

Adoption of the Ford Redevelopment Plat and recommendation to City Council

Project Basics	
Project Name <i>Owner(s)</i> <i>Address</i> <i>Contact Information</i>	Ford Redevelopment Ryan Companies (Pending sale)
Action being requested <i>purchase, donation, encroachment, parkland dedication, diversion, swap, master plan or design approval, other</i>	Approval of parkland proposed to be dedicated in plat.
Why is the action being requested?	Ford Redevelopment site is on schedule to be acquired by Ryan Companies as a master developer. The Parks and Recreation Commission is responsible for the recommendation of the plat, which includes delineation of parkland, to the City Council.
Is the action proposed permanent or temporary?	Permanent
Property type <i>neighborhood park, regional park, downtown park, plaza, trail, recreation center, private ownership/public usage, passive open space, bluff preservation</i>	Current use: industrial. Proposed use: residential, commercial, mixed use. Land to be dedicated will be neighborhood park and land bordering regional parkland.
Land area <i>square feet & acres</i>	The site is 121.73 acres and requires platting to proceed with development. Developable land is 91.77 acres. The total acreage of parkland planned for City ownership is 10.3 acres or 11.13% of the developable land. This includes Outlots A, D, F and G. This City owned land complements additional publicly accessible space.
Land value & basis <i>assessed value, appraisals, comps</i>	Value not determined as dedication is provided by ordinance as 9% of developable area.

Land characteristics/special features <i>proximity to significant natural feature, trail connections, water resources, natural areas, buildings, fields, play equipment, courts, other significant uses on/near property</i>	As platted, parkland is distributed across several locations and includes the northwestern portion of the site and the southern end of the site along the Mississippi River Boulevard, connecting across to Hidden Falls Regional Park. Parks will include passive and active recreational opportunities. The park internal to the site will be designed with amenities consistent with other neighborhood scale parks. Open space on the southern half will include more passive uses toward the connection to MRB and Hidden Falls Regional Park.
Adjacent land uses <i>commercial, industrial, residential, etc.</i>	Residential, mixed use, commercial, parkway and regional park.
Applicable laws, codes, policies, guidelines <i>City, state, county, watershed districts, etc.</i>	City Leg. Code Sec. 69.511, parkland dedication through subdivision
Other department, agency involvement	City of Saint Paul Departments of Parks and Recreation, Planning and Economic Development, and Public Works - Sewers
Processes <i>parkland dedication, parkland diversion, community engagement</i>	Parkland dedication
Legal issues (if any) <i>judgments, liens, deed restrictions, grant agreements</i>	Discussions are on-going regarding sewer and other utility easements that may restrict land being dedicated.

Public Purpose	
How does the proposed action impact the affected park property and Saint Paul's park system?	The land to be dedicated will add to the City's park system. Land internal to the site will provide recreation for the new neighborhood. Additional land along Mississippi River Blvd allows for future changes to the parkway and regional park.
How does the proposed action fit with adopted plans/policies? <i>Comprehensive Plan, Parks and Recreation System Plan, Regional Parks Policy and System Plan, SCORP, Legacy Plan, Legislative committee policies, watershed districts</i>	Ford Site redevelopment has been studied for over 10 years. The plat is consistent with the Ford Site Master Plan adopted by City Council in 2017, comprehensive plan, city ordinance, and the Hidden Falls-Crosby Farm Master Plan.

Does the proposed action impact any other City initiatives/actions? <i>redevelopment, plan implementation</i>	The plat and parkland being dedicated is harmonious with and the product of a larger City effort for redevelopment of the site. The plat is complimentary to other city initiatives including the Hidden Falls-Crosby Farm Regional Park Master Plan, Great River Passage initiative, and Walking Saint Paul, the Saint Paul Pedestrian Plan.
How has the community been engaged? <i>communications, public notices, meetings, District Councils, special interest groups, elected and appointed officials, web posting, outstanding issues, support</i>	Extensive community engagement was conducted over many years in the formation of the master plan that guides development (including parkland) at the site. Many public hearings have been held regarding the master plan and various zoning processes that have been done to prepare for development. The developer will lead the community engagement process as the dedicated parkland is designed.
Are there any precedents for the proposed action, and does the proposed action set any precedents for future decisions?	Process follows standard parkland dedication requirements in the City's subdivision regulations. Nothing is out of standard practice.
What are the budgetary impacts of the proposed action?	Added lands increase park maintenance responsibilities.
Are there any other issues or concerns?	This represents the first major platting and the process is a bit ambiguous. The Department is taking efforts to have the commission review and recommend to the City Council so that other significant projects will require this.
STAFF RECOMMENDATION	Approve the proposed parkland dedication as shown on the plat.
Attachments <i>timeline, plans, designs, correspondence, purchase agreements, maps, appraisals, sketches, photos, codes, laws, policies</i>	Submitted plat illustrating parkland to be dedicated.

Checklist for all land-use decisions

- ✓ The land-use decision is consistent with the Parks and Recreation System Plan, Comprehensive Plan, and other relevant planning documents
- ✓ The land-use decision would have a neutral or positive impact on meeting existing/future demand for parkland.
- ✓ If the land-use decision has a budgetary impact, funding is available to cover the cost of the action and any ongoing maintenance needs
- ✓ The action would enhance the parks and recreation system
- ✓ There is community and/or institutional support for the decision
- ✓ There is a clear understanding of how the decision impacts the future of the parks and recreation system
- ✓ The action is consistent with the applicable decision principles outlined in the Parks and Recreation Vision Plan:

- Furthering Parks' role as the champion of health and wellness
- Is a catalyst for private-sector investment
- Exemplifying environmental leadership
- Addressing lifecycle and operational costs
- Helping connect people, parks, trails, and open spaces
- Supporting a City-wide system of parks and recreational facilities