

What Type of Retail Along 2600 N and Washington Blvd.?

- Good land planning suggests discouraging strip commercial development
 - Generally higher vacancy rates
 - Consumes the limited frontage
 - Becomes difficult to develop deeper properties
 - Trends of concentration and walkability

Wasatch Choice 2040 Vision

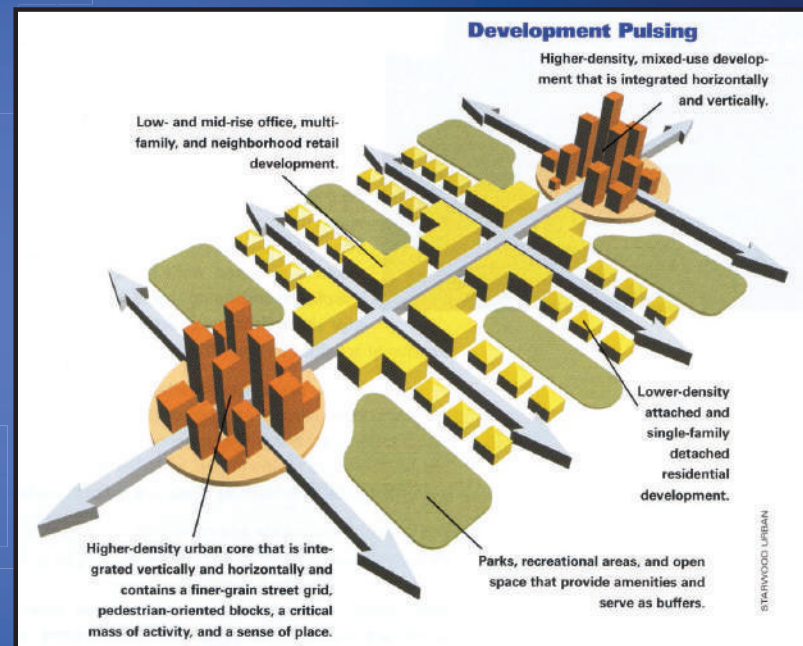


- Regional Vision for the Future
 - Suggesting that a lot of our growth should occur in centers (compact, MU, walkable)
 - Based on connecting and enhancing town centers with transit
 - 2600 N and Washington is identified as a possible center
- Voluntary Regional Principles to be implemented locally



Growth in Town Centers (downtowns)?

- ULI's *"Ten Principles for Reinventing America's Suburban Strips"*
 - 4. Prune back retail-zoned land (strip commercial)
 - 5. Establish pulse nodes of development
- Model applies to North Ogden



- **Current Housing Supply**
- **Historical Housing Construction**
- **Housing Demand**
- **Senior Housing**
- **Retail and Office**
- **Conclusions**

Current Housing Supply

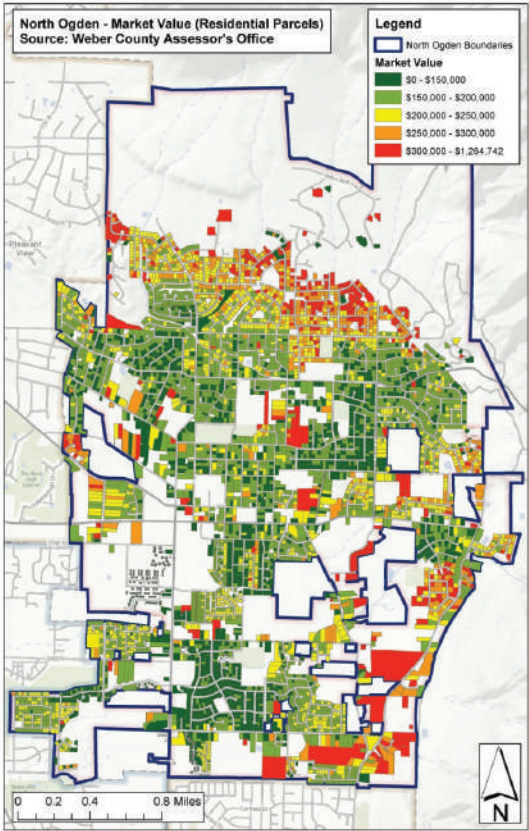
What do we know about our housing stock?

	North Ogden	Weber County
Less than \$50,000	2%	6%
\$50,000 to \$99,999	1%	9%
\$100,000 to \$149,999	11%	23%
\$150,000 to \$199,999	31%	25%
\$200,000 to \$299,999	37%	23%
\$300,000 to \$499,999	16%	12%
\$500,000 to \$999,999	3%	2%
\$1,000,000 or more	0%	0%

56 percent of owner-occupied homes in North Ogden are valued at more than \$200,000, with only 11 percent valued between \$100,000 and \$149,000. Median household value is \$211,800

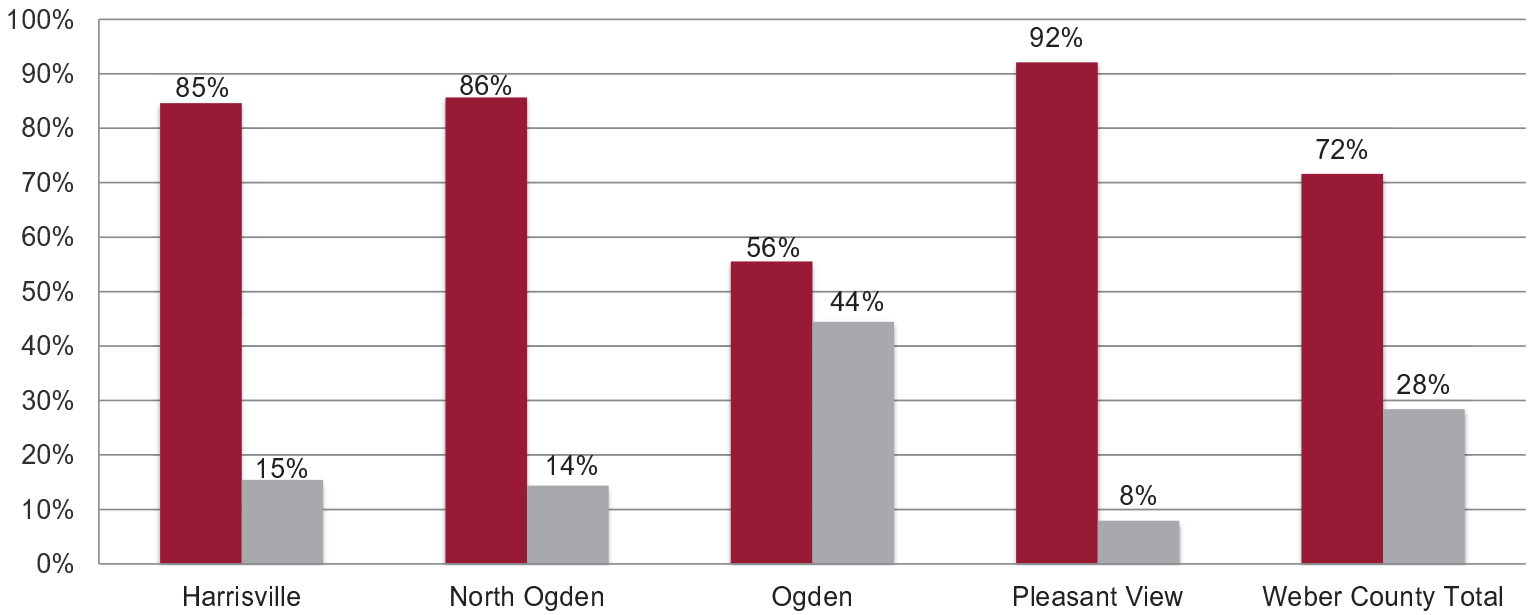
Source: ACS 5-year Average (2009-2013)

Current Housing Supply



Occupied Housing Units

Source: ACS 5-Year Average (2009-2013)



Historical Housing Construction

What if current trends continue?

New Residential Building Permits by City

	Total 2005-2014	Total 2005-2009	Total 2010-2014	Total 2013-2014
Farr West	480	335	145	52
Harrisville	484	377	107	36
Huntsville	5	4	1	1
North Ogden	523	348	175	44
Ogden	1,344	1,020	324	138
Plain City	475	287	188	44
Pleasant View	794	488	306	122
Riverdale	137	103	34	7
Roy	424	241	183	33
South Ogden	404	349	55	23
Uintah	41	33	8	3
Washington Terrace	32	26	6	2
West Haven	499	284	215	84
Average	376	260	116	39

North Ogden Averages

2005-2014: 52 permits per year

2010-2014: 35 permits per year

New Multi-Family Building Permits (Units) by City

	Total 2005-2014	Total 2005-2009	Total 2010-2014	Total 2013-2014
Farr West	33	7	26	1
Harrisville	301	241	60	9
Huntsville	-	-	-	-
North Ogden	96	90	6	-
Ogden	690	490	200	97
Plain City	6	6	-	-
Pleasant View	146	28	118	71
Riverdale	38	34	4	-
Roy	40	4	36	9
South Ogden	121	109	12	4
Uintah	5	4	1	-
Washington Terrace	16	16	-	-
West Haven	216	191	25	5

North Ogden Averages

2005-2014: 10 permits (units) per year

2010-2014: 1 permit (unit) per year

Historical Absorption

	Annual Change in Occupied Units (2000-2010) (US Census)	% Renter Occupied (ACS 5-year Average)	Rental Annual Absorption
Harrisville	79	15%	12
North Ogden	115	14%	16
Ogden	225	44%	99
Pleasant View	70	8%	6

Annual absorption based on change in occupied units (US Census) multiplied by the % of renter occupied units (ACS 5-year average)

Rental absorption of 16 units is close to historical absorption of 10 building permits per year (2005-2014)

Sources: BEBR; US Census; ZBPF

Housing Demand

How do increases in population and employment impact potential housing demand?

Projected Population *(Source: Governor's Office of Management and Budget; ZBPF)*

	2010 Baseline	2020	2030	2040	2050	2060
Weber County	231,236	258,423	300,477	349,009	398,699	449,053
Farr West	5,928	6,835	7,238	8,163	9,479	11,593
Harrisville	5,567	6,314	7,741	7,146	8,428	9,782
Hooper	7,218	8,967	13,989	21,640	28,691	36,586
Huntsville	608	666	727	688	698	692
Marriott-Slaterville	1,701	2,003	2,741	4,826	5,895	7,054
North Ogden	17,357	19,927	25,351	36,923	43,802	51,103
Ogden	82,825	90,971	100,123	102,059	105,457	106,934
Plain City	5,476	6,431	8,727	10,694	13,492	16,572
Pleasant View	7,979	9,204	11,876	15,626	18,860	22,337
Riverdale	8,426	9,093	9,365	9,694	9,544	9,409
Roy	36,884	39,979	41,890	43,876	44,739	44,618
South Ogden	16,532	17,941	18,885	19,387	19,387	19,399
Uintah	1,322	1,502	1,851	1,749	2,072	2,415
Washington Terrace	9,067	9,857	10,446	13,456	13,567	13,358
West Haven	10,272	13,121	21,731	32,674	44,760	58,405
Balance of Weber County	14,074	15,613	17,796	20,408	29,826	38,798

Projected Households* *(Source: Governor's Office of Management and Budget; ZBPF)*

	2020	2030	2040	2050	2060
Per Decade	796	1,679	3,583	2,130	2,260
Per Year	80	168	358	213	226
Households by Type**					
Renter Occupied	11	24	50	30	32
Owner Occupied	68	144	308	183	194

*Based on North Ogden average of 3.23 persons per household

** Based on 86% owner-occupancy rate , ACS 5-year Average (2009-2013)

Projected Population *(Source: TAZ Projections; WFRC, ZBPF)*

	2015	2020	2030	Additional Households 2015-2020*	Additional Households 2020- 2030*
2600 North					
1 mile	8,835	9,147	10,076	104	310
3 miles	41,190	43,653	49,678	821	2,008
5 miles	77,236	82,101	93,385	1,622	3,762
1900 North					
1 mile	8,850	9,350	10,754	166	468
3 miles	49,430	51,784	58,274	785	2,164
5 miles	92,874	99,320	113,269	2,149	4,651

Based on County average of 2.9 persons per household

Projected Employment *(Source: TAZ Projections; WFRC, ZBPF)*

	2015	2020	2030	Additional Households 2015-2020*	Additional Households 2020- 2030*
2600 North					
1 mile	1,729	1,793	2,130	74	389
3 miles	12,870	13,713	16,458	974	3,171
5 miles	27,600	29,508	35,419	2,204	6,829
1900 North					
1 mile	2,032	2,067	2,403	40	389
3 miles	16,969	17,802	20,909	962	3,589
5 miles	45,896	52,135	61,716	7,208	11,068

**Based on County average of 1.2 jobs per household*

Data from Developer Interviews – Multi-Family Residential

Note: Not a significant sample size (partial data from 7 developers)

	Average	Range
New Units per Acre	19	12-30
Units Absorbed per Month	13	12-14
Total Units Constructed per Year*	154 (105 without outlier)	100-300
Square Feet		
Studio	550	500-600
1 bedroom	750	700-800
2 bedroom	1,083	900-1,200
3 bedroom	1,300	1,100-1,500
Rents		
Studio	\$550	\$500-600
1 bedroom	\$667	\$600-700
2 bedroom	\$938	\$800-1,150
3 bedroom	\$1,167	\$1,100-1,200
Mixture		
Studio	10%	10%
1 bedroom	25%	15-35%
2 bedroom	57.5%	45-70%
3 bedroom	12.5%	10-15%
Stories		
Cost per Door	\$137k	\$125-160k

Data from Developer Interviews - Townhomes

	Average	Range
New Units per Acre	13	8-18
Square Feet	1,275	1,200-1,350
Cost per Door	\$176k	\$170-190k

Comments:

- Attractive area (better schools, less crime, lower density, same rent as Ogden)
- People live in this area because they want to get out of the city
- If growth continues at 2600 North, buyers won't want to buy a townhome there; rental properties would be a better option there

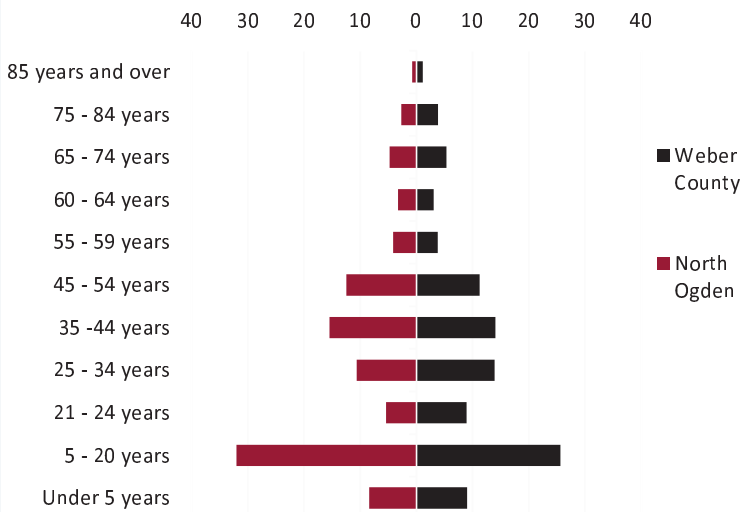
Housing Demand Comparison – Multi-Family Units per Year

	Change in Occupied Units 2000-2010 (US Census)	North Ogden Building Permits/year 2005-2014	GOMB Population Projection 2010-2020	GOMB Population Projection 2020-2030	Population Growth 2015-2020 (1 mile–5 miles)	Employment Growth 2015-2020 (1 mile–5 miles)	Developer Interviews
Households/ Units per Year	16	10	11	24	21-430	15-1,442	122-167

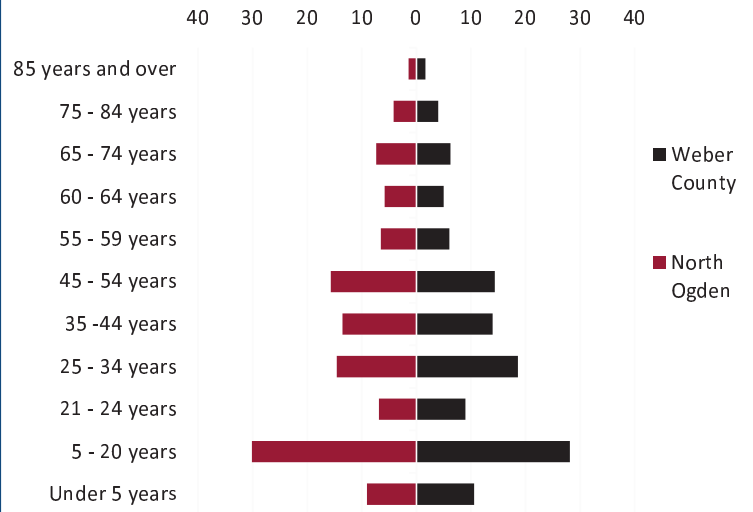
Senior Housing

Aging Population

Percent of Total Population
2000 Census



Percent of Total Population
2010 Census



Population growth for age groups 65 and older in North Ogden between 2000 and 2010

Senior Housing Availability

Name	Address	Number of Units
Quail Meadow Assisted Living	2100 North 289 East	24
Prominence Point (Proposed)	1700 North 200 East	NA

Neighboring Communities	City	Number of Units
Emeritus Estates	Ogden	80
Seasons Assisted Living	Farr West	24
Gardens Assisted Living	Ogden	NA
George E Wahlen Veteran's Home	Ogden	NA
Beehive Homes	Ogden	NA

Retail and Office

Sales Leakage - 2013

	2013 Leakage	2013 Capture Rate
General Merchandise Stores*	-\$41,878,141.98	11%
Motor Vehicle and Parts Dealers	-\$36,518,950.42	10%
Food Services and Drinking Places*	-\$18,160,748.60	38%
Building Material and Garden Equipment and Supplies Dealers	-\$17,725,649.17	0%
Miscellaneous Store Retailers	-\$11,928,006.07	3%
Clothing and Clothing Accessories Stores	-\$10,796,447.43	16%
Accommodation	-\$10,429,989.40	0%
Gasoline Stations	-\$7,533,278.02	0%
Sporting Goods, Hobby, Book, and Music Stores	-\$7,434,434.07	5%
Repair and Maintenance	-\$6,705,991.95	17%
Electronics and Appliance Stores	-\$6,480,916.49	1%
Furniture and Home Furnishings Stores	-\$6,028,006.10	2%
Health and Personal Care Stores	-\$3,243,923.27	8%
Amusement, Gambling, and Recreation Industries	-\$2,829,214.41	9%
Non-store Retailers	-\$2,557,637.57	38%
Personal and Laundry Services	-\$1,978,373.37	21%
Performing Arts, Spectator Sports, and Related Industries	-\$897,729.34	0%
Museums, Historical Sites, and Similar Institutions	-\$219,017.85	0%
Food and Beverage Stores	\$11,162,177.72	137%
TOTAL	-\$182,184,277.79	27%

* Does not include new businesses from 2014, including Café Rio and Smith's Marketplace

Retail and Office Absorption – Weber County

	2004	2009	2013	Average Growth per Year
Office				
Class A	869,450	1,182,326	916,547	Negative Growth Occurring for Office Space
Class B	1,142,711	962,158	758,594	
Class C	218,228	395,079	392,226	
Total Square Feet	2,230,389	2,539,563	2,067,367	
Retail				
Regional Mall	726,729	726,729	726,729	-
Regional Center	968,413	1,690,403	1,690,403	80,221
Commercial Center	1,270,644	1,447,731	1,904,695	70,450
Neighborhood Center	1,030,592	1,033,718	846,004	(20,510)
Anchorless Strip	463,949	851,458	792,935	36,554
Total Square Feet	4,460,327	5,750,039	5,960,766	166,715
County Population	210,418		231,236	
Retail Square Feet per Capita	21		26	
Office Square Feet per Capita	11		9	

Retail growth shows potential for additional retail in North Ogden

Potential Retail Absorption Based on Population Growth

Source: (GOMB Population Projections; ZBPF)

Based on assumed 26 square feet of retail space per capita as calculated on previous slide

	2020	2030	2040	2050		
Additional Retail Space Per Decade	66,813	141,042	300,860	178,865	189,824	175,481
Additional Retail Space Per Year	6,681	14,104	30,086	17,887	18,982	17,548

Capture Rates

100%	6,681	14,104	30,086	17,887	18,982	17,548
90%	6,013	12,694	27,077	16,098	17,084	15,793
80%	5,345	11,283	24,069	14,309	15,186	14,038
70%	4,677	9,873	21,060	12,521	13,288	12,284
60%	4,009	8,463	18,052	10,732	11,389	10,529
50%	3,341	7,052	15,043	8,943	9,491	8,774

Conclusions

- Higher home values suggest the need for more moderate priced homes – diversity of housing types could capture more of the market
- Population, employment, construction growth and developer interviews indicate potential for additional housing in North Ogden – Developers more optimistic than trends
- Projections and developer interviews do not suggest that 1,000 additional units is reasonable in the short term, rather approximately 100 units per year
- Present demand for additional senior housing for aging population
- Potential for an average of 17,548 square feet of additional retail space per year through 2060 (6,681 per year for the next 5 years)

On-line Survey Summary

2. The following 6 questions apply to main street shops/ smaller commercial buildings in the downtown area. Please rate the following building type for a North Ogden downtown. Disregard actual business name on picture. Smaller stand alone commercial building with street access



Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	Strongly in favor	Somewhat in favor	Not Sure/Indifferent	Somewhat opposed	Strongly opposed
	65	90	33	11	4
	32%	44%	16%	5%	2%

Smaller stores received a Strong support.



On-line Survey Summary

8. This section is about medium size commercial buildings in the North Ogden downtown area. Please rate the following building type for the North Ogden downtown. Disregard actual business name on pictures. Medium size commercial buildings fronting parking lot



Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	36	74	35	36	15
	18%	38%	18%	18%	8%

Mid-box or medium stores received a Strong support.



On-line Survey Summary

11. This section is about big box size commercial buildings in the future North Ogden downtown area. Please rate the following building type for the North Ogden downtown. Disregard actual business on picture. Big box size commercial building



Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	18	33	39	52	61
	9%	16%	19%	26%	30%

Big-box received a strong opposition.



On-line Survey Summary

16. Please rate the following building type for the North Ogden downtown.
Disregard actual business names on picture. Office commercial building on street
2 stories



Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	48	79	42	20	12
	24%	39%	21%	10%	6%

Smaller office (2-3 stories) is wanted over large (4-5 stories) office buildings.



On-line Survey Summary

22. Please rate the following building type for the North Ogden downtown area.
Residential 3 stories



Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	15	48	42	38	52
	8%	25%	22%	19%	27%

Apartments/ condos received mixed results including opposition, indifferent and somewhat support.



On-line Survey Summary

18. This section is about residential housing in the North Ogden downtown area. Please rate the following building type. Residential housing townhome



Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	23	68	33	36	32
	12%	35%	17%	19%	17%

Townhouses received a mixed support and opposition.



On-line Survey Summary

25. This section is about public open spaces in the North Ogden downtown area. Plazas or public open spaces are often an important part of a downtown. Please rate the following plaza or open space. Town square plaza w/ splash pad (mixture of grass and concrete)



Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	94	52	17	23	6
	49%	27%	9%	12%	3%

Most popular plaza picture (splash pad and park).



On-line Survey Summary

35. Please rate the following streetscape (setback, walk, street furniture, parking and etc) regarding potential for North Ogden downtown. Disregard business names on buildings. 45 degree parking, bulb outs for sidewalk crossing, corner plaza and trees



Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	45	79	40	17	9
	24%	42%	21%	9%	5%

36. Please rate the following streetscape (setback, walk, street furniture, parking and etc) regarding potential for North Ogden downtown. Disregard business names on buildings. Sidewalk and parking lot



Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	Strongly in favor	Somewhat in favor	Not Sure/ Indifferent	Somewhat opposed	Strongly opposed
	17	36	50	56	32
	9%	19%	26%	29%	17%

North Ogden residents want Streetscape and wide sidewalks.



On-line Survey Summary

Desired Uses

- Dining
- Retail Shopping
- Festival
- Outdoor Concert
- Farmers Market
- Splash Pad
- Business/ Jobs
- Entertainment



Three table exercises

- Exercise 1 – What would you see in 20 years if there is no plan?
- Exercise 2 – Take the time machine ride – what would you see if you could have anything you could hope for?
- Exercise 3 – The land use puzzle



Potential Land Uses – the “chips”

Neighborhood center



Downtown Center



Potential Land Uses – the “chips

Downtown/mixed use



Downtown/mixed use



Potential Land Uses – the “chips”

Main Streets



Main Streets



Potential Land Uses – the “chips

Small lot residential – 6 to 8 per acre

Small lot residential



Potential Land Uses – the “chips

Medium density townhouses – 8 to 15 per acre



Medium density townhouses



Potential Land Uses – the “chips

Higher density – 15 plus per acre



Higher density



Offices



Parks and plazas

Town square



Plaza



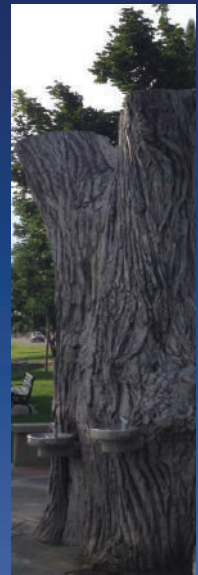
Other tools at the tables

- Markers – for new roads, trail connections, notes that don't translate to chips or the markers
- Sticky notes – for the other exercises and notes
- Tracing paper to allow more alternatives



Time to work!

- We need your input!
- Several ways to provide input
- Have fun!
- Be creative!
- We will share the key points from each table at the end of the meeting
- It will be used in developing changes to the General Plan and Zoning ordinances



Constant Contact Survey Results



civilsolutionsgroup inc.

Survey Name: North Ogden City General Plan Survey

Response Status: Partial & Completed

Filter: None

14-Apr-15

Thank you for taking the time to complete this online survey (1 survey per adult). Your input is important to the City.

1. Please state your residency.

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Current North Ogden Resident	Property/Business Owner of North Ogden not a resident	Not A North Ogden Resident
	744	13	16
	96%	2%	2%

2. General services budgets (street maintenance, repairs, lighting, building and zoning, recreation, parks, police, etc.) are not meeting the needs of current and future residents. Please prioritize the sources of additional revenue which you feel should increase to cover the cost of general services.

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Most		
	1	2	3
Increase in property tax	49 7%	156 22%	499 71%
Increase in user fees	158 22%	411 58%	135 19%
Increase in commercial retail stores which provide a portion of the retail sales tax to the	497 70%	143 20%	70 10%

3. As the population of Utah continues to grow, property owners in North Ogden will continue to exercise their right to develop land. It is inevitable that the population will grow as it has since early pioneer days. Please prioritize the growth strategy options below (1 most desirable and 4 least desirable).

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Most			
	1	2	3	4
New housing to be developed in vacant fields and agricultural lands within the City area	161 22%	189 26%	256 35%	116 16%
New housing in downtown areas/commercial (near Washington Blvd and 2700 North)	175 24%	229 32%	201 28%	117 16%
New housing developed within existing neighborhoods	337 47%	223 31%	121 17%	41 6%
New housing developed higher on the mountain side	94 12%	81 11%	144 19%	448 58%

4. This question is about the physical appearance of North Ogden. Are you satisfied with the beauty and appearance of Washington Boulevard and 2700 North including adjacent buildings, landscapes, and sidewalks?

	Number of Response(s)	Response Ratio
Satisfied	292	39.6%
Indifferent/ Not Sure	207	28.0%
Not Satisfied	239	32.4%

5. Are you satisfied with the beauty and appearance of North Ogden commercial buildings built over the last 10 years?

	Number of Response(s)	Response Ratio
Satisfied	505	69.2%
Indifferent/ Not Sure	142	19.5%
Not Satisfied	83	11.4%

6. Are you satisfied with the beauty and appearance of North Ogden single family homes built over the last 10 years?

	Number of Response(s)	Response Ratio
Satisfied	437	60.4%
Indifferent/ Not Sure	249	34.4%
Not Satisfied	37	5.1%

7. Are you satisfied with the beauty and appearance of North Ogden townhouses or condos/apartments built over the last 10 years?

	Number of Response(s)	Response Ratio
Satisfied	329	44.8%
Indifferent/ Not Sure	238	32.4%
Not Satisfied	167	22.8%

8. Please rate how you feel about street trees.					
Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.					
	Strongly in favor	Somewhat in favor	Not Sure	Somewhat opposed	Strongly opposed
Street trees in residential neighborhoods	447 61%	155 21%	35 5%	58 8%	42 6%
Street trees in commercial areas	449 62%	196 27%	37 5%	27 4%	19 3%
9. If North Ogden were to implement a street tree program please select any of the programs you would agree with.					
Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.					
	Strongly in favor	Somewhat in favor	Not Sure	Somewhat opposed	Strongly opposed
Street tree master plan for the City	331 46%	199 28%	109 15%	35 5%	48 7%
Street trees required for new residential development	289 40%	192 27%	93 13%	61 9%	82 11%
Street trees required for new commercial development	371 52%	197 27%	75 10%	31 4%	46 6%
City and residents work together to plant street trees in established neighborhoods	326 45%	189 26%	96 13%	46 6%	67 9%
10. How would you rank North Ogden's street safety? If you feel a specific street or intersection needs improvement please list the address and issue below.					
	Number of Response(s)	Response Ratio			
Very safe	138	19.5%			
Somewhat safe	440	62.3%			
Indifferent	21	3.0%			
Somewhat not safe	64	9.1%			
Not safe at all	43	6.1%			
11. Please rank the following transportation and street safety related issues in North Ogden.					
Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.					
	Very satisfied	Somewhat satisfied	Not sure	Somewhat dissatisfied	Very dissatisfied
Connection to UTA Fronrunner from North Ogden	121 17%	176 24%	254 35%	111 15%	59 8%
City sidewalks	83 13%	269 41%	70 11%	179 27%	50 8%
City bike lanes	63 9%	170 24%	223 31%	178 25%	82 11%
East to west major streets	152 18%	499 60%	61 7%	86 10%	29 4%
North to south major streets	152 21%	339 47%	107 15%	86 12%	39 5%
Bus routes and/or service in North Ogden	113 15%	213 29%	340 46%	48 7%	20 3%
Pleasant View Fronrunner service to SLC	114 16%	172 24%	218 30%	121 17%	93 13%
Well connected neighborhood streets (less dead ends)	132 18%	315 44%	185 26%	76 11%	15 2%
Current maintenance condition of streets (paving, potholes, etc.)	83 13%	346 53%	76 12%	100 15%	54 8%
Cross walks at intersections	130 18%	389 54%	95 13%	91 13%	21 3%

12. Please rate the following existing and potential recreational amenities (parks, open space, and trails).					
Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.					
	Strongly in favor	Somewhat in favor	Not Sure	Somewhat opposed	Strongly opposed
Pocket parks (small and close by)	298 41%	273 38%	88 12%	46 6%	15 2%
Sports courts or ball fields	212 30%	304 43%	138 19%	45 6%	15 2%
Nature parks or preserved natural open space	369 60%	138 22%	73 12%	27 4%	10 2%
City parks (5-10 acres)	275 40%	285 41%	88 13%	31 4%	10 1%
Regional parks (30-50 acres)	160 22%	202 28%	212 30%	107 15%	33 5%
Pools and aquatic center	290 41%	223 31%	99 14%	67 9%	37 5%
Plaza, town square or amphitheater	235 31%	254 33%	202 26%	48 6%	31 4%
City trails and pathways (concrete/asphalt)	328 46%	254 35%	82 11%	38 5%	16 2%
Trails connecting to local mountain trails	378 53%	215 30%	90 13%	19 3%	14 2%
Recreation center	233 32%	237 33%	165 23%	52 7%	42 6%
13. How often do you and or your family members use the following parks and trails facilities in the North Ogden area during the appropriate season?					
Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.					
	Never	Yearly	Monthly	Weekly	
General City parks	100 14%	280 39%	209 29%	131 18%	
Sports fields or courts	317 44%	196 27%	123 17%	85 12%	
Playgrounds and swings	226 31%	179 25%	187 26%	128 18%	
Urban city trails	217 30%	171 24%	185 26%	145 20%	
Mountain or natural area trails (close to city)	176 24%	181 25%	190 26%	173 24%	
Picnic or pavilion	189 26%	373 52%	148 20%	14 2%	
Tennis	563 78%	105 15%	38 5%	14 2%	
Volleyball	580 81%	114 16%	20 3%	5 1%	
Aquatics Center	244 34%	263 36%	136 19%	78 11%	
Skate Park	635 88%	47 7%	23 3%	17 2%	
14. As the North Ogden City population grows, please select the amount of park land you feel the city should provide for the residents					
	Number of Response(s)	Response Ratio			
Increase the amount of parks to maintain the current level park land per	441	60.5%			
Increase in the current amount of park land per person	180	24.7%			
No increase in park land even with population growth	108	14.8%			
15. As the North Ogden City population grows please select the amount of trails you feel the City should provide for the residents.					
	Number of Response(s)	Response Ratio			
Increase the amount of trail miles to maintain the current level of trail miles	333	46.1%			
Increase in the current amount trail miles per person	235	32.5%			
No increase in trails even with population growth	154	21.3%			

16. Home-based businesses can be great opportunities for people to operate a business from their home without the overhead of a traditional commercial location. They can also offer convenience by being located in a neighborhood. On the other hand, they can negatively impact the adjacent homes in an urban neighborhood with traffic, noise, dust, fumes, etc. that are not traditionally expected in a residential area. Some also argue that these businesses have an unfair advantage over traditional commercial locations that invest money into commercial buildings and overhead. We want your input of what types of home-based businesses you feel are appropriate to be located in the city's residential neighborhoods. Please rate how strongly you would support your neighbor operating the following types of home-based businesses next to your home:

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	Strongly Support	Support	No Opinion	Oppose	Strongly Oppose
Computer/small appliance repairs	166 23%	292 41%	73 10%	113 16%	68 10%
Dance and musical instruction	169 24%	284 40%	88 12%	100 14%	72 10%
Hair salon	175 25%	307 43%	94 13%	77 11%	58 8%
Home office	397 49%	284 35%	77 10%	26 3%	26 3%
Auto repairs	52 7%	97 14%	73 10%	212 30%	280 39%
Animal Kennels	23 3%	41 6%	70 10%	248 35%	332 46%
Heavy equipment/appliance repair	19 3%	26 4%	72 10%	228 32%	358 51%
Tanning Salon	49 7%	86 12%	151 21%	200 28%	222 31%
Tattoo parlor	18 3%	41 6%	55 8%	167 23%	432 61%
Welding or machine shop	29 4%	60 8%	95 13%	174 24%	356 50%

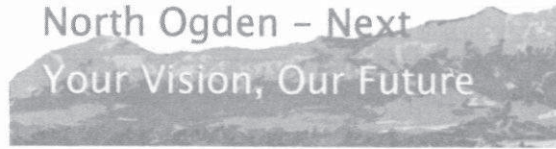
17. Do you agree or disagree with the following statement? Homes with larger lot sizes or homes in agricultural areas should be allowed to do more types of home-based business than homes in neighborhoods with smaller lot sizes.

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.

	Strongly Support	Support	No Opinion	Oppose	Strongly Oppose
	84 12%	229 32%	117 16%	161 23%	120 17%

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If a downtown could be created in 10- 20 years what would you want to see there?

- Easy to walk around streets and walks
- Additional Retail Shopping
- Public Park or Plaza
- Movie theater
- Arts Center
- Additional Restaurants
- Offices or Business/Corporation Headquarters
- A place that you could identify as distinctively North Ogden's
- Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- Smaller, Local "Main Street" Type Stores
- Living options in or near a town center (condos, apts, townhomes)
- Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

The intersection is extremely busy but the lights are timed well. Easy to navigate most of the time

2. What do you dislike about current layout and feel of Washington and 2600 N?

* Too many food vendors in one place!
Not enough stores; empty field; not much variety for 2000-Wash. being a focal point of No Ogden. We need "new blood in the area!"

3. What would you like to see changed at Washington and 2600 N?

see above Round a boat?

4. Please share your vision for a downtown in North Ogden? What is important for you?

We like the course of no ogden but realize that if growth is to take place, changes in the downtown structure need to be made. more trees; public park; easy access to stores!

Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

Kent - Christie Malan - 1252 E. 2250 N.

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- Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- Smaller, Local "Main Street" Type Stores
- Living options in or near a town center (condos, apts, townhomes)
- Other: a variety store that sells good cotton sewing material

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

2. What do you dislike about current layout and feel of Washington and 2600 N?

3. What would you like to see changed at Washington and 2600 N?

wider

4. Please share your vision for a downtown in North Ogden? What is important for you?

easy access to stores

Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

Charrell Anderson 553 E 2850N

North Ogden Downtown Plan Survey

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- Public Park or Plaza
- Movie theater
- Arts Center
- Additional Restaurants
- Offices or Business/Corporation Headquarters
- A place that you could identify as distinctively North Ogden's
- Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- Smaller, Local "Main Street" Type Stores
- Living options in or near a town center (condos, apts, townhomes)
- Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

2. What do you dislike about current layout and feel of Washington and 2600 N?

East of Washington is too narrow. the island between the lanes also the islands before and after 2550 N.

3. What would you like to see changed at Washington and 2600 N?

2600 N. wider. Easier access to the business's on both sides. I always have a fear of being rear-ended as I slow to turn into 7-11. many accidents happen there. I being one of them.

4. Please share your vision for a downtown in North Ogden? What is important for you?

I like the small town feel. Although I'd like a Sams Club built. The corner of 2700 N. (west of 2600N) and Washington would be a good location.

Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

Rathy Perry 3184 No. 1075 E.

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- Public Park or Plaza
- Movie theater
- Arts Center
- Additional Restaurants
- Offices or Business/Corporation Headquarters
- A place that you could identify as distinctively North Ogden's
- Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- Smaller, Local "Main Street" Type Stores
- Living options in or near a town center (condos, apts, townhomes)
- Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

Congested and undeveloped

2. What do you dislike about current layout and feel of Washington and 2600 N?

1/2 block north of 2600 N. is a traffic congestion area. Going north cars are turning into lines, lane narrows and it is scary.

3. What would you like to see changed at Washington and 2600 N?

4. Please share your vision for a downtown in North Ogden? What is important for you?

Variety of shopping and easy to walk area

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- Additional Retail Shopping
- Public Park or Plaza
- Movie theater
- Arts Center
- Additional Restaurants
- Offices or Business/Corporation Headquarters
- A place that you could identify as distinctively North Ogden's
- Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- Smaller, Local "Main Street" Type Stores
- Living options in or near a town center (condos, apts, townhomes)
- Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

We love the pond w/ ducks/lights.

2. What do you dislike about current layout and feel of Washington and 2600 N?

*It feels to cramped on the East side
Too much traffic*

3. What would you like to see changed at Washington and 2600 N?

4. Please share your vision for a downtown in North Ogden? What is important for you?

We would like more businesses to bring down taxes for home owners. Maybe something like Farmington Station would be nice for this part.

Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

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- Easy to walk around streets and walks
- Additional Retail Shopping
- Public Park or Plaza
- Movie theater
- Arts Center
- Additional Restaurants
- Offices or Business/Corporation Headquarters
- A place that you could identify as distinctively North Ogden's
- Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- Smaller, Local "Main Street" Type Stores
- Living options in or near a town center (condos, apts, townhomes)
- Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

keeping businesses in one area away from residential areas -

2. What do you dislike about current layout and feel of Washington and 2600 N?

so far it is good.

3. What would you like to see changed at Washington and 2600 N?

continue to develop businesses in this area.

4. Please share your vision for a downtown in North Ogden? What is important for you?

Maintain a good atmosphere keeping out undesirable businesses such as adult-entertainment - payday loans

Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

don't overgrow our infrastructure and our ability to provide services to businesses and residents -

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If a downtown could be created in 10- 20 years what would you want to see there?

- Easy to walk around streets and walks
- Additional Retail Shopping
- Public Park or Plaza
- Movie theater
- Arts Center
- Additional Restaurants
- Offices or Business/Corporation Headquarters
- A place that you could identify as distinctively North Ogden's
- Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- Smaller, Local "Main Street" Type Stores
- Living options in or near a town center (condos, apts, townhomes)
- Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

stump + park area

2. What do you dislike about current layout and feel of Washington and 2600 N?

traffic

3. What would you like to see changed at Washington and 2600 N?

4. Please share your vision for a downtown in North Ogden? What is important for you?

Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

Bill + Deanna Treadway 667 E 3100 N

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If a downtown could be created in 10- 20 years what would you want to see there?

- Easy to walk around streets and walks
- Additional Retail Shopping
- Public Park or Plaza
- Movie theater
- Arts Center
- Additional Restaurants Zupas, Costa Vida
- Offices or Business/Corporation Headquarters
- A place that you could identify as distinctively North Ogden's
- Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- Smaller, Local "Main Street" Type Stores
- Living options in or near a town center (condos, apts, townhomes)
- Other: Target Zupas Costco

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

the ducks, skatepark

2. What do you dislike about current layout and feel of Washington and 2600 N?

at zebra crossings
need flashing crossing lights) ~~too~~ too short crossing time at intersection

3. What would you like to see changed at Washington and 2600 N?

- ① Kids sheltered playground (not just bowery for adults)
- ② Sidewalks everywhere, not stopping + starting
- ③ Seat/shelter at bus stop opposite McDonalds, lights on bus stop signs
- ④ stop signs

4. Please share your vision for a downtown in North Ogden? What is important for you?

pedestrian access, car-free area, safe crossings for our children

Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

Patricia Dadalah-Jazi, 3382N 425 E, N. OGDEN

North Ogden Downtown Plan Survey

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Merry Christmas

North Ogden - Next

Your Vision, Our Future

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If a downtown could be created in 10- 20 years what would you want to see there?

- Easy to walk around streets and walks
- Additional Retail Shopping
- Public Park or Plaza *with tables to eat lunch*
- Movie theater ?
- Arts Center ?
- Additional Restaurants *with outside eating*
- Offices or Business/Corporation Headquarters
- A place that you could identify as distinctively North Ogden's *(Special event center)*
- Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- Smaller, Local "Main Street" Type Stores *with parking (minimal)*
- Living options in or near a town center (condos, apts, townhomes)
- Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
It's good to drive short distance when you only need a few things - saving time
2. What do you dislike about current layout and feel of Washington and 2600 N?
utility City bill - single (one person) should not pay as much for garbage sewer etc as a family that uses more

3. What would you like to see changed at Washington and 2600 N?
 Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
4. What would you like to see changed at Washington and 2600 N?
 Smaller, Local "Main Street" Type Stores
5. What would you like to see changed at Washington and 2600 N?
 Living options in or near a town center (condos, apts, townhomes)
6. What would you like to see changed at Washington and 2600 N?
 Other: _____

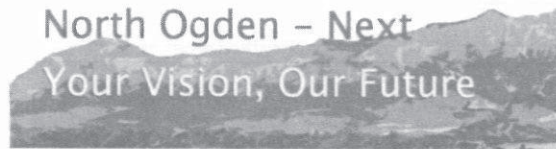
Please share your vision for a downtown in North Ogden? What is important for you? *Clean Streets*
safe speeds

Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

Elaine Christiansen 934 E 3100 N

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- Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- Smaller, Local "Main Street" Type Stores No E-cig skops, condos, Townhouses, pay day
- Living options in or near a town center (condos, apts, townhomes) loan shops, etc.
- Other: My wife would a Kings STire again

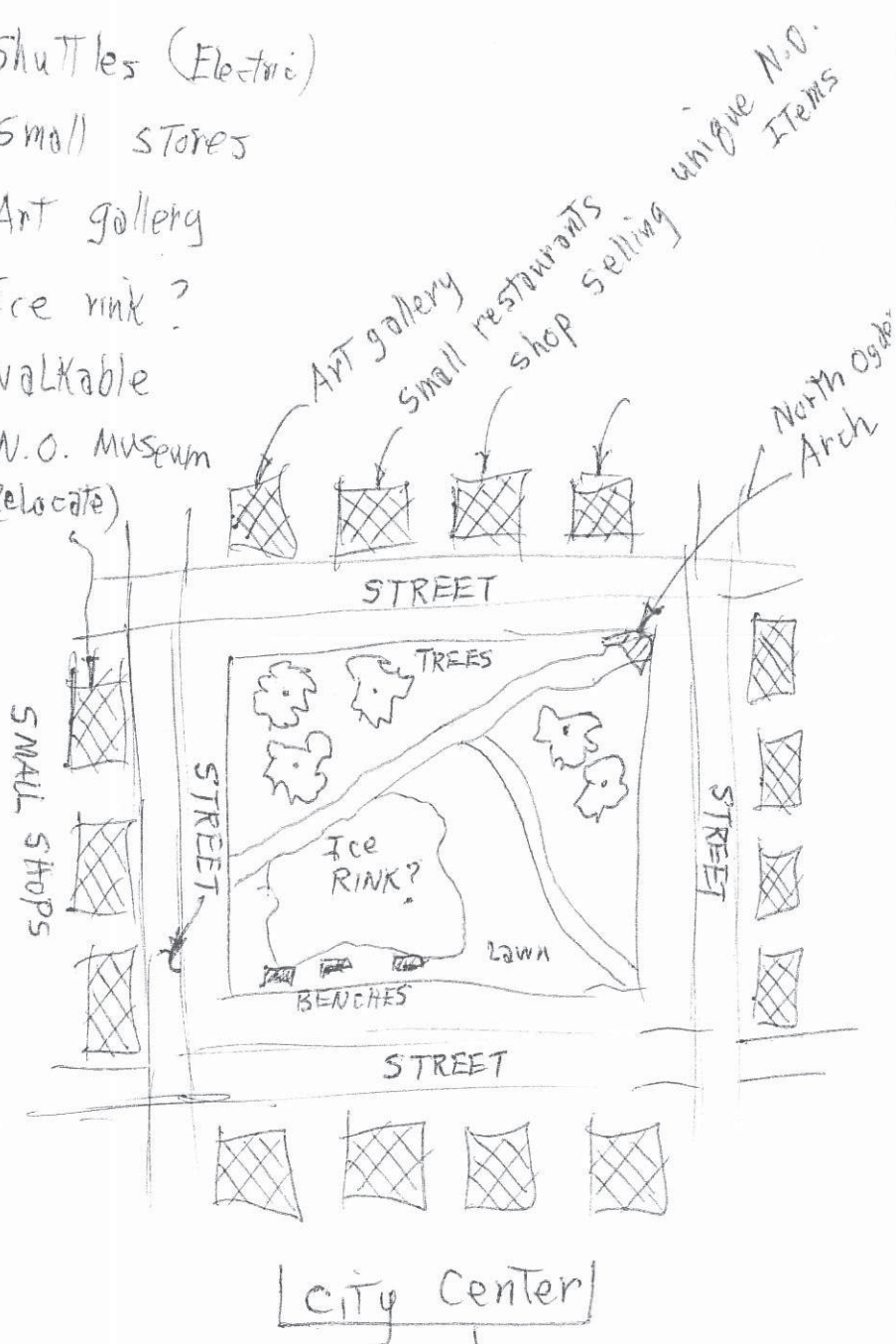
Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
Current Business climate is a good fit.
2. What do you dislike about current layout and feel of Washington and 2600 N?
The west exit driveway by Cafe Rio, turning LEFT gets dicey at times on to 2600 North.
3. What would you like to see changed at Washington and 2600 N?
I have looked at the zoning map, but it is hard to determine distances & how much land can be turned into a town square.
4. Please share your vision for a downtown in North Ogden? What is important for you?
(See Attached) Maintain a "small town" feel, NOT another Riverdale mad house

Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

GRANT W. ROYLANCE, 328 EAST 3250 NORTH
NORTH OGDEN

- + Shuttles (Electric)
- + Small stores
- + Art gallery
- + Ice rink?
- + walkable
- + N.O. Museum (Relocate)
- +
- +



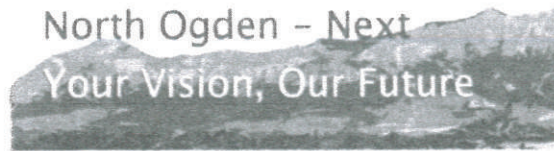
* Zoning Map

(SIMILAR TO JACKSON HOLE)

GWR

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- Smaller, Local "Main Street" Type Stores
- Living options in or near a town center (condos, apts, townhomes)
- Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

I like the open spaces and small town ambience.

2. What do you dislike about current layout and feel of Washington and 2600 N?

New in town so no real dislikes at the moment.

3. What would you like to see changed at Washington and 2600 N?

More 'green' spaces.

4. Please share your vision for a downtown in North Ogden? What is important for you?

No clutter! No big town traffic.

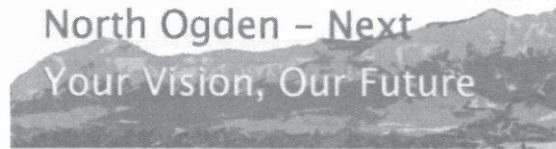
Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

Darrell Chan 1728 N 775 E, 84414

*This email is invalid --
tried twice

North Ogden Downtown Plan Survey

Your chance to help shape our city's future—and maybe get your utility bill waived!



We are in the process of planning a Downtown Center around Washington Blvd./2600 North, and we want your input. Please participate in the survey below. We also invite you to complete a more detailed online survey available at www.northogden.com under the "General Plan" tab on the homepage. We will select two respondents from both surveys to have their January utility bills waived (please provide your name below so we can enter you in the drawing). Deadline for completing this survey is **Dec 20th**; please return this survey with your utility bill payment, or drop off at the City Offices (505 E. 2600 N.) or email your copy to GeneralPlan@NorthOgdenCity.com

If a downtown could be created in 10- 20 years what would you want to see there?

- Easy to walk around streets and walks
- Additional Retail Shopping
- Public Park or Plaza
- Movie theater
- Arts Center
- Additional Restaurants
- Offices or Business/Corporation Headquarters
- A place that you could identify as distinctively North Ogden's
- Big Box Shopping (Walmart, Kmart, Sams Club, and etc)
- Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- Smaller, Local "Main Street" Type Stores
- Living options in or near a town center (condos, apts, townhomes)
- Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

OK

2. What do you dislike about current layout and feel of Washington and 2600 N?

It's fine.

3. What would you like to see changed at Washington and 2600 N?

4. Please share your vision for a downtown in North Ogden? What is important for you?

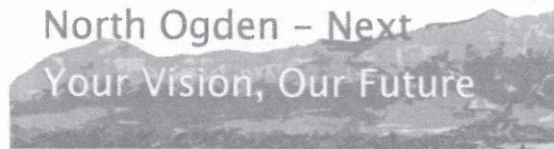
I would like bigger shopping stores & also a variety store like Kays was.

Thank you for responding! Please provide your name and address for the utility bill waiver drawing:

I would like activities for families " ice skating etc..."

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- Other: _____

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

2. What do you dislike about current layout and feel of Washington and 2600 N?

Difficult to make a left turn from Lee's parking lot onto Washington. (now illegal) At busy times difficult to make left on 2600 in order to make left on Washington.

3. What would you like to see changed at Washington and 2600 N?

4. Please share your vision for a downtown in North Ogden? What is important for you?

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ERIC SWANSON 140 E. 2150 N No. Ogden

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- A place that you could identify as distinctively North Ogden's
- Big Box Shopping (~~Walmart, Kmart, Sams Club, and etc~~) — ~~LOWES~~ **LOWES, HD THOUGH DON'T WANT UPS OR SHIPUS**
- Mid-Size Box Shopping Stores (i.e. Kohls, Petsmart, and etc)
- Smaller, Local "Main Street" Type Stores
- Living options in or near a town center (condos, apts, townhomes)
- Other: _____

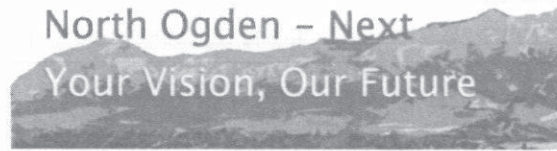
Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?
NOT MUCH
2. What do you dislike about current layout and feel of Washington and 2600 N?
NORTHBOUND IS CONGESTION NIGHTMARE (MUCH BETTER SINCE RECONSTRUCTION)
3. What would you like to see changed at Washington and 2600 N?
YOUR ROAD ENGINEERS WILL KNOW BEST.
4. Please share your vision for a downtown in North Ogden? What is important for you?
SEE CHECKED ABOVE. SHOPS IS GOING NOW.

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- Other: LEAVE VACUUM TRACK IS A GOOD IDEA !! GOOD SHOW!

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

2600 N EAST OF WASH. IS STARTING TO BACK UP.
WE NEED LEFT TURN LANES LIKE 3100 N.

2. What do you dislike about current layout and feel of Washington and 2600 N?

2600 N IS GETTING CONGESTED - MAYBE IT NEEDS TO
BE WIDER

3. What would you like to see changed at Washington and 2600 N? SEE #1

4. Please share your vision for a downtown in North Ogden? What is important for you?

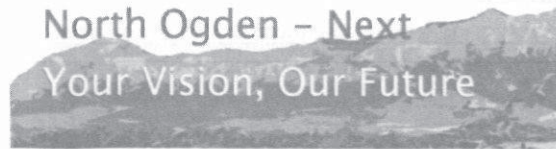
SMALL STOPS LIKE "SMALL TOWN" MAIN STREET

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RYAN WEBB 1215 E 3075 N,

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- Other: Sizzler

Please share your comments about the future of Downtown North Ogden

1. What do you like about the current layout and feel of Washington and 2600 N?

2. What do you dislike about current layout and feel of Washington and 2600 N?

So narrow, I do not like the medians they are too long & hard to see.

3. What would you like to see changed at Washington and 2600 N?

Longer left turn arrow - wider street on 2600 N. Get rid of the median!

4. Please share your vision for a downtown in North Ogden? What is important for you?

I won't be here in 20 years but I suppose we need more stores to pay taxes, I would hate to see N.O. like Riverdale -

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