



FORD SITE

A 21st Century Community



Public Meeting on December 1, 2015

AGENDA



7:00-7:10 p.m.	Welcome
7:10-7:25 p.m.	2015 Input and How it Shapes the Site
7:25 – 7:30 p.m.	Update on Ford Activities
7:30 – 7:50 p.m.	Traffic Study
7:50 – 8:00 p.m.	Real Estate Analysis
8:00 – 8:10 p.m.	Zoning and Public Realm Plan
8:10 – 8:15 p.m.	Upcoming Meetings
8:10 p.m.	Adjourn / Browse tables

**WHAT WE HEARD
IN 2015
(AND WHY IT MATTERS)**

**PUBLIC
INPUT**

2015 PUBLIC OUTREACH

- 2,528 person email list for meeting notices & updates
- Traditional meetings, “Pop-up” meetings, and focus groups
- More voices always welcome



Table 1: Participants Before and During Phase III

Pre-2014 Participants	174
2014-2015 Participants	439
Total Engaged	613
Percent Active Recently	72%

“THE PUBLIC”

- Neighbors
- City residents
- Business people
- Interest groups
- Subject experts
- Prospective tenants



We Heard – many opinions; some common interests

INPUT – PARKS & OPEN SPACE

Public Priorities:

- Create a creek feature
- Provide gathering spaces for activities - markets, music, civic events
- Reintroduce habitat to a provide natural feel
- Provide recreation for all ages



INPUT – BIKES, PEDS & TRANSIT

Public Priorities:

- Design safe, designated space for bicycles and pedestrians
- Provide well-connected, frequent transit and good shelters
- Balance needs of cars, bikes, pedestrians, and transit in public right-of-way



INPUT – STREETS, PARKING, TRAFFIC

Public Priorities:

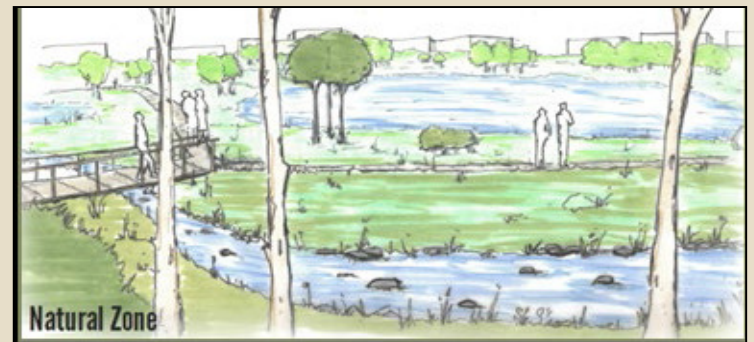
- Accommodate cars, but don't encourage them
- Design streets to calm traffic and prevent speeding
- Direct traffic to larger through streets in area
- Provide most parking in structured ramps, with some on-street and in alleys



INPUT – WATER, WASTE, ART & GREENERY

Public Priorities:

- Treat storm water on the surface, making it an attractive feature through the site and connected to Hidden falls
- Provide art that is interactive, community-based, reflects history, or includes water
- Focus on natural plantings
- Make recycling convenient



INPUT - HOUSING

Public Priorities:

- Build a mix of housing options
- Provide some density to attract services and amenities, but avoid buildings that are too tall
- Meet need for affordable housing among seniors and families
- Respect context of existing neighborhood and include some traditional styles



INPUT – JOBS

Public Priorities:

- Make this a place that people can work and live
- Attract a diverse selection of jobs
- Provide co-op work spaces
- Meet needs of employees with services and child care nearby
- Provide neighborhood retail and services and small business; no big box



HOW INPUT WILL BE USED



- Refine priorities
- Pursue new ideas
- Address concerns
- Inform policy makers

Past, current and future input will shape city standards and plans for development at the site, the owner's expectations, and the market interest.

JOBS & BUSINESSES

SITE-BASED ENERGY SYSTEM

STORMWATER MANAGEMENT

**2015
STUDIES
TO
INFORM
FORD
SITE
POLICIES**

Recommended Industries for the Ford Site:

- Health and Medical
- Research and Development (R&D)
- Small volume, custom manufacturing
- Educational
- Office
- Retail & Services (will occur naturally)



Attracting target industries may take effort – marketing, branding, and business outreach – done in collaboration with the property owner / developer.

STUDY FINDINGS – ENERGY SYSTEM



3 Energy Concepts & Costs

RAMBOLL

1. Standard grid
2. District heating & cooling
3. Individual building solutions (like solar)

Creating a sustainable and livable community requires looking at the bigger picture, creating livable space, supporting sustainable energy design, building energy efficient structures, and revisiting conventional water infrastructure and transportation.

Alternative energy systems are likely to cost more at the front end for the utility provider, but create greater efficiency and return on investment in the long-run.

The City of Saint Paul thanks THE MCKNIGHT FOUNDATION for funding assistance on this study.

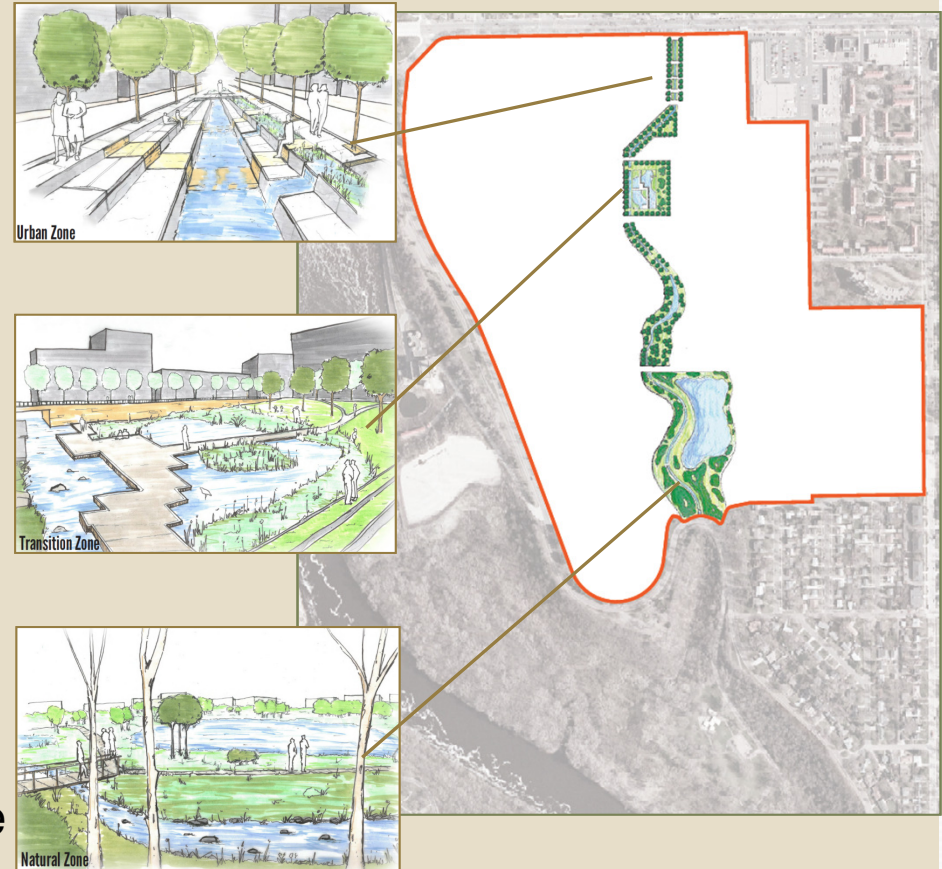
STUDY FINDINGS - STORMWATER

Phase I (Spring/Summer 2015)

- Analyzed footprint requirements
- Calculated rates to protect downstream creek
- Compared to “typical” stormwater
- Developed illustrative renderings

Phase II (Fall/Winter 2015)

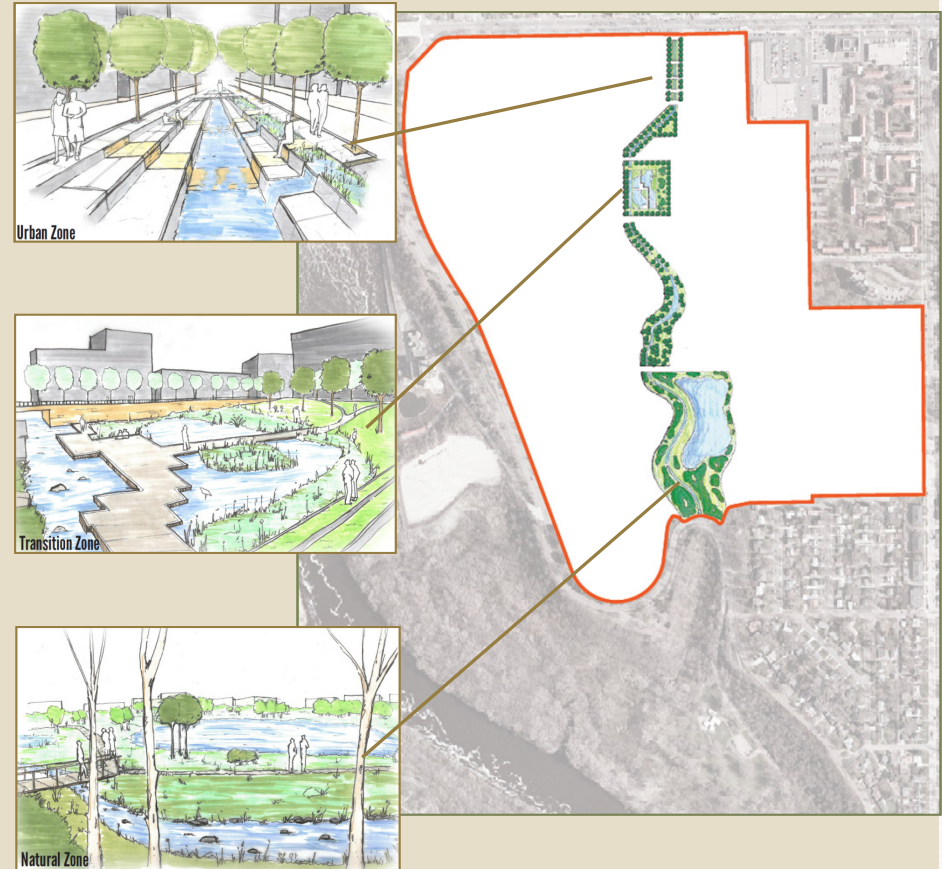
- Consultant preparing stormwater benefit/cost analysis
 - Comparing “typical” vs comprehensive approach
 - Quantifying sustainability benefits (social, environmental)
 - Computing capital and maintenance costs



STUDY FINDINGS - STORMWATER

Initial Outcomes

- Economy of scale exists with a comprehensive approach
- Protecting Hidden Falls Creek requires several acres
- Sustainability analysis still occurring
- Design work will need to be developed



FORD ACTIVITIES

TRAFFIC STUDY

REAL ESTATE ANALYSIS

**NEXT
STEPS**

FORD ACTIVITIES



2015 Wrap Up / Moving Ahead in 2016

Steve Wilson, SRF



Ford Site | St. Paul, MN

Transportation Overview

December 2015



Project Team



Consulting Group, Inc.

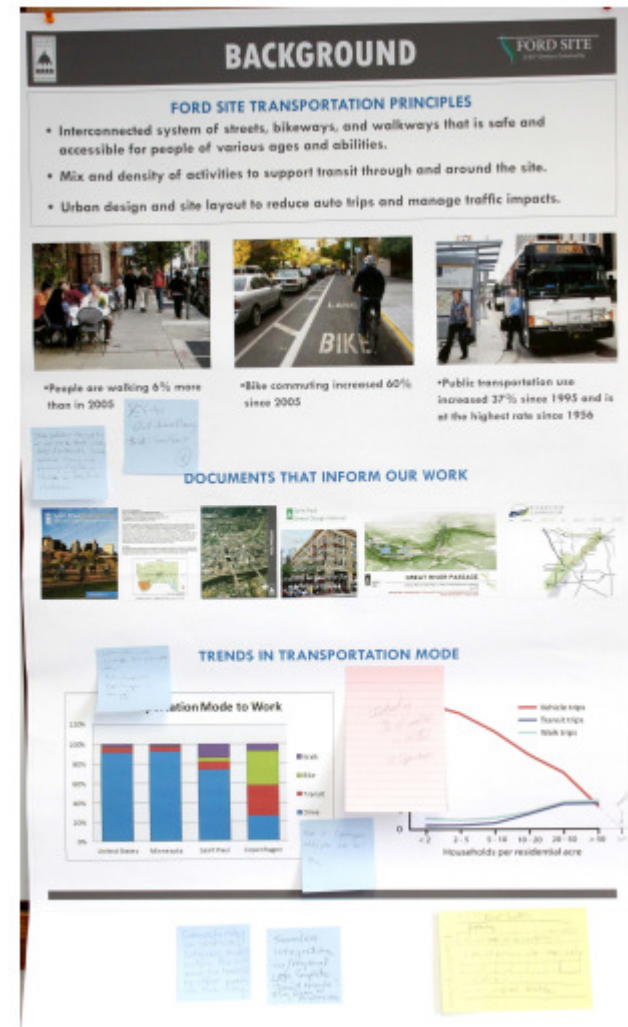
utile

Ford Site: 21st Century Transportation Principles

- Connect the neighborhood to the Mississippi River
- Expand live, work, and play opportunities for site, neighborhood, and regional users
- Provide multiple connections to the surrounding transportation network, integrating internal and external corridors
- Ensure access for all people using all modes of transportation

Connect with Ongoing and Future Efforts

- Real estate/financial analysis
- Energy and Sustainability study
- Results from public process
- Zoning and public realm plan
- Jobs and Employment Workgroup
- A Line service
- Bike network plan
- Riverview Corridor planning
- And more

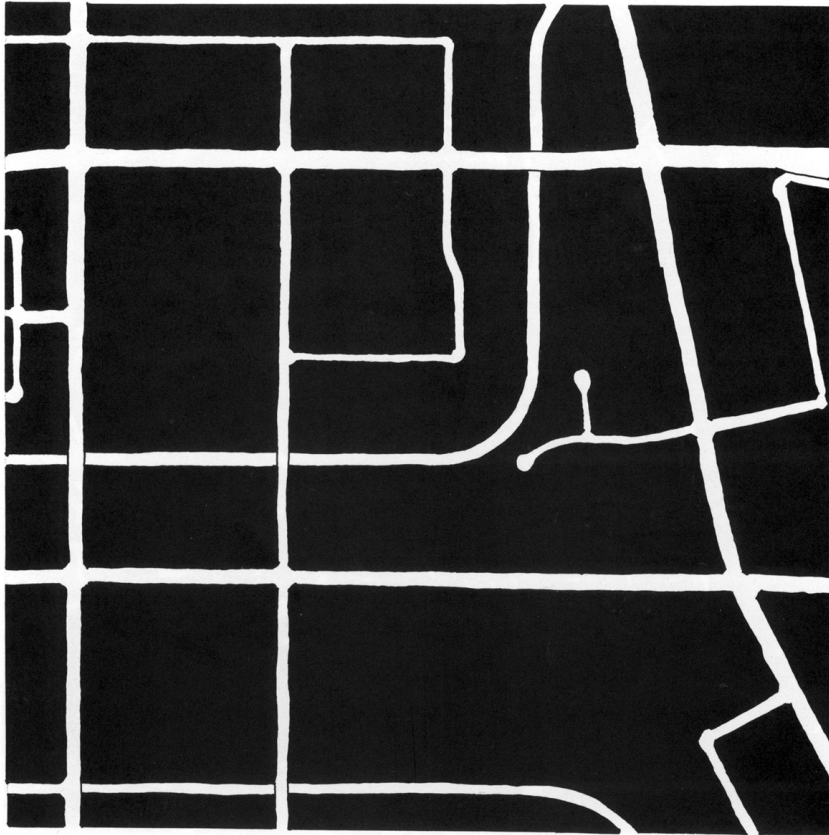


Project Purpose – Transportation Overview

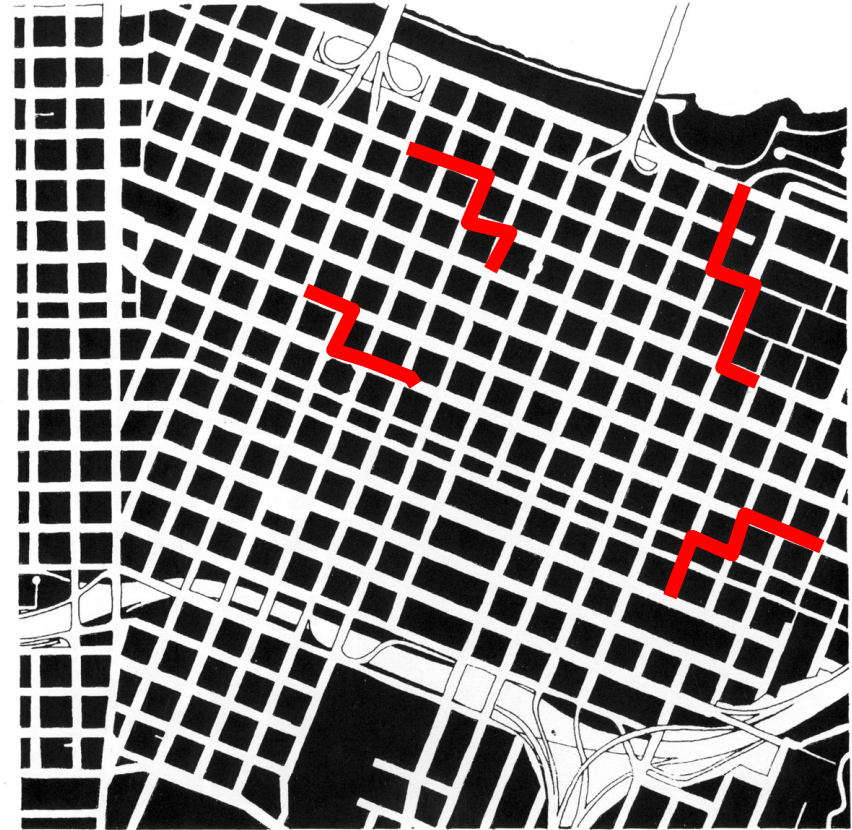
- Develop an understanding of how travel will work to, from, and within the site
- Integrate Site Plan with surrounding transportation system
- Ensure that overall project program and layout are balanced with access and neighborhood needs

Connectivity is Key

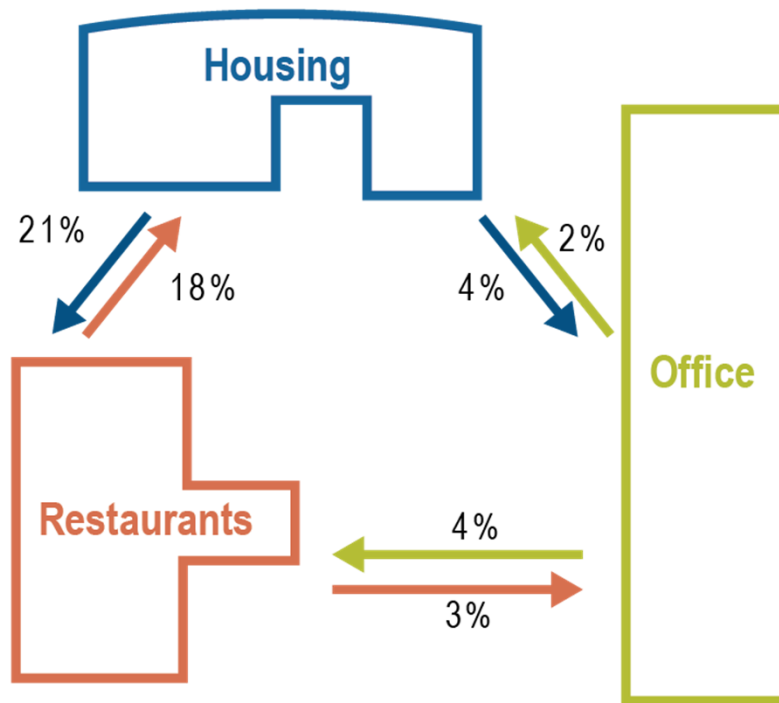
Conventional: few



Traditional: lots!



Complementary Uses = Shorter, More Efficient Trips



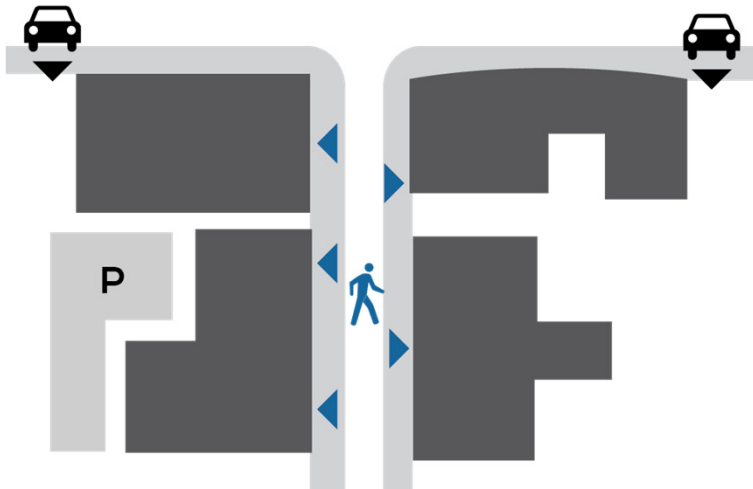
Source: PM Peak Unconstrained Trip Capture Rates, NCHRP Report 684

Complementary uses:

- Have demand at different times of day to allow for shared parking
- Support quality of life, such as food outlets near offices or grocery stores near housing
- Can absorb trips otherwise made on the external network

Design Elements

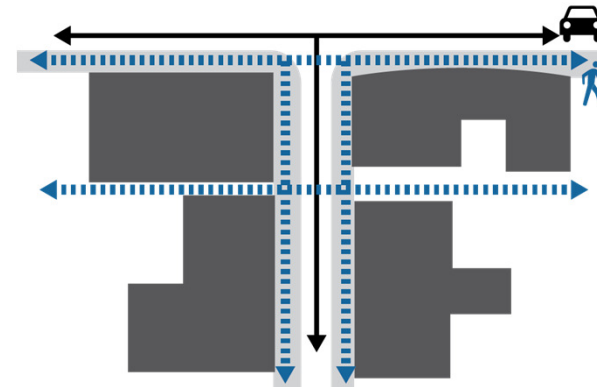
■ Entries



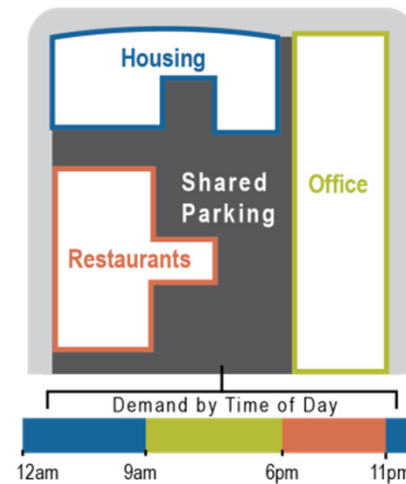
■ Circulation



■ Multimodal connections



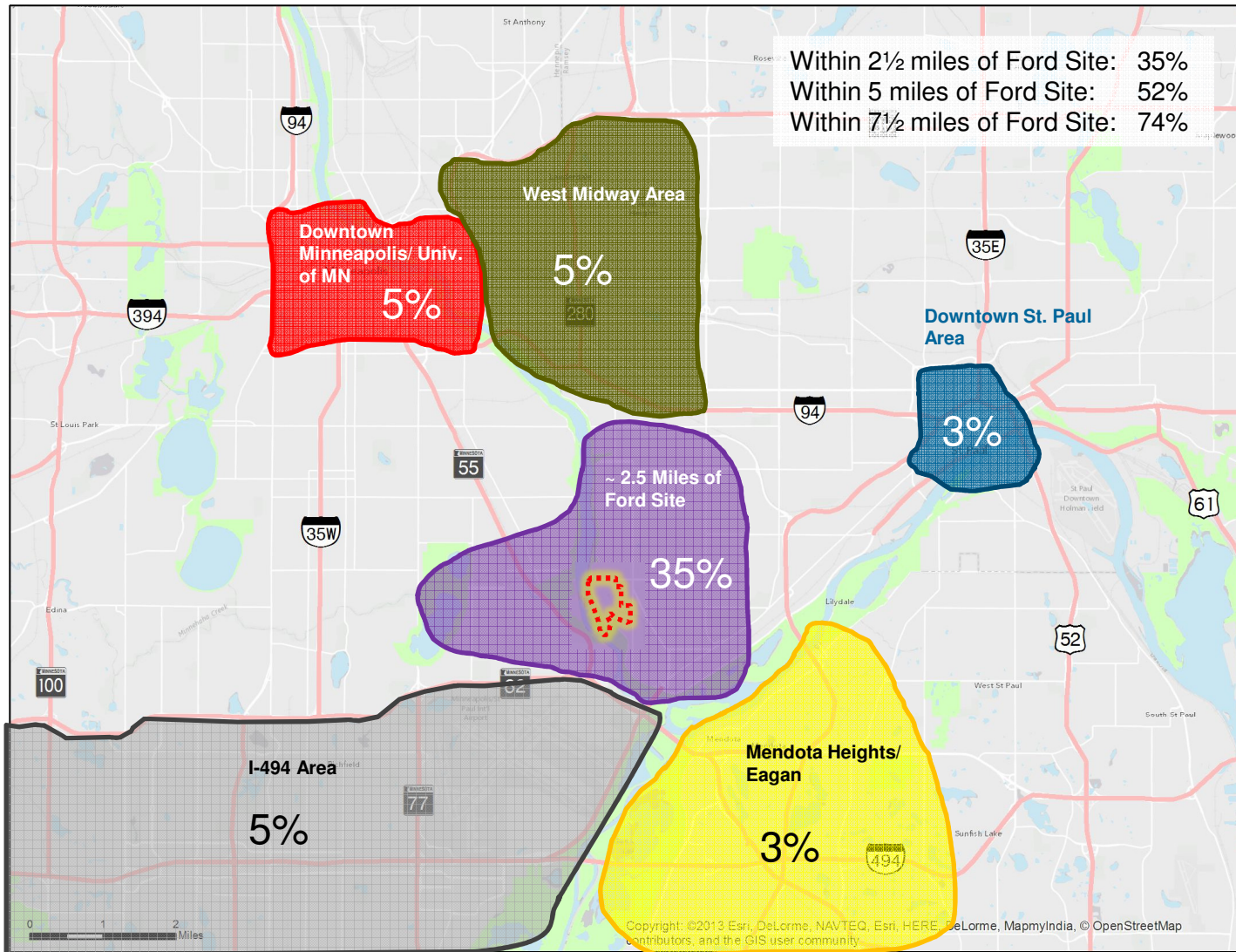
■ Parking Management



Ford Site Context

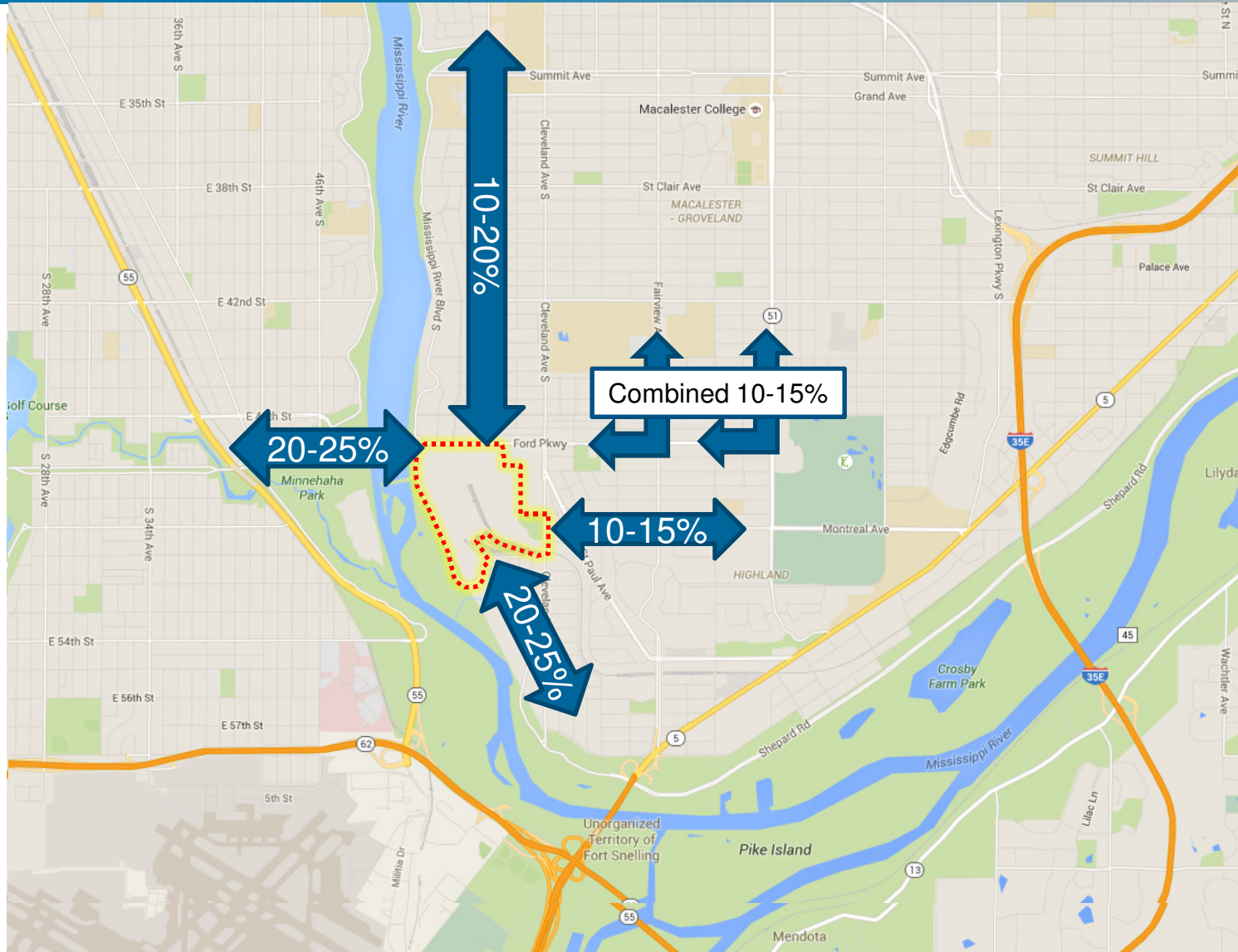


Distribution of Person Travel to/from Ford Site



Source: SRF Consulting Group, Metropolitan Council travel model

General Distribution of Vehicular Traffic to/from Ford Site



Source:SRF Consulting Group, Metropolitan Council travel model

Existing and Proposed Bicycle Network

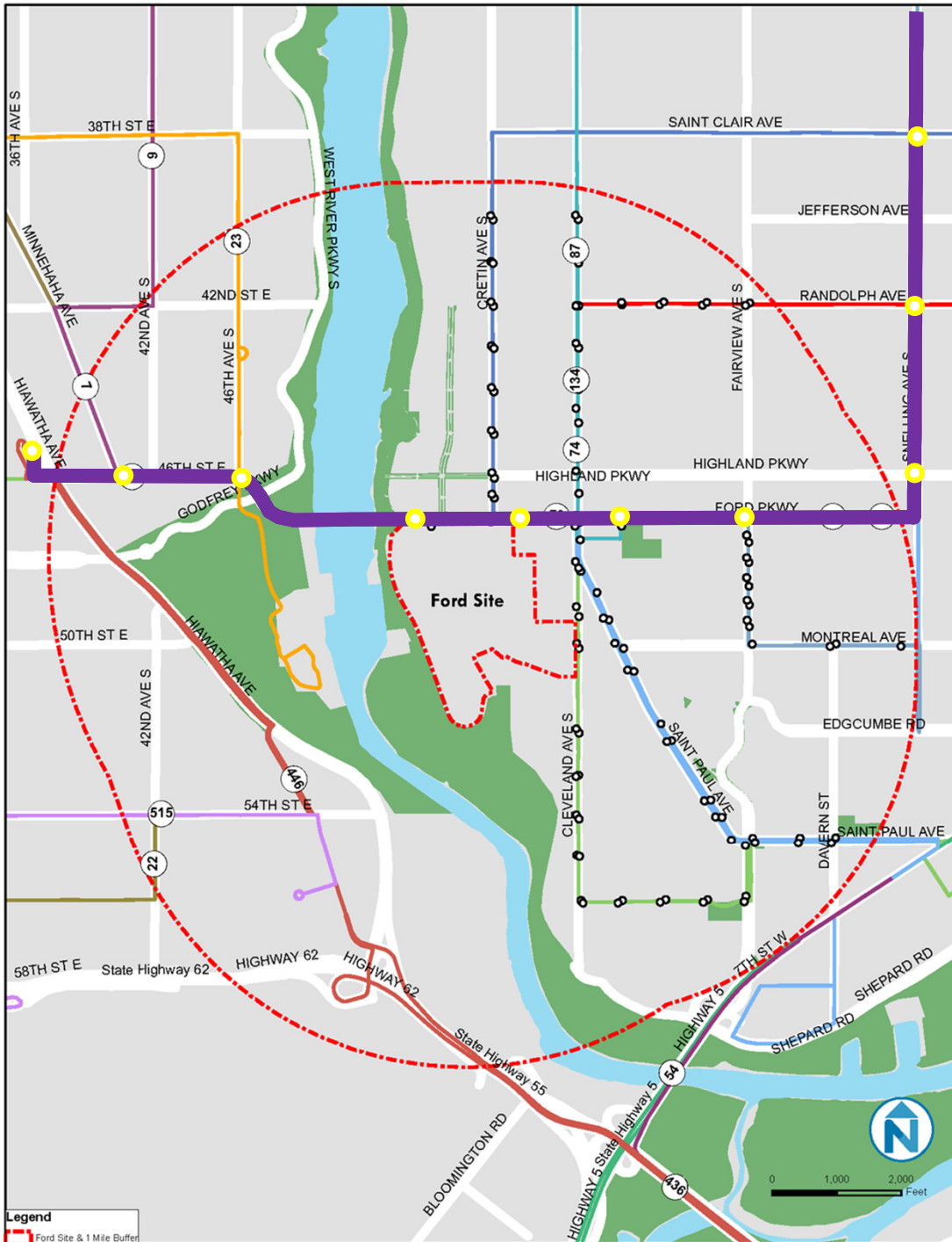


Existing and Proposed Transit Network

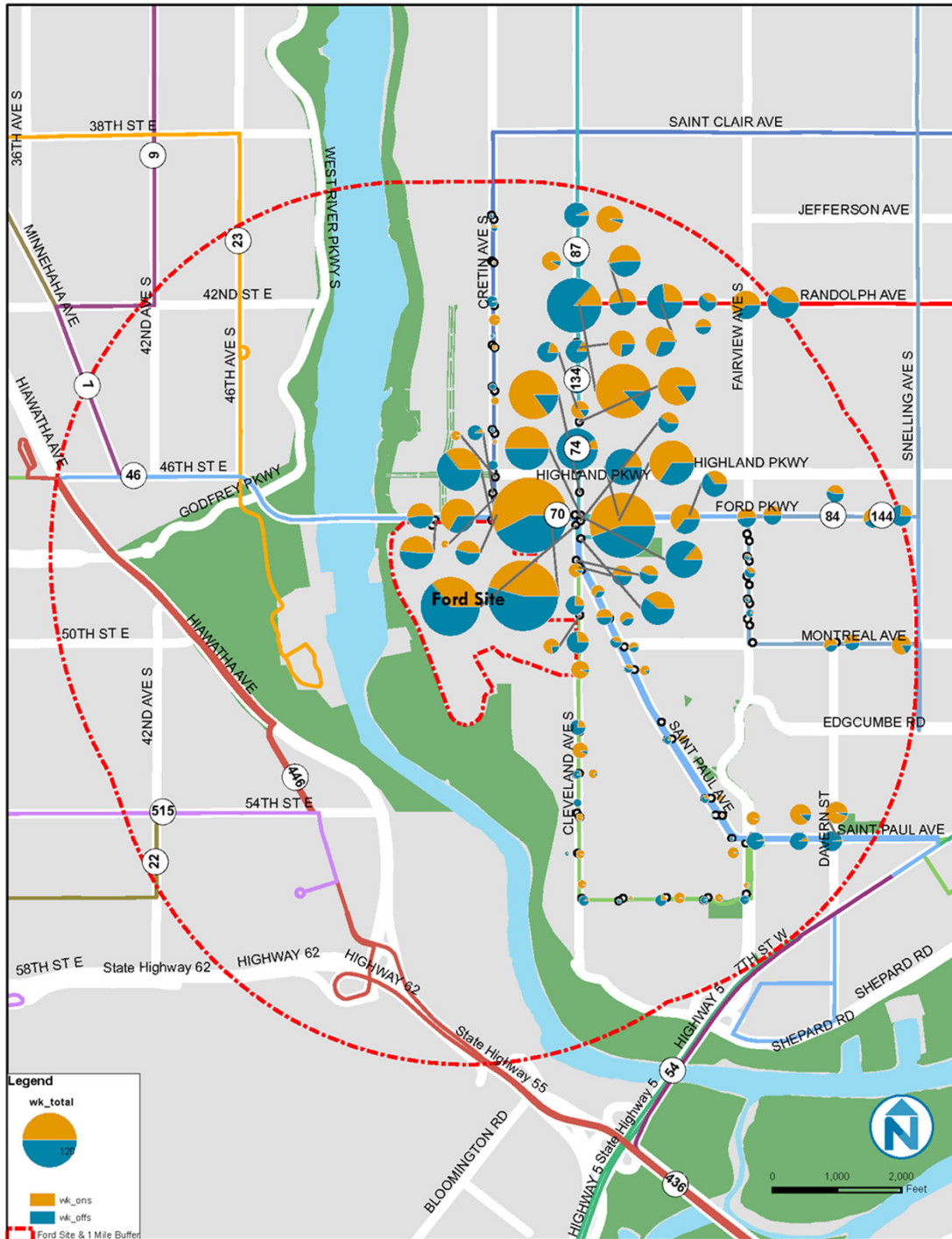
■ A-line BRT



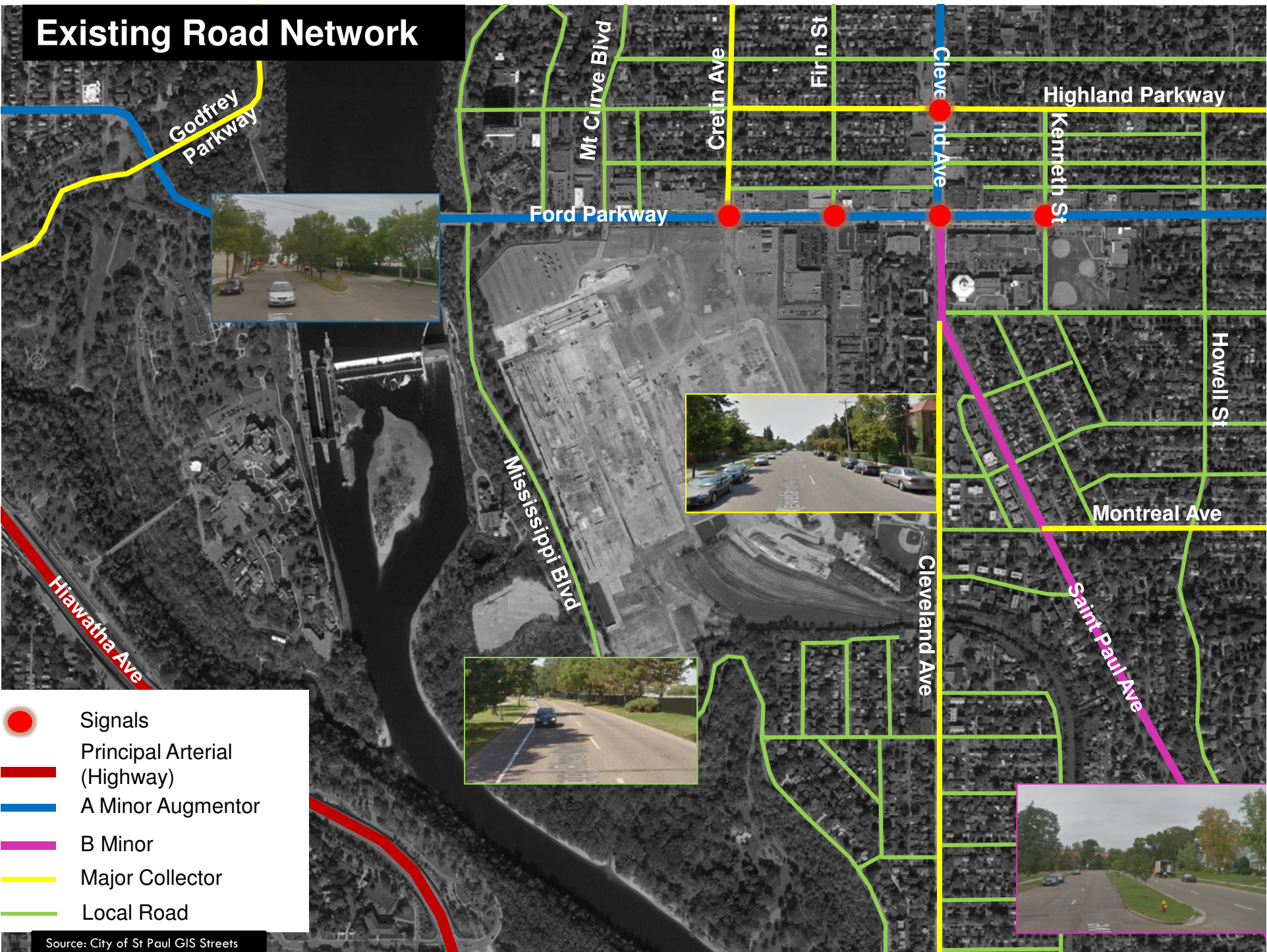
■ Future Riverview Corridor



Existing Transit Ridership



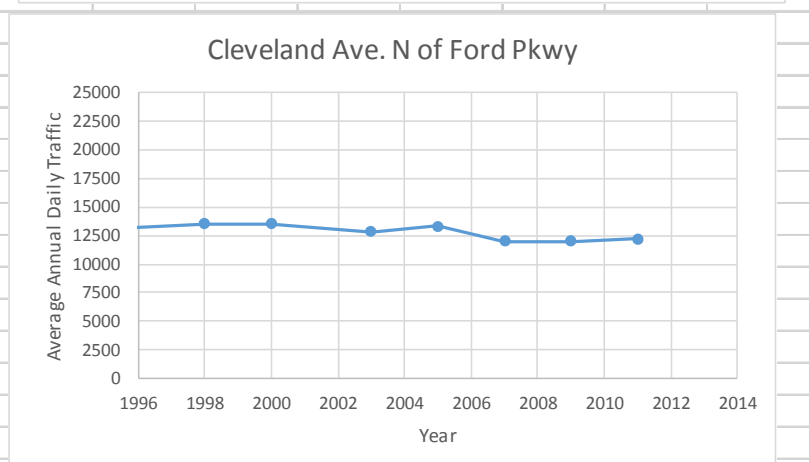
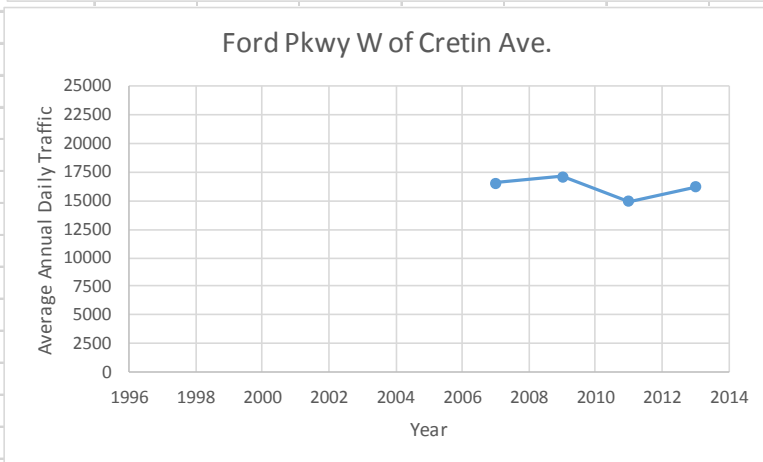
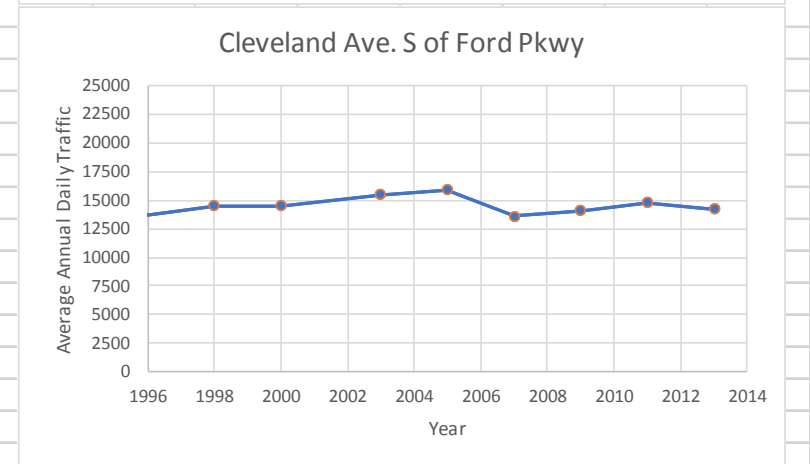
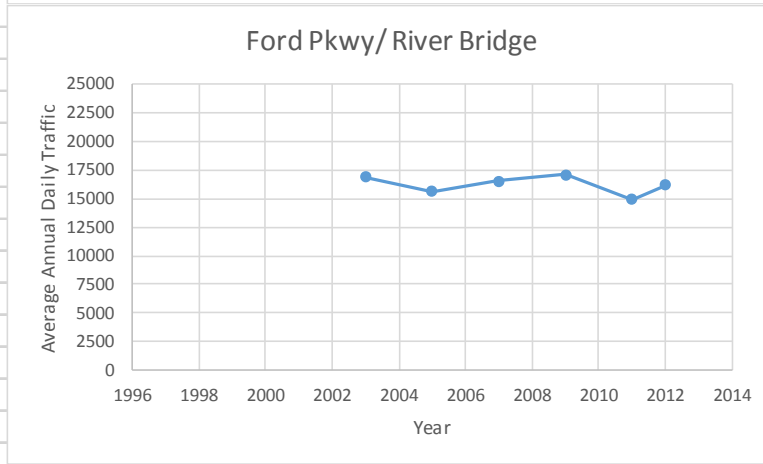
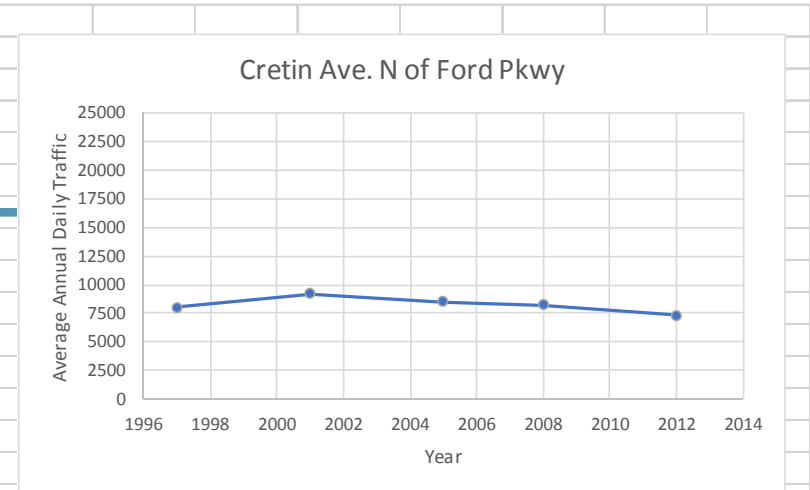
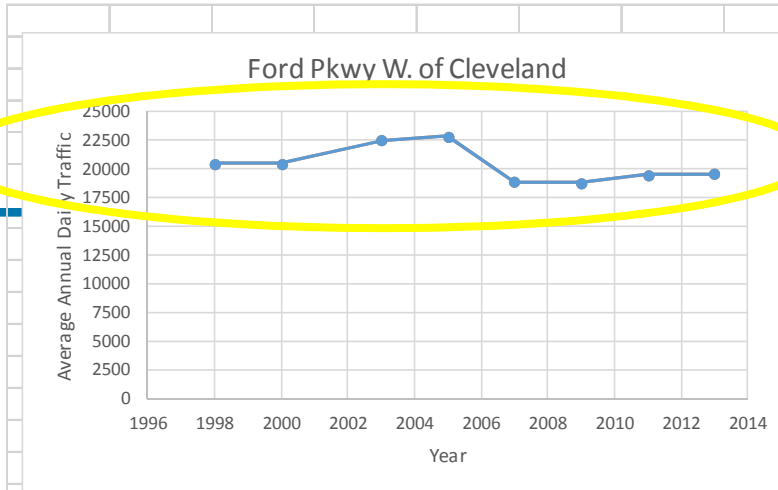
Existing Road Network



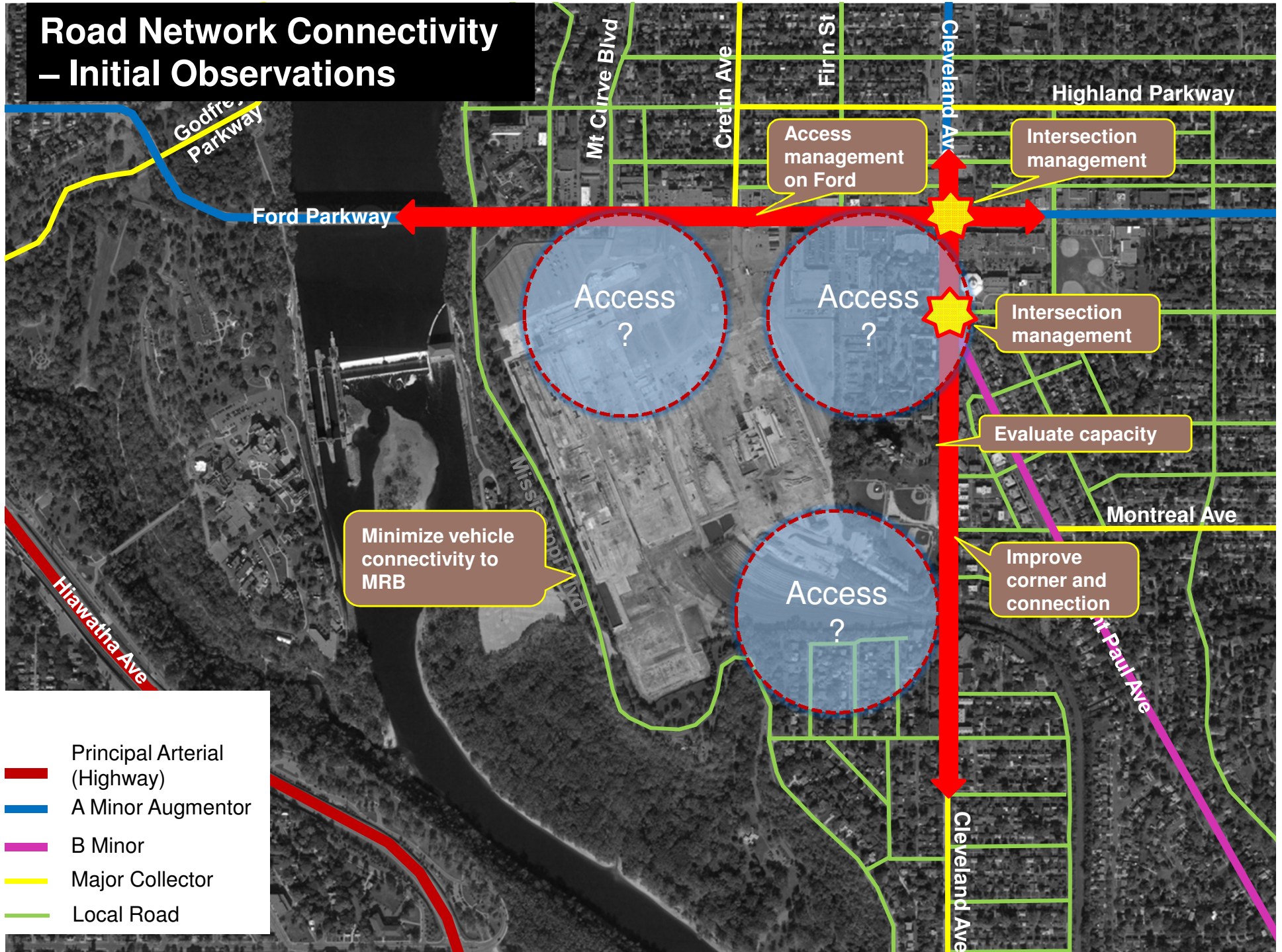
- Signals
- Principal Arterial (Highway)
- A Minor Augmentor
- B Minor
- Major Collector
- Local Road

Source: City of St Paul GIS Streets

Average Annual Daily Traffic

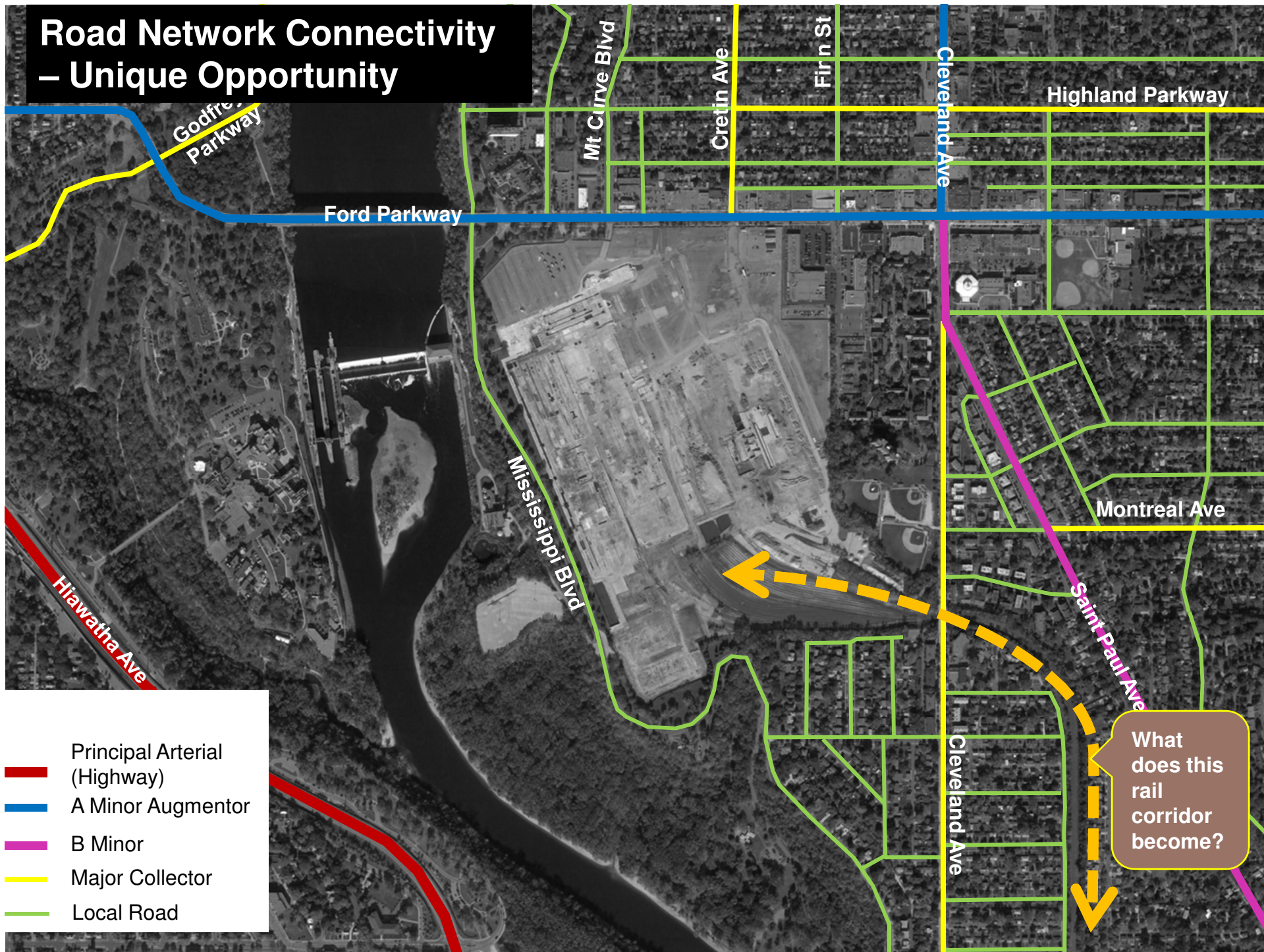


Road Network Connectivity – Initial Observations



- Principal Arterial (Highway)
- A Minor Augmentor
- B Minor
- Major Collector
- Local Road

Road Network Connectivity – Unique Opportunity

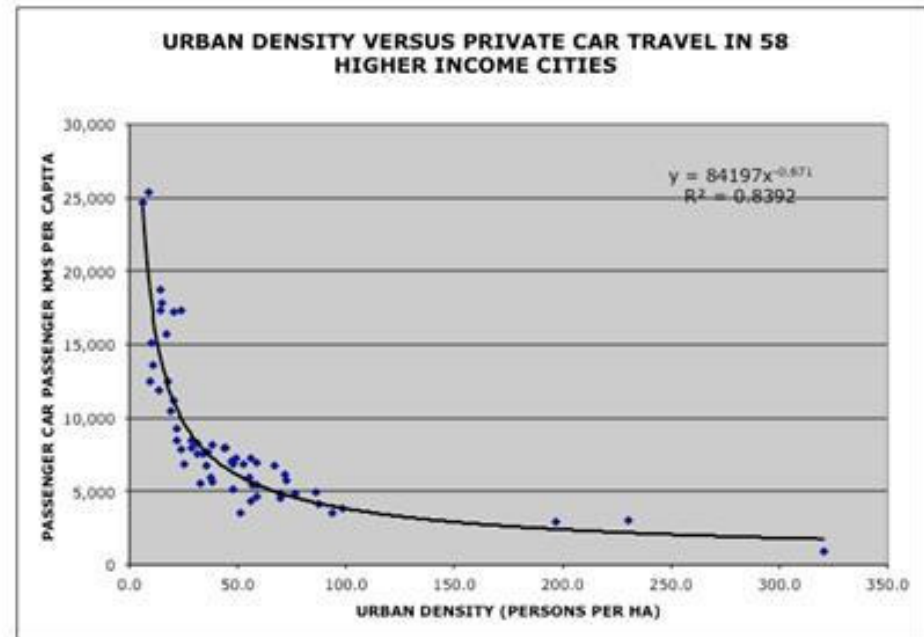


- Principal Arterial (Highway)
- A Minor Augmentor
- B Minor
- Major Collector
- Local Road

What does this rail corridor become?

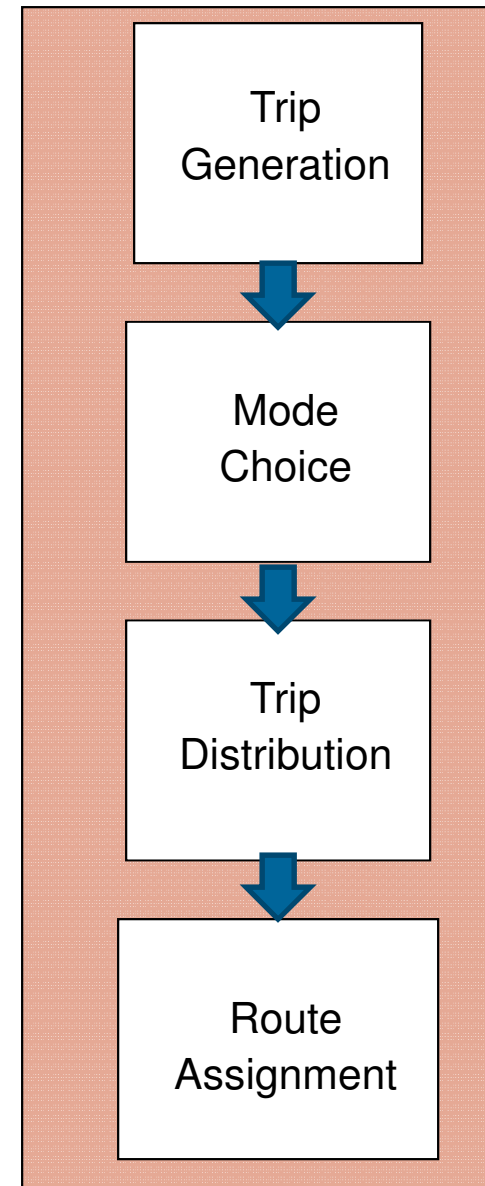
Key Built Environment Factors on Trip Generation

- Density
- Land Use Mix
- Parking
- Non-Auto Modes
- Bicycling Quality

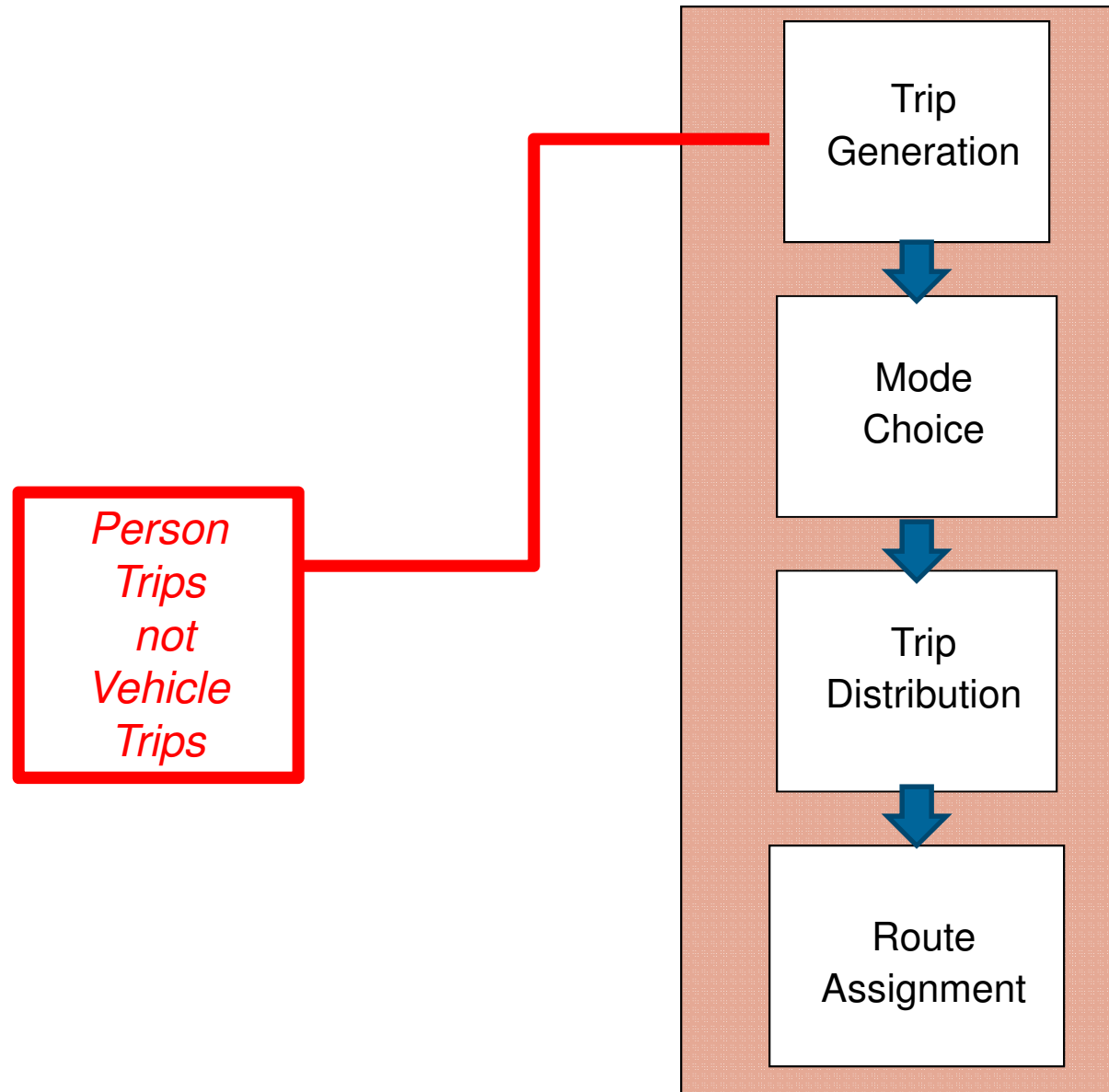


Transportation Analysis - Process

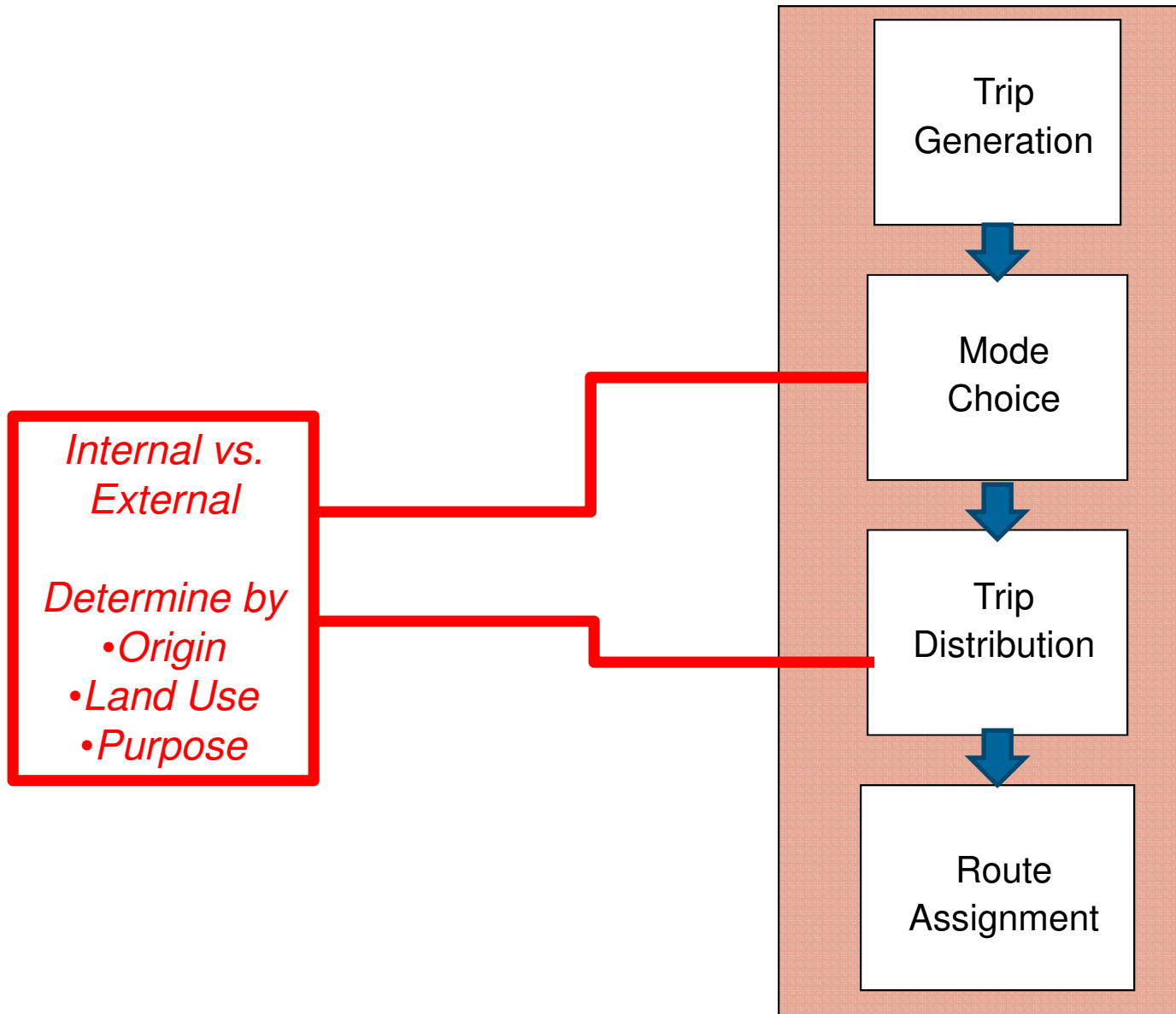
- THE Critical Study Element
- Transparent and Benchmarked
- National, but Localized
- Replicable and Adjustable



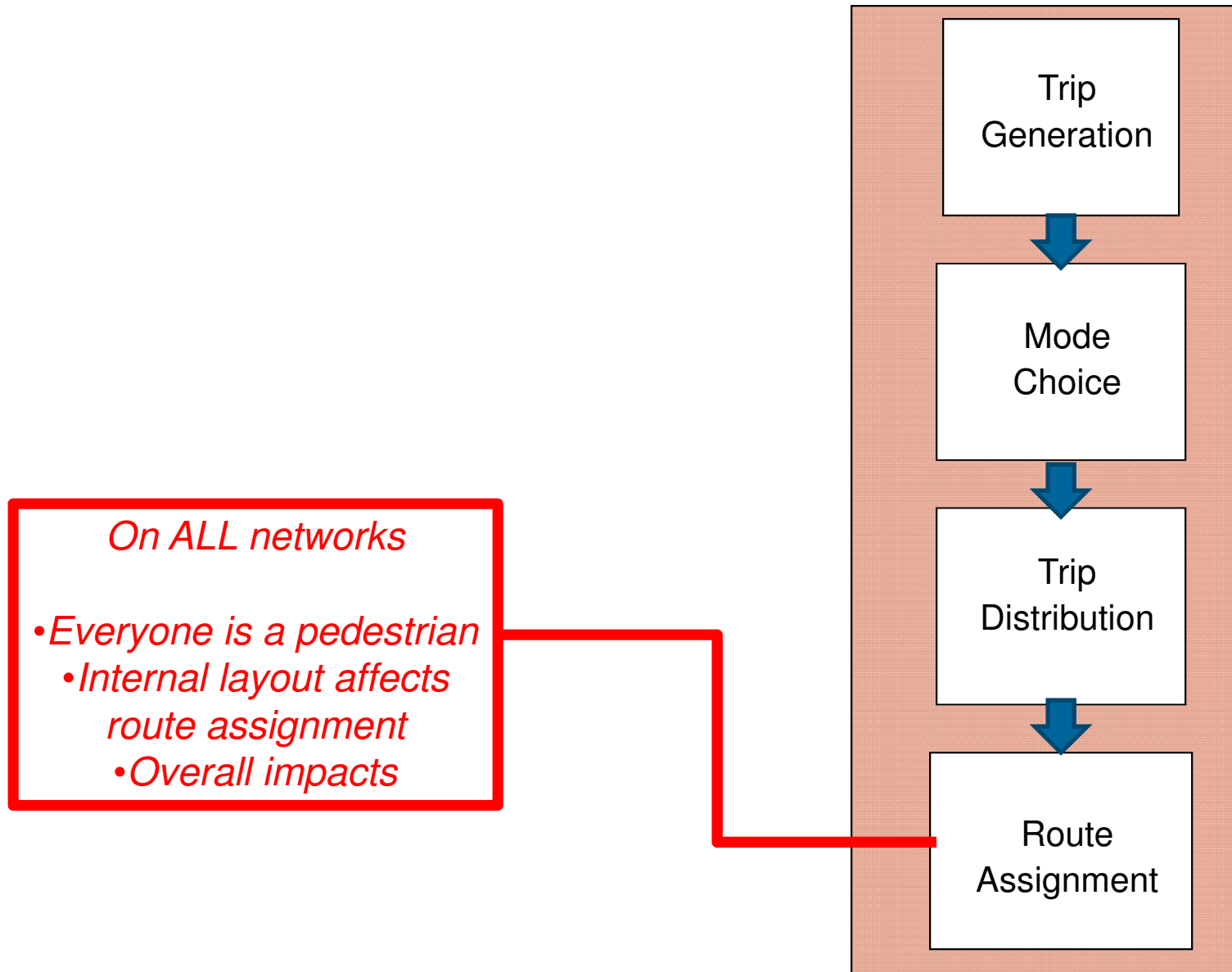
Transportation Analysis - Process



Transportation Analysis - Process



Transportation Analysis - Process



Advisory Services:

- Assist city in evaluating pros and cons of redevelopment priorities for the site
- Evaluate redevelopment opportunities and feasibility
- Conduct financial analysis of potential redevelopment



Perry Rose

Study Elements:

- Growth projections for population and households in the area
- Market conditions for residential, retail, office and industrial uses
- Estimated timing for build out of uses on the site
- Projected value of anticipated uses



Maxfield
Research & Consulting

INFRASTRUCTURE COSTS



Study will estimate infrastructure costs for:

- Streets and other typical components of the Right-of-Way (e.g. boulevard, sidewalks, lighting)
- Bike / Pedestrian paths
- Sanitary Sewer
- Water Main



FINANCIAL ANALYSIS

- ▶ Compare costs and revenues for site redevelopment
- ▶ Determine what mix and density of development can cover the costs



**ZONING
AND
PUBLIC REALM
PLAN**

**NEXT
STEPS**

ZONING - KEY PRINCIPLES



- Mixed-use site
- Provide site based flexibility, while identifying site-wide goals for # and type of residential units, retail GFA, office GFA, and jobs
- Allow somewhat higher density than surrounding context
- Tier heights moving from lower along river to higher on east
- Expect land use limitations due to brownfield impacts
- Embed sustainable design features into zoning
- Balance city, community and market interests
- Respect context and tradition, while allowing new forms

PUBLIC REALM – KEY PRINCIPLES

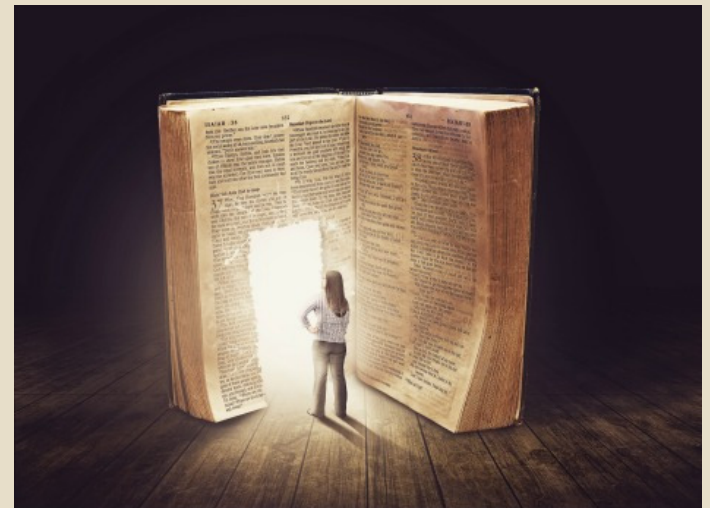


- Build site to strongly support walking, biking and transit
- Accommodate cars; don't encourage them
- Connect streets to surrounding grid; disperse trips
- Use traffic hierarchy of area streets
- Acknowledge limits of road capacity
- Limited connections to Mississippi River Blvd
- Provide mix of park and open space experiences – civic square, neighborhood park, natural area, recreation
- Overlap and connect trails, open space and stormwater infrastructure to create a strong network of outdoor places

WHAT WILL BE IN THE ZONING PLAN?



- ❖ Zoning Principles and Character
- ❖ Ford Site Districts, Uses and Standards (narrative; standards; graphics)
 - a) Building Types and Form
 - b) Thoroughfare Network (streets, sidewalks, bike lanes, plantings)
 - c) Parks and Open Space
 - d) Stormwater
 - e) Utilities
 - f) Design and Sustainability
- ❖ Development Phasing Plan



UPCOMING MEETINGS



Task Force Meetings - to Discuss Priorities

- December 16 (Wed.), 6:30 – 8:30 p.m.
- January 11 (Mon.), 6:30 – 8:30 p.m.
- January 28 (Thur.), 6:30 – 8:30 p.m.

Environmental Update – Early 2016?

Zoning and Public Realm Plan – Spring 2016

STAY CONNECTED



<http://www.stpaul.gov/open>

Open Saint Paul – provide Ford project input online



www.stpaul.gov/21stCenturyCommunity

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The Most Livable
City in America