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ERNEST D ROWLEY, WEBER COUNTY RECORDER  
13-JUL-12 1247 PM FEE \$0.00 DEP SPY  
REC FOR: OGDEN CITY

## MIXED USE ZONE DEVELOPMENT AGREEMENT

### (GEAR 30)

This Mixed Use Zone Development Agreement ("Agreement") is entered into on this 5th day of July, 2012, by and between Ogden City, a Utah municipal corporation ("City"), 2549 Washington Boulevard, Ogden, Utah, 84401; ShoniK, LLC ("Developer") of 25 South Main, Bountiful, Utah, 84014; and Ogden City Redevelopment Agency, 2549 Washington Boulevard, Ogden, Utah 84401 ("Agency"). City, Developer and Agency may each be hereinafter referred to as a "Party" or collectively as "Parties."

WHEREAS, Developer has proposed to develop a portion of the property within the Ogden River Redevelopment Project Area (the "ORRPA"); and

WHEREAS, the Final Project Area Plan ("Redevelopment Plan") for the ORRPA, dated June 20, 2002, includes development objectives, design objectives, and specific design objectives and controls to achieve the purposes for which the Redevelopment Area was established; and

WHEREAS, the land covered by this Agreement is also located in a mixed use zone, for which the Ogden Bend Redevelopment Master Plan and Design Guidelines, dated May 2011, prepared by Urban Design Associates ("Master Plan"), has been adopted to guide and regulate development within the ORRPA and in support of the Redevelopment Plan (a copy of the Master Plan is attached as Exhibit A and incorporated herein by reference). For purposes of this Agreement "Design Guidelines" shall mean the design guidelines in the Master Plan; and

WHEREAS, Developer is prepared to comply with the Master Plan in the development of the land in the manner described in this Agreement in exchange for the increased density and development opportunities which are afforded it in the mixed use zone;

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, the Parties agree as follows:

1. Project Area and Ownership: The land which is the subject of this Agreement is located in Weber County, State of Utah, and is more fully described as follows: PT. 03-041-0014 PT. 03-041-0015 //

A PART OF LOTS 6 AND 7, OGDEN RIVER DRIVE SUBDIVISION, OGDEN CITY, WEBER COUNTY, UTAH; WHICH IS PART OF THE SOUTHEAST ¼ OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: ALSO PART OF BLOCK 7, OGDEN CITY SURVEY;

BEGINNING AT THE SOUTHEAST CORNER OF LOT 6 OF SAID SUBDIVISION, THENCE SOUTH 01°17'55" WEST 18.00 FEET, THENCE NORTH 88° 41'22" WEST 248.00 FEET, THENCE SOUTH 01°17'55" WEST 148.28 FEET TO THE NORTH LINE OF LOT 8 OF SAID SUBDIVISION, THENCE NORTH 88°41'22" WEST 37.00 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF LOT 8, THENCE NORTH 01°17'55" EAST 286.85 FEET TO THE SOUTH RIGHT OF WAY LINE OF PARK BLVD., THE NEXT THREE COURSES WILL BE ALONG SOUTH RIGHT OF WAY LINE OF PARK BLVD., (1) NORTH 71°10'50" EAST 16.45 FEET (2) TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 470.00 FEET AND AN ARC LENGTH OF 123.75 FEET (LONG CHORD BEARING IS NORTH 78°43'25" EAST 123.40 FEET) (3) NORTH 86°16'00" EAST 149.69 FEET TO THE WEST RIGHT OF WAY LINE OF WASHINGTON BLVD., THENCE SOUTH 01°17'55" WEST 166.28 FEET TO THE POINT OF BEGINNING; BUT NOT INCLUDING A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT NORTH 01°17'55" EAST 281.00 FEET AND NORTH 88°41'22" WEST 314.00 FEET FROM THE FOUND OGDEN CITY SURVEY MONUMENT LOCATED AT THE INTERSECTION OF WASHINGTON BOULEVARD AND 20<sup>TH</sup> STREET; THENCE NORTH 88°41'22" WEST 37.00 FEET; THENCE NORTH 01°17'55" EAST 148.28 FEET; THENCE SOUTH 88°41'22" EAST 37.00 FEET; THENCE SOUTH 01°17'55" WEST 148.28 FEET TO THE POINT OF BEGINNING.

CONTAINS 48,008 SQ.FT., OR 1.101 ACRES MORE OR LESS.

(hereinafter referred to as "Developer's Parcel," Developer's Parcel as it shall be subdivided and improved is referred to herein as the "Project")

Agency currently holds legal title to Developer's Parcel and hereby grants its consent to this Agreement and consents to the recording of this document making Developer's Parcel subject to the terms and conditions of this Agreement. Developer has entered into a contract with the Agency to purchase Developer's Parcel. Developer and City have determined to enter into this Agreement to outline certain agreements in regards to the development of Developer's Parcel according to the terms contained herein. This Agreement shall become effective on the date it is signed by all of the Parties.

2. **Project Configuration:** Developer's Parcel is generally configured as shown on page 1.11 of the Master Plan as the Southwest corner of Washington Boulevard and Park Boulevard, and as more fully depicted in the site plan documents attached hereto as Exhibit B, and incorporated herein by reference.
3. **Project Development Standards:** The following development standards and regulations shall govern the buildings constructed within the Project under this Agreement.

- a. The placement of a building on a lot, the building configuration and the architectural style of the building shall comply with the chart on page 2.11 and 2.12 of the Design Guidelines; except that an apartment building need not be a part of the Project.
- b. The exterior design of each building shall be consistent with the Design Guidelines. The final exterior elevation and the color and materials palette for each building shall be reviewed and approved by the City's Planning Department prior to the issuance of a building permit to determine compliance with the Design Guidelines. The exterior of individual buildings will incorporate variations based on the Design Guidelines and buildings will not utilize a repetitive exterior elevation.
- c. The building on the eastern portion of the Project shall have at least one entrance at the northeast corner which is connected to the sidewalk on Washington Boulevard. This entrance shall not be obstructed or closed during normal business operating hours.
- d. The building on the eastern portion of the project shall utilize a transitional modern style and shall be constructed as shown on the building site plans attached hereto as **Exhibit C**, and incorporated herein by reference.
- e. The western portion of the Project is a Landmark Location, as described on page 2.7 of the Design Guidelines. As such, it must meet the standards of the Design Guidelines as applied by the Ogden City Planning Commission. The building for that location may not have less than two usable stories and may not be the same building type as the building on the eastern portion of the Project.
- f. Parking islands within the project shall be not less than four and one-half feet (4.5') in width and shall be designed to make efficient use of the parking area. No open detention or retention basin will be included in the Project. All storm water facilities shall be located underground.
- g. Landscaping within the Project shall comply with the Design Guidelines.
  - i. The final elevation of the building on the west side of the Project, including any parking areas or other approved site plan elements shall include landscaping and a screening wall as approved by the Planning Commission at the time a final site plan for that building is approved.
  - ii. Trash service, including recycling and green waste, shall not be provided by City. All trash or waste shall be picked up either from an enclosed dumpster in the southwest corner of the Project, which shall use the same building materials as the building on the east side of the Project as approved by the City Planning Department. Building owners shall not place any waste or waste container in any location other than the dumpster enclosure.

iii. All landscaping within the Project, and within the public right of way abutting the Project, shall be maintained by Developer and, after the Project is complete, by the building owner. Street trees on Park Boulevard and Washington Boulevard shall meet City standards, including location, caliper size and species. Within the Project boundary, trees shall be at least 2-inch caliper. Trees, shrubs and other plants for the eastern building shall be planted as shown in Exhibit D, attached hereto and incorporated herein by reference, except that where a commercial entry abuts the sidewalk, a concrete walkway may replace the landscaping. Landscaping shall be installed in all areas not occupied by buildings, parking, or storage prior to occupancy of any building. A separate landscape plan for the western building shall be approved when Developer obtains final site plan review of that building. In the case of inclement weather that prevents the installation of the required landscape improvements, the time completion of the improvements may be extended, in writing, upon the approval of the Planning Department. In no case shall the time for completion be extended beyond the next June 1 immediately following the completion date of a building.

g. Signs, and any allowed or required fencing and walls shall comply with the Mixed Use Zone requirements for such items as adopted in the Ogden City municipal code. Any screening wall shall be finished with masonry as approved by the Planning Department.

4. Development widths for public and private rights of way:

- a. No new public street is being developed as part of the Project.
- b. All shared access-ways within the Project shall have a minimum paved width of twenty feet (20').

5. Description of public facilities, services and utilities:

a. If any building does not receive service from a public street, all utility services, including water, storm sewer, and sanitary sewer service, shall be provided by private utility lines to be constructed by the Developer. Buildings receiving utility service from a public street shall have individual water and sewer laterals as required by the Ogden City municipal code and shall be installed according to the engineering standards adopted by Ogden City at the time a building permit is issued.

b. Where any new infrastructure is required by the City's Engineering Department to be installed in public streets or public easements for the Project, the infrastructure shall be sized to meet the needs of the ORRPA in general and is not limited to the individual needs of the Project. Any infrastructure sizing in excess of the needs of the Project shall not be compensated by City or by future development, but is provided by Developer in order to obtain the advantages of development under this Agreement.

6. Description of recreational or open space facilities and amenities:

- a. Open Space Plaza: Upon submission of the site plan for the western building, developer shall consider the feasibility of an open space plaza. In no event, however, shall the amount of open space between the Project and any development to the west or southwest be less than ten feet (10') in width. The elements of any open space plaza and buffer areas shall be defined at the time a site plan is submitted for the western building.
- b. Park Boulevard & Lighting: Developer shall install a sidewalk with a minimum width of six feet along Park Boulevard. The sidewalks, including any new curb or gutter required by the City Engineering Department shall be installed as part of the construction of the eastern building. Lighting on Park Boulevard shall incorporate single head street lamps on a black pole spaced sixty feet (60') on center as approved by the Planning Department.

7. Description of the timing and phasing of development: The Project includes two buildings and is divided into two phases. Each phase shall be commenced by the Developer by submitting a final subdivision plat for review and approval by City.

**Phase 1:** Phase 1 consists of the eastern building, the parking area and the dumpster enclosure. A building permit for the Phase 1 building shall be submitted no later than ninety (90) days after this Agreement is signed.

**Phase 2:** Phase 2 includes the western building. Construction for Phase 2 shall be completed no later than November 2, 2014.

8. Description of city approvals: Developer shall follow all existing City procedures and standards in constructing the Project. These include, but are not necessarily limited to: storm water pollution prevention permits, building permits, site plan review for individual phases, and escrows and guarantees for public improvements.

9. Additional Agreements: Developer shall complete and record appropriate covenants, conditions and restrictions for each phase of the Project to ensure that the Project and all Project features are adequately maintained and replaced in accordance with the terms of this Agreement, the Master Plan, and the Redevelopment Plan. A building permit will not be issued for the Phase 2 building if adequate agreements are not in place, as determined by City, for maintenance and repair of shared areas, including but not limited to parking lots and drive aisles, private utilities (e.g. storm drain systems), landscaping and the garbage enclosure.

10. Periodic Review: Until both buildings are completed, the Project shall be subject to annual reviews to ascertain compliance with the requirements of this Agreement. The purpose of such review is to provide an opportunity for City and Developer to resolve any issues relating to the Project and identify any changes to future construction or development which may be necessary to improve the Project. Developer agrees to provide any information or personnel deemed reasonably necessary by City to complete such review. The review process may include physical inspections of the Property and improvements to the Property. This review is in addition to any inspections or reviews associated with building or other permits issued

by City and in addition to those required as part of any code enforcement or other regulatory activity conducted by City.

**11. Provisions for enforcement of the terms and conditions of the development agreement;**

- a. City may withhold building permits within the Project, whether applied for by Developer or any other person, and may withhold building permits at any other location within the City applied for by the Developer if Developer fails to comply with any provision of this Agreement.
- b. City, at its discretion, may complete any work not performed or incorrectly performed by Developer, after first giving Developer written notice of the items that have not been completed or that have been improperly completed and an opportunity to cure such defect within thirty days. If City elects to complete any such work, it may file a lien against the Project property on which the City completed such work, including common area and individual lots, in the amount of its costs and expenses, including administrative expenses, and may seek a judgment against Developer, including City's court costs, expenses and attorney's fees. A lien filed pursuant to this section is subordinate to any mortgage, deed of trust, or other purchase money security interest recorded with the office of the Weber County Recorder prior to the date City's lien is filed.
- c. In the event of any breach, or threatened breach, of this Agreement by either party hereto, the non-defaulting party shall have the right to any remedy available at law or in equity, including but not limited to, injunctive relief and specific performance.
- d. As each phase of the Project is commenced, Developer shall provide City with an escrow for Project landscaping within such phase, walkways and other common area amenities described herein which are not otherwise included in the escrow requirement for public works improvements or building permits. Developer shall utilize the standard escrow procedures used by city, including a warranty of such work for a period of one year after the work is completed.
- e. The use of any one of the remedies provided for in this section is not exclusive and the City may resort to more than one remedy for each violation of this Agreement.
- f. All of the terms, agreements, and conditions contained in this Agreement shall inure to the benefit of and be binding upon the Parties and their respective successors and assigns.

**12. Amendment or Modification:** This Agreement may be amended, modified, or supplemented, as it is mutually agreed to by the parties by written modification, executed by the parties hereto and attached to the original signed contract. After the project has been turned over to the Association, the Association may act on behalf of all unit owners as provided in the Association's governing documents to make any amendments, modifications or supplements and the signature of each Unit owner shall not be required.

13. Additional Terms:

- a. **No-Third Party Beneficiaries.** The parties have entered into this Agreement for their sole benefit and no third party beneficiary is intended or created by the execution of this Agreement.
- b. **Conflict Resolution.** In the event there is any discrepancy between the terms of this Agreement and a specific provision of the Design Guidelines, the more specific provision shall prevail. If there is any doubt about which term is more specific, the Design Guidelines shall be controlling.
- c. **Integration and Modification.** This Agreement constitutes the entire agreement between the Parties and may not be modified, amended, or terminated except by an instrument in writing signed by both Parties;
- d. **Appeals.** If Developer believes that any provision of this Agreement has been applied or interpreted incorrectly, it may appeal such application or interpretation to the Planning Commission, whose decision shall be final. An appeal must be made in writing within twenty days after the date on which the challenged application or interpretation is made. On appeal, the Planning Commission may not waive any requirement imposed by this Agreement.
- e. **Recording.** This Agreement shall be recorded with the office of the Weber County Recorder and shall be governed and construed in accordance with the laws of the State of Utah and the ordinances of Ogden City;
- f. **No Waiver.** Any forbearance by either the City or the Developer in exercising any right or remedy afforded under this Agreement or by law shall not be a waiver or preclude the exercising of any such right or remedy.
- g. **Runs with Land.** This Agreement is a covenant against the land comprising the Project, shall run with the land, and shall be enforceable against any successor-in-interest, in whole or in part, of any portion of the Project.

14. Notices: Any notification required by this Agreement shall be made to the following addresses (or such other address as a Party may provide to the other Party in writing hereafter):

If to City:

Ogden City Planning Manager  
 2549 Washington Boulevard  
 Ogden, Utah, 84401

If to Developer:

ShoniK, LLC  
 25 South Main *suite 200*  
 Bountiful, Utah 84014

With a copy to:

Page 7 of 12 *Ascent Construction Inc.*  
*Brad L. Knowlton*  
*25 south main suite 200*  
*Centerville, Utah 84014*

WHEREFORE, the Parties have executed this Agreement on the date first above written.

[SIGNATURE PAGES FOLLOW THIS PAGE]

## DEVELOPER SIGNATURE PAGE TO MIXED USE ZONE DEVELOPMENT AGREEMENT

DEVELOPER:  
SHONIK, LLCShondell Knowlton

Signature

Shondell Knowlton

Printed Name

managing member

Title

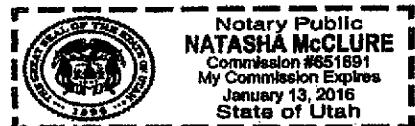
July 5, 2012STATE OF UTAH )  
:ss.  
COUNTY OF Davis )

I hereby certify that on this 5 day of July, 2012, before the subscriber, a Notary Public of the State of Utah, and for the County of Davis, personally appeared Shondell Knowlton, known to me (or satisfactorily proven) to be the person(s) described in the foregoing instrument, who did acknowledge that (he)(she)(they), having been properly authorized, executed the same in the capacity therein stated and for the purposes therein contained.

IN TESTIMONY WHEREOF, I have affixed my hand and official seal.

Natasha McClure  
NOTARY PUBLIC

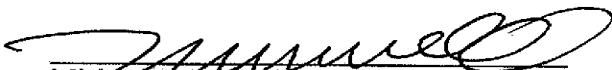
My Commission Expires:

Jan 13 2014

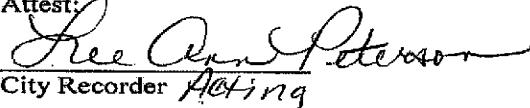
## CITY SIGNATURE PAGE TO MIXED USE ZONE DEVELOPMENT AGREEMENT

CITY:

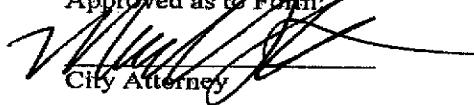
OGDEN CITY, a Utah municipal corporation

Michael P. Caldwell  
Mayor

Attest:

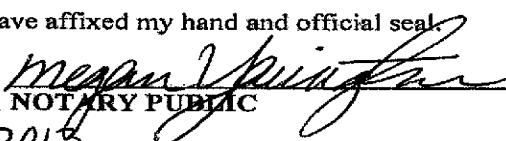
  
Lee Ann Peterson  
City Recorder Acting

Approved as to Form:

  
Michael P. Caldwell  
City AttorneySTATE OF UTAH )  
:ss.  
COUNTY OF Weber )

I hereby certify that on this 12 day of July, 2012, before the subscriber, a Notary Public of the State of Utah, and for the County of Weber, personally appeared Michael P. Caldwell, known to me to be the mayor of Ogden City, who did acknowledge that he, having been properly authorized, executed the same in the capacity therein stated and for the purposes therein contained.

IN TESTIMONY WHEREOF, I have affixed my hand and official seal

  
Megan Yarrington  
NOTARY PUBLIC

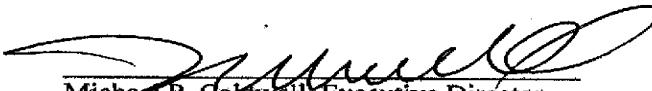
My Commission Expires: 01/27/2013



## RDA SIGNATURE PAGE TO MIXED USE ZONE DEVELOPMENT AGREEMENT

RDA:

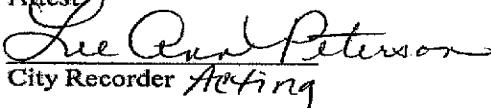
OGDEN CITY REDEVELOPMENT AGENCY



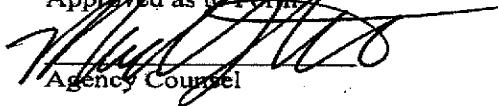
Michael P. Caldwell, Executive Director



Attest:


  
Lee Ann Peterson  
City Recorder Acting

Approved as to Form:

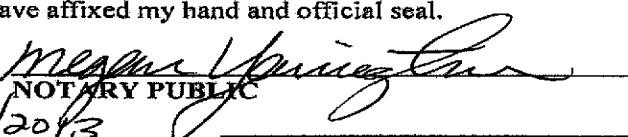

  
Michael P. Caldwell  
Agency Counsel

 STATE OF UTAH )  
 )  
 COUNTY OF Weber )

ss.

I hereby certify that on this 12 day of July, 2012, before the subscriber, a Notary Public of the State of Utah, and for the County of Weber, personally appeared Michael P. Caldwell, known to me to be the executive director of the Ogden City Redevelopment Agency, who did acknowledge that he, having been properly authorized, executed the same in the capacity therein stated and for the purposes therein contained.

IN TESTIMONY WHEREOF, I have affixed my hand and official seal.


  
NOTARY PUBLIC

My Commission Expires: 01/27/2013

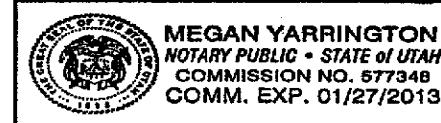


TABLE OF EXHIBITS

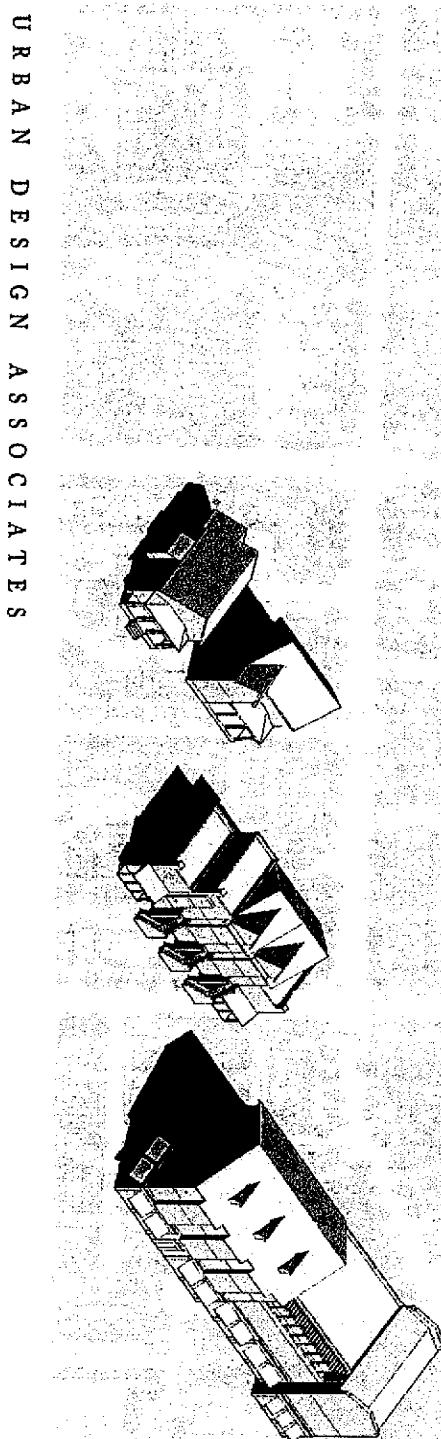
- Exhibit A. Redevelopment Area Master Plan and Design Guidelines
- Exhibit B. Project Site Plan
- Exhibit C. Phase 1 Building Elevations
- Exhibit D. Landscaping Plan

**Exhibit A.**

**Redevelopment Area Master Plan and Design Guidelines**

OGDEN, UTAH | MAY 2011

Ogden Bend  
*Redevelopment Master Plan &*  
*Design Guidelines*



URBAN DESIGN ASSOCIATES

Ogden Bend  
*Redevelopment Master Plan &*  
*Design Guidelines*

PREPARED FOR  
Ogden City

PREPARED BY  
Urban Design Associates

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## Appendix

Volume 1 | Redevelopment Master Plan

## Overview

**OVERVIEW**

THE OGDEN BEND NEIGHBORHOOD is a key target area in the re-invention of Ogden at the northern end of Downtown, a roughly 60 acre area lying north of 20th Street. The unique physical feature of the neighborhood is the Ogden River, which runs east to west through the area and makes a unique bend in its path. Recently, the river has been substantially improved for active and passive recreation. In a major restoration effort, the banks have been pulled back to allow greater river capacity and the natural physical features of the river and its banks have been restored to bring back the vegetation and habitats. A wide bike trail alongside the river connects to the regional trail system of the lower Ogden Valley.

Other important anchors of the site are the new and rehabilitated buildings which signal reinvestment in the area. These sites include the Da Vinci Academy, which has been recognized as a successful charter school in the restored American Can buildings to south of the site boundary. On the corner of the Ogden River and 18th Street, a successful commercial building has opened with retail that addresses the river. Future transportation plans include a downtown circulator (bus or trolley route) that will provide transit opportunities for those who work in downtown, or use the existing commuter rail station.

1 Ogden City Cemetery  
2 Liberty Park  
3 Lindquist Field

4 LDS Temple

5 Union Station

6 Ogden City Public Safety Building

7 The Junction

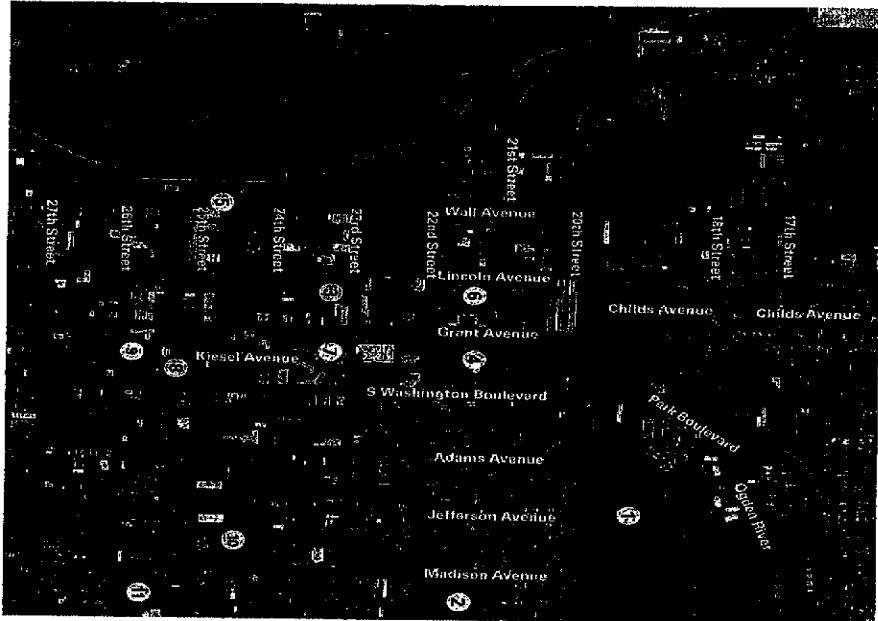
8 Municipal Gardens

9 Municipal Buildings

10 Letter Park

11 James Madison Elementary School

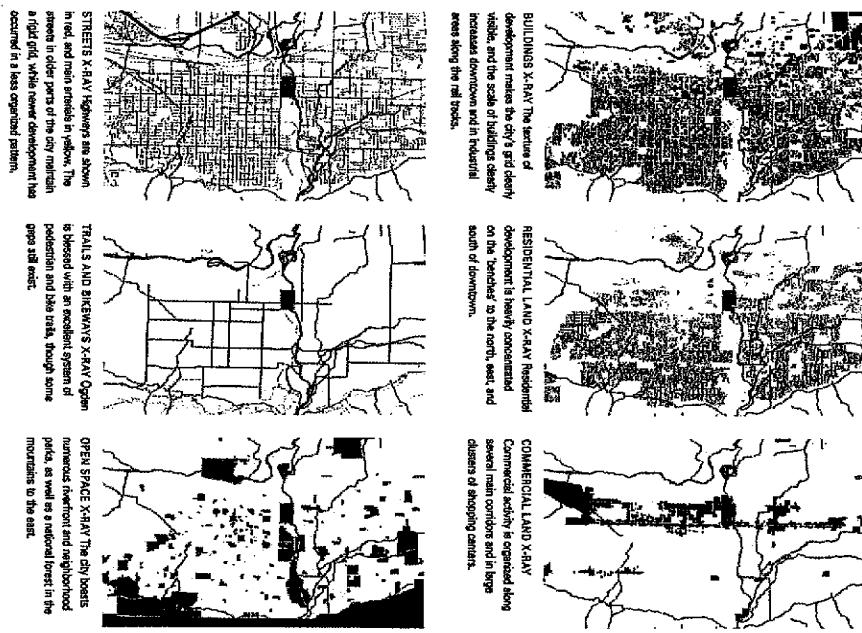
Ogden City established this area as a redevelopment district, known as the Ogden River Redevelopment Project Area in 2002. The intent of the Redevelopment area is to create an attractive urban environment as a setting for high density urban residential and mixed-use neighborhood that will be a benefit to the downtown revitalization. To do this, new development will offer high density housing choices in walking distance of services and transit stops, and at the same time, respect the relationship with the Ogden River Parkway.



OLDEN SEND: REDEVELOPMENT MASTER PLAN & DESIGN GUIDELINES OGDEN, UTAH MAY 2011 URBAN DESIGN ASSOCIATES

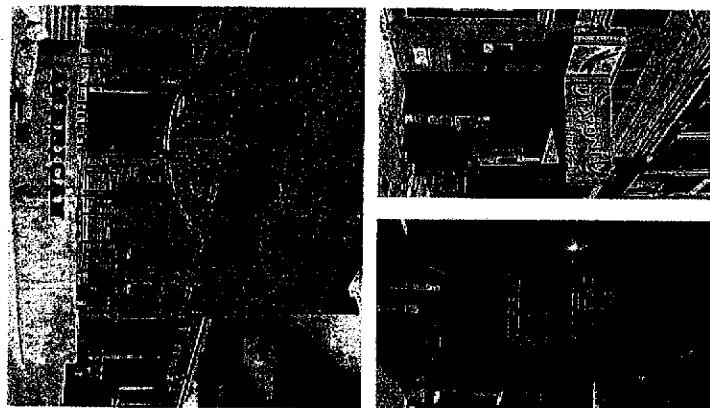
## Analysis

To better understand the general patterns of natural features and man-made systems in the city and surrounding areas, the design team performed an analysis exercise prior to arriving in Ogden. The result was the series of UDA X-Ray® diagrams seen to the right. Each x-ray illustrates a single network or physical feature, allowing patterns as well as gaps or missing links in a network to be studied. A solid knowledge of the broader regional context was very important for the design team, especially since the project site commands such a prominent location along a main natural feature at the core of the region and links to the larger open space, trail, and transportation networks.



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## The Planning Process



Architecture of the city served as an influential starting point for the design.

During the course of the workshop, the planning team, which consisted of urban designers and architects, conducted a three phase process including: Data Collection and Analysis; Alternative Strategies; and

## and Development of the Preferred Plan.

Businesses, local developers, the Ogden Arts Committee, City Staff and Elected Officials. The process was led by the

representatives who guided the team through plan development. The Committee provided insight into available resources, collaboration

The open, interactive process created a consensus approach for improving the neighborhood and creating opportunities to grow as part of a larger city. The approach involved working between the quantitative requirements and the development potential, and the qualitative goals of what the place should feel like. In this manner the design team was able to simultaneously address the needs of the

those requiring development data and those interested in the look and feel of the new neighbourhood.

Sustainable design set goals that will yield an environmental responsible neighborhood. Guidelines for Architecture and Landscape document the vision for the site and will serve as a starting point for the City when engaging developers and designers.

## THEMES DEVELOPED THROUGH COMMITTEE & STAKEHOLDER INPUT

SENSE OF COMMUNITY

## REVITALIZATION

Senses of Place: Tools for an Oxygen Neighborhood	
• Connected to History:	• Healthy Living: Exercise, connected to the outdoors
• Acknowledges the past and looks to the future	• Healthy Planning & Architecture: Community, Gentrification, sustainable construction, reuse of Materials
• Safe, Secure, Public, Coarse & place that feels safe, yet public and welcoming	• Schools: the Junction, downtown neighborhoods, family oriented.
	• Sustainability: Manage water resources, climate oriented, urban green infrastructure, and



## Design Principles

In the early stages of design it is imperative to assimilate all ideas and input into clear Design Principles. These principles then become guides by which the design should proceed. For the Ogden Bend project, seven design principles were adopted from the Ogden Rehabilitation Master Plan which developed in previous efforts for the site. Three additional principles were arrived at during the initial meetings of this process.

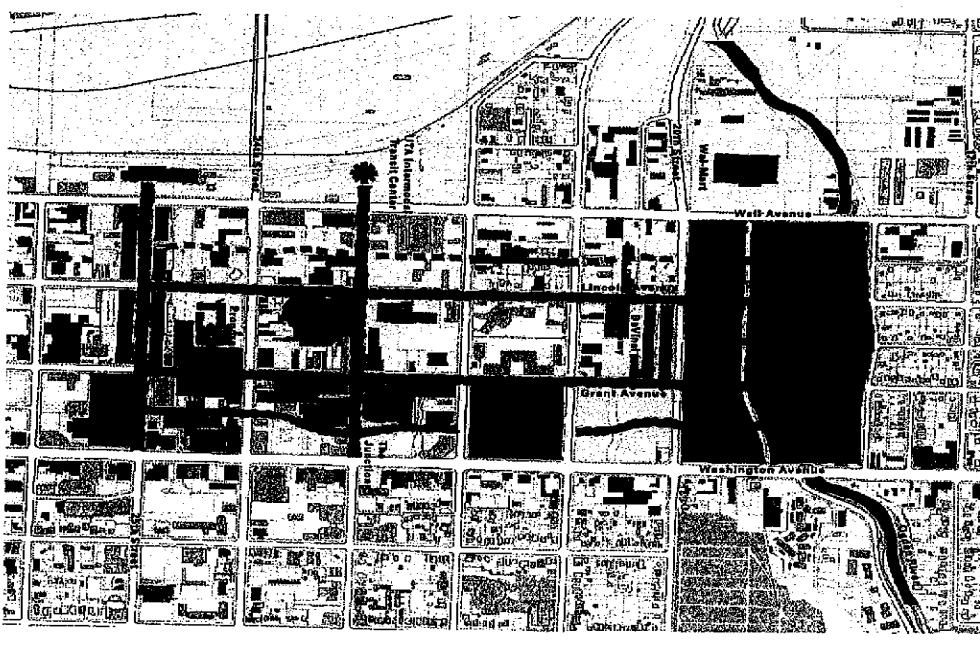


Strong Design Principles, when upheld, yield successful results.

© 2005 KODAK REGIONAL DISTRIBUTOR

# Connections

Linking the Ogden Bend neighborhood to nearby cultural, recreational, civic, and transportation resources was cited as a major design goal early in the planning process. Just as importantly, the site provides the closest and most immediate access to the river from downtown, so any proposed development should not restrict that access, but maintain and enhance it. Currently, the main access points to the restored river and trail occur at Washington Boulevard and Wall, Lincoln, and Grant Avenues. However, to best improve the general connectivity of downtown and the site, additional pedestrian and bike connections should be included in the site plan and extended south to link to downtown's main attractions and activity generators. The diagram to the right was developed to illustrate the envisioned connections and to establish a framework to guide proposed development at Ogden Bend.



© 2011 URBAN DESIGN ASSOCIATES

## Master Plan

THE MASTER PLAN OFFERS a rich array of housing types and sizes to house the growing Ogden population in downtown neighborhood. A hotel, restaurants and retail shops will serve the neighborhood and create a destination within the city.

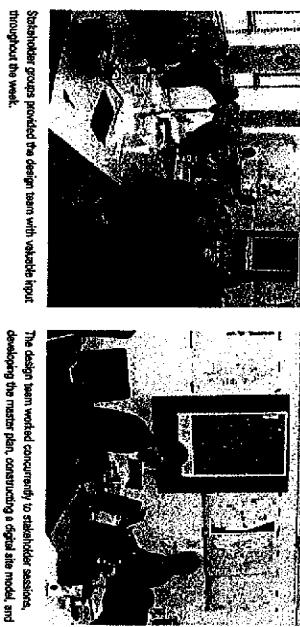
The vision for the river front is to become a parallel but distinctly different destination from 25th Street. Though these two areas are approximately a 10-minute walk apart, the two can grow together with a targeted strategy. The connections diagram (on page 5) shows where efforts should be made to increase downtown connectivity.

Lincoln and Grant Avenues will have pedestrian and bike trails.

Additionally, future transit routes (i.e. the Circulator) should enhance connections. Within the project boundaries, efforts have been made to increase north-south connections to the neighboring civic strongholds, the LDS Church and DaVinci Academy of Science of Art, and the river to the north with park spaces and trails. The experience of the river will be felt deep within the site through view corridors and by careful landscape design.

A new river park has been planned on the north side of the river between Grant and Wall Avenues. This will become an 'adventure' recreation park with play equipment for children. Additional public access to river through trails, gathering spaces and performance lawn will make this a destination within itself. Public parking along 18th Street is incorporated for those traveling by car.

New housing includes single-family homes, townhouses and apartments in a series of unique addresses. Some face streets, some face small parks, all emphasizing living in the public realm and do emphasize the car by parking in rear garages or lots.



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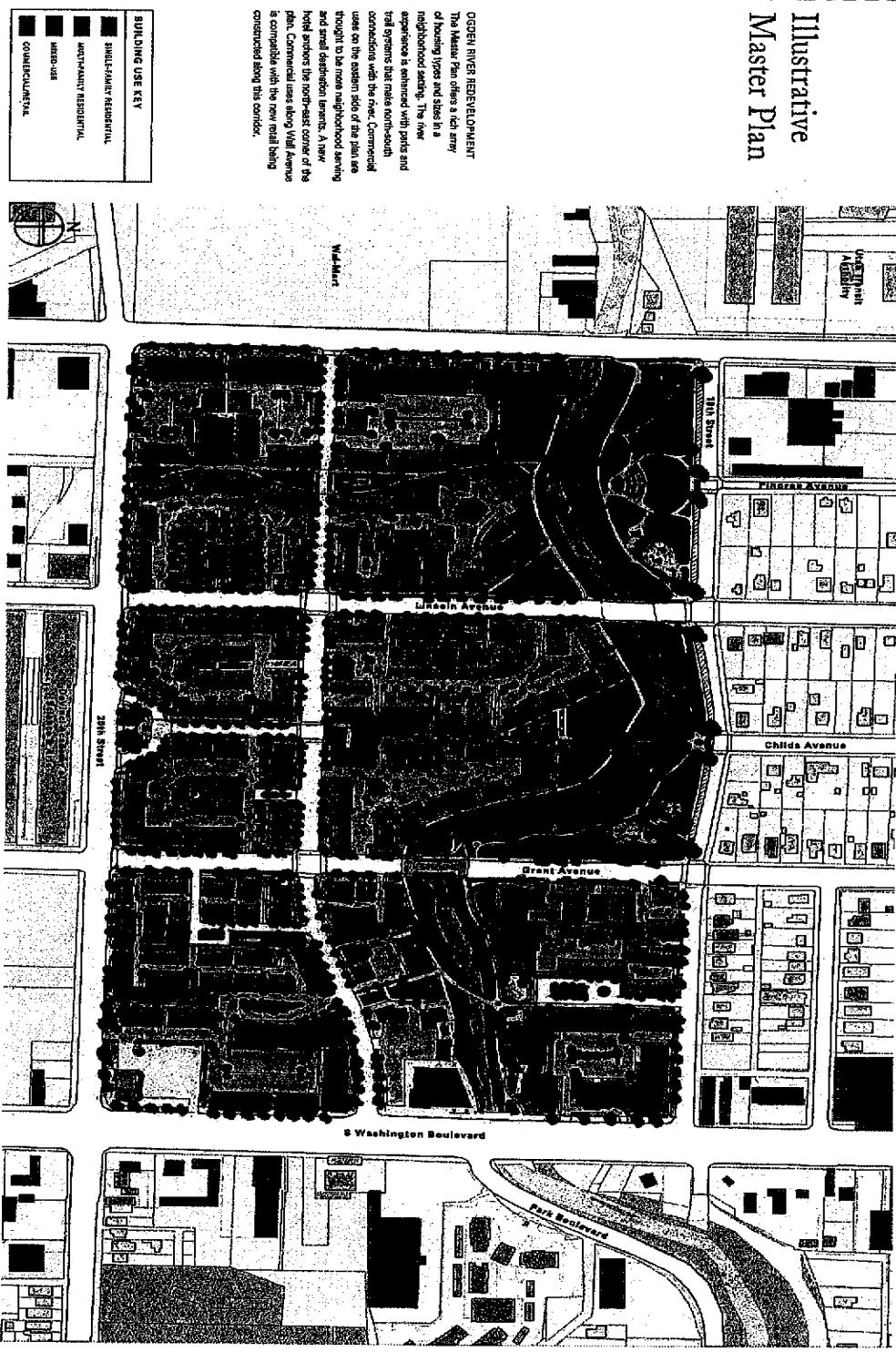
Stakeholder groups provided the design team with valuable input throughout the week.

The design team worked collaboratively to stakeholder sessions, developing the master plan, constructing a digital site model, and creating rendered perspective views.

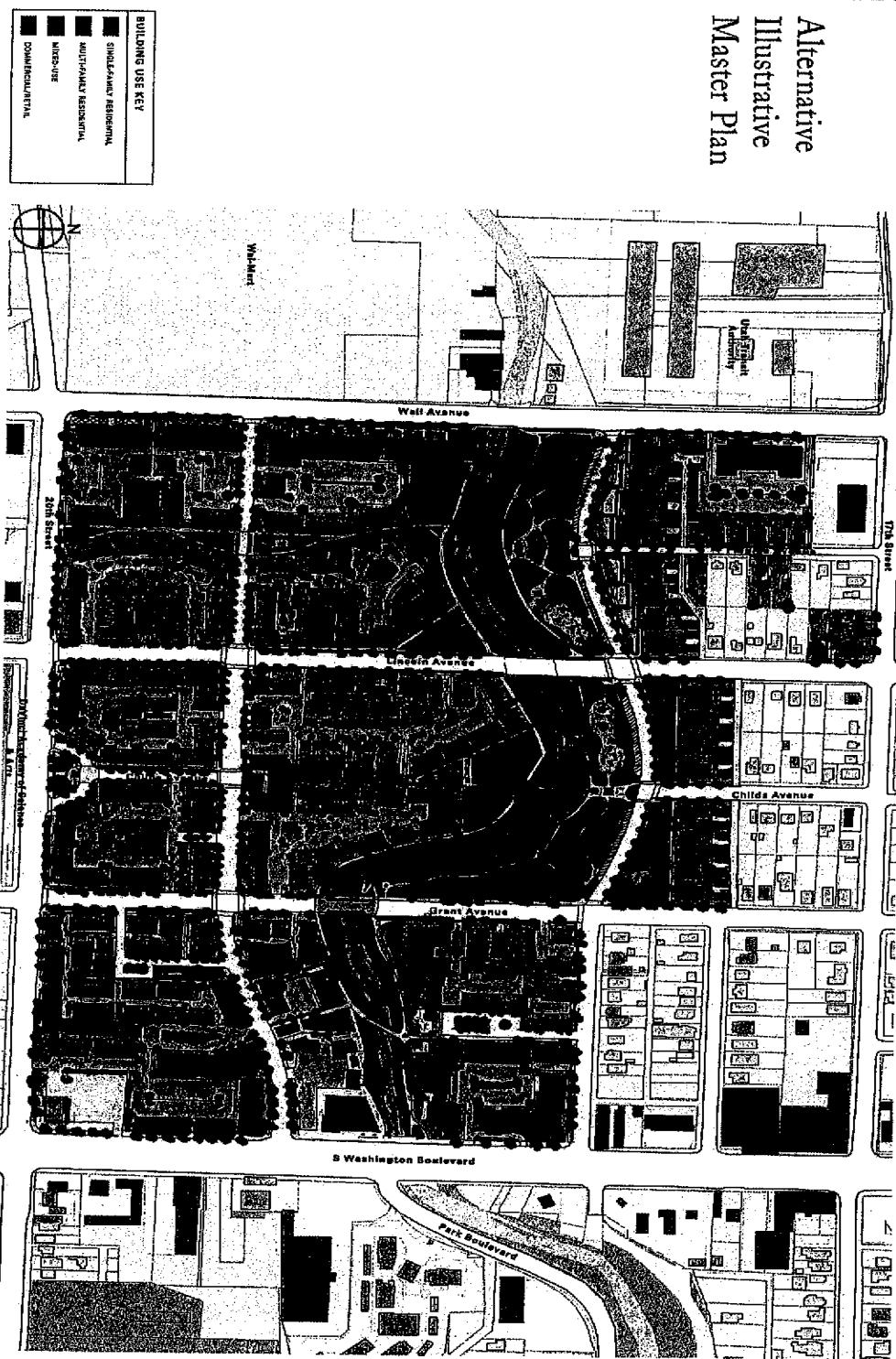


A view of the riverfront area showing a mix of modern and traditional architecture, including a prominent building with a red roof and a bridge in the background. The image is a high-contrast, black and white photograph.

## Illustrative Master Plan



Alternative  
Illustrative  
Master Plan

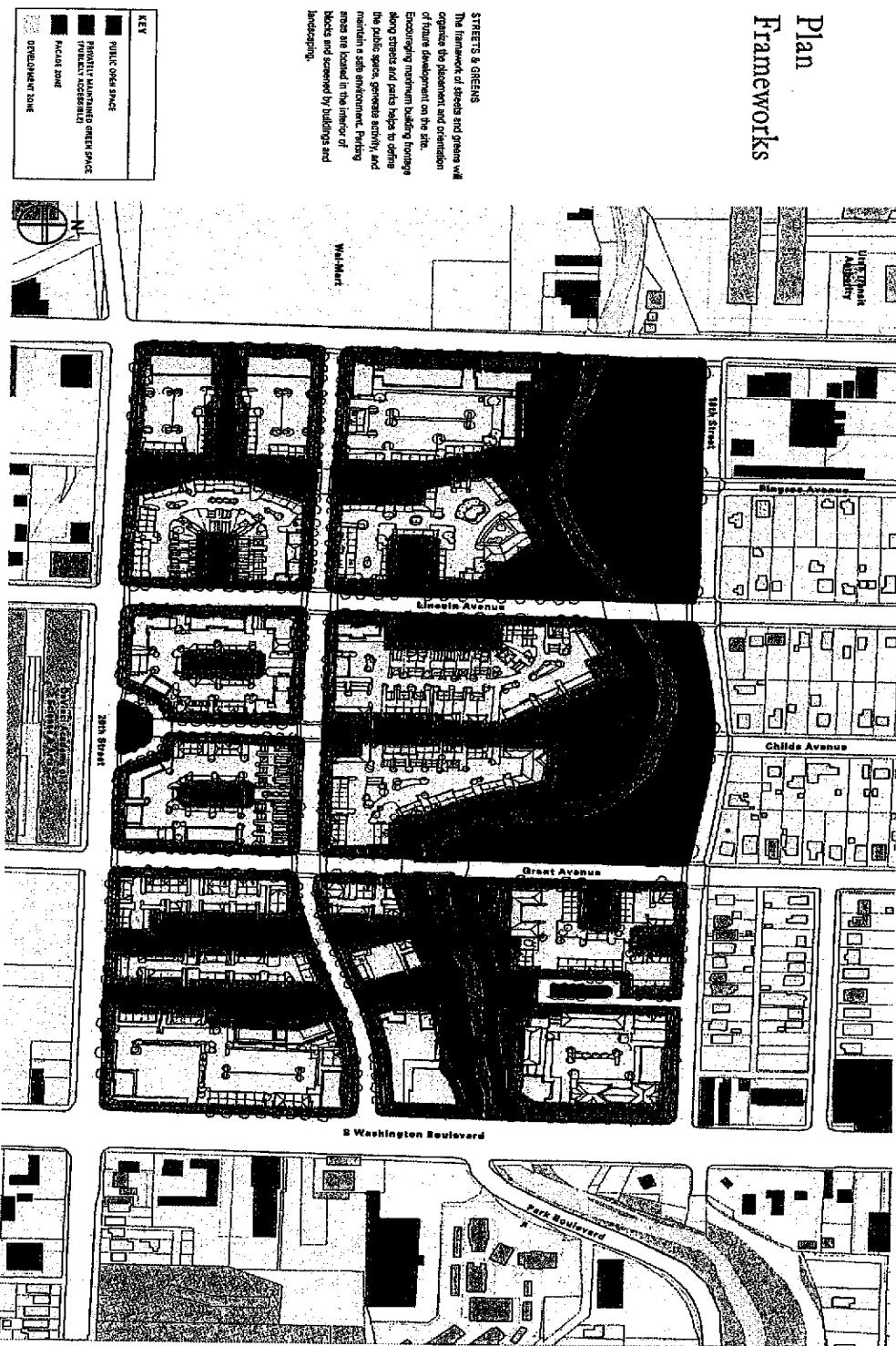


# Open Space Plan



**THE RIVER, PARKS AND TRAILS**  
 The Ogden River is the spine of a new system of interconnected trails, parks and open spaces that will tie the neighborhood together. Most green space will also act as water infiltration areas to collect and drain stormwater in a sustainable way. In addition to the riverfront, the river access, the large market park can accommodate an expansive program of recreational and civic elements. Some features discussed in the Ogden River workshop include playground and 'Salute' equipment, public art, an amphitheater, an outdoor classroom, memorial space, Nordic artist displays, and a zip line.

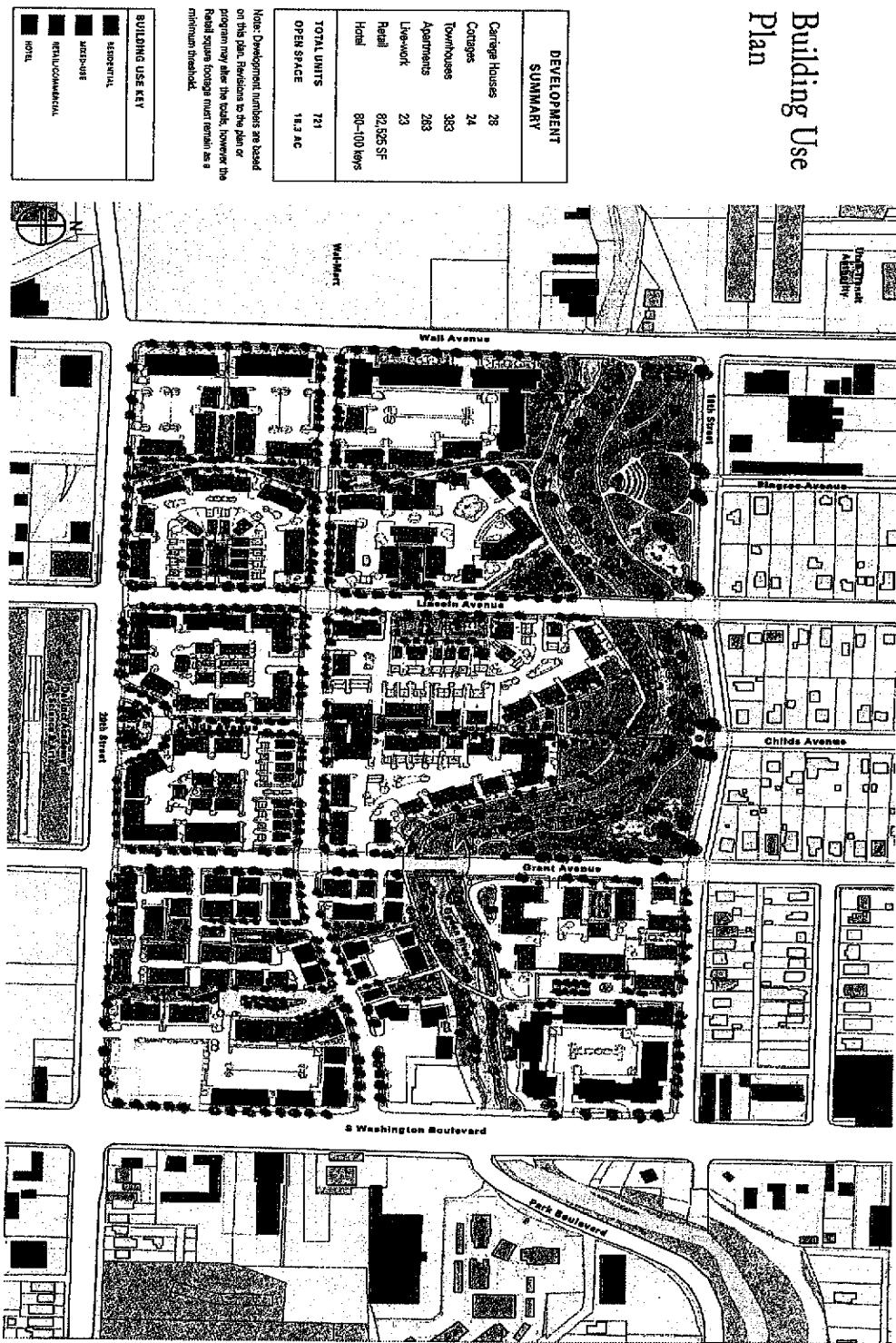
Plan  
Frameworks



# Building Types Plan



# Building Use Plan



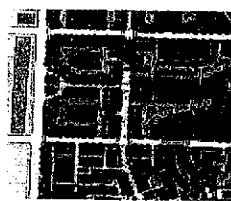
## Phasing Plan

### INCREMENTAL DEVELOPMENT

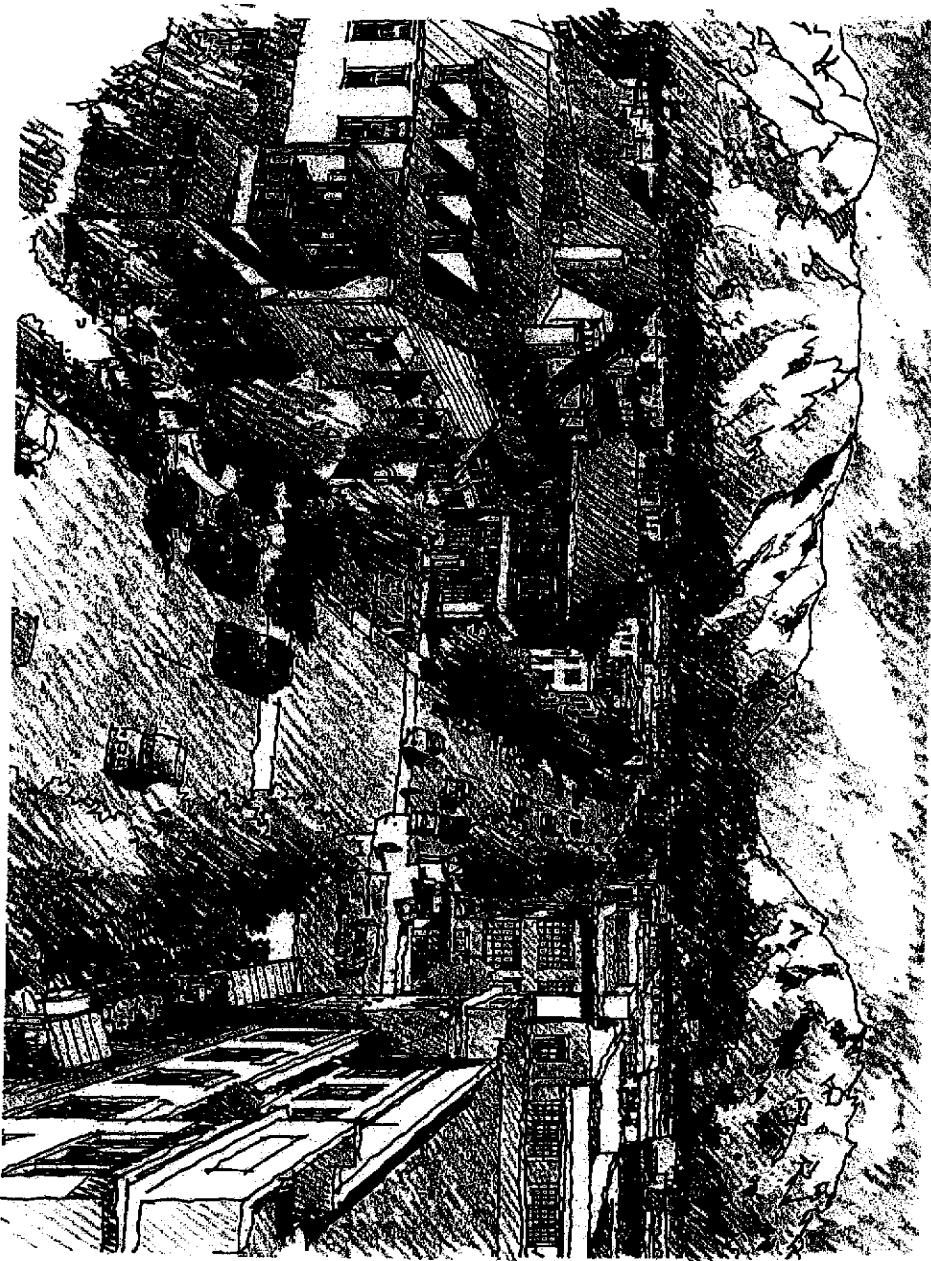
This large urban site will take years to fully complete, but the plan was designed as a series of controllable phases that would be successful and attractive even before the entire neighborhood is finished. The Phasing Plan serves as a guide to achieve this. The sequence has been selected based on a number of attributes, and each phase can be completed as a series of smaller sub-phases.



## Perspective Views



A SENSE OF PLACE  
Once the Ogden River plan is realized, it will become a true Ogden neighborhood, walkable, connected to history and nature, and safely unique, a comfortable building scale, combined with architectural styles that acknowledge the past while looking to the future, will ensure that this new neighborhood appeals to current and future Ogden residents and endures as an integral part of the city well into the future.

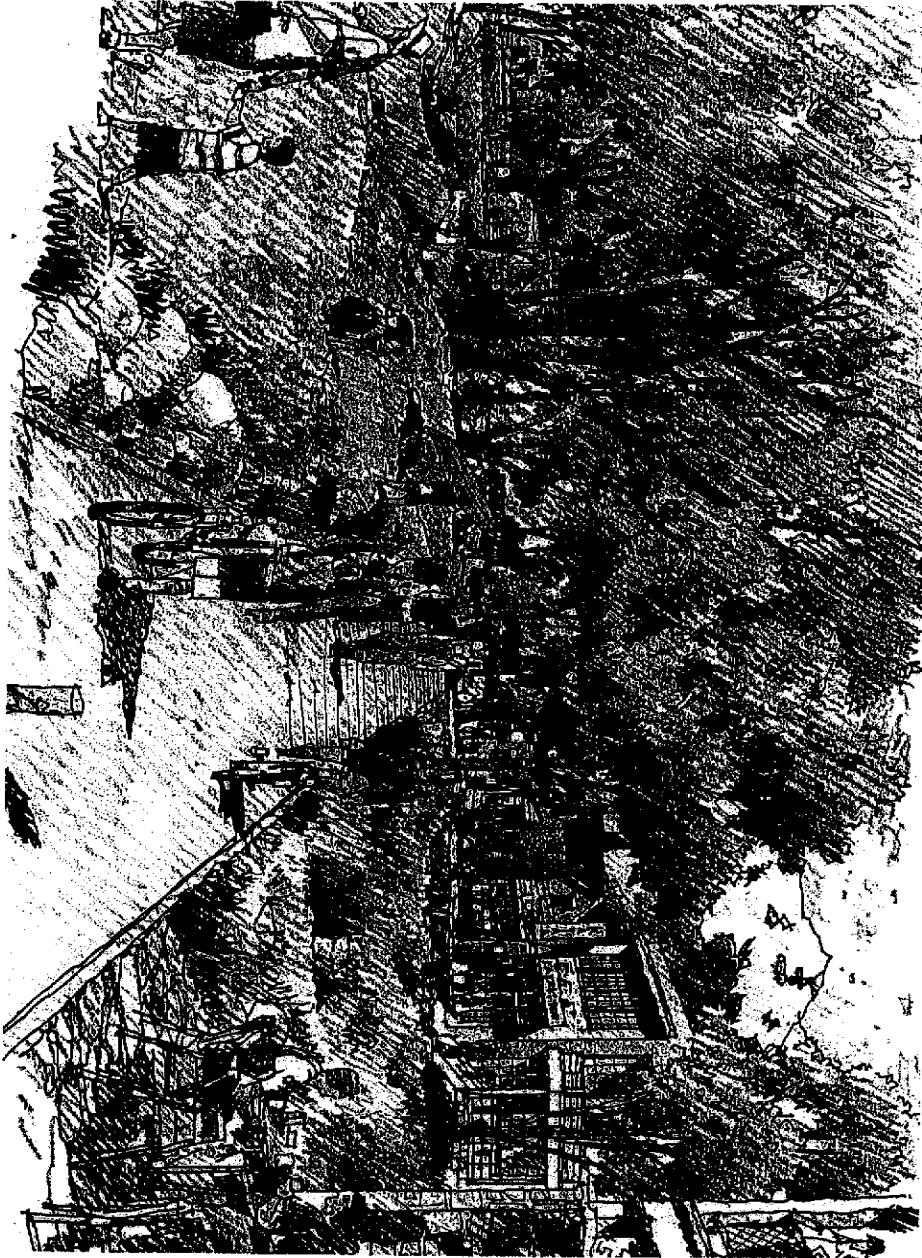


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## Perspective Views, continued



**ACTION AT THE BEND**  
Ogden is already home to very  
enthusiastically active people and has  
recently received support in river and  
trail stretching them to the bend. New  
development, sensitive to the river and  
trail, will complement riverfront activities  
and generate additional energy here.



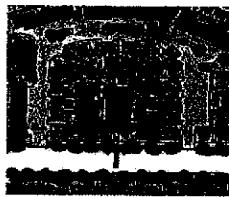
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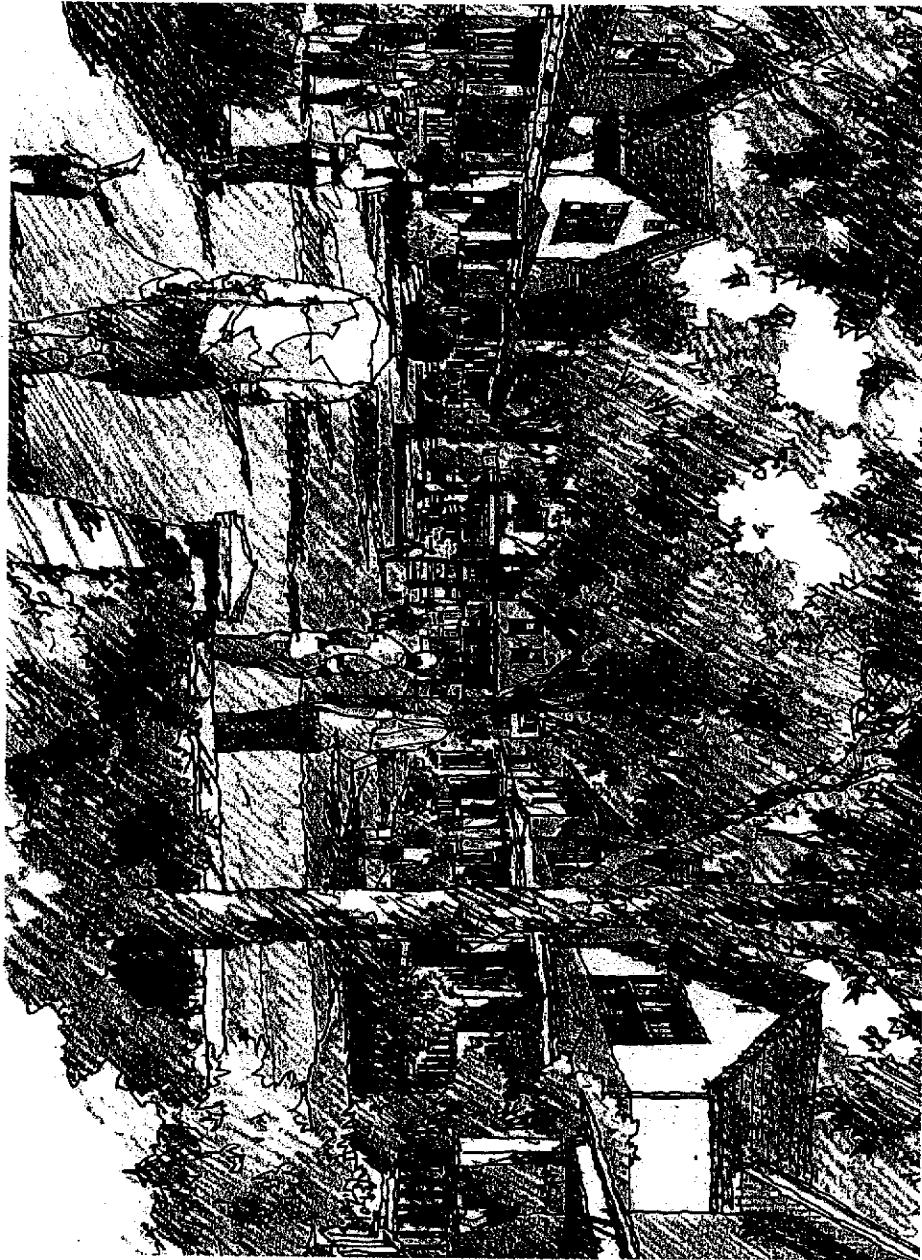
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**SAFETY AND HEALTH**  
 Ogden Bend will add substantial amounts of parks and green spaces to the city's open space network. To make all these parks and green spaces feel safe, each is framed by buildings and programmed to generate activity. Illustrated here is an area of community parks that will provide a form of social interaction, foster a sense of responsibility for the local environment, and encourage a healthy lifestyle.

Perspective Views, continued



**SMALL GREENS & COURTYARDS**  
 The new neighborhood will boast a complete range of green spaces, from the large park-like park to small, private courtyards lined by cottages. Small green spaces like this one are perfect for small picnics, informal gatherings, short strolls, and other passive recreation.

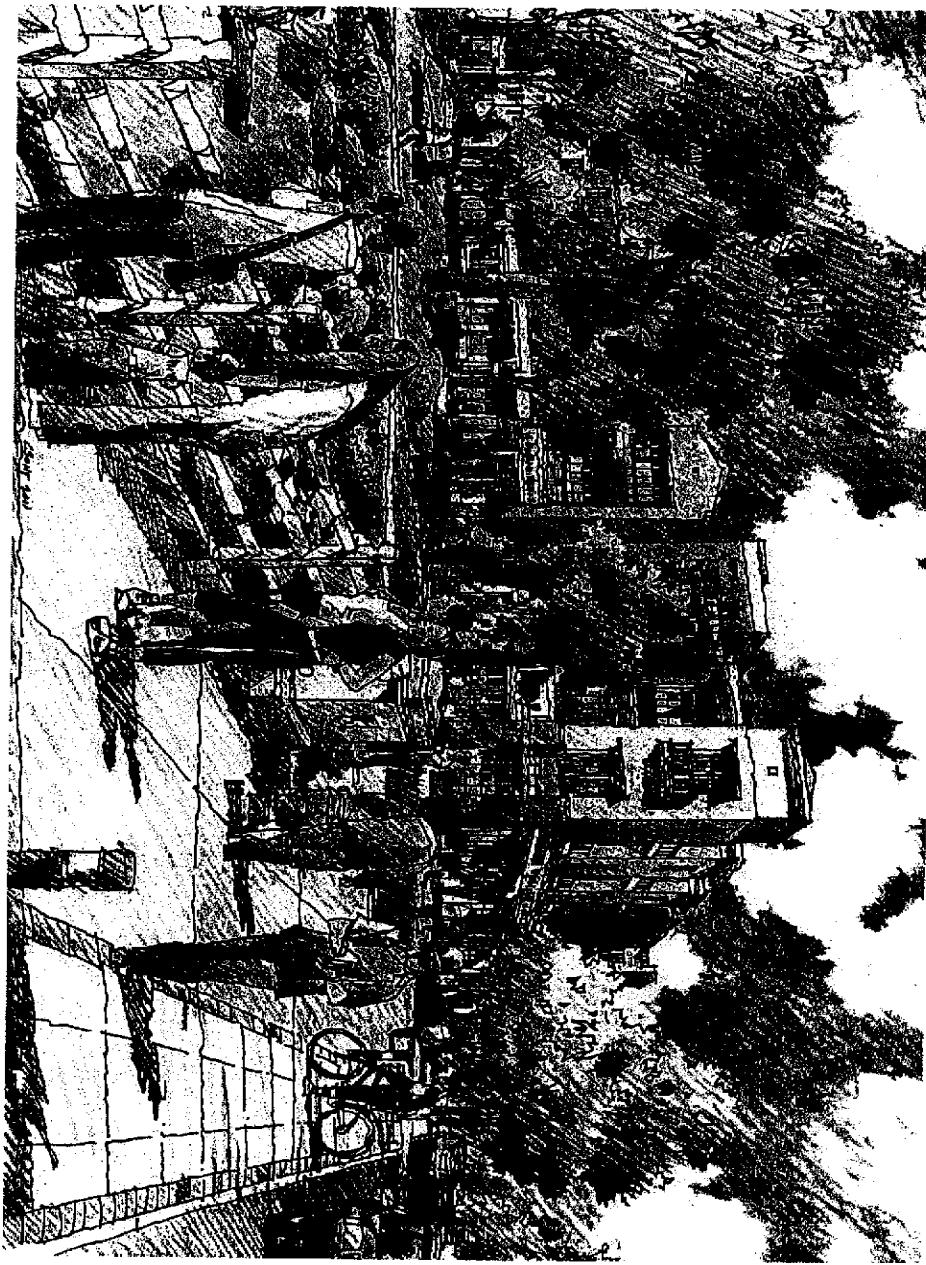


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## Perspective Views, continued

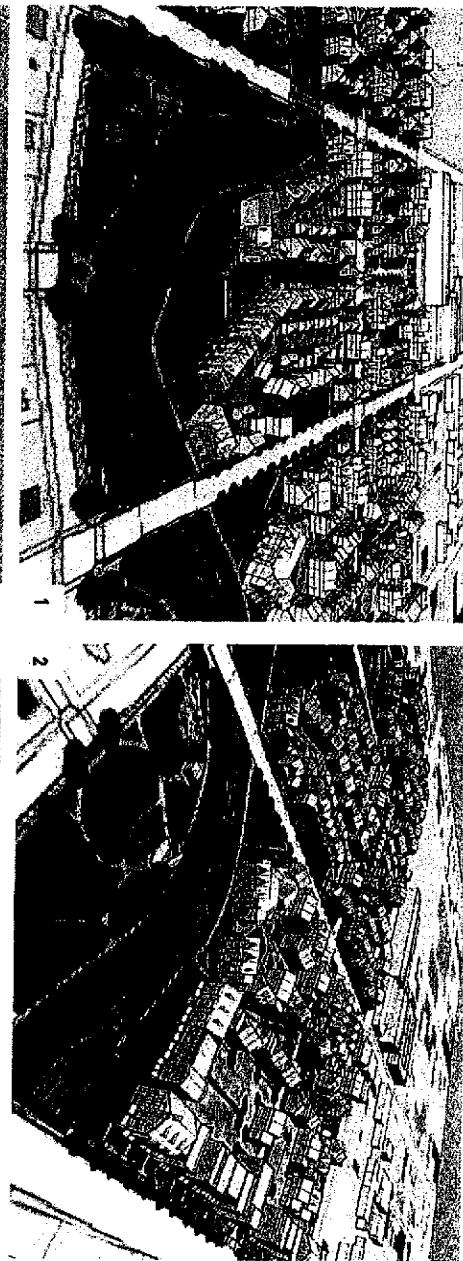


A HEALTHY PLACE  
The relationship of the Ogden River to the new neighborhood will be harmonious one. New development will respect the natural setting, while in turn will drive many of the daily recreational and commercial activities that occur here.



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## Model Views



**DIGITAL MODELING**  
During the workshop, the design team used a 3-D modeling tool to help envision the quality of new spaces and the appearance of new places. They view it as the generic tools of today's new development, as well as the form of the overall master plan from different viewpoints.

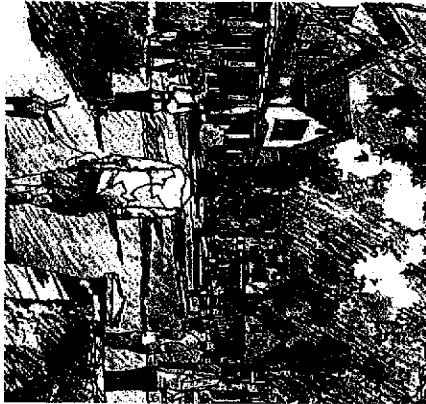
**Volume 2 | Design Guidelines**

## Introduction

The Design Guidelines are considered part of the Redevelopment Master Plan and have been crafted to help realize the vision set forth by the redevelopment plan process. While the overall intent and general principles have been determined by the plan, the Design Guidelines make further efforts to ensure that intent continues in the implementation stage. These Design Guidelines have been organized through a series of drawings, recommendations and instructions to guide the users through:

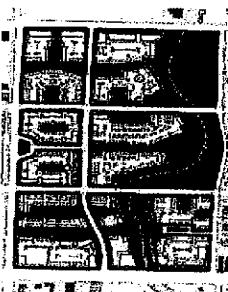
- 1 Establishing landmark buildings and unique addresses;
- 2 Determining building placement, scale and form; and,
- 3 Applying regionally appropriate and architecturally correct style.

By following these steps, any builder or developer can both visualize the goal and build a neighborhood that Ogden can be proud to have as part of the Downtown.



### COMMUNITY PATTERNS

Establishing landmark buildings and unique addresses



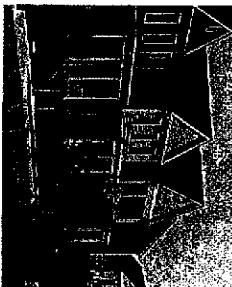
### BUILDING TYPOLOGIES

Determining building placement, scale and form



### ARCHITECTURAL STYLES

Applying regionally appropriate and architecturally correct style



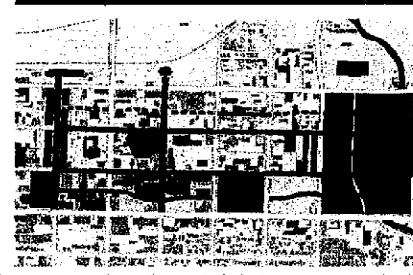
## The Design Guidelines Principles

The Design Guidelines Principles build on the Design Principles established during the Planning Process (Volume 1, Pt. A) by further articulating and applying them to Community Patterns and Architectural Patterns. By striving to achieve all these principles collectively, Ogden Bend will become an authentic Ogden neighborhood.

COMMUNICATI



ARCHITECTURAL PATENTS



СОВЕТСКАЯ КИНОМАСТЕРСТВО

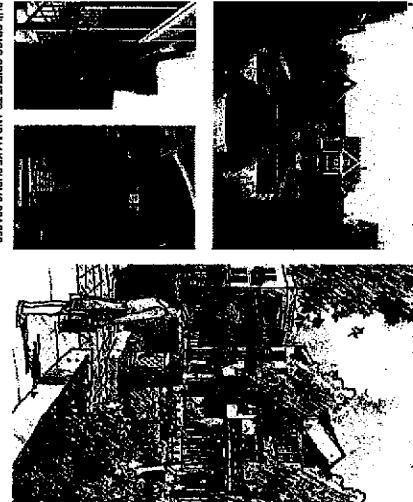
OPEN SPACE AND RECREATIONAL OPPORTUNITIES

- Maximize the benefit of the Ogden River through access points, water-based activities and open visitors
- Create trail connections, recreation areas and passive open spaces that are inter-connected

A black and white photograph of a modern building. The building features a dark, angular facade with a large, recessed entrance area enclosed in glass. The overall design is minimalist and architectural, with sharp angles and a focus on geometric forms.

- Buildings should front onto streets and park spaces
- Porches, balconies and terraces should be located to create outdoor living spaces in a semi-public manner

- Buildings should front onto streets and park spaces
- Porches, balconies, and terraces should be located to create outdoor living spaces in a semi-public manner
- Buildings and their front doors should be scaled relative to the size of the street or park they are fronting to shape public parts and spaces.



## How To Apply The Design Guidelines

This book is intended to give the builder and developer a context within which to build new construction in the vision of the Ogden Bend neighborhood. The neighborhood context, site characteristics, and development objectives influence a series of decisions related to siting of the building, building types, architectural styles and paving strategies. These Design Guidelines are intended as a tool to visually articulate the standards of development expected by the city that can't be easily understood with words only.

### STEP 1 | LOCATION

- » Locate your lot within the Key Addresses Plan and review neighborhood plans, opportunities, and appropriate characteristics for new construction.
- » Develop an understanding of your address within the context of Ogden Bend neighborhood and surrounding neighborhoods and open space resources.
- » Understand the significance of your property and develop a vision for the future.

### STEP 2 | BUILDING TYPOLOGIES

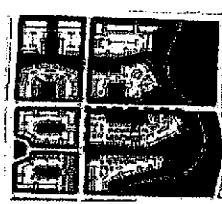


### STEP 2 | BUILDING TYPOLOGIES

Review the requirements and guidelines for your building type.

- » Review the site plan requirements including building massing, setbacks, facade zone requirements, encroachments, parking and other special provisions. (from Building Placement, pages 2.10 and 2.11).
- » Research the desired building type and massing recommendations as found in the Typology and composition pages 2.13 through 2.20.

### STEP 1: Identify your neighborhood and review requirements and standards for site, building, and landscape design.



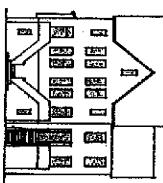
### STEP 3 | ARCHITECTURAL DESIGN

Identify your neighborhood and review requirements and standards for site, building, and landscape design.

- » In Community Patterns, review the Addresses for guidance on the type and feel of the space, and the appropriate mix of architectural styles.
- » Choose from applicable architectural styles as presented in the Architectural Patterns and refer to design guidelines for that style (pages 2.21 through 2.35).
- » Based on the appropriate style, develop an understanding of the essential characteristics of that style. Each style has been carefully formulated to be region specific and to be distinguished from the others.
- » Follow the composition, detail and material recommendations for your style.

### STEP 2: Consult with Architectural Patterns for guidance on your architectural style.

Identify your neighborhood and review requirements and standards for site, building, and landscape design.



### STEP 2:

Consult with Architectural Patterns for guidance on your architectural style.

If your site is Mixed-Use, additional ground floor guidelines may apply.

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### STEP 3 | ARCHITECTURAL DESIGN

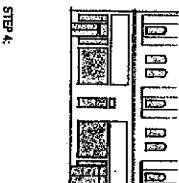
Identify your neighborhood and review requirements and standards for site, building, and landscape design.

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- » Choose from applicable architectural styles as presented in the Architectural Patterns and refer to design guidelines for that style (pages 2.21 through 2.35).
- » Based on the appropriate style, develop an understanding of the essential characteristics of that style. Each style has been carefully formulated to be region specific and to be distinguished from the others.
- » Follow the composition, detail and material recommendations for your style.

### STEP 4 | LANDSCAPE

Identify your neighborhood and review requirements and standards for site, building, and landscape design.

- » Review the landscape patterns for neighborhood-wide goals and recommendations to maintain the spirit of the Redevelopment Master Plan.



### STEP 4: Consult with the Landscape Patterns section for guidance on appropriate landscape elements.

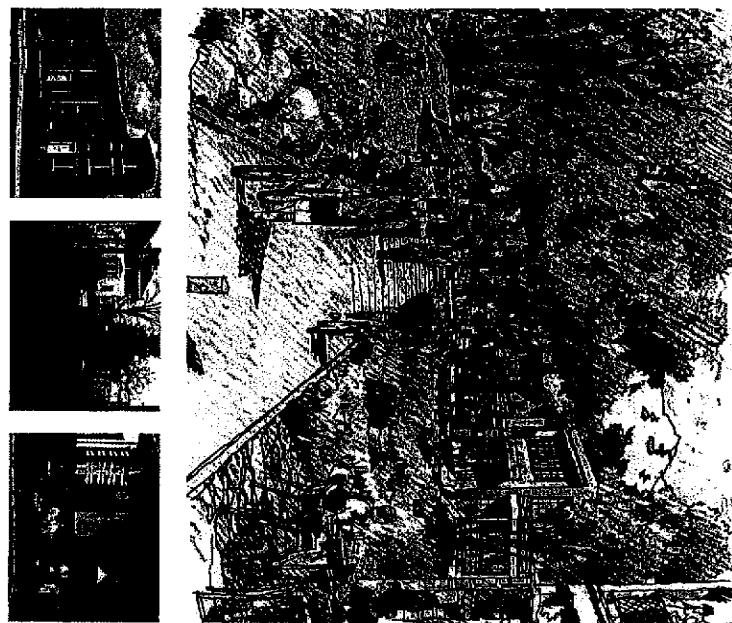
Identify your neighborhood and review requirements and standards for site, building, and landscape design.

## Community Patterns

THE COMMUNITY PATTERNS section describes character and provides recommendations for the Ogden Bend neighborhood. This context is meant to build on what was provided within the Redevelopment Master Plan, and users are encouraged to refer back to that information. The Community Patterns section contains the following information:

**KEY ADDRESSES** Describes each of the eight addresses in the plan, including their distinct characteristics and differences in architecture, building types and scale, character of open space, and the activities that occur there.

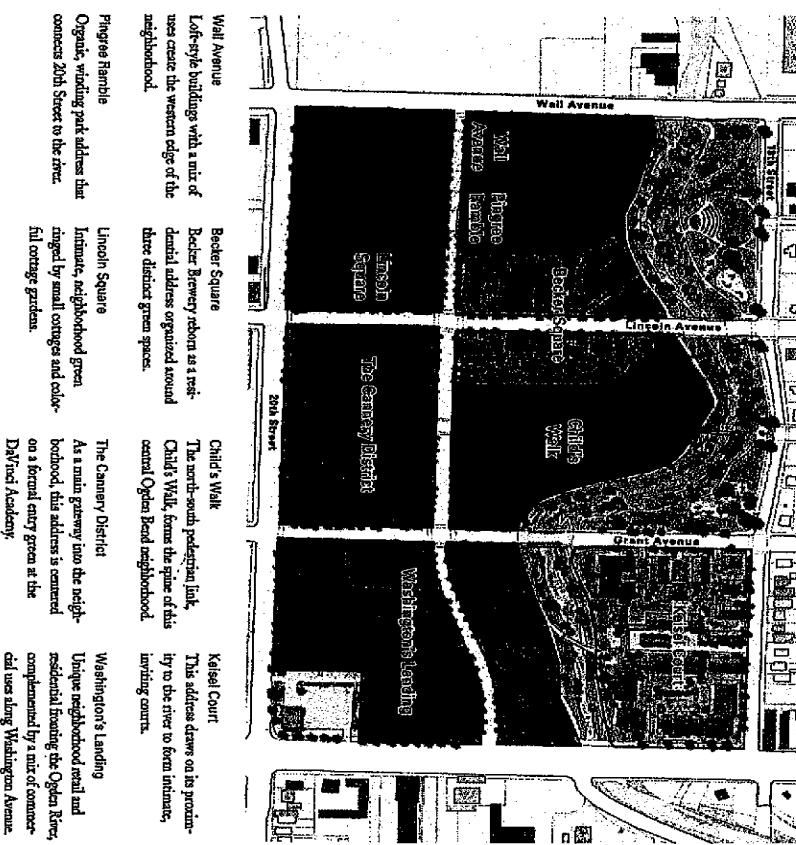
**LANDMARK LOCATIONS** Describes the significance and provides locations of foreground buildings which are essential to creating memorable places within the Ogden Bend neighborhood.



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## Key Addresses

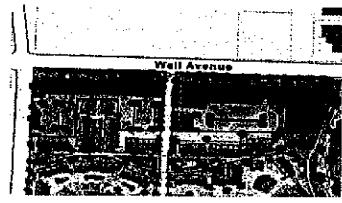
The master plan was conceived as a collection of unique and special addresses. Each of these addresses has distinct characteristics that distinguish it from the rest of the new neighborhood: differences in architecture, building types and scale, character of open space, and the activities that occur there. Ogden Bend will be composed of eight key addresses, which are briefly summarized below and described in greater detail on the following pages. Addresses have been derived by the primary urban qualities which make each area unique, rather than by limiting the character traits to project or parcels boundaries. This approach is essential to establishing a whole neighborhood that is greater than its parts.



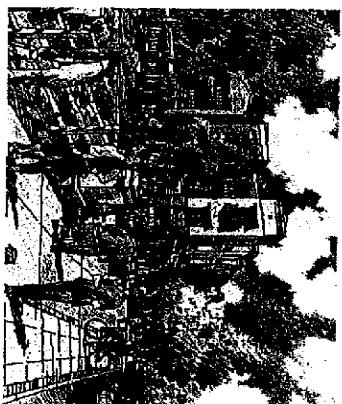
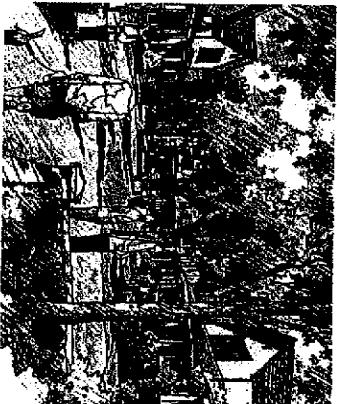
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Key Addresses, continued

## WALL AVENUE



## LINCOLN SQUARE



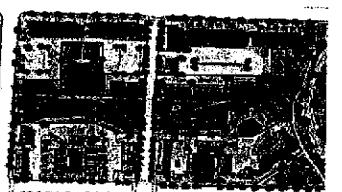
## PINGREE RAMBLE

Loft-style buildings line the western edge of the neighborhood, serving as buffers to large parcels to the west. The tree selections along Wall Avenue, along with architectural devices, should provide a strike category that promotes a comfortable pedestrian environment.

## ARCHITECTURAL STYLES

Arts & Crafts: 10%  
Loft Merchandise: 40%  
Transitional Modern: 50%

## BECKER SQUARE



The Pingree Ramble is characterized by an organic, winding park space that connects 20th Street to the river. Townhouses have front doors on this park space, leading a feel of garden living to this informal yet inviting address.

## ARCHITECTURAL STYLES

Arts & Crafts: 40%  
Victorian: 30%  
Transitional Modern: 10%

The intimate neighborhood green on Lincoln Avenue gives this address its name sake. Ringed by cottages, this space provides a place for active and passive recreation. The cottages are distinguished by simple forms, and historic styles with deep, full-width porches.

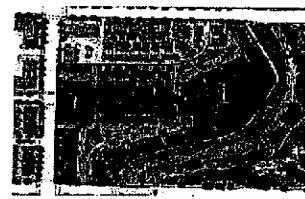
The landscape installations should include colorful plant types to complement the lawn.

## ARCHITECTURAL STYLES

Arts & Crafts: 25%  
Victorian: 75%

Key Addresses, continued

## CHILD'S WALK

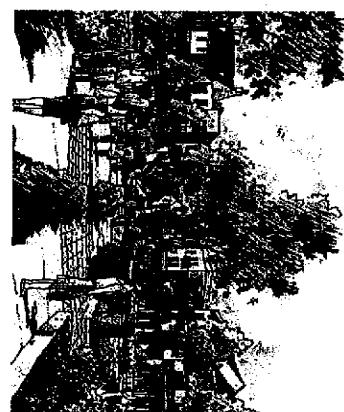


## WASHINGTON'S LANDING



This riverside neighborhood is focused around creating a rich, mixed-use neighborhood of commercial and retail activity along the river and Washington Boulevard. The residential units are designed to form an intimate neighborhood parks that are linked to the river.

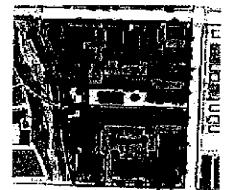
**ARCHITECTURAL STYLES**  
Arts & Crafts: 50%  
Victorian: 25%  
Transitional Modern: 25%



The north-south pedestrian trail, Child's Walk, forms the spine of this central Ogden Bend neighborhood. The river edge features a combination of active and passive uses, including community gardens.

**ARCHITECTURAL STYLES**  
Arts & Crafts: 50%  
Victorian: 25%  
Transitional Modern: 25%

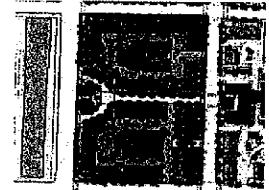
## KEISEL COURT



This address features a variety of housing types and blocks that draw on their proximity to the river to form intimate, inviting courts. Existing trees should be retained to maintain a sense of maturity.

**ARCHITECTURAL STYLES**  
Arts & Crafts: 75%  
Victorian: 25%

## THE CANNERY DISTRICT



As a main gateway into the neighborhood, this address is centered on a formal entry green and pedestrian-friendly street of a diverse unit types. Landmark buildings should serve as connections to the historic American Can Building, and landscape should have a more urban feel.

**ARCHITECTURAL STYLES**  
Arts & Crafts: 50%  
Victorian: 25%  
Transitional Modern: 25%

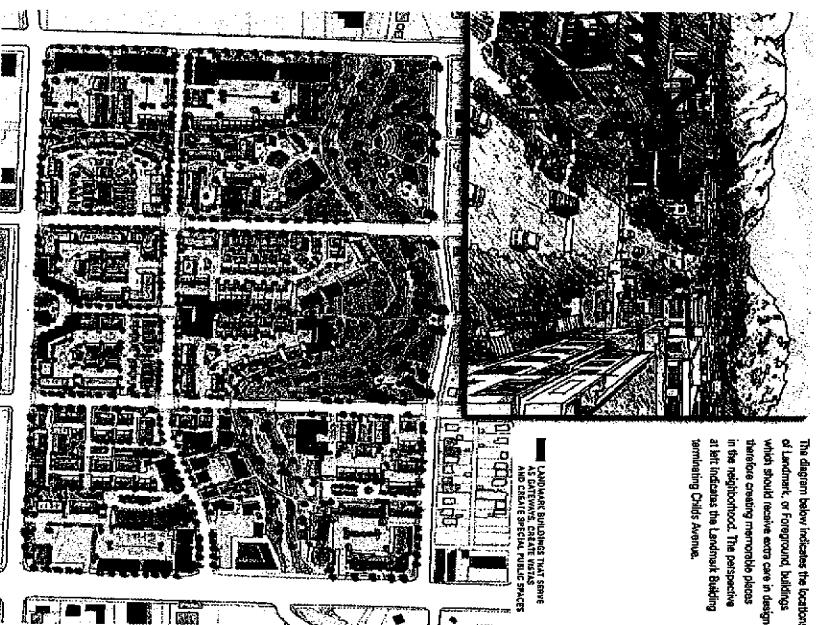
## Landmark Locations

Chiles are made up of Background Architecture and Foreground Architecture. Background Architecture composes most of the city and has attributes such as: well designed facade compositions of simple (often repetitive) patterns and good quality materials and finishes. Foreground Architecture include buildings that warrant a high level of design because of their location and importance within the city. These buildings are typically at key gateway locations or terminate views. Key attributes include: facades of more complex compositions and unique elements and high quality materials and finishes.

BACKGROUND BUILDINGS



FOREGROUND BUILDINGS



The diagram below indicates the locations of Landmark, or foreground, buildings which should receive extra care in design therefore creating memorable places in the neighborhood. The perspective at left indicates the Landmark Building terminating Chiles Avenue.

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## Architectural Patterns

THE ARCHITECTURAL PATTERNS SECTION illustrates the key elements and design strategies employed in the region's most enduring neighborhoods. The documentation within this section is to be used as a design tool in the creation of a new neighborhood with distinctive regional character and quality of place. The goal is the creation of a neighborhood composed of a variety of architectural styles with a consistent quality of character and detail.

This section identifies the palette of building types that are appropriate for these neighborhoods, and provides guidelines for how individual buildings should be articulated. The pages that follow provide guidance about the following elements:

- » **BUILDING TYPOLOGIES** which identifies a range of building types, their proper placement on a lot, and how they may be expressed in various styles.
- » **BUILDING ARTICULATION** which provides key elements to consider when designing each building type
- » **ARCHITECTURAL STYLES** which identifies the key elements of the four styles: Victorian, Arts & Crafts, Transitional Modern and Loft Merchant, and includes the following components of each style:
  - » Façade Composition, Windows, and Doors
  - » Eave Details, Porches and Materials
  - » Specific Guidelines for Large Buildings

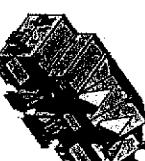
### BUILDING TYPOLOGIES

Understanding Building Types



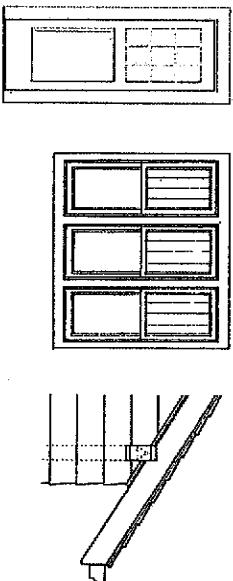
### BUILDING ARTICULATION

Composition of building elements



### ARCHITECTURAL STYLES

Applying Style-Based Elements, Details and Materials



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## Building Typologies

The location, articulation and design of building typology is critical to the design of new neighborhoods. The chart on the following page, details the appropriate articulation of buildings in the design process.

### BUILDING PLACEMENT

Great neighborhoods require appropriate building placement to create a physical environment for success. The overall building placement diagram, shown on this page, identifies general locations for building footings that include streets and public spaces. This section provides prototypical setbacks and building placement standards by building type. In addition, these standards include side setbacks, which identifies relationship between buildings.

In the design of addresses of multiple units, consider the location and assignment of new property lines and setbacks to coordinate with architectural criteria identified in the chart of the following page.

### BUILDING CONFIGURATION

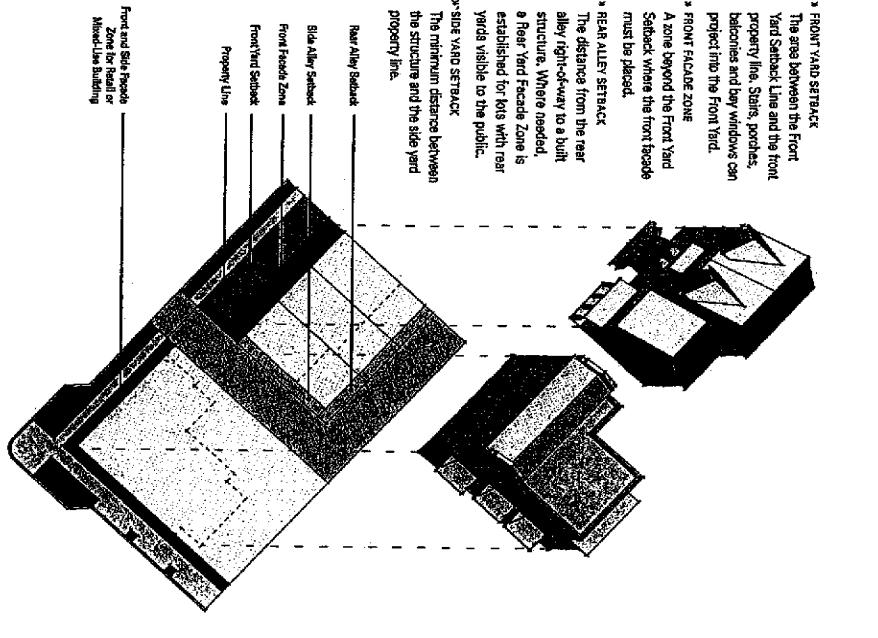
The requirements on the following page identify key quantitative components of building design including glazing and building height requirements. For transparency, this is the measure of the primary facade of each story in transparent windows. For windows to be considered transparent, the window glass must transmit at least 50% of visible daylight. Side elevations facing public spaces and public ways must be in the same spirit of the front facade design requirements.

Building Height is typically driven by use, availability of parking, context of location, demand and even code requirements. Other key determinants are the building type and massing, and uses on each floor. The chart on the following page identifies recommended floor-

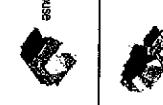
to-floor heights by building type. Story heights are measured from the floor to the bottom of the lowest structural member that supports the story above.

### APPROVED ARCHITECTURAL STYLES

The architecture of Ogden Bend is envisioned to blend with the existing character of Ogden while providing new options for housing and commercial needs. In order to help fulfill the vision of the plan, nine Building Types have been identified as a 'kit of parts.' Each can be designed in a selection of Architectural Styles that, when combined along streets and parks, create variety and interest for the neighborhood. The chart on the following page can be used to determine the appropriate, approved architectural styles should be applied to each building type.



## Building Typologies, continued

BUILDING TYPOLOGIES		BUILDING PLACEMENT		BUILDING CONFIGURATION		APPROVED ARCHITECTURAL STYLES	
<b>LARGE RESIDENTIAL &amp; COMMERCIAL TYPES</b>							
Cottage		A compact single-family houses of one, one-and-a-half or two stories. An attached or semi-detached garage is accessed by a rear alley.	12'	10'	5'	3'	70% 90%
Cottage House		A stand-alone unit having two-car garage on ground level and a residential unit above, several units can be grouped around shared outdoor space.	N/A	N/A	As req.	3' - 100%	70% N/A 30% As req.
Townhouse		A unit with compact footprint, typically having two or three living floors, sometimes over a garage space. Often found in rows of three, four, five or six units, each with its own entrance and yard.	18'	15'	5'	0'	90% 100%
Live-Work		A unit that is similar to a townhouse but has the ability of having ground floor office or commercial use. The commercial space and residential unit share entrances.	5'	20'	5'	0'	90% 100%
Apartment Building		A large building of multiple floors of apartment units with circulation cores and hallways. Typically, front doors face public spaces or parks. Parking may be in rear lots or under a portion of the building.	10'	15'	As req.	5' - 90%	50% 30% 14' - 10' 9'
Mixed-Use Building		A large building of multiple floors with a mix of office, commercial and residential uses. Parking may be in rear lots or under a portion of the building.	0'	5'	As req.	0' - 100%	40% 30% 14' - 10' 10'
Retail Building		A one or two-story commercial building typically in a stand-alone condition with a rear parking lot.	0'	5'	As req.	0' - 90%	60% 50% 15' - 12' N/A

## Building Typologies, continued

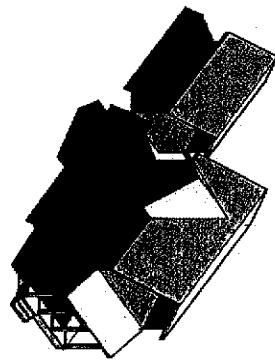
The Ogden Bend Redevelopment Master Plan recognizes the close relation between building types and the character of spaces and streets they create. Below is a diagram developed during the workshop illustrating an ideal mix of building types to achieve the intended variety of streets and open spaces. To the right is a diagram of recommended Fixed and Restricted Building Types, which are considered most important to the addresses they create. Fixed Buildings should not change from the proposed types. Restricted Buildings are flexible but must retain a commercial use (therefore type must be: Retail, Live-Work or Mixed-Use). The remainder of the Master Plan allows a degree of flexibility with regards to building types.



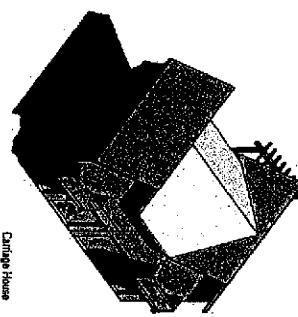
Building Typologies, continued

## COTTAGE &amp; CARRIAGE HOUSE

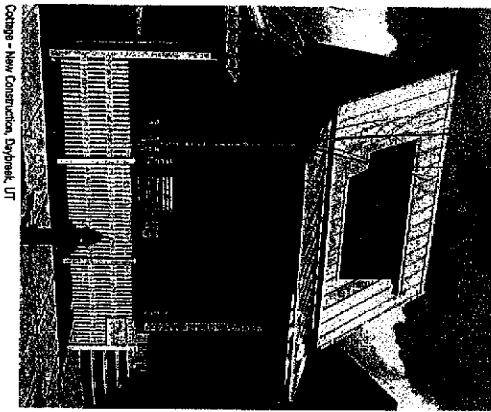
This page illustrates examples of new construction of cottages in new and existing neighborhoods. In all examples, note the simple roof forms, simple detailing, bright colors and large windows.



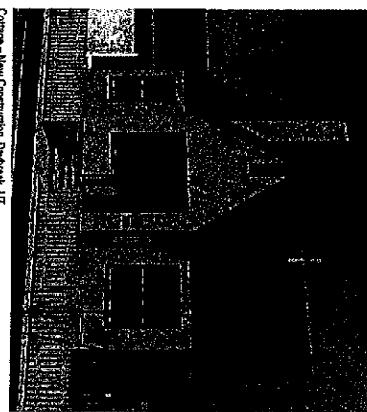
Cottage



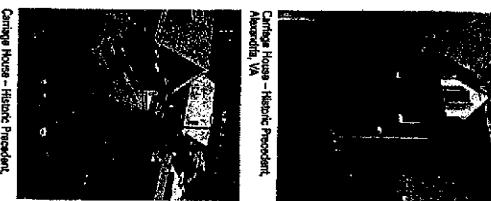
Cottage House



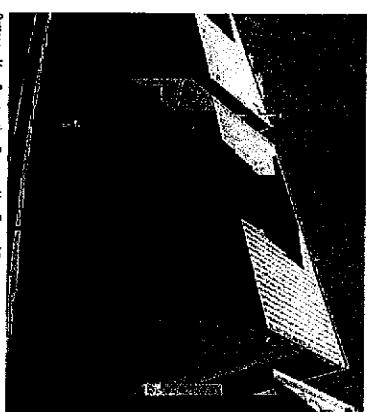
Cottage - New Construction, Dripolak, UT



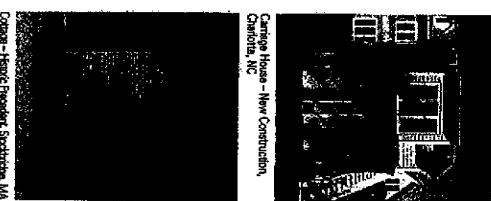
Cottage - New Construction, Dripolak, UT



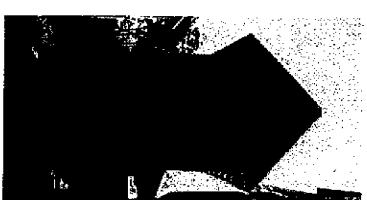
Cottage House - Historic precedent, Abingdon, VA



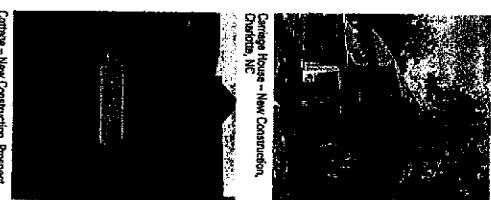
Cottage - New Construction, Prospect, New Town, CO



Cottage House - Historic precedent, Abingdon, VA



Cottage House - New Construction, Wauconda, FL



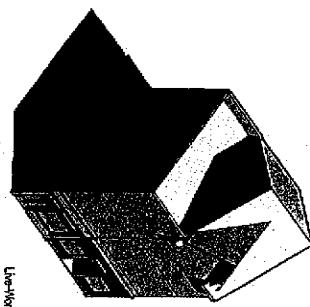
Cottage House - New Construction, Charlotte, NC

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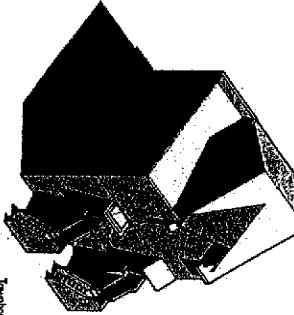
## Building Typologies, continued

## TOWNHOUSE &amp; LIVE-WORK

This page illustrates examples of new construction in new and existing neighborhoods. In all examples, note a consistent use of elements that suggest house-like characteristics, detailing and scale to create neighborhoods that feel residential.



Live-Work



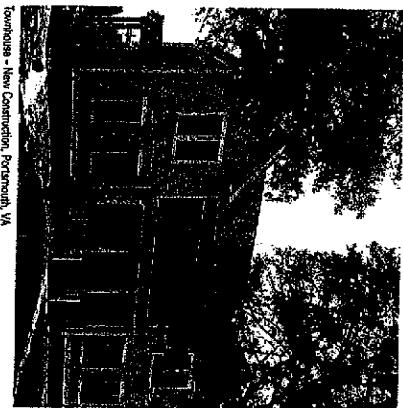
Townhouse



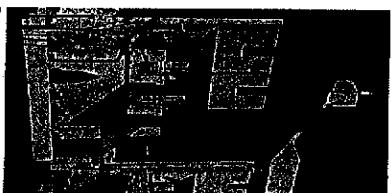
Townhouse - New Construction, Bakers, NC



Live-Work - New Construction, Southlake, TX



Townhouse - New Construction, Portsmouth, VA



Townhouse - New Construction, Dripping Springs, TX



Live-Work - New Construction, Charlotte, NC



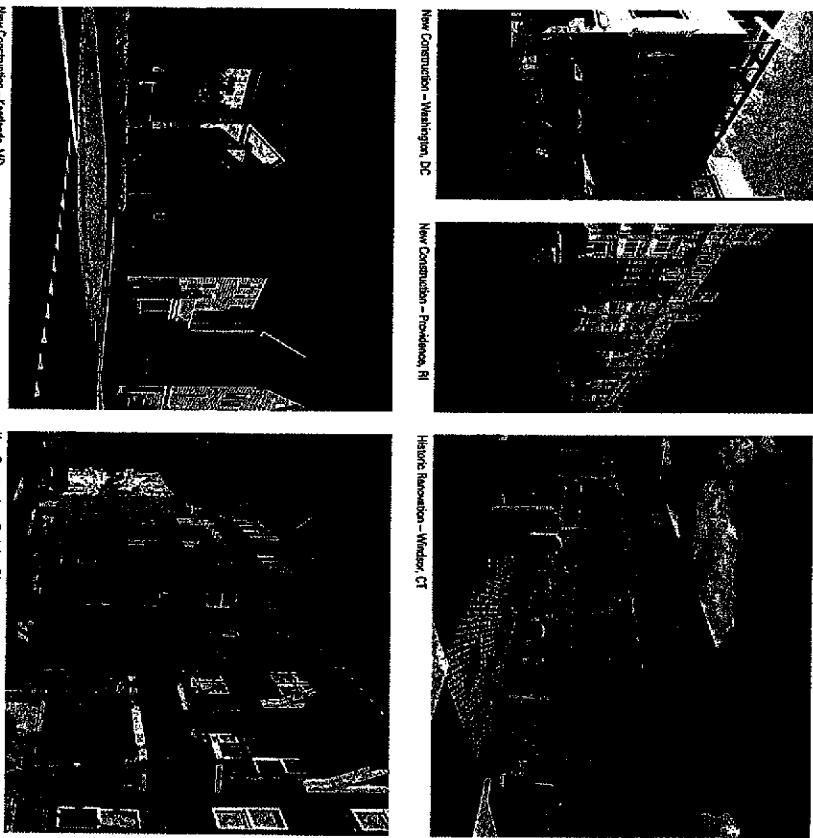
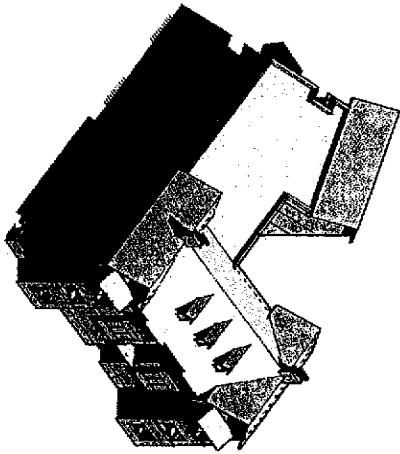
Townhouse - New Construction, (Wachovia), NC

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## Building Typologies, continued

## APARTMENT BUILDING

This page illustrates examples of new construction around the country. In all examples, notice the large windows, the rich detailing and unique stylistic characteristics on similar typologies.

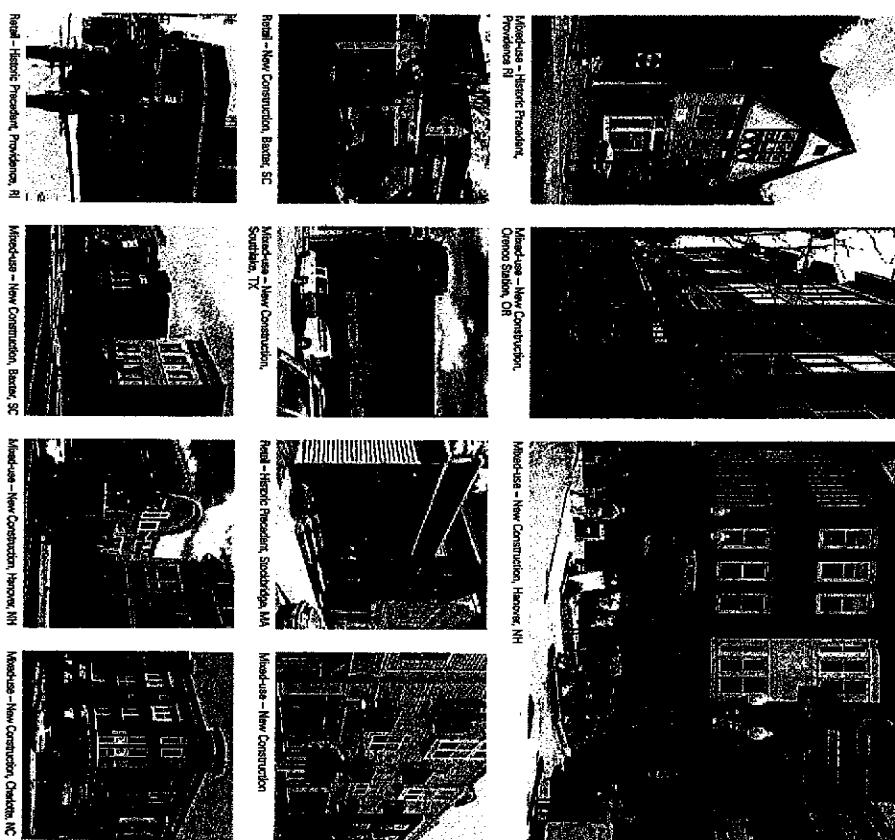
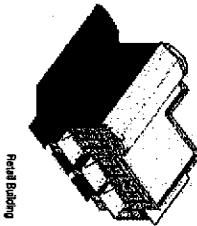
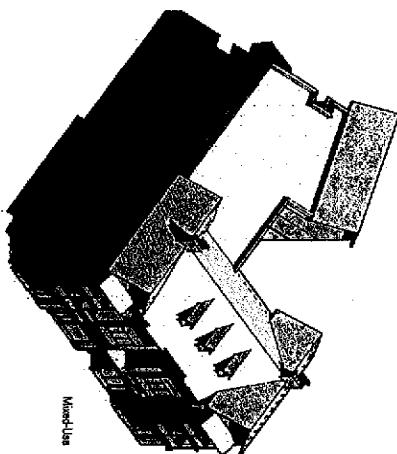


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## Building Typologies, continued

## MIXED-USE &amp; RETAIL BUILDING

This page illustrates a combination of examples of new construction and historic precedent that is applicable to practice today. Note the large windows, welcoming storefronts, and active public spaces around them.

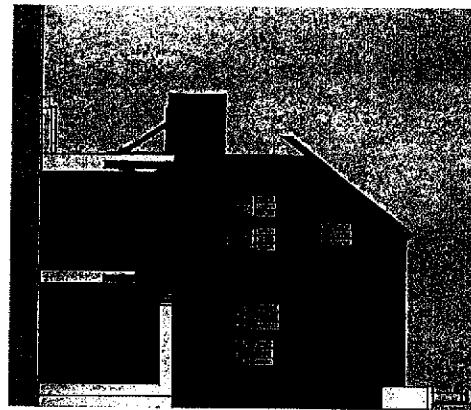


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## Articulations

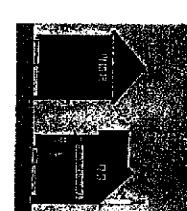
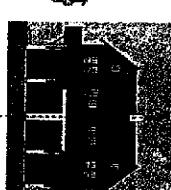
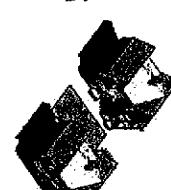
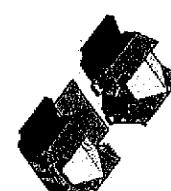
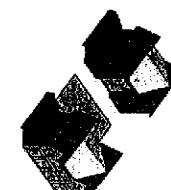
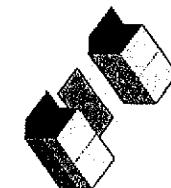
### COTTAGE AND CARRIAGE HOUSE

All buildings should be designed such that the massing and form create variety, uniqueness and balance. Cottages are a very flexible unit types that can be strung in countless ways with just minor repositioning of elements, thus creating many different buildings from one unit plan. A block elevation of cottage units should include a healthy mix of styles. Carriage units, when gauged in multiples, should be composed and detailed as one building.



CARRIAGE

COTTAGE



STEP 1: MAIN BODY

STEP 2: MASSING &amp;

STEP 3: PORCHES &amp; ENTRY

STEP 4: SPECIAL ELEMENTS, WINDOWS &amp; DOORS

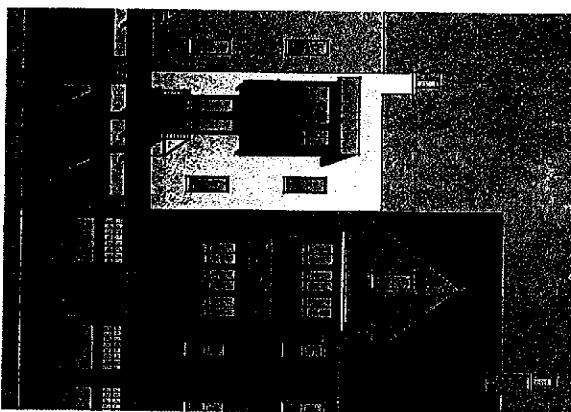
STEP 5: ELEVATION

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## Articulations

### TOWNHOUSE AND LIVE-WORK

All buildings should be designed such that the massing and form create variety, uniqueness and balance. Attached buildings such as Townhouses and Live-Work units should seek to provide individuality for each unit, while maintaining harmony for the whole building.

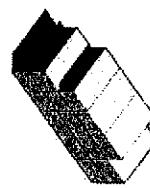


TOWNHOUSE -  
MULTI-PLEX  
CONFIGURATION

LIVE-WORK

TOWNHOUSE

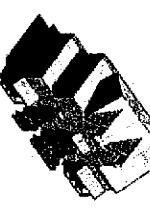
STEP 1: MAIN BODY



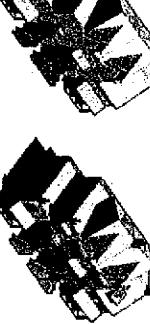
STEP 2: MASSING &  
ADDITIONS



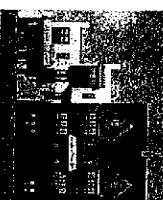
STEP 3: PORCHES & ENTRY  
ELEMENTS



STEP 4: SPECIAL  
ELEMENTS, WINDOWS &  
DOORS



STEP 5: ELEVATION



## Articulations

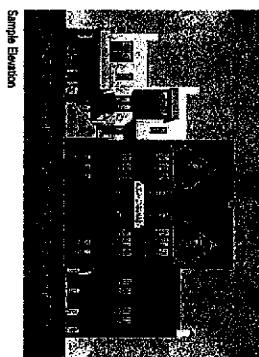
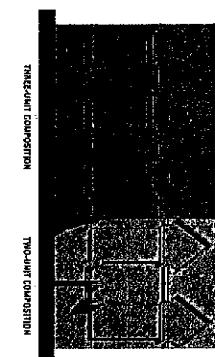
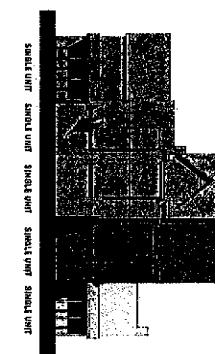
### TOWNHOUSE AND LIVEWORK ASSEMBLY AND SCRIPTING

In the design of neighborhoods of townhouses, there are critical placemaking characteristics. In the design of assemblies of groups of townhouses, repetition of the same unit of the style, can be detrimental to the feeling of a neighborhood that has developed over time. This sample scripting page illustrates these principles on a suite of five-unit townhouses. Generally, townhouses are designed in groups of two to six units at a time, but the principles remain the same.

In the design of a composition of townhouses, it is recommended to vary architectural style and unit cadence to read as buildings of varied width and style. These examples articulate moments of unit repetition of two- to four-units of a composed group of a similar unit type and/or style.

In the placement of units, the examples to the right also articulate two different approaches toward unit size and placement. This includes placement of the deepest and tallest units to the center or the ends of a composition.

A sample elevation shows the implementation of these principles in a five-unit building.



## Articulations

### APARTMENT AND MIXED-USE BUILDINGS

#### STEP 1: BASIC MASSING & PROGRAMMING DIAGRAM

Based on site constraints and program, establish a layout for the building. Pay particular attention to relationships to the Master Plan, including the orientation of dwelling units and the location of pedestrian entries.

#### STEP 2: ESTABLISH LOCATIONS FOR EMPHASIS

In consideration to the Master Plan, choose areas of the building that may require additional articulation. In this particular case, the location is the building corners.

#### STEP 3: ARTICULATED MASSING DIAGRAM

Articulate the locations of units and at the same time, establish an architectural cadence for the building articulation.

#### STEP 4: DESIGN ROOFSCAPE

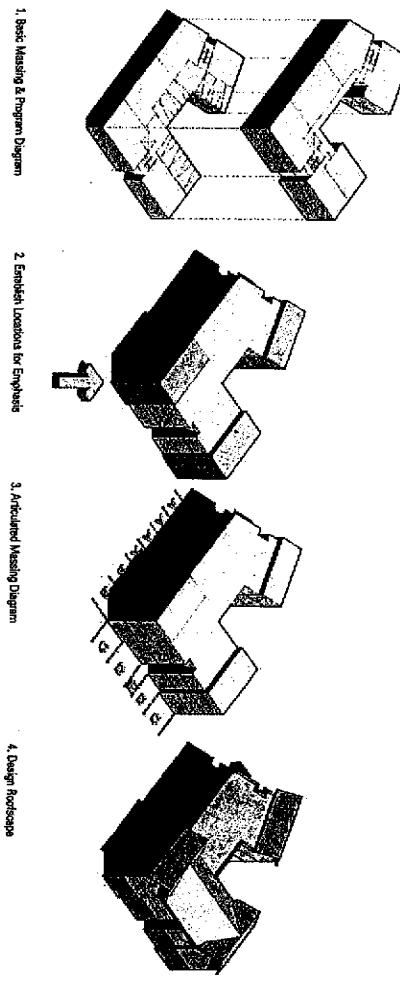
The roofscape is a critical component of the building skyline. In the case of a residential neighborhood, it is important that the roofscape includes residential roof forms in the scale of the neighborhood. These roof forms should be informed by the locations for emphasis described in Step 2, and the selected building style from the Architectural Patterns.

#### STEP 5A & 5B: ADD OUTDOOR SPACES AND SCALE ELEMENTS FOR ARTICULATION

An important part of the creation of great neighborhood is the sense of human habitation. Note that care should be placed in creating simple, local symmetries that correspond with massing locations to create the feeling of an assembly of small buildings. In the case of Mixed-Use buildings, the ground floor should include storefronts that are resolved with the building above.

#### FINAL VISION:

Add windows, details from the Architectural Style section. In this case, the project is shown in Arts & Crafts, a popular building style in a building of this scale.



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## Articulations

### RETAIL BUILDINGS

#### STEP 1: BASIC MASSING DIAGRAM

Based on site constraints and program, establish a layout for the building. Pay particular attention to relationships to the Master Plan, including the orientation of dwelling units and the location of pedestrian entries.

#### STEP 2: ESTABLISH LOCATIONS FOR EMPHASIS

In consideration to the Master Plan, choose areas of the building that may require additional articulation. In this particular case, the location is the building corner.

#### STEP 3: ESTABLISH AN ARCHITECTURAL CANOPY

Articulate a system of bays for storefronts.

#### STEP 4: ARTICULATE THE ROOFSCAPE

The roofscape is a critical component of the building character. In correspondence with the selected building style, create identifying features and elements.

#### STEP 5A & 5B: ARTICULATE BUILDING DESIGN

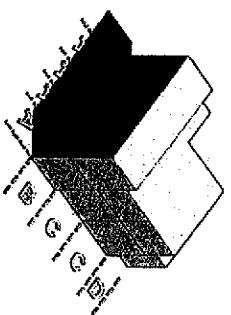
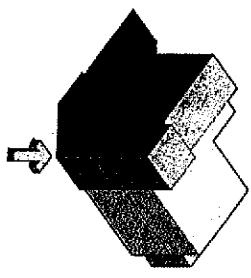
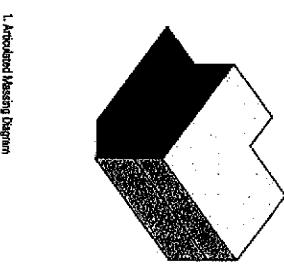
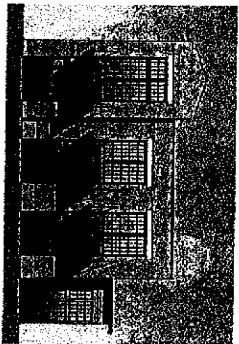
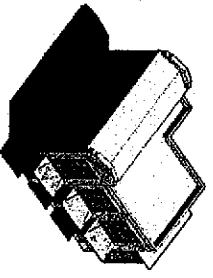
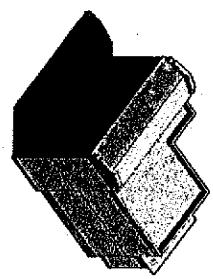
Great retail environments contain buildings with great transparency. Larger openings, including windows and storefronts, are critical to success of the building's occupant and the retail district. Screen windows from the harsh sun with appropriately design window shade devices that correspond to the building style.

FINAL VISION:  
Add the windows, details from the Architectural Style section. In this case, the project is shown in Loft Industrial.

4. Add Outdoor Spaces and Scale Elements for Articulation

5. Mixed-Use Condition: Add Outdoor Spaces and Scale Elements for Articulation

FINAL VISION - RETAIL BUILDING



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## Architectural Styles

A series of well-developed styles and architectural vocabularies were popular throughout the United States in the 19th and 20th Century. These styles were adopted by local builders through the use of early pattern books and later catalogs of house plans. In Ogden, many of the neighborhoods are comprised of a rich mix of recognizable examples of historic styles. In each house, they display characteristics of the national style but at the same time, remain rooted in Ogden through a regional interpretation of the style.

As a new neighborhood for Ogden, Ogden Bend will also incorporate a mix of styles. These styles are applicable to a variety of building types found in Ogden. Victorian and Arts & Crafts are common, national styles based on time-tested conventions. Transitional Modern combines traditional tower-making prototypes and principles with large areas of glazing and modern detailing. Loft Mercantile draws from the industrial history and local surviving building prototypes in new uses. Each style will be adapted to modern typologies and modern living.

### VICTORIAN

- » Simple massing with additive elements to create variety
- » Asymmetrical facades composed of a mix of recognizable examples of historic styles. In each house, they display characteristics of the national style but at the same time, remain rooted in Ogden through a regional interpretation of the style.

### TRANSITIONAL MODERN

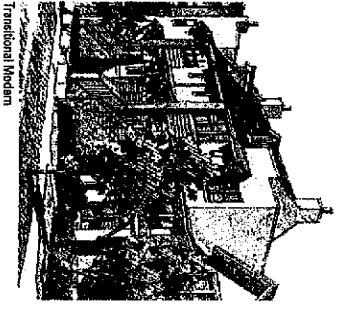
- » Traditional architectural massing elements to create variety
- » Moderate to steep roof pitches
- » Prominent porch elements
- » Distinct and ornate detailing
- » Vertical window and door portions
- » Overall, symmetrical relationship of windows

### Arts & Crafts

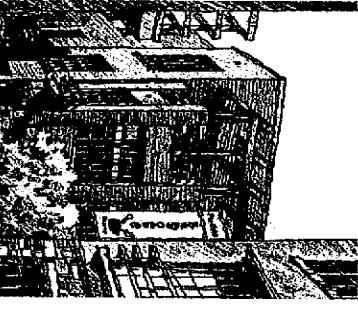
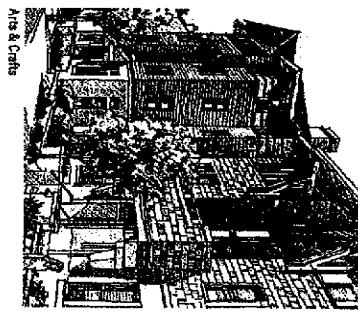
- » Shallow-pitched roofs with deep overhangs
- » Deep, broad porch elements with expressive structural components
- » Exposed structural elements in the eaves such as rafters and brackets
- » Simple details
- » A mixture of materials such as brick, stonework, and siding
- » Asymmetrical window and door compositions
- » Grouped windows

### LOFT MERCANTILE

- » Simple rectangular volumes, usually three to four stories tall
- » Regular pattern of simple windows
- » Facades are composed of repetitive elements that express the structural grid
- » Masonry materials
- » Storifrons may be one-story in height, and create a composition in alignment with those windows above



- » Continuous flow of space between interior and exterior
- » Use of porches and clearly defined entrances
- » Expressive use of materials to highlight varied forms
- » Material use relates to climatic considerations and modern design aesthetic



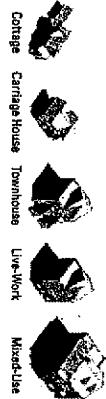
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## Victorian

The Victorian style achieved widespread popularity in the United States in the mid-1800s. Named for the last decades of the reign of Queen Victoria in England, the style was readily accessible to many home builders as a result of pattern books that provided drawings of these early house designs, making it easier for the builders of both country estates and modest dwellings to adopt the style. While the style initially became fashionable in the East, it spread into this region with the initial settlers in the 1850s.

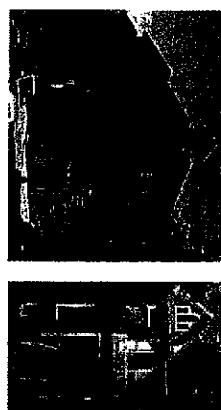
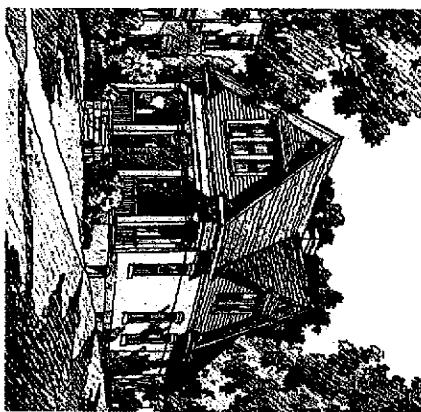
Dramatic changes in construction techniques (mass production for example), and railroad shipping (which allowed construction materials to move more easily around the country at low cost) contributed to the broad appeal and proliferation of the Victorian style. The evolution in construction techniques also allowed for greater expression in both the massing and details of Victorian style houses and commercial buildings.

The Ogden Bend Victorian is centered on the simple, elegant forms that were adopted to houses in the smaller towns and the rural farmhouse and western town centers. The massing forms are quite simple, and the ornamentation is restrained and typically limited to the porches, entries and cornices.



### Key Elements of the Victorian Style

- » Simple massing with additive elements to create variety
- » Asymmetrical facade compositions common
- » Moderate to steep roof pitches
- » Prominent porches and porch elements
- » Delicate and ornate detailing
- » Vertical window and door proportions
- » Orderly, symmetrical relationship of windows



## 2 Small Residential Types



ODGEN PEND: REDEVELOPMENT MASTER PLAN &amp; DESIGN GUIDELINES | OGDEN, UTAH | MAY 2011 | URBAN DESIGN ASSOCIATES

E#

### FACADE COMPOSITION

- Often broken into 3- or 5-part compositions which helps to emphasize verticality of the style
- Asymmetrical compositions provide opportunity for unique special elements

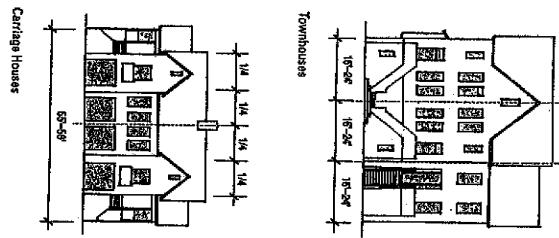
### WINDOWS & BAYS

- Typically double-hung type, set deep for shadow; traditional trim profiles are recommended.
- Typical gridded pane configurations include 1-over-1, 2-over-1, 2-over-2, 4-over-4, with vertical proportions.
- External 4-inch-wide projecting mullion bars are recommended.
- Typically, individual units shall have the same window design throughout, with the exception of special windows in hierarchical positions such as the gable, dormers, and/or bay windows.
- Sliders may not be used where they are visible from public thoroughfares.
- Alignment of window and door head is recommended.

### DORMERS

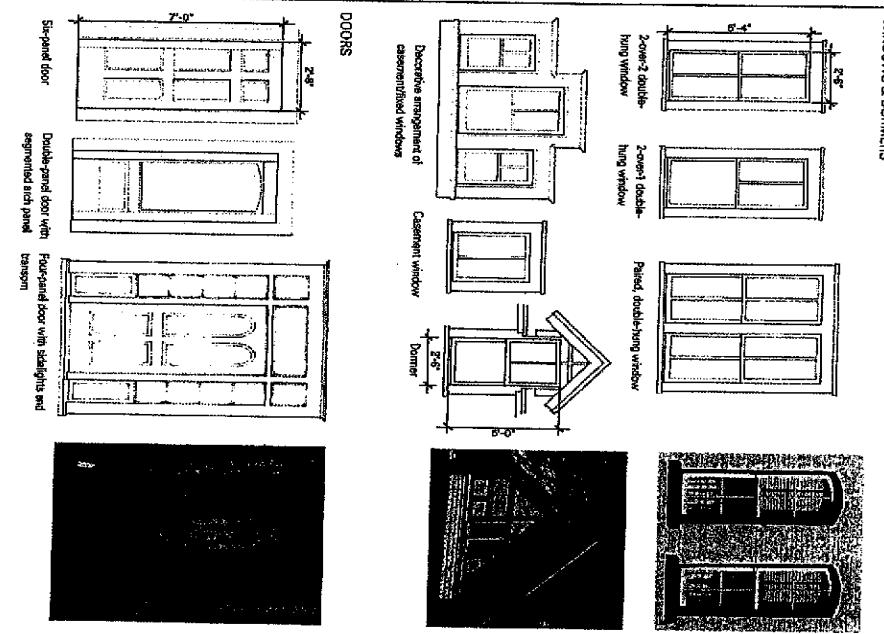
- Windows are similar in design and proportion to main facade windows.
- One- or two-window compositions are common
- 6'-4", 7'-0", 8'-0" head heights, typically.
- Often glass is incorporated in exterior front doors in a combination of glass panels, sidelights and transom windows.
- Painted or stained wood, aesthetic equivalent acceptable

### DOORS



### WINDOWS & DORMERS

### DOORS



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Victorian, continued

## Large Residential & Commercial Types

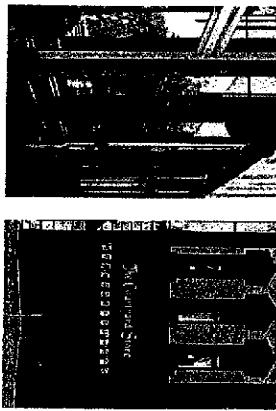
### MASSING

- Front facades are designed as single wall fronts with some form of cornice expression, or as finished roofs.
- Articulated cornice using brackets, paneling, and shaped moldings, or the top may be defined using cut or cast stone elements and accent brickwork.
- Massing is typically a two- or three-story building with tall Ground Floor and Venetian portions.

### WINDOWS AND STOREFRONTS

- Standard windows are double hung with a one-over-one pattern or two-over-two pattern of divided lights. Storefronts are predominantly large panes of glass, often with transoms above.
- Ground-floor retail spaces have a recommended minimum clearance of 12 feet from floor-to-ceiling.
- Storefront design must utilize the full height of the ground-floor facade frontage.
- Typically the storefronts will have a deep embrasure/cornice expression above the storefront that serves as an area for signs.
- Design facade for maximum transparency.

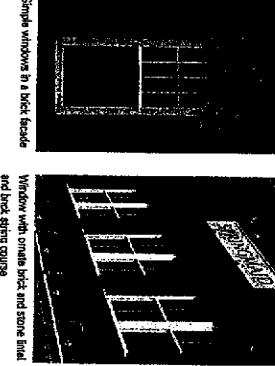
### STOREFRONTS



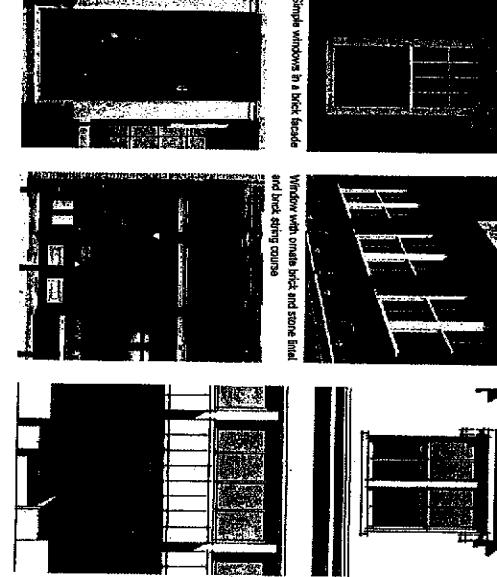
### CORNICE ELEMENTS



### MIDDLE ELEMENTS



### BASE ELEMENTS

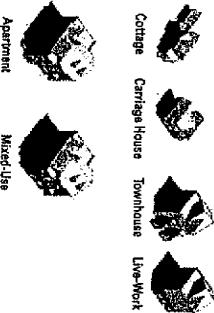


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## Arts & Crafts

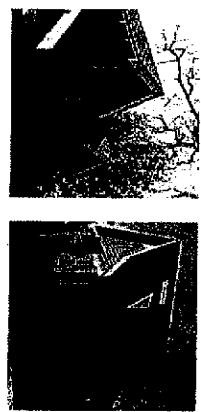
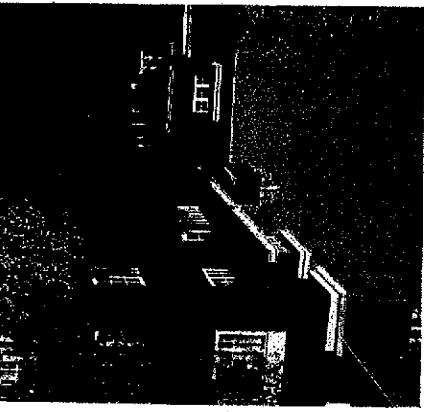
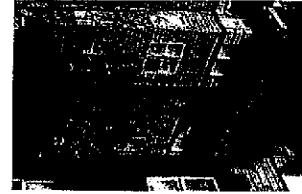
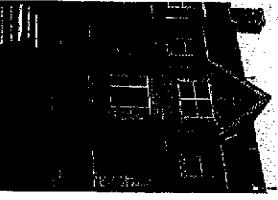
Arts & Crafts houses, derived from the traditions of Bungalow designs, gained widespread popularity in the United States in the 1920s. This movement was influenced by the revival and interest in a return to unique existing of furniture, housewares, and everyday objects, as well as painting and sculpture in England at the end of the nineteenth century. Architecture was influenced by a more natural and expressive use of materials and forms. This enduring style flourished in the early twentieth century, especially in the design of modest cottages. The movement was centered in California and the West Coast as builders used pattern books and mass-marketed house plans and packages to attract a broad spectrum of homebuyers. These can be seen in the traditional neighborhoods of the Salt Lake City Valley and Ogden.

The Arts & Crafts house is characterized by broad open porches, low sloping roofs with deep overhangs, asymmetric window and door compositions, expressive trim, exposed rafters, and bracketed porches. The popularity of the style expanded to large apartment and mixed-use buildings. These common western buildings are inspired by the expressive curves, organic ornamentation, and earth-tone color palette.



### Key Elements of the Arts & Crafts Style

- » Steeper-pitched roofs with deep overhangs
- » Deep, broad porch elements with expressive structural components
- » Exposed structural elements in the eaves such as rafters and brackets
- » A mixture of materials such as brick, stonework, and siding
- » Asymmetrical window and door compositions
- » Grouped windows



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## Small Residential Types



## FACADE COMPOSITION

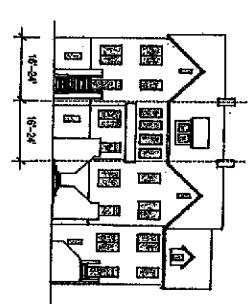
- \* Often broken into 2- or 3-part bays to emphasize a horizontal proportions.
- \* Local symmetry based around strong elements such as a heavy porch or wide bay projections

## DOORS

## WINDOWS

## WINDOWS, BAYS, &amp; DORMERS

- \* Often, first-floor windows are larger than second floor windows.
- \* Shutters may not be used where they are visible from public thoroughfares.

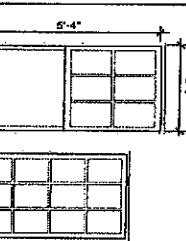


## FACADE COMPOSITION

## WINDOWS, BAYS &amp; DORMERS

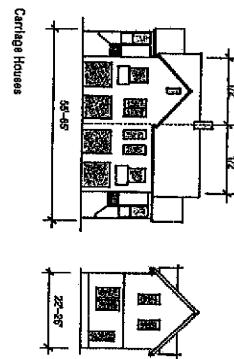
## WINDOW

## DORMER



- \* Casement and double-hung windows should be set deep for shadow; use traditional profiles.
- \* Typical gridded pane configurations include: 4-over-1, 4-over-4, 6-over-1, 6-over-6 with vertical proportions of 3- or 4-vertical panes over 1
- \* Profiled muntin bars between panes are recommended.
- \* Most often, houses have the same window design throughout, with the exception of special windows in hierarchical positions such as the gables, dormers, and/or bay windows.

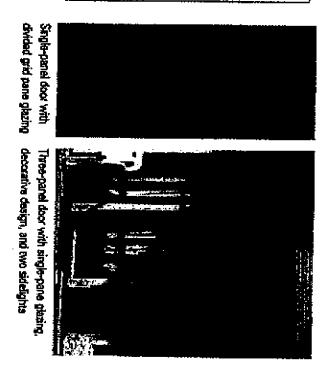
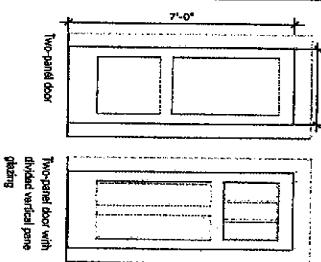
- \* Typically 6'-8", 7'-0", 8'-0" heights
- \* Often, glass is incorporated in exterior front doors.
- \* Painted or stained wood; architectural equivalent acceptable



## DOORS

## WINDOW

## DORMER

Browne double-hung  
Casement window



## Large Residential & Commercial Types

### MASSING

- \* Facades will have a variety of forms and compositions.
- \* Pitched facades are designed as parapet wall fronts with some form of cornice expression, or as pitched roofs.
- \* The parapet may be continuous with either an articulated cornice using brackets, paneling, and shaped molding, or the top may be defined using cut or cast stone elements and accent brickwork.

### WINDOWS AND STOREFRONTS

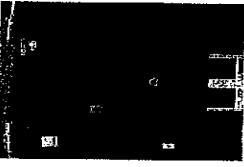
- \* Layer buildings may have five or six-key compositions above the ground floor with varying structure treatments on the ground floor.
- \* Windows above the ground floor are typically grouped, and vertical in proportion. Storefronts are predominantly large panes of glass, often with transoms above.
- \* Projected bays are articulated. Window heads are continuous over windows set in masonry walls.
- \* Storefronts on the ground floor are typically designed using mullioned shapes of round or square columns to trim sash storefront windows with a glass panel entrance door centered in between two sash windows or off to one side.



### STOREFRONTS



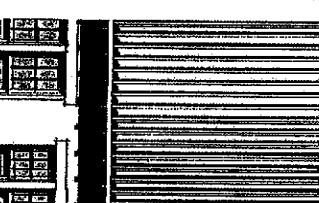
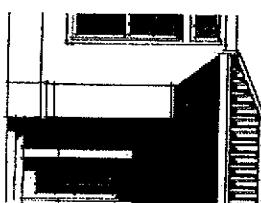
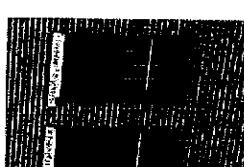
### BASE ELEMENTS



### MIDDLE ELEMENTS



### CORNICE ELEMENTS



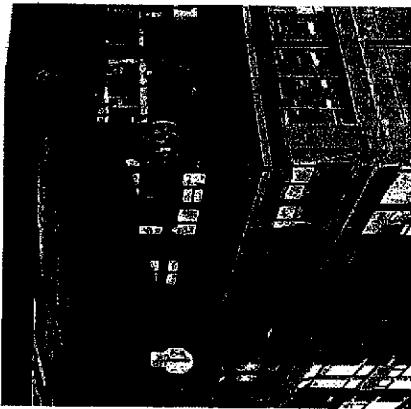
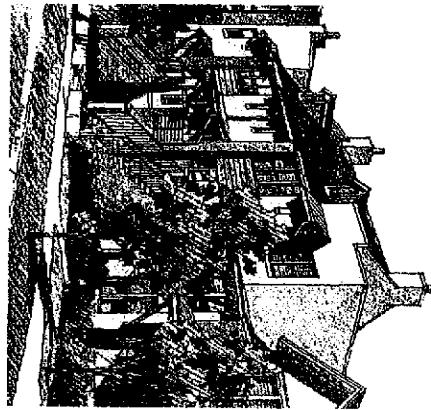
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## Transitional Modern

In the 20th century, many advocates of the Modern movement called for a break with the past and for the invention of new forms and details that would create the vision of a new world. However, many of today's architects recognize the importance of time-tested principles in the creation of new neighborhoods. This style intersects a broad palette of influences from traditional styles with modern, local architectural practice. Together it represents a distinctive feel of Northern Utah.

This section is developed from three important characteristics. The first is to provide buildings that contribute to the character and quality of the public space. Elements such as porches, windows, and clearly defined entrances facing the street are critical. The second is the creation of strong connections between the interior and the exterior. Large openings of glass and doors that can be opened up are critical to the implementation of this concept. The third is to follow the principles of green design, which include shading devices, passive solar design, the use of overhangs, tiles, and porches, as well as providing proper orientation to the sun. In this case, details may incorporate playful, modern sensibilities.



**Key Elements Of The Transitional Modern Style**

- » Traditional architectural massing
- » Building design & programming create a public spaces around it
- » Continuous flow of space between interior and exterior
- » Use of porches and clearly defined entrances
- » Expressive use of materials to highlight varied forms
- » Material use relates to climatic considerations and modern design aesthetic



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## Small Residential Types

## FAÇADE COMPOSITION

- May be broken into bays to emphasize a vertical elements
- Local symmetries based around strong elements such as heavy porches or wide bay projections

## WINDOWS, BAYS, &amp; DORMERS

- Repetitive composition of the size, may be set in contrast to hierarchical windows of an alternate type.
- Corner windows may be used.
- Combination of picture casement and double-hung windows may be composed together.
- Windows should be set deep for shadow; use traditional profiles.
- Typical grid-like pane configurations of Victorian and Arts and Crafts may be used.
- Projecting bays between 1/3 and 1/2 wide or more projecting eaves are preferred.

## DOORS

- Sliders may not be used where they are visible from public thoroughfares.
- Align window stool with door heads.

## WINDOWS

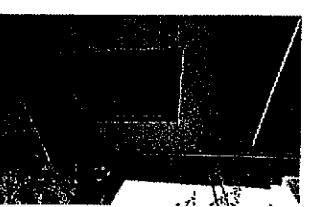
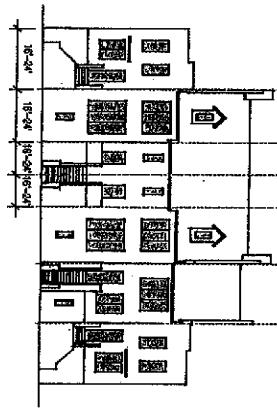
- Typically 6'-0", 7'-0", 8'-0"
- Open, glass is incorporated in exterior front doors.

## BALCONIES

- Painted or stained wood; aesthetic equivalent acceptable.
- Building entrances may be emphasized or de-emphasized, depending on building typology.

## BALCONIES

- May be treated as integral or additive elements.
- Walls, railings provide opportunity for material varieties.



Townhouse Live-Work

Transitional Modern, continued

## Small Residential Types

E#

## EAVES

- Open or closed eaves are permitted. Decking shall be simple and elemental.
- Open eaves typically have a 26-inch or 28-inch straight cut rafter tail 16 to 24 inches on center.

## ROOF MATERIAL

- Dimensioned architectural grade asphalt or fiberglass shingles
- Metals, narrow standing seam or 5-V panels, metal finish or painted

## EAVES



## PORCHES

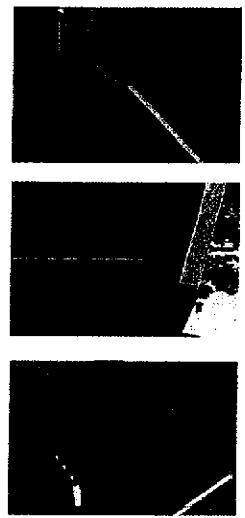
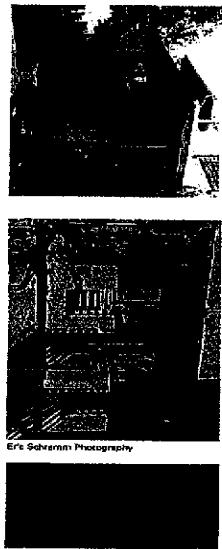
- Slab or synthetic slate decking

## CLADDING

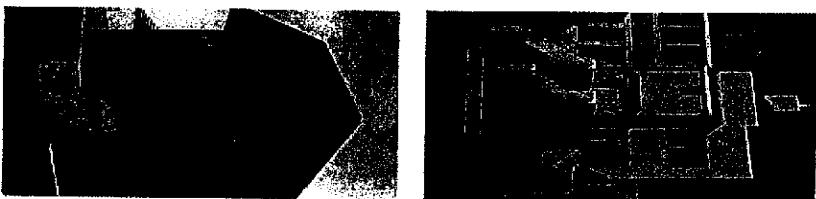
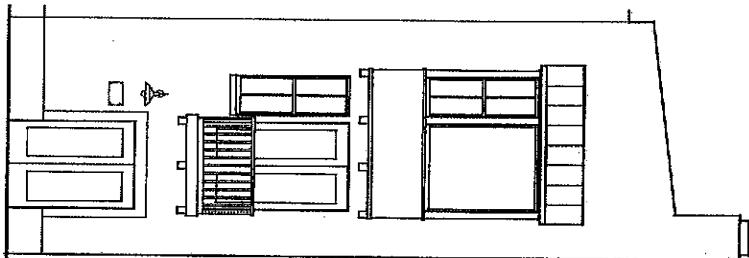
- Exposed rafters and structural members is strongly encouraged.
- Columns may be metal, fiberglass, polymer, or wood.
- Straightforward simple detailing is required.

- Cladding should be consistent on to each facade or additive element, or building story. Thoughtful compositions of siding materials is encouraged.

## PORCH ELEMENTS



## PARTIAL ELEVATION



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 Townhouse  
Live-Work

Transitional Modern, continued

## Large Residential & Commercial Types

### MASSING

- Streets and public spaces should use high-quality materials.
- Massing is typically two or three-story building with a tall ground floor and more vertical proportions.

### WINDOWS AND STOREFRONTS

- Windows above the ground floor are typically vertical in proportion. Storefronts are predominantly large planes of glass, often with transoms above.
- Storefronts shall incorporate the spirit of traditional storefronts with rich materials and high transparency.



STOREFRONTS

### CORNICE ELEMENTS



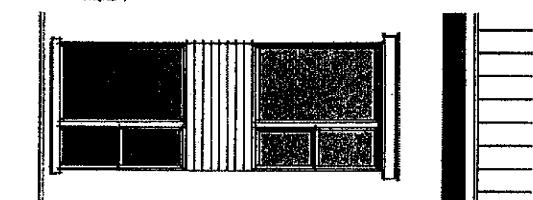
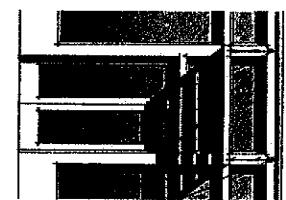
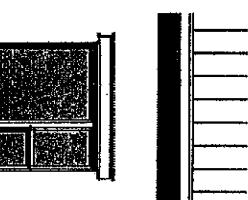
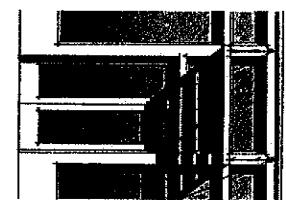
### BASE ELEMENTS



### MIDDLE ELEMENTS



Eric Sorenson Photography



Mixed-Use



Retail

## Loft Mercantile

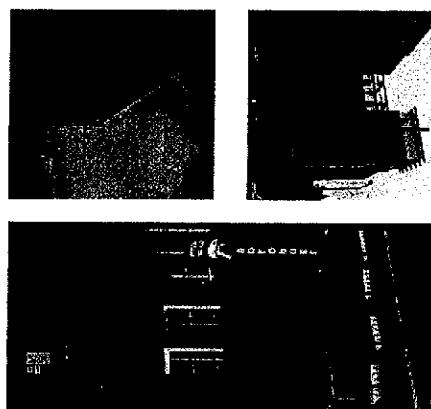
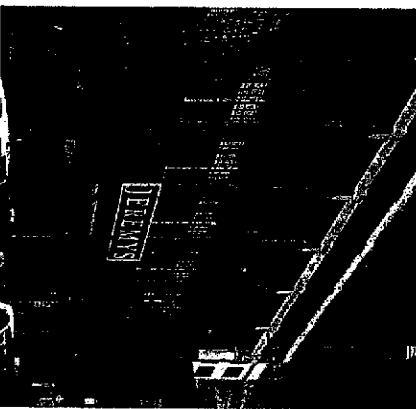
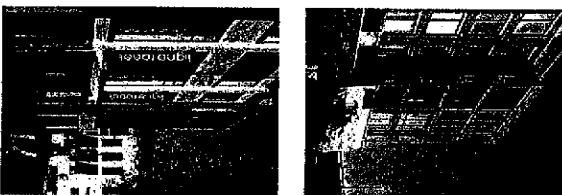
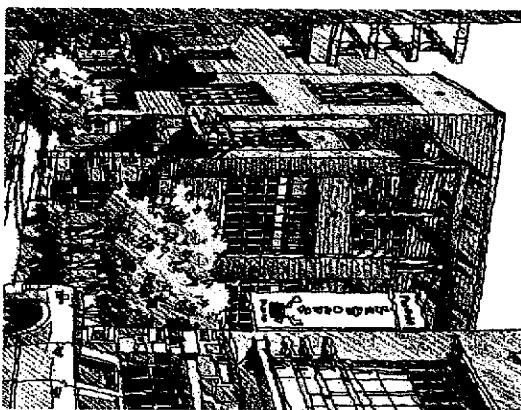
Ogden has a remarkable collection of historic industrial buildings that are being recycled for new, active uses. Historically, this building type developed to service a robust, regional manufacturing business that required close proximity to the busy transcontinental railroad system. Today, these structures remain excellent candidates for adaptive reuse to keep Ogden's past alive into the future.

These buildings are typically of simple, rectangular masses at times, and in the case of American Can, the project may be a 'canopis' of rectangular buildings that together, make remarkable, picturesque spaces in between.

In the construction of new buildings, they can be composed in configurations of one- to four stories in height with facades in a regular pattern of windows above the ground level. The window bays are either punched openings into the masonry wall, or large window bays between spandrels. Vertical piers, either load-bearing or compositional, extend from the roof to the ground. Window glazing is often designed to be as large as possible.

### Key Elements of the Loft Mercantile Style

- » Simple rectangular volumes, usually three to four stories tall
- » Regular pattern of simple windows
- » Facades are composed of repetitive elements that express the structural grid
- » Simple details
- » In a collection of buildings, arranged to make spaces between



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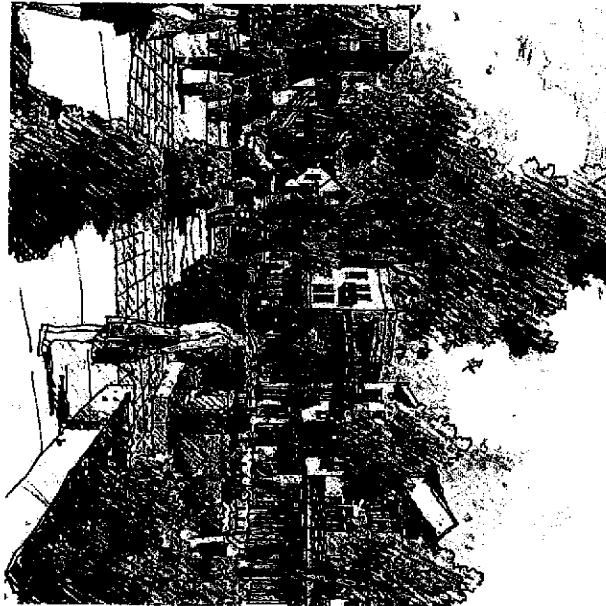




## Landscape Patterns

THE CAREFUL DESIGN AND MAINTENANCE of public open space and lot landscaping is a key design element to creating beautiful neighborhoods. Both public open space and landscaping on building lots should adhere to the following key principles.

- » Open Space should enhance a neighborhood aesthetically, functionally and socially. Art installations, both interactive and static, are a recommended ingredient to achieving this goal.
- » Parks should be centrally located for easy access by foot, which naturally makes them an inviting and social place.
- » Trunks or greenways should be interwoven into neighborhoods in order to complete and connect to existing systems.
- » Parks should be defined and designed as either active (playgrounds, ball fields) or Passive (flower gardens, community garden plots)
- » Landscape planting should be appropriate to the climate and use of area; and design should contribute to four important sustainability goals:
  - 1 reduce water runoff by using permeable paving surfaces and creating natural catchment areas or rain gardens
  - 2 plant native and water-wise species
  - 3 plant shade trees to reduce heat island effect
  - 4 conserve water through drip and zoned irrigation systems
- » Lawns, although permissible, are encouraged to compliment landscape planning areas and not be dominant ground coverage.



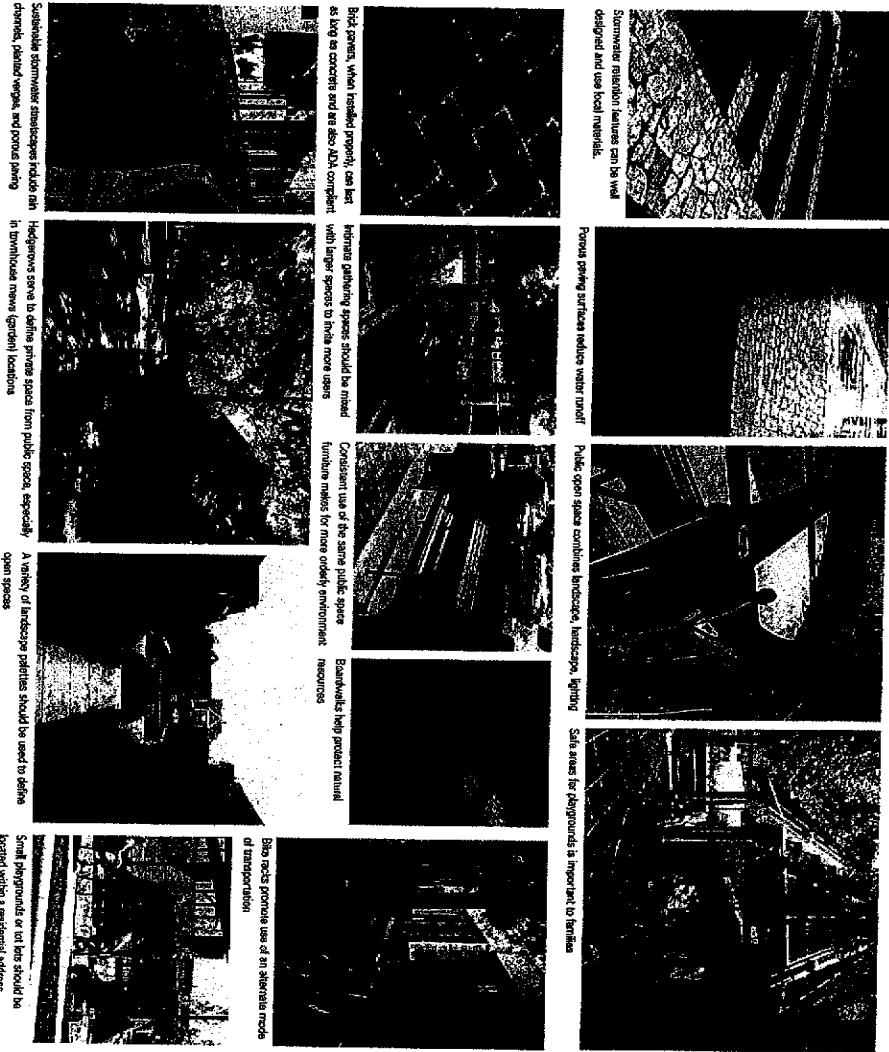
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## Neighborhood Landscape Character



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## Open Space Elements



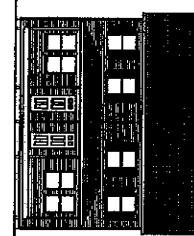
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## Appendix

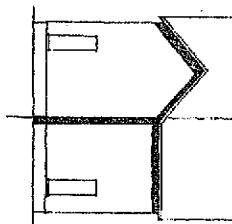
## Step-by-Step Transformation: Townhouse Two-Unit Composition

An Example of a Transformation of a Typical House Design

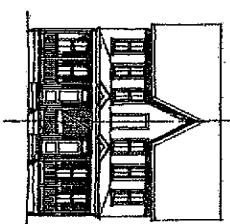
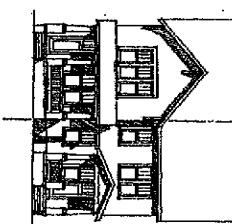
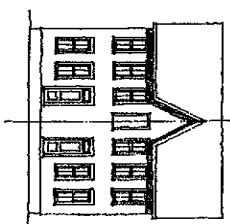
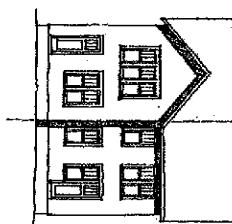
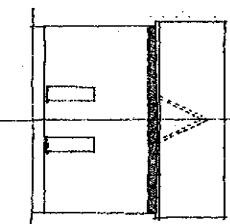
Note: These principles can apply to two- or three-story townhouse types found in the Salt Lake City region.



OPTION 2: ARTS & CRAFTS



OPTION 1: VICTORIAN



### STEP 1: Review Existing Design

The design of this townhouse works well with the placement of the living spaces and porch at the front of the house. The windows may be composed in a more orderly fashion. The current design does not have a

well-defined architectural character but could be transformed into the Victorian or Arts & Crafts style.

### STEP 2: Consult the Design Guidelines

Use the Design Guidelines to guide the transformation. In this case, the Victorian and Arts & Crafts style

sections apply. For townhouse scripting recommendations, see page 2.19.

### STEP 3: Develop a New Design Based on Existing Design

#### A. Adjust Massing, Roof Pitch and Form

In the Victorian example, break the mass of the roof formed into the Victorian or Arts & Crafts style.

#### B. Adjust Window and Door Composition

Pick appropriate windows based on the Victorian style with the addition of a front gable form. For Arts & Crafts, the addition of a cross-gable for the left unit, and further articulation of the plan of the left unit allows for the units to read as individual cottages.

#### C. Materials and Finishes

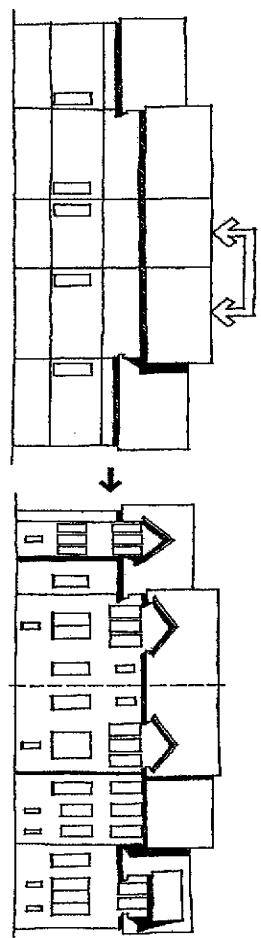
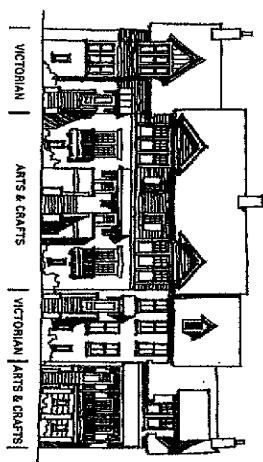
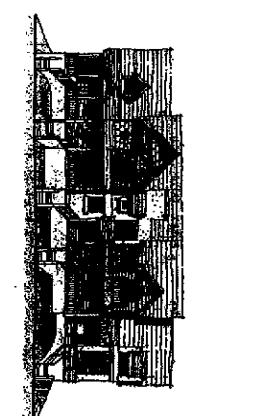
Use the appropriate style section to determine the materials and finishing of the building.

## Step-by-Step Transformation:

### Townhouse Five-Unit Composition

An Example of Transformation of a Typical House Design

Note: These principles can apply to two- or three-story townhouses typically found in the Salt Lake City region.



#### STEP 1: Review Existing Design

This townhouse composition attempts create variety by alternating styles and varying roof forms and heights. Although these are principles described in the townhouse scripting recommendations, further development can bring more harmony to the design. Rather than utilizing suburban techniques, such as a hem of landscape at the foundation wall, it is suggested that the building come to the natural grade level. This will allow the opportunity for windows to bring light into the garage or bonus room at ground level and exterior grades. In addition, composing the building a matching pair of units and exercising an option for a shared entry stair can introduce a different rhythm to the overall facade.

#### STEP 2: Consult the Design Guidelines

Use the Design Guidelines to guide the transformation. For townhouse scripting recommendations, see page 2.19.

#### STEP 2: Adjust Window and Door Composition

Arrange windows and doors in the spirit of the compositions illustrated in the style sections of the Design Guidelines. In this case, the Victorian and Arts & Crafts style sections apply.

#### STEP 4: Develop a New Design Based on Existing Design

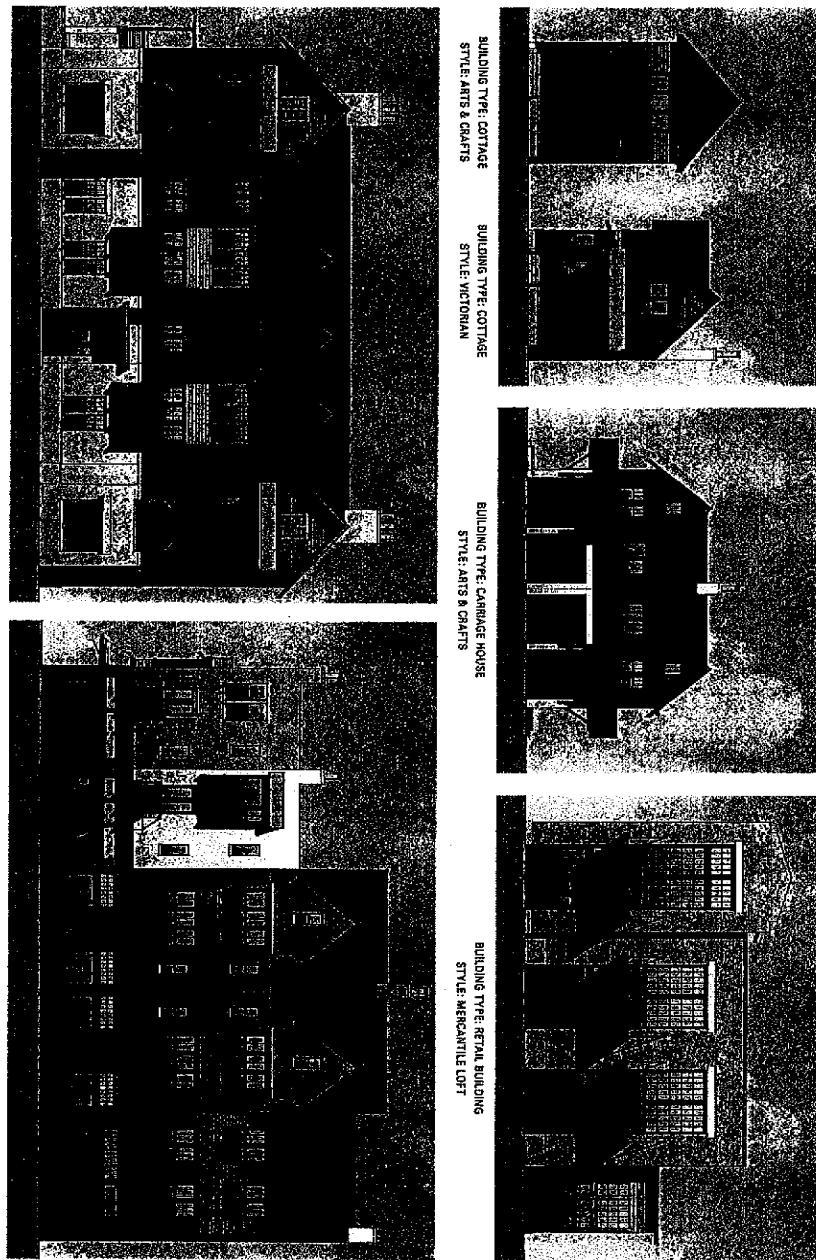
##### A. Adjust Massing, Roof Pitch and Form

For all styles of townhouses, it is important to have steep pitches for the main body mass. In the Victorian example on the left, introduce a bay and roof form to increase the vertical emphasis. For Arts & Crafts units at the center of the composition, the addition of a cross-gable elements, at the appropriate roof pitch introduces the domestic cottage scale.

##### B. Materials and Finishes

Use the appropriate style section to determine the materials and finishing of the building.

## Sample Elevations



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**Exhibit B.**

**Project Site Plan**

## GEAR 30 COMERICAL BUILDING

A PART OF THE SOUTHEAST 1/4 OF SECTION 29  
TEN, RW, SBM, US. SURVEY

JUNE 2012

470

SITE CONSTRUCTION NOTES

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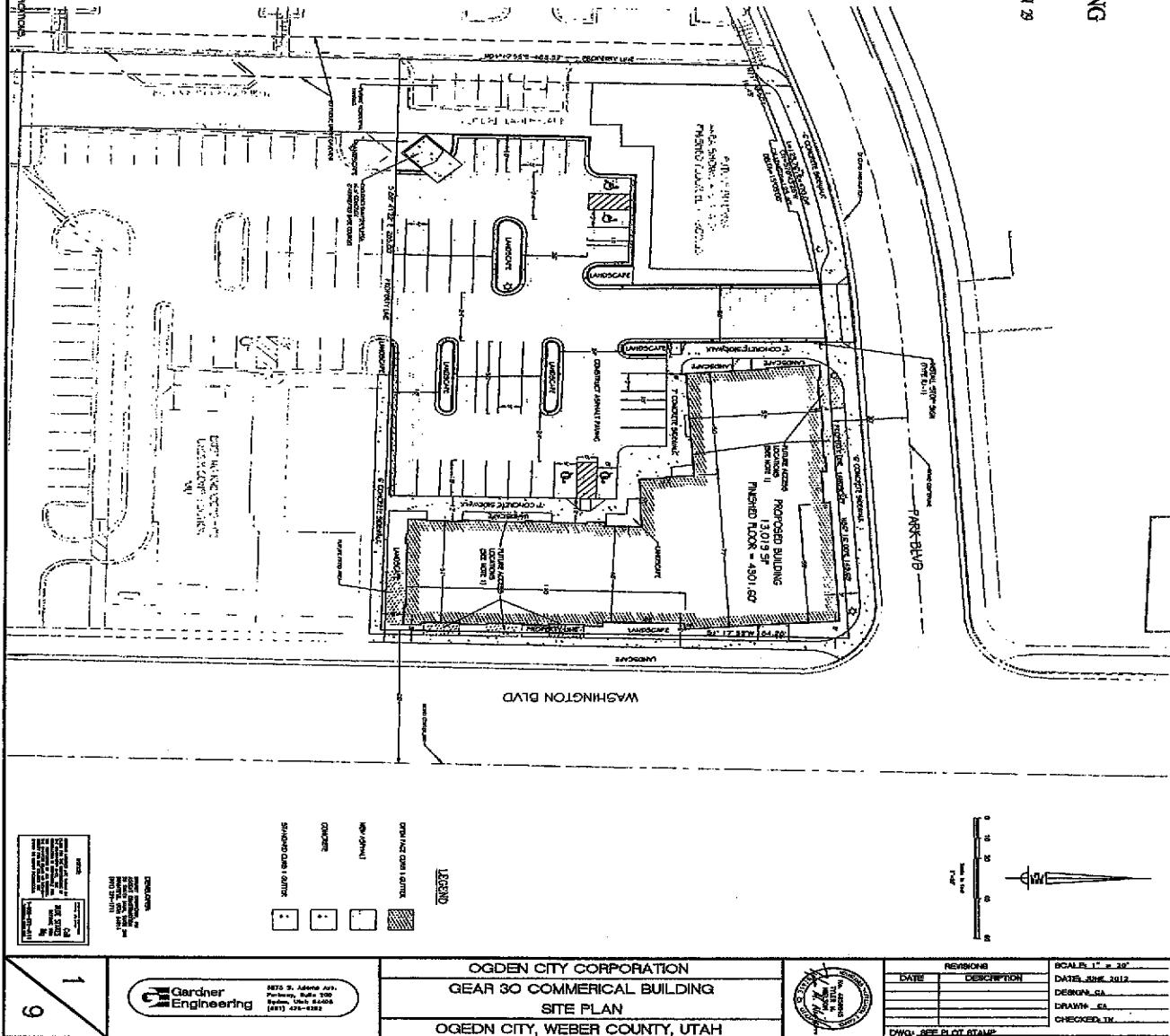
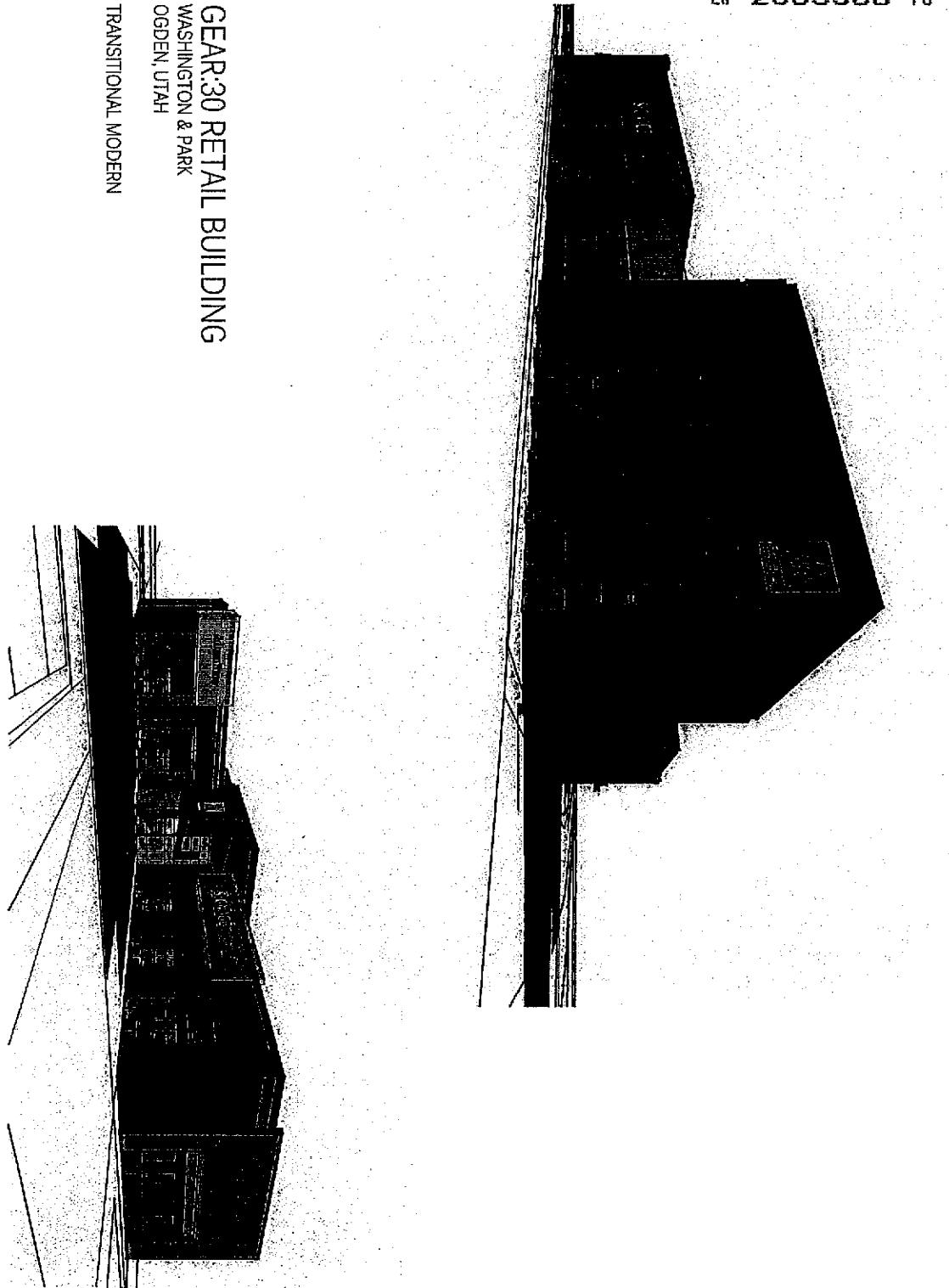


Exhibit C.

Phase 1 Building Elevations



GEAR:30 RETAIL BUILDING

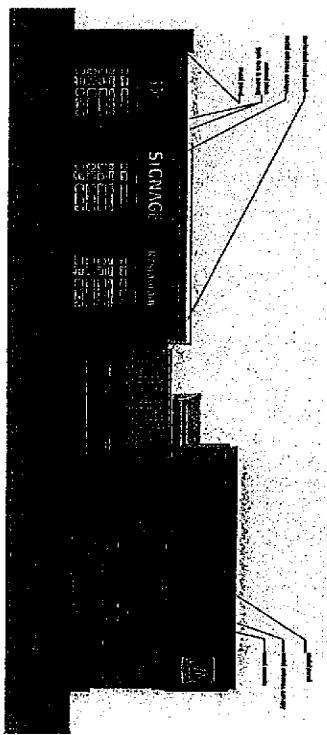
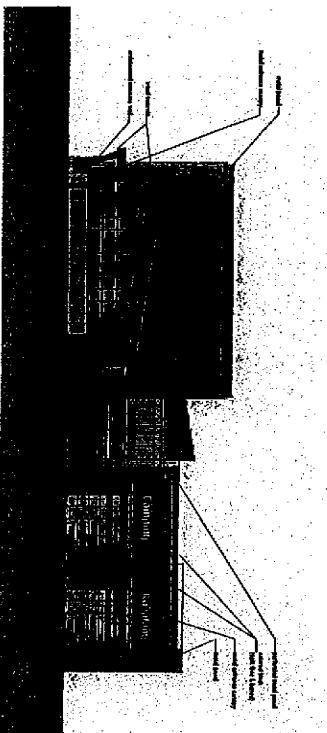
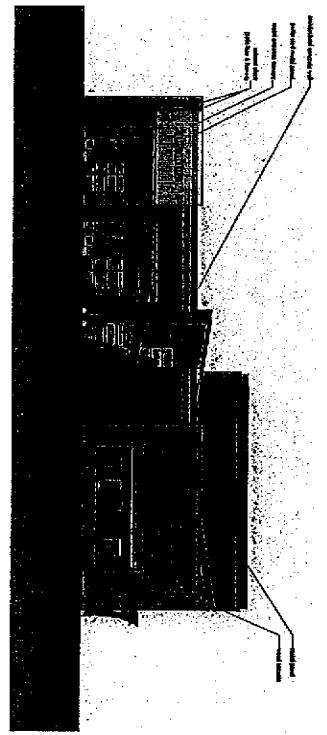
WASHINGTON & PARK  
OGDEN, UTAH

TRANSITIONAL MODERN

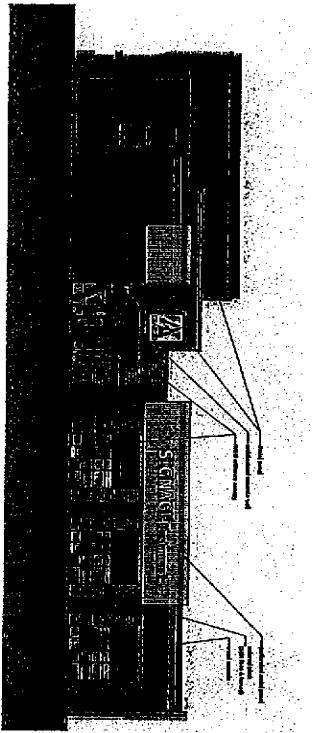
## GEAR:30 RETAIL BUILDING

WASHINGTON & PARK  
OGDEN, UTAH

TRANSITIONAL MODERN

EAST ELEVATION  
(WASHINGTON BLVD)NORTH ELEVATION  
(PARK BLVD)

SOUTH ELEVATION



WEST ELEVATION

Exhibit D.

Landscaping Plan

