



Ford Site Zoning and Public Realm Master Plan

DRAFT (5-4-2017)
For review by the
Saint Paul Planning Commission

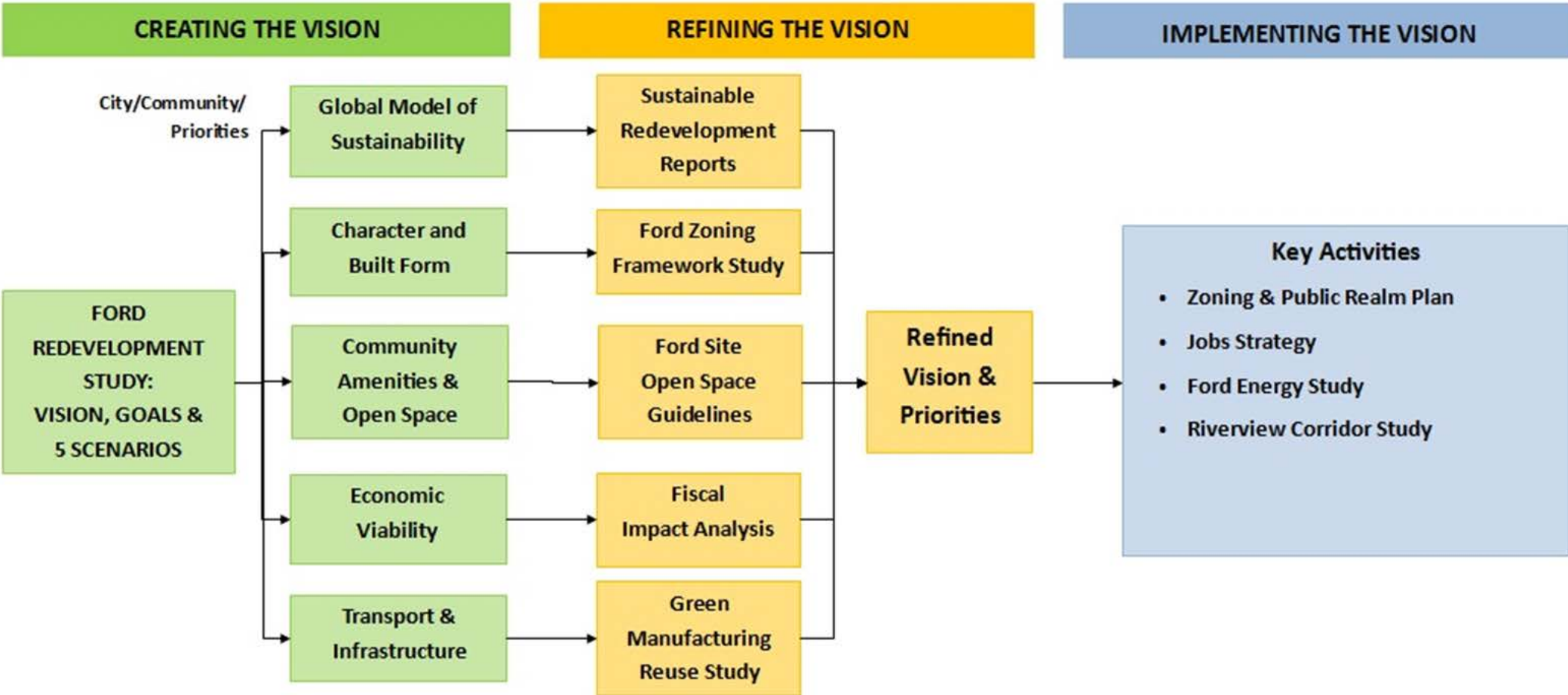
Adoption Date:



Overview
Presentation
to Saint Paul
Planning
Commission

May 19, 2017

Saint Paul Ford Site



A Decade of Public Engagement

- Ford Task Force initiated Jan. 2007
- 45+ meetings with the public and task force
- 1,300+ different people have attended a meeting(s)
- 100+ articles in print, radio and television media
- 3,793 subscribers to the Ford project news email list
- 80+ presentations to business, civic, non-profit groups
- 18 small group meetings in March – April 2017



Why Now?



What is a Zoning and Public Realm Master Plan?

Zoning

- Sets local rules for how land can be developed and the scale and basic design of buildings
- Identifies allowed uses, but not the user

Master Plan

- Provides overarching vision, principles and objectives to guide development.
- Identifies the physical and visual elements of outdoor space including streets & trails, stormwater and open space.

Plan Format & Organization

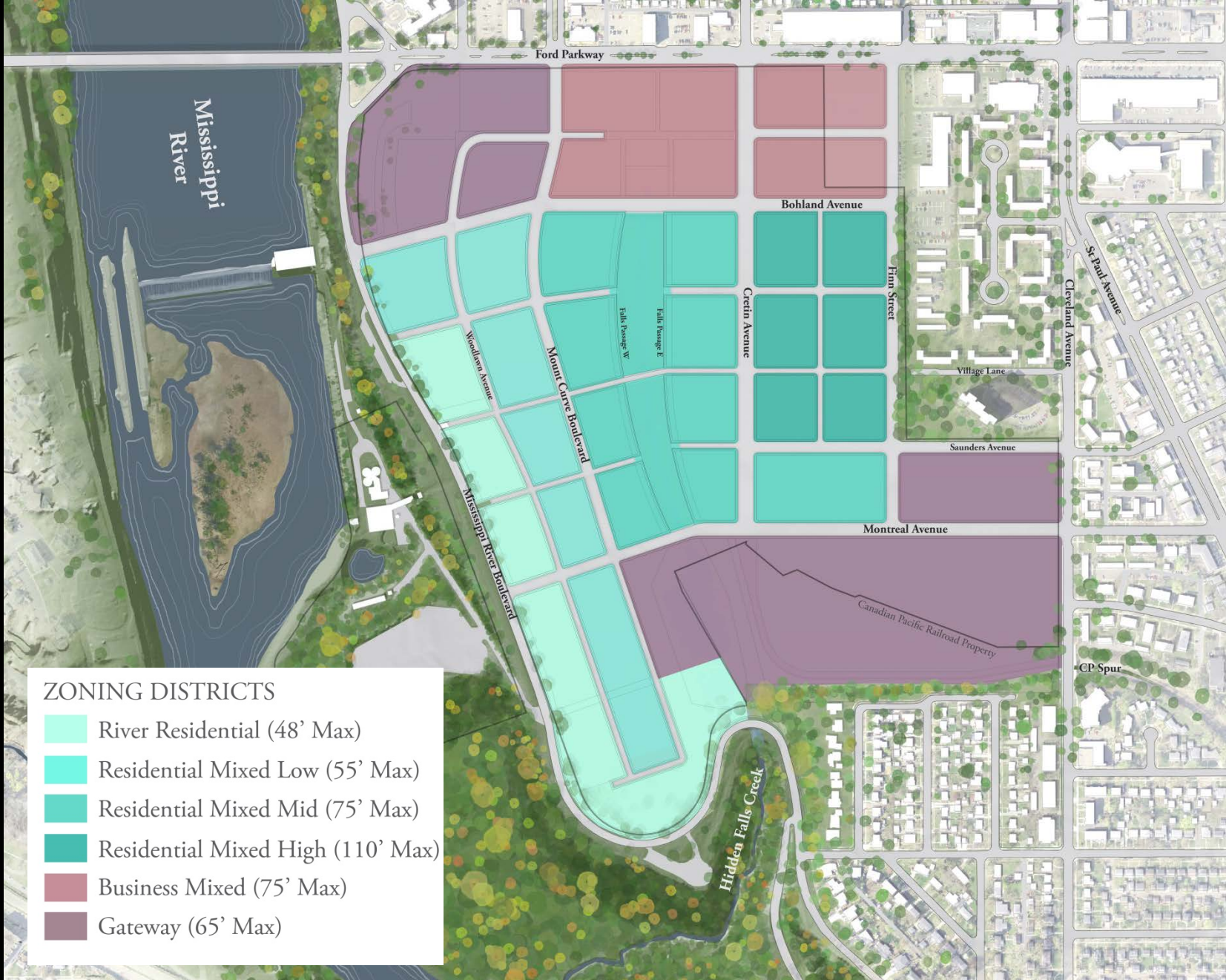
1. Preface
2. Vision and Guiding Principles
3. Existing Conditions
4. Zoning – Districts & General Standards
5. Zoning – Building Types
6. Infrastructure
7. Parks and Open Space
8. Public Art
9. Sustainability

Key Principles

1. Mix of Uses and Activities
2. Housing Variety
3. Jobs and Tax Base
4. Energy and Sustainability
5. Transportation
6. Parks and Amenities



DRAFT Zoning



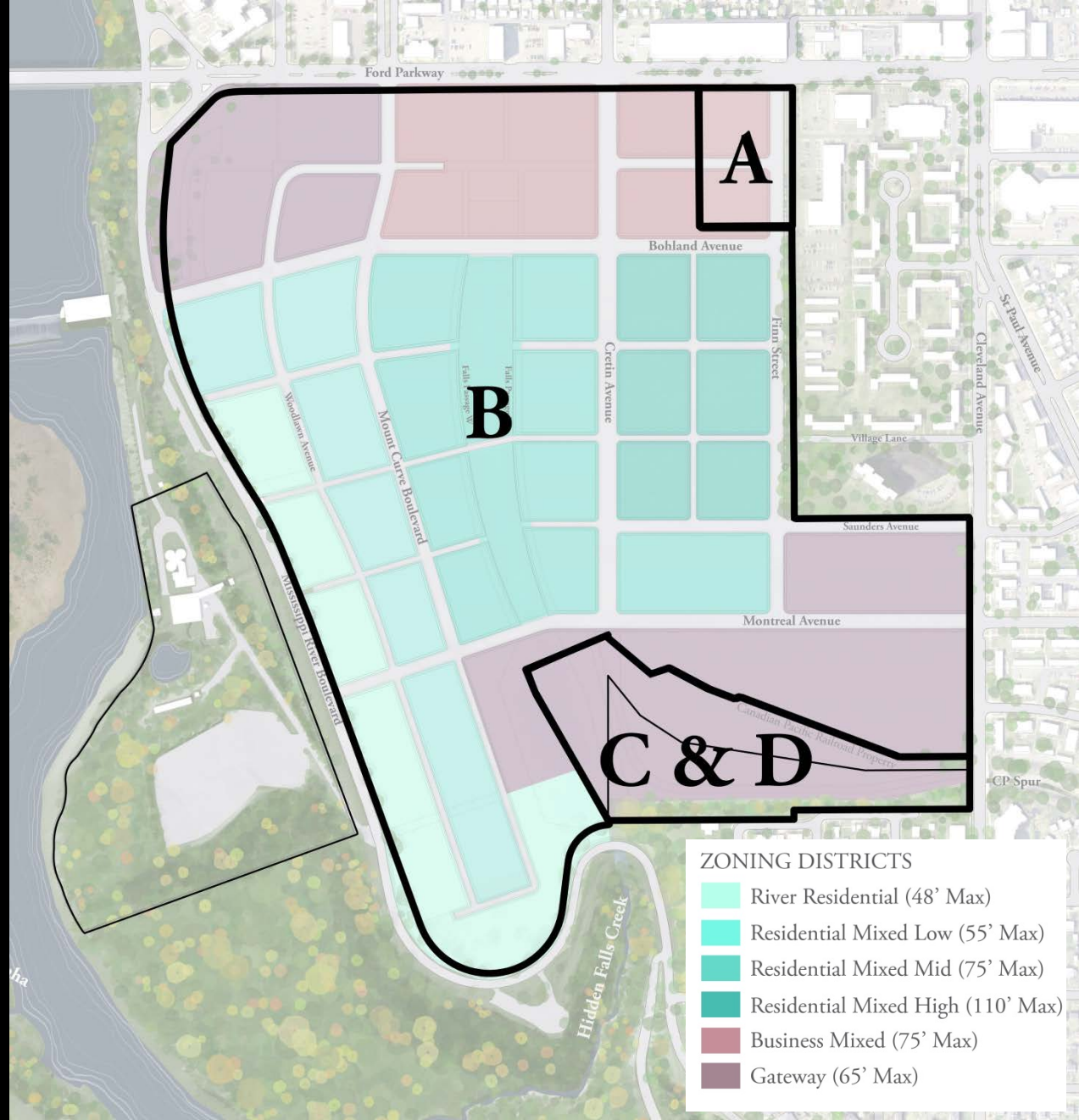
- ZONING DISTRICTS
- River Residential (48' Max)
 - Residential Mixed Low (55' Max)
 - Residential Mixed Mid (75' Max)
 - Residential Mixed High (110' Max)
 - Business Mixed (75' Max)
 - Gateway (65' Max)

Parcels for Rezoning

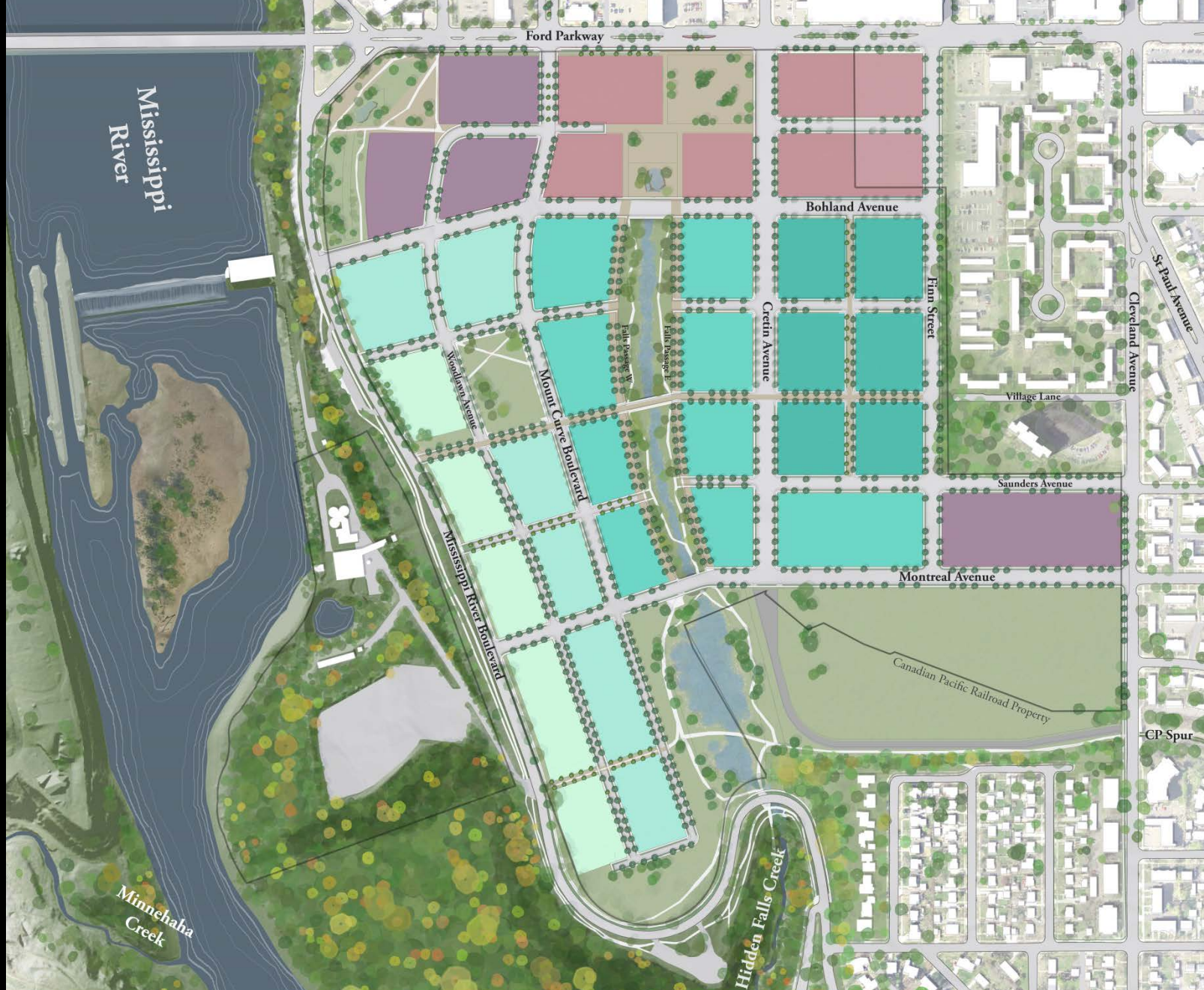
A. (3.76 acres) Burg & Wolfson Trustees

B. (122.4 acres) Ford Motor Company

C. & D. (12.73 acres) Canadian Pacific Railway Company



DRAFT Zoning and Public Realm



Transportation Network



Parks and Open Space



Stormwater Feature



PRIMARY USES

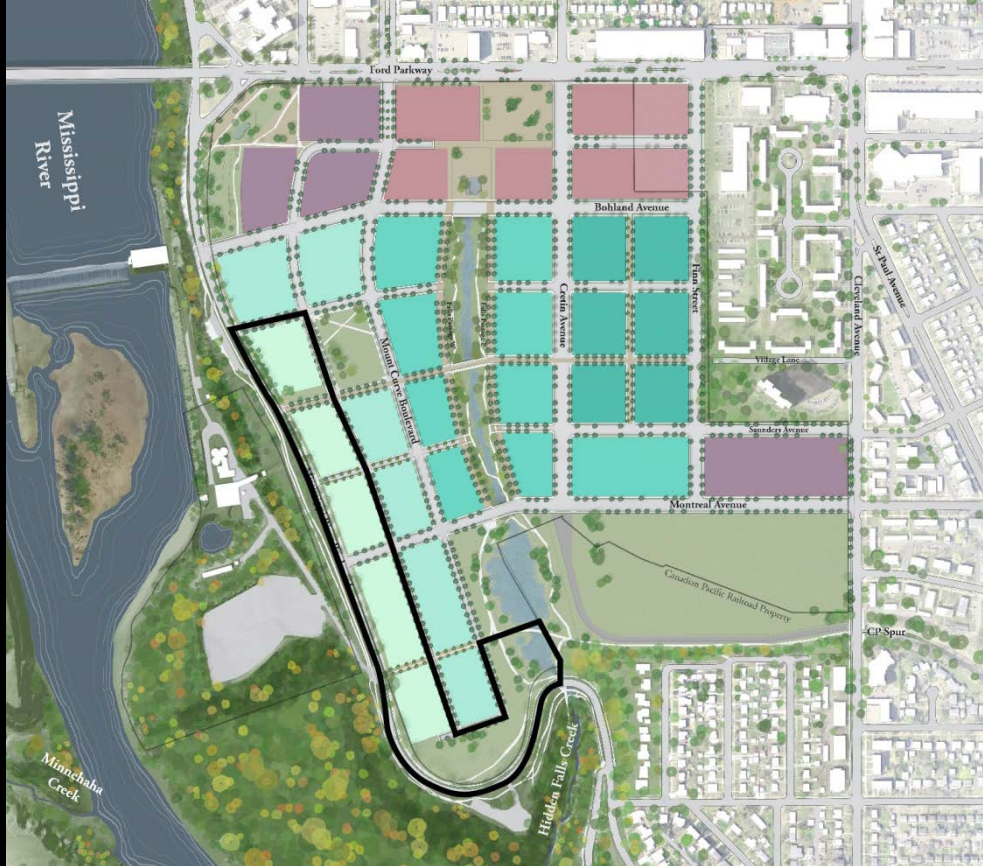
- Multi-unit home
- Carriage house

River Residential

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

HEIGHTS

2 to 4 stories
48 feet max.



PRIMARY USES

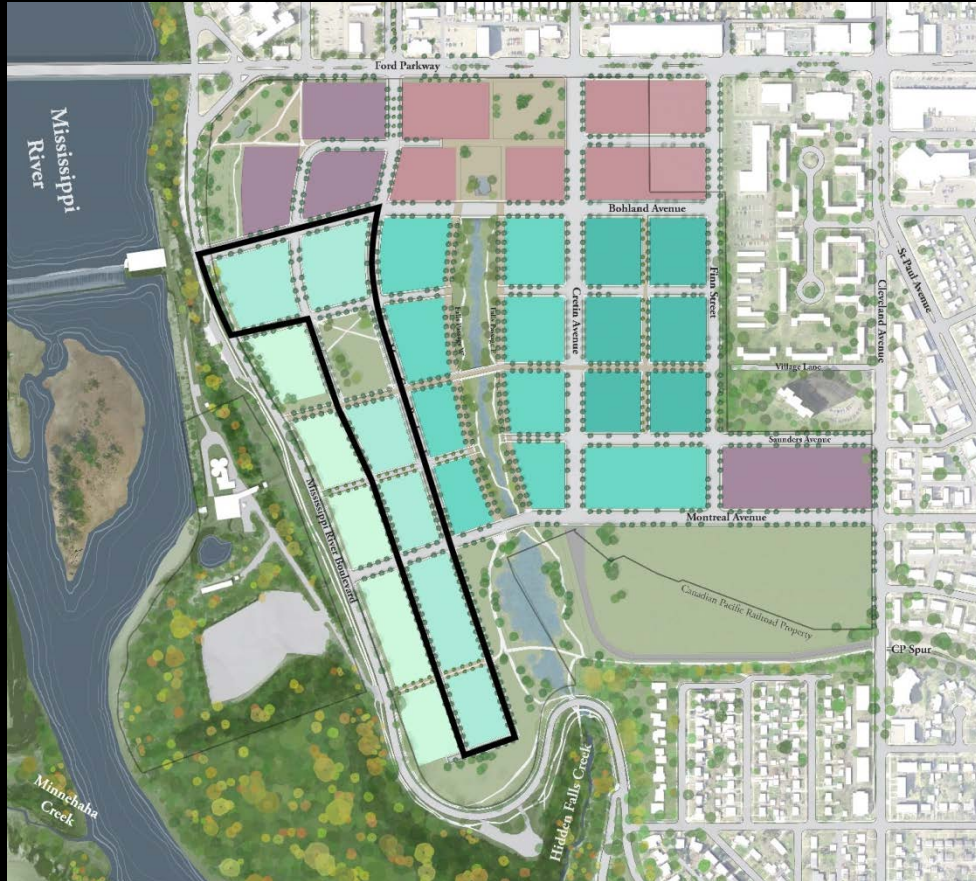
- Townhomes
- Multi-family residential
- Limited commercial; Live-Work

Residential - Low

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

HEIGHTS

3 to 5 stories
55 feet max.



PRIMARY USES

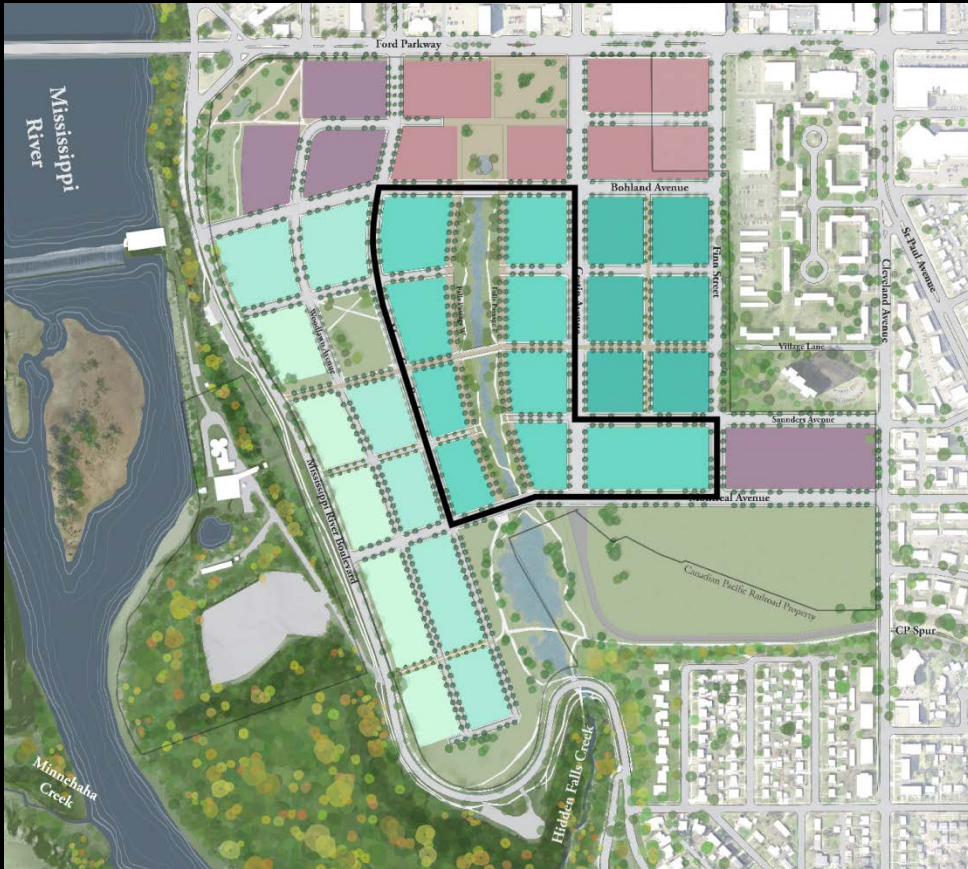
- Townhomes
- Multi-family residential
- Limited commercial & office; Live-Work

Residential - Mid

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HEIGHTS

3 to 6 stories
75 feet max.



PRIMARY USES

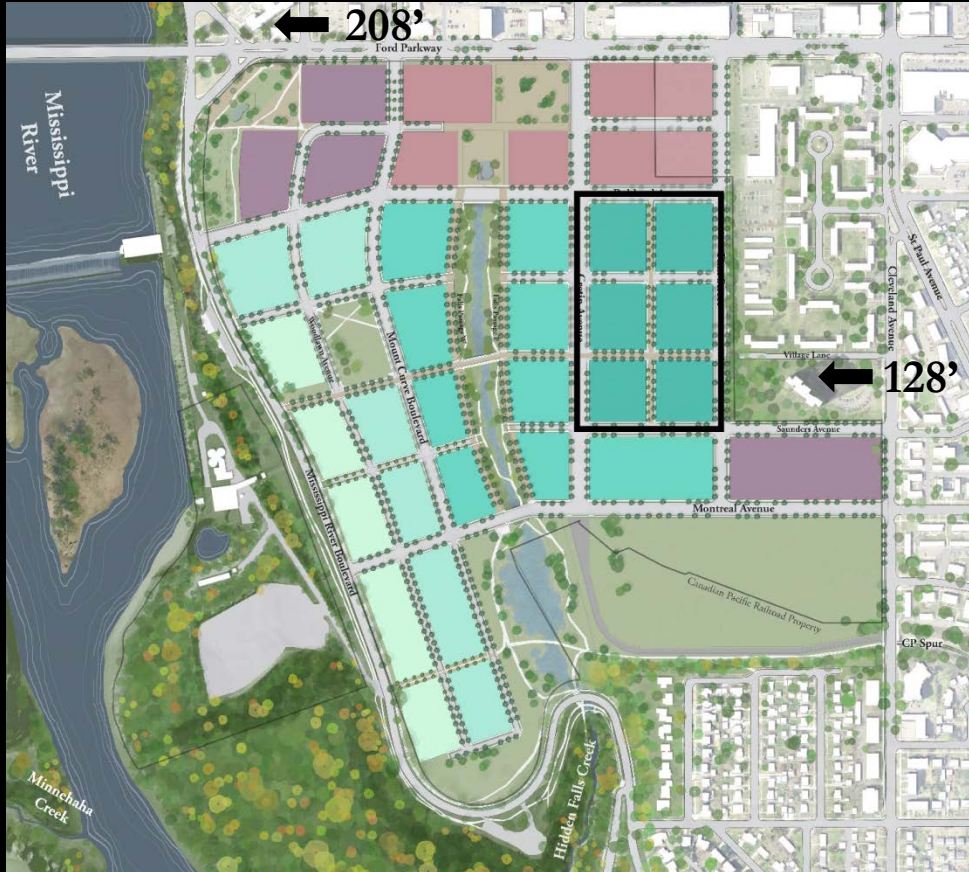
- Townhomes
- Multi-family residential
- Commercial & Office

Residential - High

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HEIGHTS

4 to 10 stories
110 feet max.



PRIMARY USES

- Retail and Service
- Office
- Multi-Family Residential

Business Mixed

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HEIGHTS

3 to 6 stories
75 feet max.



PRIMARY USES

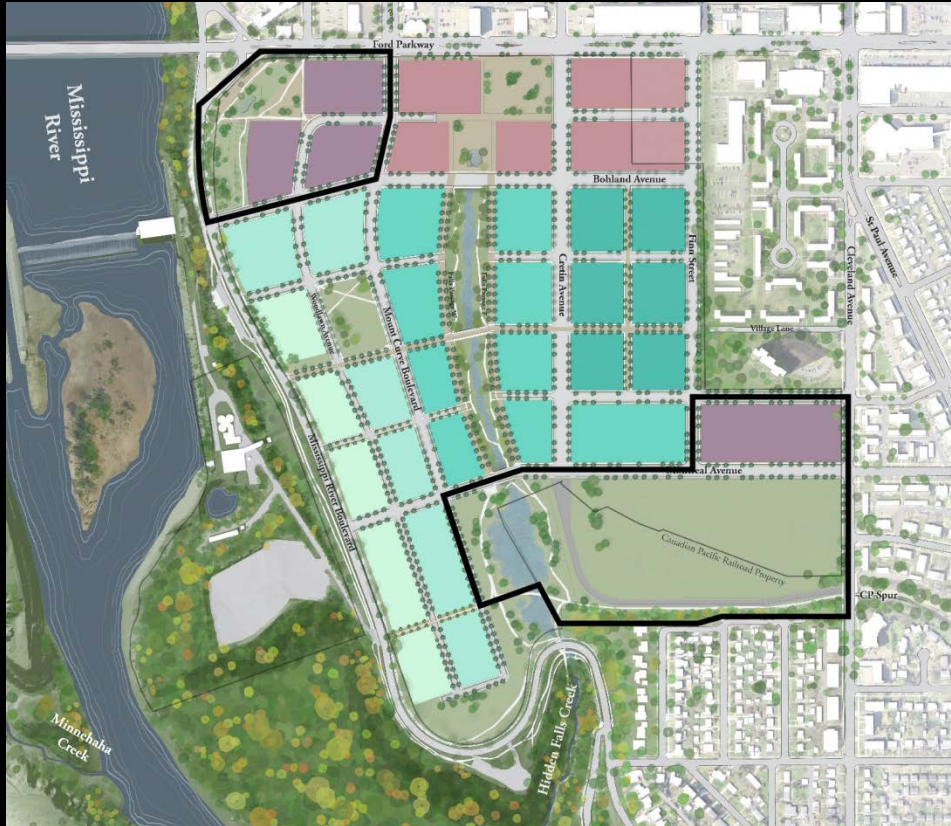
- Office
- Service
- Limited Retail

Gateway

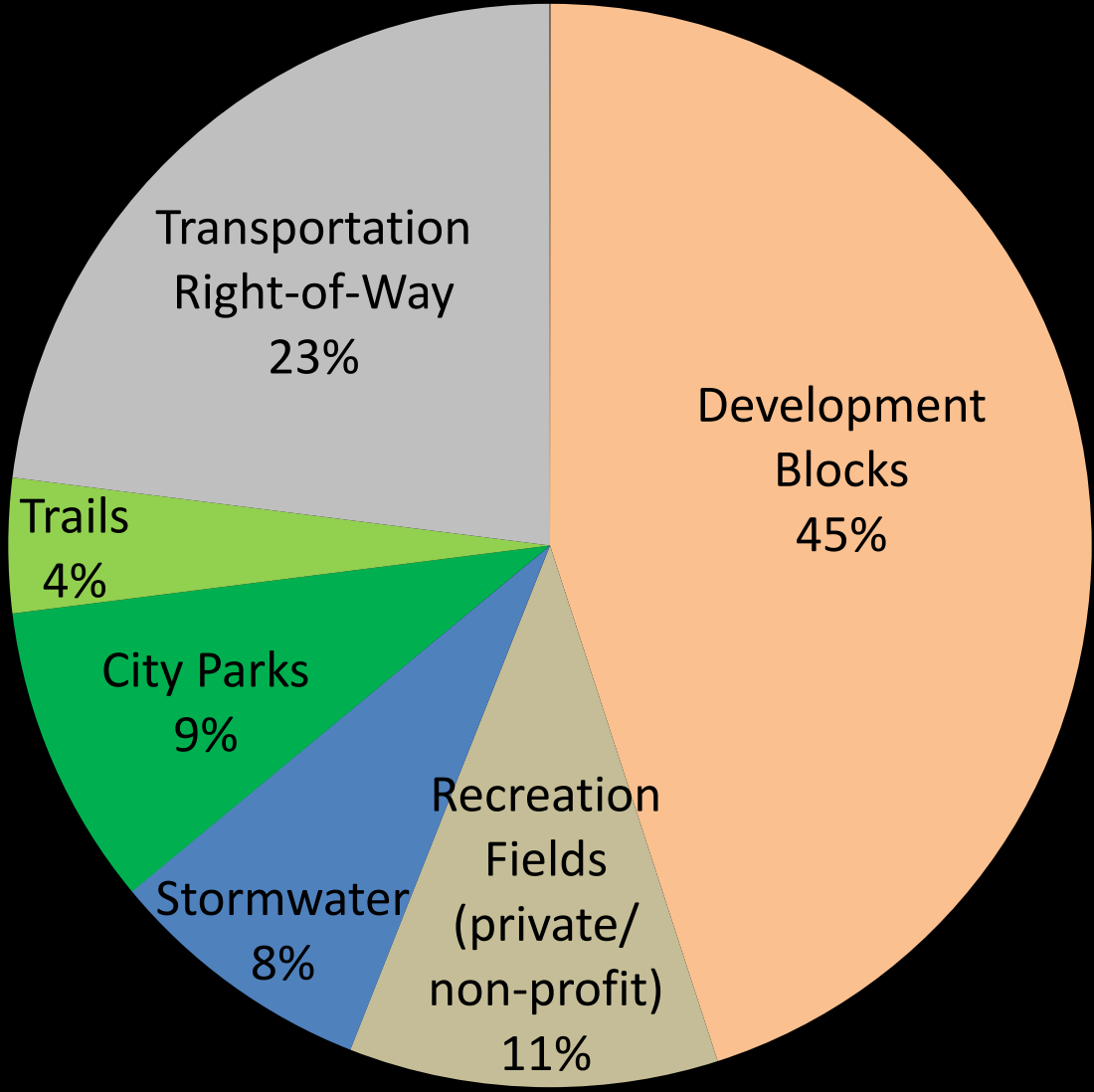
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HEIGHTS

3 to 6 stories
65 feet max.



Land Use Mix



DRAFT Development Range for Master Plan

Land Use	Minimum	Maximum
Housing	2,400 dwelling units	4,000 dwelling units
Retail & Service	150,000 sq ft GFA	300,000 sq ft GFA
Office & Employment	200,000 sq ft GFA	450,000 sq ft GFA
Civic & Institutional	50,000 sq ft GFA	150,000 sq ft GFA

A Place for People



Committee Recommendation



1. Release for public review and public hearing on June 30th
 - Ford Site Zoning and Master Plan
 - Ordinance amendments for the new Ford zoning



FORD SITE
A 21st Century Community

Ford Site Zoning and
Public Realm Master Plan

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How to Provide Input



Planning Commission Public Hearing on June 30th (?)

and/or

City Council Public Hearing in September (Date to be determined)

1. Submit official public testimony through the City's Ford web form at stpaul.gov/FordComments
2. Send a letter or email to the Planning Commission or City Council, care of City staff
3. Attend the public hearing and provide spoken testimony
 - Each of the above methods carries equal legal weight
 - Please include your address and full name with your testimony, in order for it to be included in the official public record