids, teens, families and adults, and an advisory service for all customers. The library houses 105,000 items, has 25 computers, wifi access, and self-checkout machines.

Public Safety

Established in 2003, the Draper City Police Department offers 24 hour services out of the Draper City Hall building. The department has 40 sworn officers and is made up of a Patrol Division, Detective/Investigations Unit, and Traffic Unit. They also provide D.A.R.E. instruction, Crisis Intervention, Graffiti Investigation, as additional services.

Draper City is a member of the Unified Fire Authority (UFA). The City has a contract with UFA to handle fire and emergency medical requests within Draper City. UFA is the largest fire agency in Utah serving 500,000 residents, and provides a Bomb Squad, Wildland Fire Division, Heavy Rescue, Water Rescue, and Hazardous Materials services as well.

PUBLIC FACILITIES



Public Facility Buildings and Parcels

Source: City of Draper

- + Urgent Care Facilities
- Government Building
- Post Office
- Buildings
- Hospital
- Schools



Public Works

The Public Works Department maintains Draper City’s physical and environmental infrastructure for its residents, business owners, and visitors. Provided services include residential garbage, recycling collection, and construction management of sidewalks, street lights, parks and trails, water, storm drains, vehicles and equipment.

Schools

The public schools in Draper are part of the Canyons School District, formed in 2009. The school district covers approximately 192 square miles in the southeast part of Salt Lake Valley, and serves 33,000 students in 29 elementary schools, eight middle schools, five high schools, and six special programs. Corner Canyon High School in Draper opened in 2013. The schools provide shared facilities and services for the community. In addition, several private and charter schools are located within Draper.



Senior Center

The Draper Senior Center, which opened in 2012, provides services to area senior citizens that focus on emotional wellbeing, health and fitness, learning and creativity, fellowship and food, as well as providing information and assistance. The center organizes activities, classes, entertainment, and field trips, and serves breakfasts and lunches Monday through Friday. Transportation is provided by the Senior Citizens Van to older Draper residents.



WHAT WE’VE HEARD

Issues and opportunities were highlighted during the project kick-off meeting involving City staff, as well as during stakeholder interviews in May 2015. Identified issues and needs include:

Quality Services

The public services provided to residents of Draper were seen as a strength of the community, with the schools, library, recreation programs, senior center, and police and fire service all mentioned positively. Maintaining the quality of those programs is important as the area grows, as they are one of the assets that attract new residents to the City. Overcrowding in the schools was a concern, as was the accessibility of the senior center to those residents with limited mobility.

Foster Unity

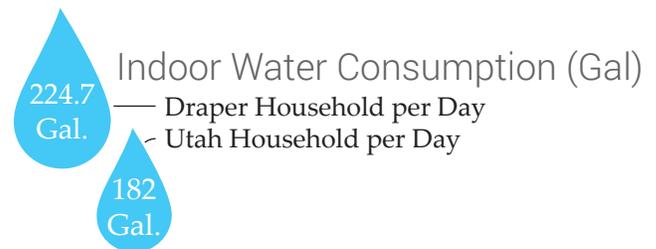
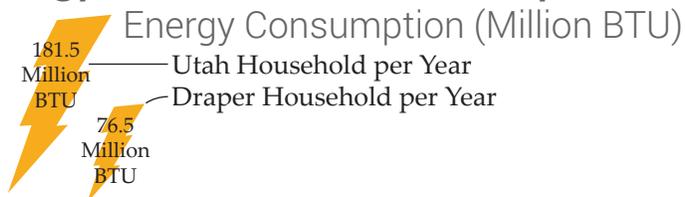
As new facilities are built, it is important to keep in mind where they are located. The current school zoning acts as a division between the east and west sides of Draper, and is something that should be avoided when possible. New facilities should be used as a way to bring together the residents of Draper and encourage a sense of community.

Future Opportunities

With the increased development in the area, an opportunity exists for the City to use the development fees to enhance the public facilities of the City. A performing arts center for year-round use was mentioned as a possible community asset, along with a cultural center, and an indoor recreation center possibly including indoor basketball, soccer, and pool facilities.

INDICATORS

Energy and Water Consumption



Existing Goals

The 2004 General Plan has a series of goals related to Public Facilities:

- Provide city service facilities to meet the governmental, administrative, public safety, emergency, social, human, cultural, informational, and maintenance needs of the community.
- Provide recreational opportunities to meet the needs of all areas of the community through public facilities.
- Coordinate with Jordan School District to plan for and secure school sites and facilities for the delivery of the best elementary and secondary educational programs achievable for the school-age children of the community.
- Work in conjunction with regional providers to establish and maintain an innovative, sustainable solid waste collection, recycling, and disposal delivery system for present and future generations.
- Protect the health, safety, and welfare of the public from the impacts of flooding.
- Encourage provision of power and communication systems that match the character of Draper and provide reliable, efficient service for Draper citizens, visitors, and businesses.
- Develop strategies to encourage Salt Lake County to place the library in a position to respond to future challenges brought on by the information age, social and economic forces and people's lifestyles.
- Partner with other jurisdictions and agencies to achieve maximum efficiency in city service delivery.
- Provide an integrated system of services, resources, and opportunities to help Draper residents of all ages improve their lives, the lives of others, neighborhoods, and the total community.
- Provide a safe environment for all Draper citizens, visitors, and private interests by alleviating physical risks that may be encountered in the normal operation and development of the community.
- Ensure renewable, long-term water supplies for the community.
- Ensure renewable, long-term water supplies for the community.
- Work with regional providers to meet or surpass all applicable water quality standards for domestic, commercial, and industrial uses.

