

ATTACHMENT 1:

July 18 draft of Ford Design Standards Amendments to the *Ford Site Zoning and Public Realm Master Plan*

Introduction

The design standards are to be used in concert with the building type details and form requirements found in other chapters of the *Ford Site Zoning and Public Realm Master Plan* and the The Saint Paul Zoning Code, which acts as the backdrop of zoning and other building and site regulations for all elements not specifically referenced within this chapter. It will be used in tandem throughout the design and review process. The design standards that follow support and complete the walkable, pedestrian-and bike-friendly built environment of the Ford Site.

The design standards are organized by the three scales to which they apply: site-wide, by zoning district, and by frontage type. The Vehicle Access diagram graphically maps where the walkable pedestrian environment is given priority, and where sidewalks and paths should not be interrupted by driveways, garage or service curb cuts.

Design standards that apply by zoning district and frontage type are focused on private spaces, lots, yards, and buildings. Because each district includes unique areas and features, frontage types address how the public/private development complements the public realm. A total of nine (9) unique frontages are applicable in various districts.

Design Standards – Site-wide

Private Landscape Standards

(Refer also to requirements for vegetative, landscape and building lot coverage in Chapter 4).

Lawns and Gardens

G1. Plant materials shall provide visual, multi-seasonal color and a layered aesthetic with plant materials at various heights and textures (refer to pages 47-49 of the Master Plan).

Pavements and Surfaces

G2. Surfaces for walks shall be poured concrete, integral color concrete, stone, pavers, clay brick, and other long-lasting materials.

G3. Concrete shall be broom finished with a deliberate scoring pattern to prevent cracking.

G4. Paving materials shall coordinate with the overall design of the lot and building.

Walls, Fences, and Furnishings

G5. Site and retaining walls shall be of long-lasting quality materials, with preference given to natural stone and clay brick that coordinates with related building materials on nearby structures. Segmental block is permitted, but shall be selected for resistance to salt and weather and are appropriate in scale, finish and color to building materials.

G6. With the exception of walls required for infrastructure, walls in landscaped areas exceeding 4' in height shall be terraced to soften their appearance. Climbing and cascading plants should be used.

G7. All retaining walls designed to retain or protect roadway ROW shall be designed as cast-in-place cantilever walls per the MNDOT Roadway Design Manual.

G8. Fencing visible from public rights-of-way shall be masonry, ornamental metal or wood, or some combination of the three, and shall be resistant to impacts of salt and weather.

G9. Furnishings shall be of high quality and match the style of the building design.

G10. The use of chain link, plastic or wire fencing (or similar) shall not be permitted.

Building Standards

G11. The lower twenty-five (25) feet of buildings shall include elements that relates to the human scale at grade. These elements include doors and windows, texture, projections, awnings and canopies, ornament, etc.

G12. Porches, steps, roof overhangs, hooded front doors or similar architectural elements shall be used to define all primary residential entrances.

G13. A primary building entrance shall be located on the addressed side(s) of the building.

G14. New buildings on corner lots shall be oriented to the corner and both public streets.

G15. For new Live/Work, Mixed Residential and Commercial, Civic and Institutional, and Commercial & Employment buildings, windows and doors or openings shall comprise at least fifty (50) percent of the length and at least thirty (30) percent of the area of the ground floor along addressed sides of the building and sides that face open space.

G16. Windows shall be designed with punched and recessed openings or other window installations that create a strong rhythm of light and shadow. Glass on windows and doors shall be clear or slightly tinted, and allow views into and out of the interior.

G17. If an outdoor storage, service or loading area is visible from adjacent residential uses or a public street or walkway, it shall be screened by a decorative fence, wall or screen of plant material at least six (6) feet in height.

G18. Surface parking shall not be located facing a front street or within thirty (30) feet of a corner.

G19. Exterior building materials shall consist of high-quality materials such as brick, stone, tinted masonry or cast stone, stucco, glass, metal, and fiber cement cladding/siding. The following materials are not acceptable: unadorned plain or painted concrete block; tilt-up concrete panels; synthetic stucco products (EIFS); reflective glass; and vinyl, fiberglass, asphalt or fiberboard siding.

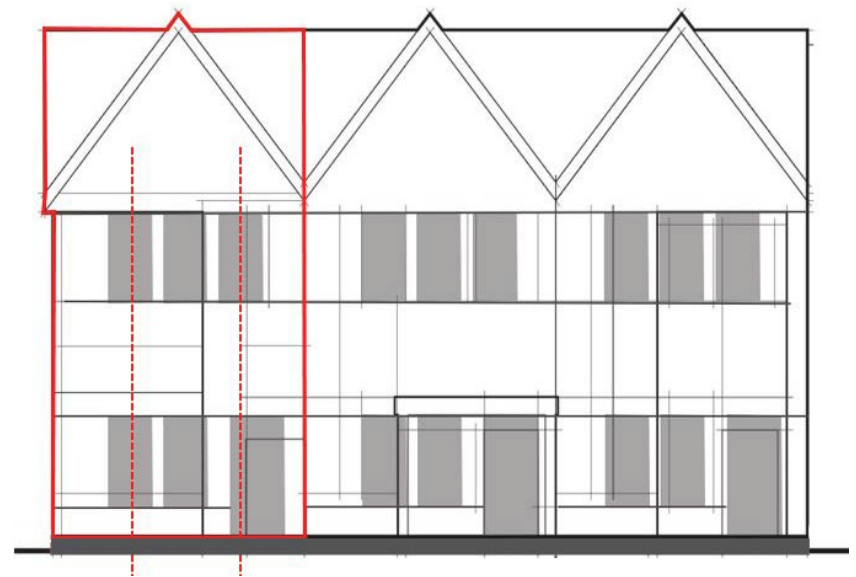
Standards specific to Multi-Unit and Townhouse Building Type

G20. Stoops may project into a required yard.

G21. Exterior stairs may be parallel or perpendicular to façade.

G22. Townhouse/rowhouse buildings shall exhibit vertical proportions; building elements including windows, balconies, doors, etc. shall reinforce the overall vertical proportions.

G23. All entrances within ten feet (10') of the front property line shall be raised above the average finished grade of the sidewalk a minimum of twelve inches (12") and a maximum of forty-eight inches (48") subject to ADA requirements.



Townhouse facade that exhibits vertical proportions

Standards specific to Structured Parking

G24. Entrance drives and garage doors for underground or structured parking shall be designed for pedestrian convenience and safety. Vehicular entrances to structured parking shall be minimized so that they do not dominate the access street frontage of the building. Design techniques shall include recessed entries; extending portions of the structure over the entry; using screening and landscaping to soften the appearance of the entry; using the smallest curb cut and driveway possible.

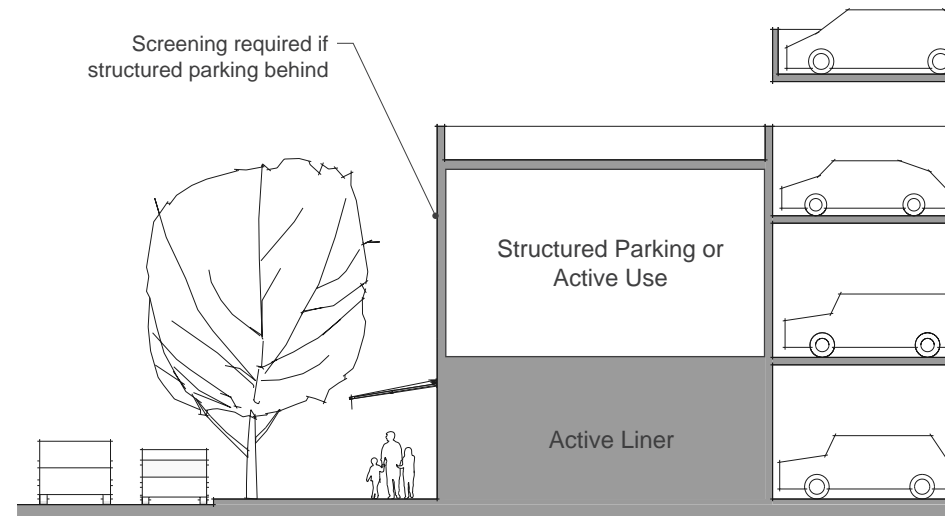
G25. New above-grade structured parking fronting on arterial and collector streets shall be lined with active commercial/retail uses at street level with direct access to the sidewalk.

G26. Any portion of structured parking that is not concealed behind active uses shall be designed with exterior wall treatments, ornamental metal, louvers, fenestration and materials that screen the view of vehicles and normal building and mechanical elements. Opaque glass used to cover structural beams shall not be permitted.

G27. Exposed ramping shall not face open space.

G28. Parking structure entrances shall be designed to be an integral part of the building façade, and to respond to the pedestrian experience and safety needs.

G29. Parking structures shall be finished with flat floor plates to allow for roof plantings and solar infrastructure.



Parking structure liner (ref G24 to G29)

Vehicle Access

The Master Plan is intended to create a walkable, mixed-use neighborhood with pedestrian access on all streets. However, vehicular access to parcels is a necessary requirement. The Vehicle Access diagram identifies locations where vehicular access to private lots should be located to minimize conflict with people on more pedestrian-focused streets. Due to site constraints, limited garage, service and loading access may be necessary on other streets.

Legend

Vehicle Access Street

*Map not to scale



Design Standards by Zoning District and Frontage Type




Design standards also apply by zoning district and frontage type. Each district contains unique areas and features to which standards are applied to enhance the relationship between private development and public realm. A total of nine (9) frontages are applicable in various districts and are shown on the Frontage Map. “Frontage” is the combination of the building type/façade, yard/setback, public walk, and the relationship to the boulevard and street.



*Map not to scale



Frontage Types

-  *Urban Center*
-  *Urban Center/Diagonal*
-  *Urban Center/Residential*

The intent of the Urban Center frontage type is to ensure that the Urban Plaza, Diagonal Way and Civic Square spaces are vibrant and active, that building facades provide an edge to and define the public realm, and that public activity in the plaza and square does not negatively impact activity in the private development and vice-versa. Frontage types vary depending on whether the first-floor use is residential or non-residential.

Gateway

The intent of the Gateway frontage type is to activate Gateway Park based on the scale of the open space and the likely building types that will face it. The Gateway is a large open space that will feature an element to welcome people to the new neighborhood.

Central Open Space

The intent of the Central Open Space frontage type is to frame and activate this central defining feature of the new neighborhood. Given the anticipated amount of activity in this area, it will be especially important to provide a well-defined edge between the public and private realms along Falls Passage.

Pedestrian/Bike Street

The intent of the Pedestrian/Bike Street frontage type is to design and scale buildings in proportion to a narrower, limited-mode right-of-way. Given the planned scale of the buildings along these rights-of-way, designing the frontages to avoid a “canyon effect,” blank walls, garage and service access, and exposed building utilities will be critical to maintaining vibrancy.

Mississippi River Boulevard

The intent of the River Boulevard frontage type is to continue the physical character and relationship between street and building that already exists along Mississippi River Boulevard (MRB). Maintaining the unique arrangement of street, sidewalk, public landscaping, private landscaping and building façade will provide an edge to the new neighborhood consistent with the historic pattern along MRB.

Mississippi River Boulevard South

The intent of the River Boulevard South frontage type is to design and site residential structures so that there is a clear delineation between private property and the public space to the south. This frontage type must ensure that the open space is understood to be accessible to the public.

F1 River Residential

This district includes deep building setbacks from Mississippi River Boulevard and informal landscape consistent with the predominantly detached, single family residential character of the corridor.




Building types allowed by zoning: single family, multi-unit home and carriage house.

Private Landscape Standards *Trees*

S1. Trees within thirty feet (30') of Mississippi River Boulevard right-of-way shall be native species and planted in an informal pattern.



Legend

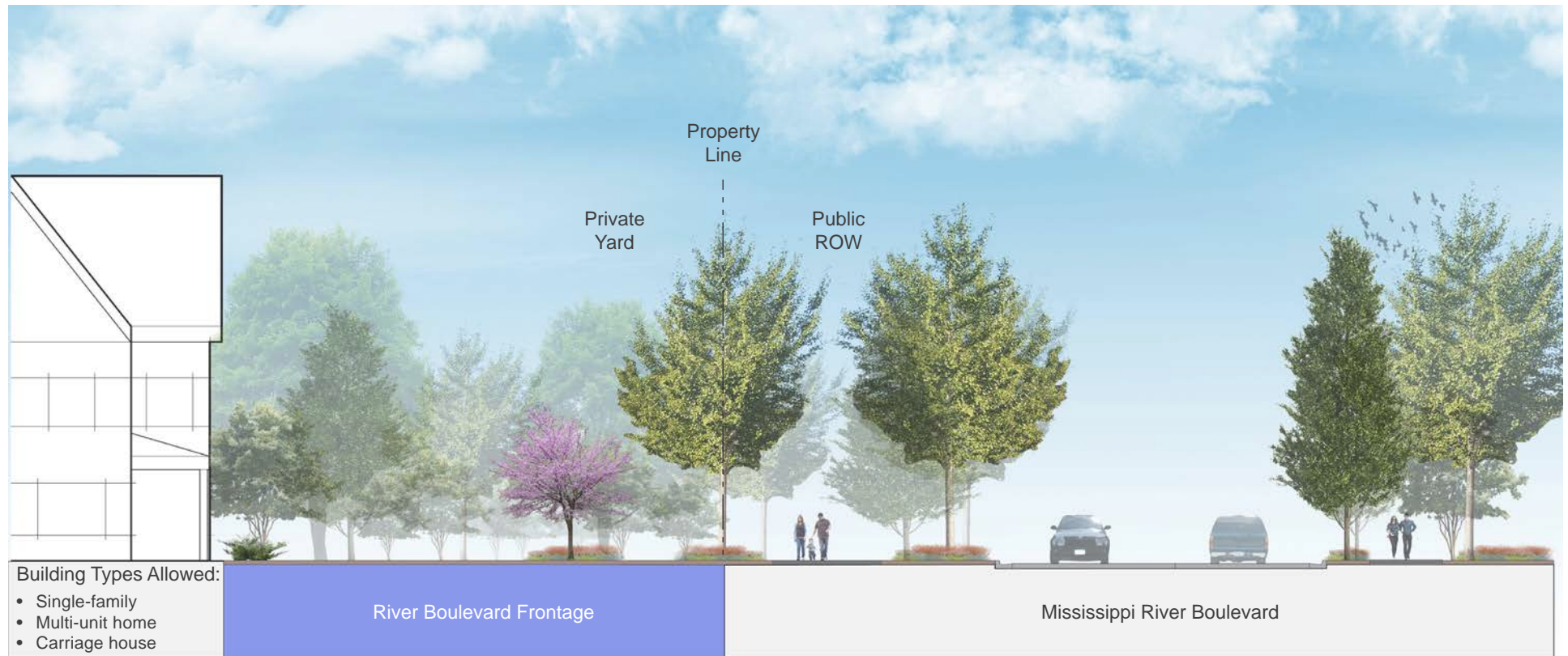
-  Mississippi River Boulevard Frontage
-  Mississippi River Boulevard South Frontage
-  F1 District Boundary

*Map not to scale

Mississippi River Boulevard Frontage Standards

S2. Private landscape shall reflect the existing the informal character of the Mississippi River Boulevard.

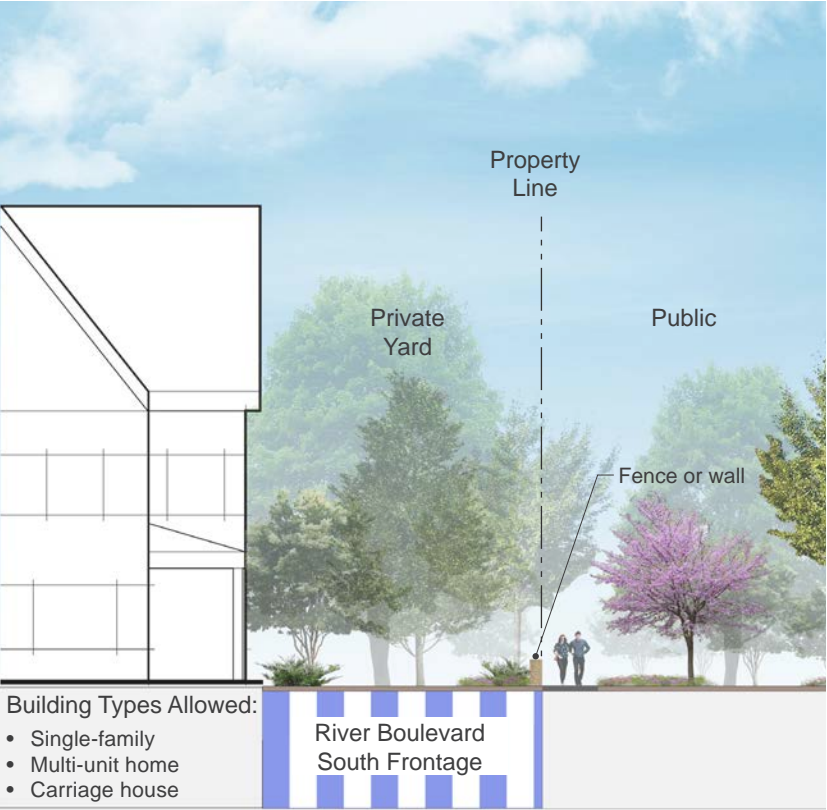
S3. The lot at the southeast corner of Mississippi River Boulevard and Bohland Avenue shall be setback at least fifteen feet (15') from Bohland Avenue.



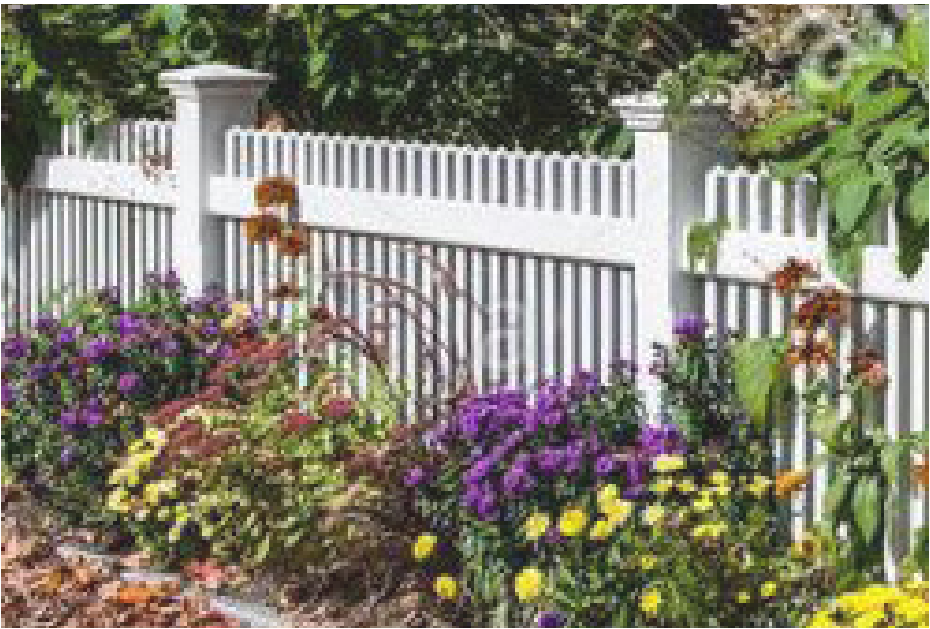
Illustrative section to indicate areas of public access. Does not represent correct scale or final design.

Mississippi River Boulevard South Frontage Standards

- S4. The primary building face/facade must be oriented to the public open space.
- S5. To differentiate the private lot from the public space, the southern property line shall be defined by a decorative fence, or wall with a maximum height of forty-two inches (42”), with breaks for pedestrian entry to units.



Illustrative section to indicate areas of public access.
Does not represent correct scale or final design.



F2 Residential Mixed Low District

The Residential Mixed Low District is intended to have an established residential neighborhood character. The neighborhood park is located in this district which will further reinforce a neighborhood character and scale.

Building types allowed by zoning: carriage house, townhouse, multi-family low, live/work, mixed residential/commercial, and commercial/employment.

Building Standards

S6. All residential entrances within fifteen feet (15') of the front property line shall be raised above the average finished grade of the sidewalk a minimum of eighteen inches (18") subject to ADA requirements.



Legend

— F2 District Boundary

*Map not to scale

F3 Residential Mixed Mid

This district allows a broad range of building types and straddles the central open space. The character and identity of this highly visible location will be dependent on the careful relationship between building facades/yards and the public open spaces. Specific frontage requirements apply to the central open space and the east-west oriented ped/bike streets.

Building types allowed by zoning: townhouse, multi-family low/mid, live/work, mixed residential/commercial, and commercial/employment.



Legend

- Central Open Space Frontage
- Pedestrian/Bike Street Frontage
- F3 District Boundary

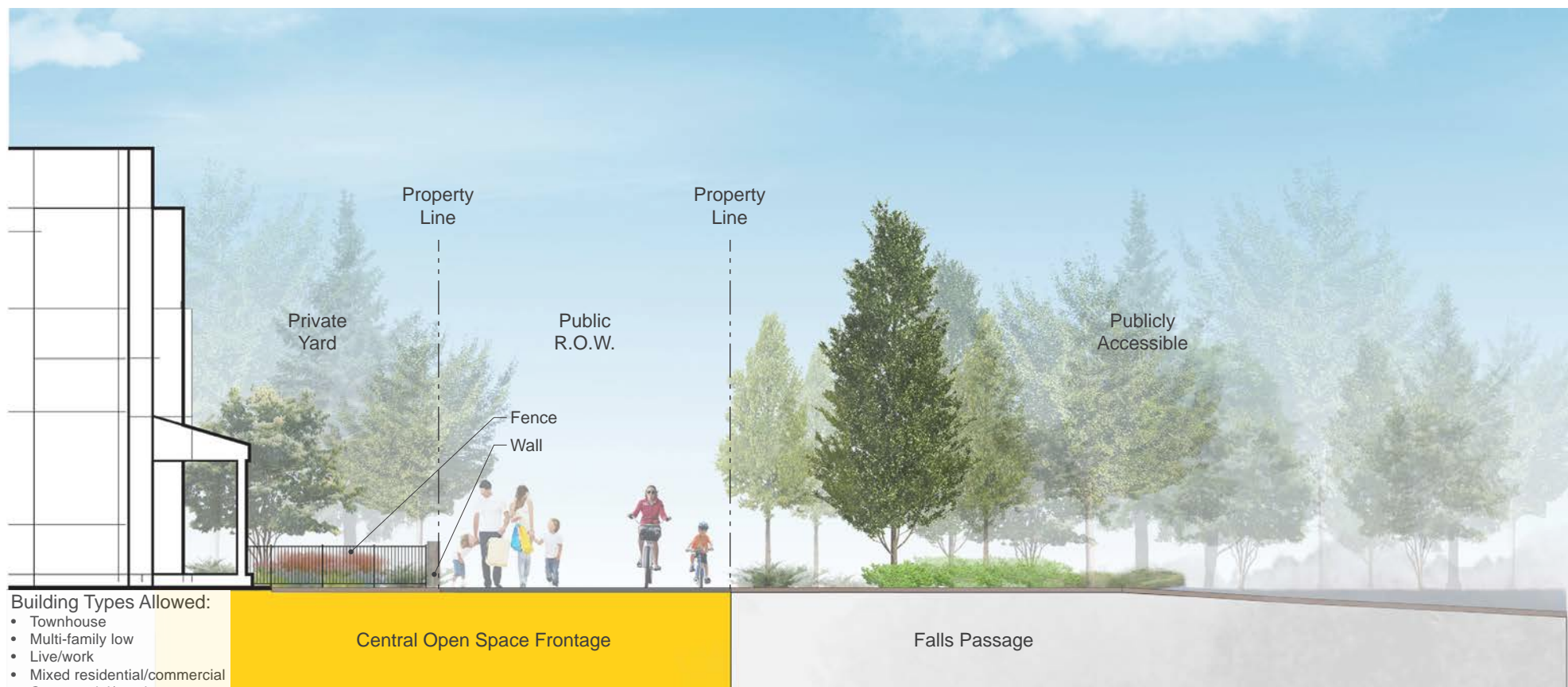
*Map not to scale

Central Open Space Frontage Standards

S7. A primary building entrance (stoop, porch or doorway façade) shall face the Central Open Space.

S8. A hedge, decorative stone, wood or metal fence (maximum 42' high) shall define the front property line, with breaks for pedestrian entry into units.

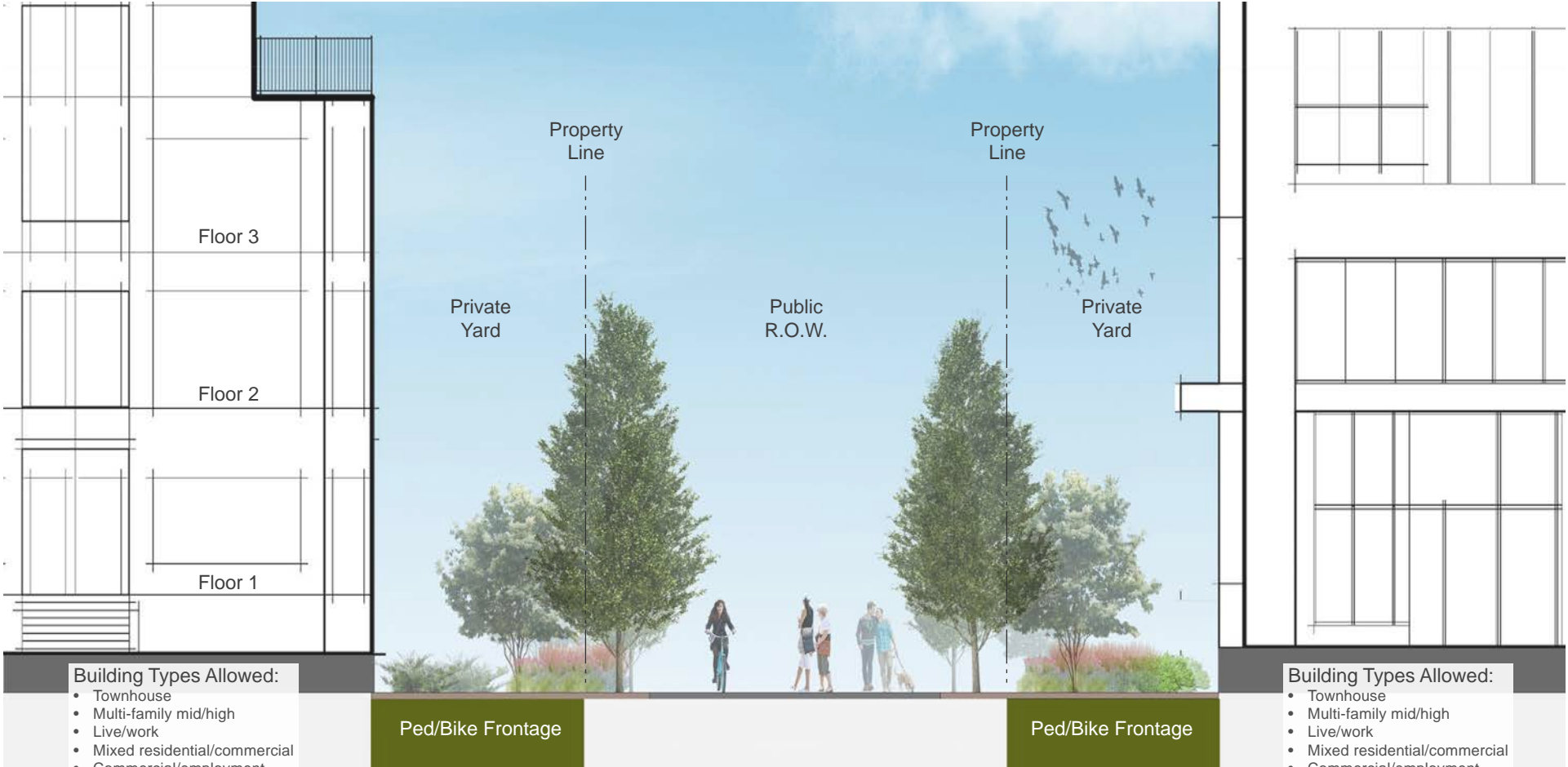
S9. Grass turf is not allowed in the yard closest to the central open space.



Illustrative section to indicate areas of public access. Does not represent correct scale or final design.

Ped/Bike Street Frontage Standards

- S10. Buildings shall step-back at least six feet (6') at the fourth floor or below if built to less than the ten-foot (10') setback.
- S11. Grass turf is not allowed in the private yard.



Illustrative section to indicate areas of public access. Does not represent correct scale or final design.



F4 Residential Mixed High District

This district will have an urban feel and character and contain a range of taller multi-family and mixed-use buildings. Streets and dedicated pedestrian/bike ways contribute to a more dense environment that will benefit from additional landscape and building setback requirements defined with frontage types.

Building types allowed by zoning: townhouse, rowhouse, multi-family medium, multi-family high, live/work, mixed residential/commercial, commercial & employment, civic/institutional and parking structures.

Pedestrian/Bike Street Frontage Standards

The Ped/Bike frontage type is described in the F3 District section of the design standards.



Legend

- Pedestrian/Bike Street Frontage
- F4 District Boundary

*Map not to scale

F5 Business Mixed District

This district will function as the commercial center of the site. The entrance and identity of the site hinges on the Urban Plaza. The Civic Square will act as the physical ‘heart’ of the neighborhood and will host a variety of seasonal activities. The diagonal way that connects the two will support a signature pedestrian-oriented destination.

Building types allowed by zoning: mixed residential & commercial, commercial/employment, civic/institutional and parking structures.



Legend

- Urban Center Frontage
- Urban Center Diagonal Frontage
- Urban Center Residential Frontage
- F5 District Boundary

*Map not to scale

Urban Center Frontage Standards

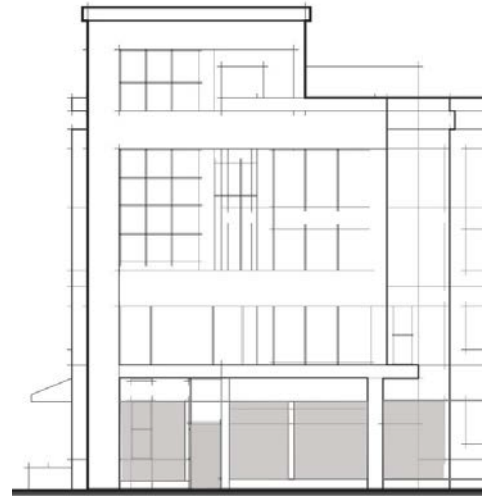
S12. The building face shall include a minimum of 65% transparent glazing in the bottom 12 feet of the building for portions of the ground floor not dedicated to residential units. See Urban Center/Residential for additional requirements for portions of the ground floor dedicated to residential units.

S13. Trees shall define the perimeter of the civic square and must be planted within 30' of the adjacent property line.

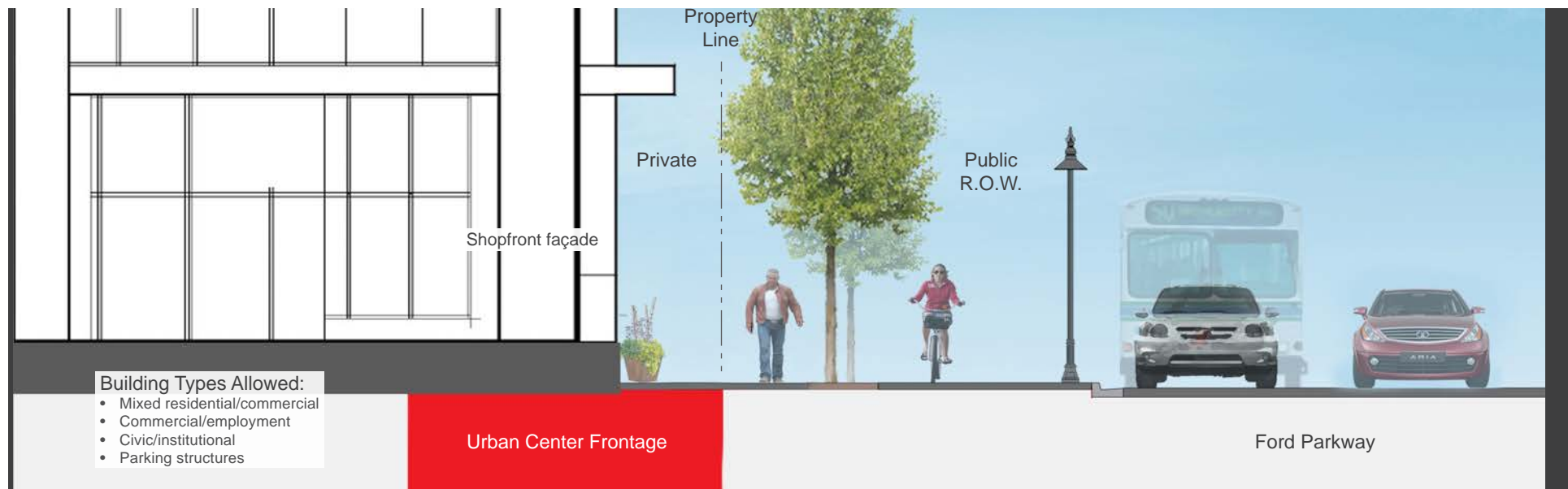
S14. Square and plaza surfaces shall be textured or integral colored poured concrete, stone, pavers, clay brick, or other long-lasting material.

S15. Building canopies/awnings to maintain a minimum nine-foot (9') clearance from ground plane.

S16. Building entries may be recessed from the façade up to six feet (6') in depth.



Facade with 65% glazing (S12)



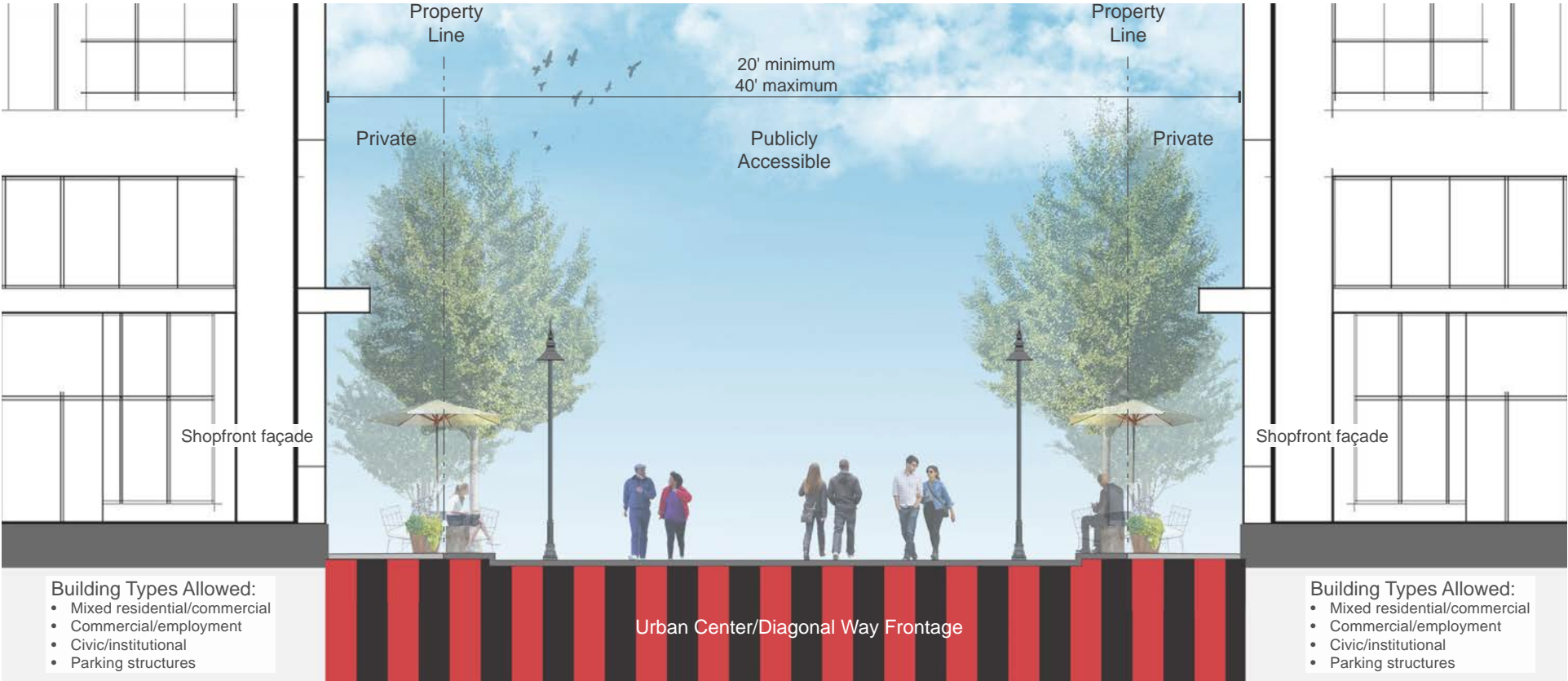
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Urban Center/Diagonal Way Frontage Standards

All Urban Center Frontage standards shall apply.

S17. The building separation distance shall range from twenty (20') minimum to forty (40') maximum.

S18. The center of the Diagonal Way shall remain clear of obstructions to a minimum of twelve feet (12').



Illustrative section to indicate areas of public access. Does not represent correct scale or final design.

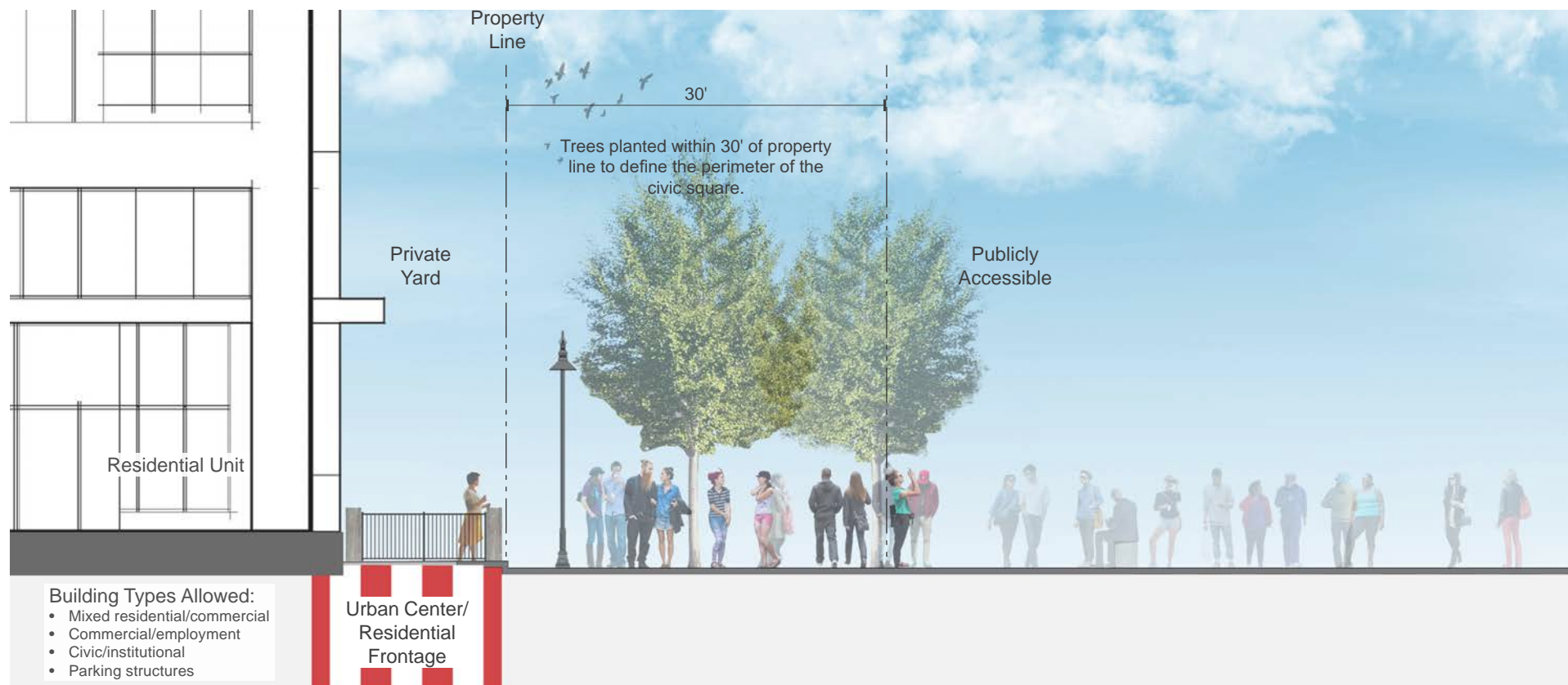
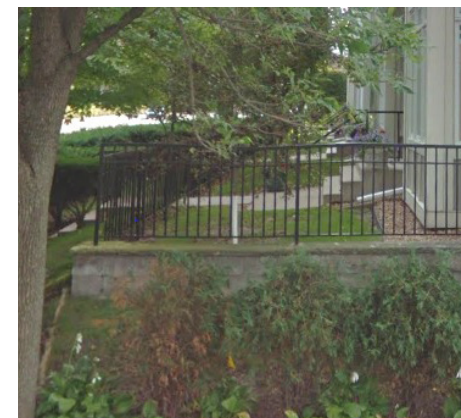
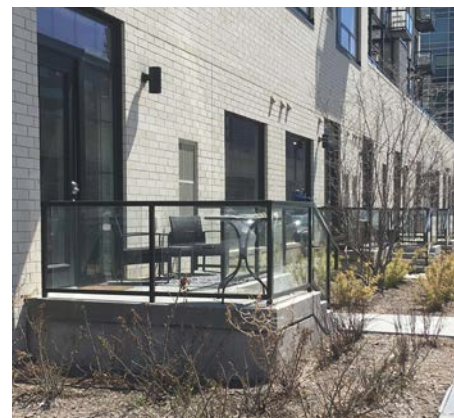


Urban Center/Residential Frontage Standards

All Urban Center Frontage standards shall apply.

S19. Any private patio/yard off of a residential unit shall be a minimum of twelve inches (12”) above ground plane of plaza/square surface.

S20. Residential units adjacent to the civic square shall be defined by a masonry or decorative metal railing (maximum forty-two inches (42”) high).



Illustrative section to indicate areas of public access. Does not represent correct scale or final design.

F6 Gateway

The gateway districts are highly visible corners of the site that will act as entry, identity and will also provide opportunities for business and employment uses. Applicable frontage types address the informal landscape character of the Mississippi River Boulevard and the more urban street relationship on the east side. Both locations represent unique opportunities for public art responses.

Building types allowed by zoning: commercial & employment, civic/institutional and parking structures.



Legend

- Gateway Frontage
- F6 District Boundary

*Map not to scale

Gateway Frontage Standards

- S21. Building setback fronting the Gateway park shall be a maximum of ten feet (10').
- S22. The landscape design of the site and related stormwater facilities shall reflect the natural and informal character of the Boulevard.
- S23. Retaining walls and other visual barriers facing the park shall be limited to twenty-four inches (24") high.





Appendix

Street Trees

- Refer to Legislative Code Title 8 Zoning Code, Chapters 66, 67 and Title 17, Chapters 175, 176, 177, 178, and Title 29, Chapter 362.
- For other boulevard treatments including rain gardens refer to applicable ordinances in Chapters 73, 105, 116, 121, 135 and 176 of the Saint Paul Legislative Code.

Building Standards

- Refer to Legislative Code Title 8 Zoning Code Article I. 63.100 General Provisions and Performance Standards