

# WELCOME

— TO THE —

## FORD SITE AUAR OPEN HOUSE #1

Gloria Dei Lutheran Church

August 20, 2019

6:00 - 8:00 p.m.

## Agenda

- Project Background
- Why are we doing an AUAR?
- What was studied in the AUAR?
- How can you comment on the AUAR?

## Meeting Purpose

- Provide information about the AUAR process and project schedule
  - **August 20<sup>th</sup>** – The primary topics of this open house will be natural and built environment, land use, geology, water resources, animal species, visual, air, and noise.
  - **August 27<sup>th</sup>** – The primary topic of this open house will be transportation.
- Opportunity for you to provide comments on the Draft AUAR and Mitigation Plan

## What's been done prior to the AUAR?

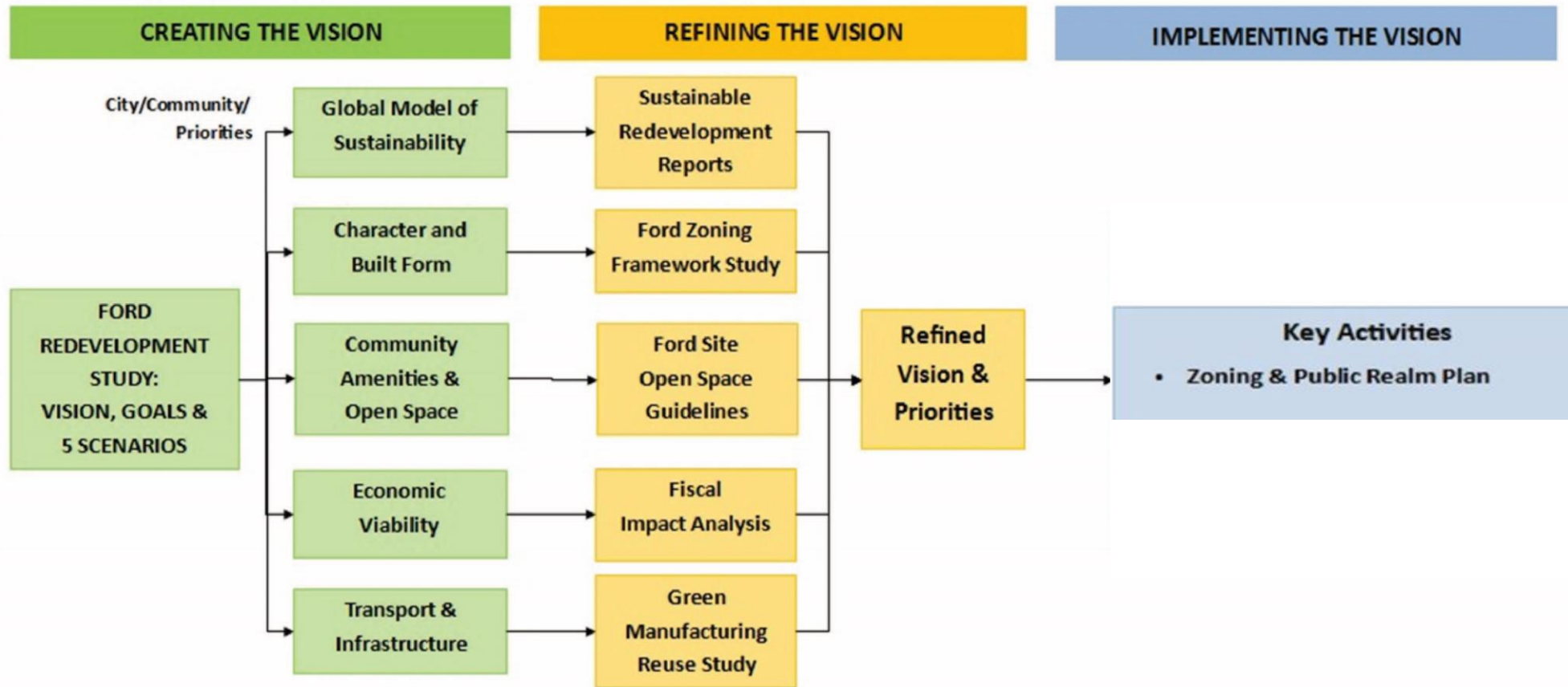
### A Decade of Public Engagement

- Ford Task Force initiated in January 2007
- 45+ meetings with the public and task force
- 1,300+ different people have attended a meetings
- 100+ articles in print, radio, and television media
- 3,800+ subscribers to the Ford Site email list
- 80+ presentations to business, civic, non-profit groups
- 18 small group meetings between March – April 2017

### Ford Site Zoning and Public Realm Master Plan



#### Saint Paul Ford Site



For more information on these studies, visit:

[www.stpaul.gov/Ford](http://www.stpaul.gov/Ford)

## What is a Zoning and Public Realm Master Plan?



### Zoning

- Sets local rules for how land can be developed and the scale and basic design of buildings
- Identifies allowed uses, but not the user

### Master Plan

- Provides overarching vision, principles and objectives to guide development
- Identifies the physical and visual elements of outdoor space including streets & trails, stormwater and open space

## What is an AUAR?

The purpose of an AUAR is to:

- Analyze cumulative impacts of anticipated development scenarios within a given geographic area
- Inform local planning and zoning decisions based on environmental analysis

## Why are we doing an AUAR?

- The State of Minnesota requires environmental reviews on proposed developments of a certain size and scale. This project meets the requirements to complete an Alternative Urban Areawide Review (AUAR), which is a planning tool to understand how different development scenarios will affect the environment of their community before the development occurs.

# The topics studied in the AUAR:

- Land use
- Geology and Soils
- Water resources
- Contamination/Hazardous waste
- Fish, wildlife, plant communities
- Historic properties
- Visual
- Air
- Noise
- Transportation
- Cumulative potential effects
- Utility capacity

**What is a Mitigation Plan?** The draft and final AUAR documents must include an explicit mitigation plan. The mitigation plan is based on the findings of potential impacts in the resources studied in the AUAR and is commitment by the RGU to prevent potentially significant impacts from occurring.



# AUAR Study Area

The AUAR study area encompasses four parcels totaling approximately 139 acres.

- One 122-acre parcel referred to as the Ford Site
- One 4-acre parcel referred to as the Burg & Wolfson (Lunds & Byerlys) property
- Two parcels totaling 13 acres referred to as the Canadian Pacific Railway property





# What did we study in the AUAR?

Land Use	Ryan Development Scenario	Master Plan Maximum Development Scenario
Residential (dwelling units)	3,800	4,000
Retail and Service (square feet of gross floor area)	150,000	300,000
Office and Employment (square feet of gross floor area)	265,000	450,000
Civic and Institutional (square feet of gross floor area)	50,000	150,000

# FORD SITE

ALTERNATIVE URBAN  
AREAWIDE REVIEW (AUA)



## AUAR Scenarios



Ford Site Zoning and Public Realm Master Plan Zoning Map



Ryan Development Scenario



## Next Steps/Schedule



# How can you comment on the AUAR?

You can provide comments during the public open houses (tonight and August 27<sup>th</sup>) or through the online form on the city's website. You may also provide comments by September 18, 2019 to:

**Menaka Mohan**, Ford Site Planner

City of Saint Paul

25 W Fourth Street

Saint Paul, MN 55102

[FordSitePlanning@ci.stpaul.mn.us](mailto:FordSitePlanning@ci.stpaul.mn.us)

## A Decade of Studies

### General Planning

- Ford Site Zoning Framework Study (2013)
- Ford Site Open Space Guidelines (2010)
- Vision, Goals and Five Redevelopment Scenarios (2007)

### Transportation

- Ford Site Transportation Study (2016)

### Real Estate, Jobs & Business

- Jobs Strategy Report (2016)
- Market Analysis for the Ford Site (2015)
- Green Manufacturing Potential for the Ford Site (2009)

### Existing Conditions

- Historic Preservation eligibility studies (Ford)
- Geotechnical evaluation of the Ford tunnels (Ford)
- Environmental Assessment and Remediation (Ford)

### Sustainability & Stormwater Management

- Aquifer Thermal Energy Storage (ATES) Feasibility Study (2016)
- Integration of Rooftop Photovoltaic Systems in Saint Paul Ford Site's Redevelopment Plans (2016)
- Sustainable Stormwater Management Study (2016)
- Sustainable Ford Site Redevelopment – A LEED-ND Evaluation (2016)
- Saint Paul Ford Site Energy Study Report (2015)
- The Roadmap to Sustainability for the Saint Paul Ford Site (2011)
- Sustainable Stormwater Feasibility Report (2009)