

City of Saint Paul

Ford Site Energy Study

Project Background

In December 2011, Ford Motor Company closed its Twin Cities Assembly Plant, which had operated in Saint Paul for over 80 years. The property is located on the east bank of the Mississippi River, surrounded by a vibrant residential community and business district that grew up around it. The site is 157 acres, composed of 3 parcels: 2 parcels owned by Ford -- 21.73 acres along the river and 122.4 acres for the plant facilities -- and a 12.73 acre rail yard owned by Canadian Pacific Rail.

The redeveloped Saint Paul Ford site is envisioned to be a global model of ingenuity, cutting-edge sustainability, and vibrant, transit-oriented urban living that attracts the generations of tomorrow and today. Saint Paul's aspirations for Ford are high, but possible, with a strong and engaged effort to set priorities and pathways to achieve them for a master developer. Ford plans to market the site in mid-2015 and Saint Paul must bring reality to its aspirations now, before a master developer locks onto a narrow vision. This project will build on Saint Paul's demonstrated success of initiatives to improve energy efficiency, reduce fossil fuel use and expand renewable energy generation, but will take it to the next level by striving for a net-zero community.

The cornerstone of the Ford site's sustainability future is the aspiration to make it a dense, carbon neutral site for residents, commerce and industry. The underpinning of this requires a site-wide, integrated energy system that incorporates renewable energy sources and design efficiencies to reduce demand and reuse energy.

The site will be redeveloped from scratch starting in 2018 with installation of new utilities, streets, sewers and water. This provides an unprecedented opportunity to design and install a comprehensive and integrated energy system using the best, cutting edge technologies and systems appropriate to site conditions.

Extensive planning and studies have been conducted in preparation for the site's redevelopment, and are available for review at <http://www.stpaul.gov/fordsite>.

The timing of Ford Energy Study is critical to its success. Ford Motor Company anticipates that it will market the site to developers by mid-2015 and, at such time, developers must be clear on the redevelopment priorities and expectations for the site. A fundamental understanding of the energy goals for the site, and demonstrated feasibility and an implementation framework for the energy options, will be essential. It will be important to communicate the technical information to prospective master developers to ensure that they understand the expectations and demonstrate a commitment to and capacity for implementation.

Scope of Work

City of Saint Paul

Ford Site Energy Study

Project Goals:

- 1) Identify the credible opportunities, technologies and strategies to pursue a “net zero” redevelopment of the Saint Paul Ford site.
- 2) Provide an analysis and implementation framework that can be advanced by the future land owner, developers, and local and state policy makers.

Project Objectives:

Objective 1 - Develop sitewide, integrated energy design concepts for the Ford site based on anticipated development from the City of Saint Paul’s Ford site planning work.

Objective 2 – Review project work with and solicit input from the Energy Study Technical Advisory Group. The Ford Energy Study Technical Advisory Group will review the work of the energy design consultant team to ensure that relevant technical, policy and legal considerations are incorporated in the study analysis and recommendations

Objective 3 – Solicit input from public and private stakeholders during the study to ensure that key questions and issues are being addressed in the research and report. City staff will assist in meeting organization and preparation.

Objective 4 – Provide a final report that summarizes the key research, analysis, design concepts, and implementation recommendations based on technical, policy and legal considerations.

Project Management

Anne Hunt, Saint Paul Sustainability/Environmental Policy and Merritt Clapp-Smith, Principal City Planner will serve as project managers for the Ford Energy Study. Anne and Merritt will organize and staff the work of the Technical Advisory Committee, setting schedule, agendas, and tasks in consultation with TAC members.

Consultant Team

Based on responses to a Request for Proposals issued in April 2014, the City of Saint Paul hired the consultant team of [Ramboll Energy](#) and [Krifcon Engineering](#). The consultant team will work with the Ford Energy Study Technical Advisory Group.

The energy consultant team will evaluate the range of development options for the Ford site, consider energy supply and efficient design technologies, and work with the Technical Advisory Group to develop credible concepts to achieve net zero on the site. The evaluation will include sector wide analysis that addresses electricity, thermal demand and transportation fuels.

Technical Advisory Group

The Ford Energy Study Technical Advisory Group will review the work of the energy design

City of Saint Paul Ford Site Energy Study

consultant team to ensure that relevant technical, policy and legal considerations are incorporated in the study analysis and recommendations. Review project work with and solicit input from the Energy Study Technical Advisory Group.

1. Minnesota Department of Commerce – Bill Grant, Deputy Commissioner
2. Minnesota Pollution Control Agency – David Thorton, Assistant Commissioner
3. Ramsey County – Zack Hansen, Environmental Health Director
4. Xcel Energy – Lauren McCarten, Regional Vice President
5. District Energy – Ken Smith, President & CEO
6. University of Minnesota Center for Sustainable Building Research – John Carmody, Recent Director
7. University of Minnesota Law School - Alexandra Klass, Professor of Law
8. Ford Motor Company – George Andraos, Director, Energy
9. Saint Paul Area Chamber of Commerce – Matt Kramer
10. Real estate & development – Eric Engh, Ryan Companies
11. Ford Task Force representative – Matt Shruegger, Energy Systems Consulting Services
12. International Living Future Institute – Richard Graves, Executive Director
13. Center for Energy and Environment – Sheldon Strom, President
14. Fresh Energy – Michael Noble, Executive Director (Group Facilitator/Chair)

Project Timeline

The project began in July and will be complete by August 2015. The Technical Advisory Group will meet over the study period to guide and review the consultant team work. A general schedule is below. Specific meeting dates will be set at the outset of the project, based on availability of the Technical Advisory Group members and the consultant team.

FORD ENERGY STUDY TIMELINE	2014		2015	
	3rd Q	4th Q	1st Q	2nd Q
Study Begins				
Research Phase				
Conceptual Design				
Technical Advisory Group Mtgs	July & Sept	Oct & Dec	Jan & Mar	June
Public Mtgs		Sept	Feb	TBD
Developer Panel Review		Oct		
Draft Findings & Final Report			Jan & May	August