

**Staff Report # 19-07**  
**Parkland Dedication at Ford Site**

**PROJECT DESCRIPTION:**

Development of the Ford site in the Highland neighborhood will include parks and open space use. Dedication of parkland will be done through the formal platting which will be on the City Council agenda in November 2019. Parkland dedication is a requirement of the City's subdivision regulations and requires that 9% of land to be developed as residential and mixed-use be dedicated as parkland, subject to certain conditions.

As platted outlots A, D, F and G total 10.3 acres, approximately 11.13% of the developable land, and are distributed across several locations. The plat includes open space that supports passive and active recreational uses; gateway park (A), neighborhood park (D), Hidden Falls Headwaters area (F) which includes stormwater, and community park (G).

**STAFF COMMENTS:**

Ford Site redevelopment has been studied for over 10 years. The plat is consistent with the *Ford Site Zoning and Public Realm Master Plan* (Ford MP) adopted by City Council in 2017 and amended again in 2019, comprehensive plan, city ordinance, and the Hidden Falls-Crosby Farm Master Plan.

The Ford MP, completed in 2017 and amended again in 2019, included several parks throughout the site. Initial staff recommendations for park land programming for the site were based on the projected number of households in the development, a survey of surrounding park sites and amenities, as well as reference to the Department's Vision Plan and System Plan. A comprehensive community process guided the programming recommendations listed in that master plan including parks to support the new housing and development. Preferred uses include play areas, pickleball courts, dog park, community gardens, passive areas to use for observing nature, naturalized plantings, seating areas, and trails that connect the site to the natural river parks across MRB from the Ford site. The park layout in the master plan locates parks that are accessible and that have programming compatible with the uses and landscape around each park space.

- Gateway Park is intended to provide a transition from the more urban and commercial uses on Ford to the more natural MRB and consider uses like a dog park, community gardens, picnic area, seating, and a water feature
- Neighborhood Park surrounded by residential uses lends itself to activities for all ages including play area and pickleball courts
- Hidden Falls Headwater conveys stormwater from the site and is described to have safe access, walking and biking trails, small picnic and rest areas and a connection to Hidden Falls Regional Park across MRB



**REQUEST OF THE COMMISSION:**

Approve proposed parkland dedication as delineated in the plat.

**COMMUNITY CONCERNS:**

No community concerns have been received on the proposal. The master plan process involved several partners, consultants and task force members. Additional community engagement will occur as Ryan Companies works with their consultant to design and develop the park spaces. City staff landscape architects will be involved in the review and approval of designs for these spaces.



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