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# FORD SITE

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**A 21<sup>st</sup> Century Community**

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**WATER, WASTE,  
ART AND GREENERY**

**Public Meeting on June 23, 2015**

## Jobs & Housing

- July 22 (Wednesday)

Future topics and dates  
in Fall 2015

Time and  
Location

7:00 – 8:30 p.m.  
at Gloria Dei  
Lutheran Church

- ❖ 7:00 p.m. Welcome
- ❖ 7:05 p.m. Remarks from Deputy Mayor Beckmann
- ❖ 7:10 p.m. From Vision to Priorities
- ❖ 7:15 p.m. Priorities & Questions
- ❖ 7:40 p.m. What Do You Think? - Topic Tables Input
- ❖ 8:30 p.m. Adjourn

“The public realm is the connective tissue of our everyday world. It is made of those pieces of terrain left between the private holdings. It exists in the form of streets, town squares, parking, and even parking lots... It is that portion of our everyday world which belongs to everybody.

— **Kunstler (1996)**



# PURPOSE OF THE TOPIC MEETINGS

- Share information
- Provide background
- Identify choices and trade-offs



- Clarify expectations

- Seek input on priorities / questions



- Use input to refine priorities



- Inform zoning and public realm plan



**Example  
only!**

# WHAT INFORMS THIS WORK?

- ❖ St. Paul Comprehensive Plan (2008)
- ❖ Phase I Summary Report: 5 Major Development Scenarios (2007)
- ❖ Sustainable Stormwater Feasibility Report for the Ford Site (2009)
- ❖ Great River Passage Master Plan (2012)
- ❖ Hidden Falls Feasibility Study (2014)
- ❖ Recycle it Forward: a community assessment of solid waste and recycling (2013)
- ❖ City of Saint Paul Recycling and Organics Services Procurement Framework (2015)
- ❖ City of Saint Paul Public Art Ordinance (2014)

# SUSTAINABILITY PRINCIPLES

- ❖ Regional, national, and global model for sustainable planning, design, and day-to-day living that protects our air, water and natural resources for future generations.
- ❖ Best technologies in infrastructure and buildings to save money, increase efficiency, and reduce impacts on the environment.



# PARKS & AMENITIES PRINCIPLES

- ❖ Natural spaces and active places for people to play, relax, and interact, including the Ford Little League fields.
- ❖ Greenery, public art, and cultural activities to create an attractive and vibrant community.
- ❖ Reflect the heritage of the Ford plant and its employees through design and amenities.
- ❖ Strong connections to the Mississippi River, within the site and to the neighborhood.



# **PUBLIC ART & HONORING HISTORY**

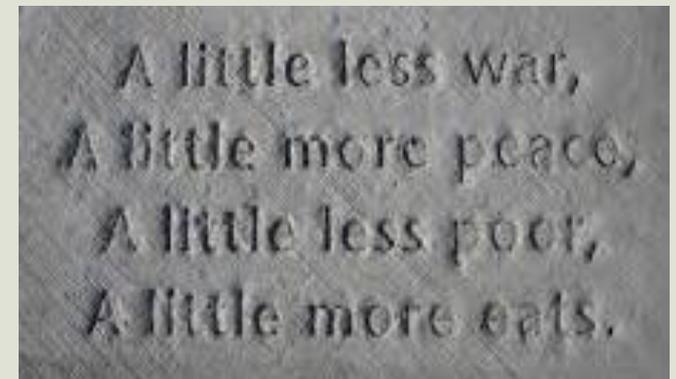
- **Saint Paul requirement:**  
1% of capital projects for public property shall be dedicated to public art
- Public art can and will be an important element of public realm at the redeveloped Ford site



- There is a wide range of possibilities for public art
- Art can be stand alone or incorporated with other infrastructure

## Questions:

- What kind of public art would you like to see at the Ford site?
- How might it be funded?





# STORMWATER

**Wes Saunders-Pearce**

**Water Resources Coordinator**

# LAND USE AND WATER QUALITY

- Natural land soaks up rainfall
- Urban surfaces prevent soaking, generate runoff
- Ford site drains to Hidden Falls Creek and Mississippi River
- More water, delivered faster, without treatment.



# DOWNSTREAM IMPACTS

- Flows are not steady; too much or not enough
- Creek is highly eroded
- Unsustainable armor used to protect creek

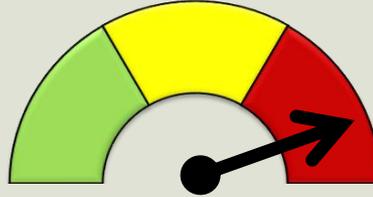
## Opportunities:

- Redevelopment for reduced runoff with redevelopment
- Desire to restore the creek to natural conditions



# STREAM SUSTAINABILITY

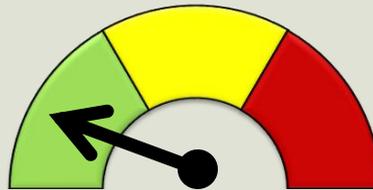
Existing  
site conditions



Conventional  
redevelopment  
requirements



Desired  
redevelopment  
performance goal



# STORMWATER OPTIONS

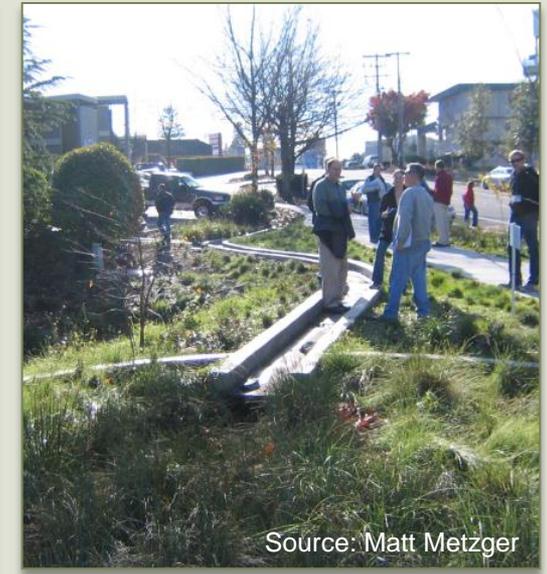
## Conventional requirements:

- Stormwater management built underground, below parcels
- Simple steps for redevelopment
- Will improve, but not restore, Hidden Falls Creek



## Above-standard performance:

- Will allow natural systems
- Voluntary, innovative steps
- Requires additional land, comprehensive approach



## Question:

- Is it important to trade buildable land for more robust stormwater options? Why or why not?

Source: Matt Metzger

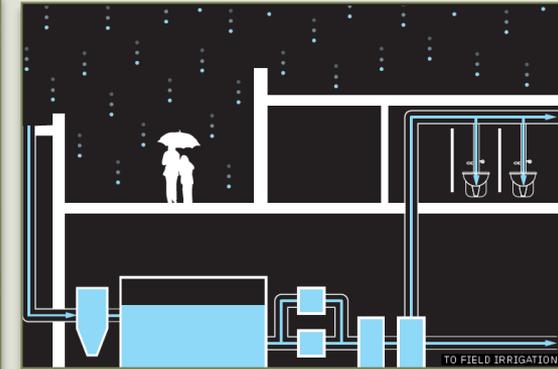
# STORMWATER INNOVATION

## Design Goals:

- Use stormwater as a resource
- Embrace emerging practices
- Recognize changing climate
- Balance water visibility and buildable land

## Questions:

- Would you want stormwater management to be visible, and if so, where?
- What type of innovation do you consider a priority?



**CHS Field**



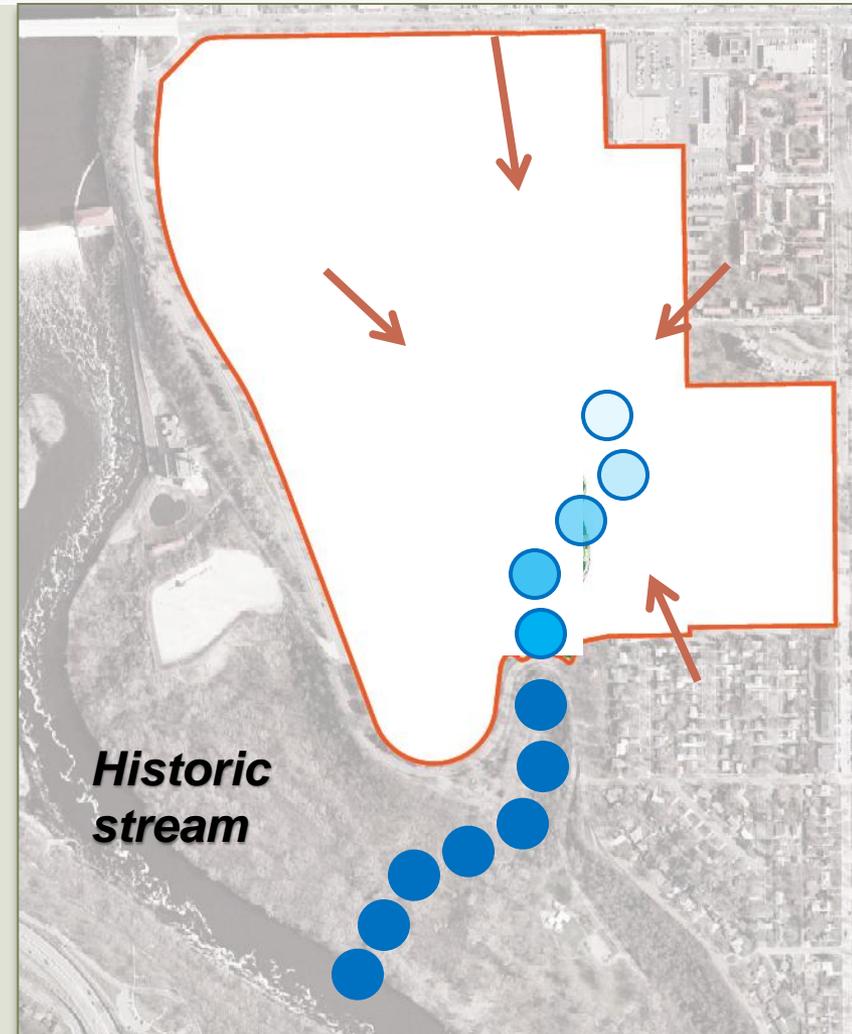
**Maplewood Mall**

# RE-DISCOVERING WATER

- Emerging practice: re-discover lost urban water features
- Hidden Falls Creek was larger than exists today
- Headwater buried during development

## Sustainable water solutions

- Require comprehensive approach
- Could be integrated into public realm design
- Potentially increase market value



# WATER FEATURE – POTENTIAL

## Design Goals:

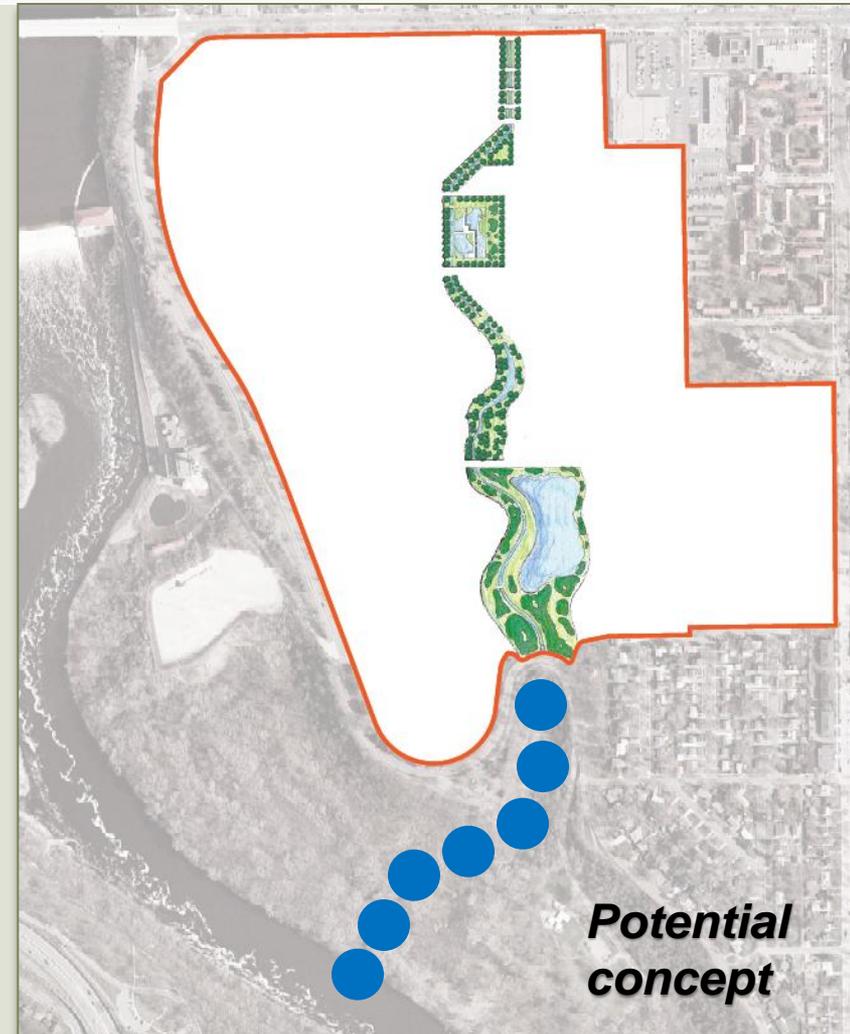
- Recreate upstream Hidden Falls
- Control all flows to downstream Hidden Falls system
- Provide visible public amenity and ecosystem sustainability

## Specifics:

- Maximum footprint is 9-acres
- Dedicated parkland is separate
- Receives off-site drainage

## Question:

- How do you feel about the size of the system?



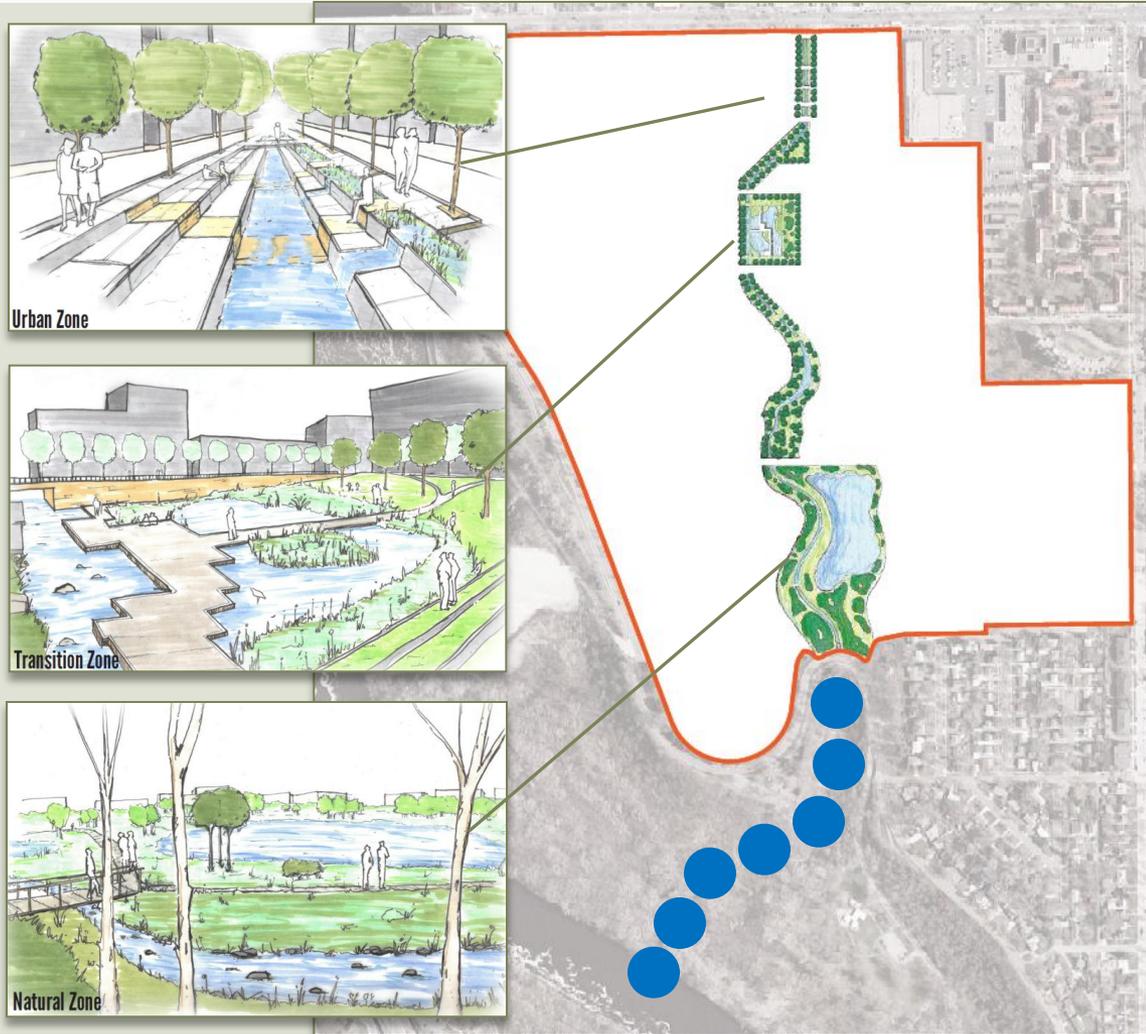
# WATER FEATURE – POTENTIAL

## Design Goals:

- Remain wet through dry periods
- Contribute to numerous open space priorities

## Questions:

- How do you feel about multiple design types?
- What impressions do these concepts give you?
- What's missing from these ideas?



# WATER FEATURE – CONNECTIVITY

## Design Goals:

- Connect Ford site to Hidden Falls with open stream bed
- Provide quality space for gathering and moving to and from Hidden Falls park

## Questions:

- What does a connection mean to you and why?
- What features would draw you to the area and why?



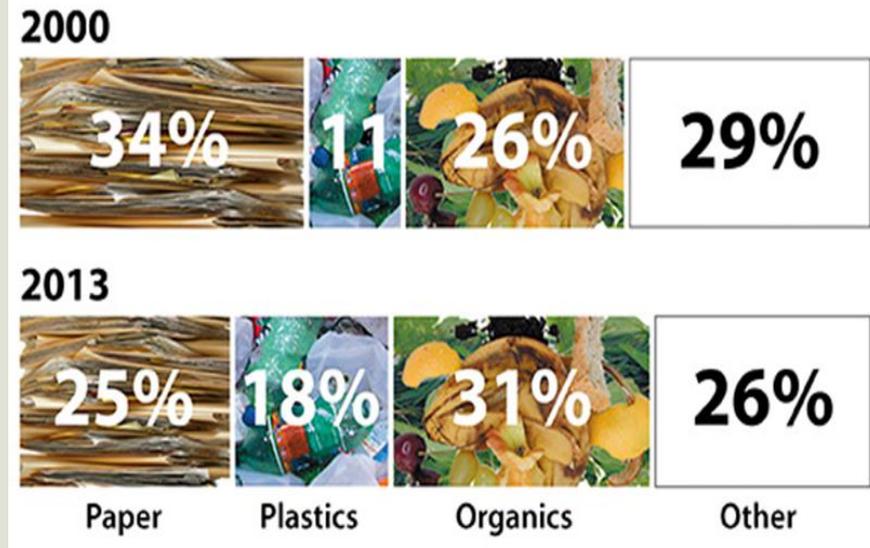
# **SOLID WASTE & RECYCLING**

**Kris Hageman**

**Environmental Coordinator**

# SOLID WASTE & RECYCLING

- Waste stream is the flow of materials from the user to final disposal
- Recently passed state regulations will require new projects to adhere to more strict waste limits
- City has aggressive goals to divert residential waste through increased reduction, reuse, recycling, and organics diversion:
  - 35% by 2016; 50% by 2020
  - 65% by 2025; 80% by 2030



# SOLID WASTE & RECYCLING

- Opportunities to capture recyclables & organics:
  - Mixed use residential/commercial buildings
  - Multi-unit residential
  - Commercial
  - Public spaces
- Organics collected for composting facilities allow greater opportunities for diversion
  - food scraps
  - meat, fish, bones
  - dairy products
  - bakery and dry goods
  - soiled and non recyclable paper (napkins, plates, paper egg cartons...), plant trimmings, coffee grounds, tea bags



# VEGETATION

**Zach Jorgensen**

**Urban Forester**

# VEGETATION - TREES

- Trees & other vegetation provide numerous environmental, economic, social, and health benefits
- A diverse mix of tree types will be planted – the right tree for the right condition
- Specialized planting groups to be used in view corridors and park areas
- Enhance canopy cover in Saint Paul and foster ecological connections to the Mississippi River



- Boulevards will include grass alternatives such as ground covers, perennials, shrubs, and no-mow turf
- Native plantings will be heavily utilized, when appropriate, in park and open space areas
- Climate and drought resistant varieties will be utilized
- Winter form is important

## Question:

- What are your thoughts on the form and function of trees and vegetation?



## Input Tables:

1. Public Art
2. Honoring the Site's History
3. Stormwater - Background
4. Stormwater - Options
5. Stormwater - Innovation
6. Re-discovering Water
7. Water Feature Connectivity
8. Potential Water Features
9. Solid Waste & Recycling
10. Vegetation in Public Spaces



## How to engage:

- Circulate among the tables
- Consider the topic at each
- Ask questions or chat with the table facilitator and others at the table
- Provide input at each table -- notes; 'dot' voting; or drawing on the images