

ZONING & PUBLIC REALM PLAN

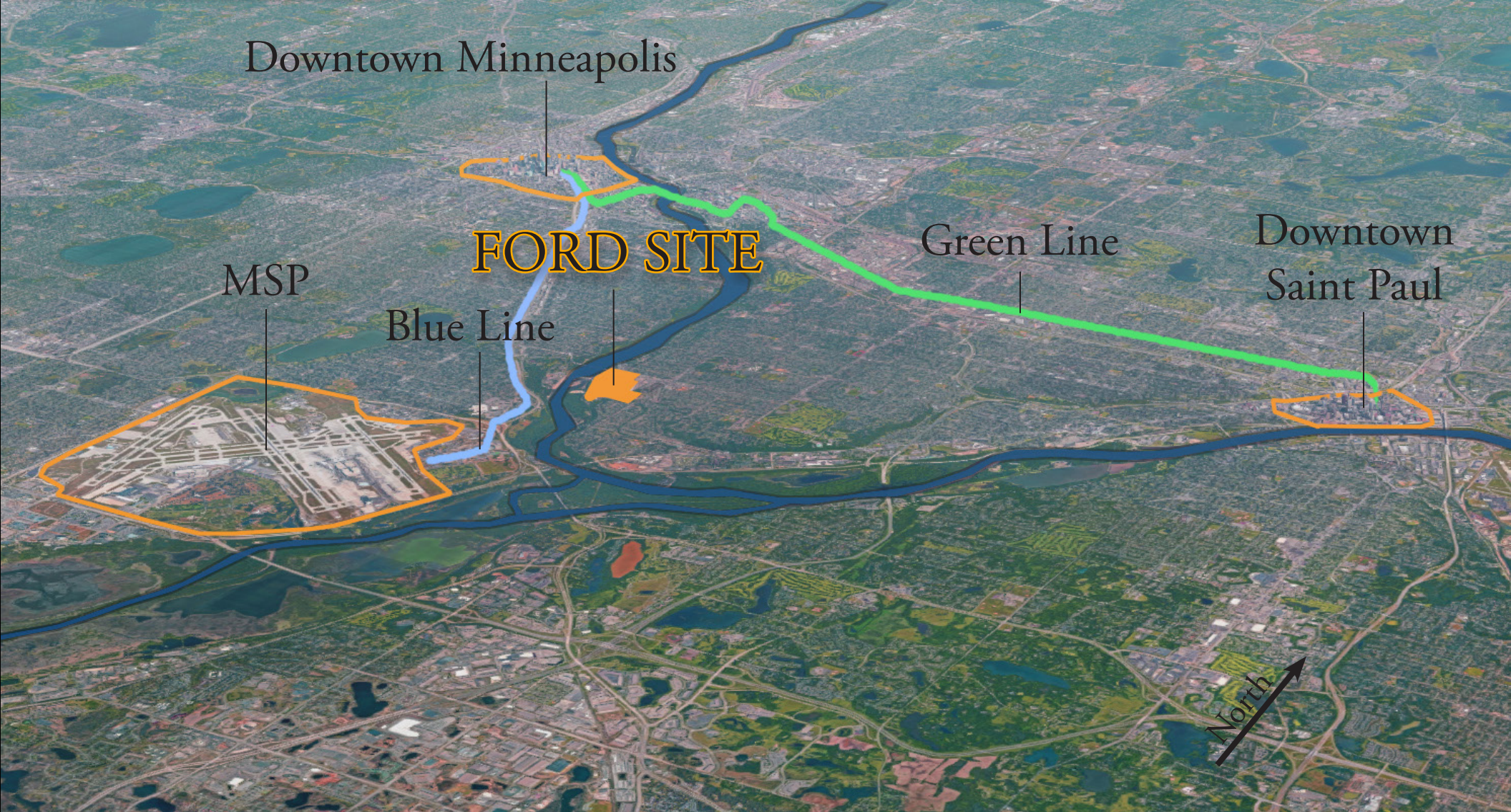


Highland District Council

SUMMIT BREWING

November 30, 2016





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

	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

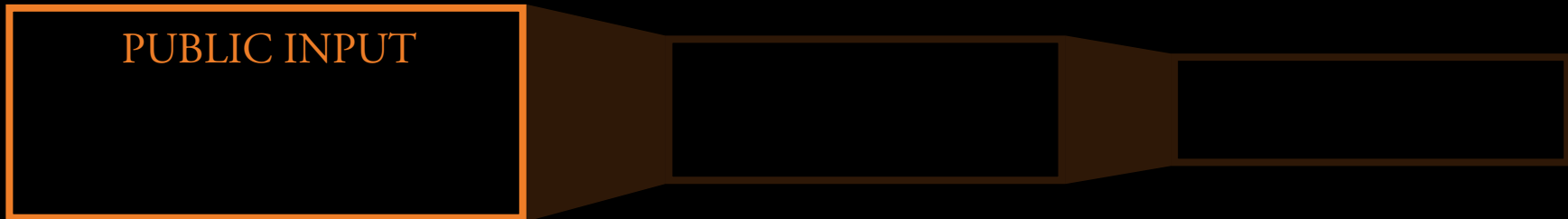
2020-21

Infrastructure
Development
Begins

City adopts
Zoning &
Public Realm
Plan - 2017

GETTING TO TONIGHT

- Ford Planning Task Force
- Over 650 individuals have attended 34 Ford public meetings
- 3,219 people on email list for meeting notices and project updates
- More than 150 articles in over a dozen publications



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GETTING TO TONIGHT

Coordination with other agencies:



PUBLIC INPUT
STAKEHOLDER INPUT

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



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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What's Next

GETTING TO TONIGHT

Mix of Uses & Activity
Housing Variety
Jobs & Tax Base

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Parks & Amenities



Background

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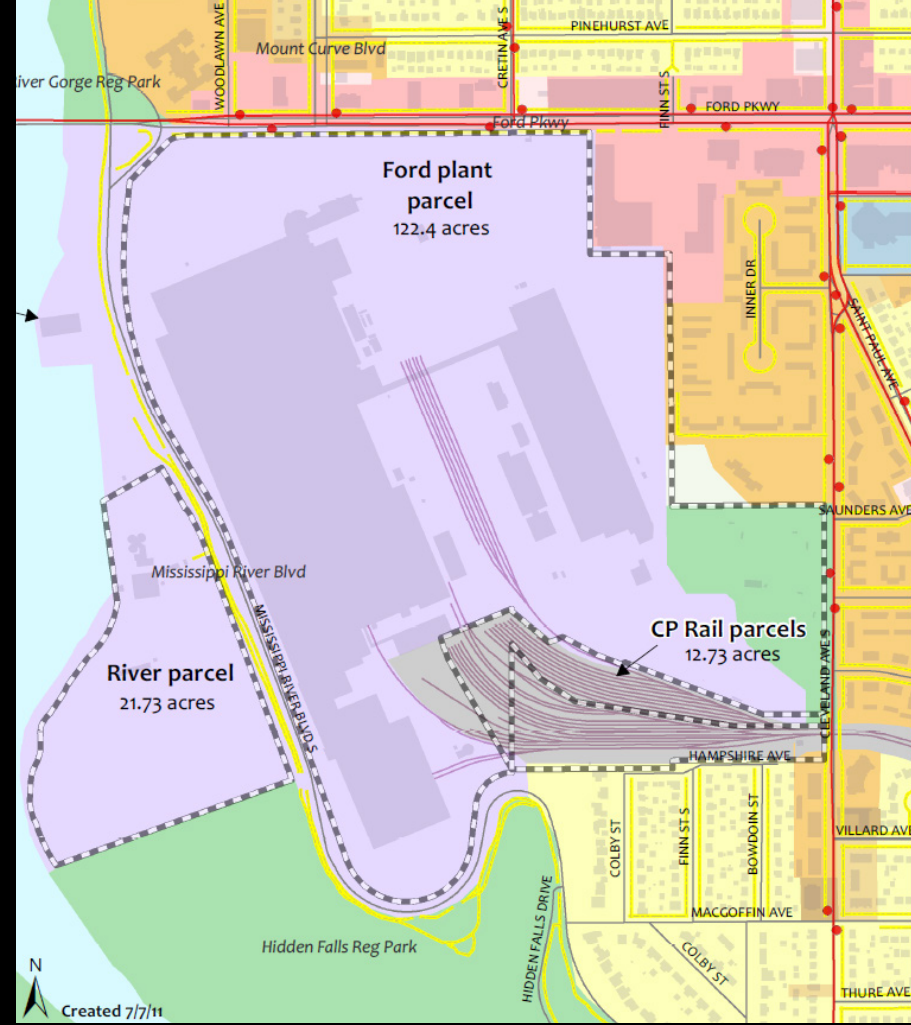
Public Realm

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2007



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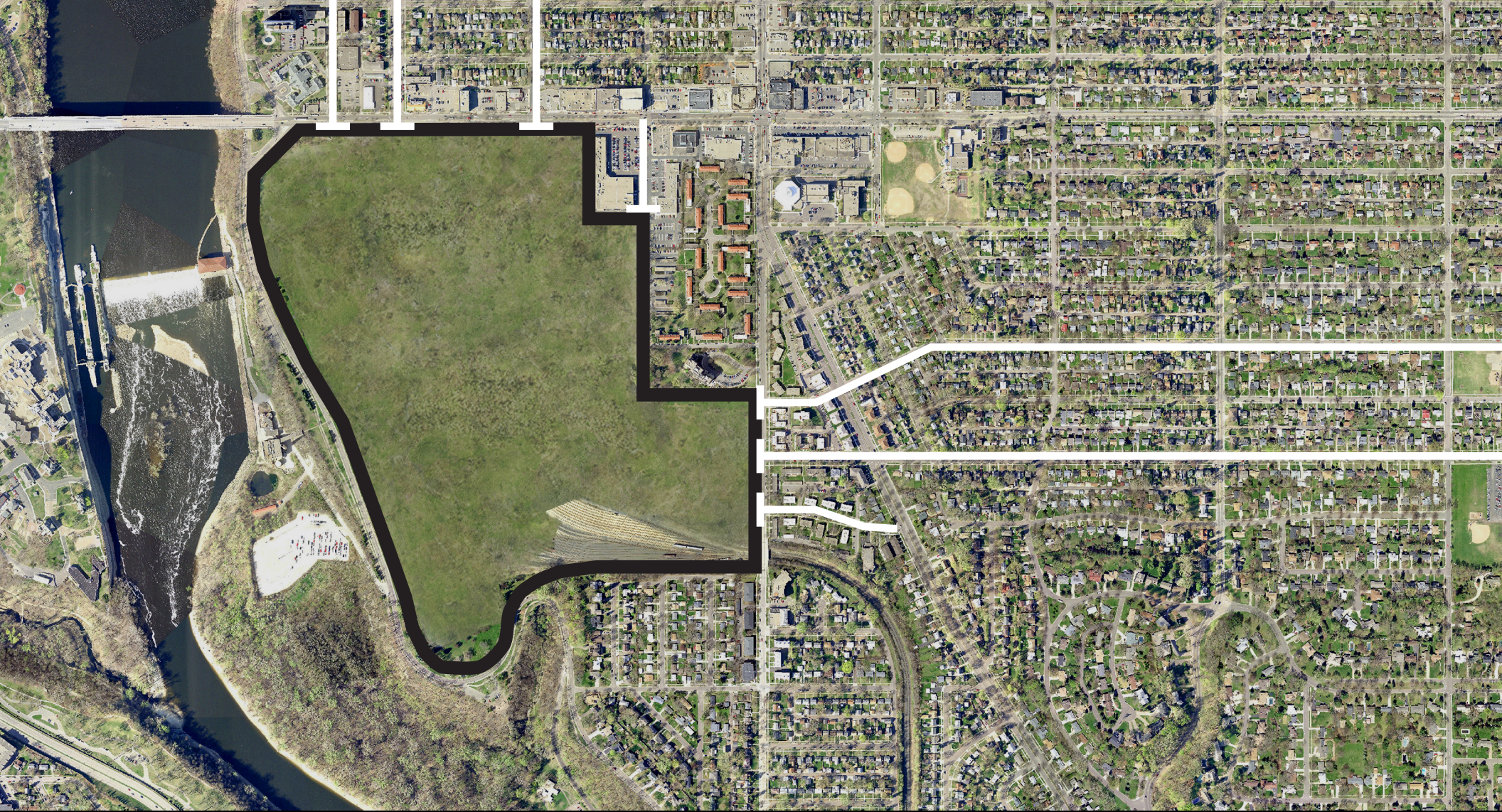
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Please Note: This is a sample of community assets and is not comprehensive.

PUBLIC REALM :

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



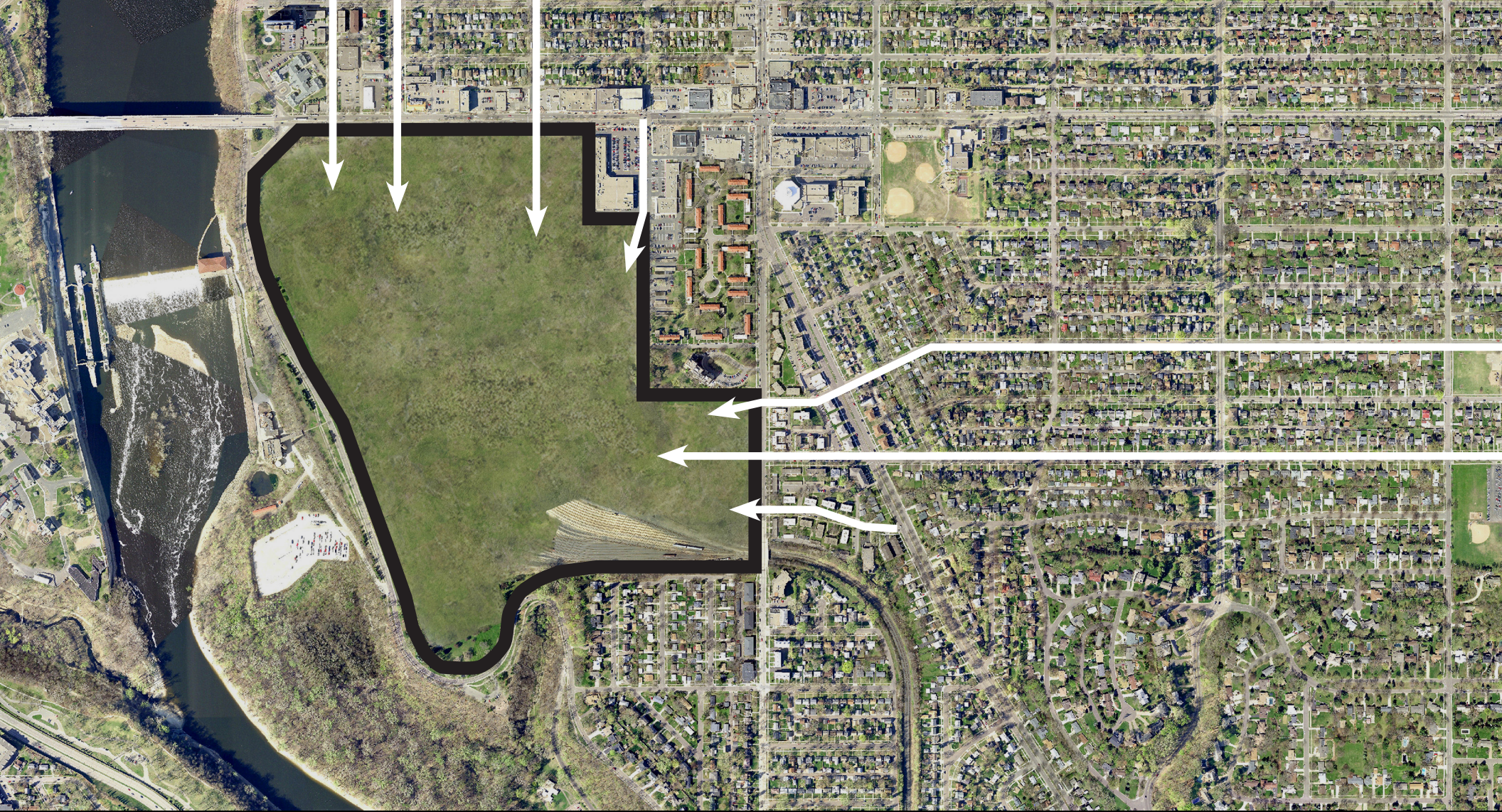
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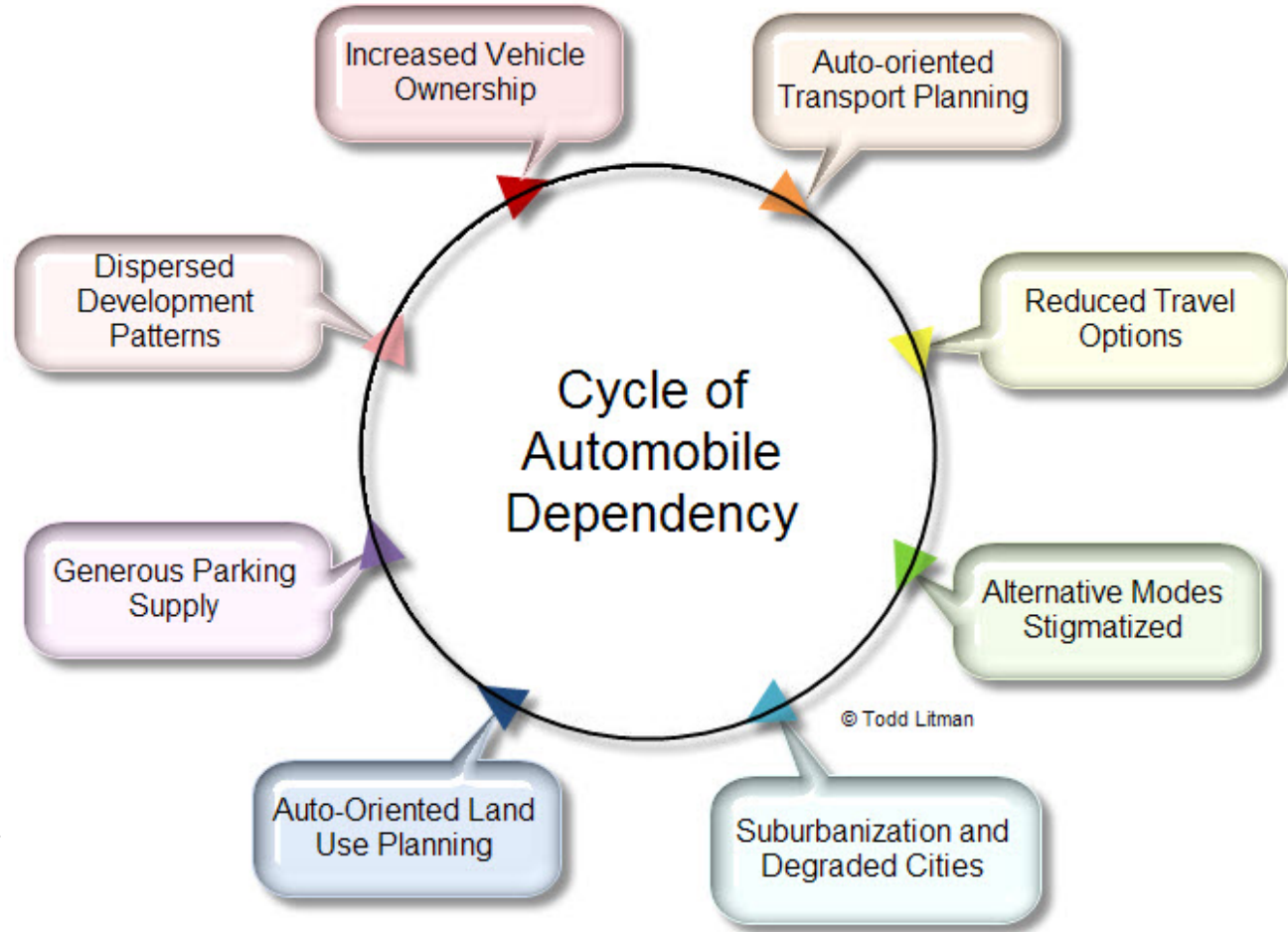
What's Next

- 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.



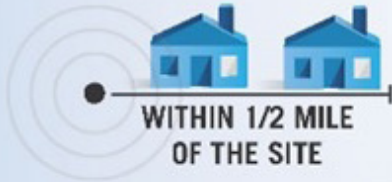
“Residents who are opposed to new developments with increased density often cite fears of increased traffic and parking difficulties. Unfortunately, the reality is that low-density development patterns preclude transit options and force more people to drive.”

Source: Chicago Metro Agency for Planning



REDUCTION FACTORS FOR OTHER TRIPS

JOBS + HOUSING



WALKING



BICYCLE



OTHER EXAMPLES

TRANSIT PROGRAM
LOCAL RETAIL PRESENCE
GUARANTEED RIDE HOME
ETC...

Mix of Use Factors

- Jobs & Housing Balance
- Local Serving Retail
- Below Market Rate Housing

Walking Environment Factors

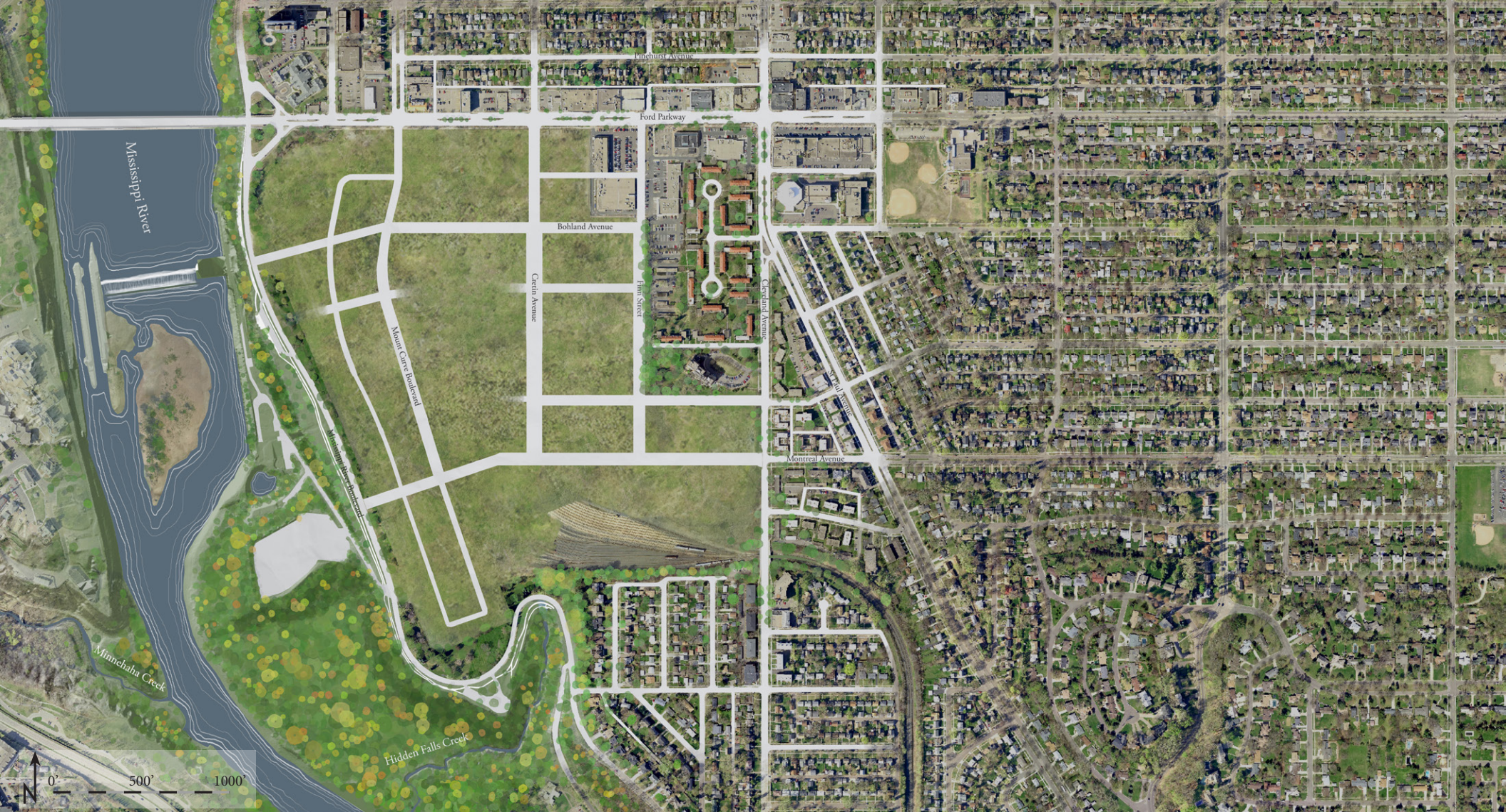
- Intersection Density
- Sidewalk Completeness
- Block Size

Bicycle Environment Factors

- Separated Bike Lanes
- Bicycle Parking
- Winter Bike Path Maintenance

Other Factors

- Transit Service and Proximity
- Parking Policy
- Transportation Demand Management Programs



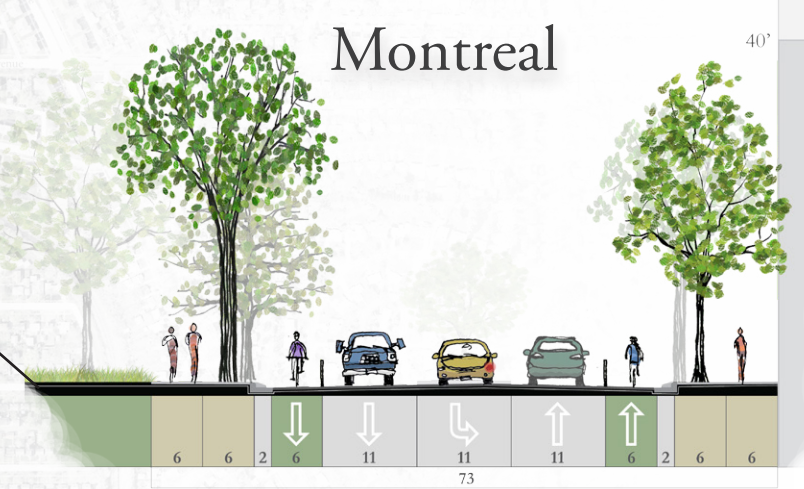
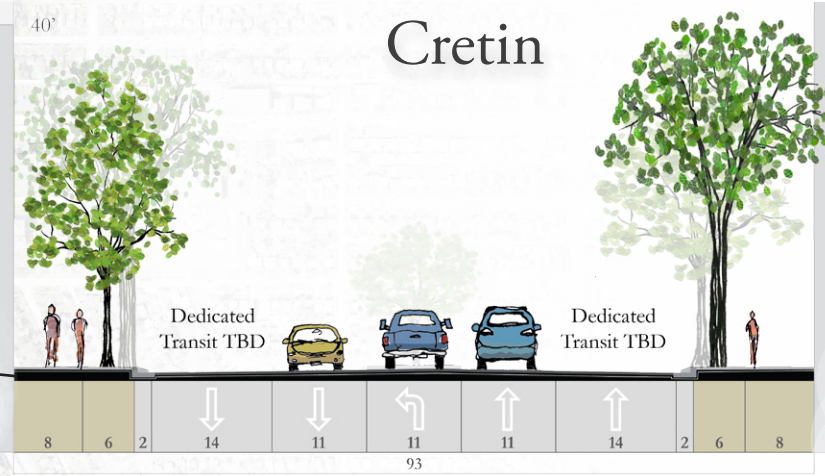
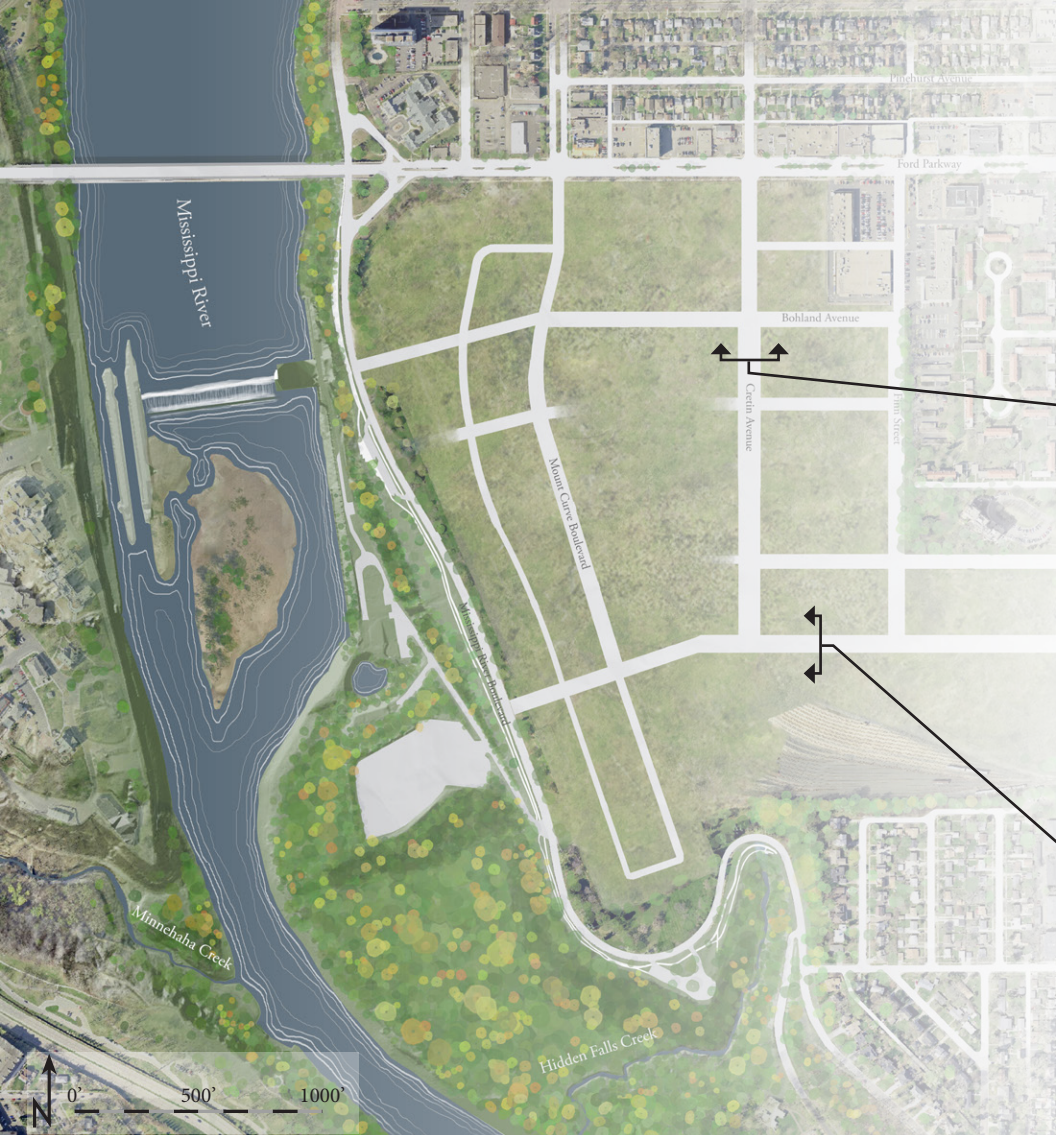
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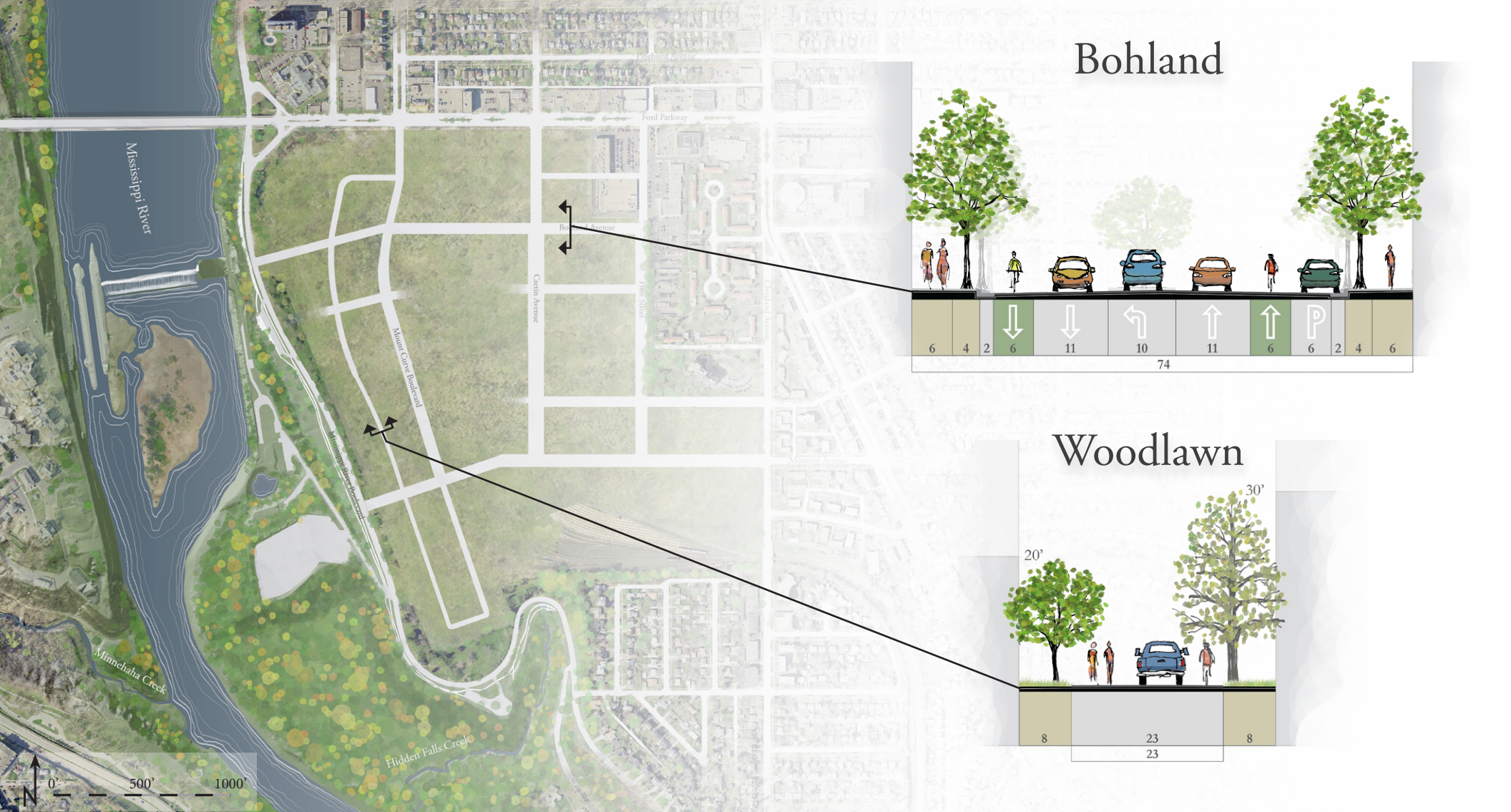
Public Realm

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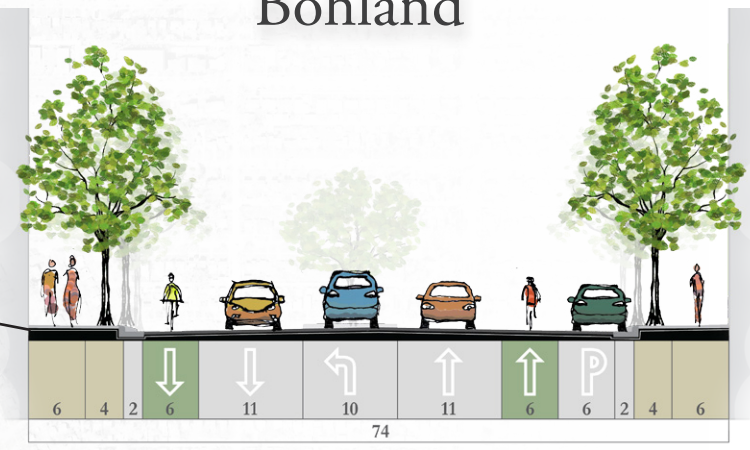
What's Next



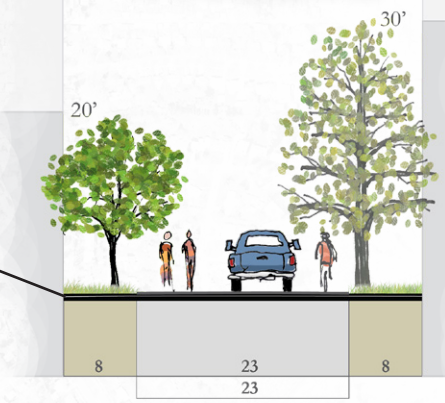
Background Context Public Realm Zoning & Guidelines What's Next



Bohland



Woodlawn



Background

Context

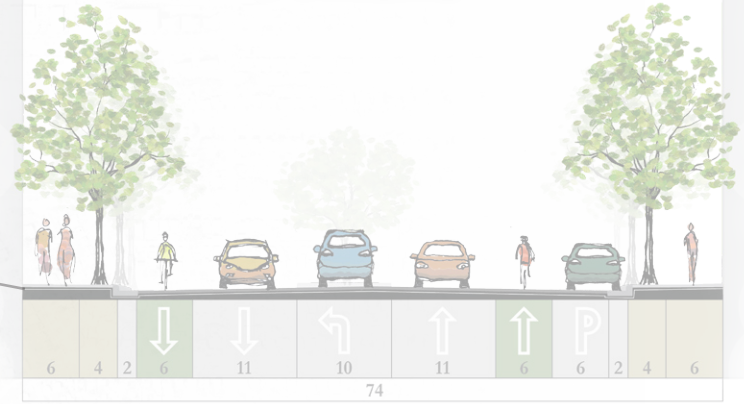
Public Realm

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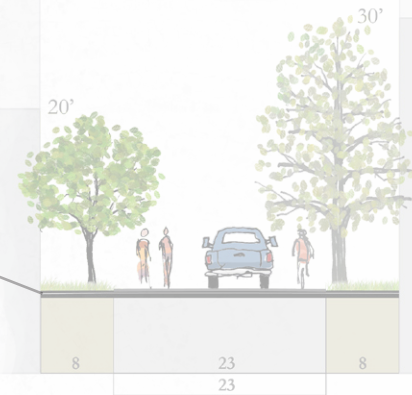
What's Next



Bohland



Woodlawn



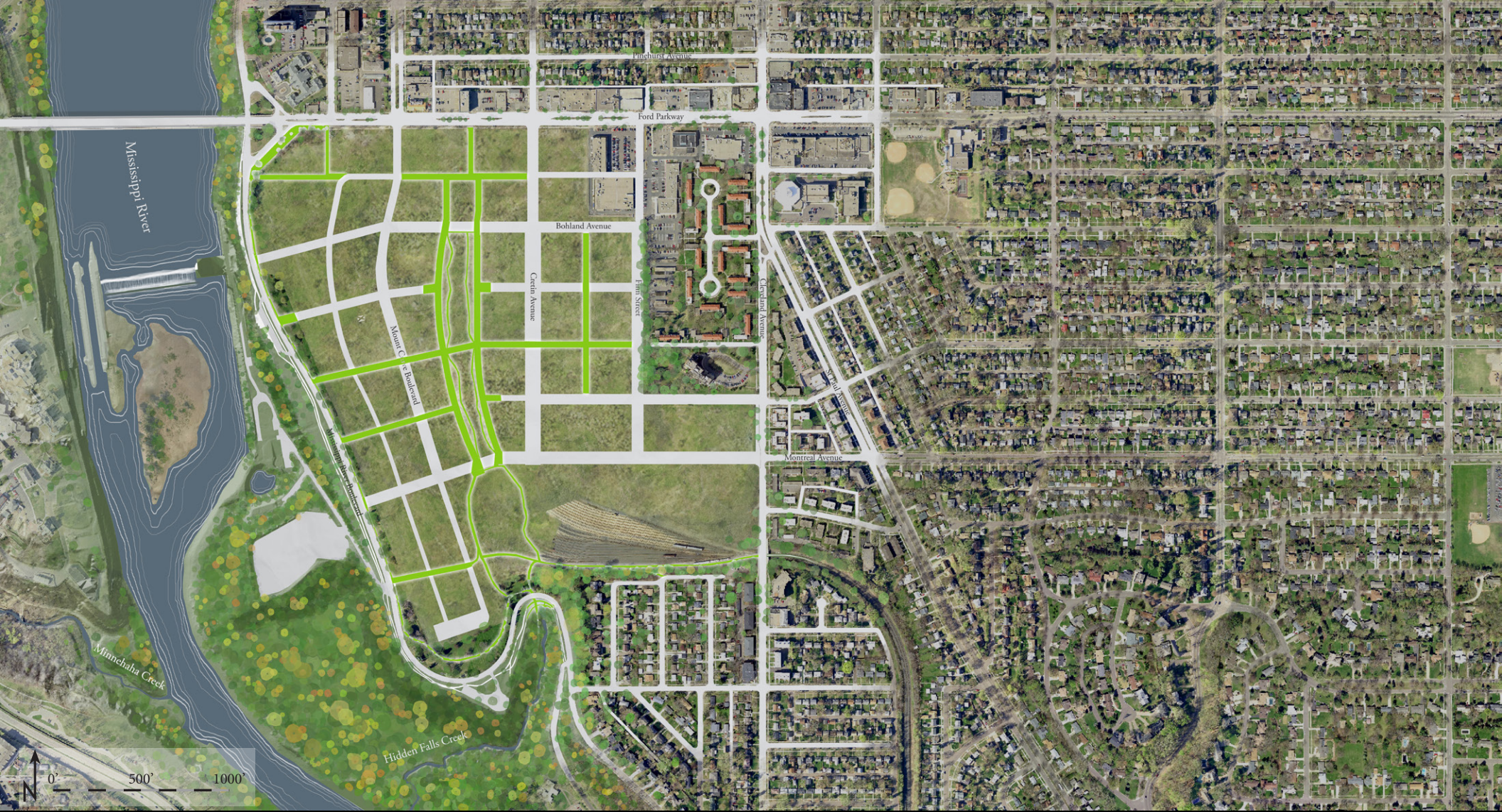
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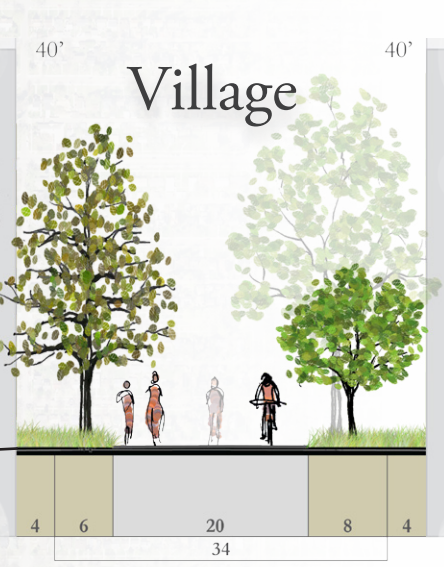
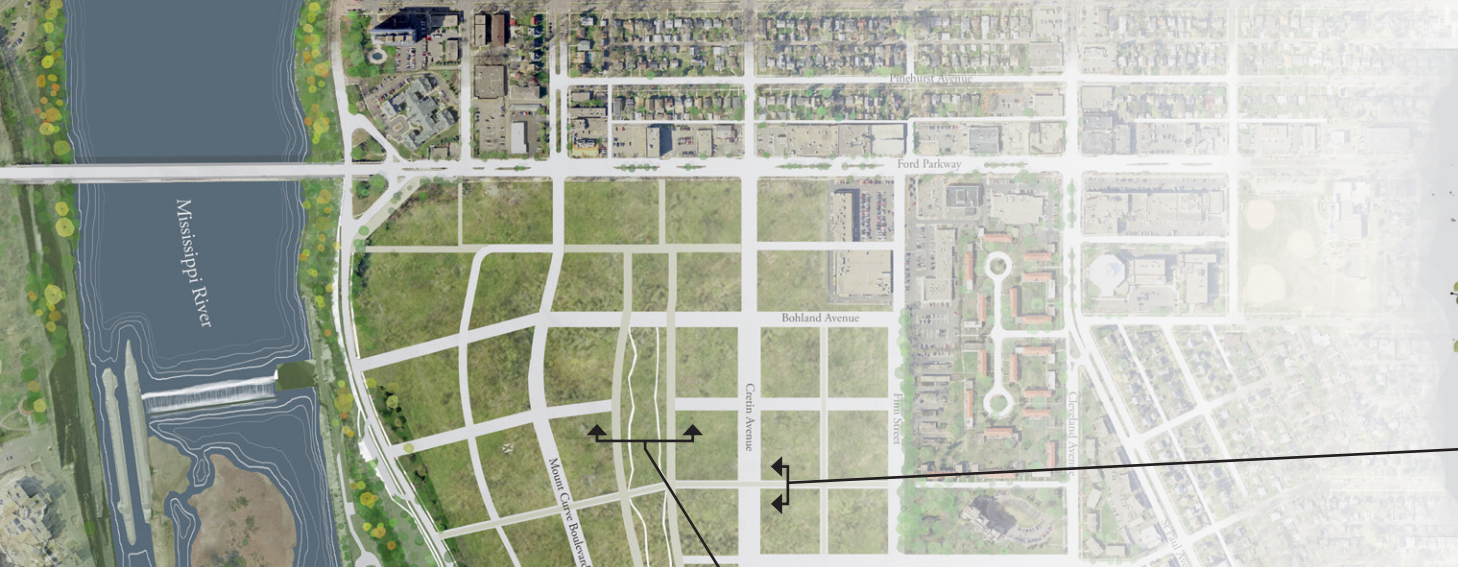
Background

Context

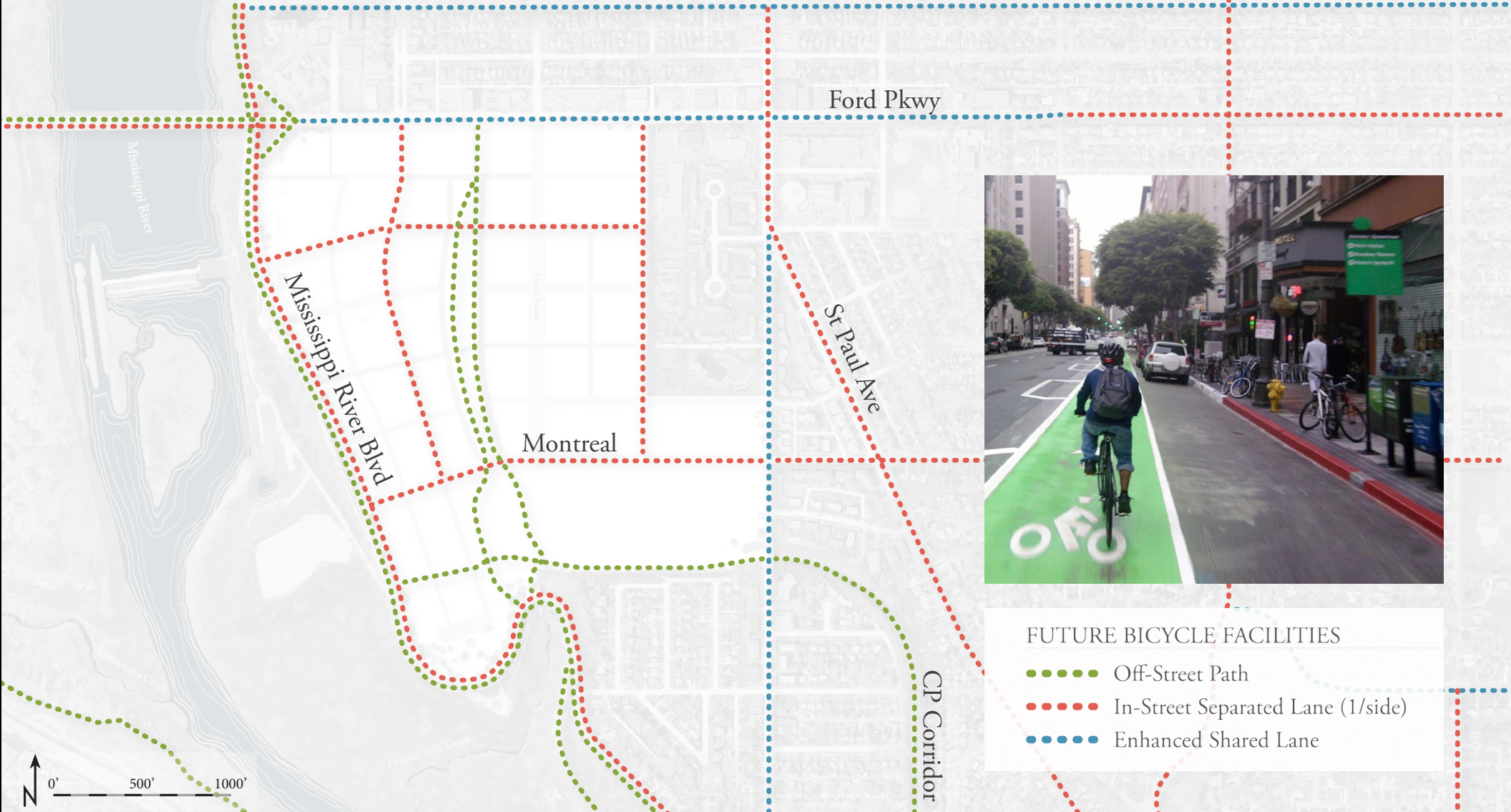
Public Realm

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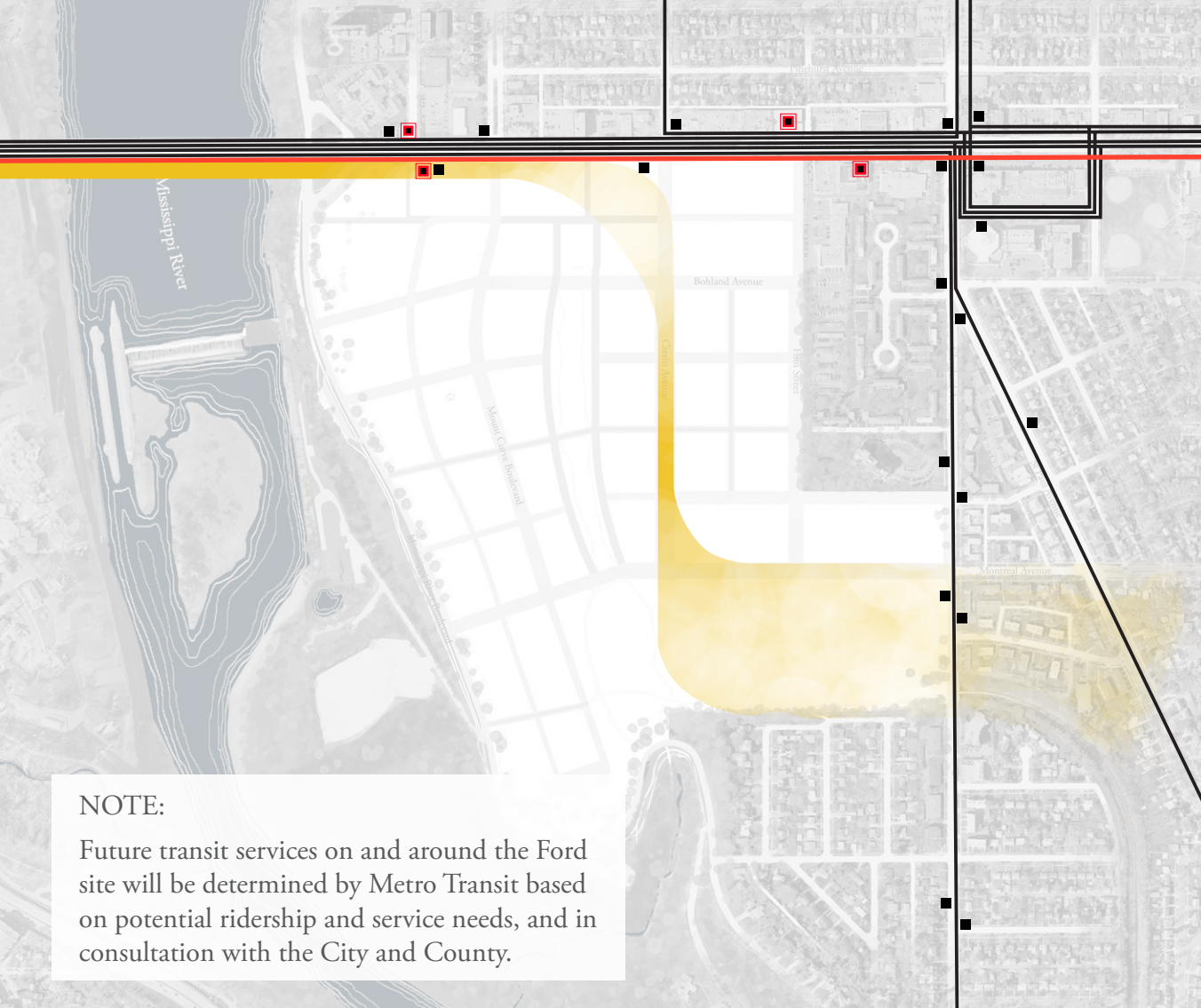


Illustrative concept of stormwater spine. Design and engineering to be done at future date.







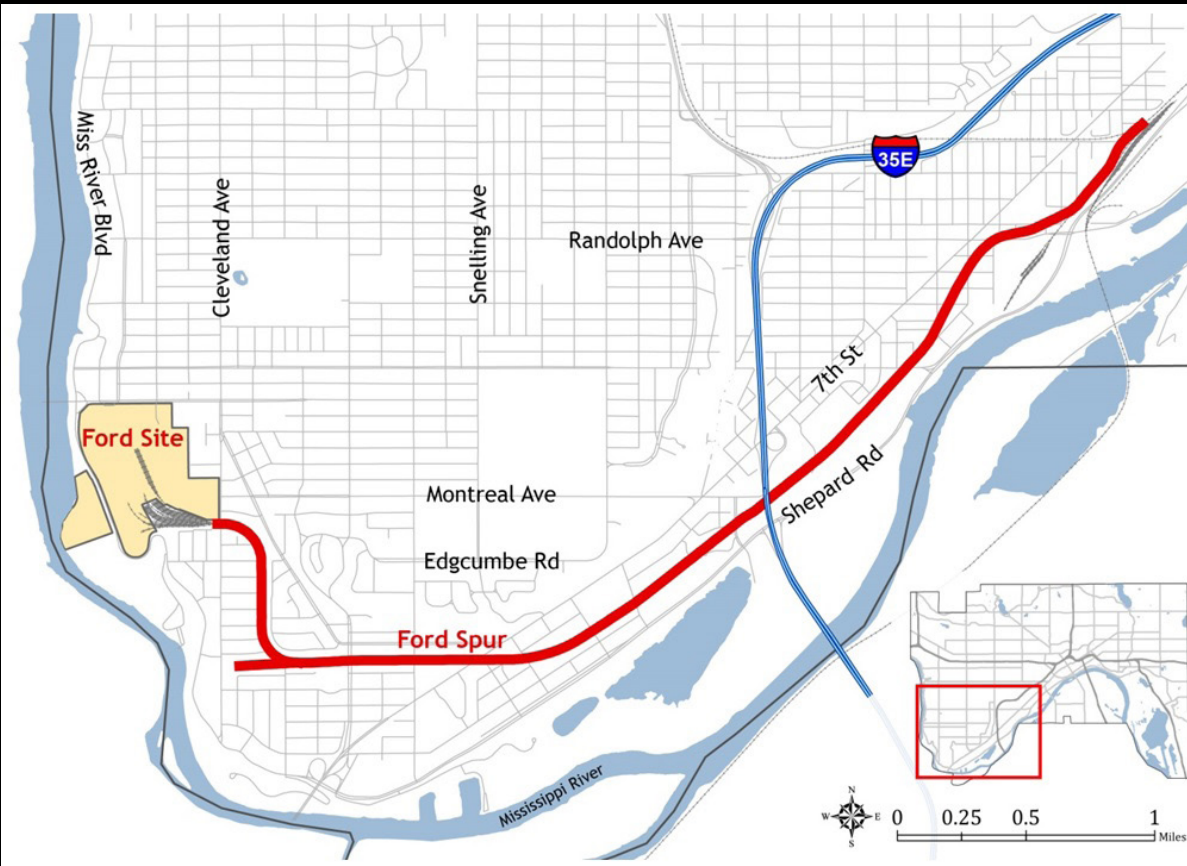
FUTURE BICYCLE FACILITIES

- 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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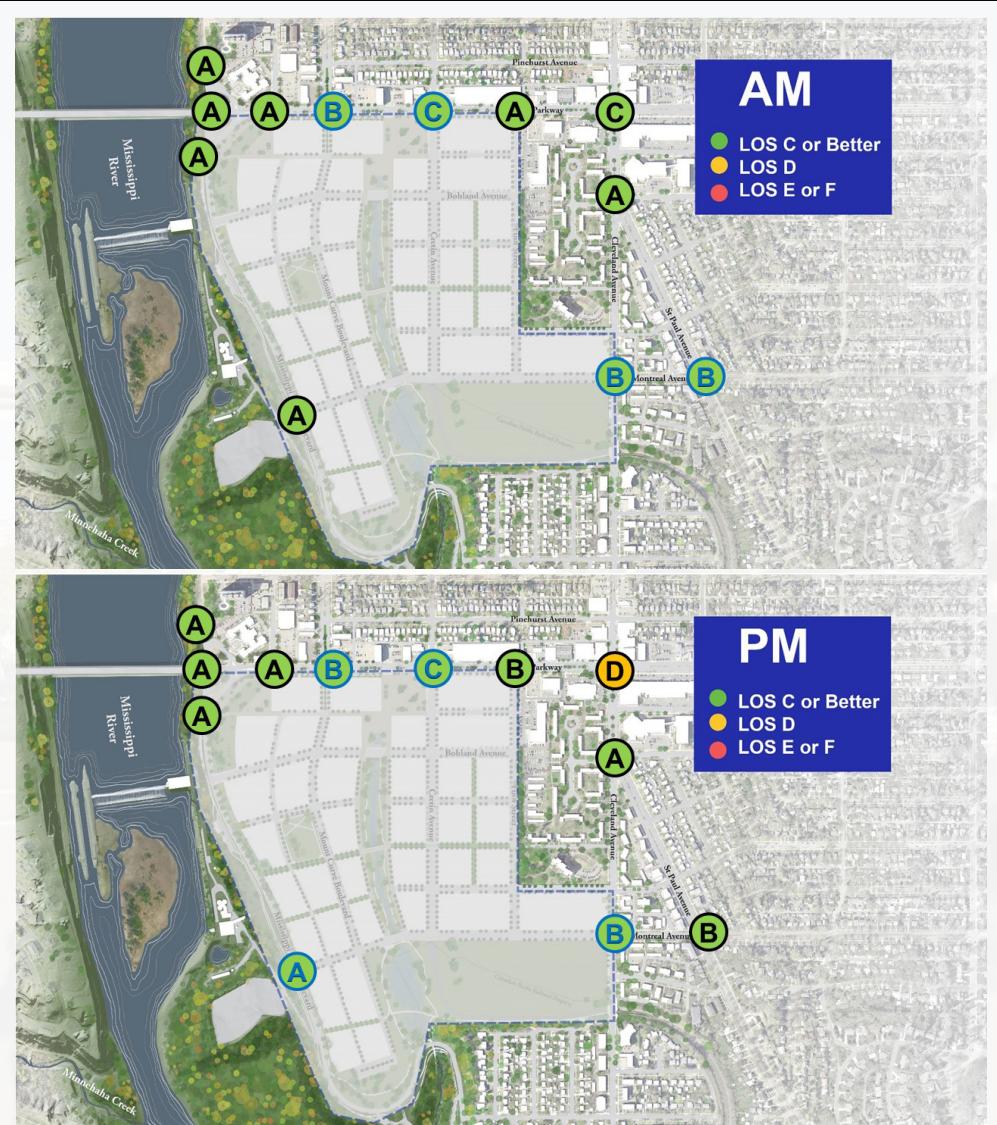
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What's Next

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.



- Parking requirements for site proposed to be slightly lower than current citywide standards, with emphasis on shared parking ramps sitewide
- Small parking lots only (20 spaces or fewer)
- On-street parking where appropriate



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



STORMWATER

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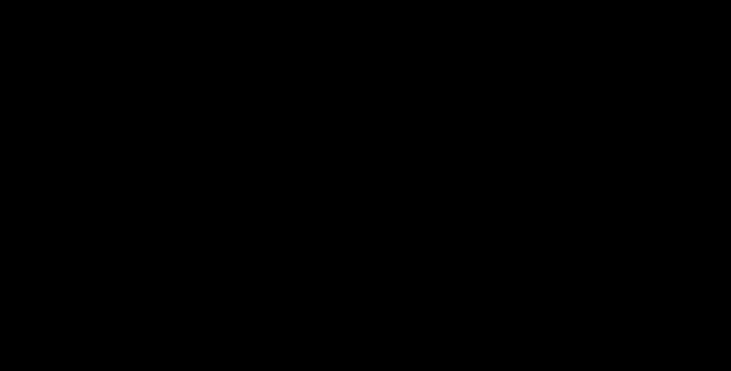
What's Next



Stormwater directed to centralized feature

Storage in pond for controlled release

More consistent flow of Hidden Falls Creek resulting in less erosion



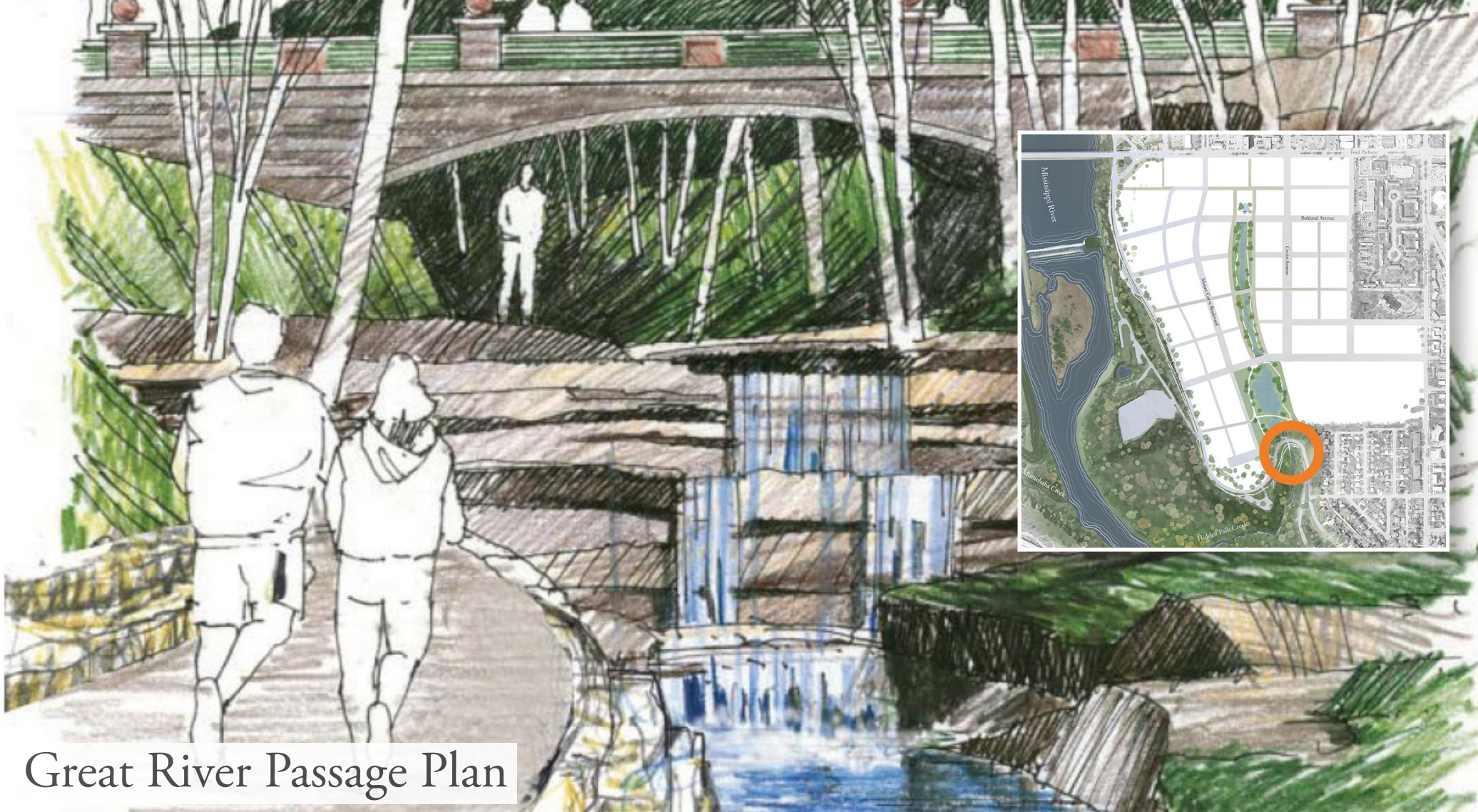
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Great River Passage Plan

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Stormwater
Infrastructure

Private Recreation



Background Context Public Realm Zoning & Guidelines What's Next



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Potential location
for ball fields





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

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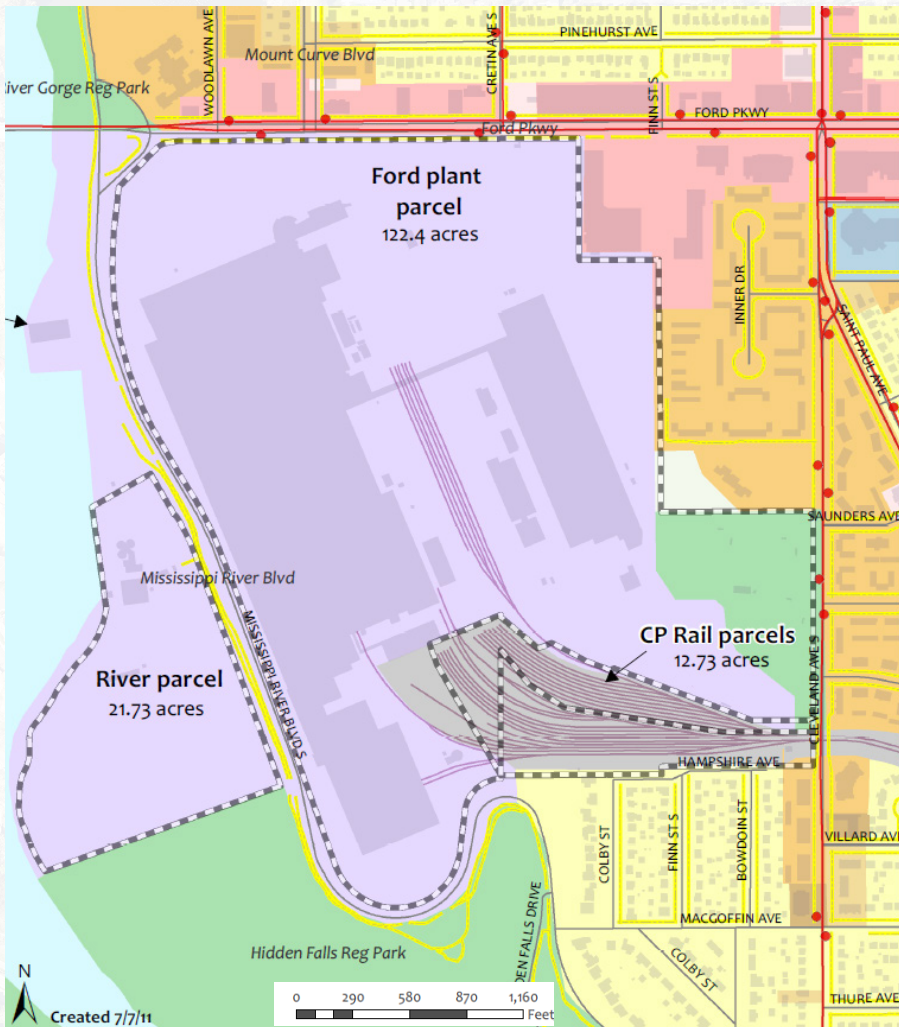
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ZONING :

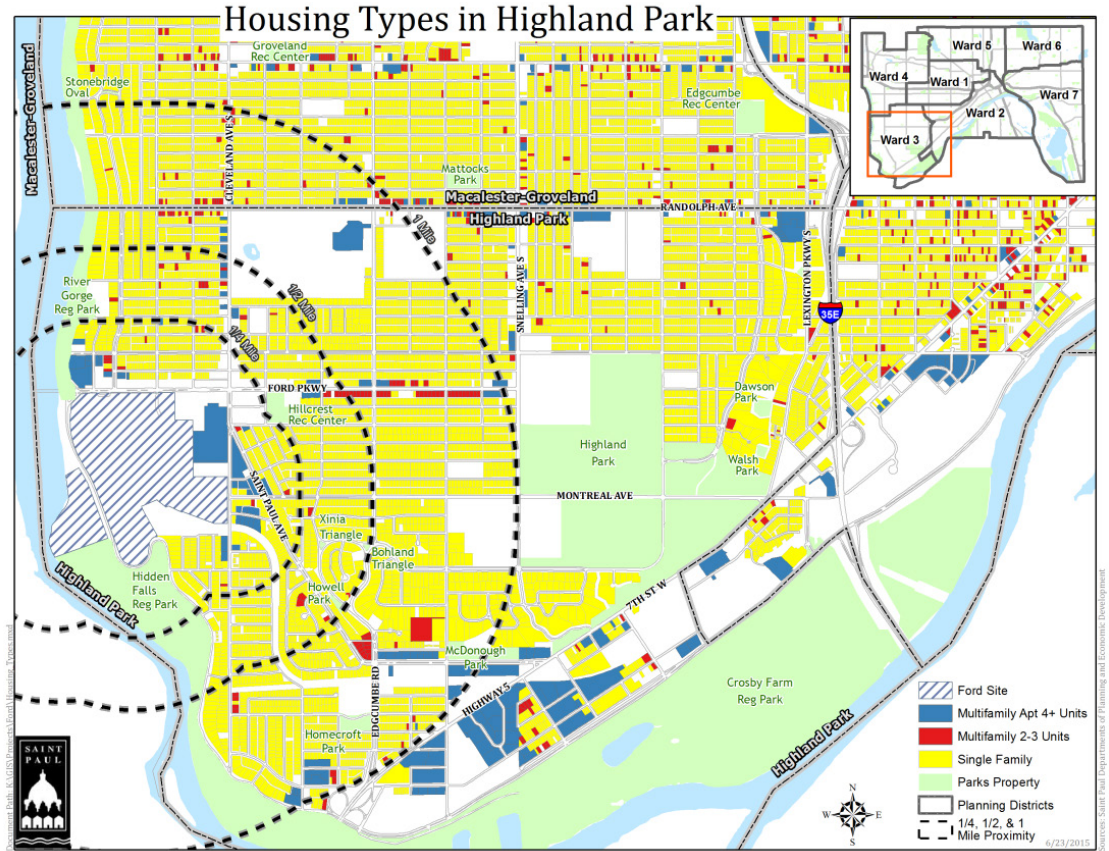
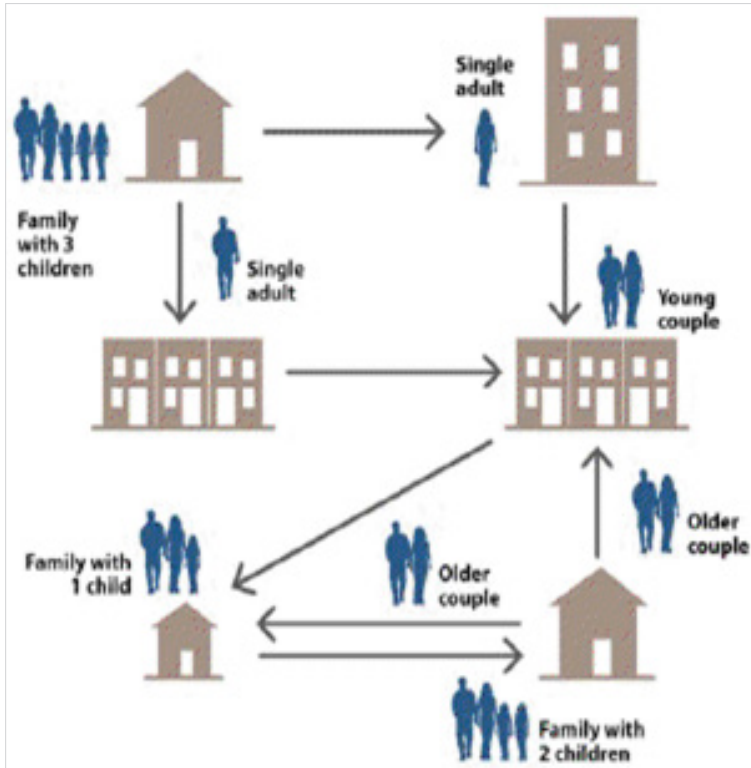
local rules that identify how land can be used and developed



- 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

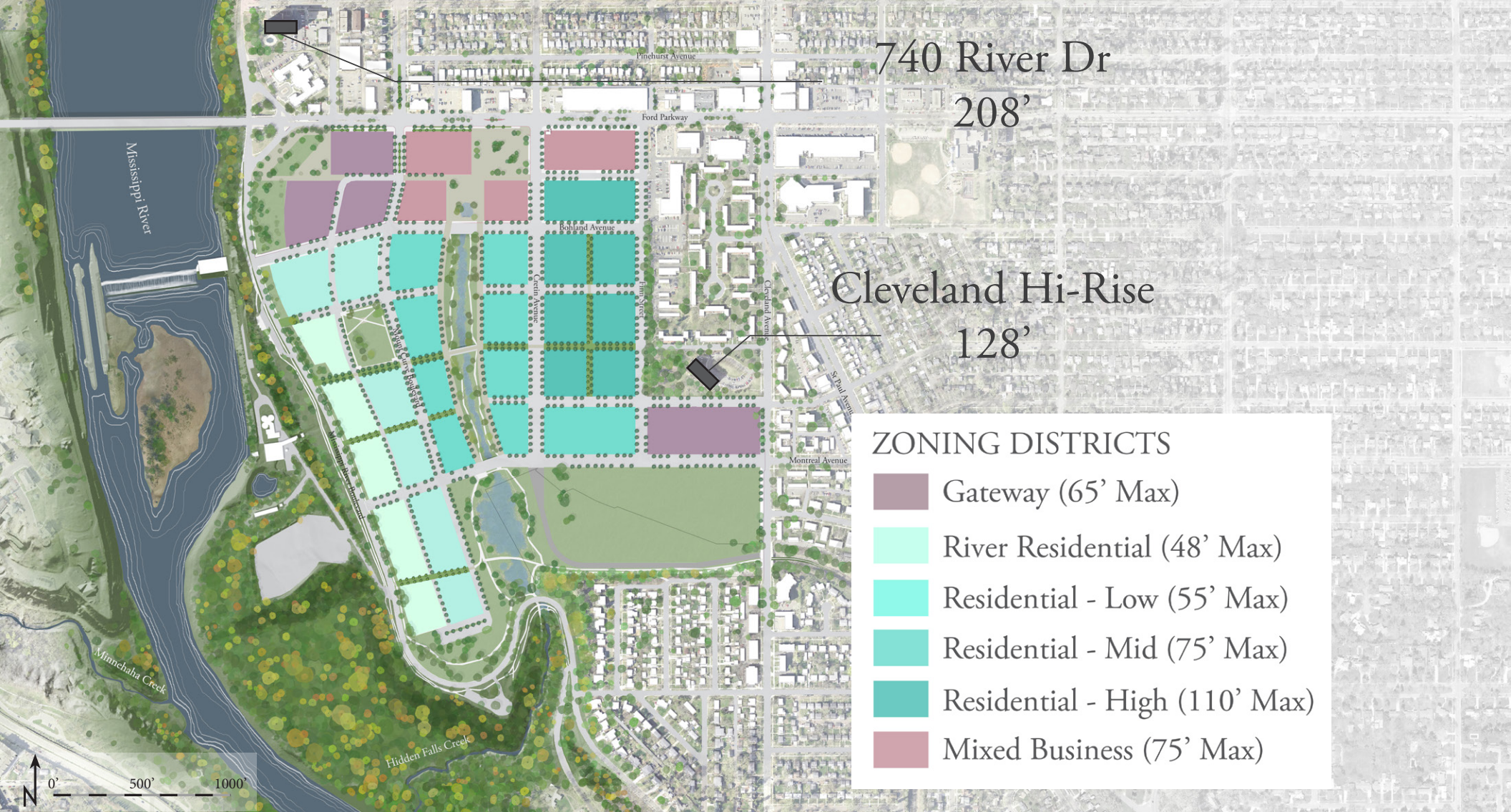


Ford site can expand housing diversity and options in Highland and the City



- Housing needs and preferences are changing
- More inclusive communities are needed and desired

Source: Maxfield Research, 2015 Twin Cities Apartment Market Snapshot



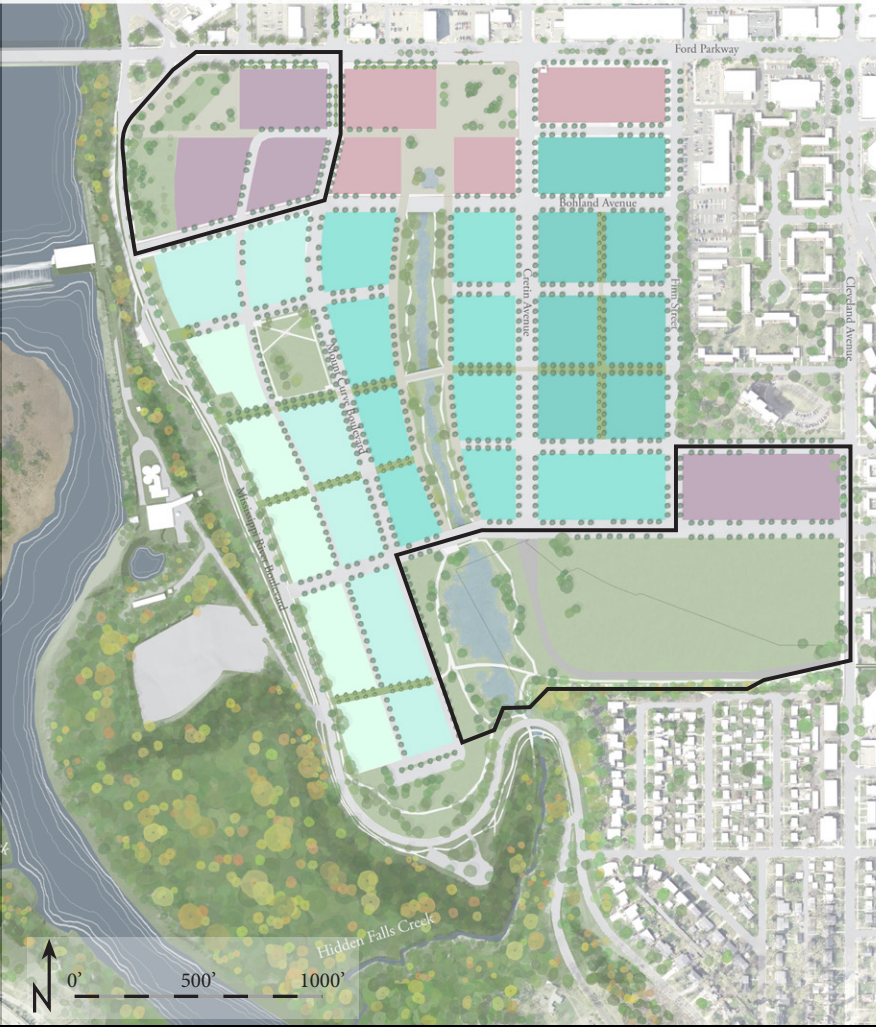
740 River Dr
208'

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

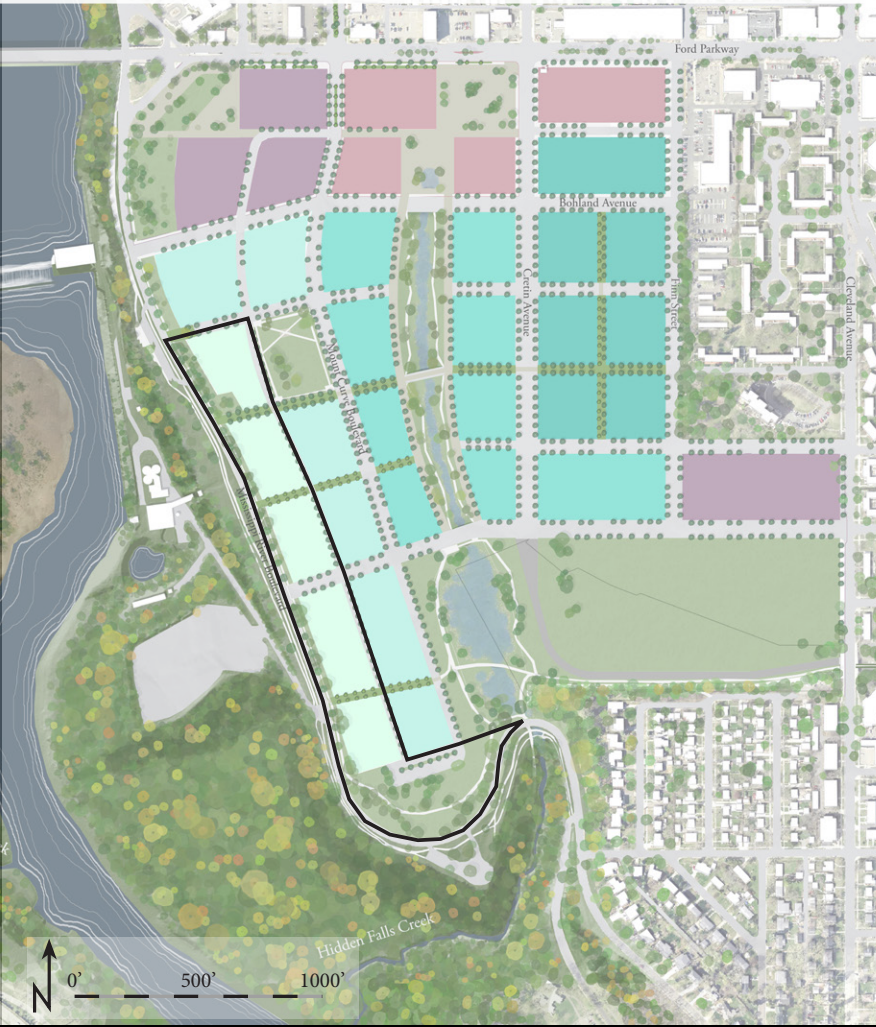
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RIVER RESIDENTIAL



PRIMARY USES

- Mansion-style units
- Carriage houses

HEIGHT RANGE

20'-48'
2 - 4 Stories



Background

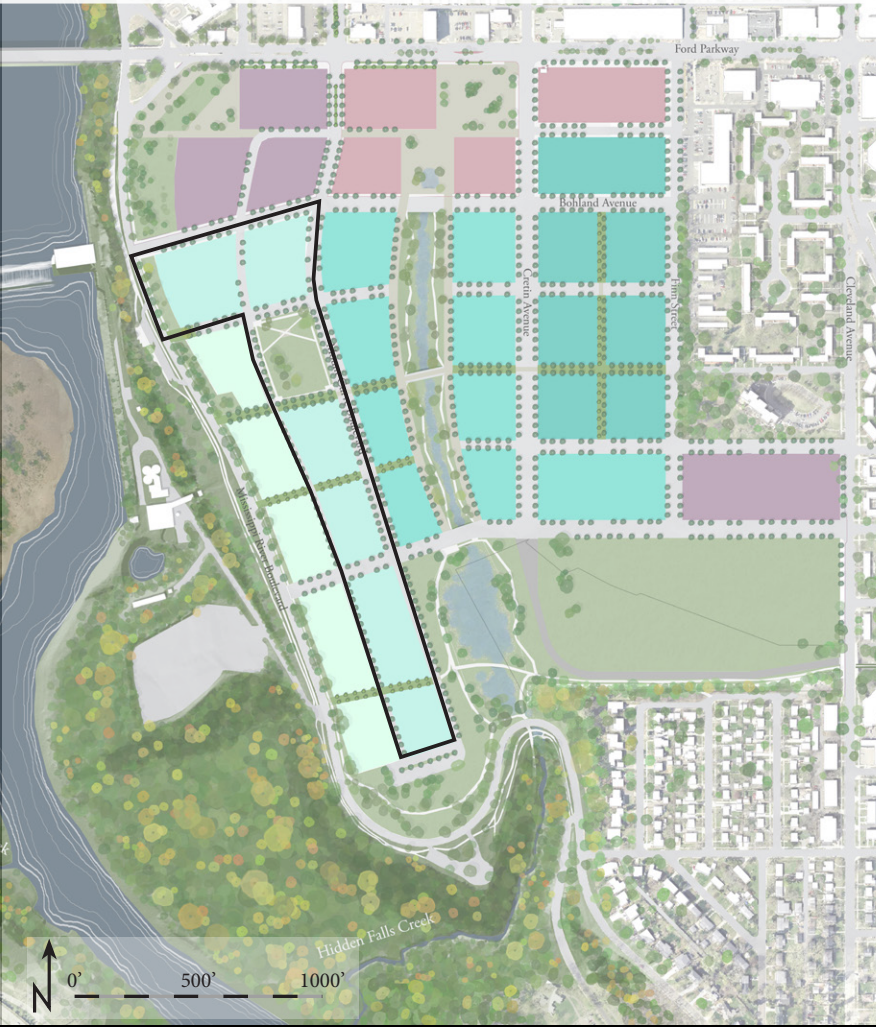
Context

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What's Next

RESIDENTIAL MIXED - LOW



PRIMARY USES

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

HEIGHT RANGE

30' - 55'
3 - 5 Stories



Background

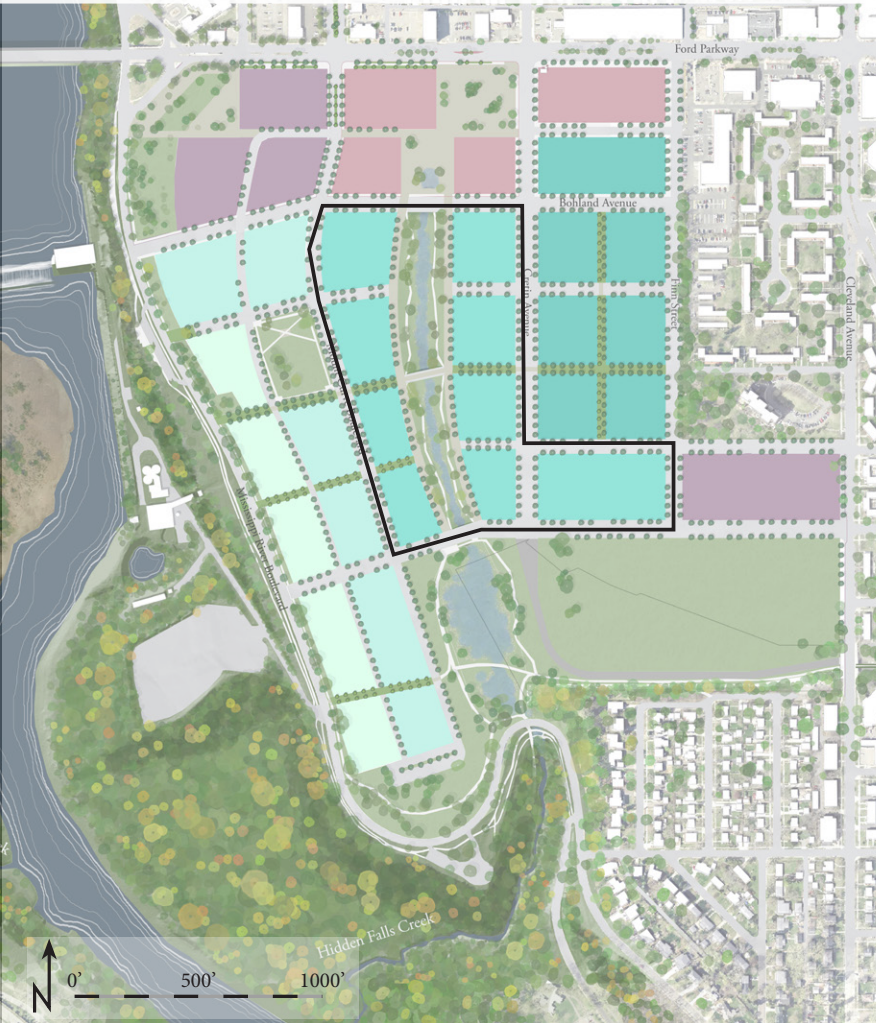
Context

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What's Next

RESIDENTIAL MIXED - MID



PRIMARY USES

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

HEIGHT RANGE

40' - 75'
3 - 6 Stories



Background

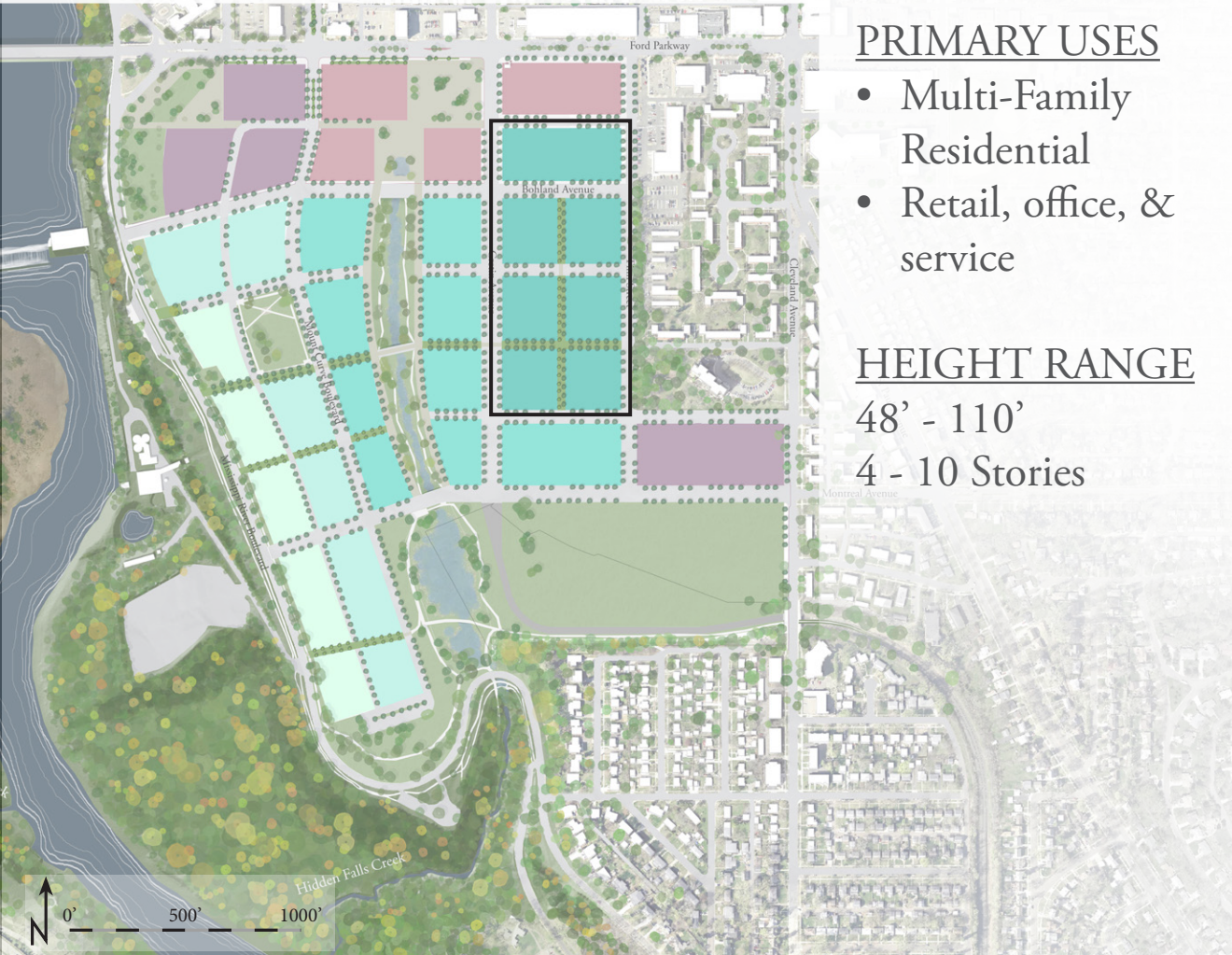
Context

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What's Next

RESIDENTIAL MIXED - HIGH



PRIMARY USES

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

HEIGHT RANGE

48' - 110'
4 - 10 Stories



Background

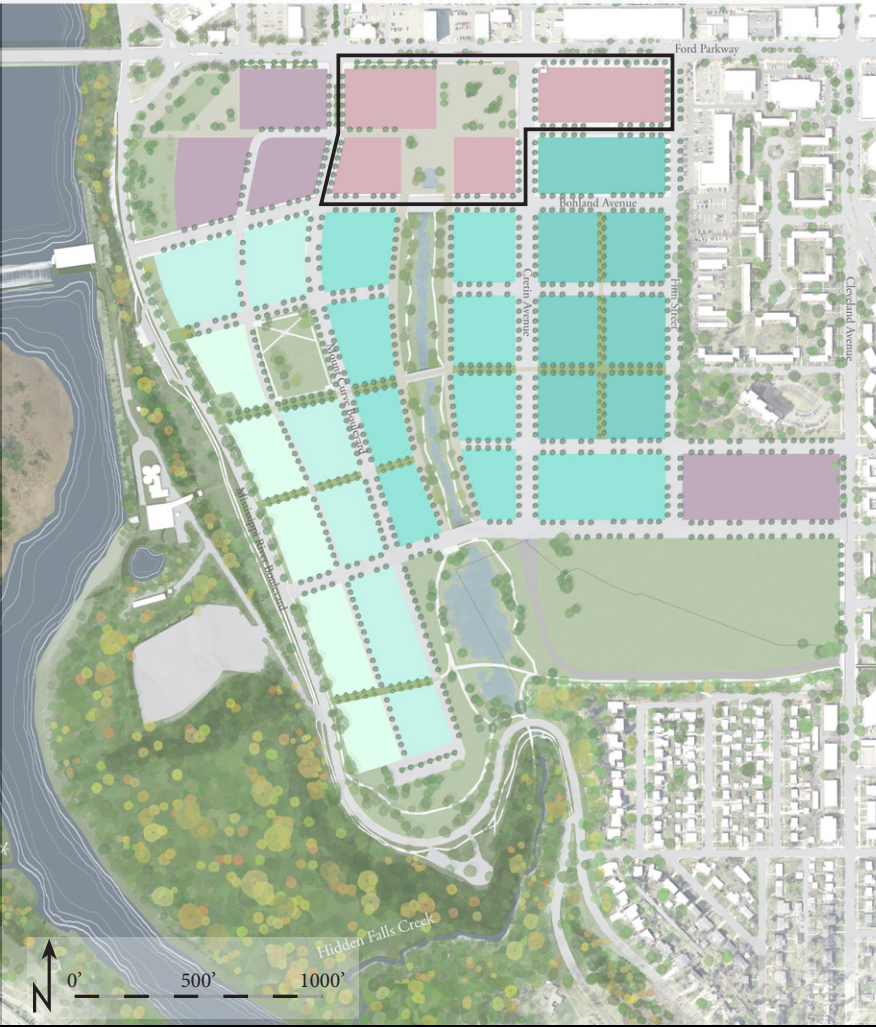
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What's Next

BUSINESS MIXED



PRIMARY USES

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

HEIGHT RANGE

40' - 75'
3 - 6 Stories



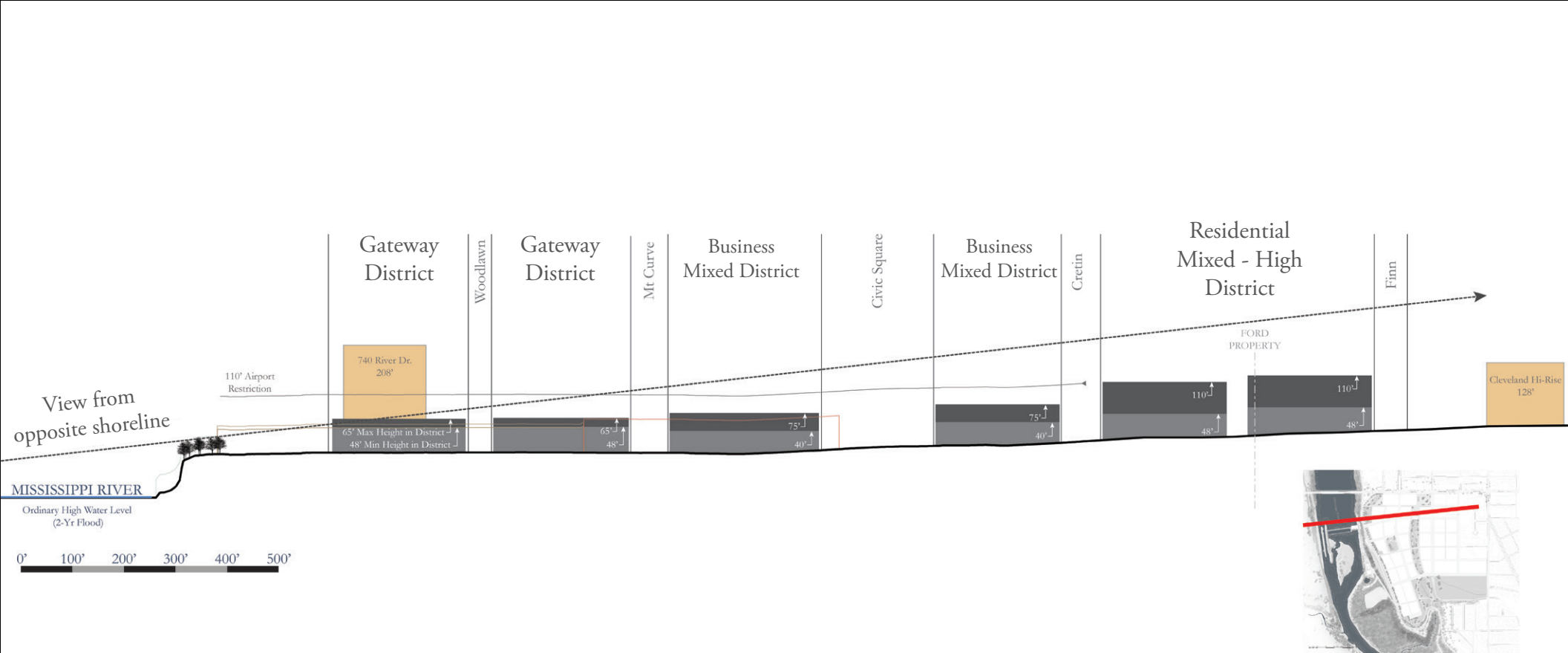
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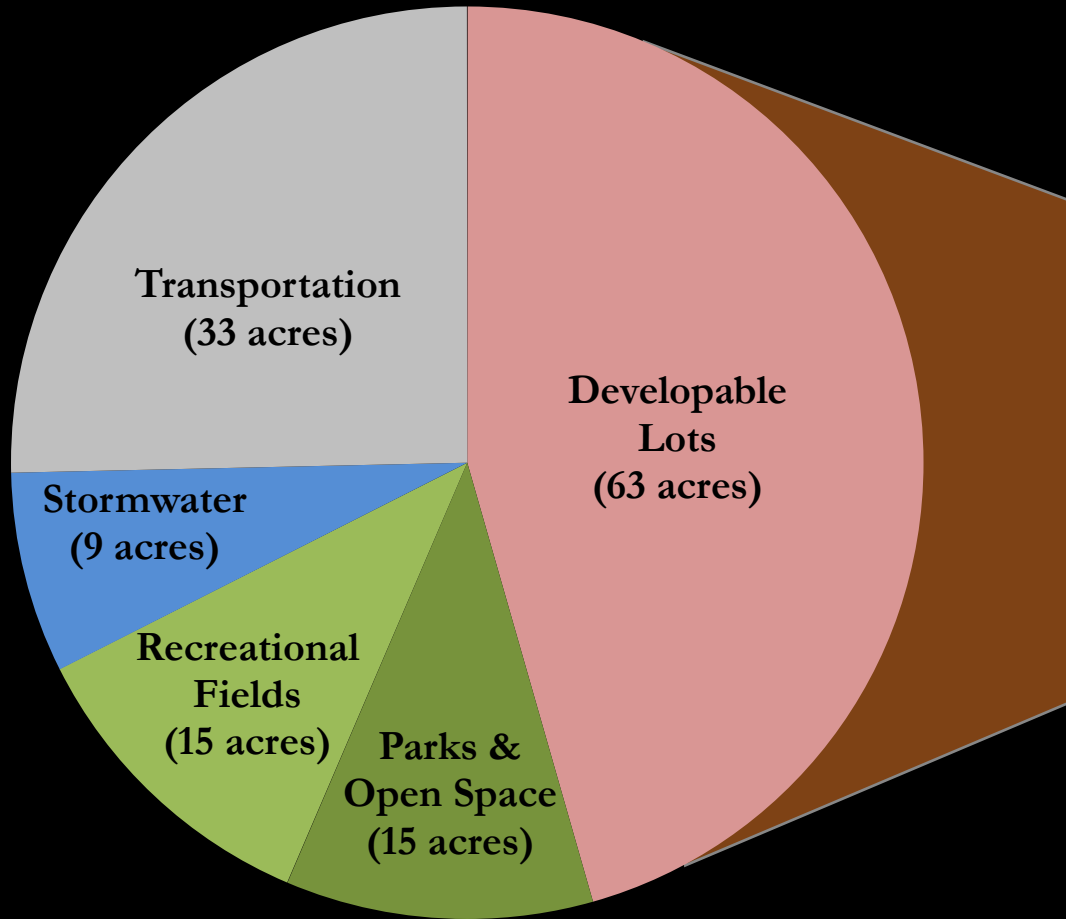
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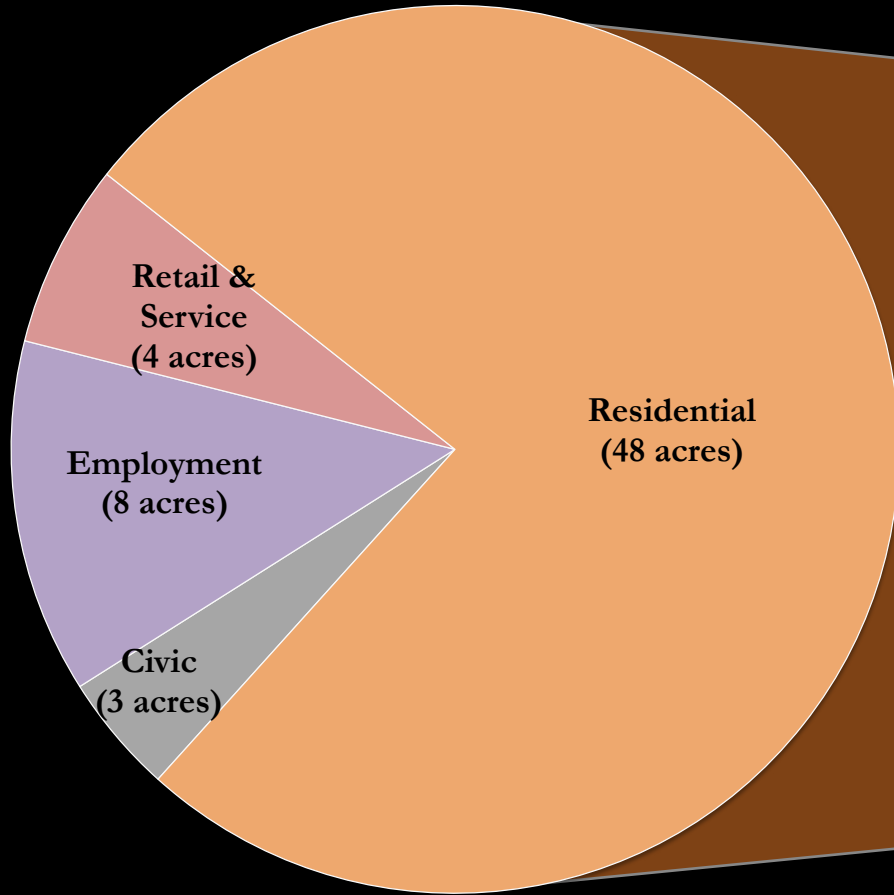
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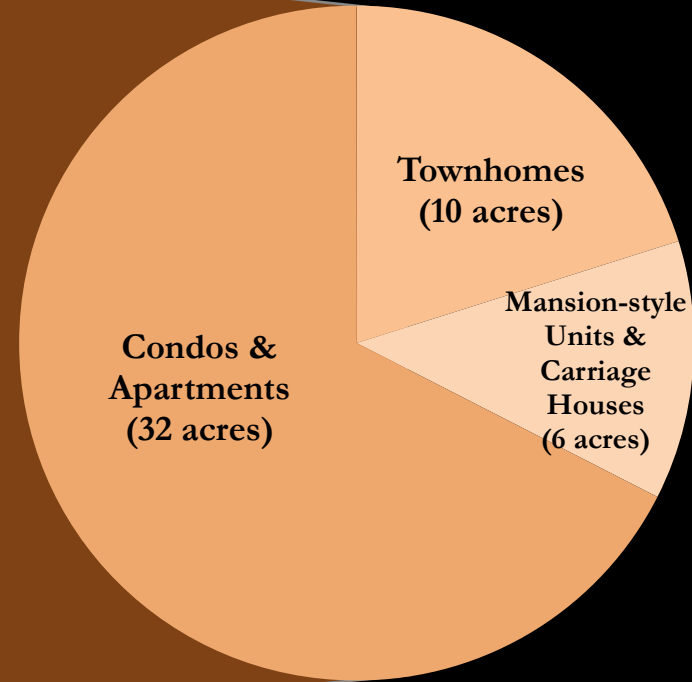


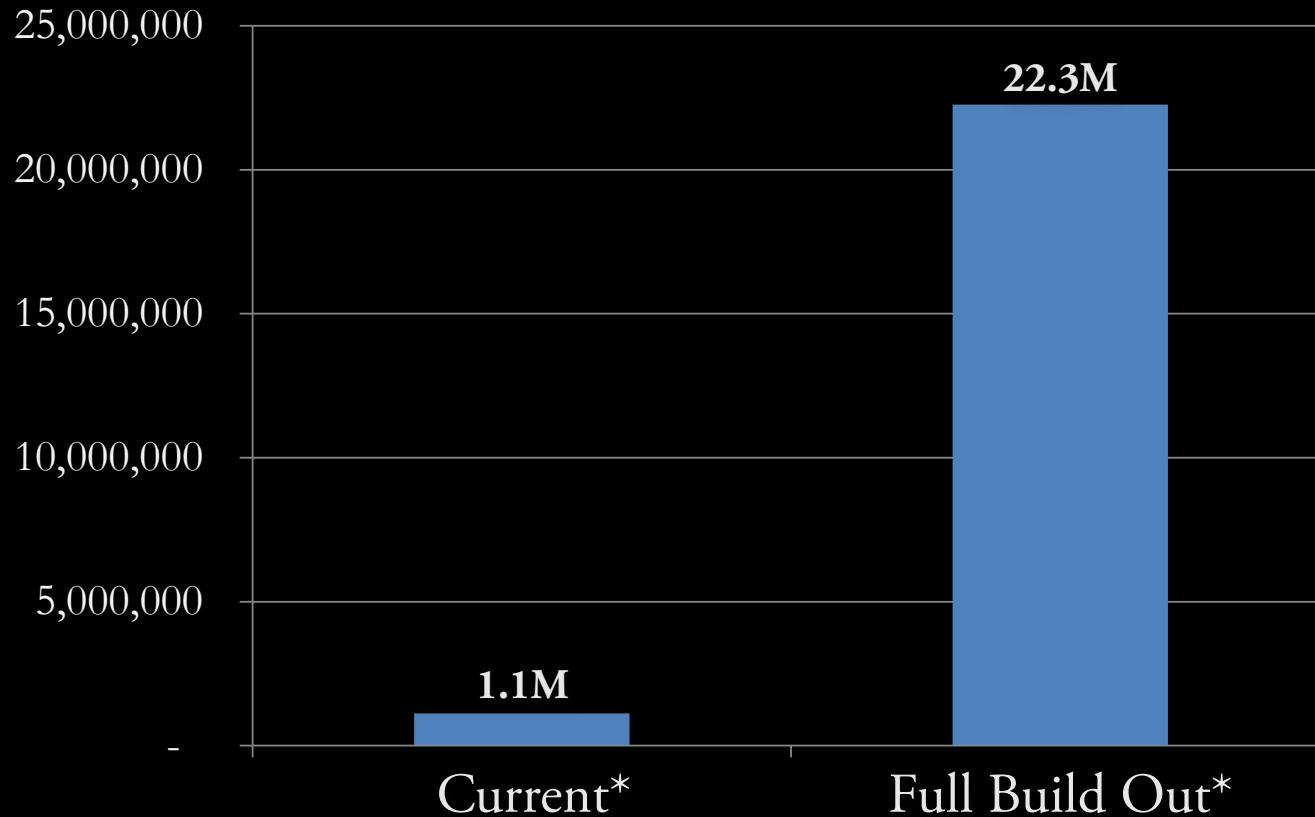
LAND USES	Quantity	# of Jobs
Civic	150,000 GFA	1,500
Employment	450,000 GFA	
Retail	300,000 GFA	
Residential	4,000 Units	

Concept Plan Land Use Mix

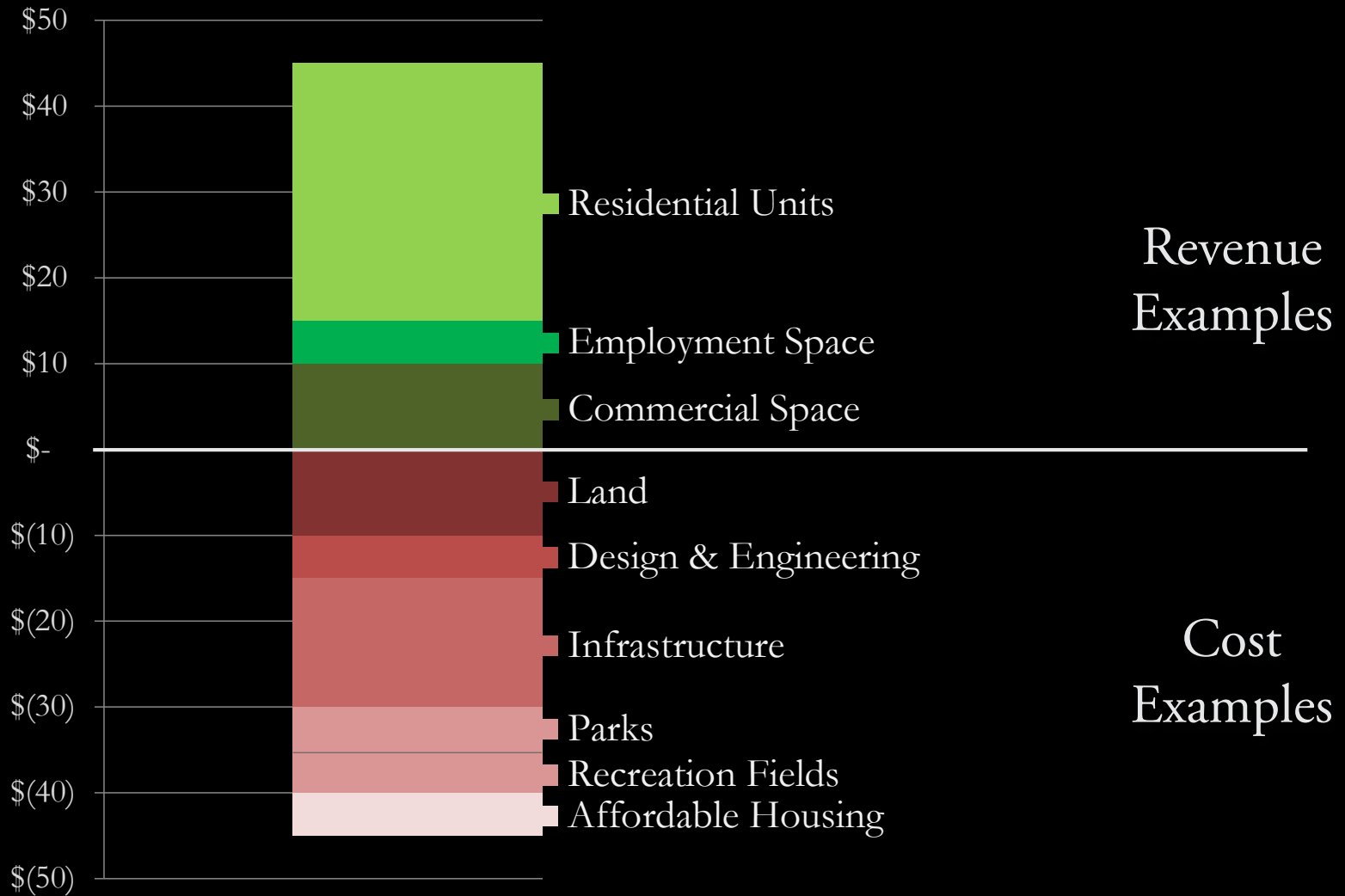


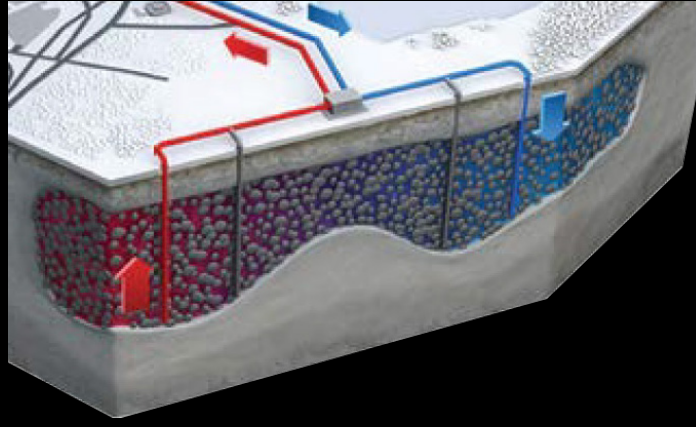
Concept Plan Residential Use of Land





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





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What's Next

A site reborn for people, economy, environment



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What's Next

stpaul.gov/ford



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



Facebook.com/cityofsaintpaul



@cityofsaintpaul

Ford Task Force Meetings

Monday, December 5
Monday, December 12
6:30 - 8:30 PM
St. Luke Lutheran
1807 Field Ave

**More meetings to
come in 2017...**

QUESTIONS & DISCUSSION