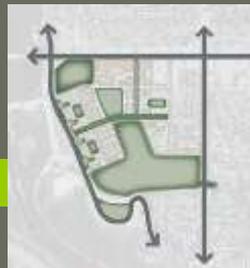
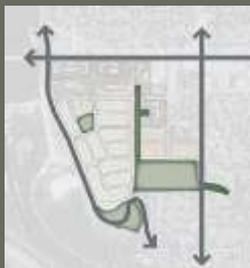
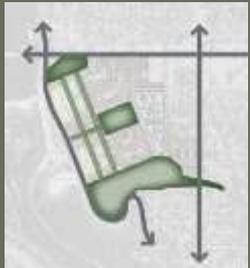
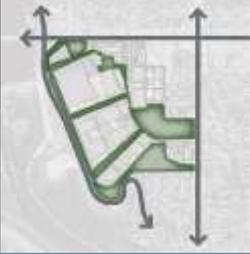


Ford Site Task Force

February 28, 2011



Purpose:

To establish and communicate community expectation for future public open space at the Ford site.

Target Audience:

- Current Ford site land owners
- Developers and their consultants pursuing Ford site redevelopment
- Community leaders reviewing and approving development proposals
- Community members interested in the outcomes of site redevelopment

Open Space Guidelines



1 Introduction

- Background
- Key definitions
- Guiding principles

2 Open Space Preferences

- Feature options
- Feature selections

3 Strategic Guidance

- Budgeting (construction & operations)
- Relationship between features and funding
- Approach to funding

4 Performance Standards

- Written for each feature category
- Range of topics addressed

Guiding Principles

Preamble

- Ecological importance
- Key role in neighborhood setting

More open space is preferred to less.

League-play baseball fields should continue to be part of Ford site uses.

If higher acreages of open space can be attained, natural areas along the bluff should be expanded.

Open space features should strive to provide multiple functions.

Balance open space ideals with the numerous other redevelopment considerations.

Recreational uses at the Ford site should serve the site's new development as well as the surrounding community.

Open space should create an interconnected greenway system.

Riverfront parcel should be publicly-accessible.

Options for the riverfront parcel should be explored in greater detail.

The economic value of open space should be recognized in comparing different land-use scenarios.

Open Space Preferences

These composites depict the features selected from a broad menu of open space elements in a group exercise conducted and refined by the Ford Site Open Space Work Group on November 1 & 15, 2010.

The group chose favored facilities to fill boards representing 10%, 25%, and 45% of the land area of the full site.

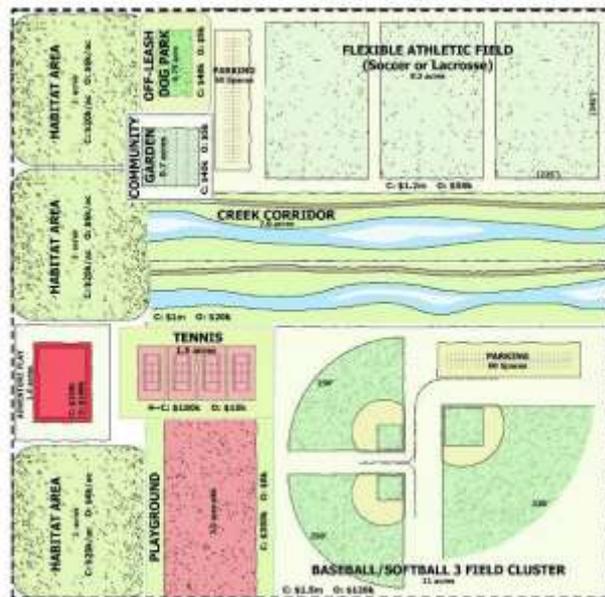


45% of Ford site (70 acres)



C: \$130,000/acre O: \$7,000/acre

25% of Ford site (39 acres)



C: \$170,000/acre O: \$10,000/acre

10% of Ford site (15 acres)

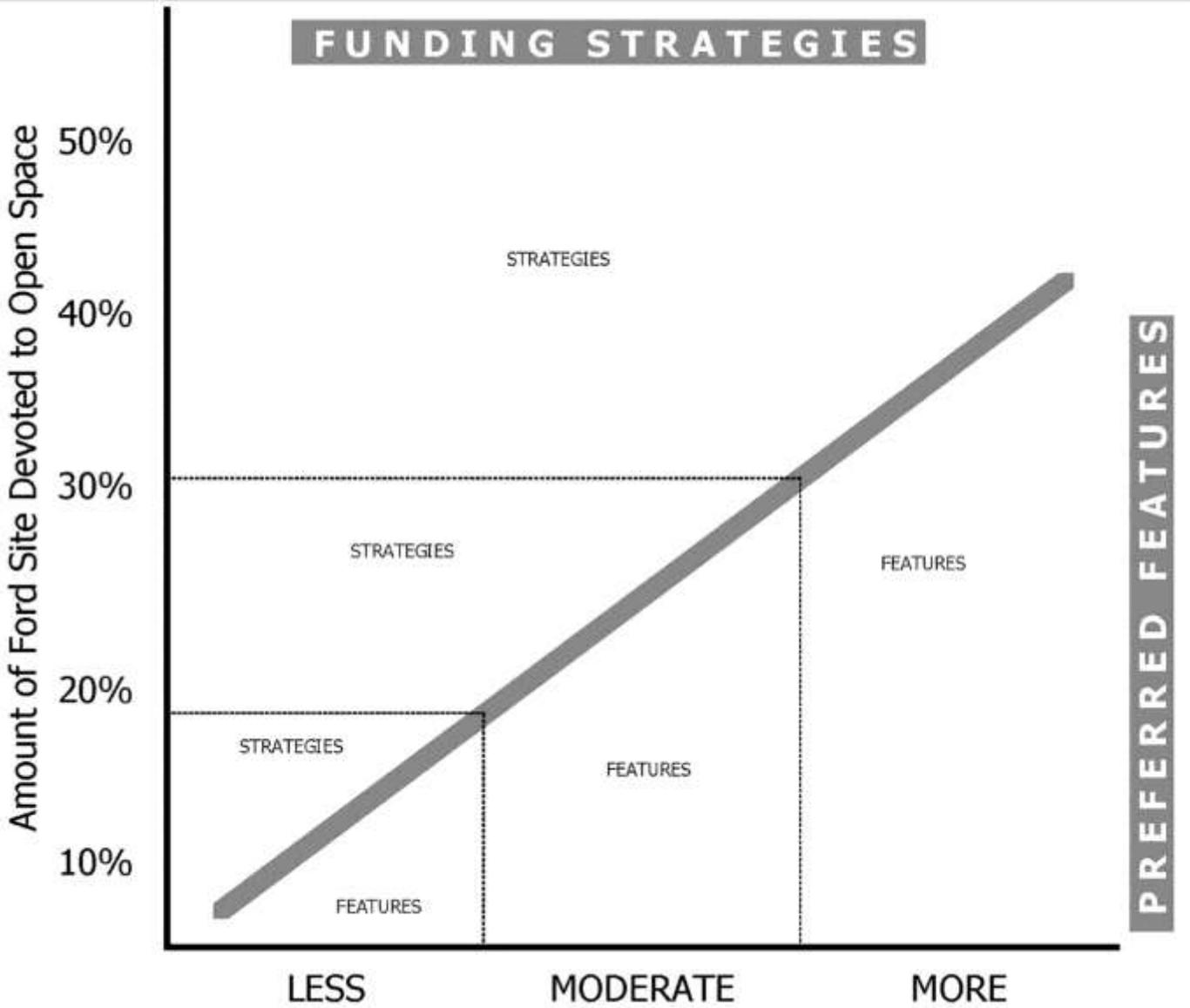


C: \$200,000/acre
O: \$11,000/acre

Linking Features to Funding

This is a working diagram that begins to illustrate the inter-relationship between 1) amount of open space at the Ford site, 2) preferred features at various levels of open space and 3) associated funding strategies.

Features and strategies will be added as the project progresses.



Potential Funding Sources

This chart depicts the typical level of funding opportunity for various open space features.

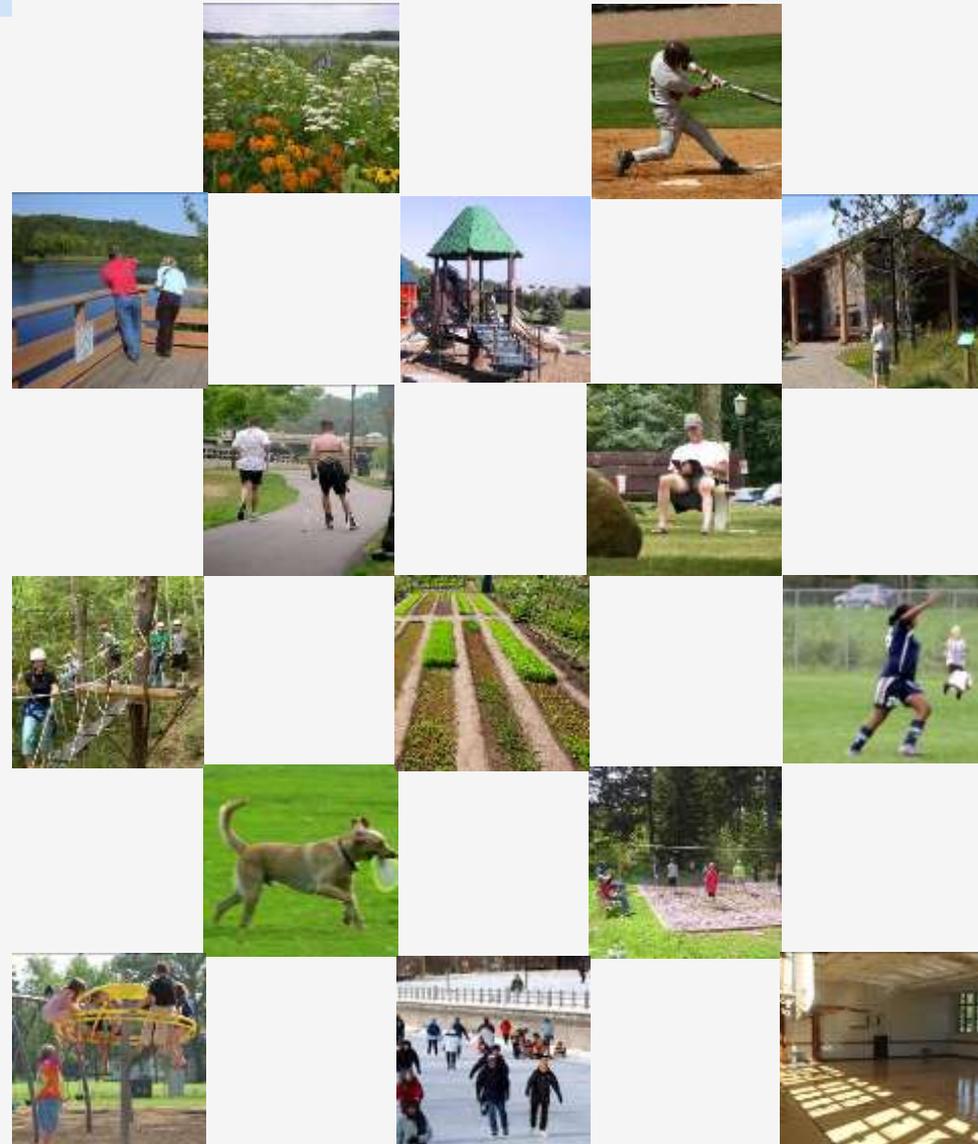
Program Element	Surrounding Property Owners	Dedicated Tax Revenues	Retail Concessions & Private Events	Philanthropy & Sponsorships
Ballfields & Courts	●	●	●	●
Specialty Sports	●	●	●	●
Habitat	●	●	●	●
Community Gardens	●	●	●	●
Playgrounds	●	●	●	●
Dog Runs	●	●	●	●
Picnic Ares	●	●	●	●

Green = greater willingness/resources for funding source, Red = minimal willingness/resources

Performance Standards

Performance standards will be written for each of these categories.

- Nature areas
- Trails
- Gathering/picnic grounds
- Dog parks
- Community gardens
- Play areas
- Ice skating
- Court sports
- Adventure sports
- Baseball/softball
- Soccer/lacrosse/football



Performance Standards

Performance standards for the following subjects will be written and diagrammed for each category of open space feature.

- Targeted users/user-shed
- Distribution across the site
- Size/scale
- Key design features
- Support facility needs
- Adjacency/proximity
 - Synergies with land uses and other features
 - Conflicts with land uses and other features
- Layered functions
 - Health & wellness
 - Environmental & ecological
 - Social & societal
 - Structural & aesthetic

Performance Standards

Layered Functions:

The following functional layers are assessed with each open space feature to ensure a holistic system that encompasses not only the full range of open space features, but also the necessary experiences that are integral to the City's identity.



- » Physical activity
- » Mental health – relaxation, contemplation, solitude, etc



- » Preserving and creating healthy biological systems for flora and fauna
- » Mitigating climatic changes
- » Mitigating/screening noise
- » Influencing the hydrological cycle
- » Protecting resources



- » Building community trust and pride
- » Facilitating social contact and communication
- » Creating sense of stewardship
- » Creating greater social capital



- » Connecting and linking areas of the urban fabric
- » Preserving views and special landscapes
- » Reducing hazards associated with the development of unsuitable land
- » Building community identity – sense of place