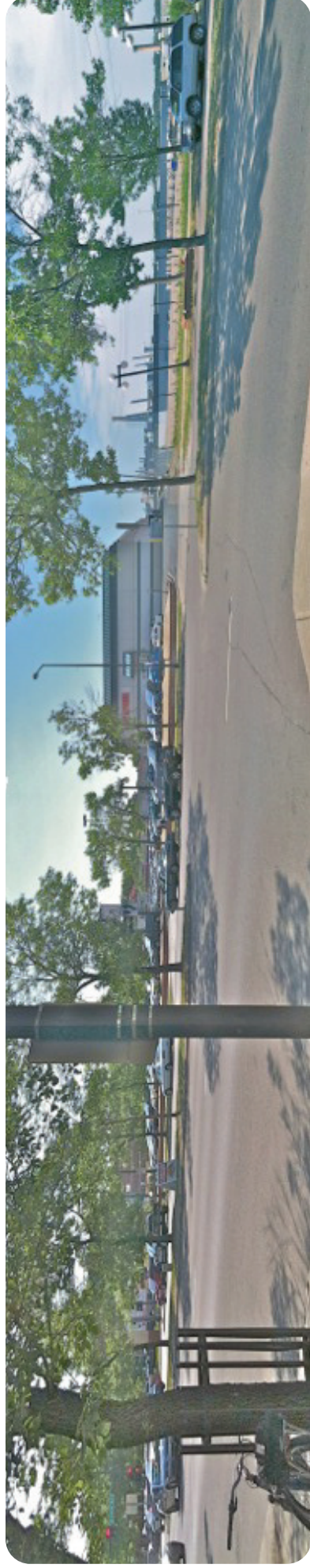


Appendix 3 – Transect Calibration



FORD PLANT MASTER PLAN 5 SCENARIOS TRANSECT CALIBRATION

BLOCK ANALYSIS

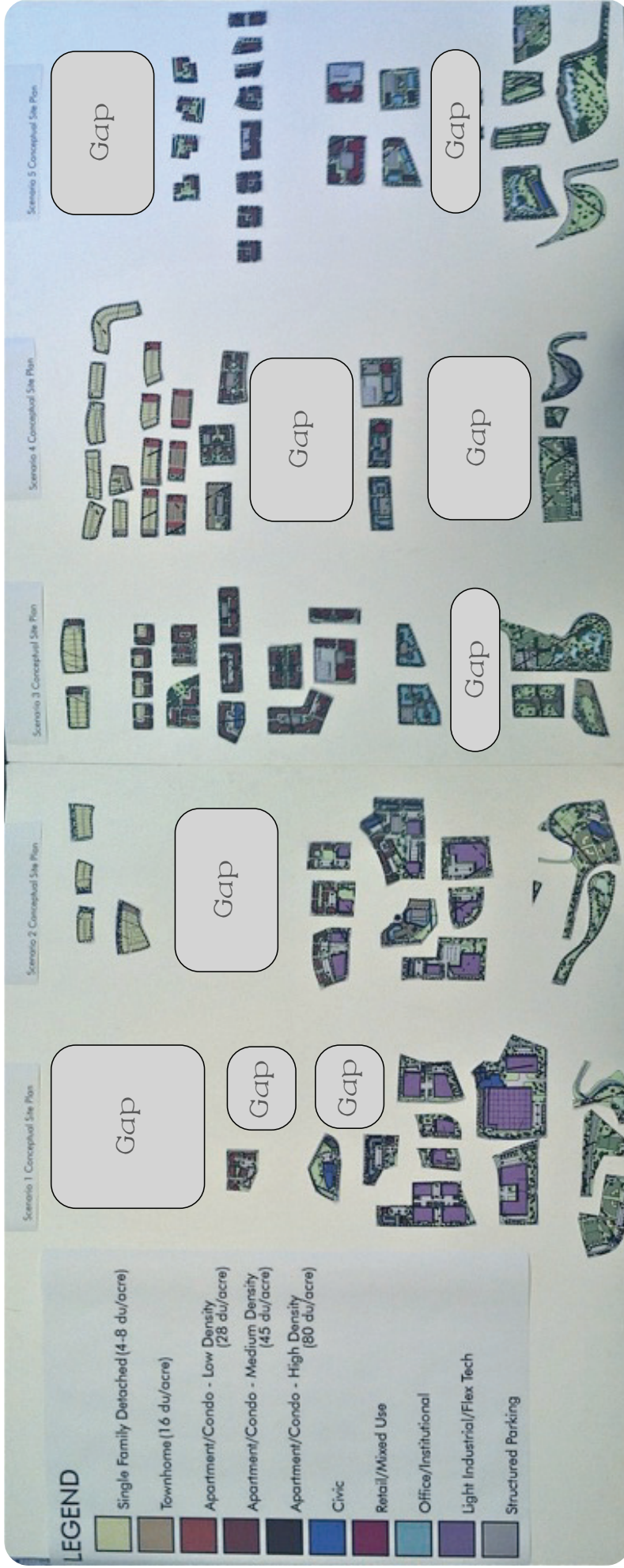






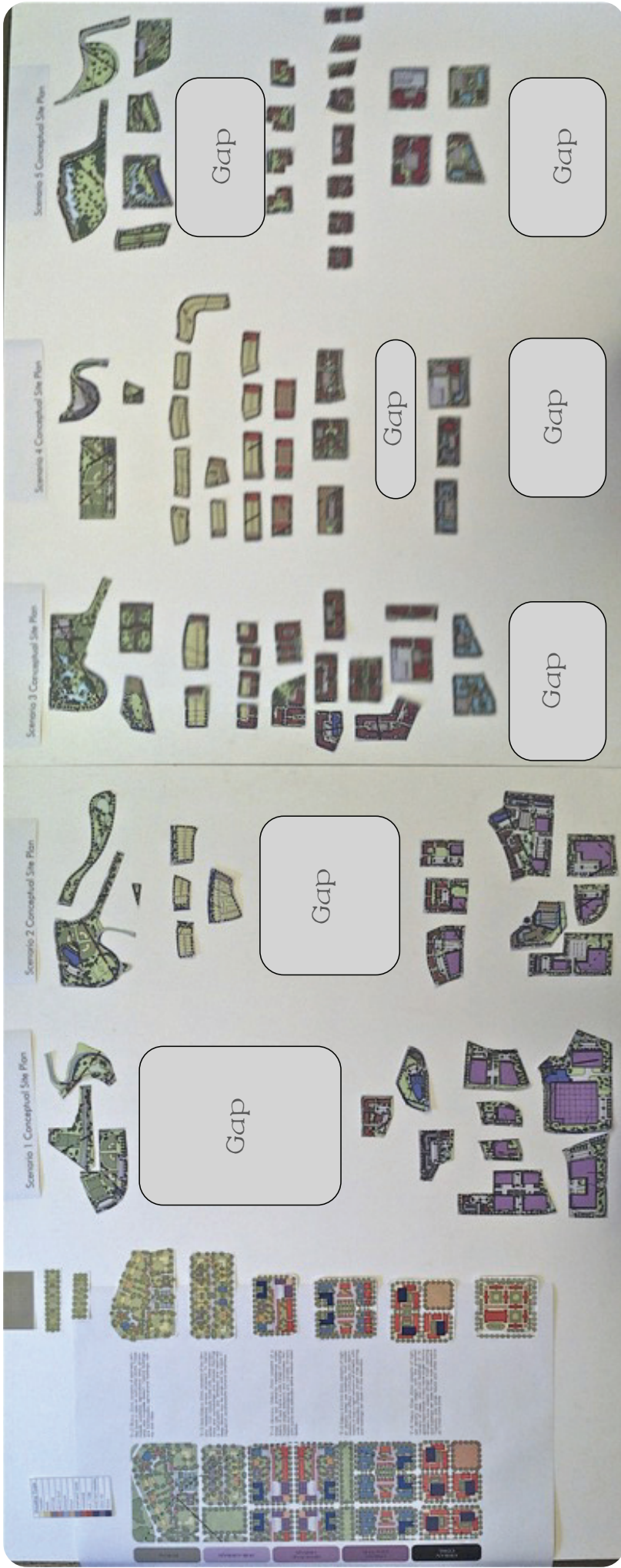














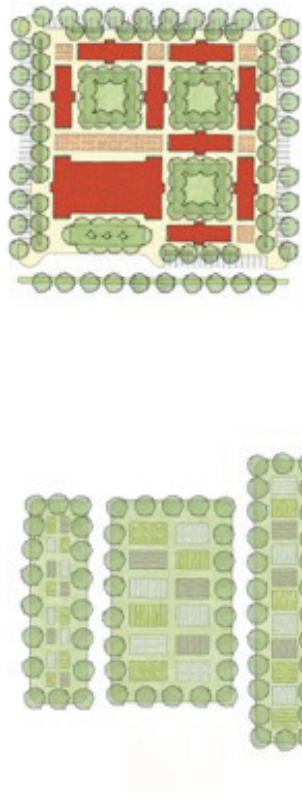
T-2 Rural Zone: consists of sparsely settled lands in open or cultivated state. These include woodland, agricultural land, grass-land, and irrigable desert. Typical buildings are farmhouses, agricultural buildings, cabins, and villas.

T-3 Sub-Urban Zone: consists of low density residential areas, adjacent to higher zones that include mixed use. Home occupations and outbuildings are allowed. Planning is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.

T-4 General Urban Zone: consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single detached and two-story, five-blocks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.

T-5 Urban Center Zone: consists of higher density mixed use buildings that accommodate retail, offices, townhouses, and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.

T-6 Urban Core Zone: consists of highest density and height, with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks and streets have steady street tree planting and buildings set close to the wide sidewalks. Typically only large towers and others have an urban core zone.



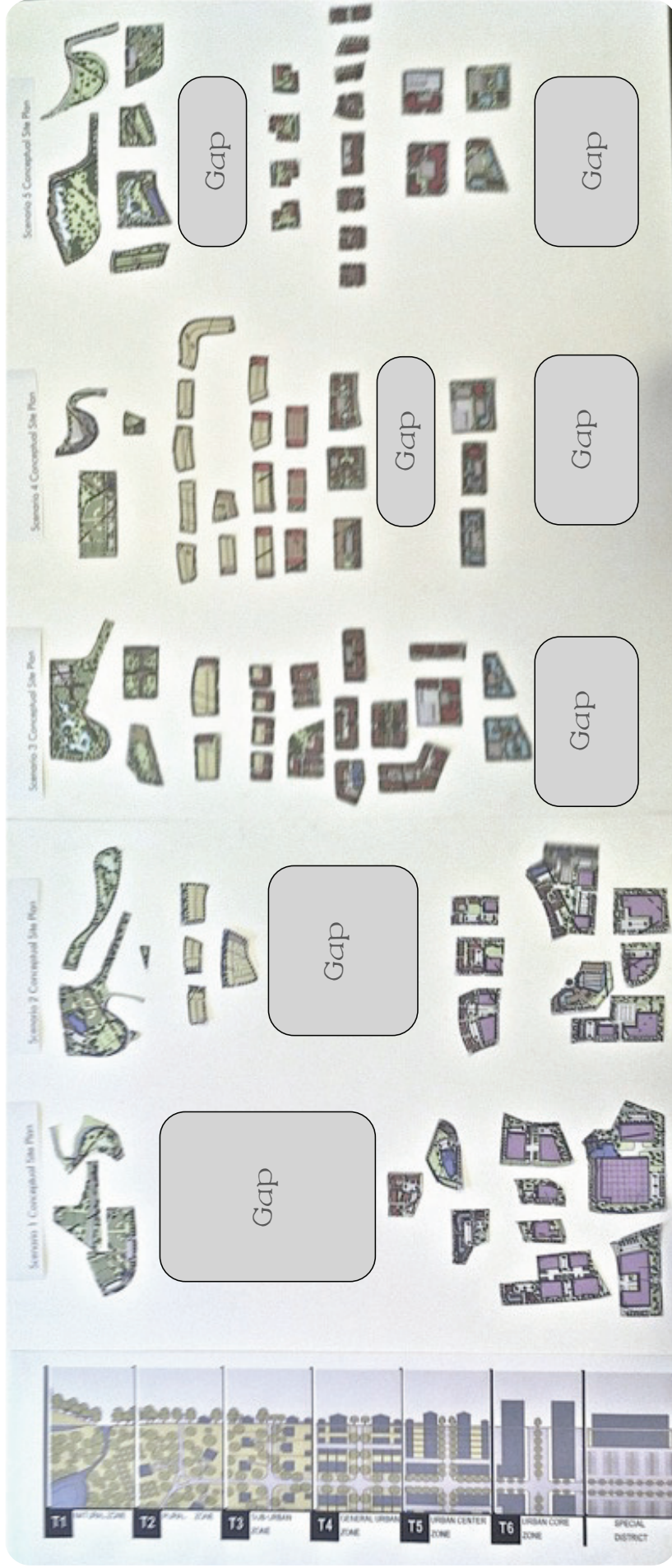
Open Space / Agriculture

Institutional / Artisan

Housing Type	
	MANSION
	HOUSE
	COTTAGE
	GRANNY FLAT
	BUNGALOW
	DUPLEX
	APARTMENT HOUSE
	TOWNHOUSE
	LIVE / WORK
	APARTMENT BUILDING
	MIXED USE
	TOWER











Open Space ~ Park



Single Family



Open Space ~ Civic

Open Space ~ Pocket Park



Open Space ~ Recreation



Single Fam / Twhs / Apt



Single Fam / Twhs / Apt



Apt ~ Low



Apt ~ Med



Apt ~High



Retail / Mixed



Retail / Office



Office

Office / Apt



Industrial / Apt



Industrial

Ford Plant – Block Metrics

Block Type – House



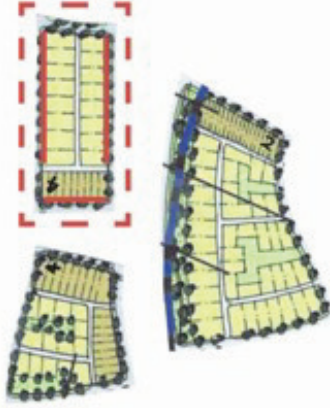
Housing Type	No. of this Building Type	No. of Dwelling Units	Frontage per Building Type	On-Street Parking
SINGLE FAMILY HOUSE	25	25	1175'	
TOWNHOUSE				
APARTMENT 28 du/acre				
APARTMENT 45 du/acre				
APARTMENT 60 du/acre				
CIVIC				
RETAIL/MIXED USE				
OFFICE/INSTITUTIONAL				
LIGHT INDUSTRIAL/FLEX TECH				
TOTAL	25	25	1175'	

Typical block used for metrics
 Frontage Line

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Draft: August 2, 2012

Ford Plant – Block Metrics

Block Type – House / Townhouse



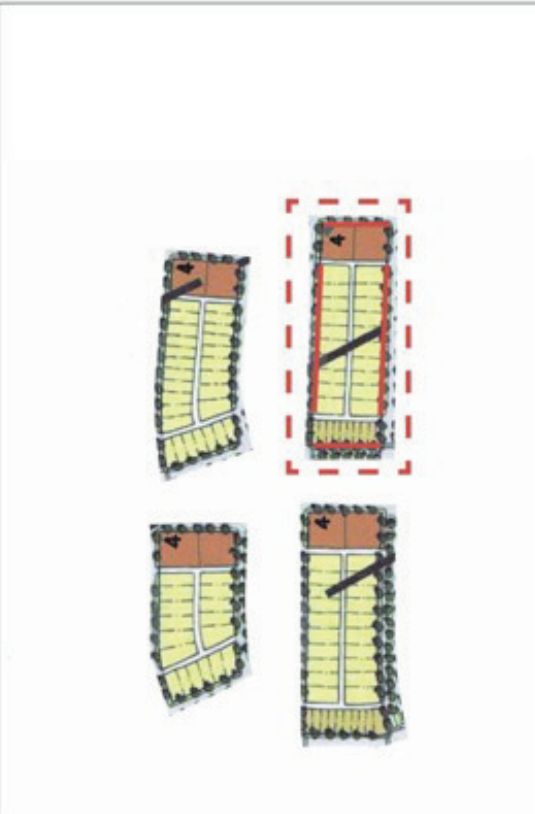
Housing Type	No. of this Building Type	No. of Dwelling Units	Frontage per Building Type	On-Street Parking
SINGLE FAMILY HOUSE	16	16	600'	
TOWNHOUSE	9	9	200'	9
APARTMENT 28 du/acre				
APARTMENT 45 du/acre				
APARTMENT 60 du/acre				
CIVIC				
RETAIL/MIXED USE				
OFFICE/INSTITUTIONAL				
LIGHT INDUSTRIAL/FLEX TECH				
TOTAL	25	25	1000'	9

Typical block used for metrics
 Frontage Line

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Draft: August 2, 2012

Ford Plant – Block Metrics

Block Type – House / Townhouse / Apartment



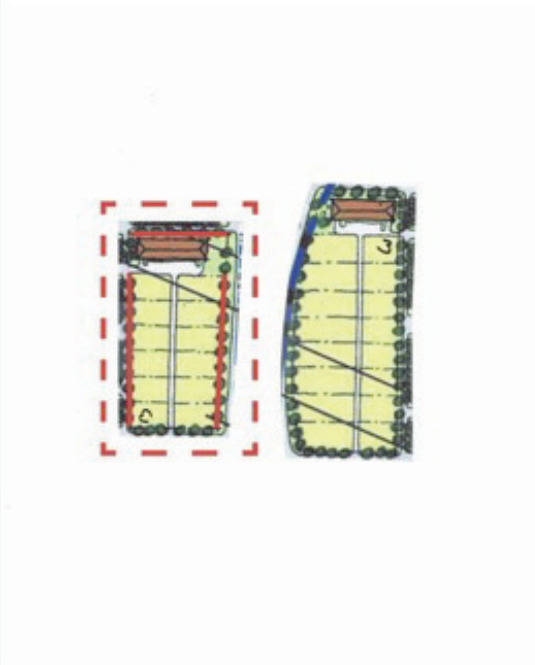
Housing Type	No. of this Building Type	No. of Dwelling Units	Frontage per Building Type	On-Street Parking
SINGLE FAMILY HOUSE	20	20	900'	
TOWNHOUSE	10	10	200'	9
APARTMENT 28 du/ acre	1	13	200'	9
APARTMENT 45 du/ acre				
APARTMENT 60 du/ acre				
CIVIC				
RETAIL/MIXED USE				
OFFICE/INSTITUTION- AL				
LIGHT INDUSTRIAL/ FLEX TECH				
TOTAL	31	43	1300'	18

--- Typical block used for metrics — Frontage Line

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Ford Plant – Block Metrics

Block Type – House / Apartment

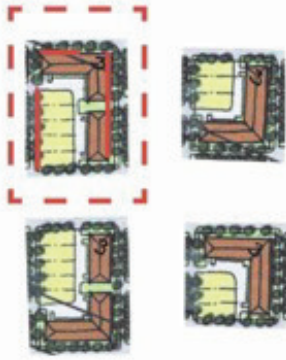


Housing Type	No. of this Building Type	No. of Dwelling Units	Frontage per Building Type	On-Street Parking
SINGLE FAMILY HOUSE	12	12	925'	
TOWNHOUSE				
APARTMENT 28 du/ acre	1	16	275'	13
APARTMENT 45 du/ acre				
APARTMENT 60 du/ acre				
CIVIC				
RETAIL/MIXED USE				
OFFICE/INSTITUTION- AL				
LIGHT INDUSTRIAL/ FLEX TECH				
TOTAL	13	30	1200'	13

--- Typical block used for metrics — Frontage Line

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Ford Plant – Block Metrics Block Type – Townhouse / Apartment

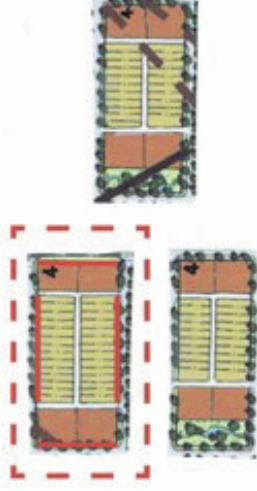


Housing Type	No. of this Building Type	No. of Dwelling Units	Frontage per Building Type	On-Street Parking
SINGLE FAMILY HOUSE	5	5	250'	
TOWNHOUSE				
APARTMENT 28 du/ acre	2	33	550'	25
APARTMENT 45 du/ acre				
APARTMENT 80 du/ acre				
CIVIC				
RETAIL/MIXED USE				
OFFICE/INSTITUTION- AL				
LIGHT INDUSTRIAL/ FLEX TECH				
TOTAL	7	38	600'	25

Typical block used for metrics
 Frontage Line

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Ford Plant – Block Metrics Block Type – Townhouse / Apartment

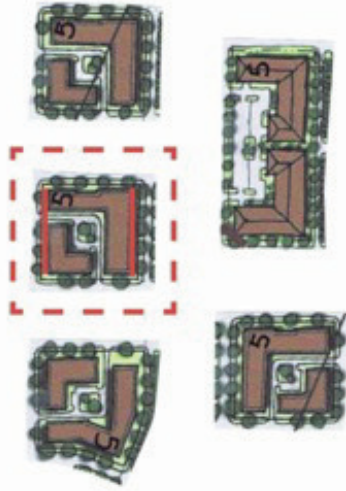


Housing Type	No. of this Building Type	No. of Dwelling Units	Frontage per Building Type	On-Street Parking
SINGLE FAMILY HOUSE				
TOWNHOUSE	28	28	650'	30
APARTMENT 28 du/ acre	4	26	500'	23
APARTMENT 45 du/ acre				
APARTMENT 80 du/ acre				
CIVIC				
RETAIL/MIXED USE				
OFFICE/INSTITUTION- AL				
LIGHT INDUSTRIAL/ FLEX TECH				
TOTAL	32	54	850'	53

Typical block used for metrics
 Frontage Line

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Ford Plant – Block Metrics Block Type – Apartment Over Parking



Housing Type	No. of this Building Type	No. of Dwelling Units	Frontage per Building Type	On-Street Parking
SINGLE FAMILY HOUSE				
TOWNHOUSE				
APARTMENT 28 du/acre				
APARTMENT 45 du/acre	2	92	500'	23
APARTMENT 60 du/acre				
CIVIC				
RETAIL/MIXED USE				
OFFICE/INSTITUTIONAL				
LIGHT INDUSTRIAL/FLEX TECH				
TOTAL	2	92	500'	23

Typical block used for metrics
 Frontage Line

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Ford Plant – Block Metrics Block Type – Apartment Low Density



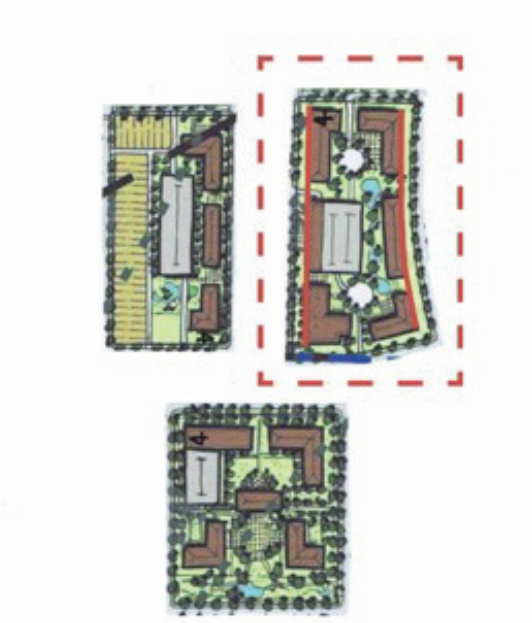
Housing Type	No. of this Building Type	No. of Dwelling Units	Frontage per Building Type	On-Street Parking
SINGLE FAMILY HOUSE				
TOWNHOUSE				
APARTMENT 28 du/acre	4	115	700'	32
APARTMENT 45 du/acre				
APARTMENT 60 du/acre				
CIVIC				
RETAIL/MIXED USE				
OFFICE/INSTITUTIONAL				
LIGHT INDUSTRIAL/FLEX TECH				
TOTAL	7	36	600'	25

Typical block used for metrics
 Frontage Line

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Ford Plant – Block Metrics

Block Type – Apartment Parking Structure



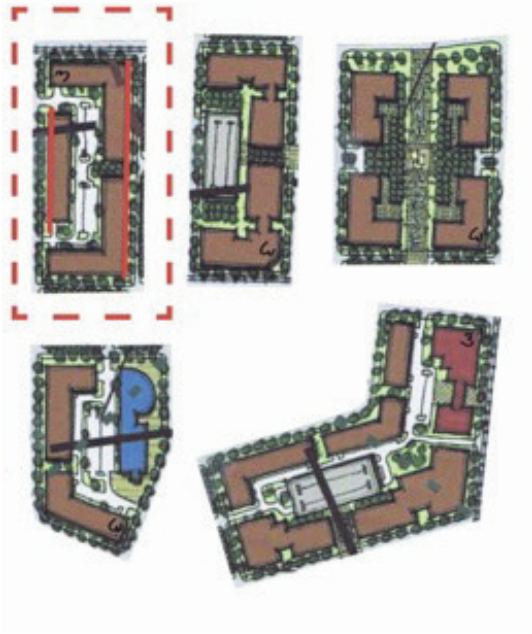
Housing Type	No. of this Building Type	No. of Dwelling Units	Frontage per Building Type	On-Street Parking
SINGLE FAMILY HOUSE				
TOWNHOUSE				
APARTMENT 28 du/acre				
APARTMENT 45 du/acre	6	216	1350'	62
APARTMENT 80 du/acre				
CIVIC				
RETAIL/MIXED USE				
OFFICE/INSTITUTIONAL				
LIGHT INDUSTRIAL/FLEX TECH				
TOTAL	6	216	1350'	62

Typical block used for metrics
 Frontage Line

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Ford Plant – Block Metrics

Block Type – Apartment Medium Density

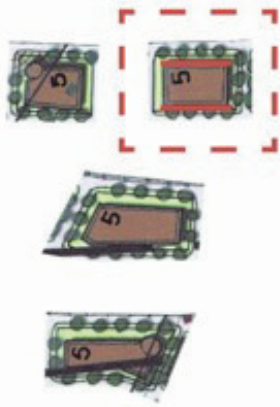


Housing Type	No. of this Building Type	No. of Dwelling Units	Frontage per Building Type	On-Street Parking
SINGLE FAMILY HOUSE				
TOWNHOUSE				
APARTMENT 28 du/acre				
APARTMENT 45 du/acre	3	135	1000'	46
APARTMENT 80 du/acre				
CIVIC				
RETAIL/MIXED USE				
OFFICE/INSTITUTIONAL				
LIGHT INDUSTRIAL/FLEX TECH				
TOTAL	3	135	1000'	46

Typical block used for metrics
 Frontage Line

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Ford Plant - Block Metrics Block Type - Apartment Tower

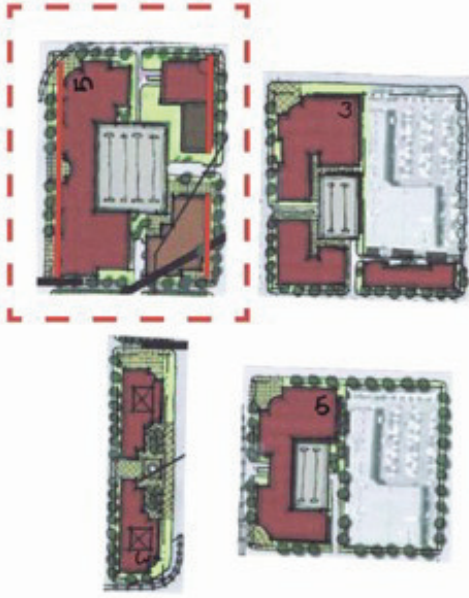


Housing Type	No. of this Building Type	No. of Dwelling Units	Frontage per Building Type	On-Street Parking
SINGLE FAMILY HOUSE				
TOWNHOUSE				
APARTMENT 28 du/acre				
APARTMENT 45 du/acre	1	39	400'	18
APARTMENT 80 du/acre				
CIVIC				
RETAIL/MIXED USE				
OFFICE/INSTITUTIONAL				
LIGHT INDUSTRIAL/FLEX TECH				
TOTAL	1	39	400'	18

- - - Typical block used for metrics — Frontage Line

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Draft: August 2, 2012

Ford Plant - Block Metrics Block Type - Retail / Mixed Use



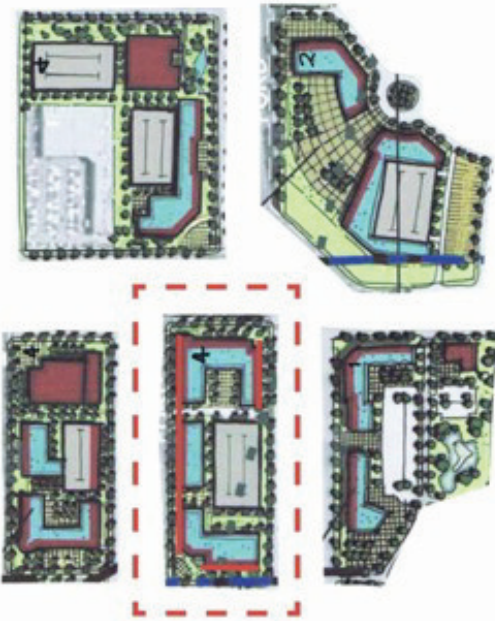
Housing Type	No. of this Building Type	No. of Dwelling Units	Frontage per Building Type	On-Street Parking
SINGLE FAMILY HOUSE				
TOWNHOUSE				
APARTMENT 28 du/acre				
APARTMENT 45 du/acre	1	45	250'	11
APARTMENT 80 du/acre	1	28	150'	7
CIVIC				
RETAIL/MIXED USE	2	127,000 sf/ft	775'	36
OFFICE/INSTITUTIONAL				
LIGHT INDUSTRIAL/FLEX TECH				
TOTAL	4	73 + 127,000 sf/ft	1125'	54

- - - Typical block used for metrics — Frontage Line

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Ford Plant – Block Metrics

Block Type – Retail / Office



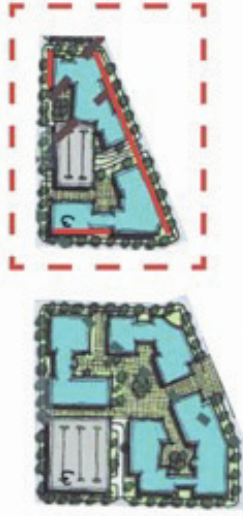
Housing Type	No. of this Building Type	No. of Dwelling Units	Frontage per Building Type	On-Street Parking
SINGLE FAMILY HOUSE				
TOWNHOUSE				
APARTMENT 28 du/ acre				
APARTMENT 45 du/ acre				
APARTMENT 60 du/ acre				
CIVIC				
RETAIL/MIXED USE	3	60,000 sf	950'	43
OFFICE/INSTITUTION- AL	3	60,000 sf/fl	950'	
LIGHT INDUSTRIAL/ FLEX TECH				
TOTAL	3	60,000 sf/fl	950'	43

Typical block used for metrics
 Frontage Line

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Draft: August 2, 2012

Ford Plant – Block Metrics

Block Type – Office / Institutional



Housing Type	No. of this Building Type	No. of Dwelling Units	Frontage per Building Type	On-Street Parking
SINGLE FAMILY HOUSE				
TOWNHOUSE				
APARTMENT 28 du/ acre				
APARTMENT 45 du/ acre				
APARTMENT 60 du/ acre				
CIVIC				
RETAIL/MIXED USE				
OFFICE/INSTITUTION- AL	2	95,000 sf/fl	900'	41
LIGHT INDUSTRIAL/ FLEX TECH				
TOTAL	2	95,000 sf/fl	900'	41

Typical block used for metrics
 Frontage Line

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Draft: August 2, 2012

Ford Plant – Block Metrics

Block Type – Light Industrial / Office / Retail / Apartment



Housing Type	No. of this Building Type	No. of Dwelling Units	Frontage per Building Type	On-Street Parking
SINGLE FAMILY HOUSE				
TOWNHOUSE				
APARTMENT 28 du/ acre	2	26	400'	16
APARTMENT 45 du/ acre	2	42	300'	14
APARTMENT 60 du/ acre				
CIVIC				
RETAIL/MIXED USE				
OFFICE/INSTITUTIONAL				
LIGHT INDUSTRIAL/ FLEX TECH	2	90,000 sf/ft	550'	25
TOTAL	6	68 + 90,000 sf/ft	1250'	57

- - - Typical block used for metrics — Frontage Line

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Draft: August 2, 2002

Ford Plant – Block Metrics

Block Type – Office / Apartment



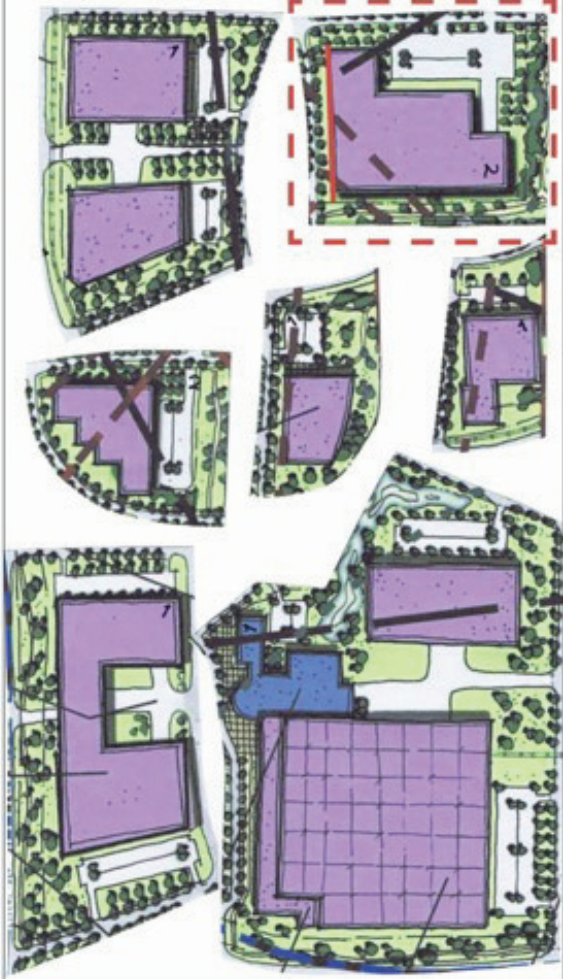
Housing Type	No. of this Building Type	No. of Dwelling Units	Frontage per Building Type	On-Street Parking
SINGLE FAMILY HOUSE				
TOWNHOUSE				
APARTMENT 28 du/ acre				
APARTMENT 45 du/ acre				
APARTMENT 60 du/ acre	2	92	350'	85
CIVIC				
RETAIL/MIXED USE				
OFFICE/INSTITUTIONAL	2	40,000 sf/ft	400'	18
LIGHT INDUSTRIAL/ FLEX TECH				
TOTAL	4	92 + 40,000 sf/ft	750'	34

- - - Typical block used for metrics — Frontage Line

© 2002 DPZ
Draft: August 2, 2002

Ford Plant – Block Metrics

Block Type – Light Industrial



Housing Type	No. of this Building Type	No. of Dwelling Units	Frontage per Building Type	On-Street Parking
SINGLE FAMILY HOUSE				
TOWNHOUSE				
APARTMENT 28 du/ 0.276				
APARTMENT 45 du/ 0.276				
APARTMENT 80 du/ 0.276				
CIVIC				
RETAIL/MIXED USE				
OFFICE/INSTITUTIONAL				
LIGHT INDUSTRIAL/ FLEX TECH	1	165,000 sf/ft	450'	20
TOTAL	1	165,000 sf/ft	450'	20

— Typical block used for metrics — Frontage Line

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Ford Plant – Block Metrics

Block Type – Pocket Parks / Greens



Average Size – 4/10 Acre

Ford Plant – Block Metrics

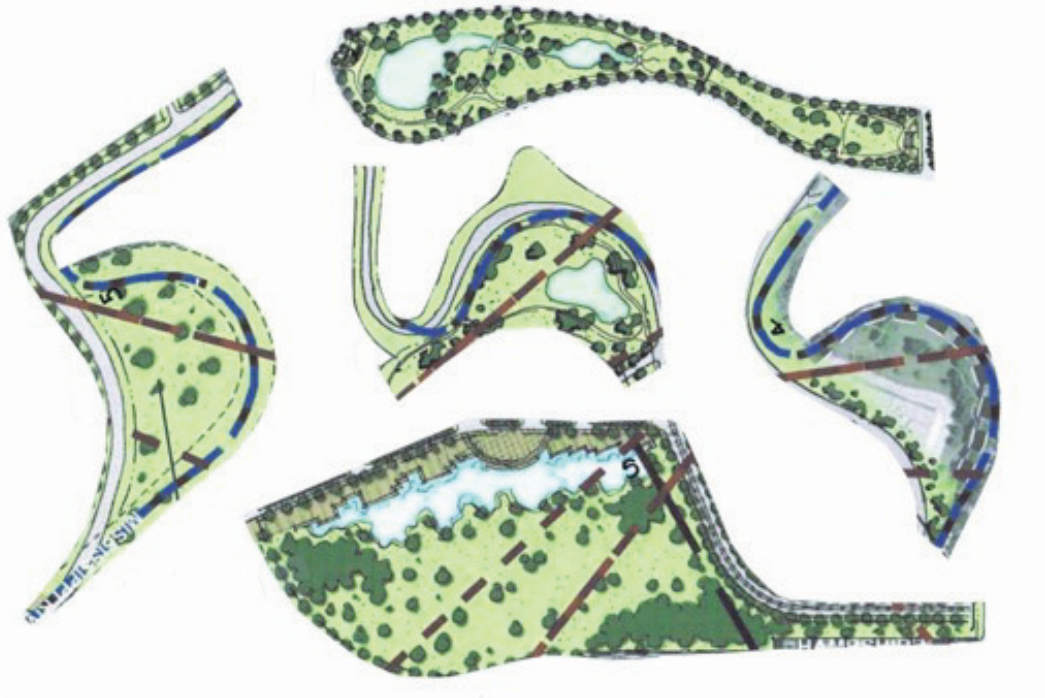
Block Type – Civic Parks



Average Size – 6 Acres

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Ford Plant – Block Metrics
Block Type – Natural Parks



Average Size – 10 Acres

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Ford Plant – Block Metrics
Block Type – Recreation Parks

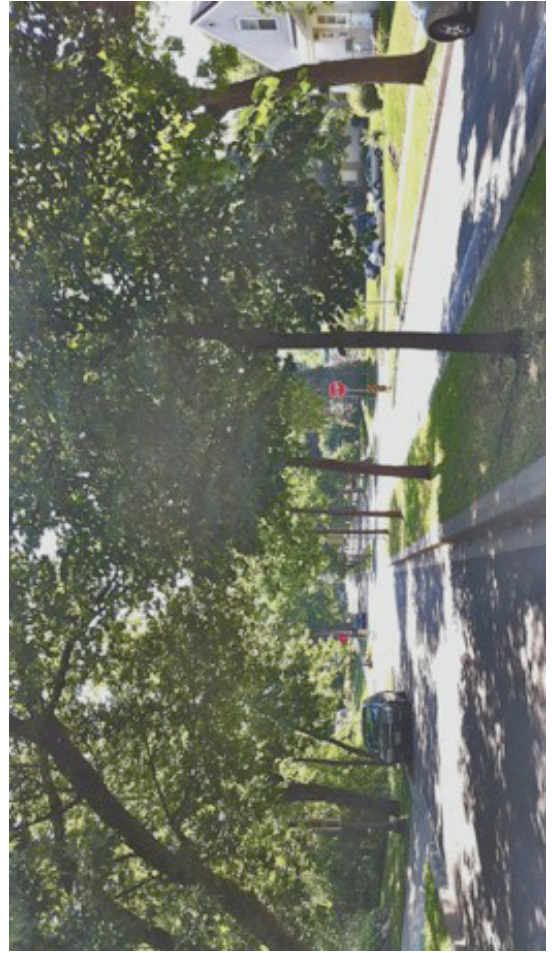
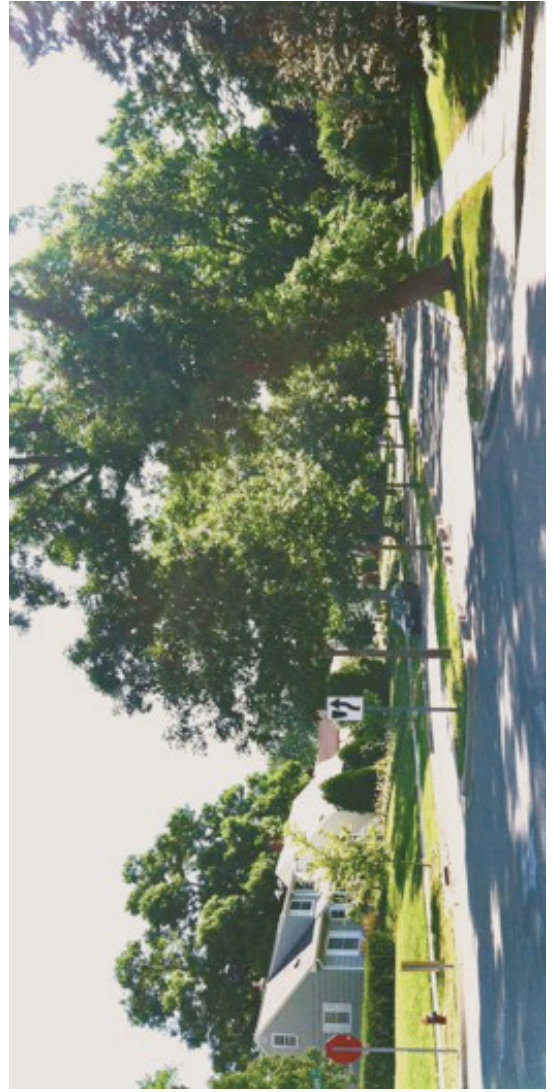


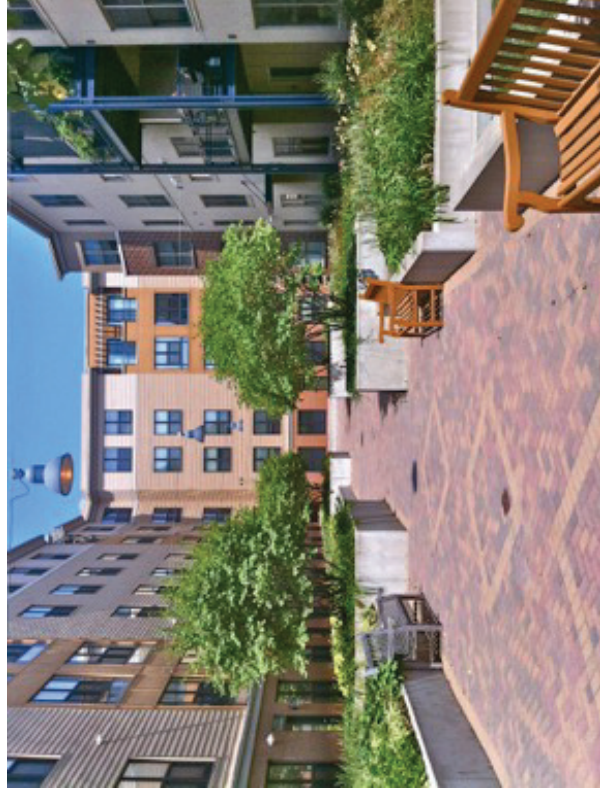
Average Size – 12 Acres

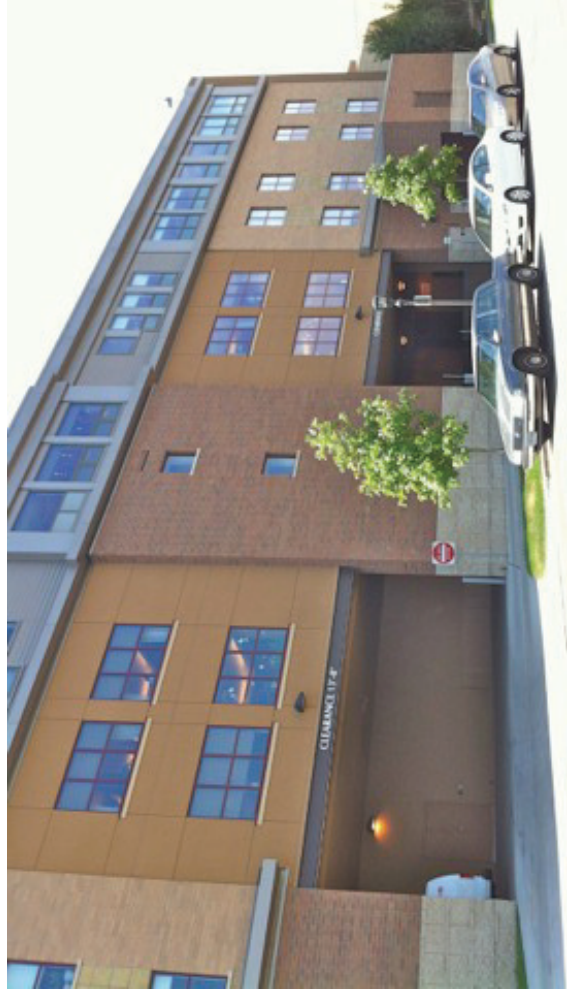
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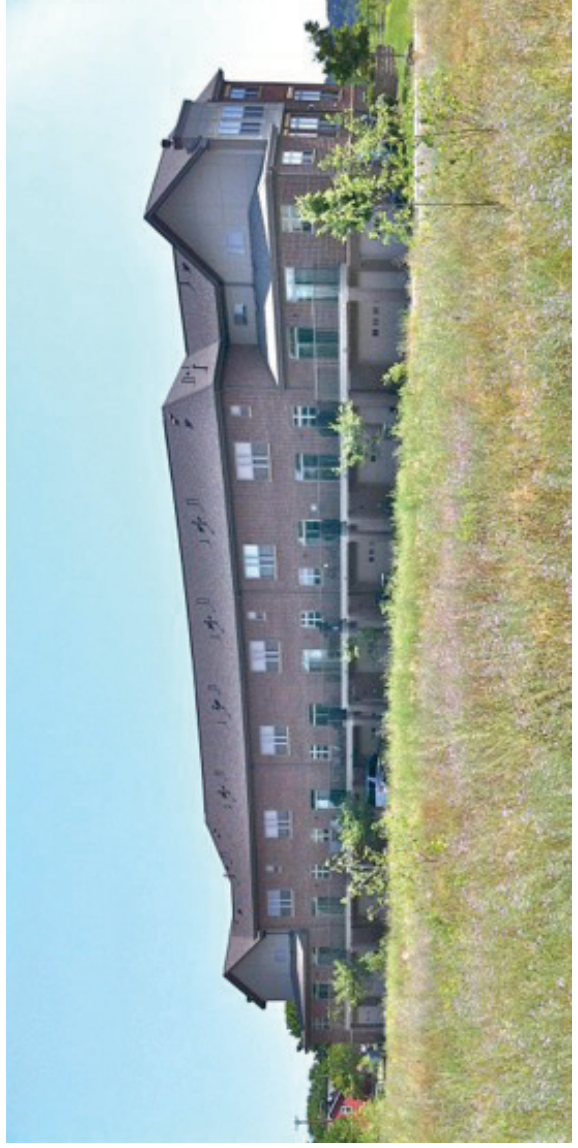
IMAGES

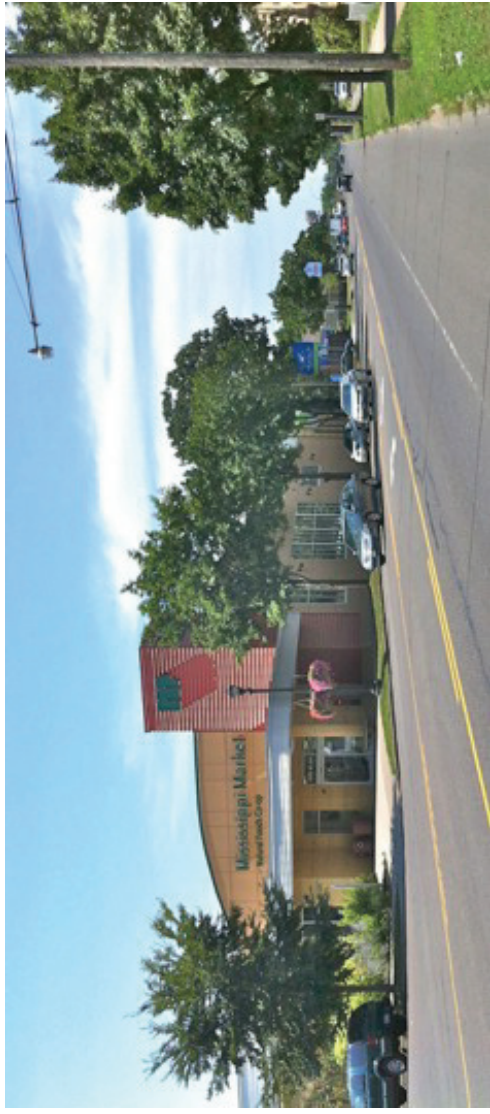


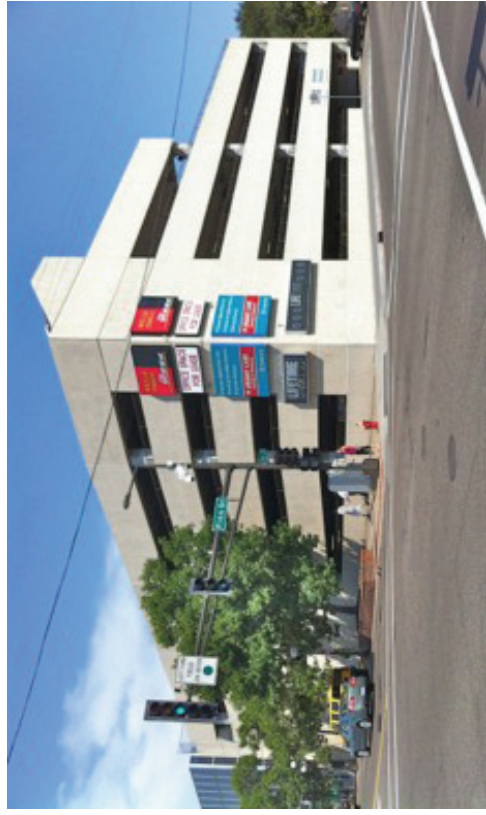




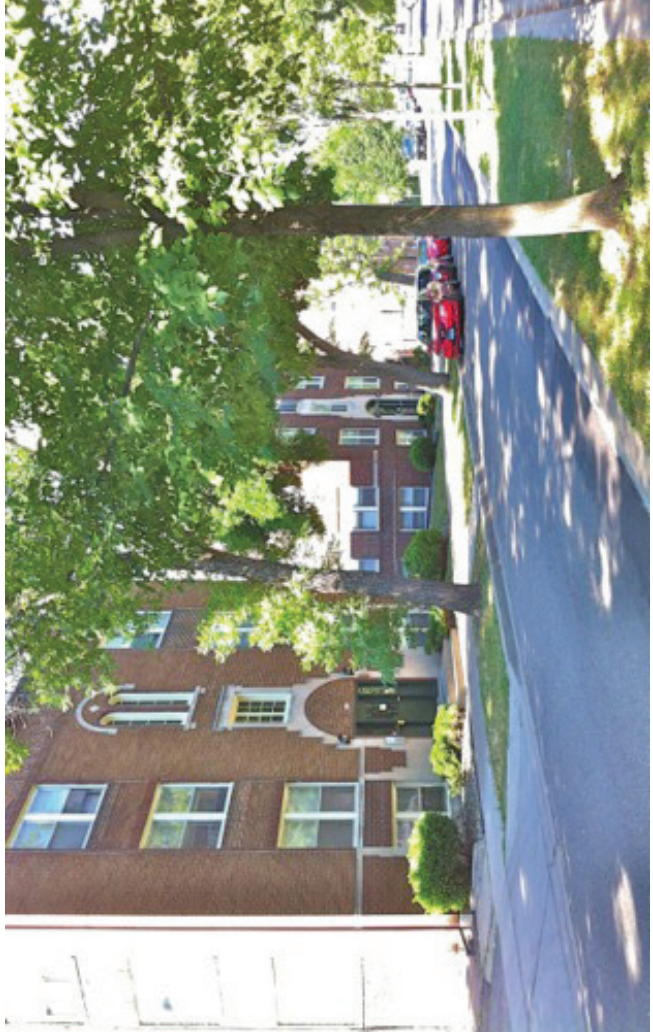
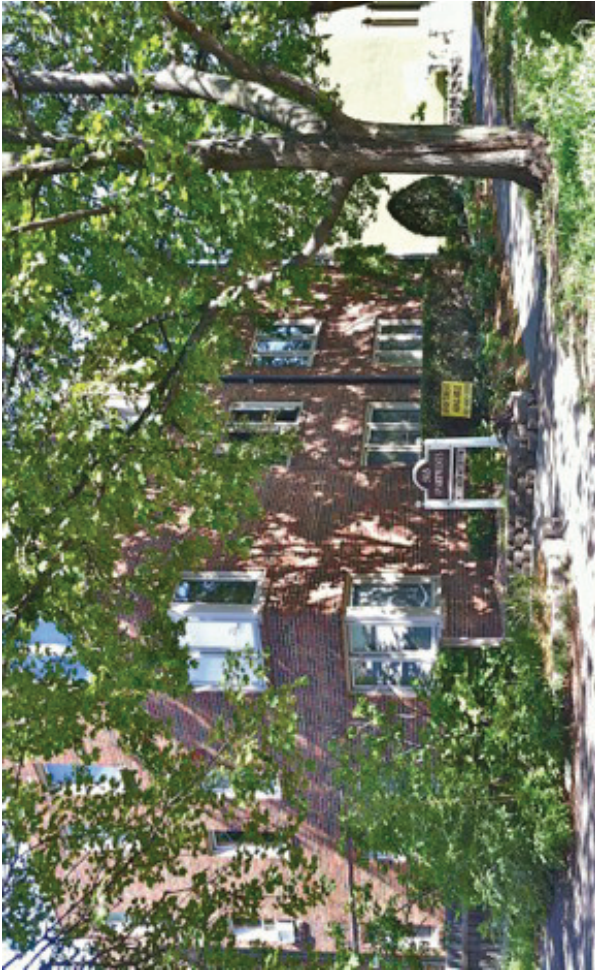








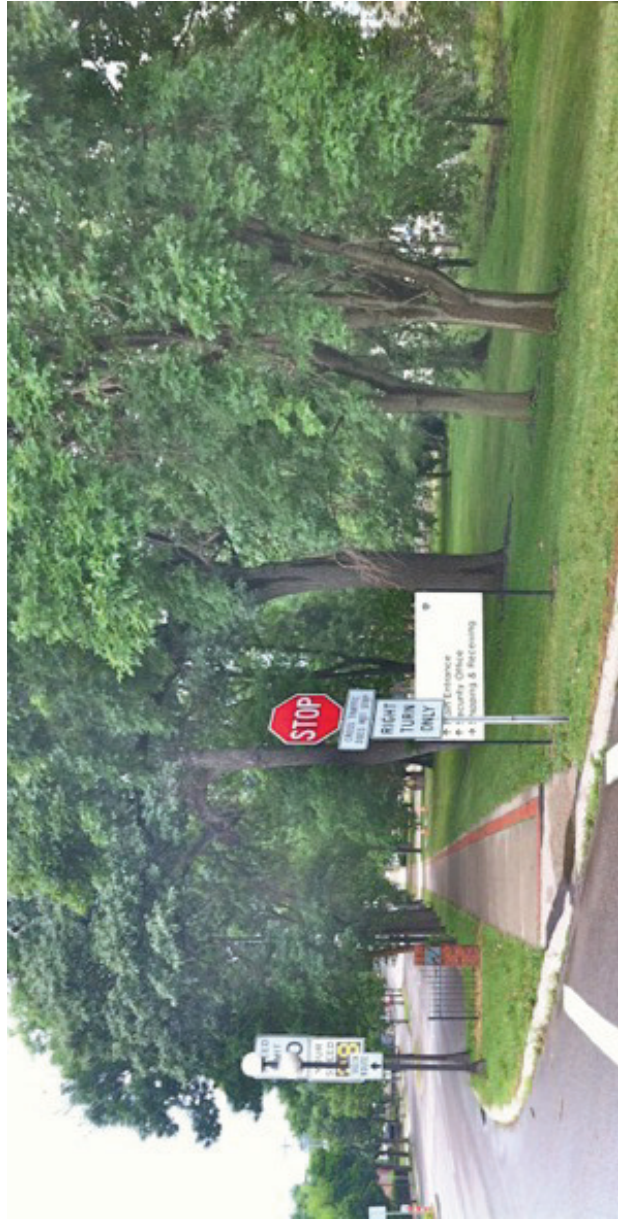




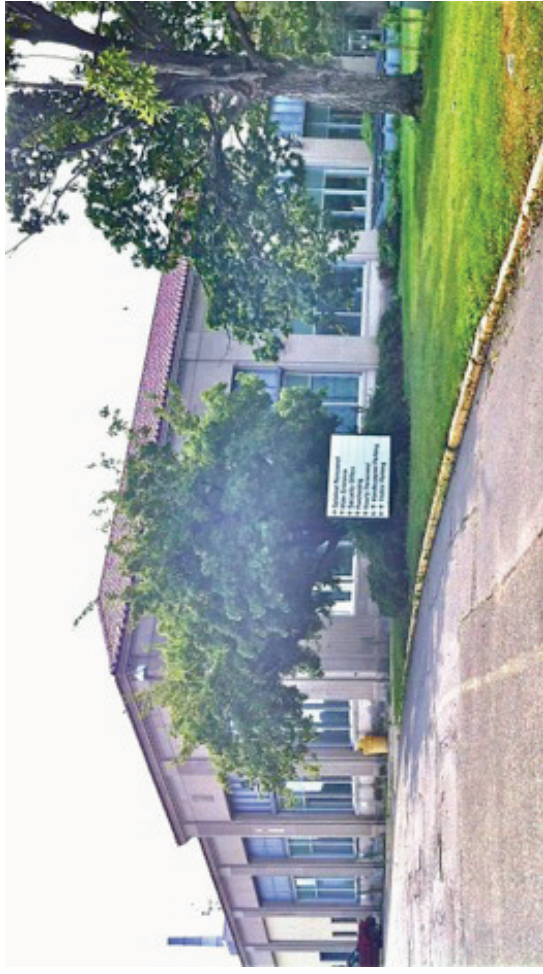














Duany Plater-Zyberk & Company