

Ford Site Planning Task Force

March 5, 2012 -- Meeting #16

Agenda

6:30 – Welcome and Reintroductions

6:45 – Decommissioning Update

7:00 – Review of Ford Planning 2007-2011

8:00 – 2012 Ford Planning Work

8:15 – Role of the Task Force

8:30 -- Adjourn





Phase I Planning

January to October 2007

- Formed 25-member Ford Planning Task Force
 - Engaged planning consultant team
- Site context study and Colliers market study
 - 10 Task Force Meetings
 - 3 Large Public Meetings
 - 1 Developer Panel
 - 10+ Stakeholder Meetings
 - Humphrey Capstone Project
- 6 Technical Advisory Work Group Meetings
- Phase I Report and 5 Redevelopment Scenarios



Task Force 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 River Valley Corridor in which it sits, while advancing the City's economic wealth and community goals, resulting in forward-thinking 21st Century development.

#1 – Baseline / Industrial Reuse



#2 – Light Industrial Mixed Use



#3 – Office/Institutional Mixed Use



#4 – Urban Village



#5 – High Density Transit Village





Summary Table of the 5 Scenarios

Scenario	Height (stories)	SF	Town Home	Apt / Condo Low Dnsty	Apt / Condo Med Dnsty	Apt / Condo High Dnsty	Office / Institut. (sq ft)	Retail (sq ft)	Industrial (sq ft)	Open Space (sq ft)
1	1 to 3	0	0	168	0	0	140,000	90,000	80 acres	46 Acres
2	1 to 2	87	36	250	251	0	250,000	135,000	45 Acres	32 Acres
3	2 to 8	44	74	404	723	0	750,000	200,000	NA	44 Acres
4	2 to 6	242	206	230	250	0	260,000	275,000	NA	29 Acres
5	3 to 4 / Towers 10	0	0	300	730	320	375,000	194,000	NA	58 Acres



Colliers' 2007 Market Potential Analysis

Land Use

Potential

Neighborhood Retail

100,000 – 200,000 sq ft

Light Industrial / Flex Tech

25 - 35 Acres

Office (multi-tenant)

100,000 – 200,000 sq ft

Residential

400 – 1,500 units

Corporate Campus

Modest potential

Major Institutional Use

Stronger potential



Fiscal Impact Analysis ('08)

****Conclusion:**
Impact on City's budget would be marginal**

• Range of impacts (slight negative to larger positive)

	1	2	3	4	5
	Baseline Reuse For Industry	Mixed Use Light Industrial Flex Tech	Mixed Use Office/ Institutional	Mixed Use Urban Village	Mixed Use High Density Urban Transit Village
Revenues	\$1,185,000	\$1,620,000	\$2,465,000	\$2,050,000	\$1,915,000
Expenditures	\$1,190,000	\$1,610,000	\$2,445,000	\$1,885,000	\$1,810,000
Annual Net Fiscal Effect on CITY GOVT	(\$5,000)	\$10,000	\$15,000	\$165,000	\$105,000
Fiscal Impact as % of General Fund Budget	0.00%	0.01%	0.01%	0.09%	0.06%

Revenues + Property Tax – Expenditures = Annual Net Impact to City Government



Update

Fiscal Impact Analysis ('11)

****Conclusion:**
Impact on City's budget would be marginal**

- Positive net impacts in all five cases
- Depending on market values, fiscal impact compared to fiscal impact of previous use varies greatly

	1	2	3	4	5
	Baseline Reuse for Industry	Mixed Use Light Industrial Flex Tech	Mixed Use Office Institutional	Mixed Use Urban Village	Mixed Use High Density Urban Transit Village
Revenues	\$ 2,474,945	\$ 2,867,172	\$ 3,996,664	\$ 3,015,469	\$ 2,685,990
City Property Tax Impact	\$ 605,310	\$ 834,237	\$ 1,266,095	\$ 1,073,273	\$ 907,949
Expenditures	\$ 2,854,441	\$ 3,306,811	\$ 4,609,494	\$ 3,477,846	\$ 3,097,847
Annual Net Impact to City Gov't	\$ 225,814	\$ 394,599	\$ 653,266	\$ 610,896	\$ 496,092
Estimated Value Added to City Gov't	\$-449,550 to \$-145,654	\$-337,799 to \$83,715	\$-187,800 to \$450,573	\$-181,404 to \$367,135	\$-255,212 to \$200,565
Fiscal Impact as % of General Fund Budget	0.10%	0.17%	0.28%	0.26%	0.22%

Revenues + Property Tax – Expenditures = Annual Net Impact to City Government

Value Added to Local Government = Fiscal impact post-development MINUS Fiscal impact pre-development

**Funded by \$100,000 grant from
MN Legislature**

FORD SITE GREEN MANUFACTURING REUSE STUDY

**Presented to Ford Task Force
January 11, 2010**



Study team led by Jay Demma
Bonestroo, Inc.



Economic
Development
Services

Generate



RFP SCOPE

1. Study feasibility and cost for redeveloping or reusing the existing Ford site, and perhaps the buildings, for a new manufacturer.
2. Identify the specific site characteristics and building needs, and employee qualities, sought by manufacturers in several identified green industries.
3. Identify job skills needed by the industries.

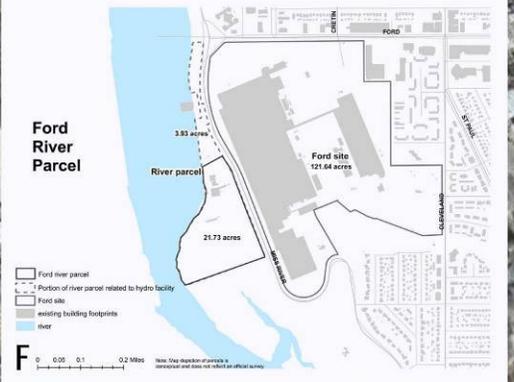
Determine if the Ford site is appropriate for reuse by any of the identified industries.

SITE AND BUILDING ASSESSMENT



Unique Assets of the Existing Industrial Manufacturing Site

- CITY WATER HIGH VOLUME, HIGH PRESSURE (150 PSI)
- STEAM PLANT
- WASTEWATER PLANT PROCESS WATER
- ELECTRICAL DISTRIBUTION PRIMARY POWER
- CONCRETE SLAB 8"
- GRID 40X40
- CLEAR HEIGHT 20' IN MANUFACTURING, 30' FOR PAINT BUILDING
- NATURAL LIGHTING OPPORTUNITY FOR NATURAL LIGHT WITH SAWTOOTH ROOF AND CLEARSTORY WINDOWS
- AIRPORT PROXIMITY APPROX. 4 MILES OR 6 MIN. TO MSP INTERNATIONAL
- RAIL PROXIMITY OPPORTUNITY FOR SEVERAL SPURS TO ACCESS BUILDINGS
2 BAYS OF INTERNAL RAIL LINE FOR LOADING
- LOADING DOCK 8 FULL DRIVE-IN SHELTERED DOCKS WITH AIR CURTAINS
ONE DRIVE THRU DOOR
- TRAINING FACILITY 180 SEAT AUDITORIUM WITH CLASSROOMS -
FUNCTIONAL AS OFFICE OR CONF. SPACE
- HYDROPOWER POTENTIAL TO PURCHASE UP TO 5 MW



Google™

BUILDING REUSE CONCLUSIONS

Subjective Decision Chart

Development Scenario	Investment Risk	Market Potential Among Green Manufacturers	Potential to Tap Existing Ford Workforce	Alignment with 2007 Planning Vision
Demolish All Buildings and Rebuild	Most Flexibility for Market Absorption	Most Flexible	Timing of Job Creation	Strong
Reuse All Buildings	Requires Heavy Subsidies	Nominal	Strong For Electric Vehicles	Doesn't Allow For New Uses
Reuse Paint Building	Property Would Have Competitive Lease Rates	Moderate	Opportunity for Immediate Replacement	Allows for Mix of Uses
Reuse "Newer" Warehouse Building	Property Would Have Competitive Lease Rates	Moderate	Opportunity for Immediate Replacement	Loss of Valuable Land Along River Road

MARKET INTERVIEWS

13 interviews with green mfg company decision makers (45-50 min)

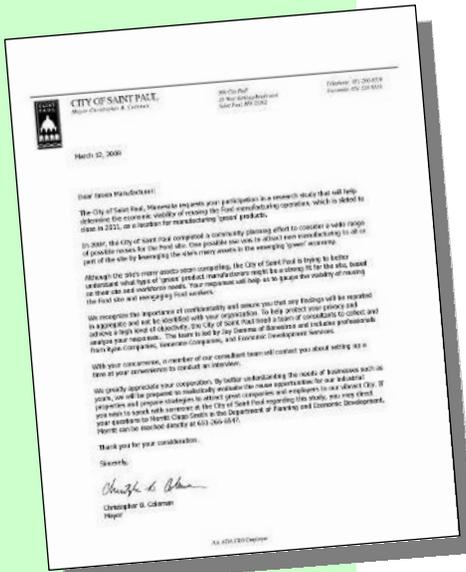
Findings:

- Subsidies are essential
- Access to highways is important
- Companies that sell direct to consumers are more interested in a green image & being on an eco-industrial site

■ “Given attributes of the site, how would you rate it as a location for your company?”

Average answer was 4.5 out of 10

Solar and bio-fuels firms rated it 8-9



OVERALL STUDY CONCLUSIONS

- Focus the Marketing Effort
 - HVAC Controls
 - Sensors & Monitoring Systems
 - Solar Panels
- Strategically Reuse Portions of the Site
- Track the Economy and Time Investment
- Consider Creating Eco-Industrial Park
- Expect Heavy Subsidies





Ford Open Space Workgroup - 2010

12-member group worked with City staff and consultant Hoisington Koegler Group to prioritize active and passive space programming for the Ford site.

Final report includes:

- overarching goals and principles
- estimates of capital costs and annual O&M budget for each program component (ball field, dog park, etc)
- description and performance criteria for each program component
- list of potential funding sources and strategies



Open Space Workgroup

Examples of Guiding Principles

- More open space is preferred to less
- League-play baseball field should continue
- Open space should ...provide multiple functions
- Riverfront parcel should be publicly-accessible
- Open space should create an inter-connected greenway system
- The economic value of open space should be recognized in evaluating redevelopment proposals

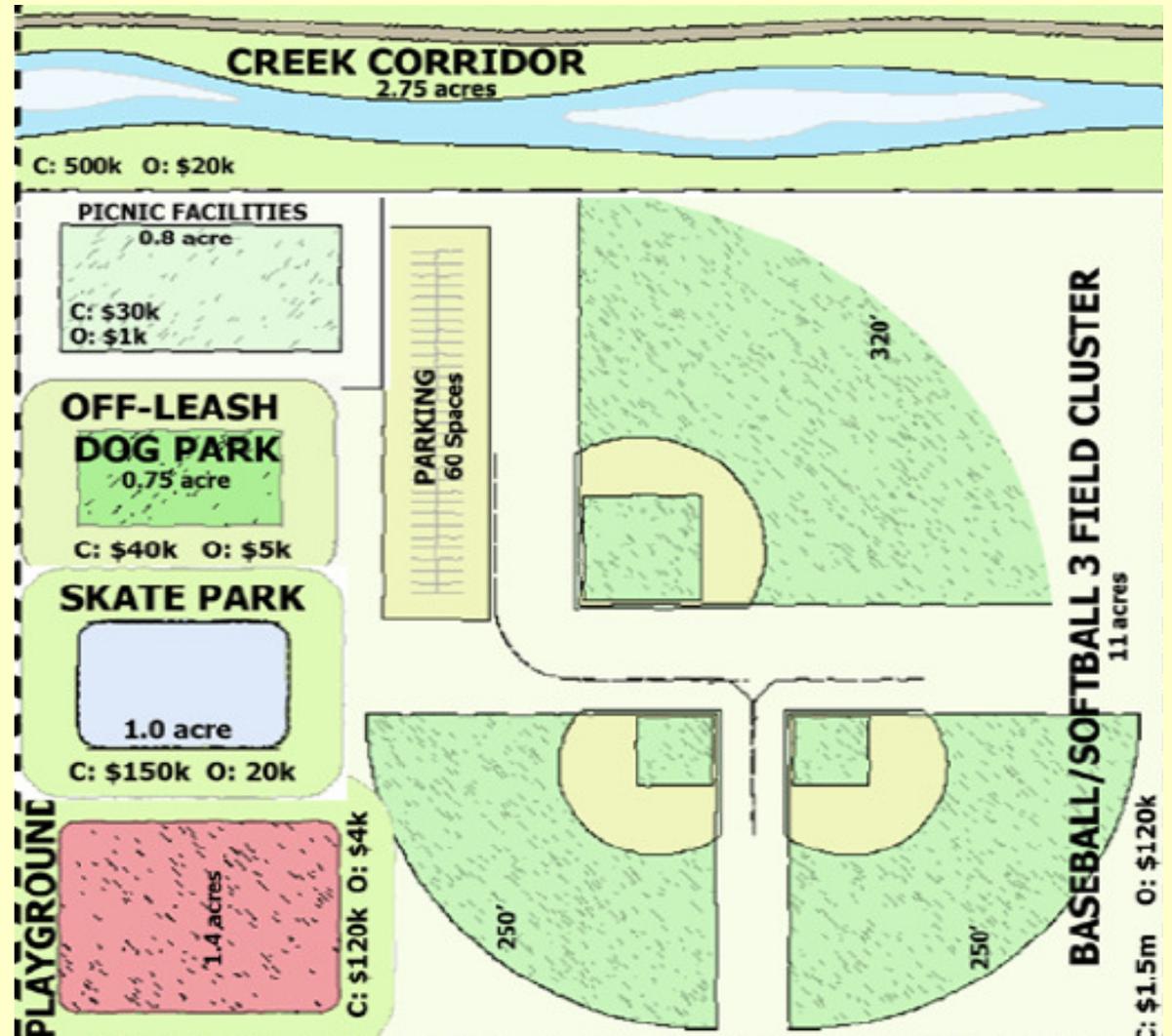


Open Space Workgroup

Recreation program priorities if...

Site is 10%
(15 acres)
open space

C: \$200,000/acre
O: \$12,000/acre



Illustrative option #1

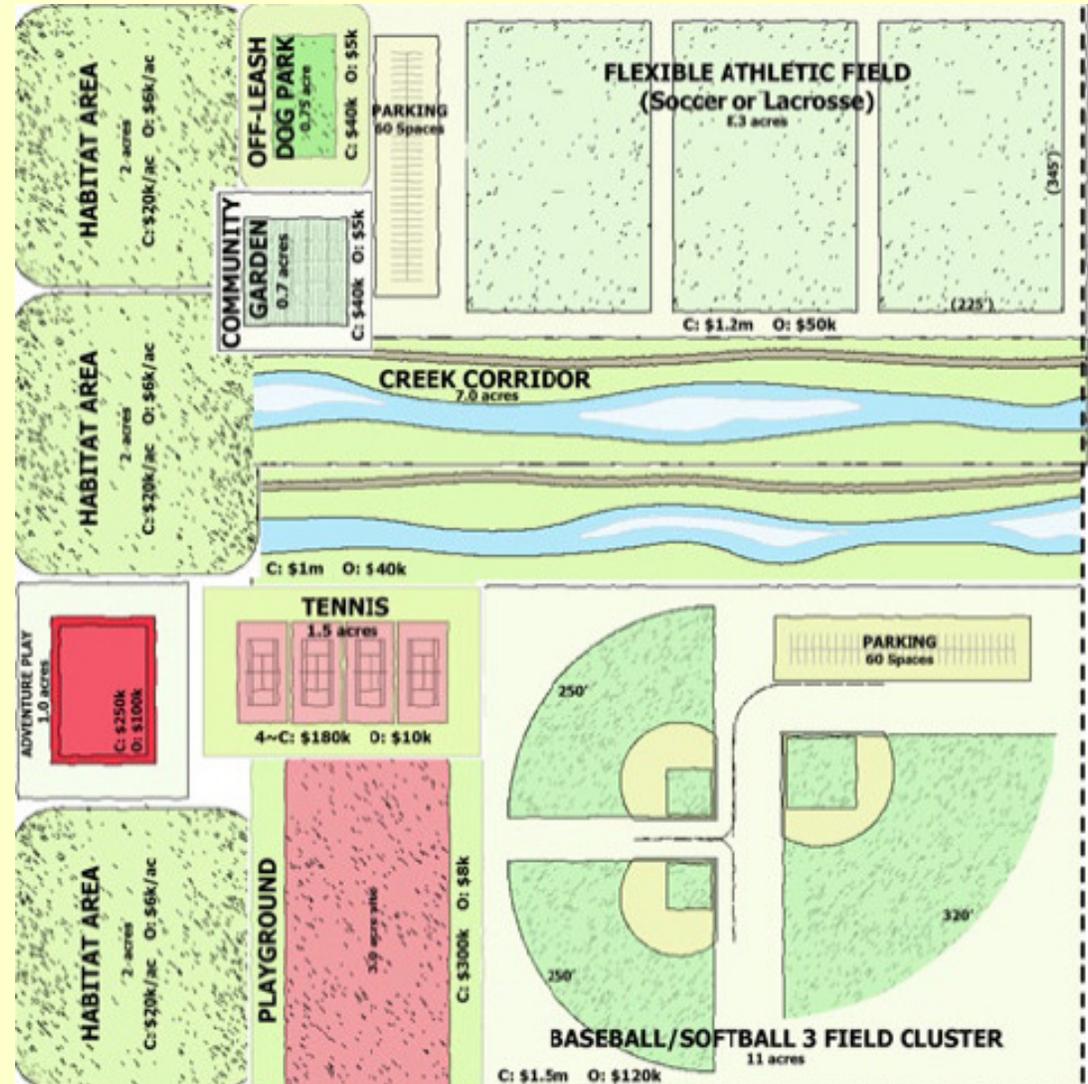


Open Space Workgroup

Recreation program priorities if...

Site is 25%
(39 acres)
open space

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



Illustrative option #2



Open Space Workgroup

Recreation program priorities if...

Site is 45%
(70 acres)
open space

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



Illustrative option #3



Open Space Workgroup Analysis of Funding Opportunities

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

Sustainable Stormwater: Restoring Hydrology Ford Plant, St. Paul



Presented to Ford Task Force May 2011

Report made possible
by \$25,000 grant from



**Presenters:
Nathan Campeau
Mary Sands**

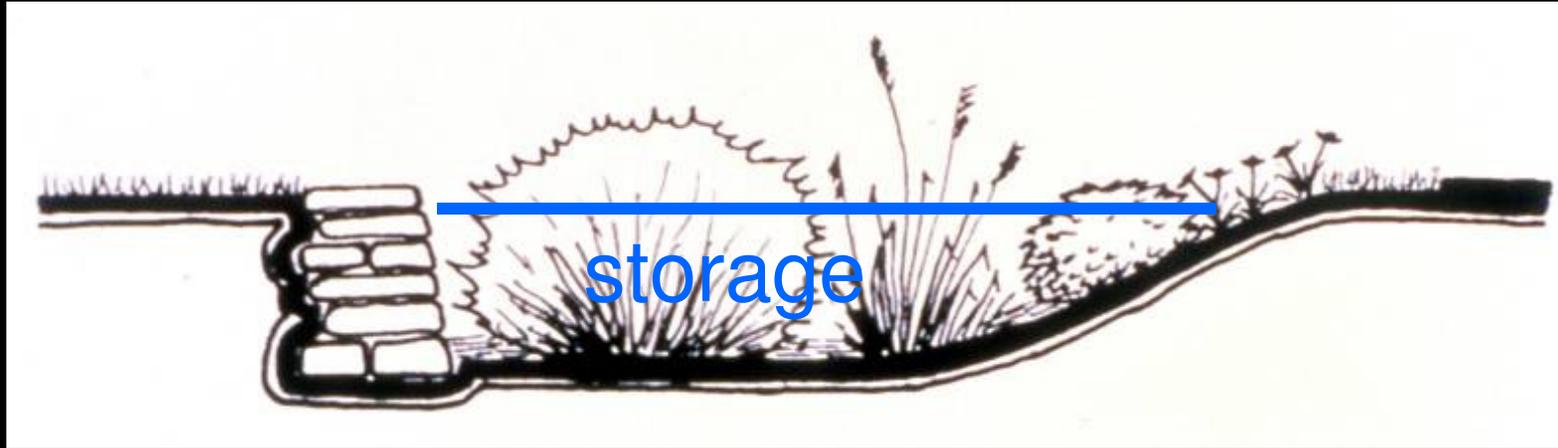


Redevelopment of Ford Plant offers opportunities for water quality improvement

85% Impervious!



Restoring Native Hydrology with Infiltration



Ford Site presents challenges to infiltration

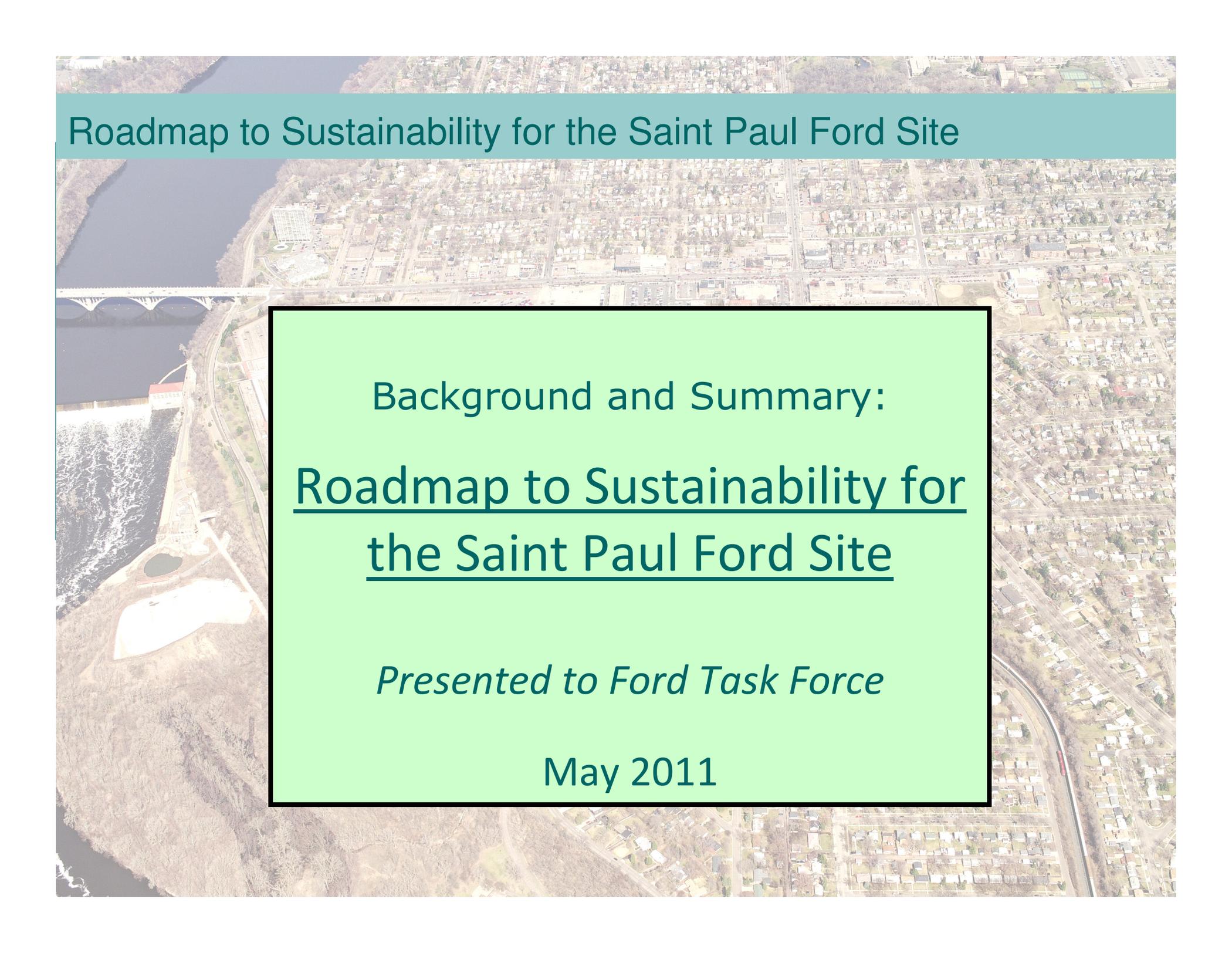
- Impermeable Soils
- Shallow Bedrock
- Perched Groundwater
- Contaminated Soils

Filtration can be used where site constraints prevent infiltration

- Filtration techniques can use infiltration methods, with an underdrain
- Limited water quantity reduction benefit
- New technologies allow over 70% of pollutant removal
- Bring baseflow to Hidden Falls

Integrated treatment system treats storm-water and provides a multifunctional corridor



An aerial photograph of the Saint Paul Ford Site, showing a river, a dam, and surrounding urban development. The image is used as a background for the title slide.

Roadmap to Sustainability for the Saint Paul Ford Site

Background and Summary:

Roadmap to Sustainability for the Saint Paul Ford Site

Presented to Ford Task Force

May 2011

Roadmap to Sustainability for the Saint Paul Ford Site

The Ford Site “Green Team”

Report made possible by a \$25,000 grant from the Minnesota Pollution Control Agency.



The “Green Team” included:

Loren Abraham – Abraham and Associates Architects

John Carmody – Director of Center for Sustainable Building Research at Univ. of MN College of Design

Ken Haberman – Landmark Environmental

Peter MacDonagh – Kestrel Design Group

Peter Musty – Peter Musty, LLC

Richard Strong – Research Fellow at Center for Sustainable Building Research at Univ. of MN College of Design

The Green Roundtable in Boston

Laura Milberg, Philipp Muessig and Tim Nolan – MPCA

- With assistance with City staff and Ford Land representatives

An aerial photograph of a city, likely Saint Paul, Minnesota, showing a river, a bridge, and residential areas. The image is used as a background for the slide.

Roadmap to Sustainability for the Saint Paul Ford Site

District Sustainability Standards

The Ford Site “Green Team” worked to identify and describe key categories of sustainable redevelopment for the site.

Each of the eleven category sections includes:

- Background and relevance
- General goals
- Minimum performance thresholds
- Ultimate condition
- Strategies
- Resources

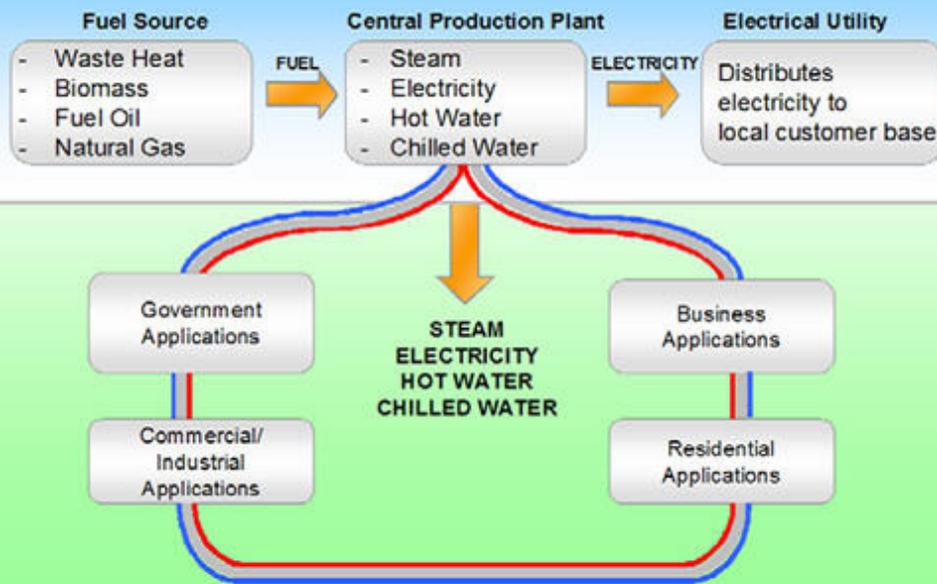
Roadmap to Sustainability for the Saint Paul Ford Site

1.0 Building Energy

Goals:

- Maximize use of renewable energy for buildings and infrastructure
- Reduce operating energy use in all buildings and infrastructure

Typical District Energy System



- Maximize energy self-sufficiency

Example Threshold – Meet energy use and GHG emission targets in Minnesota B3 guidelines

Example Strategy – Meet on-site energy needs with a fully integrated district energy system.

Roadmap to Sustainability for the Saint Paul Ford Site

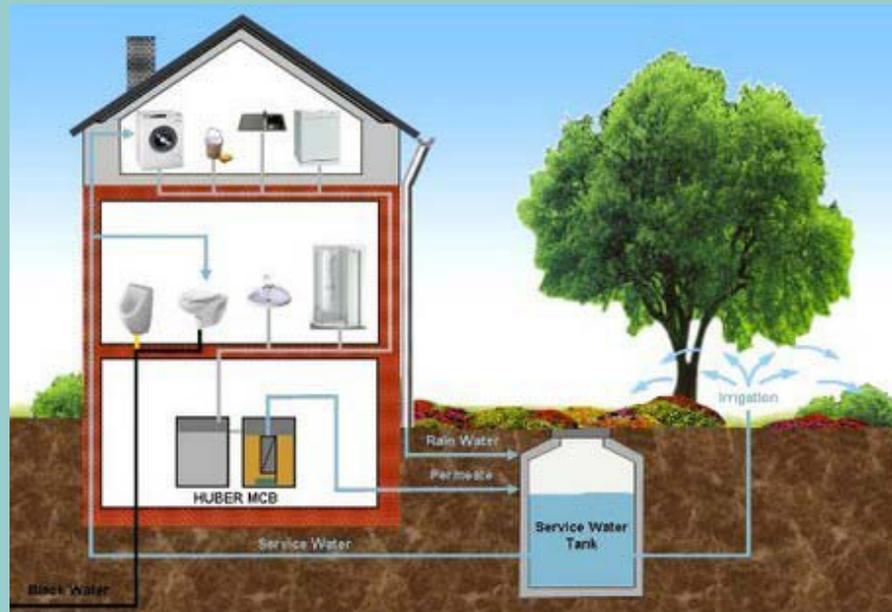
4.0 Water & Wastewater

Goals:

- o Reduce potable water consumption in all buildings and landscapes
 - o Reduce wastewater leaving the site to treatment plants from all buildings and landscapes by increasing onsite wastewater reuse
- Maximize energy self-sufficiency

Example Threshold – Predicted potable water use must be 30% below EPA Policy Act of 1992

Example Strategy – Install gray water recycling systems



Roadmap to Sustainability for the Saint Paul Ford Site

8.0 Vegetation & Habitat

Goals:

- Maximize biodiversity of the site and provide maximum possible contribution to local landscape ecology
- Increase vegetation on site with new plantings
- Provide wildlife habitat for diverse species

Example Threshold – Greater than 20% of site open space covered with vegetation

Example Strategy – Use native plant communities as templates to inform species composition, frequency and abundance for planting plans





Roadmap to Sustainability for the Saint Paul Ford Site

Implementing Sustainability – Four Strategies

Strategy 1 – Integrated design process

Strategy 2 – Form based development code

Strategy 3 – Green building standards, LEED-ND, and other policy frameworks

Strategy 4 – Incentives (monetary or non-monetary)

Ford Site has the potential to be a highly sustainable legacy site, but it will take careful planning and hard work to get there.

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



2012 Ford Planning and Task Force Meetings

April 23

- Detailed Overview of Ford Site Decommissioning (Ford)
- Update on Environmental Assessment (Ford)

June 4

- Update on Ford decommissioning and environmental assessment (Ford)
- Ford Site Zoning Framework Study - introduction (City staff & consultants)

July 9

- Update on relevant decommissioning and project activities (Ford)
- Ford Site Zoning Framework Study - discussion (City staff & consultants)
- Overview of Alternative Urban Areawide Review process (City staff)

August 13

- Ford Site Zoning Framework Study – draft recommendations (Consultants)

September – December (dates to be determined)

- Update on relevant decommissioning and project activities
- Presentation of Ford Site Zoning Framework
- Introduction to and discussion about AUAR (Consultants)
- Explanation of Ford site marketing and Developer selection (Ford-CBRE)



Ford Site Zoning Framework Study

Saint Paul received \$100,000 grant from Metropolitan Council Metropolitan Livable Communities Fund to conduct a Ford Site Zoning Framework Study

Consultant team will evaluate zoning tools that are most appropriate to implement the planning goals, densities, uses and design for the site, as already identified in the Phase I planning, 5 redevelopment scenarios, and Phase II studies.

Study will result in a recommended zoning framework for the site, identifying tools and district types and an implementation strategy.

Study will not draft new zoning, but will make recommendations for doing so, if appropriate.



Alternative Urban Areawide Review (AUAR)

Major Components Analyzed by an AUAR for each development scenario:

- Fish, wildlife, & ecologically sensitive resources
- Impacts on water resources
- Water Use
- Erosion & sedimentation
- Stormwater runoff
- Wastewater Systems
- Geologic hazards and soil conditions
- Solid wastes; hazardous wastes; storage tanks
- Traffic
- Vehicle-related air emissions
- Sensitive resources: archeological, historic, architectural; designated parks, rec. areas, trails; scenic views
- Compatibility with Regional, Municipal and Neighborhood Plans
- Impact on infrastructure and public services
- Cumulative impacts
- Other environmental impacts

Mitigation Plan

Final action on AUAR is adoption of a mitigation plan by the City of Saint Paul -- this plan is a commitment to prevent potentially significant impacts from occurring from specific scenarios; it identifies how mitigation will be applied and assures that it will.