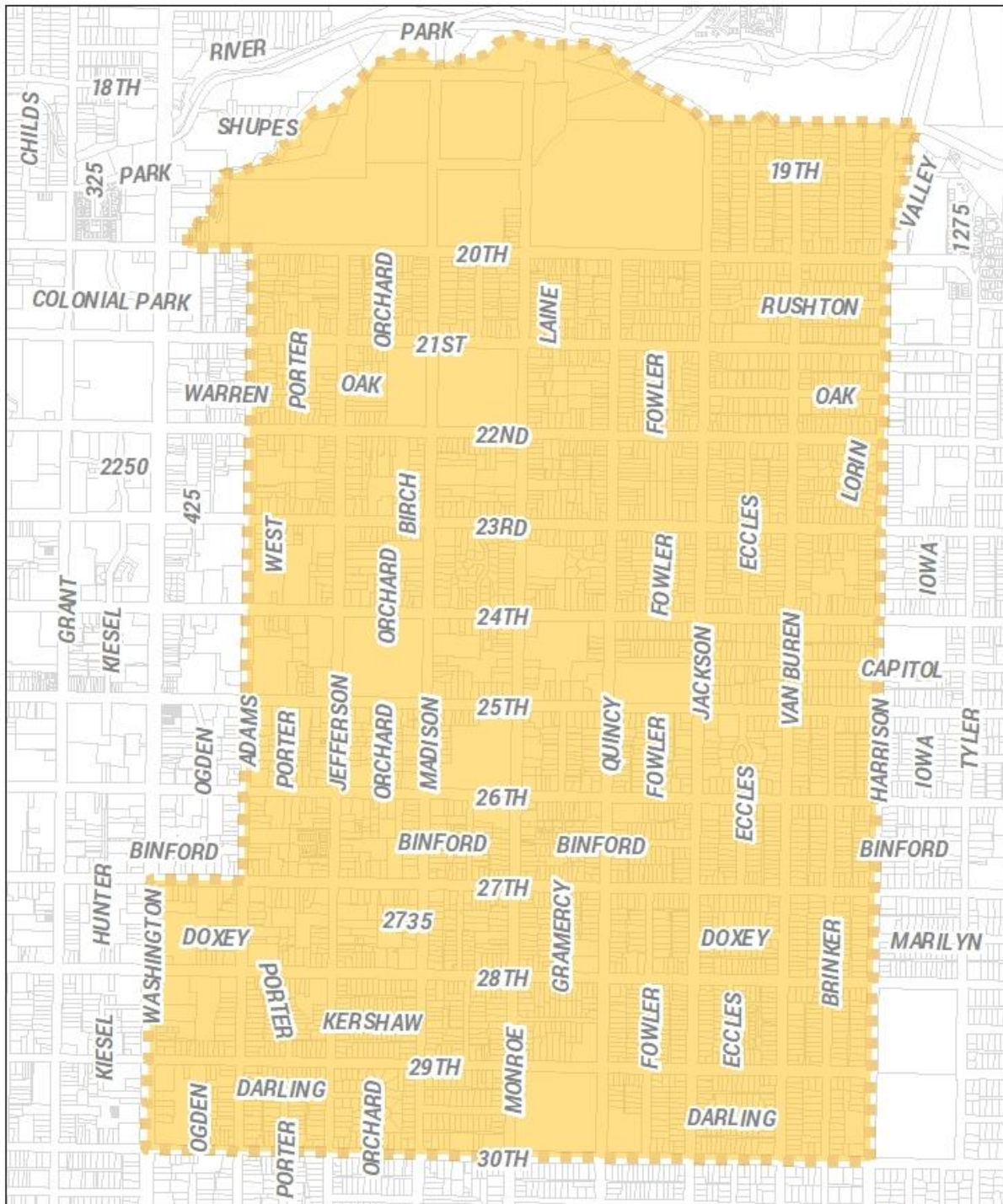


14B. East Central



**East Central Community**



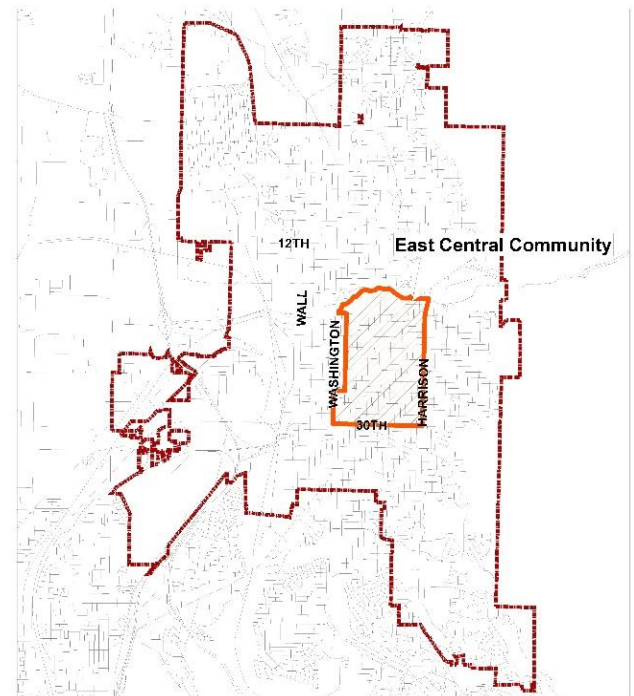
### A. Background

The area known as the East Central Neighborhood Planning Community is situated directly east of the CBD and west of Harrison Boulevard. The northern edge is the bluff south of the Ogden River. The southern edge is 30<sup>th</sup> Street. The East Central Community is shown in Map 1.

This area was the original residential area as Ogden City developed in the late 1800's and early 1900's. It has a mixture of mansions and modest homes built for the working class. As the original residential area, this area also contained a number of small commercial establishments scattered throughout the neighborhood to serve the neighborhood's needs. These small scale uses developed with compatible designs, color and bulk that contributed to a tight knit community. Trolley cars connected this neighborhood to the downtown. From the 1940's to the early 1980's the character of the community changed. Housing shortages led to large homes being divided into multiple units. Zoning permitted higher density without regard to neighborhood context. Out of scale office uses became the type of new development in the neighborhood. Areas of the community experienced a decline.

This community plan is an update and replaces the existing East Central Community Plan, which was adopted in August 1991. The main focus of that plan was to establish sound planning principles to the zoning configurations within the community, and remove the overly permissive R-4 and R-5 zoning that existed. Some other elements of the 1991 plan included:

1. Using CP zoning as a means to soften the impact of commercial land uses next to residential areas. Areas that had been zoned C zones were rezoned to CP zones.
2. Establishing an "edge" between the CBD and residential zones. The area west of Adams Avenue between 22<sup>nd</sup> and 23<sup>rd</sup> was rezoned to CBD.



East Central Community Location Map

- East Central Boundary
- Ogden City Boundary

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Prepared by  
Ogden City Planning 9/2008

Map 1 East Central Location

3. The block between 24<sup>th</sup> and 25<sup>th</sup> and east of Adams Avenue was predominantly commercial and rezoned to CBD.
4. In order to create an edge and reflect existing uses the area at Quincy and Jackson and Capital and 25<sup>th</sup> Streets was rezoned from R-5 to PI.
5. Rezoning Harrison between 29<sup>th</sup> and 30<sup>th</sup> from R-4 to PI since it is an office area and offices were to be a use removed from the R-4 zones.

One of the key objectives of the 1991 plan was to remove the R-3, R-4 and R-5 zoning designations because of their density and the office uses they allowed in favor of the more manageable R-2EC and R-3EC zones. These zoning designations allowed

for lower densities and lot designs that fit the development pattern of the area.

In addition to the rezoning that occurred due to the 1991 plan, there were other plan directed changes in the area which have also been accomplished which included:

1. Support efforts to designate the Jefferson Historic District.
2. Create zoning incentives such as reuse ordinances and Ogden City Redevelopment Agency programs to help preserve the historic resources in the East Central Community.
3. Create an ordinance to allow reuse of vacant commercial style buildings.
4. Rezone the Wheelwright Lumber site to CP-2 when the lumber yard moves.
5. Create an infill ordinance to deal with vacant inner blocks.
6. Recommend a policy to reduce the density of multiple family dwelling buildings which receive loans or grants from Ogden.

There have been two other community changes which were not part of the plan but a larger City wide change which includes rezoning some R-2EC areas to R-1-5 in 2001 and changing the commercial in neighborhoods to Neighborhood Commercial zoning in 2009.

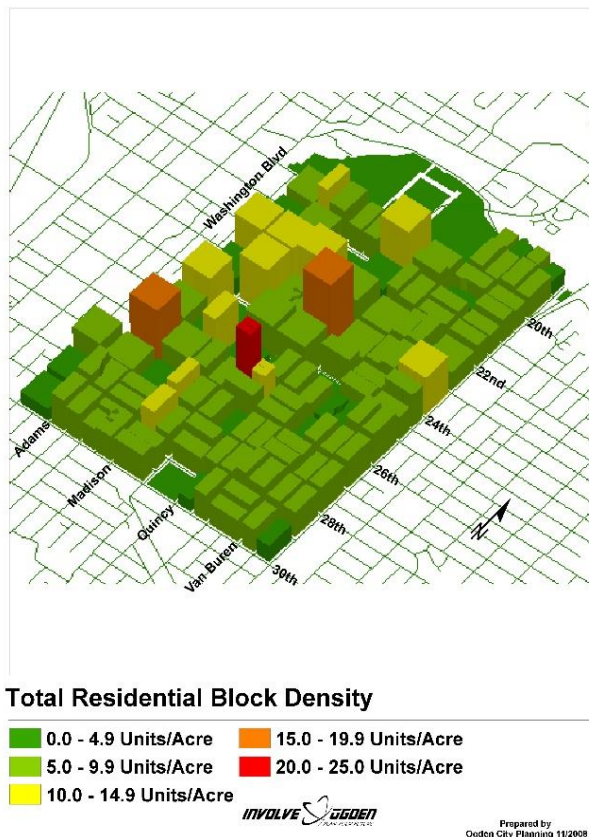
### 1. Population Characteristics

The distribution of population in this area does not correlate to the original development pattern of the City. This area developed as a single family neighborhood, with the scattered stores and apartment buildings throughout to serve the everyday needs of the predominantly working class population. In the middle of the 20<sup>th</sup> century, just

after World War II, many of the older single family homes experienced “apartmentization”. Then in the 1960’s and 70’s the actual building of new apartment buildings became popular as a means to provide a high density population base to serve the downtown area to the west. These two trends contributed to an increase in overall density well beyond the original design for the neighborhood. This neighborhood has experienced a population growth. In 1990 there was a population of 11,490 and in 2000 the population rose to over 15,500 individuals. This population growth is attributed partially to the continued creation of legal and illegal additional units to existing structures. The majority of the growth is attributed to the growth in size of household, which has increased from 2.09 in 1990 to 2.88 in 2000. In 2000, this area represented 20.1% of the City’s resident population while only consisting of 6.5% of the total land area in Ogden City. Other demographic characteristics that distinguish the East Central neighborhood from the City as a whole are:

- The neighborhood has an 87.5% occupancy rate of the existing housing units. In 1990 it was 80.3%
- The neighborhood has a Latino population of 43.3% . In 1990 it was 18%
- The neighborhood has 52% male population compared to 48% female which is a reverse from the 1990 statistics.
- The poverty rate in this area is 26.7% compared to 16.47% City-wide. In 1990 the poverty rate was 32.4% in the East Central Neighborhood





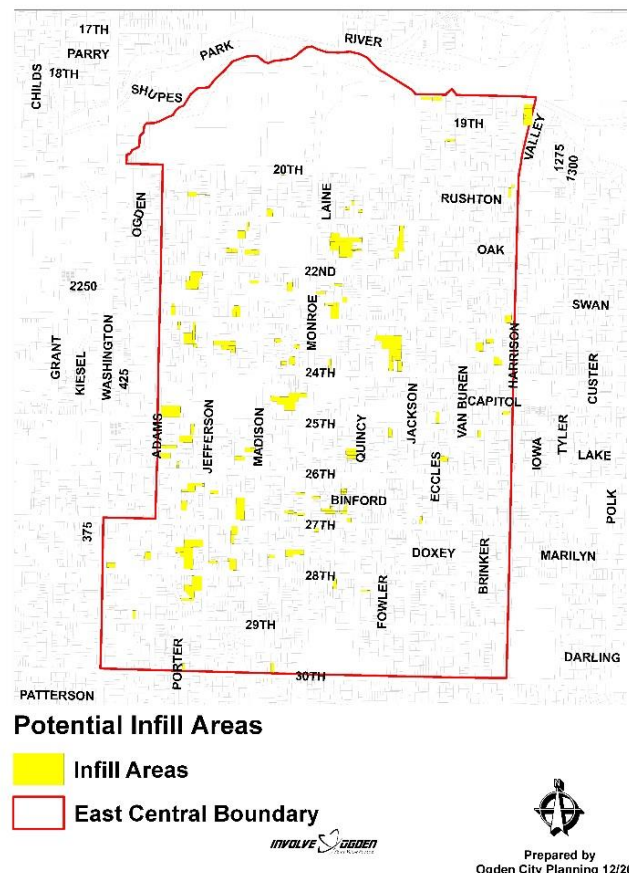
Map 2 Population Density by Block (3-D)

The potential population growth in the future will come from development of vacant inner block areas and mixed use projects at certain locations since most of this community is built out. There may be some population decrease for a time as some of the extra units created by home conversions are removed and brought back to single family or lower density housing. The population of Weber County was projected to nearly double by 2050, with the population of Ogden City estimated to increase over 40%. Since there are few opportunities for Ogden to expand its boundaries, the new growth will primarily occur in the form of infill housing on these vacant areas within the blocks. The best example of this is the 900 block of 24<sup>th</sup> Street (between 24<sup>th</sup> and 25<sup>th</sup> Streets).

## 2. Land Use / Zoning

The East Central Community currently contains a mix of primarily residential land uses along with

office, retail, institutional, and park space. There is a corridor of mixed land uses between 24<sup>th</sup> and 26<sup>th</sup> Streets that runs east/west from Washington Blvd. to Harrison. These multiple forms of land use are reflected in the variety of zoning which includes CBD, NC-1, NC-2, R-3EC, R-2EC and R-1-5 in this area. Prior to 1991 the community was predominantly under a permissive form of R-4 and R-5 zoning that allowed the creation of apartments on the properties that previously had been single family homes and business offices which is why so many nonresidential uses developed that are now struggling to be reused.



Map 3 Vacant Land Potential Infill Areas

The East Central community is characterized by large expanses of underutilized or vacant areas in the center of the City blocks. This is due to the 10 acre blocks and the deep lots designed in pioneer days to provide for farming. Later they became neglected or sold off and have resulted in unutilized inner blocks

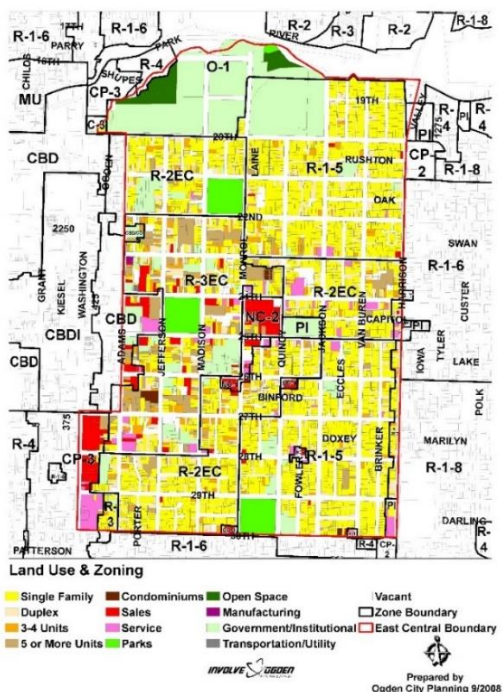
with no consistent platted pattern. The multi-family developments that have occurred in these areas often are not highly desirable areas to live in because they are isolated with little visibility to the street. These vacant areas also lack the public infrastructure in the form of roads and utilities, which would facilitate their development.

The current R-3EC zoned area just east of the CBD between 22<sup>nd</sup> and 28<sup>th</sup> Streets contains a mix of land uses. These include Lester Park, James Madison Elementary School, Mid Town Medical Clinic, County Library, numerous apartments, group homes, single family homes that have been converted to apartments, businesses and single family homes. This area is truly a mix of land uses that are conveniently located near the downtown.

The area outside the R-3EC, yet still within the East Central District, is more homogeneous. Although there are numerous legal and illegal nonconforming buildings and land uses, along with the established commercial areas, the predominant land uses are single family homes.

### 3. Community Resources

The East Central Neighborhood is a unique blend of residentially oriented land uses with a rich history of architecture that dates back to the late 1800's. Sprinkled around the community are a number of small commercial buildings that were built in the early 1900's that served the surrounding residential community. The block at 24<sup>th</sup> and Monroe (between 25<sup>th</sup> and Quincy) has been established as a commercial center. However, it has fallen into hard times and is at present underused. Currently it contains a pharmacy, a laundry, offices, residential dwellings, apartments, veterinarian and at least four vacant commercial buildings. The principle streets within the East Central neighborhood are Monroe which runs north/south and 24<sup>th</sup> Street which runs east/west. Monroe serves as the principle "Connector" between the neighborhoods to the south and north of the East Central area. Between Adams and Harrison Blvd. 24<sup>th</sup> Street contains numerous points of community interest. It has a traffic light on either end at Washington and at Harrison Blvd. It also connects to West Ogden and I-15 via the Viaduct. Along 25<sup>th</sup> Street, one block to the south of 24<sup>th</sup>, is the regional headquarters of the US Forest Service, the old Deseret gym complex, (which was the original Weber State College) the main branch of the Weber County Library, Golden Hours Senior Center, Lester Park, a commercial block, Academy Square State office building and the Ivy Lane Reception Center.



Map 4 Land use and existing zoning





*Weber County Library at Lester Park*

Another characteristic of this neighborhood is the established park space. There are three block-size (10 acre) main City parks that were set aside as part of the original plat of this area. Between 21<sup>st</sup> and 22<sup>nd</sup>, west of Monroe is Liberty Park. It has basketball and tennis courts, 2 ball fields, a bowery, a tot lot and bathrooms.



*Liberty Park*



*Golden Hours Senior Center*

Lester Park, between Jefferson and Madison Avenues and 24<sup>th</sup> and 25<sup>th</sup> has the library and Golden Hours Senior Center with associated parking along with the bowery, tot lot and bathrooms.

Monroe Park is situated between 29<sup>th</sup> and 30<sup>th</sup> Streets and just east of Monroe. It functions as the principle venue for softball (4 ball diamonds). It also has 2 tennis courts, a bowery, a basketball court, a horseshoe pit and bathrooms.

This neighborhood also has four other more specialized parks that are available to the public. Eccles Park, also known as Watermelon Park is 9,200 square feet in size and is located in the center of the block between 25<sup>th</sup> and 26<sup>th</sup> Street on Eccles Avenue. A similar pocket park known as Farr Courtyard Park is located on the interior of the block. Finally, Ogden's newest park is "The Oasis" community garden at 2450 Madison.

The Ogden City Cemetery is a major open space north of 20<sup>th</sup> Street between Monroe and Ogden Avenue and occupies a total of 56 acres (1 acre for pets). Just east of the cemetery at the corner of 20<sup>th</sup> and Monroe is the old State School for the Blind which is now used as the Ogden City Schools administration complex.

### 4. Housing Stock

There are many varieties of housing stock in the East Central community. In fact, no area of the City has as much variety of types of all architectural styles. This was the first area to be developed on a large scale for housing. The original leaders of the community built their homes primarily in what are today the Jefferson and Eccles Historic Districts.



*David and Bertha Eccles Home*

The remainder of the homes that were built in and around the neighborhood were more modest homes that were owned by the merchants, railroad workers and tradesman of the time. Although most of the homes were built in the early 1900's, many of the old single family homes still exist today. Apartment buildings were also built into the residential neighborhoods and created a mix of housing types. The design of the buildings reflected the overall character of single family detached homes and created a very rich architectural neighborhood. It is for that reason that the neighborhood was able to be considered for the Ogden Central Bench Historic District designation as a historic district.



*Elmhurst Apartments at Capitol and Van Buren*

In addition to the housing needs right after World War II, the R-4 and R-5 Zoning from the 1950's

and 60's ushered in higher density than the original single family homes were designed for. In the areas to the north, east, and south of these areas the R-3 and R-2 zoning allowed duplexes. These trends also contributed to the numerous nonconforming residential properties in the area that exist today. Slowly, the area is experiencing a reduction in units per building as some of these buildings are being returned to their original density. This is especially true in the Jefferson Historic District, the areas currently zoned R-1-5 and to a small degree in the currently zoned R-2EC areas.



*Removal of additional units to return to single family home at 2545 Jefferson*

Not all the multiple family housing was of this variety. Apartment buildings were also constructed throughout the 1960's to the 1980's to offer an even more inexpensive alternative to the housing in the area.



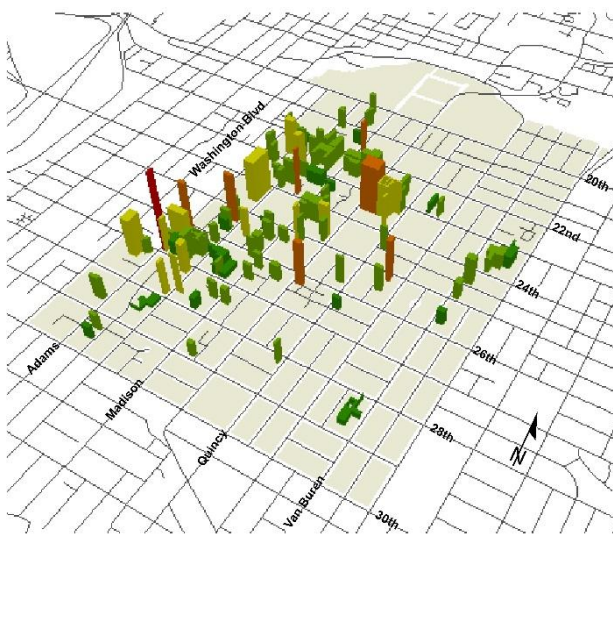
## 14.B East Central Community Plan



but with the same exterior design features that are characteristic of many of the homes in the area.



*New home on 2500 block of Quincy*



**Apartment Units Per Acre**

4.18 - 19.99 Units/Acre	60.00 - 79.99 Units/Acre
20.00 - 39.99 Units/Acre	80.00 - 111.49 Units/Acre
40.00 - 59.99 Units/Acre	

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*Map 5 Apartment building densities*

In the last few years Ogden City has participated in helping upgrade some of the housing stock by demolishing certain homes that are beyond repair and constructing new, context sensitive bungalows that have the advantage of new and modern interiors

The Adams Avenue corridor which includes the properties on both sides of Adams Avenue and back to Ogden Avenue between 20<sup>th</sup> and 30<sup>th</sup>, is characterized primarily as low density detached housing, especially on the east side. This is an area of transition between the more “urban” core and the adjacent residential neighborhood.

The eastern boundary of the neighborhood is bordered by Harrison Blvd., an arterial of the City that extends from SR89 in South Ogden into North Ogden. However, the character of homes along this street is not too different from the homes in other portions of the neighborhood. The west side of the street still is predominately single family with some duplex type housing. The same housing mix exists along 20<sup>th</sup> Street and 30<sup>th</sup> Streets, which happen to be the north and south borders of the neighborhood.

The various housing styles found in the community are illustrated in the following pages.

### Style 1: 1870-1910

The single largest event that shaped the development of the East Central Neighborhood and Ogden as a whole was the arrival of the transcontinental railroad. Prior to 1869 there was only a scattering of farm homes and log cabins east of Washington Blvd. Few examples of this era remain. The first wave of development was from the 1870's to 1920.

14.B.8

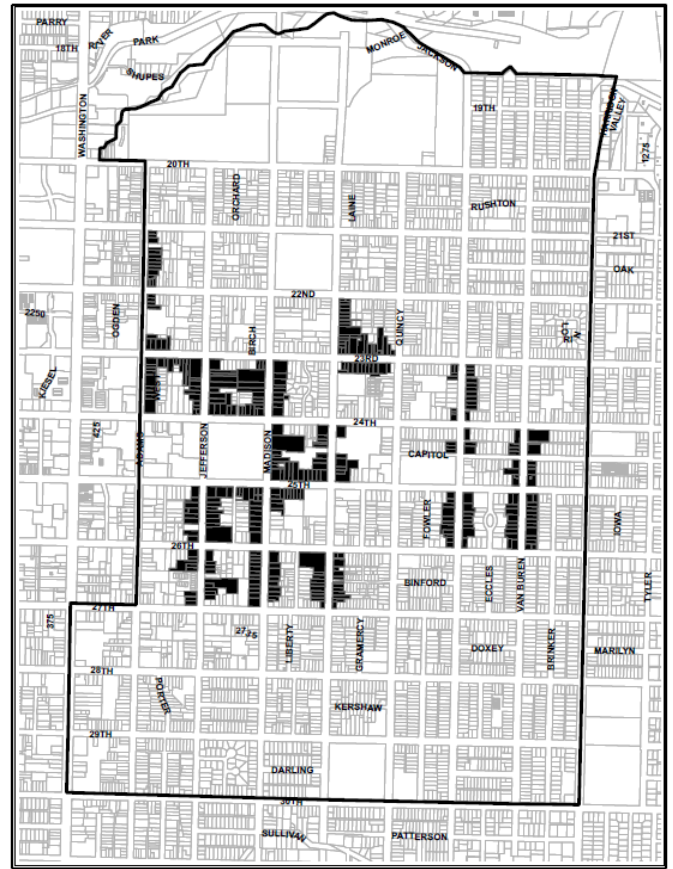


## 14.B East Central Community Plan

This was a time period of local economic growth ushered in the more elaborate Victorian styles such as Queen Anne, Eastlake and Victorian Eclectic styles. Second Empire, Romanesque and others styles were also included along with the smaller scale simple cottage styles of the Cross-T.



*Early Cross-T farm house at 478 28th*



*Map 6 Map of style 1 development*



*Early Victorians*

### Style 2: 1910-1940

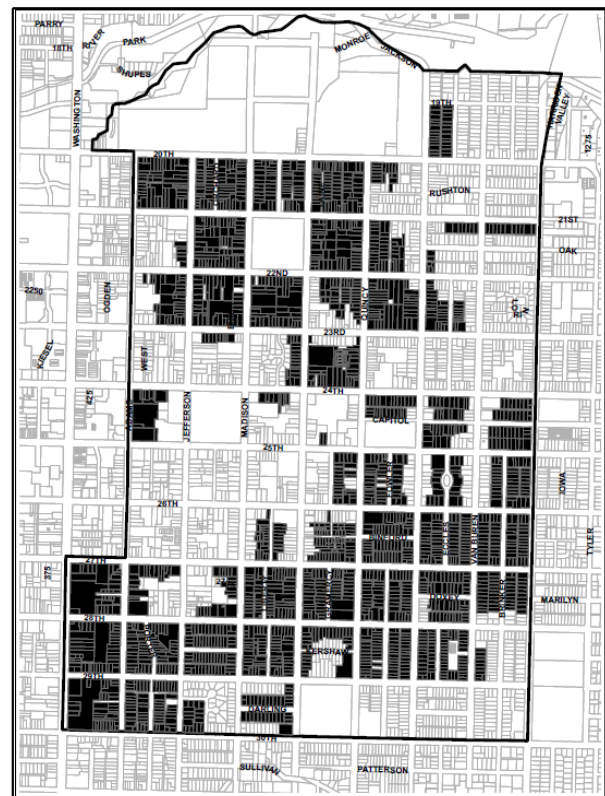
The Prairie style movement reached Utah in the early 1910's and particularly segments of the East Central Neighborhood in Ogden. The Eccles Historic District has a large concentration of these style of homes. There are also individual buildings in others areas of the community that were built with the Prairie style influence. Along with the Prairie style, the Four Square and the English Tudor designs were also constructed during this time frame. The 1920's brought to this neighborhood the "Bungalow" in a big way. Over 800 bungalows were constructed during this time, and consequently, they make up about 36% of the buildings in the East Central neighborhood. This is far and away the most prevalent design of homes. The majority of the structures in the East Central neighborhood were built prior to World War II. There was rampant infill of lots throughout the community from 1900 into the 1930's, especially in the areas just east of Washington Blvd. and radiating east up the corridors between 24th and 27<sup>th</sup> Streets toward Van Buren Avenue.



*Bungalows*



*Prairie Style architecture of Wattis home at 2540 Eccles Avenue*

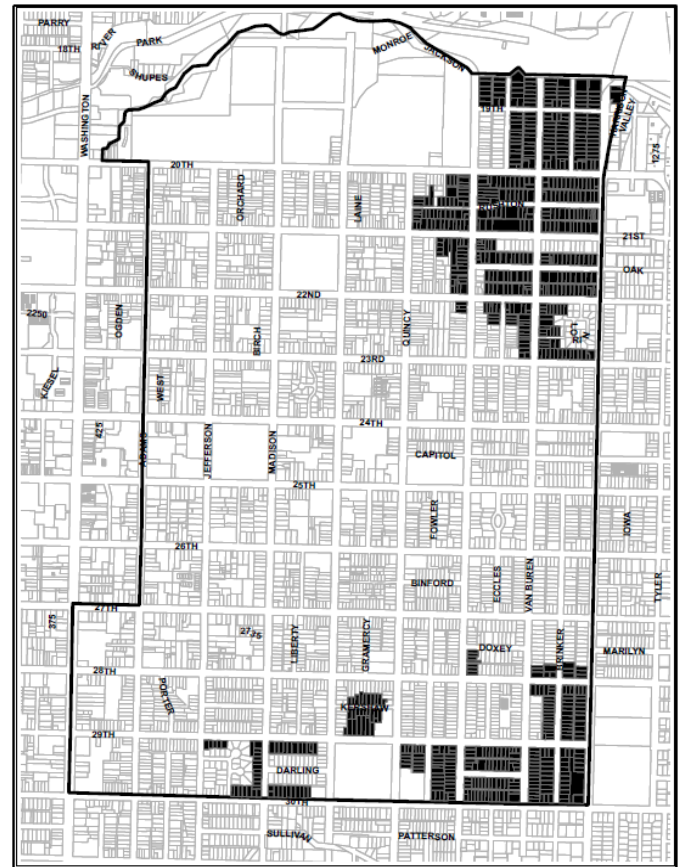


*Map 7 Map of style 2 development*



### Style 3: 1940-1960

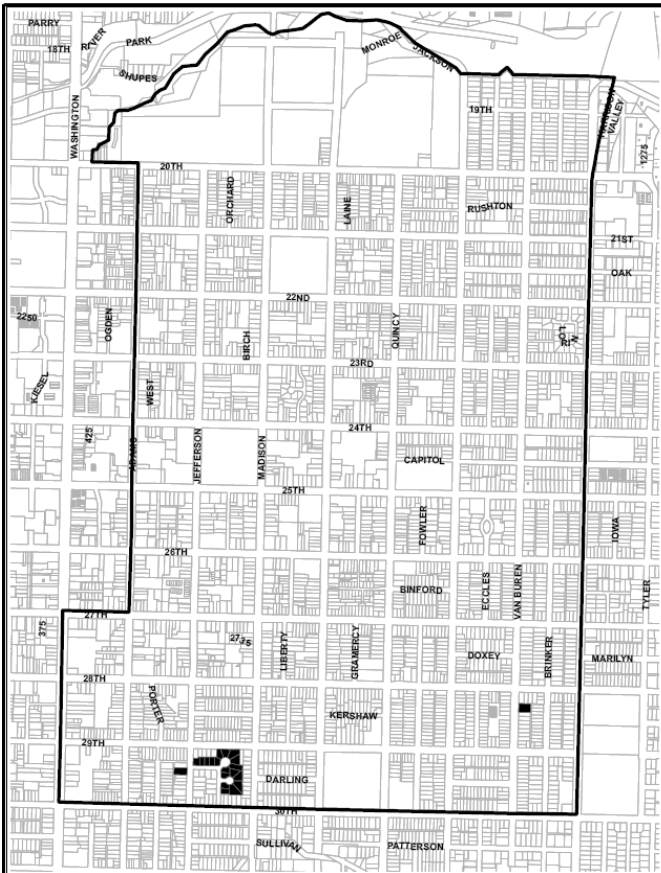
In the 1940's and 50's the northeast and southeast quadrants of the neighborhood took on numerous square style homes common to the post war era. These spec designs were uniform floor plans with slight variations on the exterior and were built to meet the housing demand of the day.



Map 8 Map of style 4 development

## Style 4: 1950-1970

This style is not as prevalent in this neighborhood as in other areas of Ogden but the rambler style popular during this time period also appeared as infill housing interspersed throughout the neighborhood and also clustered in a subdivision located at the 2900 block of Orchard.

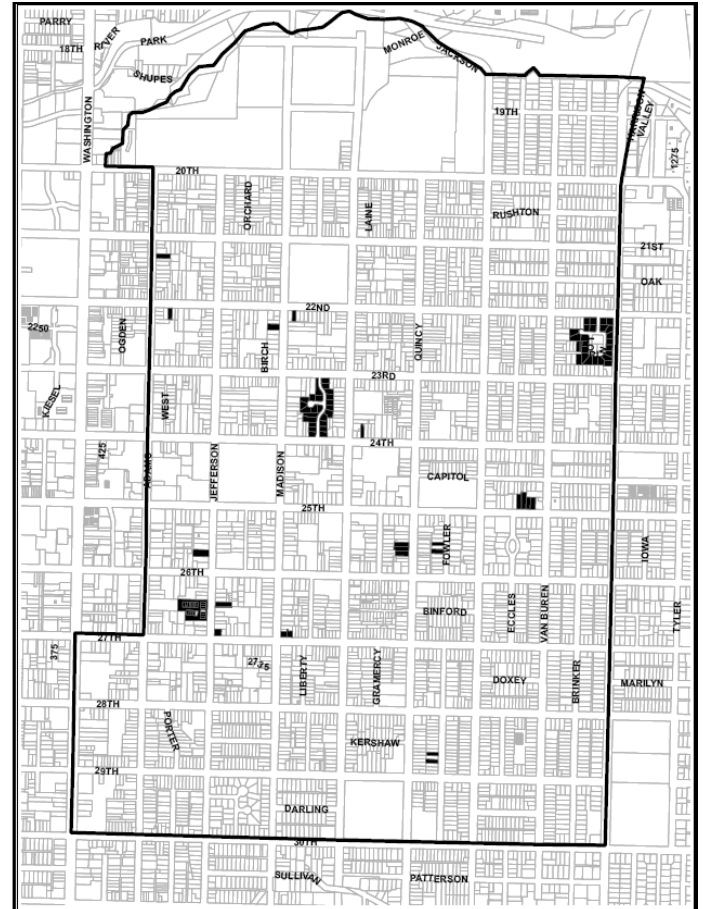


Map 9 Map of Style 4 development



### Style 5 development: 1970-2009

The style of housing during this time period had a variety of designs. Split level style homes were used in many infill projects that have occurred in the neighborhood such as Lorin Farr subdivision and the Legacy Park subdivision to individual lot infills. While popular for the time period and common in subdivisions, this style lacked the design details and scale of the traditional neighborhood some of these homes were placed in. In recent years the neo-traditional design has been used for infill housing that looks more like the traditional bungalow.



### B. Community Comment

Community comments and information were collected in several different steps:

- a) A community-wide open house was held on September 23, 2008 at the James Madison Elementary School. Many issues relating to Ogden's East Central Neighborhood were discussed. A sign-up sheet for the advisory committees was circulated.
- b) Three separate advisory committees were formed and each met six times between November 2008 and February 2009. During this time, committee members analyzed the East Central neighborhood and began to formulate broad recommendations for the area.
- c) On March 26, 2009 a second community open house was held at the Madison Elementary School. Recommendations that were developed by the steering committees were presented at the meeting for general public comment.
- d) On April 1, 2009 the Planning Commission held their first work session to discuss the steering committee recommendations and the community comment from the open house the week before.
- e) Numerous work sessions with the Planning Commission followed between April 14 and May 20 to formulate the recommendations from the Steering Committees and public input into vision statements and objectives for the CBD Community Plan.

The following is a list, by topic of the four primary issues identified from the public meetings by the Steering Committee and public input.

### 1. Community Identity

This community has suffered from poor public perception of the quality of life possible in this neighborhood. Recent changes and development, coupled with the historic architecture, make this a great area to live in but perception needs to change. The City needs to continue to be a player in those changes as well as the citizens who live in this neighborhood. The central theme is that through proper marketing, clean up, and capitalizing on the historic character that pervades the neighborhood, this area will continue to improve. For a long time this area has been identified as a historic neighborhood that has fallen into disrepair and suffered from neglect. The ongoing efforts to return buildings to their original use and density are only the first step. Consistent vigilance on upkeep of the buildings, cleanup of yard space, and clean, attractive landscaping are building blocks to overcome past negative perception. Finally, the historic resources themselves should be a focal point of this neighborhood.





### 2. Land Use

Unfortunately, this community is characterized by vacant inner blocks and some vacant buildings. These areas and buildings are falling prey to the neglect and disrepair discussed above. Another characteristic of this community is the numerous nonconforming land uses. These come in the form of existing commercial buildings in the residential zones or more frequently, the existing multi-family homes in buildings that do not meet certain zoning criteria. Certain land uses have had impacts to the quality of life in the community because this became the area of concentrated development to meet the needs of rehab and social housing. Large group homes clustered in portions of the community and various social programs have altered some of the dynamics of the neighborhood.



1 Group Home

### 3. Parks and Recreation

The area has three large parks which meet the needs of the area but over the years have had some alterations that have impacted the usability of the spaces. The temptation to use the park land for building and parking space altered Lester Park. The concern is not to use these parks to meet building or parking needs. Certain enhancements of the existing parks should be considered. In addition to general park space the cemetery is also a key open space in the area which needs to be maintained and adds character to the community. Finally, the mature urban forest, which is made up of all the trees in the

parks and park strips, sets this community apart. Maintaining these character defining features in both tree maintenance and plantings and the challenges of appropriate water conservation methods are concerns.

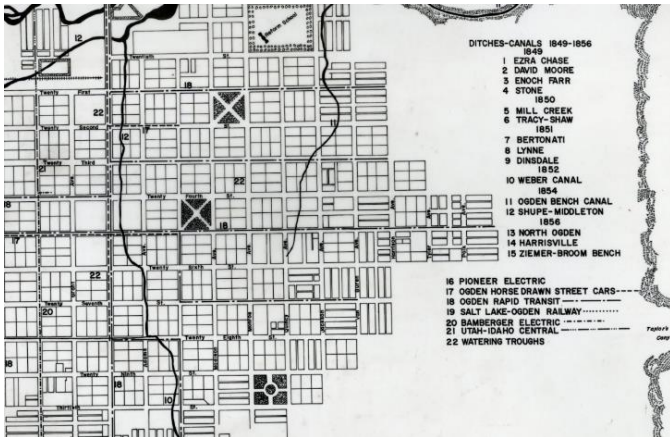


A Corner of Lester Park with its Public Drinking Fountain, Donated to the City by J. S. Lewis

2 Historic Photo of Lester Park

### 4. Transportation

The public was concerned about the safety for the pedestrian and bicyclist as these are key modes of transportation for a walkable community. Mass transit by means of a street car system had been key to the development of this neighborhood in the early 1900's but was replaced by the automobile in the 1930's. Discussion is taking place of introducing a street car that would provide a transit connection between downtown and Weber State University and McKay Dee Hospital. These are two major employers in the county and are thus important destinations. Having the street car run through the neighborhood between these two destinations would improve transportation options for this community. Walkability and enhanced alternative transportation are directions the community should move towards. The challenge will be to increase these alternative modes of transportation as viable options to the automobile.



Map 11 Early 1900's map of mass transit system

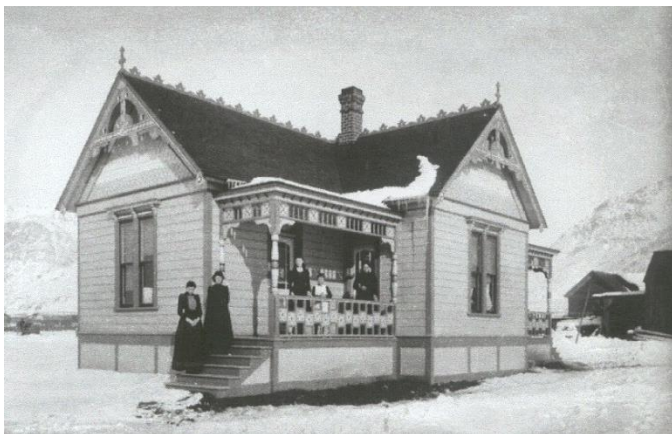


### C. East Central Community Vision

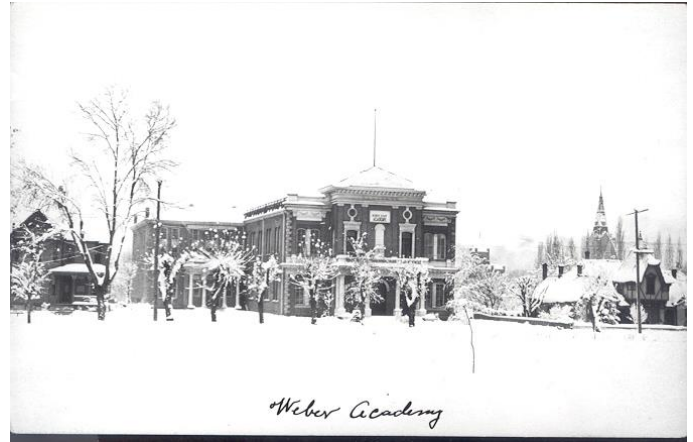
The East Central Community Vision establishes a comprehensive guide to the future development, physical land uses, and desired attributes expressed by the Community. The East Central neighborhood has a unique historic flavor, yet is constantly changing. A vision of the desired form and character is key in directing the changes for the continued improvement of the neighborhood.

This vision was developed through community meetings held at Madison Elementary School and through steering committee meetings and the public planning process.

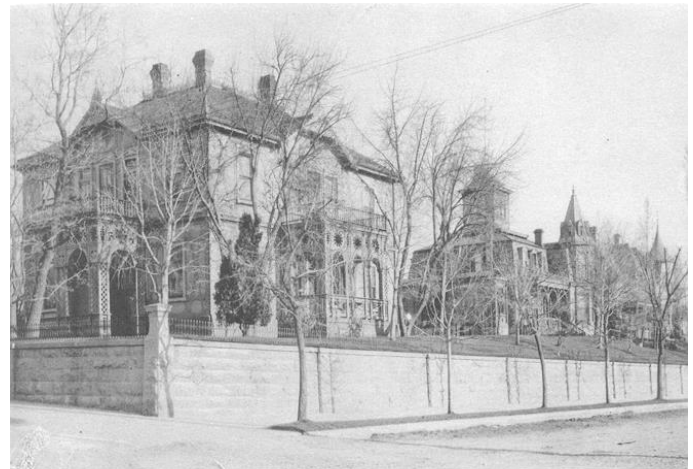
This section will describe the community vision and lay out specific, attainable objectives to realize that vision. Implementation and prioritization of objectives will be addressed in the next section.



*Historic photo of Cross-T home*



*Weber Academy*



*Fred J. Kiesel and other Adams Street Residences*



*Victorian Home*

### COMMUNITY IDENTITY

#### 1. Change Community Name for Positive Perception.

The name “East Central” is a geographical designation lacking personality and description. This area has experienced some difficult socio-economic times and the name creates some negative connotations and does not relay the history and potential of the community.

In the interest of changing perceptions and creating community pride, the goal is to establish a new beginning with a new “branding” of the community. By reminding people of the past glory of the area, it can again help to recapture that quality of life.

The community has voiced a desire to change the name of the community to something that better represents the history, glory and potential of the area. The two names that generated the most interest were the “Ogden Central Bench District” and the “Trolley District”. A clear and distinct preference was not apparent. The Ogden Central Bench District is the name of the National Historic District that matches the boundary of this area. The Trolley District pays homage to bygone days of the early 1900’s when trolleys were the principle mode of transportation in the neighborhood, and the potential that it could happen again

Another area of concern was the lack of signage. There is a lack of community identification and wayfinding signage in the neighborhood. Signage should be utilized in this community that would both identify the neighborhood and the historic character, plus create a method of way finding to and through the neighborhood.

#### Vision Objectives

- 1.A Revise the community name to be more positive about the location, history, and potential of the community. **High Priority**

- 1.B Locate street and way finding signs that reinforce the identity of the neighborhood and give direction.



*Community signage*



*Preservation of architecture promotes positive perception*



### COMMUNITY IDENTITY

#### 2. Promote the Neighborhood

In order for the East Central Neighborhood to maintain the momentum of positive change, a marketing component must come into play. Certain communities in the Salt Lake area were cited as being representative of the type of neighborhood East Central can be known as. Those neighborhoods are 9<sup>th</sup> and 9<sup>th</sup>, Sugarhouse, and The Avenues.

Beyond the obvious amenities of being an historic area close to downtown and the mountains, this is a neighborhood that has a quiet residential feeling. These virtues can be advertised through flyers, welcome packets and a concerted marketing campaign that emphasizes the unique attributes this community brings to its citizens and visitors alike.



*Multi family homes on Van Buren*

Key to a healthy neighborhood is a sense of stewardship of the community by individual property owners. There needs to be recognition that the upkeep of their own property has a strong influence beyond their own property lines. Each property owner needs to have the same pride for their community. Living in this neighborhood should come with high expectations, respect and care that go along with living in such a special area.

#### Vision Objectives

- 2.A Market the community as a place to live because of its urban identity, rich history,

variety of housing and commercial uses within walking distance that draws comparisons to the trendy neighborhoods in other communities such as 9<sup>th</sup> and 9<sup>th</sup>, Sugarhouse, and The Avenues.

- 2.B Make information available for rehabilitation, contractor lists and standards for building and property upkeep.
- 2.C Educate property owners and tenants as to their role in the community with flyers, letters and welcome packets that shown they are part of the soul of this unique community and its success depends on maintaining these stringent expectations. **High Priority**
- 2.D Consider using community features such as monuments or other signage as identifying features at key entrances to the community.

### COMMUNITY IDENTITY

#### 3. Instill pride by maintaining the community

The community will, through personal contact, various neighborhood organizations and community outreach establish clear and definitive expectations for the levels of maintenance in the community. Initially, there should be an attitude of assistance and helping each other in getting their properties clean and debris free. A once a year clean-up effort, using local organizations can go a long way to kicking off this feeling of community pride. If those efforts are not fruitful in making the properties better, then strict enforcement may be the alternative.

The City has its role in this effort as well. By maintaining public facilities and creating smooth and level surfaces on the sidewalks, people will be more apt to walk around the community and begin to interact with their neighbors.

These ideas are all part of realizing better appearing yards and well kept buildings. This education process to instill a level of standard could be written in English and Spanish to ensure the majority of the population is aware of the community efforts to clean up the neighborhood.



*The problem*



*The Expectation*

#### Vision Objectives

- 3.A Incorporate a once-a-year neighborhood clean-up day to take control of the neighborhood and exhibit what is acceptable yard maintenance.  
**High Priority**
- 3.B. Implement neighborhood expectations, education and dialogue through neighborhood watch or block organizations prior to enforcement to maintain community appearance. If unsuccessful, invoke strict fines to achieve the expected outcome.
- 3.C. Require front yards be maintained and free of junk and debris.  
**High Priority**
- 3.D Provide neighborhood outreach through various neighborhood groups to the elderly or poor to help in maintenance of property to bring them up to neighborhood standards.
- 3.E Upgrade sidewalks based on traffic counts so they are level surfaced, but respect the community history by having replacement sidewalk matching the small grid pattern, and tinted concrete to be compatible with the era of the neighborhood construction.



## **COMMUNITY IDENTITY**

### **4. Historic Resources**

Few communities can boast the wealth of historic structures located in the East Central Neighborhood. It is, in fact, on the National Register of Historic Districts. The predominant historic structure is the modest “bungalow”. This is reflective of the humble working class population that lived in the area during the early 1900’s. Other architectural styles represented are Victorian Eclectic, Prairie School, Arts and Crafts, and English Tudor. Two additional national historic districts (the Jefferson and Eccles Historic Districts) exist within the larger district. These two districts are also on the Ogden City Register of Historic Places. The Jefferson District has a rich array of Victorian styles located along Jefferson Avenue between 25<sup>th</sup> and 27<sup>th</sup> Streets. The Eccles District is situated between 25<sup>th</sup> and 26<sup>th</sup> Street and Van Buren and Jackson Avenues and has a large concentration of Prairie style buildings.

There is a desire to connect the two local historic districts. One method would be to give priority to the area between the two districts with regards to public improvements. This speaks directly to the goal of having period lighting fixtures run from the CBD to the west of Harrison Blvd. along 24<sup>th</sup>, 25<sup>th</sup>, and 26<sup>th</sup> Streets.

There is also the potential to expand the area of the Jefferson District north of 24<sup>th</sup> Street. There are some beautiful examples of Victorian architecture that are not included in a local district at the present time but should also be preserved.

There is need for new property owners to understand the expectations, benefits and constraints that go with ownership of a structure(s) in the historic districts. Literature should be generated and disseminated to the property owners about these issues and how they relate to their property. Finally, it is the goal of the community that these historic structures be preserved and not

demolished, especially those inside the local historic districts.

### **Vision Objectives**

- 4.A Connect the Jefferson and Eccles Historic Neighborhoods by targeting the area between the two areas for physical improvements, such as period street lights, appropriate signage and street improvements.  
**High Priority**
- 4.B Extend additional themed, unified lighting that extends from the CBD to Harrison Blvd. and takes advantage of innovative ways of funding and maintaining them. e.g. solar lighting or private property power.
- 4.C Make information available to new home owners in the Jefferson and Eccles Historic Districts defining what the district mean and what the owner’s role as stewards should be.
- 4.D Notify buyers of historic properties by placing notice of the historic designation on the property’s title so it is disclosed at the time of purchase.
- 4.E Expand the Jefferson District to the north.  
**High Priority**
- 4.F Promote the three Historic Districts and what they can mean to property owners by way of incentives, grants and tax rebates.
- 4.G Protect and preserve historic buildings in the historic districts by considering revisions to the Zoning Ordinance.  
**High Priority**

### COMMUNITY IDENTITY

#### 5. Retain and build upon the historic physical character of the community

The historic designation of this area makes it a special place that represents the history of Ogden's development from a farming community to a leader of the intermountain west. Its location at the base of the Wasatch Mountains also makes it an attractive community. The rich history is largely represented by the architecture in the area. Although there are numerous commercial buildings scattered throughout the neighborhood, both individually and in groups at certain locations, the story of the people of Ogden is seen mostly through their homes.

This neighborhood is largely built out with the exception being the center of several blocks where there is the potential for infill. There has been a tendency to convert homes to offices and higher density units. This practice has altered the residential character of the neighborhood. In order to reclaim these structures and continue the more traditional residential flavor, the exterior improvements of existing buildings and new construction must be consistent with the original designs and materials contained in the neighborhood.

To further the goal of retaining the original character, the trees that line the streets should be reintroduced where they are currently absent. The trees and the treatment of the park strips are a major component of this character defining urban forest.



*Example of historic character*

### Vision Objectives

5.A Develop strict design standards that would establish requirements of development and context that retains the neighborhood character. Key elements would be building size, color, materials, design, height, facades, porches, garages, roof pitch, front yard fences and landscaping.

**High Priority**

5.B Manage the existing urban forest and enhance it by installing additional street trees and living plant ground covers in the right-of-way and making this area a priority for construction funding and tax incentives and publicizing City services available through the City's Urban Forester.

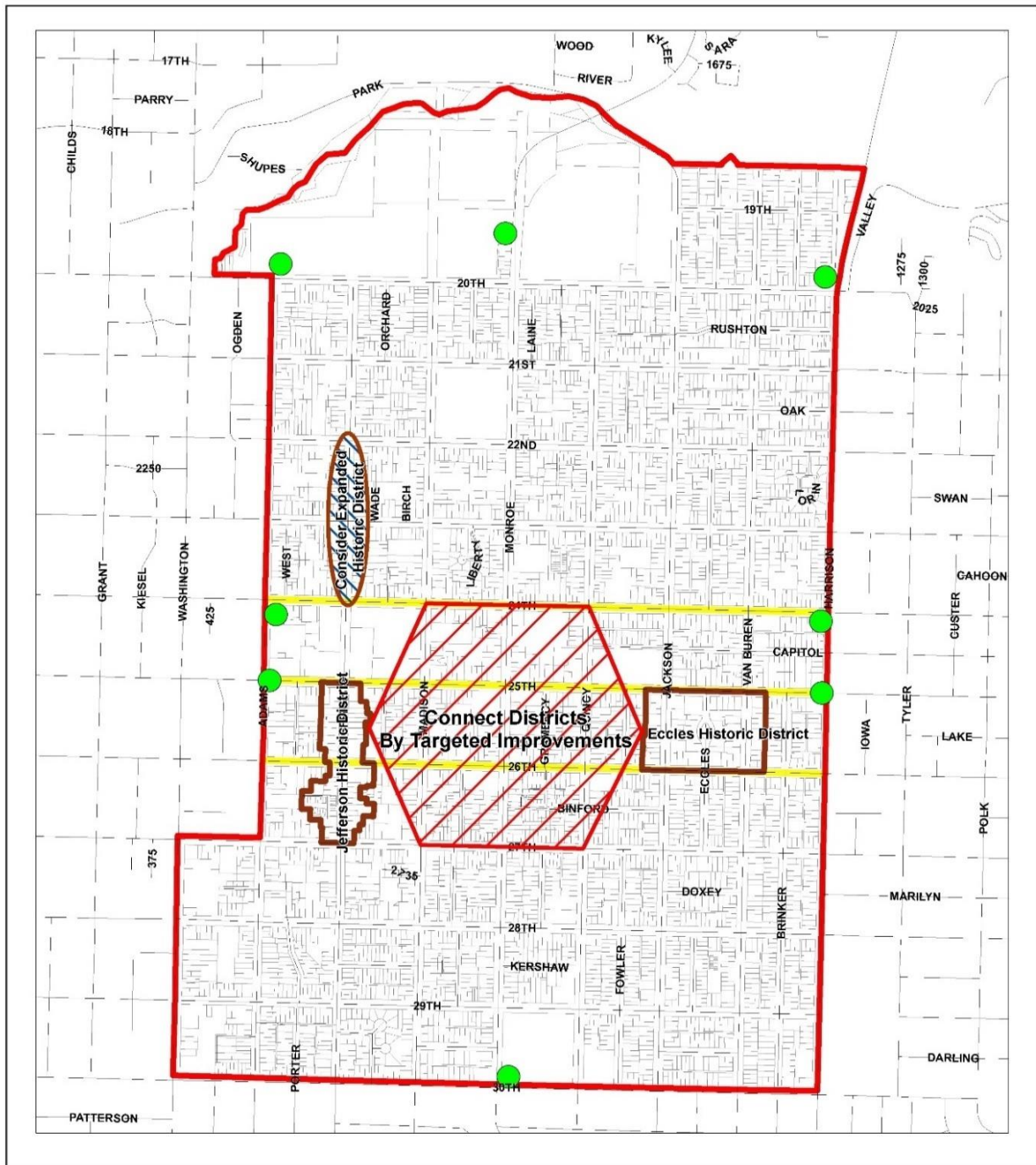
**High Priority**

5.C Give special attention to the main corridor streets of 24<sup>th</sup>, 25<sup>th</sup>, and 26<sup>th</sup>, so that they convey a positive impression by appropriate public and private improvements and maintenance.



*Newly planted street trees*





## East Central Community

Community Vision - Community Identity

- Community Identity Features
- Enhanced Period Lighting
- Historic Districts
- East Central Boundary



Map 12 Planned Community Identity Features



### LAND USE

#### 6. Provide for appropriate infill of underutilized existing development

There have been changing land use patterns and economic markets over the many years this community has been in existence. Certain existing developments need to be redeveloped to meet the changing markets and to improve the community. The block between 24<sup>th</sup> and 25<sup>th</sup> Street and Quincy and Monroe is already a commercial location. It is central to the neighborhood and has extensive underutilized property and past inappropriate land uses. Redevelopment as a walkable neighborhood center could bring life back to the center and to the surrounding neighborhood.

There are other areas that are also underdeveloped and have the potential of more density and compact development. They could lend themselves to mixed use development. There are three areas that based upon their current uses would have potential for additional development as mixed use areas.

One of the reasons appropriate infill is important with mixed uses is that there is currently over 162,000 square feet of commercially zoned space. General retail standards indicate 50,000 square feet of retail per 10,000 population. With the present population being 15,558, there is twice the necessary commercial space available.

#### Vision Objectives

- 6.A Using the public process outlined in State law, consider 24<sup>th</sup> and Monroe and other underutilized or blighted commercial and office areas RDA or EDA development areas as a means of bringing positive and appropriate development to the site in the form of quality infill, reusing important buildings, and creating neighborhood centers.
- 6.B Ensure that infill is context sensitive by adding design standards that include colors,

materials, architectural lines, roof lines, and bulk through new zoning amendments.

#### High Priority

- 6.C Encourage mixed use for the infill areas at: 26<sup>th</sup> and Quincy (Woods Market), 550 22<sup>nd</sup> Street when and if the Dee Elementary School site becomes available and the 500 block of 24<sup>th</sup> and 25<sup>th</sup> Street.
- 6.D Housing components for redevelopment mixed use should be limited to rowhouses, flats or second story units above nonresidential spaces.



*Monroe Ave. near 24th Street*



### LAND USE

#### 7. Develop compatible vacant land infill projects

There are numerous opportunities for infill development in the central portion of many blocks in the East Central neighborhood. The question is what is appropriate infill development? These internal parcels should first and foremost continue the tradition of single family homes, which is still the predominant land use in the neighborhood. This is where the zoning code can spell out standards for single family home construction that respect and reflect the surrounding neighborhood. This would include the most desirable elements of the existing single family housing stock which include front yard porches, detached garages that are set back behind the house, colors, size and roof lines that blend with the fabric of the neighborhood. Access to these areas should be by new public streets that open up the block and provide long term maintenance of the road system,

There are also opportunities to continue the neotraditional concepts along certain street frontages of infill areas by providing a variety of housing types that include multiple family designs that create a quality designed mixed land use which is characteristic of styles already found before 1940 in the community.

The solutions lie in bringing in appropriate infill and reuse of these vacant lands and buildings by adopting sound basic planning principles for establishing a vibrant area that reflects the positive character of the area.

#### Vision Objectives

- 7.A Require development of vacant interior block space as single family homes accessed by additional public streets.
- 7.B Revise the existing infill ordinance to set standards of design compatibility of single

family detached housing styles for those areas of interior lot infill.

#### High Priority

- 7.C Revise infill ordinance to limit multifamily development to be along main street frontages and done as “row house” style with context design standards.



*Legacy Park Subdivision*



*Lorin Farr Subdivision*

## LAND USE

### 8. Reuse of vacant commercial type buildings

Two situations exist in the community which have left vacant commercially designed buildings. The first was the development of the small neighborhood store that occurred in the late 1800's and went to the 1940's. This community has a large concentration of these types of buildings. Some have been reused but others sit vacant. The vacancies create problems both for building maintenance and the neighborhood image.

The second condition is office and commercial buildings built under zoning regulations eliminated in 1991. Many of these types of buildings are out of scale and character with the neighborhood and reuse becomes challenging.

Some of these buildings may never be salvageable. However, during the time of transition there should be "boarded building" policy that employs strictly enforced and expensive consequences for buildings that remain boarded for an extended period of time. Ideally, there could ultimately be a revenue stream to assist the truly valuable buildings in the neighborhood that are worth preserving. The use of a redevelopment project area may also be employed to achieve the desired results of new development. If this were to occur, the development should be context sensitive to the neighborhood and the buildings should be constructed to be able to be adaptable to alternative uses in the future.



1880's store at N.W. corner of 24th and Jefferson

## Vision Objectives

- 8.A Consider commercial uses that do not impact the neighborhood for small scale commercial buildings that are residentially zoned.
- 8.B Explore incentives for re-use of old, small, single-lot stores for new start up business opportunities.
- 8.C. Direct new small commercial interests to the existing older commercial-style buildings in the neighborhood.
- 8.D. Allow some existing older buildings to be used for nonresidential uses under the existing provisions but do not zone them commercial.
- 8.E Explore developing a "boarded building" fund that can be used for rehabilitation of buildings in the East Central community.

### High Priority

- 8.F Encourage large vacant problematic buildings to be removed and replaced with new context sensitive development. The RDA shall consider using redevelopment districts as a way to redevelop these areas.



550 24th Street



Commercial type building



### LAND USE

#### 9. Promote the original use of buildings in those areas where they are now nonconforming

Throughout the neighborhood there are scattered buildings that have had their original designed function altered by either converting a house to an office or a single family home to multiple units. Some of these changes have occurred to meet housing demands of past generations. The continued use, however, has created health, safety and even police problems. Buildings that were never designed for such uses in many cases tend to wear out more quickly, need more repair and create neighborhood concerns because of overcrowding.

Conversion of homes to offices in some cases was a result of an effort to provide an adaptive reuse to historic homes when no other options existed to preserve them.

Most of the buildings that have experienced one of these types of conversions are important to the context of the neighborhood though the use may not be. The desire is to utilize these buildings as they were originally designed to be used. Reuse of these buildings as originally designed would benefit the neighborhood but will require considerable ingenuity, resources and compatible land use.

One concern in the use of these buildings, since they are in a tightly developed area, is the desire to remove an adjacent building to provide parking. This should not be done as the compactness of the neighborhood is an important neighborhood feature.

### Vision Objectives

9.A Prohibit removal of homes on adjacent property to meet parking requirements for non conforming uses, or to create larger homes that are out of scale with the community.

9.B Create regulations for nonconforming multi-family units in converted single family homes to convert back to a density more appropriate for the size of building and the capacity of the lot. Along with the use of funds allocated by the City to reduce the number of units in converted single family homes, consider amortization as a tool to return structures to their original and appropriate density.

#### High Priority



*Historic home converted to office*



*Home converted to multi units*

### LAND USE

#### 10. Establish Neighborhood Commercial Center on the block between 24<sup>th</sup> and 25<sup>th</sup> and Monroe and Quincy Avenues

This block has been underutilized for some time. The goal is to reinvigorate this area with the type of uses that will best serve the community. The 24<sup>th</sup> and Monroe location is centrally located to the East Central neighborhood, has an abundance of parking, and good potential access into the site from all of the surrounding streets. Most of the existing buildings were designed in the 1960's utilitarian design and are a poor fit for the community, although there are some viable commercial uses.

The goal would be to use the redevelopment process to transform the majority of the block into a neighborhood center that employs traditional architecture, extensive landscaping, walkability, and environmentally sensitive methods of construction and operation to potentially achieve LEED certification of most, if not all, the new buildings on the block.



*Current IGA Building*

### Vision Objectives

10.A Work to make the block between 24<sup>th</sup> and 25<sup>th</sup> and Monroe and Quincy the Neighborhood Commercial Center with appropriate design considerations.

### High Priority

10.B Consider parking requirements that decrease parking in the area and promote walkability and bicycle access. Parking additions that do take place must fit into the site, be heavily treed, and utilize environmentally sensitive methods in their creation.

10.C. Include this area in any new redevelopment district consideration.



*Potential infill concept*



### LAND USE

#### 11. Establish zoning that reflects the history of the area

Interestingly, the land use and form that took place historically was done without zoning controls. Efforts to increase the rate of return by increasing density at the expense of good design were detrimental to the community. Regardless of the zoning, the majority of the community (at least on the north, south and east sides) has remained predominantly single family detached homes. It is only logical to support the majority land use with the appropriate zoning that reflects the use. Those areas that are R-2EC in the East Central neighborhood are now predominantly single family. The rezoning to R-1-5 would assist in that desired trend.

Front yard fences are out of character with the neighborhood, especially the use of chain link. Chain link fencing has altered the character and reduced curb appeal where they are present. It creates a “fortress mentality” that is not consistent with an integrated and healthy community. Zoning could regulate fence types and location in the front yards.

As indicated earlier, there is more commercial space than is needed. Therefore, it is logical to avoid additional commercial zoning, and retain the residential zones.

Signage in this residential community should reflect the neighborhood flavor and should be small, low, and attractive. Pole signs are not in context with the neighborhood.



*Example of monument sign appropriate for the community*

#### Vision Objectives

- 11.A Consider rezoning R-2EC areas to R-1-5 to better represent the predominant land use trend in these areas.

**High Priority**

- 11.B Revise the front yard fence ordinance to restrict front yard fences that are out of character with the historic past of the neighborhood.

**High Priority**



*Fence out of character with history*

- 11.C Prohibit additional commercial zoning in the community in order to utilize existing buildings and spaces.

- 11.D Retain residential zoning in the community.

- 11.E Revise the sign ordinance as it relates to commercial properties to promote monument signs in lieu of pole signs.

### LAND USE

#### 12. Provide for Accessory Dwelling Units (ADU's)

An accessory dwelling unit is a small, independent dwelling on a lot with a single-family dwelling. It can be within the main home, such as in a basement, attached to the home, or in a separate building. Accessory dwelling units are also known as “granny flats,” “mother-in-law units,” or “ADUs.”

Accessory dwelling units provide several benefits:

- They provide additional, affordable housing options for households that may be unable to find housing elsewhere.
- They can provide an attractive housing option for singles, young couples, multi-generational households, and other household types that are now the majority of households in Ogden.
- They can provide an option for empty-nest house owners to use extra space and earn extra income.
- They are an efficient way to provide housing close to existing parks, schools, commercial areas, and employment centers without building new roads and infrastructure.

As Utah began to confront a housing crisis starting in the late 2010's, ADUs became a favored solution across the state to provide additional housing options. The crisis has been felt acutely in Ogden, which saw one of the nation's highest housing price increases.

Accessory dwelling units are allowed in most of Ogden. The City has adopted standards that require the home to retain its appearance and character as a single-family dwelling and that address parking, building safety, and other concerns. In the past, single-family zones within East Central were one of the few places Ogden did not allow ADUs. With greater experience with ADUs, many benefits, and a

high need, the City should allow ADUs in all of East Central.

#### Vision Objectives

- 12.A. Allow accessory dwelling units in all residential areas in East Central. Maintain standards that ensure the site retains its character as a single-family home.



### LAND USE

#### **13.Ensure Group Homes do not impact the stability of residential neighborhoods.**

Group Homes are dwellings where persons who may be disabled or due to certain circumstances are not able to care for themselves without some form of help or supervision. These homes could include protective housing for victims of domestic abuse, rehabilitation and treatment facilities, transitional housing, residential facilities for persons with a disability and residential facilities for the elderly. They are a growing part of most communities and usually have a protected status by federal law. Ogden City has experienced a negative impact created by more group homes occupying a block than home owners and created a social area rather than a neighborhood. Ogden City then adopted in its zoning code a separation requirement of 1000 feet between such uses to stop this type of neighborhood impact from expanding. The separation requirement acts to reduce the potential that these land uses will alter the fabric of a community. The East Central neighborhood already contains over 20 group homes, many of which do not meet the existing separation requirement. These are existing non conforming land uses due to their existence prior to the establishment of the zoning code restrictions. On occasion, these facilities can present problems to the community that go beyond the impact on a neighborhood's property taxes. It is for these reasons the City should consider steps to eliminate these uses over time by means of amortization or other regulations.

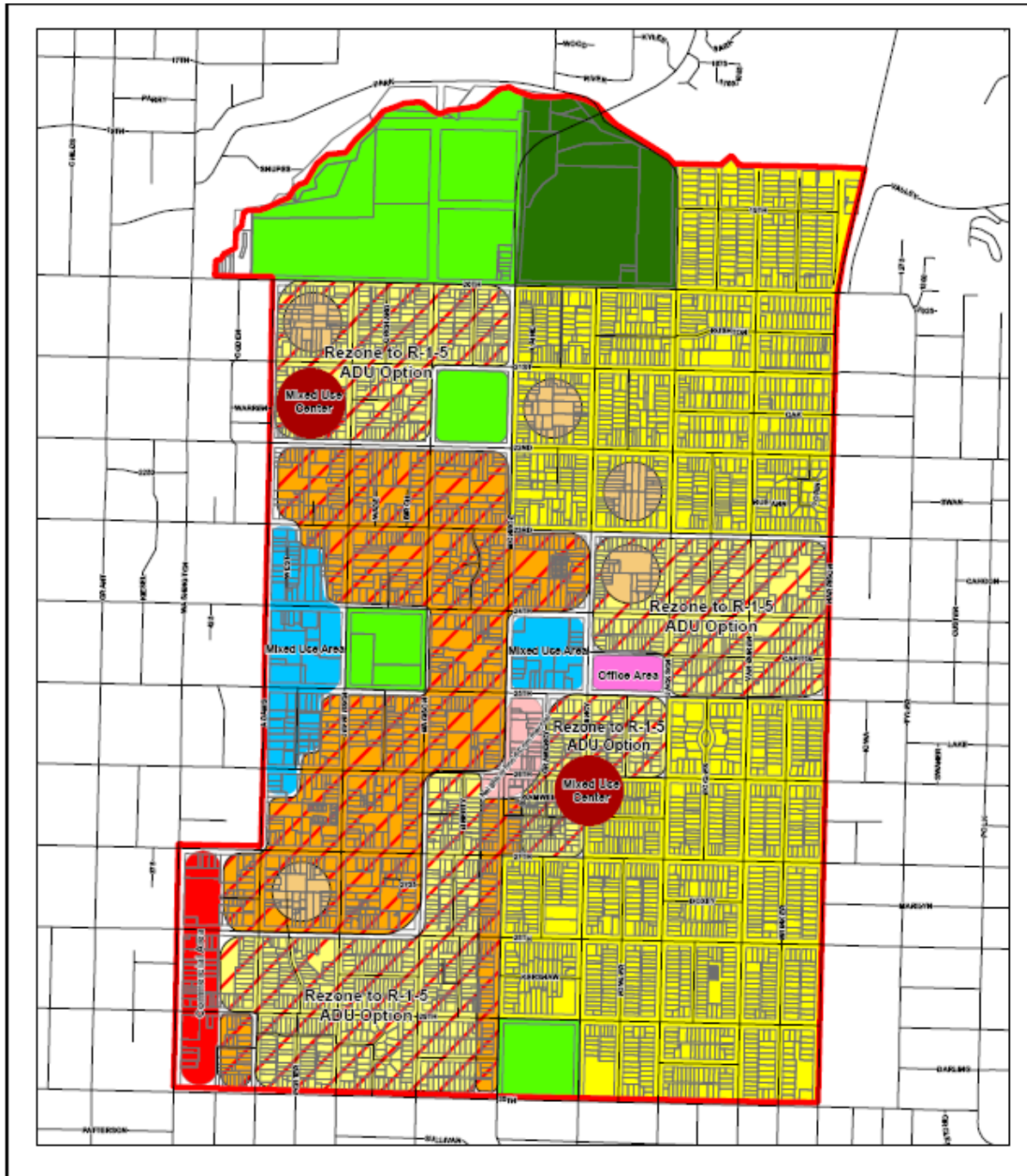


*Local Group Home*

### **Vision Objectives**

- 13.A Consider amortization and other appropriate options for group homes that do not meet spacing requirements and present demonstrated problems to the community in order to stabilize neighborhood character.

**High Priority**



## East Central Community

Community Vision - Land Use

-  Accessory Dwelling Unit Option
-  Infill Project Potential
-  East Central Boundary



Map 13 Land Use



### PARKS AND RECREATION

#### 14. Enhance existing parks

The East Central Neighborhood was planned in the 1870's with three original 10 acre parks. Those parks are known as Liberty, Lester, and Monroe. Each park provides a unique set of services to the community while at the same time addressing the same common service of a place for quiet and passive recreation with grass and mature trees. This area also enjoys several specialty parks; specifically, Eccles Park (Watermelon Park) located in the center of the Eccles Historic District, Courtyard Park, which is a small pocket park that contains a tot lot and picnic facility, the Oasis Park which is becoming a community garden, and finally the Ogden City Cemetery. Each are open to the citizens of Ogden throughout the year, and each bring their own unique public attraction.

There are certain improvements that are needed. Included in these upgrades would be perimeter lighting that is compatible with the period context lighting that is seen in the historic districts, a peripheral exercise course, sand volleyball, new vandal-resistant bathroom facilities and better signage. Improvements such as a winter ice skating venue would be nice in Liberty Park along with the completion of the walkway through Lester Park. Since this park also contains the County Library and Golden Hours Living Center, benches would also be appropriate.

The use of the park for building sites and parking lots in Lester Park to some degree compromise the park. No additional parking should be considered at this park. Conversely, the City may want to consider additional on-street (angle) parking along 29<sup>th</sup> Street at Monroe Park to address the crowds that are generated for the summer ball games.

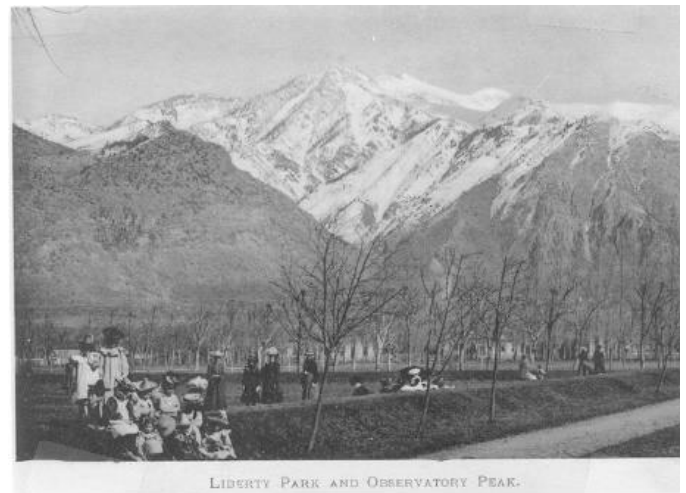
#### Vision Objectives

14.A Build on parks as a neighborhood amenity of open space and civic functions.

14.B Make improvements to parks by providing:

1. Perimeter lighting.
2. Exercise areas for jogging around the perimeter of the large parks.
3. Construct sand volleyball courts in a section of the parks.
4. Use institutional bathroom fixtures to upgrade park bathrooms and keep them unlocked during the daytime
5. Identification and locational signage

14.C Extend the sidewalk completely through and include benches as well at Lester Park.



*Early photo of Liberty Park*

14.D Prohibit expansion of buildings into Lester Park. Additional parking not to exceed 20 new stalls (144 total) may be considered provided that the improvements to the park are made that create a holistic design for the park and provide connections and amenities to all park users.

14.E Develop angle parking at Monroe Park for additional parking spaces.  
**High Priority**



*Sidewalk to be extended toward Library*

### PARKS AND RECREATION

#### 15. Consider new open space and recreation development.

The expansion of open space and park resources is a value that virtually all communities share. The Oasis Park Community Garden will commence in 2009 and there seems to be additional interest in duplicating this kind of park experience elsewhere in the City and the East Central Community. Depending on the success of The Oasis, the City and local neighborhood groups can convene to initiate additional community gardens.

The potential exists for Ogden City and Ogden City Schools to establish a combination sports field, competitive aquatic center, and recreational water park on the school board owned bluff at the northwest corner of 20th and Jackson Avenue. This is the site of the old military reserve unit complex. This is the site of the old military reserve unit complex northwest corner of 20<sup>th</sup> and Jackson Avenue. This is the site of the old military reserve unit complex.

Getting the word out on the various recreational events and programs is a way of increasing participation. Beyond the monthly notice in the utility bill, the City should expand its network of outreach to include the Standard Examiner, the City web site and Channel 17.

#### Vision Objectives

15.A Consider additional community gardens in vacant lots depending upon the success of the new Oasis Park.

15.B Continue to work with the School District to develop a sports field/aquatic center complex at 20<sup>th</sup> and Jackson Avenue.

15.C Utilize information distribution of recreational events and programs through the Standard Examiner, City Web site and Channel 17.  
**High Priority**



*Conceptual aquatic center/ball field complex*



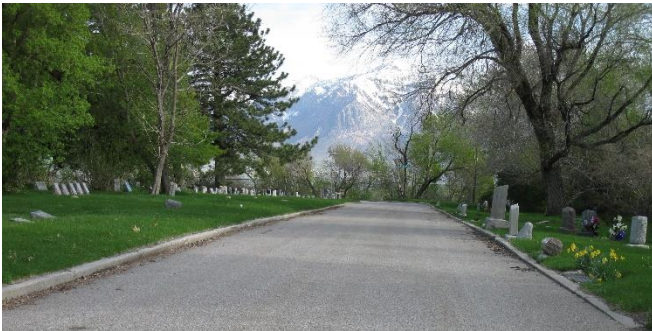
*Oasis Park Community Garden*



## PARKS AND RECREATION

### 16. Allow appropriate additional uses of the cemetery.

The Ogden City Cemetery may be an underutilized resource. First and foremost it is a place of reverence and quiet contemplation for the living and the final resting place for many Ogden residents. Among these Ogden residents are the founders and builders of the community. Informally, there are occasional tours of the cemetery to look at the individual gravestones of note. The City should develop a map to facilitate that activity.



*Looking north inside the Ogden cemetery*

Another action to bring more interest to the cemetery would be to formally develop the connection from Madison Avenue through to River Road from 20<sup>th</sup> Street for bicycle and pedestrian use only. This former street was closed for access years ago at the north end of the cemetery. Extending limited access for bicycle and pedestrian travel would create another connection to the Ogden River and Lorin Farr Park to the north. Lighting and decorative fencing could frame the corridor and be another component of making Ogden more walkable and bike friendly.



*Madison Avenue looking south from Park Blvd.*

Finally, another open space linkage could be created by extending its boundary down the bluff on the west to Washington Blvd. This would allow a small piece of open space to penetrate into the downtown. This area could be a public gathering area or an area for a memorial. This would link the downtown with the cemetery, and be a nice tie into downtown open space that is close to the Ogden River.

### Vision Objectives

16.A Develop a map of the locations of prominent people of Ogden's history that are buried in the cemetery.

#### High Priority

16.B Develop a formal pedestrian and bike only linkage using the old Madison extension connection from 20<sup>th</sup> Street to the Ogden River by installing decorative fences to define the public route through the cemetery and installing lighting along the corridor.

16.C Establish an equestrian/bike trail just below the bluff on the north side of the cemetery.

16.D Expand the cemetery open space to the west as far as Washington Blvd.

**PARKS AND RECREATION****17. Enhance the Urban Forest**

The urban forest consists of the trees in the parks and along the streets between the curb and sidewalk. These trees such as the London Plane trees on 24<sup>th</sup> Street characterize the neighborhood. Most of the urban forest is mature in this community. Historically, in addition to the street trees, the park strip was planted in grass. Since the ground cover is the responsibility of the adjacent property owner concern has been expressed by property owners of being more water conservative in what happens in the park strip. Complete removal of irrigation, however, can affect the trees and could alter the forest which would create a warmer neighborhood in the summer.

The challenge is to retain the character of the neighborhood, not damage the urban forest and still be water wise. Education on appropriate plants that will keep a green park strip and yet having the right amount of water that all survive are important. The City should continue to provide expertise and information as to the types of shrubs and ground covers that are drought tolerant and can be substituted for grass to conserve water. At no time should park strips be paved and the use of rocks should be very limited. Education should also include the value of the urban forest. Besides adding to the beauty of an area, the placement of trees conserves energy, battles air pollution, shades the sidewalks, and can be habitat for wildlife. Also, programs for maintenance and replacement can be initiated.

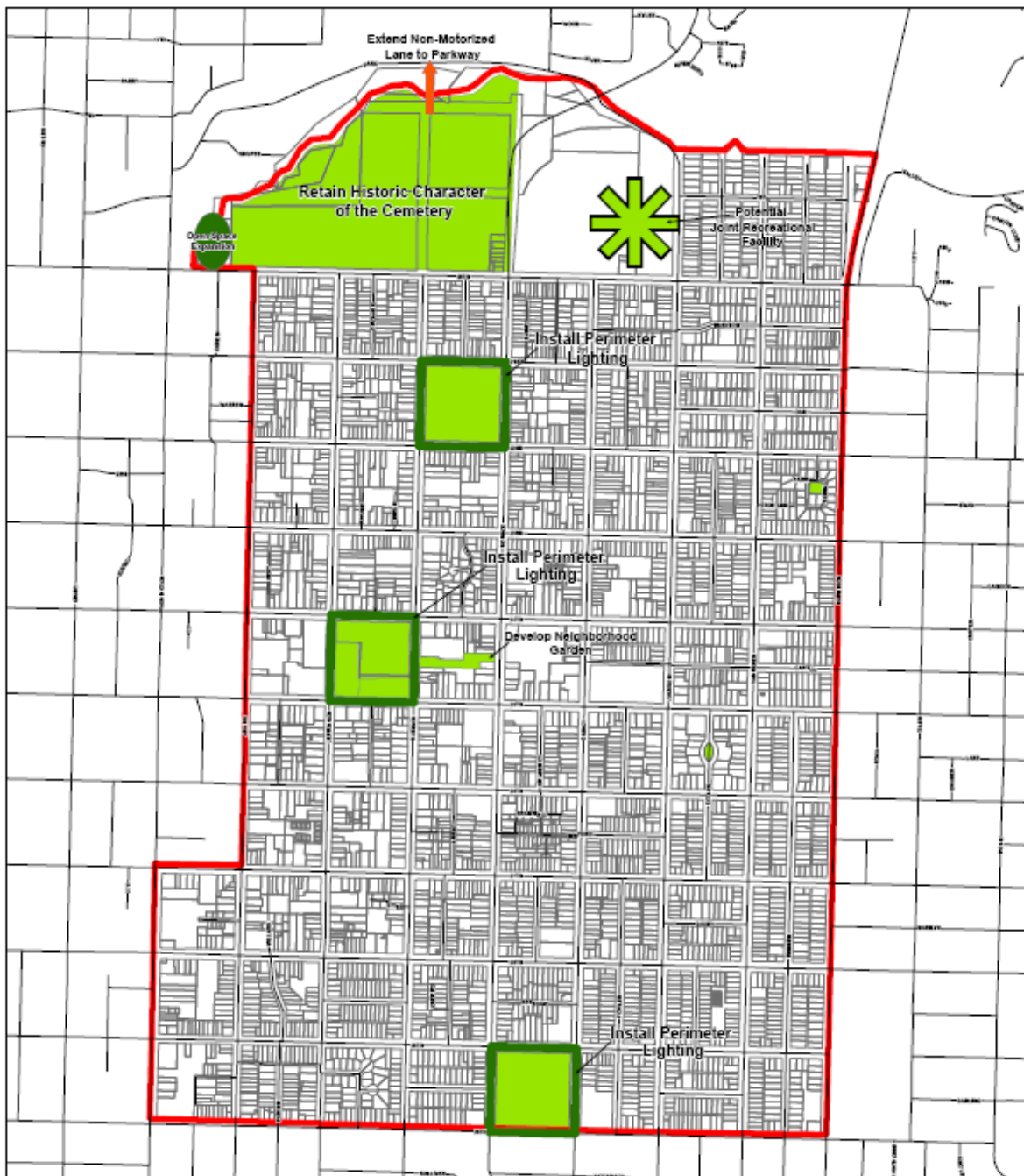
There are areas that need additional tree plantings in the park strips. The City should coordinate with local neighborhood groups to plant the appropriate trees in the appropriate places within the park strips where they are absent.

**Vision Objectives**

- 17.A Establish strictly defined alternatives to “non-turf” park strips in order to keep historic character of the area, yet meet the needs of water wise landscaping. Regulations should include:
1. Prohibit park strips from being paved over.
  2. Prohibit park strips from being just rocks.
  3. Require vegetative ground cover to be not less than 50% of park strip area excluding the tree coverage.
  4. Provide water wise park strip designs.
- 17.B Encourage neighborhood planting of trees and landscaping. The City and the residents should come together to “re-tree” and maintain those areas lacking trees.
- 17.C Ensure the appropriate trees are planted and maintained in a programmed and systematic manner in the park strips. Educate the public on the needs of the urban forest, what they can do to preserve it, and develop appropriate programs for maintenance, replacement and new installation.



*Street trees*

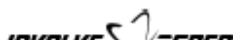


## East Central Community

Community Vision - Parks and Open Space



Map 14 Parks and Open Space



East Central Boundary



### TRANSPORTATION

#### 18. Enhance the local street system

Streets are not just for cars. The concept of “complete streets” takes into account the need to provide additional attention to alternative modes of transportation beyond the automobile in the public right-of-way. There is an increasing demand for walkability, the use of bicycles, and transit options within the City and State rights-of-way. There are physical changes the City can make to enhance these modes of travel. Painted crosswalks delineate the preferred location for pedestrians to cross streets and heighten the sensitivity of the drivers to pedestrians and bicyclists.

The uses of bulb-outs to define the local historic districts were also intended to slow traffic. In selected areas they may be a tool to slow down traffic. They can act in concert with facilitating bicycle and pedestrian travel by making cars more aware of major pedestrian crossings. Other ways to create safer pedestrian crossings at key locations could also include warning signage.

The City should include in the bicycle/pedestrian circulation plan in this neighborhood designs that incorporate methods to achieve more “complete streets”. The elements could include shared right-of-way provisions, enhanced bike lanes, ADA ramps at corners, in conjunction with colored sidewalks

The State has proposed in the long range plans widening Harrison Blvd. between 30<sup>th</sup> and 24<sup>th</sup> Streets. This action would further divide the neighborhood in the area and set precedence for promoting high speed travel between North and South Ogden at the expense to this portion of Ogden City.

#### Vision Objectives

- 18.A Install painted crosswalks at intersections to solidify walkable neighborhood.  
**High Priority**
- 18.B Develop options for traffic calming on local streets where appropriate by means of bulb outs or other devices.
- 18.C Protect neighborhood character by insisting that Harrison not be widened from 20<sup>th</sup> to 30<sup>th</sup> Streets exclusively for additional vehicle lanes. Widening for mass transit line could be an exception.
- 18.D Install stop signs or mechanized pedestrian crossing at 24<sup>th</sup> and Jefferson, 25<sup>th</sup> and Jefferson and 26<sup>th</sup> and Jefferson.



*Bulb-out and enhanced pedestrian crosswalk concept*

### TRANSPORTATION

#### 19. Promote Mass Transit

Early modes of transportation in this neighborhood were by foot or horse and buggy. By the early 1900's the East Central neighborhood was serviced by several trolley lines. Street cars lines ran up the middle of the streets on 21<sup>st</sup>, 23<sup>rd</sup>, 25<sup>th</sup>, and 27<sup>th</sup>, and north/south along portions of Jefferson Avenue and Washington Blvd. to 33<sup>rd</sup> Street. By the late 1930's, the trolley line was out of service and replaced by the automobile. Remnants of the street car line can be seen in the roadway in the historic Jefferson district.



*Horse and buggy*

The Utah Transit Authority (UTA) provides several bus routes through the East Central District. Bus routes run on 25<sup>th</sup> Street, 30<sup>th</sup> Street, Monroe Boulevard, and Harrison Boulevard. These routes provide connections to downtown Ogden, Weber State University, and even destinations as far as Salt Lake City. Many routes operate on half-hour headways during peak hours.

UTA is installing a bus rapid transit (BRT) line, which is scheduled for completion in 2023. The new "Ogden Express" BRT line will provide service between the Ogden FrontRunner Station, Weber State University, and McKay-Dee Hospital.

Bus rapid transit combines the capacity and speed of light rail with the lower cost construction of an integrated bus system. Service will be provided every 10-15 minutes on weekdays and 15-30 minutes



*Street car*

on weekends. The BRT line will run along 25<sup>th</sup> Street and Harrison Boulevard. It will provide four stops in the East Central Community:

- 25<sup>th</sup> Street and Jefferson Avenue
- 25<sup>th</sup> Street and Monroe Avenue
- Harrison Boulevard and 25<sup>th</sup> Street
- Harrison Boulevard and 28<sup>th</sup> Street

The Ogden Express BRT will provide not only frequent and efficient transit service to the area, but also will create opportunities for transit-oriented development near the stops. Transit-oriented development includes higher density residential development, commercial and business services within walking distance of the stops. To capture the historic charm of the district, transit-oriented development in East Central should emphasize a return to historic trolley-oriented development patterns, not a move forward to modern development that is out of place in East Central.

### Vision Objectives

19.A. Create transit-oriented developments near the BRT stops, To capture the historic charm of the district, transit-oriented development in East Central should emphasize a return to historic trolley-oriented development patterns, not a move forward to modern development that is out of place in East Central. Transit-oriented development may include:

- Allowing small cottage and multifamily development in vacant lots with historic building forms and styles.
- Allowing businesses or live-work units to use existing buildings near the stops without changing the character of the buildings or installing additional parking.
- Allowing sidewalk vendors and sidewalk seating in the Neighborhood Commercial Zone and Mixed-use zone near 25<sup>th</sup> and Monroe.
- Zoning larger properties near the stops for mixed-use development, similar to Capitol Square (24<sup>th</sup> & 25<sup>th</sup> and Monroe & Quincy). This could be appropriate if existing institutional uses are abandoned.

19.C Develop transit stops that are themed with benches, architecturally appropriate covers, art, lighting and signage. Provide secure bicycle storage at stops.

19.D Provide wayfinding, accessible sidewalks, enhanced crosswalks, and security lighting to facilitate access to BRT stops.



## TRANSPORTATION

### 20. Encourage Bicycle /Pedestrian Travel



*Bike lane*

Ogden City presently has bicycle lanes along 22<sup>nd</sup>, 26<sup>th</sup>, 28<sup>th</sup>, and along Jefferson in the East Central neighborhood. The next step in realizing a “complete streets” community is to further enhance bicycle travel, at least on selected important streets, within the neighborhood. The north/south corridors that are best suited for the enhancements are Jackson and Madison Avenues. These were selected due to their current width (50’ of asphalt), connection potential north and south of the East Central neighborhood, and their relative central location to the neighborhood. 22<sup>nd</sup> and 28<sup>th</sup> Streets were chosen as the east/west connections for the same reasons. It is unlikely any of these above mentioned routes will interfere with other transit plans in the area.

The concept of complete streets basically facilitates alternative transportation modes within the vehicular right-of-way. This can be accomplished in a number of ways. Expanding bike lanes at the expense of automobile traffic lanes, physical separation of bike lanes from auto traffic with barriers, bollards, and planting islands, shared

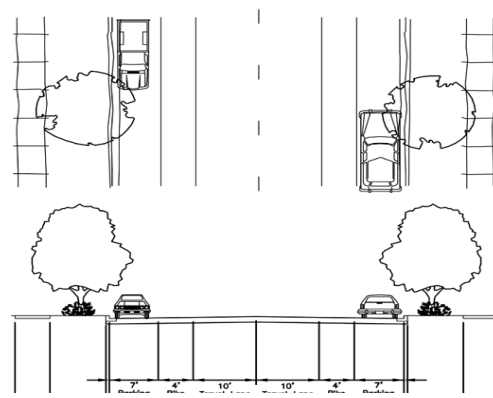
rights-of-way where bicycles have equal right to the same travel lane, and then the slimming down of the traffic lanes for bicycle space are all methods that could be employed to achieve a complete street.



*Bike lane*

### Vision Objectives

- 20.A Designate Jackson and Madison Avenues as “enhanced” bicycle routes for north/south travel.
- 20.B Designate 22<sup>nd</sup> and 28<sup>th</sup> Streets as “enhanced” bike ways for east/west.
- 20.C Consider adopting “complete street” concepts to include bike boulevards, sharrows and/or road diets as the design for the bike routes.
- 20.D Street sweeping priority to be based upon location of bike lanes.



*Street cross section with bike lanes*

71' Right-of-Way

### TRANSPORTATION

#### 21. Consider appropriate alley uses that could benefit the neighborhood

Because of the older nature of this area, many of the early subdivisions included alleys which were used to provide access for services to the lot such as coal delivery and garbage pick-up. These alleys have proven to be a mix of convenience and annoyance. Alleys can be a valuable asset for accessing the rear of properties, a location for utilities, a buffer from neighbors, and a play area for children. Conversely, they can be, especially when they are neglected and overgrown with vegetation a hang out or by way for nefarious activity.

For those residents that would like to close off the ends of the abutters alleys from unwanted auto and pedestrian traffic, the City can explore ways of gating and locking the ends and allowing only through access to the home owners that live along the alley. This would preserve the original use of the alley, while introducing a measure of security for the residents who live along the alley.

Along the rear of the lots fronting on Harrison and Brinker Avenue between 26<sup>th</sup> and 29<sup>th</sup> there are abutters alleys that could be better utilized by the homes that face Harrison and provide more livability to those lots. They could be developed to be a preferable access point for the residents than what is at their disposal today. For those residents that live along Harrison, backing out onto Harrison can be a dangerous maneuver. If the alley were to be re-established and improved, cars could access their homes from the alley and not need to back onto Harrison Blvd.

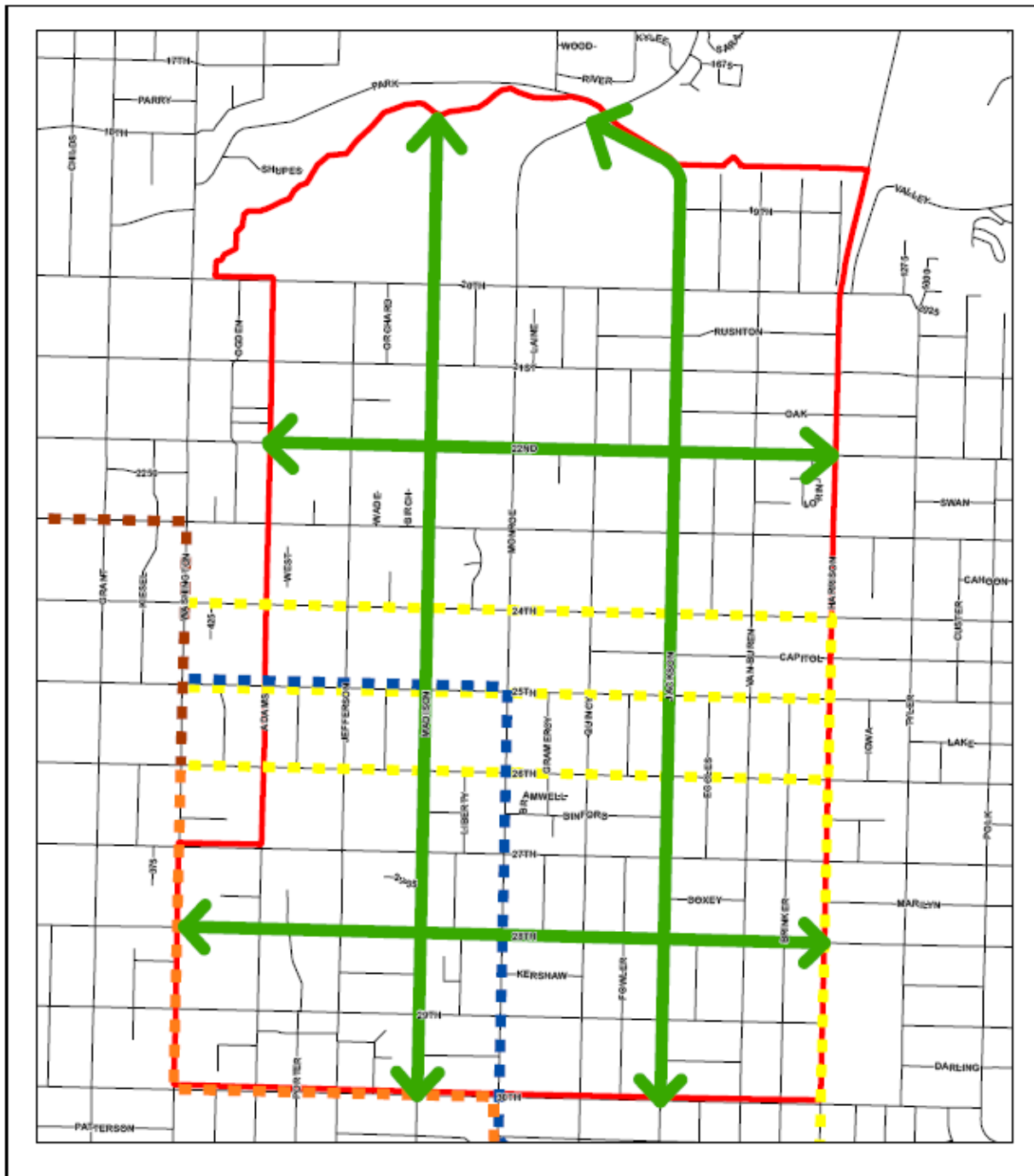
#### Vision Objectives

- 21.A Explore ways to develop controlled access for those that live along the alleys by fencing at the ends so that they may be used only by the property owners.

- 21.B Explore the expanded use of alleys that back onto the homes along Harrison Blvd. as the main access point to off-street parking.






*Abutters alley between Brinker and Harrison*



## East Central Community Community Vision - Transportation

### Potential Street Car Routes

-  Washington Blvd. Route
-  Harrison Blvd. Route Options
-  Monroe Blvd. Route
-  Potential Enhanced Bicycle Routes
-  East Central Boundary



*Map 15 Transportation*





**ARTS****22. Implement the Nine Rails Creative District Master Plan**

In 2018 the City created the Nine Rails Creative District Master Plan for the area generally between 24<sup>th</sup> and 26<sup>th</sup> Streets and Grant and Madison Avenues. See **Error! Reference source not found.** The goal of the Creative District is “to have an epicenter for art and culture that provides opportunities for the creative community to live, develop, share, and teach their diverse skills for the benefit of Ogden’s artists, citizens, and visitors.” The plan strategizes achieving this goal through promotion, programs and activities, public space art projects, streetscape improvements, private property development guidelines and standards, and flexible zoning that encourages creative uses.

The eastern half of the Nine Rails Creative District, from Adams Avenue east to Madison Avenue, is within the East Central community. It includes properties zoned CBD, R-3EC, O-1 (Lester Park), and a small amount of R-2EC.

To implement the plan, the City should adopt an overlay over the existing residential zones.

**Vision Objectives**

- 22A. Implement creative projects within public spaces and improve streetscapes as envisioned in the Nine Rails plan.
- 22.B. Encourage programs and activities in the Nine Rails District as envisioned in the Nine Rails plan.
- 22.C. Modify the CBD zoning within the Creative District Intensive Area to allow higher density, mixed uses, and creative uses in the Creative District Intensive area. Require building and site designs to meet the standards within the Nine Rails plan.

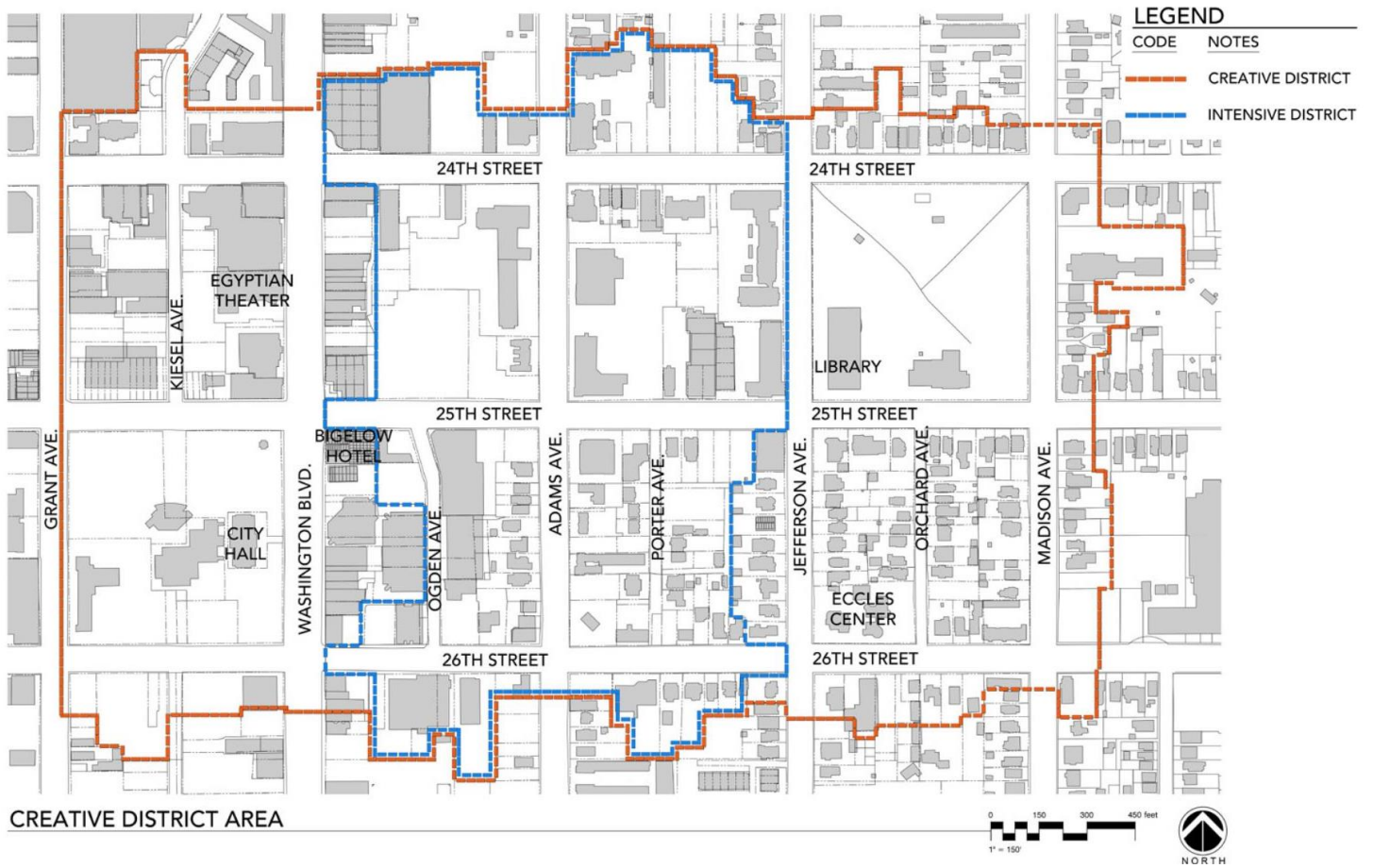
**High Priority**

- 22.D. Create a new Nine Rails R-9 Residential Zone within residential zones in the Creative District Intensive Area. Allow creative uses that are compatible with residential uses within this area, such as artist studios and art galleries. Allow higher density residential and small artist cottages in this area. Require building and site designs to meet the standards within the Nine Rails plan.

**High Priority**

- 22.E. Seek funding to implement public art and creative use in the Nine Rails District. Require development within the Nine Rails Intensive District to install public art or contribute to a public art fund.

## 14.B East Central Community Plan



Map 16 Nine Rails Creative District Area

### D. Community Plan Implementation

The East Central Community Plan vision focuses primarily on 4 topics:

- a. Community Identity
- b. Land Use
- c. Parks and Recreation
- d. Transportation

The visioning objectives discussed in the previous section, contain the goals and general approach to bringing these visions to reality.

#### 1. Community Identity Vision

Objective A – Incorporate a once-a-year neighborhood clean-up day to take control of the neighborhood and exhibit what is acceptable yard maintenance

Implementation Responsibility

Public Services, neighborhood councils, civic groups, citizens

Resources

CIP

Objective B – Locate street and way finding signs that reinforce the identity of the neighborhood and give direction.

Implementation Responsibility

Neighborhood Development Division, Public services, civic groups

Resources

CLG, Private donations

Objective C - Educate property owners and tenants as to their role in the community with flyers, letters and welcome packets that shown they are part of the soul of this unique community and its success depends on maintaining these stringent expectations.

Implementation Responsibility

Neighborhood Development Division, Public Services, neighborhood councils, civic groups, citizens

Resources

CIP

Objective D. – Connect the Jefferson and Eccles Historic neighborhoods by targeting the area between the two areas for physical improvements, such as period street lights, appropriate signage and street improvements.

Implementation Responsibility

Public Services, Community Development, property owners

Resources

CIP, Community Development Block Grant or other Federally-granted funds, foundations, private donations, property owners

Objective E – Expand Jefferson District to the block between 24<sup>th</sup> and 23<sup>rd</sup>.

Implementation Responsibility

Ogden City Landmarks Commission, Property owners

Resources

CLG, Private donations

Objective F – Develop strict design standards that would establish requirements of development and context that retains the neighborhood character. Key elements would be building color, materials, design, heights, facades, porches, garages, roof pitch, front yard fences and landscaping.

Implementation Responsibility

Planning Commission, Ogden City Council

Resources

Planning Division



Objective G – Manage the existing urban forest and enhance it by installing additional street trees and other right-of-way amenities, such as bulb outs, and by making this property a priority for consideration of funding and or tax incentives.

Implementation Responsibility

Public Services, Ogden City Council

Resources

Urban Forester, Neighborhood groups, CIP and Community Development Block Grant or other federal grant funds

## 2. Land Use Vision

Objective A – Make 24<sup>th</sup> and Monroe and other underutilized or blighted commercial areas RDA or EDA development areas as a means of bringing positive and appropriate development to the site in the form of quality infill, downsizing existing buildings, and creating neighborhood centers.

Implementation Responsibility

City Redevelopment Agency

Resources

Planning Division, Neighborhood Development Division

Objective B – Require development of vacant interior block space as single family homes accessed by additional public streets.

Implementation Responsibility

Ogden City Council/ RDA, Planning Commission, private development

Resources

Planning Division, Neighborhood Development

Objective C – Revise existing infill ordinance to set standards of design compatibility of

single family detached housing style for those areas of interior lot infill.

Implementation Responsibility

Planning Commission and City Council

Resources

Planning Division

Objective D - Revise infill ordinance to limit multifamily development to be along main street frontages and done as “row house” styles with context design standards.

Implementation Responsibility

Planning Commission and City Council

Resources

Planning Division Staff

Objective E – Develop a “boarded building” fund that can be used for rehabilitation of buildings in the community.

Implementation Responsibility

Building Services, City Council

Resources

Building Services

Objective F – Encourage large vacant problematic buildings to be removed and new development that has context sensitive design standards to replace them. The RDA shall consider using district as a way to redevelop these areas.

Implementation Responsibility

Public Services, Community Development, RDA, City Council

Resources

Tax Increment, Private development, Community Development, Planning Division, Building Services

Objective G – Create regulations for nonconforming multi-units in converted single family homes to convert back to a density more appropriate for the size of building and the capacity of the lot. Consider amortization as a tool to return structures to their original and appropriate density.

Implementation Responsibility

Planning Commission, Ogden City Council

Resources

Planning Division, Building Services

Objective H – Consider parking requirements that decrease parking in the area and promote walkability and bicycle access. Parking additions that do take place must fit into the site, be heavily treed, and utilize environmentally sensitive methods in their creation.

Implementation Responsibility

Planning Commission, City Council

Resources

Planning Division, Public Services

Objective I – Rezone R-2EC zoned area to R-1-5 to better represent the predominant

land use trend in these areas.

Implementation Responsibility

Planning Commission, City Council

Resources

Planning Division

Objective J – Revise the front yard fence ordinance to restrict front yard fences that are out of character with the historic past of the neighborhood.

Implementation Responsibility

Planning Commission, City Council

Resources

Planning Division

Objective K – Consider an ADU overlay in those areas to be rezoned to R-1-5 from R-2EC and modify ADU requirements.

Implementation Responsibility

Planning Commission, City Council

Resources

Planning Division,

Objective L – Consider amortization and other appropriate options for group homes that do not meet spacing requirements and present demonstrated problems to the community in order to stabilize neighborhood character.

Implementation Responsibility

Planning Commission, City Council

Resources

Planning Division

### 3. Parks and Recreation

Objective A – Make improvements to parks by providing perimeter lighting, exercise areas for jogging around perimeter of park, sand volleyball in sections of parks, use institutional bathroom facilities to upgrade park bathrooms, and develop identification and locational signage.

Implementation Responsibility

Public Services, City Council

Resources

CIP, Gomer Nichols fund, donations, Planning Division, Public Services staff

Objective B – Extend the sidewalk completely through and include benches as well at Lester Park.

Implementation Responsibility

Public Services, City Council

Resources

CIP, Gomer Nichols Fund, Public Services staff

Objective C – Continue to work with the School District to develop a sports field/aquatic center complex at 20<sup>th</sup> and Jackson Avenue.

Implementation Responsibility

Mayor, City Council, Ogden School Board

Resources

CIP, Bonds

Objective D – Distribute information of recreational events and programs through the Standard Examiner, City Web site and Channel 17.

Implementation Responsibility

Recreation

Resources

Channel 17, At Your Service Newsletter

Objective E – Consider developing a map of the locations of prominent people of Ogden's history that are buried in the cemetery.

Implementation Responsibility

Public Ways and Parks

Resources

Citizen Groups, Weber Heritage Foundation

Objective F – Develop an improved limited access connection from 20<sup>th</sup> Street to the Ogden River by way of a Madison Ave.

Implementation Responsibility

Public Ways and Parks

Resources

CIP

Objective G – Establish an equestrian/bike trail just below the bluff on the north side of the cemetery.

Implementation Responsibility

Public Ways and Parks

Resources

Ogden Trail Network volunteers, CIP, State trails grants, Public Parks and Ways.

Objective H – Consider expansion of the cemetery open space to the west as far as Washington Blvd.

Implementation Responsibility

Planning Commission, City Council, RDA

Resources

RDA funding, CIP

Objective I – Establish strictly defined alternative to “non-turf” park strips in order to keep historic character of the area, yet meet the needs of water wise landscaping.

Implementation Responsibility

Planning Commission, City Council

Resources

Planning Division, Urban Forester

Objective J – Encourage neighborhood planting of trees and landscaping. The City



and the residents should come together to plant trees.

Implementation Responsibility

Neighborhood Development,  
Neighborhood Councils, Urban Forester

Resources

Citizen Groups, Urban Forester, Rocky Mountain Power.

Objective K – Ensure the appropriate trees are planted and maintained in a programmed and systematic manner in the park strips. Educate the public on the needs of the urban forest, what they can do to preserve it develop appropriate programs for maintenance, replacement and new installation.

Implementation Responsibility

Urban Forester, Planning Division

Resources

Parks and Recreation Division,

### 4. Transportation

Objective A – Install painted crosswalks at intersections to solidify walkable neighborhood.

Implementation Responsibility

Public Services

Resources

CIP, Street maintenance programs

Objective B – Develop options for traffic calming on local streets where appropriate by means of bulb outs or other devices.

Implementation Responsibility

Traffic Engineer, Planning Division,  
Neighborhood Development

Resources

B & C Road funds, CIP, Redevelopment funding.

Objective C – Consider stop signs or mechanized pedestrian crossing at 24<sup>th</sup> and Jefferson, 25<sup>th</sup> and Jefferson and 26<sup>th</sup> and Jefferson.

Implementation Responsibility

Traffic Engineer

Resources

CIP, B&C Road Funds

Objective D – Promote a streetcar transit line to service the east central neighborhood by means of 25<sup>th</sup> or 26<sup>th</sup> Streets.

Implementation Responsibility

City Council, Mayor's Office, Wasatch Front Regional Council, UDOT, UTA

Resources

Federal Transportation funds, County transit tax, CIP

Objective E – Designate Jackson and Madison Avenues as “enhanced” bicycle routes for north/south travel and 23rd and 28<sup>th</sup> Streets as “enhanced” bike ways for east/west.

Implementation Responsibility

Traffic Engineer, Bike Committee

Resources

CIP, Federal Road enhancement funding