

COMMUNITY INVESTMENT FRAMEWORK
Oak Den Investment Area

June 27, 2016

Ogden City Redevelopment Agency

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GENERAL STATEMENT

This Community Investment Framework (“**Framework**”) has been prepared in harmony with the objectives and directives of the Quality Neighborhood Initiative, adopted by joint resolution of the City Council and Mayor’s office on November 24th, 2015. The provisions herein provide a framework to facilitate economic investment, physical reconstruction, and neighborhood resurgence in a nine block area of one of the City’s most significant heritage neighborhoods and serves as a preamble to other studies, plans, and development documents that may be applicable. This nine-block area has been deemed the Oak Den Area of Investment (“**Investment Area**” or “**Area**”) and lies within the East Central Community (the ECC is also known as the Trolley District). The Framework promotes a vision for a mixed-use neighborhood that creates and sustains a desirable quality of life and incorporates land uses, urban design, and development strategies that are in accordance with best practices and Ogden’s General Plan. Potential urban renewal will be accomplished utilizing multiple tools and through partnerships among land owners, developers, investors, business leaders, neighborhood groups, and local, state and federal government leaders. The purpose of this Community Investment Framework document and the larger role of the Redevelopment Agency of Ogden City (“**Agency**”) is to encourage and assist private enterprise to invest in Ogden’s neighborhoods and to identify and pursue development activities that will support and sustain Ogden as an attractive and vibrant place to live and work.

Section 1 Description and Map of Investment Area

The following blocks within the Investment Area are established and described below. An aerial map of the Area is attached hereto and incorporated herein as Exhibit A – Oak Den Area of Investment Map.

Block 1 of the Investment Area includes all of the property within the Investment Area that is located between 23rd - 24th, Madison Ave. - Monroe Blvd.

Block 2 of the Investment Area includes all of the property within the Investment Area that is located between 23rd - 24th, Monroe Blvd. - Quincy Ave.

Block 3 of the Investment Area includes all of the property within the Investment Area that is located between 23rd - 24th, Quincy Ave. - Jackson Ave.

Block 4 of the Investment Area includes all of the property within the Investment Area that is located between 24th - 25th, Madison Ave. - Monroe Blvd.

Block 5 of the Investment Area includes all of the property within the Investment Area that is located between 24th - 25th, Monroe Blvd. - Quincy Ave.

Block 6 of the Investment Area includes all of the property within the Investment Area that is located between 24th - 25th, Quincy Ave. - Jackson Ave.

Block 7 of the Investment Area includes all of the property within the Investment Area that is

located between 25th - 26th, Madison Ave. - Monroe Blvd.

Block 8 of the Investment Area includes all of the property within the Investment Area that is located between 25th - 26th, Monroe Blvd. - Quincy Ave.

Block 9 of the Investment Area includes all of the property within the Investment Area that is located between 25th - 26th, Quincy Ave. - Jackson Ave.

Section 2 Existing Area Characteristics and How They Will Be Affected

A. General Statement of Land Uses and Building Codes

The permitted land uses within the Oak Den Area of Investment shall be those uses permitted by the officially adopted zoning ordinances of Ogden City, as those ordinances may be amended from time to time, subject to limitations imposed by “overlay” restrictions and the controls and guidelines outlined in any appropriate plans or documents approved by Ogden City or the Agency in the future. A Land Use Map showing the current permitted uses is included in and made part of this Framework as Exhibit B – Land Use Map. The existing zones within the Investment Area include NC-2, PI, R-2EC, and R-3EC.

The existing uses within the Investment Area include retail, office, commercial, single family and multiple family dwellings.

It is expected that the currently permitted land uses in the Investment Area will not be directly changed for the purposes of effecting the urban renewal of the Investment Area. However, the City may or may not determine to propose zoning ordinance amendments in order to aid in or promote urban renewal or for other reasons.

The construction of any new buildings and improvements and the rehabilitation of any existing buildings or improvements will be done in accordance with the standards set forth in the general plan of the City and in accordance with the International Building Code applicable to the City. All building permits for construction or rehabilitation will be issued by the City in order to assure that new development or urban renewal is consistent with the general plan of the City.

The Agency believes that many of the owners of real property located within the Investment Area would be willing to participate in a City program or take other action which will result in desirable investment and urban renewal. These actions include, but are not limited to, the removal of substandard and/or vacant buildings and structures, the relocation of businesses, and the sale of land, buildings and/or residences, thereby facilitating construction of new buildings and improvements on certain land within the Investment Area. Through the process of owner participation, owners of real property located within the Investment Area may enter into one or more agreements with the Agency to achieve any number of these and other objectives.

B. Layout of Principal Streets

The layout of the principal streets in the Investment Area is shown on the map attached as Exhibit A – Oak Den Area of Investment Map and incorporated herein. It is expected that functional and cosmetic improvements will be made to the principal streets of 23rd, 24th, 25th, 26th, Quincy, and Monroe. These types of improvements may include, but are not limited to, curb/gutter replacement, re-profiling/re-paving, sidewalk replacement, driveway replacement, utility upgrades, and landscape enhancements. Those secondary streets located within the interior of the Investment Area, namely Gramercy, Fowler, Liberty, and Capitol may be improved, extended, reconstructed, or otherwise enhanced in order to facilitate improvements.

C. Population Densities

As of 2010, the existing population of the Investment Area was approximately 1,594 with 703 housing units (*2010 Census Profile, ESRI*). All potential urban renewal activities contemplated in this Framework will seek to balance the necessary densities required to support downtown growth and activities with an appropriate and comfortable urban quality of life.

1. Residential Population

(A) Additional residential units are expected to be constructed within the Investment Area, increasing the residential density of the Investment Area and thereby strengthening the neighborhood and supporting the downtown. Potential development of detached single-family dwelling units, attached single-family dwelling units, multi-family dwelling units, and mixed-use units would be appropriate and desirable. Such development could occur on existing vacant parcels of land as well as infill parcels. Certain existing homes in this area are anticipated to be renovated to preserve their historic character. All new residential dwellings would be required to be constructed in a manner that contributed to the historic character of the adjacent block(s).

(B) It is desired that the Investment Area will transition from an underutilized and declining area to a vibrant and fully utilized area of Ogden. This change will maintain and increase the day time population.

2. Daytime Business Population

It is expected that the daytime business population will grow as retail, commercial and office use along principal streets intensifies. It is also contemplated that additional employment opportunities will occur in the Investment Area as existing businesses expand and new businesses relocate to the area. As a result, private and public (on-street) parking demand and availability will need to be addressed.

D. Building Intensities

The building intensities within the boundaries of the Investment Area were analyzed along with the condition of each structure. It is expected that the building intensities within the Investment Area will be affected by urban renewal as commercial buildings are developed adjacent to one

another to create a street frontage without gaps, shared parking behind the commercial buildings and commercial buildings higher than one story are developed to more fully utilize the properties. Low density inner block residential development may, in some cases, be replaced with attached dwelling concepts with higher density.

E. Physical Conditions.

The Investment Area consists of approximately +/- 84.24 acres of privately owned land as shown on the Investment Area map. The physical characteristics of the Investment Area may generally be classified as a depressed and underutilized urban neighborhood of the City. This is evidenced by large sections of vacant or unimproved land, various housing styles that are in need of renovation, numerous vacant buildings, and aged or deteriorating public infrastructure.

F. Social Conditions

No unusual social conditions can be observed in the Investment area. Perceived social conditions that are typical of other inner-city neighborhoods that are experiencing similar physical and economic challenges include higher-than-normal unemployment, drug related problems, higher-than-normal use of social services and programs, and elevated crime levels.

G. Economic Conditions

The Area has been unable to attract private commercial and residential investment due to the inadequate maintenance of existing properties, aging infrastructure, challenging lot sizes, and undesirable “curb appeal”. The median income in the area is approximately \$27,558 (*2016 Census Profile, ESRI*), 49% below the state average. Commercial neighborhood support services, such as fresh markets, personal services, banking, and entertainment are generally within driving distance, but are limited or non-existence within walking distance. A large commercial site in the center of the area has remained partially vacant for over a decade, giving the impression of a depressed micro-economy and a long term lack of commercial interest in the area.

At the writing of this Community Investment Framework, the Agency has determined that the present condition or use of the Investment Area substantially impairs the sound growth of the municipality and constitutes an economic liability to the community at large.

Section 3 Statement of Standards and Objectives

A. Development Objectives

Following are standards and permissible activities that will guide future proposed urban renewal activities in the Investment Area:

1. Removal of structurally substandard buildings or improvements to permit the return of land to its highest and best economic use.
2. Removal of impediments to land disposition and development through assembly of land

into reasonably sized and shaped parcels served by improved public utilities and infrastructure improvements.

3. Rehabilitation of commercial and multi-family structures if sound long term economic activity can be assured thereby; and rehabilitation of single family homes if the historic quality can be retained or restored.
4. The elimination of environmental deficiencies, including: irregular lot subdivision, inadequate drainage, weeds and excessive secluding vegetation, underutilized land, and soil contamination mitigation, if present.
5. Achievement of an environment which reflects appropriate architectural, landscape, and urban design principles consistent with the NC-2, PI, R-2EC, and R-3EC zoning guidelines as well as the contributing character of historically significant homes within the Area. This type of environment should be developed through encouragement, guidance, appropriate enforcement and controls, ordinances, and professional assistance to owner participants and developers.
6. Promotion and marketing of the Investment Area for development or investment that would be complimentary to existing businesses and residential areas or would enhance the economic base of the neighborhood through diversification.
7. Upgrade or replacement of utilities, streets, curbs, sidewalks, parking areas, landscaping, and lighting to give the area a refined look consistent with the objectives of the applicable zoning and in a manner that attracts business and residential activity.
8. Provide for the strengthening of the tax base and economic health of the entire community.
9. Provide improved public streets, road access, associated utilities, and pedestrian/bicycle access to the area to facilitate better traffic circulation and reduce traffic hazards. Provide improved pedestrian circulation systems that create landscaped walkways through the inner block to provide attractive and safe pedestrian connections. The Agency shall work with the City to recommend ways to improve traffic and pedestrian circulation within and abutting the Investment Area.
10. Provide for compatible relationships among land uses and quality standards for development, such that the area functions as a unified and viable center of social and economic activity for the City.
11. Coordinate and improve the public transportation system, including bus stops and other public transit services.
12. Eliminate the influences and factors that lead to the poor design, installation, and/or management of the façade zone area of residential properties. This area is defined as the area between the front door and the back of curb and includes elements such as landscaping, paved surfaces, porches, lighting, siding, and utilities.

B. Continued Use of Existing Buildings

Urban renewal shall include the continuance of many existing buildings or uses so long as substandard, illegal, or undesirable conditions, if any, are removed and the buildings have an economic life after rehabilitation of at least twenty (20) years. The Agency believes that most existing buildings within the Investment Area should be considered to be continued or rehabilitated.

C. Retail Sales

The development of retail sales in accordance with appropriate zoning is an objective of the Investment Area in order to strengthen Ogden's tax base and provide services and amenities to those living in and around the Investment Area.

D. National Register of Historic Places or State Register

If any of the existing buildings or uses in the Investment Area are included in or eligible for inclusion in the National Register of Historic Places or the State Register, with respect to such buildings or uses the Agency shall comply with local, state, and federal regulations. Currently, 160 out of 413 properties within the Area are listed on the National Register.

E. General Design Objectives

Subject to the development objectives and other provisions of this Framework, owners and developers will be allowed certain flexibility in the development of land located within the Investment Area and are expected to achieve a high level of quality design and development. Each investment proposal will be considered subject to compliance with: (1) appropriate elements of the City's general plan; (2) the planning and zoning code of the City; (3) other applicable building codes and ordinances of the City; (4) a review and recommendation by the City Planning Commission and Mayor; and (5) approval by the Agency Executive Director or Board to ensure that the development is consistent with this Community Investment Framework.

Each investment proposal by an owner or a developer will be accompanied by site plans, elevation drawings, color/materials boards, development data, and other appropriate material that clearly describes the extent of development proposed, including land coverage, setbacks, heights and bulk proposed, building design and materials, off-street parking and loading to be provided, use of public transportation, and any other design data determined to be necessary or requested by the City or the Agency.

The particular elements of each proposed development should be such that the overall urban renewal of the Investment Area will:

1. Provide an attractive urban environment;
2. Blend harmoniously with the adjoining areas;
3. Provide for the optimum amount of open space in relation to new buildings;
4. Provide shared parking areas, appropriately screened and/or landscaped to blend harmoniously with the area, and possibly parking structures;
5. Provide open spaces and pedestrian walks which are oriented to the directions of maximum use and designed to derive benefit from topographical conditions and views;
6. Provide for the optimum separation and protection of pedestrian access routes from vehicular traffic arteries;
7. Result in the development of land within the Investment Area in such a manner that available off-street parking will be provided as appropriate. Special emphasis will be placed on phases of construction of all new development projects to support the parking program;
8. Encourage development of one or more focal points that would serve as gathering places within the Investment Area.
9. Comply with the other provisions of this Framework.

F. Specific Design Objectives and Controls

1. Building Design Objectives:

(A) All new commercial buildings shall be of design and materials that have at least 50% of the ground level floor as see-through store front with solid portion of the store front being brick or architectural stone or concrete, the design of which will be in harmony with adjoining areas and other new development and shall be subject to design review and approval by the Agency and City.

(B) Detached single family homes shall be designed to reflect the historical lines of the homes along the street and use materials that have the same visual quality as found on the existing historic homes.

(C) Attached dwelling units shall be designed to be complimentary to the lines and shapes of buildings in the district and use the same types of exterior treatments in order to be compatible with the area.

(D) The design of buildings shall take optimum advantage of available views and topography and shall provide, where appropriate, separate levels of access.

(E) Commercial buildings within the Investment Area should be designed and placed

to act as significant landmarks in the Area and the City. Corner buildings shall be equivalent in height to a two story building or taller and other one story buildings in the Area shall have varying skyline profiles.

2. Open Space Pedestrian Walks and Interior Drive Design Objectives:

(A) All open spaces, pedestrian walks and interior drives shall be designed as an integral part of an overall site design, properly related to existing and proposed buildings and that create a continuity of design for the entire block, area topography, views, etc.

(B) Appropriate pedestrian or human spaces to be used for casual occupancy, gathering and interaction should be provided.

(C) Attractively landscaped open spaces shall be provided, which will offer maximum usability to occupants of the building for which they are developed.

(D) Landscaped, paved, and comfortably graded pedestrian walks should be provided along the lines of the most intense use, particularly from building entrances to streets, parking areas, and adjacent buildings on the same site.

(E) The location and design of pedestrian walks should afford maximum safety and separation from vehicular traffic, connection through the entire block and should recognize and take into account desirable views of new and existing development in the area and surrounding community and the area topography and views.

(F) Materials and design of paving, retaining walls, fences, curbs, benches, and other accouterments, shall be of good appearance, easily maintained, and indicative of their purpose.

3. Parking Design Objectives:

(A) Parking areas shall be designed with careful regard to orderly arrangement, ability to share parking, topography, relationship to view, ease of access, and as an integral part of overall site design. Parking shall not be in front of the building; rather on the side with a majority of the parking stalls located behind the building.

(B) Any parking structures should be designed to complement and blend with existing or planned structures, incorporate retail uses on the street level or be located behind the main buildings so that the majority of the structure is not visible from the street.

4. Landscape Design Objectives:

(A) A coordinated landscape and open space design over the entire Investment Area incorporating landscaped treatment for open space, roads, paths, and parking areas into a continuous and integrated design shall be a primary objective.

(B) Primary landscape treatment shall consist of a variety of shrubs, ground cover,

and shade trees as appropriate to the character of the Investment Area and as determined by the City and the Agency.

5. Public Improvement Design Objectives:

(A) Public right-of-way. All streets, sidewalks and walkways within public right-of-ways will be designed or approved by the City and will be consistent with all design objectives.

(B) Street lighting and signs. Lighting standards and signs following consistent design standards and modern illumination standards of those lights and signs within areas of the downtown are desirable along 23rd, 24th, 25th, 26th and shall be provided as approved by the City.

Section 4 Strategies and Tools to Achieve Investment Objectives

The Agency, in pursuing development strategies that will promote a more vibrant and economically healthy community, may utilize its resources to eradicate substandard conditions and effectuate urban renewal as defined in this Framework and as allowable by law. Possible strategies available to facilitate development and investment in the Area may include, but are not limited to, the acquisition, clearance, disposition, and rehabilitation of residential and commercial properties, as more fully described below:

1. Acquisition and Clearance:

The Agency may acquire, but is not required to acquire, real property located in the Investment Area. The Agency may acquire property by negotiation, gift, devise, exchange, purchase, eminent domain, or other lawful method. Various third-parties, as available and desirable from time to time and who may or may not be associated with the Agency, may acquire real property located in the Investment Area by negotiation, gift, devise, exchange, purchase, or other lawful method.

The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless, in the Agency's judgment, (1) such building requires structural alteration, improvement, modernization, or rehabilitation, or (2) the site or lot on which the building is situated requires modification in size, shape, or use, or (3) it is necessary to impose upon such property any of the standards, restrictions and controls of the zoning, building code, or this Framework, and the owner fails or refuses to agree to participate in a manner acceptable to the Agency.

Generally personal property will not be acquired by the Agency. However, where necessary in the execution of the objectives of this Framework, the Agency may be authorized to acquire personal property in the Investment Area by any lawful means.

2. Property Disposition and Development:

The Agency may be authorized, by lawful means, to promote the urban renewal of the Investment Area. The Agency may be authorized to demolish and clear buildings, structures, and

other improvements from any real property in the Investment Area as necessary to carry out the purposes of this Framework. The Agency may be authorized to install and construct, or to cause to be installed and constructed, the public improvements, public facilities, and public utilities, within the Investment Area which are necessary or desirable to carry out this Framework. The Agency may be authorized to prepare or cause to be prepared as building sites any real property in the Investment Area. The Agency may also be authorized to rehabilitate or to cause to be rehabilitated any building or structure in the Investment Area.

Conditioned on approval by the Agency Board, the Agency may be authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, grant or otherwise dispose of any interest in real property within the Investment Area. If such authorization is given, the Agency may be able to dispose of real property by gift, grant, leases or sales by negotiation with or without public bidding. If such authorization is given, all real property acquired by the Agency in the Investment Area may be given, granted, sold or leased to public or private persons or entities for development for the uses permitted by zoning, this Framework, and other plans as appropriate. Real property may be conveyed by the Agency to the City or any other public entity without charge. The Agency may reserve such controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that development is carried out pursuant to this Framework and other associated plans, as applicable.

To the maximum possible extent, the objectives of this Framework are to be accomplished through Agency encouragement of, and assistance to, private owners and private enterprise in carrying out development activities.

To the extent now or hereafter permitted by law, the Agency may be authorized to pay for, develop, or construct any building, facility, structure, or other improvement either within or outside the Investment Area for itself or for any public entity to the extent that such improvement would be of benefit to the Investment Area.

3. Rehabilitation.

Properties determined to be in substandard condition by the City and not otherwise needed for urban renewal may be sufficiently rehabilitated by the property owner or others to insure a remaining economic life of twenty years.

4. Implementation of Development Projects.

The Agency and City shall have the right to approve the design and construction documents of all development within the Investment Area to ensure that such activities are consistent with this Framework and applicable zoning and other plans as approved. The City's Community and Economic Development Department shall notify the Agency of all requests for: (1) zoning changes; (2) design approval; (3) site plan approval or amendments thereto; and (4) building permits within the Investment Area. Development projects within the Investment Area shall be implemented as approved by the Agency and the City.

5. Cooperation with the Community and Public Entities.

The community and certain public entities are authorized by state law, with or without consideration, to assist and cooperate in the planning, undertaking, construction, or operation of projects within this Investment Area. The Agency may seek the aid and cooperation of such public entities in order to accomplish the purposes of urban renewal and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by a public entity without the consent of the public entity. The Agency, however, will seek the cooperation of all public entities which own or intend to acquire property in the Investment Area. To the extent allowed by law, the Agency shall impose on all public entities owning real property in the Investment Area the planning and design controls contained or referenced herein to the end that uses and any future development by public entities will conform to the requirements of such.

6. Relocation.

The relocation rules found in the provisions of the Utah Relocation Assistance Act, Section 57-12-1, et. seq., Utah Code Annotated 1953, as amended, and the relocation rules or guidelines adopted by the Agency's governing board by Resolution #2000-17 on November 14, 2000, as these may be amended from time to time, describe how relocation assistance, if any, will be offered to displaced persons in the event any real property is acquired by the Agency within the Investment Area through the power of eminent domain.

The Agency intends that all property needed to be acquired within the Investment Area will be acquired, if possible, by private owners wishing to undertake urban renewal within the Investment Area. The Agency may, upon approval by the Agency Board, acquire real property or interests in real property as permitted by law in order to further the proposed urban renewal within the Investment Area, to implement this Framework and other plans, as applicable, and to remove blight from the Investment Area. Those properties which may be required, upon approval by the Agency Board, to be acquired by eminent domain are shown on the map attached as Exhibit C – Eminent Domain Parcels and incorporated herein. All other parcels within the Investment Area not described on Exhibit C as eligible for eminent domain will be contractually excluded or excluded by resolution of the Ogden City Redevelopment Agency and therefore may only be acquired by open negotiations between willing sellers and willing buyers.

Possible tools available to facilitate development and investment in the Area may include, but are not limited to, the following programs and tools as more fully described below:

1. Community Development Area (CDA).

A Community Development Area is a flexible tool, allowed for under State law, that provides the Agency the ability to encourage different kinds of new development that the community believes will be beneficial, including mixed-use and retail. A CDA uses tax increment financing, Project Area Plans and Budgets, and development agreements as investment mechanisms to energize stalled investment in an area and to bring about desirable results. The CDA tool does not allow for the use of eminent domain. The approval of a Project Area Plan/Budget and

applicable interlocal agreements by the Ogden City Redevelopment Agency Board and various members of the Taxing Entity Committee is required for the use of a CDA.

2. Urban Renewal Area (URA)

An Urban Renewal Area is also a tool, allowed for under State law, that provides the Agency the ability to encourage different kinds of new development that the community believes will be beneficial. Unlike a CDA, a URA has the specific objective of identifying and removing blight. A URA also has the ability to use tax increment financing and development agreements as major investment mechanisms to energize stalled investment in an area and to bring about desirable results. The approval of a Project Area Plan and Budget by the Ogden City Redevelopment Agency Board and the Taxing Entity Committee as a whole is required for the use of a URA. Because of the significant impact blight has on a community and the difficult task it is to remove it on a large scale, the URA tool does allow for the use of eminent domain pursuant to the approval of the Agency Board. Though available, eminent domain is usually more expensive, time consuming, and difficult than the alternatives, therefore, it is a seldom exercised tool among redevelopment agencies in Utah. However, the mere availability of its use has produced desirable outcomes that otherwise would not be achievable without it.

3. HELP – Home Exterior Loan Program

The HELP program is managed by Ogden City and gives home repair loans to homeowners to preserve and enhance existing homes in Ogden’s vintage neighborhoods. Loans may fund the following exterior improvements and some interior code upgrades, including roofing, driveways, windows and doors, porch repair, fencing, sprinklers and landscaping, painting, electrical, furnace and a/c, water heater, plumbing, and sewer.

4. Emergency Home Repair Program

The Emergency Home Repair Program is managed by Ogden City and gives loans to homeowners to make repairs to their home that would correct an unexpected emergency situation threatening the structure and/or the life and health of the household. A maximum of \$5,000 is available for each loan. To qualify, participants must have owned their home for at least two years and meet household income requirements.

5. Own in Ogden

Own in Ogden is a loan program to assist home buyers with the down payment or closing costs of purchasing a home. This program provides \$3,000 or \$5,000 (based on location) in down payment assistance to target areas within Ogden City. Loans can be used for down payment, closing costs, or principal reduction toward the first mortgage loan balance.

6. Home Sweet Ogden

Managed and implemented by the City, the types of properties available under this program include Asset Control Area homes (HUD repossessions that are acquired by Ogden City and remodeled. These homes conform to the applicable building codes as adopted by Ogden City and the state of Utah), Rehabilitations (homes purchased and remodeled by Ogden City), new “Historic” homes (new homes built in Ogden’s older neighborhoods and built consistent with historic styles in the area), and general new construction on infill sites. All properties under the Home Sweet Ogden Program are sold to owner occupants.

7. Unit Reduction Program

Loans offered by Ogden City to property owners for renovation of multi-unit apartments back to their original single-family, owner-occupied use. The loan is converted to a grant upon completion of the project. The amount offered is \$20,000 per unit removed.

8. Public Infrastructure Funds

These funds are made available to Ogden City from state and local sources to be used for street construction and improvements, sidewalks, curb/gutter, right-of-way landscaping and improvements, lighting, signage, and general maintenance. These funds are available to be used for infrastructure within the Investment Area as approved by Ogden City on a fiscal year basis.

9. Federal/State Programs and Grants

Though less accessible and generally received on a competitive basis, federal and state monies may be available for public and private investment in the Area. Examples of these sources may include, but are not limited to, New Market Tax Credits, Historic Tax Credits, parks and open space grants, and grants from the Economic Development Administration.

10. Private Investment

Known as the most common and effective means of capital, investment from private owners, developers, businesses, and citizens will have the most impactful and long-lasting effect on the Investment Area. The Agency intends that the majority of the investment made within the Area will be made, to the extent possible, by private owners and business/development entities wishing to undertake urban renewal within the Investment Area.

Section 5 Description of Potential Projects That Are The Object of the Proposed Urban Renewal

The Investment Area contains a portion of the City that is desirable for urban renewal because of: (1) a general recognition by the owners and the public that the Investment Area needs assistance if the area is to become economically viable with an improved quality of life; (2) a recognition and growing support by property owners that this portion of the City needs the reinvestment of private capital to rehabilitate existing buildings or construct new buildings or

infrastructure improvements; and (3) the opportunity to attract private investment to improve the area generally.

The specific boundaries of the Investment Area were arrived at by the Agency after a review of the Ogden City General Plan, the East Central Community Plan, and the general neighborhood by members of the Agency, City staff, urban renewal consultants, and other technical and legal consultants, as well as input from property owners. Planned treatment of this area is intended to stimulate development to the degree necessary for sound long range economic growth and to encourage the further development of real property located within the Investment Area.

The Agency believes, on the basis of public input received by the Agency in discussions with owners of real property within the Investment Area, that one or more urban renewal projects may be undertaken by the Agency or private owners to accomplish the purposes of this Framework. Among the urban renewal projects which the Agency believes are possible are the commercial redevelopment of the old RiteAid/IGA and Wheel Wright Lumber sites situated at approximately 24th and Monroe and the residential infill of property located between 23rd and 24th, Quincy and Monroe (see Exhibit D – Potential Projects). Development of these and other projects will be subject to the terms and conditions set forth in this Framework.

Section 6 Ways in Which Private Developers, If any, Will Be Selected To Undertake the Urban Renewal

A. Selection of Private Developers

The Agency contemplates that owners of real property within the Investment Area will take advantage of the opportunity to develop their property. In the event that owners do not wish to participate in the urban renewal in accordance with this Framework and other plans, as applicable, or in a manner acceptable to the Agency, or are unable or unwilling to appropriately participate, the Agency reserves the right, pursuant to the provisions of applicable laws and conditioned upon the approval of the Agency Board, to acquire parcels, to encourage other owners to acquire other property within the Investment Area, or to select non-owner developers by private negotiation, public advertisement, bidding or the solicitation of written proposals, or a combination of one or more of the above methods, and by doing so to encourage or accomplish the desired urban renewal of the Investment Area.

B. Identification of Developers who are Currently Involved in the Proposed Urban Renewal

The Agency has been contacted by or has been in contact with some of the current property owners within the Investment Area. However, at the publication of this Framework, there are no current property owners or other interested parties or business entities who have expressed an interest to participate or become a developer of part of the Investment Area.

1. Qualified Owners

The Agency may enter into participation agreements with qualified owners within the Investment

Area to participate in the urban renewal of the Investment Area. Whether or not the Agency enters into such agreements will depend, in part, upon the interest and ability of the owners to undertake a project in compliance with this Framework and other plans, as applicable.

2. Other Parties

Regarding all or any portion of the Investment Area, if qualified owners in the Investment Area, as described above, do not propose urban renewal projects acceptable to the Agency, or do not possess the necessary skill, experience and financial resources, or are not willing or able to appropriately develop or renew all or part of the Investment Area, the Agency may identify other qualified persons who may be interested in developing all or part of the Investment Area. Potential developers may be identified by one or more of the following processes: (1) public solicitation, (2) requests for proposals (RFP), (3) requests for bids (RFB), (4) private negotiation, or (5) some other method of identification approved by the Agency.

Section 7 Description of Anticipated Public Benefit to Be Derived From Urban Renewal

It is anticipated that the public benefit to be derived from any proposed development that may result from this Framework within the Investment Area will include the following:

1. Beneficial Influences upon the Tax Base of the Community

The following benefits are projected to accrue to the tax base of the community and the state as a result of the subject urban renewal: (1) local option sales tax revenue; (2) real property tax revenue; (3) personal property tax revenue; (4) personal income and corporate franchise tax revenue. Revenues from these sources may be eligible to be directly reinvested back into the Area by the Agency and indirectly used to enhance the general services of Ogden City to its citizens.

2. Increased Jobs or Employment Anticipated as a Result of Urban Renewal

The types of jobs anticipated to result from any proposed urban renewal is estimated to be full time and part time positions in the fields of construction, service, legal, tax, and other professional industries.

The Agency believes that some of the work force relating to any proposed urban renewal will undoubtedly come from the Investment Area, but will likely also come from other areas of the County. Some employees obtaining employment in the Investment Area may wish to relocate to the City due to the quality of life near their job location. Other potential employees may wish to lower expenses by living close to work in an affordable locale. Any proposed development should help provide jobs for anticipated growth in population.

3. Associated Business and Economic Activity Likely to Be Stimulated by Urban Renewal

Other direct and indirect benefits will accrue to businesses involved in construction supply, business products, business equipment and furnishing, furniture and furnishings, office supplies,

food services, pharmaceutical, and general retail as a result of any proposed urban renewal.

Section 8 Appendix

The documents listed below provide additional information which may be used in support of this Framework and to help the reader more fully understand the potential of urban renewal within the Investment Area. The documents found in this Appendix are incorporated herein and made a part hereof.

Quality Neighborhoods Initiative resolution and supporting documents – 10 pages

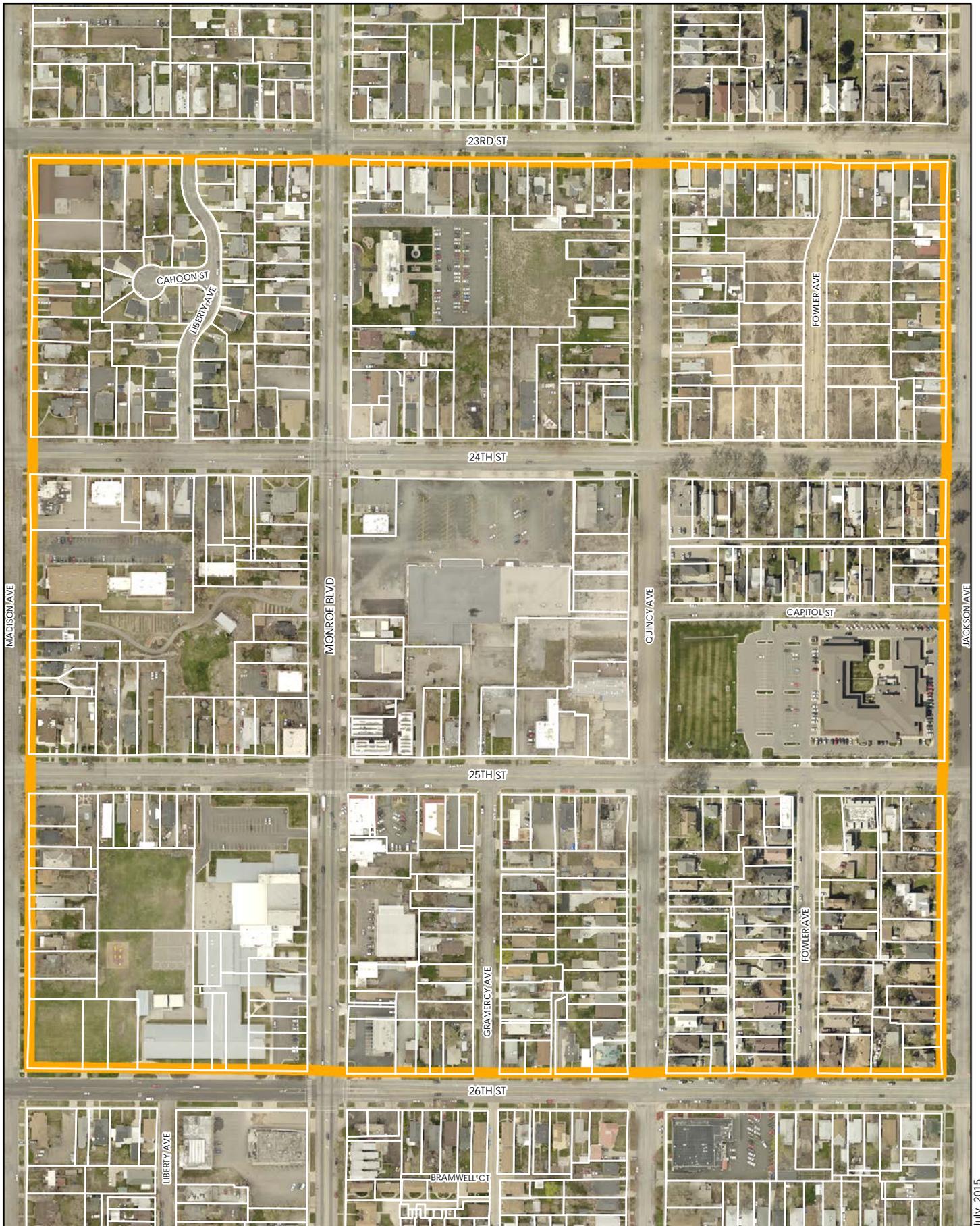
Ogden Invests in Quality Neighborhoods graphic – 2 pages

The Good Work of Redevelopment (White Paper) – 10 pages

East Central Community Plan – 44 pages

EXHIBIT A

Oak Den Area of Investment Map



OAK DEN URBAN RENEWAL SURVEY AREA

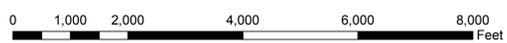


EXHIBIT B

Land Use Map

Ogden City Zoning Map

- | | | | |
|---|---|--|---|
|  O-1, Open Space |  RMH-1, Residential Manufactured Home Park |  MU, Mixed-Use |  Accessory Dwelling Unit |
|  R-1-10, Single-Family Residential |  PI, Professional/Institutional |  CRC-1, Commercial Recreation |  12th Street Corridor |
|  R-1-8, Single-Family Residential |  PI/CO, Professional/Institutional Conditional Overlay |  BEH, Business Exchange Historical |  Sensitive Area |
|  R-1-6, Single-Family Residential |  NC-1, Limited Scale Neighborhood Commercial |  BEI, Business Exchange Industrial |  Airport Overlay |
|  R-1-5, Single-Family Residential |  NC-2, Expanded Scale Neighborhood Commercial |  M-1, Limited Manufacturing |  Ogden City Boundary |
|  R-2, Two-Family Residential |  C-1/CP-1, Neighborhood Commercial |  M-2, Manufacturing and Industrial | |
|  R-2-EC, Two-Family Residential East Central |  C-2/CP-2, Community Commercial |  MRD, Manufacturing, Research and Development | |
|  R-3, Multiple-Family Residential |  C-2/CO, Community Commercial Conditional Overlay |  DDR, Defense Depot Reuse | |
|  R-3/CO, Multiple-Family Residential Conditional Overlay |  C-3/CP-3, Regional Commercial |  OCIP, Ogden Commercial and Industrial Park | |
|  R-3-EC, Multiple-Family Residential East Central |  C-3/CO, Regional Commercial Conditional Overlay |  A-C, Airport Commercial | |
|  R-4, Multiple-Family Residential |  CBD, Central Business District |  A-1, Airport Industrial | |
|  R-4/CO, Multiple-Family Residential Conditional Overlay |  CBD/CO CBD Conditional Overlay | | |
|  R-5, Multiple-Family Residential |  CBDI, CBD Intensive District | | |



Prepared by
Ogden City Planning
Updated June 2015

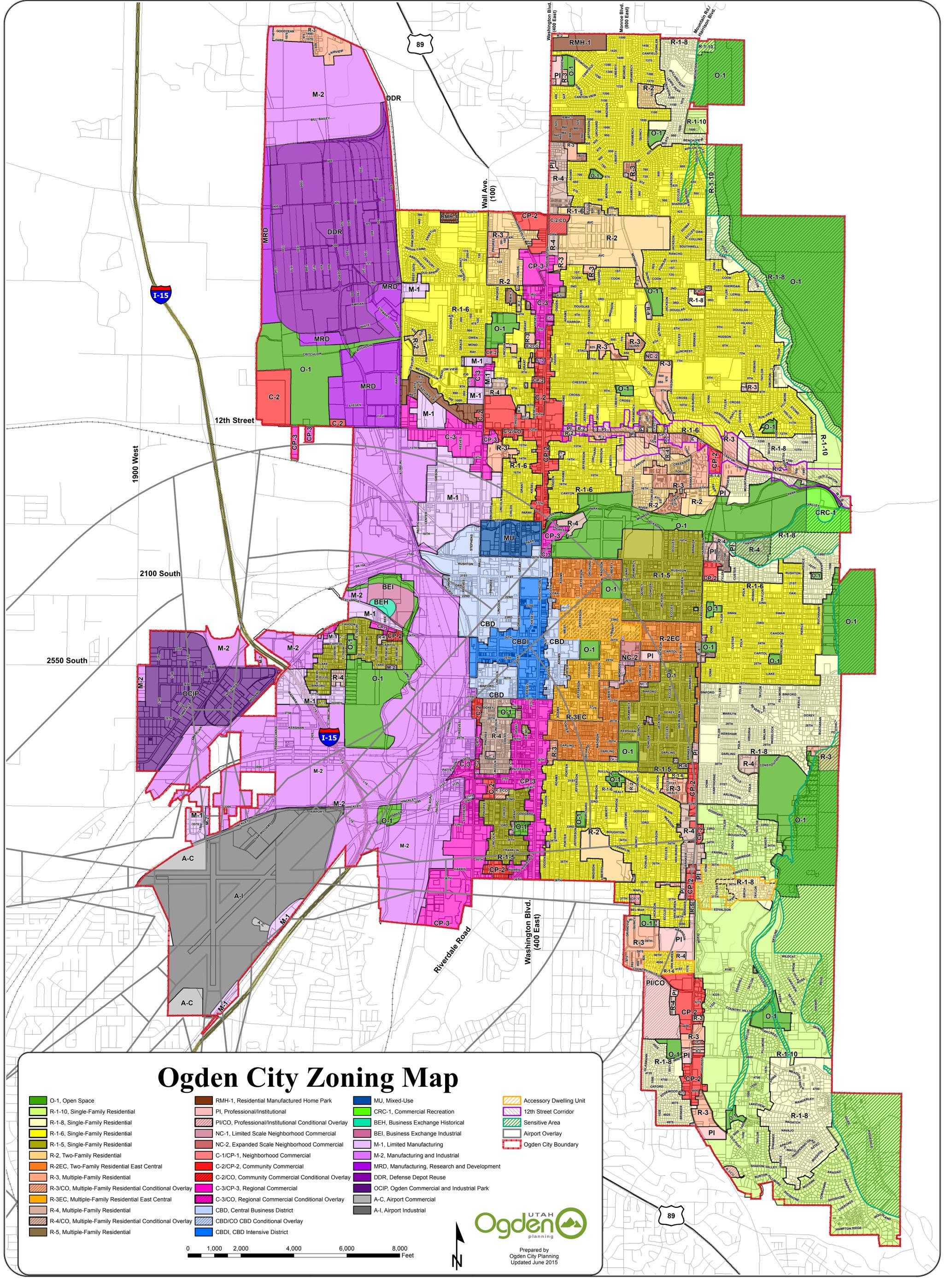


EXHIBIT C

Eminent Domain Parcels

EXHIBIT D

Potential Projects