

CLEARFIELD CONNECTED

NOTES FROM ADVISORY COMMITTEE MEETING #2

9 JUNE 2023

COMMITTEE DISCUSSION SURROUNDING ALTERNATIVE CONCEPTS

- Pedestrian bridge is being talked about for State Street at 1000 E but likely won't happen for 10+ years
 - Mayor is investigating it
 - Land acquisition is the biggest issue
 - Question of where priority should be for sending pedestrian traffic across State St
 - Idea to have the bridge at Station Blvd.
- Form-based code would be valuable for the greater station area
 - Which would be better: expanded MDP or form-based code
 - MDP is difficult to apply to multiple properties
 - Possibly continue City's downtown form-based code down State Street to the TOD or
 - Could codify MDP into form-based code for greater area
- City Council may or may not be open to expanded density and/or affordable housing. The key is to not encroach too greatly on existing neighborhoods.
- City is interested in integrating better with the Freeport Center.
 - Could be helpful to find Freeport tenants that are willing to champion better connections and improvements within and to/from the Freeport Center. (Lifetime Products and Northrup Grumman)
- What will enhance the TOD development the most? Final solution for the station area will likely be a merger of ideas from all three concepts.
- Need more critical mass to reinforce the TOD since the station is offset from State Street
- Like the idea of having a clear gateway with buildings on both sides
- Active transportation is vital to the station's success and should be a priority.
- Commercial/mixed use are likely the best frontage uses for State Street – not sure about residential only.
- The more people located around the station area, the more likely the TOD will be successful. We don't want the TOD to be an island – it should be well-integrated and cohesive within the city fabric.
 - Key to success: people. Need residential to support the TOD. Housing will make the area work.
 - Need people who live in the area to maintain the vibrancy. This is important for traffic, don't develop uses that generate traffic only but not people who stay.
- Need to make things convenient for the users (through land use and transportation)
- It is significant that 1/3 of station users are traveling by foot.
- Construction this summer to be begin on connection of D&RGW trail to station (ramp up to Antelope, sidewalk across bridge, trail along east of rail to station)
- Also plans to open up cuts in the fence line along the trail into Freeport Center for access

NEXT STEPS

- Public workshop: June 28 at Rec Center
 - Use City easels to keep boards up for the 4th of July events
 - Provide ways for people to comment after the event, through website or other means