

NORTH OGDEN SOUTH TOWN COMMERCIAL AREA PLAN

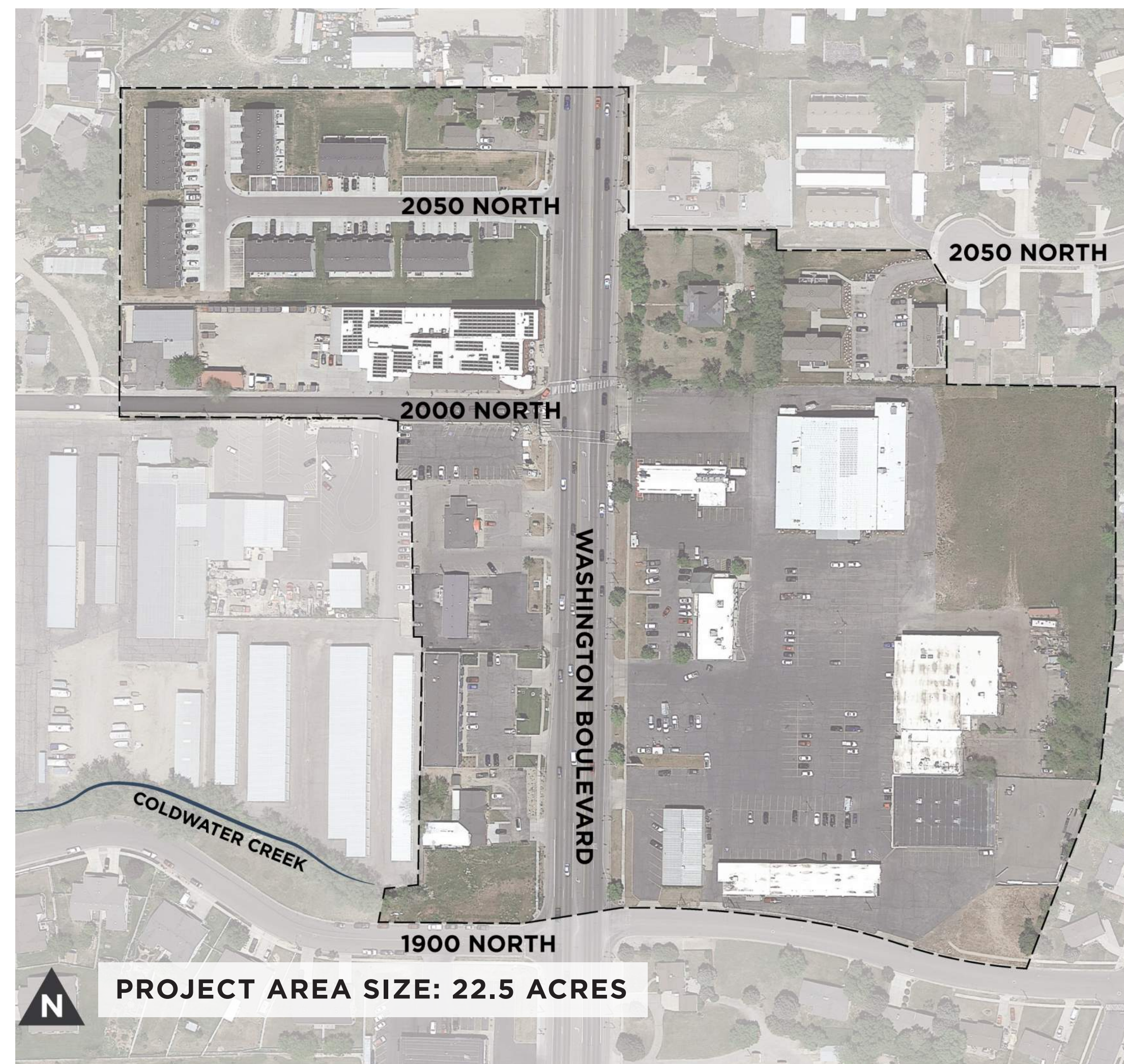
PROJECT INTENT

To create a vision for redevelopment of the area into a vibrant commercial area that improves bike, pedestrian, and vehicular and transit access into the South Town Commercial Area (King's Plaza).

This area presents an opportunity for connected and safe movement from Washington Boulevard and nearby neighborhoods with complimentary uses that maximizes the area.

The project includes a market study, focuses on walkability, considers housing choices, reviews options for daylighting Coldwater Creek, and provides North Ogden City, business owners, and property owners with information to assist in future decision-making.

PROJECT AREA



GUIDING PRINCIPLES



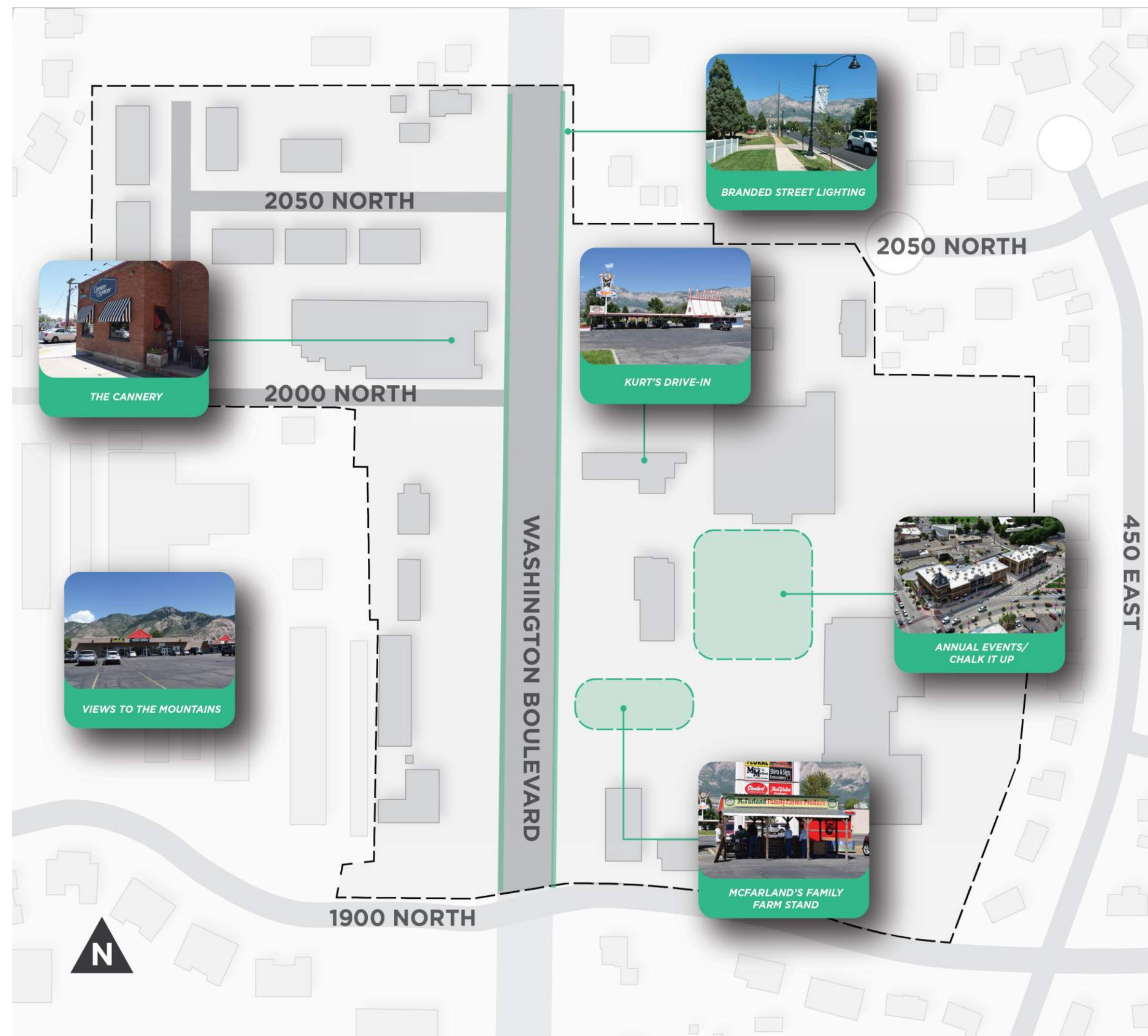
WHICH GUIDING PRINCIPLE IS MOST IMPORTANT TO YOU?
ADD A DOT ABOVE AND/OR COMMENT BELOW.

EXISTING SITE



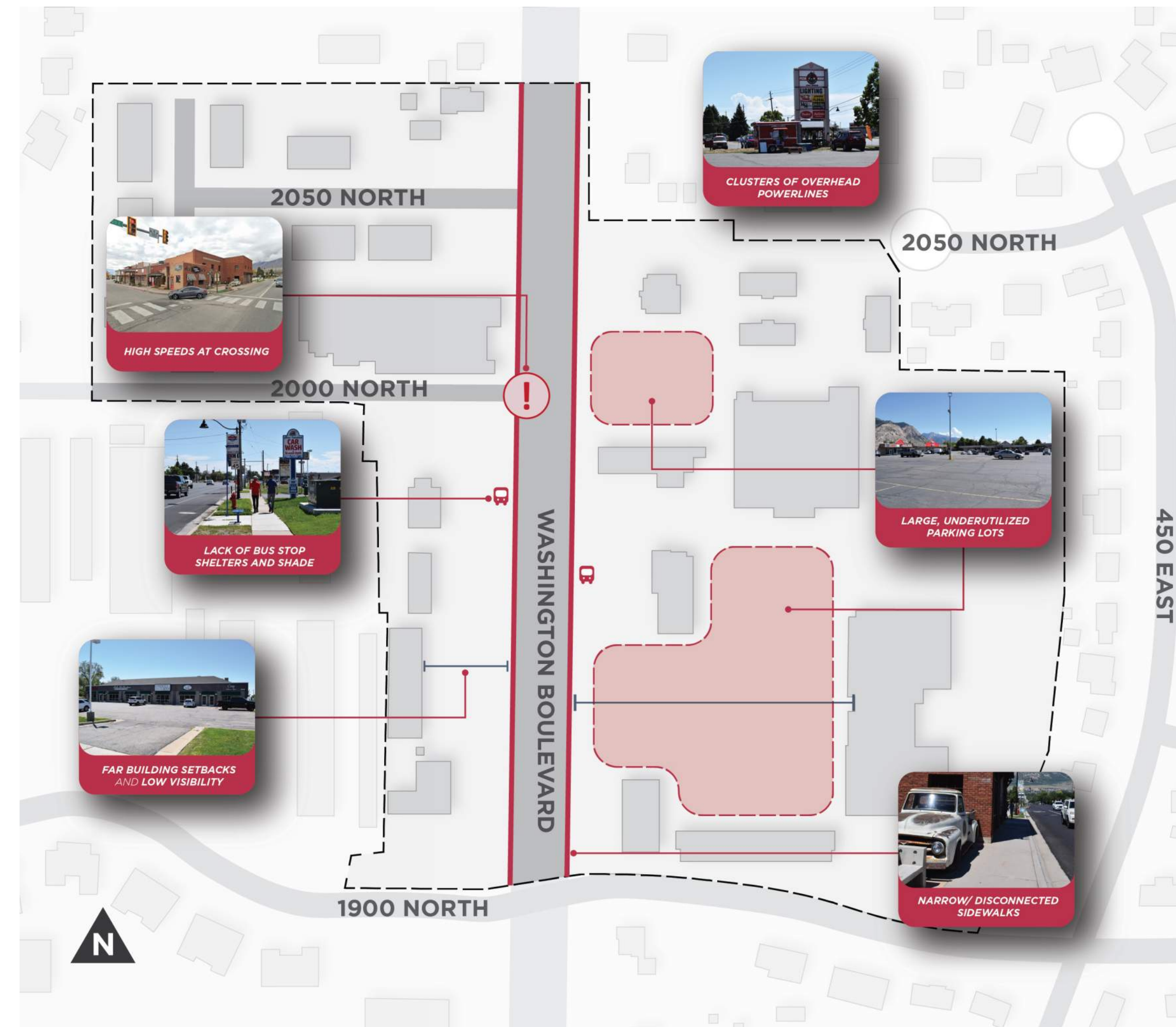
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ASSETS



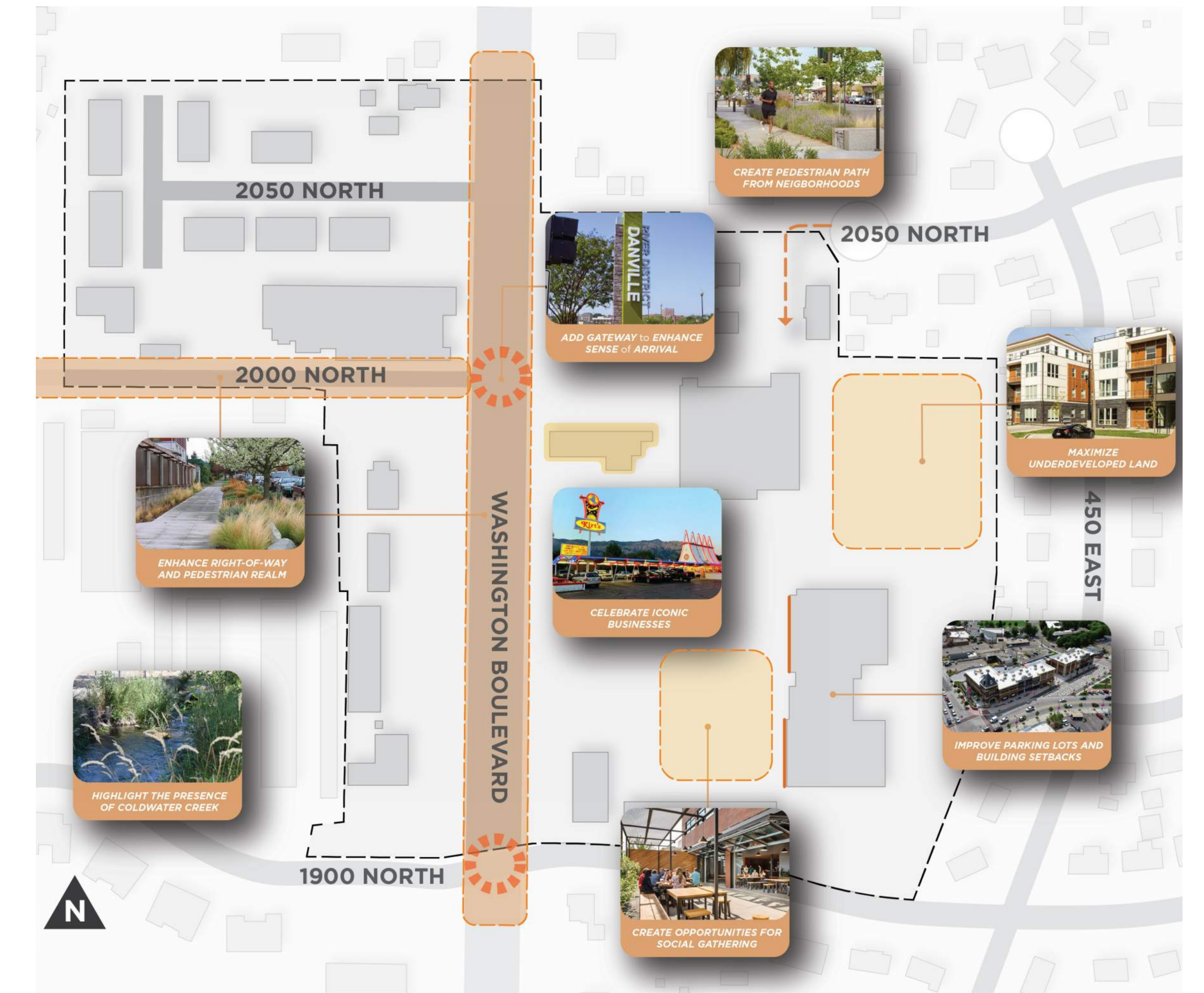
WHAT IS YOUR FAVORITE PART OF THE AREA?
LEAVE A POST-IT NOTE WITH ADDITIONAL SUGGESTIONS.

WEAKNESSES



WHAT IS YOUR LEAST FAVORITE PART OF THE AREA?
LEAVE A POST-IT NOTE WITH ADDITIONAL SUGGESTIONS.

OPPORTUNITIES



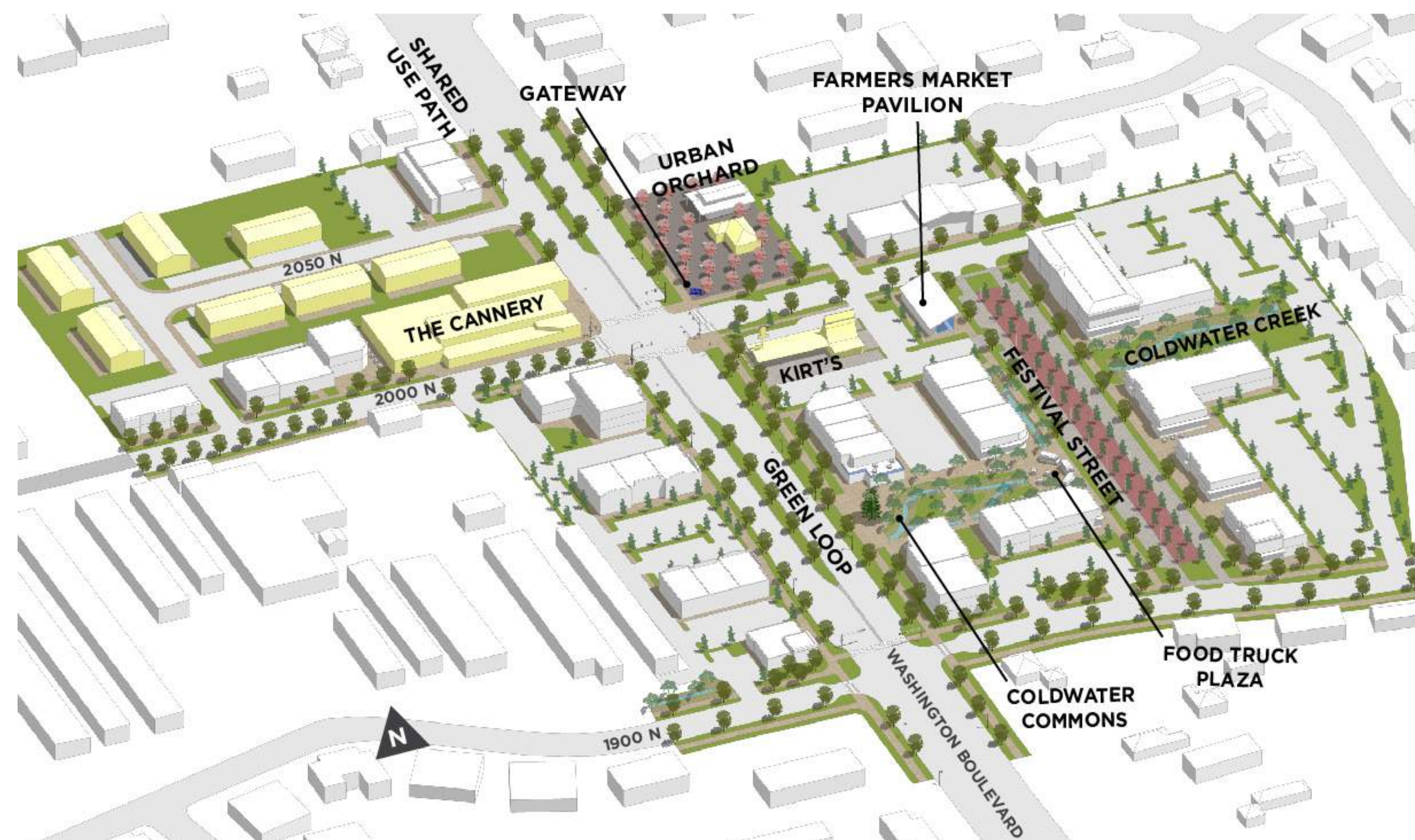
WHAT DO YOU WISH WAS IN THIS AREA?
LEAVE A POST-IT NOTE WITH ADDITIONAL SUGGESTIONS.

EXISTING CONDITIONS

NORTH OGDEN SOUTH TOWN COMMERCIAL AREA PLAN

REAWAKING NATURE & CONNECTING THE COMMUNITY

The draft concept encompasses the guiding principles and tests a potential redevelopment scenario that aims to maximize the possible uses of the site and increase connectivity within the area for people to walk, bike, and park-and-walk through. Several improvements on Washington Boulevard focus on creating an engaging street environment that connects the east and west side of the site while accommodating for both pedestrians and other roadway users.



WHAT IS MOST EXCITING ABOUT THIS CONCEPT?
LEAVE A POST-IT NOTE WITH ADDITIONAL SUGGESTIONS.

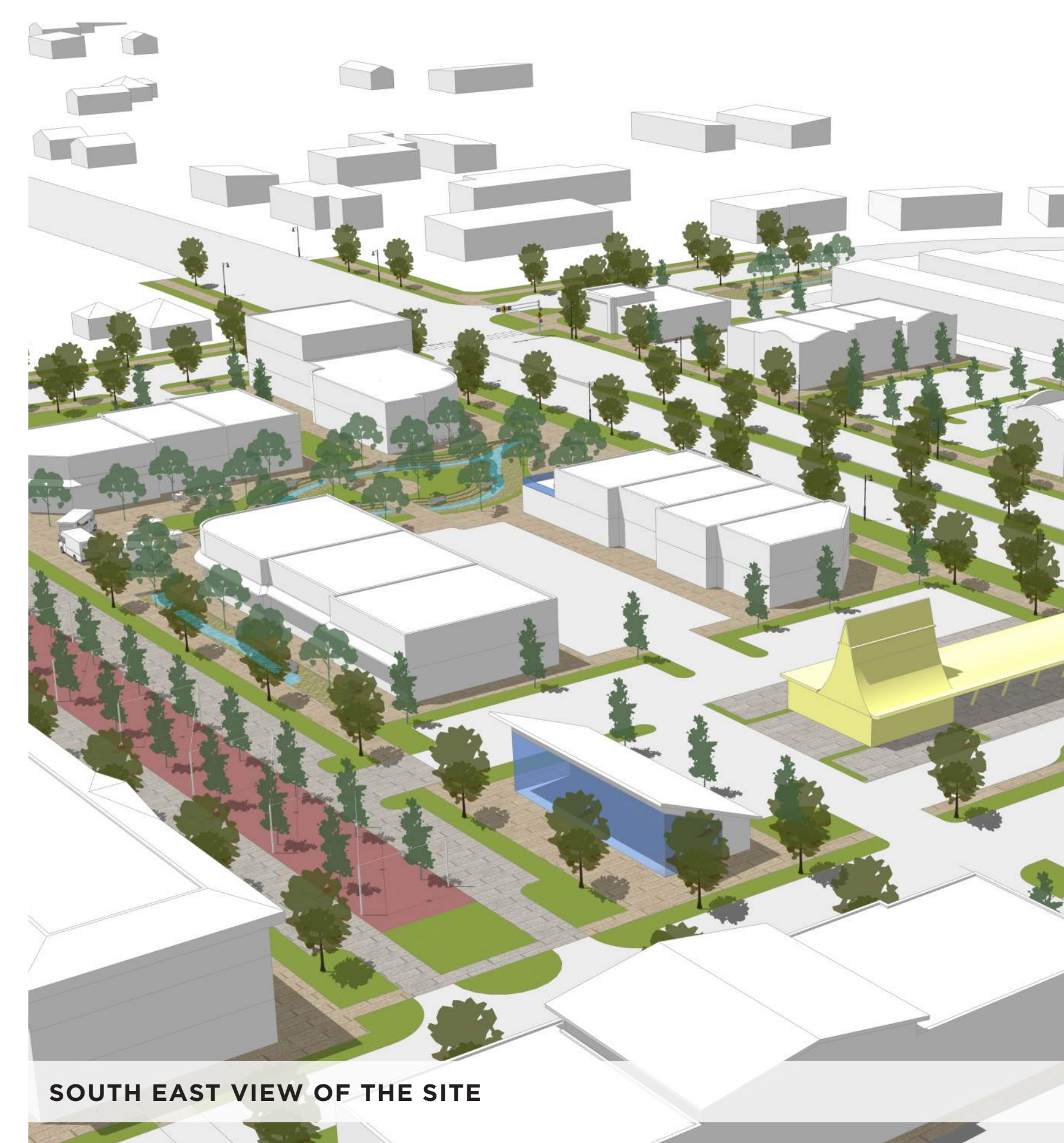
WHAT IS THIS CONCEPT MISSING?
LEAVE A POST-IT NOTE WITH ADDITIONAL SUGGESTIONS.



LANDSCAPED MEDIANS, GREEN LOOP PATHWAYS, AND CURB EXTENSIONS



GATEWAY CORNER AND URBAN ORCHARD COMMUNITY SPACE



SOUTH EAST VIEW OF THE SITE



FESTIVAL STREET AND COLDWATER CREEK COMMON AREA

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PROPOSED RECOMMENDATIONS FOR WASHINGTON BOULEVARD

A



Washington Boulevard is re-imagined to include a planted median, shared use path on both sides, pedestrian improvements and an increased tree canopy while maintaining the existing traffic volume.

PROPOSED FESTIVAL STREET

B



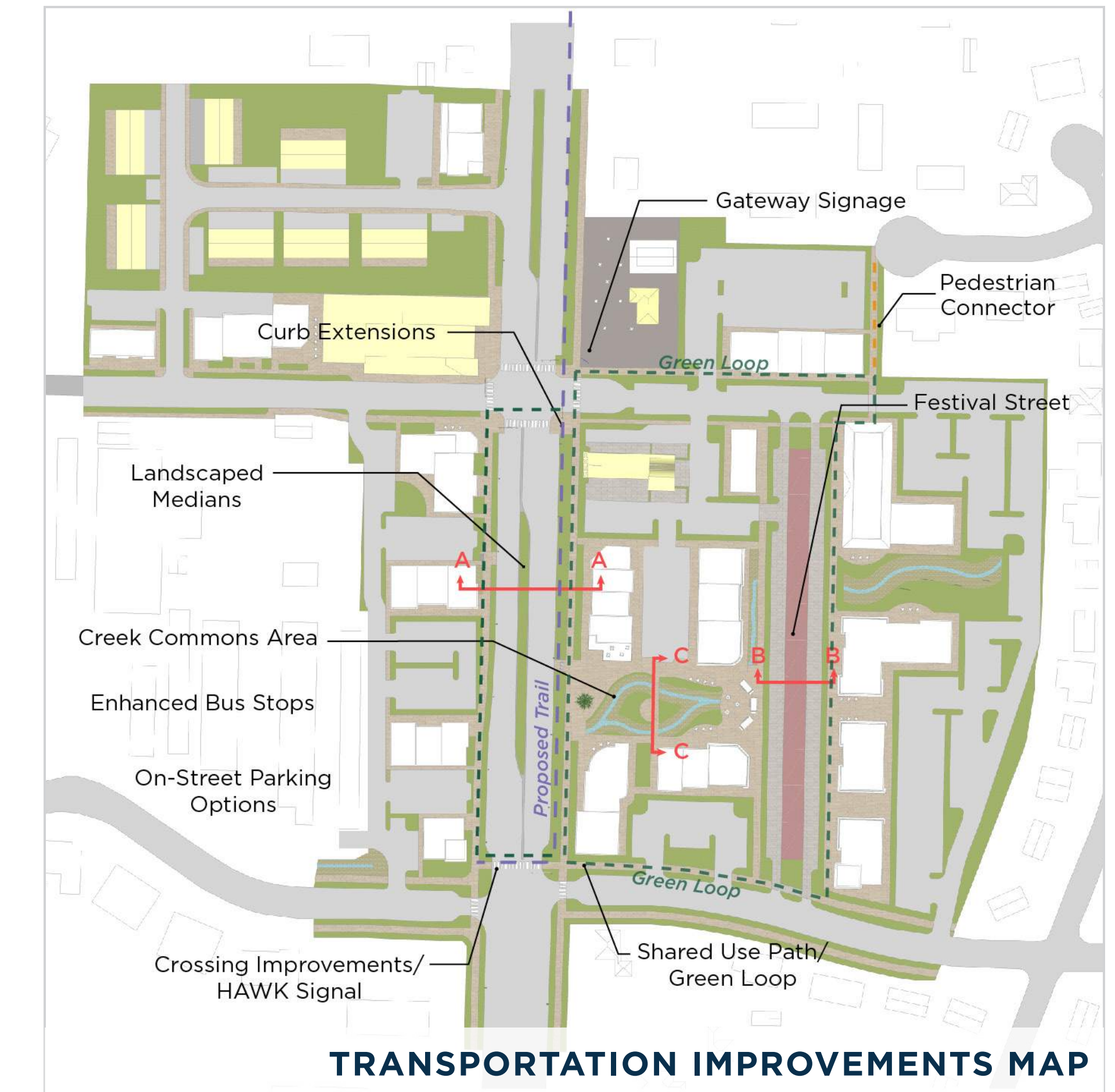
The Festival Street includes on-street parallel parking and parking in the center of the street. Parking can be closed down to make room for festivals and events. Slow street speeds allow for pedestrian crossings throughout the street.

PROPOSED COLDWATER CREEK

C



Re-introducing the creek to the site creates an engaging environment for people to gather, dine, and shop while enjoying a pleasant outdoor environment

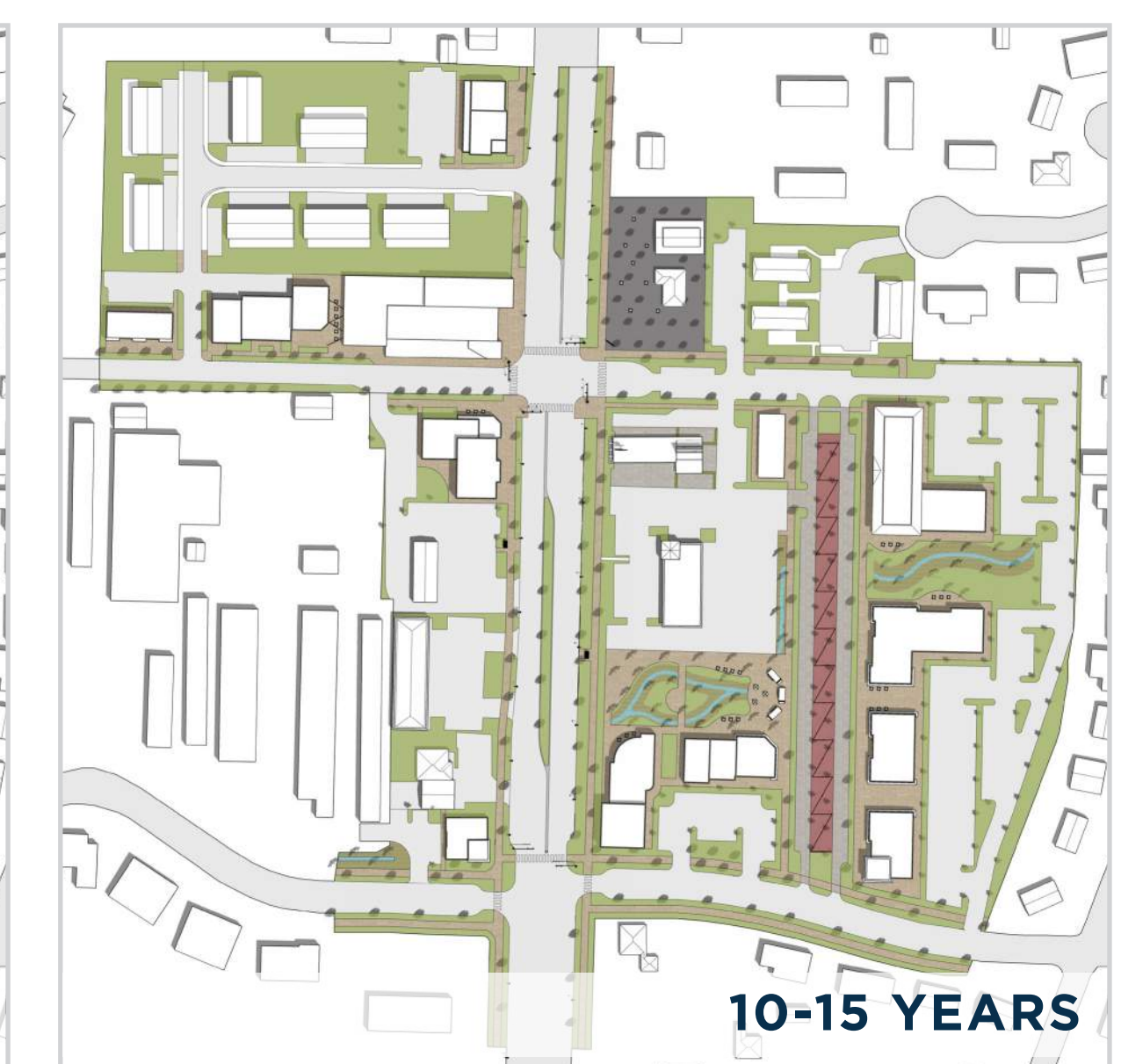


What commercial uses or amenities do you think would fill unmet needs in the commercial area/neighborhood?

What elements would make the area more enjoyable to walk, bike, or park-and-walk through?

CATALYST PROJECTS AND POSSIBLE PHASING

Improvements to the area and redevelopment may happen over the course of twenty years. A phased approach is likely, allowing for manageable change over time that improves the area and supports existing businesses and landowners.



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YOU HAVE A FINITE AMOUNT OF MONEY THAT NEEDS TO BE UTILIZED IN THIS AREA. WHICH IMPROVEMENT(S) WOULD BE MOST IMPACTFUL?
YOU MAY PLACE YOUR MONEY ON ONE OR MORE PROJECTS.

