





FORD SITE

A 21st Century Community

Ford Site Zoning and Public Realm Master Plan

DRAFT IN PROCESS (4-12-2017)
**Undergoing revisions in preparation for
Planning Commission review**

Adoption Date:



May 1, 2017

Ford Task
Force
Meeting

Agenda

- 6:30 Welcome and meeting agenda
- 6:35 Summary of Ford small group meetings and public input
- 6:50 Draft Zoning and Public Realm Plan
 - Current draft plan
 - Staff changes since November 2016
 - Planning Commission review process
- 7:10 Questions and Discussion
- 7:30 Ford Task Force recommendation process
- 7:35 Review and discuss recommendation outline
- 8:15 Summarize agreed upon items and identify next steps for
May 25th Task Force meeting
- 8:30 Adjourn

Input on Draft Plan

Since November 2016

- 5 large public meetings
- 2 Ford Task Force meetings
- 17 small group meetings (10-20 people)
- 8 civic and stakeholder groups



Summary of Feedback

Scale and Density

- General support for zoning districts. Some concern expressed around Residential High / 10 stories maximum height.
- Some people appreciate the proposed density and some are concerned with it.
- People have questions about the number of new households/residents and employees that the site/neighborhood can support. Some people think it will be too much activity and some look forward to the added vitality and amenities the development will bring.

Summary of Feedback

Housing

- Most people agree that more housing choice is needed in the area and the City and is good here.
- Some people want single-family, but most understand why it's not proposed.
- Majority identify need for affordable housing options in Highland – rental and ownership. Range of affordability desired – including “middle income”.
- Strong desire for “empty nest” and senior living options.



Summary of Feedback

Park and Open Space

- Most people want more parks and recreation space, but understand limitation on City to make it happen, once they hear explanation.
- Most people like the mix of park spaces proposed.
- Stormwater feature is the most popular aspect of the plan, drawing broad interest and support.
- Strong desire to add variety of recreation facilities in Highland – soccer, lacrosse, softball, little league, and indoor recreation like racketball and tennis.

Summary of Feedback

Sustainability

- Some people feel very strongly about ensuring a high level of environmental sustainability on the site, including sustainable buildings, renewable energy, water conservation, etc.
- Many people like it if you mention it as being an element of the redevelopment, but it's not their top priority.



Summary of Feedback

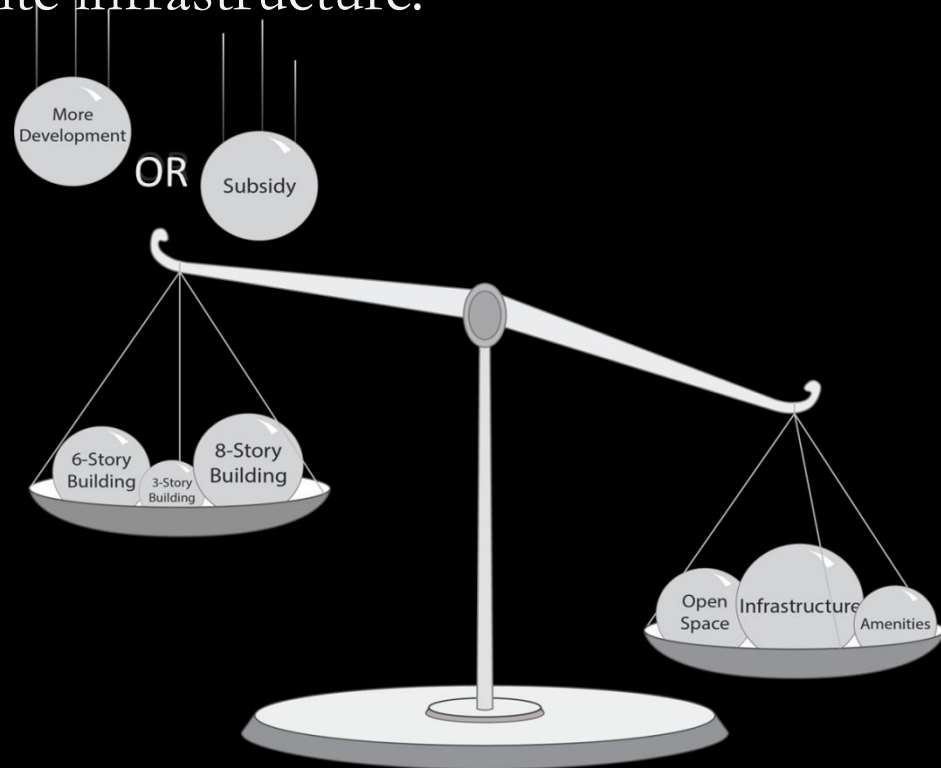
Transportation

- Majority of people very happy about the emphasis on walking, biking and transit for the new site. They want improvements made to existing area too.
- Majority of people worried about the effects of increased traffic from activity.
- Many people understand the value in establishing and connecting the street grid and how that will help with traffic flow, in general.
- Some people are skeptical that the future traffic can work within the surrounding area road system, even though the transportation study predicted that it can work.
- Some localized concern about traffic on specific streets, like Mt Curve and Cretin.
- Many of the traffic concerns stem from current perceptions of congestion and lack safety.

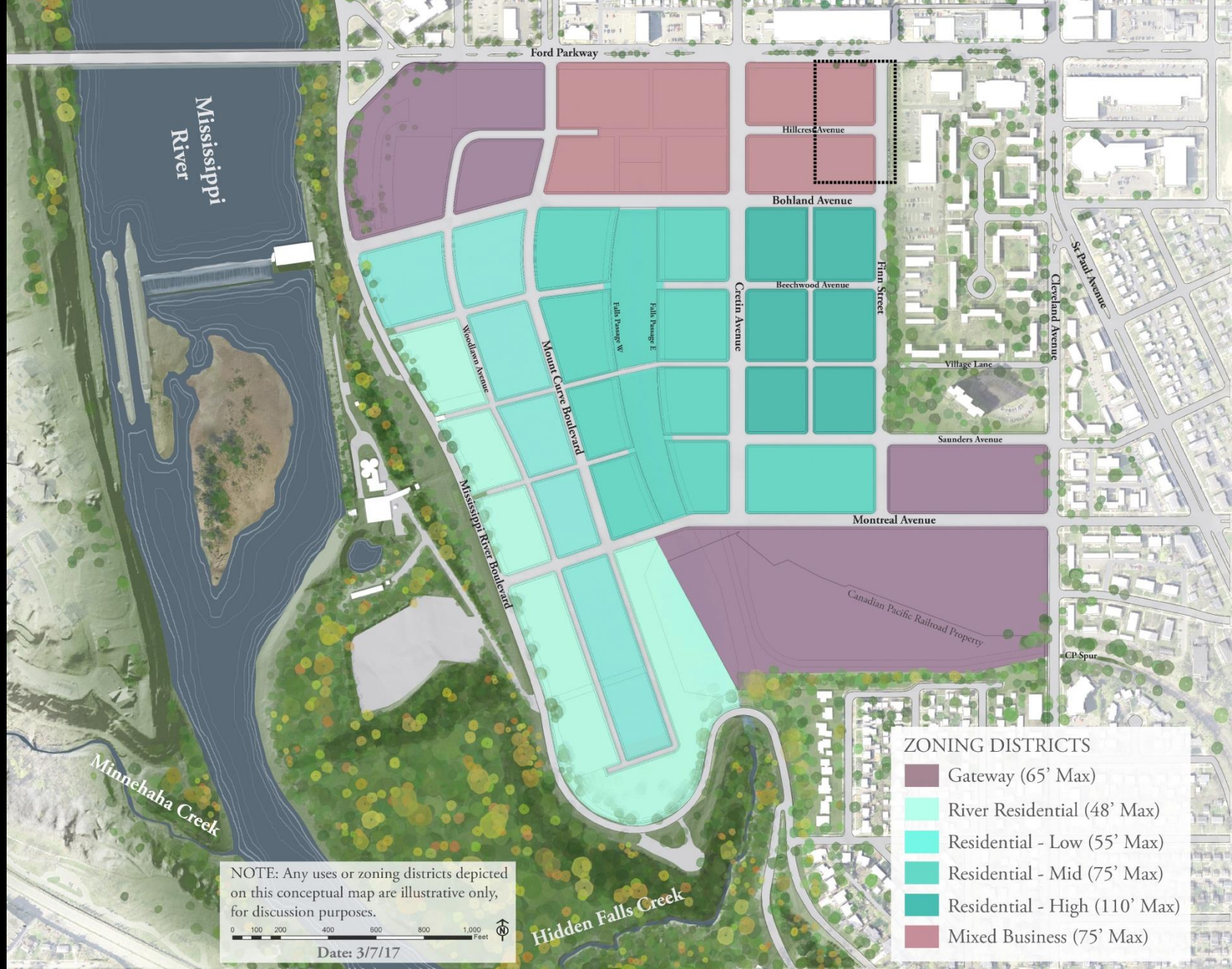
Summary of Feedback

Economics

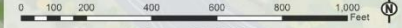
- Many people see relationship between density and market viability, although some question the level of density needed to achieve the needed balance.
- We have heard a variety of opinions from people regarding if any public subsidy is needed, or should be used, for site infrastructure.
- It's difficult for some people to understand all that is needed to prepare a site of this size for redevelopment – such as the costs of roads, sewer and water, parks, design and engineering, and the carrying costs of borrowing money with a slow pay back period.



DRAFT Zoning



NOTE: Any uses or zoning districts depicted on this conceptual map are illustrative only, for discussion purposes.



Date: 3/7/17

- ZONING DISTRICTS**
- Gateway (65' Max)
 - River Residential (48' Max)
 - Residential - Low (55' Max)
 - Residential - Mid (75' Max)
 - Residential - High (110' Max)
 - Mixed Business (75' Max)

DRAFT Zoning and Public Realm



NOTE: Any uses or zoning districts depicted on this conceptual map are illustrative only, for discussion purposes.



Date: 3/7/17

ZONING DISTRICTS	
	Gateway (65' Max)
	River Residential (48' Max)
	Residential - Low (55' Max)
	Residential - Mid (75' Max)
	Residential - High (110' Max)
	Mixed Business (75' Max)

Plan Changes Since November 2016

1. Removed narrow linear park between MRB and the private homes.
2. Extended pocket park on MRB further east.
3. Shifted pedestrian path to allow block sizes for 80' lots.
4. Extended 2 southern blocks for 80' lots.
5. Show Montreal as bridge over water feature.
6. Recommend that part of required open space for these blocks be located at pedestrian pathway intersection to create a mini plaza.
7. Changed this block from Residential High to Mixed Business.
8. Widened Ford Parkway ROW 18' to add space for walking and biking along the Ford blocks.
9. Added short road to access bldgs on civic square
➤ Also, increased open space required for lots.



Steps to City Adoption



Concept Plan
Review & Input

Planning
Commission ★

City
Council ★

Nov ... April

May Jun

Jul Aug

Sep

★ **Public Hearing**

Input from “The Public”

- City residents
- Neighbors
- Business people
- Subject experts
- Prospective tenants
- Stakeholder groups



Task Force Questions and Discussion



Arriving at a Recommendation

1. Review DRAFT plan by topic areas
2. Topic A
 - Identify range of opinion
 - Note concurrence and difference
 - Note key reasons for the opinions
3. Topic B (repeat above)...

Recommendation Outline

1. Memo from Task Force to Planning Commission
(update when it goes to City Council)
2. Identify priority items
3. Identify areas of concurrence and provide explanation
4. Identify areas of difference and provide explanation



Discussion of Recommendations

Review by Topics

Transportation Network

Parks and Open Space

Stormwater Network

Zoning Districts

Building Standards

Other Ford Standards (parking, lighting, vegetation)

4.3 Where Regulations Apply

The regulations in this document apply to different elements of the built environment. The graphic below describes which section applies to which part and generally indicates what is addressed in each section.

Regulation	Zoning District	Building Type	Street Type	Frontage Type*
				
Location				
Addresses	Building Height Floor Area Ratio (FAR) Uses	Setback Lot Coverage Dwelling Units per Building	Right of Way Width Travel Modes	Entries Landscaping Architectural Elements

* Frontage Types to be addressed in forthcoming design standards (2018)

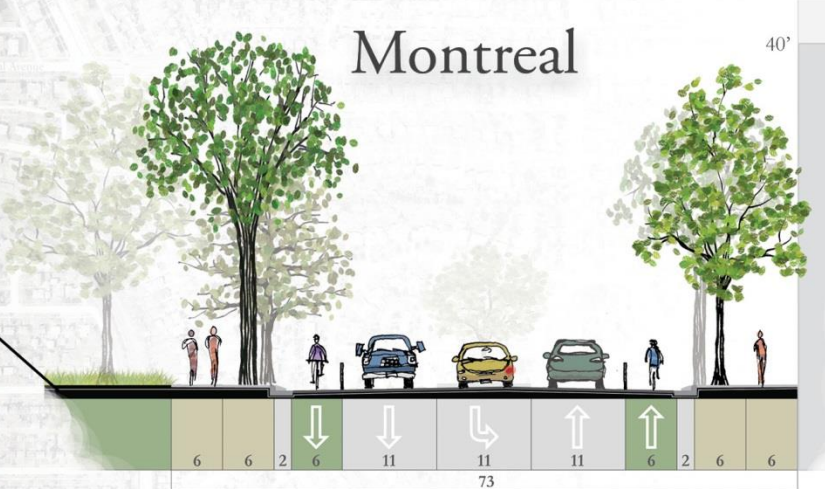
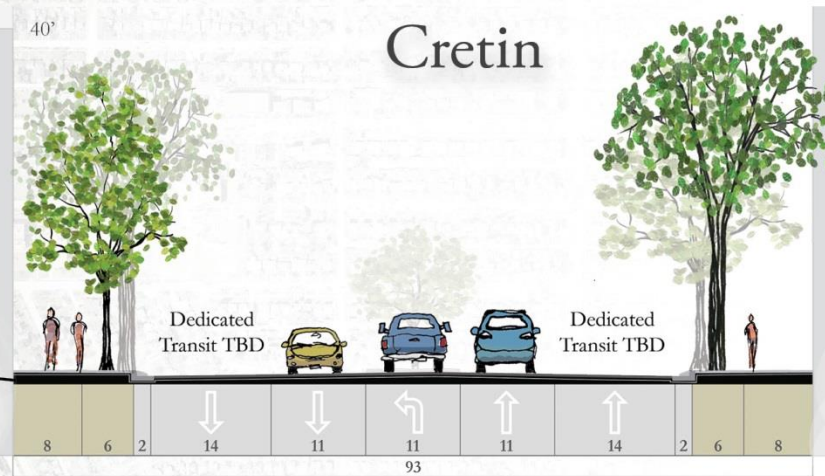
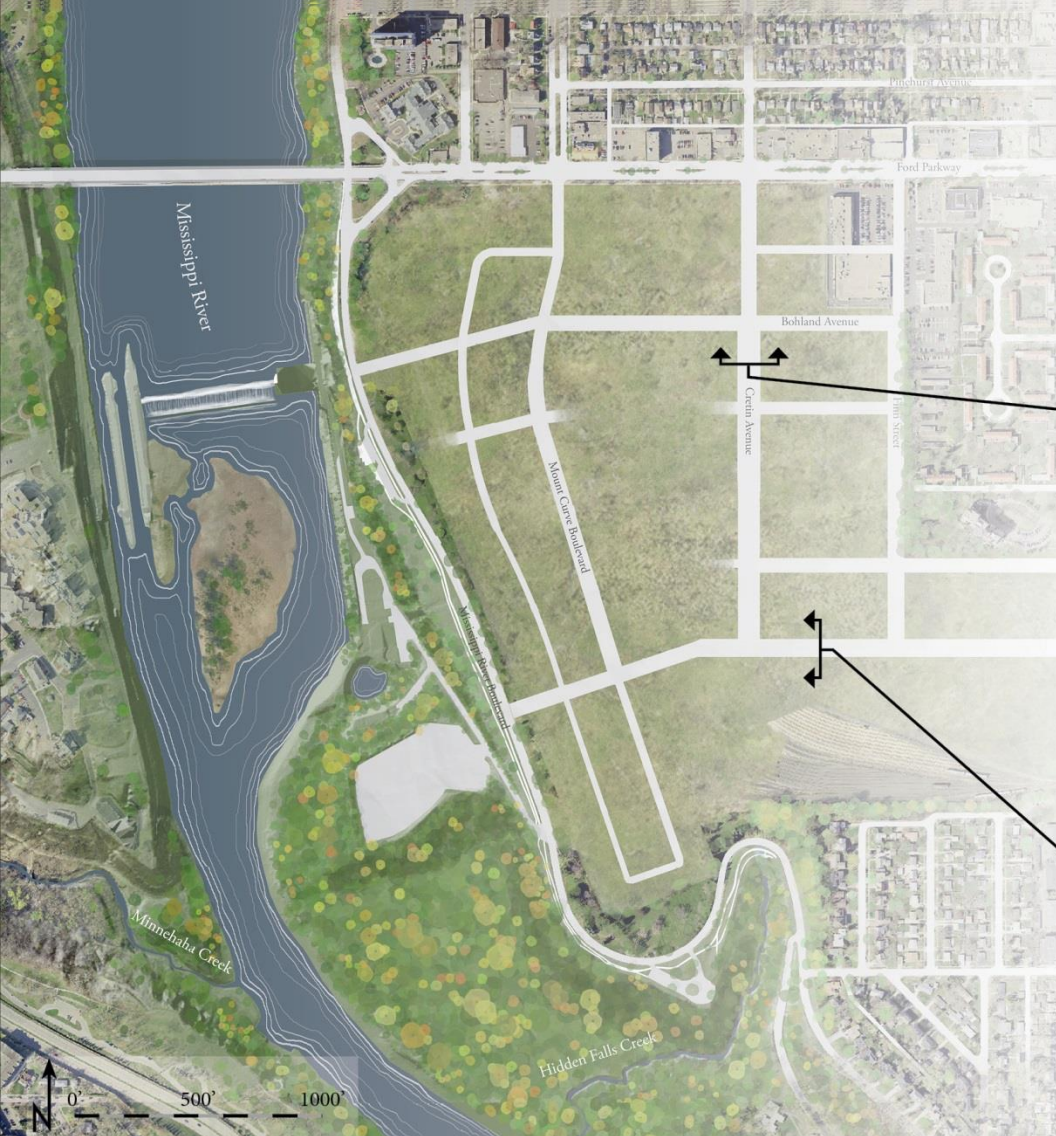
Transportation Network

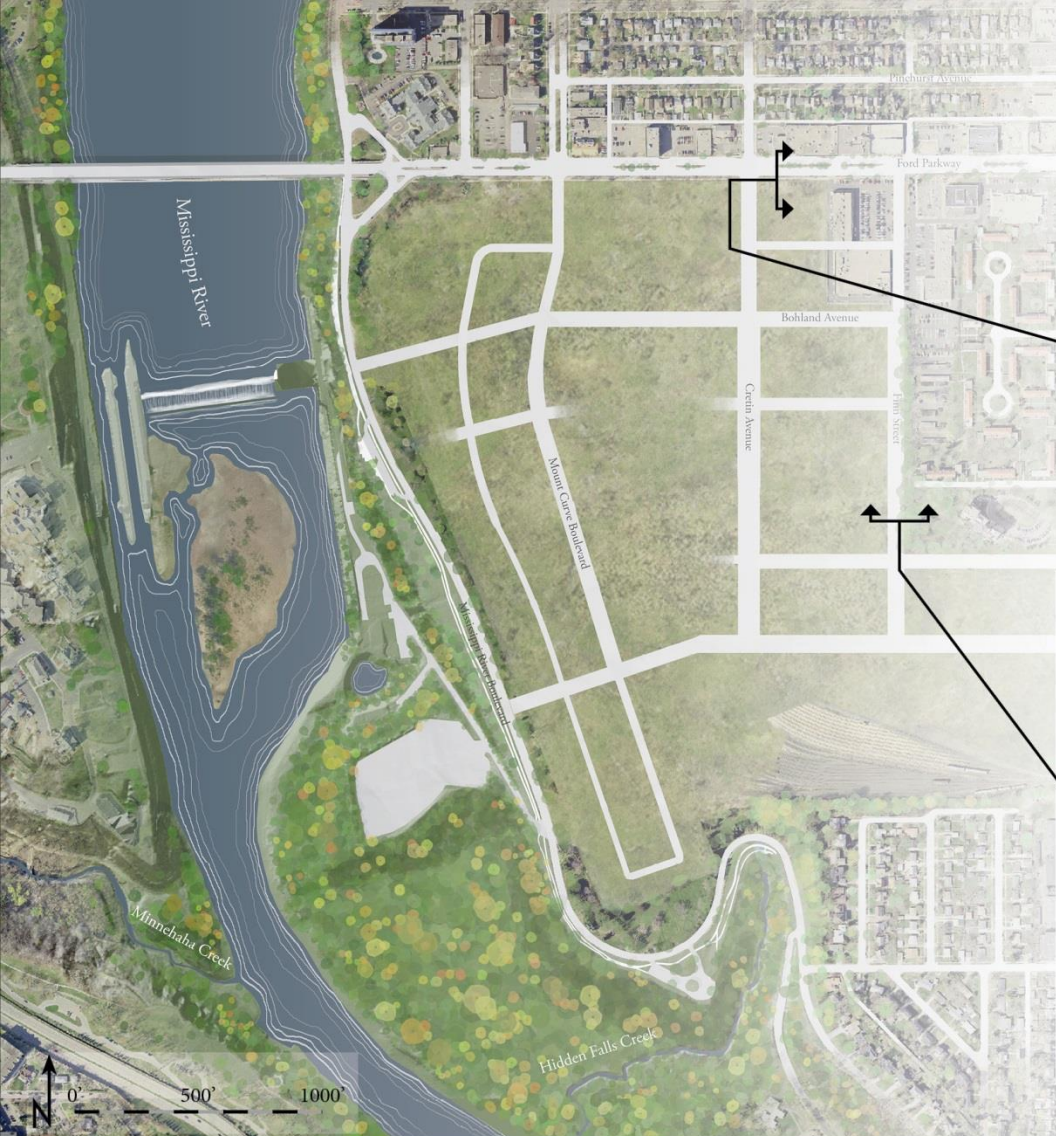




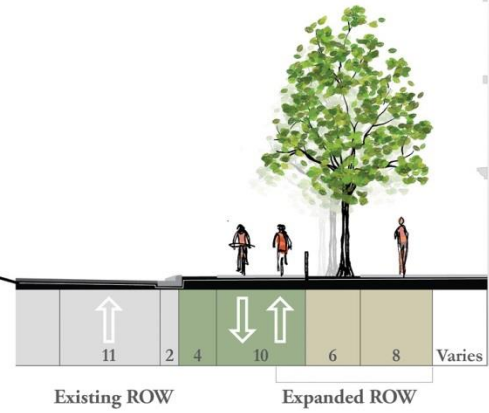
FUTURE BICYCLE FACILITIES

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

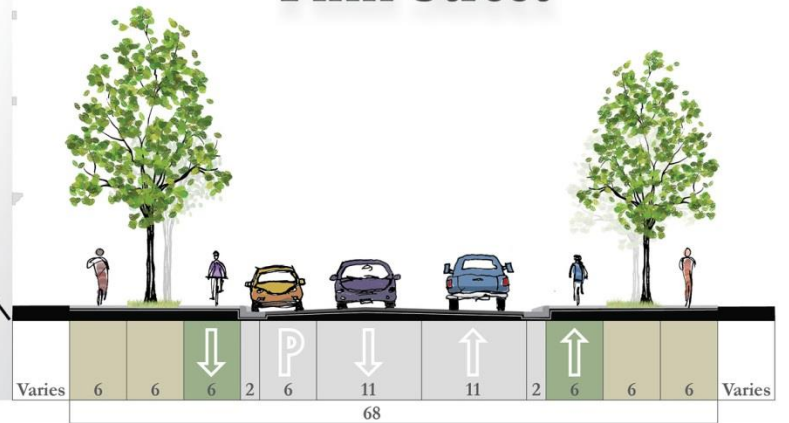




Ford Parkway



Finn Street



Background

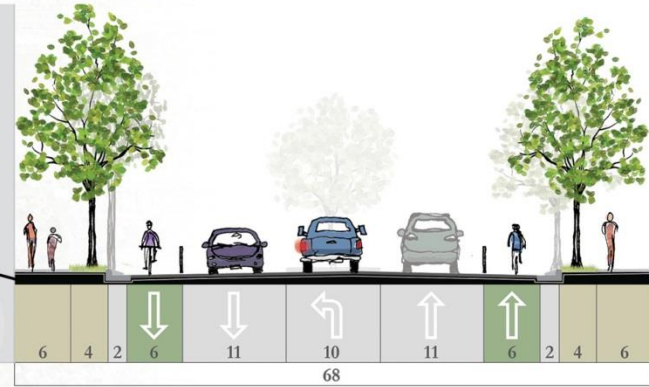
Context

Public Realm

Zoning & Guidelines

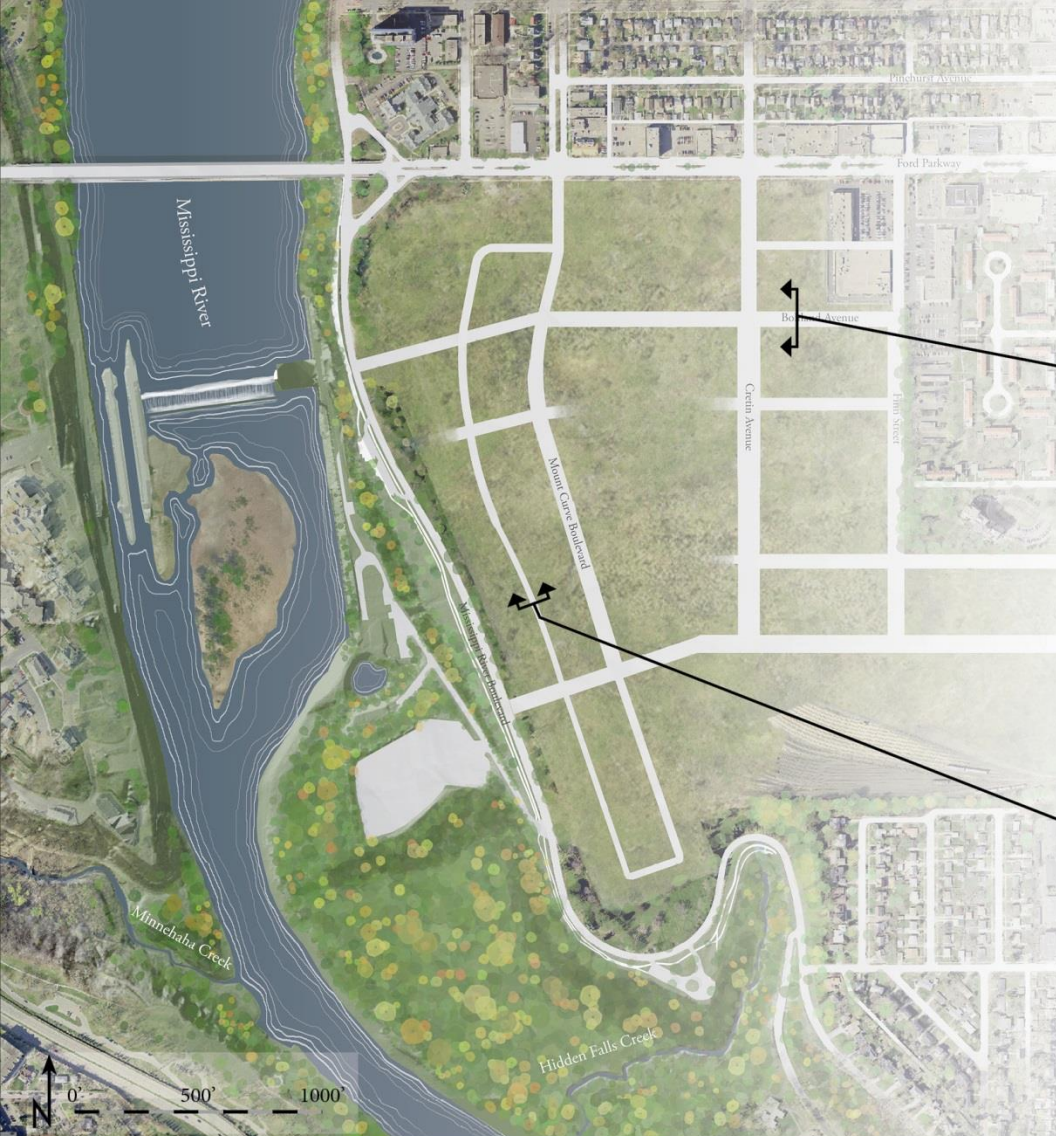
What's Next

Mount Curve Blvd

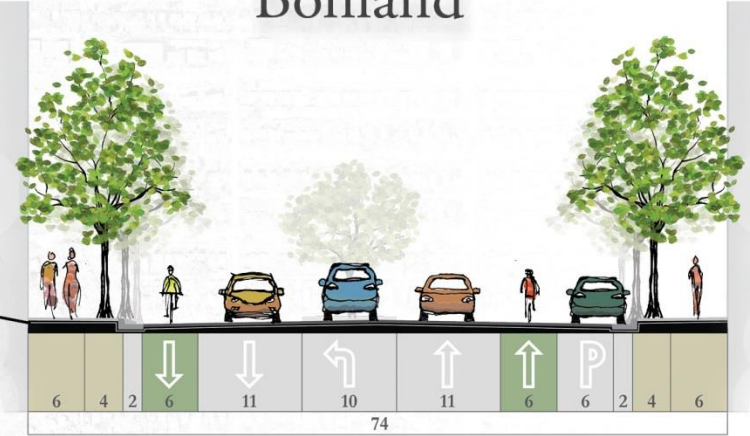


Mississippi River Blvd

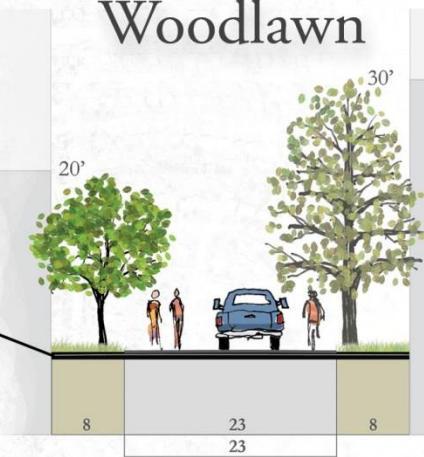




Bohland



Woodlawn



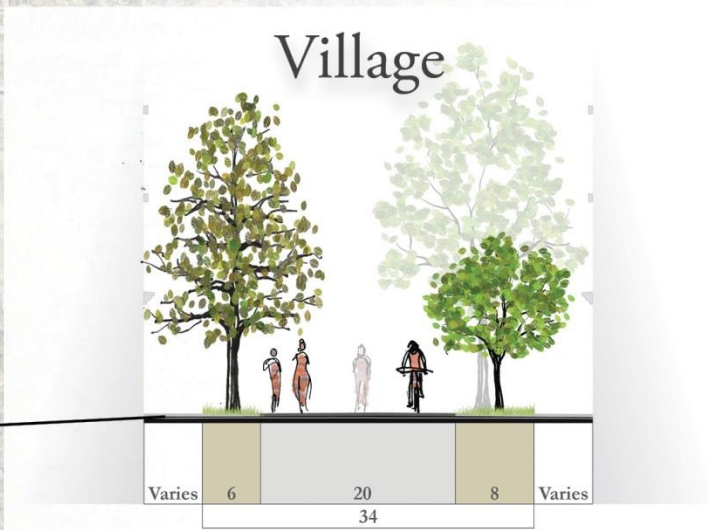
Background

Context

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What's Next



Hidden Falls Lane

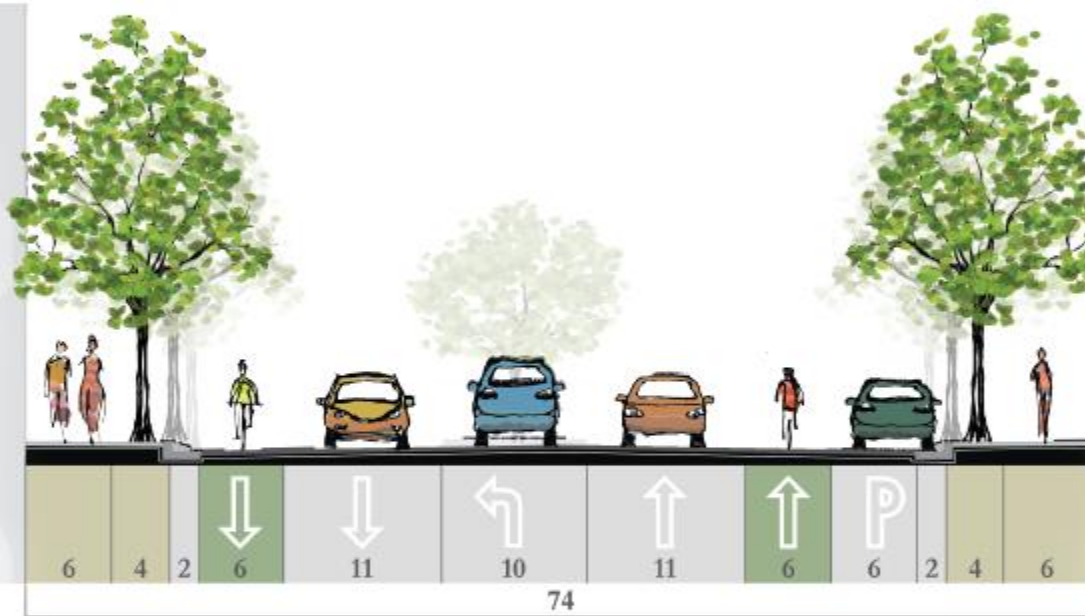


Bohland Avenue

Bohland Avenue is one of the main east-west roadways on the site. It connects Mississippi River Boulevard in the west to Finn Street in the east. Street parking is allowed on one side of the street for access to the square, retail district, and stormwater feature. Separated bike lanes are included. A turn lane allows access to parking.

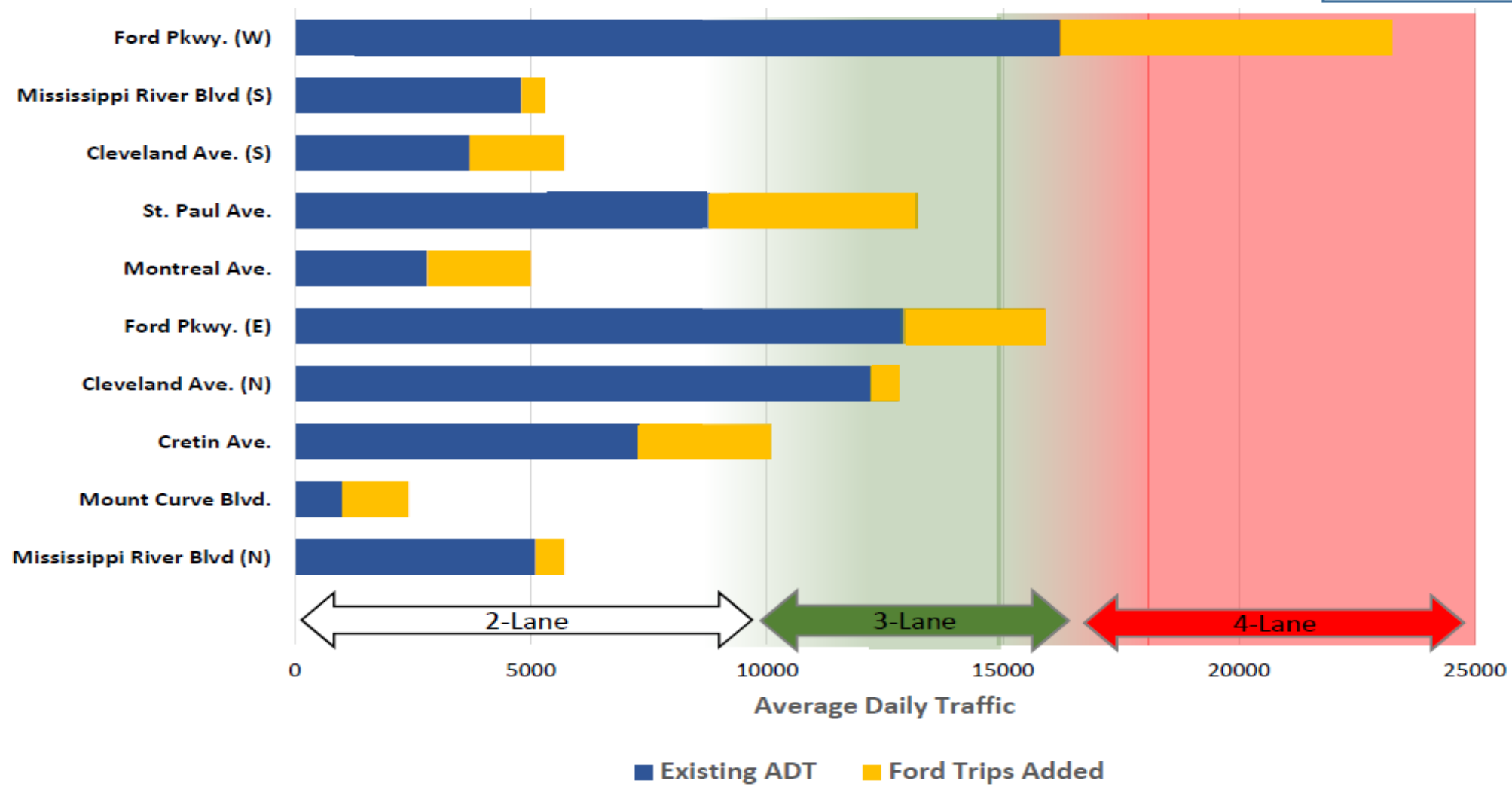


TOTAL RIGHT-OF WAY		74
CURB TO CURB DISTANCE		58
VEHICULAR	2-way (feet/lane)	11
	Median/turn lane (feet)	10
	Curb reaction distance per side (feet)	2
	<i>Total Vehicular ROW</i>	36
PARKING	1-sided parking (feet/lane)	6
	<i>Total Parking ROW</i>	6
BIKE	Separated - 1 per side (feet/lane)	6
	<i>Total Bike ROW</i>	12
PEDESTRIAN	Sidewalk (feet/side)	6
	Boulevard (feet/side)	4
	<i>Total Pedestrian ROW per side</i>	10



Average Daily Traffic (ADT) and General Lane Requirements

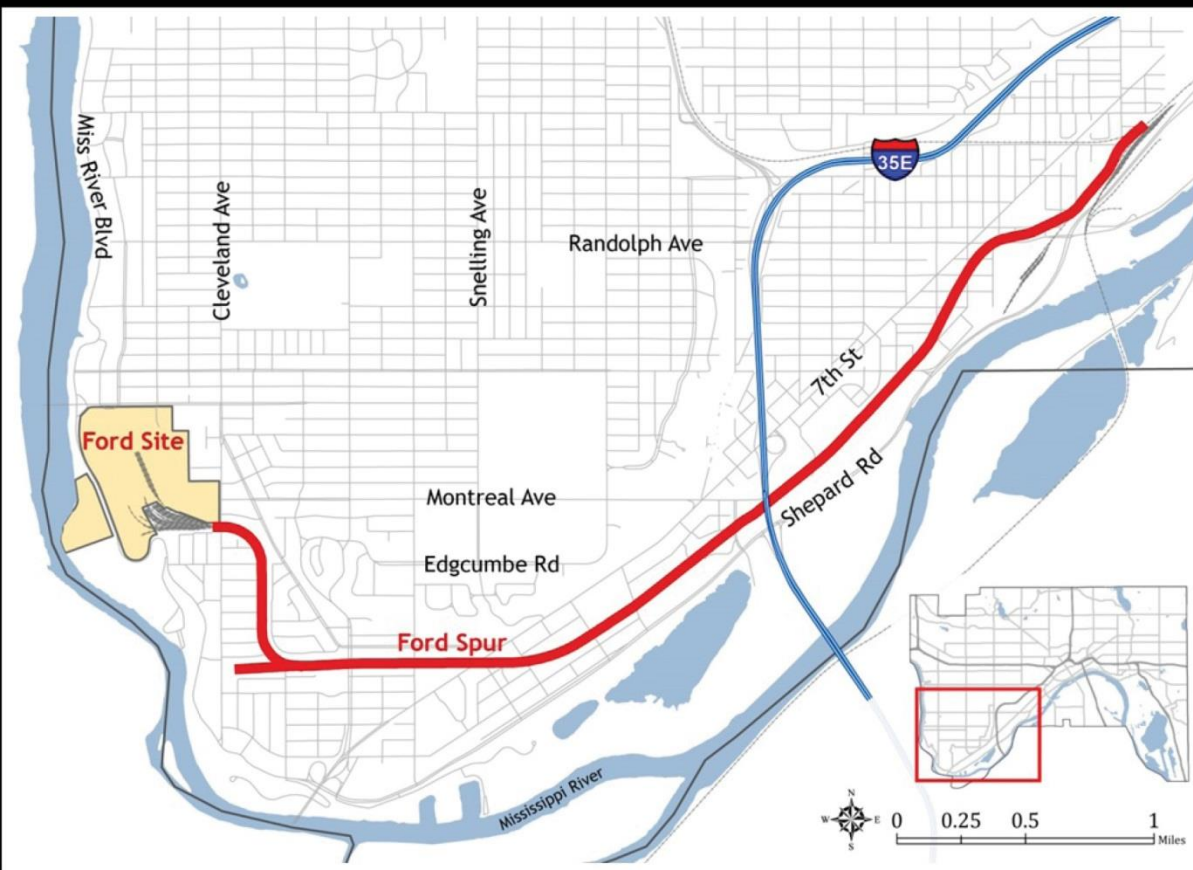
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Housing, jobs and recreation at the Ford site will bring new pedestrians, cyclists, and cars.

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





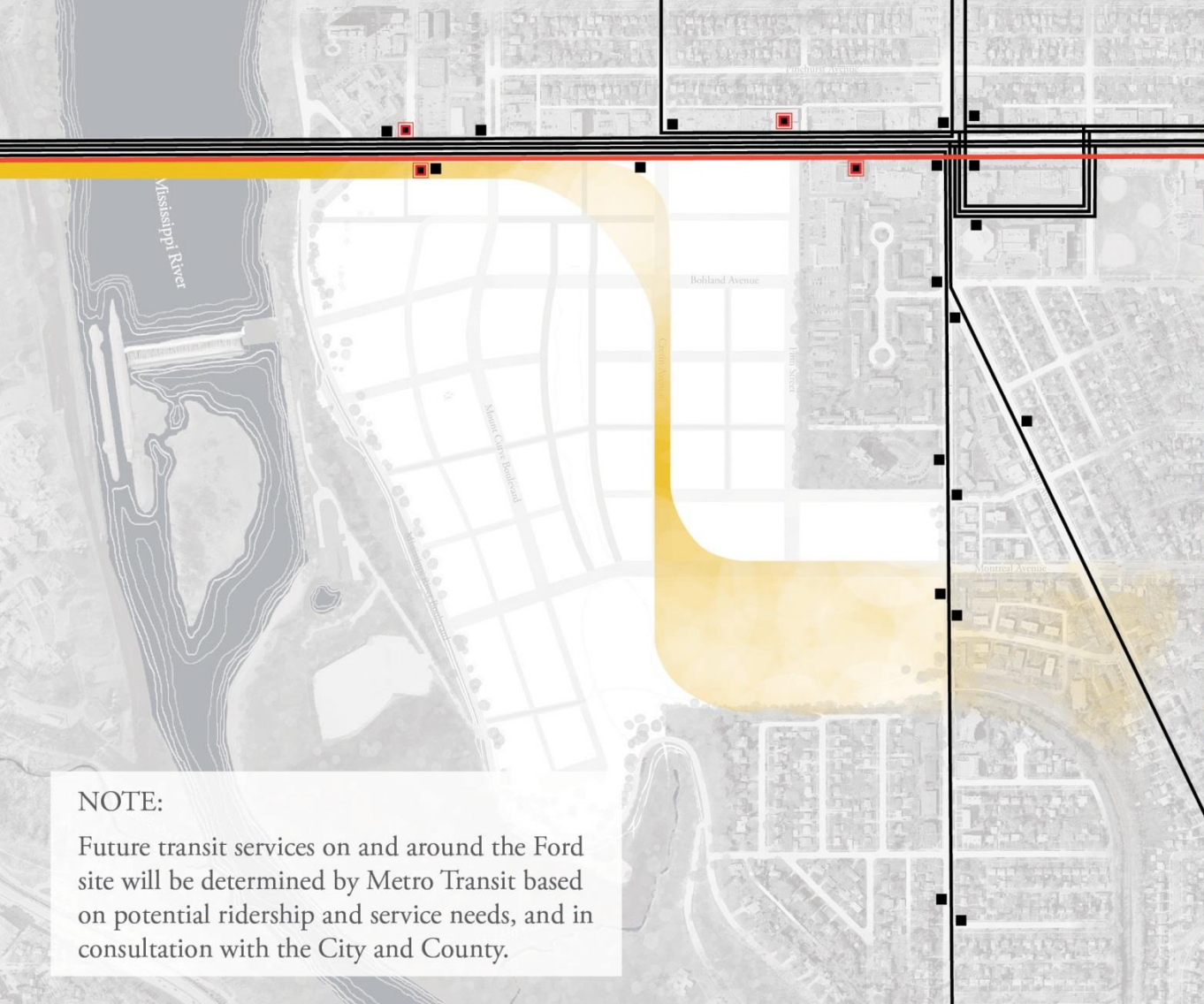
Background

Context

Public Realm

Zoning & Guidelines

What's Next



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

Parks and Open Space



Site Map and Park Call-outs



- ① Gateway Park
- ② Civic Square
- ③ Neighborhood Park
- ④ Pocket Park
- ⑤ Recreational Fields
- ⑥ Hidden Falls Headwaters Feature

Neighborhood Park

A neighborhood park towards the southern end of the site will provide a new community location for outdoor play and recreation for all ages. Key elements of the park will include a picnic area, a playground, and an open field for pick-up games and community gatherings. The park will be designed for all ages, providing a place to actively enjoy the outdoors for a variety of ability levels. The park will have a natural character and landscape design, with perhaps some formal garden or planting areas. If space and design allows, other desired elements to include in and near the neighborhood park are a designated off-leash dog area, a community garden, a flex athletic field, and an ice skating area. The neighborhood park will be closely linked to other recreation and parks both on and off the site with a series of walking and biking paths.

Potential Elements:

Picnic area

Playground

Open field

Community garden

Dog park

Ice skating

Small sport facilities



Stormwater Feature



The Centralized Stormwater Concept

Runoff from the entire site would be managed with above grade features in a “centralized” green infrastructure corridor. The corridor would re-create the original headwaters feature. Downstream, Hidden Falls Creek would be restored and associated natural areas linked to the development. The community would benefit from green space and developers would not be required to manage stormwater on individual parcels.



Proposed Ford Zoning Districts

Illustrative Build Out



Ford site
in 2040?
(No,
just an
example.)



Full
build
out to
take 12-
20 years



PRIMARY USES

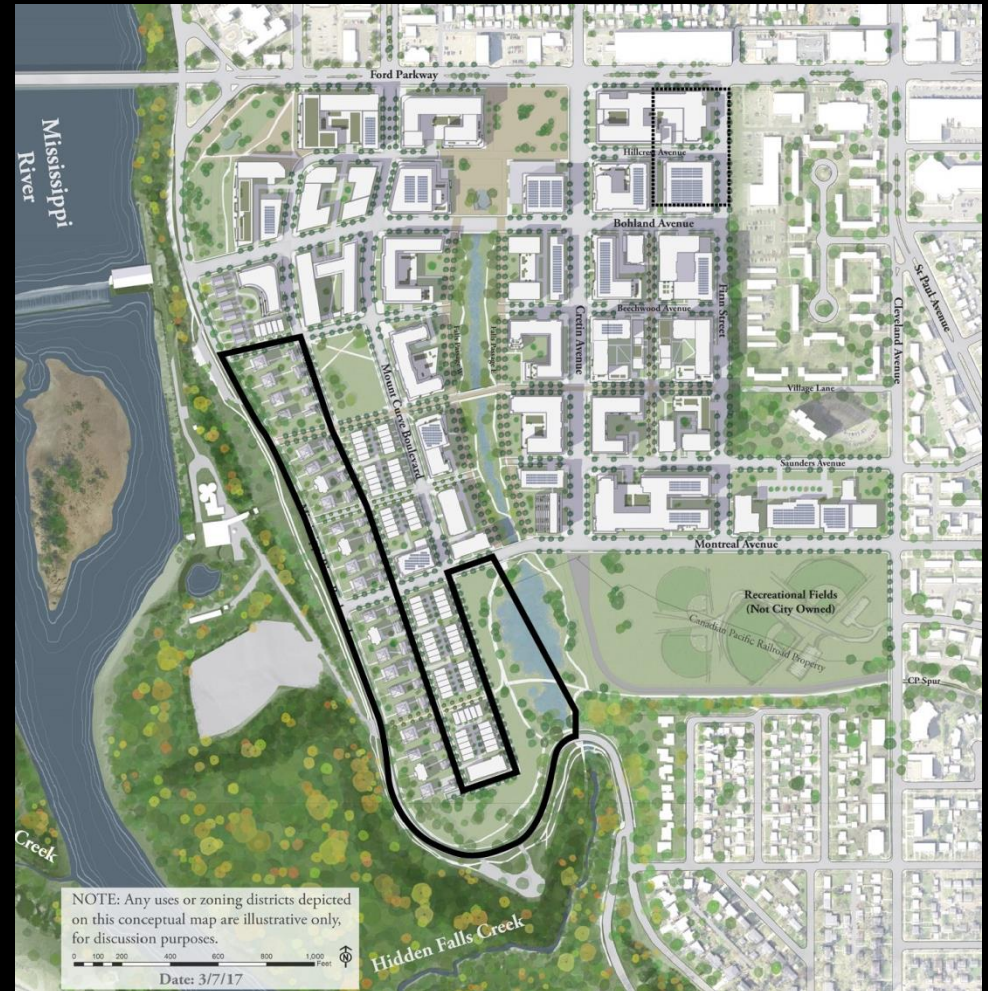
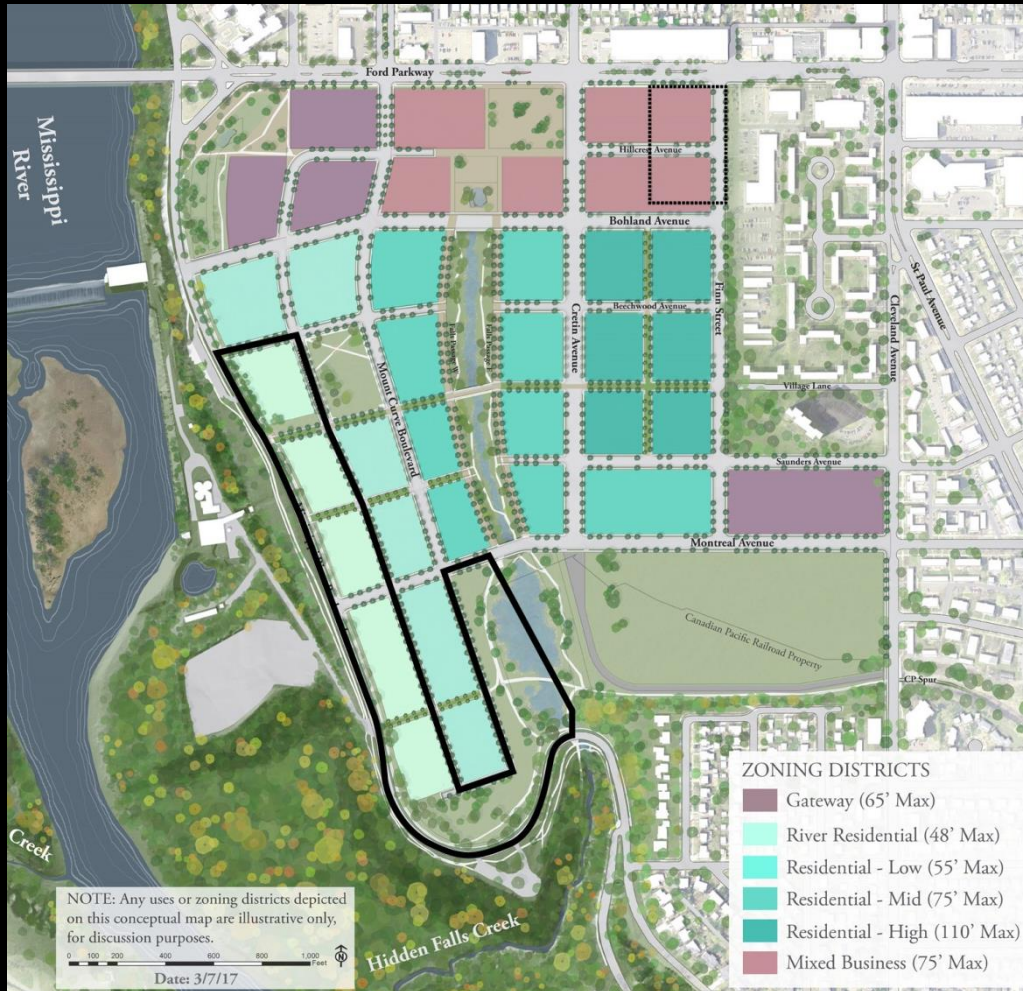
- Multi-unit home
- Carriage house

River Residential

Images for illustration only; they do not represent approved plans.

HEIGHTS

2 to 4 stories
48 feet max.



River Residential District



Images for illustration only; they do not represent approved plans.

PRIMARY USES

- Townhomes
- Multi-family residential
- Limited commercial; Live-Work

Residential - Low

Images for illustration only; they do not represent approved plans.

HEIGHTS

3 to 5 stories
55 feet max.



Residential - Low



Images for illustration only; they do not represent approved plans.

PRIMARY USES

- Townhomes
- Multi-family residential
- Limited commercial & office; Live-Work

Residential - Mid

Images for illustration only; they do not represent approved plans.

HEIGHTS

3 to 6 stories
75 feet max.



Residential - Mid District



Images for illustration only; they do not represent approved plans.

F3 Residential Mixed Mid District

The Residential Mixed Mid District is intended to provide for more extensive range of multi-family residential types and a variety of congregate living arrangements, as well as transit-orientated mixed-use development with retail, office, civic and institutional uses. Variety of housing and land uses within each block is encouraged to provide visual interest and convenient pedestrian access to amenities and services.

General Character	Primarily residential with some business uses; medium density
Land Uses	Predominantly residential; some retail, service and employment
Heights	
Minimum	40 feet
Maximum	75 feet
FAR	2.0 - 4.0



PRIMARY USES

- Townhomes
- Multi-family residential
- Commercial & Office

Residential - High

Images for illustration only; they do not represent approved plans.

HEIGHTS

4 to 10 stories
110 feet max.



Residential - High



Images for illustration only; they do not represent approved plans.

PRIMARY USES

- Retail and Service
- Office
- Multi-Family Residential

Business Mixed

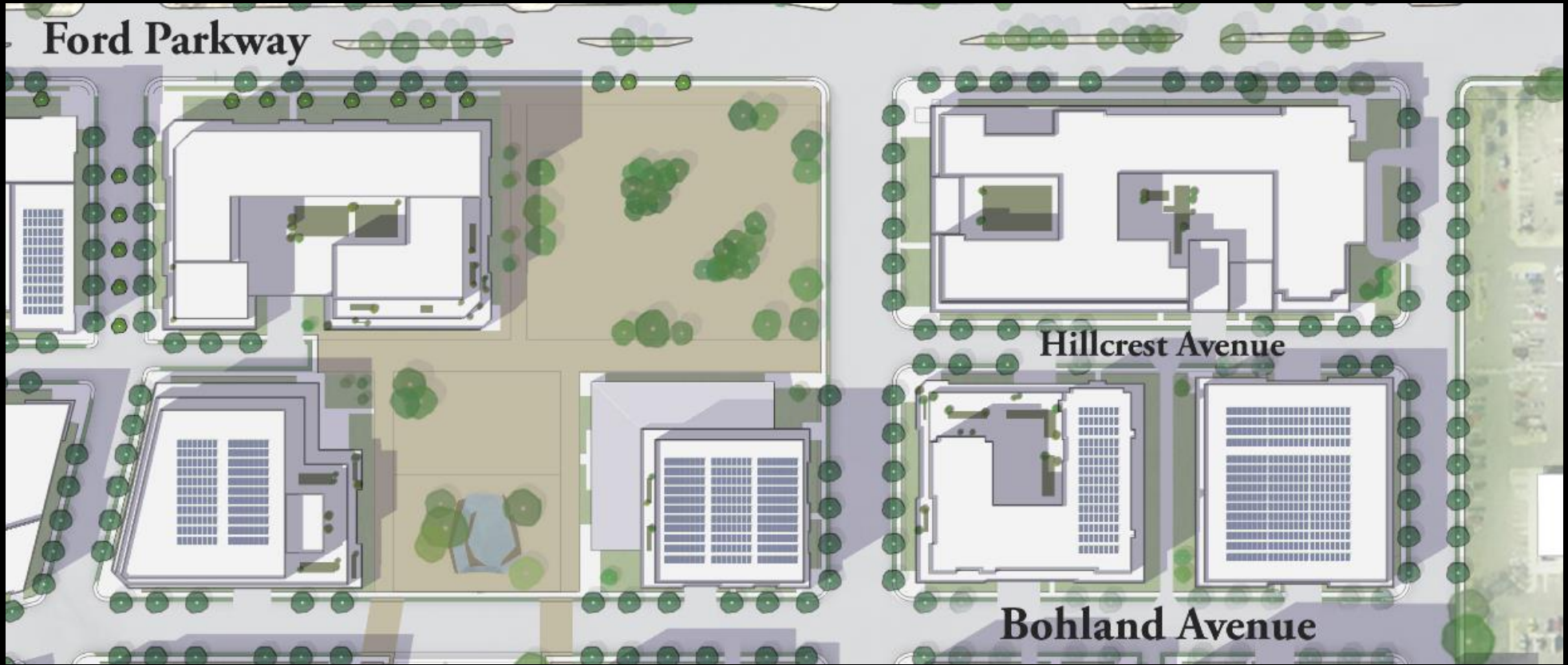
Images for illustration only; they do not represent approved plans.

HEIGHTS

3 to 6 stories
75 feet max.



Business Mixed District



Images for illustration only; they do not represent approved plans.

Business Mixed



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PRIMARY USES

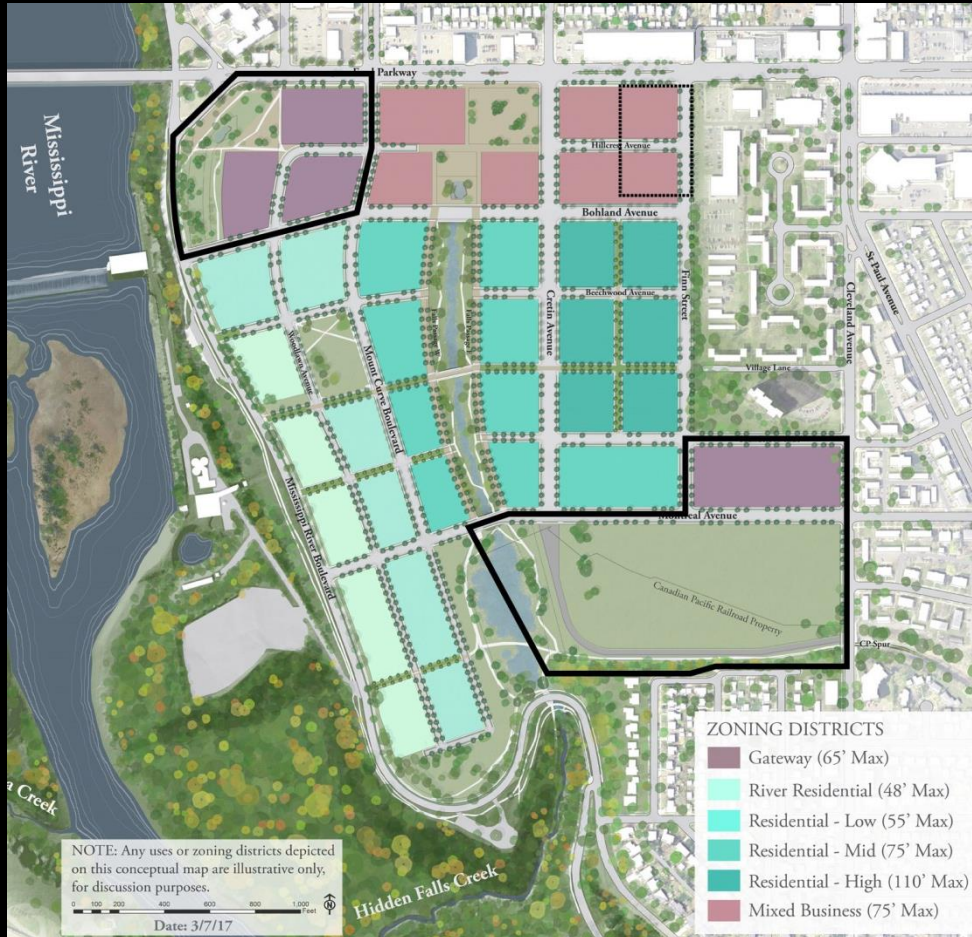
- Office
- Service
- Limited Retail

Gateway

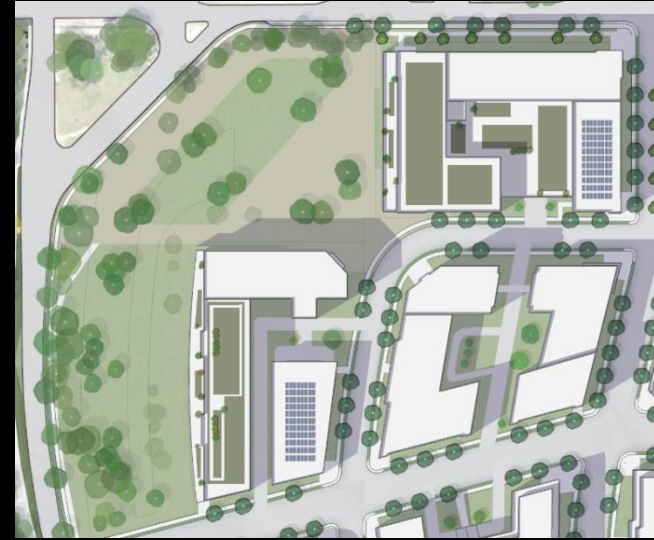
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HEIGHTS

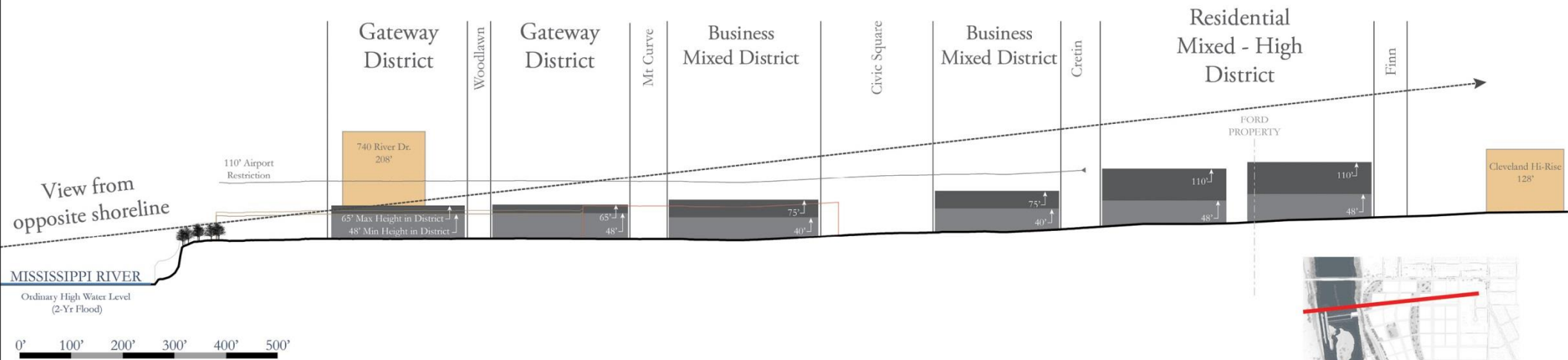
3 to 6 stories
65 feet max.



Gateway



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Background

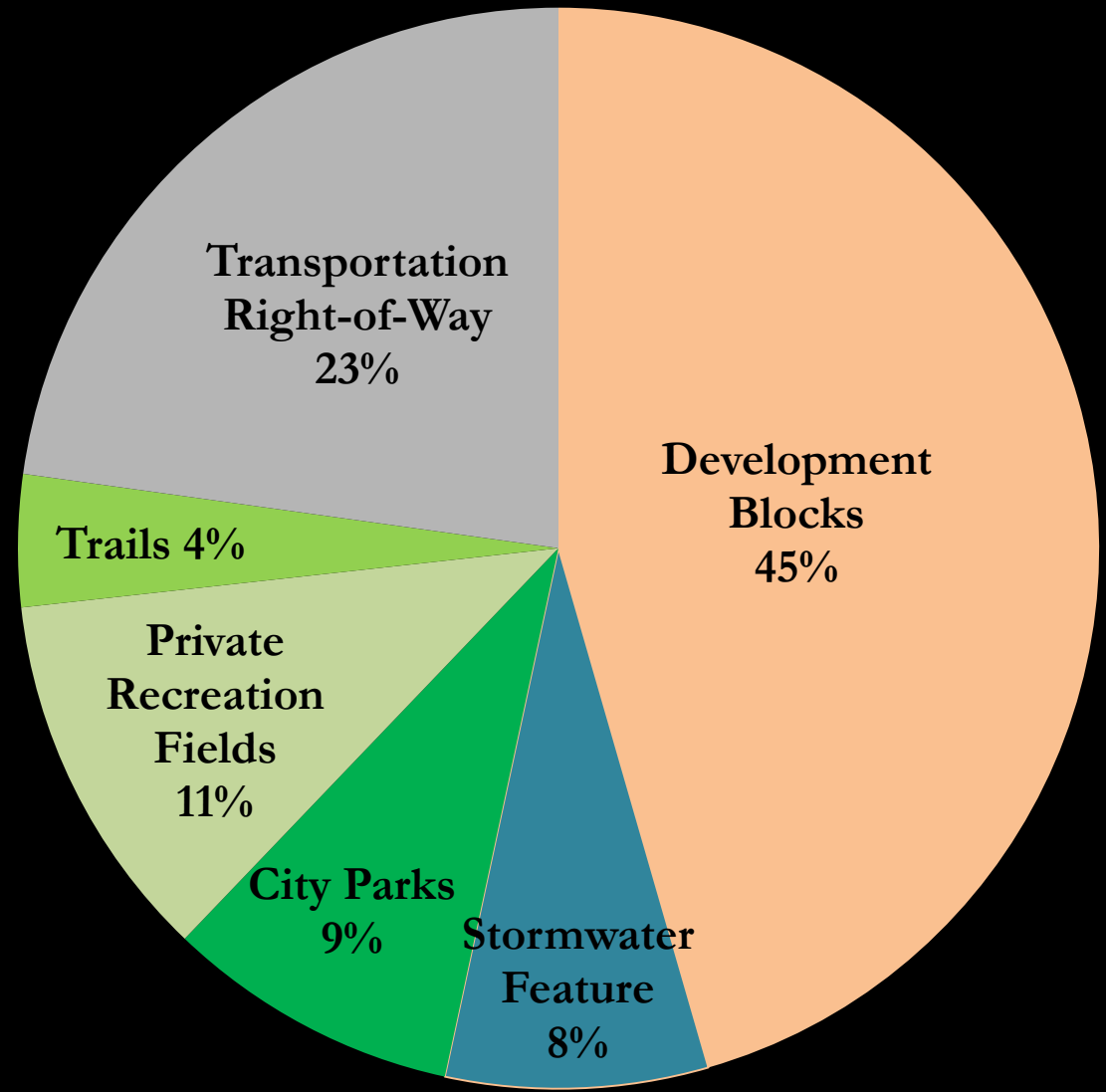
Context

Public Realm

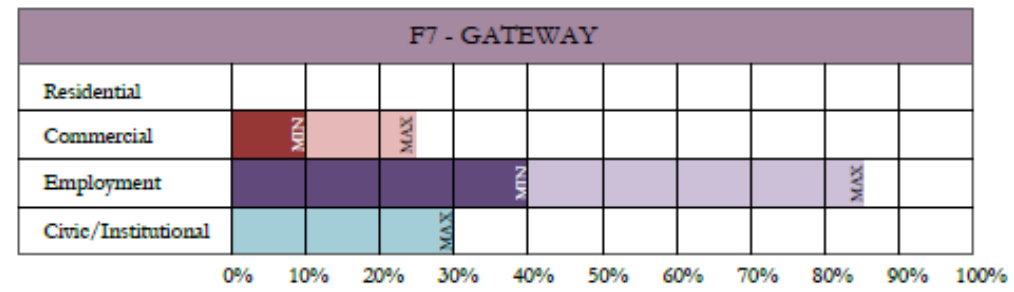
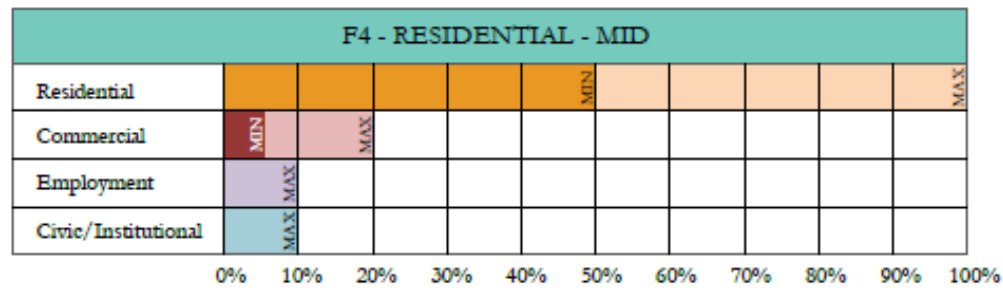
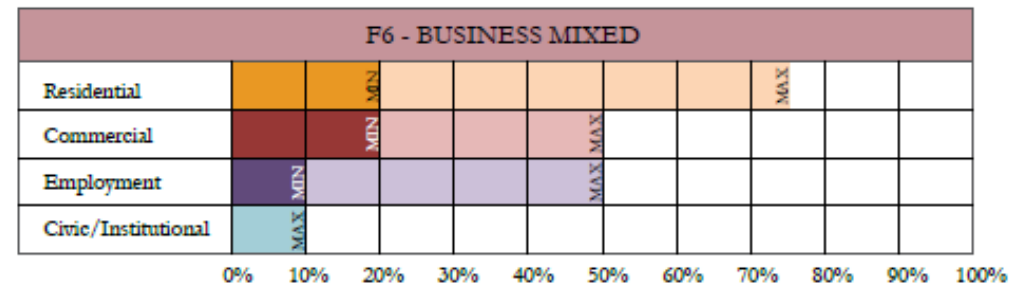
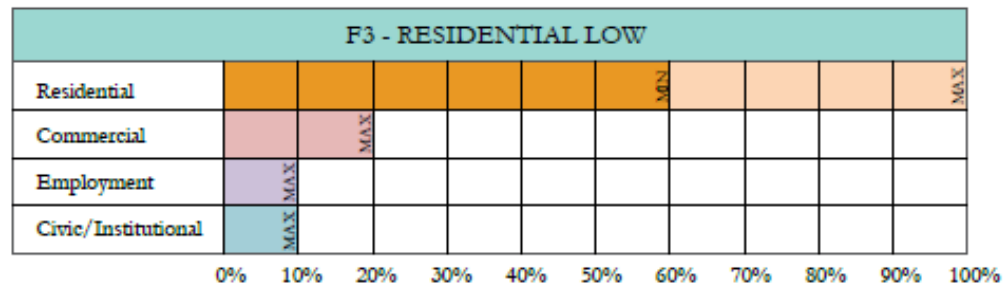
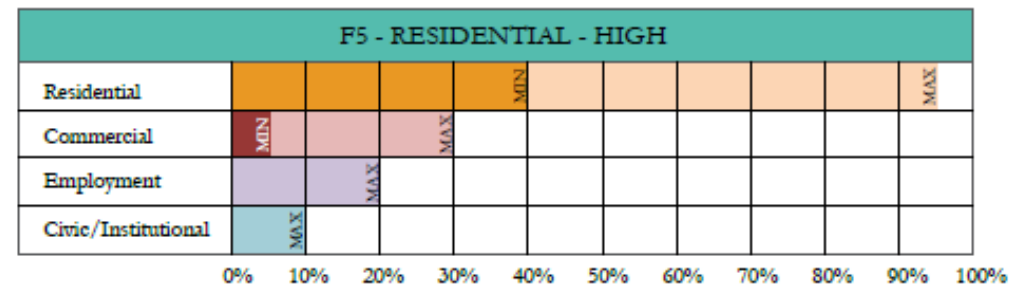
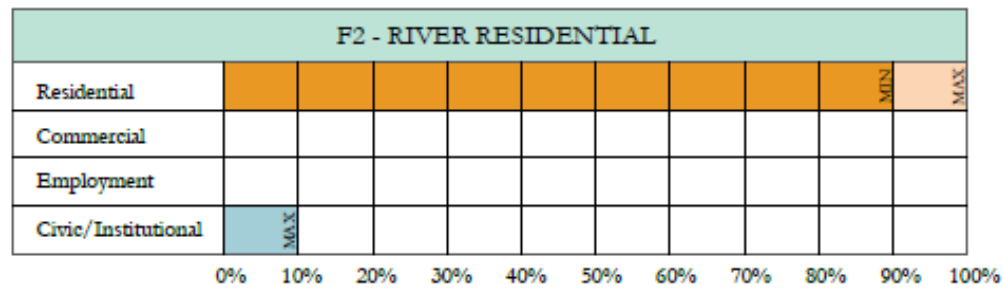
Zoning & Guidelines

What's Next

Land Use of Ford Site



Proposed Mix Per District



DRAFT Development Range for Master Plan

Land Use	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

Proposed Ford Building Standards

Multi-Unit Home

Dwelling units	2-6 units per structure
Lot width, minimum	80 feet
Building width, maximum	60 feet
Lot coverage by buildings, maximum	30% (includes coverage by secondary structure - Carriage House, and by other accessory structures)
Lot coverage by open space, minimum	50%
Building height	Determined by zoning district
Setbacks	
Public Right-of-Way	Minimum 30 feet minimum from Mississippi River Boulevard and minimum 10 feet from other rights-of-way, maximum 40 feet
Interior Lot Line	10 feet minimum; no maximum
Parking requirements	Minimum 0.75 spaces per dwelling unit; maximum 2.0 spaces per dwelling unit; except as noted in Chapter 4, Parking.
Accessory structures allowed	Up to 3 including the Carriage House structure

Definition: The Multi-Unit Home building type is a small- to medium-sized structure that consists of side-by-side or stacked dwelling units.

Access: Each unit will have a private interior entrance, but may share front and rear ingress/egress with other units. Building exteriors shall be accessed from the front street.



Multi-Family, Low

Dwelling units	6-40 units per structure
Lot width, minimum	60 feet
Building width, maximum	200 feet
Lot coverage by buildings, maximum	70%
Lot coverage by open space, minimum	25%
Building height	Determined by zoning district
Setbacks	
Public Right-of-Way	Minimum 10 feet; maximum 20 feet
Interior Lot line	Minimum 6 feet; no maximum
Parking requirements	Minimum .75 spaces per dwelling unit, maximum 2.0 spaces per dwelling unit, except as noted in Chapter 4, Parking.
Accessory structures allowed	Up to 2 per structure

Definition: A small to medium sized structure with multiple dwelling units, occupying a portion, but not all of, a city block. The dwelling units may be of mixed sizes (number of bedrooms) and styles to encourage mixed-income development and to meet the needs of families of all sizes. This building type allows for different types of housing arrangements besides single family, such as senior housing or congregate living. The building may include other uses, such as local office and commercial.

Access: Entry to individual units on the ground floor may be shared through one exterior entry, or units may have individual entries along the front facades. Upper floor units shall be accessed through common exterior entries. Vehicular access shall be confined to side and rear streets.





Multi-Family, Medium

Dwelling units	40 or more
Lot width, minimum	n/a
Building width, maximum	n/a
Lot coverage by buildings, maximum	70%
Lot coverage by open space, minimum	25%
Building height	Determined by zoning district
Setbacks	
Public Right-of-Way	Minimum 10 feet; maximum 20 feet
Interior Lot Line	Minimum 6 feet; no maximum
Parking requirements	Minimum 0.75 spaces per dwelling unit; maximum 2.0 spaces per dwelling unit; except as noted in Chapter 4, Parking.
Accessory structures allowed	Up to 2 per structure



Definition: A medium to large structure with multiple dwelling units, which may occupy a portion of a city block or a full city block. The building may include other uses, such as local office and commercial. The dwelling units may be of mixed sizes (number of bedrooms) and styles to encourage mixed-income development and to meet the needs of families of all sizes. This building type allows for different types of housing arrangements besides single family, such as senior housing or congregate living.

Access: Units typically share exterior access with one shared entry along the front facade. Ground level non-residential units may have individual access on front facades. Vehicular access shall be confined to side and rear streets.





Commercial & Employment

Dwelling units	n/a
Lot width, minimum	n/a
Building width, maximum	n/a
Lot coverage by buildings, maximum	80%
Lot coverage for open space, minimum	20%
Building height	Determined by zoning district
Setbacks	
Public Right-of-Way	Minimum 5 feet; maximum 15 feet
Interior Lot Line	Minimum 6 feet; no maximum
Parking requirements	1 space per 600 square feet gross floor area, minimum; 1 space per 400 square feet gross floor area, maximum
Accessory structures allowed	Up to 2 per structure

Use: Attached structure which contains primarily commercial uses. The ground floor shall primarily contain retail, restaurants, professional services and offices; the upper floors shall contain primarily offices and support spaces for the ground floor businesses. These commercial uses should include a range of business and retail sizes, from small neighborhood services to large office spaces, to serve a variety of local, neighborhood, and city needs.

Access: Upper floor units will share common exterior entries. Ground floor units will have individual exterior store fronts. Vehicular access shall be confined to side and rear streets.

Other Proposed Ford Standards

Vegetation & Landscaping

Purpose: To maximize ecosystem restoration, preservation and stability to the greatest extent practical is critical to economic, social, biological, and aesthetic value and sustainability of the site. The flora and fauna on the site will provide aesthetic and health benefits for all inhabitants and visitors to the site.

The previous state of the site was largely developed with little vegetative and habitat layer. Reintroducing a strong system of plants will increase the site's value economically, socially and environmentally. Planting and vegetation across the site and in smaller areas should focus on visual interest through all seasons and be attractive to wildlife, especially birds and pollinators. The intent of these standards is to:

- Maximize biodiversity of the site and provide maximum possible contribution to local landscape ecology
- Reduce removal of significant existing vegetation
- Re-establish habitat and extensive vegetation on site with new plantings
- Create visual interest
- Provide wildlife habitat
- Maximize ecological services

The following standards are to be used in place of standards in Saint Paul Zoning Code Section 63.115.

Open Space Coverage

Required open space coverage for lots is addressed in Chapter 5 Building Types. Open space is defined as areas covered by landscape materials, gardens, walkways, patios, recreation facilities, or play areas.



General Standards Vegetation



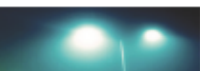
Table 4.4 Vegetative Requirements

	Unit	F1 - River Residential	F2 - Mixed Use Low	F3 - Mixed Use Mid	F4 - Mixed Use High	F5 - Business Mixed Use	F6 - Gateway
Planting Size							
Trees - minimum planted size	(Caliper, Ht)	2.4 in; 6 feet					
Shrubs	Diameter	18 inches					
Vegetative Variety (minimum mix of species)							
Native overall	Minimum	85%	85%	75%	75%	75%	75%
Trees	Min Species Mix	6 per acre; 4 per block					
Shrubs	Min Species Mix	5 per acre					
Perennials	Min Species Mix	10 per acre					
Tree Canopy (measured as the % of the area)							
Tree canopy cover		50%	50%	30%	20%	20%	20%
Public Canopy Cover							
Civic space minimum	Area Covered	50% of non-built lot area			25% of non-built lot area		
Street tree requirements	Spacing	clustered		30' on center			
Private Canopy Cover							
Private lot minimum	Area Covered	1 per 7500 sf of lot or 12%			none		
Parking lot minimum	Area Covered	30%					
Healthy Tree Standards							
Minimum permeable surface per tree		270 sf	270 sf	25 sf	25 sf	25 sf	25 sf
Structural soil per tree		180 sf	180 sf	250 sf	250 sf	250 sf	250 sf

Design Standards for the site to be adopted in 2018 will provide an appendix of plant types, areas for use (boulevard, lawns, etc), and ideal planting conditions. (sun/shade; wet/dry; etc.)

General Standards Vegetation

Lighting



Purpose - To reduce unnecessary lighting and light pollution, to minimize lighting impacts on surrounding properties and to minimize energy consumption for lighting purposes.

Table 4.6 Lighting Requirements by Zoning District

	F1 - River Residential	F2 - Residential Mixed Low	F3 - Residential Mixed Medium	F4 - Residential Mixed High	F5 - Business Mixed	F6 - Gateway
Ambient Light Level Goal	medium	low	low	medium	medium-high	medium-high
Lighting Standards, Maximum	Full cutoff lighting, controlled with dimmer, time switch or motion sensors	Full cutoff lighting, controlled with dimmer, time switch or motion sensors	Full cutoff lighting, some low wattage, non-full cutoff lighting, controlled with dimmers, time switch or motion sensors	Full cutoff lighting, some low wattage, non-full cutoff lighting, controlled with dimmers, time switch or motion sensors	Full cutoff lighting, some low wattage, non-full cutoff lighting, controlled with dimmers, time switch or motion sensors	Full cutoff lighting, some low wattage, non-full cutoff lighting, controlled with dimmers, time switch or motion sensors
Allowed Initial Lamp Lumens per square foot, Maximum	2.5 - 3.2 lumens per square foot	3.3 - 4.2 lumens per square foot	7.6 - 9.7 lumens per square foot	7.6 - 9.7 lumens per square foot	7.6 - 9.7 lumens per square foot	7.6 - 9.7 lumens per square foot
Lamp Allowance (Lumens), Maximum	17,000 lumens	24,000 lumens	44,000 lumens	44,000 lumens	44,000 lumens	44,000 lumens
Foot Candles at Property Line, Maximum	0.1 horizontal and vertical	0.1 horizontal and vertical	0.2 horizontal and vertical	0.2 horizontal and vertical	0.2 horizontal and vertical	0.2 horizontal and vertical
Required Shielding	Fully shielded luminaire with no uplight or better	Shielded luminaire with no uplight or better	Shielded luminaire with no uplight or better	Shielded luminaire with no uplight or better	Partially shielded luminaire with no uplight or better	Partially shielded luminaire with no uplight or better
Lighting Curfew for Non-Residential	10 pm or close of business, whichever is later	10 pm or close of business, whichever is later	10 pm or close of business, whichever is later	10 pm or close of business, whichever is later	10 pm or close of business, whichever is later	10 pm or close of business, whichever is later
Height of Light Fixture, Maximum	20 feet for freestanding fixture; height of building for attached fixture	20 feet for freestanding fixture; height of building for attached fixture	20 feet for freestanding fixture; height of building for attached fixture	20 feet for freestanding fixture; height of building for attached fixture	20 feet for freestanding fixture; height of building for attached fixture	20 feet for freestanding fixture; height of building for attached fixture

General Standards Lighting





Purpose: to promote the safe, effective and efficient use of active solar energy systems installed to reduce the on-site consumption of fossil fuels or utility-supplied electric energy. The following solar energy standards support the installation of solar systems or the design of buildings to be solar ready for future installations.

General Standards

Solar Access

Solar access for adjacent lots and buildings must be preserved such that any building shall be no more than 50% shaded on December 22 of the year.

Permitted Accessory Use

Active solar energy systems shall be allowed as an accessory use in all zoning classifications where structures of any sort are allowed, subject to certain requirements as set forth in Table 4.5 Solar Standards.

Solar Administration

Approved Solar Components: Electric solar energy system components must have a UL listing and solar hot water systems must have an SRCC rating.

Plan Approval Required: All solar energy systems shall require administrative plan approval by the City of Saint Paul zoning administrator.



Solar



Green Roofs

Functional Green Roof Area shall be defined as area atop a roof surface on a building, open to the sky and air, which is surfaced with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight. The depth of soil and planted material shall be at least two (2) inches to be considered Functional Green Roof Area.

Roof Design Exemptions for Functional Green Roof Area

Functional Green Roof Areas shall be exempt from the rooftop design standards identified in “Pitch, Orientation, Materials and Reflectivity”.

Floor Area Exemptions for Functional Green Roof Area

Functional Green Roof Areas that are to be accessed only for maintenance purposes and are not intended to be used by building occupants or others shall be exempt from the calculation of Gross Floor Area of a building.

Green Roof Areas as Open Space

Where a rooftop surface above the third floor includes Functional Green Roof Area, adjacent open-air outdoor space intended for use by building occupants or other persons that does not meet the definition of Functional Green Roof Area, such as a patio or deck, is eligible to meet up to 50% of the open space requirements of the property/site, as measured in gross square feet of the usable adjacent space. All such usable outdoor space shall be set back at least ten (10) feet from all outer roof edges, and shall be located and oriented in relation to adjacent properties to minimize potential visual, noise and privacy impacts to abutting uses.



General Standards

Roofs



Purpose: to provide vehicular parking that meets the basic demand created by uses on the site, through the predominant use of structured parking. To provide convenient, plentiful and secure bicycle parking at places of residence, employment, shopping or service, and recreation.

Standards are Pursuant to Saint Paul Zoning Code Section 63.300, except as noted herein (obviates Saint Paul Zoning Code subsections 63.303-07;

Shared parking facilities are allowed and encouraged, but uses sharing facilities are not eligible for reductions to minimum parking requirements as a result of sharing, per 63.206(d), since off-street parking requirements already anticipate lower parking space demand due to sharing.

Table 4.8 Vehicle Parking Requirements by Use

Land Uses	Required Parking	
	Minimum	Maximum
Non-residential	1 space per 600 square feet GFA	1 space per 400 square feet GFA
Residential, independent living (a)	0.75 space per dwelling unit	2.0 spaces per dwelling unit
Residential, shared living (b)	0.25 space per dwelling unit	1.0 space per dwelling unit
Residential (units)	0.75/unit	1.5/unit

(a) Residential, independent living units are dwelling units within a carriage house, multi-unit home or multi-family residential structure that do not fall under another housing definition type in the zoning code.

(b) Residential, shared living units include the following types: affordable, senior, congregate, or shareable housing.

There are no special provisions to reduce minimum required parking or to exceed maximum required parking.

General Standards

Parking



Green Roofs

Functional Green Roof Area shall be defined as area atop a roof surface on a building, open to the sky and air, which is surfaced with soil and living plant materials for the purpose of retaining rainwater and absorbing heat from sunlight. The depth of soil and planted material shall be at least two (2) inches to be considered Functional Green Roof Area.

Roof Design Exemptions for Functional Green Roof Area

Functional Green Roof Areas shall be exempt from the rooftop design standards identified in “Pitch, Orientation, Materials and Reflectivity”.

Floor Area Exemptions for Functional Green Roof Area

Functional Green Roof Areas that are to be accessed only for maintenance purposes and are not intended to be used by building occupants or others shall be exempt from the calculation of Gross Floor Area of a building.

Green Roof Areas as Open Space

Where a rooftop surface above the third floor includes Functional Green Roof Area, adjacent open-air outdoor space intended for use by building occupants or other persons that does not meet the definition of Functional Green Roof Area, such as a patio or deck, is eligible to meet up to 50% of the open space requirements of the property/site, as measured in gross square feet of the usable adjacent space. All such usable outdoor space shall be set back at least ten (10) feet from all outer roof edges, and shall be located and oriented in relation to adjacent properties to minimize potential visual, noise and privacy impacts to abutting uses.



General Standards

Roofs

4.5 District Uses

Use	F1	F2	F3	F4	F5	F6	Definition (d) Standards (s)
Residential Uses							
<i>Dwellings</i>							
Two-family dwelling	P						(d)
Multiple-family dwelling	P	P	P	P	P		(d)
Carriage house dwelling	P	P					(d)
<i>Mixed Commercial-Residential Uses</i>							
Home occupation	P	P	P	P	P	P	(d), (s)
Live-work unit		P	P	P	P	P	(d), (s)
Mixed residential and commercial use		P	P	P	P	P	(d)
<i>Congregate Living</i>							
Adult care home		P	P	P	P	P	(d)
Community residential facility, licensed correctional							(d), (s)
Dormitory				P	P		(d), (s)
Emergency housing facility		C	C	C			(d), (s)
Foster home	P	P	P	P			(d)
Sharable housing		P	P	P	P		(d)
Shelter for battered persons	P/C	P/C	P/C	P/C	P/C		(d), (s)
Sober house	P/C	P/C	P/C	P/C	P/C		(d), (s)
Supportive housing facility	P/C	P	P	P	P		(d), (s)
Civic and Institutional Uses							
Club, fraternal organization, lodge hall		P	P	P	P		(d)
College, university, specialty school		P	P	P	P	P	(d)
Day care, primary and secondary school		P	P	P	P	P	(d), (s)
Public library, museum	P	P	P	P	P	P	
Public and private park, playground	P	P	P	P	P	P	
Recreation, noncommercial		P	P	P	P	P	(d)
Religious institution, place of worship		P	P	P	P	P	(d)

Uses allowed in the Ford site Zoning Districts are identified in this table. Most of these uses are identified in the citywide zoning code, while a few are unique to these districts. **Use types unique to these districts are defined in Appendix X.**

District Uses

Summarize Agreed Upon Items

- Transportation Network
- Parks and Open Space
- Stormwater Network
- Zoning Districts



Next Steps – May 25th T.F. Mtg

Continue Topics review

- Transportation Network
- Parks and Open Space
- Stormwater Network
- Zoning Districts
- Building Standards
- Other Ford Standards (parking, lighting, vegetation)

Draft Memo review

Decide Task Force representatives for hearings

Stay in Touch

stpaul.gov/21stCenturyCommunity



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



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