

DDO District Land Use Plan

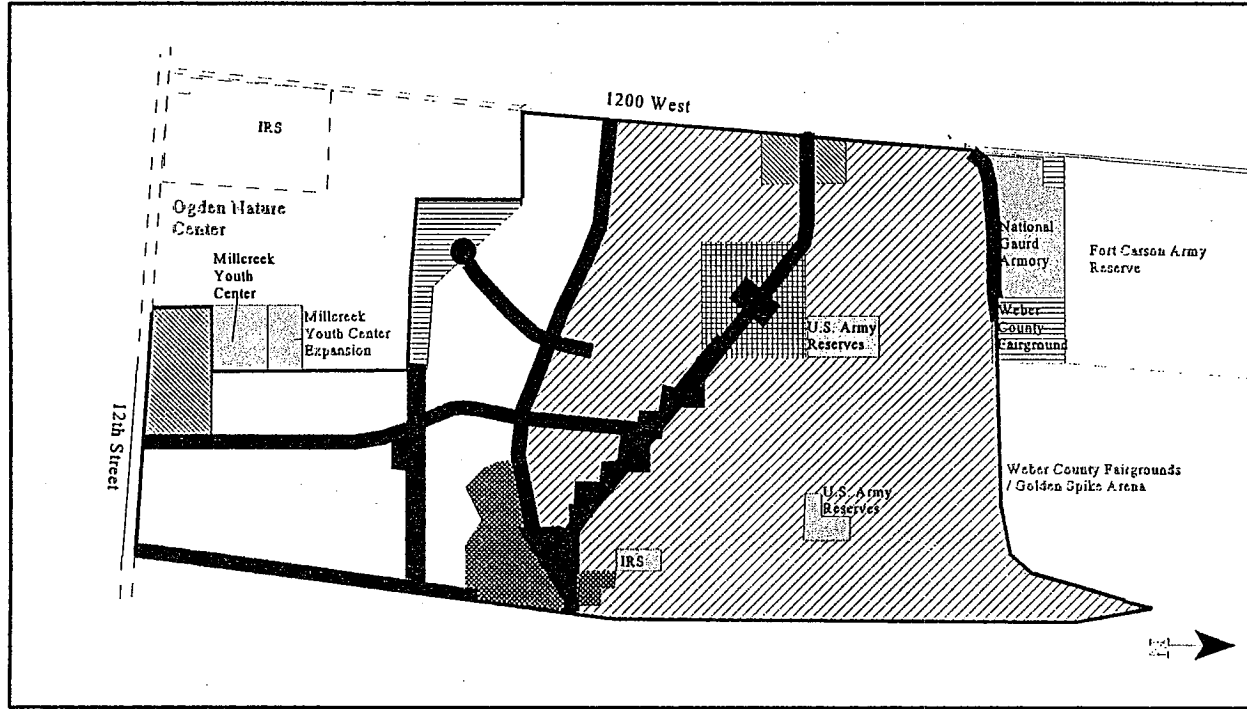
GOALS









- 1.1 Create an attractive and functional development at the DDO site which will provide opportunities to expand Ogden's employment and tax base and be a long-term asset to our City and the Greater Ogden Area.**

Background: While the various land uses on the DDO site will focus on providing jobs and diversification of our community's economic base, the diversity of these uses necessarily requires that they be looked at differently, in terms of requirements for site and building improvements. Use of existing buildings also creates some challenges as these buildings were not designed to provide space for many of the site improvements commonly required today. The emphasis was strictly on function and efforts to overlay standards need to be looked at very carefully to insure that they can still function appropriately.

POLICIES

- 1.a Develop a master plan for the park/open space land use category which will include specifics relating to construction and costs necessary for implementation. Items to be considered should include:
- improvements for the streetway in terms of sidewalks, street trees and other plantings, lighting and street furniture.
 - improvements along Mill Creek, in terms of paths, plantings, lighting and structures
- 1.b Develop and adopt appropriate implementing mechanisms which appropriately address the following concerns for the various land use categories at the DDO site:
- attractive and appropriate landscaping
 - attractive facades, materials, colors
 - siting and appearance of parking
 - attractive and functional signage.
- 1.c In developing standards for existing warehouse areas which will be reused, focus landscaping along streetways or other areas highly visible to the public.



- | | | | |
|---|--|---|---------------------------------------|
|  | Business Park
(247 Acres) |  | Industrial
(519 Acres) |
|  | Commercial
(23 Acres) |  | Community Use
(50 Acres) |
|  | Mixed Use
(43 Acres) |  | Park/ Open Space
(42 Acres) |
|  | Office/Light
Industrial
(53 Acres) |  | Public/
Quasi Public
(64 Acres) |

Note: All acreages are approximate

*The Weber County Jail could be a compatible use at the DDO site.

History/Background

Since 1941, Defense Depot Ogden has been an important part of the greater Ogden community. The site selected was originally the location of houses, farms, barns and other related outbuildings. The site was originally chosen because of its strategic location, being equal distance from the Pacific ports and the Mexican and Canadian borders. The concern for transportation was well addressed by the excellent rail service available in Ogden. The Depot has often been referred to as the "Hub of the West" (DDOU History Book: 55 Years of Excellence)

For these past 55 years the DDO's Mission has been "to receive, inspect, stow and ship material in order to provide effective and efficient worldwide logistics support to our U.S. and foreign customers" ("Defense Logistics Agency: Defense Distribution Depot Ogden, Utah" Pamphlet). This Mission has determined the use of the land, most of which is related to the warehousing functions located on the northern portion of the depot site.

Defense Depot Ogden, Utah was included on the Base Realignment and Closure (BRAC) list despite efforts to save this important facility from closure. With the determination of the closure of DDO, the process of determining the future of the facility has begun.

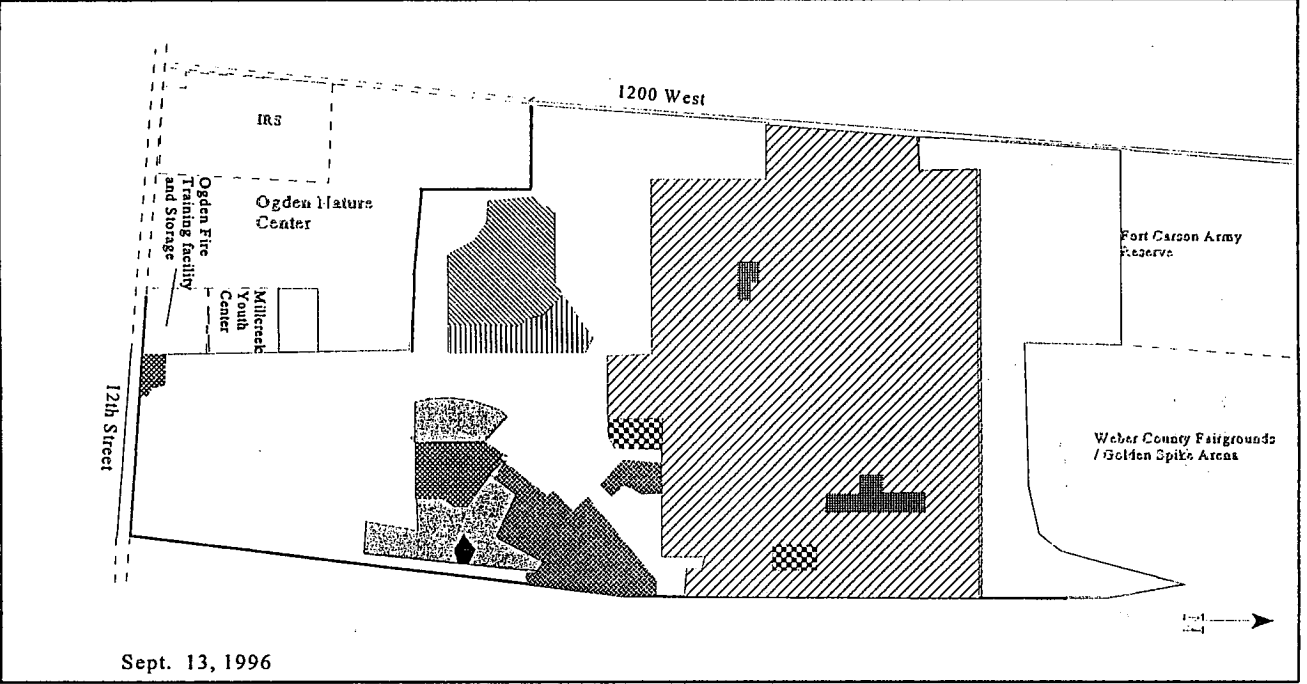
The 1,128 acre site which makes up DDO is located in the northwest quadrant of the City. Because of the function of DDO, there is no public circulation through the site. Neighboring communities to the Depot include Harrisville to the north, Farr West, Slaterville to the west, and Marriott to the west and south.

When a determination of closure was made, the Mayor of Ogden requested that the City be appointed as the Local Redevelopment Authority (LRA), as the Depot was located within the City's boundaries. The Department of Defense recognized Ogden City as the LRA and Mike Pavich was brought on board as the Director of the LRA. In his present position, Mr. Pavich is on loan to Ogden City from the State of Utah, specifically the Department of Economic and Community Development. An Office of Economic Adjustment grant was provided by the Department of Defense to provide money for the development of a Reuse Plan for the Depot. The Reuse Plan is required by federal law.

The Role of the Defense Depot Ogden Reuse Committee (DRC)

The process for development of the Reuse Plan included the establishment of the Defense Depot Ogden Reuse Committee. Members for this committee were appointed by the Mayor, with the consent of the Ogden City Council. This ten-member committee was to formulate a recommended Reuse Plan and implementation strategy to the Ogden City Council. Additional expertise to the DRC was to be provided through six subcommittees which included Economic and Land use, Infrastructure and Personal Property, Environmental, Security, Community Outreach and Public Use, and Consensus Building. The Fort Collins Office of EDAW (a planning consulting firm) was hired to provide professional assistance to the DRC in developing the Reuse Plan.

MAP #1
CURRENT LAND USE AT THE DDO SITE



- | | | |
|-----------------------------|------------------------|-------------------------|
| Administration | Recreation | Vacant |
| Hazardous Materials Storage | Residential | Warehousing and Storage |
| Maintenance | Special Use Facilities | Stables |
| Igloos | | |

Sept. 13, 1996

was the feeling of the committee that these uses did not meet their established vision and goals for the DDO site.

The DRC has recommended approval of three proposals which include the use of existing structures, most of which have requested space for warehousing purposes. These include the Swanson Foundation, Weber ATC, and Planned Parenthood/Midtown Community Health Center. A request from Ogden Area Community Action for use of the existing day care facility and the gymnasium has also be denied.

The following properties were requested by various Ogden City departments, but it was determined that they would need to be considered at a later date as part of an economic development conveyance:

- The fire station and accompanying equipment (Fire Department)
- The gym, swimming pool, and softball fields and associated storage space (Community Services)
- Building #3, the existing civil engineering shop area and associated buildings (Public Works)

Handitrans would be a new use for the site. It is operated by the Weber Basin Disabled Association. It provides curb-to-curb transportation for disabled individuals in the Weber, Davis, and Box Elder County areas. It is a nonprofit corporation which receives funding from UTA and the United Way. Currently, space is provided for 12 of the 14 buses used in the operation at the UTA facility on 17th and Wall. As of September 1, 1996, the operation includes 30 buses and UTA will no longer be able to accommodate them. The proposed site includes approximately four acres and is located in the northwest corner of the DDO site and would have access via 1200 West. The site would allow for projected growth, as the operation anticipates having as many as 60 buses by 2004.

The existing land uses which are requesting property for expansion are the Ogden Nature Center and Mill Creek Youth Center. The Ogden Nature Center is located on the southwest edge of DDO and is accessed via 12th Street. The property on which the Ogden Nature Center is located is owned by Ogden City. The center has requested land for purposes of wildlife conservation, nature education and recreation opportunities. The request was for approximately 50 acres, to include the two western storage igloos currently existing at the site and more land north of Mill Creek to protect the stream and provide additional conservation area. The DRC's Reuse Map includes approximately 30 and excludes the igloos and the property north of Mill Creek. The DRC recently changed its original recommendation to include an additional 40' to 45' north of the boundary originally approved by that body.

Mill Creek Youth Center is located north of the Ogden Fire Fighting Facility and Storage Yard. The proposed expansion would include the construction of an additional secure youth correctional facility which would house 72 juveniles. The amount of property requested was 15-20 acres, while the DRC Reuse Plan recommends approximately five acres.

Planned Parenthood - Midtown Community Health provides services to persons with limited

Commercial Use - The group considered big-box retail and convenience retail for employees. The proposal is for neighborhood or community retail space, including restaurants, and other commercial services for employees of the DDO site. There are approximately 23 acres in two areas identified for commercial use. One is located on the northwest corner of 12th Street and the main entry road into the site and the second on the northeast and southeast corners of 1200 West and 400 North. It should be noted that Slaterville has identified the northwest and southwest corners of 1200 West and 400 North for commercial use in their community master plan.

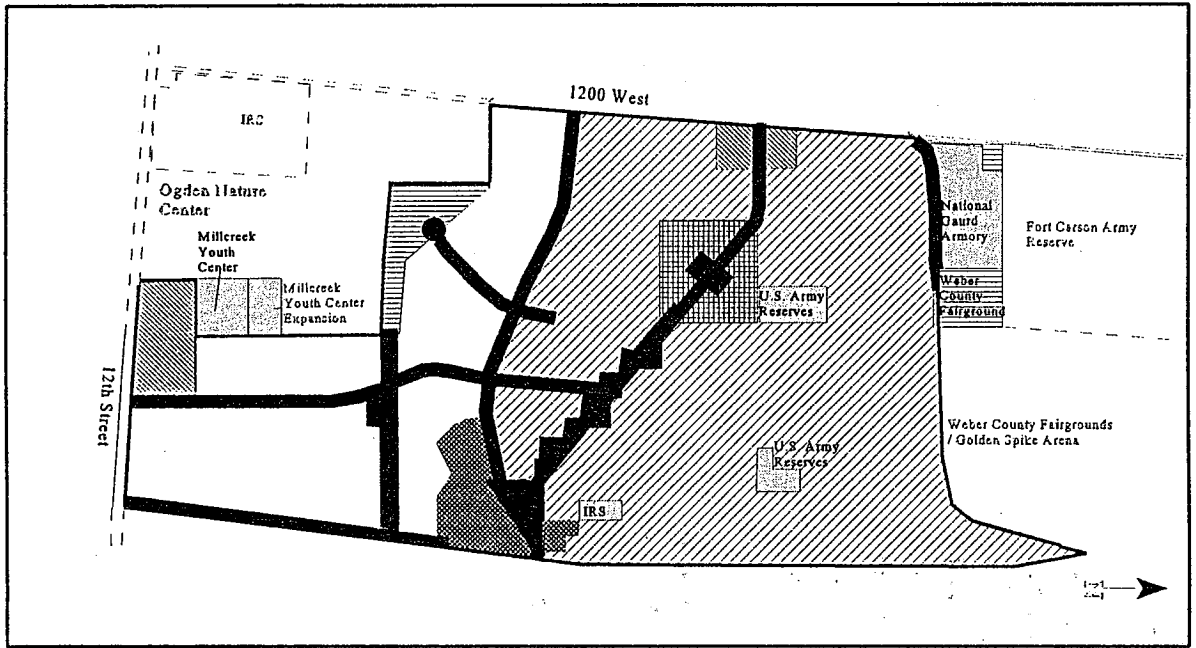
The 12th Street parcel is proposed for neighborhood and community-scale businesses, including restaurants, along with other commercial services for employees of the DDO site. This development would need to be done in a manner compatible with the business park, providing appropriate landscaped area and maintenance of views from 12th Street and a view corridor along the main entry road. Strip commercial and big box retail uses are not compatible with the business park and would be excluded from the site.









The 1200 West site would also cater to occupants of the DDO site, including the substantial truck traffic that is anticipated to utilize the west entrance. Convenience stores, restaurants and retail services are the types of uses that are likely to occupy this portion of the site.

The design guidelines for commercial would be similar to those required for a business park, in terms of landscape buffering, location and percentage, building materials, etc.

Mixed Use - This area includes a variety of the existing administrative buildings, the fire station, and other support-service structures included on 43 acres of land. The proposed use for this area includes reuse of the existing structures along with some new construction. The distinctive campus-like setting should be maintained and the area would include a mix of public agencies, private office use, small scale commercial uses intended to serve site employees, recreational use (building 2-A), and maintenance-type operations that occupy the former DDO maintenance area. The design criteria proposed for these are similar to those found in the business park excepting the building materials portion which call for uses of the same or similar types of materials to those found on the existing buildings. Consideration of the reuse of existing structures may need to be treated differently than new construction.

Office-Light Industrial Use - The proposal for this section is demolish the existing storage facilities and allow for redevelopment of the area with office space for a higher quality image than is available in the portion of property proposed for reuse of the existing warehousing. These uses may be businesses which using the existing industrial buildings on the DDO site and desire a more visible/accessible location for their office space in close proximity to their industrial uses or they may be businesses that may develop a combination of office space/industrial use structures. This area would provide reasonable amenities and lower cost building space than the business park. There would be 53 acres in this category, located on the diagonal portion of 2nd Street/400 North. This area is virtually surrounded by the existing warehousing. Light industrial facilities could be developed here with fewer restrictions than would be required in the business park, although draft design



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**Note: All
acres are
approximate**

MAP #2
LAND USES AS PROPOSED IN THE DRC PLAN

area is low density residential (including traditional detached dwellings and mobile homes). The past few years have seen increased residential growth in the area. The Lynn Community Plan calls for the very types of land uses found in the area.

The areas immediately north of the Depot include the Weber County Fairgrounds and Fort Carson Reserve. These areas are not currently included in a community or district plan. To the north of the Weber County Fairgrounds, along the south side of Harrisville Road is a multi-family residential area which includes more than 150 dwelling units with an additional 70+ units approved for the area. A boundary adjustment between Ogden City and Harrisville City was considered in this area in 1995. Harrisville decided to not pursue the adjustment at that time, as there were concerns with the higher densities associated with these units and how well the proposed developments would fit into their community.

Methods of Implementation

As the District Land Use Plan for the future of the Depot site is developed, specific language will need to be developed identifying the types of concerns which will need to be addressed in order to make the site an attractive addition to Ogden, as well as the greater community. Much of the success for the reuse of DDO will be associated with the standards put in place and upheld by the future developers of the site. As with any type of development, attractive, well-maintained properties contribute to the property value of adjacent properties and often affect a positive change in less attractive or poorly maintained properties.

Staff has identified five possible means of implementing the community's vision for the DDO site. Each has been identified and is briefly discussed below. It is important to keep in mind that each of these approaches might be used alone or in connection with another on the list.

1. Amending Citywide Zoning Categories

This approach assumes that all of the land uses determined to be appropriate for DDO can be categorized into an existing zoning designation or a new zoning designation might be created for it. It would require amending the existing zones to reflect the standards which the Planning Commission deems appropriate for each of the zoning designations (CP-2, M-1, M-2). It assumes that the standards applied at DDO should be citywide.

2. Creating DDO-specific Zoning Categories

This approach assumes because of the special nature of DDO, there are specific categories which should be created to cover the unique types of uses found here. This is the approach used to develop the CBD Zone. It assumes that the uses associated with DDO are so unique that a special land use chart and design criteria should be developed for the Depot site.

3. Design Standards or Guidelines

This approach focuses away from land-use and focuses on the design of the site and building. There is often confusion associated with the term "guidelines" as to whether or not they are mandatory or advisory. For this reason, the term "standards" has been included. These standards would be requirements which would have to be met, where the guidelines may include items which should be considered but not required. Zoning designations would be assigned, but the regulations controlling design (e.g., landscape minimums and location, parking, fencing, building materials, facade considerations, etc.) would be superseded by the Design Guidelines.

Issues for Immediate Consideration

1. Clearly identify and define land uses for the site
 - Exactly what is meant by the various land-use definitions?
 - What is envisioned for the "mixed use" area of the Reuse Plan?
2. Land use impacts on immediately adjacent land uses
 - How might the proposed land uses [use-specific (e.g., Handitrans) or category-specific (e.g., commercial)] affect existing land uses?
3. How will the proposed land uses fit into larger area (bordering communities)
 - What uses are proposed along the edges of the Depot property, especially 12th Street and 1200 West?
 - Should the land use options along 2nd Street (in the Lynn Community) be reconsidered in light of the proposed DDO reuse?
4. Specific site improvement and design concerns
 - Opportunities are available for green space around existing buildings
 - Appropriate location of landscape improvements (e.g., trees in parking lots, landscaping along street, use of berming and plants to screen, etc.)
 - Campus-style business park
 - Attractive entryways into the site
 - Parking for business park located in middle of block, not on edges
 - Appropriate building materials for various uses
 - Need for adequate pedestrian circulation
5. What methods of implementation should be considered to accomplish the concerns for creation of an attractive, functional development?
 - A. DDO-specific zoning categories
 - B. Amending Citywide Zoning Categories
 - C. Design Guidelines
 - D. CCRs/Restrictive Covenants/Architectural Review
 - E. Performance Standard Zoning
6. What means are available to ensure aesthetic/appearance concerns are implemented after the Land use portion of the DDO District Plan has been adopted?
7. Due consideration of housing

Issues for Future Consideration

Land Use

Use-specific concerns which may or may not be ripe for inclusion in the Land Use Plan (e.g., Weber County Jail and Waste Transfer Station proposals).

Transportation/Circulation

On-site concerns

- access road to north (to fairgrounds) connecting Harrisville Road to Ogden City
- access under conveyor on 2nd Street/400 North diagonal
- rail accessibility
- opportunities for light-rail or similar mass transit
- truck traffic

Off-site concerns

- traffic impacts on peripheral streets
- 1200 West
- 12th Street
- 400 North
- 2nd Street

Community Identity

Consideration of renaming the site

Community Facilities and Services

Public Safety Concerns

- Police protection
- Fire protection

Public Works Concerns

- Water
- Storm and Sanitary Sewer
- Electrical, Natural Gas, and Telecommunications services

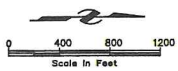
Recreation Concerns

- Parks - possible retention of softball fields

Environmental

Ground water contamination

Protection of Mill Creek - surface water



LEGEND:

- ARTERIAL ROADS (96' OR 83' ROW)
- COLLECTOR ROADS (42', 44', 46', 54', OR 66' ROW)
- LOCAL ROADS (38' ROW)
- SERVICE ROADS (38' ROW)
- - - UNDEDICATED SERVICE ROADS
- DASHED ROADS DENOTE FUTURE CONSTRUCTION

J	EW	10/1/16	ISSUED_A_SUBMITTED_TO_ODGAN_CITY_PLANNING
I	EW	12/18/07	REMARKS
H	BSB	02/25/04	UPDATED
G	BSB	11/28/02	UPDATES
F	BSB	08/28/02	UPDATES
E	BSB	04/01/02	FOO & VIA ALTERNATIVES
D	BSB	03/14/02	
C	BSB	01/10/02	REVISED WALL PARKWAY ROUNDABOUT
B	BSB	10/19/01	REVISED STREET NAMES
A	BSB	08/13/01	REVISED LAYOUT
Rev.	By	Date	Remarks

OGDEN CITY
BUSINESS DEPOT OGDEN
Proposed
STREET MASTER PLAN

BINGHAM ENGINEERING
SALT LAKE CITY - (801) 532-2300
OGDEN - (801) 349-1662

Plan Date: 04/23/2004 Proj. # 03900 of 1
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