

Ford Site Project Update to Planning Commission

Commissioner Makarios and Merritt Clapp-Smith
May 22, 2015



DECOMMISSIONING STATUS

May 2014



May 2015



- Created stormwater ponds and erosion control features
- Removed slabs, foundations and sub-surface features
- Sorted building materials and soils into those for recycling or removal
- Filling basements, shallow tunnels, and the old elevator shaft

ENVIRONMENTAL ASSESSMENT

Main Site

- Ford has done soil and water testing on and around the main parcel since 2008.
- Ford just added almost 800 new borings to the main parcel to test the site to Ford's corporate policy standards for potential residential reuse.
(This "delineation" coverage is denser than what the MN Pollution Control Agency requires.)
- Soils and foundations from demolition are tested and stockpiled according to their status -- clean materials can be recycled on site and impacted materials are removed.

Area C – on the river parcel

- Ford is adding new test trenches, borings and well water monitoring to the Area C mound, in compliance with a request to do so from the MN Pollution Control Agency. The extent and current composition of former waste dumped at the location will be better understood following the tests.

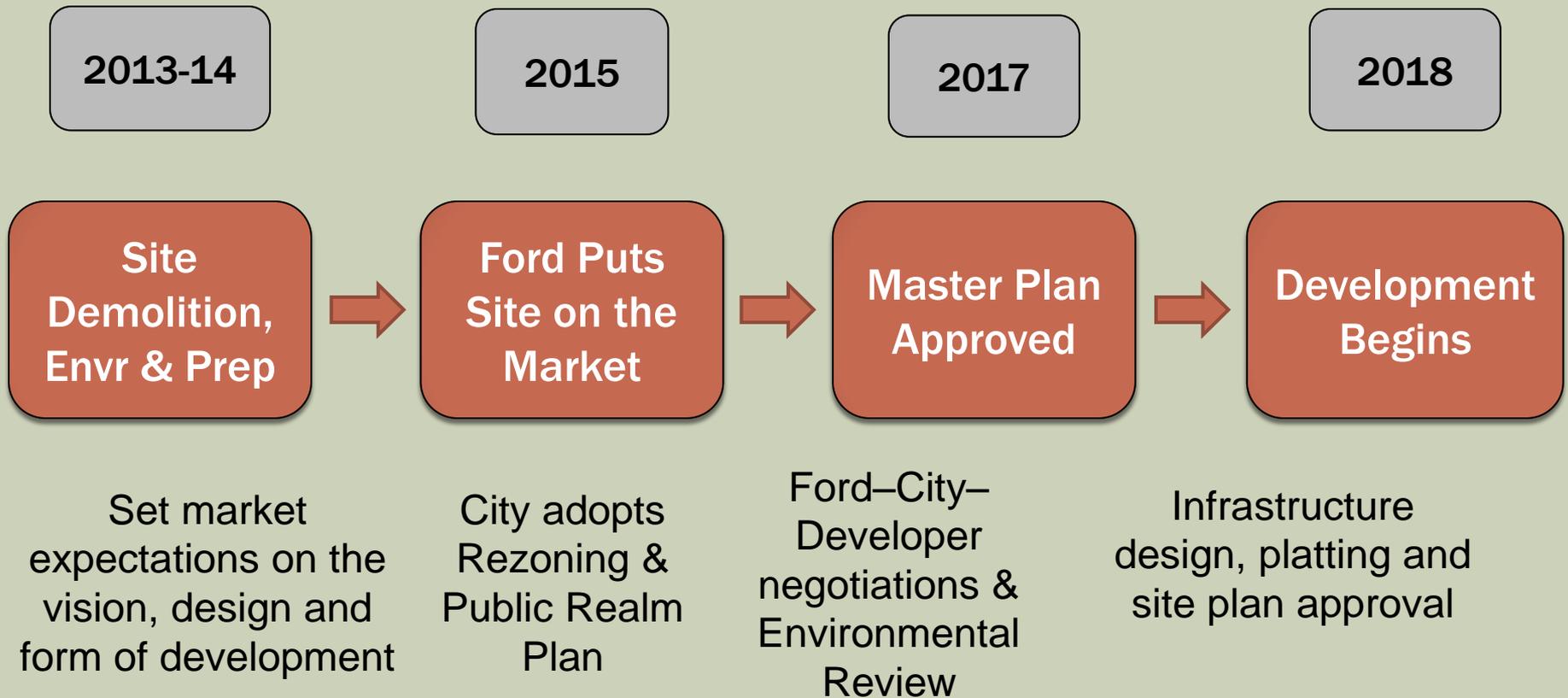
ENVIRONMENTAL ASSESSMENT

Phase I Environmental Site Assessment (6-29-07)
Soil Investigation Report - Baseball Fields - Feature 139 (9-7-07)
Soil Investigation and Risk Assessment Work Plan - Baseball Fields - Feature 139 (9-7-07)
Initial Phase II - Exterior Investigation Report (10-31-07)
Additional Soil Investigation and Surface Soil Risk Assessment - Baseball Fields - Feature 139 (12-19-07)
Briefing Letter; Executive Summary; Full Report; Figures; Tables; Appendices
Response Action Implementation Report - Baseball Fields - Feature 139 (3-13-08)
Groundwater Seep & Mississippi River Sampling Work Plan (4-11-08)
Supplemental Phase II Exterior Investigation Work Plan (5-3-08)
North Parking Area Supplemental Phase II - Exterior Investigation Work Plan (5-19-08)
Quarterly Groundwater Sampling Event (6-27-08)
Quarterly Groundwater Sampling Event (12-31-08)
Phase II - Interior Investigation Work Plan (5-28-10)
Tunnel 1A Response Action Implementation Report (1-1-11)
Seep and River Sampling Events (2- 22-11)
Final/Initial Receptor Survey (7-18-11)
Underground Storage Tank (UST) Sump Sampling Events (12-5-12)
MPCA Approval - UST Sump Sampling Report (2-8-13)

Final Supplemental Phase II Exterior Investigation Report (5-31-12)
MPCA Response - Revise Supplm Phase II Exterior Report (2-4-13)
Revised - Final Supplm Phase II Exterior Investigation Report (40MB) (5-29-13)
MPCA Approval - Revised Supplm Phase II Exterior Investig. Report (9-5-13)
North Parking Area Statistical Analysis NFA Request (July 2012, 2013)
MPCA Response - North Parking Area NFA Request (2-7-13)
Final Propane Sampling of tank removals (5-6-13)
Underground Storage Tank (UST) Removal - Environmental Contingency Plan (4-9-13)
MPCA Approval - UST Removal Contingency Plan (5-28-13)
Subsurface Investigation Work Plan - Element 1 (7-15-13)
MPCA Approval - Subsurface Investigation Work Plan - Element 1 (9-17-13)
Site-Wide Environmental Contingency Plan during demolition (7-17-13)
MPCA Approval - Environmental and Site-Wide Contingency Plan (8-14-13)
Area C - Comprehensive Site History and Investigation Report (60 MB) (4-4-14)
Subsurface Investigation Work Plan - Element 2 (6-6-14)
Retention Pond Work Plan (7-11-14)
Data Collected from Monitoring Wells Along the Mississippi (9-2-14)
Area C Investigation Work Plan (3-17-15)
Underground Gasoline Storage Tank Removal Report (4-13-15)

All reports available of City's Ford web pages

FORD PROJECT TIMELINE



FORD ENERGY STUDY



RAMBOLL

Krifcon
Sustainable Consulting

- Conceptual design for a site-wide, integrated energy system using renewable energy and efficiency to reduce demand and reuse energy
- Consultants
- Technical Advisory Group

Report will be complete by August 2015

Will identify three (3) energy concepts for the Ford site and outline the technical and financial feasibility of each.

THE MCKNIGHT FOUNDATION

FORD JOBS STRATEGY WORKGROUP

Identify Ford Site employment niche and recruitment strategy

- PED
- Greater MSP
- DEED
- Chamber of Commerce
- Port Authority
- St Paul Regional Labor Federation



- Group has been meeting monthly since Fall 2014
- Report will be complete by Fall 2015
- Preliminary findings will be reviewed by the public at the July 22nd meeting

ZONING AND PUBLIC REALM PLAN



Above: Illustrious image only

Components:

- Zoning districts (range of mixed use)
- Scale and density
- Modest design standards
- Sustainability standards
- Right-of-way standards and locations, including streets and stormwater infrastructure
- Park & open space locations

Review Timeline

- Planning Commission - Nov 2014 to Jan/Feb 2015
- City Council - Feb to April 2015

FORD PUBLIC MEETINGS FOR 2015

PURPOSE

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



- Clarify expectations
- Seek input on priorities / questions
- Use input to refine priorities
- Prepare zoning & public realm plan



TOPICS and DATES

Ford Energy Study - January 29

Parks & Open Space - February 26

Bikes, Pedestrians & Transit - April 30

Streets, Parking & Traffic - May 27

Stormwater & Infrastructure - June 23

Jobs & Housing - July 22

Zoning – September or October

*Date dependent on
availability of site environmental
information*

FORD TASK FORCE - 2015

1. Kyle Makarios, Co-Chair - Saint Planning Commission representative
2. William Klein, Co-Chair - Attorney, Gray Plant Mooty
3. Tony Schertler, Co-Chair - Consultant, Springsted Incorporated
4. Peter Armstrong - Independent Manufacturer's Representative
5. James Bricher - Friends of the Parks and Trails; Retired CPA
6. Richard Broderick - Journalist
7. Ronnie Brooks - Director Shannon Leadership Institute, Wilder Foundation
8. David Drach - Director Real Estate U.S., Canadian Pacific
9. Rob Cory - Director of Real Estate, Ford Land
10. Charles Hathaway - Senior Water Resources Engineer, Barr Engineering
11. Deborah Karasov - Executive Director, Great River Greening
12. Angela Kline – Energy Efficiency Consultant
13. Gary Marx - Highland Park resident
14. Jim Reinitz – Former UAW Local 879 member
15. Matthew Schuerger - Owner and President, Energy Systems Consulting Services
16. Morgan Tamsky – Retired 3M Technical Director
17. Bruce Valen - Attorney, UAW Legal Services Plan
18. Stephanie Warne - Real Estate Services and Condemnation Commissioner
19. Ellen Watters - Consultant, Economic Development
20. Pamela Wheelock - MN Commissioner of Finance (1999-2002); Director of PED, Saint Paul (1996-1999)

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.

Mix of Uses & Activity

Housing Variety

Jobs & Tax Base

Energy & Sustainability

Transportation Choice

Parks & Amenities

**CREATE
A NEW
PLACE
AT FORD**

**VISION
&
KEY
THEMES**

MIX OF USES AND ACTIVITIES

- ❖ Vibrant place to live, work, and recreate for all people.
- ❖ Services and amenities that meet local needs to reduce auto dependency.
- ❖ Well-designed urban neighborhood that complements and integrates into the Highland Park area and broader community.
- ❖ Mix of traditional and modern building forms, styles and materials.



HOUSING VARIETY

- ❖ Range of housing types and affordability that expand choices in the area and in the city.

75% of retiring baby-boomers prefer mixed-age and mixed-income communities in urban settings. (2009 survey)



JOBS AND TAX BASE

- ❖ Significant increase in the tax base over time that strengthens surrounding property values.
- ❖ Increased regional significance and economic value.
- ❖ Range of business and employment opportunities with an emphasis on family supporting jobs.



ENERGY AND SUSTAINABILITY

- ❖ 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.
- ❖ Locally generated power from an integrated, renewable, site-based energy system.
- ❖ Best technologies in infrastructure and buildings to save money, increase efficiency, and reduce impacts on the environment.



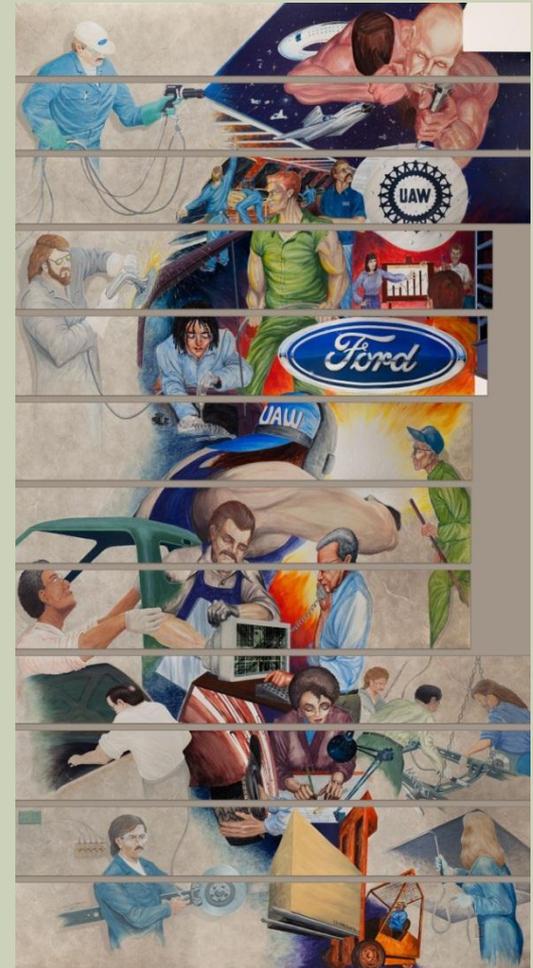
TRANSPORTATION CHOICE

- ❖ Mix and density of activities to support transit through and around the site.
- ❖ Interconnected system of streets, bikeways, and walkways that is safe and accessible for people of various ages and abilities.
- ❖ Urban design and site layout to reduce auto trips and manage traffic impacts.



PARKS AND AMENITIES

- ❖ 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.





FORD SITE

A 21st Century Community



**Ford Site
Study Tour
March 14 - 19**

*“Das Leben ist
kein Ponyhof.”*



The Katherine B. Andersen Fund
Of the Saint Paul Foundation



THE MCKNIGHT FOUNDATION



**A word
from our
sponsor
S...**

...and the
many
organizations
and
individuals
that paid their
own way.

ATTENDEES ON EUROPE TRIP

1. **Mayor Coleman**
2. **Council Member Chris Tolbert**
3. **Joe Spencer, Mayor's Office**
4. **Anne Hunt, Mayor's Office**
5. **Jonathan Sage-Martinson, Saint Paul Planning and Economic Development**
6. **Merritt Clapp-Smith, Saint Paul Planning and Economic Development**
7. **John Maczko, Saint Paul Public Works**
8. **Kathleen Anglo, Parks and Recreation**
9. Kyle Makarios, North Central States Regional Council of Carpenters (Ford Planning Task Force)
10. Ellen Watters, consultant (Ford Planning Task Force)
11. **Louis Jambois, Saint Paul Port Authority (Ford Jobs Task Force)**
12. **Cecile Bedor, Greater MSP (Ford Jobs Task Force)**
13. **Matt Kramer, Saint Paul Area Chamber of Commerce (Ford Jobs and Energy Task Forces)**
14. Laura McCarten, Xcel Energy (Ford Energy Task Force)
15. Ken Smith, Saint Paul District Energy (Ford Energy Task Force)
16. Eric Engh, Ryan Companies (Ford Energy Task Force)
17. John Carmody, University of Minnesota College of Design (Ford Energy Task Force)
18. **Rob Cory, Ford Land**
19. **Jens Unterhansberg, Ford Land Europe**
20. County Commissioner Rafael Ortega
21. Tim Mayasitch, Ramsey County Regional Rail Authority
22. Patrick Seeb, Saint Paul Riverfront Corporation
23. Shawntera Hardy, Fresh Energy
24. Lee Sheehy, McKnight Foundation
25. Carrie Jo Short, The Saint Paul Foundation
26. Wendy Helgeson, consultant

LEARNING FROM OTHERS

3 COUNTRIES, 4 CITIES, 10 SITES, 5 DAYS!



Berlin

- Berlin TXL
- Aldershof

Copenhagen

- Orestad
- Carlsberg Byen
- Nordhavn
- Tuborg

Malmö

- Hyllie
- Bo01 City of Tomorrow

Stockholm

- Stockholm Royal Seaport
- Hammarby Sjöstad

KEY LESSONS

Big plans for livable places
Energy and sustainable design
Design & Architecture matter
Water as a resource
Mixed transportation
Places for people
Lead to the future

BIG PLANS FOR LIVABLE PLACES



Flatten and integrate planning and development processes.



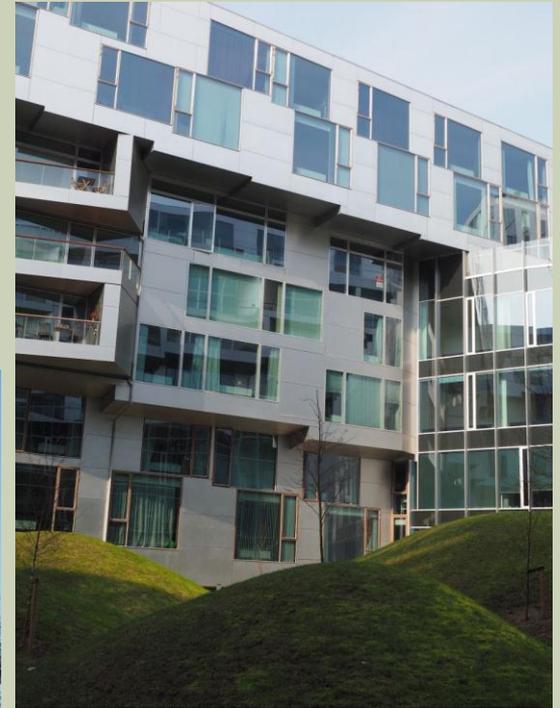
ENERGY AND SUSTAINABLE DESIGN



Sustainability seamlessly integrated into life and design – start with it and then bring in jobs, etc.



DESIGN & ARCHITECTURE MATTER



SCALE OF PUBLIC TO PRIVATE SPACE



Density creates intimacy and
intimacy creates enjoyment



WATER AS A RESOURCE



MIXED TRANSPORTATION



Design where cars are guests on the street.



PLACES FOR PEOPLE



We think about how people want to live and how we can make a place that people want to be.



LEAD TO THE FUTURE



“Best practice” is conservative planning – it’s looking back.

The idea of experimentation to push the edge and learn was common at many sites.

Communities take pride in being sustainable, cutting edge – they market that.

LEAD TO THE FUTURE

We all need to be on the same bus going in the same direction and have some fun. The goal is to do something that Danes want to come and see!

Rob Cory, Ford Land



CONTEXT OF NORTHERN EUROPE

Market Dynamics

- Fast growing regions

Policy on Climate Action

- Aggressive goals and requirements

Ownership

- 9 sites were publicly owned

Economic/Political

- European Union; national & city subsidies

Competition

- To drive development, design, performance

REFLECTIONS FROM THE GROUP

There are incredible developments happening due to a long-term vision of sustainable, dense, people-oriented neighborhoods.

Quality architecture matters – use zoning to set expectations and encourage significant innovation in building and infrastructure design.

Use creative people to drive the vision and innovation; don't let the “we can't do that” folks hold things back.

Set aspirations high and realize that it takes patience and adaptive vision to achieve.

Innovative financing and project implementation are critical to success.

The places visited are moving many more people in less transportation space by supporting all modes – ped, bike, transit and cars.

You can't do everything – set key priorities and pursue them aggressively.

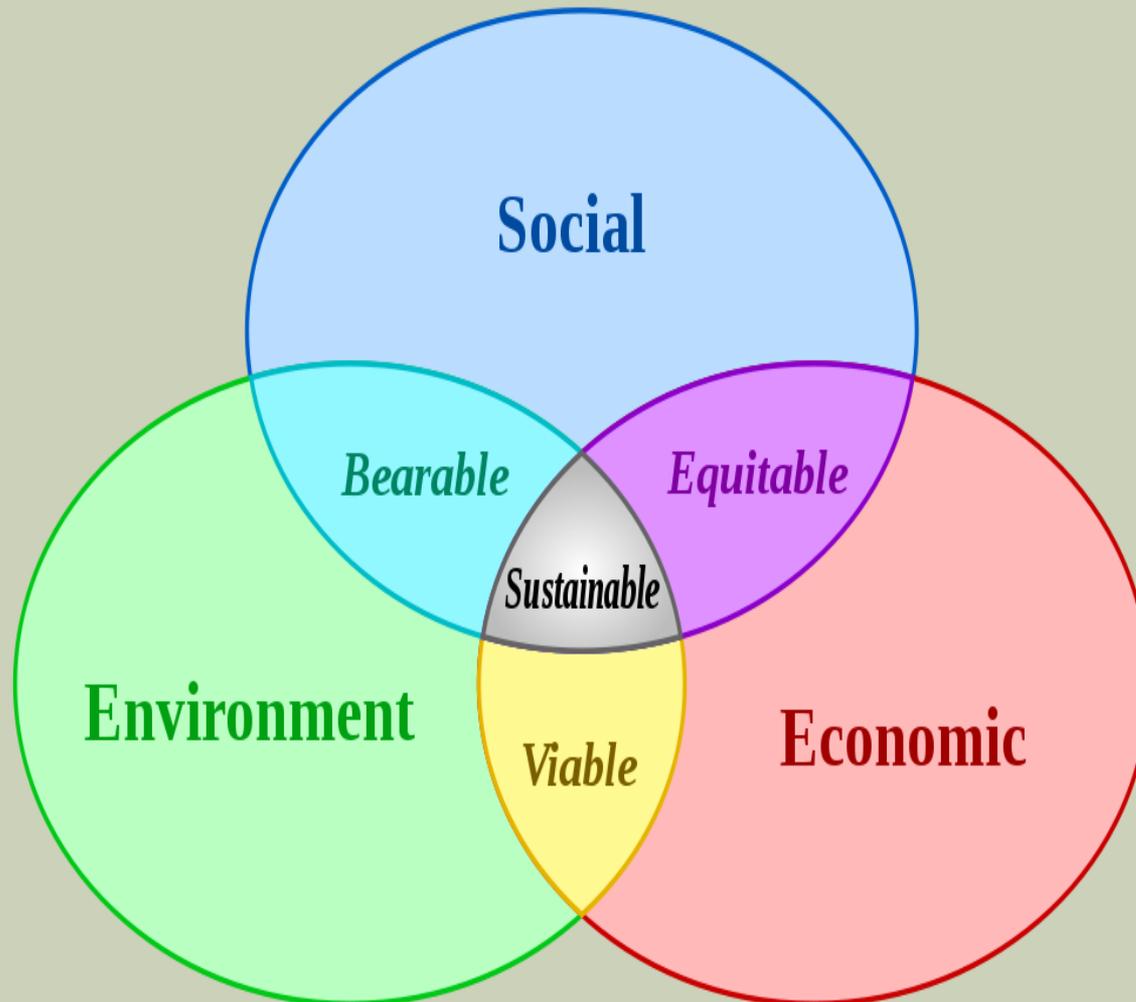
Density works – with a variety of heights, design and great public realm.

Critical elements needed to make complicated, large projects a success -
- strong leadership, buy-in from key stakeholders, livability, and the vision to design for the future instead of today.

NEXT STEPS

- Create short fact sheets with insights for each site visited
- Identify “lessons learned” from the attendees’ reflections
- Debrief meeting with trip attendees to identify next steps
- Prepare a short report about the trip and findings
- Provide public presentations about the trip
- Share trip information and video with public on Ford website
- **Initiate next steps with key project partners**

A SUSTAINABLE FORD SITE





FORD SITE: A 21ST CENTURY COMMUNITY

STAY CONNECTED



www.stpaul.gov/21stCenturyCommunity

Sign up for E-newsletters & Notifications

Open Saint Paul - Ford project questions

Mobile meeting truck

Ford table at community events