

FORD PUBLIC MEETING

Zoning & Public Realm Plan

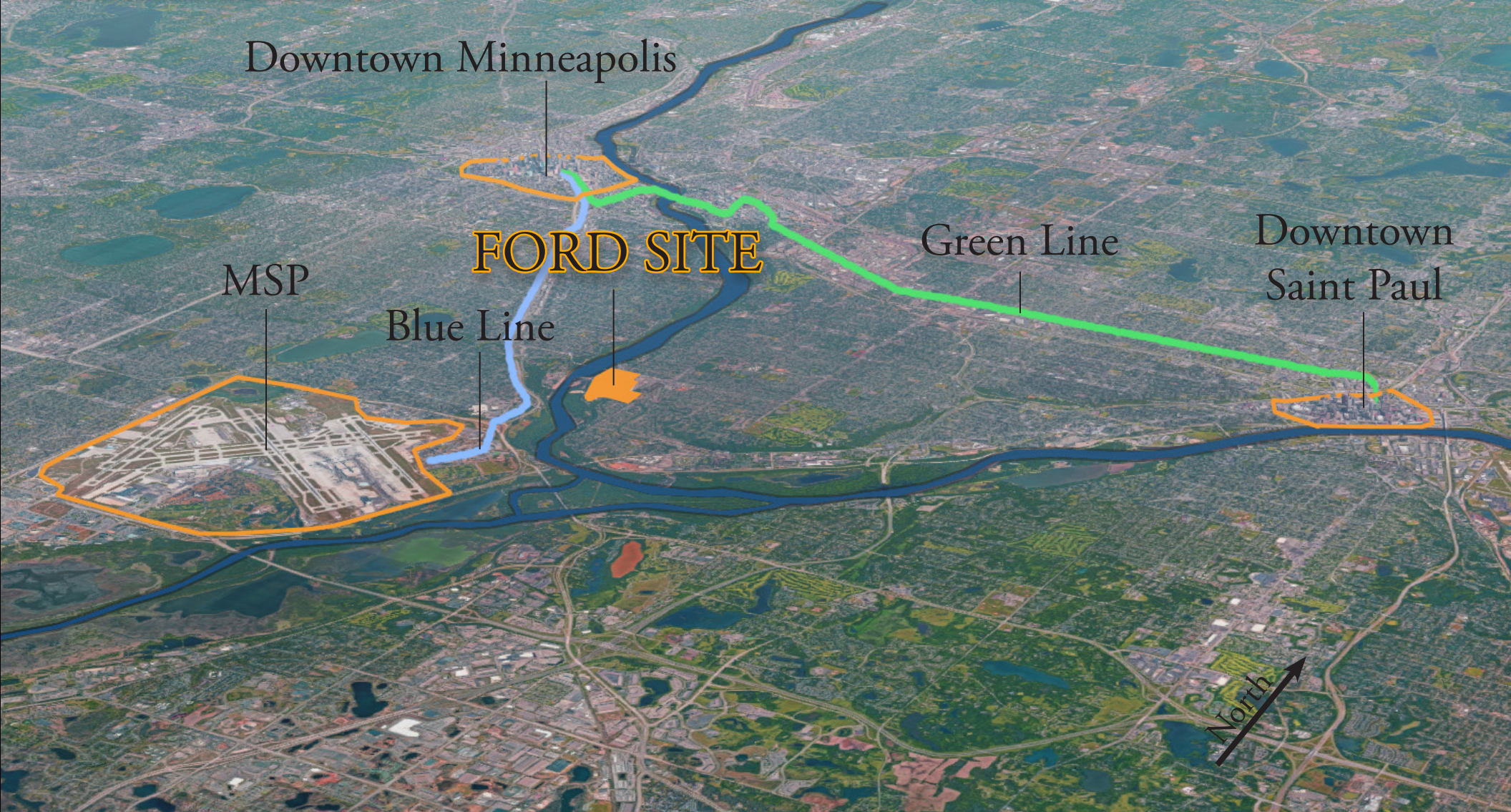


November 14, 2016



AGENDA

- | | |
|-------------|--------------------------------|
| 6:30 – 6:35 | Welcome from Tolbert |
| 6:35 – 6:40 | Remarks from Mayor |
| 6:40 – 7:20 | Presentation |
| 7:20 – 7:35 | Questions and Answers |
| 7:35 – 8:30 | Break out tables on key topics |
| 8:30 | Adjourn |



Downtown Minneapolis

FORD SITE

Green Line

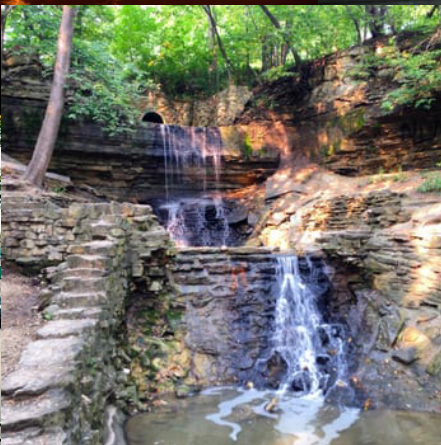
Downtown Saint Paul

MSP

Blue Line











“Coming together is a beginning, staying together is progress, and working together is success.”

– Henry Ford

Jonathan Sage-Martinson

Director of Planning and Economic Development
City of Saint Paul

	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST
CONCEPT PLAN										
Public Review										
Staff Revisions										
REVISED CONCEPT PLAN										
Public Review										
Staff Revisions										
PROPOSED PLAN										
Planning Commission										
City Council										

	Large Public Meeting		Staff Revisions
	Ford Task Force meeting		Planning Commission
	Public Hearing		City Council

KEY STEPS TO REDEVELOPMENT

2013-19

Site Demolition and Environmental Remediation

2017-18

Ford Puts Site on the Market

2019-20

Detailed Developer Plan Approved

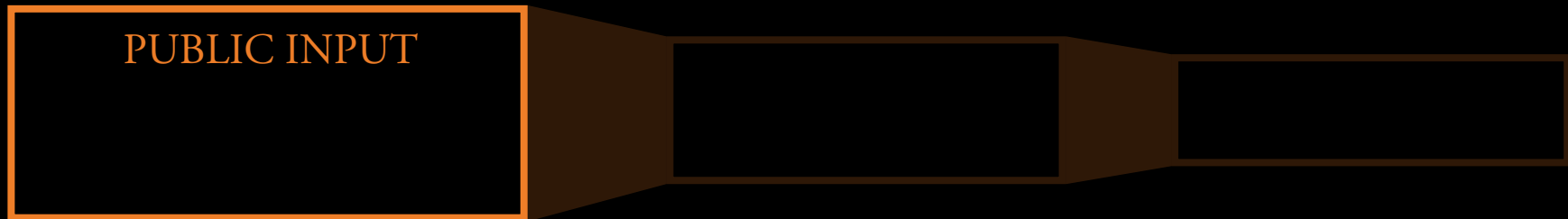
2020-21

Infrastructure Development Begins

City adopts Zoning & Public Realm Plan - 2017

GETTING TO TONIGHT

- Ford Planning Task Force
- Over 600 individuals have attended 34 Ford public meetings
- 3,219 people on email list for meeting notices and project updates



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GETTING TO TONIGHT

Coordination with other agencies:



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GETTING TO TONIGHT

Support from philanthropy:

THE MCKNIGHT FOUNDATION



Minnesota Pollution
Control Agency

F. R. BIGELOW FOUNDATION

An affiliate of Minnesota Philanthropy Partners

KF Knight Foundation



DISTRICT ENERGY
ST. PAUL™

The Katherine B. Andersen Fund
Of the Saint Paul Foundation

THE SAINT PAUL
FOUNDATION

An affiliate of Minnesota Philanthropy Partners

PUBLIC INPUT
STAKEHOLDER INPUT

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GETTING TO TONIGHT

GENERAL PLANNING

Open Space priorities and financing study
Ford Zoning Framework Study (LCDA grant)

TRAFFIC

Transportation Feasibility Study (City)

REAL ESTATE, JOBS & BUSINESSES

Fiscal Impact Analysis
Green Manufacturing Reuse Study (MN Legis. grant)
Market potential studies

EXISTING CONDITIONS

Historic Preservation eligibility studies (Ford)
Geotechnical evaluation of the Ford tunnels (Ford)
Environmental Assessment under MPCA (Ford)

SUSTAINABILITY & STORMWATER MANAGEMENT

Sustainable Stormwater Management (MPCA grant)
Roadmap to Sustainability (MPCA grant)
Energy System studies (City and McKnight)
Stormwater Mgmt System Study (Cap Region)



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GETTING TO TONIGHT

Mix of Uses & Activity

Housing Variety

Jobs & Tax Base

Energy & Sustainability

Transportation Choice

Parks & Amenities



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GETTING TO TONIGHT

Mix of Uses & Activity
Housing Variety
Jobs & Tax Base

Energy & Sustainability
Transportation Choice
Parks & Amenities



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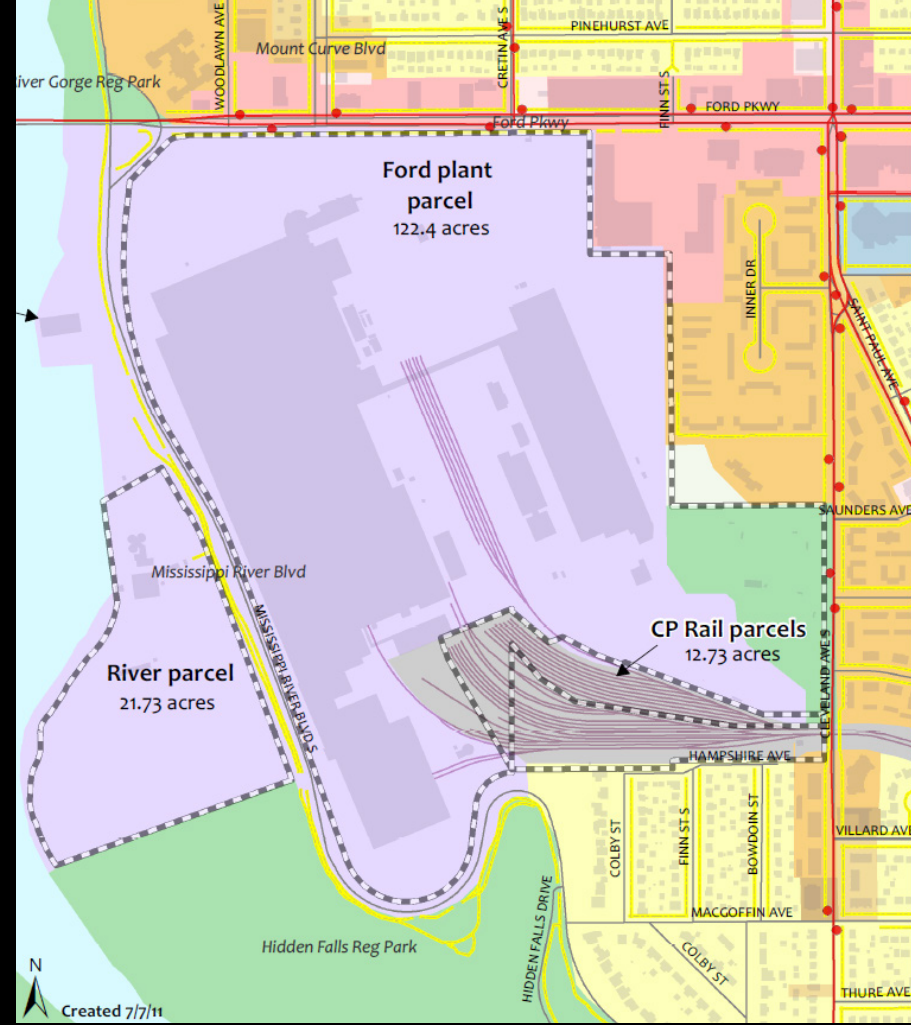
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FORD SITE CONTEXT



2007



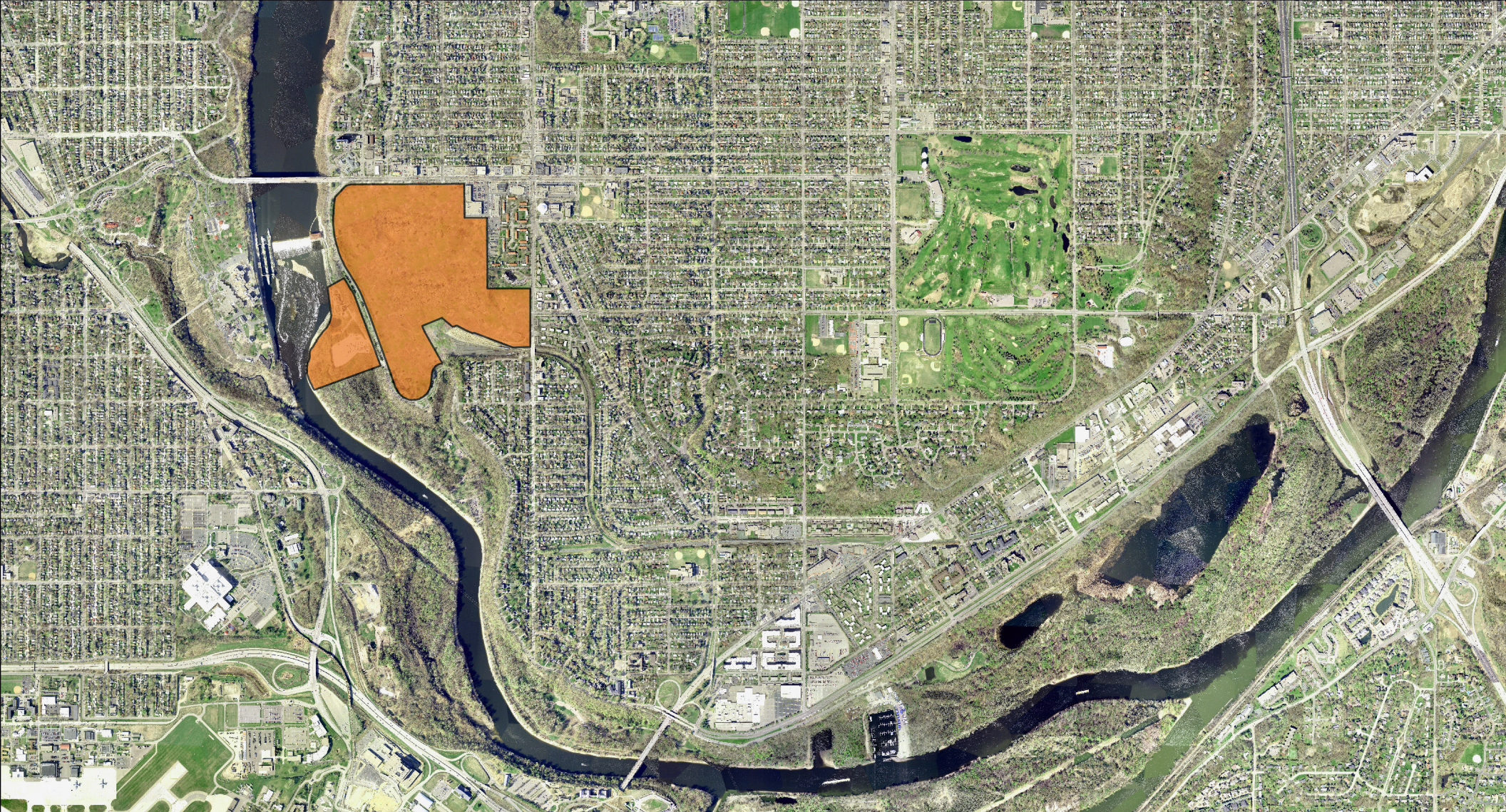
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Minnehaha Creek

Hidden Falls Creek

Crosby Lake

Mississippi River

Minnesota River

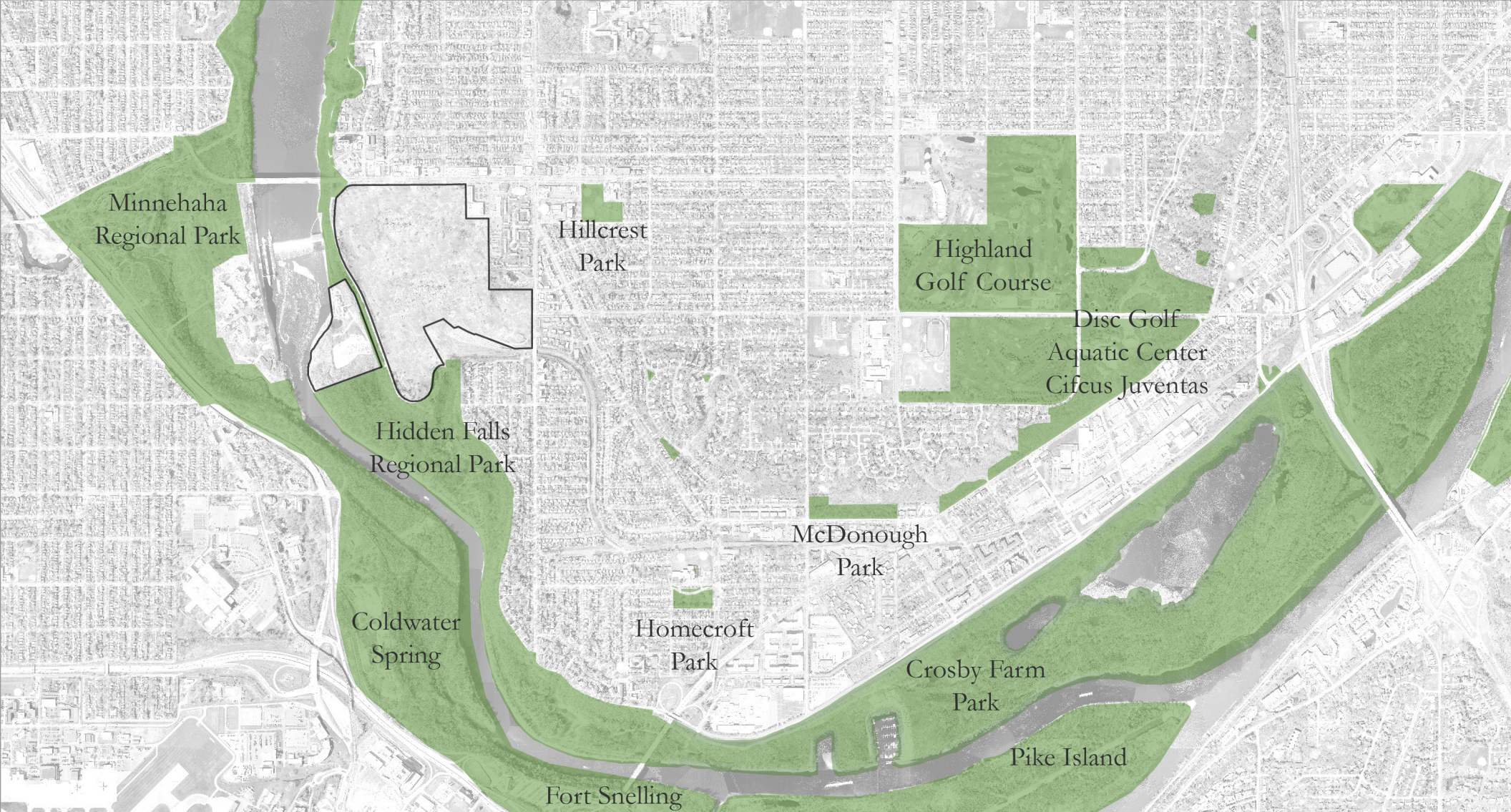
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Minnehaha Regional Park

Hillcrest Park

Highland Golf Course

Disc Golf Aquatic Center Cifcus Juventas

Hidden Falls Regional Park

McDonough Park

Coldwater Spring

Homecroft Park

Crosby Farm Park

Fort Snelling

Pike Island

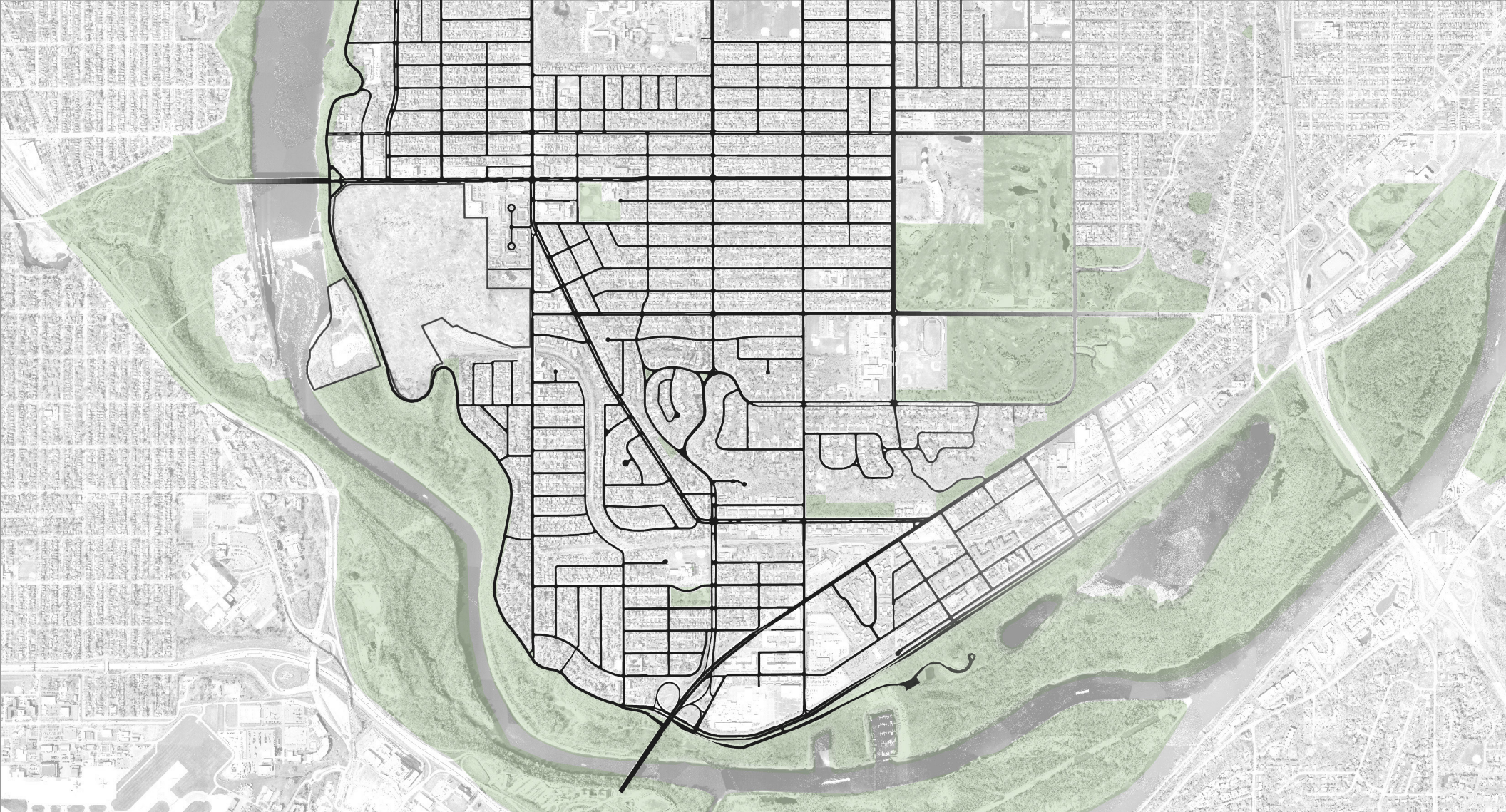
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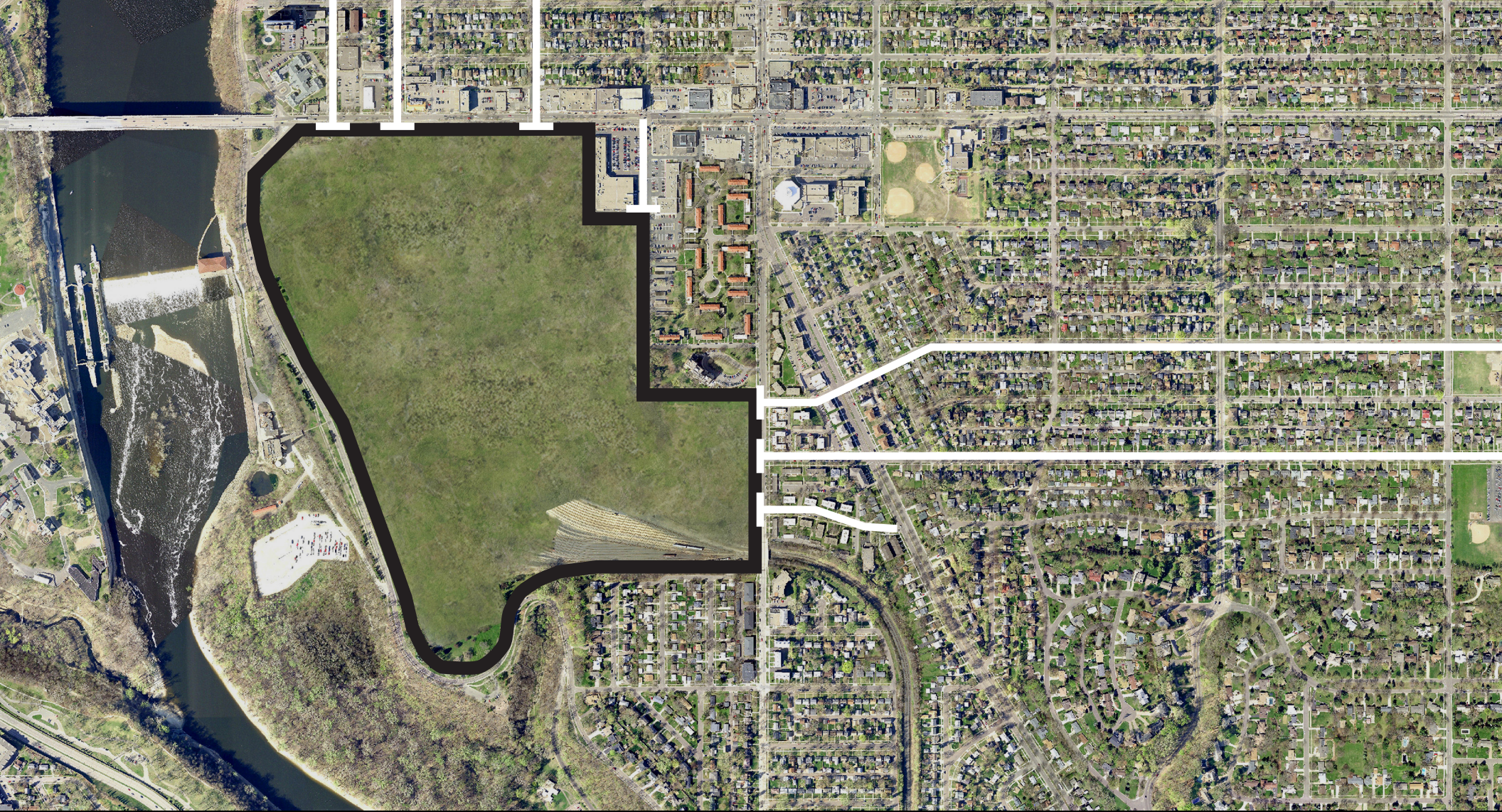
Please Note: This is a sample of community assets and is not comprehensive.

Merritt Clapp-Smith

a Principal City Planner
City of Saint Paul

PUBLIC REALM :

the physical and visual elements of outdoor public space
including streets & trails, stormwater, and open space



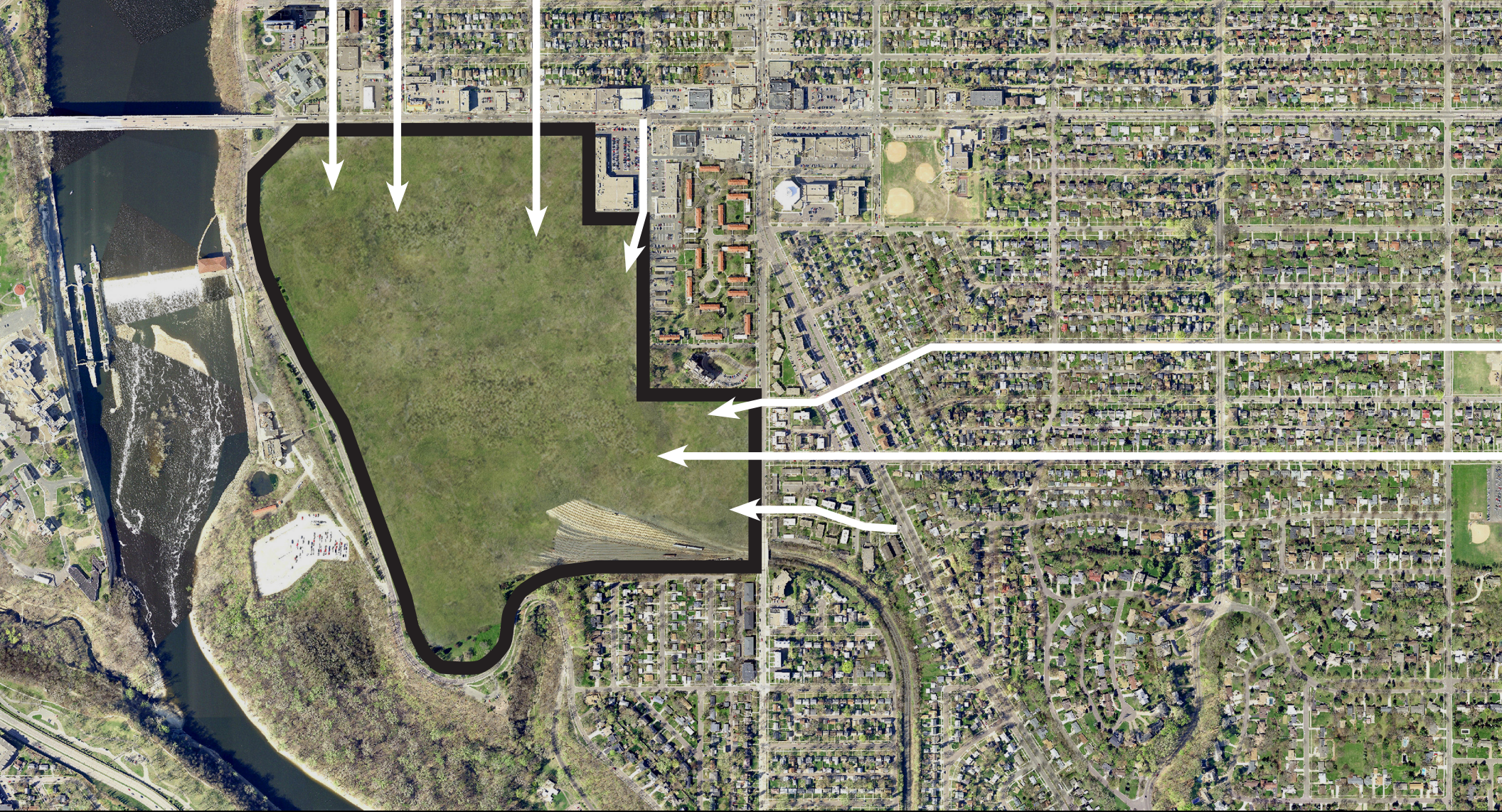
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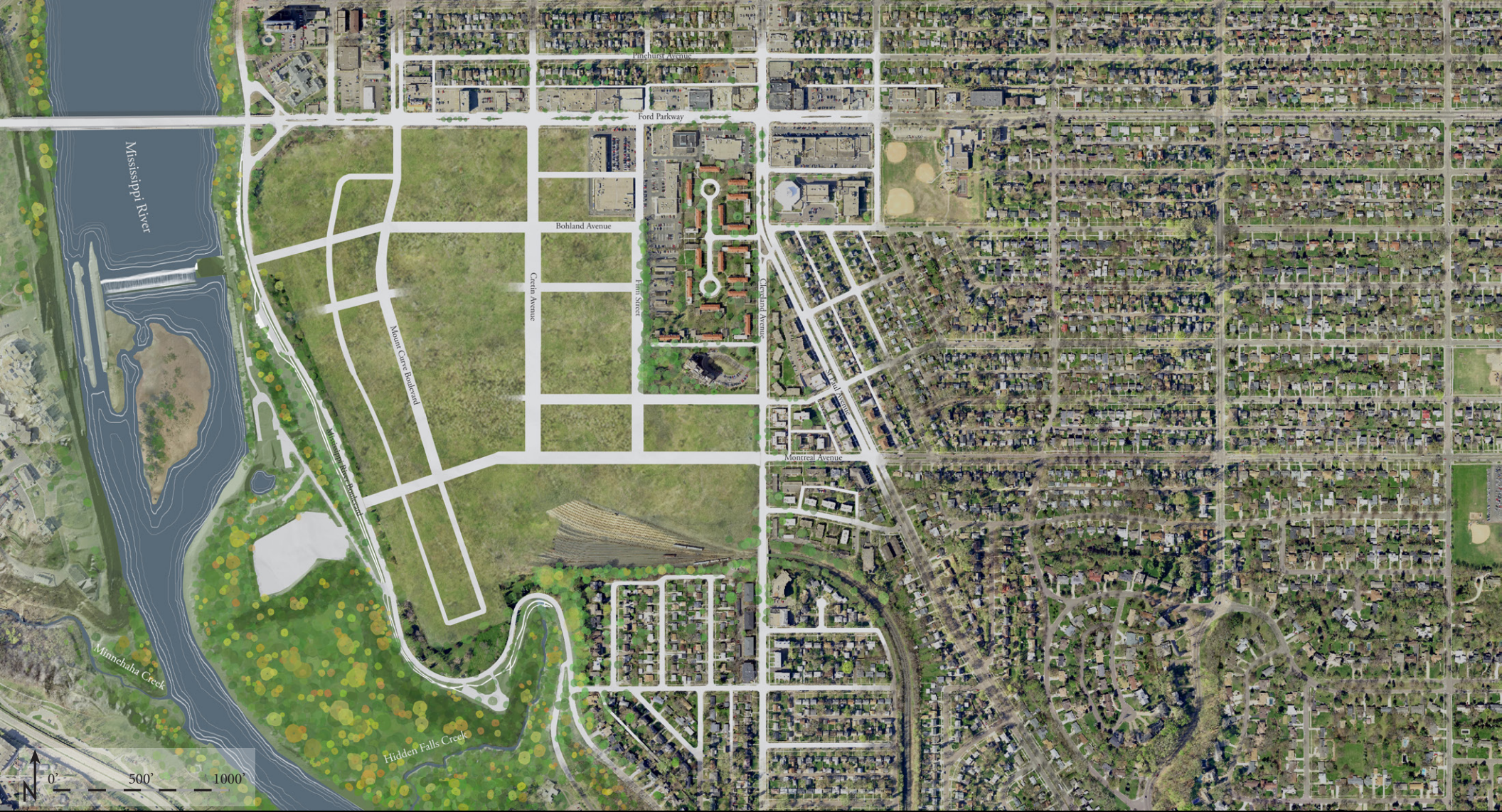
- The Ford Site will be designed for **equitable and safe access** for all ages and modes of travel.
- Vehicle trips from the Ford site should be minimized to **maintain acceptable traffic flows** in the area.
- A **sitewide shared parking system** will consolidate parking for cars, leaving more land for living, working and recreation.



Housing, jobs and recreation at the Ford site will bring new pedestrians, cyclists, and cars.

The transportation study found that these new trips can be accommodated on the site and on the roads in the area.

Ford Transportation Study Meeting
November 21, 2016 (Monday)
7:00 – 8:30 p.m.
Lumen Christi Catholic Church



Mississippi River

Langhorne Avenue

Ford Parkway

Bohland Avenue

Cedar Avenue

Pine Street

Cleveland Avenue

Montreal Avenue

Knott Curve Road

Minnehaha Creek

Minnehaha Creek

Hidden Falls Creek



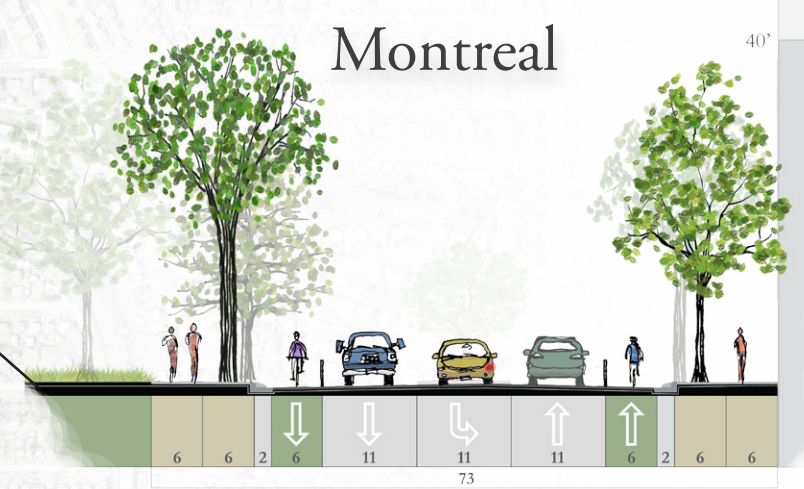
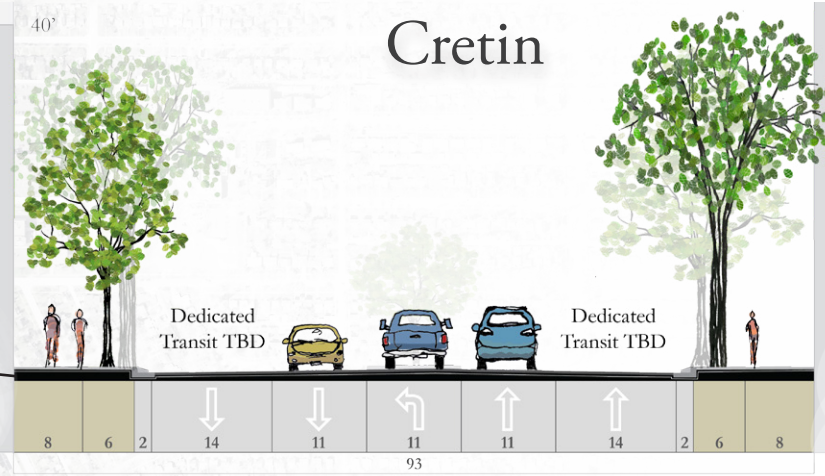
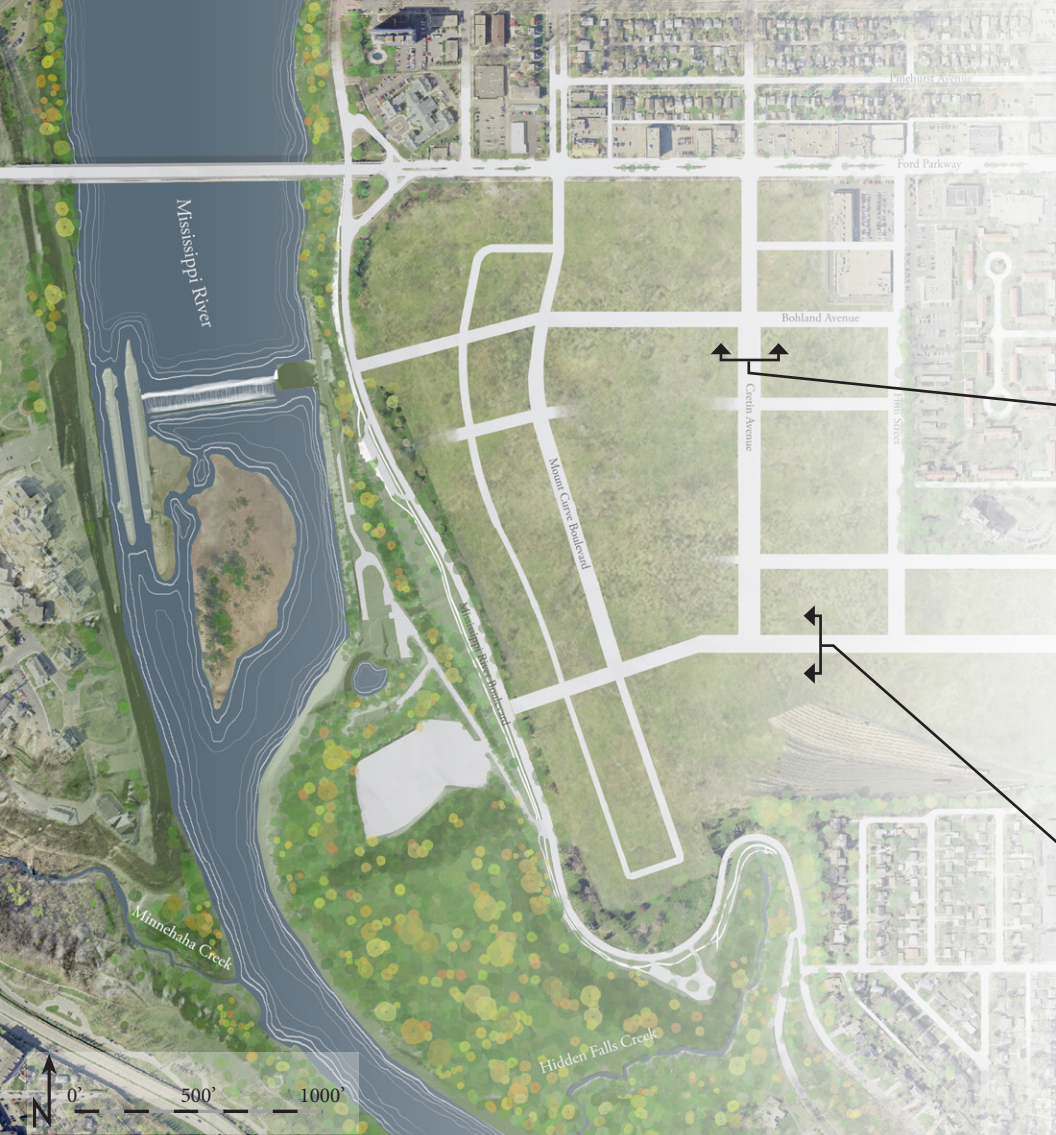
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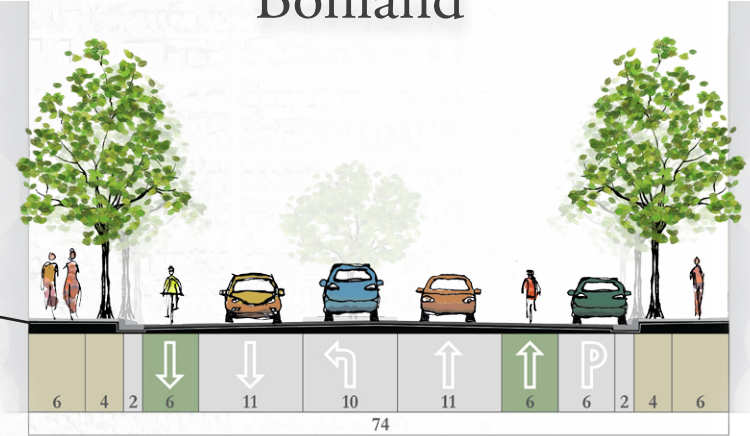
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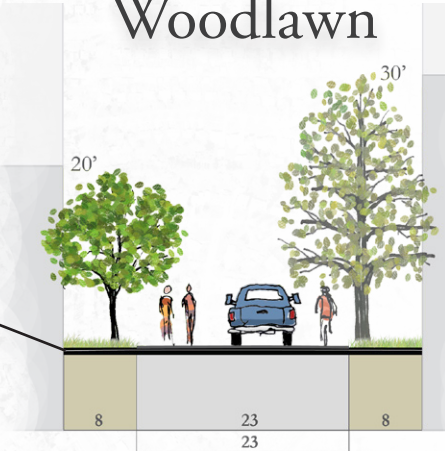
What's Next



Bohland



Woodlawn



Background

Context

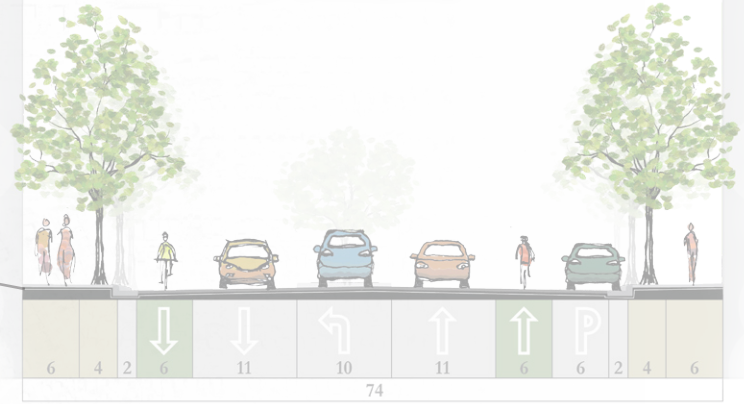
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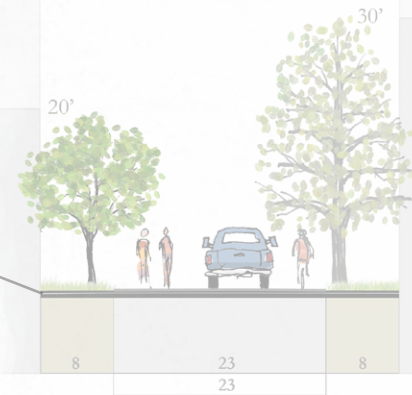
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Bohland



Woodlawn



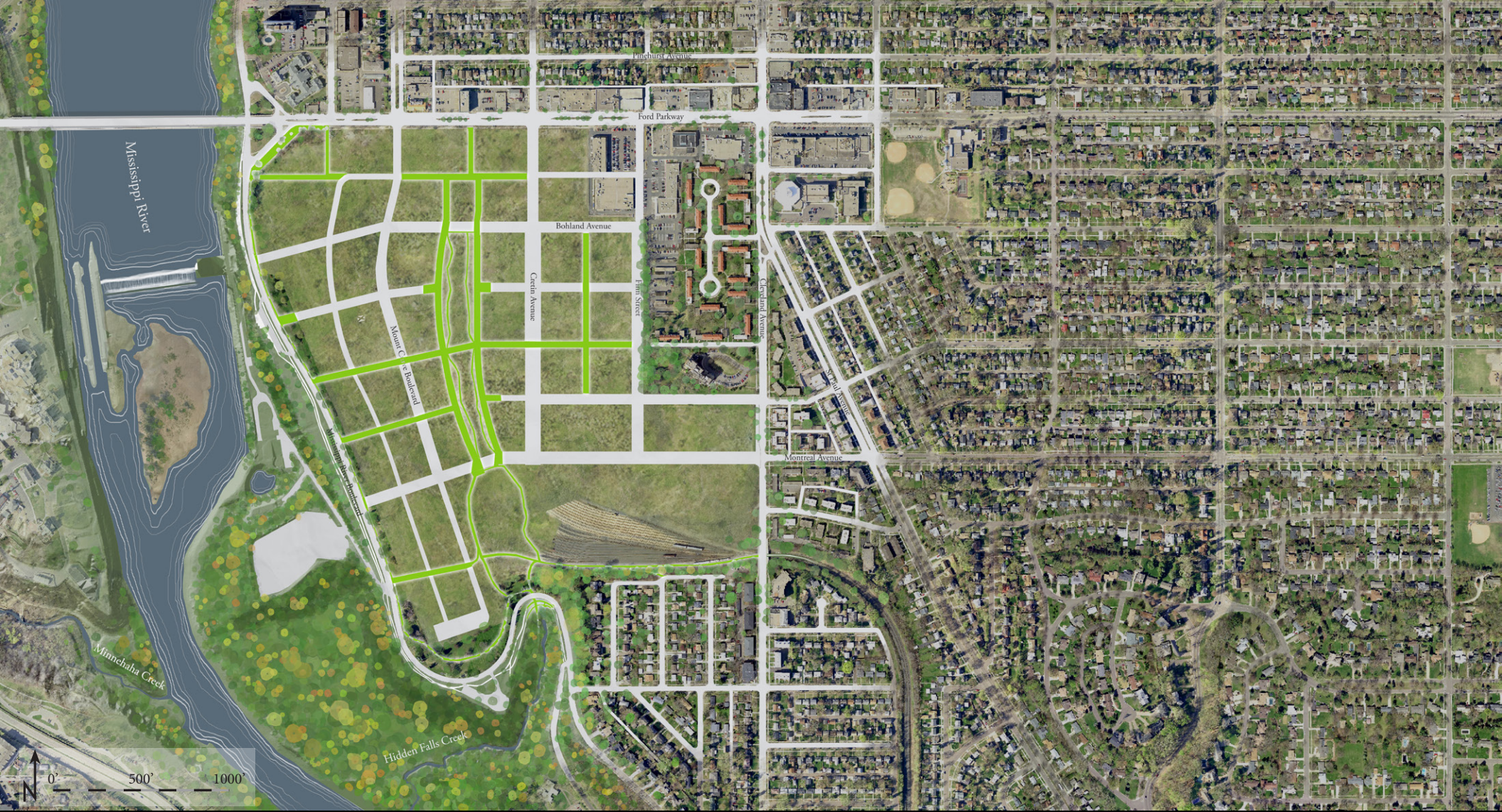
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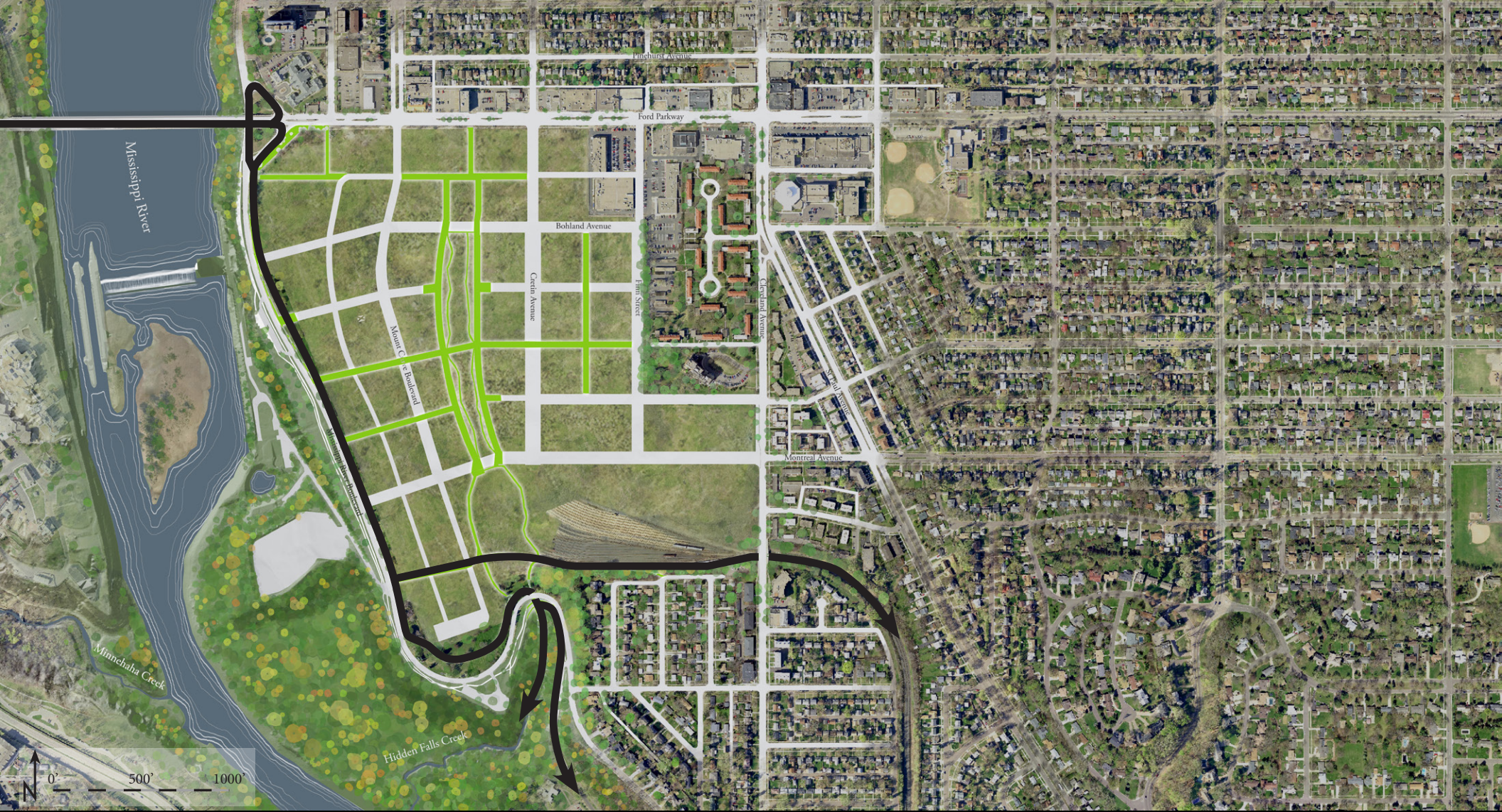
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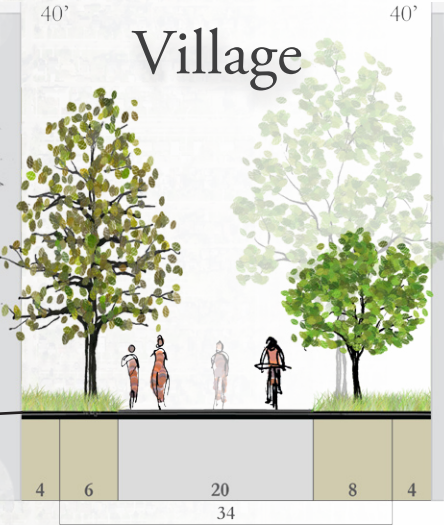
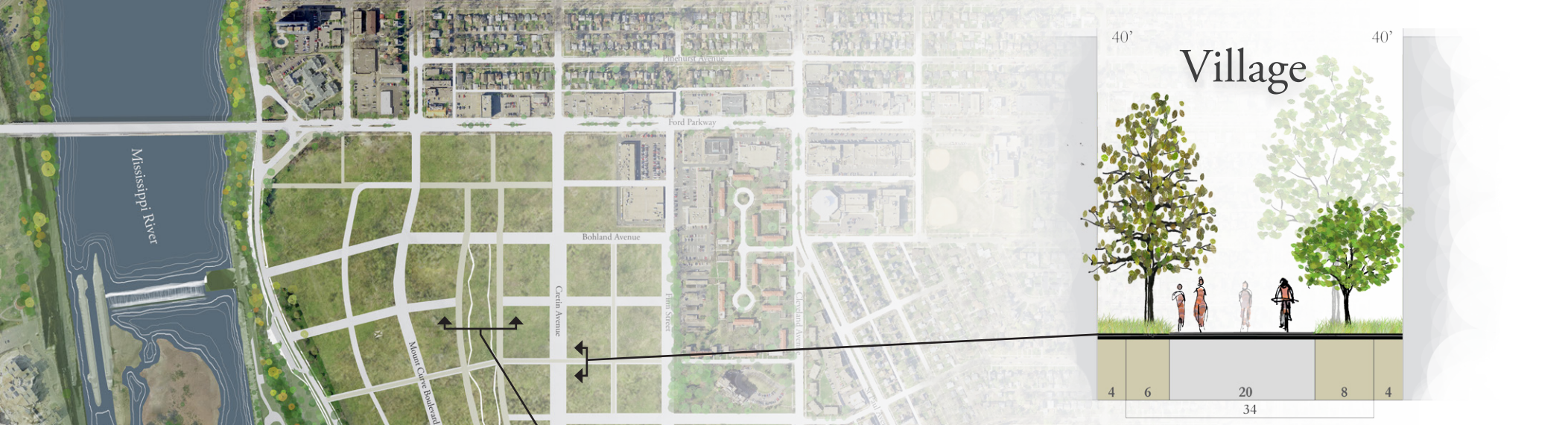
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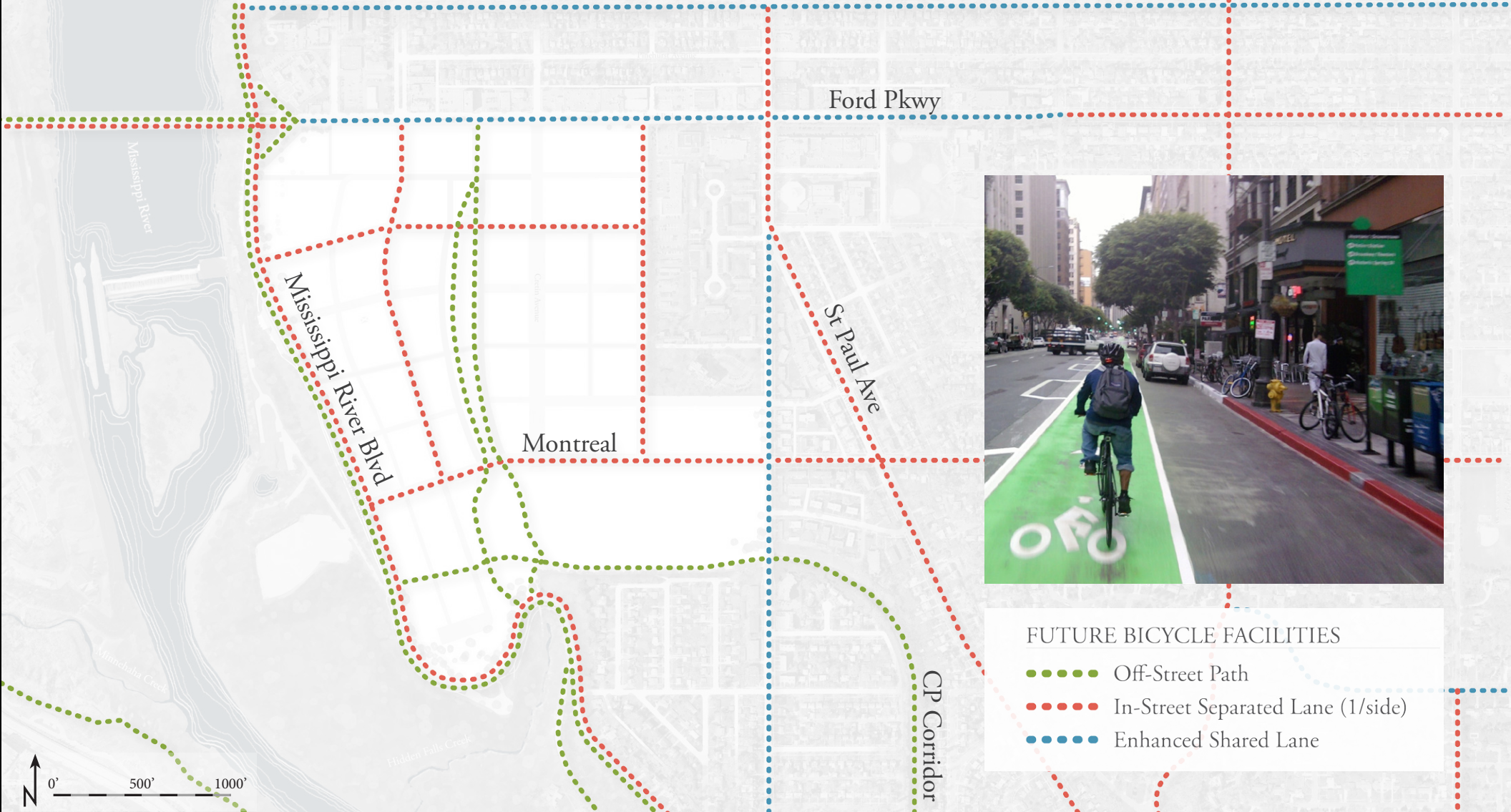
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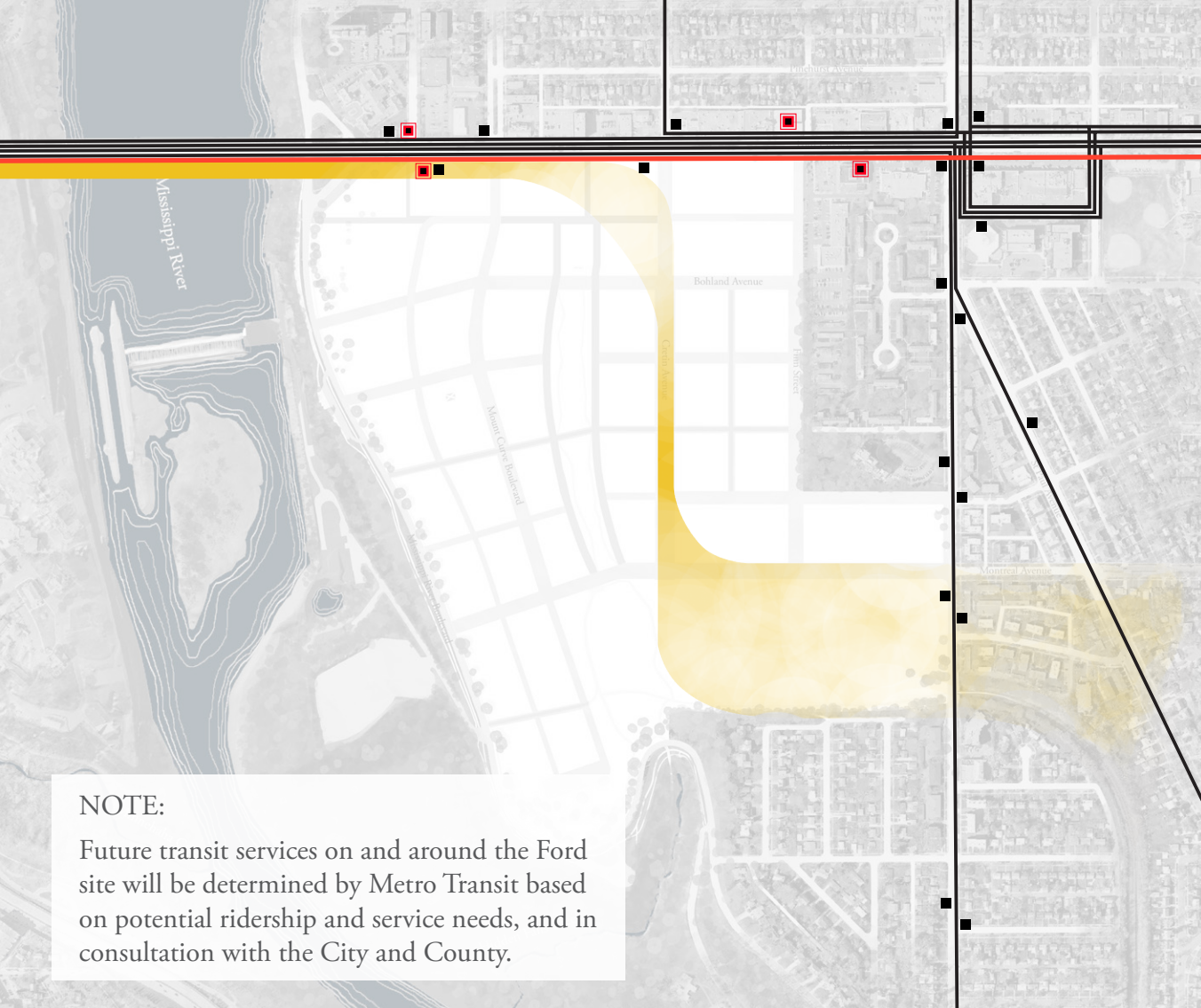
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


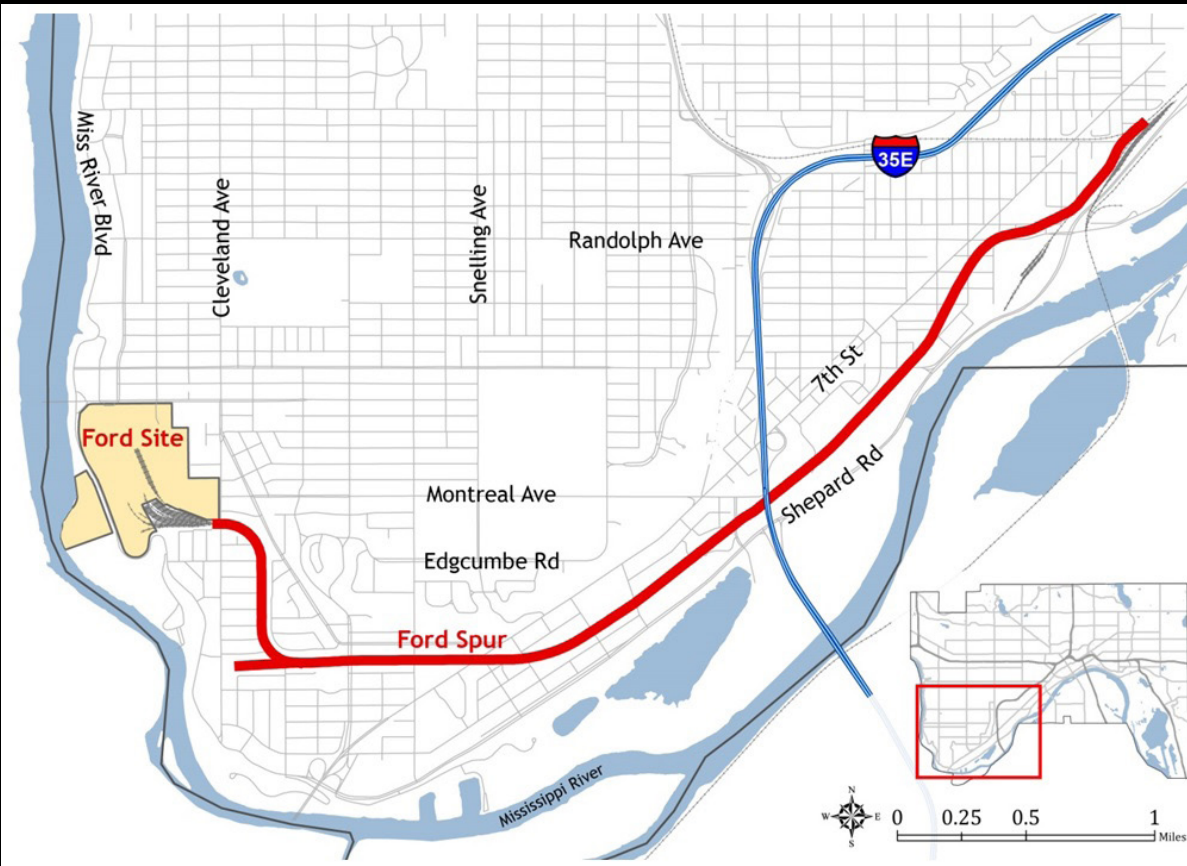
FUTURE BICYCLE FACILITIES

- - - - - Off-Street Path
- - - - - In-Street Separated Lane (1/side)
- - - - - Enhanced Shared Lane



NOTE:
 Future transit services on and around the Ford site will be determined by Metro Transit based on potential ridership and service needs, and in consultation with the City and County.

-  Local Bus
-  A Line BRT
-  Transit Stops
-  Enhanced Transit



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STORMWATER

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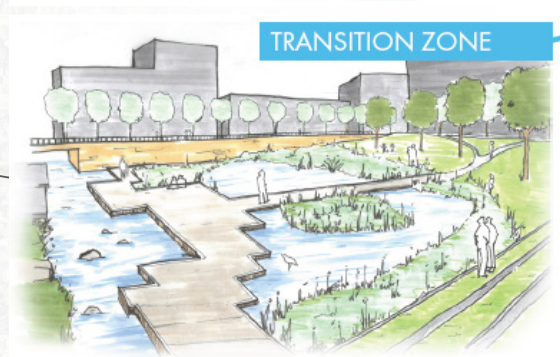
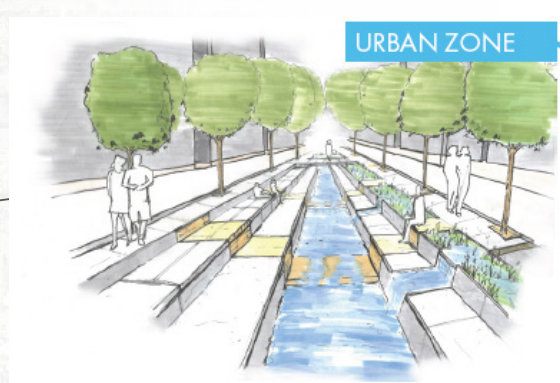
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Stormwater directed to centralized feature

Storage in pond for controlled release

More consistent flow of Hidden Falls Creek resulting in less erosion



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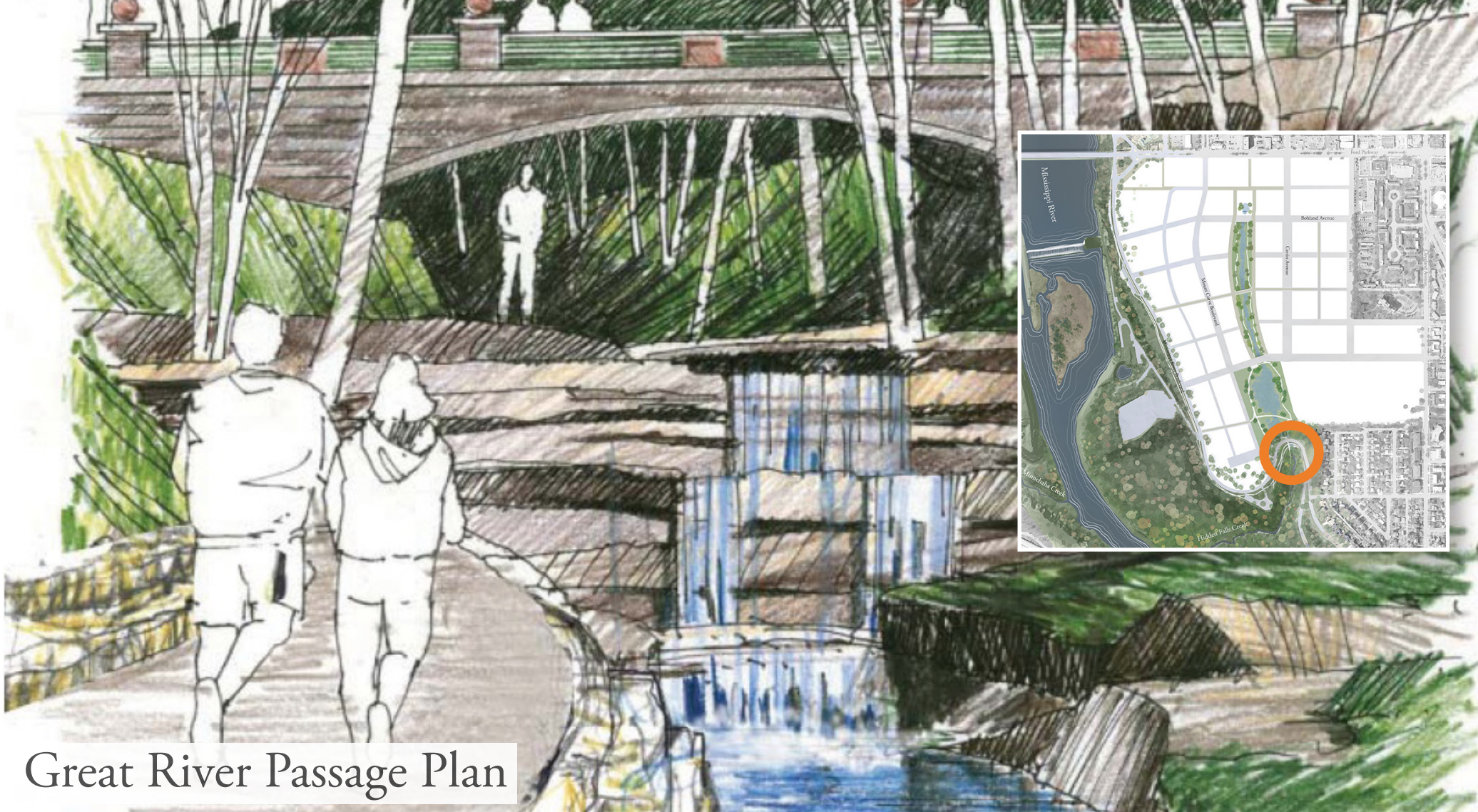
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Great River Passage Plan

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Stormwater
Infrastructure

Private Recreation



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Potential location
for ball fields



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Alternative Public Realm layout in the event that Canadian Pacific Railway property cannot be part of the redevelopment.

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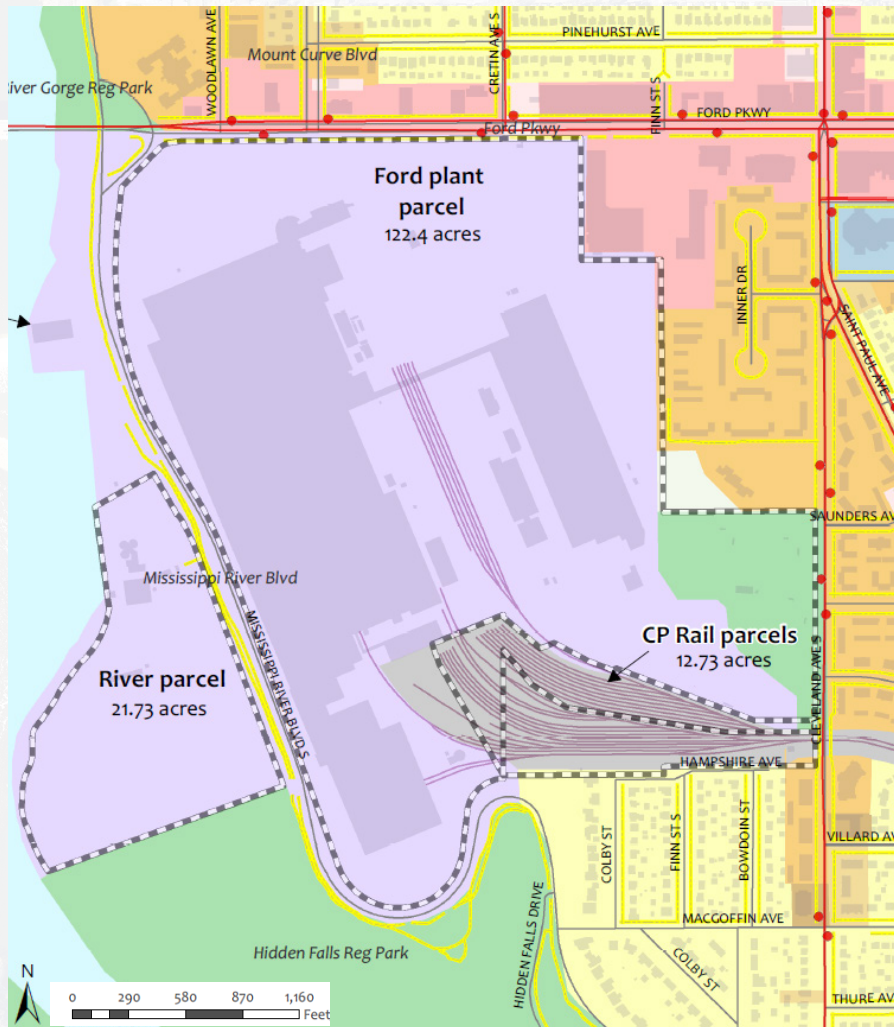
[Public Realm](#)





















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ZONING :

local rules that identify how land can be used and developed



-  Ford site & adjacent parcels
-  Existing buildings
-  Sidewalk
-  Bus routes
-  Bus stops
-  Streets
-  Railroads
-  Single Family Detached
-  Single Family Attached
-  Multifamily
-  Retail and Other Commercial
-  Office
-  Mixed Use Residential
-  Mixed Use Commercial and Other
-  Industrial and Utility
-  Institutional
-  Park, Recreational or Preserve
-  Railway
-  Undeveloped
-  Water

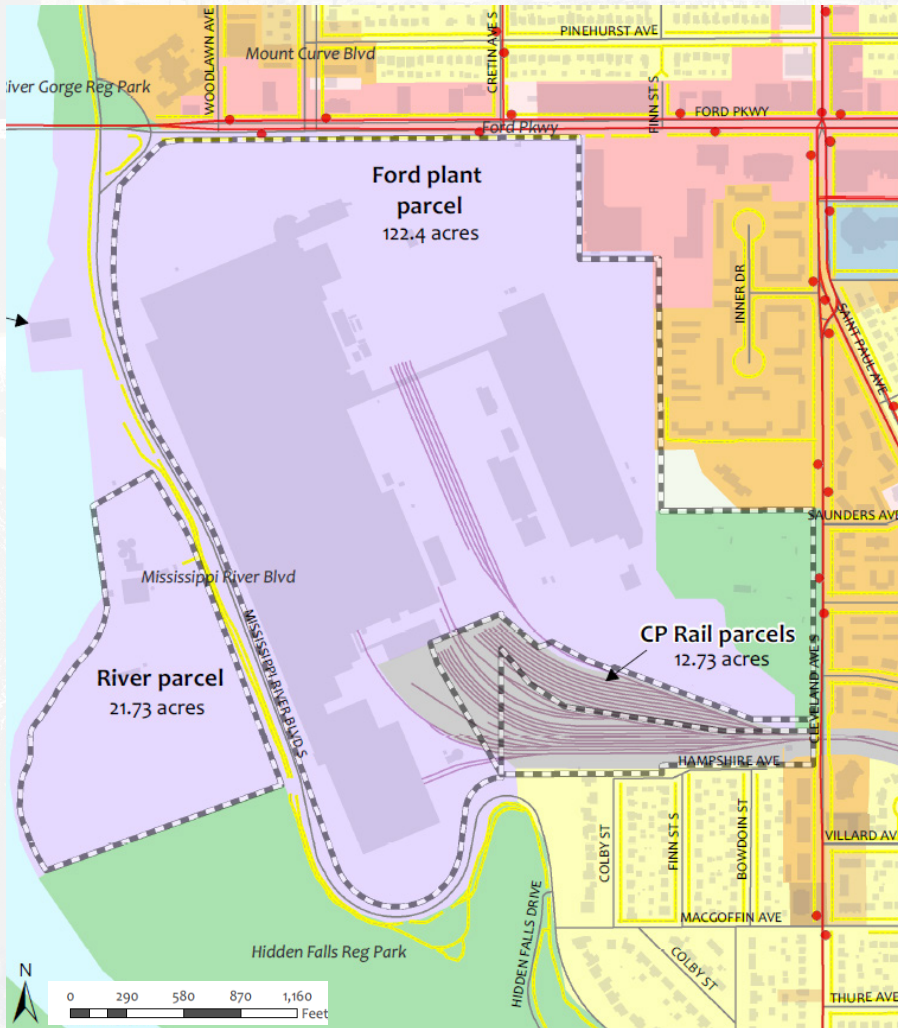
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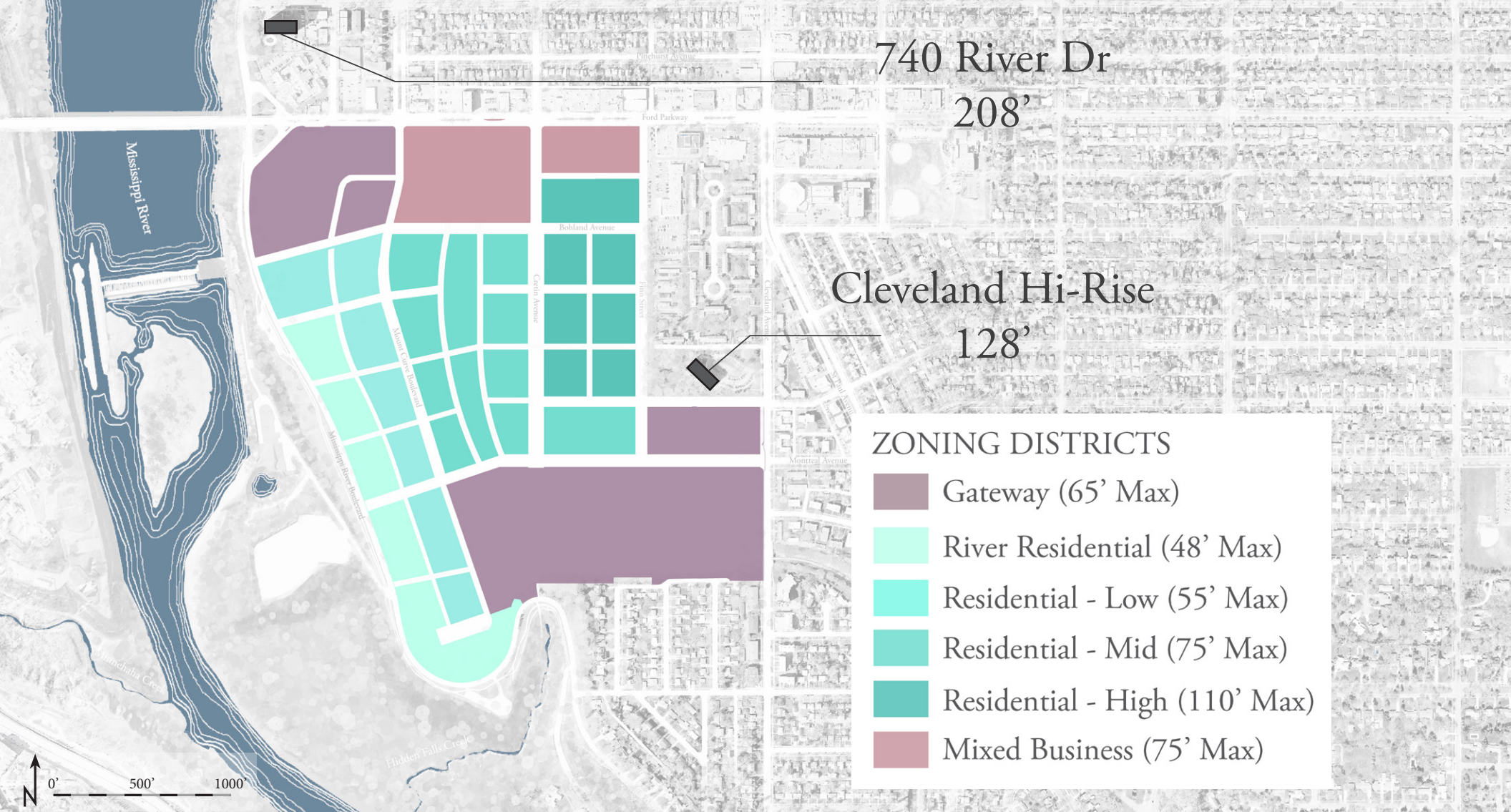
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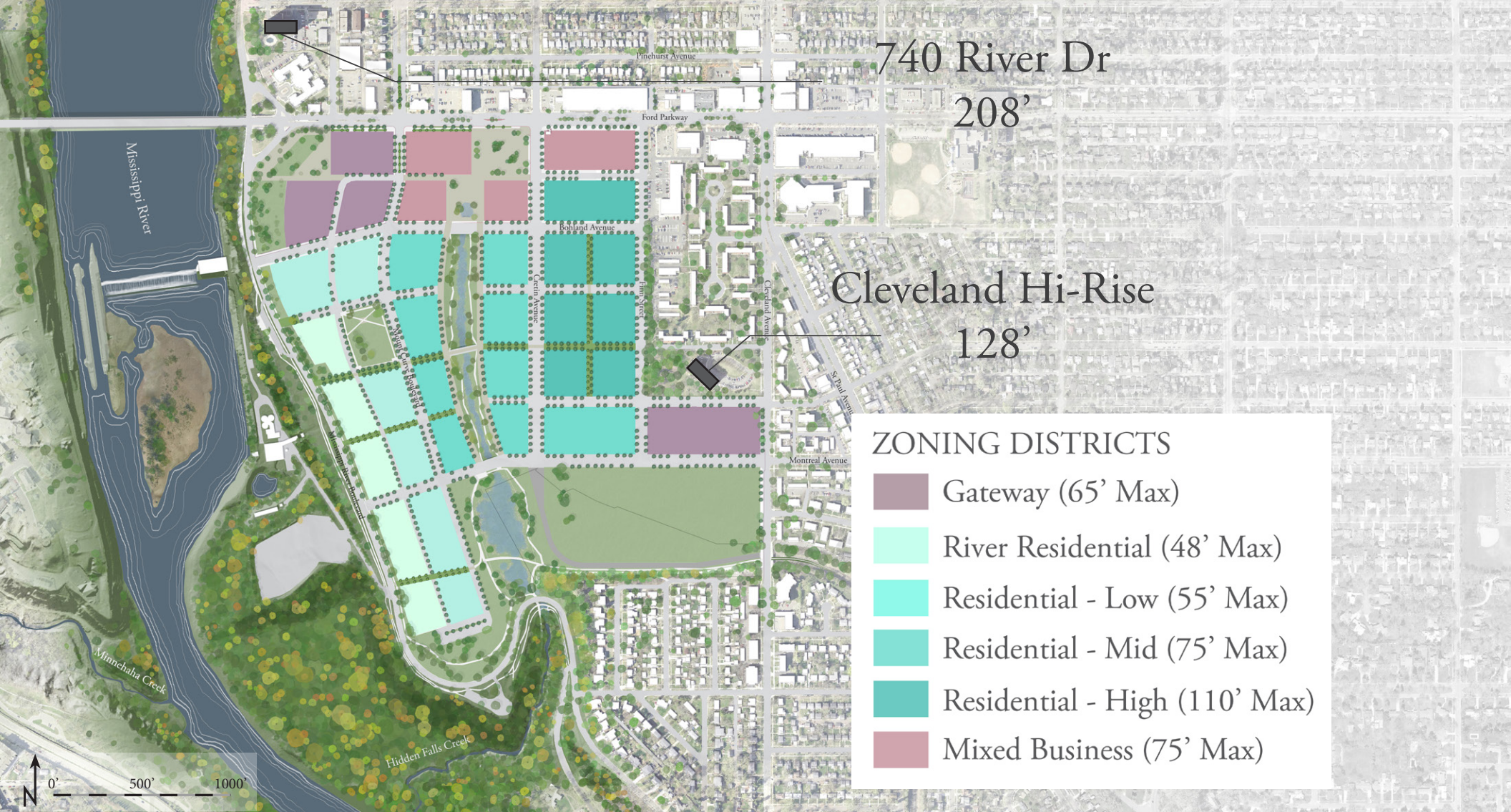
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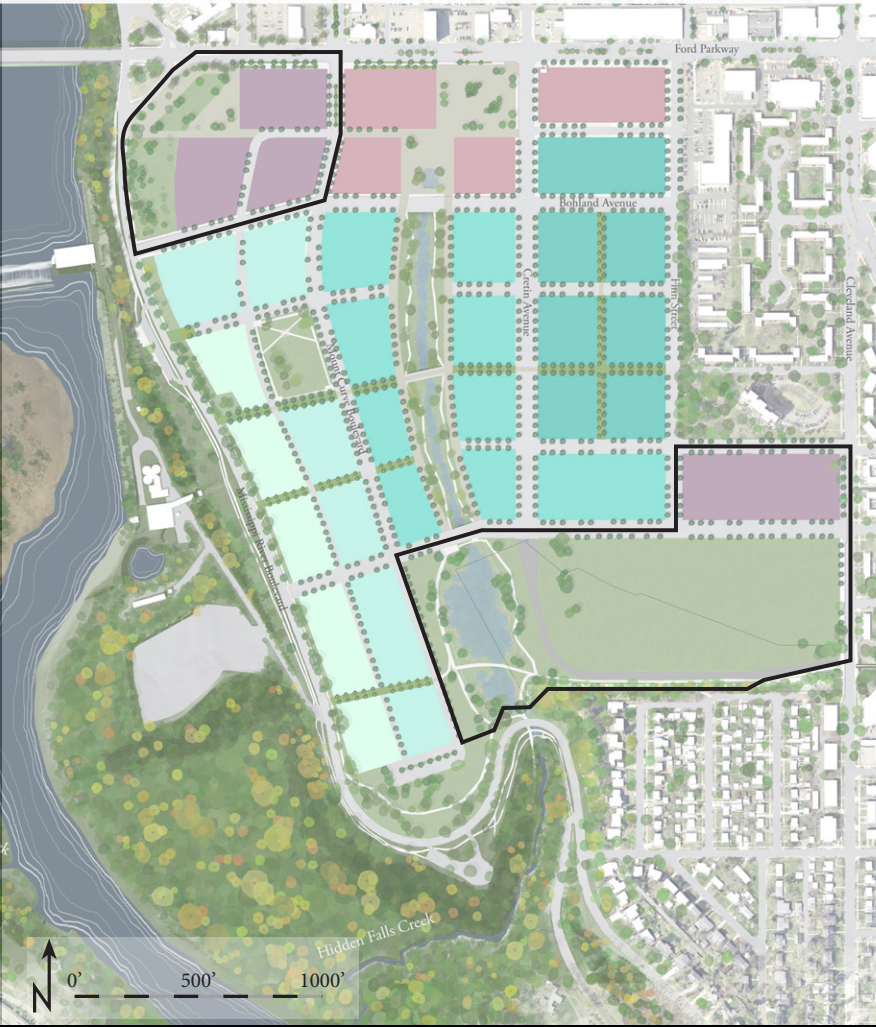
740 River Dr
208'

Cleveland Hi-Rise
128'

ZONING DISTRICTS

- Gateway (65' Max)
- River Residential (48' Max)
- Residential - Low (55' Max)
- Residential - Mid (75' Max)
- Residential - High (110' Max)
- Mixed Business (75' Max)

GATEWAY



PRIMARY USES

- Office
- Service
- Limited Retail

HEIGHT RANGE

30' - 65'
3 - 6 Stories



Background

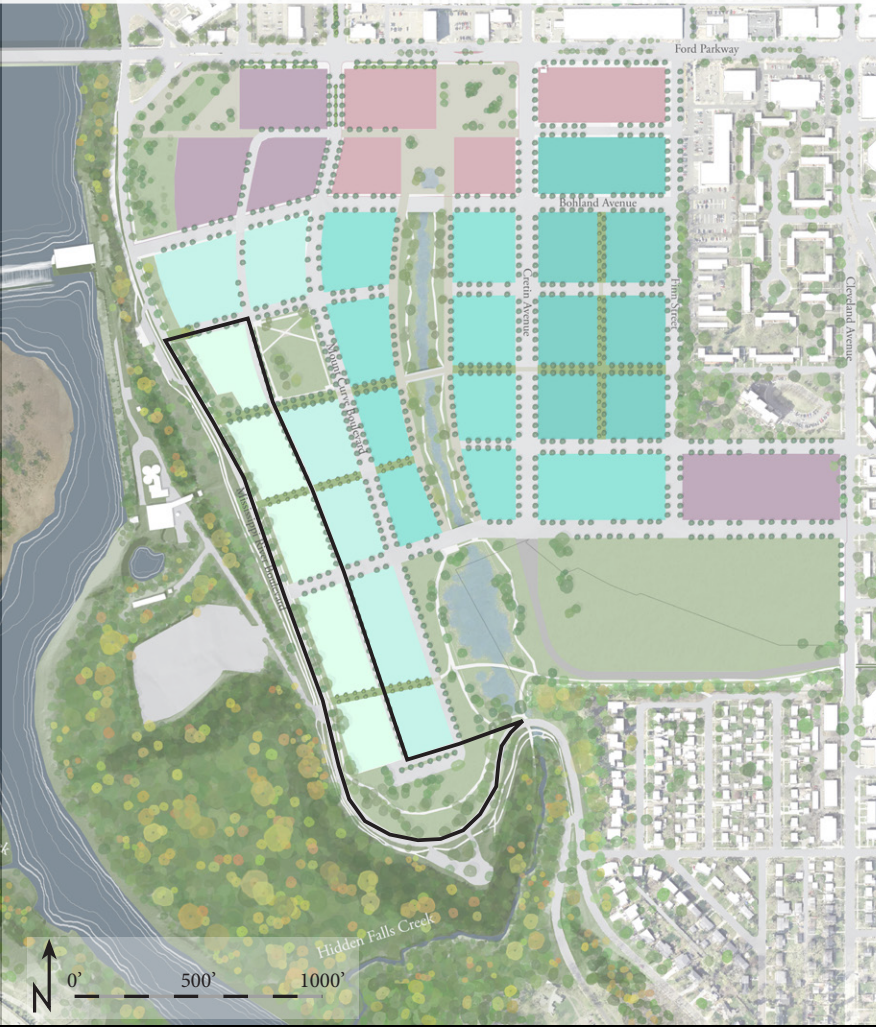
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RIVER RESIDENTIAL



PRIMARY USES

- Mansion-style units
- Carriage houses

HEIGHT RANGE

20'-48'
2 - 4 Stories



Background

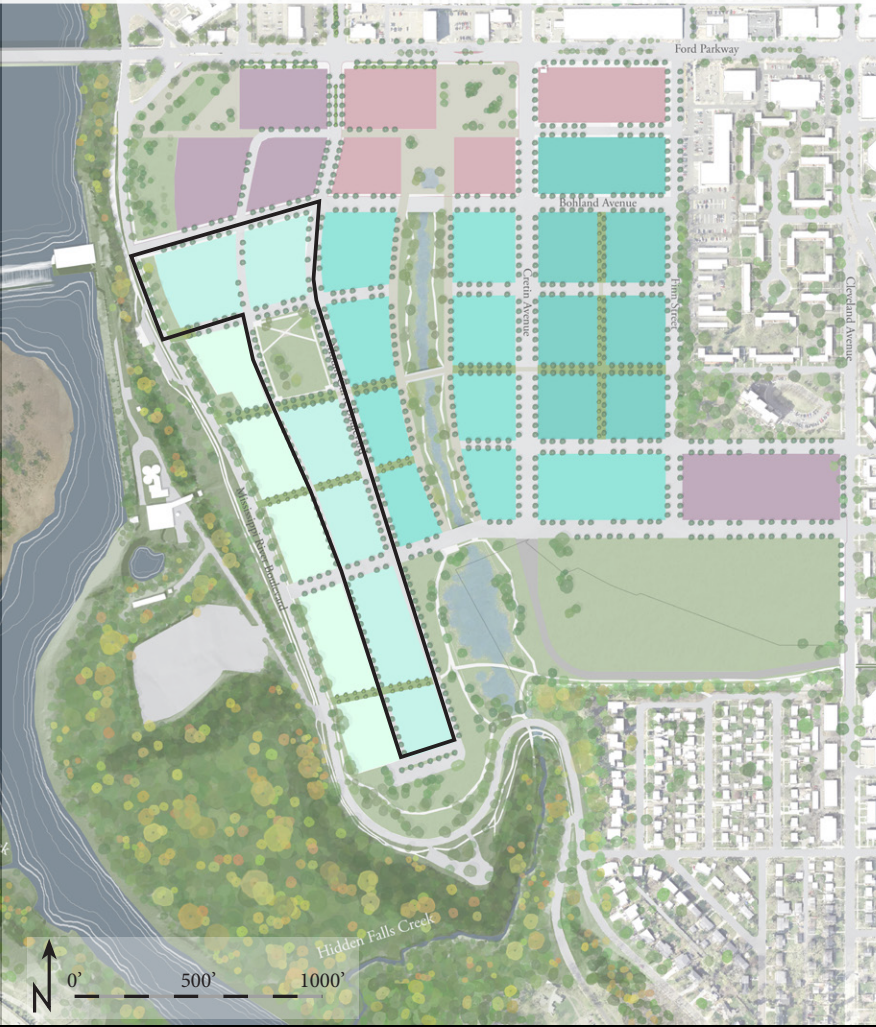
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RESIDENTIAL MIXED - LOW



PRIMARY USES

- Townhome
- Multi-Family Residential
- Limited retail, office, & service

HEIGHT RANGE

30' - 55'
3 - 5 Stories



Background

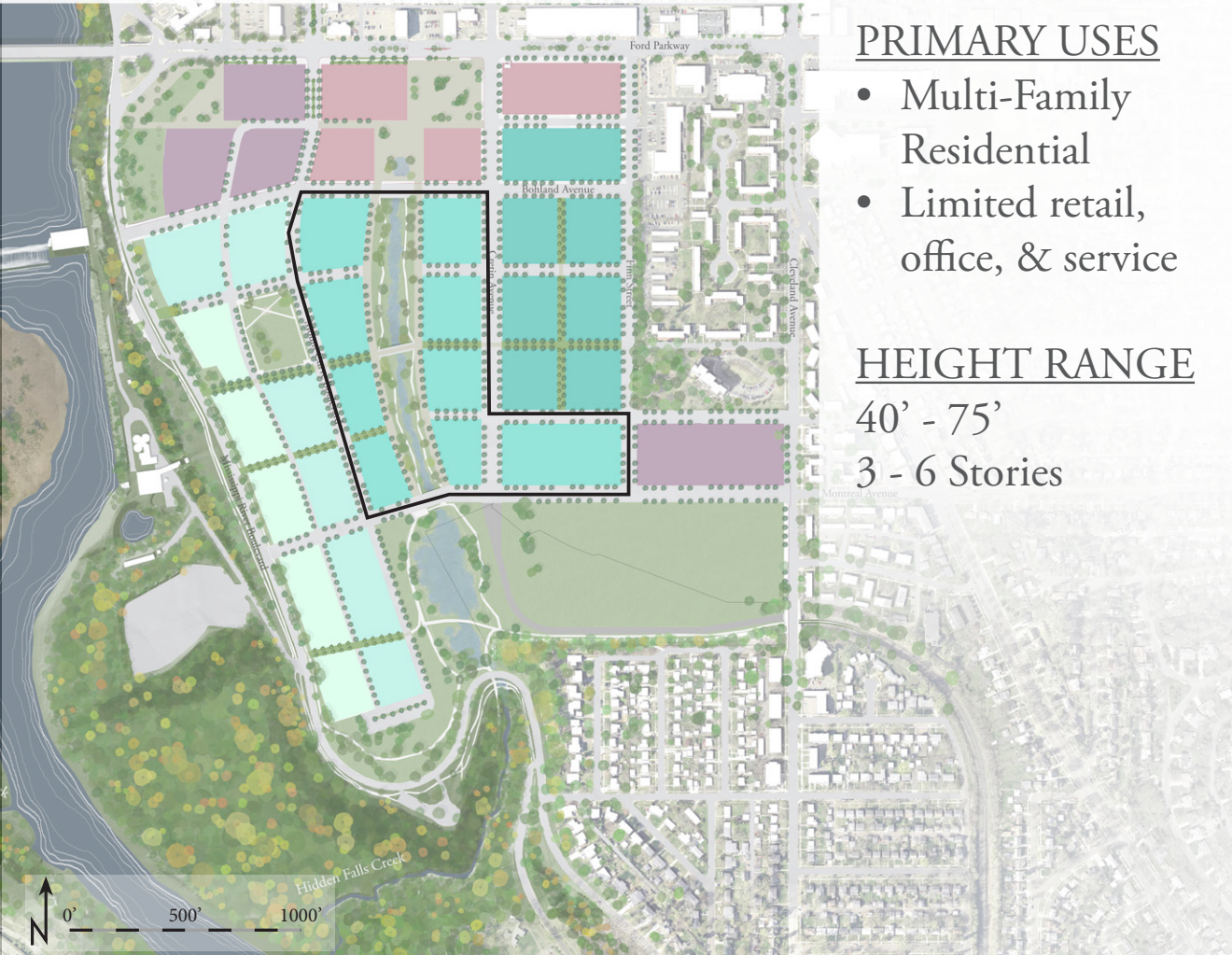
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RESIDENTIAL MIXED - MID



PRIMARY USES

- Multi-Family Residential
- Limited retail, office, & service

HEIGHT RANGE

40' - 75'
3 - 6 Stories



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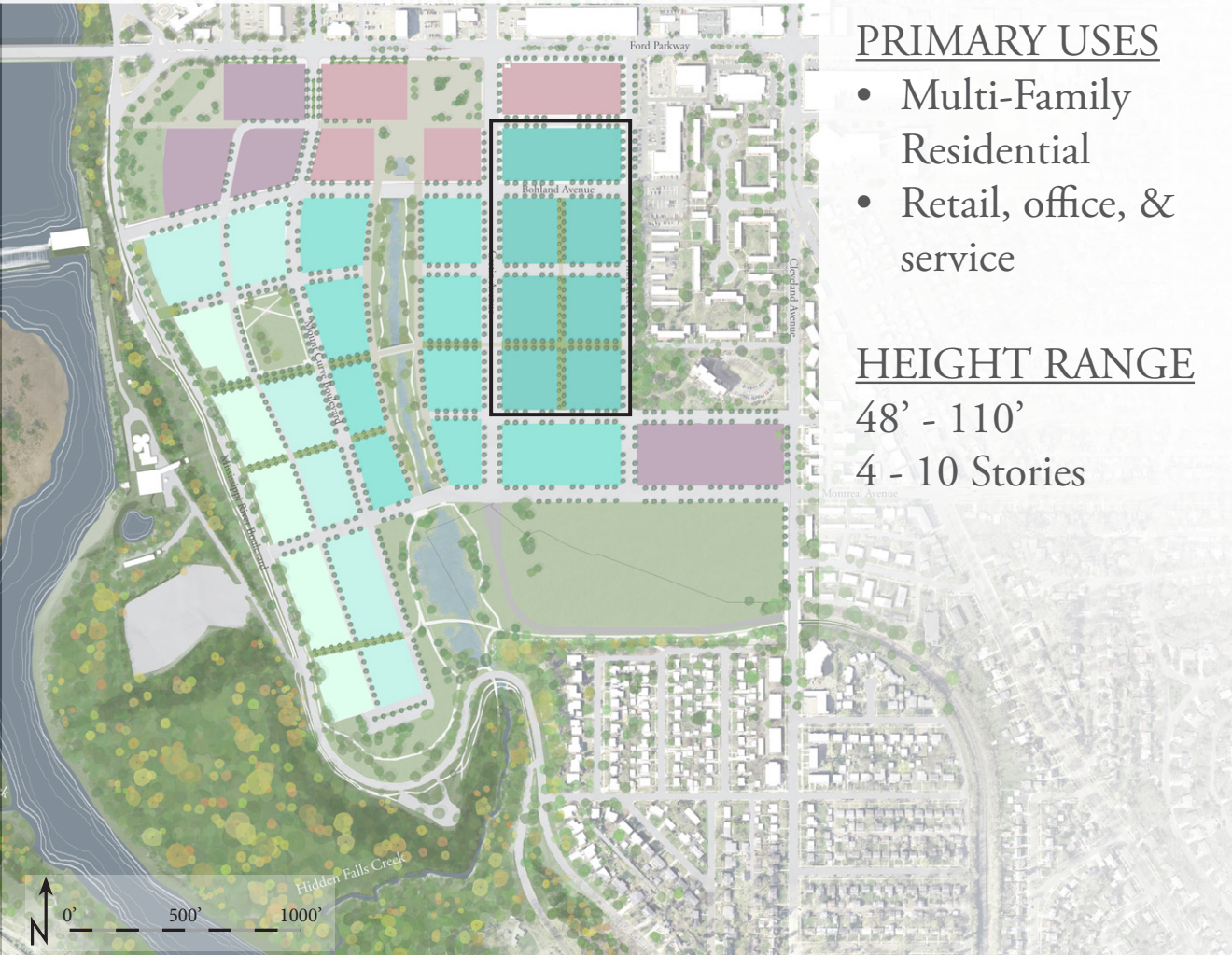
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RESIDENTIAL MIXED - HIGH



PRIMARY USES

- Multi-Family Residential
- Retail, office, & service

HEIGHT RANGE

48' - 110'
4 - 10 Stories



Background

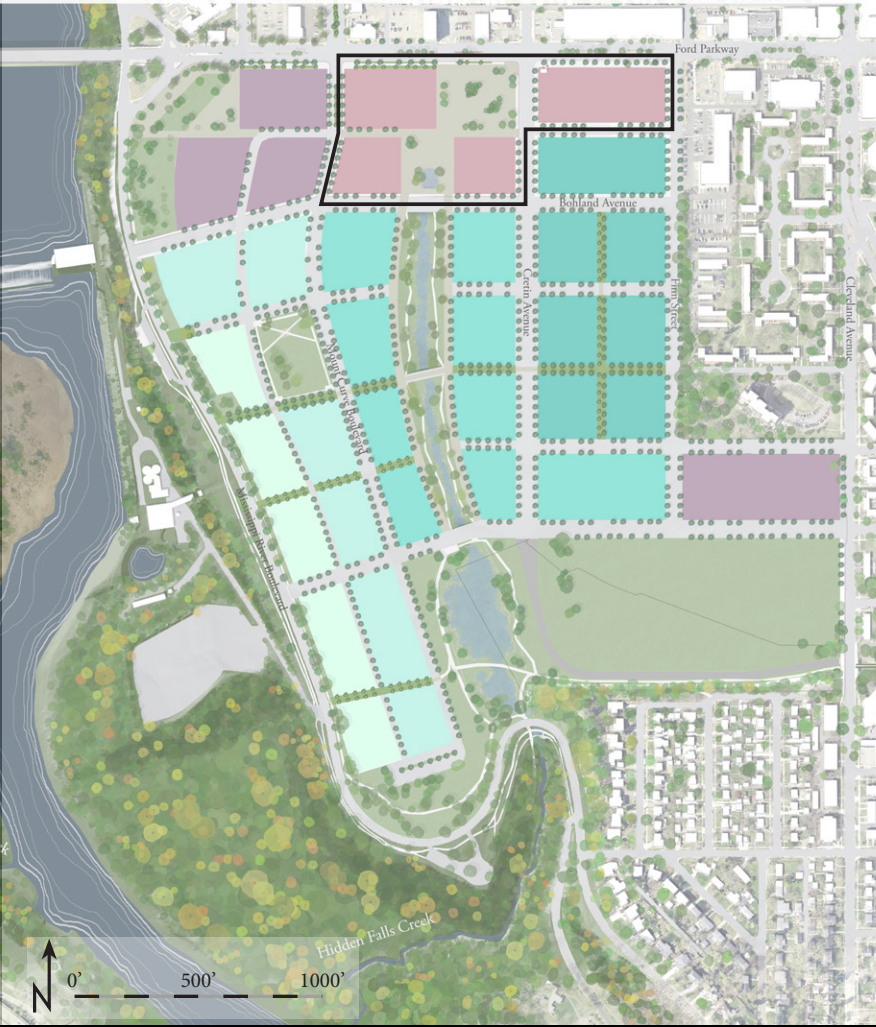
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BUSINESS MIXED



PRIMARY USES

- Retail, office, and service
- Multi-Family Residential

HEIGHT RANGE

40' - 75'
3 - 6 Stories



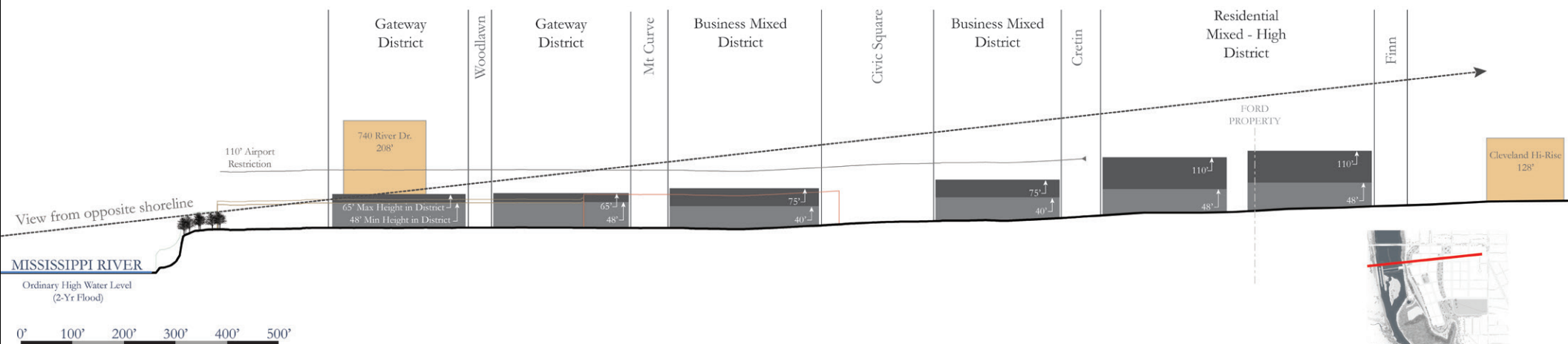
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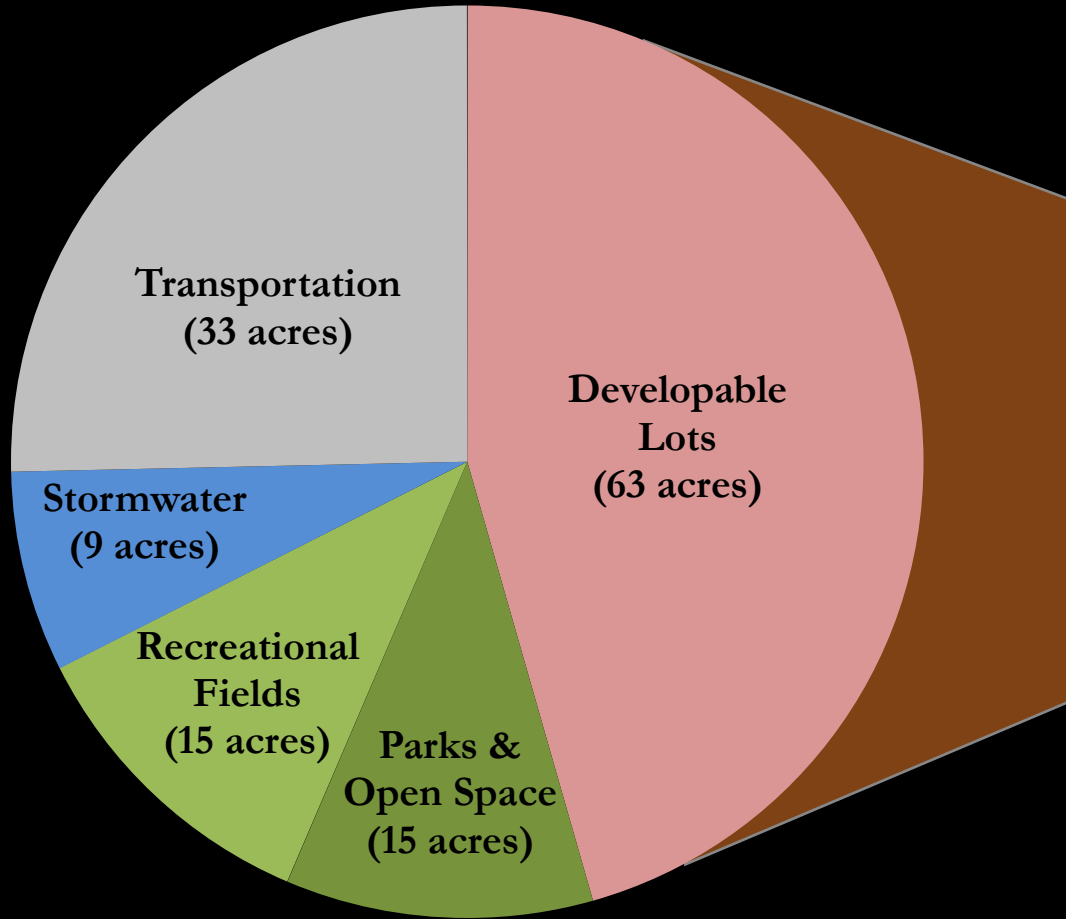
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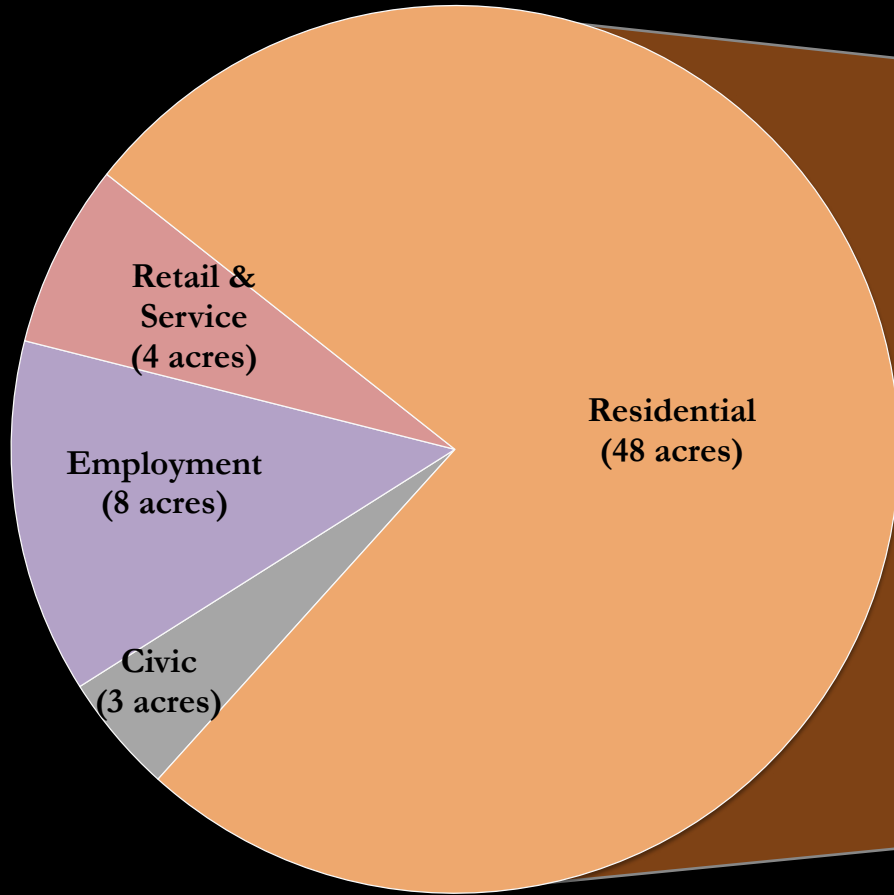
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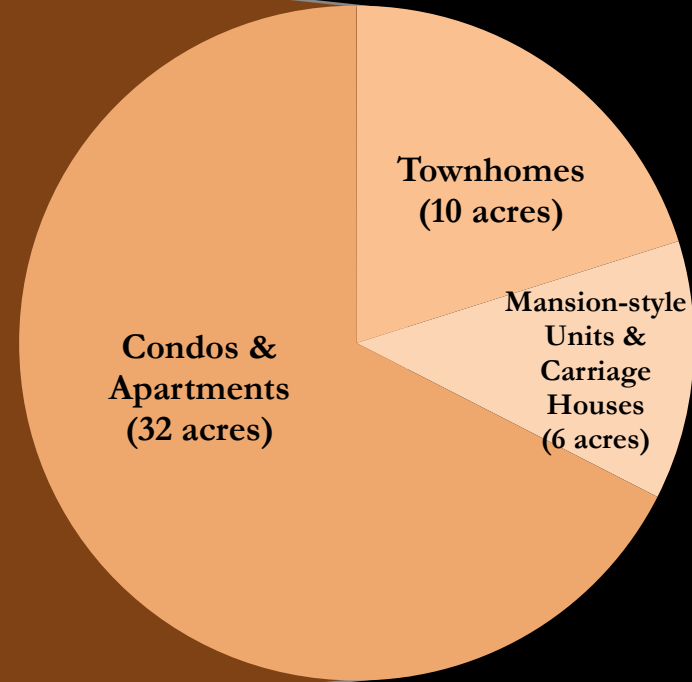


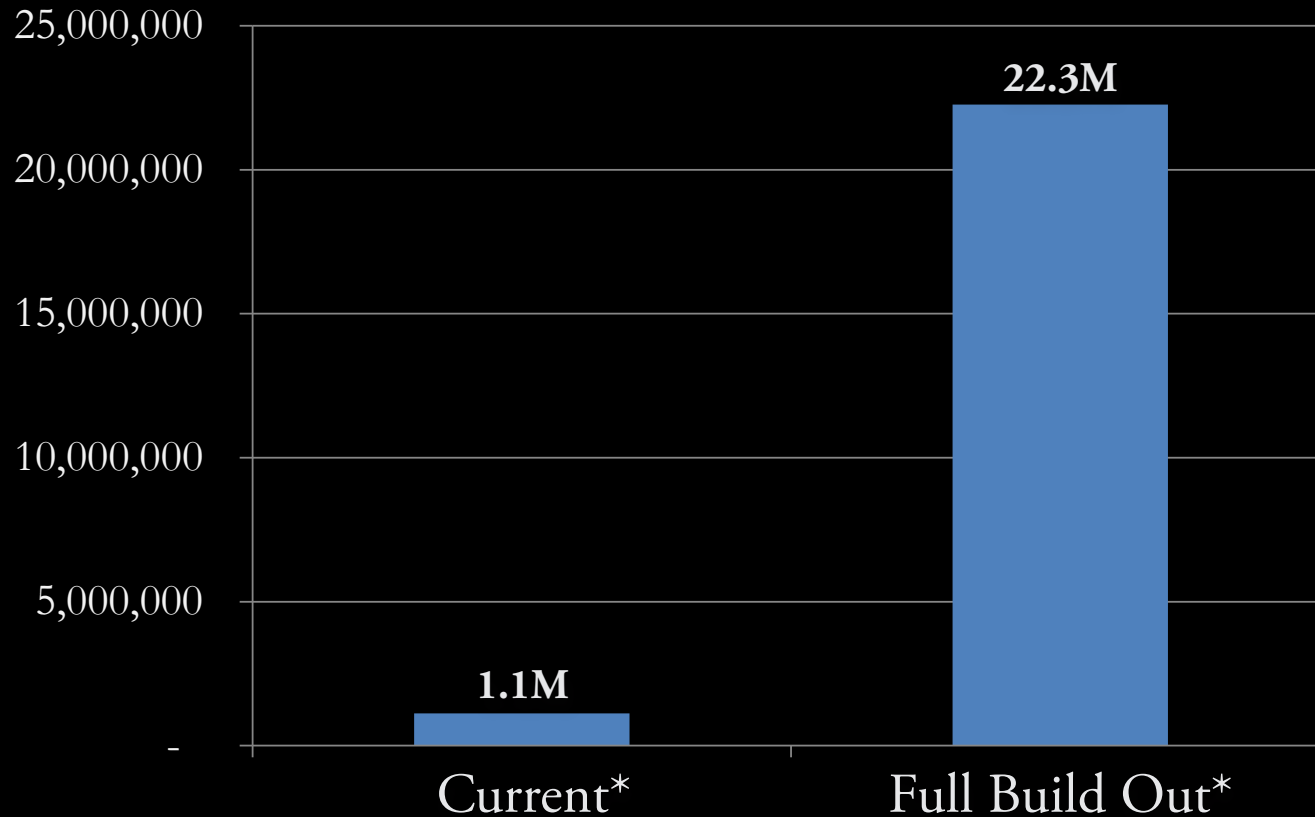
LAND USES	Quantity	# of Jobs
Civic	150,000 GFA	1,500
Employment	450,000 GFA	
Retail	300,000 GFA	
Residential	4,000 Units	

Concept Plan Land Use Mix



Concept Plan Residential Use of Land





*Based on analysis done for Tax Increment Financing Plan, March 2016

FORD SITE Required Parking	Minimum	Maximum
Commerce, Employment, and Civic uses	1 space per 600 gross floor area	1 space per 400 gross floor area
Residential uses	0.75 space per unit	1.5 spaces per unit

Approximately **37%** of building space would be dedicated to parking with these reduced standards

- Shared parking ramps
- Small parking lots only (20 spaces or fewer)
- On-street parking where appropriate



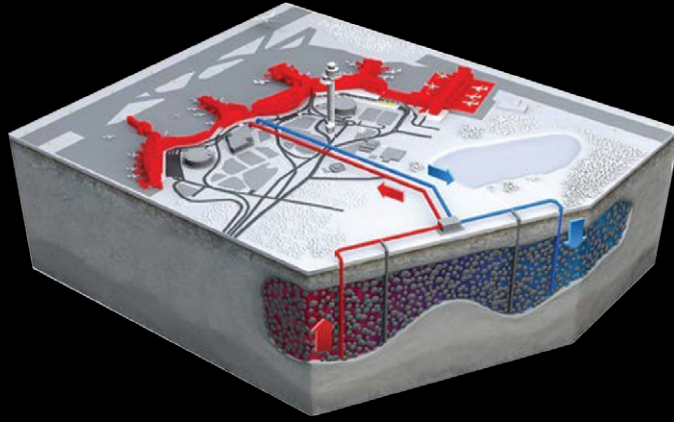
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A site reborn for people, economy, environment



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Table Topics

1. Key Principles and Input
 2. General Zoning
 3. Gateway District
 4. River Residential District
 5. Residential Mix - Low District
 6. Residential Mix - Mid District
 7. Residential Mix - High District
 8. Business Mixed District
 9. Mississippi River
 10. Transportation Network
 11. Vehicular Network
 12. Bike-Ped Network
 13. Transportation Study
 14. Stormwater System
 15. Parks and Open Space
 16. Estimated Development
 17. Parking System
 18. Sustainability
 19. Energy System
 20. Ball Fields
 21. Riverview Study
- (Ramsey County Regional Rail Authority)

Q & A Session

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Ford Transportation Study Meeting

November 21, 2016 (Monday)

7:00 – 8:30 p.m.

Lumen Christi Catholic Church

Ford “Grab Bag” Meeting

November 30, 2016 (Wednesday)

6:30 – 8:00 p.m.

Summit Brewing

Ford Task Force Meetings

Monday, December 5

Monday, December 12

6:30 - 8:30 PM

Location TBD



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stpaul.gov/21stCenturyCommunity



- Provide input at Open St Paul - Ford
- Sign up for E-newsletters & Notifications
- Go to source for information on the project



[Facebook.com/cityofsaintpaul](https://www.facebook.com/cityofsaintpaul)



[@cityofsaintpaul](https://twitter.com/cityofsaintpaul)

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