

corresponding zoning code. The Ford MP was amended by the City Council in April of 2019, and in September of 2019 the plan was amended again to include site specific design standards. In December of 2019 Ryan purchased the Ford Site. Ryan (Project Paul, LLC) and Wiedner (MN Ford Site Apartment Land, LLC) are the current owners of the property.

G. DISTRICT COUNCIL RECOMMENDATION:

City Staff and Ryan Companies presented the master site plan requirement to the Community Development Committee of the Highland District Council (HDC) on February 18, 2020. HDC has not yet made a recommendation.

H. FINDINGS: § 61.402(c) of the Zoning Code says that in “order to approve the site plan, the planning commission shall consider and find that the site plan is consistent with” the findings listed below:

1. *The city's adopted comprehensive plan and development or project plans for sub-areas of the city.*

This finding is met. Zoning code § 66.953 the Master Developer to submit a master site plan for conformance with the land use mix requirements in the Ford MP. The Ford MP requires a mix of land uses by zoning *district*, rather than by *parcel*. In other parts of the City the zoning of a parcel determines the permitted uses. The Ford MP provides an additional requirement that each F District must meet certain minimums based on the type of use (see Table 4.2 below). Additionally, The Ford MP provides for a minimum and a maximum for Dwelling Units, Retail & Service, Office & Employment, and Civic & Institutional for the entire site.

TABLE 4.2 REQUIRED MIX OF USES; PG 40 OF FORD MP

		F1-River Residential	F2- Residential Mixed Low	F3- Residential Mixed Mid	F4- Residential Mixed High	F5- Business Mixed	F6- Gateway
RESIDENTIAL	Min	90%	60%	50%	40%	20%	0%
	Max	100%	100%	100%	100%	75%	50%
COMMERCIAL	Min	0%	0%	0%	0%	20%	10%
	Max	0%	20%	20%	30%	50%	50%
EMPLOYMENT	Min	0%	0%	0%	0%	0%	40%
	Max	0%	10%	10%	20%	50%	85%
CIVIC/INSTITUTIONAL	Min	0%	0%	0%	0%	0%	0%
	Max	10%	10%	10%	10%	10%	30%

DEVELOPMENT RANGE FOR MASTER PLAN

LAND USES	MINIMUM	MAXIMUM
HOUSING	2,400 Dwelling Units	4,000 Dwelling Units
RETAIL & SERVICE	150,000 Sq. Ft. GFA	300,000 Sq. Ft. GFA
OFFICE & EMPLOYMENT	200,000 Sq. Ft. GFA	450,000 Sq. Ft. GFA
CIVIC & INSTITUTIONAL	50,000 Sq. Ft. GFA	150,000 Sq. Ft. GFA

GFA: Gross Floor Area

Additionally, the master site plan is in conformance with the Land Use Chapter of the 2030 Comprehensive Plan, which identifies the site as part of a mixed-use corridor and an opportunity site. It is also consistent with the draft 2040 Comprehensive Plan submitted to the Metropolitan Council, which also identifies the site as mixed-use, an opportunity site and a partial contributor to the Highland Village/Ford Site neighborhood node. The proposed master site plan is also in conformance with the Ford MP and Highland Park District 15 Plan, which references the Ford MP and describes a future site consistent with it in its land use chapter.

2. *Applicable ordinances of the City of Saint Paul.*

This finding is met. The application submitted by Ryan meets the intent of zoning code § 66.953 to demonstrate compliance with the land use mix requirements in the Ford MP. Ryan is required to submit site plans for each phase of the project¹ including grading and demolition, parks and open space, and infrastructure development. Additionally, each individual vertical project will be subject to § 61.402 (c)–Site Plan Review–and will meet the findings in § 61.402. Applications for individual sites are expected later this spring, with the first projects anticipated to be completed in 2022.

Ryan requested a reduction in the required amount of commercial space in the F6 Gateway district, from 10% to 0% as part of their master plan amendment (zoning file 20-010-013) submittal, which is reflected in the application submittal.

For civic and institutional uses, the planning administrator (see Exhibit B) determined that community rooms in multi-family and mixed-use buildings can count towards the percentage of civic and institutional uses, if they are accessible to the public.

The planning administrator determined that portions of the senior living developments may count towards the percentage of employment uses in the F6 District, given that the health care and social assistance sector is one of the fastest growing sectors in the Twin Cities. Portions of senior living buildings that are *not* used as residential rooms will count towards the GFA for required employment uses in the F6 District.

3. *Preservation of unique geologic, geographic or historically significant characteristics of the city and environmentally sensitive areas.*

This finding is met. The environmental review (Alternative Urban Areawide Review-AUAR²) certified as complete on November 4, 2019 did not find any unique geologic, geographic or historically significant characteristics on the Ford site.

4. *Protection of adjacent and neighboring properties through reasonable provision for such matters as surface water drainage, sound and sight buffers, preservation of views, light and air, and those aspects of design which may have substantial effects on neighboring land uses.*

This finding is met. The Ford MP was developed over 10 years and considered present and future surrounding land uses, including sight lines, views, light, and a centralized stormwater feature where runoff from the site would be collected. This master site plan fulfills the vision of the Ford MP with a centralized feature. Additionally, the AUAR identified mitigation necessary for surface water, which references the central stormwater feature.

¹ § 61.402 (a) 4 includes any development in a T or F district

² The final AUAR can be found here:

<https://www.stpaul.gov/sites/default/files/Media%20Root/Planning%20-%26%20Economic%20Development/2019%2010%2017%20Ford%20Site%20Final%20AUAR%20with%20Appendices.pdf>;

5. *The arrangement of buildings, uses and facilities of the proposed development in order to assure abutting property and/or its occupants will not be unreasonably affected.*

This finding is met. The Ford MP was developed over 10 years and considered present and future surrounding land uses including different building types based on the zoning district ensuring a variety of housing types and affordability levels. This master site plan meets that intent by demonstrating different types of buildings next to one another. The requirement of zoning code § 66.953 is to provide a master site plan for the purpose of meeting the land use mix requirements in the Ford MP. Individual buildings for all F Districts will be subject to § 66.421 and will have to meet this finding demonstrating that abutting property will not be unreasonably affected.

6. *Creation of energy-conserving design through landscaping and location, orientation and elevation of structures.*

This finding is met. The Ford MP envisions a 21st century community and each individual building will be subject to the City's Sustainable Building Policy³, which means that the energy the buildings use over time will create 80% less carbon emissions compared to standard construction in 2005. Each individual building also will be designed to be solar ready per the Ford MP. Additionally, individual site plans are subject to the landscaping requirements in the code in *addition* to the requirements in the Ford MP.

7. *Safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets, including traffic circulation features, the locations and design of entrances and exits and parking areas within the site.*

This finding is met. The Ford site underwent an environmental review (AUAR) that analyzed the transportation impacts of vehicular, transit, bicycle, and pedestrian modes within the site and in the surrounding area. The analysis determined that along with specific traffic improvements the area transportation network *and* the transportation network within the site (as can be seen on the master site plan) can safely support the redevelopment for all modes of transportation. Individual site plans will be required to meet this finding and relevant mitigation identified in the AUAR.

8. *The satisfactory availability and capacity of storm and sanitary sewers, including solutions to any drainage problems in the area of the development.*

This finding is met. The Ford AUAR⁴ determined that that the regional treatment facility and the waster water collection system have sufficient long-term capacity to handle the additional wastewater flow generated by the development. Additionally, a new centralized stormwater feature will treat drainage from the development. Every vertical project on the Ford site will be subject to site plan review and will be required to meet this finding and relevant mitigation identified in the AUAR.

9. *Sufficient landscaping, fences, walls and parking necessary to meet the above objectives.*

This finding is met. Chapter 5 of the Ford MP is dedicated to design standards which are to be used in concert with the building type details and zoning code requirements for the Ford site.

³ The Sustainable Building Policy can be found here:

<https://www.stpaul.gov/DocumentCenter/View/7/Building%20Policy%20for%20Private%20Development.PDF>

⁴ AUAR can be found here:

<https://www.stpaul.gov/sites/default/files/Media%20Root/Planning%20%26%20Economic%20Development/2019%2010%2017%20Ford%20Site%20Final%20AUAR%20with%20Appendices.pdf>; page 29

The design standards regulate lawns and gardens, walls, fencing and furnishing that prioritizes the walkable, pedestrian-and bike-friendly built environment of the Ford Site. Additionally, the design standards require vehicular access to private lots minimize conflict with people on more pedestrian focused streets.

10. *Site accessibility in accordance with the provisions of the Americans with Disabilities Act (ADA), including parking spaces, passenger loading zones and accessible routes.*

This finding is met. The Ford MP provides a street grid that reweaves the site into the area transportation network, ensuring access for all modes of transportation. Additionally, individual site plans will be subject to meet this finding related to parking spaces, passenger loading zones, and accessible routes.

11. *Provision for erosion and sediment control as specified in the ``Ramsey Erosion Sediment and Control Handbook.'`*

This finding is met. The AUAR states that the City of Saint Paul's erosion and sediment control standards must be met. Every vertical project on the Ford site will be subject to site plan review and will required to meet this finding.

I. STAFF RECOMMENDATION:

Based on the findings above, staff recommends approval of the Ford Site Master Site Plan to fulfill the requirements of zoning code § 66.953 with the following conditions:

- Reduction in the minimum commercial requirement from 10% to 0% is dependent on the approval of *Ford Site Zoning and Public Realm Master Plan* amendment in the F6 Gateway District for this.
- The Ford Site Master Site Plan shall be updated every 5 years during the development of the Ford site with dwelling units and GFA for retail & service, office & employment, and civic & institutional uses in coordination with the environmental review (AUAR) update.
- The Ford Site Master Plan shall be updated every 5 years during the development of the Ford site with percentages of housing, retail & service, office & employment, and civic & institutional by zoning district, in coordination with the environmental review (AUAR) update.

J. EXHIBITS:

Exhibit A: Ryan Master Site Plan Application

Exhibit B: Planning Administrator Letter on Community Rooms and Senior Living

Exhibit C: Draft Resolution



SITE PLAN REVIEW APPLICATION

Date Application Received:

Staff Use Only
SPR File #
Application Fee \$
Staff Meeting Date:
City Agent:

Project Name: Ford Site Redevelopment	
Site Address: 2192 Ford Pkwy St. Paul, MN 55116	Property Identification Number: 172823130002
Project Description: Master Site Plan Submittal for the Ford Site Redevelopment project to satisfy the requirements of Zoning Code Section 66.953	

Provide (5) five Paper Copies 11x17 and an electronic PDF version (11x17 print format) of the complete Site Plan package including **certificate of survey, civil site plan, exterior architectural plan, and landscape plan.**

Project Summary

Est. Project Cost: \$ 1 Billion <i>(exclusive of land value)</i>	Est. Construction Start 04/01/2020	Proposed Land Use: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Institutional <input type="checkbox"/> Parking <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Only <input checked="" type="checkbox"/> Mixed-Use <input type="checkbox"/> Other
Parcel Area [sq. ft.] 5,302,585 SF	Disturbed Area [sq. ft.] NA	
Floor Area Ratio NA	Building Gross Floor Area NA	# Off-Street Parking Spaces NA
<input type="checkbox"/> Historic District/Property	<input type="checkbox"/> Flood Plain Property	<input type="checkbox"/> Steep Slope (>12%)

Residential Project Details

# Residential Units 3,809	# Affordable 763	% AMI for Affordable 30, 50 & 60%
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Applicant Information [Name, company, address, phone, e-mail]

Developer or Property Owner Developer: Ryan Companies US, Inc. Property Owner: Project Paul, LLC	Project Contact [PM, architect] Anthony Adams Civil Engineer 612-492-4741 anthony.adams@ryancompanies.com	Construction Contact Nick Koch Senior Project Manager 612-492-4678 nick.koch@ryancompanies.com
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Tony Ban
Signature

2/5/20
Date

Staff Use Only			
Zoning District	Overlay Zoning District	District Council	
Ward	Watershed District	MnDOT or County	
<input type="checkbox"/> Parkland Dedication	<input type="checkbox"/> TDMP	<input type="checkbox"/> CUP Required	Previous SPR

If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

CITY OF ST. PAUL

FORD SITE REDEVELOPMENT

Ryan Companies US, Inc.

MASTER SITE PLAN NARRATIVE

February 17th, 2020

Project Background

Over roughly a ten-year period, the City of St. Paul (City) worked with Ford Motor Company (Ford) and area stakeholders to establish the Ford Site Zoning and Public Realm Master Plan (Masterplan) for the former manufacturing plant in Highland Park to guide the future redevelopment of the site. The Masterplan established six new zoning districts, provided the framework for the future public right-of-way and open spaces, provided guidance for private site design, and established development requirements for a Master Developer to bring the new mixed-use development to life.

Ryan Companies US, Inc. (Ryan) has been working with both the City and Ford since June of 2018 to bring the City's redevelopment vision to fruition. Ryan worked alongside the City to

- Complete additional extensive public outreach to understand the sentiment of residents and area stakeholders
- Amend the Masterplan, including the addition of project design standards
- Create and approve an AUAR document that further guides the site redevelopment and satisfies the state environmental requirements
- Approve the FORD plat which split the existing parcel into public right-of-way, public parks, privately owned but publicly accessible open spaces, and private development sites
- Approve the Redevelopment Agreement (RDA) which outlines the partnership between the HRA (City) and Project Paul, LLC (subsidiary of Ryan)

In December of 2019, Project Paul, LLC purchased the property from Ford and Ryan is currently underway with the overall infrastructure design in order to gain approvals for a Spring 2020 construction start.

Masterplan

The Masterplan outlines the minimum and maximum values for the mix of uses throughout each of the six zoning districts as well as the development ranges for each of the land use categories. The following two tables outline the requirements for each.

		F1 - River Residential	F2 - Residential Mixed Low	F3 - Residential Mixed Mid	F4 - Residential Mixed High	F5 - Business Mixed	F6 - Gateway
Residential	Min	90%	60%	50%	40%	20%	0%
	Max	100%	100%	100%	100%	75%	50%
Commercial	Min	0%	0%	0%	0%	20%	10%
	Max	0%	20%	20%	30%	50%	50%
Employment	Min	0%	0%	0%	0%	0%	40%
	Max	0%	10%	10%	20%	50%	85%
Civic/ Institutional	Min	0%	0%	0%	0%	0%	0%
	Max	10%	10%	10%	10%	10%	30%

Land Uses	Minimum	Maximum
Housing (units)	2,400	4,000
Retail & Service (SF)	150,000	300,000
Office & Employment (SF)	200,000	450,000
Civic & Institutional (SF)	50,000	150,000

Ryan Development Plan

The development plan that Ryan has advanced will be a forward-thinking, mixed use development that includes a mix of housing, retail, office, and open space, as generally defined in the City’s approved Masterplan. The mix of housing will include 1-6 unit homes, rowhomes, affordable rowhomes, condominiums, senior housing, affordable housing, and multifamily housing. The City’s Masterplan encompassed approximately 135 acres including the 122 acre Ford Site property, the existing Highland Village Shopping Center property, and the CP Rail property. The Ryan Development Plan only includes redevelopment of the 122 acre former Ford Plant parcel.

Master Site Plan Submittal

In order to fulfill the requirements of the City Zoning Code Section 66.953, Ryan is submitting for Master Site Plan Approval for the Ford Site Redevelopment project. Included with this submittal is a Master Site Plan Exhibit that shows each of the 36 development blocks and the corresponding zoning district from the City’s Masterplan.

The left side of the Master Site Plan Exhibit shows the block by block detail of the lot size, projected land use, and an estimate of project size, in terms of either commercial square footage

or unit count in the case of residential use. The right side of the Master Site Plan Exhibit shows an aggregate estimate of the metrics and the land uses that Ryan is contemplating within each district. A request to remove the 5% minimum commercial requirement from the F6 Gateway District has been made in order to accommodate the affordable and Senior housing in that district. It is also important to note that total square footages between this plan and thresholds in the RDA may not specifically tie out. This is due to a few factors including that the information included in the RDA were for general project sizes and did not look at breaking out specific uses within each building type. For example, some of the multi-family projects may have small civic or institutional uses within them but we are not yet able to specify where in the district(s) those uses will be or how much civic/institutional space will be in each building.

A summary of the mix of uses and development ranges for the Ryan Development Plan are shown in the tables below.

		F1 - River Residential	F2 - Residential Mixed Low	F3 - Residential Mixed Mid	F4 - Residential Mixed High	F5 - Business Mixed	F6 - Gateway
Residential	Min	90%	60%	50%	40%	20%	0%
	Max	100%	100%	100%	100%	75%	50%
	Ryan	100%	100%	100%	100%	75%	50%
Commercial	Min	0%	0%	0%	0%	20%	10%
	Max	0%	20%	20%	30%	50%	50%
	Ryan	0%	0%	0%	0%	20%	0%*
Employment	Min	0%	0%	0%	0%	0%	40%
	Max	0%	10%	10%	20%	50%	85%
	Ryan	0%	0%	0%	0%	5%	45%
Civic/ Institutional	Min	0%	0%	0%	0%	0%	0%
	Max	10%	10%	10%	10%	10%	30%
	Ryan	0%	0%	0%	0%	0%	5%

*Ryan has submitted for masterplan amendment to reduce the minimum commercial in the F6 district to 0%

Land Uses	Minimum	Maximum	Ryan
Housing (units)	2,400	4,000	3,800
Retail & Service (SF)	150,000	300,000	150,000
Office & Employment (SF)	200,000	450,000	265,000
Civic & Institutional (SF)	50,000	150,000	50,000



The Most Livable City in America

FORD SITE DEVELOPMENT PLAN

Saint Paul, Minnesota

RYAN

Ford Site Redevelopment Summary

Block/Lot	Plat Parcel Area (approximate)	Future Lot Split	Buildable Acres (approximate)	Anticipated Vertical Improvement	Anticipated Project	Anticipated Construction Start Year
1/1	2.29	a	1.51	Medical	75K SF of Medical Office	2021
1/2	0.78	b	0.78	Affordable Housing	129 Units Affordable	2021
2/1	3.40	-	3.40	Mixed-Use	Mixed Use (60K SF Retail/148 Units MF)	2021
2/2	2.37	-	2.37	Mixed-Use	Mixed Use (20K SF Retail/138 Units MF)	2021
3/1	2.65	-	2.65	Mixed-Use	Mixed Use (60K SF Retail/200 Units MF)	2021
3/2	0.53	-	0.53	Affordable Housing	62 Units Affordable	2021
4/1	0.63	-	0.63	None	None	2020
5/1	1.13	-	1.13	Office	111.4K SF of Office	2024
6/1	2.30	-	2.30	Senior Living	242 Units Senior Living	2020
7/1	1.30	-	1.30	Condominiums	68 Units Condominiums	2022
8/1	1.84	a-b	1.84	1-5 Unit Homes	5 1-5 Unit Homes	2021
8/2	0.74	a-b	0.74	Rowhomes	12 Rowhomes	2021
9/1	0.58	-	0.58	Affordable Housing	59 Units Affordable	2023
9/2	1.53	a-c	1.53	Rowhomes	21 Rowhomes	2021
10/1	1.07	a-d	1.07	Rowhomes	18 Rowhomes	2021
11/1	1.47	-	1.47	Multifamily	170 Units MF	2021
12/1	1.43	a	0.51	Affordable Housing	59 Units Affordable	2028
12/2	0.76	b	0.62	Multifamily	148 Units MF	2024
13/1	1.43	a	0.77	Affordable Housing	65 Units Affordable	2030
13/2	0.32	b	0.32	Affordable Housing	68 Units Affordable	2030
14/1	1.44	a	0.34	Affordable Housing	62 Units Affordable	2034
14/2	0.76	a-c	1.44	1-6 Unit Homes	5 1-6 Unit Homes	2021
15/1	1.21	a-b	0.76	Rowhomes	12 Rowhomes	2022
16/1	1.49	-	1.21	Rowhomes	22 Rowhomes	2022
17/1	1.43	-	1.49	Multifamily	211 Units MF	2022
18/1	1.43	-	1.43	Multifamily	192 Units MF	2024
18/2	0.68	a-c	1.43	Multifamily	197 Units MF	2025
19/1	0.88	a-c	0.68	1-6 Unit Homes	5 1-6 Unit Homes	2022
20/1	1.21	a-b	0.88	Rowhomes	11 Rowhomes	2022
21/1	1.14	a-d	1.21	Rowhomes	22 Rowhomes	2023
22/1	1.64	-	1.14	Rowhomes	20 Rowhomes	2023
23/1	1.70	a	1.64	Multifamily	129 Units MF	2025
23/2	0.32	-	0.32	Affordable Housing	59 Units Affordable	2032
24/1	1.70	b	1.38	Multifamily	205 Units MF	2027
24/2	0.51	-	1.38	Affordable Housing	55 Units Affordable	2025
25/1	0.79	a	0.51	Multifamily	158 Units MF	2027
25/2	0.68	a-b	0.79	1-6 Unit Homes	5 1-6 Unit Homes	2023
26/1	1.21	a-d	0.68	Rowhomes	11 Rowhomes	2023
27/1	1.21	a-d	1.21	Rowhomes	22 Rowhomes	2024
28/1	1.26	-	1.21	Rowhomes	22 Rowhomes	2024
28/2	1.26	-	1.26	Multifamily	176 Units MF	2025
29/1	2.68	a	1.37	Multifamily	173 Units MF	2029
30/1	5.15	b	1.61	Multifamily	219 Units MF	2029
31/1	0.88	a-c	5.15	Ballfields	Ballfields	2020
31/2	0.76	a-b	0.88	1-6 Unit Homes	5 1-6 Unit Homes	2024
32/1	1.37	a-d	0.76	Rowhomes	13 Rowhomes	2024
33/1	1.75	a	1.37	Rowhomes	26 Rowhomes	2025
34/1	5.36	b	0.99	Affordable Housing	55 Units Affordable	2025
35/1	2.15	a-j	0.76	Affordable Housing	55 Units Affordable	2026
36/1	1.37	a-d	5.36	Office	100K SF Light Office	2028
37/1	0.76	a-j	2.15	1-6 Unit Homes	10 1-6 Unit Homes	2024
38/1	1.37	a-d	0.76	Rowhomes	13 Rowhomes	2025
39/1	1.37	a-d	1.37	Rowhomes	26 Rowhomes	2025

The above projects reflect proposed amounts and are not indicative of final metrics. The Developer reserves the right to adjust these values and uses to any that are permissible in the approved Master Plan and Redevelopment Agreement.





CITY OF SAINT PAUL
Melvin Carter, Mayor

25 West Fourth Street, Ste. 1400
Saint Paul, MN 55102

Telephone: 651-266-6700
Facsimile: 651-266-6549

TO: File

FROM: Luis Pereira, Planning Director

DATE: February 27, 2020

SUBJECT: Determination for Land Use Mix Requirements identified in the *Ford Zoning and Public Realm Master Plan (Ford MP)*

BACKGROUND

Ryan Companies submitted a Master Site Plan for the Ford Site development on February 7, 2020 to fulfill the requirement of §66.953, which states:

A master developer for the Ford site shall prepare and submit a master site plan for the entire site, for planning commission review and approval pursuant to section 61.402, with sufficient detail to demonstrate general compliance with the provisions of this code and the Ford Site Zoning and Public Realm Master Plan, including the required mix of uses within each of the Ford districts. The master site plan may be amended and refined under the provisions of section 61.402 as development takes place in phases over a number of years. The master site plan is in addition to more detailed site plans for development on individual sites that are required to be submitted for review and approval, pursuant to section 61.402, before building permits are issued.

As part of the application, Ryan is required to demonstrate conformance with the Required Mix of Uses by Zoning District and the development range specified for the Ford MP (see tables below).

TABLE 4.2 REQUIRED MIX OF USES; PG 40 OF FORD MP

		F1-River Residential	F2-Residential Mixed Low	F3-Residential Mixed Mid	F4-Residential Mixed High	F5-Business Mixed	F6-Gateway
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	Max	100%	100%	100%	100%	75%	50%
COMMERCIAL	Min	0%	0%	0%	0%	20%	10%
	Max	0%	20%	20%	30%	50%	50%
EMPLOYMENT	Min	0%	0%	0%	0%	0%	40%
	Max	0%	10%	10%	20%	50%	85%
CIVIC/INSTITUTIONAL	Min	0%	0%	0%	0%	0%	0%
	Max	10%	10%	10%	10%	10%	30%

DEVELOPMENT RANGE FOR MASTER PLAN

LAND USES	MINIMUM	MAXIMUM
HOUSING	2,400 Dwelling Units	4,000 Dwelling Units
RETAIL & SERVICE	150,000 Sq. Ft. GFA	300,000 Sq. Ft. GFA
OFFICE & EMPLOYMENT	200,000 Sq. Ft. GFA	450,000 Sq. Ft. GFA
CIVIC & INSTITUTIONAL	50,000 Sq. Ft. GFA	150,000 Sq. Ft. GFA

GFA: Gross Floor Area

USE TYPES

Civic and Institutional uses include the following for the F Districts:

- Club, fraternal organization, lodge hall
- College, university, specialty school
- Day care, primary and secondary school
- Public library, museum
- Public and private park, playground
- Recreation, noncommercial
- Religious institution, place of worship

INTERPRETATION – EMPLOYMENT USES

Employment uses are not defined in the code but for the purposes of the Ford Site MP, they include office uses and limited production, processing and storage. Adult Care is currently classified as a residential use. Portions of the adult care facility on the Ford site will consist of offices, and staff meeting rooms, i.e. not residential uses. Given that the Health Care and Social Assistance jobs in Ramsey Countyⁱ are expected to grow considerably in the next five years, counting these portions of the building toward the minimum employment percentage under the MP's Required Mix of Uses in the F6 district is appropriate.

Portions of an adult care facility may count towards the 40% minimum for the Employment use requirement in the F6 Gateway District. Any portion of the building that is not serving as a dwelling unit, guest room, or civic and institutional use shall count towards the Employment use in the F6 District.

INTERPRETATION - CIVIC AND INSTITUTIONAL USES

To meet the minimum Gross Floor Area (GFA) for Civic and Institutional uses for the Ford MP, community rooms may count towards the GFA calculation if the community room is available for any member of the public to use.

ⁱ https://mn.gov/deed/assets/101019_ramsey_tcm1045-407443.pdf