

ATTACHMENT 3:

List of draft updated material in the *Master Plan*

DRAFT list of changes to the *Ford Site Zoning and Public Realm Master Plan* not in proposed design standards chapter

7/18/19

1. Revise Table of Contents
2. Correct footer: Ford Site Zoning and Public Realm Master Plan
3. Correct chapter numbers and header titles to account for insertion of new Chapter 5: Design Standards
4. Remove references to forthcoming design standards

- Character & Site Organization

The public realm is intended to serve as the connective tissue within the site and to the neighborhood beyond. It is made up of the space between buildings - the right-of-way for streets and trails, the central stormwater spine, and the park spaces. ~~The private space between the right of way and buildings will be further defined by design standards to be added to the Ford site zoning districts.~~

- Where Regulations Apply

~~*Frontage Types to be addressed in forthcoming design standards (2018)~~

- General Standards

~~Design Standards~~

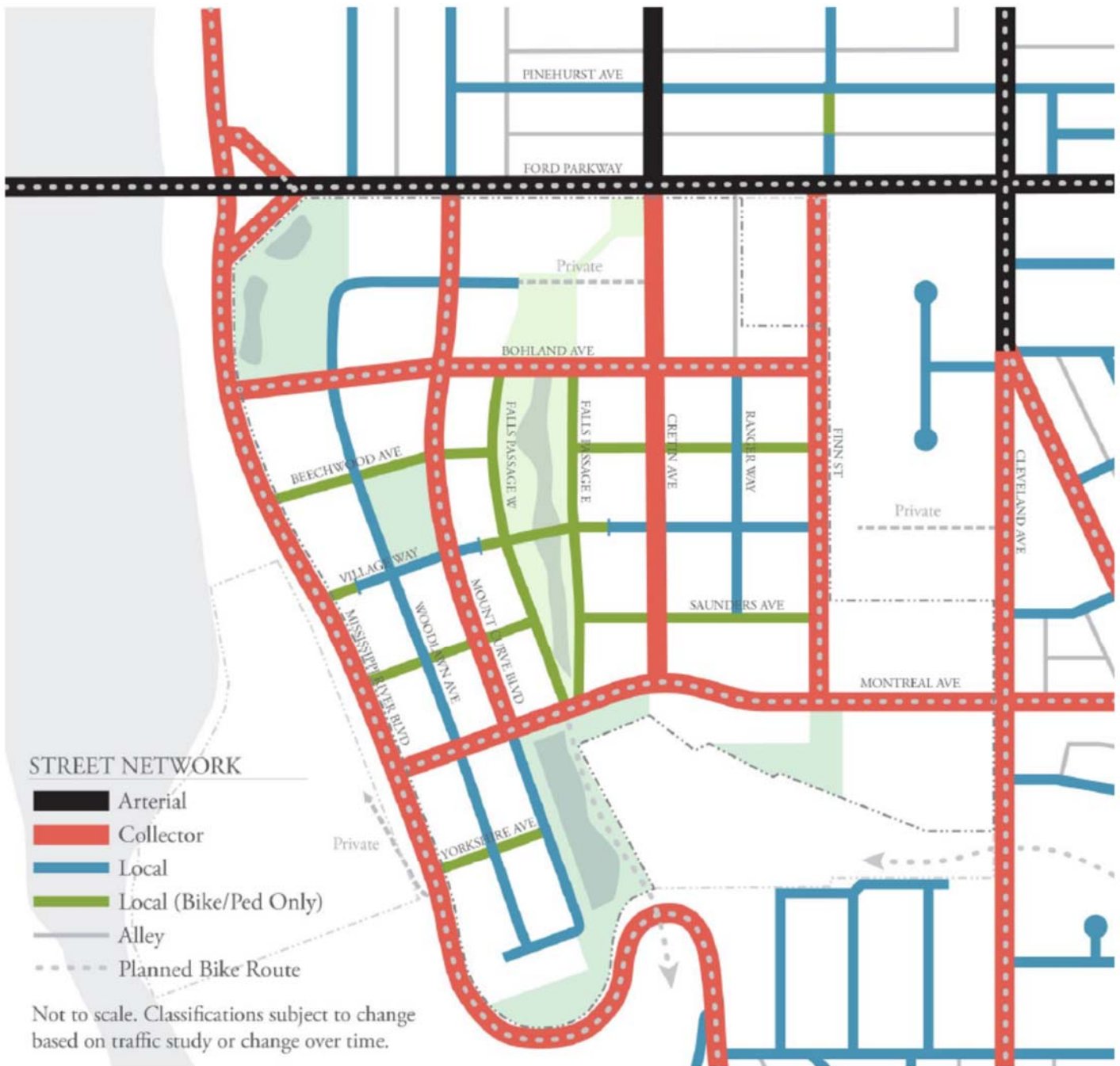
~~Design standards for buildings and public spaces on the Ford site redevelopment will be prepared for and added to this Ford Site Zoning and Master Plan in 2018. Until such time, the Traditional Neighborhood design standards for the T3 district shall apply, City Zoning Code Section 66.343.~~

5. Add row to Vegetative and Soil Requirements after “Street tree requirements” row:

	Unit	F1-F6
<u>Median Plantings</u>	<u>N/A</u>	<u>Trees are required in medians wider than eleven feet (11’), measured from the back of curb.</u>

	Unit	F1 River Residential	F2 Residential Mixed Low	F3 Residential Mixed Mid	F4 Residential Mixed High	F5 Business Mixed	F6 Gateway
Planting Size							
Trees - minimum planted size	(Caliper, Ht)	2.4 in; 6 feet					
Shrubs	Diameter	18 inches					
Vegetative Variety (minimum mix of species)							
Native overall	Minimum	85%	85%	75%	75%	75%	75%
Trees	Min Species Mix	6 per acre; 4 per block					
Shrubs	Min Species Mix	5 per acre					
Perennials	Min Species Mix	10 per acre					
Tree Canopy (measured as the % of the area)							
Tree canopy cover		50%	50%	30%	20%	20%	20%
Public Canopy Cover							
Civic space minimum	Area Covered	50% of non-built lot area			25% of non-built lot area		
Street tree requirements	Spacing	clustered		30' on center			
Private Canopy Cover							
Private lot minimum	Area Covered	1 per 7500 sf of lot or 12%			none		
Parking lot minimum	Area Covered	30%					
Healthy Tree Standards							
Minimum permeable surface per tree	Area	270 sf	270 sf	25 sf	25 sf	25 sf	25 sf
Structural soil per tree	Area	180 sf	180 sf	250 sf	250 sf	250 sf	250 sf
Soil Volume Standards for Tree Planting							
Soil volume		Minimum 2 cuft of soil per 1 sq ft of canopy, based on average mature tree size; or 400 cu ft for small trees, 800 cu ft for medium trees, or 1,200 cu ft for large trees.					
Soil volume type and location		Soil volume goals may be achieved through connected or combined soil beds or grouped tree planting. Use of structural soil under hardscapes, planting soil in open planting beds. Volume of structural soil/engineered soil structures to be determined by percentage of soil volume available.					

- Update Street Network System map to clarify terminology of street hierarchy to match categories in zoning code and used by Public Works:



7. Reflect solar energy update from June 2019 in use table in Master Plan:

Use	F1	F2	F3	F4	F5	F6	Definition (d) Standards (s)
Public Services and Utilities							
Antenna, cellular telephone	P/C	P/C	P/C	P/C	P/C	P/C	(d), (s)
Electric transformer or gas regulator substation			P	P	P	P	(s)
Municipal building or use		P	P	P	P	P	(s)
Public utility heating or cooling plant		P	P	P	P	P	
<u>Solar energy generation facility, community</u>		<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>P/C</u>	<u>(d), (s)</u>
Utility or public service building	P	P	P	P	P	P	(d), (s)

8. Open Space diagram and descriptions

Urban Plaza and Civic Square

The urban plaza is the “front door” of the development and one of the most visible sites in the neighborhood. As a mostly paved, hardscape environment, the plaza will include features such as a fountain and public art, shopfronts that define the pedestrian space, and amenities such as tree plantings and a comfortable pedestrian environment.

Connected to the urban plaza via a narrow pedestrian connection, the a-civic square will serve as the focal point for community gathering throughout the day and year, for employees, residents, visitors and the Highland Community. The square will be located on the north end of the site near Ford Parkway, providing a link between the commerce and activity of Highland Village and the newly developed Ford site.

The ~~public~~ civic square will be lined with retail, service, residential and office uses, providing a critical mass of activity and people around the space. The square will be a pedestrian-only space, with vehicular access only for deliveries, cleaning, and emergency during restricted hours and from designated access points. Tenants choosing the office, residential and business frontages on the civic square, will be those that thrive in active, pedestrian environments, and seek a unique, place-based location that is rare to find in the region. All buildings lining the square will have vehicular access at the rear or in structured parking.

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Community Green Space

The community green space will provide common areas to support future community gardens and other active and passive uses. Steep slopes are present on the south side of this park, and the green space will include well-defined landscaped edges and retaining walls as needed for stability and access.

[Also, update map and labels as needed to reflect the changes here and as amended in April 2019.]

9. Remove reference to T3 standards for structured parking that was adopted as part of Ryan amendments in April 2019; replaced with design standards language
10. Correct formatting errors as needed.