



**Make  
Ogden**

*Ogden*  
UTAH

# What is MAKE Ogden?



## Downtown Ogden Master Plan

Prepared By: Design Workshop Inc.  
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2020  
41°13'11"N  
111°58'16"W

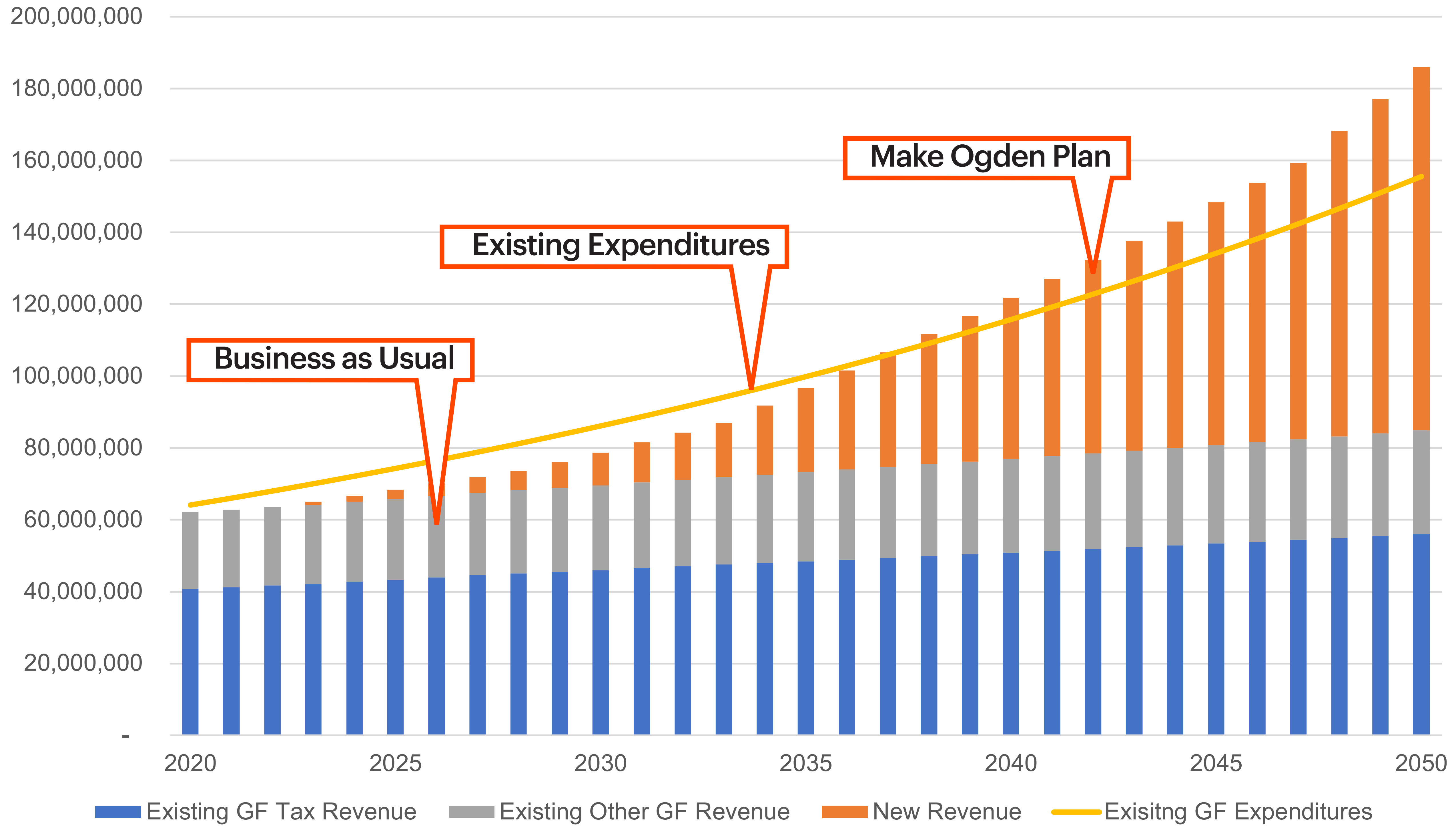


## Establishing a Vision for Ogden's Future

Ogden holds within its downtown core an assemblage of historic, cultural, recreational, and natural assets that are unmatched along the Wasatch Front.

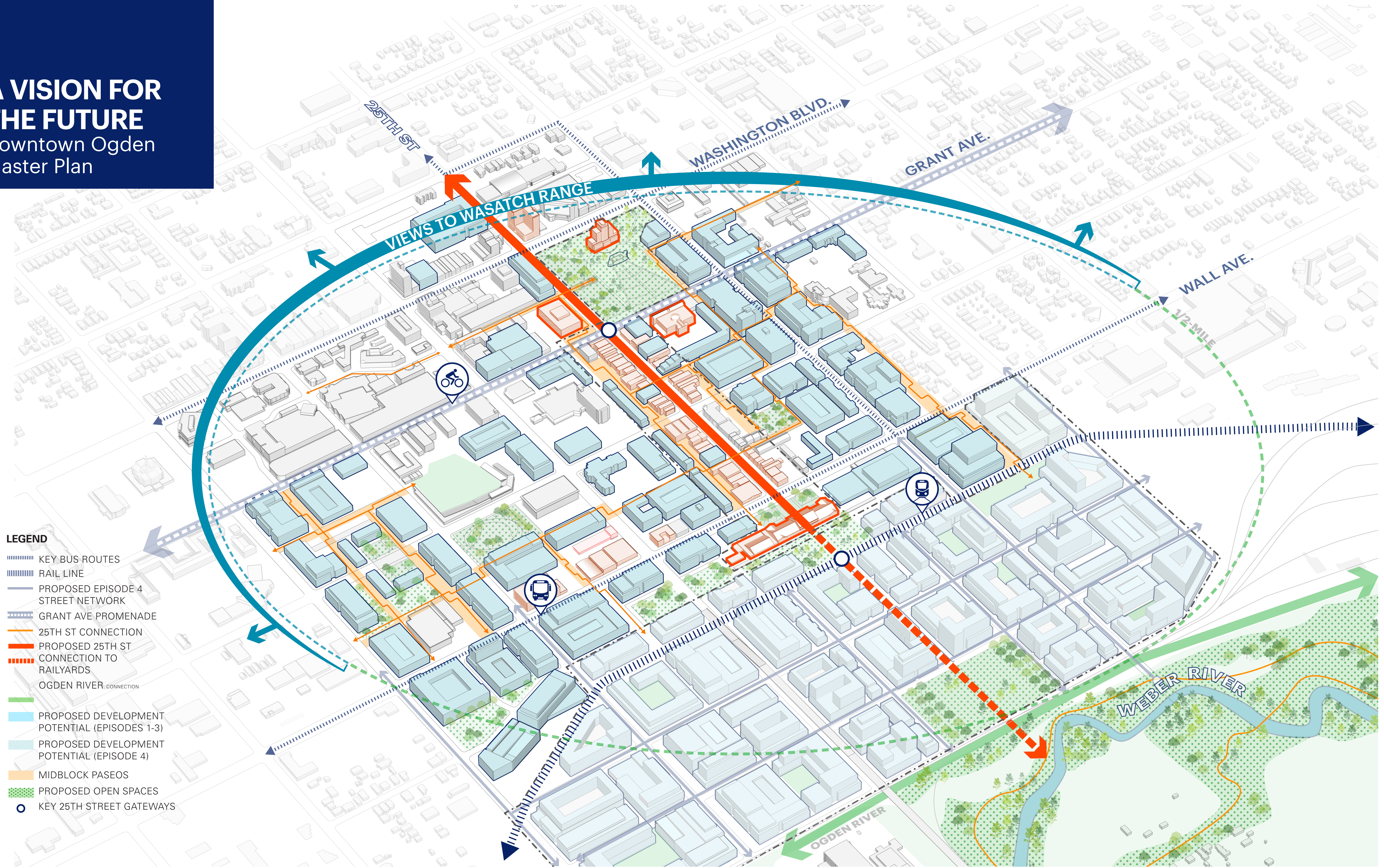
This master plan envisions capitalizing on those assets through **transformative infill of vacant and underutilized parcels to build a thriving Downtown that improves the lives of residents and bolsters the City's financial health and prosperity.**

**General fund spending is outpacing revenue, with the threat that severe cuts may be needed to basic services if something doesn't change. The Make Ogden plan seeks to increase revenues by returning non-revenue generating properties to the tax rolls through redevelopment - thus supporting community and social services.**



# A VISION FOR THE FUTURE

## Downtown Ogden Master Plan



- LEGEND**
- ▬▬▬▬▬ KEY BUS ROUTES
  - ▬▬▬▬▬ RAIL LINE
  - ▬ PROPOSED EPISODE 4 STREET NETWORK
  - ▬ GRANT AVE PROMENADE
  - ▬ 25TH ST CONNECTION
  - ▬ PROPOSED 25TH ST CONNECTION TO RAILYARDS
  - ▬ OGDEN RIVER CONNECTION
  - ▬ PROPOSED DEVELOPMENT POTENTIAL (EPISODES 1-3)
  - ▬ PROPOSED DEVELOPMENT POTENTIAL (EPISODE 4)
  - ▬ MIDBLOCK PASEOS
  - ▬ PROPOSED OPEN SPACES
  - KEY 25TH STREET GATEWAYS

**MAKE OGDEN  
TENETS**  
A Framework for  
Downtown



**LAND USE**



**HISTORIC  
ASSETS**



**MOBILITY**



**OPEN  
SPACE**



**EQUITY**

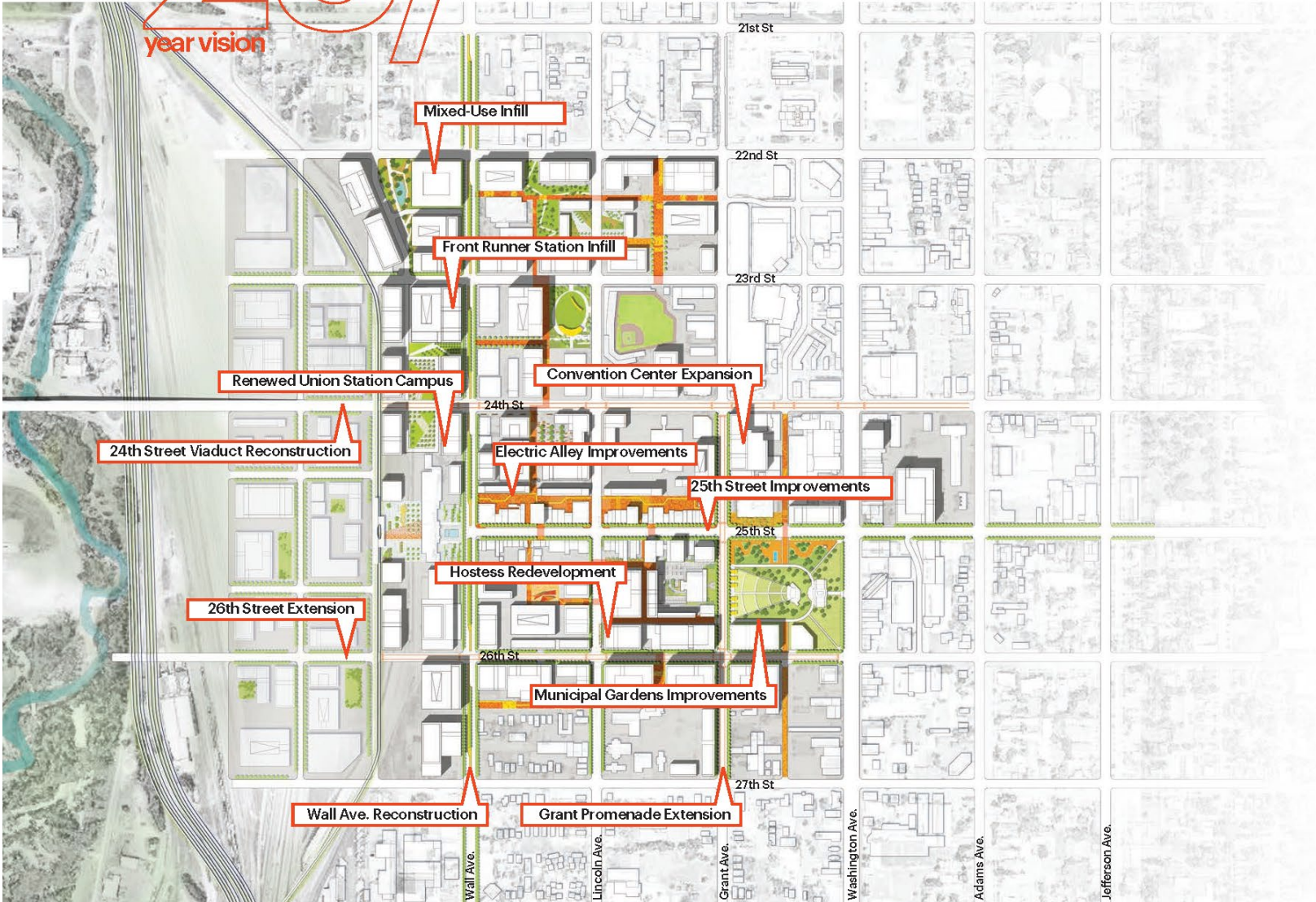


**BRANDING**

# 25/

year vision

## Downtown Ogden MASTER PLAN



**+38%**  
INCREASE IN  
WALKABILITY



**+92%**  
INCREASE IN  
JOB DENSITY



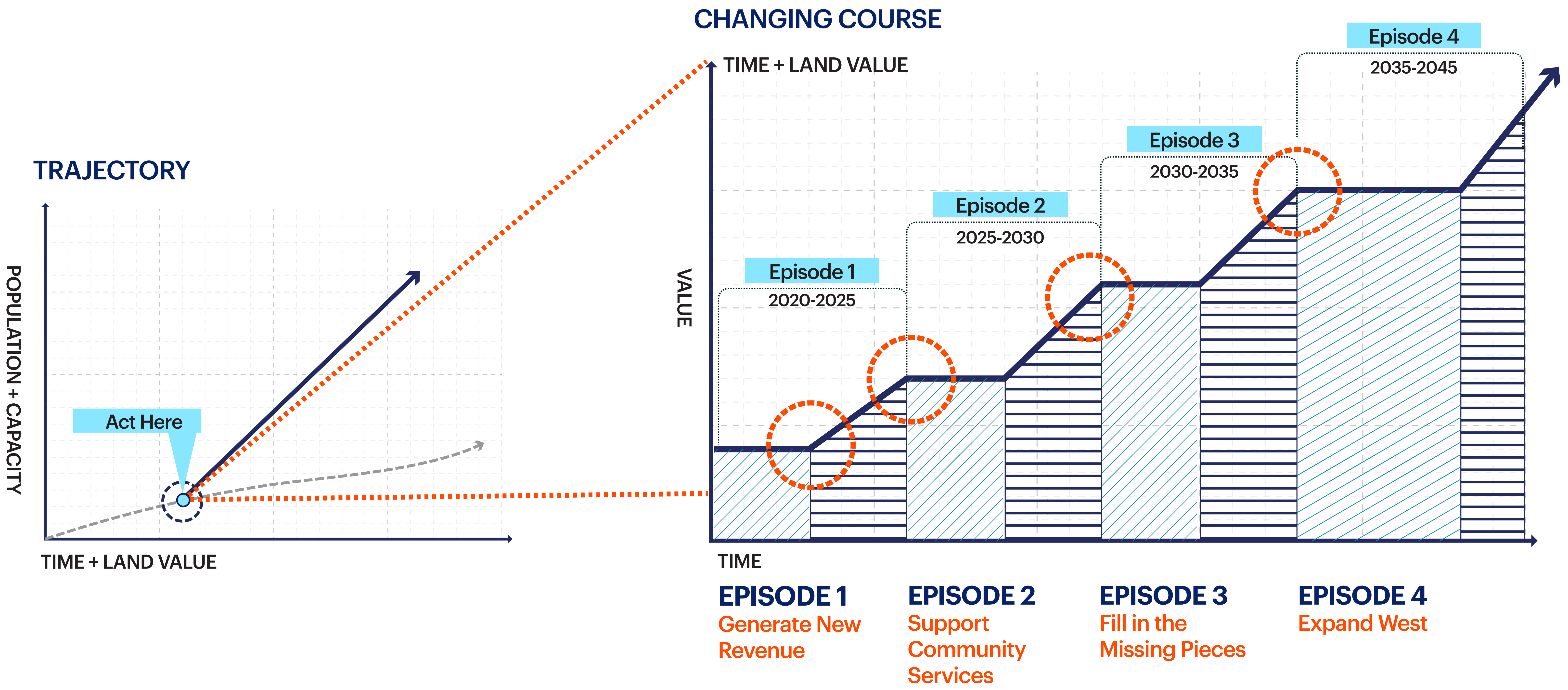
**+476%**  
INCREASE IN  
HOUSING DENSITY



**+175%**  
INCREASE IN TAXABLE  
VALUE PER ACRE  
OVERALL

# PROJECT APPROACH

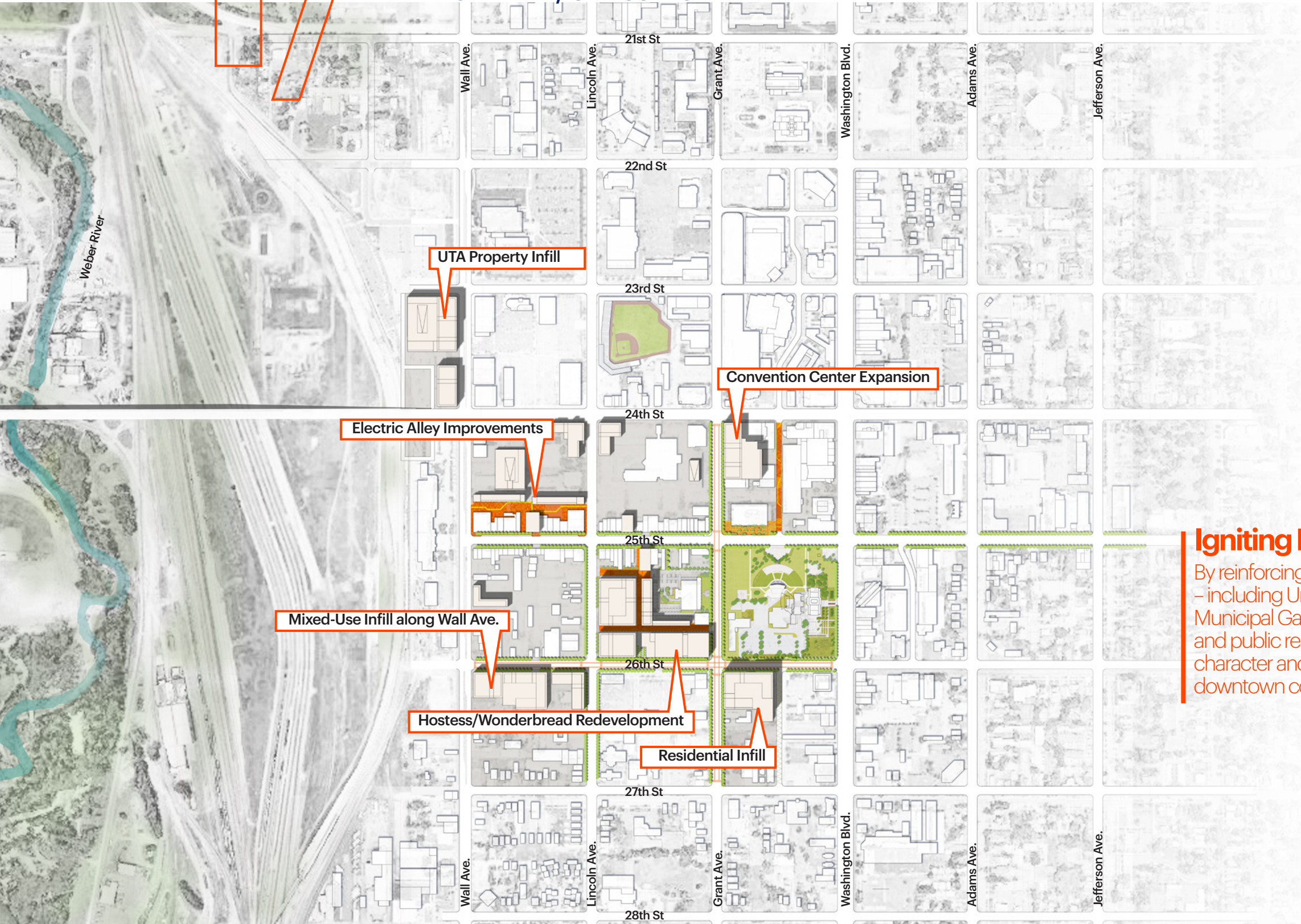
Downtown Ogden  
Master Plan



# 1 Episode 1

## Catalyze

DEVELOPER LED / CITY SUPPORTED



### Vision

The framework for Episode 1 is intended to reinforce Ogden’s beloved civic attributes – including Union Station, Historic 25th Street and the Municipal Gardens – through the redevelopment of vacant or underutilized properties in the core of downtown, as well as the improvement of public spaces that connect them.

### Private Investment

Episode 1 begins with the leveraging of assembled RDA land assets around 25th Street to bring high quality and impactful new developer-led projects to the area. Focusing on the core to provide new housing options, retail and hospitality projects can create a surge of energy around already-popular assets, signaling to the community the aspiration of the Make Ogden initiative.

### Public Investment

As new private development is occurring, the improvement of the public realm that connects the projects to downtown’s other assets is also included in Episode 1. Updates to the streetscape of Historic 25th Street, improvements and

## Igniting Development

By reinforcing downtown Ogden’s beloved civic assets – including Union Station, Historic 25th Street and the Municipal Gardens – we will combine new development and public realm projects that enhance the urban character and spur a new era of investment in our downtown core.

additions of mid-block connections to new projects, and a new vision for 26th Street will not only enhance the pedestrian experience, but will also signal to the development community that the City is a willing partner in the reemergence of downtown Ogden.

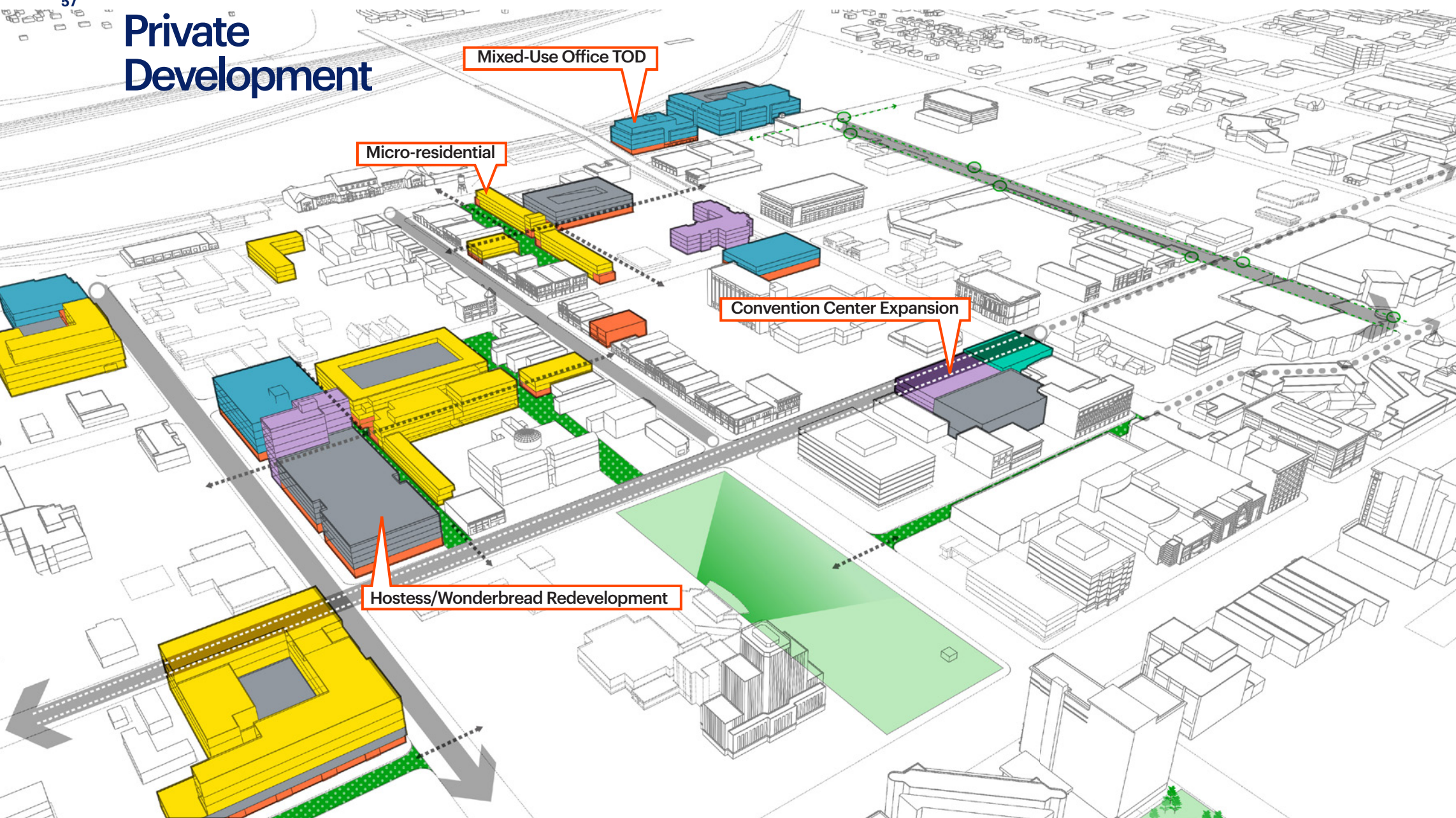
The focus on private development will ensure additional tax revenue, while not requiring high levels of City investment, and will result in increased diversity of living options and jobs within the CBD.

Figure 30: Episode 1 Master Plan





# Private Development



## Development Framework

### Overview

There is a strong emphasis in Episode 1 on increasing the supply and variety of housing types in downtown Ogden — in particular within easy walking distance to Historic 25th Street — to appeal to a diversity of residents. The first phase of the development of UTA-owned property north of 24th Street and west of Wall Avenue is intended to bring new employment opportunities to downtown. New residents and workers will benefit from retail and services located within identified redevelopment areas.

Figure 31: Private Development

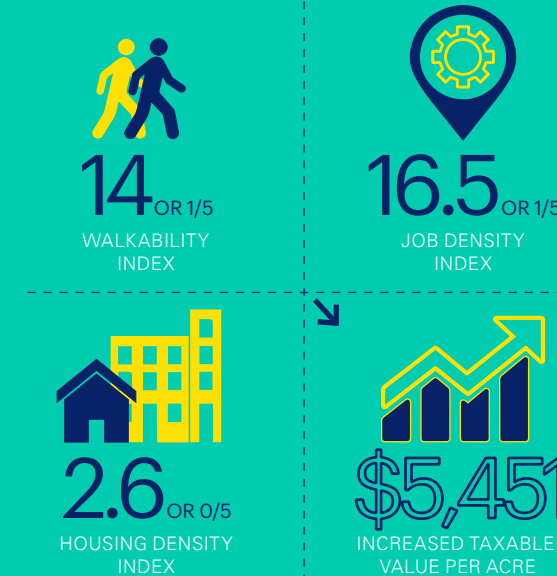
**900** New Housing Units  
**1,680** New Jobs over 5 years

### Metric Scores

Episode 1 anticipates the addition of over 1,600 jobs and 900 residential units, an incremental first step to improving the downtown Market Potential score. The introduction of the BRT line and new affordable and attainable housing units will ensure that Social Equity Metrics remain strong.

# Market Potential Metrics

## Smart Growth Potential Scores



| Metric              | Value | Market Score |
|---------------------|-------|--------------|
| Walkability         | 14    | 1            |
| Job Density         | 16.5  | 1            |
| Housing Density     | 2.6   | 0            |
| <b>Market Score</b> |       | <b>2/15</b>  |

# Community Equity Metrics

## Social Equity/Social Vulnerability Index

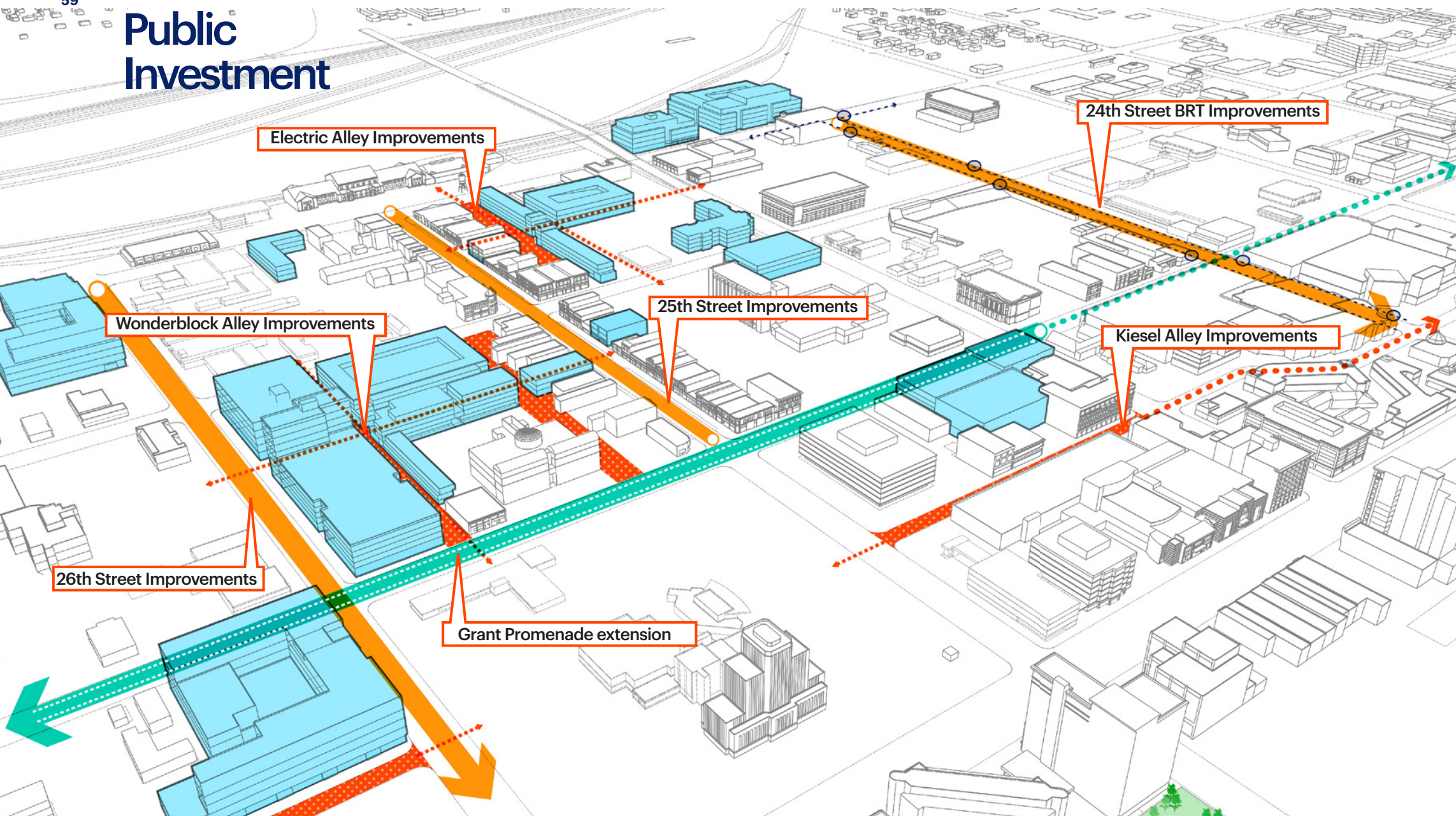
| Metric                         | Value | Market Score |
|--------------------------------|-------|--------------|
| Transit Accessible Population  | 50%   | 5            |
| Housing + Transportation Costs | 34%   | 3            |
| Renter Ratio                   | 80%   | 5            |
| Social Vulnerability Index     | .88   | 4            |
| <b>Market Score</b>            |       | <b>17/20</b> |

Table 8: Smart Growth Potential Scores

Table 9: SEVI Scores



# Public Investment



## Real Estate and Land Use

Episode 1 anticipates the redevelopment of over 20 acres of land in the downtown core, which is currently generating no tax revenue. This includes 900 residential units, and supporting retail, commercial and hospitality uses. New parking structures are also planned to serve downtown business and residents, as well as mass transit users.

## Historic and Cultural Assets

In addition to the proposed improvements to the streetscape along Historic 25th Street, Weber County's planned expansion of the Eccles Conference Center is occurring in the near-term. This expansion includes additional conference space, hospitality, retail services and parking.

## Transportation and Mobility

The planned reconstruction of 26th Street provides an opportunity to re-think the way the street accommodates efficient vehicular movement while providing a safe and comfortable environment for cyclists and pedestrians. The extension of the Grant Avenue Promenade makes a larger bicycle connection to the Marshall White district, while improvements to Kiesel Avenue and Electric Alley will put an emphasis on an enhanced pedestrian experience. The completion of the BRT line will increase access into downtown.

## Open Space and Parks

Additional public outdoor space in Episode 1 comes in the form of protected pedestrian paseos, linking new development projects to Historic 25th Street.

## Social Services and Equity

Of the 900 new residential units anticipated in Episode 1, the goal is for one-third of those – or 300 – to be attainable or affordable. New child care and health care facilities should be part of the development projects. Additionally, a Community Centers Strategic Plan to guide the programs, offerings and associated facility needs for the city's community centers – including downtown's Marshall White Center – will commence.

Episodes

# Tenet Dashboard

## Real Estate and Land Use

**20** Acres of Additional Land Now Generating Revenue

## Historic and Cultural Assets

**1** Major Infill Project

## Transportation and Mobility

**5,300** Linear feet of Streetscape Improvements

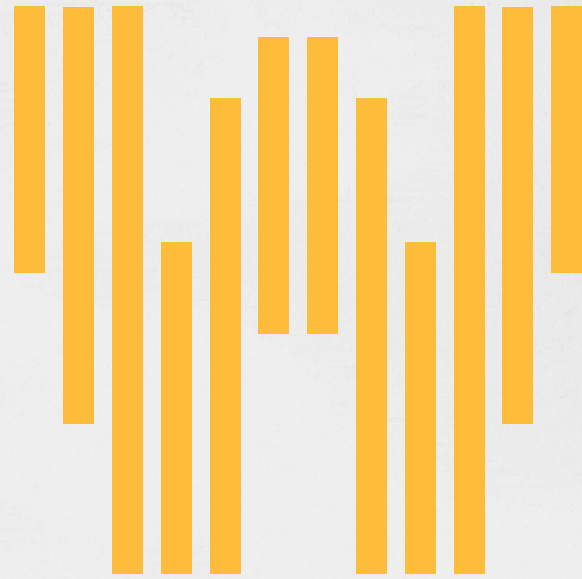
## Open Space and Parks

**3,500** Linear feet of Paseos and Woonerfs

## Social Services and Equity

**300** Attainable Housing Units

Figure 32: Public Investment



# WonderBlock

Here, the country was connected. Goods, people, and ideas came together in one crossroads. It was raw and sometimes rough, but became something undeniably real. With a personality all its own—Ogden is a place people are proud to be from.

So this isn't a story about a development. It's a story about a city.

We're making offices, stores, and homes. But that's not what we're building. We're building a place where ideas and people come together. Where locals can build their lives.

Where the heart of Ogden's past meets the best of Ogden's future.

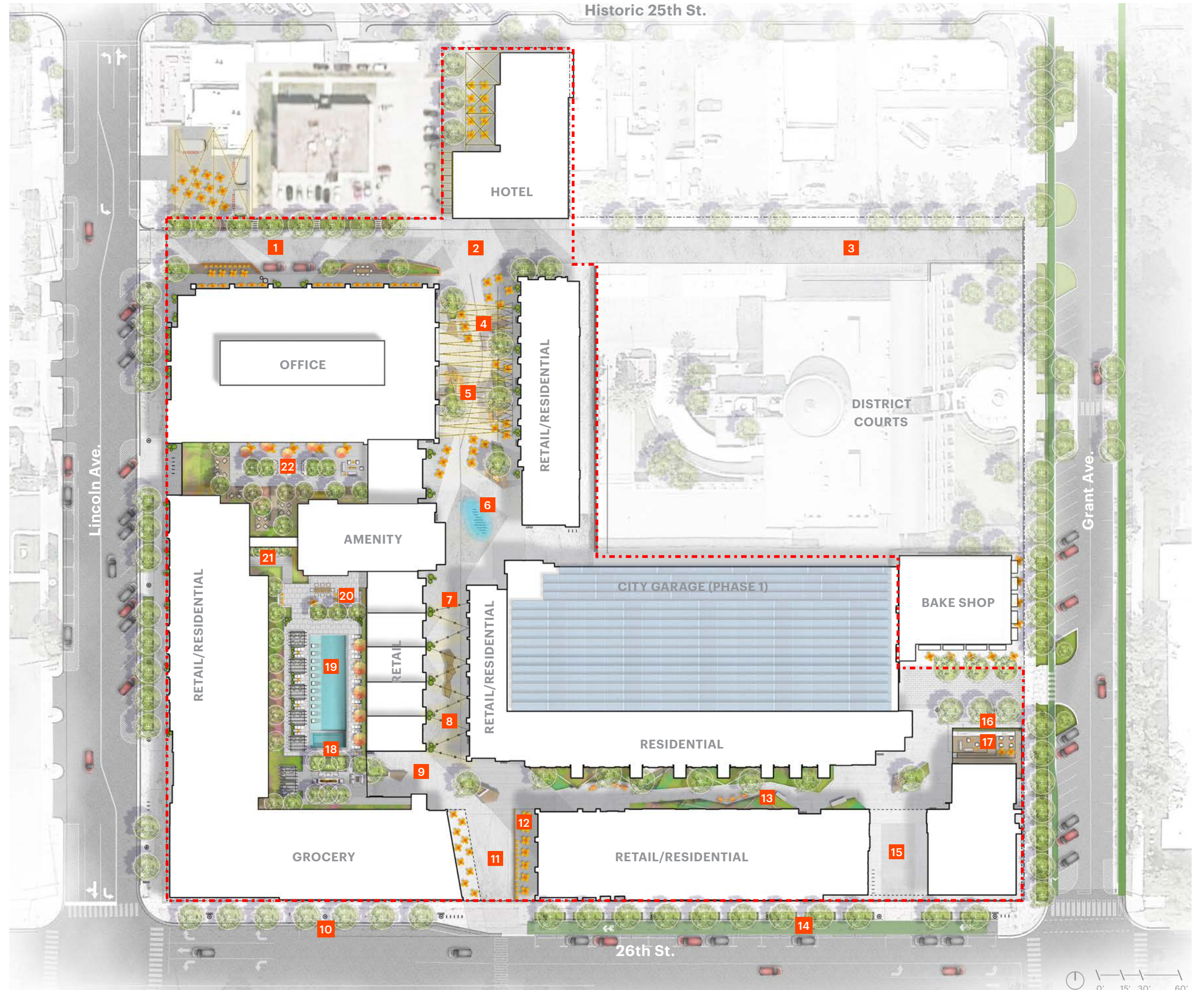


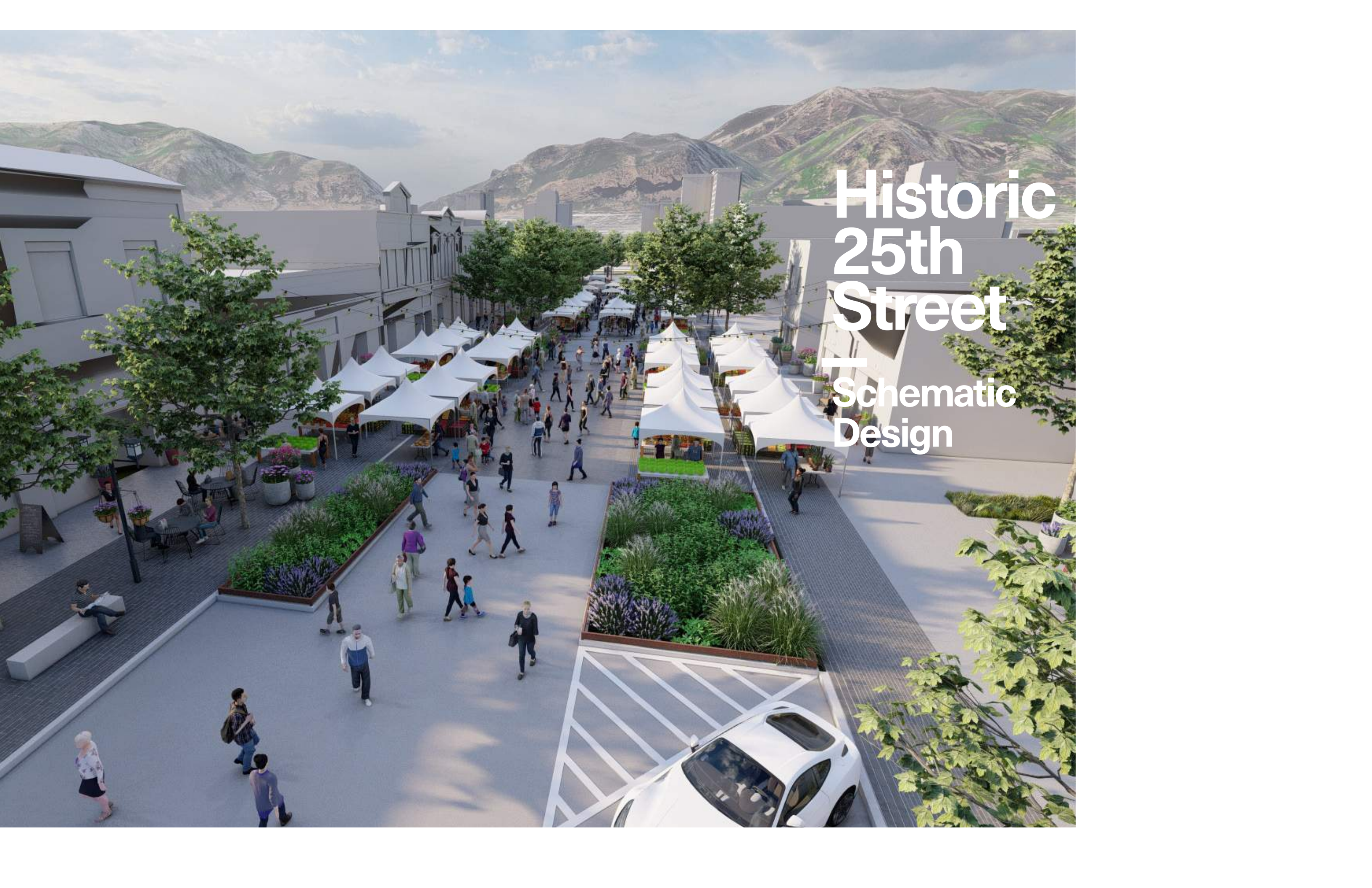
# WonderBlock Site Plan

## Design Development

### Legend

- 1 Promenade and Office Drop-off
- 2 Hotel Drop-off
- 3 District Courts Alley Access
- 4 Overhead Festoon Lighting
- 5 Paseo Rooms/Vessels
- 6 Pop Jets
- 7 Pedestrian Passage
- 8 Overhead Catenary Lighting
- 9 Plaza
- 10 Bus Stop
- 11 26th Street Portal
- 12 26th Street Patio
- 13 Residential Gardens
- 14 Bike Lane
- 15 Ground Floor Portal
- 16 Patio
- 17 Wood Deck Terraces/Amphitheater (Amenity Level - Bldg. C)
- 18 Spa (Amenity Level - Bldg. E)
- 19 Pool (Amenity Level - Bldg. E)
- 20 Outdoor Kitchen (Amenity Level - Bldg. E)
- 21 Entry Gardens (Amenity Level - Bldg. E)
- 22 Office Terrace (Amenity Level - Bldg. D)





# Historic 25th Street

Schematic  
Design

# HOW DOES A STREET TELL A STORY?

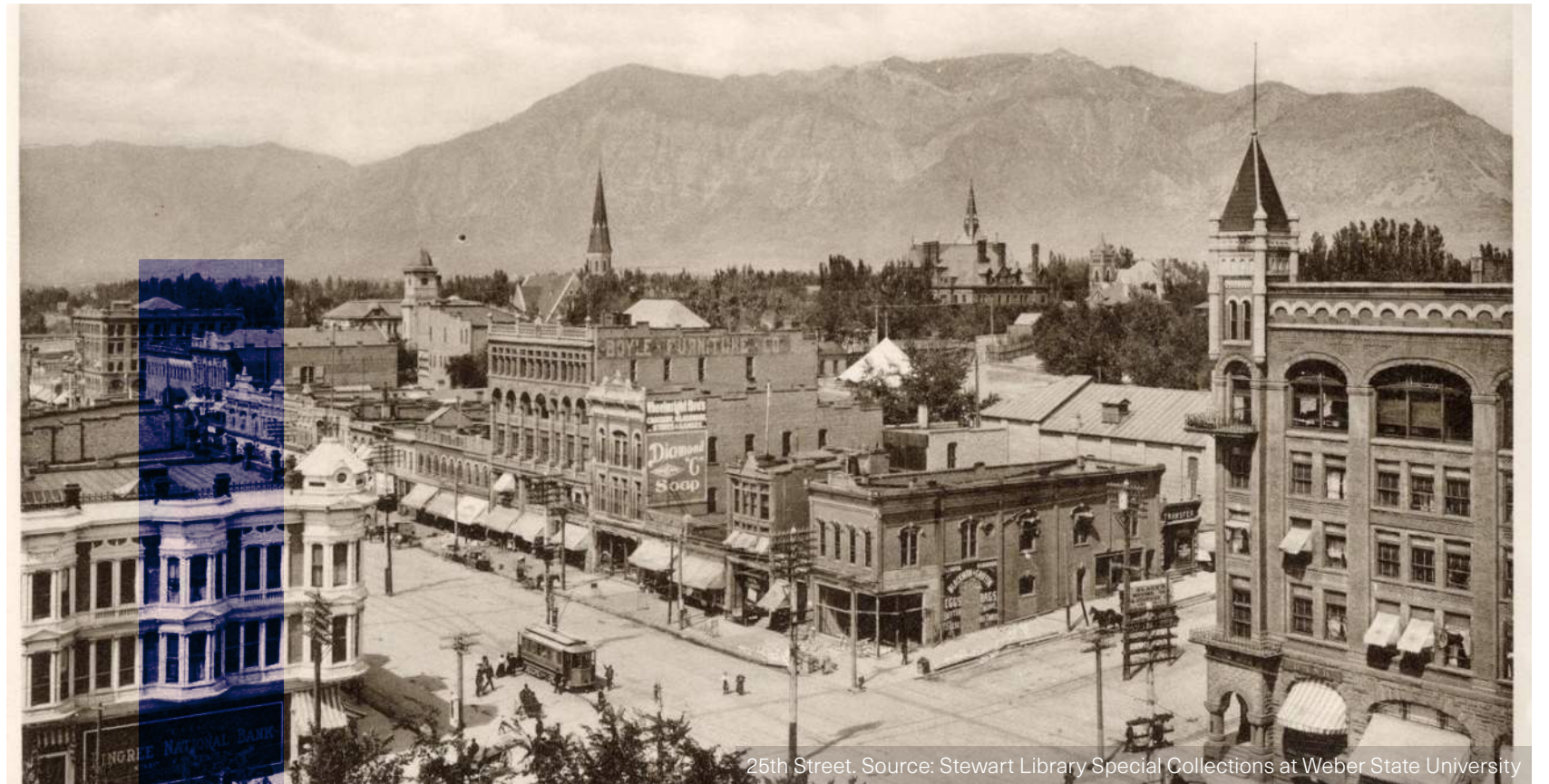
## 25TH STREET, OGDEN

The transcontinental railroad was completed in 1869 at Promontory Point, but it was in nearby Ogden that the historic meeting point of east and west would be cemented at Union Station. Travelers would spill out of the station and onto 25th Street, the central commercial corridor of Ogden for more than 150 years. With the decline of rail travel in the middle of the 20th century, Ogden's 25th Street, like many of its counterparts across the country, experienced neglect and deferred maintenance. After earning historic designation in the late-1970s, investments in restoration and new construction occurred through the early 2000s. The hard work and dedication of many committed Ogdenites has resulted in the charming main street of today, home to local restaurants and retailers. It is time for the street to receive well-deserved updates, from aesthetics to safety and everything in between.





View of 25th Street from the roof of Union Station, YEAR. Source:



25th Street. Source: Stewart Library Special Collections at Weber State University

As part of the city's ongoing Make Ogden planning efforts, 25th Street will be improved to meet 21st century standards and evolving community needs. This document outlines the project approach from kick-off through engagement and ending with schematic design that reflects contemporary uses, prioritizes the pedestrian experience, accommodates people of all abilities, and contributes to the quality of life that draws people to Ogden. These guiding principles informed the project from start to finish.

As the heart of downtown Ogden, 25th Street serves as an important gathering space for special events and everyday activity. This project approaches design from a community-driven lens, ensuring that residents' and business owners' voices are reflected in the preferred concept. The design is inspired by Ogden's railroad history, the majestic backdrop of the Wasatch Range, and the city's maker culture, and culminates in a purely 'Ogden' sense of place.

The preferred concept reflects the values espoused by community members over months of engagement: prioritizing pedestrians and public space, honoring the historic character and architecture, and creating a lush, sustainable tree canopy. Above all, the streetscape is designed for flexibility, to adjust to changing community priorities and events over time.

# HISTORIC 25TH STREET PROJECT STORY



## MAKE OGDEN

Historic 25th Street was identified as a priority public investment in Make Ogden, the city's 2020 Master Plan. This schematic design addresses that and other goals outlined in Make Ogden, including:

- Identify historic buildings, landscapes and cultural assets. Map and catalog these assets. Identify those currently being preserved and those at risk of demolition.
- Use Ogden's historic assets to tell a more interconnected story of the city.
- Build public awareness of the importance of historic and cultural resources.
- Encourage walking through well-connected, safe, convenient and attractive sidewalks, paths and trails.
- Establish inclusionary civic places to mingle and achieve a diverse community profile.
- Create opportunities for the community to come together for their own betterment--committees, co-ops, community gardens.

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2020  
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## BUILDING ON MOMENTUM

Make Ogden, the 2020 Downtown Master Plan, identified 25th Street as a priority project



## GUIDING PRINCIPLES

A set of guiding principles, influenced by international best practices and community desires, shaped the project outcome. The guiding principles show up in physical design decisions as well as programming recommendations. They influence every detail from the shape and color of sidewalk pavers to the species of tree to create a cohesive and logical plan and contribute to the overall sense of place.

1. Flexible Public Space
2. Pedestrian Prioritization
3. Biophilic Design
4. Connecting to Ogden's History
5. Honor Historic Architecture



# GUIDING PRINCIPLES



## CONNECTING TO OGDEN'S HISTORY

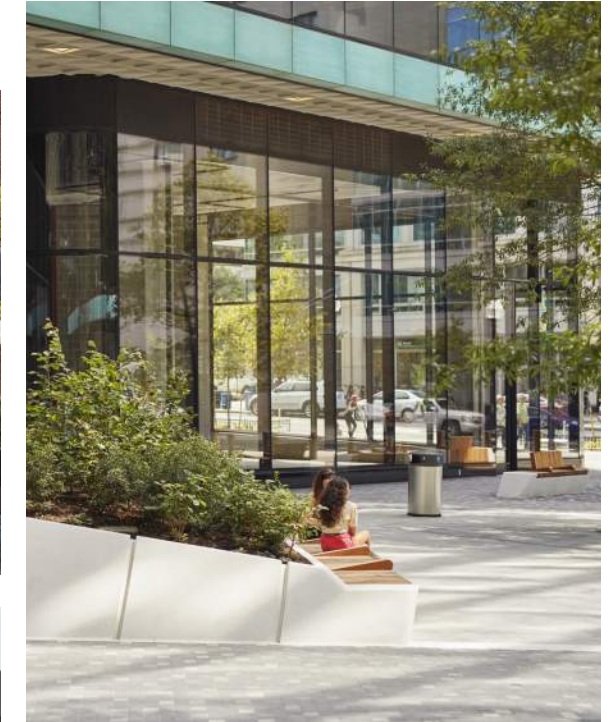
It is important to tell the story of Ogden from the city's role in the connection of the transcontinental railroad, its colorful, rough and tumble reputation to today's contemporary brand as a haven for outdoor enthusiasts.



## HONOR HISTORIC ARCHITECTURE

The historic architecture along 25th Street engenders a nostalgia among residents and visitors and it is important to preserve and replicate the style and character in the public realm.

This translates to specific paving patterns, materiality, and dimensionality.



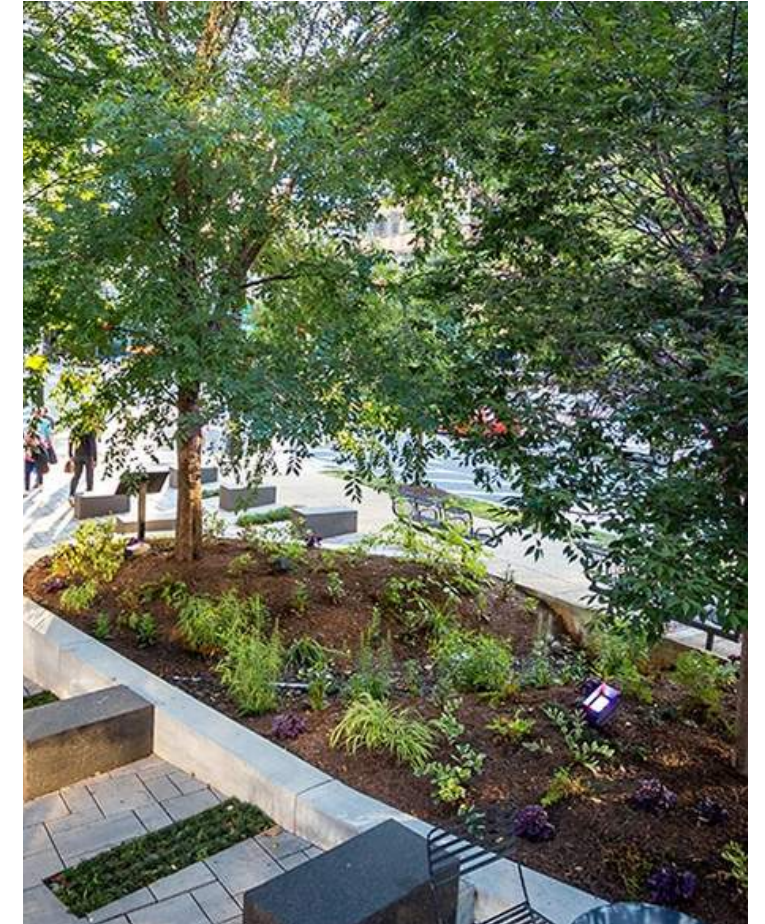
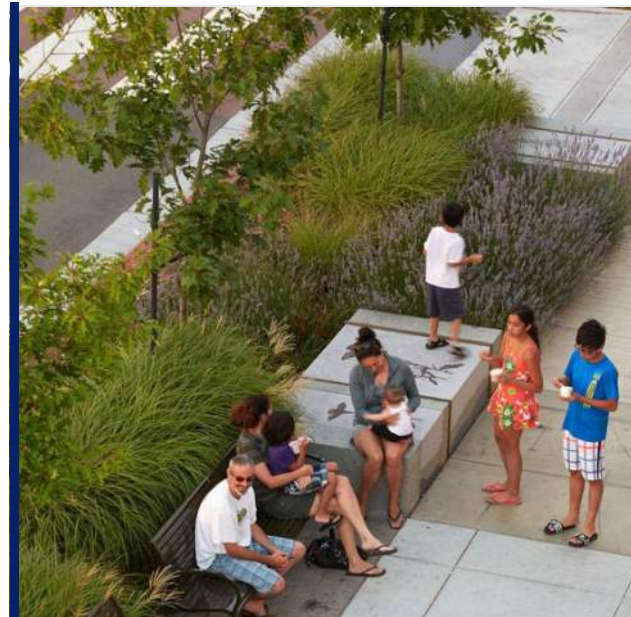
## FLEXIBLE PUBLIC SPACE

People are the lifeblood of every community. In Ogden, we heard calls for more public spaces for people to gather spontaneously and formally. With a successful farmer's market, summer concert series, and other annual events, 25th Street needs to accommodate large crowds and equipment but it also needs to foster connection on a daily basis. Flexible public space provides opportunity for social connection at all scales.



## PEDESTRIAN PRIORITIZATION

Active streets are ones where people feel safe and comfortable walking, dining, and gathering. By creating more space for pedestrians, 25th Street can enhance the daily experience of traveling along the street.



## BIOPHILIC DESIGN HEALTHY TREE CANOPY

Utah's rugged climate makes growing a large tree canopy challenging, but the mental and emotional health benefits, as well as the effect on human comfort, make them a necessity on any main street.

# 25TH STREET'S NEXT CHAPTER

## FROM COMMERCE TO COMMUNITY

What grew as a utilitarian response to thousands of train travelers descending on 25th Street and evolved to a place of entertainment, then deteriorated by neglect, has grown into a charming main street where people come to eat, shop, and gather. Today's 25th Street must accommodate people of all abilities, serve people of all ages, and be accessible by multiple modes of transportation. The next 150 years of Ogden are bright, and 25th Street will continue to serve as the welcome mat to all who visit.



# Analysis



# EXISTING CONDITIONS

*To know where you are going, you need to know where you are starting from*

A thorough analysis of existing conditions informed the development of the schematic design. The analysis highlighted challenges, areas of opportunity and existing assets to feature. While built and natural environment features were considered, public and stakeholder input also heavily influenced the plan. It is important that the design meet the needs of those who will use it most often, including business owners, special event producers, and the public.

## EXISTING ASSETS

The Historic District is home to many assets, including Union Station at the western terminus of 25th Street and the Municipal Gardens three blocks east. Between these two significant sites are historic buildings and beloved local businesses. The corridor's history, which is not always signified by a building, is important to honor in creative ways. One goal of the redesign is to use the streetscape to tell the story of Ogden, giving residents more reasons to love their city.

## SPECIAL EVENTS

From farmers markets to marathon finish lines and historic car shows to Pride, many special events are held on 25th Street throughout the year (Figure 1). Multiple organizations produce the numerous events throughout the year including the Ogden Downtown Alliance (ODA), Visit Ogden, and the City of Ogden. They all need the street to work for them, not against them. This means that all the streetlights are the same so one size banner fits on all poles and food trucks have space to park. It is important that the design of the corridor is flexible for the many different types of events that occur year-round, while remaining functional on a daily basis.

While many events are local draws, such as the farmers market and fall festival, Ogden hosts regional events as well. The experience of arriving on 25th Street for lunch on a Tuesday should be as special as a visitor stepping off the train at Union Station for a Summer Twilight concert.



25TH STREET IS  
A COMMUNITY  
GATHERING SPACE



# EXISTING CONDITIONS | SPECIAL EVENTS

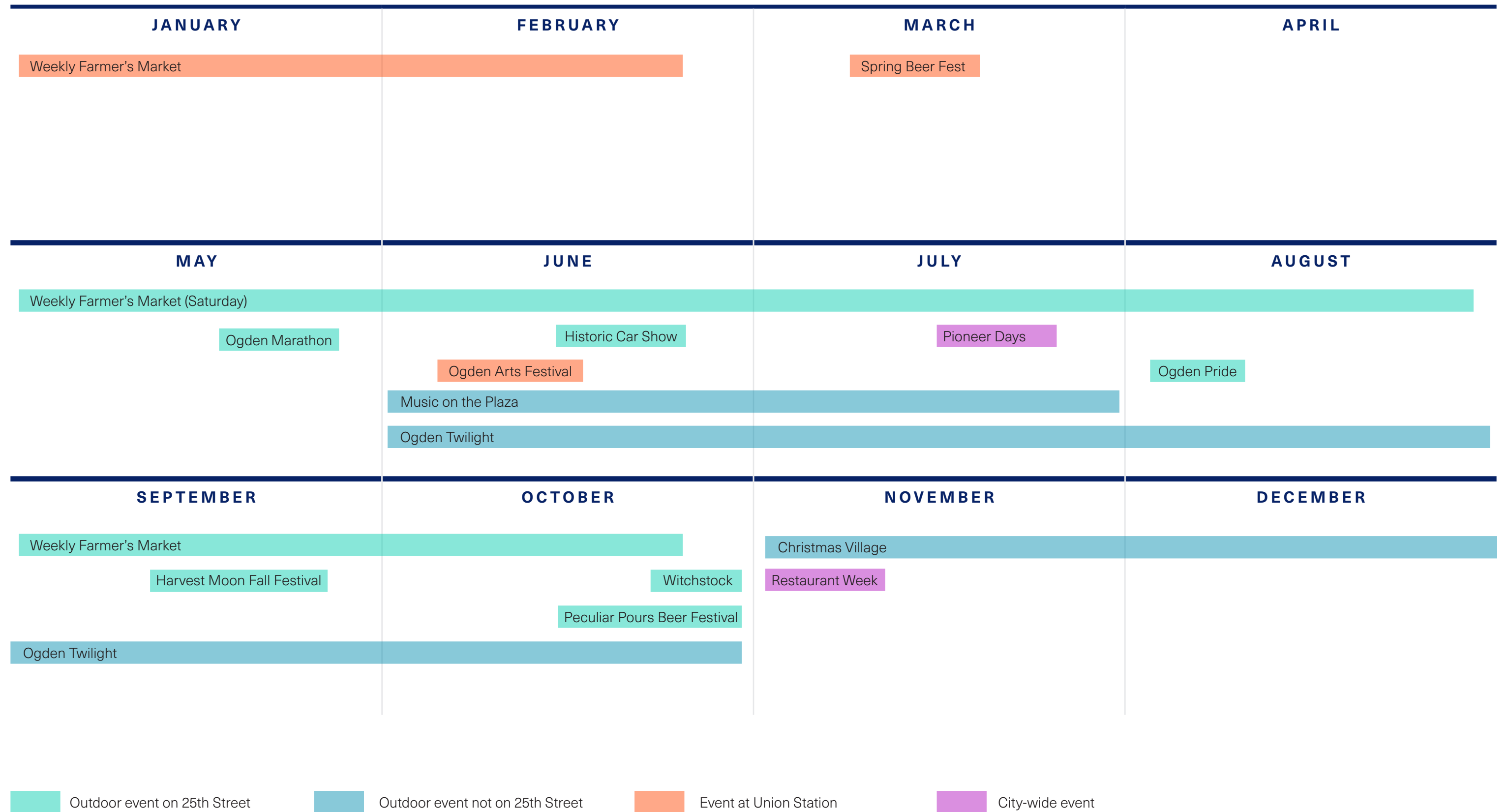


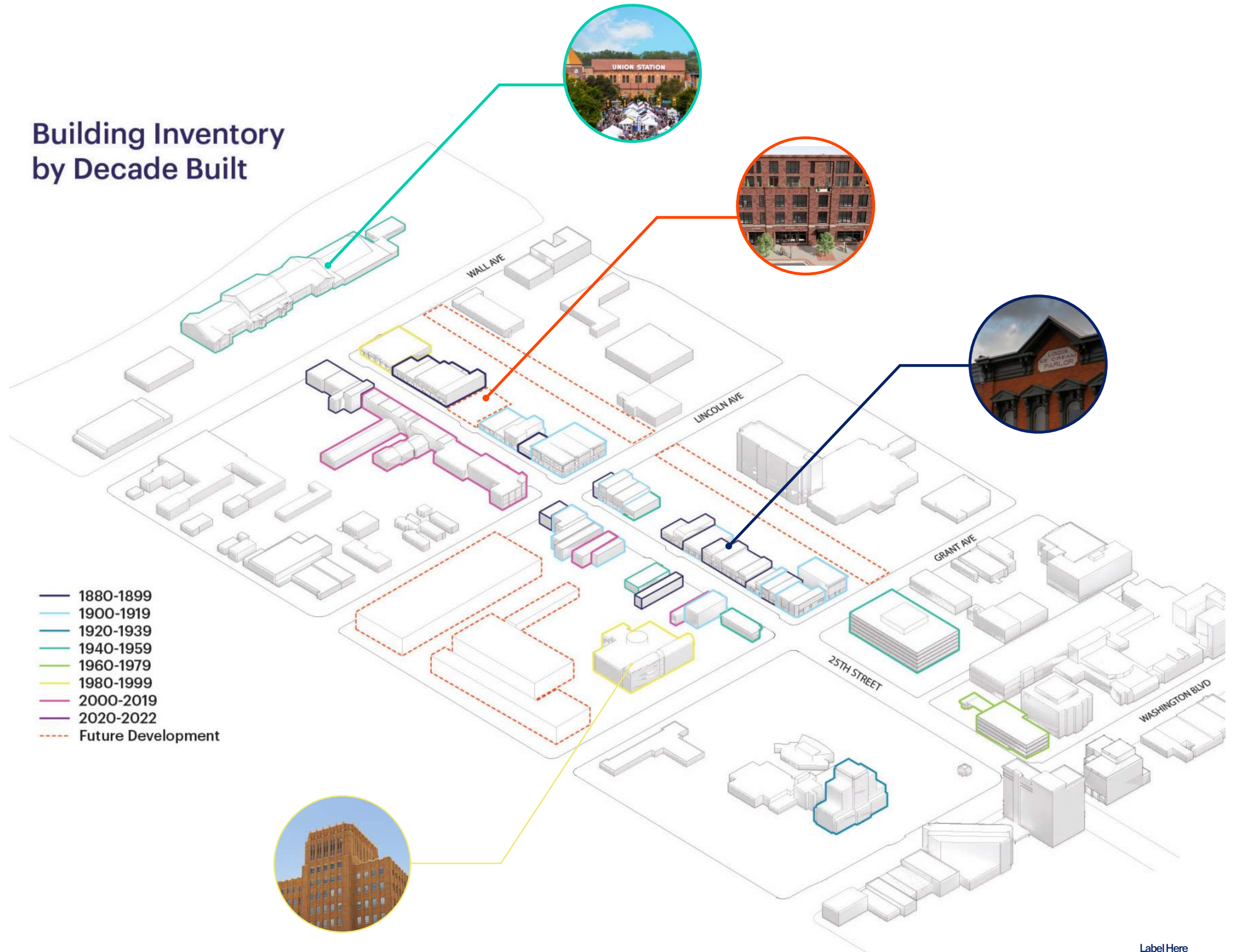
Figure 1: Sample Special Events Calendar

# EXISTING ASSETS LAND USE

## HISTORIC BUILDINGS

An inventory of existing buildings was completed to understand the if and where historic buildings are concentrated. The analysis showed that while 25th Street's historic buildings are what most people think of when they think of the street, they are not as continuous as many think. There are vacant lots that break the building wall. A significant number of existing structures were built after 1940.

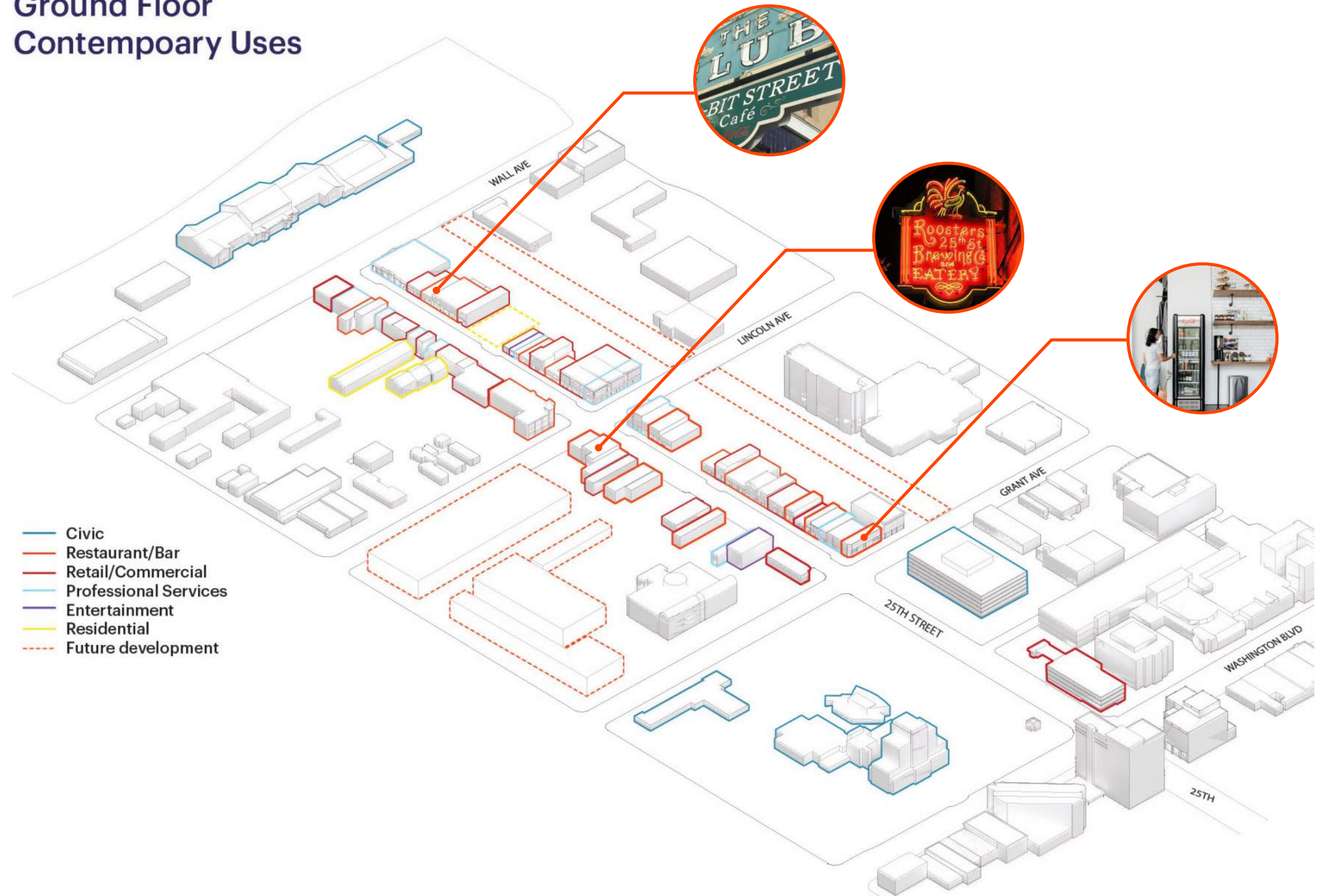
## Building Inventory by Decade Built



## CONTEMPORARY USES

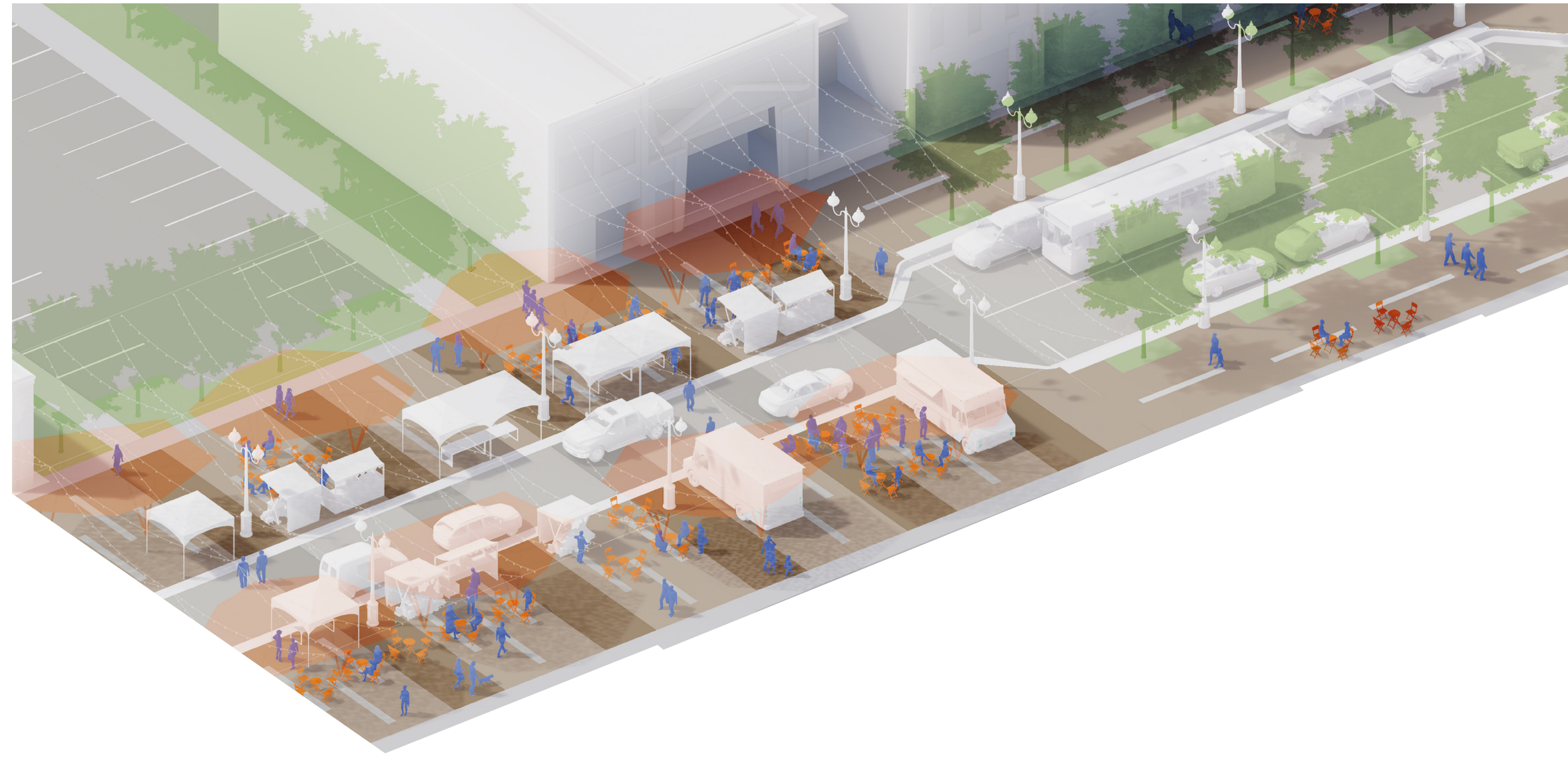
An inventory of ground floor uses was completed to understand the needs of today's tenants. It influenced the location of parking, parklets, and civic spaces. For example, more space may be needed in front of restaurants and bars to accommodate outdoor dining, whereas a law office would not require the same amount of public realm.

## Ground Floor Contemporary Uses



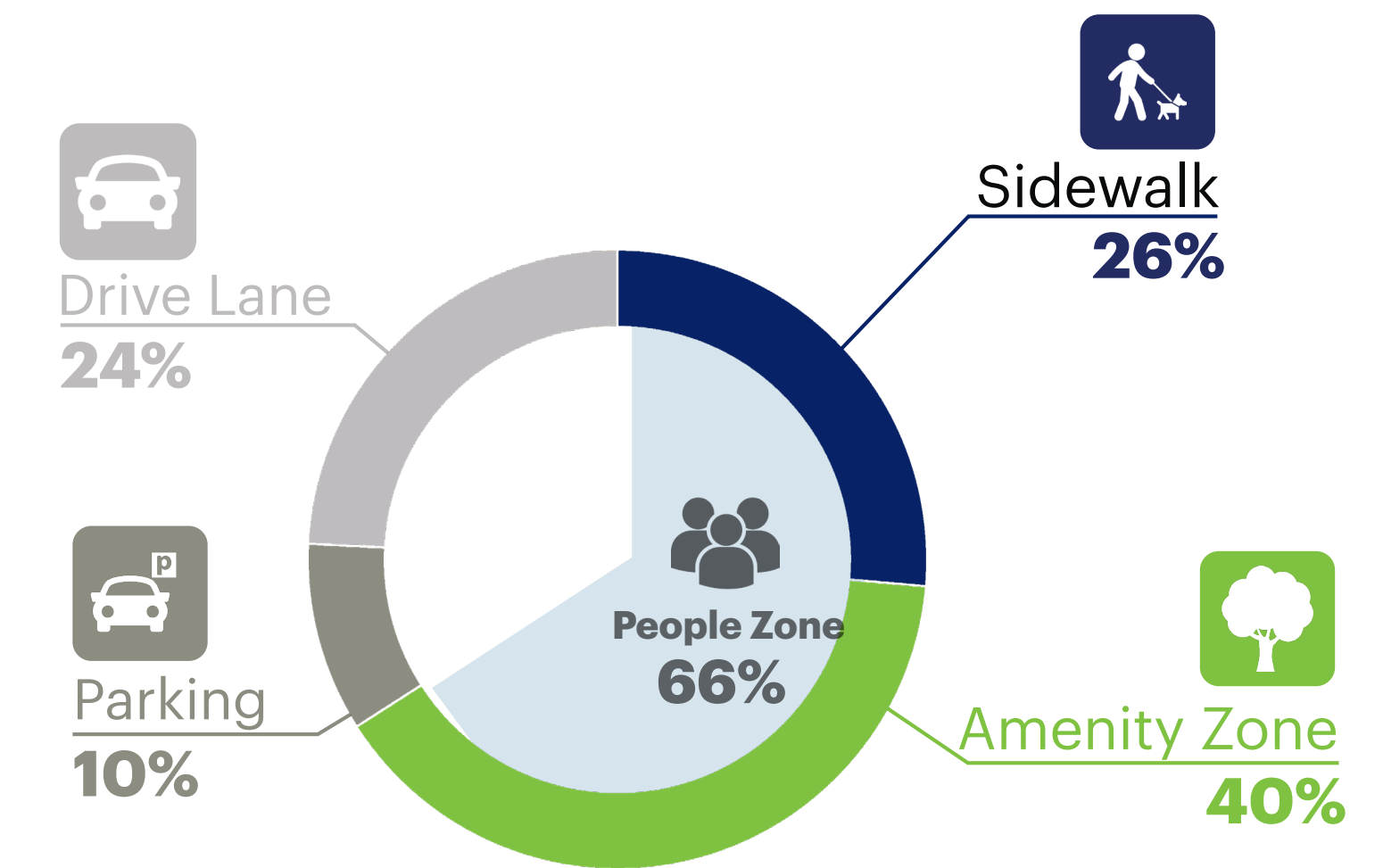


# Summary



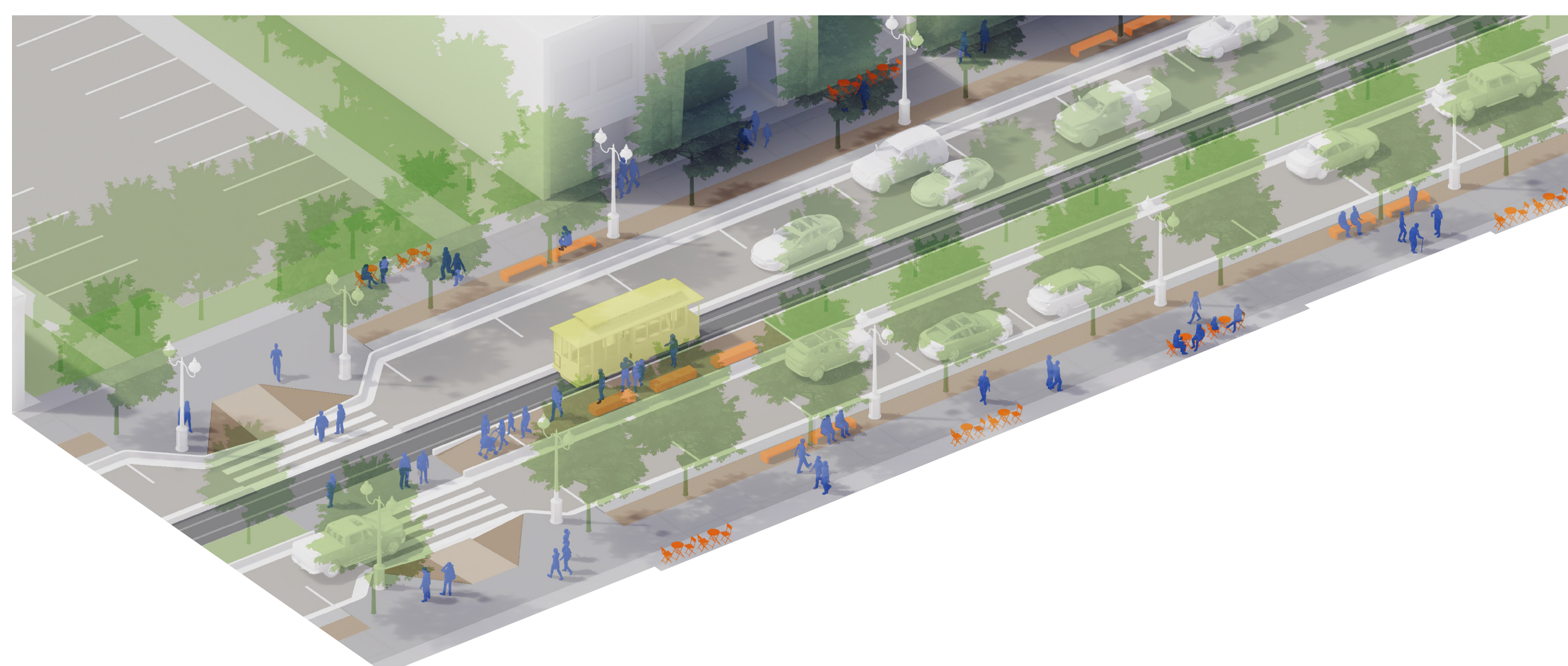
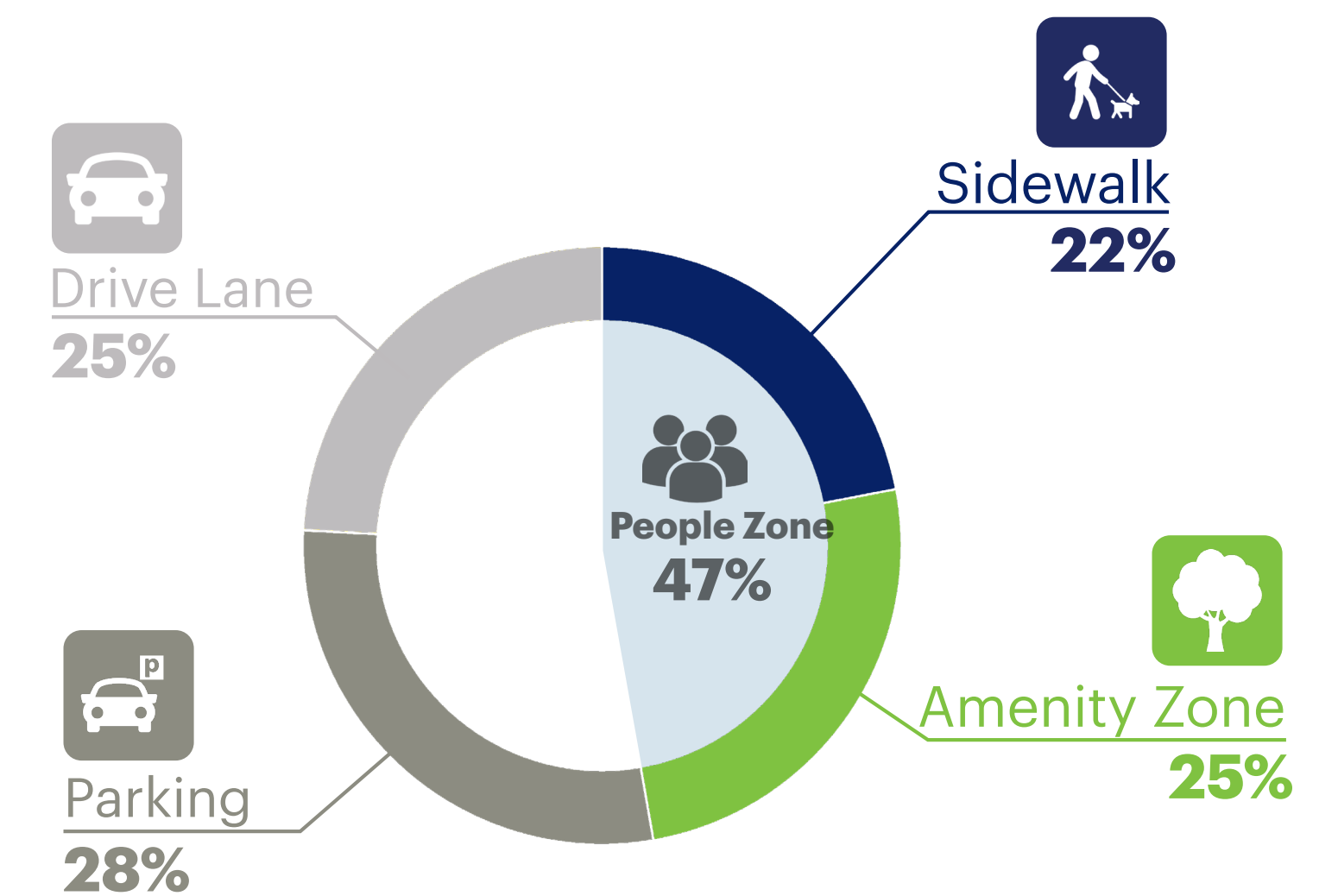
## FESTIVAL STREET

This concept is an opportunity to celebrate community and highlight the many activities, festivals, and events that bring life to 25th Street. The design creates expanded amenity areas where culture, people and business can come together to celebrate Ogden.



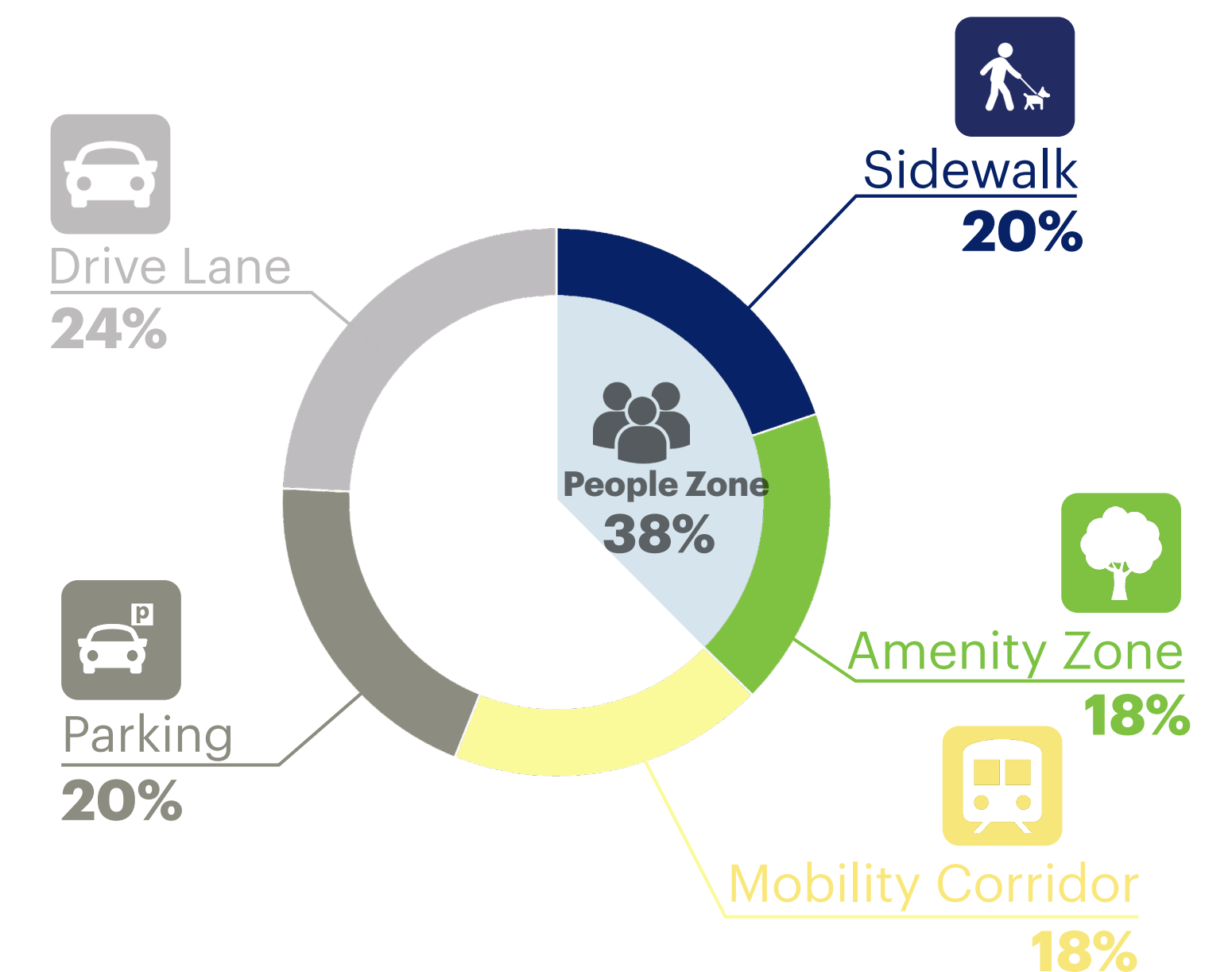
## GREEN CORRIDOR

This concept celebrates the natural beauty of the Wasatch Front Range, creating opportunities for shade, cooling, and water management. The result is a pedestrian oasis bursting with native planting and unique street furniture creating pockets of rest and relaxation.



## TROLLEY STREET

This concept honors the history of Ogden as the connection point for a nation. It highlights the value that transportation brought to Ogden historically and makes it easier for people to get around today and in the future.



# PUBLIC ENGAGEMENT

## STAKEHOLDER ENGAGEMENT

This project brought together an enthusiastic group of stakeholders, committed to continuing the work set out in the Make Ogden plan. Representatives from Ogden City, Ogden Downtown Alliance, Visit Ogden, and Union Station met in person and virtually to discuss project vision, goals, and provide feedback at key milestones.

## PUBLIC ENGAGEMENT

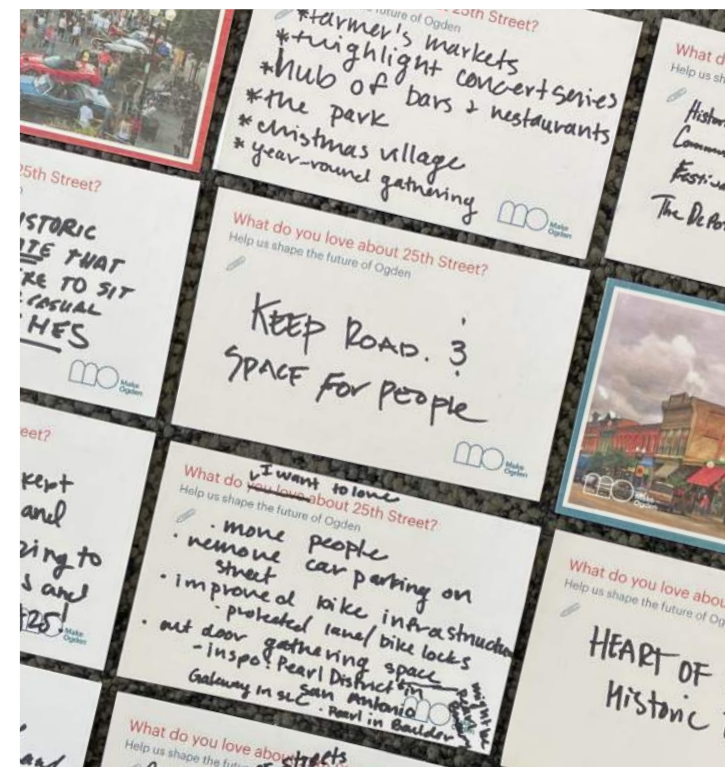
Ultimately, the design of 25th Street has to work for the public. With that in mind, it was vital to hear directly from community members about their goals and vision. Two open house events were hosted on 25th Street in a prominent storefront to entice passerby to learn about the project. The first open house consisted of five stations that featured a historic timeline to contextualize the cultural significance, a project timeline to manage expectations and clarify the process, a series of precedent studies for reference and comparison, a large aerial map which attendees were asked to mark up with things they like and don't like about the street and note cards for people to write feedback. Attendees were encouraged to explore the exhibit at their own pace, with staff spread throughout the room to answer questions. The event was designed to introduce the public to the project and gather initial feedback which would inform the rest of the engagement process and initial concept designs. After gathering and analyzing the input from the open house was analysed to develop a series of three concepts were developed and shared at a second open house event.

## FEEDBACK

Excitement was a common theme from open house visitors upon learning about the opportunity to reshape 25th Street. All the attendees understood the cultural significance of the historic main street and wanted to see improvements that prioritized people. Many people talked about the special events that take place on the street including but not limited to Pride, the summer concert series and farmers' market, and a desire for improvements to the public realm which would make those events bigger and better. The historic buildings are important to preserve and there is a general desire for more space for socializing, eating and drinking, and large public art projects.



The first round of engagement focused on highlighting 25th Street's historic and cultural value. Residents were asked about how they want to see the street evolve in the coming decades.



## RESPONDING TO RESIDENTS' VISIONS AND NEEDS

# REFINEMENT

*From three big ideas to one preferred concept*



Building on the first round of public engagement, three concepts were developed and presented to the public in an open house on 25th Street. Residents and stakeholders provided feedback on everything from the big ideas to the smallest detail. An online survey collected preferences, with two concepts rising to the top, these were combined in a hybrid preferred concept, which is presented in the next chapter.

Popular aspects from the initial concepts were a vibrant tree canopy, a flexible street for festivals and events, and creating more space for pedestrians.



# HISTORICAL CONTEXT

The history of 25th Street is integral to the identity of Ogden. At the first open house, a life-size historic timeline was displayed to emphasize to the community that the project team understands the responsibility of carrying Ogden's story into the next 100 years through the design of 25th Street.

## Historic 25th Street

**1845**

First permanent Anglo settlement, Fort Buenaventura, established in what is now Ogden



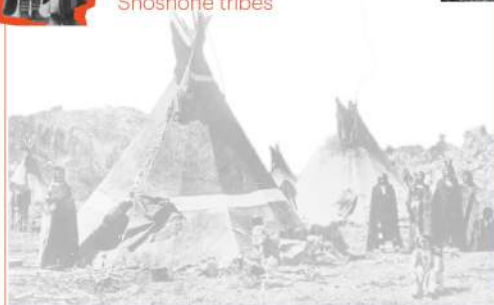
### Before Contact

Indigenous people have lived in this region for thousands of years. Ogden is on the unceded ancestral homeland of the Ute, Goshute, and Shoshone tribes



**1850**

Ogden is founded as a small farm town by Latter-day Saints; it would stay that way until the arrival of the railroad nearly two decades later



**1869**

The Golden Spike is laid at Promontory Summit



Brigham Young donates five acres to build Union Station in Ogden, securing its position as the junction of four railroad lines

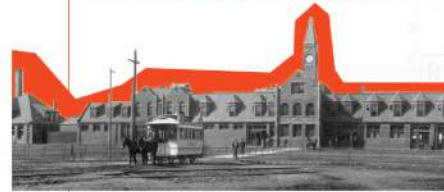


**1870s**

A dirt road until 1893, 25th Street is both a place to pass through (by wagon, horse, or trolley) and to pause for shopping, dining, and socializing. It begins to develop a reputation as a "rough" place.

**1889**

Union Station opens at the western end of 25th Street, heralding in an era of booming business and population growth



**1890s**

Fred Kiesel, Ogden's first non-Mormon mayor, modernized the city's streets from dirt roads. In addition to renaming and numbering Ogden's streets, he set up a poll tax that required all men aged 20-50, to work one day a year on the streets, or they had to pay a \$3 fee



**1893**

25th Street is the first street in Ogden to be paved, at a price of about \$100,000



**1891**

The electric streetcar arrives on 25th Street

*Bountiful Bank Robbers Slay in Cold Blood*

**1900s**

Belle London, Ogden's most notorious madam, used the London Ice Cream Parlor on 25th Street as a front for one of her brothels



**1920s**

During Prohibition, Ogden was allegedly "too rough" for the infamous gangster Al Capone, who took a stroll down 25th Street scouting business opportunities



The railroad brought an influx of immigrants from all over the world including Japan and China, who influenced the food, art and culture of early Ogden



Jack Dempsey, World Heavyweight Champion, trained in Ogden in the 1920s, waiting tables on 25th Street during the day and getting into bar fights at night

**1924**

Union Station re-opens after a fire destroyed the original building in 1923



**1940s**

At the height of WWII, 120 passenger and freight trains moved through Ogden Union Station each day



"These troop trains would come in, the soldiers [would] head up 25th Street and find a bottle or drink ...."  
- Lamar Belnap, Union Pacific engineer

**1950**

Train travel begins decline across the country, hastened by the construction of the interstate highway system in the 1950s and 60s



Pre-16th Century

1850

1875

1900

1925



### 1950s

The federal government expands operations in Ogden that were spurred by WWII. Today, they are the city's largest employer with a prominent office on 25th Street



### 1950s

Urban Renewal, a federal policy enacted through the 1950s and 60s, included tearing down "blighted" areas with the intention to revitalize through new development. In Ogden, this meant the removal of almost entire blocks of historic buildings on 25th Street, which had gone into decay since the end of WWII.

### 30%

Between 1950 and 1990, the population declines by 30%

"When the railroad started to thrive and our economy started to boom, we built a lot of these grand, elegant buildings. When the trend was to tear everything down and build stucco strip malls, our economy had fizzled and the buildings stayed up, but became vacant."  
- Mayor Mike Caldwell, 2018



### 1982

Mary and Uke Nakaishi, "The Angels of 25th Street," devoted their life's work to helping Ogden's poor get back on their feet. They ran Uke's Cafe on 25th Street from the 1950s to 1982, never turning away a customer for their inability to pay

### 1978

Historic 25th Street District is listed on National Register of Historic Places thanks to a collective effort led by the Junior League and others



### 1997

25th Street design guidelines are adopted, establishing standards for buildings, alleys and walkways, furnishings, signs, and additions



### 2000s

Historic 25th Street becomes a family-friendly destination, hosting annual festivals, special events and farmers markets. It is once again a hub of commercial and social activity



The Olympic Torch traveled down 25th Street on its way to Salt Lake City in February 2002 and the official Olympic Torch Car is housed in the Utah State Railroad Museum in Ogden



### 2014

25th Street is recognized by the American Planning Association as one of the Great Streets in America

### 2019

The Utah Transit Authority launches a free trolley service (actually a bus made to look like a trolley) to connect passengers from the FrontRunner station on Wall Avenue and Lime Scooters begins operation



### 2010s

The charm of historic 25th Street provides the backdrop for many Hallmark and Lifetime Christmas movies filmed here



### 2020

Make Ogden downtown master plan is adopted, igniting private and public investment in Ogden, including improvements to 25th Street

- + Wonder Block
- + Electric Alley
- + Ogden Union Station Master Plan
- + Convention Center Expansion

WE ARE HERE

### 2022

25th Street Redevelopment launch



### 2027

600 residential units coming to downtown

### 2050+

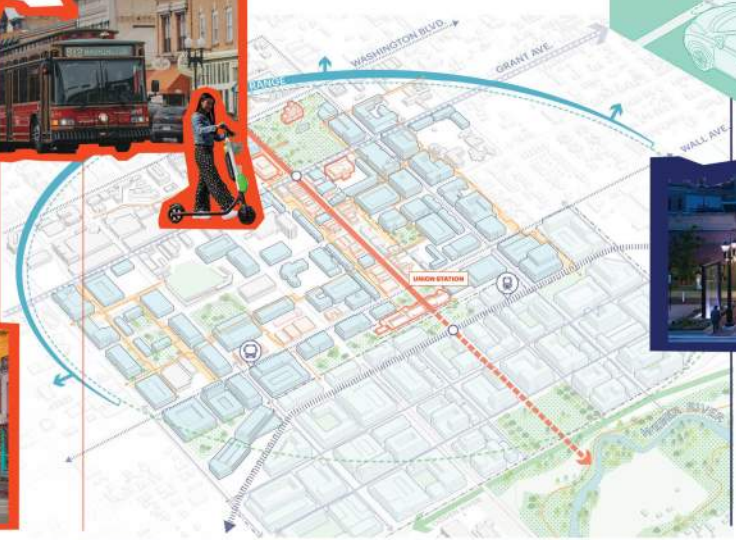
How does a city that was revolutionized by transportation technology prepare for and embrace what's next while honoring its legacy?



The future is electric



Downtown is Ogden's living room



1950

1975

2000

2025

2050



# METRICS

*Measure what matters*

A plan is only as good as its outcomes, which is why this plan relies on quantitative data to measure success. The following metrics cover everything from environmental to social benefits. Some are unique to this project, while others are pulled from Make Ogden to ensure continuity between the two plans.

## HEALTHY TREES HEALTHY COMMUNITIES

A healthy and vibrant tree canopy is one of the most visible indicators of a healthy community. In addition to the environmental benefits of carbon sequestration, shade, and water retention, trees provide myriad benefits to public health and civic life. Their shade contributes to lower temperatures, which increases human comfort and makes it safer and more enjoyable to spend time outside. The lower temperatures also translate to reduced energy costs from cooling adjacent buildings. Trees provide a subconscious message to drivers to slow down, increasing safety for everyone on the street.

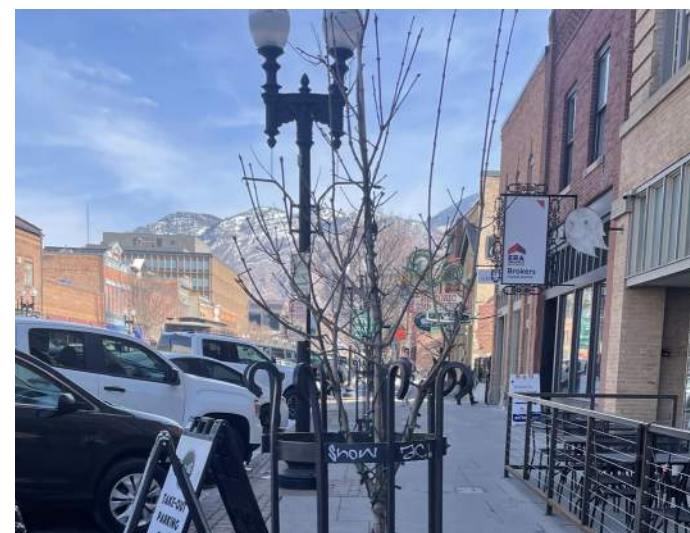
Silva cells are a technology that creates more space for tree roots to grow, meaning healthier trees. While invisible to anyone using the street, their impact is outsized. Trees can grow larger, longer, reducing long-term capital costs that come with frequently replacing dead and dying trees.



In the late 1880s, large cottonwood trees lined 25th Street, providing ample shade and creating a comfortable experience for people passing through or hanging out.



By the 1970s, street trees had all but disappeared from 25th Street. The lack of human comfort contributed to the hostile pedestrian experience already created through Urban Renewal programs in the middle of the century that saw businesses and residents relocate to the suburbs.



Today, 25th Street's trees are back, but not all are thriving. A canopy that provides enough shade for human comfort, as well as a stunning visual backdrop is achievable in Ogden's climate through the use of silva cell technology.

# HISTORIC 25TH STREET - STREET TREES



By creating a continuous tree trench using a suspended pavement system such as Silva Cell or Strata cell, you provide uncompacted planting soil for trees to thrive and grow to maturity in an urban condition

25th Street is proposed to have a series of trenches running under the public realm of the corridor, providing the new canopy a healthy environment to grow and provide benefits to the community.

BEFORE

**75**  
CUBIC FEET  
OF SOIL

**5**  
YEAR  
LIFESPAN

AFTER

**NORTH**  
**13,340** cf  
APPROXIMATELY 1,000 CUBIC  
FEET OF SOIL PER TREE

**SOUTH**  
**10,840** cf  
APPROXIMATELY 1,500 CUBIC  
FEET OF SOIL PER TREE

**30+**  
YEAR  
LIFESPAN



# HISTORIC 25TH STREET - PLANTING PALETTE

Planting along 25th Street will be focused a drought tolerant, low maintenance native Utah planting palette. Species selection will be focused on plants that can provide seasonal interest, color and character, while standing up to the variety of conditions experienced in an urban environments.

## 25th Street Planting Palette

- **Diverse tree canopy**
  - Highly tolerant of salt and pollution
  - Unification in fall color
  - Utah & Ogden appropriate Street Selection
- **Perennials and shrubs**
  - Habitat and pollinator value
  - Seasonal interest
  - Winter structure
  - Native Species



# HISTORIC 25TH STREET - MATERIALS PALETTE

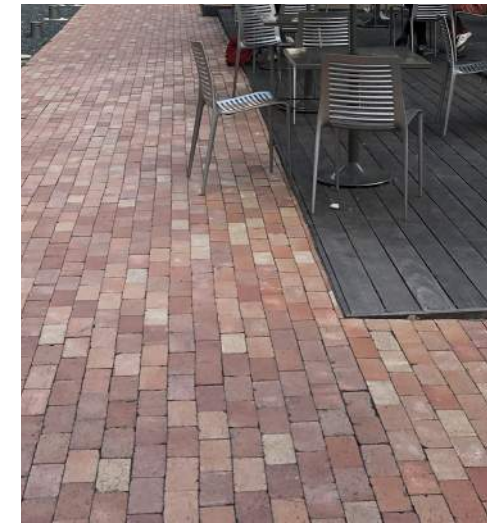
DECORATIVE  
DETAILING

PAINTED  
SIGNAGE

LONG, NARROW  
WINDOWS

DECORATIVE  
DETAILING

FIRST FLOOR  
90% OPACITY



# PLACEMAKING

*Activating public space on 25th Street*

The concept design for 25th Street creates space for activation at various scales. Whether its for annual festivals or small pop-ups, there is space for people in Ogden to celebrate through art, music, and play. There is also dedicated space for more intimate or individual activities, such as reading a book in the shade or sitting and listening to the birds during your lunch hour. The following are programmatic recommendations for all the nooks and crannies along 25th Street.



## COMMUNITY IS CULTIVATED IN PUBLIC SPACE



### FLEXIBLE PUBLIC SPACE

People are the lifeblood of every community. In Ogden, we heard calls for more public spaces for people to gather spontaneously and formally. With a successful farmer's market, summer concert series, and other annual events, 25th Street needs to accommodate large crowds and equipment but it also needs to foster connection on a daily basis. Flexible public space provides opportunity for social connection at all scales.

# FILL THE SPACE

There are countless ways to activate public space through both passive and active programming. The redesign of 25th Street creates nooks and pockets that are perfect for buskers, public art, creative seating and play.

KEY



Buskers, or street musicians, require minimal space. They are a positive addition to the streetscape and can comfortably perform in



Pop-up street vendors often require as little as 6 ft. x 4 ft. to sell their wares, but temporary or seasonal structures can add interest to the streetscape and draw in customers. Image source: HGTV.



Parklets are mini parks that replace on-street parking spaces. They can be temporary or permanent and often incorporate seating and plantings.



Movable chairs give people the freedom to choose whether they want to sit in a group or alone. Fire pits, tables, and planters all accent the space and can be temporary or permanent.



Playful seating features can inspire delight and whimsy, two features often missing from public life. They double as art features.



Integrating play into the public realm creates a sense of belonging for families and helps children be active participants in public life.

## HISTORIC 25TH STREET - ILLUSTRATIVE VIEW

By incorporating best practices of street tree growth, such as a suspended pavement system that will allow for uncompacted soil volume, the new tree layout for 25<sup>th</sup> Street will provide a total of **127 NEW STREET TREES**, adding approximately **13,230 SF** of new canopy per block.

Additional greenspace is added to the historic 25<sup>th</sup> 3 block segment, an increase of **14,500 SF** of open planting areas allow additional greening capacities

This is an illustrative interpretation only. The streetscape design is conceptual and subject to change. All indications of buildings are for illustrative purposes only, building massing and heights are subject to change.



## HISTORIC 25TH STREET - ILLUSTRATIVE VIEW



Expanded sidewalks along the north side of the 3 block segment of 25<sup>th</sup> allows for pockets of programmable and flexible public activation. Cafe seating could provide the *stickiness* factor to keep visitors on 25th. An additional **12' OF SIDEWALK AND 4,600 SF** public space has been allocated along the north sidewalk, while **6.5' AND 2,600 SF** along the south side.

This is an illustrative interpretation only. The streetscape design is conceptual and subject to change. All indications of buildings are for illustrative purposes only, building massing and heights are subject to change.

## HISTORIC 25TH STREET - ILLUSTRATIVE VIEW



Uniquely positioned at mid block, the 25th Street Plazas provide an additional **3,800 SF PUBLIC SPACE**, further giving residence and visitors ownership of the street.

Designed as a curbsless streetscape, this method provides maximum flexibility for seasonal program, additional seating and pop-up space. In addition, the mid-block plaza acts as a mid-block crossing, reducing the perceived length these city blocks.

This is an illustrative interpretation only. The streetscape design is conceptual and subject to change. All indications of buildings are for illustrative purposes only, building massing and heights are subject to change.

# HISTORIC 25TH STREET - SCHEMATIC DESIGN

# MATERIALS

Preliminary Site Details and Performance Specs

## 1.0 PAVEMENTS, RAMPS CURBS



### 1.1 UNIT PAVING TYPE 1

- Material: Cast-in-place Concrete Paver
- Size: 2-3/4" thick on 1.5" sand setting bed, with a 5" compacted aggregate subbase
- Color: TBD
- Finish: TBD



### 1.2 UNIT PAVING TYPE 2

- Material: Cast-in-place Concrete Paver
- Size: 2-3/4" thick on 1.5" sand setting bed, with a 5" compacted aggregate subbase
- Color: TBD
- Finish: TBD



### 1.3 UNIT PAVING TYPE 3

- Material: Cast-in-place Concrete Paver
- Size: 4"Ht x 24"L paver on 4" concrete slab with 5" compacted aggregate subbase.
- Color: TBD
- Finish: TBD



### 1.4 CIP CONCRETE PAVING

- Material: Cast-in-place Concrete Paver
- Size: 4" concrete slab with 5" compacted aggregate subbase.
- Color: TBD
- Finish: Broom Finish



### 1.5 DETECTABLE WARNING STRIP:

- Material: Cast iron plate, Bolted or Quick Connect Straight and Radius
- Size: 24" wide, Length and width varies.
- Color: Weathered
- Finish: Per manufacture



### 1.6 HISTORIC PAVER

- Material: Cast-in-place Concrete Paver. Engraved Historic Text Narrative TBD.
- Size: 24" x 48" concrete slab with 5" compacted aggregate subbase.
- Color: Standard Concrete Grey
- Finish: Smooth Finish





## 6.0 RAILS, BARRIERS, FENCES

### 6.1 DECORATIVE CURB RAILING

- Material: Cast-in-place concrete Curb, with aluminum railing.
- Size: 6' Segments, 6" metal paneling with 1" Tube Steel Post, surface mounted
- Color: Cast Iron
- Finish: Polished

## 9.0 LIGHTING

### 9.1 PEDESTRIAN POLE LIGHT WITH BANNER ATTACHMENT

- Material: Aluminum Pole Light, surface mounted.
- Size: 6" Diameter Pole
- Color: Powder Coated Matte Black Finish
- Finish: Per Manufactures Recommendations



### 9.2 TIVOLI LIGHTING

- Material: Water Proof LED Light, 3/32" S.S Support Cable, Wattage: 120v. Dimmable
- Size: 330' Length Cable, 24" O.C Spacing
- Color: Clear White
- Finish: TBD



## 10.0 MISCELLANEOUS

### 10.1 SEAT WALL

- Material: Pre-Cast Concrete Seat wall with Architectural Edge
- Size: 18" Ht., Length and Width Varies per Plan
- Color: TBD
- Finish: TBD

### 10.2 25<sup>TH</sup> STREET TOTEM

- Material: Stone Veneer, Iron Clad Material,
- Size: 24" Square Base, 8' Ht.
- Color: TBD
- Finish: TBD



### 10.2 SOIL CELLS

- Material: Recycled Plastic Material or Composite
- Size: 32" x 48" Modular System
- Color: Per Manufacture Specifications
- Finish: Per Manufacture Specifications



### 10.2 SLOT DRAIN

- Material: Stainless Steel Slot Drain with U-Shape Channel.
- Size: 1/2" nominal opening x 6.54" Ht.
- Color: Per Manufacture Specifications
- Finish: Per Manufacture Specifications



# HISTORIC 25TH STREET - ILLUSTRATIVE VIEW

