

FORD SITE PARKS ADVISORY COMMITTEE

KICKOFF MEETING

04.14.2020

RYAN CONFLUENCE



IN ASSOCIATION WITH THE

City of St. Paul

Department of Parks & Recreation



AGENDA

Introductions

Project Background

Ryan as the Developer

Ryan and the City of St. Paul

Role of the PAC

Previous Community Engagement

What we heard to date

The Ford Site Park System

- City Parks
- Civic Spaces
- Design at 30%



AGENDA

Defining the Priorities

Needs of a park system

- active and passive recreation

Identification of previous priorities

Identifying new priorities

Ranking the priorities for each park

Ranking the priorities exercise

Homework

Next Steps – Design the Parks Exercise



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Project Background

Ford Site Project Studies

Since 2006, when Ford Motor Company announced its intent to close the plant, the City of Saint Paul has been working actively to plan for the site's future.

Professional Studies

- A total of 14 professional studies conducted by the City and additional studies by Ford Motor Company have examined a wide range of topics, such as the potential of industrial reuse, a geotechnical analysis of the tunnels under the site, open space priorities, sustainable design, stormwater management, and traffic impacts.
- The studies were essential to understand opportunities for and limitations on the redevelopment of the site – economically, environmentally, socially, and within the context of the community. The studies identified infrastructure efficiencies, cost-effectiveness, opportunities for environment design and conservation, and how to strike a balance between development and the creation of vibrant public spaces
- The Ford Site Zoning and Public Realm Master Plan, adopted by the Saint Paul City Council in 2017, is the culmination of a decade of planning for the site. It provides a framework to guide mixed-use redevelopment of the 122-acre main assembly plant parcel and the adjacent 13-acre rail yard. It does not include the 22-acre river parcel ("Area C").

Community Engagement and Adoption

- Since 2007, the City has been seeking the community and other stakeholders' visions and priorities for the Ford site. The thousands of ideas and suggestions that we have received over the past 10 years, and through more than 140 public meetings of all sizes, have shaped the redevelopment framework for the site.

<https://www.stpaul.gov/departments/planning-economic-development/planning/ford-site-21st-century-community>

BACKGROUND | Ryan as Master Developer



Ryan and the City of St. Paul

- Ryan Companies purchased the land from Ford Motor Co.
- Ryan executed a Redevelopment Agreement with City in December 2019.
- The Redevelopment Agreement is a true public/private partnership that focuses on bringing the City's Public Realm Master Plan to fruition.
- The Redevelopment Agreement includes the Site Improvement Performance Agreement (SIPA) which requires Ryan to design and build all public infrastructure.
- The (4) city parks and (3) privately owned publicly accessible spaces are included as part of the SIPA.
- Ryan is the Master Developer for the development and will have several secondary development partners
- Vision: Ryan's and its partners embrace the City's vision that the redeveloped Ford site will balance economics, social and environmental sustainability in ways that conserve and improve the qualities and characteristics of the Highland Park neighborhood and Mississippi River valley. This forward-thinking 21st Century development will advance the City's economic wealth and community goals.

Role of Parks Advisory Committee (PAC)

The Parks Advisory Committee provides volunteer opportunities for stakeholders to share insight and resources and serve to build and sustain relationships between the community and the City of St. Paul. Members of the PAC are expected to represent the views of park users and to work collaboratively with each other and the project team to provide insight, feedback and information to the community about the project.

Responsibilities of PAC members include:

- Become knowledgeable about the Project and its goals,
- Understand and represent the park and recreation needs of the community and park users,
- Act as community liaisons for the project,
- Provide feedback on the park plans,
- Help identify priorities and needs within the Park System and within their communities,
- Provide insight on the direction of Park development,
- Report back to the community, on the design process, information presented, and the development of the parks,
- PAC members are expected to attend and participate in PAC meetings throughout the design process.

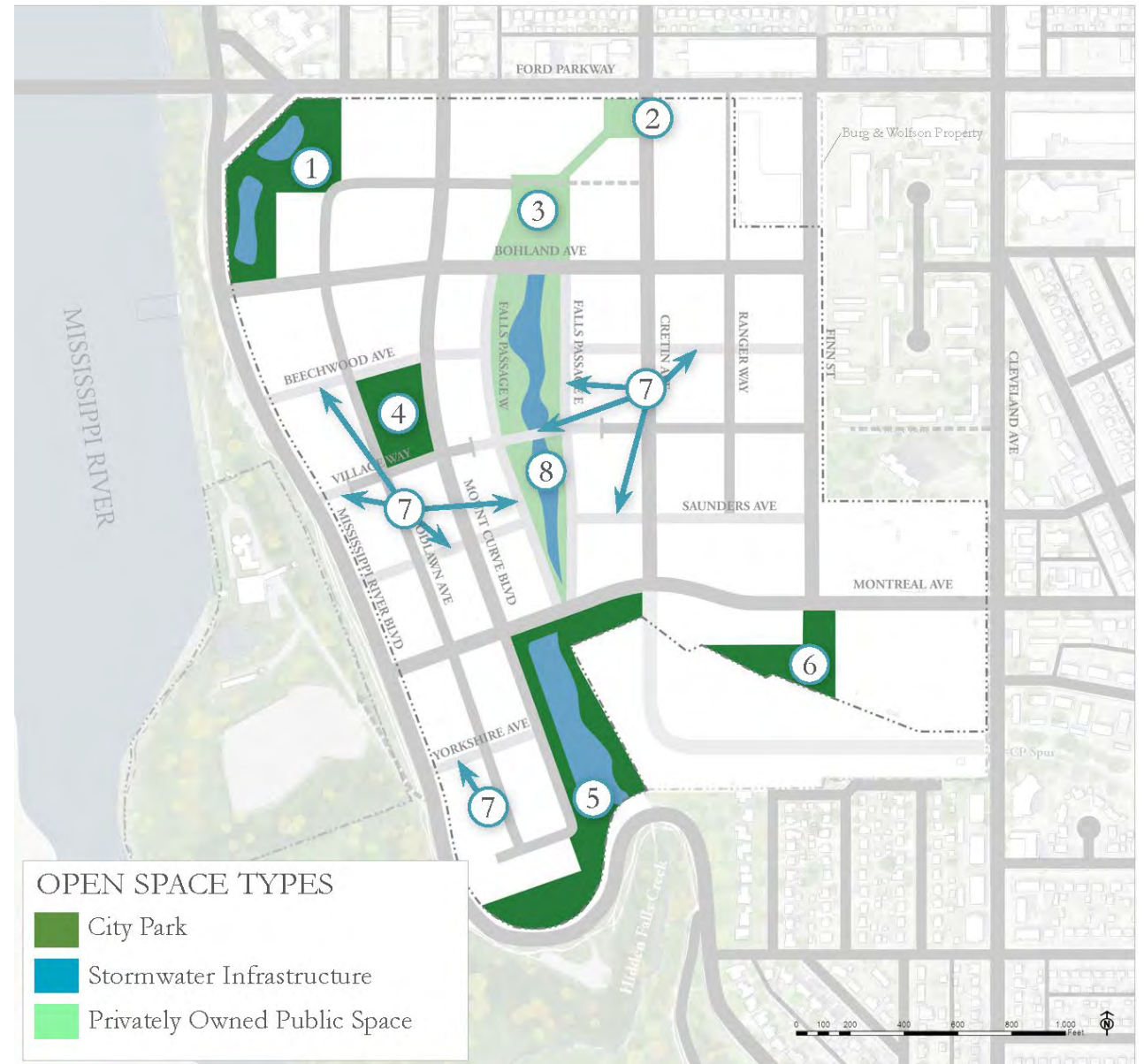
THE FORD SITE PARK SYSTEM

City Parks

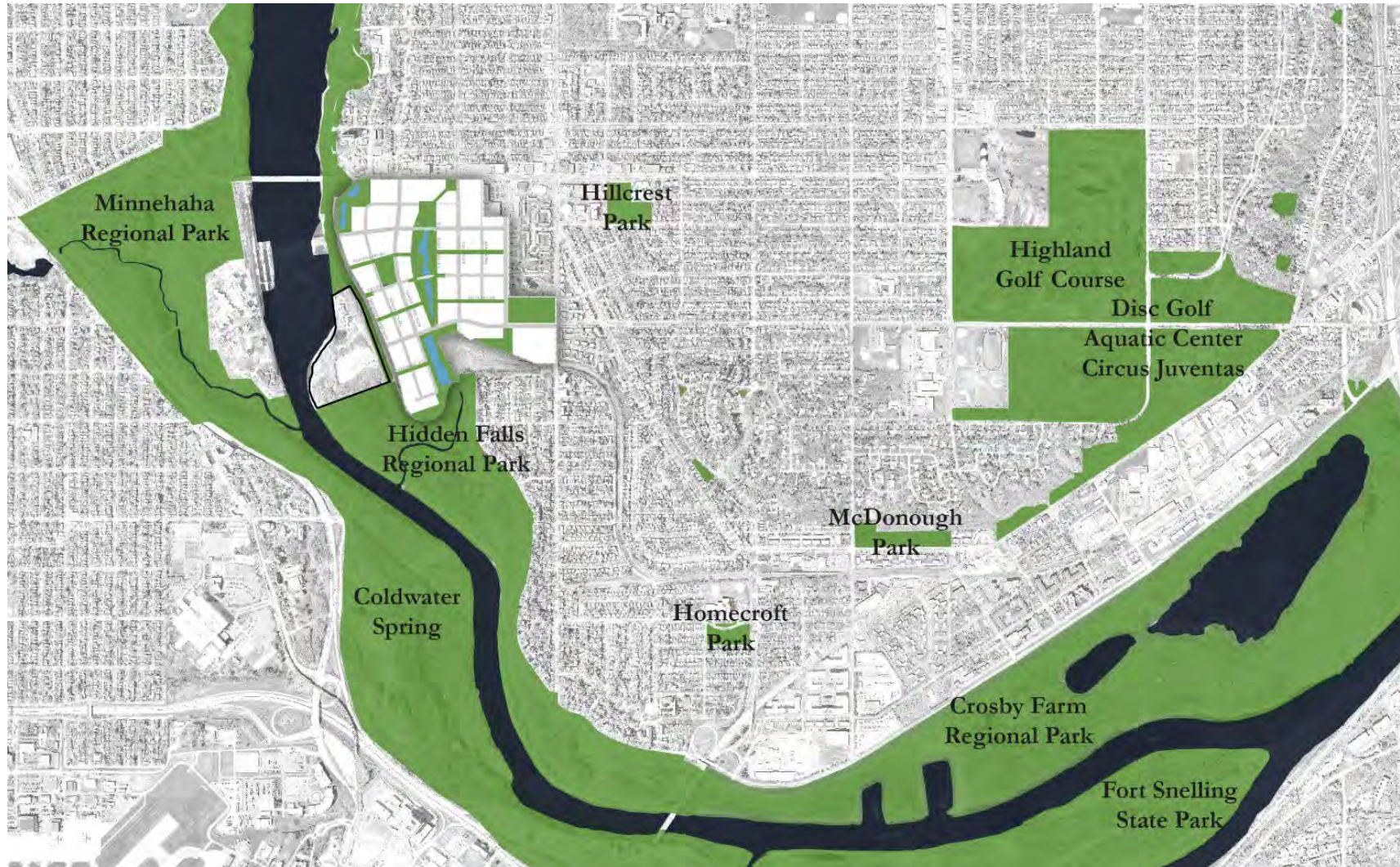
- ① Gateway (Park A)
- ④ Neighborhood (Park B)
- ⑤ Hidden Falls Headwaters (Park C)
- ⑥ Community (Park D)

Civic Parks

- ② Civic Square (Outlot B)
- ③ Civic Plaza (Outlot C)
- ⑧ Central Water Feature (Outlot D)
- ⑦ Shared Bike/Ped Paths



Area Parks, Trails and Open Space



THE FORD SITE PARK SYSTEM

2021 Complete Parks Facilities or Public Open Spaces

2022 Complete Parks Facilities or Public Open Spaces

2023 Complete Parks Facilities or Public Open Spaces



Ford Site Redevelopment Timeline | Milestones

- March 31, 2020 – 30% Parks, Open Space & 90% Infrastructure.
- April 14, 2020 – Kickoff PAC Meeting
- **Gateway and Hidden Falls Headwaters** (*Civic Plaza & Central Water*)
 - 60% Plans – May 2020
 - Construction – Fall 2020
- **Neighborhood and City Park**
 - 60% Plans – Sept 2020
 - Construction - 2022

Questions?

Please type any questions you have regarding the information that has been presented so far and we will answer them as we receive them.

Previous Engagement Ford Site Zoning and Public Realm Master Plan (2017)



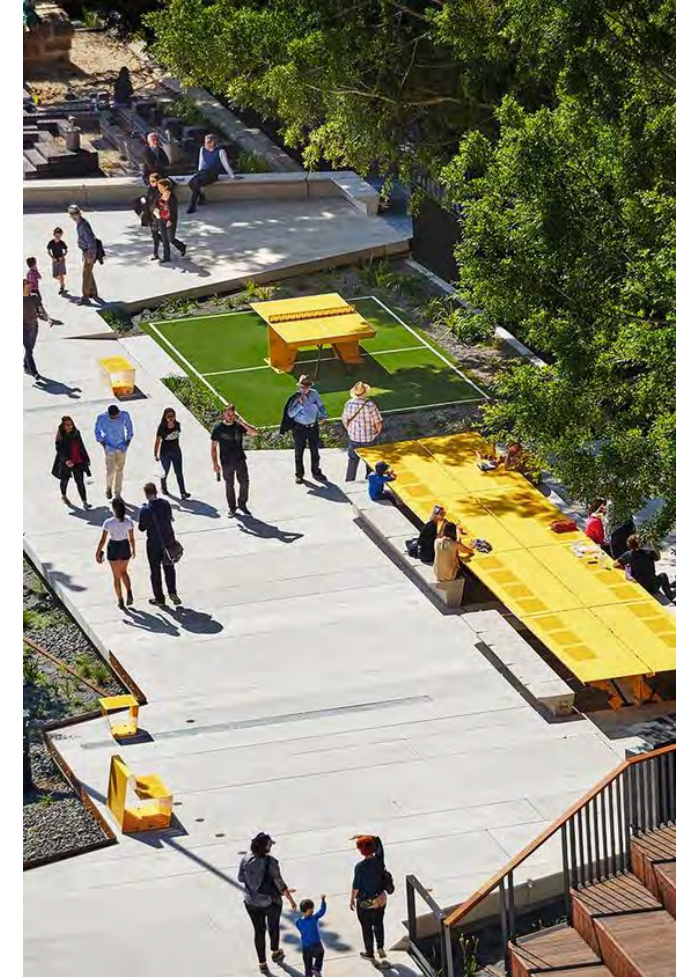
PUBLIC OPEN SPACE

- ① Gateway Park
- ② Civic Square
- ③ Neighborhood Park
- ④ Pocket Park
- ⑤ Hidden Falls Headwaters Feature
- ⑥ Walking and Biking Paths

BACKGROUND | Master Plan (2017)

Park A

- Public Art
- Water Feature
- Seating and Tables for eating, games, etc.
- Picnic Area
- Playground
- Dog park
- Community Garden



BACKGROUND | Master Plan (2017)

Park B

- Picnic Area
- Playground
- Ice Skating
- Dog park
- Community Garden
- Small Court Sport Facilities



BACKGROUND | Master Plan (2017)

Park C

- Bike and Ped. Trails
- Small picnic and rest areas w/ vistas
- Safe access points between Regional Park



BACKGROUND | Master Plan (2017)

Park D

- Places to sit
- Open spaces for kids, adults, seniors
- Attractive landscaping and lawn use
- Community gardens
- Dog suitable area



BACKGROUND | Master Plan (2017)

Civic Square and Civic Plaza

- Public Art
- Water Feature
- Flex Stage and Gathering Areas for Performance, Markets, etc.
- Public/private Seating and Tables for Eating, Games, etc.



RYAN - PREVIOUS ENGAGEMENT SUMMARY

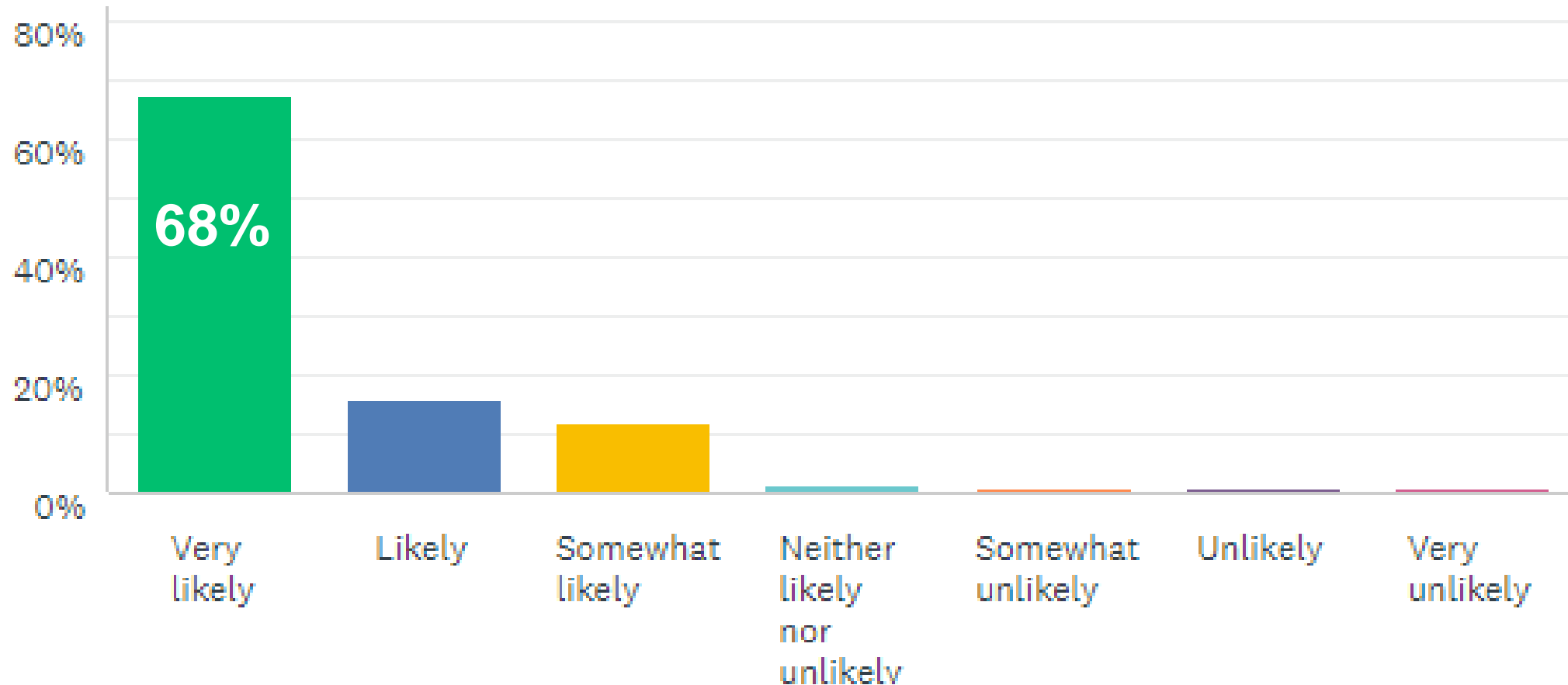


PARKS SURVEY RESULTS

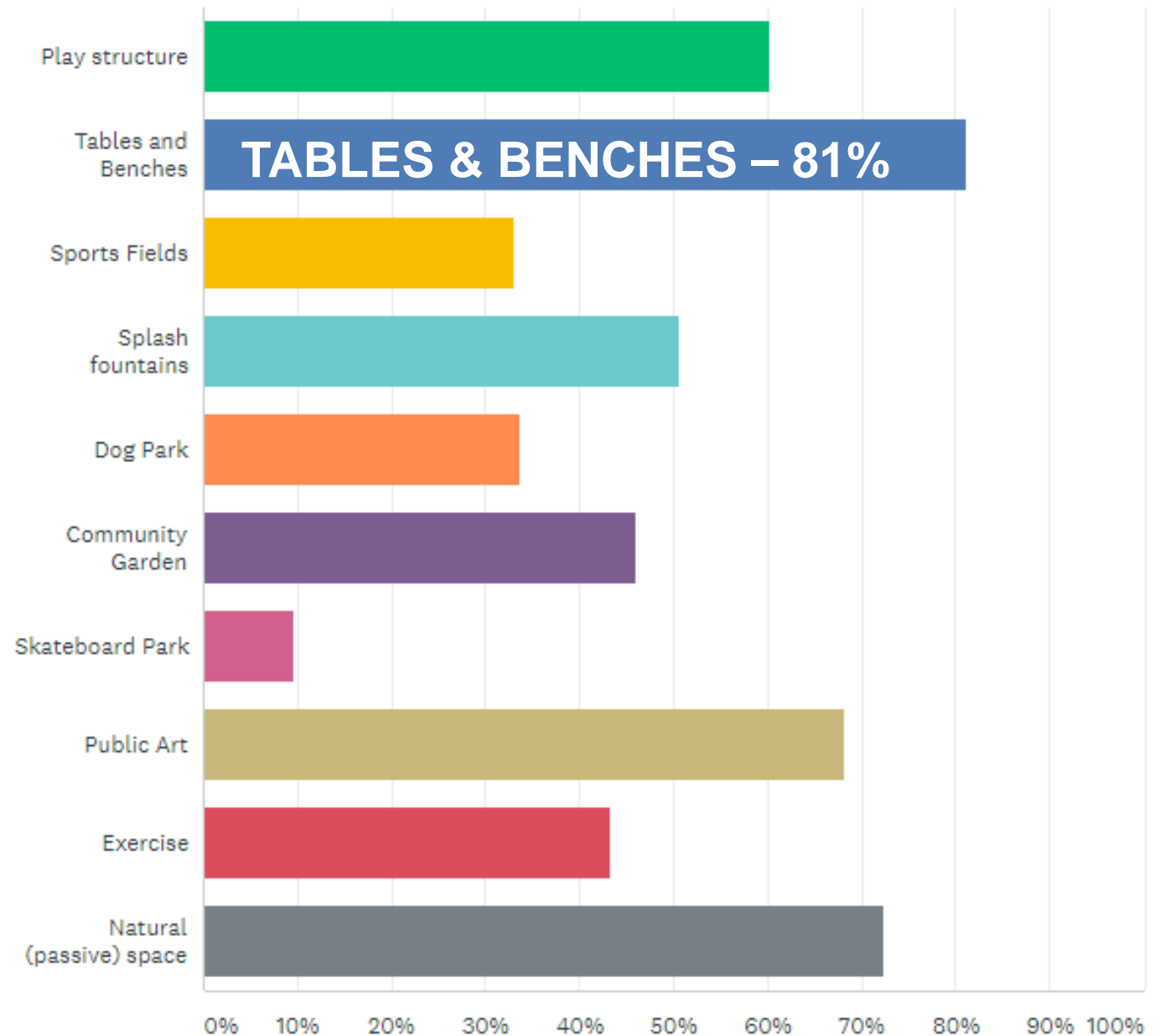
- Survey team at Highland Fest and Rondo Days collected input via survey on I-pads
- Online option to take survey shared via Ryan Email list and Highland District Council
- 12 Question Survey
- Average Response time = 8 mins
- **263** Respondents



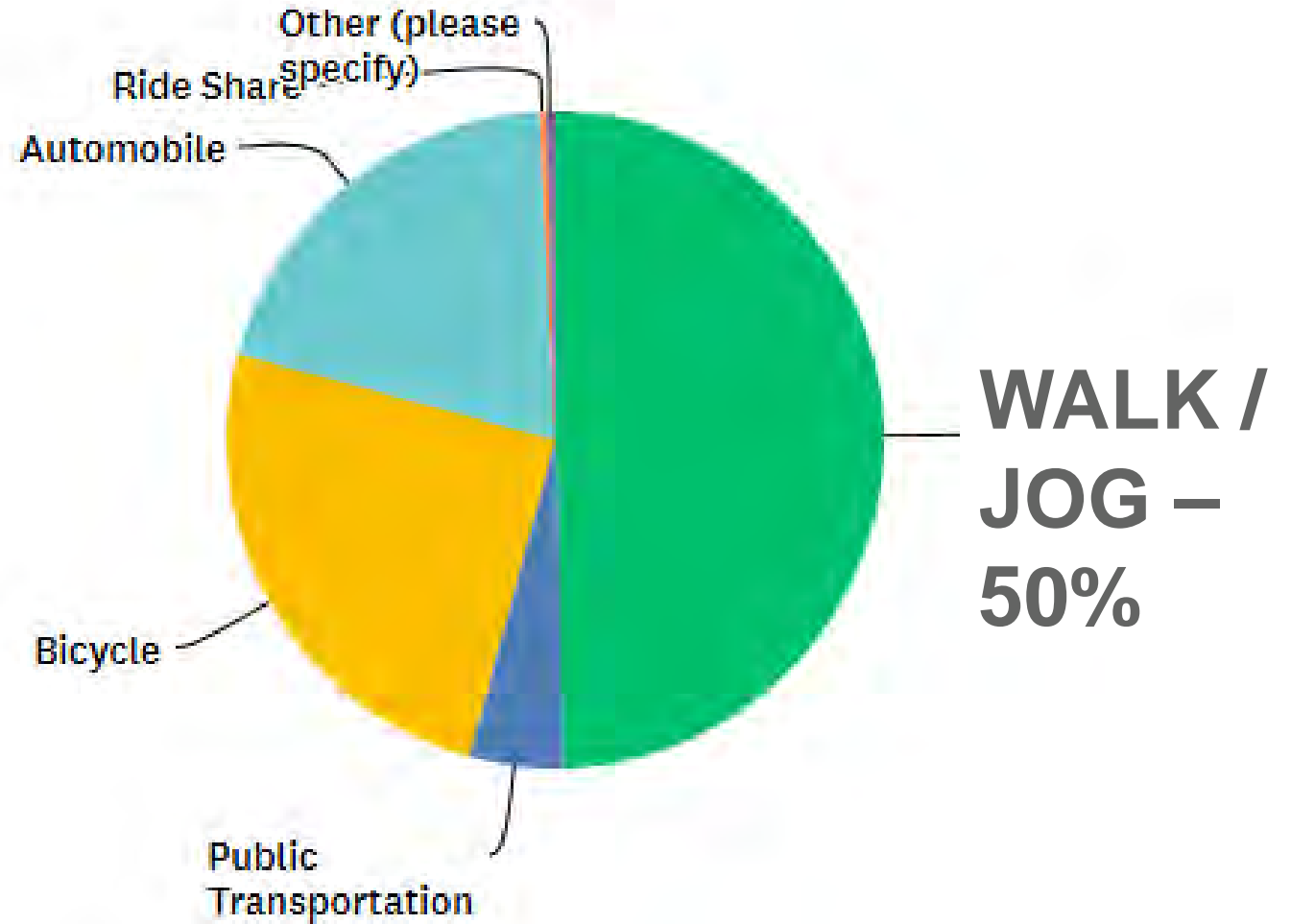
Q1: The new Ford Site Development is planned to include several new park spaces. How likely are you to spend time one or more of these spaces?



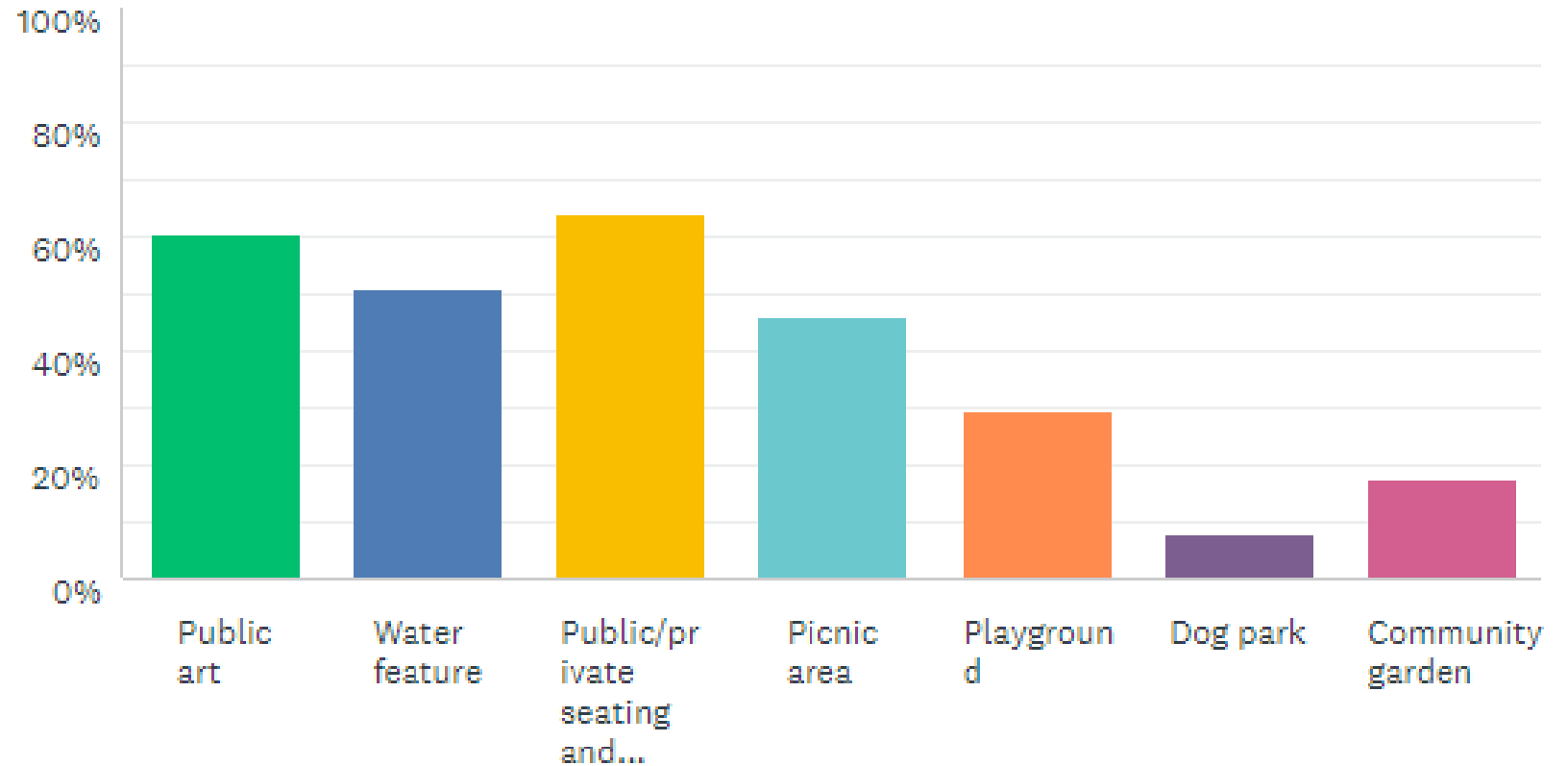
Q2: Which of the following activities would you like to see in the new park spaces in the Ford Site Development?



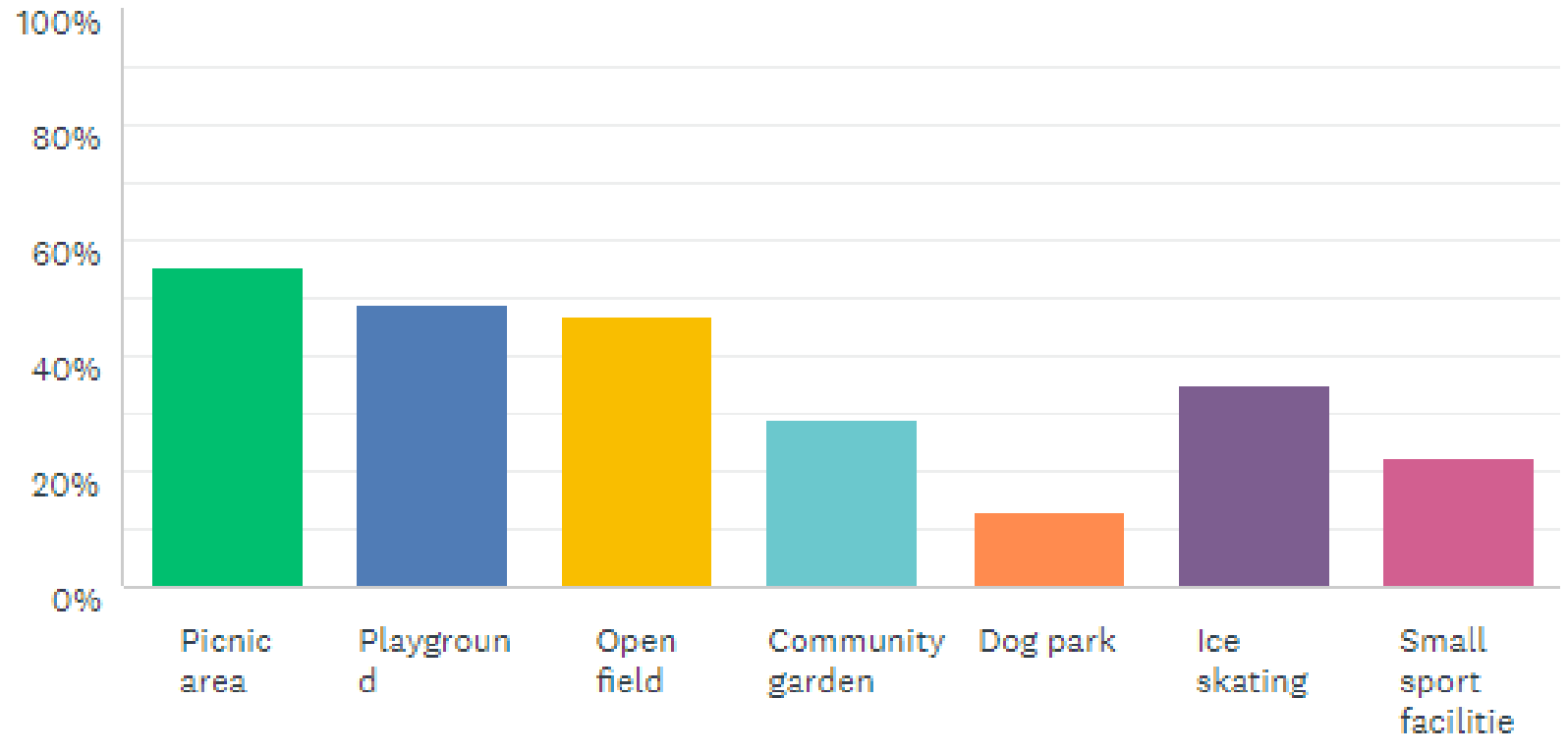
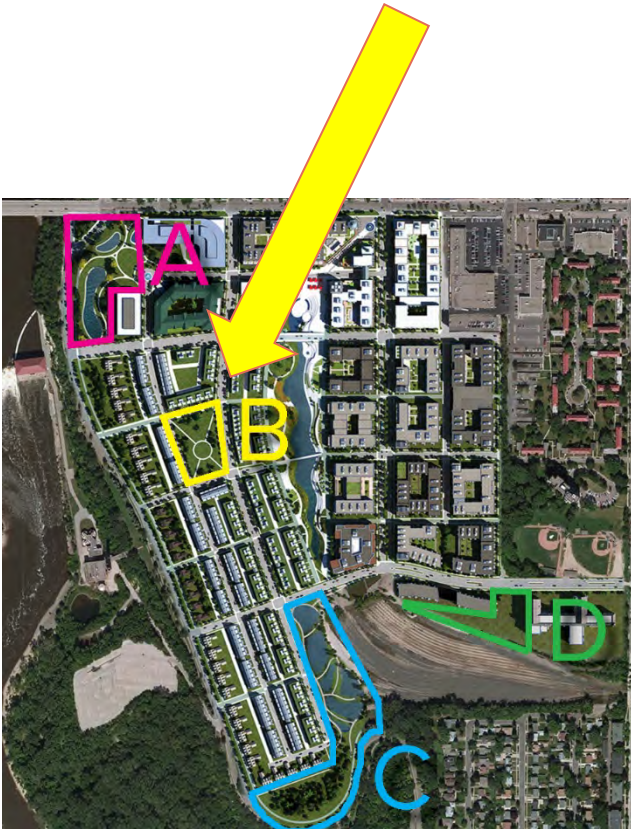
Q3: If you were visiting any of these new planned parks, how would you most likely travel to the park?



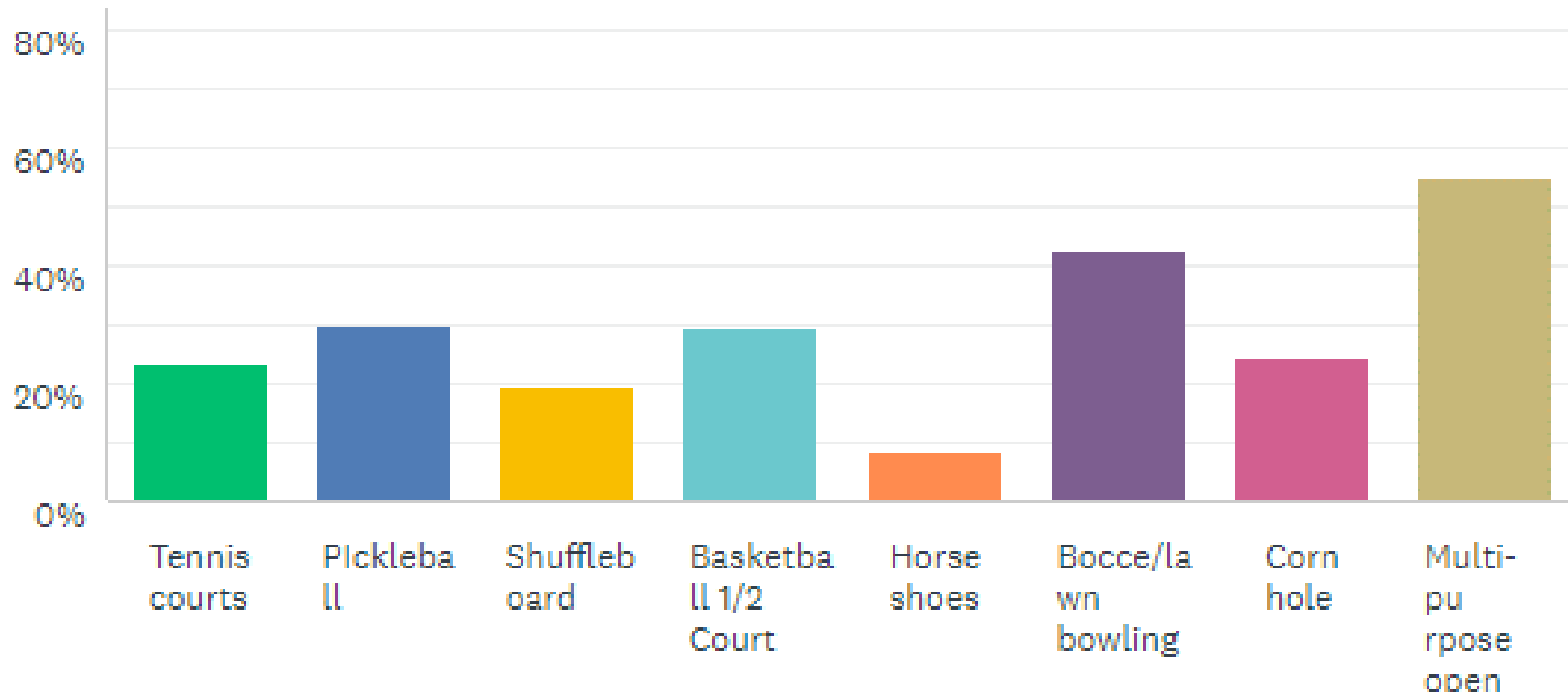
Q4: In the park space labeled A in the image, what types of activities would you like to see? Check all that apply.



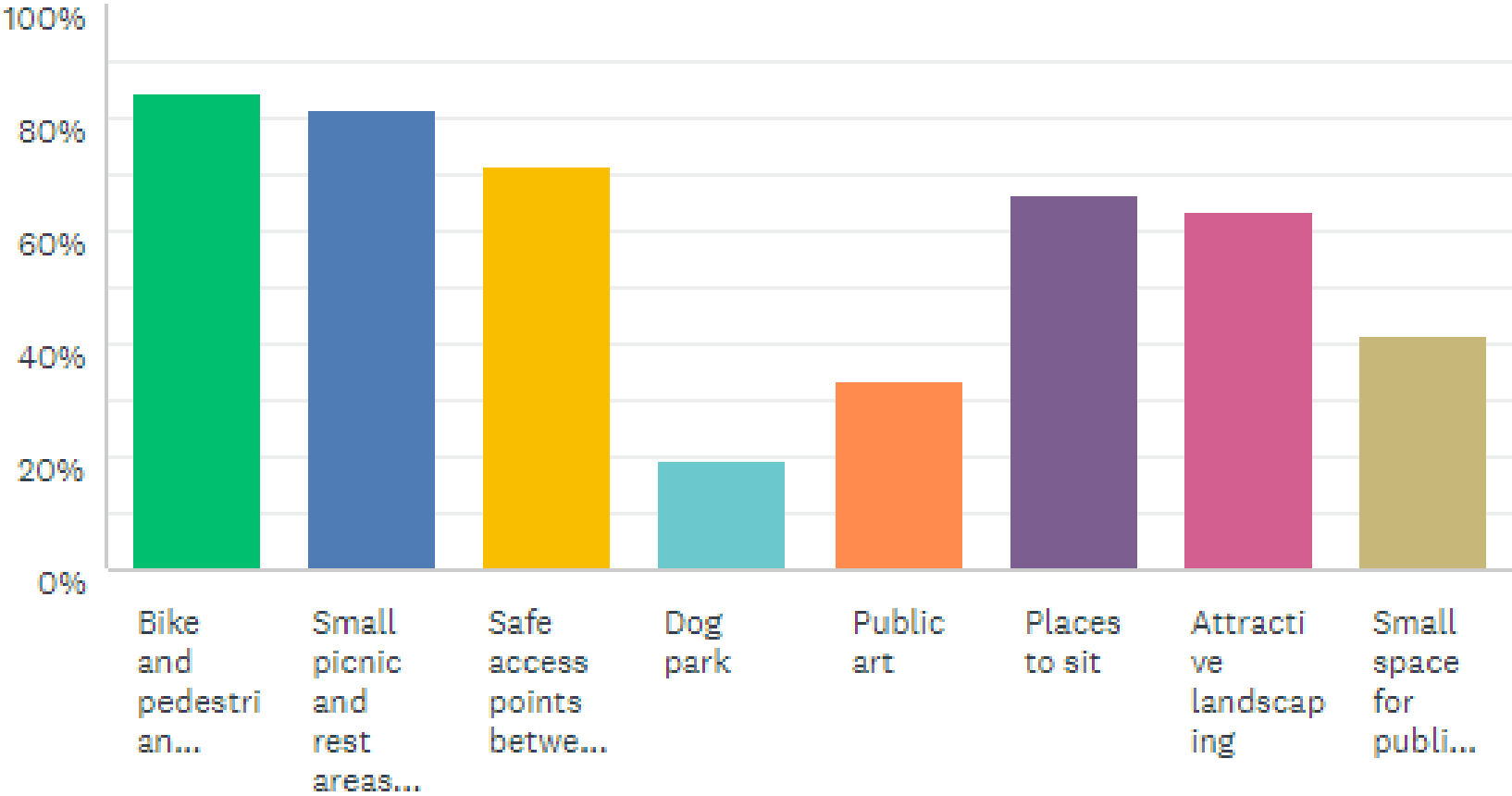
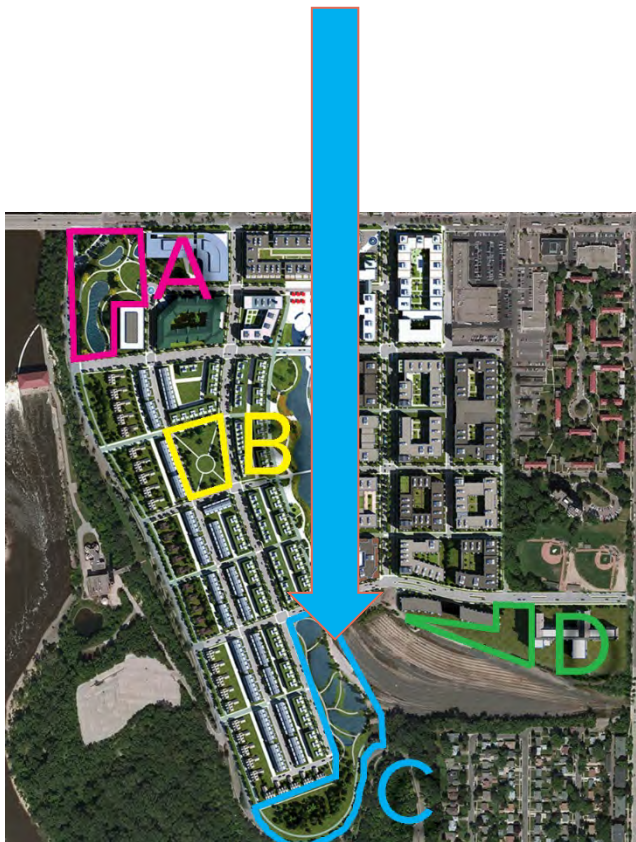
Q5: In the park space labeled B in the image, what types of activities would you like to see? Check all that apply.



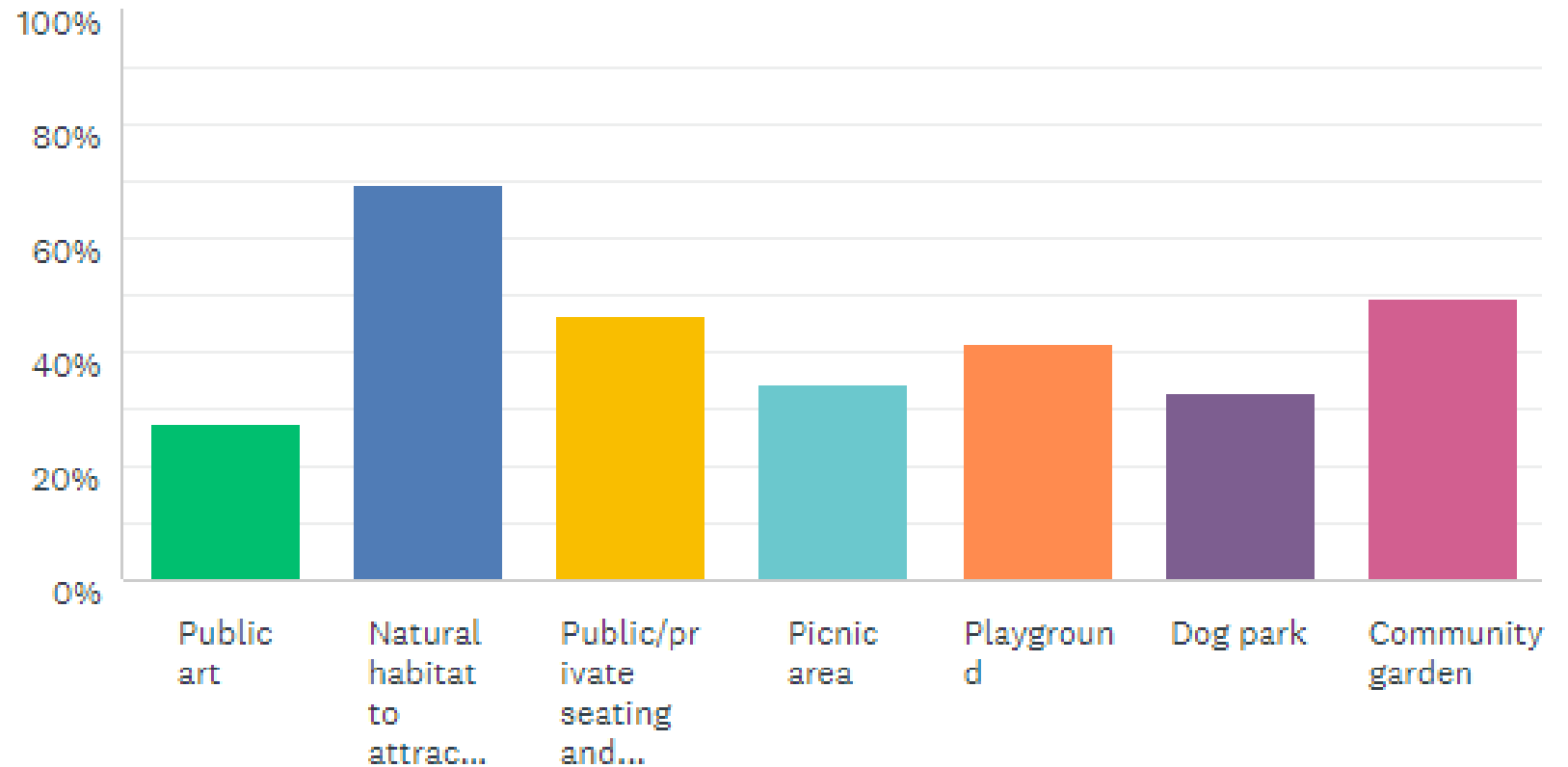
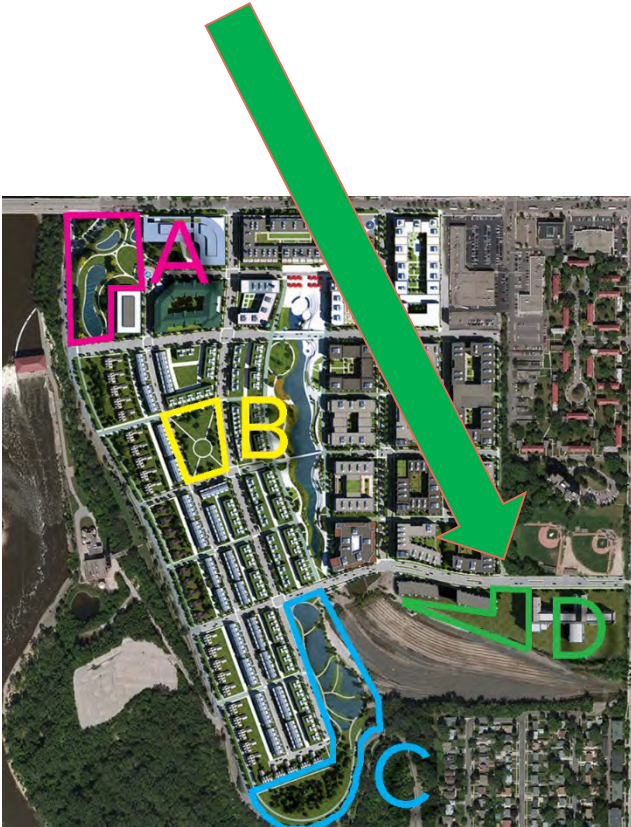
Q6: In park space B in the picture above, if small sport facilities are included, what are the sports/games that you'd like to see? Check all that apply.



Q7: In the space labeled C, what types of activities would you like to see? Check all that apply.



Q8: In the park space labeled D in the image above, what types of activities would you like to see? Check all that apply.



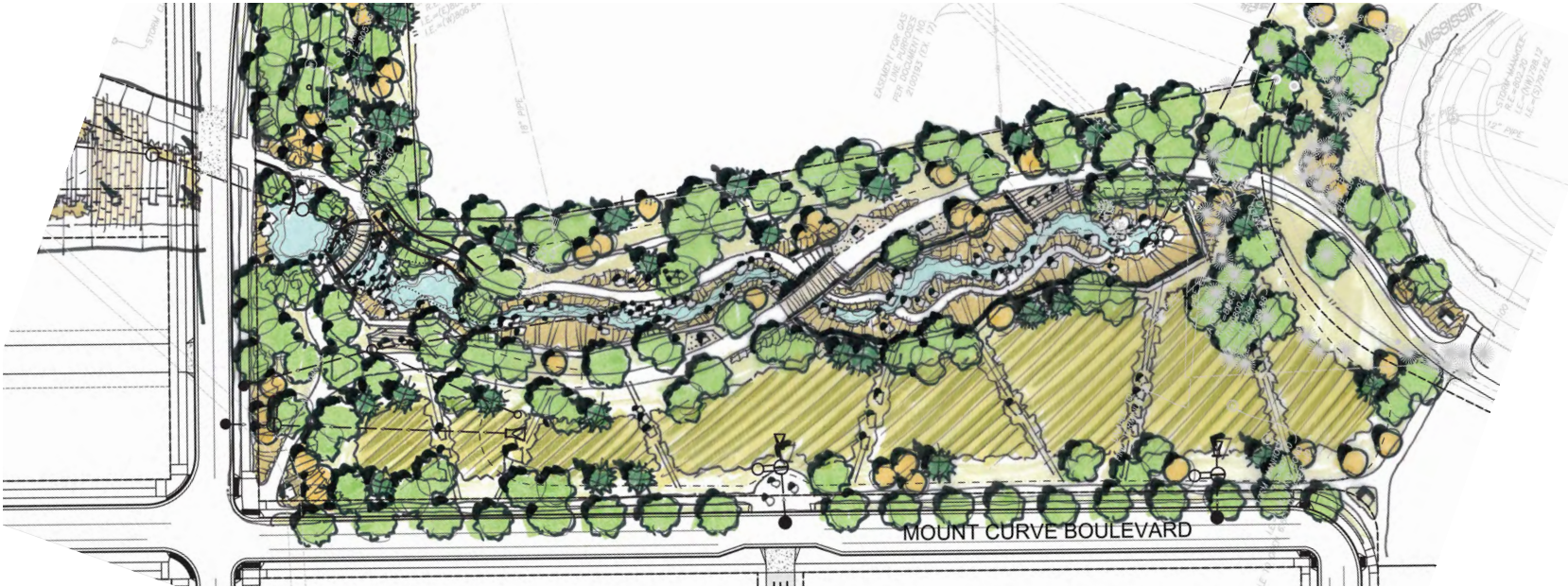
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TEAM CHARRETTE



TEAM CHARRETTE



FORD SITE PARK SYSTEM – Overall Site Plan



CIVIC Spaces – Civic Square



CIVIC Spaces – Civic Plaza



CIVIC Spaces – Central Water Feature



CIVIC Spaces – Central Water Feature



CITY PARK – Gateway Park



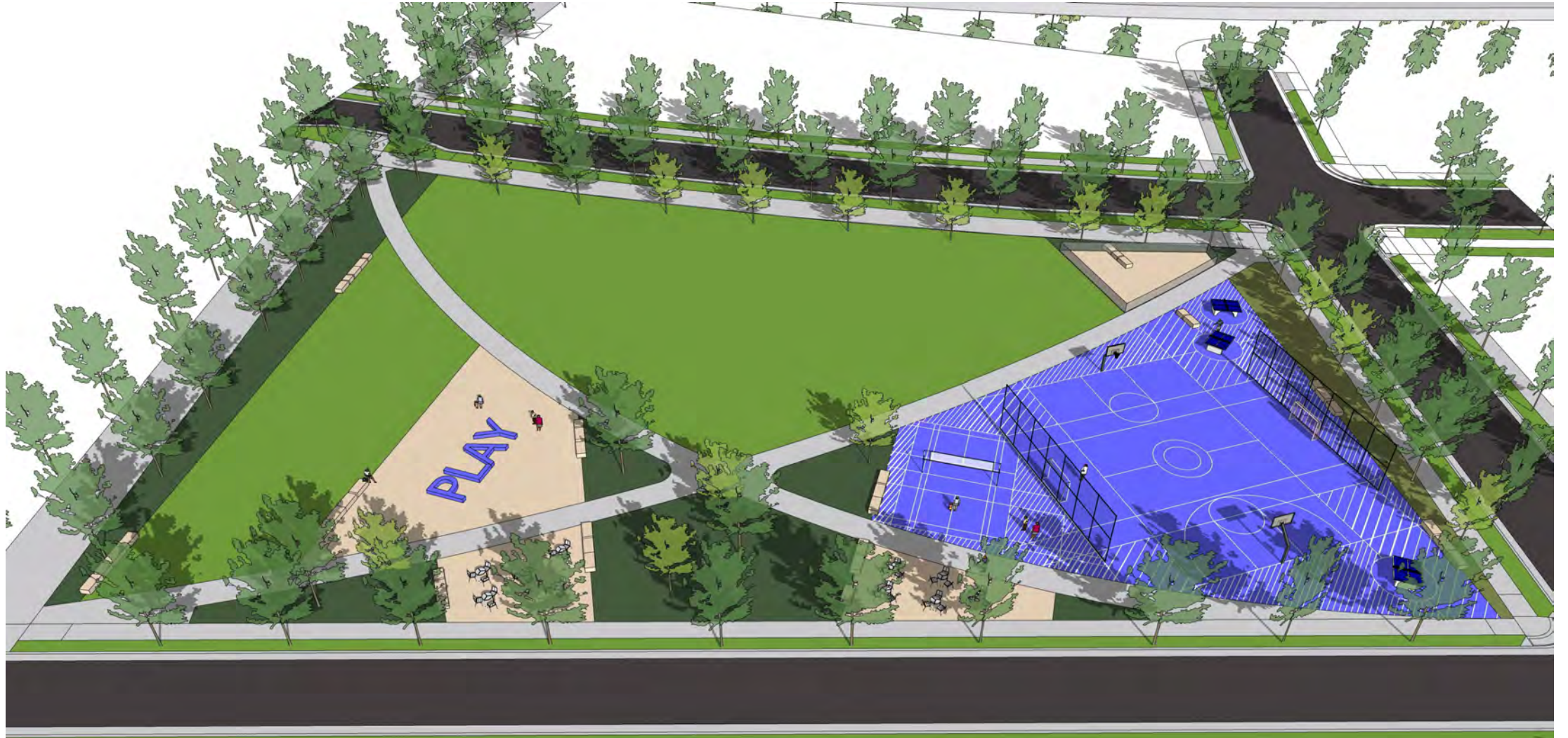
CITY PARK - Hidden Falls Headwater Park



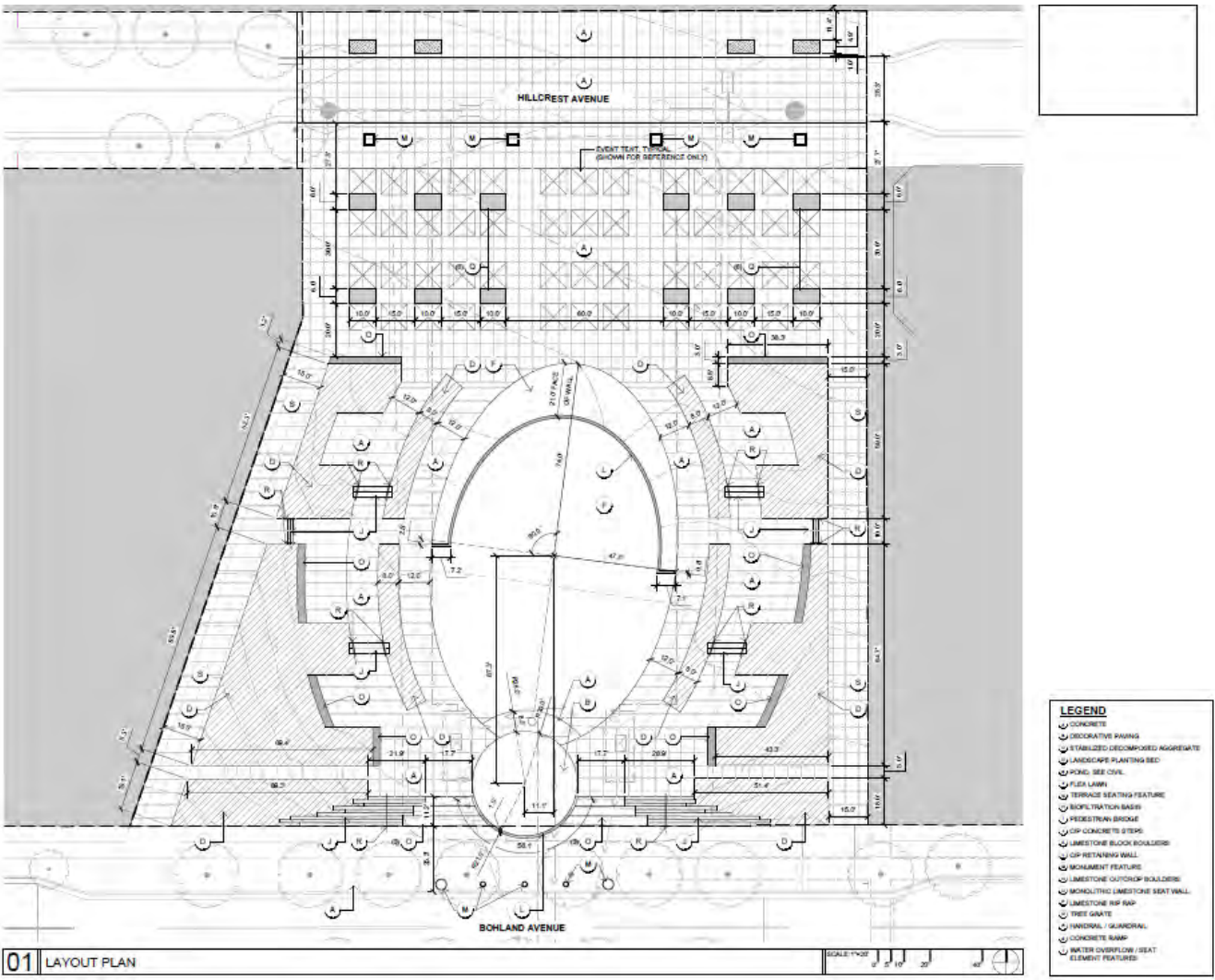
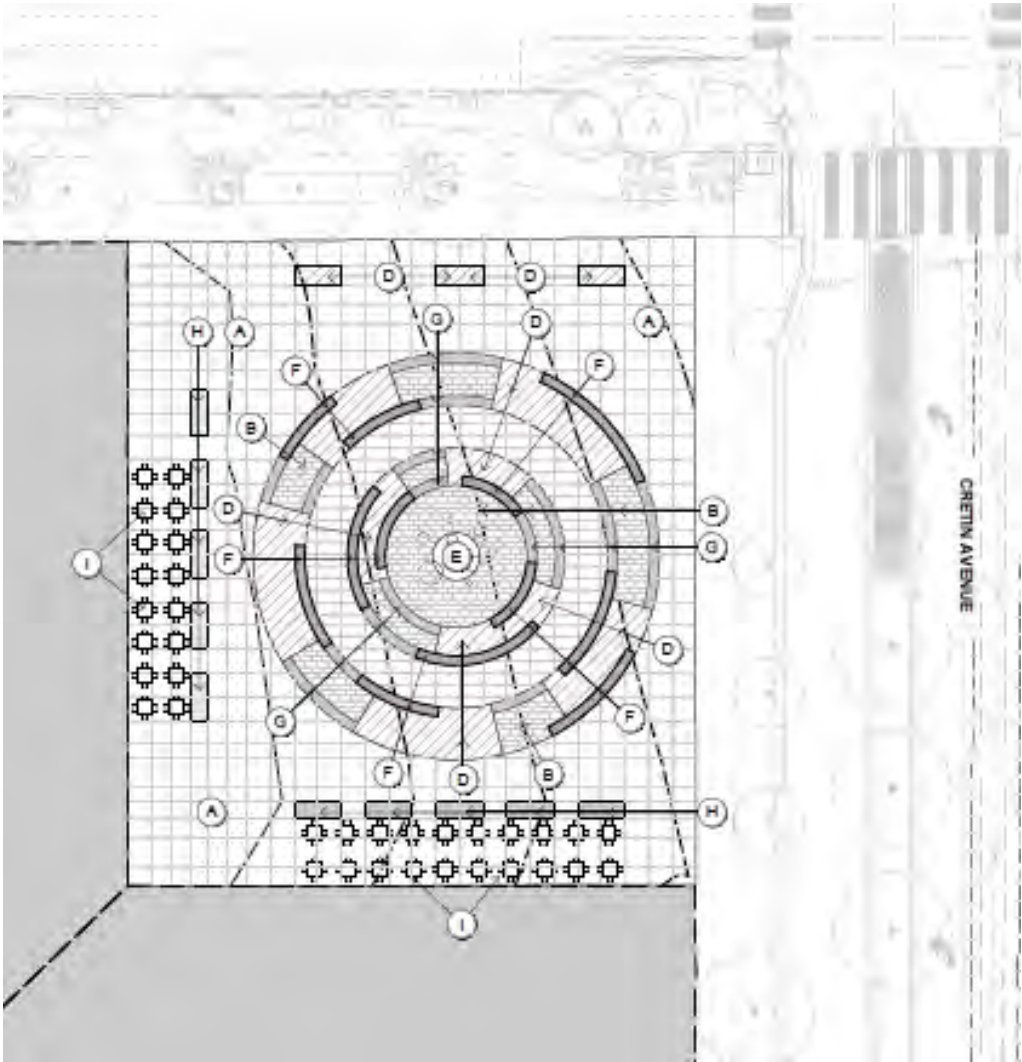
CITY PARK - Hidden Falls Headwater Park



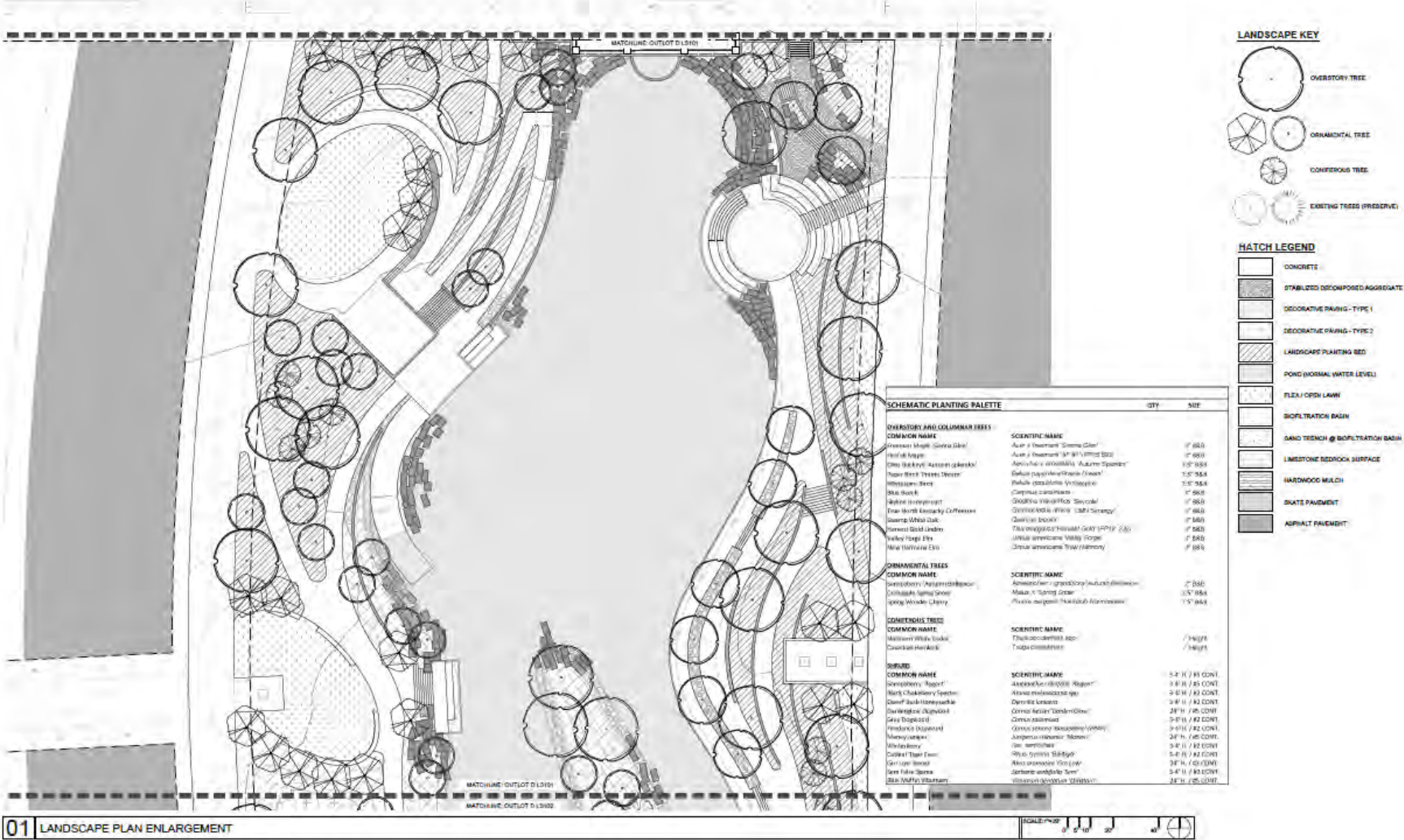
CITY PARK – Neighborhood Park



Park System at 30%



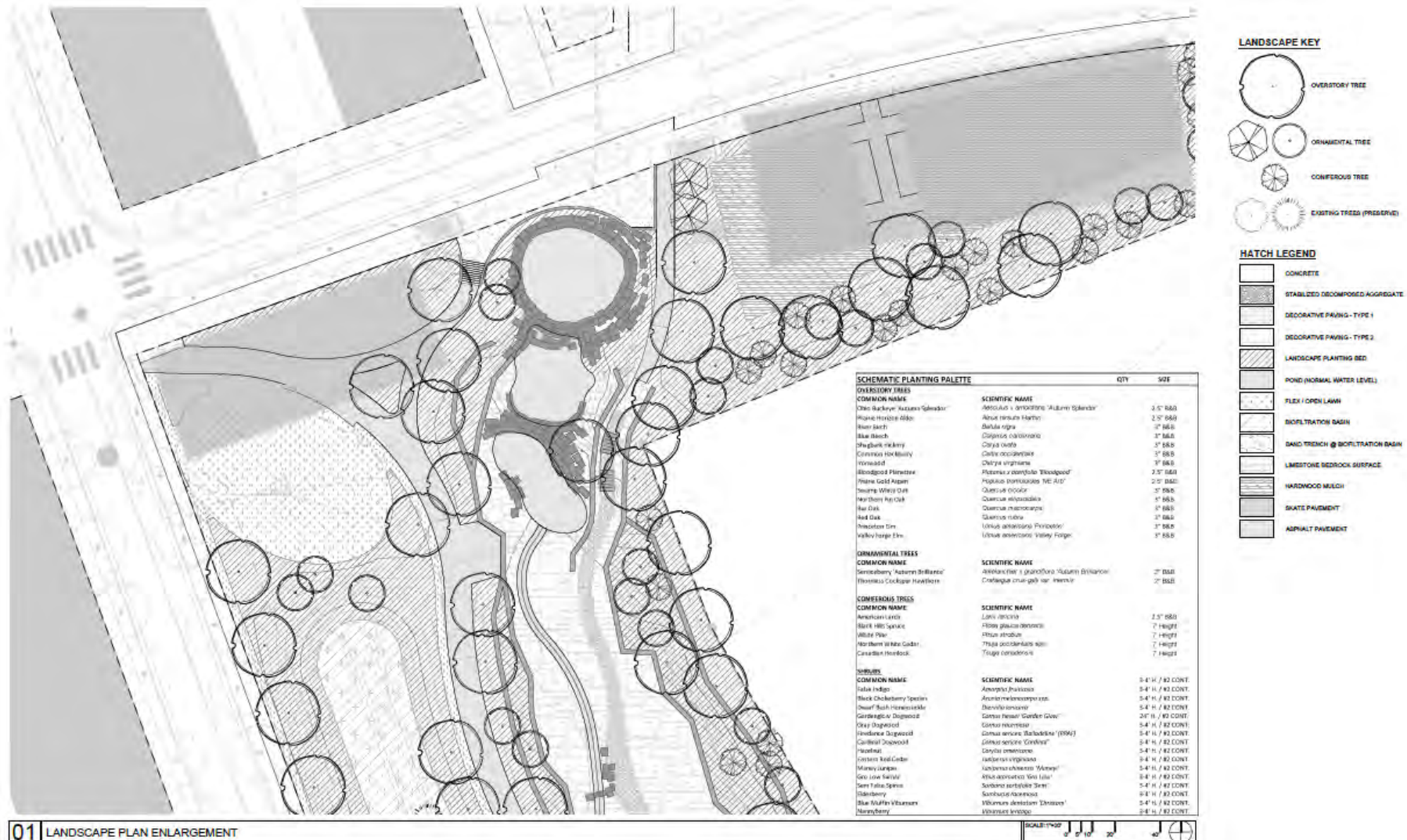
Park System at 30%



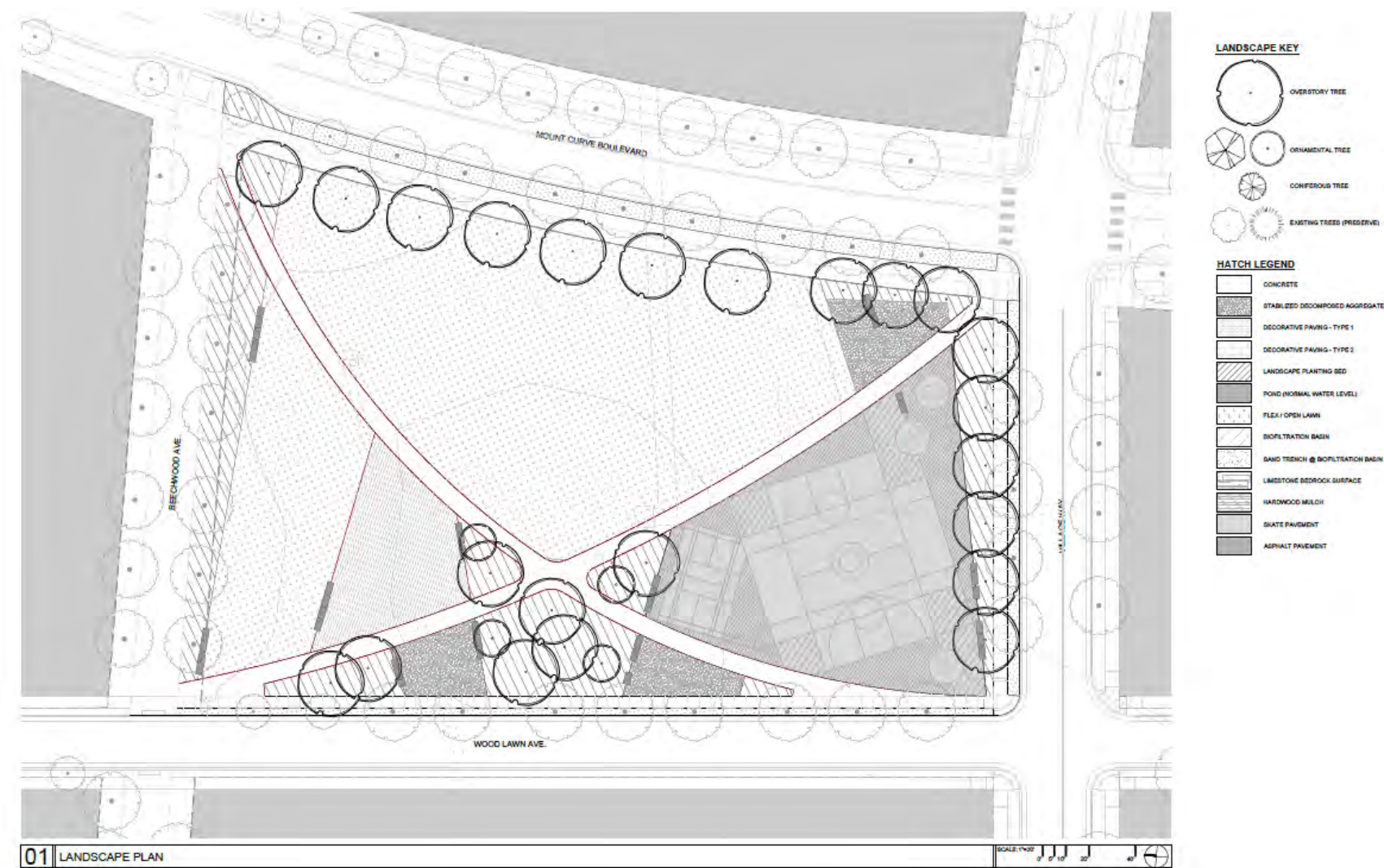
Park System at 30%



Park System at 30%



Park System at 30%



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Background – Parks and Recreation

Existing Amenities:

- Mississippi River Blvd.
- Community Center
- Hidden Falls Regional Park
- Play Area Service Gap

Existing Amenities:

- 10 Minute walk to a park
- Destination type recreation
- Active and Passive balance



Rec Needs – Parks & Recreation

Health and wellbeing of the whole community

Age, Race, Culture, Ability

Use of Parks increases as much as 40% with each activity provided, planning for the future

Active Recreation

Passive Recreation



Public Skate Park Concept

Theo Miller:

- I am 11 years old
- I go to Highland Park Middle School
- I live in Highland
- I am new to skating and I love it

Luke Hanno:

- I am 12years old
- I go to Highland Park Middle School
- I love to be outside
- I love to skate

Mission:

We think that you should put in a public skate park as one of the public spaces in the Ford redevelopment site.

Public Skate Park Concept

Reasons for a skatepark at the Ford Site:

- This skate park would be transit accessible using the A Line, Woodlawn Station
- Flexible space - a skate park can be used for multiple wheeled activities, including:
 - Skating
 - BMX
 - Scooter
- Offer ADA accessible features

Public Skate Park Concept

Why Skating?

- It is outdoors
- All ages can participate
- It is active, non-competitive recreation
- There is a skater community where if one skater wants to learn a new trick other skaters are willing to help them

Public Skate Park Concept

Benefits of a Skate Park

- It is a public space for Youth and Adults to interact positively
- It gives skaters a specific place to learn and grow
- Community Education classes for learning how to:
 - Skate
 - BMX
 - Scooter
- Parks and Recreation Program for the skate community to grow skill and relationships

Public Skate Park Concept

Designing for Everyone

Skate parks provide the most benefit when more people can use them. Currently, the Merriam Park skate park is designed for an advanced skater.

We have researched recommendations to be inclusive of all levels.

Recommendations

Level	Rail Height (inches)	Ramp Ending Height (feet)
Beginner	0-3	2-2.5
Intermediate	3-6	3-4
Advanced	6-24	6-8

Public Skate Park Concept

Sustainability and Skate Parks

- Skate parks can capture stormwater runoff
- Low Impact Development features
 - Rain gardens
 - Drought-resistant, native, pollinator-friendly landscaping
- Solar panels can provide shade and shelter throughout the skate park

Public Skate Park Concept

Skate Park Features

- Grinding benches
- Smooth surface
- Trees around the park
- Fencing around the park
- Bowl
- Vert ramp
- Sitting benches



Public Skate Park Concept

Partnership

- We would seek local businesses for advertisements to go around the park. Much like the fence at a baseball field. This would help defer the cost of the maintenance.
- While also supporting local businesses.

Questions?

Questions?

Please type any questions you have regarding the information that has been presented so far and we will answer them as we receive them.

FACTORS OF DESIGN & PRIORITIES

Public Priorities Activities & Amenities

Surveys, Meetings,
input, ideas, etc.



System Needs Parks Department

Maintenance,
Planning, Recreation



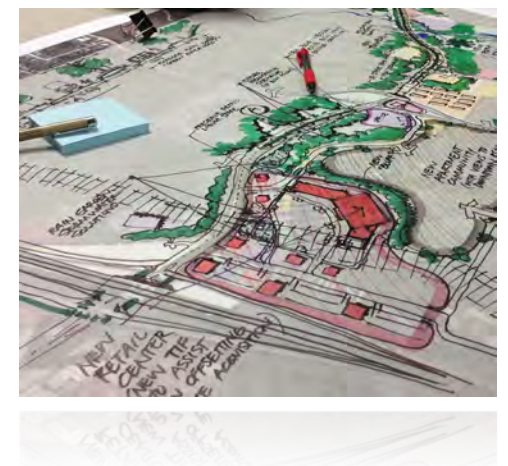
Budget Realistic

Infrastructure,
maintenance,
balance

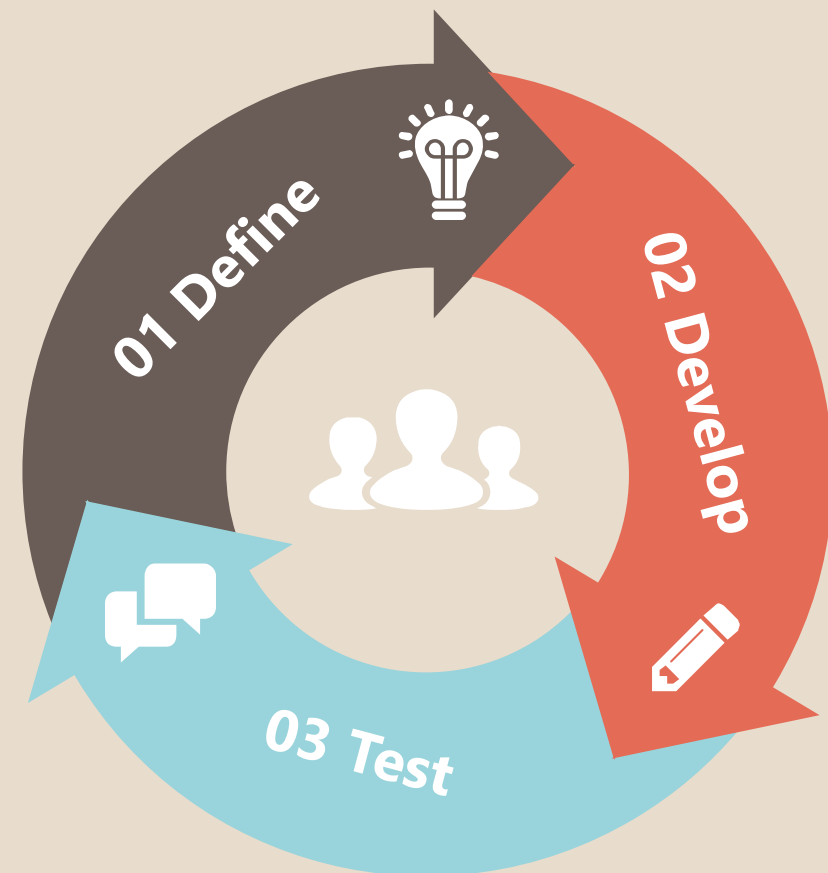


Design Physical Layout

Program, character,
context, stormwater



ITERATIVE PROCESS



01 Defining Factors of Design and Priorities

Thinking of the sites cohesively as an overall Park System within the City. Distributing amenities and activities for development and community.

02 Developing Vision

Creating a vision based on priorities and other factors of design.

03 Testing Vision and Priorities

Presenting options and permeations of design that balances factors of design and integrates priorities.

The PAC will help the team define the priorities for the City Parks and advise on the designs success in achieving those priorities and balancing the factors of design.

PARK PRIORITY CATEGORIES



PRIORITY CATEGORIES



- Basketball
- Pickleball
- Skateboarding
- Soccer/ Futsal
- Inclusive Playground
- Exercise Stations
- Pump Track
- Volleyball
- Adventure Play
- Ice Skating
- Small Games
 - Ping pong, Bocce, Gaga Ball, Shuffleboard, Bags
- Open Space Activities
 - Soccer, Football, Frisbee, Catch
- Climbing
- Cycling
- Nature Play
- Creative Play
- Canoe and Kayak

PRIORITY CATEGORIES



- Walking/ trails
- Seating
- Lounging
- Art
- Interactive Water Feature
- Hammocks
- Flying a Kite
- Sunning
- Trailhead Facilities
 - Fixit Station
 - Maps/ Signage
- Viewing

PRIORITY CATEGORIES



- Picnic Areas
- Dog Park
- Performance Space
- Shelter Buildings
- Tables and Chairs
- Events
- Movies in the Park

PRIORITY CATEGORIES



- Community Garden
- Pollinator Gardens
- Raingardens
- Interpretation
- Habitat Structures
- Native Planting
- Diversity of Habitat
- Interaction with Water

Questions?

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HOMEWORK – Ranking the Priorities Exercise



Identify Park System Priorities

Based on previous work and engagement and any new information you have, identify your top five park activities or amenities for each park. If you have an additional activity and or amenity that you feel is critical to the success of the park space, you can add in one of your own to replace one of the five.



Rank Priorities

We will send a survey that will list the amenities and activities and ask you to select your preferred priorities.



Discuss Rankings

Prepare to discuss your ranking in the next virtual meeting.

Next Steps

- Survey Monkey will be sent out with questions asking you to prioritize amenities/activities for each of the four parks on April 15th
- Responses are due back by April 20th
- Design the Parks Kits will be sent out to PAC on April 22nd
- Design the Parks concepts are due back by April 29th
- Park Concepts will be shared at the next PAC meeting
- Next meeting May 28th, 2020

Design the Parks Exercise

- Based on prioritization of the amenities and activities identified for the Parks, an online design kit application will be sent to each PAC member.
- The Park Design Kit will include site plans for each park with amenity / activity pieces for each park that can be placed and organized on the plans to design the park.
- Other tools for notes and drawing will also be available if needed
- The layouts will need to be saved electronically, or a picture can be taken to record the concept. The saved images will be sent to the design team for analysis and recording.
- You will be paired up with another PAC member to discuss and communicate your thoughts and ideas as part of the process.
- The results will be presented at the next PAC Meeting.

Questions?

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