

city of saint paul  
planning commission resolution

file number 17-50

date July 28, 2017

RECOMMENDATIONS ON FORD ZONING STUDY  
AND PUBLIC REALM MASTER PLAN

WHEREAS, pursuant to Sec. 61.801(b) of the Saint Paul Zoning Code, the Saint Paul Planning Commission in Resolution 17-31 initiated the Ford Site Zoning Study and on May 19, 2017 released for public review and hearing the Ford Site Zoning Study and Public Realm Master Plan; and

WHEREAS, consideration of the Ford Zoning Study and Public Realm Master Plan involves three actions, (1) amending Saint Paul Code of Ordinances to establish six new 'Ford' zoning districts under Article IX, 60.900, Ford Districts; (2) rezoning four parcels owned by three property owners in the zoning study area to one of the six new zoning districts; and (3) adopting the Ford Site Zoning and Public Realm Master Plan; and

WHEREAS, the Saint Paul Comprehensive Plan identifies the Ford site area as part of a 'Mixed Use Corridor', described by the Comprehensive Plan as an area along a primary thoroughfare that is well-served by transit and intended to accommodate the highest-density development outside of Downtown; and

WHEREAS, planning to identify a mixed use redevelopment framework for the Ford site has been ongoing for over a decade; and

WHEREAS, a total of fourteen (14) professional studies have been conducted during the decade on behalf of the City, as well as additional studies by Ford Motor Company, to examine redevelopment considerations, including industrial reuse, geotechnical analysis of the tunnel system, open space priorities, sustainable design, stormwater management, traffic impacts, market potential, and financial feasibility; and

WHEREAS, these studies were essential to understanding opportunities for and limitations on the redevelopment of the site – economically, environmentally, socially, and within the context of the community, as well as identifying infrastructure efficiencies, cost-effectiveness, opportunities for environment design and conservation, and how to balance development with the creation of vibrant public spaces; and

moved by Makarios

seconded by \_\_\_\_\_

in favor Unanimous

against \_\_\_\_\_

WHEREAS, during the decade of planning work, the City undertook an extensive public engagement process, hosting 39 Ford Site Planning Task Force meetings, dozens of large public meetings, over 80 presentations to business, civic and non-profit groups, 18 neighborhood focus group meetings in spring 2017, sent meeting notice and project updates to over 3,500 subscribers on the Ford email list regularly, and was covered extensively in the media; and

WHEREAS, the City has been in communication with Ford Motor Company, Canadian Pacific Railway Company, Burg & Wolfson Trustees, and primary adjacent property owners during the planning process; and

WHEREAS, a technical advisory committee of City staff from PED, Public Works, Parks and Recreation, Safety and Inspections, Fire, Water, Financial Services, Mayor's Office, City Council, and the public artist worked throughout the planning process to review professional studies and findings, to consider public input, and to discuss options to shape and refine the proposed zoning and public realm master plan; and

WHEREAS, the Ford Site Zoning Study created a zoning framework sensitive to the unique context of the site by introducing six new zoning districts that allow a flexible mix and level of uses that can expand job opportunities, provide more diverse housing options to meet market demand, respond to the unique character of the Mississippi River valley and support new retail and services for the community; and

WHEREAS, the public realm master plan reconnects the site with the surrounding neighborhood, creates a vibrant, high quality place that is pedestrian- and transit-friendly, preserves over 20% of the site as parks, trails and public open space associated with stormwater management, and is carefully designed to balance development with public amenities in a manner that is financially viable, technically feasibility and environmentally sustainable; and

WHEREAS, the Saint Paul Planning Commission finds that the goals of the Saint Paul Comprehensive Plan and applicable neighborhood plans are advanced by the zoning recommendations and public realm master plan; and

WHEREAS, on June 30, 2017, the Saint Paul Planning Commission held a public hearing on the Ford Site Zoning and Public Realm Master Plan, notice of which was published in the St. Paul Legal Ledger on June 15, 2017, and held the public record open for written comments until July 3, 2017; and

WHEREAS, the Saint Paul Planning Commission referred the Ford Site Zoning and Public Realm Master Plan and public testimony back to a joint meeting of the Comprehensive and Neighborhood Planning Committees for review and consideration; and

WHEREAS, the Comprehensive and Neighborhood Planning Committees forwarded their recommendation and rationale for amendments to the Saint Paul Zoning Code and adoption of the Ford Site Zoning and Public Realm Master Plan in a July 21, 2017, memorandum to the Saint Paul Planning Commission; and

WHEREAS, the Planning Commission considered the public testimony and the recommendations of the Comprehensive Planning Committee;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby recommends to the Mayor and City Council adoption of amendments to Saint Paul Code of Ordinances, Article IX. 66.900. Ford Districts, to adopt six new zoning districts with standards and uses; and

NOW, BE IT FURTHER RESOLVED, under the provisions of Minnesota Statutes § 462.357 and § 61.801 of the Legislative Code, that the Planning Commission hereby recommends to the Mayor and City Council the rezoning of certain properties as shown on the maps incorporated into the Ford Site Zoning Study; and

NOW, BE IT FURTHER RESOLVED, that the Planning Commission recommends the City Council adopt the Ford Site Zoning and Public Realm Master Plan within the redevelopment area, subject to the following conditions:

1. Design Standards for the Ford site zoning districts shall be prepared and amended into the zoning districts by August 2018.
2. Public realm - the street pattern, block layout, and park or open spaces for redevelopment of the subject area should be as shown on the master plan. New public streets or removal of a public street segment, park or open space, or entire blocks shall be considered a major modification of the master plan and shall require amending the master plan.
3. The F1 – River Residential Zoning District be modified to exclude the building type of ‘Multi-Unit Home’ and allow the building types of ‘Townhouse / Rowhouse’, ‘Multi-Family, Low’ and ‘Live/Work’, in addition to the already allowed building type of ‘Carriage House’. The proposed heights and setbacks within the district shall be maintained.
4. The Plan clearly identify interest in exploring the potential to expand Hidden Falls Regional Park to the north into the southwest corner of the Ford property, to add a bluff top park space to Hidden Falls Regional Park and consider realigning Mississippi River Boulevard in the area to accommodate the bluff top park expansion.
5. Identify interest in supporting efforts by third-party groups to secure land and provide recreational field space in the southeast area of the Ford site.