Ford Site Planning 2007–present

**Creating the Vision**
- City/Community/Priorities
  - Global Model of Sustainability
  - Character and Built Form
  - Community Amenities & Open Space
  - Economic Viability
  - Transport & Infrastructure

**Refining the Vision**
- Sustainable Redevelopment Reports
  - Ford Zoning Framework Study
  - Ford Site Open Space Guidelines
  - Fiscal Impact Analysis
  - Green Manufacturing Reuse Study

**Implementing the Vision**
- Refined Vision & Priorities
- Key Activities
  - Zoning & Public Realm Plan
  - Jobs Strategy
  - Ford Energy Study
  - Riverview Corridor Study
A Decade of Public Engagement

• Ford Task Force initiated Jan. 2007
• 45+ meetings with the public and task force
• 1,300+ different people have attended a meeting(s)
• 100+ articles in print, radio and television media
• 3,793 subscribers to the Ford project news email list
• 80+ presentations to business, civic, non-profit groups
• 18 small group meetings in March – April 2017
Why Now?
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.
Plan Format & Organization

1. Preface
2. Vision and Guiding Principles
3. Existing Conditions
4. Zoning – Districts & General Standards
5. Zoning – Building Types
6. Infrastructure
7. Parks and Open Space
8. Public Art
9. Sustainability
Key Principles

1. Mix of Uses and Activities
2. Housing Variety
3. Jobs and Tax Base
4. Energy and Sustainability
5. Transportation
6. Parks and Amenities
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Zoning

ZONING DISTRICTS
- River Residential (48’ Max)
- Residential Mixed Low (55’ Max)
- Residential Mixed Mid (75’ Max)
- Residential Mixed High (110’ Max)
- Business Mixed (75’ Max)
- Gateway (65’ Max)
Parcels for Rezoning

A. (3.76 acres) Burg & Wolfson Trustees

B. (122.4 acres) Ford Motor Company

C. & D. (12.73 acres) Canadian Pacific Railway Company
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Zoning and Public Realm
Transportation Network
Stormwater Feature
River Residential

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PRIMARY USES
- Multi-unit home
- Carriage house

HEIGHTS
2 to 4 stories
48 feet max.
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.
PRIMARY USES
• Townhomes
• Multi-family residential
• Limited commercial & office; Live-Work

Residential - Mid
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HEIGHTS
3 to 6 stories
75 feet max.
PRIMARY USES
• Townhomes
• Multi-family residential
• Commercial & Office

Residential - High
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HEIGHTS
4 to 10 stories
110 feet max.
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.
PRIMARIES USES
• Office
• Service
• Limited Retail

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

HEIGHTS
3 to 6 stories
65 feet max.
Land Use Mix

Development Blocks: 45%

Transportation Right-of-Way: 23%

Recreation Fields (private/non-profit): 11%

City Parks: 9%

Stormwater: 8%

Trails: 4%
## DRAFT Development Range for Master Plan

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Minimum</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>2,400 dwelling units</td>
<td>4,000 dwelling units</td>
</tr>
<tr>
<td>Retail &amp; Service</td>
<td>150,000 sq ft GFA</td>
<td>300,000 sq ft GFA</td>
</tr>
<tr>
<td>Office &amp; Employment</td>
<td>200,000 sq ft GFA</td>
<td>450,000 sq ft GFA</td>
</tr>
<tr>
<td>Civic &amp; Institutional</td>
<td>50,000 sq ft GFA</td>
<td>150,000 sq ft GFA</td>
</tr>
</tbody>
</table>
A Place for People
Committee Recommendation

1. Release for public review and public hearing on June 30th
   - Ford Site Zoning and Master Plan
   - Ordinance amendments for the new Ford zoning
How to Provide Input

Planning Commission Public Hearing on June 30\textsuperscript{th} (?)
and/or
City Council Public Hearing in September (Date to be determined)

1. Submit official public testimony through the City’s Ford web form at stpaul.gov/FordComments
2. Send a letter or email to the Planning Commission or City Council, care of City staff
3. Attend the public hearing and provide spoken testimony
   - Each of the above methods carries equal legal weight
   - Please include your address and full name with your testimony, in order for it to be included in the official public record