



**CITY OF SAINT PAUL**  
*Melvin Carter, Mayor*

*25 West Fourth Street, Ste. 1400  
Saint Paul, MN 55102*

*Telephone: 651-266-6700  
Facsimile: 651-266-6549*

December 4, 2020

Ryan Companies  
Attn: Maureen Michalski  
533 Third Street, Suite 100  
Minneapolis, MN 55415

Re: Zoning File No: # 20-089-870 Preliminary Plat approval for Western Highland Bridge  
Combined Plat Submittal

Dear Ms. Michalski:

Thank you for submitting your application for a combine plat for 966 Mississippi River Blvd S (Highland Bridge formally the Ford Site) under Leg. Code § 69.405 to subdivide Lot 1, Block 8, Lot 1, Block 14, Lot 1, Block 19, and Lot 1, Block 25 on the Ford Plat. Pursuant to Leg. Code § 69.405 (2), the application was distributed to affected city departments for comments and required modifications. Additionally, in accordance with departmental practice, the preliminary plat was distributed to relevant external government agencies for their review and comment.

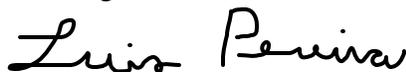
Please see relevant comments below and address them in your final plat submittal, either on the plat or in the narrative that accompanies it:

- Appendix C indicates 7 units on Lot 1 Block 8, note that the zoning on that block is F1 which only allows 6 units
- Appendix B indicates minimum and maximum setback requirements from lot lines, right-of-way (ROW) and Mississippi River Boulevard (MRB) park property. Block 19 identifies a 20' Perpetual Easement for Municipal Utility and Water Services. Please modify the table to indicate the minimum building setback from MRB on Block 19 shall be a minimum of 30', and outside the 20' Perpetual Easement for Municipal Utility and Water Services.
- Appendix C indicates that up to 7 dwelling units are proposed on 5 lots in Lot 1 of Block 8. Based on the Comprehensive Sanitary Sewer Plan, there is no public sanitary sewer west of Outlot A (alley) on Block 8, no sanitary sewer in Beechwood west of Woodlawn, and no accessible sanitary sewer (deep tunnel) in MRB. No shared sanitary services will be permitted (7 dwellings will require 7 services). The Pulte Model Home Development is proposing to install 5 sanitary sewer service stubs to Lot 1, please coordinate with the Pulte on location of sewer services.
- Relocate the proposed Drainage and Utility Easement along the eastern borders of Blocks 8, 14, 19, & 25 outside of the existing 40' Perpetual Easement for Municipal Utility and Water Services.

- Relocate the proposed Drainage and Utility Easement along the western border of Block 19 outside of the existing 20' Perpetual Easement for Municipal Utility and Water Services.
- No public sanitary sewer exists within the alleys for Blocks 14, 19, and 25. Please coordinate with the adjacent developer for sewer needs in these areas.
- Future storm and sanitary sewer needs of the individual lots shall be in conformance with applicable codes, guidance, sanitary projections, impervious assumptions, and specifications including, but not limited to: Standard Specifications for Constructing & Repairing Private Sewer Connections (Saint Paul Sewer Utility), Ford Site Redevelopment Comprehensive Sanitary Sewer Report (Sambatek), and the Ford Site Redevelopment Stormwater System Stormwater Management Plan (Barr Engineering).
- Please modify the narrative indicating how third-party utilities (gas, electric, communications) will be routed to individual lots.
- Need to determine location of private small utilities and any resulting impacts to City easements, e.g., existing Municipal Utility and Water Services easements along the east side of the properties.
- Continue to work with the City and SPRWS to determine if the existing Municipal Utility and Water Services easements and dimensions require modification based on the proposed location of utilities and pavement in Outlot A private alley. The easement area shall allow for appropriate separation between utilities and adequate access for maintenance.
- Describe the coordination between the proposed MRB parcels and the adjoining Outlots to the east. The majority of the utility easement area and shared private alley pavement is located within the Outlots that are expected to be owned by Pulte. Private cross easements for drainage, maintenance, and access may be required with Pulte.
- Platted parcels shall comply with minimum lot dimensions.
- As part of Site Plan Review, proposed buildings will be analyzed for compliance with Zoning and Master Plan requirements including setbacks, density and dimensional standards, and design standards.
- Please note that the Mississippi River Boulevard (MRB) is a parkway under the joint jurisdiction of Public Works and Parks and Recreation. Consistent with *Ford Site Zoning and Public Realm Master Plan*, a trail will eventually be constructed within the right of way along Mississippi River Boulevard South (MRBS). No driveways will be allowed across MRBS lots created in the plat. All access will be off of alleys or side streets.

Based upon the City's review, the preliminary plat for the Western Highland Bridge is approved as conforming with the City's subdivision regulations as well as *the City of Saint Paul's Comprehensive Plan* and the *Ford Site Zoning and Public Realm Master Plan*; provided the comments listed above are addressed. After the corrections have been addressed with revisions or explanations to the satisfaction of the City, you may, pursuant to Leg. Code § 69.403(3) submit your application for final plat approval.

Best regards,



Luis Pereira

Planning Director