

Figure 6a:

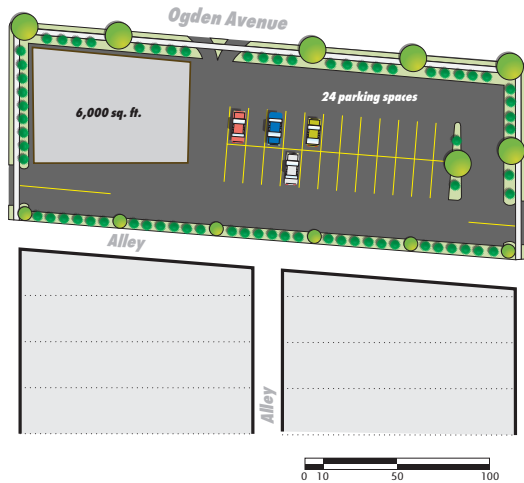
Deep Lot Commercial Development & Right-of-Way Parking Concept

The following concept plans illustrate three opportunities to increase land for commercial development by expanding commercial areas into the resi-

dential neighborhoods. This figure also illustrates a conceptual parking layout, that could be developed if an Ogden cross-street is closed to through traffic.

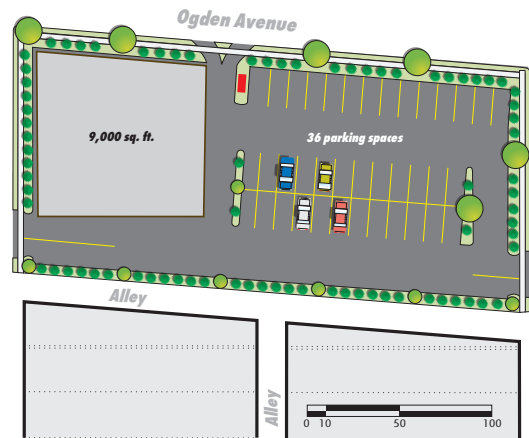
Existing Block

This concept shows the possible redevelopment of an existing block front along Ogden Avenue. The block is approximately 270' wide by 100' deep. This block front could accommodate a commercial building 6,000 square feet in size, 24 parking spaces (4 spaces/1,000 sq. ft.), and site appropriate landscaping.



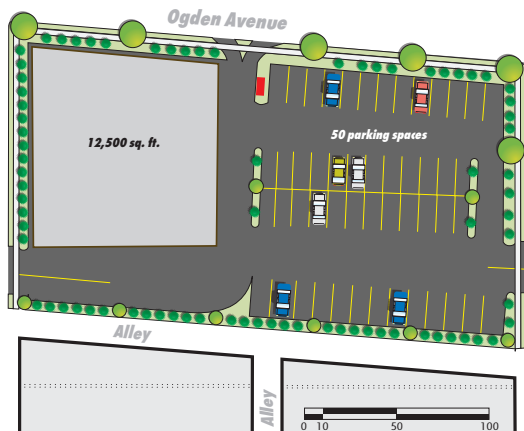
Expanding Commercial by One Lot

This concept shows the possible redevelopment of a block front along Ogden Avenue, one lot deep into the residential neighborhood. The block is approximately 270' wide by 125' deep. This block front could accommodate a commercial building 9,000 square feet in size, 36 parking spaces (4 spaces/1,000 sq. ft.), and appropriate landscaping.



Expanding Commercial by Two Lots

This concept shows the possible redevelopment of a block front along Ogden Avenue, two lots deep into the residential neighborhood. The block is approximately 270' wide by 150' deep. This block front could accommodate a commercial building 12,500 square feet in size, 50 parking spaces (4 spaces/1,000 sq. ft.), and appropriate landscaping.



Street Closure Parking

Figure 9, Ogden Avenue: Transportation and Circulation Plan identifies several streets that could be closed or cul-de-sacked to provide additional space for redevelopment. The illustration below illustrates that a street right-of-way, 66' wide, could be closed to accommodate a parking lot with approximately 20 parking spaces.

