



May 26, 2023

Mr. Paul Dubruiel  
Planning Tech  
City of Saint Paul  
25 W 4<sup>th</sup> St, Suite 1400  
Saint Paul, MN 55102

**RE: Northern Highland Bridge Final Plat Resubmittal**

Dear Mr. Dubruiel:

Ryan Companies US, Inc. (Ryan) submitted for Final Plat of Block 2 within the Highland Bridge Development bounded by Ford Pkwy to the north, Mount Curve Blvd to the west, Hillcrest Ave and Bohland Ave to the south, and Cretin Ave to the east. The properties are Lot 1 Block 2 and Lot 2 Block 2 as previously platted through the FORD plat. Ryan will subdivide these from two lots into four lots in which the intention is to develop one of the four lots in 2023. The remaining three lots will be developed in the future.

A Combined Plat submittal was made on May 28, 2021, an initial planning letter was received from the City of St. Paul (City) on June 28, 2021, a Final Plat submittal was made on May 5, 2023, and additional City comments were received on May 22, 2023. Included with this letter are the May 22, 2023 comments made by City in black, numbered text and the responses by Ryan in green, bulleted text.

Included in this submittal is the following information:

- **Response to City Comments**
- **Revised Final Plat Document**
- **Exhibits for City Comments**

Please reach out if there are any questions or clarification with the documents.

Sincerely,

A handwritten signature in blue ink that reads "Maureen Michalski".

**Maureen Michalski**  
**Vice President, Real Estate Development**  
Ryan Companies US, Inc.

Ryan Companies US, Inc.  
533 South Third Street, Suite 100  
Minneapolis, MN 55415

p: 612-492-4000  
ryancompanies.com

- *Provide an updated Stormwater Impervious Design Spreadsheet that identifies how impervious areas (Acreages/Percentages) allocated to the previous lots is now reallocated to the new lots.*
  - See included Highland Bridge Stormwater Impervious document. The left column shows the original Ford Plat block and lot numbering first with the latest platted block and lot numbering in parenthesis. There is a callout to a reference at the bottom of the page for which of the latest plat documents the property now refers to. The remaining columns then separate both the original Ford Plat and subsequent subdivided parcels for impervious area.
- *SAC tracker will need to be updated depicting how previously allocated SAC will be reallocated.*
  - See included Highland Bridge SAC document. Similar to the impervious document referenced above, the left column shows the original Ford Plat block and lot numbering first with the latest platted block and lot numbering in parenthesis. There is a callout to a reference at the bottom of the page for which of the latest plat documents the property now refers to. The remaining columns then separate both the original Ford Plat and subsequent subdivided parcels for SAC calculations.
- *Lots 1, 2, and 4 are believed to have storm and sanitary stubs. Lot 3 has a storm stub only. There is a sanitary stub extending into the Hillcrest Projection from Cretin. Will this end up on the property line? Only one lot can benefit from it.*
  - The Lot 4 project team still needs to determine if the service on the north side of the building is required, or if the existing service off of Bohland Ave will suffice. If the north side service is required, the sewer extension from Cretin Ave will be switched to a public main and go through the ordinance permit approval route. A perpetual easement for municipal sewer and water services already exists over that land area that should cover that public pipe. If the north side service is not required, and the Lot 4 building can be adequately serviced by the Bohland Ave connection, then the north side service into Lot 4 will be removed and the extension from Cretin Ave will remain as a service to Lot 3 only.