



Urban Center

The urban center frontage requires shopfront building facades to face the public street/ROW/public realm; additional standards may apply for pedestrian connection



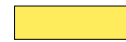
Urban Center/Residential

If residential use is developed on the civic square these standards apply to the private yard/setback



Gateway

An appropriate setback is required for buildings facing the Gateway park and the Montreal/Cleveland ROW's



Central Open Space

Maximum building setback TBD; private edge treatments are also required



Ped/Bike Street

Setbacks facing these east-west routes require a minimum setback from the ROW



River Boulevard

Frontage requires a response to the naturalistic, informal landscape character of the river boulevard



River Boulevard South

South facing units will include fence/wall to define property line and reinforce public sidewalk





Mississippi River Boulevard



Mississippi River Boulevard South



Types F1: Carriage House,
Single Family, Multi-unit
House

Private Landscape

River Boulevard Frontage

River Boulevard

Frontage Standards

- Based on existing character of River Boulevard: naturalistic & informal
- Build-to line/Setback
- Stoop, porch or doorway facade must front/face onto boulevard

Frontage Standards South

- Stone wall, decorative wood or metal fence located at property line
- South facing units will include fence/wall to define property line and reinforce public sidewalk
- Photo does not represent street type at Ford Site, and setback may vary



Design Standards: F1 - River Boulevard Frontage (Draft-Design Standards - In Progress)



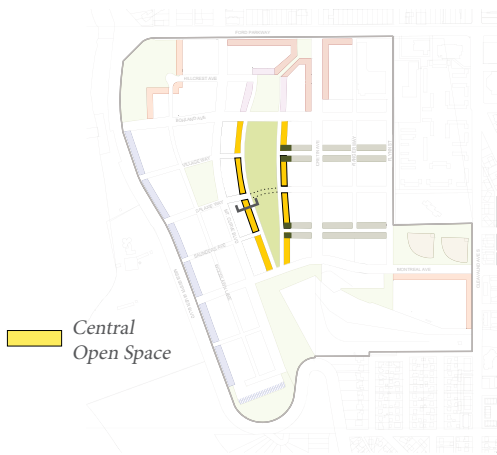


Types F2: Carriage House, Townhouse, Multi-family Low, Live/Work, Mixed ResCom., Com. & Employ., Civic/Inst.,

Types F3: Townhouse, Multi-family Low, Multi-family Med, Live/Work, Mixed ResCom., Com. & Employ., Civic/Inst.,



Design Standards: F2/F3 - Central Open Space Frontage (Draft-Design Standards - In Progress)



Frontage Standards

- Maximum setback
- Stoop, porch or doorway facade must front/face onto open space
- Stone wall, decorative wood or metal fence located at property line
- Front yard shall be ground cover or hardscape; turf grass is not allowed





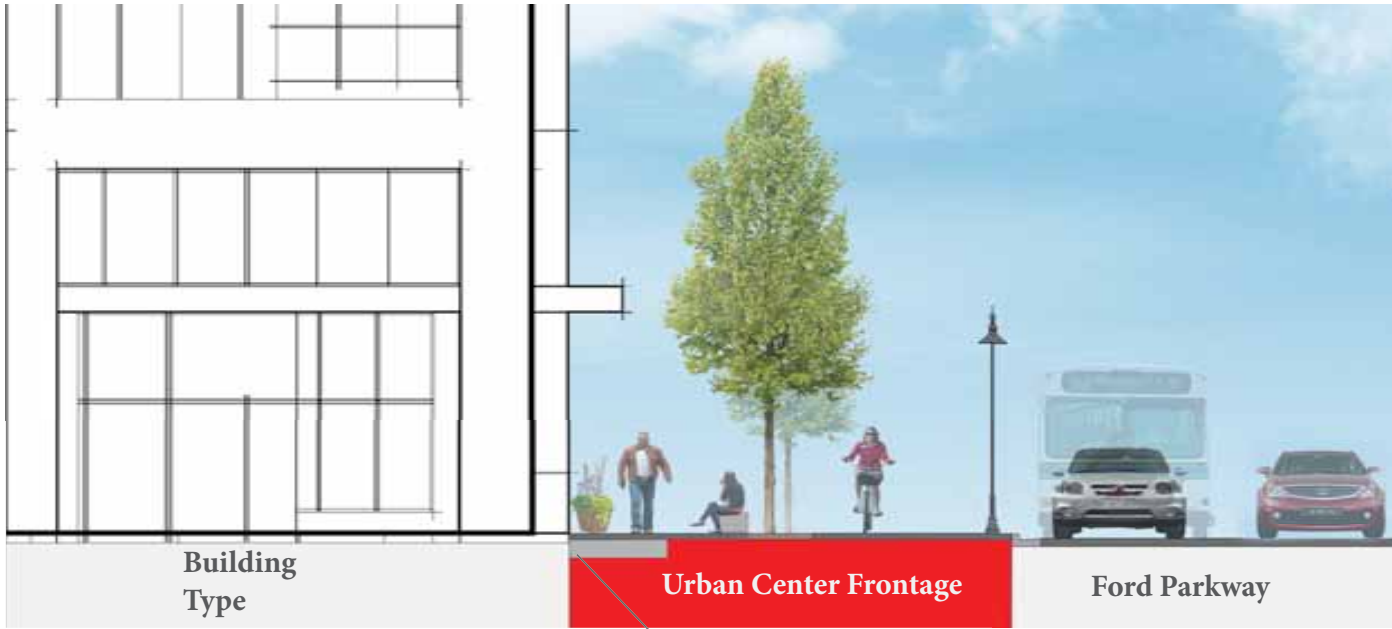
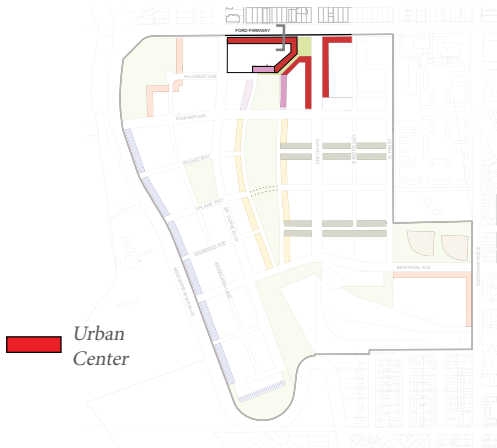
- Frontage Standards**
- Setback from ped/bike street minimum
 - Ground cover or hardscape; turf grass is not allowed

Types F4: Townhouse, Multi-family Low, Multi family-Med., Live/Work, Mixed ResCom., Com. & Employ., Civic/Inst.,



Design Standards: F3/F4 - Ped/Bike Frontage (Draft-Design Standards - In Progress)





Types F5: Mixed Res/Com., Com. & Employ., Civic/Inst., Parking Structure

Urban Center Frontage

Ford Parkway

Private Landscape

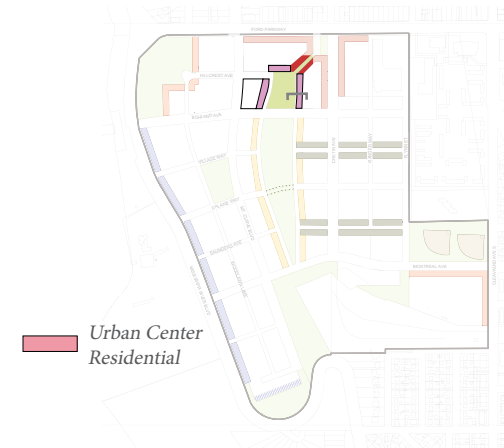
Frontage Standards

- Minimum setback from property line
- Plaza surface to be textured and/or colored pattern; stamp concrete not allowed
- Building canopies/awnings to maintain minimum 9' clear from ground plane



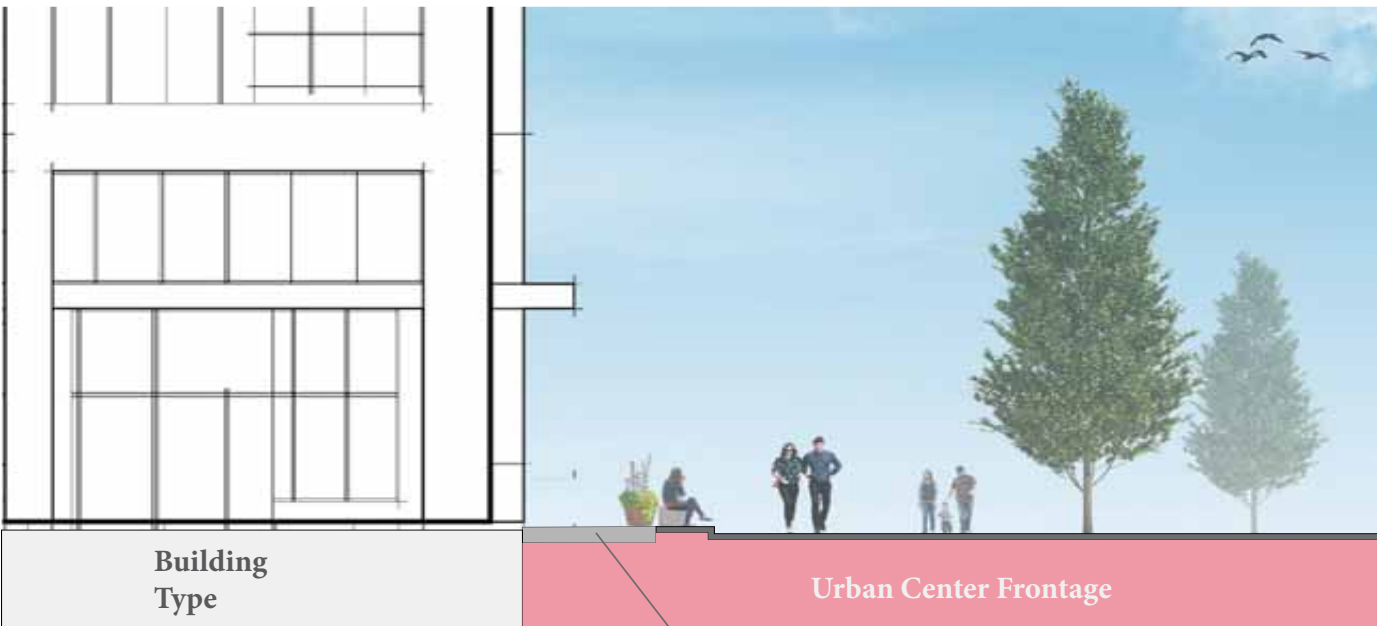
Design Standards: F5 - Urban Center Frontage (Draft-Design Standards - In Progress)





Frontage Standards

- Frontage required if a residential use fronts civic square
- Patio/yard to above ground plane of the square at property line
- Edge of property line defined by a masonry wall or decorative metal rail
- Planting material



**Building
Type**

Types F5: Mixed Res/Com., Com. & Employ.,
Civic/Inst., Parking Structure

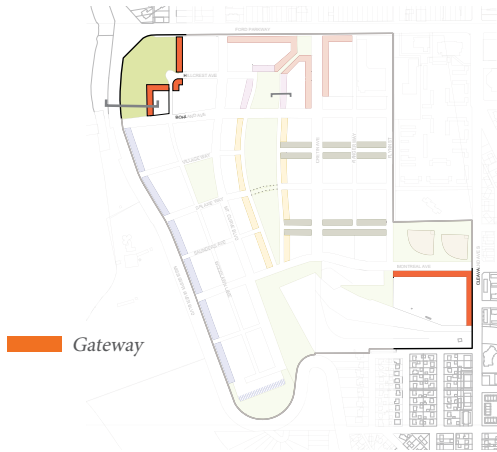
Private Landscape

Urban Center Frontage



Design Standards: Urban Center / Residential Frontage (Draft-Design Standards - In Progress)





Frontage Standards

- Minimum building setback fronting the Gateway Park
- Outdoor plazas, patios, commons and similar uses are to be located facing the park
- Landscape will respond to naturalistic, informal character of the river boulevard
- Retaining walls and other visual barriers facing the public park are limited in height

Types F6: Mixed Res/Com., Com. & Employ., Civic/Inst., Parking Structure



Design Standards: F6 - Gateway Frontage (Draft-Design Standards - In Progress)

