

**PREPARING FOR  
REDEVELOPMENT AT  
THE FORD SITE**

**Public  
Meeting  
Presentation**

**June 23,  
2016**

# AN OPPORTUNITY SITE



# AGENDA

## **5:30 Welcome and Meeting Overview**

- Jonathan Sage-Martinson, Director of Saint Paul Planning and Economic Development
- Councilmember Chris Tolbert

## **5:35 Ford site environmental status and clean up**

- Amy Hadiaris, Minnesota Pollution Control Agency

## **5:50 Remediation Activities and Future Site Use**

- Mike Hogan, Ford Motor Company
- Rob Cory, Ford Land

## **6:10 City Steps to Support Redevelopment**

- Merritt Clapp-Smith, Principal City Planner

## **6:30 Meeting adjourns; individual presenters available for questions**

# ENVIRONMENTAL STATUS AND CLEAN UP

Amy  
Hadiaris

Minnesota  
Pollution  
Control  
Agency

# ROLE OF MPCA

**Brownfield Program staff review and approve:**

- **Work Plans (proposed scope of work)**
- **Investigation results**
- **Clean-up plan**
- **Final report documenting cleanup**

*Investigation has been conducted in several phases, each one building upon previously-collected data.*

# OVERVIEW & TIMELINE

- **2007-2011: Plant still open**
  - Some environmental investigation, as access allowed
- **2012-2013:**
  - Removal of hazardous building materials (asbestos, lead-based paint)
  - Demolition of above-grade portion of buildings
- **2014-2015: Removal of building slabs, buried utilities, pits**
  - Full-time environmental oversight to look for soil contamination
- **2014-2016: Environmental investigation completed**

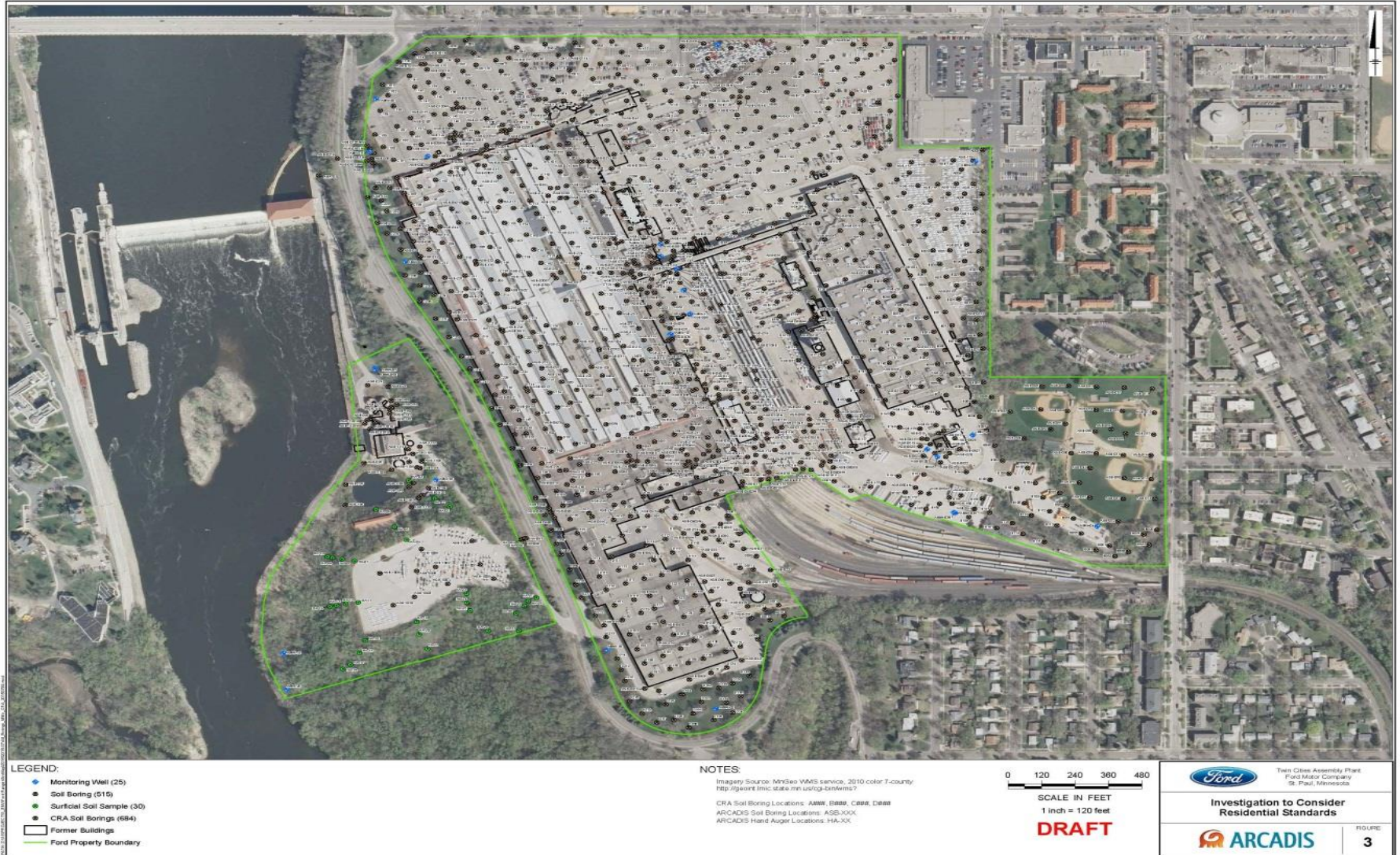


# 2007 AERIAL PHOTO





# SOIL BORINGS





# AREAS OF SOIL CONTAMINATION



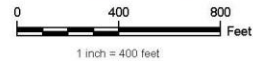


# GROUNDWATER INVESTIGATION



**LEGEND:**

- Monitoring Wells
- Unconsolidated Soils Monitoring Well
- Platteville Monitoring Well
- St. Peter Monitoring Well
- Former Buildings
- Ford Property Boundary



**NOTES:**

Imagery Source: MnGeo WMS service, 2010 color 7-county  
<http://geoint.mn.state.mn.us/cgi-bin/wms?>



Twin Cities Assembly Plant  
 Ford Motor Company  
 St. Paul, Minnesota

**Monitoring Well Locations**



FIGURE  
**2**

# FORD ENVIRONMENTAL INFORMATION ONLINE

All environmental reports and MPCA response letters are available at:

<https://www.stpaul.gov/FordEnvironmental>

Or

<https://www.stpaul.gov/ford>, then select icon link to “Environmental Assessment”

**REMEDICATION  
ACTIVITIES AND  
FUTURE SITE REUSE**

**Rob Cory**

**Ford  
Land**

**AND**

**Mike  
Hogan**

**Ford  
Motor  
Company**



# REMEDIATION ACTIVITIES

- Current work on site
- The nature of remediation activities
- Site work flow – day to day and season to season
- Agencies monitoring site activities



# REMEDIATION ACTIVITIES

- Ford's role in environmental testing and remediation
- Environmental process – “It isn't over until it's over.”



# FUTURE SITE REUSE

- Type and level of contamination affects remediation options
- Ford's role in and responsibility for remediation
- Remediating the site for specific uses
- Future land use options for the site



# KEY STEPS TO MOVE TO REDEVELOPMENT

- Site marketing and finding the right kind of buyer
- Detailed master plan by developer
- Environmental review (required for large redevelopments)
- City reviews and permits
- Begin basic infrastructure (streets, sewer, water, energy...)
- Redevelopment begins





# **CITY STEPS TO SUPPORT REDEVELOPMENT**

**Merritt  
Clapp-Smith**

**Principal  
City Planner**

# FUTURE USES, LAYOUT AND STANDARDS

## Zoning and Public Realm plan – *draft in Fall 2016*

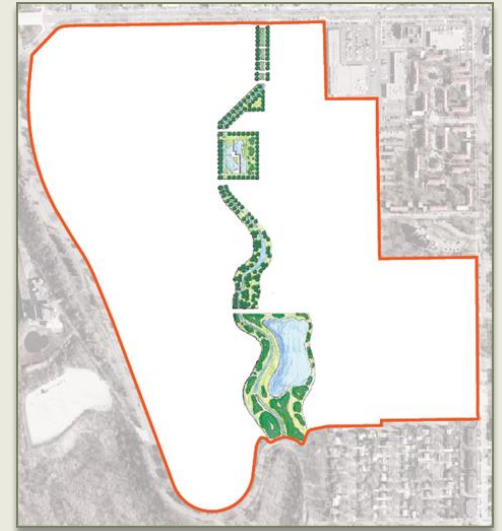
- Mix of land uses
- Height & scale of buildings
- Location of streets, trails, parks
- Building design standards
- Stormwater management
- ...and more



# FUTURE SUSTAINABILITY

## An “Opportunity” Site for Sustainability

- New infrastructure on a large site can be done differently
- **Sitewide infrastructure systems**
  - ✓ Economies of scale in service delivery
  - ✓ Cost-effective
  - ✓ Better for the environment
- **Types of Systems**
  - Energy delivery
  - Stormwater management
  - Water delivery, use and reuse
  - Walking and biking networks
  - Connected spaces and places for people
  - Overarching design themes
- **Innovation is financially feasible**
  - City is identifying financial strategies for implementation of each system



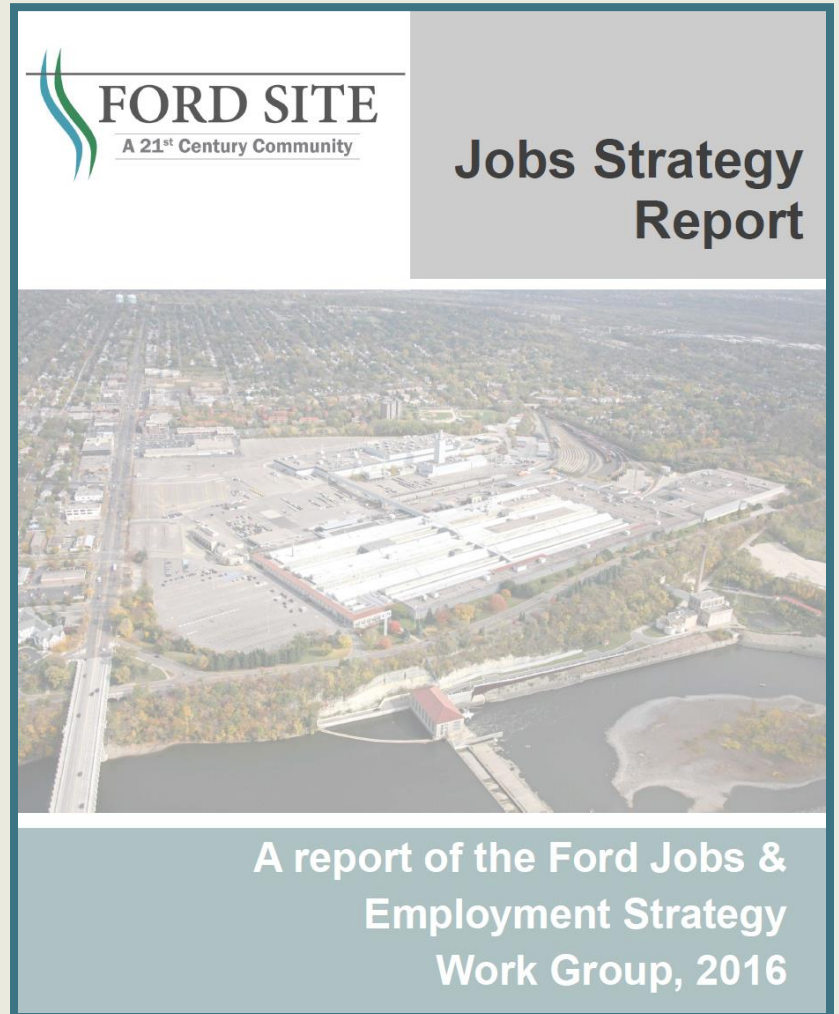
# FUTURE EMPLOYMENT

## Recommended Target Industries

- Health and Medical
- Research and Development (R&D)
- Custom, light manufacturing
- Institutional (Education, etc.)
- Office, Retail & Services

## Business Recruitment Strategies

- Seek out the target industries
- Attend events with these businesses
- Use site selection professionals who work with these industries
- Consider legislative efforts or financial tools to attract “right fit” employers





# FUTURE TRAFFIC

## Ford Trip Modeling Study

- Study of potential traffic to and from the site
- Led by Nelson-Nygaard and SRF consulting groups
- Preliminary analysis looks positive; anticipated traffic can be managed within the area transportation system
- Focus on site design strategies to shift trips from vehicles to walking, biking and transit
- Final #s to be shared in early Fall 2016
- A detailed traffic study will occur when a master developer proposes a full development plan



# FUTURE MEETINGS

Coming in Fall 2016...

For public review and comment

■ **Draft Zoning and Public Realm Plan, including:**

- Mix and scale of land uses
- Traffic estimates
- Stormwater management feature
- Sitewide energy approach



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