



FORD SITE

A 21st Century Community

Recommendations on Ryan Proposed MP Amendments and
Zoning Code and Map Amendments related to the Ford Site

April 3, 2019



Timeline

- 10/10 Ryan Companies (Ryan) submitted MP Amendments
- 10/31 CNPC considered the proposed amendments by Ryan and corresponding staff response
- 11/16 Planning Commission initiated the zoning study, released MP amendments, and set a public hearing for 1/25
- 2/27 CNPC make recommendation to PC
- 3/8 PC made recommendation to City Council
- 3/27 Amendments introduced by Councilmember Tolbert

Comparison to MP



Land Uses	Minimum	Maximum	Ryan Proposal
Housing	2,400 Dwelling Units	4,000 Dwelling Units	3,745 Dwelling Units
Retail and Service	150,000 Sq. Ft GFA	300,000 Sq. Ft GFA	150,000 Sq. Ft GFA
Office and Employment	200,000 Sq. Ft GFA	450,000 Sq. Ft GFA	265,000 square feet
Civic and Institutional*	50,000 Sq. Ft GFA	150,000 Sq. Ft GFA	0 Sq. Ft GFA

*Ryan plans to meet minimum civic and institutional space at 50,000 sq. ft. GFA

Summary of Public Comment at the Planning Commission Hearing

- Nearly 200 comments; overwhelmingly supportive of Ryan proposed amendments
- In favor of Ryan's proposed amendments including SFH, six-story buildings, keeping the ballfields, land use changes and parking
- Some had concerns about density, parking, SFH, and a decrease in commercial development

Proposed Amendments

- Zoning
- General & Building Standards
- Parking Adjustments
- Roadway Adjustments
- Stormwater
- Open Space
- Staff Initiated Changes
- Zoning Study

Zoning

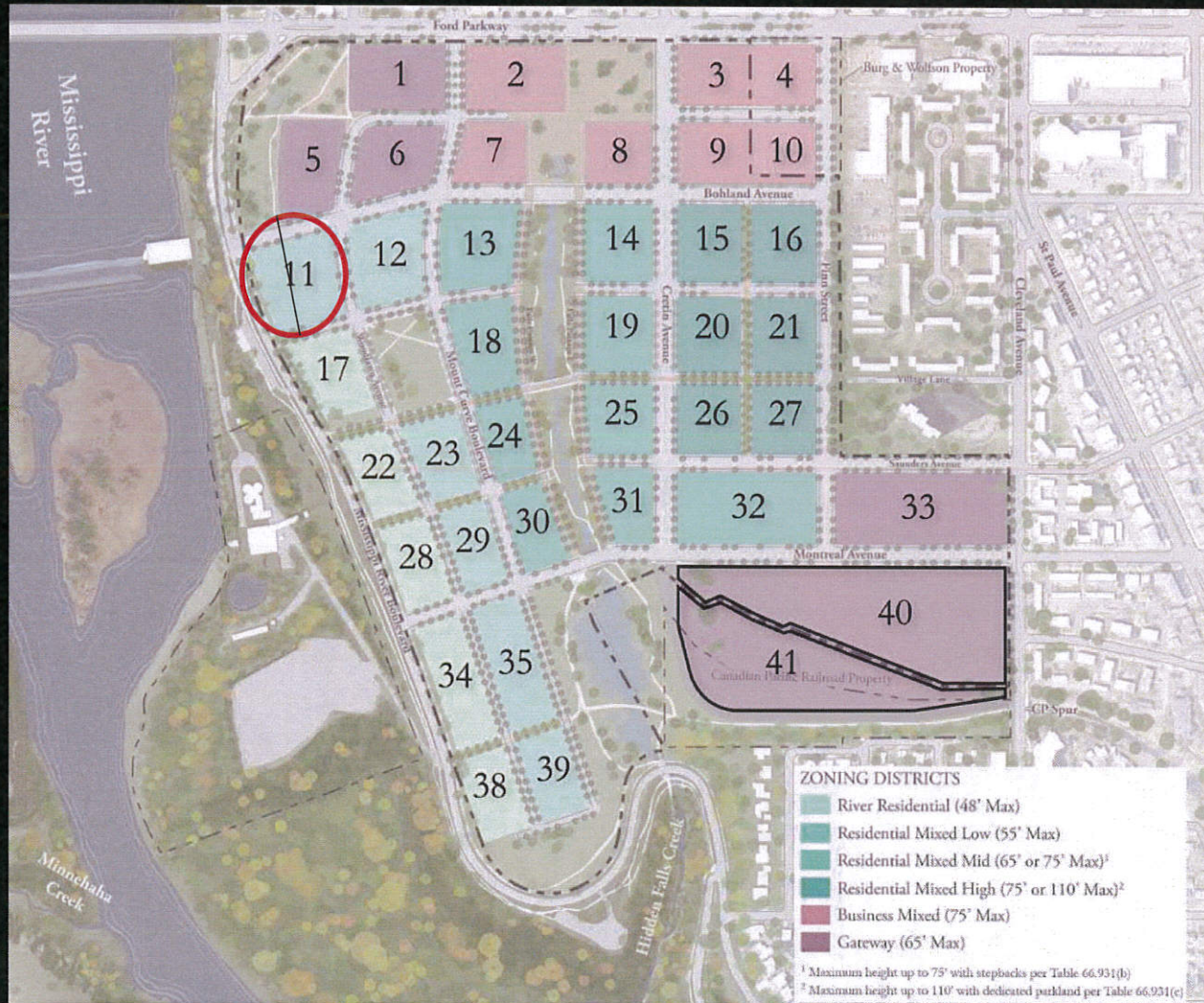
- Single Family Homes in F1*
- Block 11; proposed split block zoning to F1 and F2*
- F3 height and FAR Changes
- Required mix of uses*

*March 27 amendment: Allow 1-6 units in the F1 District

*March 27 amendment: Allow split block zoning on Block 11, easterly portion F2 and westerly portion F1

*March 27 amendment: allow more residential uses in F6 District

Zoning & Block # Map



General & Building Standards

- Rooftop materials
- Tree Caliper
- Shower Requirement*

*March 27 amendment:

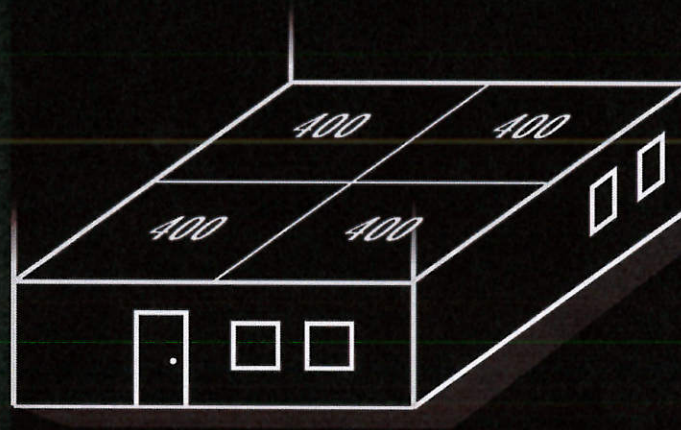
Allow 1 shower per 150 employees



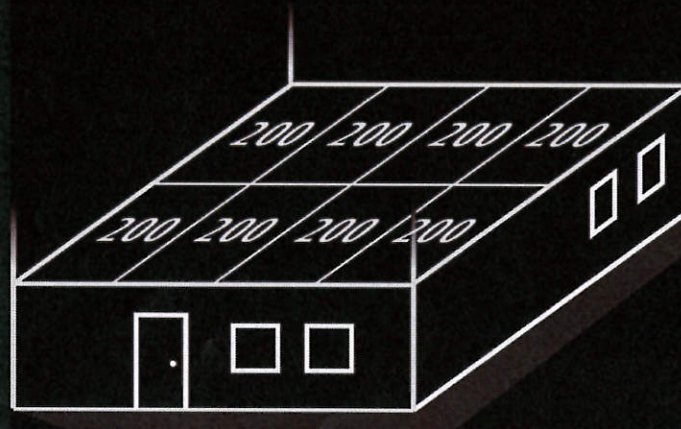
Parking Adjustment

- Non-residential* parking ratio →
- Structured Parking
- Bicycle Parking
- EV
- Carshare
- Fee in Lieu

*March 27 amendment
No CUP required



Master Plan
1 stall per 400 square feet



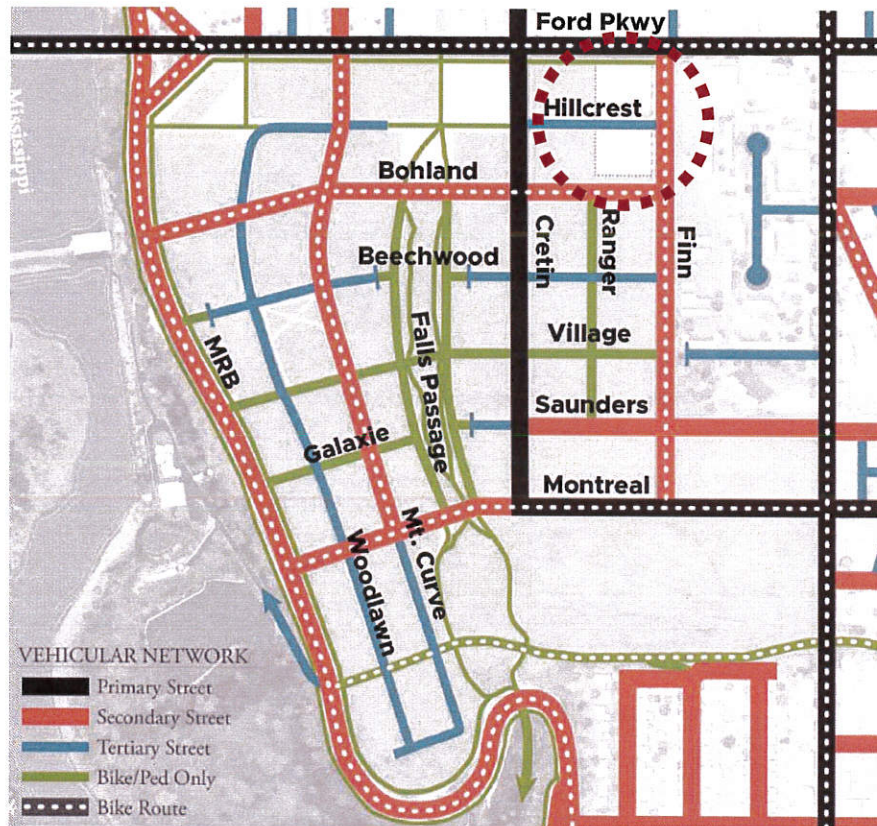
Ryan Proposal
1 stall per 200 square feet



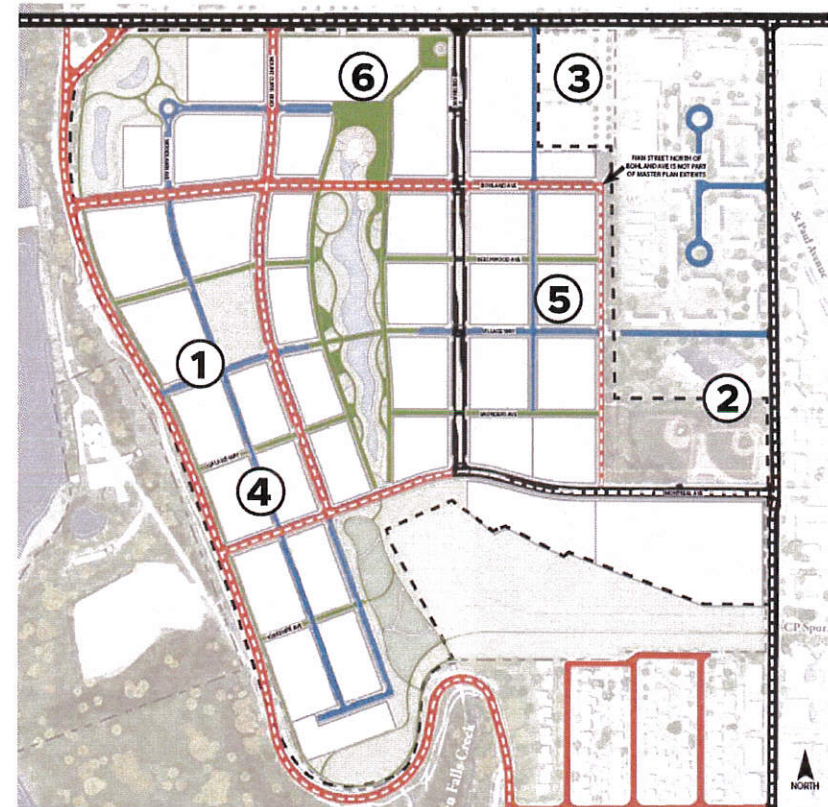
Roadway Adjustments

- No Vehicle Connection at MRB
- Saunders Avenue-conditionally explore removal
- Hillcrest Avenue-use Ranger Way to break up block
- Woodlawn Avenue –allow parking
- Ranger Way-allow vehicles and extend north
- New retail road section between Cretin and Mt Curve Blvd North
- Landscape buffer 4' to 6'

Current Master Plan



Ryan Proposal



Notes:

1. Numbering corresponds with Roadway Adjustments section in the memo.
2. Retail connection added by PED staff. Described in Ryan proposed changes, but not shown on submitted map.

Stormwater

- Remove groundwater reference and add flexibility for drainage



Park and Open Space

Ford MP

Ryan



Staff Initiated Changes

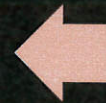
- Allow flexibility in roadway widths for utilities and environmental review
- Bohland Bike Lane
- Trail East of Mississippi River Boulevard
- Text Changes in the Plan

Summary

**Proposed
Amendment by
Ryan Companies**



**Mix of Uses &
Activity
Housing Variety
Jobs & Tax Base
Energy &
Sustainability
Transportation
Choice
Parks & Amenities**



**City Council
approval**

