

FORD SITE ENERGY STUDY

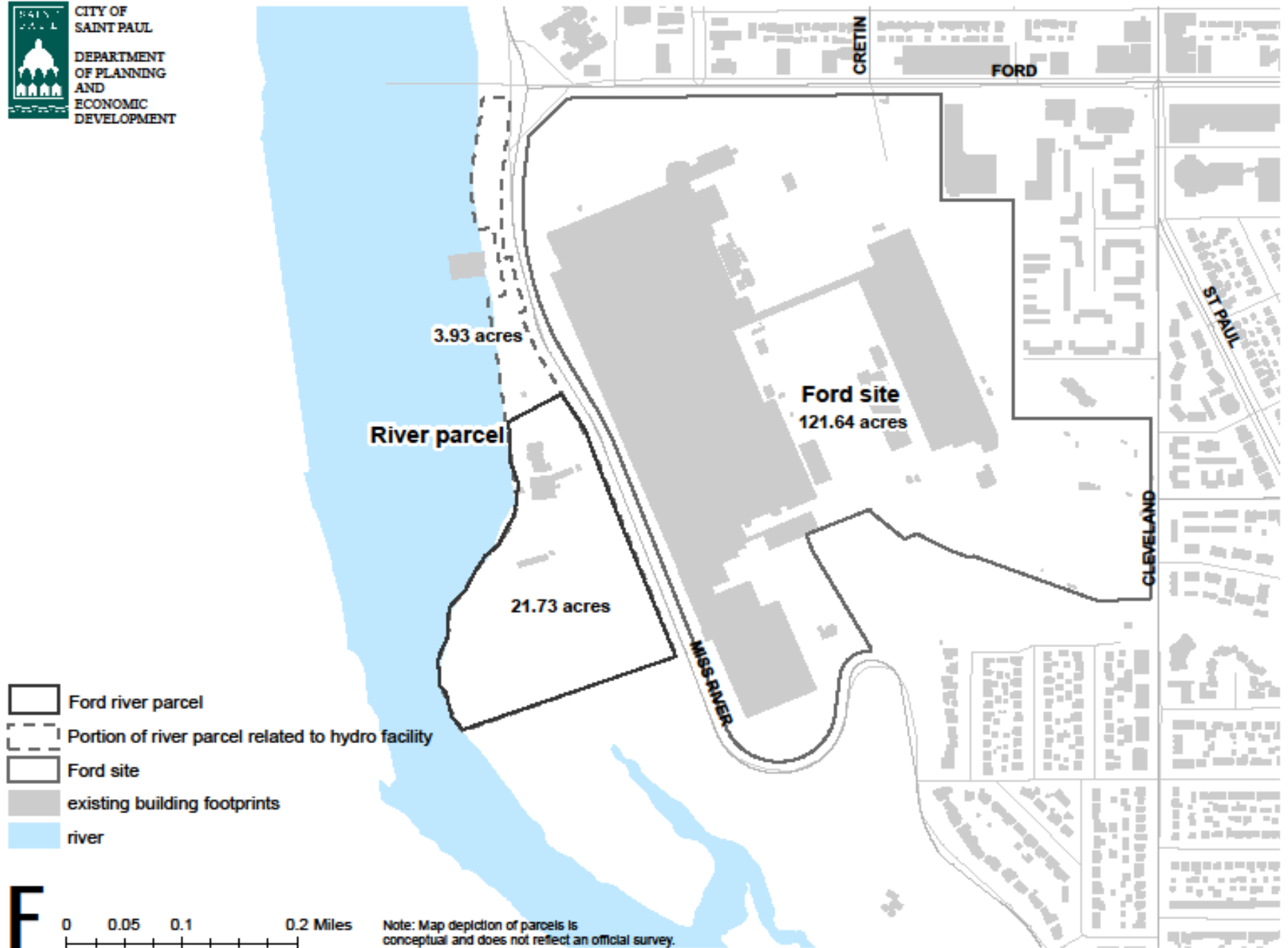
*Inspiring and reshaping our energy future
by designing a world class energy system for
a next generation neighborhood*

Technical Advisory Group
Meeting #1 – September 5, 2014





CITY OF
SAINT PAUL
DEPARTMENT
OF PLANNING
AND
ECONOMIC
DEVELOPMENT



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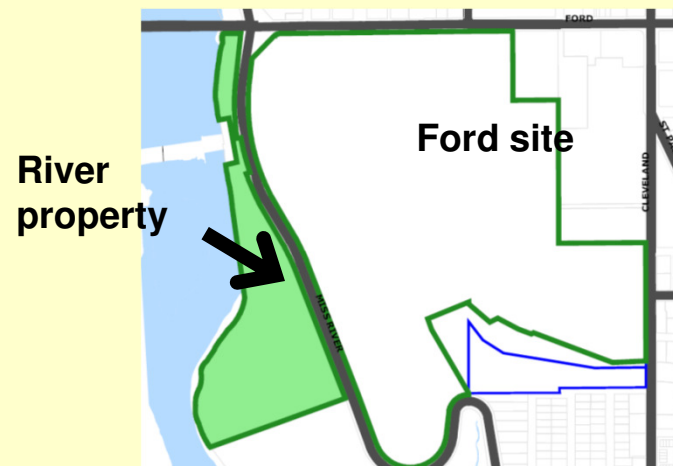
0 0.05 0.1 0.2 Miles

Note: Map depiction of parcels is conceptual and does not reflect an official survey.

Steam Plant and River Parcel

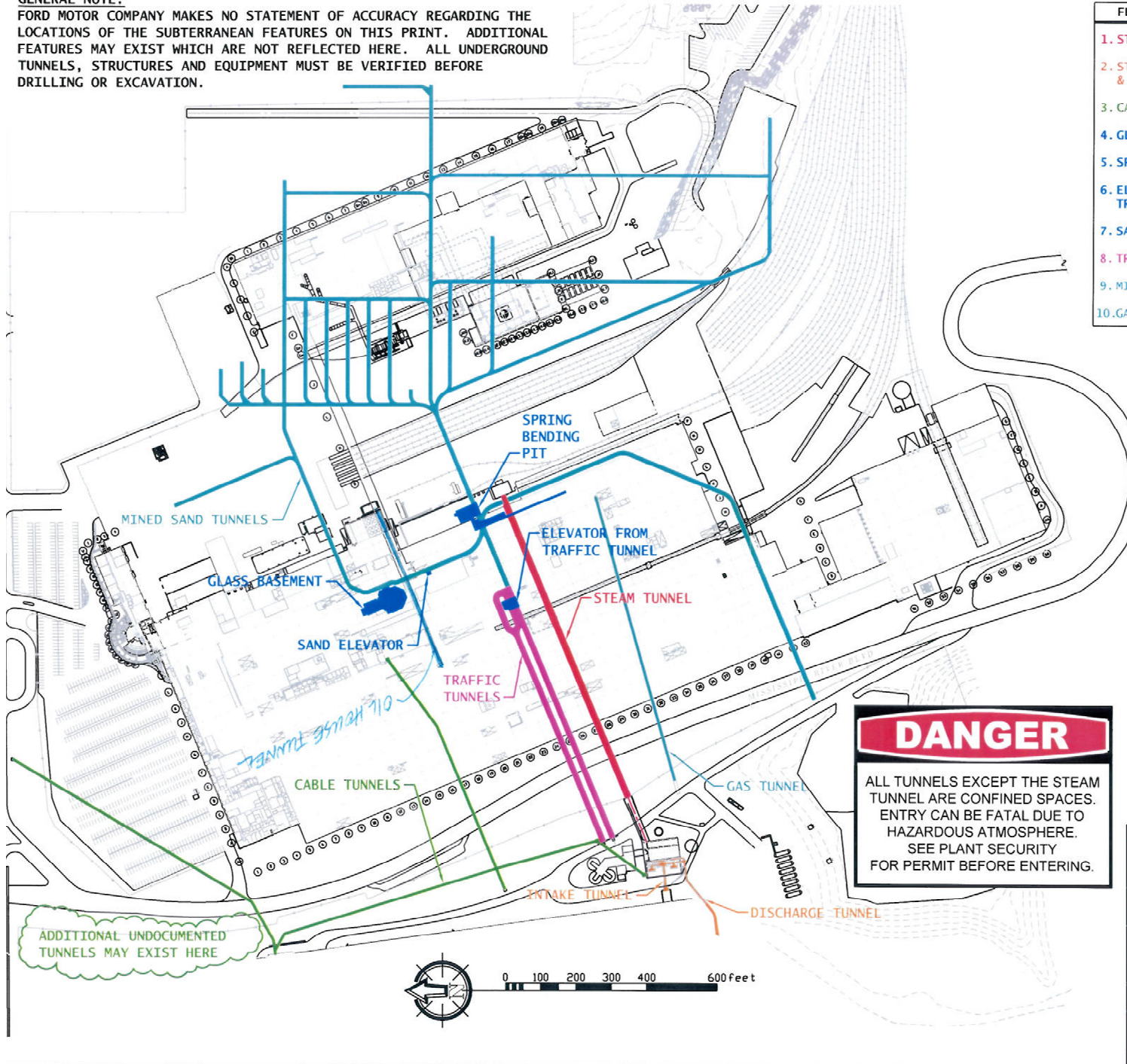


- 22-acre river property
- Occupied by steam and waste water plants, as well as former dump site
- Future uncertain



GENERAL NOTE:

FORD MOTOR COMPANY MAKES NO STATEMENT OF ACCURACY REGARDING THE LOCATIONS OF THE SUBTERRANEAN FEATURES ON THIS PRINT. ADDITIONAL FEATURES MAY EXIST WHICH ARE NOT REFLECTED HERE. ALL UNDERGROUND TUNNELS, STRUCTURES AND EQUIPMENT MUST BE VERIFIED BEFORE DRILLING OR EXCAVATION.



FEATURE	REF. DRAWING SET	DWG.
1. STEAM TUNNEL	STONE & WEBSTER 4066	F905
2. STEAM PLANT INTAKE & DISCHARGE	STONE & WEBSTER 4100 TOLTZ, KING & DAY	V934 ALL
3. CABLE TUNNELS	STONE & WEBSTER 4066	GEN.
4. GLASS BASEMENT	VARIOUS SOURCES	VARI
5. SPRING BENDING PIT	STONE & WEBSTER 3928	V949
6. ELEVATOR FROM TRAFFIC TUNNELS	STONE & WEBSTER 4066	F941
7. SAND ELEVATOR	PLANT ENGINEERING	1952
8. TRAFFIC TUNNELS	STONE & WEBSTER 4066	F898
9. MINED SAND TUNNELS	PLANT ENGINEERING	DWG 1
10. GAS TUNNEL	PLANT ENGINEERING	PROPI

NOTES:
 STEAM PLANT DISCHARGE TUNNEL CLOSED DURING PROTECTION PROJECT. SEE TOLTZ, KING & DA NOW DISCHARGES THRU UNDERGROUND PIPE AND E OF SCREEN WELL HOUSE.

CABLE TUNNEL LOCATIONS ARE APPROXIMATE AND UNDOCUMENTED TUNNELS ARE SUSPECTED IN AREA HYDROELECTRIC PLANT.

GLASS BASEMENT ORIGINALLY CAPPED AT TIME O DECOMMISSION. SPACE IS CURRENTLY USED FOR

INTERIOR PART OF SPRING BENDING PIT SEALED WITHOUT RECORD AT UNKNOWN TIME. EXTERIOR CAVE" FILLED IN 2003 AT TIME OF FIRELINE

ELEVATOR FROM TRAFFIC TUNNELS CAPPED WITHO

SAND ELEVATOR SHAFT CAPPED AT TIME OF 1958 DECOMMISSION. ADDITIONAL UNDOCUMENTED SHA VICINITY.

TRAFFIC TUNNEL PORTALS CAPPED IN 1952 FLOO PROJECT.

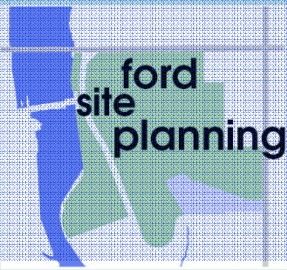
LOCATION OF MINED SAND TUNNELS ARE LARGELY SHOWN HERE IS BASED ON AN UNTITLED DRAWING ENGINEERING OFFICE AND SHOULD NOT BE VIEWE THAN A CRUDE REPRESENTATION OF EXISTING CO

gAS TUNNEL (ABANDONED) FROM BLUFF NEAR STE L33. BLUFF ENTRY BLOCKED.

DANGER

ALL TUNNELS EXCEPT THE STEAM TUNNEL ARE CONFINED SPACES. ENTRY CAN BE FATAL DUE TO HAZARDOUS ATMOSPHERE. SEE PLANT SECURITY FOR PERMIT BEFORE ENTERING.

FILENAME G:\PTLAYOUT\SITE\PROPERTY\2007TUNNELS.DWG			
PLOT DATE PLOTTED MON, JAN/22/07 02:00PM BY MHHEISTER		SHEET NO. TTL SHEETS 1 1	
TITLE UNDERGROUND STRUCTURES/TUNNELS LAYOUT OF KNOWN SUBTERRANEAN FEATURES UTILITIES NOT INCLUDED			
DES. BY	CHK. BY	<div style="font-size: 1.5em; font-weight: bold; margin: 0;">FORD MOTOR</div> <div style="font-size: 1.2em; font-weight: bold; margin: 0;">PLANT ENGINEER</div>	
CHECKED BY	APPROVED		
DATE 17JAN2007	REV. DATE	DIVISION BODY & ASSEMBLY	PLANT TWIN CITY ASSEMBLY PLANT
SCALE	PLOT SCALE 1=1	LOCATION ST. PAUL, MINNESOTA	



Ford Site Planning, since 2007

1. Convened 25-member Ford Site Planning Task Force
2. 5 Redevelopment Scenarios – Phase I Report and Market Study
3. Fiscal Impact Analysis
4. Green Manufacturing Reuse Study (MN Legis. grant)
5. Open Space priorities and financing study
6. Sustainable Stormwater Management (MPCA grant)
7. Roadmap to Sustainability for the Ford Site (MPCA grant)
8. Historic Preservation eligibility study (Ford)
9. Geotechnical evaluation of the Ford tunnels (Ford)
10. Environmental Assessment under MPCA review (Ford)

Redevelopment of the Ford Motor Company Site

Prepared for The City of Saint Paul, Minnesota



Phase 1 Summary Report:
5 Major Development Scenarios



EDAW | Close Landscape Architecture | Dewar &



LEGEND	
[Yellow]	Single Family Detach
[Light Green]	Townhome (1.6 du/lot)
[Orange]	Apartment/Condo -
[Dark Orange]	Apartment/Condo -
[Red]	Apartment/Condo -
[Blue]	Civic
[Pink]	Retail/Mixed Use
[Light Blue]	Office/Institutional
[Purple]	Light Industrial/Flex
[Green]	Structural Parking

Ford Motor Company Planning
Saint Paul, Minnesota

2: Vision and Goals



The following Vision Statement and Goals were established with the Task Force at the onset of the project. The next phases of planning work should adhere to these important vision and goal statements.

Vision:

The redeveloped Ford Site will balance economic, social and environmental sustainability in a way that conserves and improves the qualities and characteristics of the unique Highland Park neighborhood and Mississippi River Valley Corridor in which it sits, while advancing the City's economic wealth and community goals, resulting in a forward-thinking 21st Century development.

Goals:

Character and Built Form

- Redevelop the site to be integrated with the physical neighborhood and fabric of the community.
- Balance built and natural systems, and implement through zoning, standards and/or guidelines that assure that the form, massing and location of different uses and intensities complements the surrounding neighborhood.
- Create a street system of tree lined streets and sidewalks, with some boulevards, to complement the surrounding block and street patterns within the Highland Neighborhood.
- Provide opportunities for public art and cultural amenities, some of which reflect the heritage of Ford and the Highland neighborhood.

Redevelopment Vision:

the redeveloped Ford site will balance economic, social and environmental sustainability in a way that conserves and improves the qualities and characteristics of the unique Highland park neighborhood and Mississippi River valley in which it sits while advancing the City's economic wealth and community goals, resulting in a forward- thinking 21st Century development



Ford Redevelopment Scenarios (2007)



THE FUTURE OF THE SITE...



From Vision...

Make the Ford site a net zero development through a combination of a distributed renewable energy system and energy efficient design and construction.

The 122 –acre site will be redeveloped from scratch starting in 2018 with installation of new utility and infrastructure systems to support an urban, mixed use neighborhood.

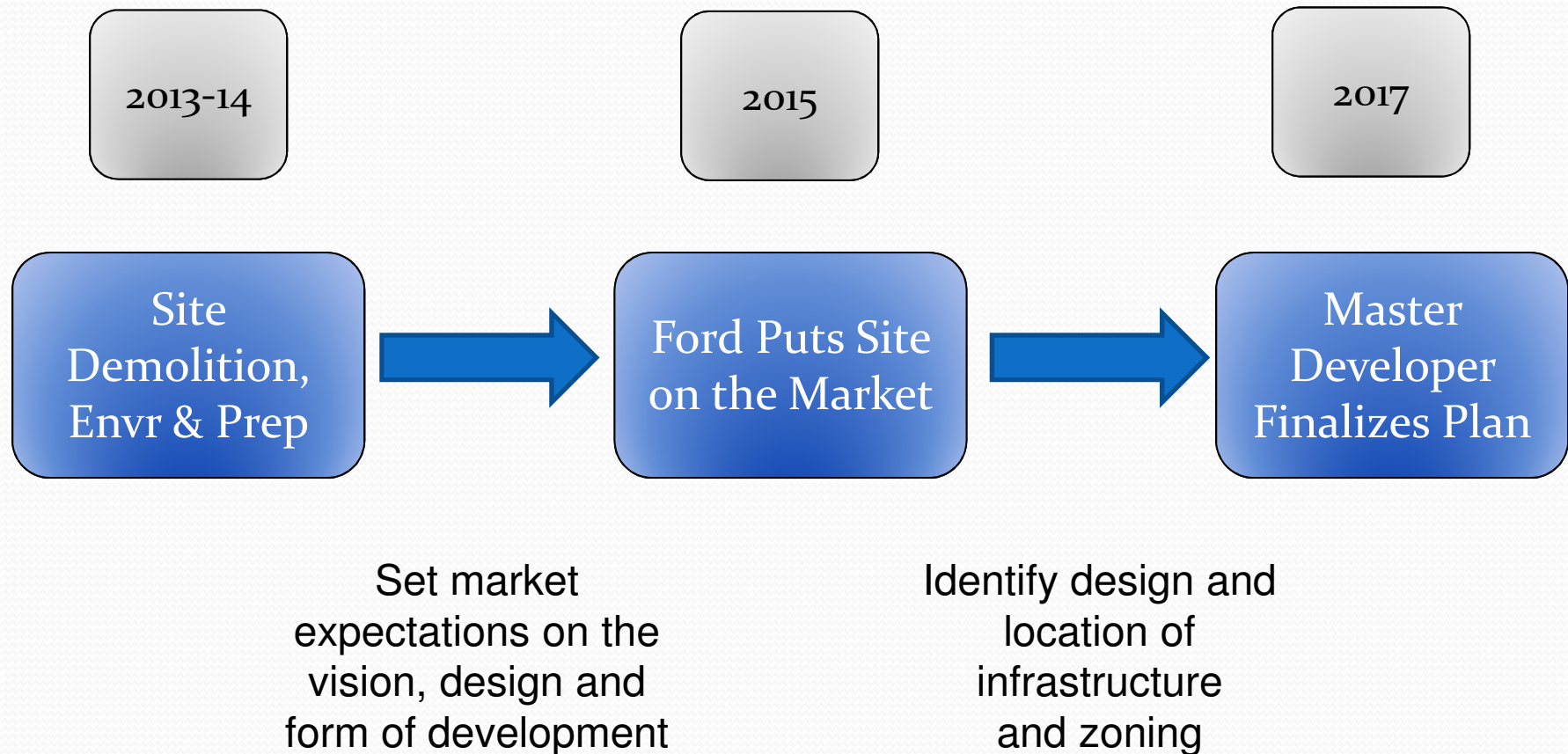
This provides an unprecedented opportunity to design and implement a comprehensive and integrated energy system using best, cutting edge technologies and systems appropriate to the location conditions.

...to Reality

The Ford Site has the potential to be an international model and legacy site, but it will take careful planning and hard work to get there.

It will require inspired commitment and bold leadership from elected officials, key partners, the community, and the land owner / developer.

Ford Project Timeline



Project Goals

- 1) Identify credible opportunities, technologies and strategies to pursue a “net zero” redevelopment at the Saint Paul Ford site
- 2) Provide analysis and implementation framework to land owner, developers, and policy makers with the expectation that it will advance
- 3) Share concepts, study template and findings with other developments
 - ▣ Once in a lifetime opportunity to create an international model
 - ▣ Incredible local talent who want to create world class project in the region
 - ▣ Urgent timeline to guide Ford and the developer

Transportation Energy

Study will analyze the role of transportation infrastructure in reducing energy demand and carbon emissions.

Demonstrate that auto trips and site-related transportation emissions can be reduced through transit-oriented design and a dense mix of uses.

Funding to Date

\$75,000 from McKnight

\$30,000 from City

Additional funding for financial evaluation?

Constituents



Ford



Neighbors



Utilities



Policymakers



Future tenants



Developer

Engagement Methods

- ❑ **TAC (Technical Advisory Group)** – oversee the consultant team and evaluation of technical feasibility, policies and implementation
- ❑ **Public Meetings** – host 2-3 large public meetings during the study to describe the study process, research, and solicit feedback
- ❑ **Communications** – provide ongoing updates about the study through a project website (including FAQs and contact people), emails to interested stakeholders and the public, and periodic media and interviews
- ❑ **Developer and Builders Panel** – conduct a focus group or design review “charette” with 10-15 regional developers and builders experienced with large-site development to test and get feedback on draft design concepts
- ❑ **Targeted Outreach** – conduct small meetings with and direct communications to key policy makers who are interested in or shape energy legislation and policies

Project Information

- ▣ Information for Technical Advisory Group at <http://stpaul.gov/index.aspx?NID=5516>
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