

Figure 6:

## Ogden Avenue Corridor: Ogden/Grove Concept Plans

The following concept plans illustrate a few possibilities for the redesign of the the Primary Redevelopment Area between Foster and Custer on the south side of Ogden. All designs include a consolidated access point on Ogden with side access on Foster

and Custer, vacating a portion of Grove to control traffic and increase developable area. Each concept provides appropriate landscaping and parkway improvements. No single family residential properties are included in the concepts.

### Concept 1

This design includes a 15,680 square foot building appropriate for a casual dining or small grocery store like Trader Joe's, an 8,400 square foot fast food building with a drive-thru, and 114 parking spots.



### Concept 2

This design includes a 9,100 square foot building appropriate for a retail store like Blockbuster, two 8,400 square foot fast food buildings with drive-thrus, and 76 parking spots.



### Concept 3

This design includes two 15,680 square foot buildings appropriate for casual dining, a small grocery store, or a drug store, and 112 parking spots.

