

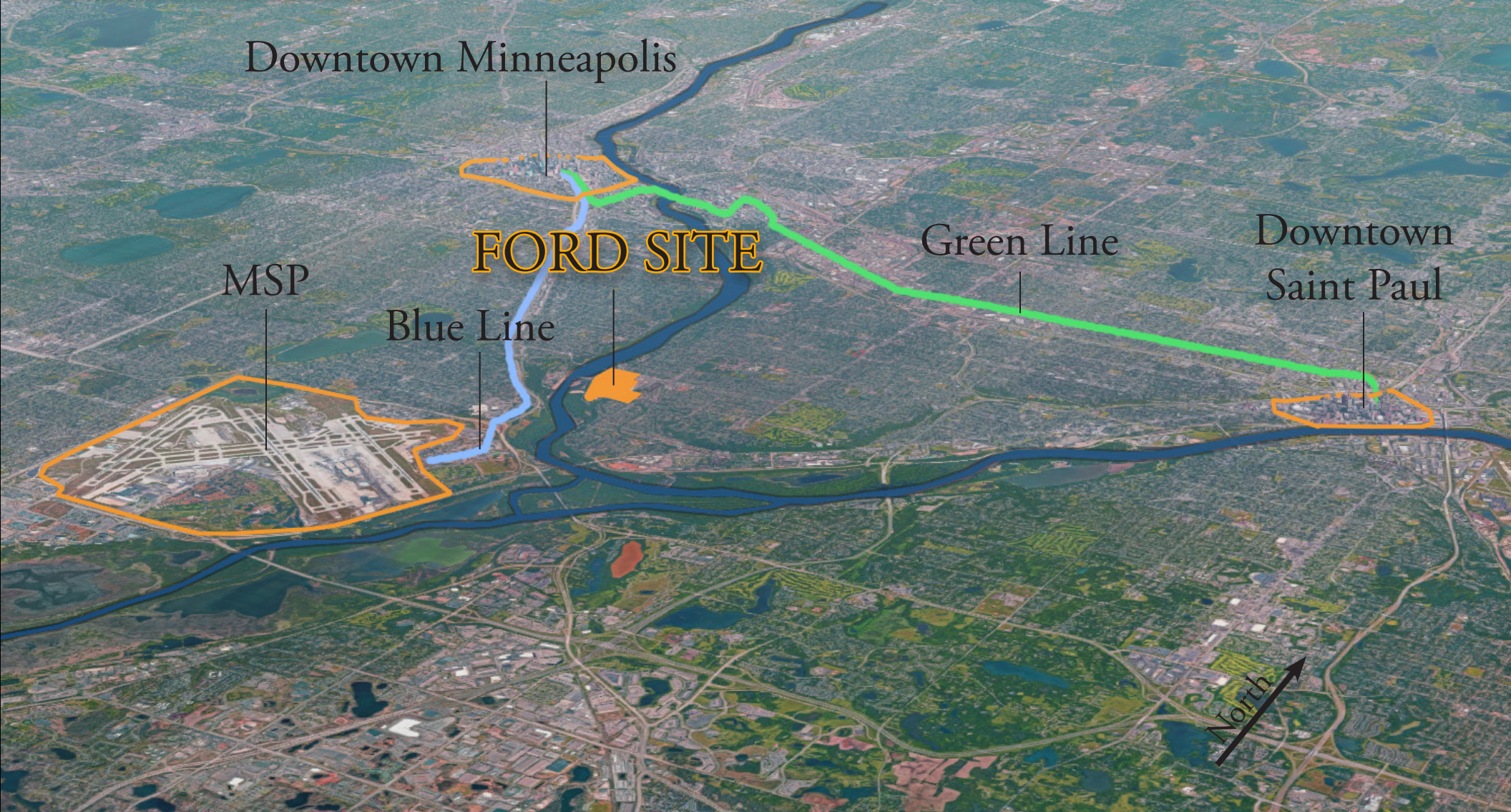
ZONING & PUBLIC REALM PLAN



PLANNING COMMISSION

November 18, 2016





Downtown Minneapolis

FORD SITE

Green Line

Downtown Saint Paul

MSP

Blue Line






















“Coming together is a beginning, staying together is progress, and working together is success.”

– Henry Ford

	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST
CONCEPT PLAN										
Public Review	  	 								
Staff Revisions										
REVISED CONCEPT PLAN										
Public Review			 	 						
Staff Revisions										
PROPOSED PLAN										
Planning Commission					 					
City Council								 		

	Large Public Meeting		Staff Revisions
	Ford Task Force meeting		Planning Commission
	Public Hearing		City Council

KEY STEPS TO REDEVELOPMENT

2013-19

Site Demolition
and
Environmental
Remediation

2017-18

Ford Puts
Site on the
Market

2019-20

Detailed
Developer
Plan
Approved

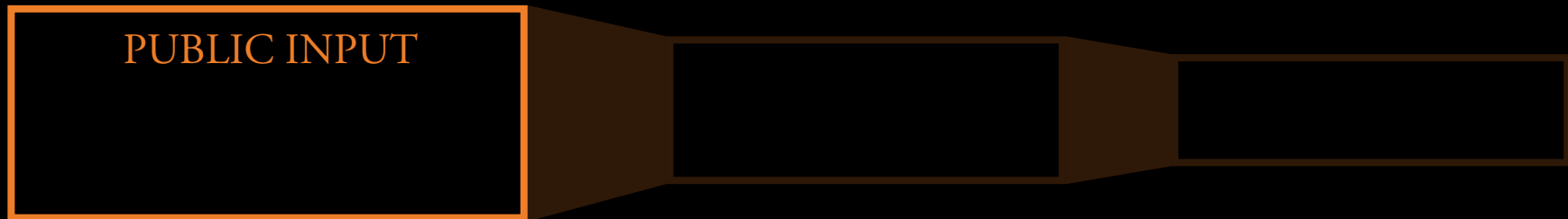
2020-21

Infrastructure
Development
Begins

City adopts
Zoning &
Public Realm
Plan - 2017

GETTING TO TONIGHT

- Ford Planning Task Force
- Over 600 individuals have attended 34 Ford public meetings
- 3,219 people on email list for meeting notices and project updates



Background

Context

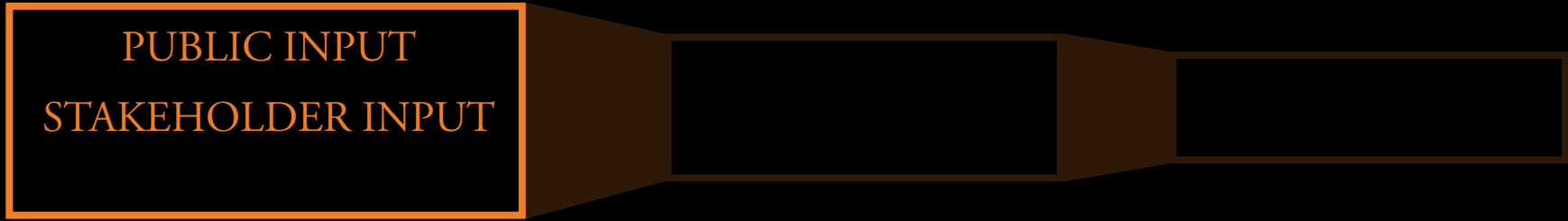
Public Realm

Zoning & Guidelines

What's Next

GETTING TO TONIGHT

Coordination with other agencies:



Background

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What's Next

GETTING TO TONIGHT

Support from philanthropy:

THE MCKNIGHT FOUNDATION



Minnesota Pollution Control Agency

F. R. BIGELOW FOUNDATION

An affiliate of Minnesota Philanthropy Partners

KF Knight Foundation



The Katherine B. Andersen Fund
Of the Saint Paul Foundation

THE SAINT PAUL FOUNDATION

An affiliate of Minnesota Philanthropy Partners

PUBLIC INPUT
STAKEHOLDER INPUT

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GETTING TO TONIGHT

GENERAL PLANNING

Open Space priorities and financing study
Ford Zoning Framework Study (LCDA grant)

TRAFFIC

Transportation Feasibility Study (City)

REAL ESTATE, JOBS & BUSINESSES

Fiscal Impact Analysis
Green Manufacturing Reuse Study (MN Legis. grant)
Market potential studies

EXISTING CONDITIONS

Historic Preservation eligibility studies (Ford)
Geotechnical evaluation of the Ford tunnels (Ford)
Environmental Assessment under MPCA (Ford)

SUSTAINABILITY & STORMWATER MANAGEMENT

Sustainable Stormwater Management (MPCA grant)
Roadmap to Sustainability (MPCA grant)
Energy System studies (City and McKnight)
Stormwater Mgmt System Study (Cap Region)



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What's Next

GETTING TO TONIGHT

Mix of Uses & Activity

Housing Variety

Jobs & Tax Base

Energy & Sustainability

Transportation Choice

Parks & Amenities



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What's Next

GETTING TO TONIGHT

Mix of Uses & Activity
Housing Variety
Jobs & Tax Base

Energy & Sustainability
Transportation Choice
Parks & Amenities



Background

Context

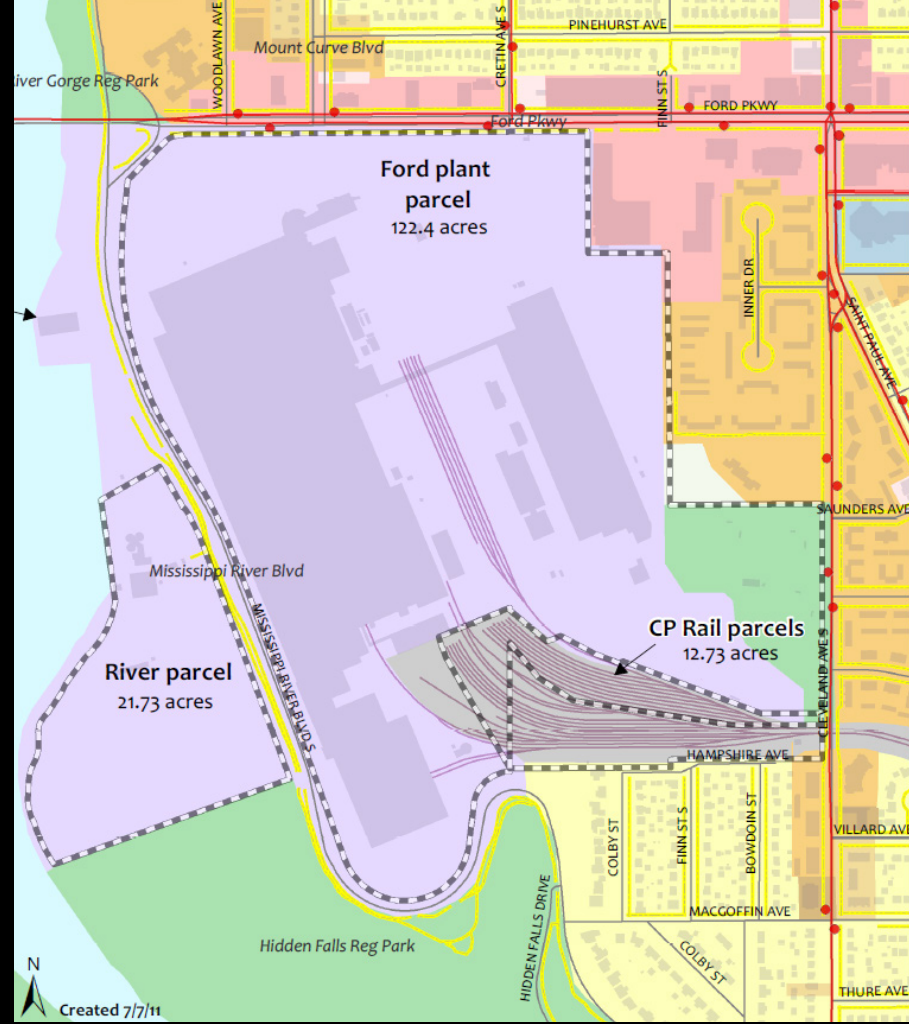
Public Realm

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What's Next



2007



Background

Context

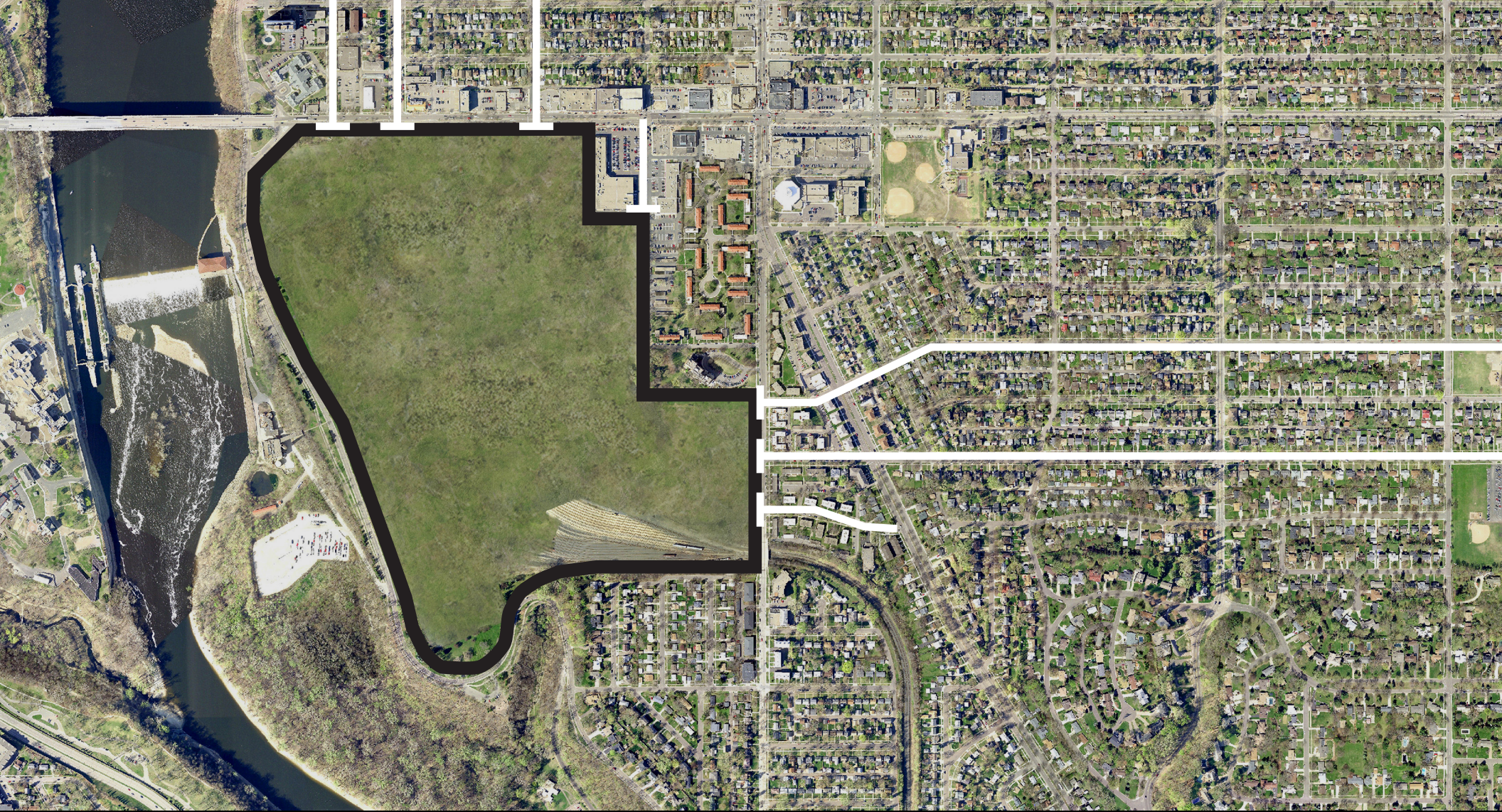
Public Realm

Zoning & Guidelines

What's Next

PUBLIC REALM :

the physical and visual elements of outdoor public space
including streets & trails, stormwater, and open space



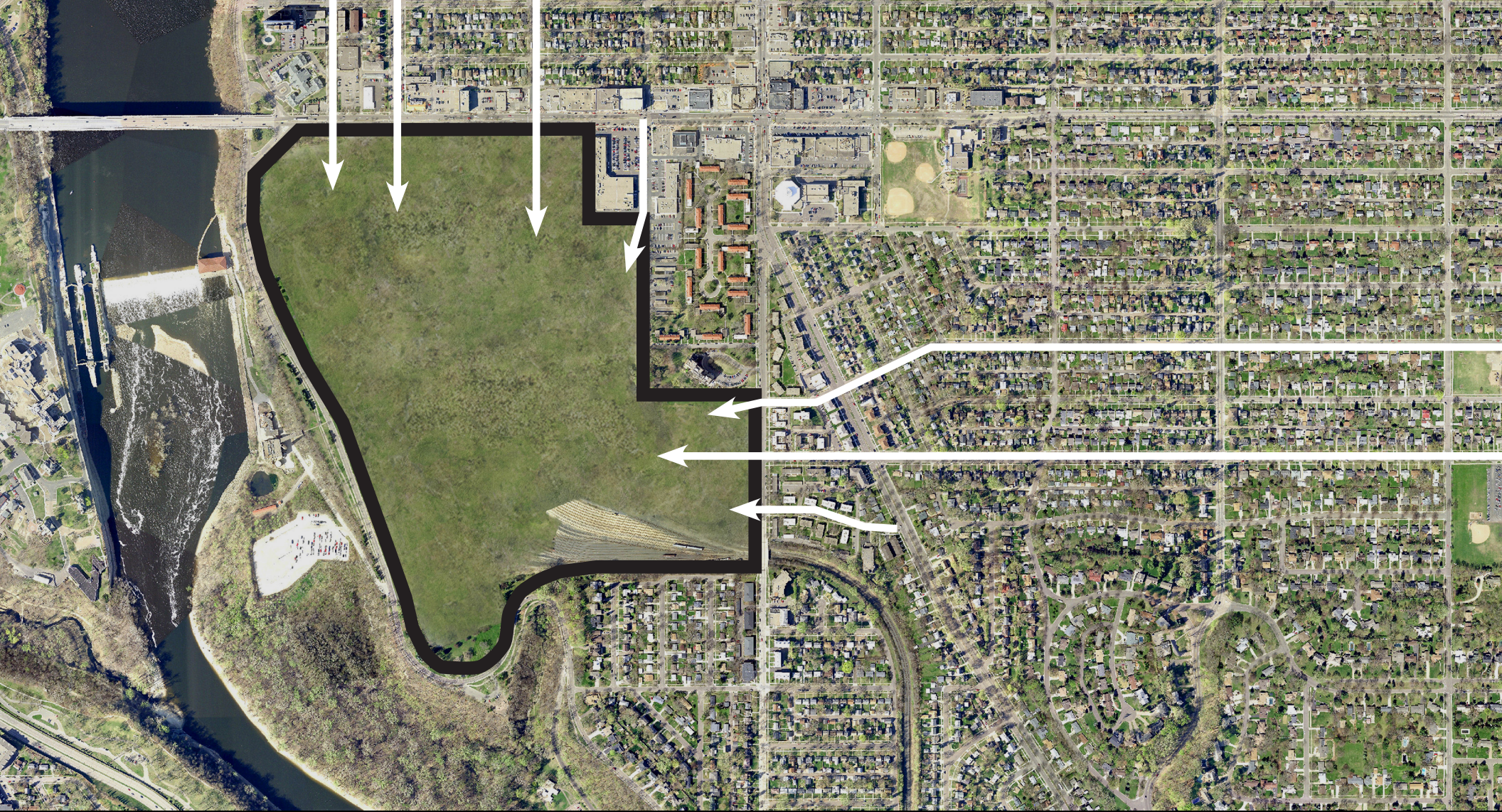
[Background](#)

[Context](#)

[Public Realm](#)

[Zoning & Guidelines](#)

[What's Next](#)



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What's Next

- The Ford Site will be designed for **equitable and safe access** for all ages and modes of travel.
- Vehicle trips from the Ford site should be minimized to **maintain acceptable traffic flows** in the area.
- A **sitewide shared parking system** will consolidate parking for cars, leaving more land for living, working and recreation.



Housing, jobs and recreation at the Ford site will bring new pedestrians, cyclists, and cars.

The transportation study found that these new trips can be accommodated on the site and on the roads in the area.

Ford Transportation Study Meeting
November 21, 2016 (Monday)
6:30 – 8:00 p.m.
Lumen Christi Catholic Church



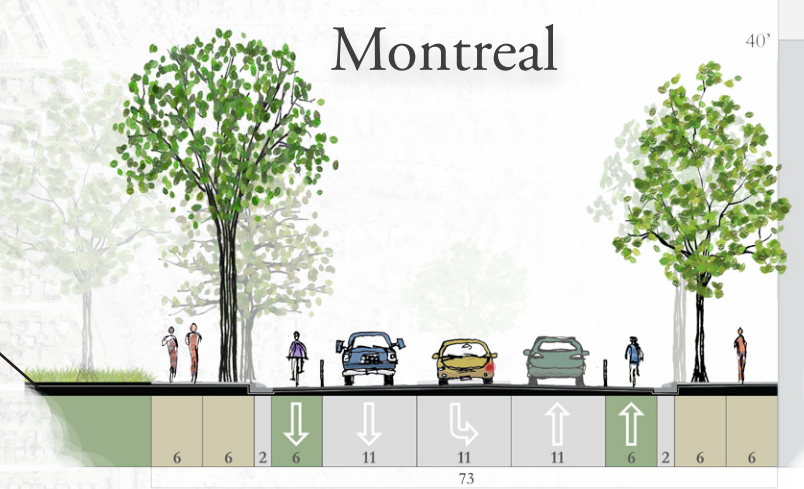
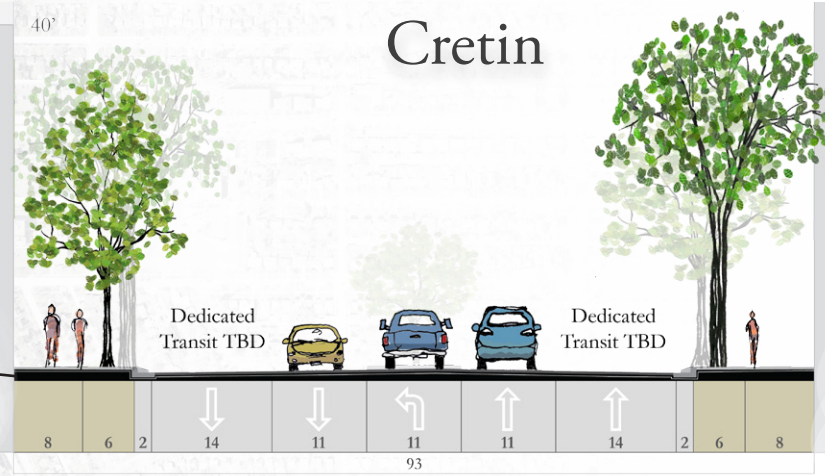
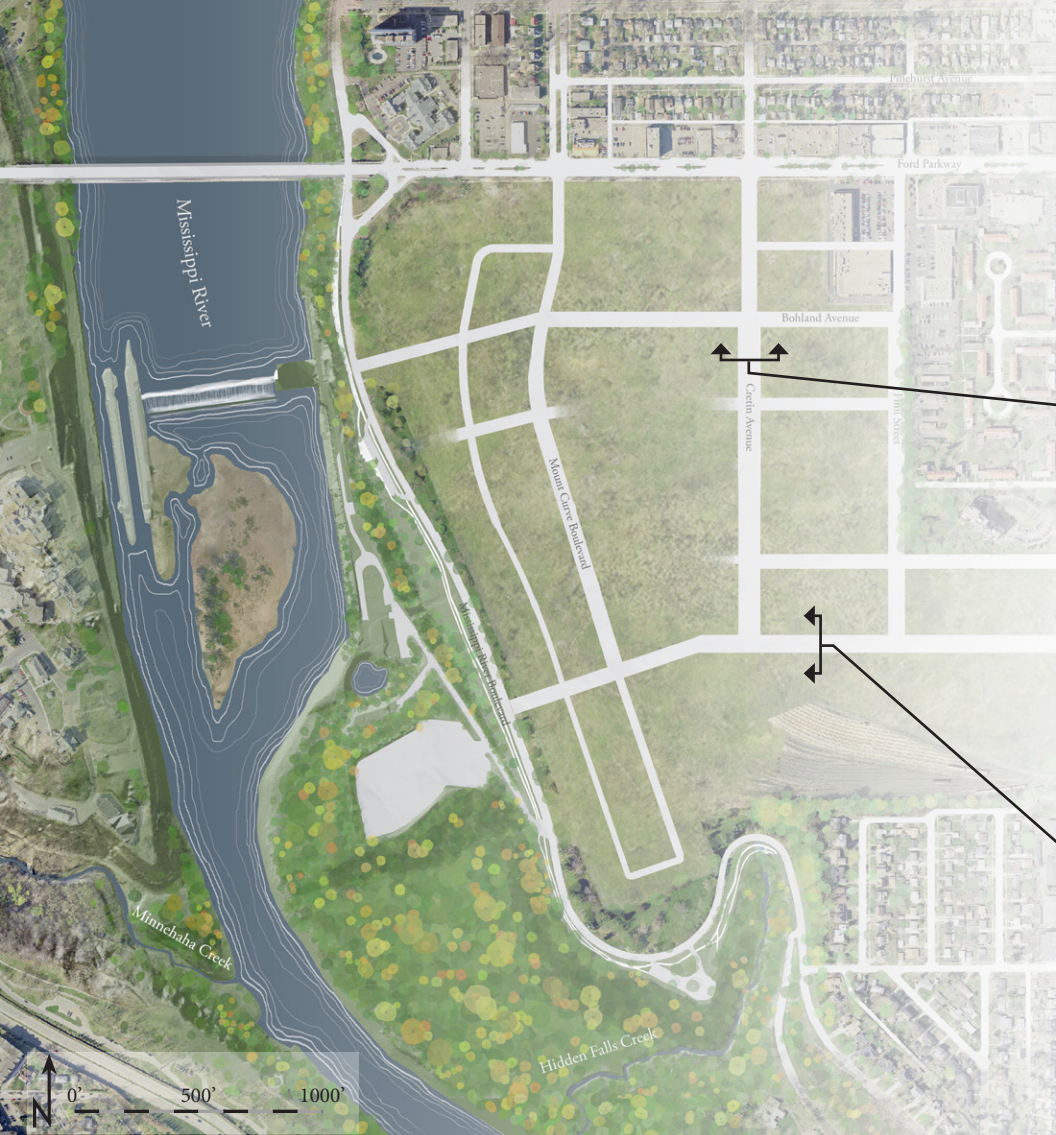
Background

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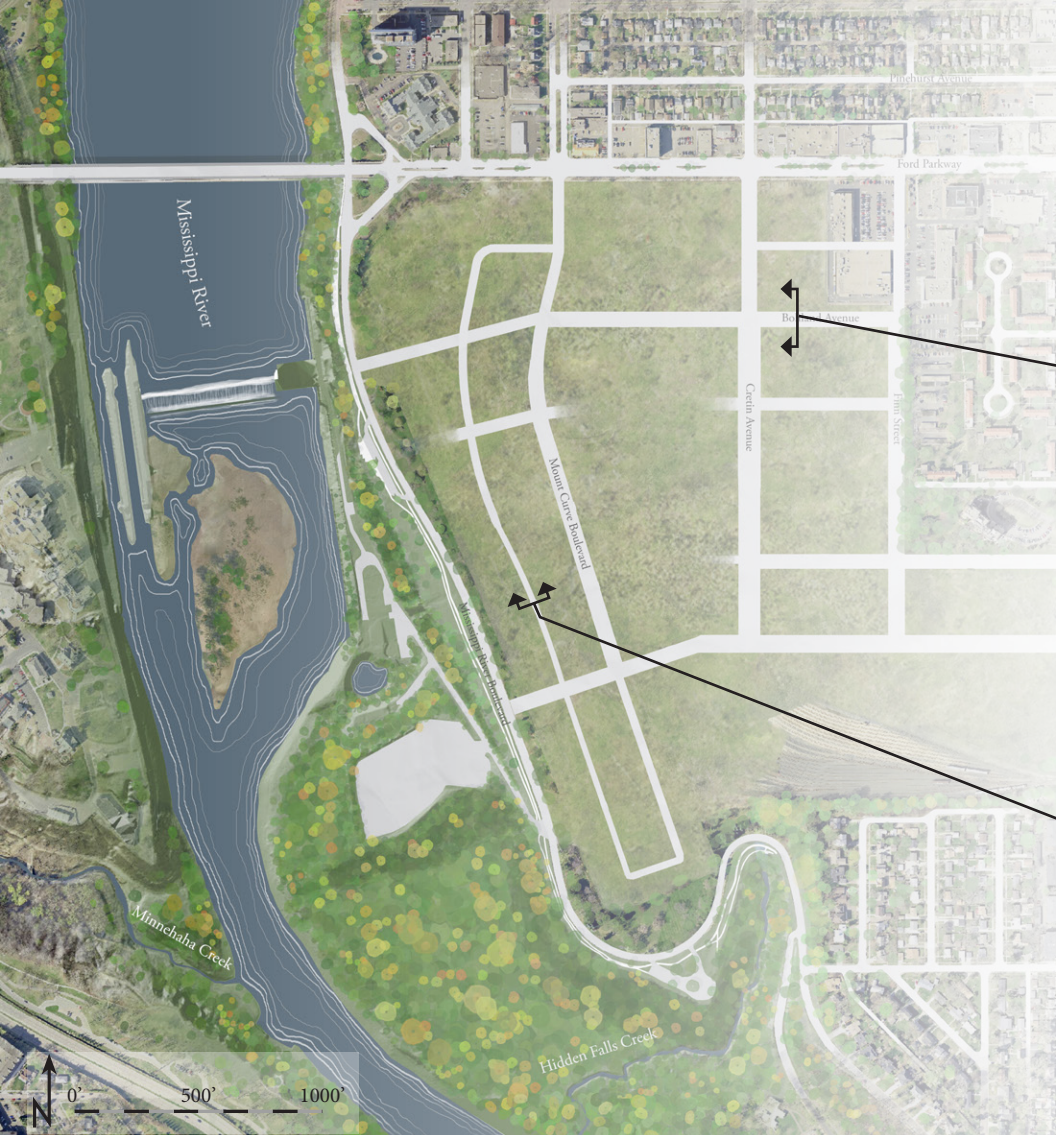
Background

Context

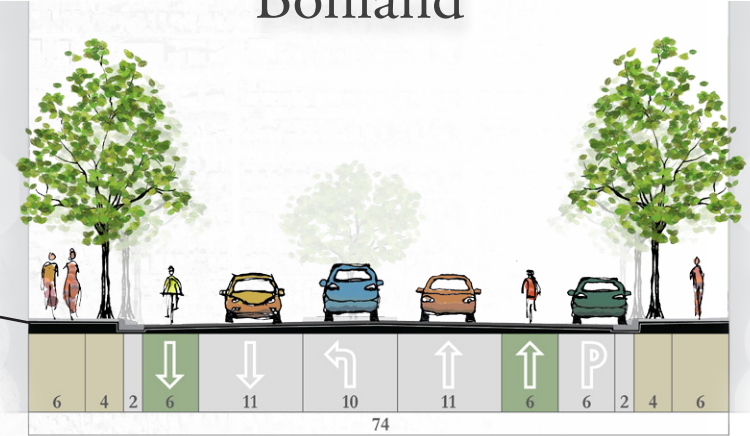
Public Realm

Zoning & Guidelines

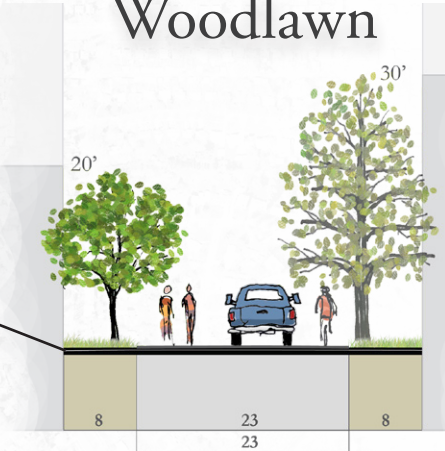
What's Next



Bohland



Woodlawn



Background

Context

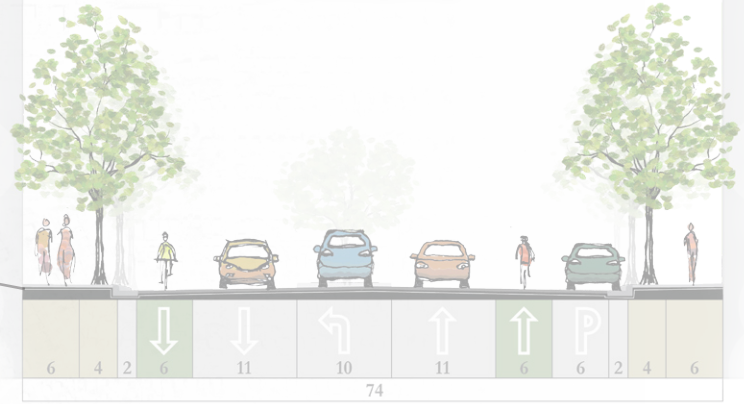
Public Realm

Zoning & Guidelines

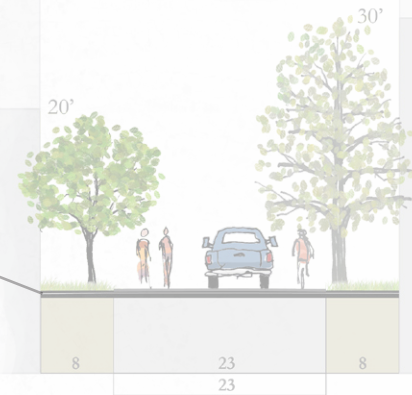
What's Next



Bohland



Woodlawn



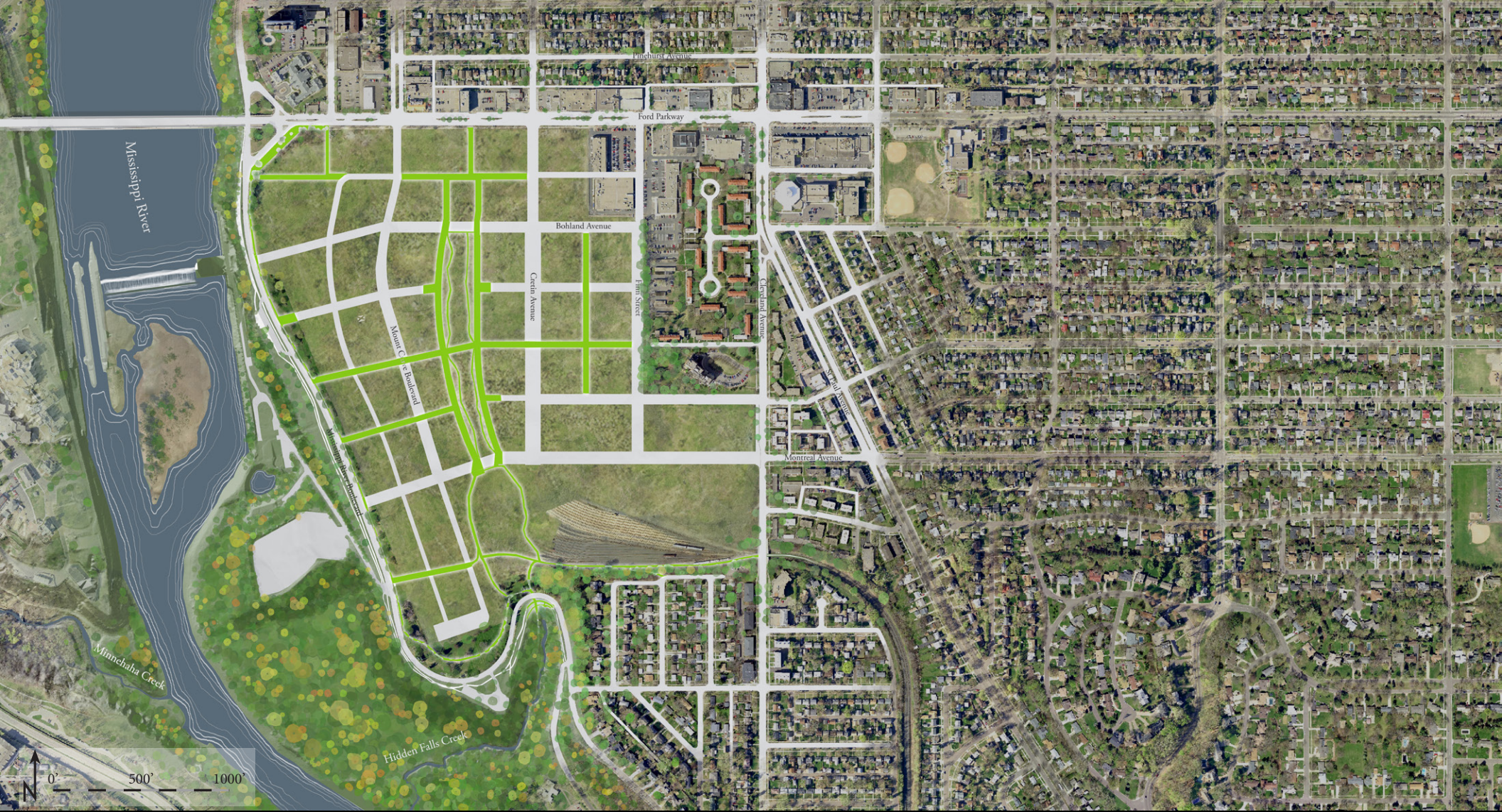
Background

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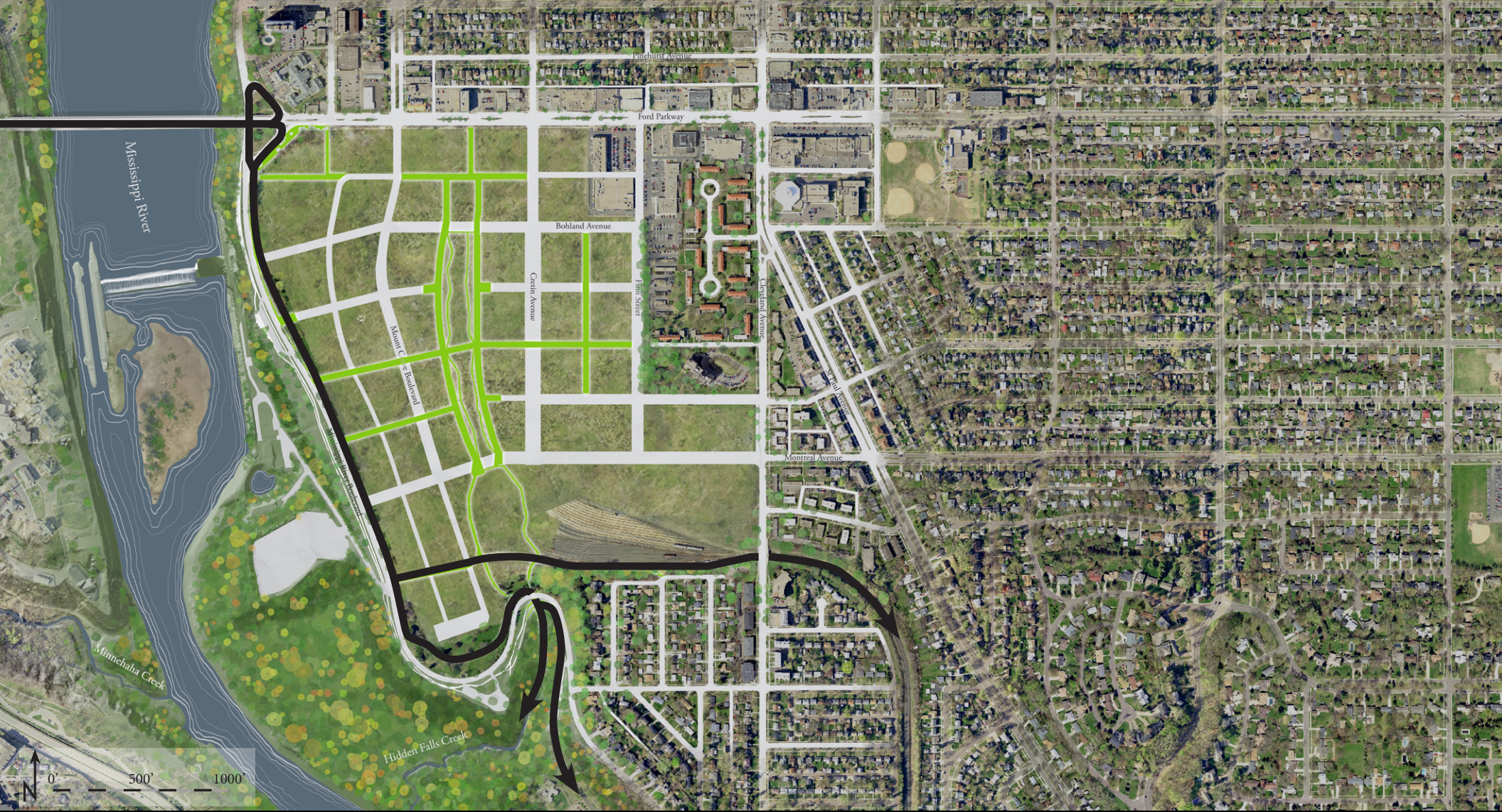
Background

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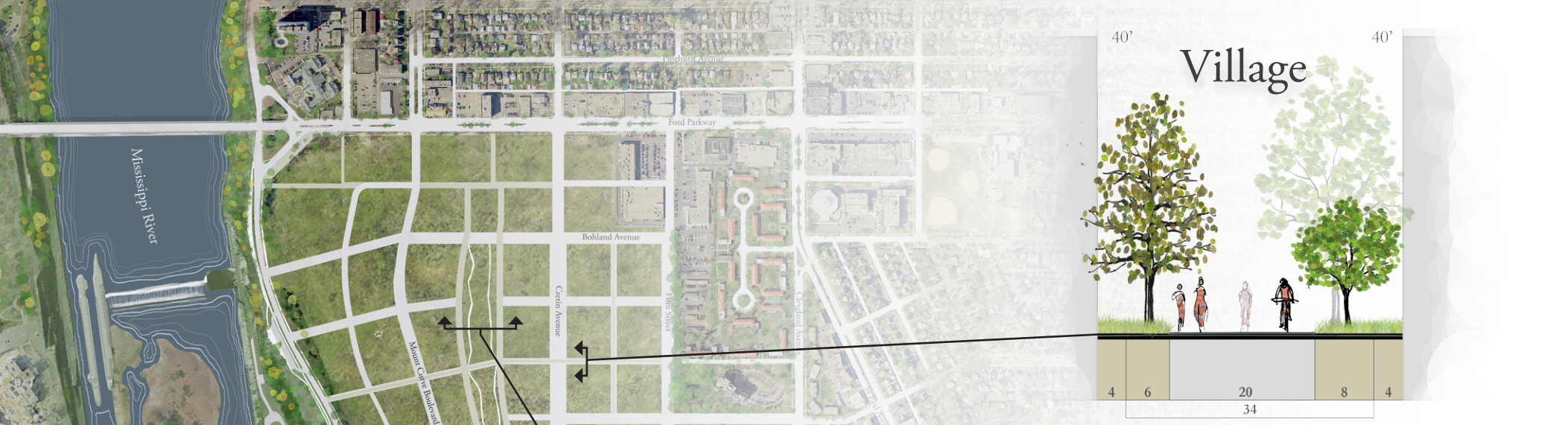
Background

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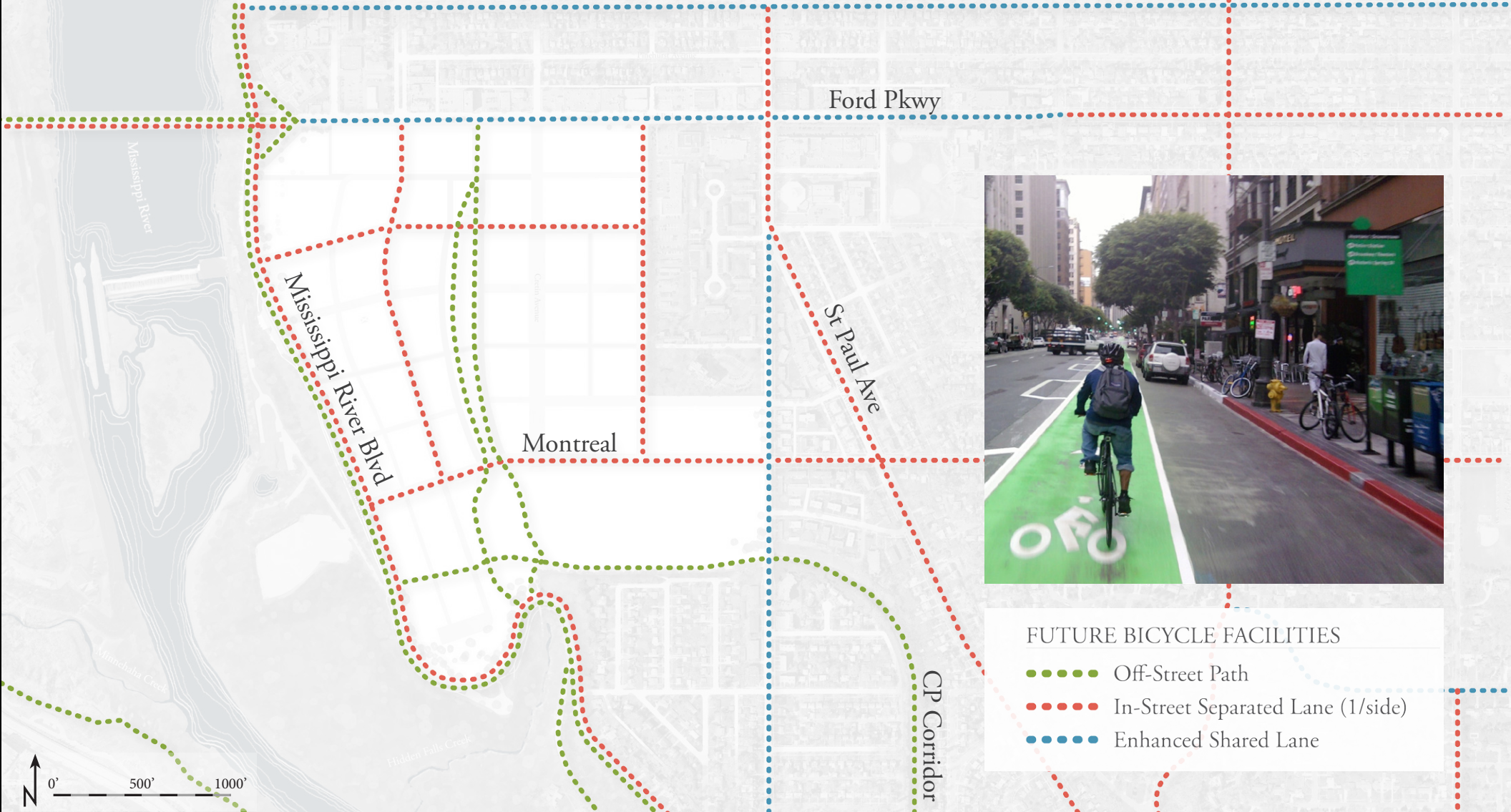
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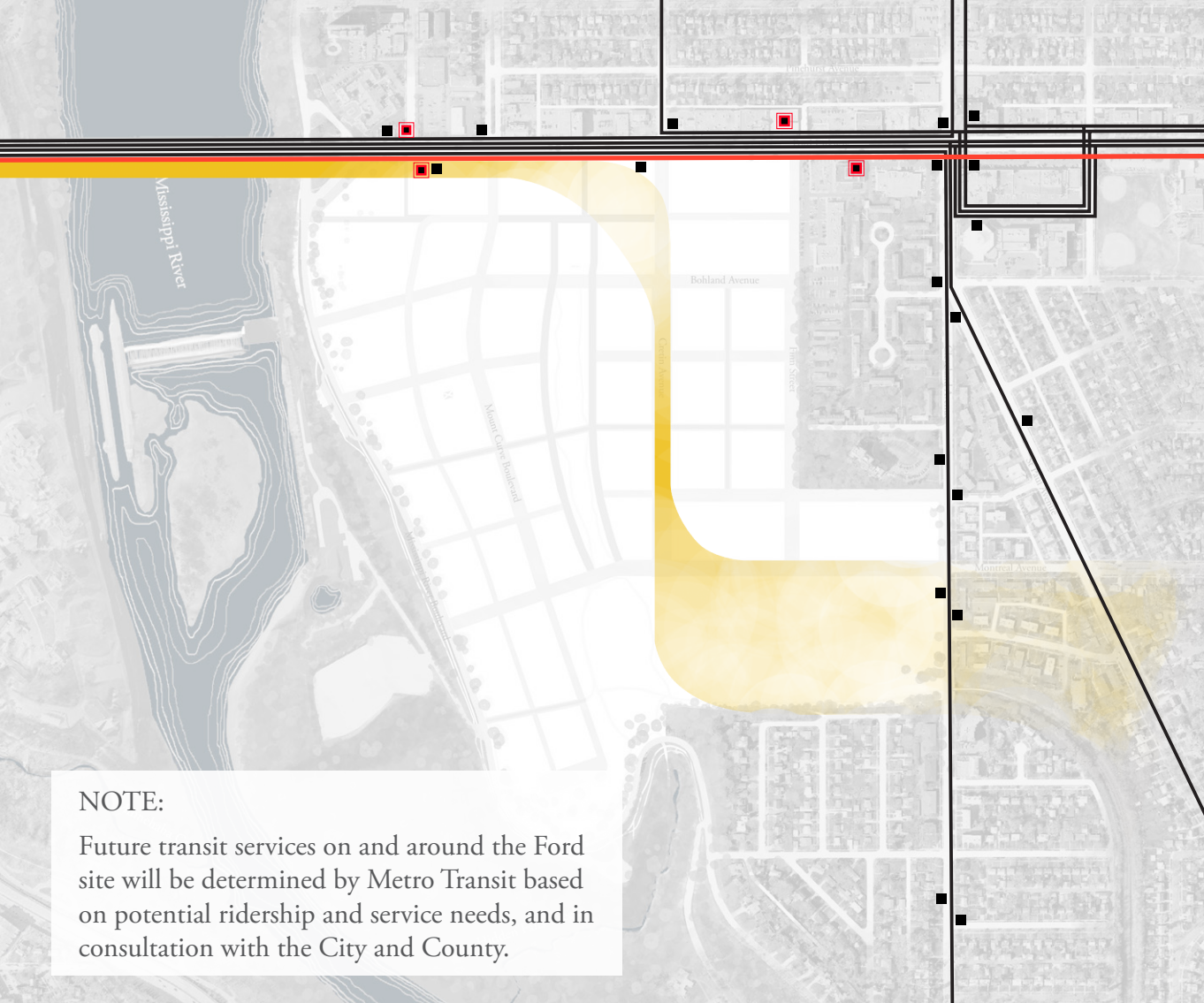
Zoning & Guidelines

What's Next



FUTURE BICYCLE FACILITIES

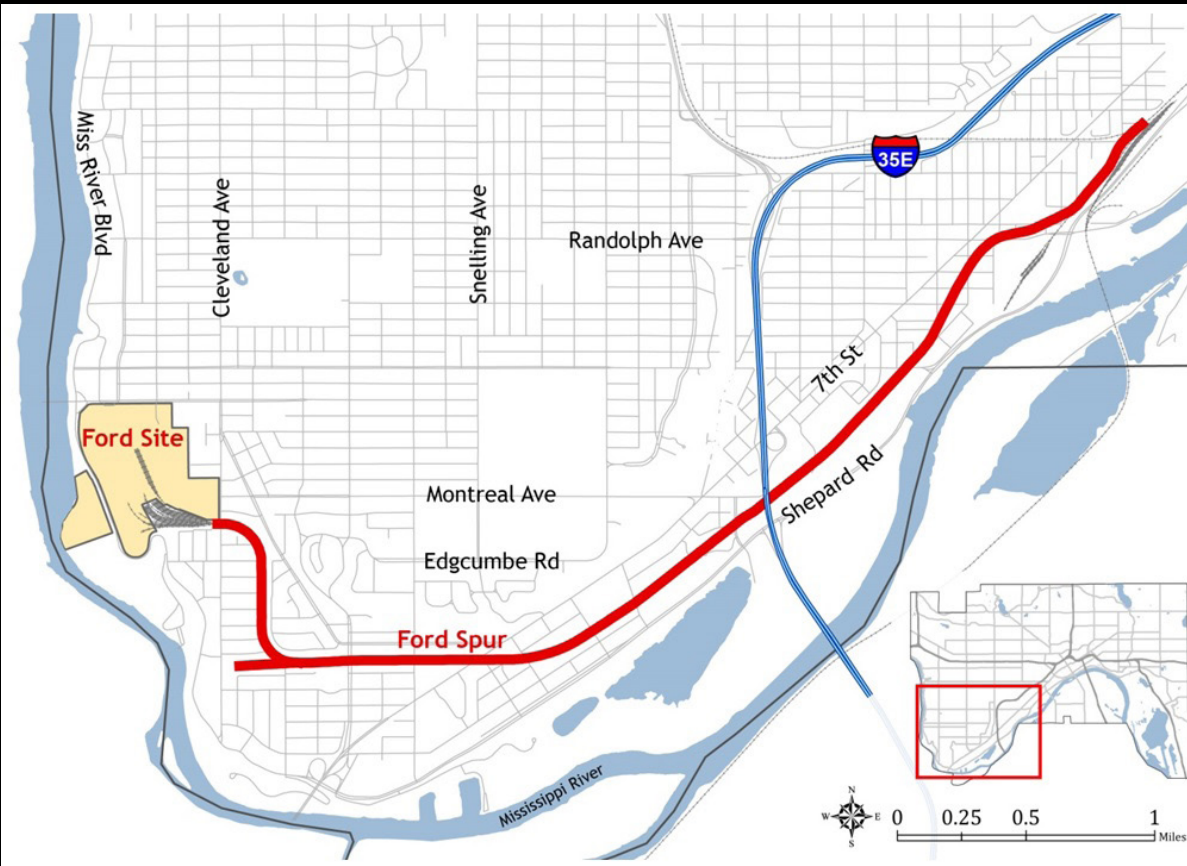
- Off-Street Path
- In-Street Separated Lane (1/side)
- Enhanced Shared Lane



East Side River News

NOTE:
 Future transit services on and around the Ford site will be determined by Metro Transit based on potential ridership and service needs, and in consultation with the City and County.

-  Local Bus
-  A Line BRT
-  Transit Stops
-  Enhanced Transit



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STORMWATER

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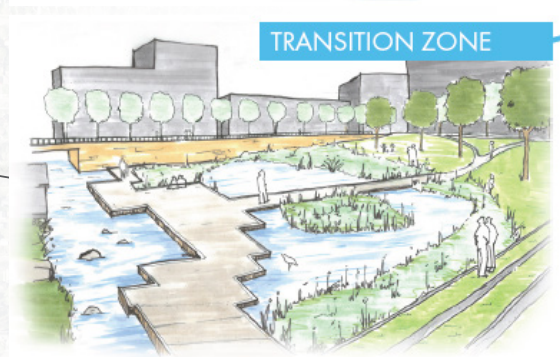
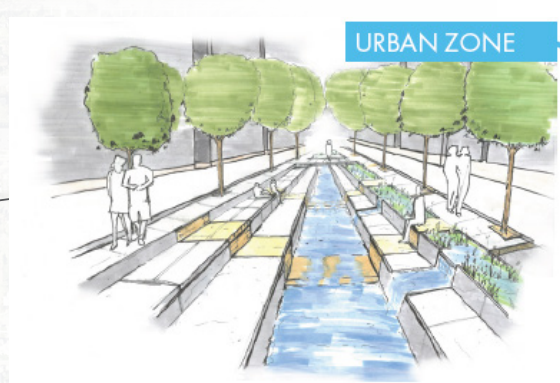
What's Next



Stormwater directed to centralized feature

Storage in pond for controlled release

More consistent flow of Hidden Falls Creek resulting in less erosion



Background

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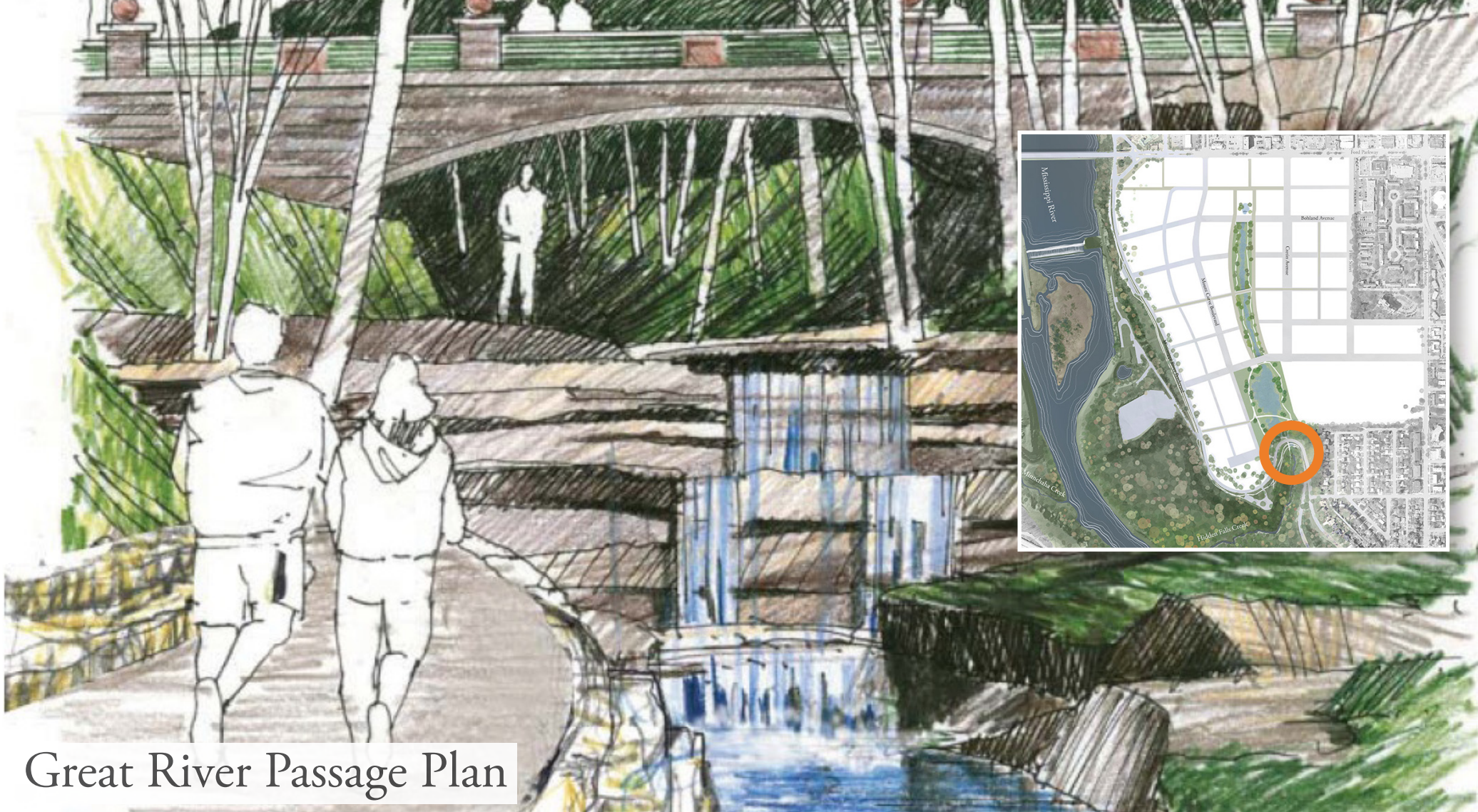
[Background](#)

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Great River Passage Plan

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Stormwater
Infrastructure

Private Recreation



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Background

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Background Context Public Realm Zoning & Guidelines What's Next



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Alternative Public Realm layout in the event that Canadian Pacific Railway property cannot be part of the redevelopment.

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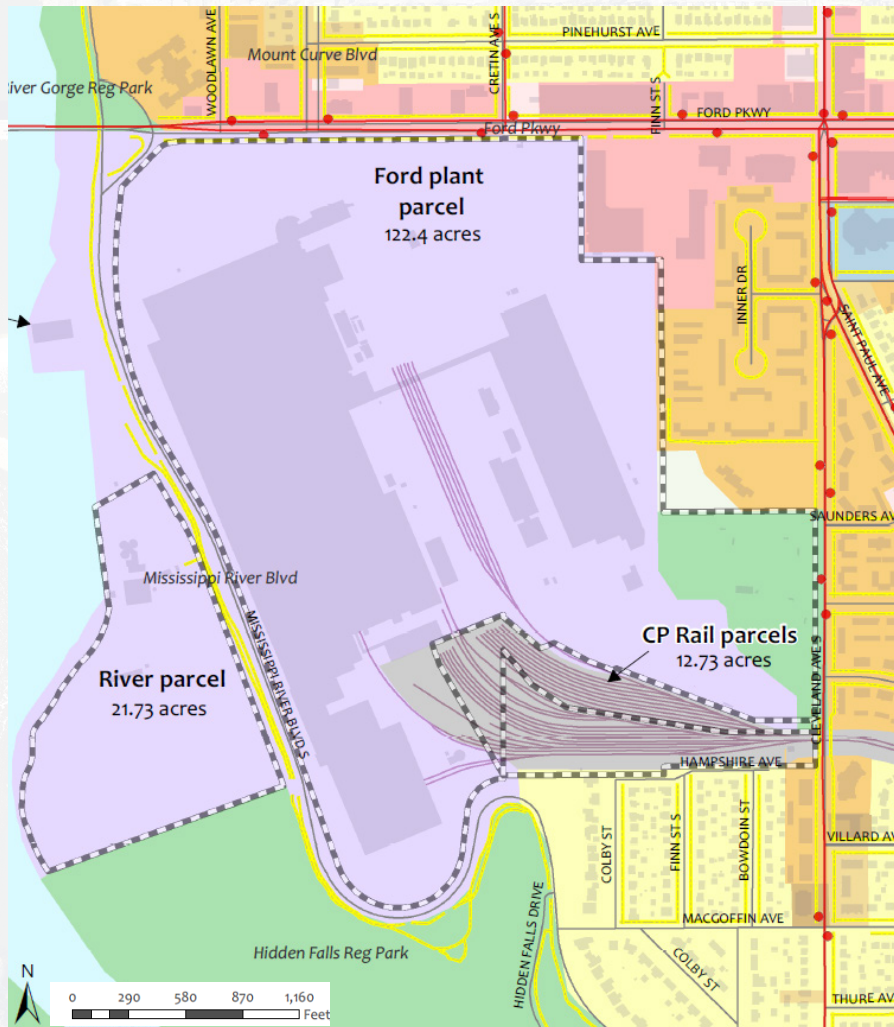
[Public Realm](#)





















[Zoning & Guidelines](#)

[What's Next](#)

ZONING :

local rules that identify how land can be used and developed



-  Ford site & adjacent parcels
-  Existing buildings
-  Sidewalk
-  Bus routes
-  Bus stops
-  Streets
-  Railroads
-  Single Family Detached
-  Single Family Attached
-  Multifamily
-  Retail and Other Commercial
-  Office
-  Mixed Use Residential
-  Mixed Use Commercial and Other
-  Industrial and Utility
-  Institutional
-  Park, Recreational or Preserve
-  Railway
-  Undeveloped
-  Water

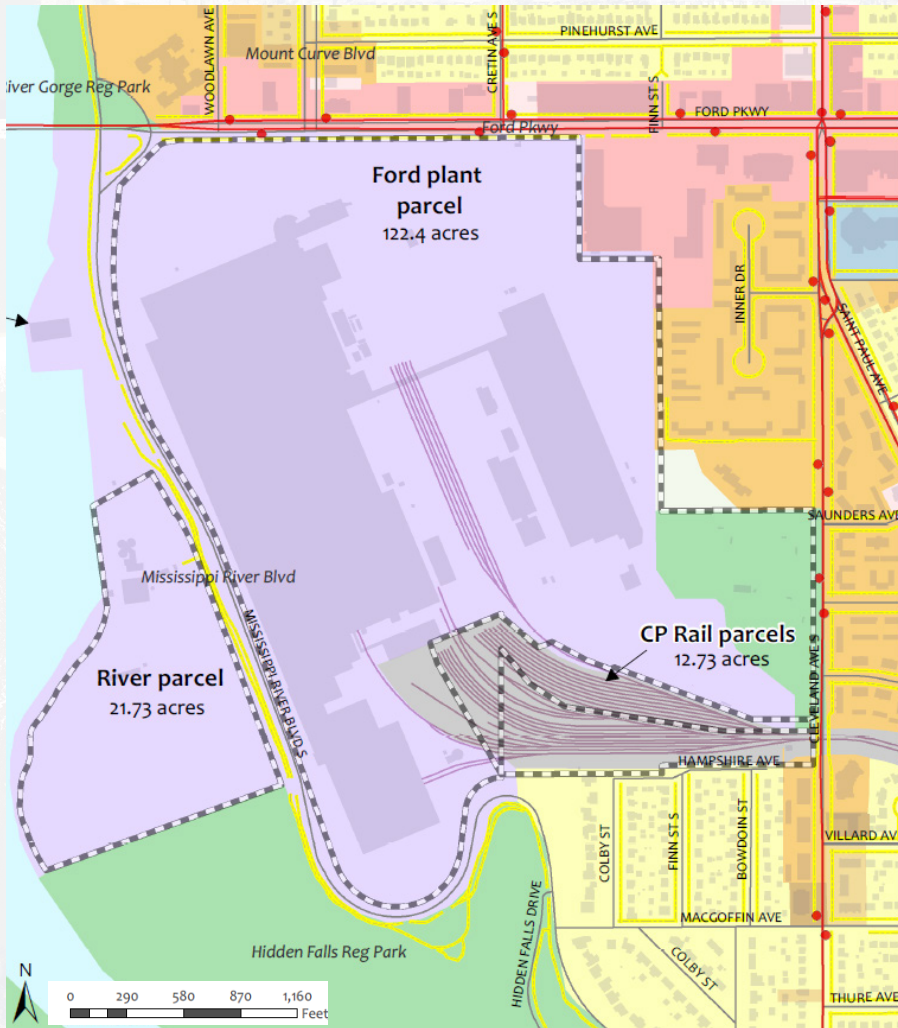
[Background](#)

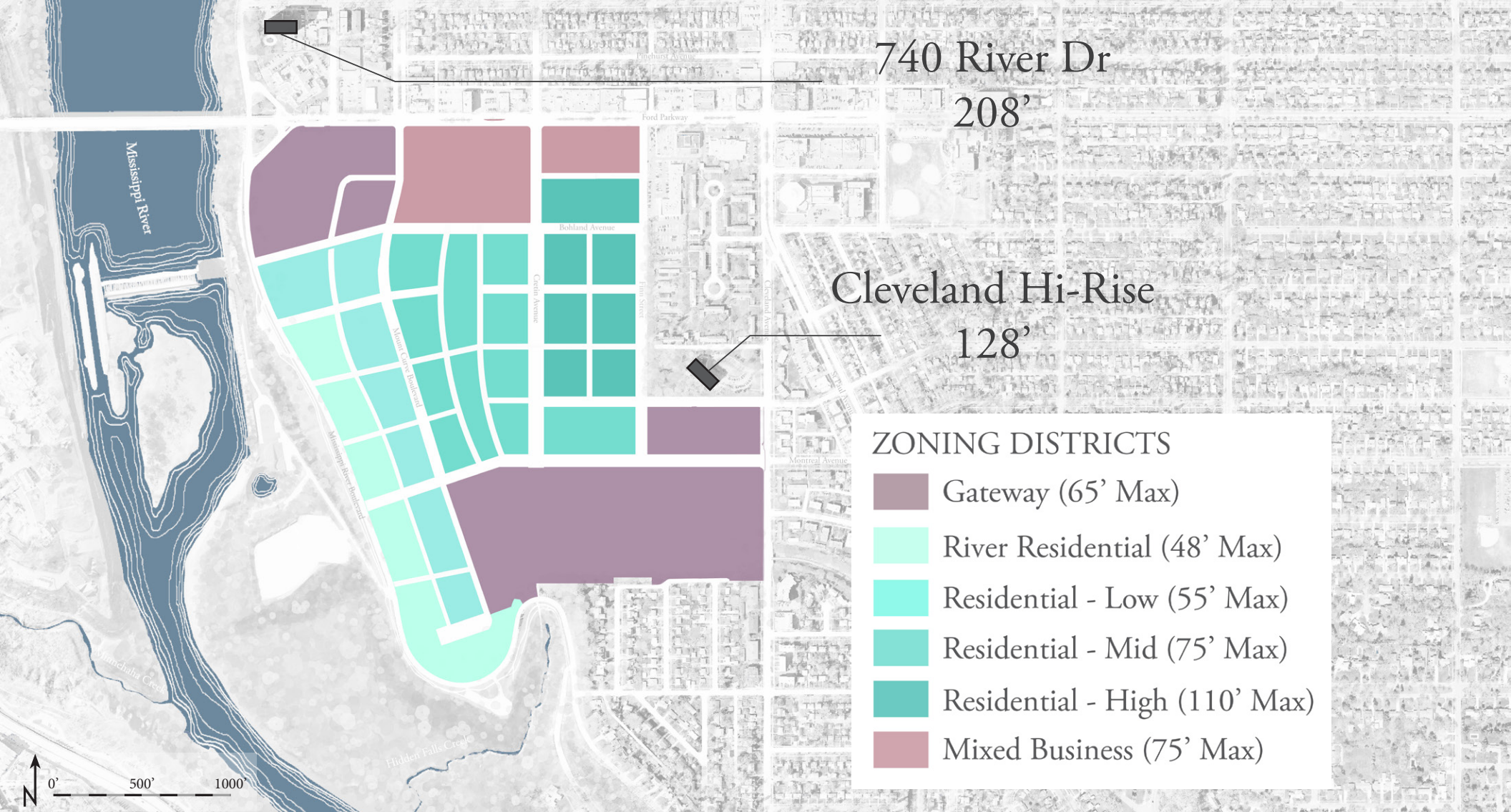
[Context](#)

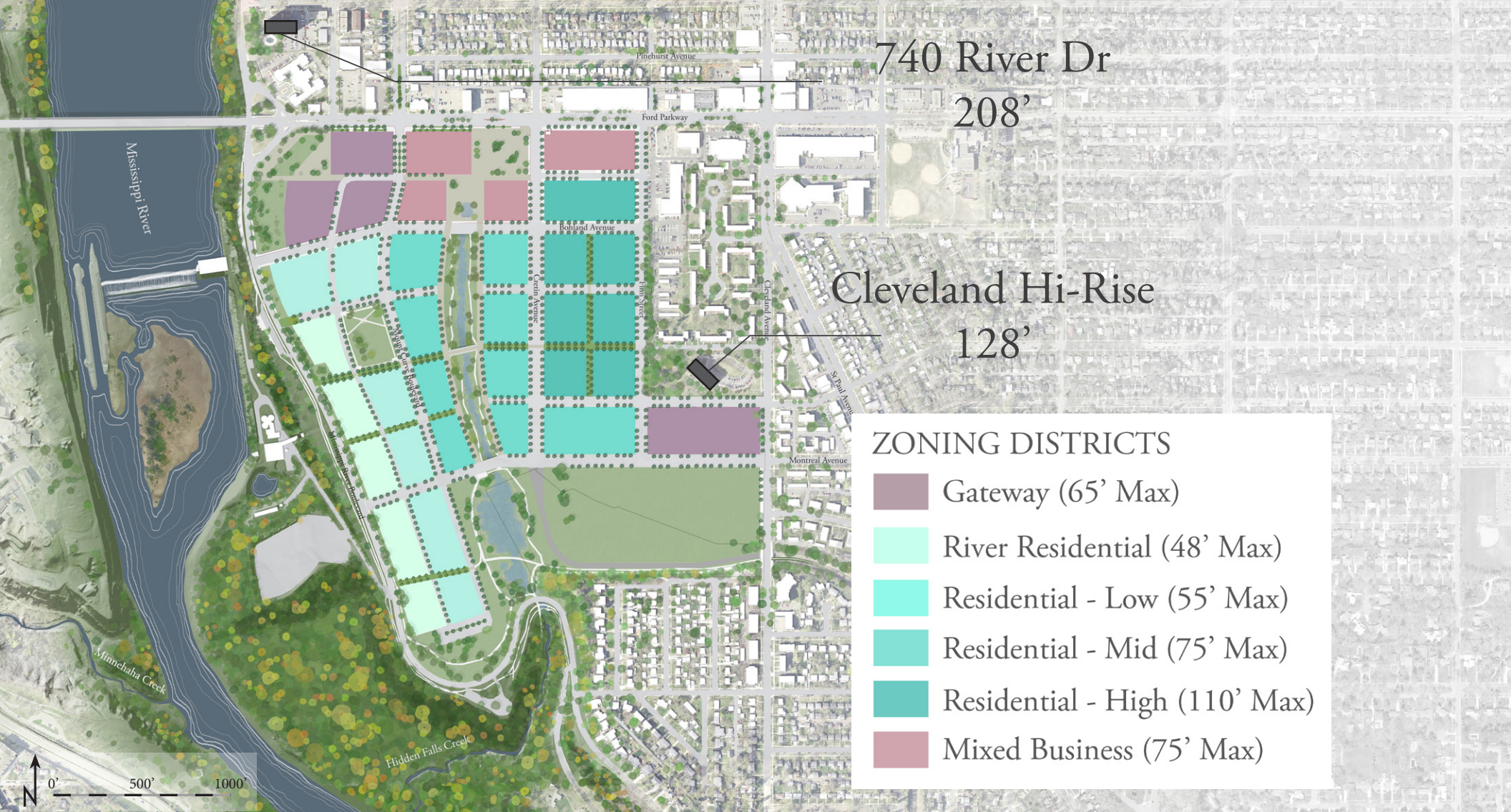
[Public Realm](#)

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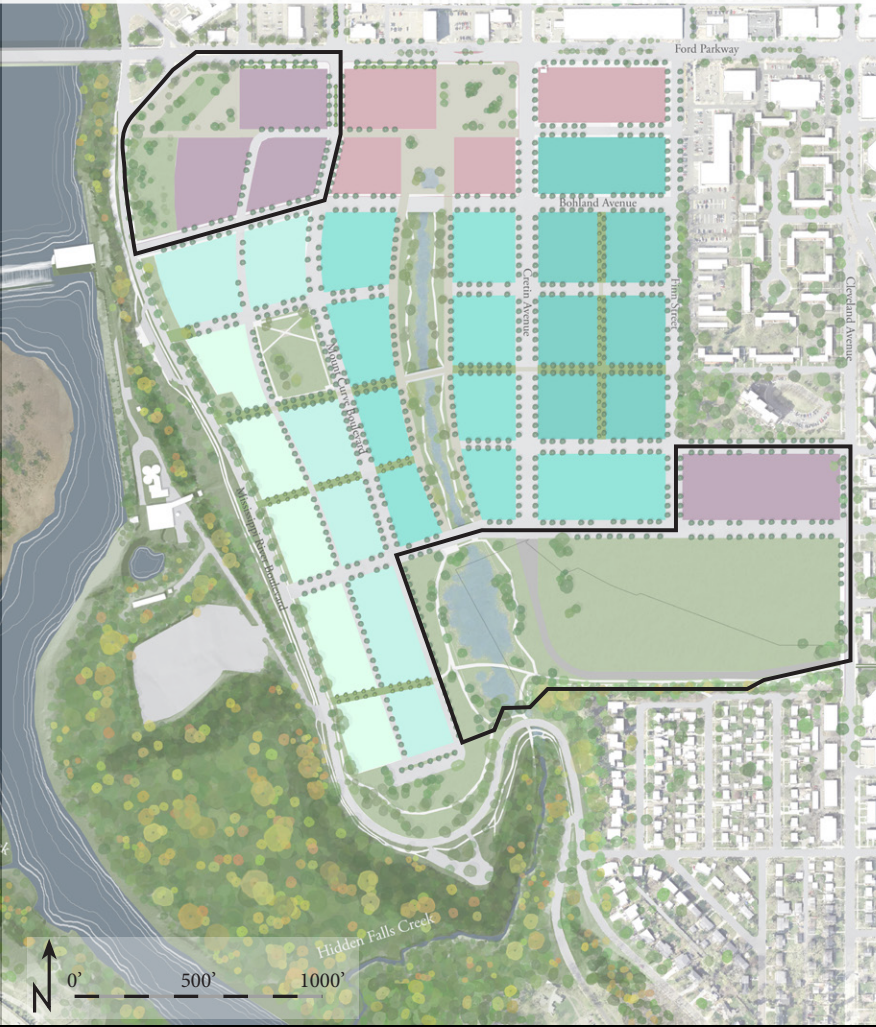
[What's Next](#)







GATEWAY



PRIMARY USES

- Office
- Service
- Limited Retail

HEIGHT RANGE

30' - 65'
3 - 6 Stories



Background

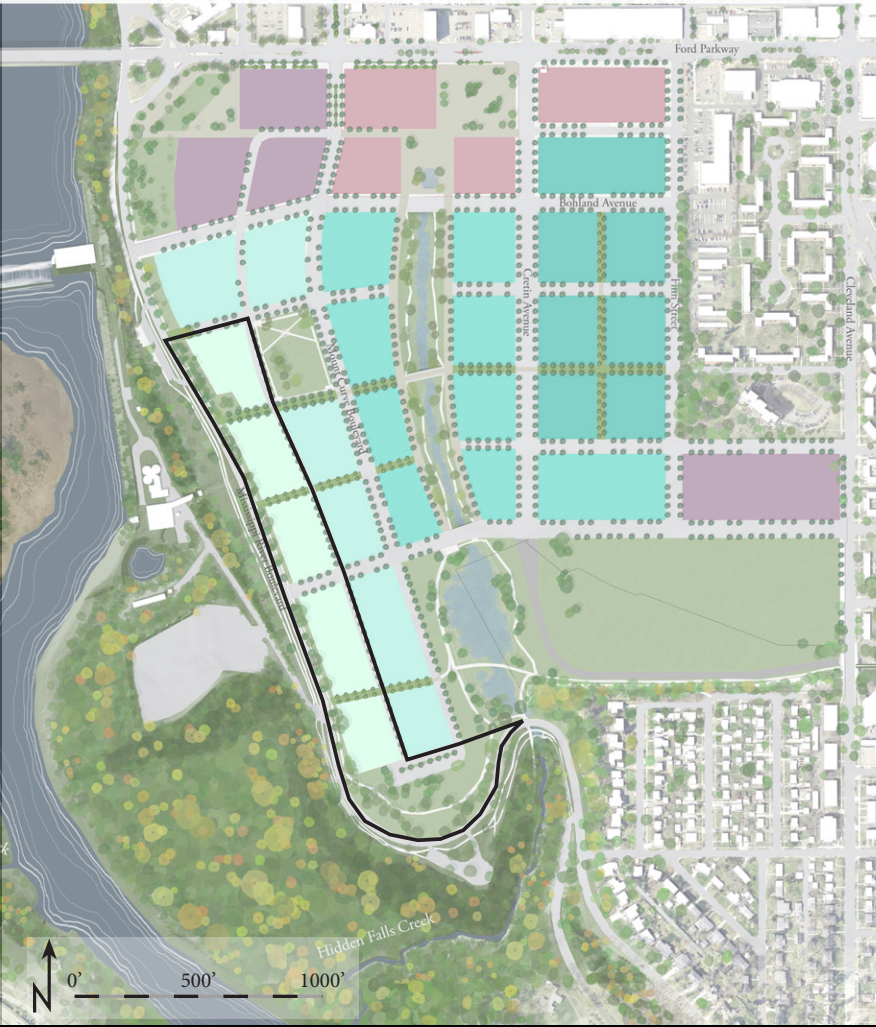
Context

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Zoning & Guidelines

What's Next

RIVER RESIDENTIAL



PRIMARY USES

- Mansion-style units
- Carriage houses

HEIGHT RANGE

20'-48'
2 - 4 Stories



Background

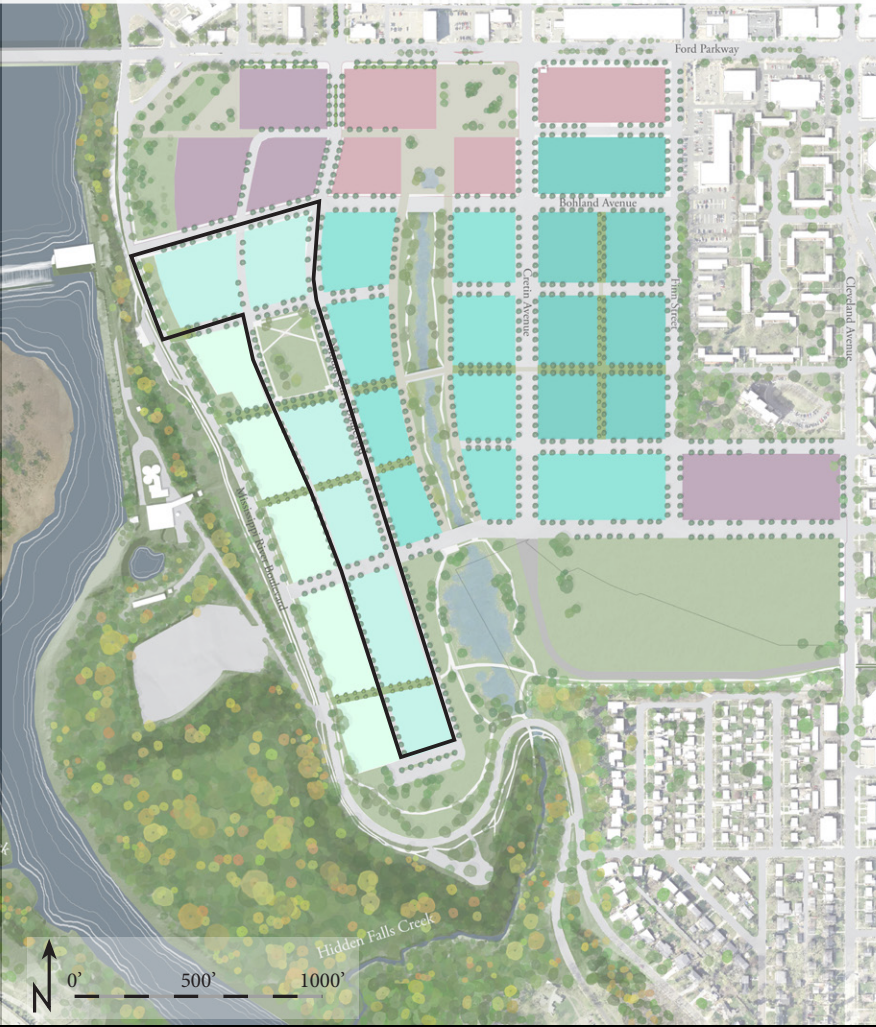
Context

Public Realm

Zoning & Guidelines

What's Next

RESIDENTIAL MIXED - LOW



PRIMARY USES

- Townhome
- Multi-Family Residential
- Limited retail, office, & service

HEIGHT RANGE

30' - 55'
3 - 5 Stories



Background

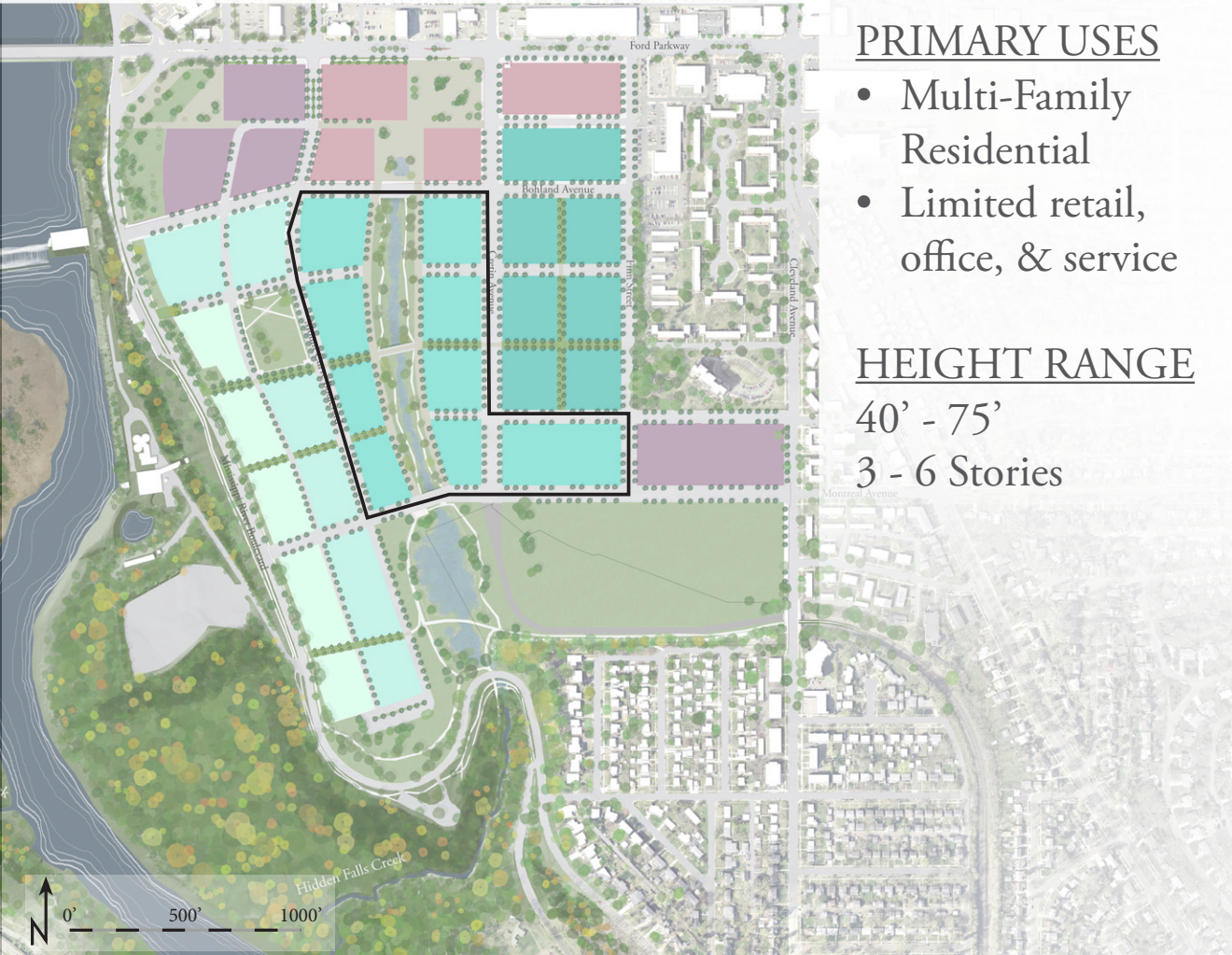
Context

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What's Next

RESIDENTIAL MIXED - MID



PRIMARY USES

- Multi-Family Residential
- Limited retail, office, & service

HEIGHT RANGE

40' - 75'
3 - 6 Stories



Background

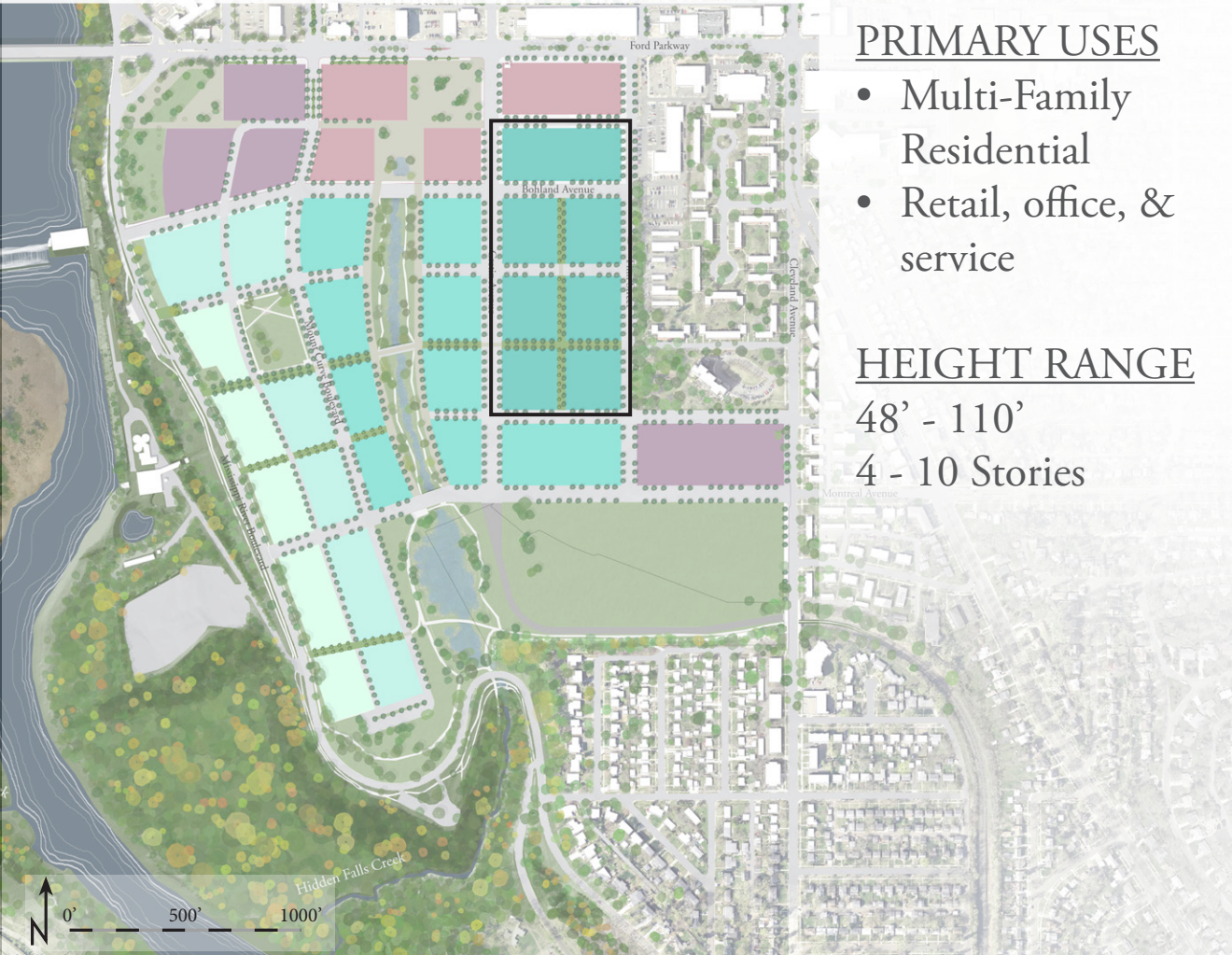
Context

Public Realm

Zoning & Guidelines

What's Next

RESIDENTIAL MIXED - HIGH



PRIMARY USES

- Multi-Family Residential
- Retail, office, & service

HEIGHT RANGE

48' - 110'
4 - 10 Stories



Background

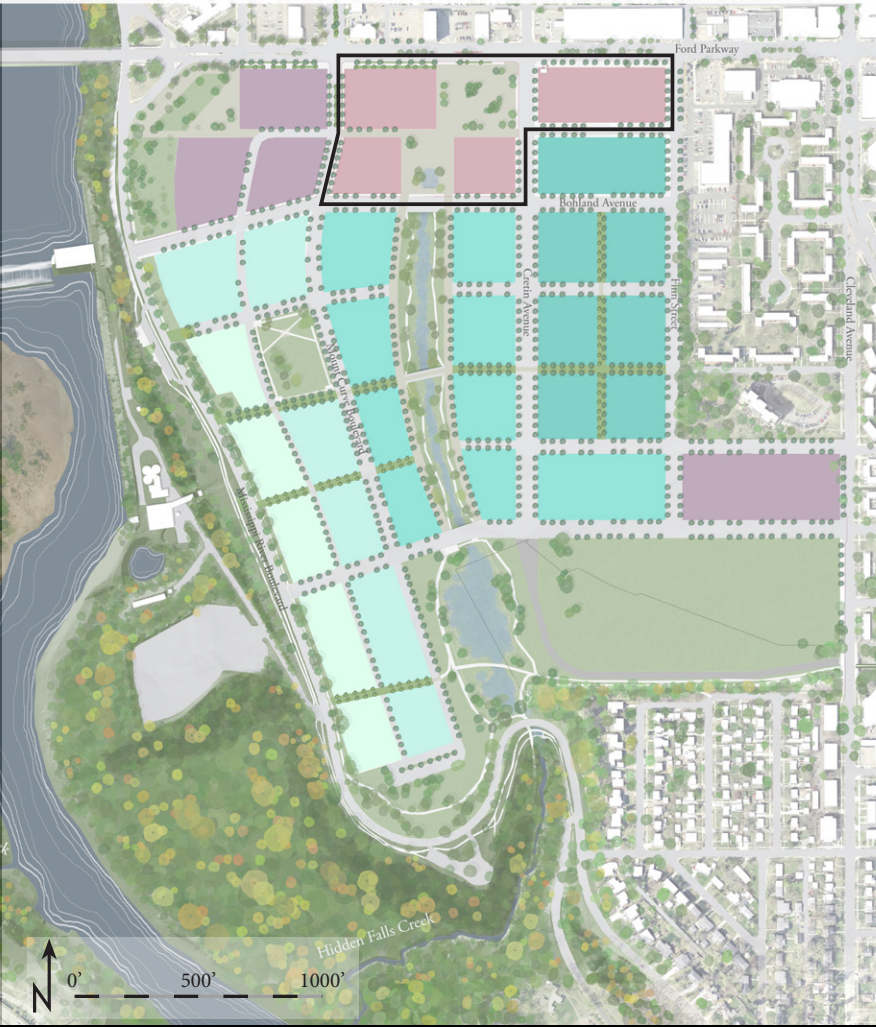
Context

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Zoning & Guidelines

What's Next

BUSINESS MIXED



PRIMARY USES

- Retail, office, and service
- Multi-Family Residential

HEIGHT RANGE

40' - 75'
3 - 6 Stories



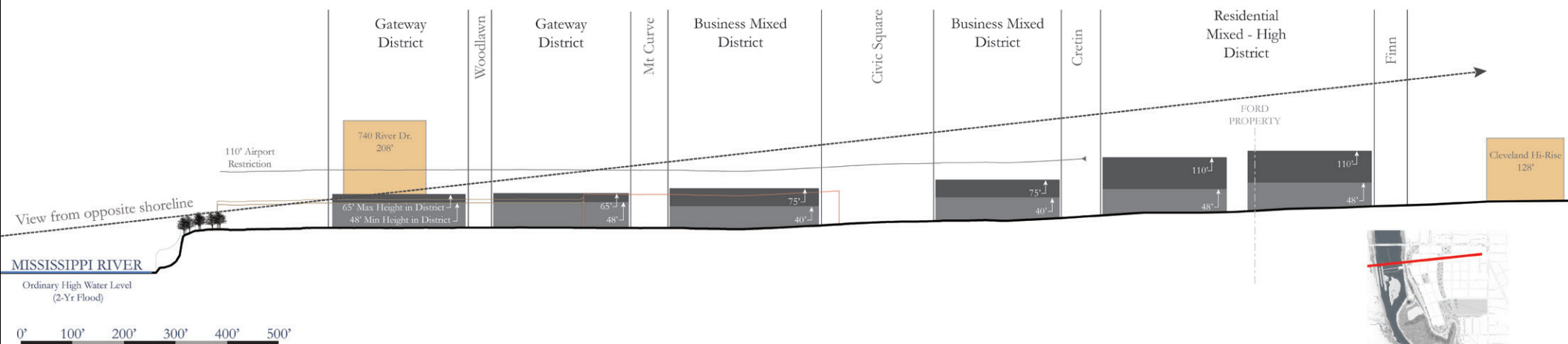
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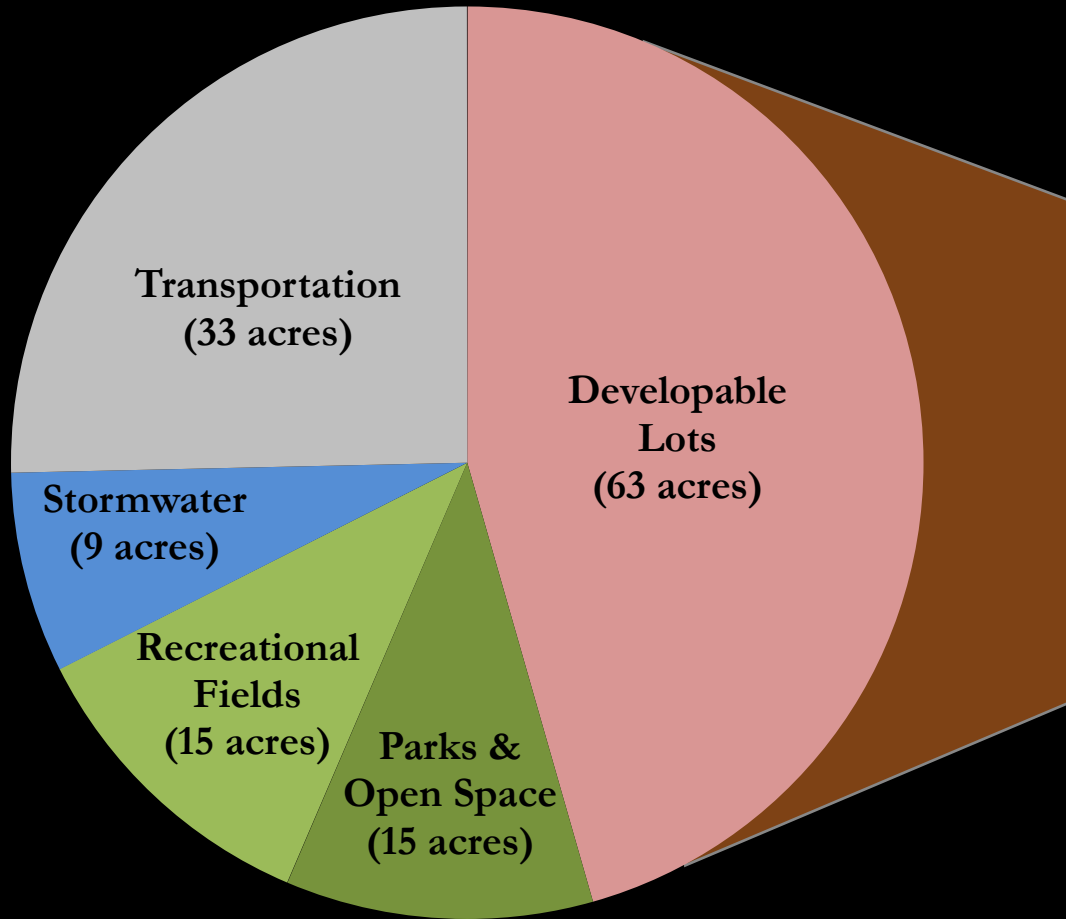
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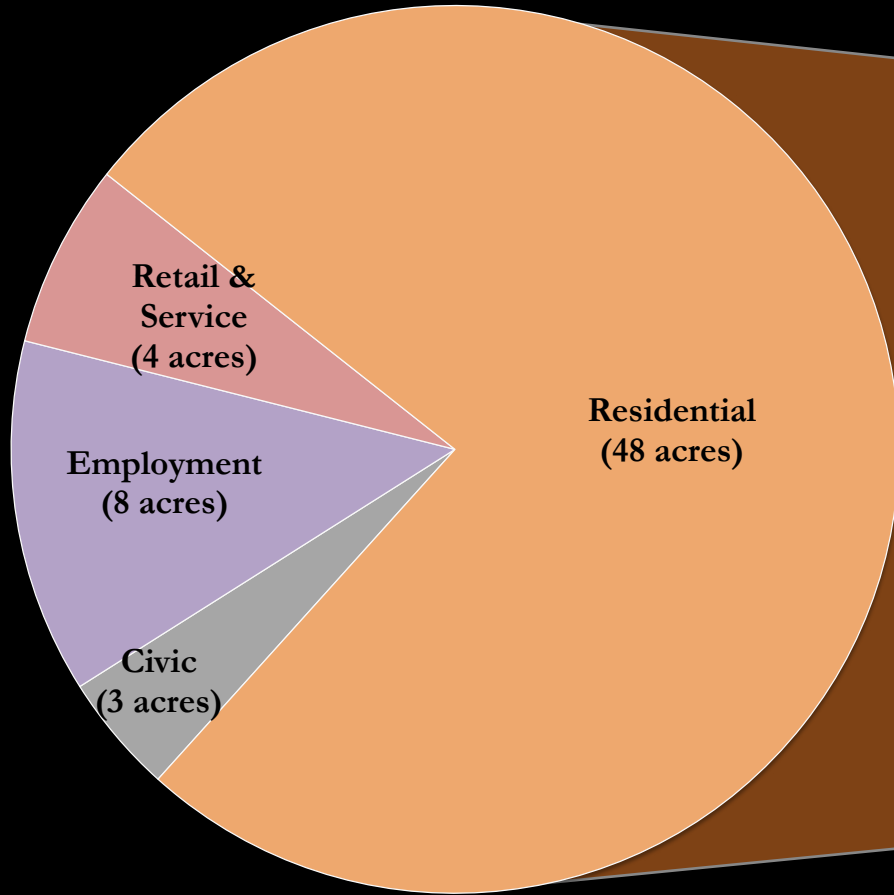
What's Next



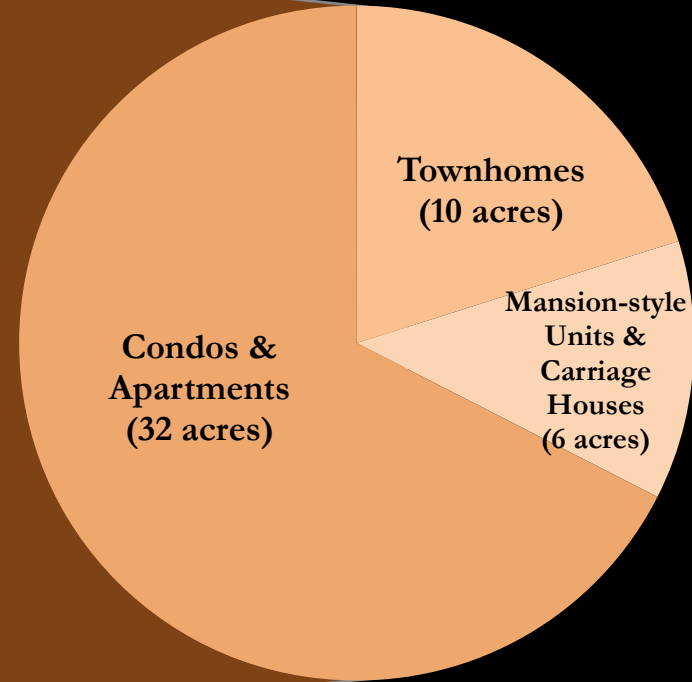


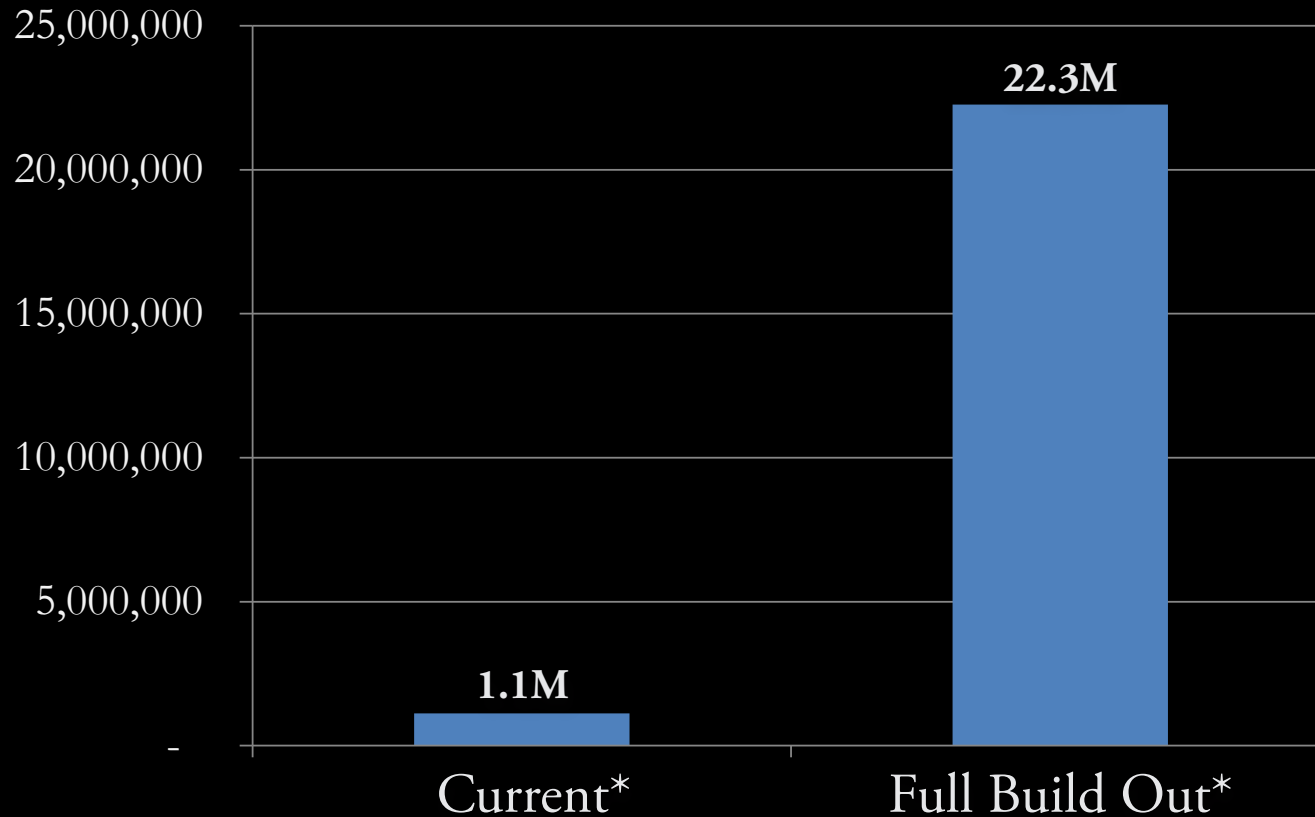
LAND USES	Quantity	# of Jobs
Civic	150,000 GFA	1,500
Employment	450,000 GFA	
Retail	300,000 GFA	
Residential	4,000 Units	

Concept Plan Land Use Mix



Concept Plan Residential Use of Land





*Based on analysis done for Tax Increment Financing Plan, March 2016

FORD SITE Required Parking	Minimum	Maximum
Commerce, Employment, and Civic uses	1 space per 600 gross floor area	1 space per 400 gross floor area
Residential uses	0.75 space per unit	1.5 spaces per unit

Approximately **37%** of building space would be dedicated to parking with these reduced standards

- Shared parking ramps
- Small parking lots only (20 spaces or fewer)
- On-street parking where appropriate



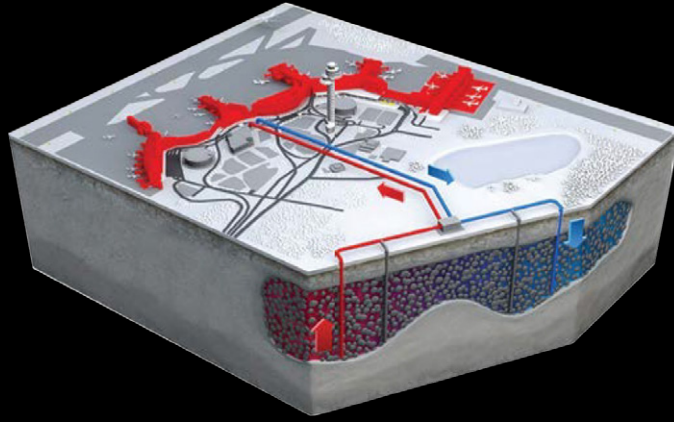
Background

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What's Next



Background

Context

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What's Next

A site reborn for people, economy, environment



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What's Next

Ford Transportation Study Meeting

November 21, 2016 (Monday)

6:30 – 8:00 p.m.

Lumen Christi Catholic Church

Ford “Grab Bag” Meeting

November 30, 2016 (Wednesday)

6:30 – 8:00 p.m.

Summit Brewing

Ford Task Force Meetings

Monday, December 5

Monday, December 12

6:30 - 8:30 PM

Location TBD



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stpaul.gov/21stCenturyCommunity



- Provide input at Open St Paul - Ford
- Sign up for E-newsletters & Notifications
- Go to source for information on the project



[Facebook.com/cityofsaintpaul](https://www.facebook.com/cityofsaintpaul)



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