



CITY OF ST. PAUL

HIGHLAND BRIDGE ROWHOMES 1st ADDITION

Pulte Homes

Existing Ford Plat References:

Lot 2, Block 8

Lot 1, Block 10

Lot 2, Block 14

Lot 1, Block 15

SUBDIVISION REVIEW NARRATIVE

July 17, 2020

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Attachments

Exhibit 1: Plan set including existing conditions, plat, site plan, alley profiles

Exhibit 2: Application form

Exhibit 3: Check

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Ford Site Redevelopment Background

Over roughly a ten-year period, the City of St. Paul (City) worked with Ford Motor Company (Ford) and area stakeholders to establish the Ford Site Zoning and Public Realm Master Plan (Master Plan) for the former manufacturing plant in Highland Park to guide the future redevelopment of the site. The Master Plan established six new zoning districts, provided the framework for the future public right-of-way and open spaces, provided guidance for private site design, and established development requirements for a Master Developer to bring the new mixed-use development to life.

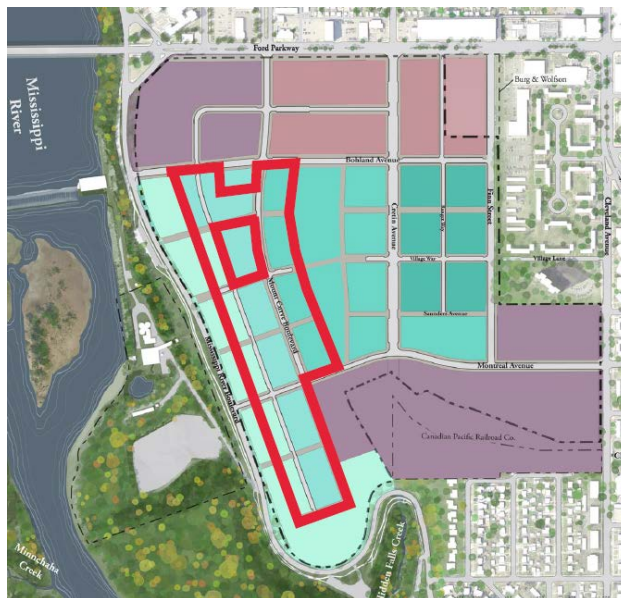
In December of 2019, Project Paul, LLC, which is a subsidiary of Ryan Companies US, Inc. (Ryan), purchased the 122-acre property from Ford. As the Master Developer of the Ford Site (“Highland Bridge”), Ryan brought forth a forward-thinking, mixed use development plan that includes a mix of housing, retail, office, and open space, and is closely aligned with the City’s approved Master Plan. The Ryan Development Plan includes redevelopment of the 122-acre Ford Site parcel and is expected to develop approximately 150,000 SF of Retail, 265,000 SF of Office, 50,000 SF of Civic/Institutional, and 3,800 units of residential including 1-6 unit homes, condominiums, senior housing, affordable housing, multifamily housing, along with over 50 acres of public right of way and open space as well as the preservation of two little league ball fields. The Redevelopment Agreement (RDA) and Site Improvement Performance Agreement (SIPA) between the City and Ryan to deliver the development and the required project infrastructure was also executed in December of 2019.

Pulte Rowhome Overview

Pulte will be constructing 320 rowhomes in the area originally designated for rowhomes on the Ryan site plan that accompanies the Master Plan for the site (see the red bounded area on the below graphic).



This area encompasses portions of Zones F1, F2, and F3 (see below zoning graphic from the Master Plan). The rowhomes will comply with the requirements outlined in the Master Plan for each of these zones.



The rowhomes will be slab on grade (no basements) which is typical for rowhomes. Pulte will create a homeowners association (HOA) specific to the rowhome neighborhood. The rowhomes HOA will be responsible for maintaining the exteriors of the buildings, the alley surfaces, and the common areas between and around the buildings. Typical maintenance obligations include snow removal and landscape care. HOA's are routinely established for rowhome neighborhoods in response to the expectations of buyers. The rowhomes will also be a member of the larger

Highland Bridge Master Association to facilitate maintenance of the civic square, civic plaza and central water feature.

Phasing & Schedule

The current application is for Phase 1 of Highland Bridge Rowhomes (1st Addition). We foresee developing the rowhome area in three to five total phases/additions over a three to five-year period. Phasing will be orderly and will generally sequence from north to south. Our estimated development and build out schedule is outlined below.

Construction of model home building (four rowhomes)	Nov 2020
Development of Phase 1 (1 st Addition)	2021
Development of Phase 2 (2 nd Addition)	2022
Development of Phase 3 (3 rd Addition)	2023
Development of Phase 4 (4 th Addition)	2024
Build out of last home	2025-2026

The Homes

We have prepared 16 different floor plans to suit the various home buyers for Highland Bridge Rowhomes. Approximately two-thirds of the rowhomes will be 20-foot wide and one-third will be 24-foot wide. The sizes of the homes will range from 1935 to 2950 square feet.

In addition to the different floor plans outlined below, home buyers will also have a variety of structural, design and energy efficiency options.

20-foot wide

Plans 1 and 2 differ in the layouts of the 2nd story. These plans are 3-story rowhomes with a rooftop which could be outdoor usable space (terrace), solar panels, or a green roof. Plans 3 and 4 provide additional living space on the 4th story. Plans 5, 6, 7, and 8 mimic Plans 1 – 4 and will be built immediately adjacent to the single-family homes (to be built by others) along the west edge of the neighborhood. Although the living area of these homes are the same as for Plans 1 – 4, they include a garage extension of 8-feet in depth which creates an additional 2nd story exterior terrace with views to the west. Plans 7 and 8 also differ from Plans 3 and 4 in that the rooftop terrace is at the rear of the home instead of at the front. This enables the homes along the west edge of the neighborhood to have western views of the Minneapolis skyline and the river valley.

This variation in floor plans and options provides a wonderful variety for home buyers to choose from. Below is a brief list of the available floor plans for the 20-foot wide homes.

1. Frankton	base plan; 4 th story terrace	1935 sf
2. Fairwood	base plan; 4 th story terrace	1935 sf
3. Frankton way	4 th story livable area; 4 th story front terrace	2492 sf
4. Fairwood way	4 th story livable area; 4 th story front terrace	2492 sf
5. Frankton	base plan; 2 nd story rear & 4 th story terraces	1935 sf
6. Fairwood	base plan; 2 nd story rear & 4 th story terraces	1935 sf
7. Frankton way	4 th story livable area; 2 nd rear & 4 th story rear terr.	2492 sf
8. Fairwood way	4 th story livable area; 2 nd rear & 4 th story rear terr.	2492 sf

24-foot wide

Floor plans for the 24-foot wide homes are similar to the floor plans outlined above for the 20-foot wide rowhomes. However, the 24-foot wide plans offer 400 to 500 additional square feet. Below is a brief list of the available floor plans for the 24-foot wide homes.

9. Jayton	base plan; 4 th story terrace	2322 sf
10. Jetwood	base plan; 4 th story terrace	2322 sf
11. Jayton way	4 th story livable area; 4 th story front terrace	2950 sf
12. Jetwood way	4 th story livable area; 4 th story front terrace	2950 sf
13. Jayton	base plan; 2 nd rear & 4 th story terraces	2322 sf
14. Jetwood	base plan; 2 nd rear & 4 th story terraces	2322 sf
15. Jayton way	4 th livable area; 2 nd rear & 4 th story rear terraces	2950 sf
16. Jetwood way	4 th livable area; 2 nd rear & 4 th story rear terraces	2950 sf

Grade Conditions

In addition to the above floor plans, some of the grades/slopes on the site create the opportunity to create additional options.

In some areas, the grade will slope down from rear to front. This provides an opportunity to create some front elevations with additional front stoop heights.

In other areas, the street grade becomes steep enough that it becomes difficult to transition from one building to another. In these situations, an opportunity is presented for us to create “steps” between rowhomes within each building. This results in the floor slab of one home being one or two feet above or below an adjacent home..

These design characteristics will provide a strong variety of elevations when viewed from public streets and trails.

Detailed floor plans and elevations will be submitted with subsequent Site Plan Review applications for each phase. It is anticipated that there will be design consistency throughout all

of the project phases so that that the overall rowhome development has a cohesive aesthetic and appearance.

Our Commitment to Sustainability

We are committed to complying with the various sustainability requirements outlined in the agreements and approvals associated with Highland Bridge. In addition to these requirements, we are committed to building an all-electric model home to illustrate options available to our homebuyers. We will also be offering options for rooftop solar panels, electric vehicle charging stations, and other sustainable options.

Affordable Housing

Among the 320 rowhomes, Pulte will develop and construct a 6-unit (20-foot wide) building shell at our cost for the purpose of dedicating it for affordable housing. We will deed these homes to a Ryan partner for completion. These homes will be developed and built to shell in a future phase.

Infrastructure

The public infrastructure components of the Ford Site Redevelopment are to be designed and constructed by Ryan and turned over to Public Works, St. Paul Regional Water Services, Parks or the Master Association according to articles within the RDA and the SIPA. The public infrastructure components include items such as streets, sidewalks, boulevards, trails, water distribution systems, sanitary sewers, stormwater sewers and ponds, lighting, signals, and parks. Phasing of this infrastructure will comply with the RDA and the SIPA and will be coordinated with Pulte’s phasing schedule.

The private infrastructure components will be designed and constructed by Pulte and turned over to Public Works (sanitary sewer), St. Paul Regional Water Services (water main), and the rowhome HOA (alley surface). Phasing of this infrastructure will correspond with each phase of platting for the rowhomes.

Calculation of application fees

Up to one acre pre plat	\$630
Each additional acre	$3.784 \text{ total ac} - 1 \text{ ac} = 2.784 \text{ ac} \times \$131 = \$364.70$
<u>Final plat</u>	<u>\$236</u>
Total fee	\$1230.70