

# Ford Site Design Standards

Planning Commission Public Hearing

6/28/19

# Process

**KICKOFF &  
RESEARCH**  
Dec – Jan

**DRAFTING**  
Feb-May

**PC RELEASE**  
May 31

**PC  
HEARING**  
June 28

**CNPC**  
July

**PC**  
July

**CITY  
COUNCIL**  
August

**WE ARE HERE**

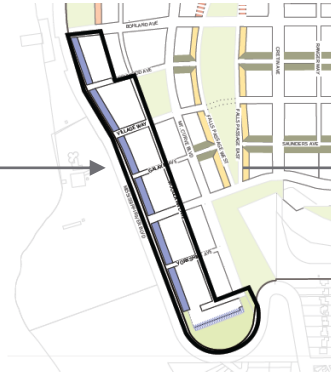
# Content

Standards generally apply at **three scales**:

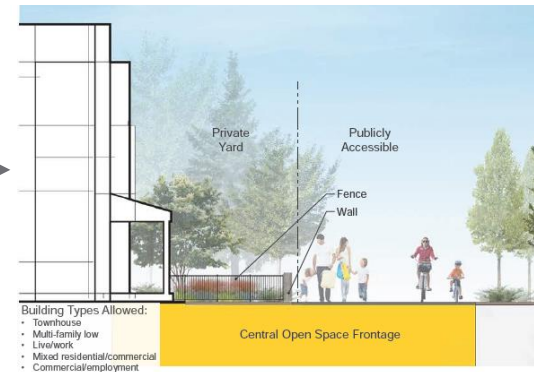
## 1. Site-wide



## 2. By zoning district



## 3. By frontage type



# Content

Draft design standards will become part of the *Master Plan*, which already guides design-related elements such as:

- Dimensional standards
- Floor Area Ratio
- Step-backs in F5
- Vegetation and landscaping
- Solar Access
- Roofing standards

Sustainable Building Policy applies to publicly-financed projects



# Zoning Study & Other MP Changes

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- Zoning study required to take care of text amendments
- Other *Master Plan* changes for consistency
  
- Staff has continued to coordinate with PW, Parks, DSI over next 4-6 weeks and will bring forward any further recommendations to the CNPC with public (incl. Ryan) comment

# Comments to-date

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Highland District Council Community Development Committee:

- Requested method of accountability for building codes, maintenance of grounds and placement of utilities

Other:

- Consider safety at entries/exits of structured parking, such as the width of curb cuts
- Relationship between green space and street-level buildings is important
- Fence height and material considerations
- Allow more architectural flexibility in the Gateway district