

Ford Site Zoning & Public Realm Concepts

Updates, Details and Policy

March 7, 2017



Agenda

- 6:35 Welcome from Councilmember Tolbert
- 6:40 Presentation on Ford concept plan - detail and revisions
- 7:10 Panel Talk – development considerations and policy
- 7:55 Small group table conversations on key topics
- 8:30 Adjourn



2007



Background

Context

Public Realm

Zoning & Guidelines

What's Next

KEY STEPS TO REDEVELOPMENT

2013-19

2017-18

2019-20

2020-21

Site Demolition and Environmental Remediation

Ford Puts Site on the Market

Detailed Developer Plan Approved

Infrastructure Development Begins

City adopts Zoning & Public Realm Plan - 2017

Steps to City Adoption

Concept Plan
Review & Input

Planning
Commission

City
Council

Nov ... Apr

May

Jun

Jul

Aug

Sep

Oct

Input from “The Public”

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



Since 2007

- 40 public meetings
- Over 1,300 different people have attended a meeting
- Over 50 articles in print, radio and television media
- Over 50 presentations to business, civic, and non-profits groups

Since November 2016

- 7 community and 12 stakeholder meetings on concept plan
- Over 400 people attended Ford meeting for first time

Partners on Ford



The Katherine B. Andersen Fund
Of the Saint Paul Foundation



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)

Feedback on Concept Plan

Transportation

- Traffic – will it really be manageable?
- Existing conditions in area need to improve – like safe crossings.
- Tension between spreading out trips and protecting local streets.
- Strong support to design site for walking, biking and transit.

Land Use & Scale

- Mix of residential, commercial and employment is good.
- The variety of housing options is good.
- Desire for some single-family homes.
- Site is too dense – too many people and buildings too tall.
- Range of building types and sizes is good – it's an urban village.

Parks and Open Space

- Love the storm water feature.
- Love the parks. Let's have more of them.
- Focus on river connections and respect natural feel of the valley.
- Have trees and vegetation throughout the site.
- Let's have fields for multiple sports.

Public Realm Plan - Revisions



NOTE: Any uses or zoning districts depicted on this conceptual map are illustrative only, for discussion purposes.

0 100 200 400 600 800 1,000 Feet
Date: 3/7/17

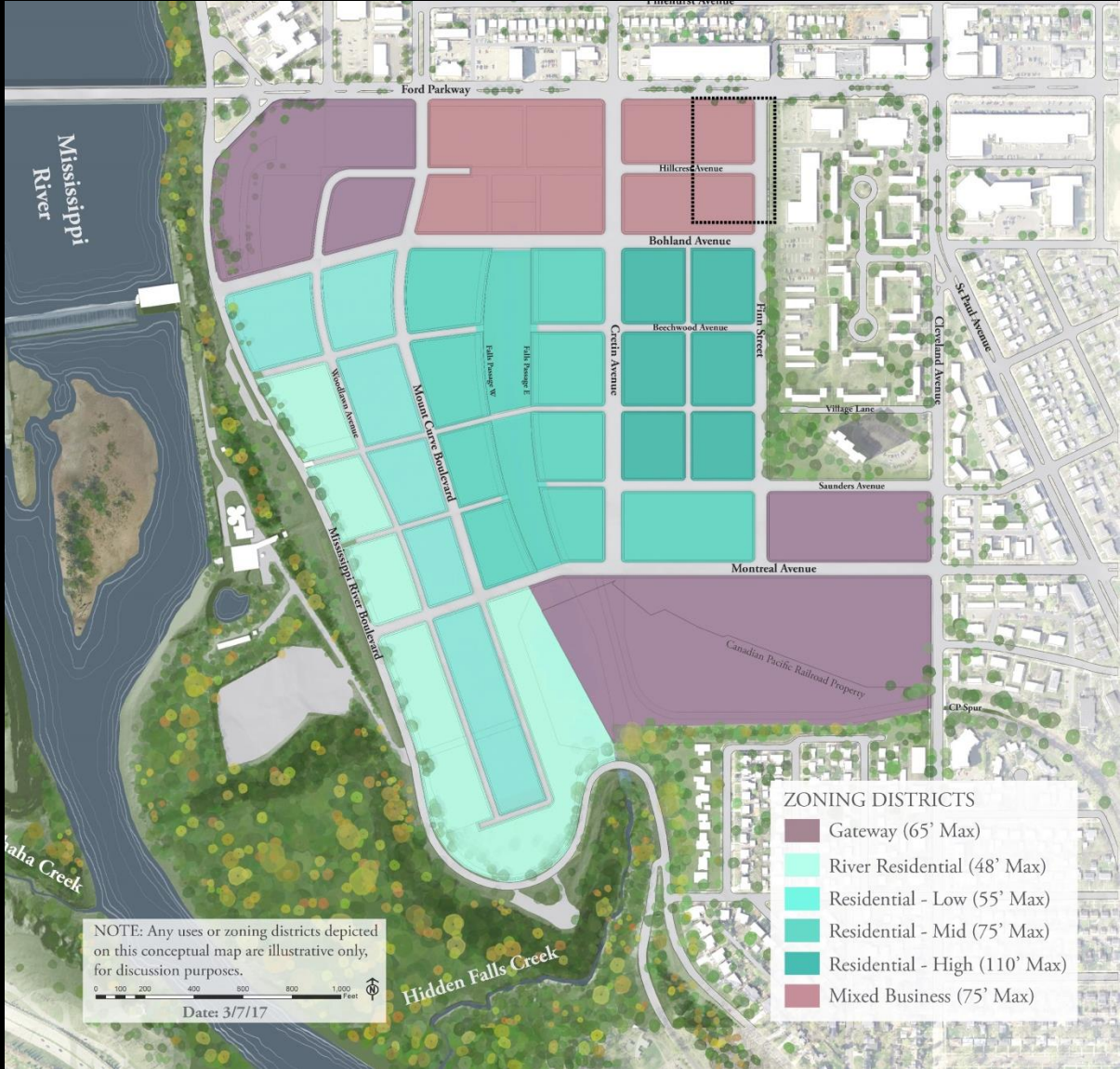
Street Connections



Paths and Trails



Zoning Concept Plan



Zoning and Public Realm

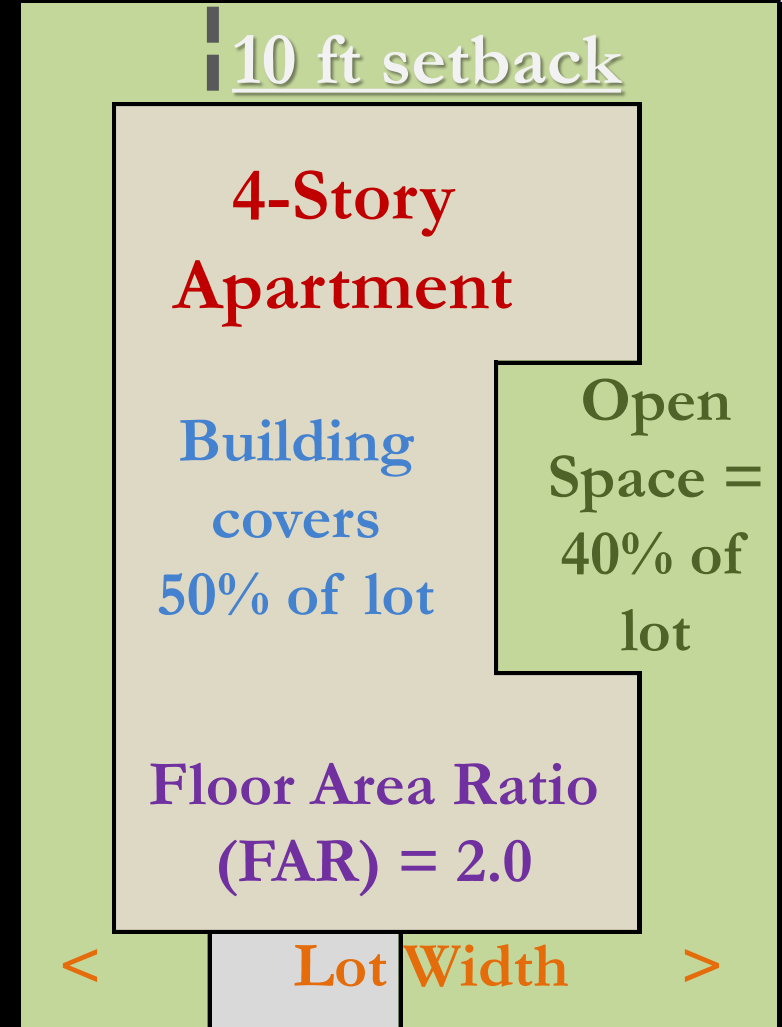


Uses Allowed in Each District

| ZONING DISTRICTS | BUILDING TYPES | | | | | |
|--------------------------|-----------------|----------------|----------|--------------|-------------------------|-----------------------|
| | Multi-Unit Home | Carriage House | Townhome | Multi-Family | Commercial & Employment | Civic & Institutional |
| River Residential | | | | | | |
| Residential Mixed - Low | | | | | | |
| Residential Mixed - Mid | | | | | | |
| Residential Mixed - High | | | | | | |
| Business Mixed | | | | | | |
| Gateway | | | | | | |

Zoning 101

1. Building Coverage
2. Open Space Coverage
3. Lot width
4. Setbacks (front, rear, side)
5. Floor Area Ratio (total area of building compared to lot area)



Ford Site Design Guidelines

- To be prepared in Fall 2017 / early 2018
- Will address:
 - Building materials
 - Building details like doors, windows, decorative elements
 - Building frontages like porches, stoops, awnings
 - Landscaping, decorative paving, and street “furniture” along building fronts and in public spaces

Envisioning the Ford Site



imagine

DISCLAIMER

The following images are for illustration only, to express the type and range of development that would be allowed on the Ford site under the concept plan. They do not represent any actual buildings to be built on the Ford site in the future.

Illustrative Build Out



Ford site
in 2040?
(No,
just an
example.)



Full
build
out to
take 12-
20 years



PRIMARY USES

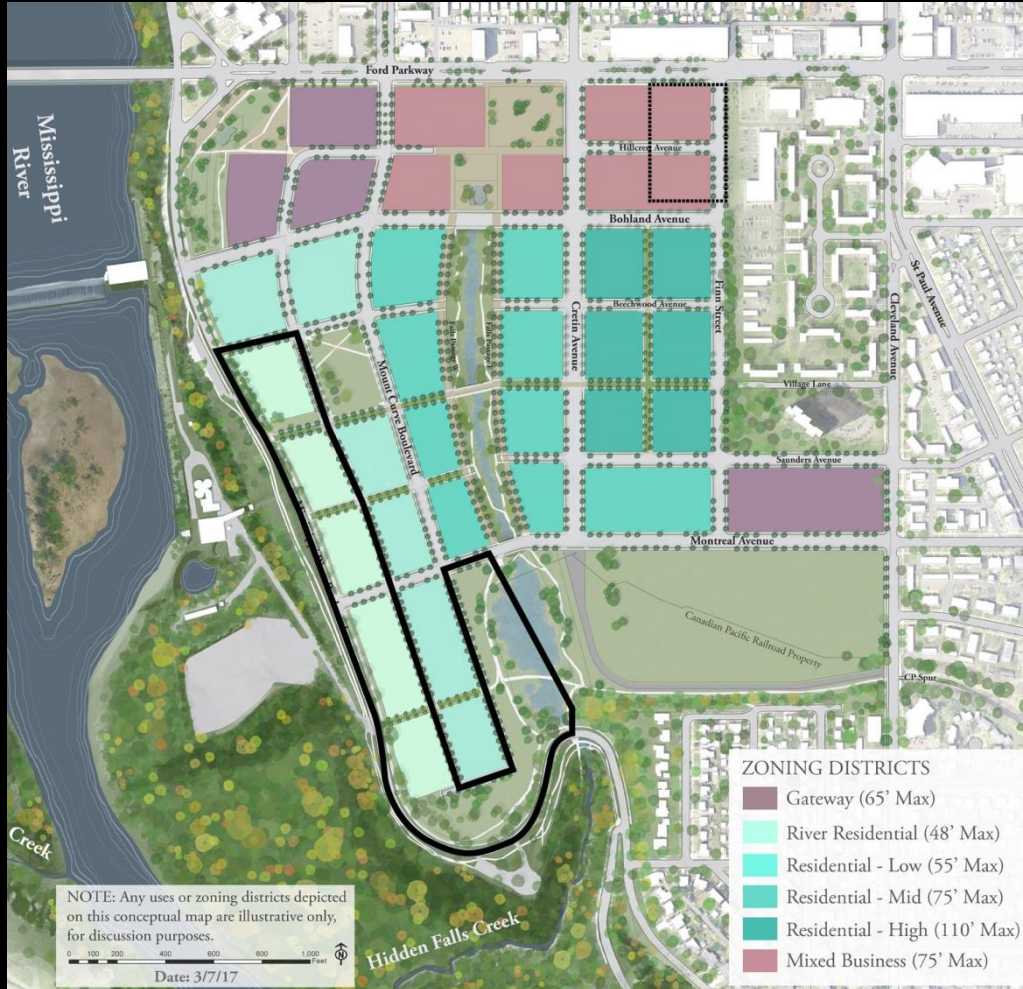
- Multi-unit home
- Carriage house

River Residential

Images for illustration only; they do not represent approved plans.

HEIGHTS

2 to 4 stories
48 feet max.



River Residential



Images for illustration only; they do not represent approved plans.



Images for illustration only; they do not represent approved plans.

River Residential District



Images for illustration only; they do not represent approved plans.

River Residential District



Images for illustration only; they do not represent approved plans.

River Residential District



Images for illustration only; they do not represent approved plans.

PRIMARY USES

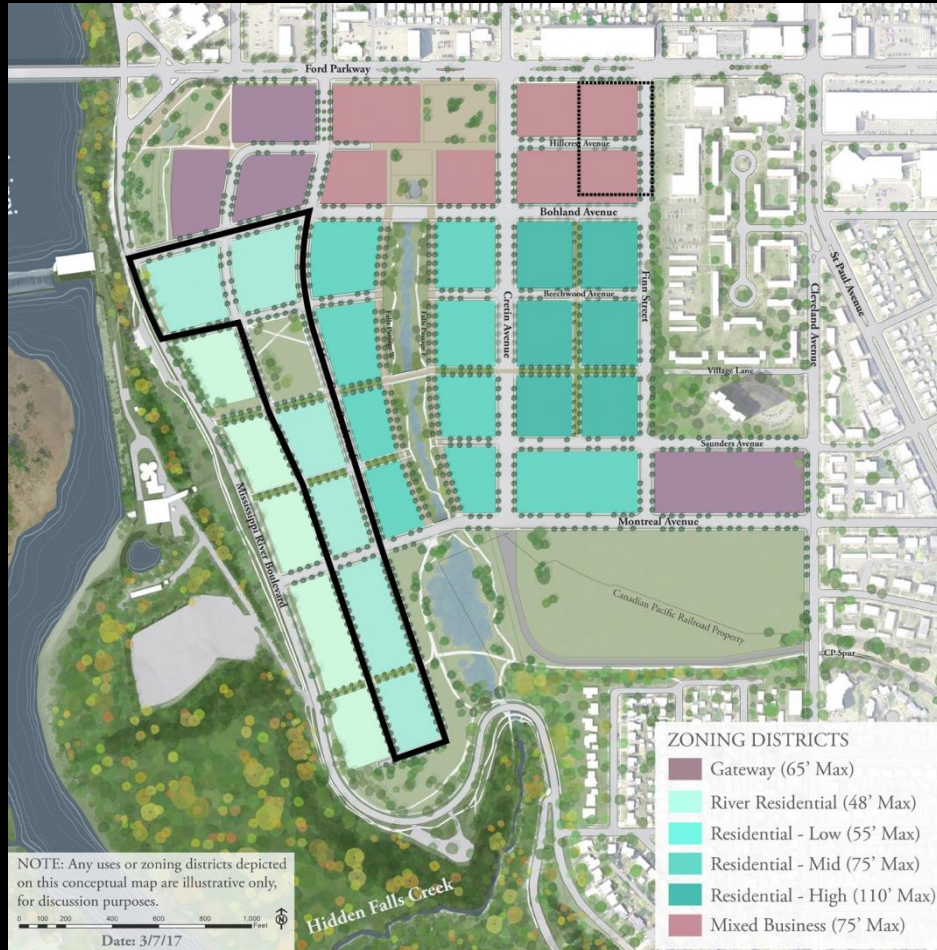
- Townhomes
- Multi-family residential
- Limited commercial; Live-Work

Residential - Low

Images for illustration only; they do not represent approved plans.

HEIGHTS

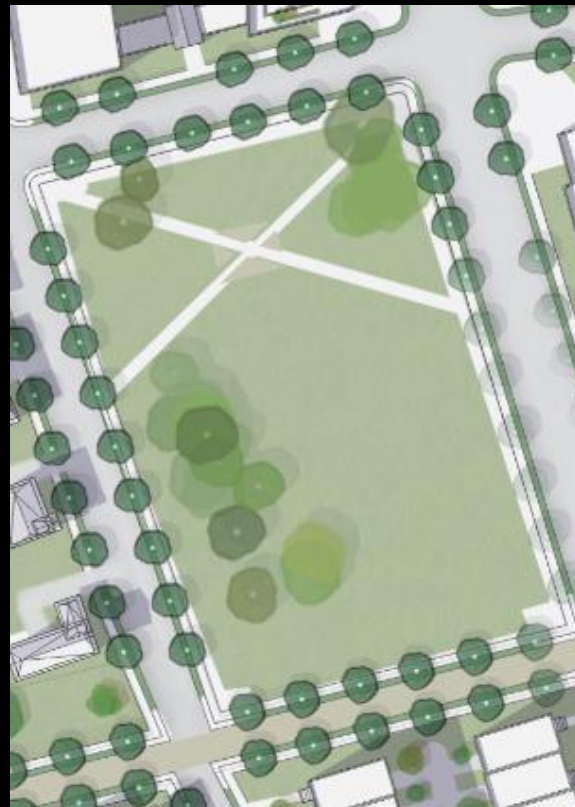
3 to 5 stories
55 feet max.



Residential - Low District



Images for illustration only; they do not represent approved plans.



Images for illustration only; they do not represent approved plans.

Residential Low



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Residential - Low



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Residential - Low



Images for illustration only; they do not represent approved plans.

PRIMARY USES

- Townhomes
- Multi-family residential
- Limited commercial & office; Live-Work

Residential - Mid

Images for illustration only; they do not represent approved plans.

HEIGHTS

3 to 6 stories
75 feet max.



Residential - Mid District

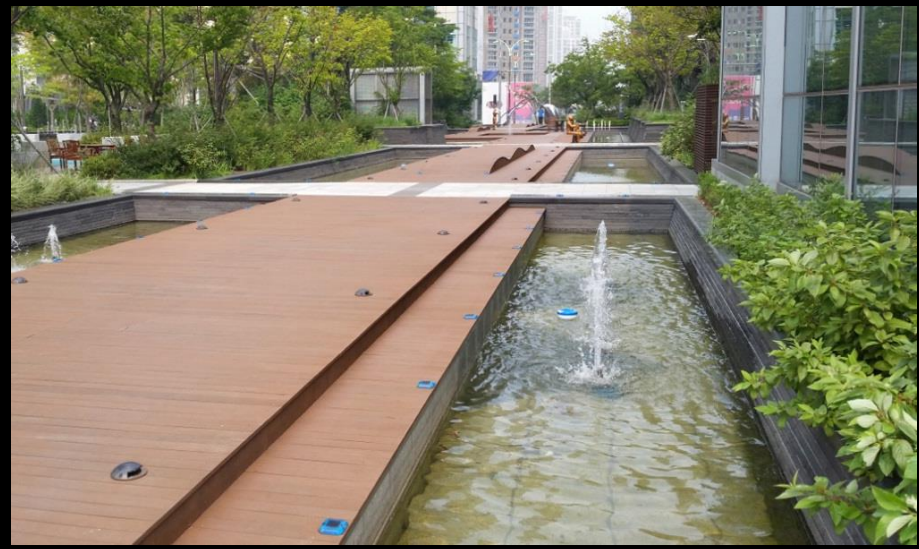


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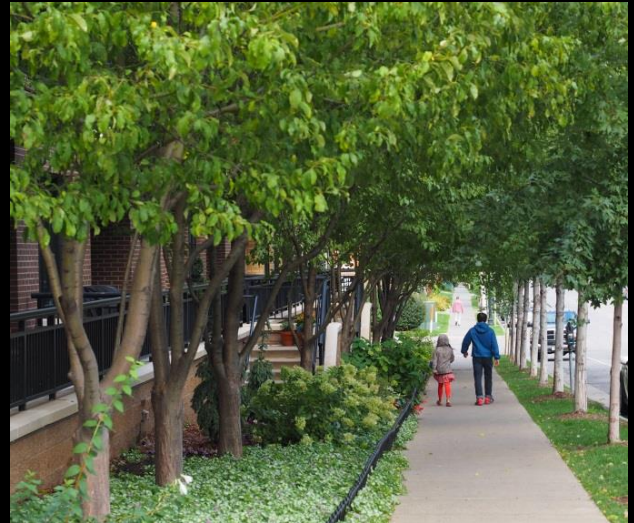
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Residential - Mid District



Images for illustration only; they do not represent approved plans.

Residential - Mid District



Images for illustration only; they do not represent approved plans.

Residential Mid - District



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Residential Mid - District



Images for illustration only; they do not represent approved plans.

PRIMARY USES

- Townhomes
- Multi-family residential
- Commercial & Office

Residential - High

Images for illustration only; they do not represent approved plans.

HEIGHTS

4 to 10 stories
110 feet max.



Residential - High District



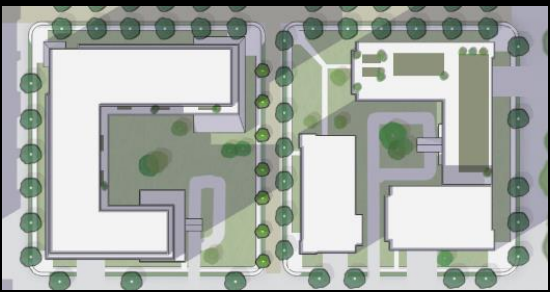
Images for illustration only; they do not represent approved plans.

Residential - High



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Residential - High



Images for illustration only; they do not represent approved plans.

PRIMARY USES

- Retail and Service
- Office
- Multi-Family Residential

Business Mixed

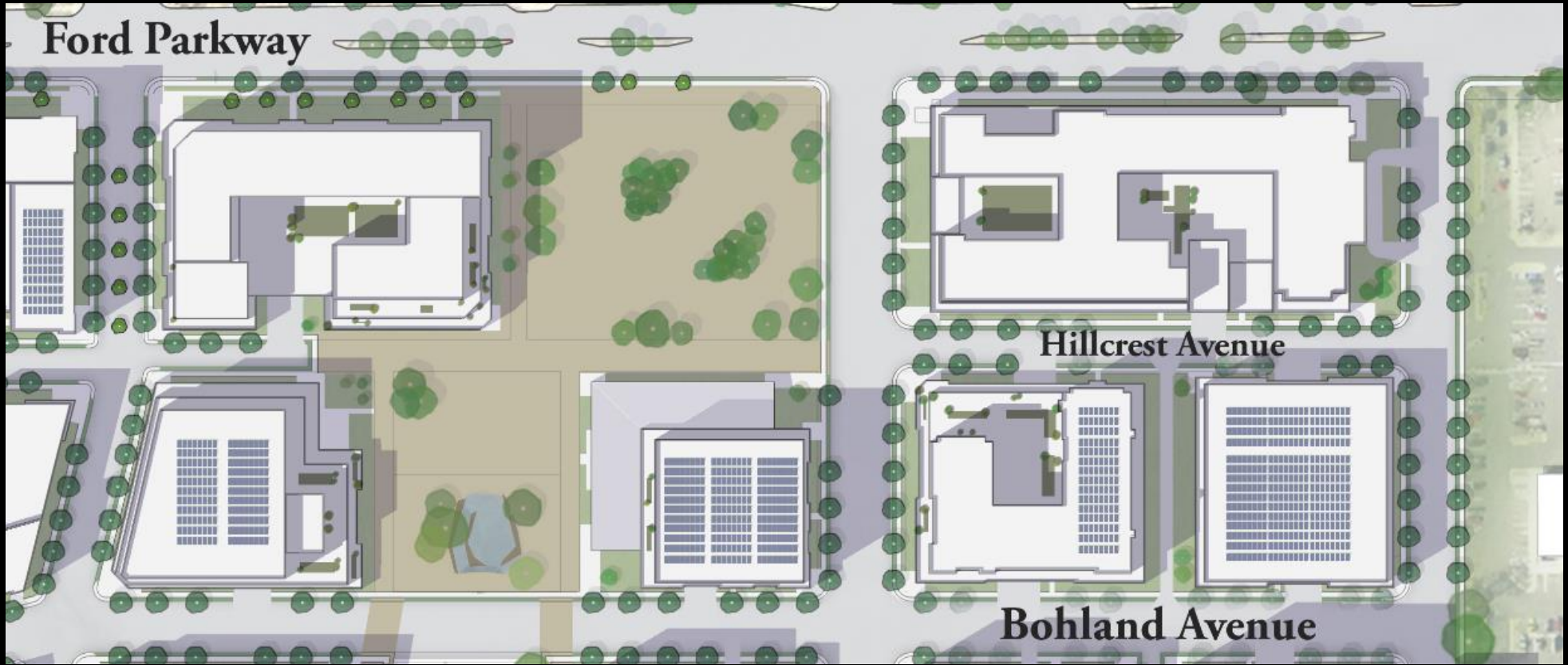
Images for illustration only; they do not represent approved plans.

HEIGHTS

3 to 6 stories
75 feet max.

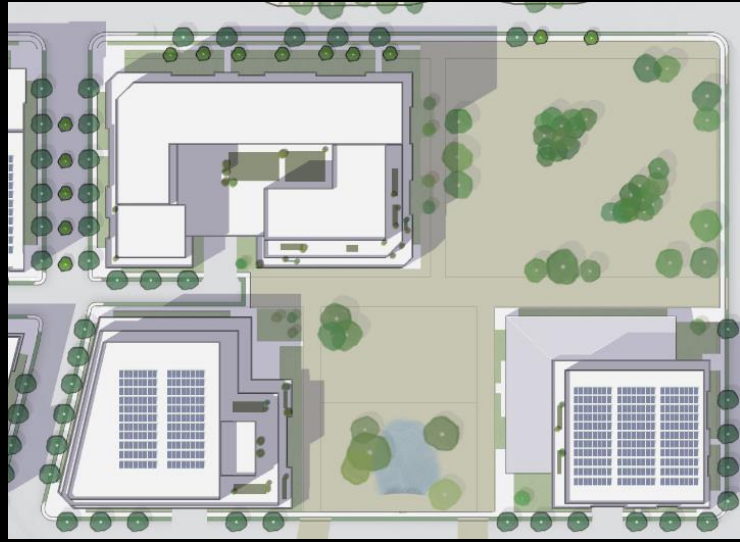


Business Mixed District



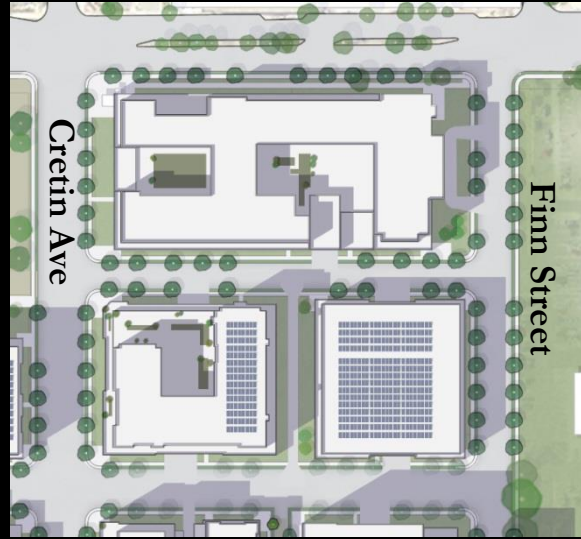
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Business Mixed



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Business Mixed



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PRIMARY USES

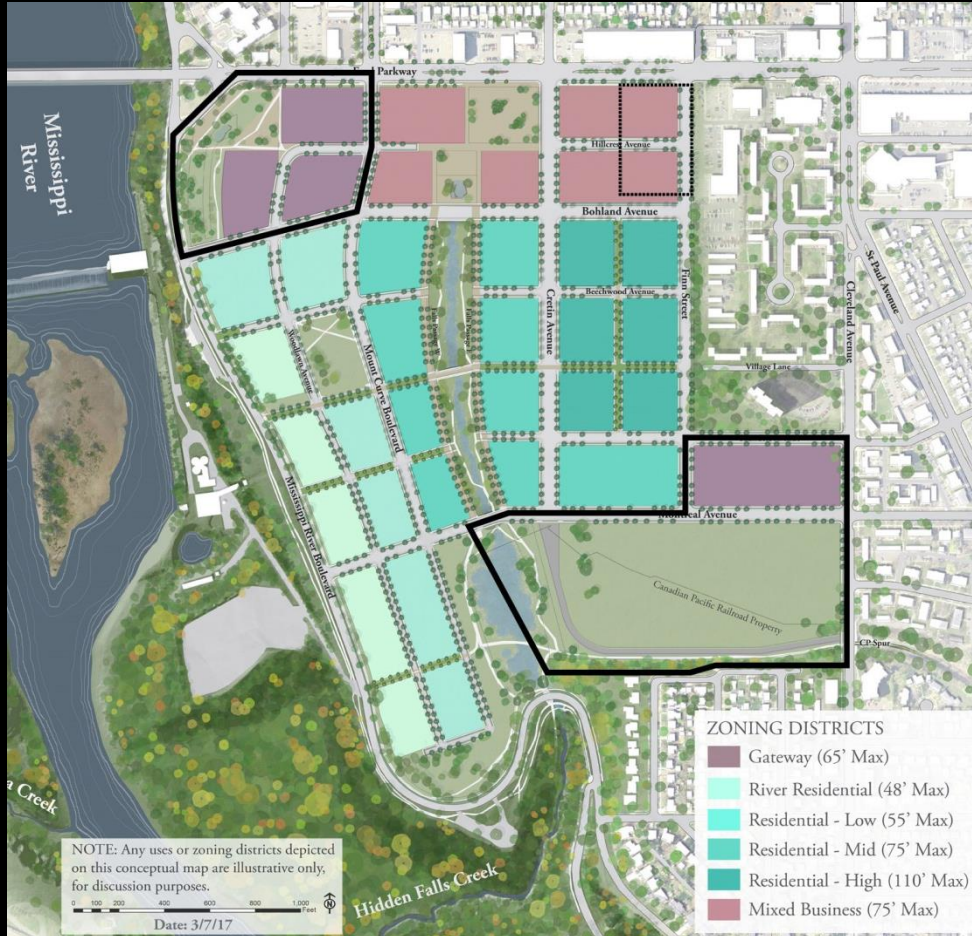
- Office
- Service
- Limited Retail

Gateway

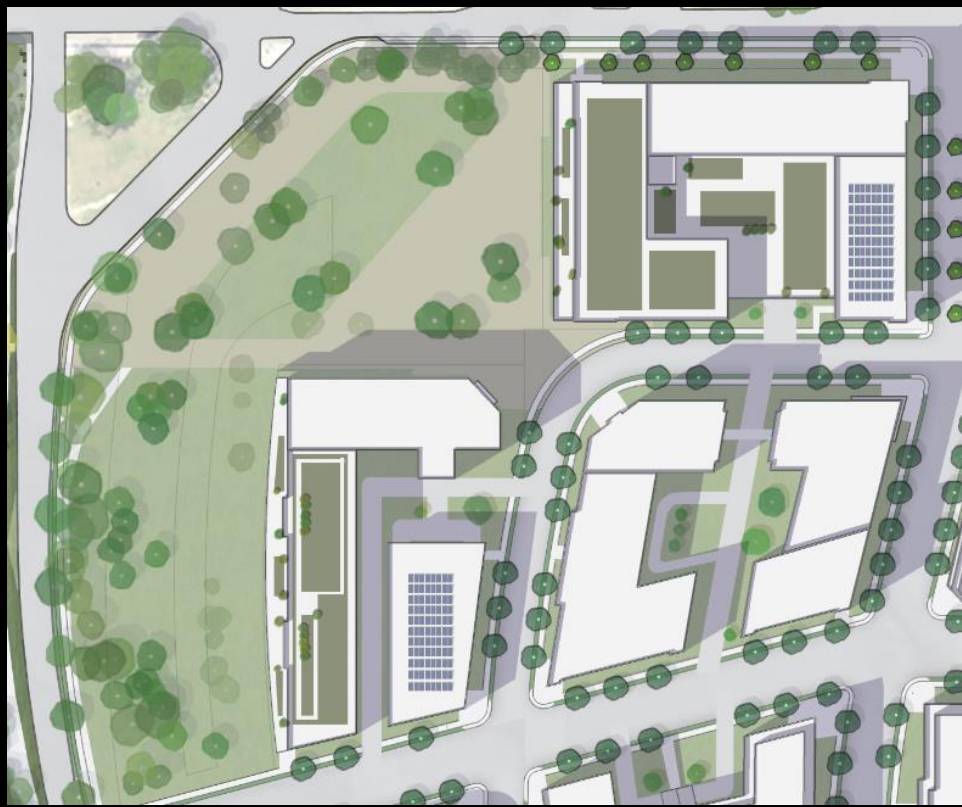
Images for illustration only; they do not represent approved plans.

HEIGHTS

3 to 6 stories
65 feet max.

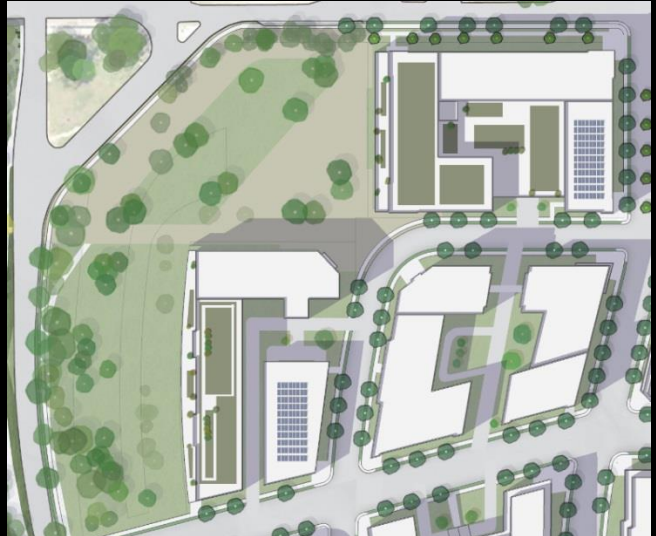


Gateway District



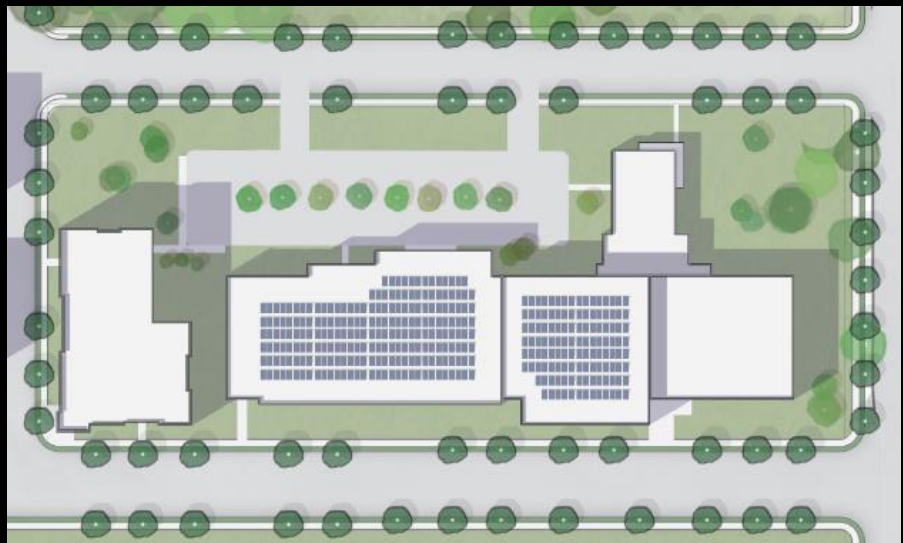
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Gateway



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Gateway



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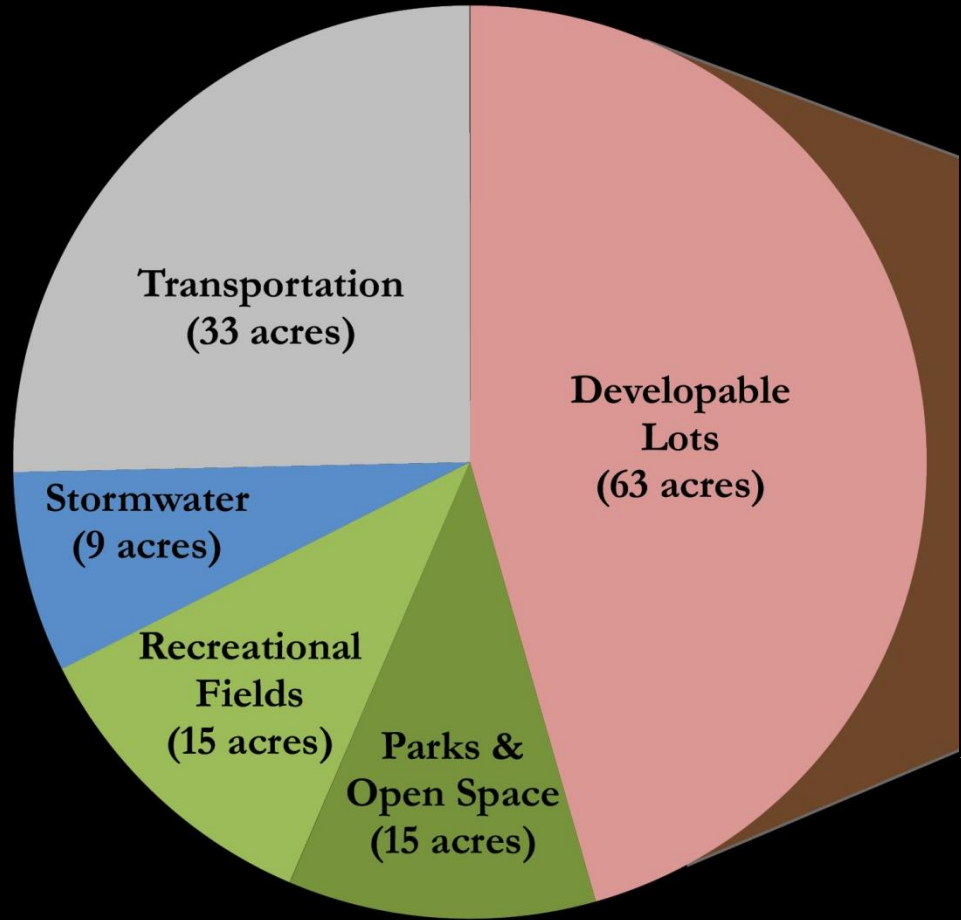
Zoning Standards - Parking

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- Vehicular parking to be required for all uses
- Estimate of 3,400 – 8,000 parking spaces site-wide
- Parking to be primarily within buildings
- Some on-street parking and small lots (20 spaces or fewer)
- Bike parking will be required for all building types; 1 space/unit for housing

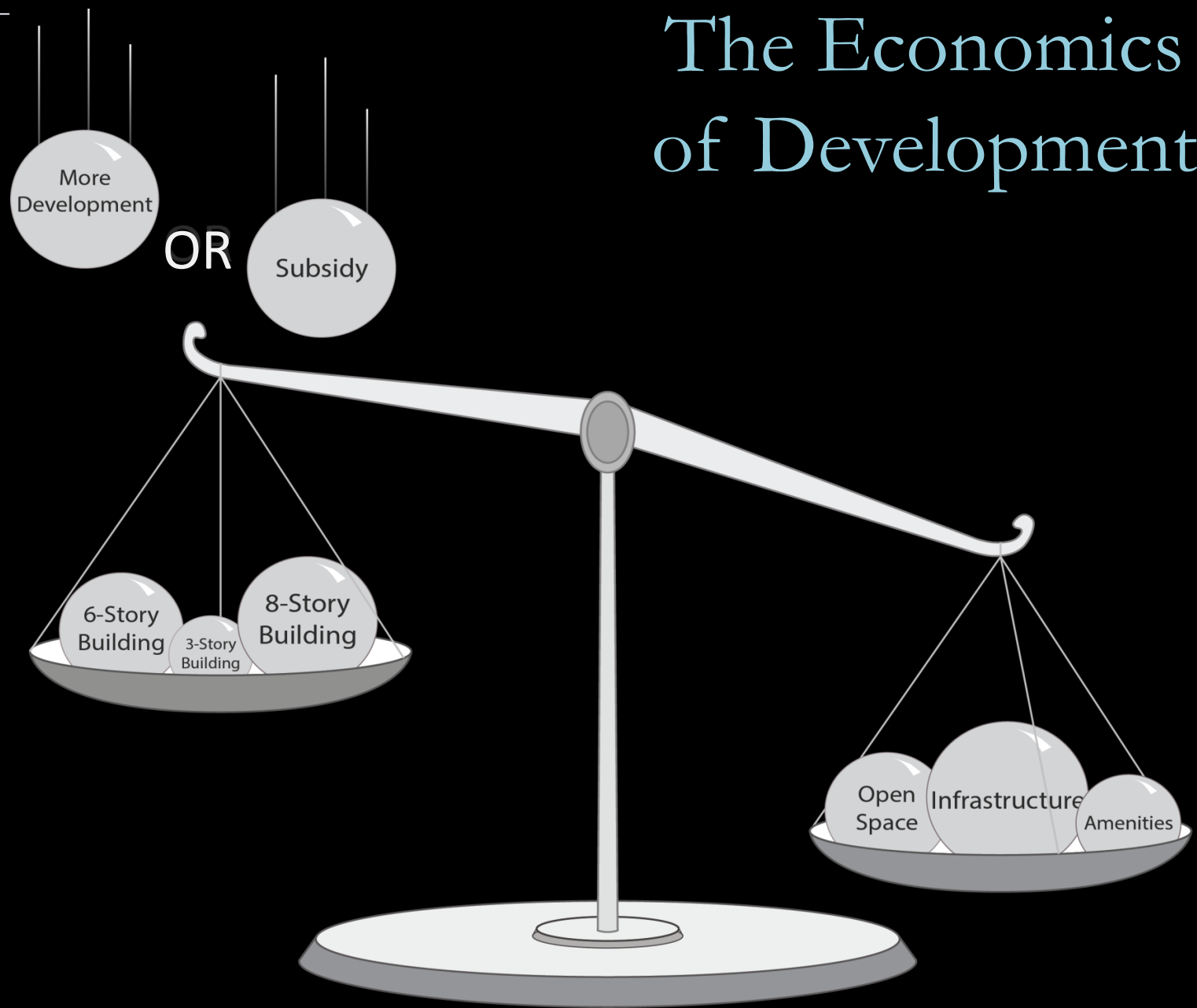


Land Use Mix for Sample Build Out

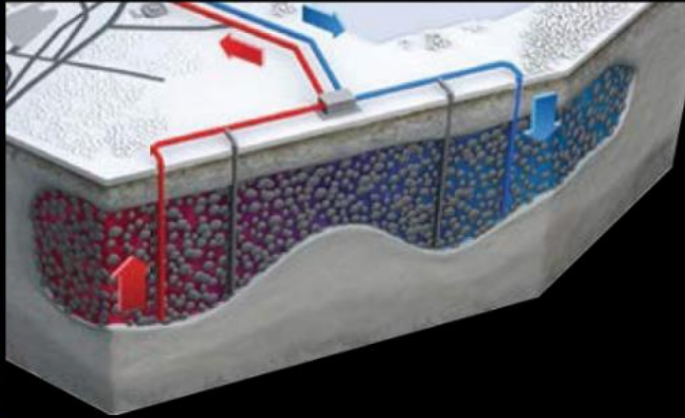


| LAND USES | Sample Build Out | <i>Maximum</i> |
|-------------|------------------|----------------|
| Civic | 140,000 GFA | 150,000 GFA |
| Employment | 450,000 GFA | 450,000 GFA |
| Retail | 300,000 GFA | 300,000 GFA |
| Residential | 3,300 Units | 4,000 Units |

The Economics of Development



Zoning - Sustainability





Panel Discussion

Panelists:

- Katrina Mosser – Interim Director of Policy and Planning, Ramsey County
- Will Schroer – Executive Director, East Metro Strong
- Barb Sporlein – Deputy Commissioner, Minnesota Housing
- William Weber – Senior Research Fellow, U of M Center for Sustainable Building Research, and Lecturer at School of Architecture

Moderator:

- Jonathan Sage-Martinson, St Paul Planning & Economic Development

Small Group Conversations

- Reconvene in cafeteria
- Sit at any table
- Each table will have prompt questions for discussion
- Talk as a small group – share thoughts and ideas
- Share the conversation time with one another
- Record ideas and input on index cards to leave behind

Stay in Touch

stpaul.gov/21stCenturyCommunity



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



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