



January 13, 2021

Menaka Mohan
Principal Planner, MCRP, MPH
Saint Paul Department of Planning & Economic Development
25 W 4th St
Saint Paul, MN 55102
VIA EMAIL: menaka.mohan@ci.stpaul.mn.us

RE: Western Highland Bridge Plat, 1/20 Council Item

Ms. Mohan,

This letter is respectfully submitted to you by Project Paul, LLC, an affiliate of Ryan Companies US, Inc., as the applicant for the Western Highland Bridge plat scheduled to be heard at the Saint Paul City Council meeting on January 20th.

The purpose of this plat is to allow for developable lots for the Mississippi River Boulevard frontage zoned F1, River Residential District, in the approved Ford Zoning and Master Plan. The Master Plan notes the focus of this district is “high-quality, large home buildings with one to six dwelling units each and rear carriage units with an additional one to two housing units in a combined garage structure (P34).” This plat submittal is for the northernmost four blocks of this zoning area along Mississippi River Boulevard and coincides with sales of these lots beginning in early 2021, as well as construction of adjacent infrastructure this summer. A later plat submittal will occur for the two southernmost blocks along Mississippi River Boulevard to more closely align timing with completion of infrastructure in that area of the site.

As noted in our application, these lots will be sold via a third party brokerage and obligations as outlined in the Redevelopment Agreement will be transferred to Secondary Developers. It is expected that third party builders and architects will be engaged by lot owners for the home buildings on the parcels. Ryan Companies will not be the builder or architect of the home buildings.

Ryan Companies US, Inc.
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Minneapolis, MN 55415

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Equal Opportunity Employer



We appreciate staff and council review and consideration of this submittal and are available to answer any additional questions that may arise regarding this plat. I may be reached at 612-492-4603 or Maureen.michalski@ryancompanies.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Maureen Michalski". The signature is fluid and cursive, written over a light gray rectangular background.

Maureen C. Michalski
Vice President, Real Estate Development