



RYAN DEVELOPMENT UPDATE

Highland Bridge – BLOCK 2B/2C

Board of Zoning Appeals Meeting
December 9, 2024





1. Block 2B/2C

a. Highland Bridge Master Plan Zoning

b. Project Overviews:

i. Block 2B Mixed-Use

ii. Block 2C Commercial

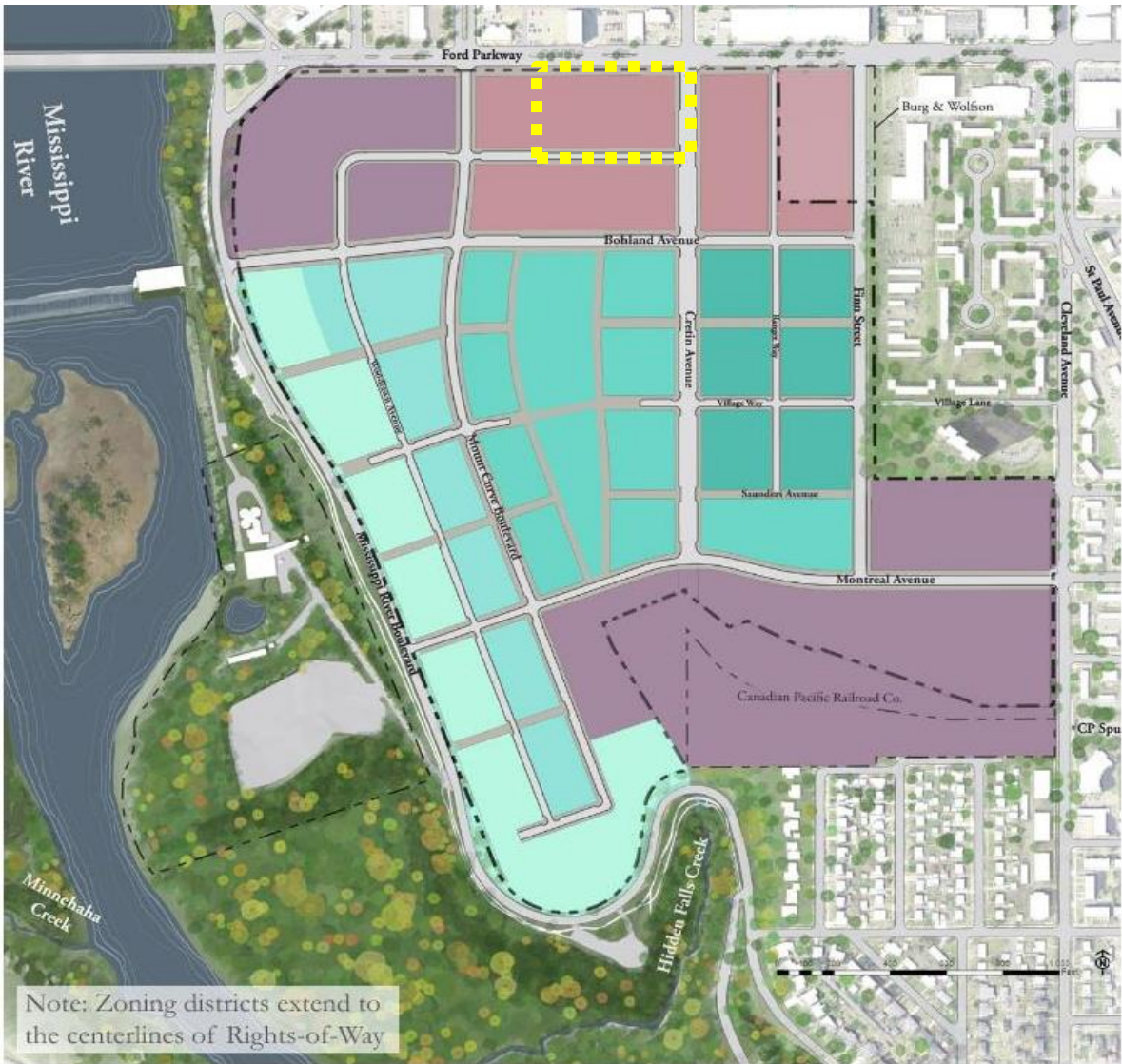
c. Land Use Application Requests

i. Highland District Council Support Letter

d. Next Steps






Highland Bridge Master Plan Zoning – Block 2



Note: Zoning districts extend to the centerlines of Rights-of-Way

ZONING DISTRICTS

-  River Residential (48' Max)
-  Residential Mixed Low (55' Max)
-  Residential Mixed Mid (65' or 75' Max)¹
-  Residential Mixed High (75' or 110' Max)²
-  Business Mixed (65' Max)³
-  Gateway (65' Max)

¹ Maximum height up to 75' with stepbacks per Table 66.931(b)
² Maximum height up to 110' with dedicated parkland per Table 66.931(c)
³ Maximum height up to 75' per Table 66.931(d)



F5 Business Mixed District

The Business Mixed District provides for a variety of retail stores, dining, office buildings and service establishments. Buildings will orient to public right-of-ways and provide dynamic, ground floor activity that transitions between the outdoor public spaces and the building uses. Exterior edges will provide attractive vegetation, patios, amenities and public art that enlivens the public realm. Multi-family dwellings may be incorporated on upper floors.

General Character	Primarily retail, office and service with some multi-family residential
Land Uses	Retail, service & employment; some multi-family
Heights	
Minimum	40 feet
Maximum	65 feet, up to 75 feet per Saint Paul Zoning Code Table 66.931, note (d)
FAR	2.0 - 4.0







F5 Business Mixed District

This district will function as the commercial center of the site. The entrance and identity of the site hinges on the Urban Plaza. The Civic Square will act as the physical ‘heart’ of the neighborhood and will host a variety of seasonal activities. The diagonal way that connects the two will support a signature pedestrian-oriented destination.

Building types allowed by zoning: multi-family, mixed residential & commercial, commercial/employment, civic/institutional and parking structures.



-  Urban Center Frontage
-  Urban Center Diagonal Frontage
-  Urban Center Residential Frontage
-  F5 District Boundary

Highlights:

- Block 2 is the core of the Business-Mixed District.
- One of the signature elements of the Master Plan is achievement of the pedestrian diagonal way connecting the Civic Square and Civic Plaza, which limits development on the block.
- The inclusion of commercial businesses and activities is an important goal for the F5 district.



Project Overview

Highland Bridge: Block 2B Mixed-Use, Block 2C Commercial



Current Development Proposal:

Block 2B Mixed Use

- 97 Residential Units
- 23.5k Retail

Block 2C Commercial

- 13k Retail



HIGHLAND
Bridge Block 2 Location





Project Metrics

Parcel:

- Lot 2, Block 1, NORTHERN HIGHLAND BRIDGE (“Block 2B”)

Project Size:

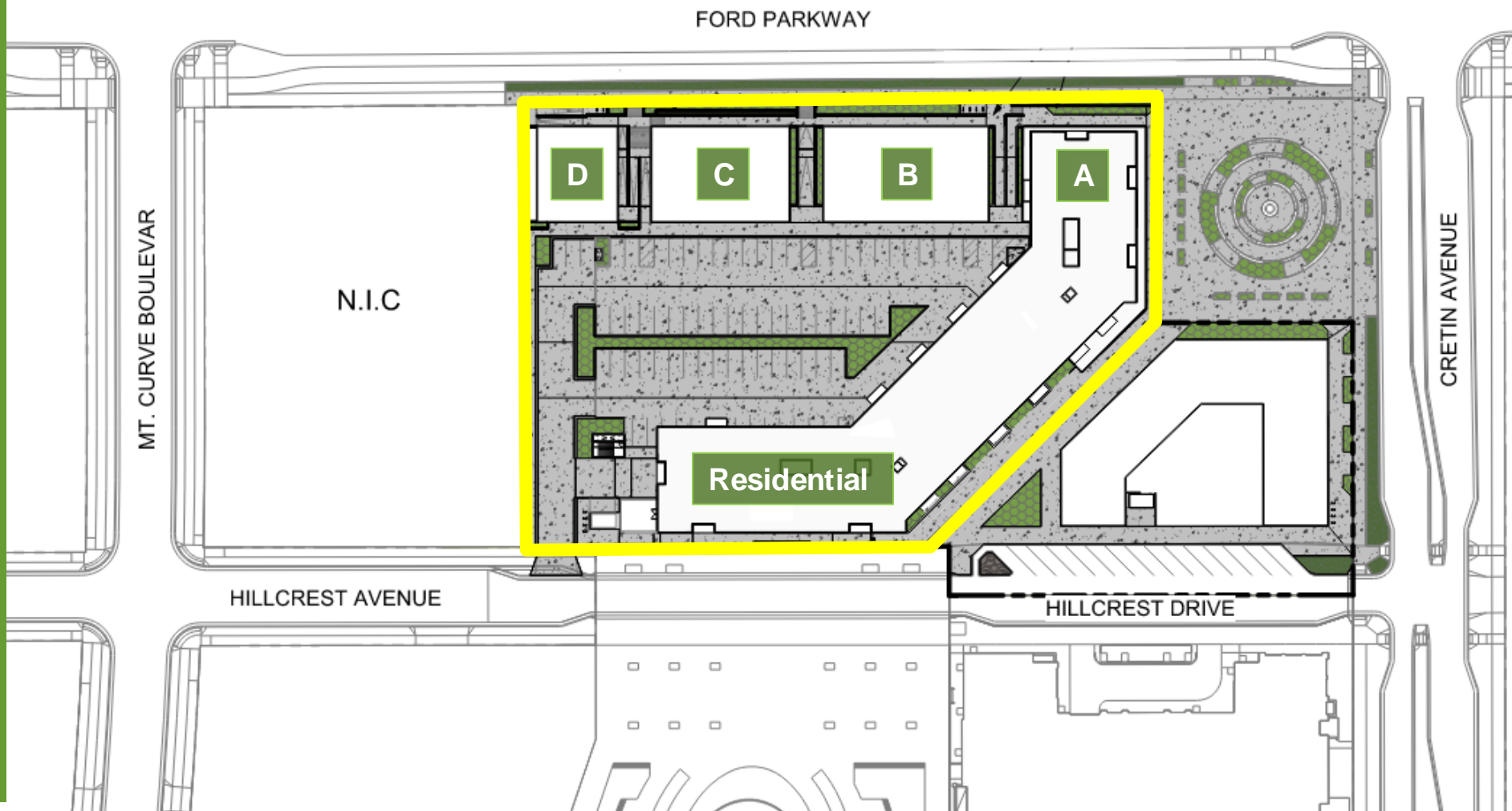
- 97 Residential Units
- 23.5k Retail
- Three one-story retail buildings
- One four-story mixed-use building

Parking

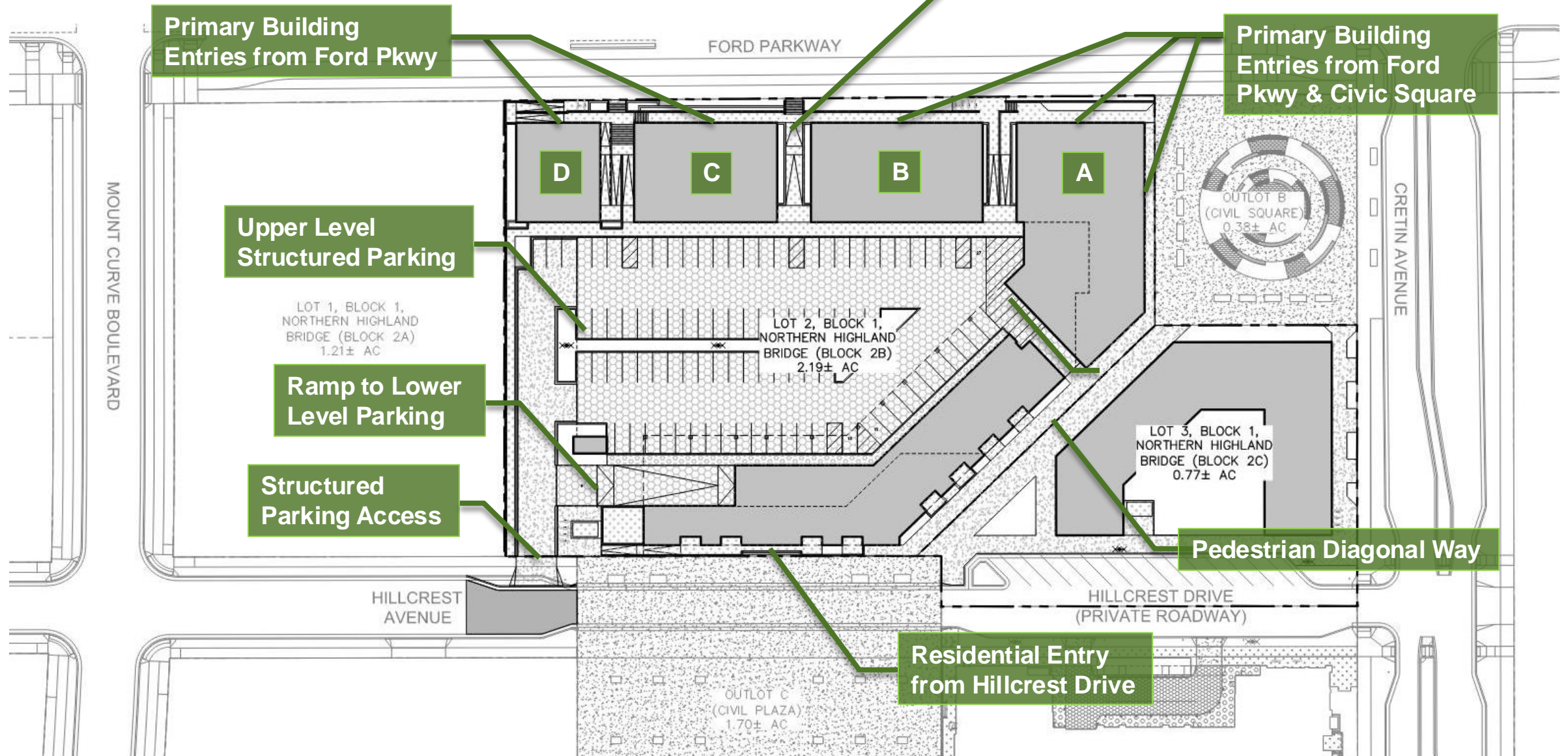
- 190 Structured Parking Stalls (108 Below Grade, 82 Above Grade)

Schedule

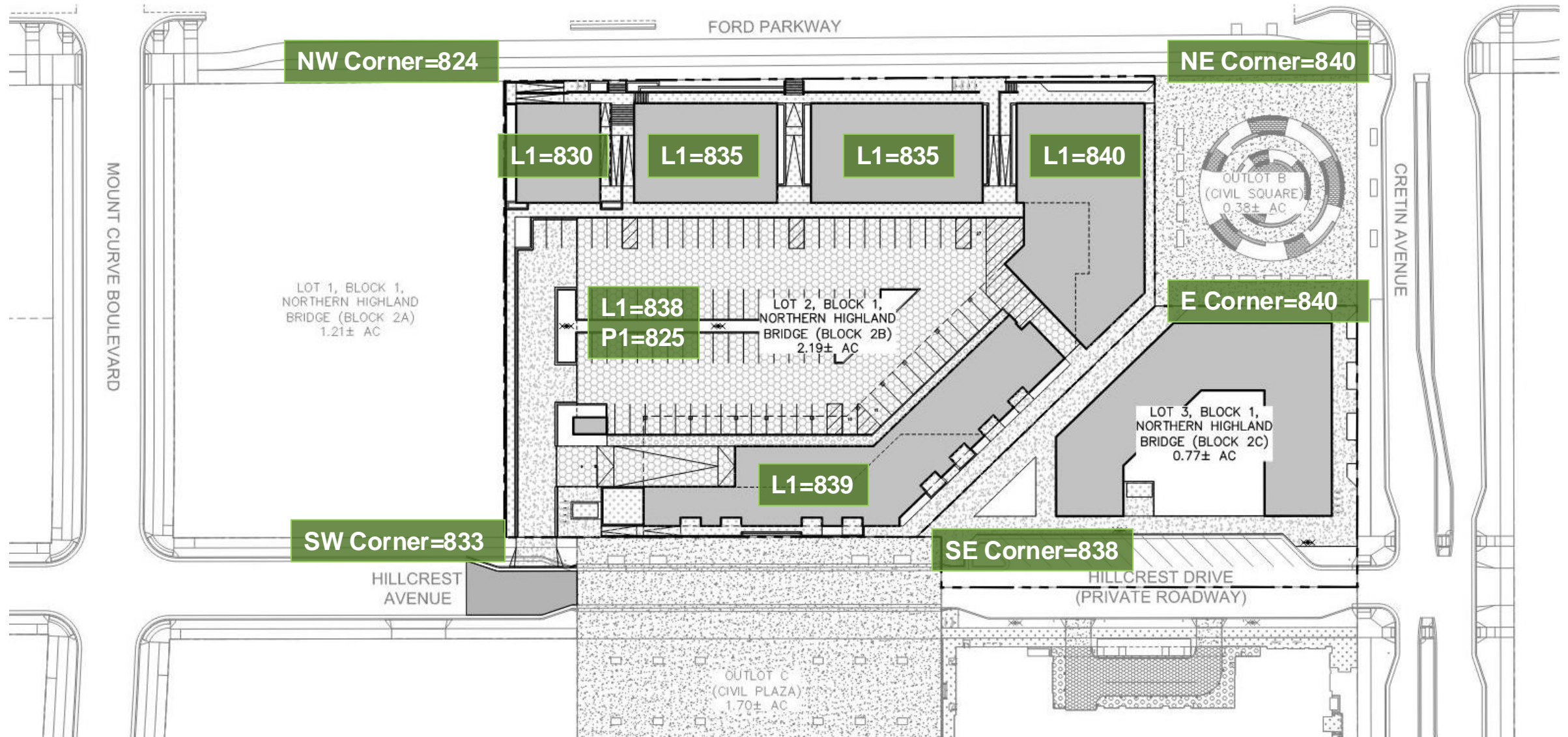
- Q2/Q3 2025 Construction Start



Block 2B Site Layout



Block 2B Site Grading















Project Metrics

Parcel:

- Lot 3, Block 1, NORTHERN HIGHLAND BRIDGE (“Block 2C”)

Project Size:

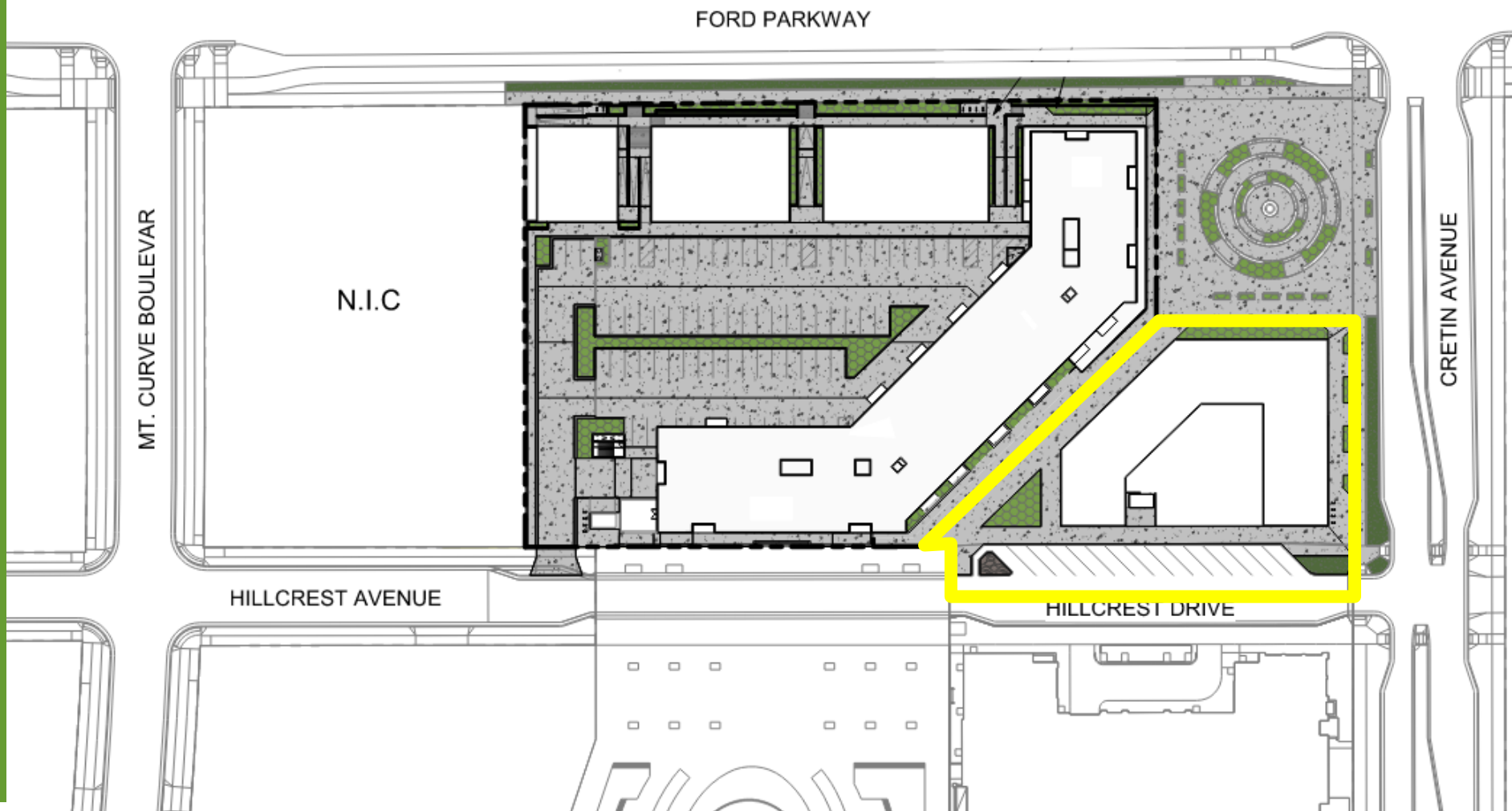
- 13k Retail
- One-Story Retail Building

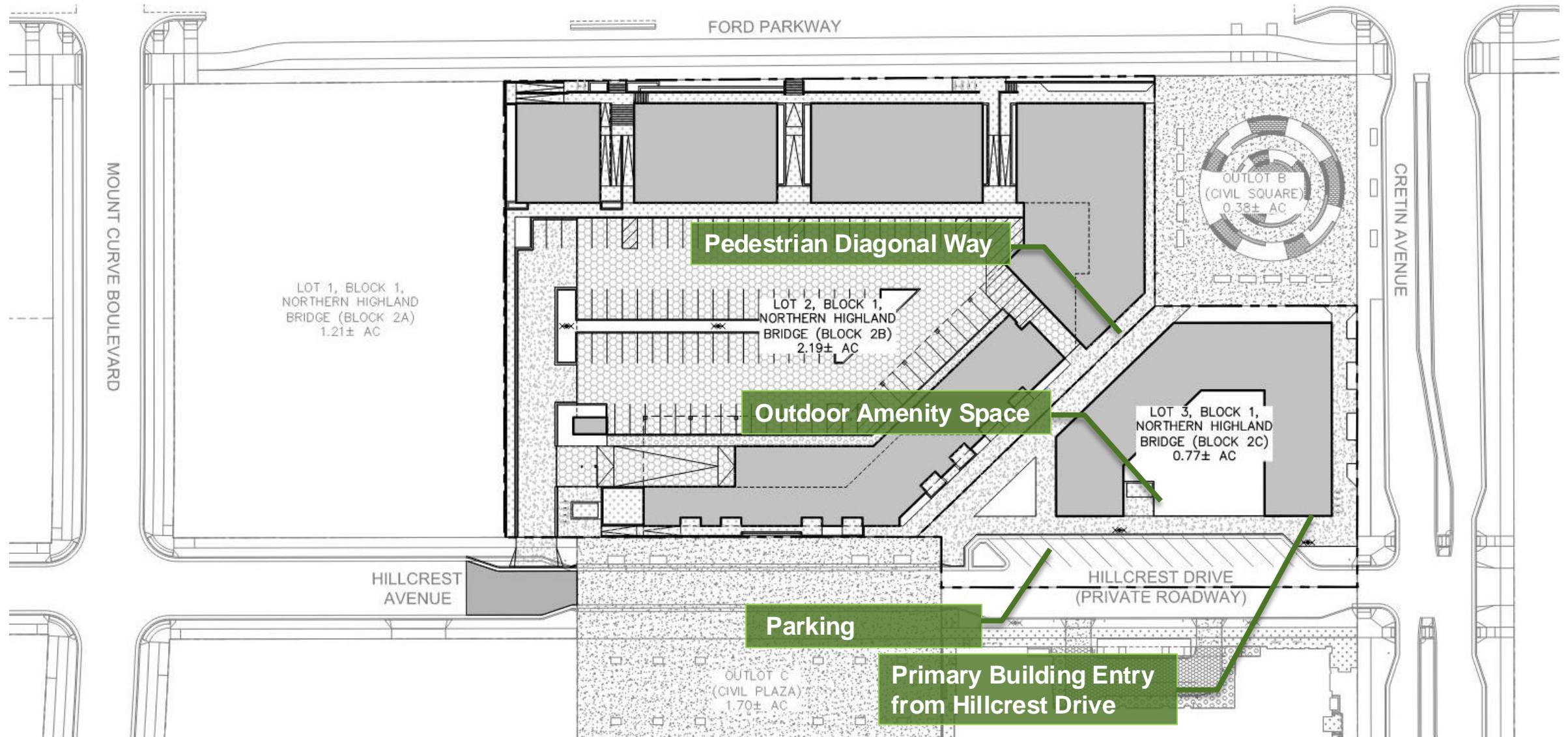
Parking

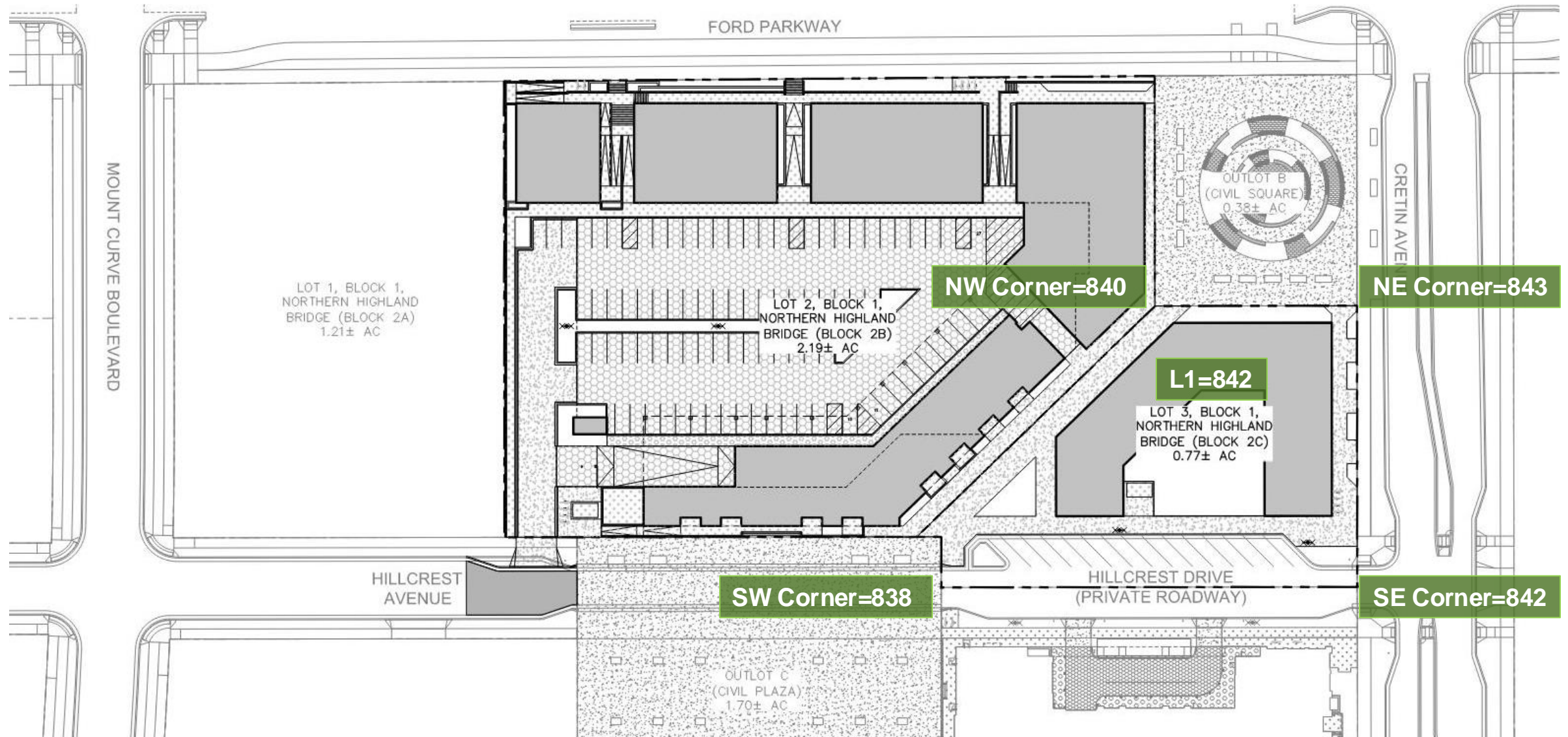
- 15 parking stalls along Hillcrest Drive

Schedule

- Q2/Q3 2025 Construction Start







LOT 1, BLOCK 1,
NORTHERN HIGHLAND
BRIDGE (BLOCK 2A)
1.21± AC

LOT 2, BLOCK 1,
NORTHERN HIGHLAND
BRIDGE (BLOCK 2B)
2.19± AC

LOT 3, BLOCK 1,
NORTHERN HIGHLAND
BRIDGE (BLOCK 2C)
0.77± AC

OUTLOT B
(CIVIL SQUARE)
0.38± AC

OUTLOT C
(CIVIL PLAZA)
1.70± AC

NW Corner=840

NE Corner=843

L1=842

SW Corner=838

SE Corner=842

FORD PARKWAY

MOUNT CURVE BOULEVARD

CRETIN AVENUE

HILLCREST AVENUE

HILLCREST DRIVE
(PRIVATE ROADWAY)









Land Use Application Requests

Highland Bridge: Block 2B Mixed-Use



	Block 2B Mixed-Use
Variance Item 1: Floor Area Ratio (FAR)	Allow for an FAR of 1.0, a difference of 1.0 below the requirement (2.0-4.0 requirement).
Variance Item 2: Building Height	Allow for a building height of 15 ft for the Retail B & C buildings, a difference of 25 ft below the requirement (40-65 ft requirement), and a building height of 12 ft for the Retail D building, a difference of 28 ft below the requirement.
Variance Item 3: Building Lot Coverage	Allow for a building lot coverage of 80%, a difference of 10% above the requirement (70% maximum building lot coverage).
Variance Item 4: Window & Door/Opening Percentage	Allow for a 20% area of windows & doors/openings for the ground floor of the north side of Retail A, a difference of 10% below the requirement (30% area requirement), and for 25% area of windows & doors/openings for the ground floor of the north side of Retail D, a difference of 5% below the requirement.
Variance Item 5: Transparent Glazing Percentage	Allow for a 40% area of transparent glazing for the bottom 12 feet of the north side of the Retail A building, 55% for the north side of the Retail B building, 55% for the north side of the Retail C building, 50% for the north side of the Retail D building, 45% for the southeast side of the residential building, and 45% for the south side of the residential building. These are differences of 25%, 10%, 10%, 15%, 20%, and 20% below the requirement, respectively (65% area requirement).

HIGHLAND *Bridge* Block 2B: Key Takeaways



- Provides a variety of viable commercial and employment uses on a challenging site to contribute to the economic development goal of the Master Plan.
- Variances requested for:
 - Floor Area Ratio (FAR): Reduction of the minimum FAR requirement
 - Building Height: Reduction of the minimum building height for three of the four buildings
 - Building Lot Coverage: Increase of the building lot coverage
 - Window & Door/Opening Percentage: Reduction of the length and area requirements of windows & doors/openings for certain facades
 - Transparent Glazing Percentage: Reduction of the area requirements of transparent glazing for the bottom 12 feet of certain facades

Variance Item 1: FAR – Floor Area Ratio

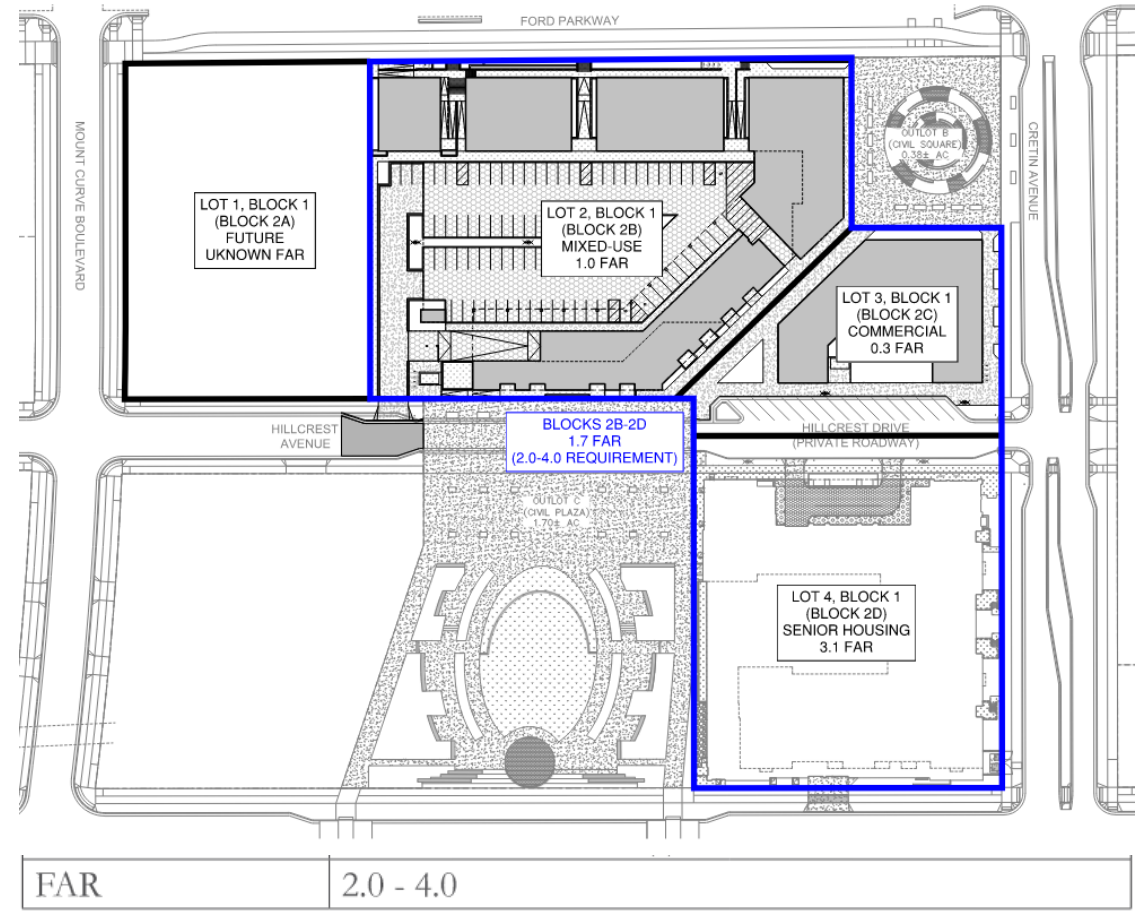


Master Plan provides requirements for FAR to control density within each portion of the development

When looking at the proposed Block 2B & 2C with the under-construction Block 2D, an FAR of 1.7 is achieved.

Highlights:

- Density requirements are applied to each lot, rather than block, so each individual parcel needs to be calculated for FAR and not the entire block.
- Structured parking does not count towards the FAR calculation. If it did, the FAR would exceed the min 2.0 FAR for Block 2B (approximately 2.15 FAR).
- The angled property lines, pedestrian diagonal way, and elevation change across the property reduce the efficiency of the block and limit the development size.



Variance Item 2: Building Height



Master Plan provides requirements for building height to control density within each portion of the development

The mixed-use building meets the minimum height requirements. However, dimensional standards are applied to each building within the same lot, so the other three buildings that are shorter require variances.

Highlights:

- The mixed-use building meets the minimum height requirements of the district with a height of approximately 55 ft.
- The single-story retail buildings are all 18 ft in height, but when measured against the average grade of the sloped block, two 15 ft buildings and one 12 ft building height are required.
- Due to the long property frontage along Ford Pkwy, the buildings are broken up to provide improved pedestrian access to the rear parking and further into the Highland Bridge development.



Height Limits	
Minimum	40 feet
Maximum	65 feet, up to 75 feet per Saint Paul Zoning Code Table 66.931, note (e)

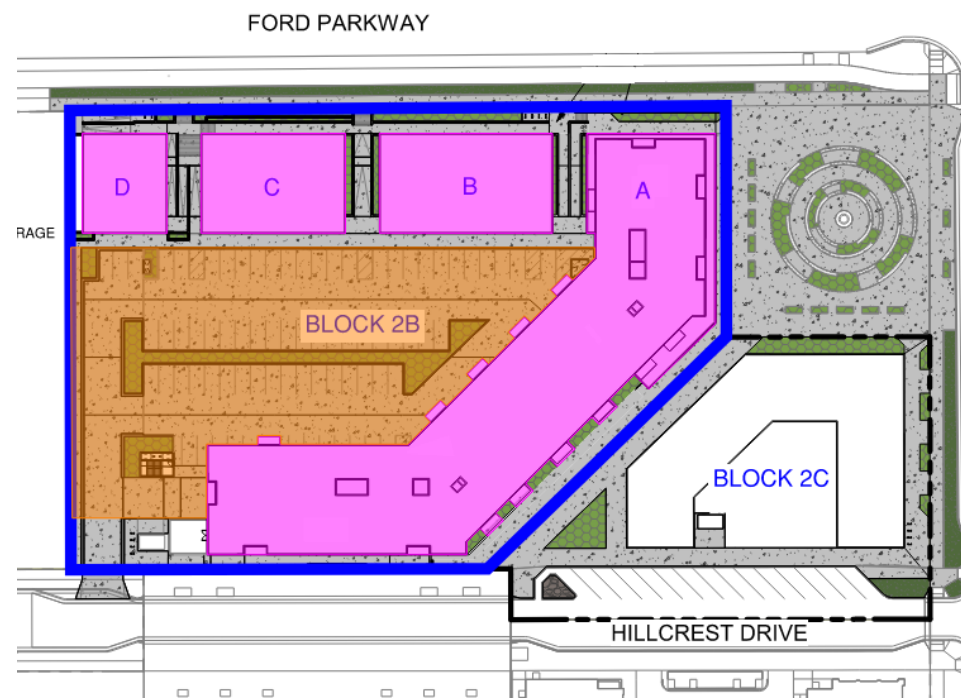


Master Plan provides requirements for building lot coverage to control density within each portion of the development

Structured parking is included in the building lot coverage calculation. If it wasn't, the Block 2B project would have approximately 43% building lot coverage (pink hatches in the image to the right).

Highlights:

- The Block 2B project is developed in conjunction with the Block 2C project and the two projects collectively meet the building lot coverage maximum requirement (approximately 63%).
- Density requirements are applied to each lot, rather than block, so a variance is needed for the Block 2B project to be over the maximum building lot coverage.
- Due to the long property frontage along Ford Pkwy, the buildings are broken up to provide improved pedestrian access to the rear parking and further into the Highland Bridge development.



BUILDING COVERAGE



PARKING STRUCTURE COVERAGE

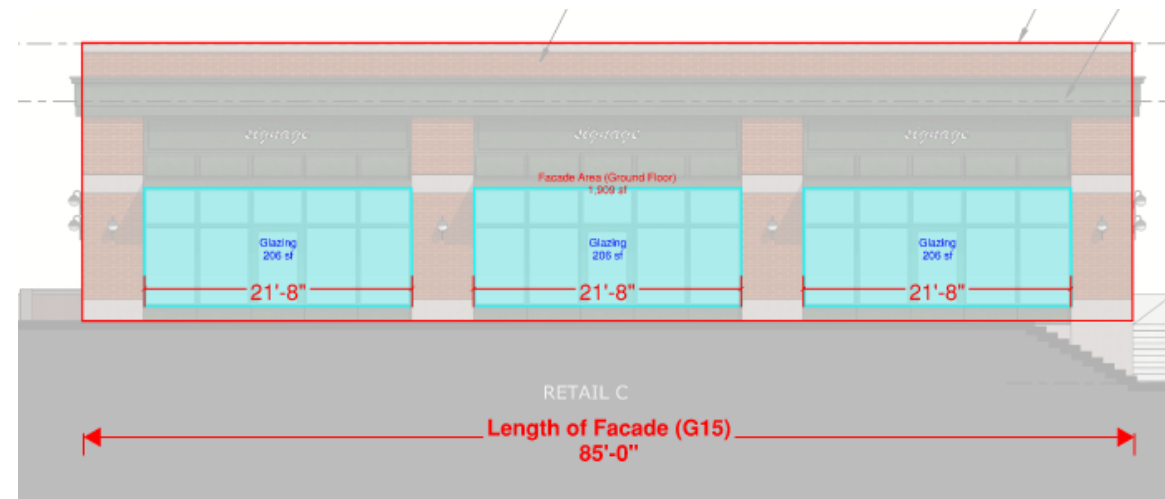


Master Plan provides design standards site-wide, by zoning district, and by frontage type

Design Standard G15 applies to the Ford Pkwy façades (address side of the buildings) and both the Civic Square and the Civic Plaza façade (sides adjacent to open space)

Highlights:

- The window & door/opening length requirements are met for all required sides of the buildings.
- The area requirements are met for the north sides of Retail B & D, east side of Retail A, and south side of the residential building.
- The proposed glazing will provide excellent visibility and architectural interest along the prominent facades.



Retail C
Total Length of Doors/Opening = 65'-0" (76%) > 50% Min. Req. ✓
Facade Area: 1,909 SF | Total Glazing Area: 618 SF (32%) > 30% Min. Req. ✓

G15. For new Live/Work, Mixed Residential and Commercial, Civic and Institutional, and Commercial & Employment buildings, windows and doors or openings shall comprise at least fifty (50) percent of the length and at least thirty (30) percent of the area of the ground floor along addressed sides of the building and sides that face open space.

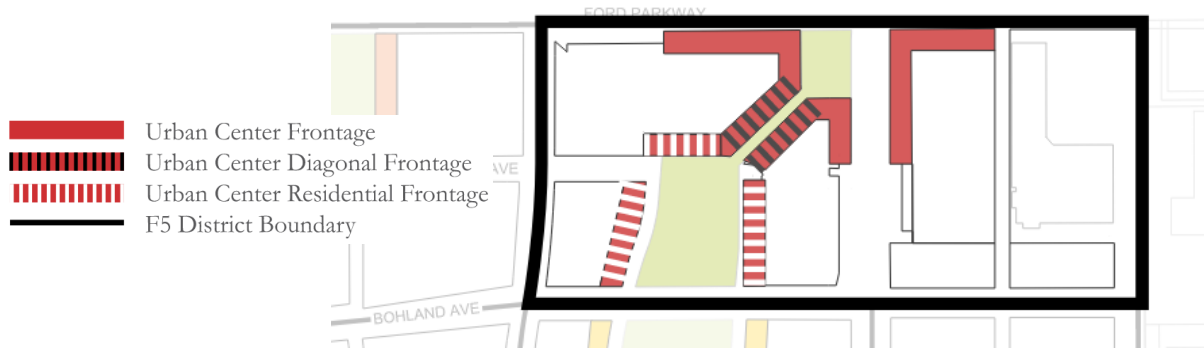


Master Plan provides design standards site-wide, by zoning district, and by frontage type

Design Standard S12 applies to the Ford Pkwy, Civic Square, Pedestrian Diagonal Way, and Civic Plaza façades

Highlights:

- The area requirements are met for the east side of Retail A adjacent to the Civic Square.
- The proposed glazing will provide excellent visibility and architectural interest along the prominent façades.



S12. The building face shall include a minimum of 65% transparent glazing in the bottom 12 feet of the building for portions of the ground floor not dedicated to residential units. See Urban Center/Residential for additional requirements for portions of the ground floor dedicated to residential units.



4 NORTH ELEVATION
SCALE: 3/32" = 1"



7 RETAIL - NORTH ELEVATIONS
SCALE: 3/32" = 1"

North Elevations



South Elevation



Southeast Elevation



Land Use Application Requests

Highland Bridge: Block 2C Commercial



	Block 2C Commercial
Variance Item 1: Floor Area Ratio (FAR)	Allow for an FAR of 0.3, a difference of 1.7 below the requirement (2.0-4.0 requirement).
Variance Item 2: Building Height	Allow for a building height of 18 ft, a difference of 22 ft below the requirement (40-65 ft requirement).
Variance Item 3: Window & Door/Opening Percentage	Allow for a 40% length and 15% area of windows & doors/openings for the ground floor of the south side, a difference of 10% and 15% below the requirements, respectively (50% length and 30% area requirements).
Variance Item 4: Transparent Glazing Percentage	Allow for a 50% area of transparent glazing for the bottom 12 feet of the north side, 45% for the east side, 25% for the south side , and 25% for the northwest side. These are differences of 15%, 20%, 40%, and 40% below the requirement, respectively (65% area requirement).

^{HIGHLAND} *Bridge* Block 2C: Key Takeaways



- Provides a variety of viable commercial and employment uses on a challenging site to contribute to the economic development goal of the Master Plan.
- Variances requested for:
 - Floor Area Ratio (FAR): Reduction of the minimum FAR requirement
 - Building Height: Reduction of the minimum building height
 - Window & Door/Opening Percentage: Reduction of the length and area requirements of windows & doors/openings for certain facades
 - Transparent Glazing Percentage: Reduction of the area requirements of transparent glazing for the bottom 12 feet of certain facades

Variance Item 1: FAR – Floor Area Ratio

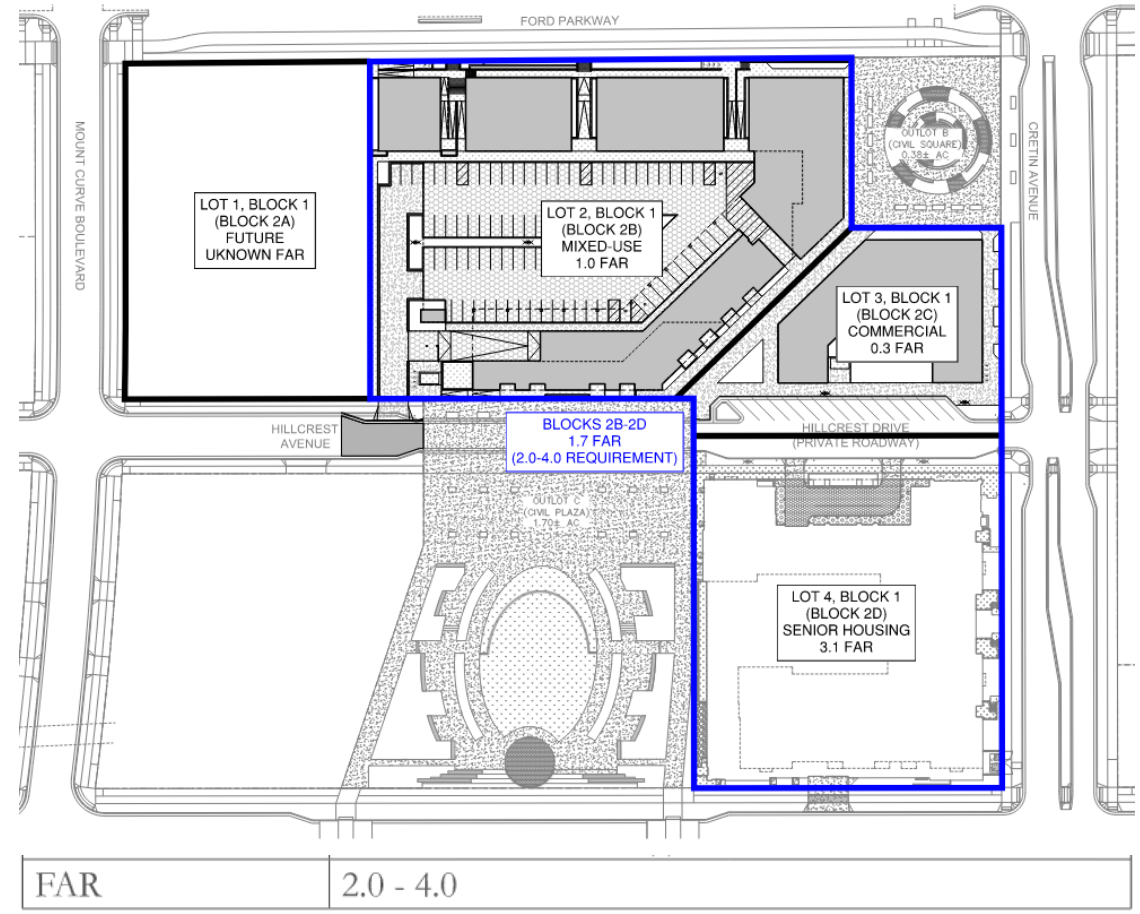


Master Plan provides requirements for FAR to control density within each portion of the development

When looking at the proposed Block 2B & 2C with the under-construction Block 2D, an FAR of 1.7 is achieved. The min 2.0 FAR may be met depending on what is developed on Block 2A in the future.

Highlights:

- Density requirements are applied to each lot, rather than block, so each individual parcel needs to be calculated for FAR and not the entire block.
- The private street of Hillcrest Drive cuts through the parcel, thus limiting the development size within the lot.
- The angled property lines, pedestrian diagonal way, and elevation change across the property reduce the efficiency of the block and limit the development size.





Master Plan provides requirements for building height to control density within each portion of the development

The Block 2C project is developed in conjunction with the Block 2B project and is designed similar to the single-story retail buildings on the north side of Block 2B.

Highlights:

- Density requirements are applied to each lot, rather than block, so a variance is needed for the building height.
- The angled property lines, pedestrian diagonal way, and private street of Hillcrest Ave create an inefficient lot to develop a building.
- All of the prominent frontages are held with the building façade including Cretin Ave, Civic Square, and the diagonal pedestrian way.



Height Limits	
Minimum	40 feet
Maximum	65 feet, up to 75 feet per Saint Paul Zoning Code Table 66.931, note (e)

Variance Item 3: Window & Door/Opening %

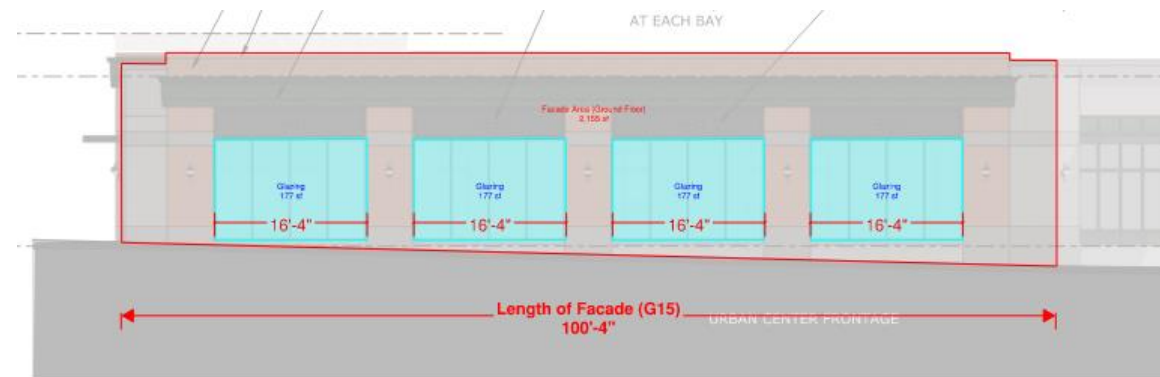


Master Plan provides design standards site-wide, by zoning district, and by frontage type

Design Standard G15 applies to the Hillcrest Drive façade (address side of the building) and Civic Square façade (side adjacent to open space).

Highlights:

- The window & door/opening length and area requirements are met for the north façade facing the Civic Square.
- The south façade faces an internal lot to the south, not public right of way or an open space. It will also have a fence for the outdoor amenity space.
- The proposed glazing will provide excellent visibility and architectural interest along the prominent facades.



4 BLOCK 2c - NORTH ELEVATION
SCALE: 3/32" = 1'0"

Total Length of Doors/Openings = 65'-4" (65%) > 50% Min. Req. ✓
Facade Area: 2,155 SF | Total Glazing Area: 708 SF (33%) > 30% Min. Req. ✓

G15. For new Live/Work, Mixed Residential and Commercial, Civic and Institutional, and Commercial & Employment buildings, windows and doors or openings shall comprise at least fifty (50) percent of the length and at least thirty (30) percent of the area of the ground floor along addressed sides of the building and sides that face open space.

Variance Item 4: Transparent Glazing %

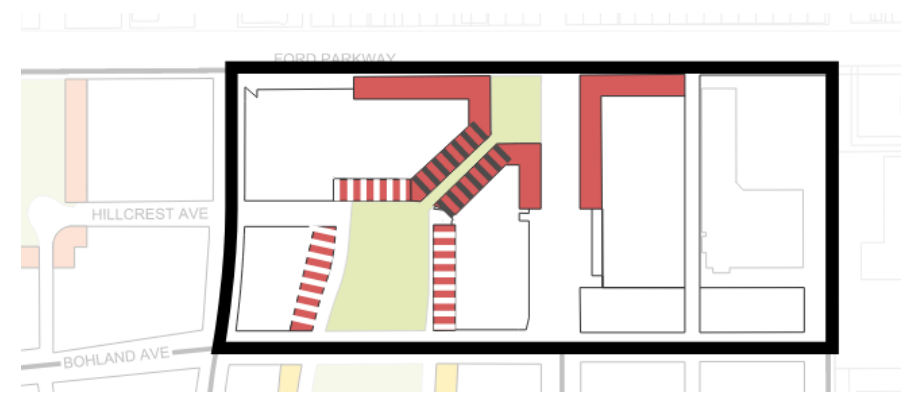
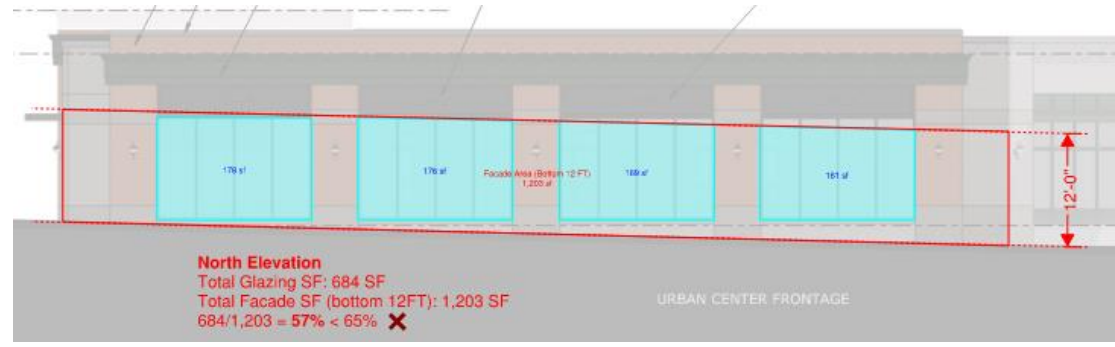


Master Plan provides design standards site-wide, by zoning district, and by frontage type

Design Standard S12 applies to the Cretin Ave, Civic Square, and Pedestrian Diagonal Way façades.

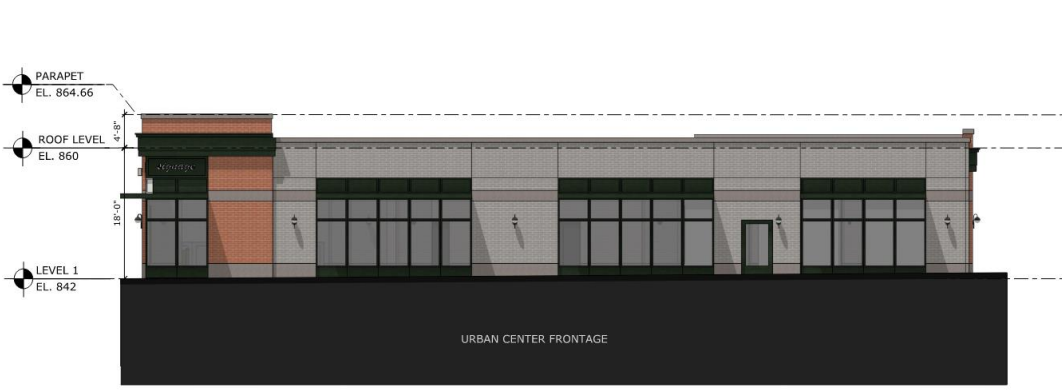
Highlights:

- The proposed glazing will provide excellent visibility and architectural interest along the prominent facades.



- Urban Center Frontage
- Urban Center Diagonal Frontage
- Urban Center Residential Frontage
- F5 District Boundary

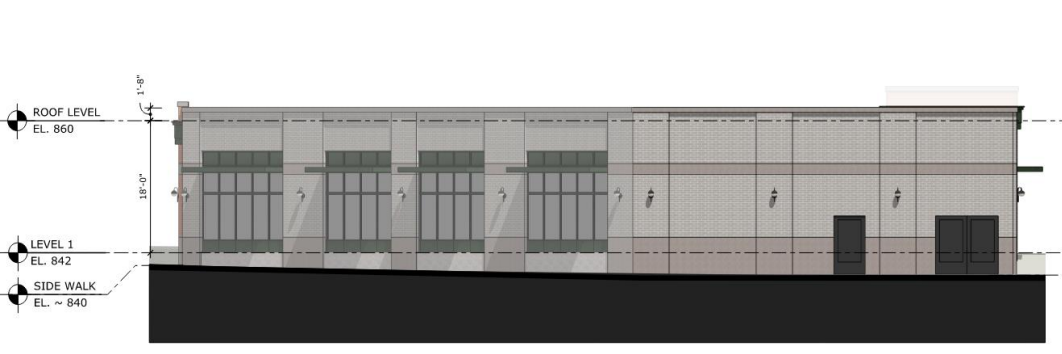
S12. The building face shall include a minimum of 65% transparent glazing in the bottom 12 feet of the building for portions of the ground floor not dedicated to residential units. See Urban Center/Residential for additional requirements for portions of the ground floor dedicated to residential units.



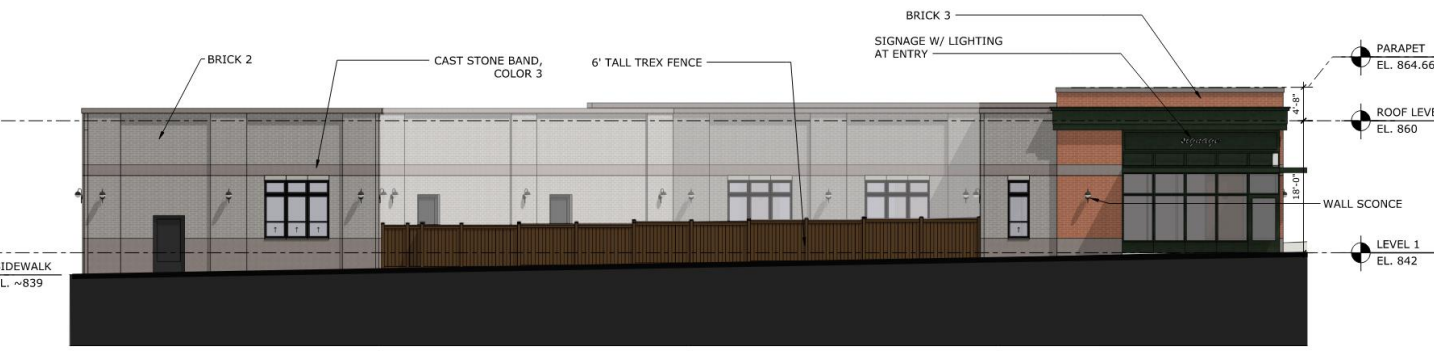
3 BLOCK 2c - EAST ELEVATION
SCALE: 3/32" = 1'0"



4 BLOCK 2c - NORTH ELEVATION
SCALE: 3/32" = 1'0"



1 BLOCK 2c - WEST ELEVATION
SCALE: 3/32" = 1'0"



2 BLOCK 2c - SOUTH ELEVATION
SCALE: 3/32" = 1'0"



Next Steps

Highland Bridge: Block 2B & 2C Projects

HIGHLAND *Bridge* Block 2B & 2C Next Steps



1. Continue to drive design forward for both 2B/2C
2. Pending approval of the gap funding request:
3. Construction to begin Q2/Q3 of 2025



Thank you

