



FORD SITE

A 21st Century Community



Project Update - Planning Commission 2-19-16

PUBLIC INPUT

STUDIES

NEXT STEPS

AGENDA

**WHAT WE HEARD
IN 2015
(AND WHY IT MATTERS)**

**PUBLIC
INPUT**

2015 PUBLIC OUTREACH

- 2,528 person email list for meeting notices & updates
- Traditional meetings, “Pop-up” meetings, and focus groups
- More voices always welcome



Table 1: Participants Before and During Phase III

Pre-2014 Participants	174
2014-2015 Participants	439
Total Engaged	613
Percent Active Recently	72%

FORD TASK FORCE ROLE

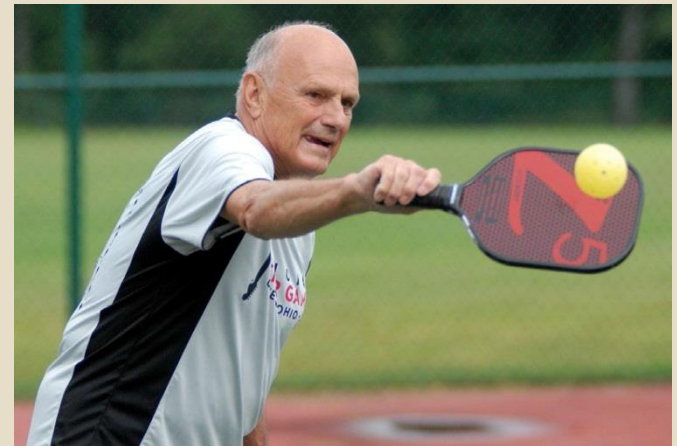
- Hosted 7 public meetings in 2015 and “staffed” the input tables
- Met in 7 work sessions to prepare for each public meeting
- Has met 3 times in past 2 months to digest the public input
- Original 25 member Task Force started in 2007, 19 members remain



INPUT – PARKS & OPEN SPACE

Public Priorities:

- Create a creek feature
- Provide gathering spaces for activities - markets, music, civic events
- Reintroduce habitat to a provide natural feel
- Provide recreation for all ages



INPUT – BIKES, PEDS & TRANSIT

Public Priorities:

- Design safe, designated space for bicycles and pedestrians
- Provide well-connected, frequent transit and good shelters
- Balance needs of cars, bikes, pedestrians, and transit in public right-of-way



Public Priorities:

- Accommodate cars, but don't encourage them
- Design streets to calm traffic and prevent speeding
- Direct traffic to larger through streets in area
- Provide most parking in structured ramps, with some on-street and in alleys



INPUT – WATER, WASTE, ART & GREENERY

Public Priorities:

- Treat storm water on the surface, making it an attractive feature through the site and connected to Hidden falls
- Provide art that is interactive, community-based, reflects history, or includes water
- Focus on natural plantings
- Make recycling convenient



Public Priorities:

- Build a mix of housing options
- Provide some density to attract services and amenities, but avoid buildings that are too tall
- Meet need for affordable housing among seniors and families
- Respect context of existing neighborhood and include some traditional styles



Public Priorities:

- Make this a place that people can work and live
- Attract a diverse selection of jobs
- Provide co-op work spaces
- Meet needs of employees with services and child care nearby
- Provide neighborhood retail and services and small business; no big box



HOW ALL INPUT IS BEING USED



- Refine priorities
- Pursue new ideas
- Address concerns
- Inform policy makers

Past, current and future input will shape city standards and plans for development at the site, the owner's expectations, and the market interest.

JOBS & BUSINESSES

SITE-BASED ENERGY SYSTEM

STORMWATER MANAGEMENT

TRAFFIC STUDY

REAL ESTATE ANALYSIS

ENVIRONMENTAL RESULTS

**STUDIES
AND KEY
STEPS TO
INFORM
FORD
SITE
POLICIES**

Recommended Industries for the Ford Site:

- Health and Medical
- Research and Development (R&D)
- Small volume, custom manufacturing
- Educational
- Office
- Retail & Services (will occur naturally)



Attracting target industries may take effort – marketing, branding, and business outreach – done in collaboration with the property owner / developer.



3 Energy Concepts & Costs



1. Standard grid
2. District heating & cooling
3. Individual building solutions (like solar)

Alternative energy systems are likely to cost more at the front end for the utility provider, but create greater efficiency and return on investment in the long-run.

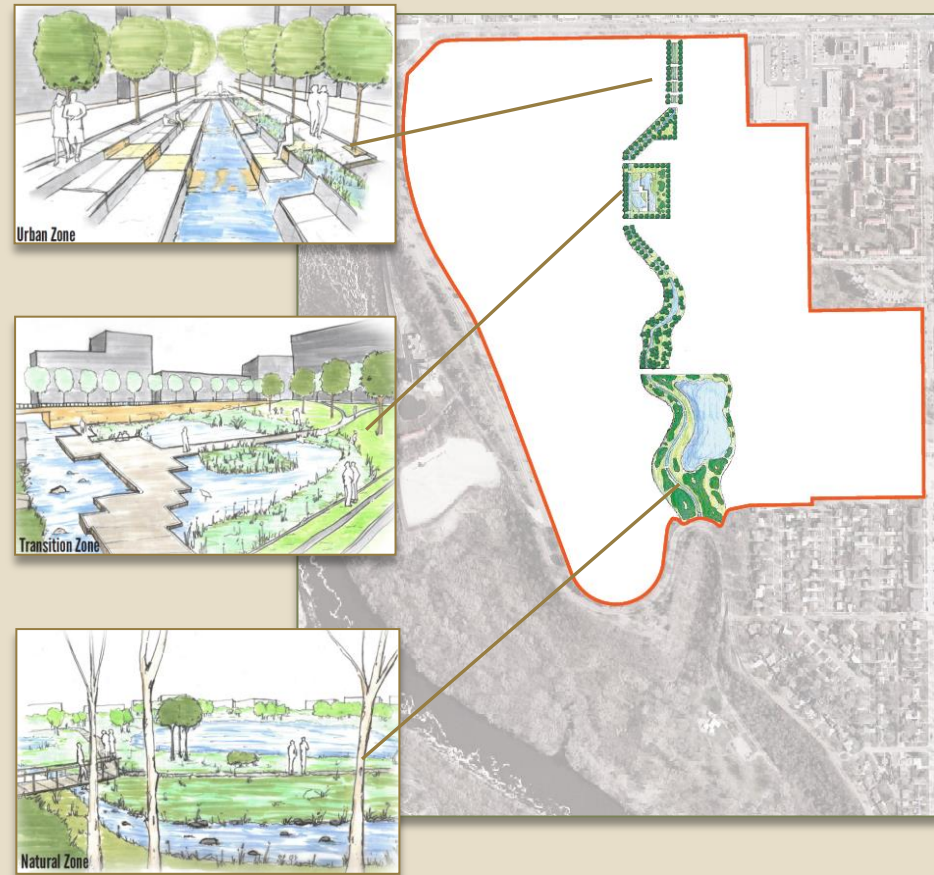
Utilities typically design, finance and install the energy system and recover costs.

NEXT – Consultant to evaluate ATES as core power source, then preliminary design

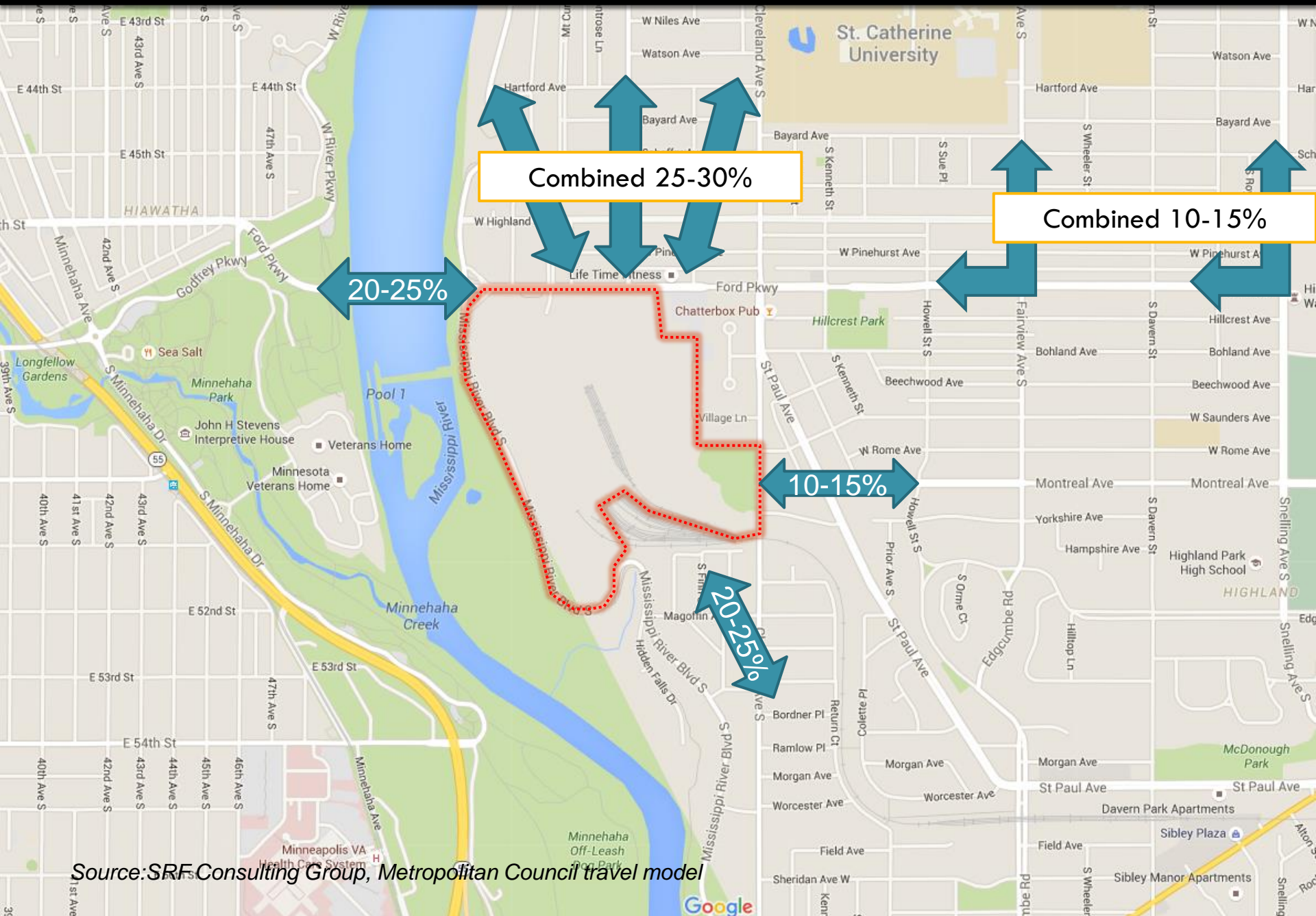
The City of Saint Paul thanks THE MCKNIGHT FOUNDATION for funding assistance on this study.

STUDY FINDINGS - STORMWATER

- Economy of scale exists with a comprehensive approach
- Protecting Hidden Falls Creek requires several acres
- High up-front investment, with fee in lieu cost recovery
- Design work will need to be developed



TRAFFIC STUDY - General (Expected) Distribution of Vehicle Traffic to/from Ford Site



Source: SRF Consulting Group, Metropolitan Council travel model



FORD SITE – NOV. 2015



Recently Submitted Report

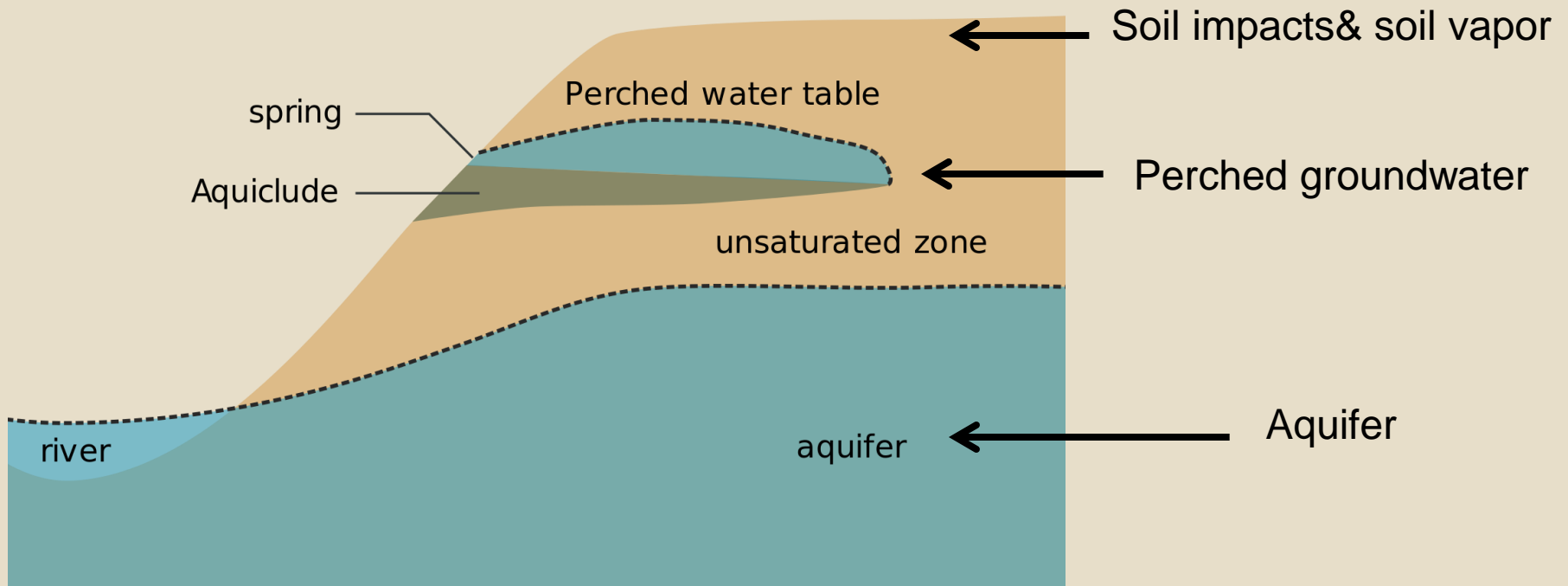
- Phase II Supplemental on 12-23-15
- MN Pollution Control Agency reviewing report
- MPCA to request clarifications and/or formatting changes
- Final report version expected end of April

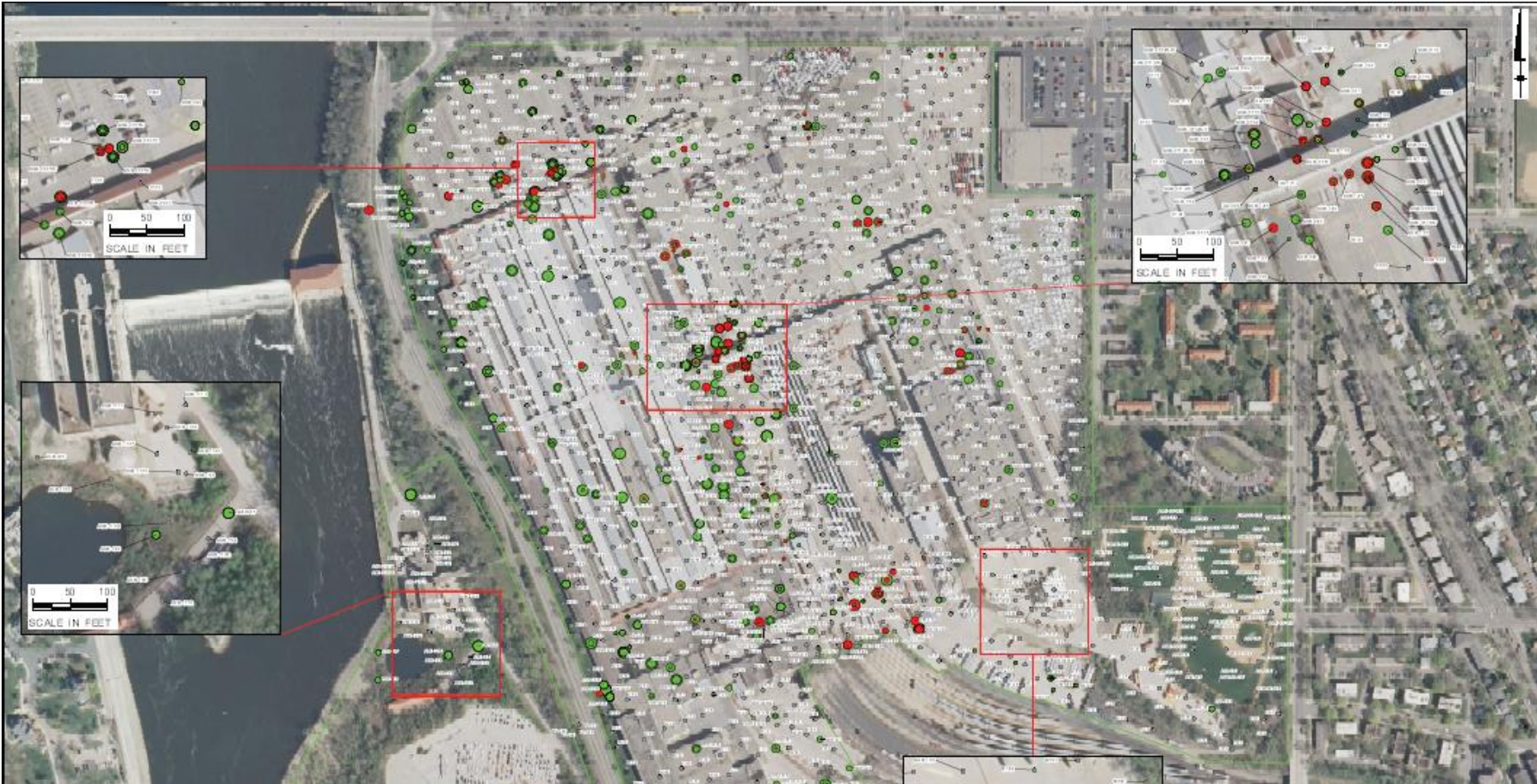
February 17th meeting at MPCA with Ford Land, Ford Environmental Quality Office, Arcadis, and City staff discussed investigation status and next steps.

Ken Haberman, Landmark Environmental, is City's environmental consultant helping us translate and discuss the results.

ENVIRONMENTAL INVESTIGATION

TESTING





Example map from Phase II Supplemental Report

- One of dozens of maps from the report showing different types of testing results.
- Red dots represent an impact above a certain threshold, but do not indicate whether the exceedance is minor and easy to remedy or more significant. Detailed data sheets within the report explain the nature and degree of the impacts.

LEGEND

— Ford Property Boundary

- Start Depth 0-1'
- Start Depth 1-4'
- Start Depth 4-8'
- Start Depth > 8'

- GRO/DRO exceeds Petroleum Remediation Program Guidance Value
- GRO/DRO below Petroleum Remediation Program Guidance Value
- No samples collected for GRO/DRO

NOTES

AMW = Arcadis Monitoring Well
 ASB = Arcadis Soil Boring
 H.A. = Hand Auger
 DRD = Diesel Range Organics
 GRO = Gasoline Range Organics
 B.S.V. = Soil Reference Value
 Imagery Source: Mapbox WMS service, 2010 color, 7-figure
 map data © Inria, open street map contributors

0 120 240 360 480
 SCALE IN FEET
 1 inch = 120 feet



GRO/DRO
 Soil Results





Additional Investigation

- St. Peter monitoring wells
- Area A/B trenching/delineation
- North Parking Lot - petroleum delineation
- River Parcel – MFG/WWTP
- Soil Vapor Investigation

Pending Reports

- Work Plans for River Parcel and Soil Vapor Investigation
- Phase II Addendum(s) – reporting of additional investigation results
- Site Decommissioning Response Action Plan (SDRAP) Implementation Report
- Site-Wide Response Action Plan

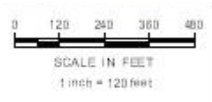
LEGEND

- Ford Property Boundary
- Start Depth 0-1'
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NOTES

- GRD/ORD exceeds Petroleum Remediation Program Guidance Value
- GRD/ORD below Petroleum Remediation Program Guidance Value
- No samples collected for GRD/ORD

AMW = Arcadis Monitoring Well
 ASB = Area & Soil Boring
 H.A. = Hand Auger
 DRD = Draw-Range Organic
 ORD = Draw-Range Organic
 B-SV = Soil Reference Value
 Imagery Source: MapQuest WMS service, 2010 color 7-currency
 http://gis.mq.com/arcgis/rest/services/arcgis/MapServer?_lang=en



 <small>Toluca Lake Assembly Plant Ford Motor Company St. Paul, Minnesota</small>	
GRD/ORD Soil Results	
	<small>FIGURE</small> 20

HOW LONG UNTIL IT'S DONE?

What is Typically Involved with Redeveloping a Brownfield?

Environmental Investigation

Phase I Preliminary Assessment

What environmental issues could we have?



Phase II Site Investigation

Qualification: Do we have contamination/environmental issues?	Yes or No?
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Phase III Remedial Investigation

Quantification: What is the nature and extent of our contamination?	How much?
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Response Action Plan



MPCA review & approval



Remediation



TIMING

2007-8

2008-2015

2015-2016

2008-2016

2008-2017

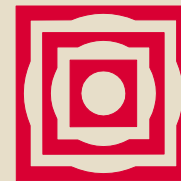
2015-2017?

Completion date for *pre-development* remediation depends on extent of impacts and cost of clean up.

Monitoring and impact mitigation expected with development (like vapor barriers for bldg foundations).

Advisory Services:

- Assist city in evaluating pros and cons of redevelopment priorities for the site
- Evaluate redevelopment opportunities and feasibility
- Conduct financial analysis of potential redevelopment
- Assist with preparation of plan for TIF consideration – HRA vote deadline March 23rd.



Perry Rose

Findings:

- Strong market for all residential types
- Some market for:
 - Retail = 100,000 – 175,000 sq ft (6% of developable area)
 - Office = 75,000 – 125,000 sq ft (4% of developable area)
 - Light Industrial = 200,000 – 250,000 sq ft (8% of dev. area)
- Absorption over 5+ years

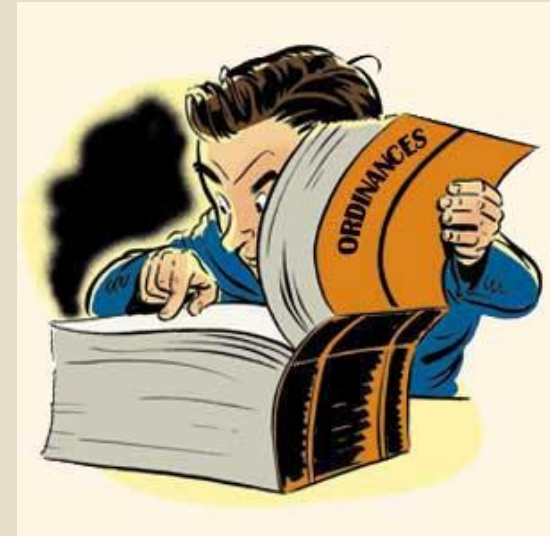


Maxfield
Research & Consulting

- ❖ Zoning Principles and Character

- ❖ Ford Site Districts, Uses and Standards (narrative; standards; graphics)
 - a) Building Types and Form
 - b) Thoroughfare Network (streets, sidewalks, bike lanes, plantings)
 - c) Parks and Open Space
 - d) Stormwater
 - e) Utilities
 - f) Design and Sustainability

- ❖ Development Phasing Plan



Task Force Meetings

- March 7, 2016 (Monday), 6:30 – 8:30 p.m., Highland Library to discuss TIF proposals and recommendations process

Public Meetings

- Environmental status – Spring 2016
- Traffic Study results – Spring 2016
- Zoning & Public Realm Plan – Summer 2016