

FORD SITE | SAINT PAUL

LAI Presentation
May 28, 2020



- Welcome & Introductions
- Outreach Summary
- Ryan Master Plan
- Building Types
- Site Comparisons
- Project Renderings












OUTREACH SUMMARY

Introduction to Ryan & Listening Session

Neighborhood Meeting 1 | 7.31.18

- Intro to the Ryan Team
- Ford Site Compared to Other Sites
- Small Group Breakouts
- “Dot” Exercise


FORD SITE NEIGHBORHOOD LISTENING SESSION
 TUESDAY, JULY 31, 2018

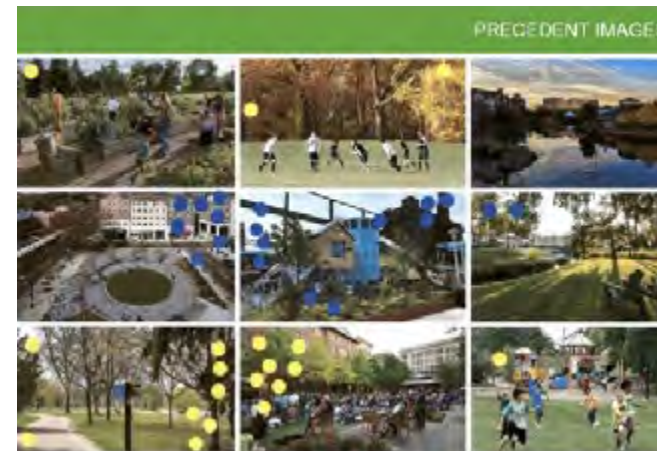
NAME: _____
 ADDRESS: _____
 EMAIL: _____
 TOPIC: _____

1. WHAT DO YOU MOST LOVE ABOUT THIS NEIGHBORHOOD AND COMMUNITY?

2. SPECIFICALLY REGARDING THE TABLE CATEGORY – WHAT ARE THE HOPES AND DREAMS YOU HAVE FOR THE NEW DEVELOPMENT?

3. SPECIFICALLY REGARDING THE TABLE CATEGORY – WHAT ARE THE FEARS AND/OR CONCERNS YOU HAVE FOR THE NEW DEVELOPMENT?

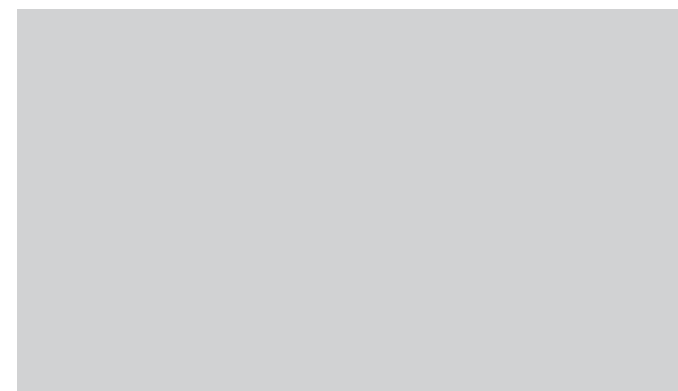
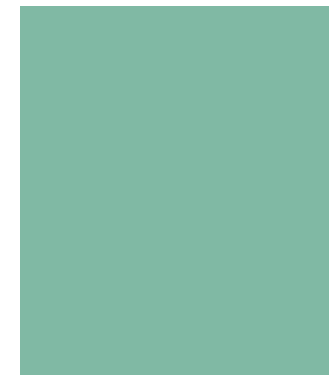




Listening Session

Neighborhood Meeting 2 | 8.16.18

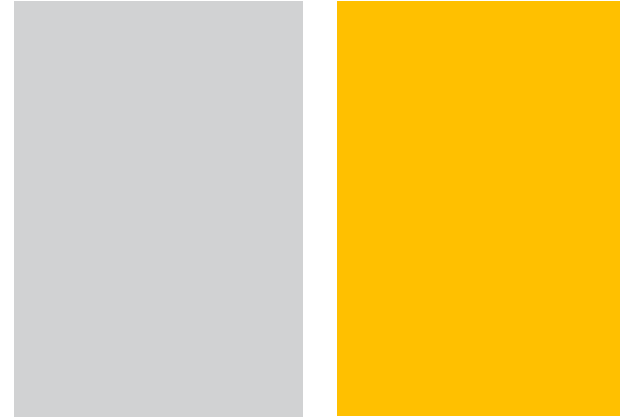
- Summary of Previous Session
 - Hopes & Dreams and Fear
 - Precedent Likes and Dislikes
- 10-Question Interactive Text Survey
- Review of City Approved Plan
- Comparisons of Ford Site to Others



Listening Session

Neighborhood Meeting 3 | 9.26.18

- We're Listening: What We've Heard
- Environmental Overview
- Traffic: Study Overview
- Ryan Themes
 - 10 Things We Intend to Include
 - 10 Things We Intend **NOT** to Include
- Open Q&A Session




FORD SITE NEIGHBORHOOD LISTENING SESSION
 WEDNESDAY, SEPTEMBER 26, 2018

NAME: _____

EMAIL: _____

QUESTION: _____





Listening Session

Neighborhood Meeting 4 | 10.10.18

- Recap of Previous Meetings
- Overview of Ryan's Vision
 - Deep dive into site logic
 - Video Animation of Ryan's Development Vision
 - Highlights of the Plans
- 5 Renderings



FORD DEVELOPMENT COMMUNITY ENGAGEMENT UPDATE

OUTREACH & INPUT OPPORTUNITIES AS OF 1/19

COMMUNITY
MEETINGS
INCLUDING ONE
CITYWIDE MEETING

5

800+
DATA POINTS

COLLECTED AT MEETING 1
THROUGH TABLE DISCUSSIONS
AND DOT EXERCISE

25+

LETTERS OF
SUPPORT
SHARED WITH
RYAN
VIA EMAIL



1,629+
DATA POINTS

COLLECTED FROM 100
INTERACTIVE TEXT SURVEY
RESPONDENTS AT MEETING 2

56
QUESTIONS

FIELDIED AT MEETING 3



3,642 VIDEO VIEWS



77 RESPONDENTS
PROVIDED

105
**QUESTIONS OR
COMMENTS**

AT CITYWIDE MEETING 5

RYAN MASTER PLAN









Development Category	Ryan Proposed Density	Max Allowable Density by Zoning	% of Max
HOUSING TOTAL	~3,800 Units	4,000 Units	95%
EMPLOYMENT TOTAL	~265,000 SF	450,000 SF	59%
RETAIL TOTAL	~150,000 SF	300,000 SF	50%
<i>Automobiles assumed by density:</i>			75%

BUILDING TYPES



























SITE COMPARISONS



RICE PARK

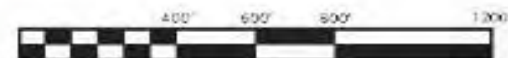
FORD SITE - COMP PLANS





MEARS PARK

FORD SITE - COMP PLANS





UPTOWN MINNEAPOLIS

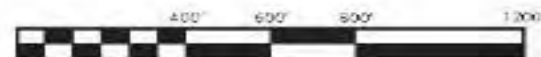
FORD SITE - COMP PLANS





50TH & FRANCE

FORD SITE - COMP PLANS





GRAND & VICTORIA

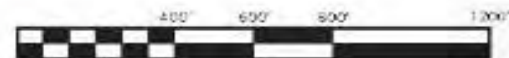
FORD SITE - COMP PLANS





UNIVERSITY OF MINNESOTA

FORD SITE - COMP PLANS





ST. THOMAS UNIVERSITY

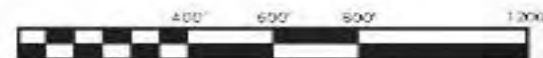
FORD SITE - COMP PLANS





EXCELSIOR & GRAND

FORD SITE - COMP PLANS

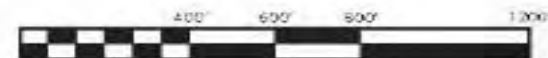




Centennial Lake

CENTENNIAL LAKES

FORD SITE - COMP PLANS



PROJECT RENDERINGS











