

Ford Task Force Work Session



MARCH 7, 2016

HIGHLAND COMMUNITY CENTER

AGENDA



- 6:30 Welcome and meeting agenda
- 6:35 Ford TIF District proposal – consider possible recommendation to City
- 7:05 Discuss process for considering, and the format for making, recommendations to the City on the proposed zoning and public realm plans , when they are ready for review
- 7:35 Riverview Corridor Study
- 7:50 Status of Ford activities and upcoming meetings
- 8:30 Adjourn



Ford Tax Increment Financing District Proposal

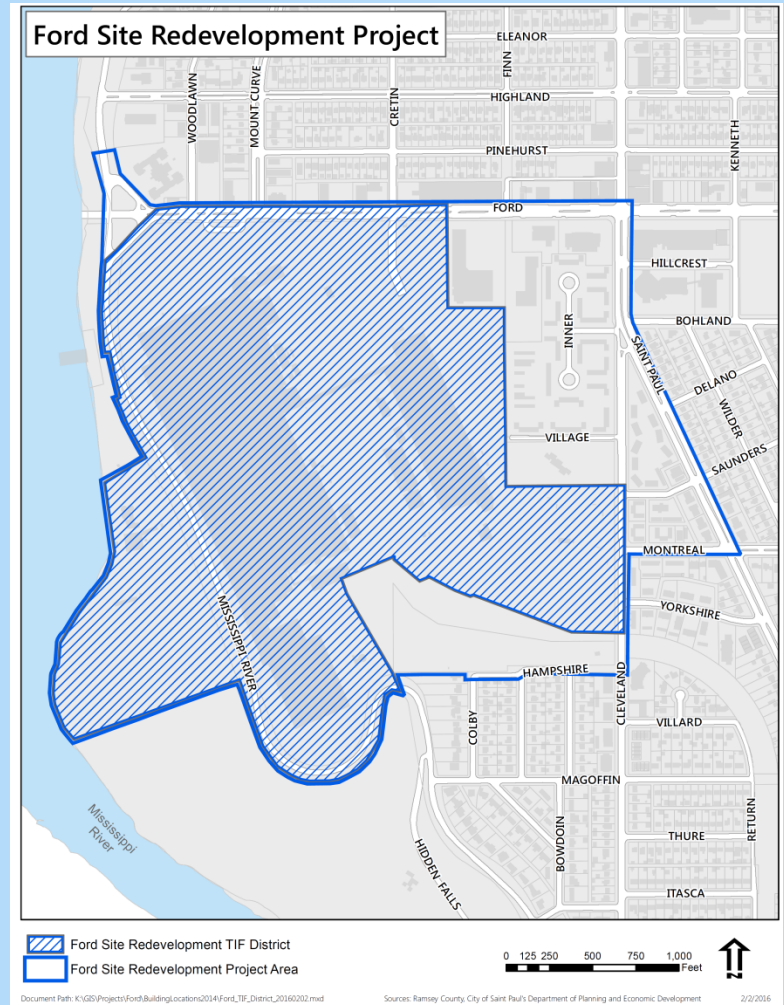
“Implementation of [the Ford site plan] will be accomplished through public and private financial assistance, land use controls and design guidelines that encourage high-quality, economically sound, sustainable, and environmentally-sensitive development consistent with the needs of the community as a whole.”

- Ford TIF Redevelopment Plan, p.2

Site Redevelopment Objectives

Objectives identified for:

- General
- Public realm and built form
- Transportation
- Parking
- Housing
- Energy and sustainability
- Employment
- Parks and amenities
- Stormwater



Redevelopment Techniques



“The HRA and the City will promote and support...initiatives by property owners...to improve their property in accordance with this Plan. Private initiative and investment is the preferred means of achieving the objectives of this Plan, and will be encouraged. The HRA or the City **may**...enter into agreements with property owners...that identify specific private responsibilities for the improvement of sites in accordance with this Plan.”

To induce such agreements, the HRA and the City will provide for...the following as necessary and appropriate:

...Public improvements that include, but are not limited to, installation /construction/reconstruction of streets, utilities, open space, walkways and other public improvements or facilities as necessary or desirable to carry out the objectives of this Plan.”

-Ford TIF Redevelopment Plan, pages 5-6

Maxfield Research and Consulting, LLC



TABLE 24
PRELIMINARY ESTIMATES OF LAND VALUES AND SEGMENT DENSITIES
FORD PLANT SITE
December 2015

	Land		
	Est. Cost/ Unit	Est. Units/ Acre	Est. Land/ Acre
Residential			
Single-Family - Detached	\$400K-\$500K	3-4	\$2.0M
Townhome - Multistory	\$100K-\$300K	10-12	\$2.0M
Condominium-Multistory	\$200K-\$500K	2-8	\$1M-\$1.2M
Apartments-Market Rate	\$20K-\$40K	40-50	\$2M-\$3M
Apartments-Affordable	\$15K-\$20K	40-50	\$750K-\$1M
Age-Restricted Cooperative	\$25K-\$30K	30-35	\$1M-\$1.5M
Age-Restricted Sr. Rental	\$25K-\$30K	30-35	\$1M-\$2M
	Est. Cost/ SF	Estimated FAR	Est. Land/ Acre
Commercial			
Office	\$11.00	4.0	\$1M-\$1.5M
Retail	\$10.00	2.0	\$800K-\$1.0M
Industrial			
Light Industrial	\$6.00	1.0	\$500,000

Ford TIF Actions Calendar



<u>DATE</u>	<u>ACTION (MEETING DATES IN BOLD)</u>
Thurs, Feb 4	County Commissioner Receives Notification Letter
Fri, Feb 12	County & School District Receive Draft TIF Plan (30 days prior to public hearing)
Wed, Feb 17	Neighborhood Planning Committee reviews Redevelopment Plan
Fri, Feb 26	Planning Commission reviews Redevelopment Plan
Thurs, March 3	Publication Notice to Pioneer Press
Wed, March 16	City Council Public Hearing/Resolution Approving TIF District & Redevelopment Project Area
Wed, March 23	HRA Board Meeting / Resolution approved to establish TIF District & Redevelopment Project Area
On or before March 25, 2016	Request Certification of TIF District

Next Steps on TIF



- If approved, this decision does not bind City to use TIF for the Ford site; it just preserves the option
- City continues to seek state legislation to extend timeline for TIF decision beyond March 2016; if approved, a new TIF district could be established after closing the current proposed TIF district
- City can amend TIF Plan at any time
- If there is decision to proceed with using TIF, a Development Agreement will be executed between the HRA and Master Developer outlining the terms for (and potential amount of) financial assistance

Ford Task Force Input to City

Discuss process to make recommendations to the city on proposed zoning and public realm plan.



Zoning and Public Realm Plan



- ❖ Zoning Principles and Character
- ❖ Ford Site Districts, Uses and Standards (narrative, standards and graphics/photos)
 - a) Building Types and Form
 - b) Thoroughfare Network (streets, sidewalks, bike lanes, vegetation, stormwater and utilities)
 - c) Parks and Open Space
 - d) Stormwater
 - e) Utilities
 - f) Design and Sustainability
- ❖ Development Phasing Plan

Form of Recommendations



- Staff reflect Task Force input in memo to Planning Commission (*most common process*)
- Task Force submits its own memo to Planning Commission (*less common*), it might be...
 - Long or short
 - Point by point, or highlighting only key areas of agreement and disagreement with staff recommendation
 - Majority opinions only, or include minority views
 - Drafted by staff and approved by T.F., or prepared by T.F.
- Spoken testimony at Planning Commission and City Council, typically provided by Task Force co-chair

Development Steps *(order may vary)*



- Environmental info. and remediation plans based on re-use (Ford and MPCA)
- Financial analysis of redevelopment potential – costs versus value (Ford; City; Developers)
- Zoning and Public Realm Plan (City)
- Site Marketing (Ford)
- Review prospective developers (Ford; City to small extent)
- Detailed Master Plan from developer (Developer)
- Environmental Review (AUAR) of detailed plan (Developer)
- Amendments to Zoning and/or Public Realm Plan? (City)
- Sale Finalized to Master Developer (Ford and Developer)
- Design engineering for site infrastructure (Developer; City)
- Infrastructure and development begin (Developer)



Riverview Corridor

Status of County Process

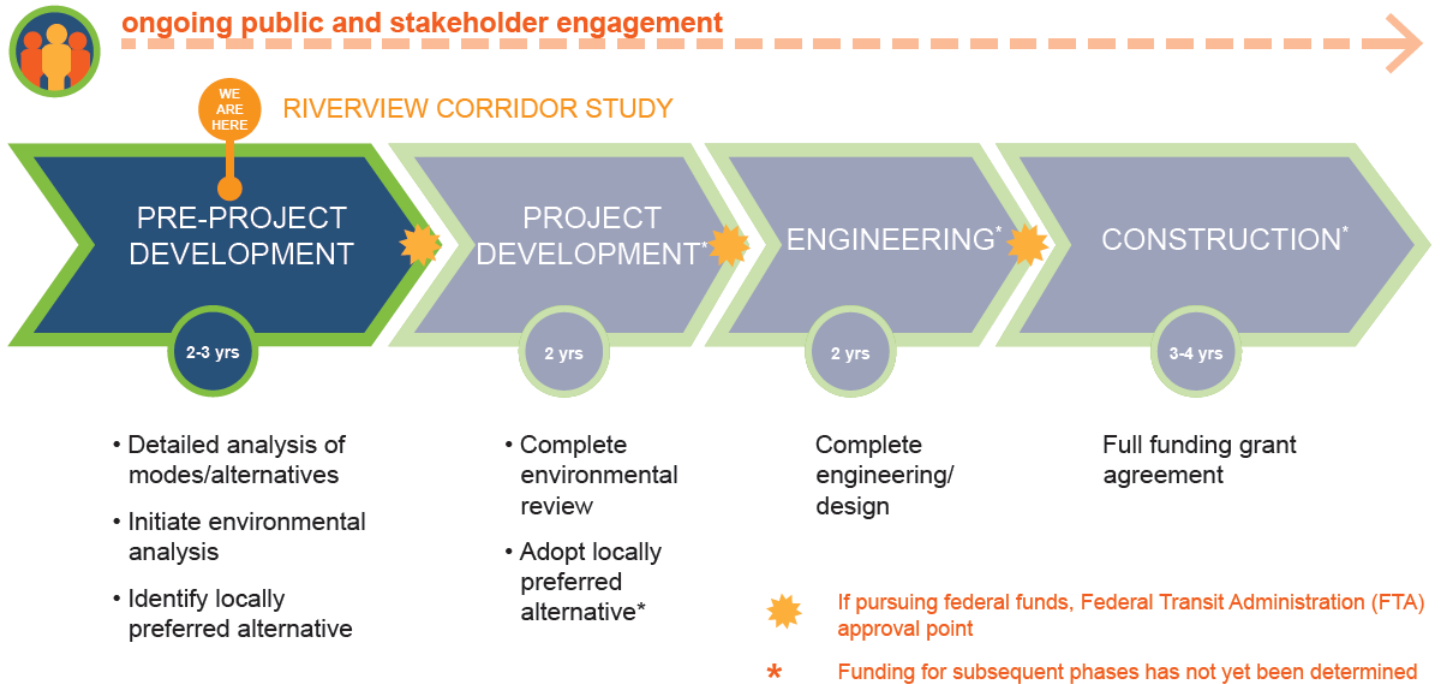
City Coordination

How to Engage/Influence

CP Rail Study Update

Riverview Corridor

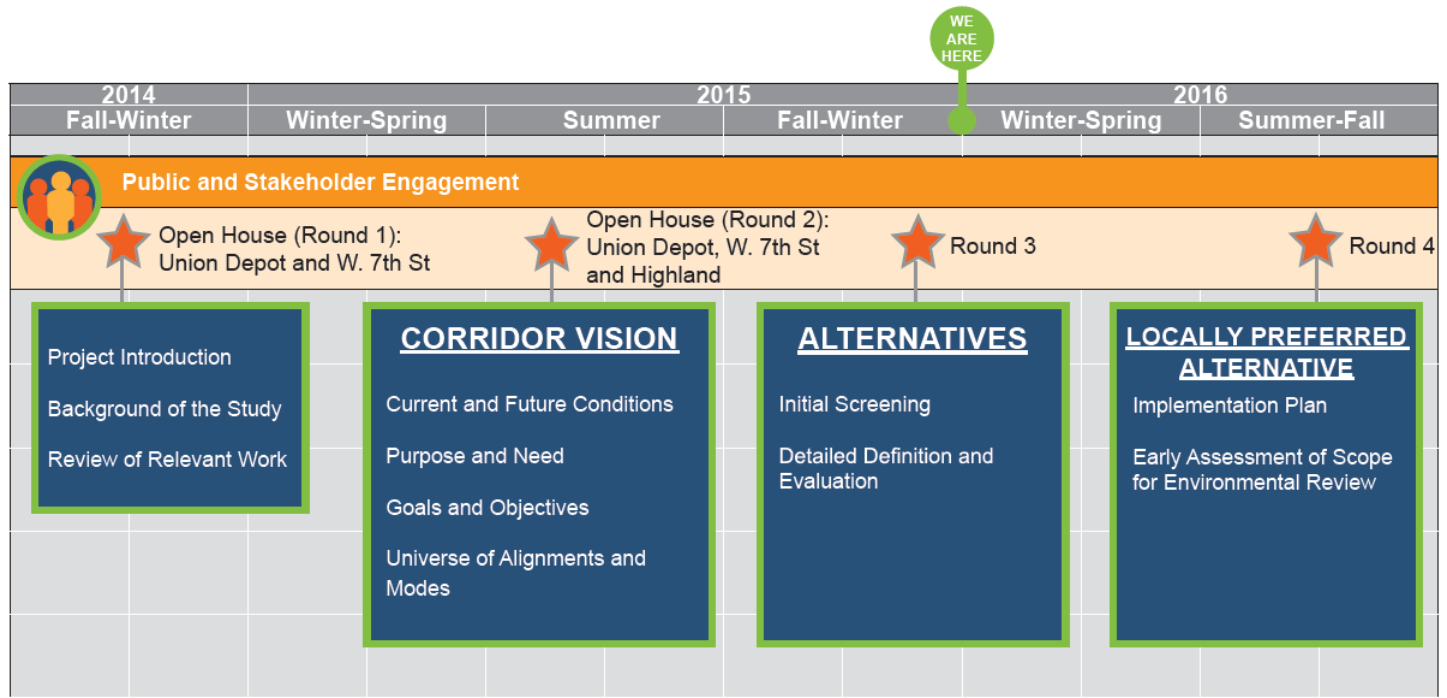
Status of County Process



Project Development and Implementation

Riverview Corridor

Status of County Process



Study

Riverview Corridor



Status of County Process

- “Pre-Planning Development Study”
 - Part of federal transit planning process
 - Review viability of modes, location, engineering issues, community needs and preferences, and estimated costs
 - Scheduled for completion late 2016

Riverview Corridor



City Coordination

- County representative attends Ford infrastructure meetings
- PED and PW staff sit on Technical Advisory Committee
- Ford / Riverview Coordination Meetings

Riverview Corridor



How to Engage/Influence

- **As Individuals or as Task Force**
 - Comment on what's already been released
 - Comment on Study and LPA after they are released later 2016
- **Send directly to Kevin Roggenbuck w/ county**
 - Contact info available from Mike

Riverview Corridor

CP Rail Study Update

- Purpose:
 - Study potential of CP rail spur as a multimodal corridor and do preliminary design
- Final grant agreement under review by Feds
- Anticipate issuing RFP mid-April





**Ford
Project
Activities
and
Upcoming
Meetings**

Activities:

- Jobs Strategy Report ready soon
- Energy Study next step – ATEs
- Zoning and Public Realm plan

Potential meetings coming soon-ish:

- Environmental status of the site
- Trip modeling study – findings
- Preliminary zoning and public realm plan for review



**Spring is
coming...**

