



December 21, 2020



Ms. Menaka Mohan
Principal Planner
City of Saint Paul
25 W 4th St, Suite 1400
Saint Paul, MN 55102

RE: Western Highland Bridge Final Plat Submittal

Dear Ms. Mohan:

Ryan Companies US, Inc. (Ryan) is submitting for Final Plat of the four properties along Mississippi River Blvd between Bohland Ave and Montreal Ave within the Highland Bridge Development. The properties are Lot 1 Block 8, Lot 1 Block 14, Lot 1 Block 19, and Lot 1 Block 25 as previously platted through the FORD plat. Ryan will sell these properties after the subdivisions are complete for them to be developed by prospective buyers.

A Combined Plat submittal was made on November 4, 2020 and comments were received from the City of St. Paul (City) on December 4, 2020. Included with this letter are the comments made by City in black, bulleted text and the responses by Ryan in green, bulleted text.

Included in this submittal is the following information:

- **Response to City Comments**
- **Revised Plat Narrative**
- **Revised Final Plat Document**

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

Sincerely,

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

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Minneapolis, MN 55415

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Equal Opportunity Employer

- Appendix C indicates 7 units on Lot 1 Block 8, note that the zoning on that block is F1 which only allows 6 units.
 - 6 units are allowed per building according to Table 6.2 of the Master Plan. There could be one building per lot and one or more of the buildings per block could have multiple units in them and still comply with the zoning. For example, on Lot 1 Block 8 (now Block 1, Western Highland Bridge):
 - Lot 1, Block 1, Western Highland Bridge = 3 DU
 - Lot 2, Block 1, Western Highland Bridge = 1 DU
 - Lot 3, Block 1, Western Highland Bridge = 1 DU
 - Lot 4, Block 1, Western Highland Bridge = 1 DU
 - Lot 5, Block 1, Western Highland Bridge = 1 DU
 - Total on Block 1, Western Highland Bridge = 7 Dwelling Units
 - The Project team expects some of the properties to include carriage houses as well. There may be single-family homes with carriage houses that count as multiple units on a lot instead of a singular multi-unit building.
- 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 B has been revised with a note stating the request above.
 - Note that the 20' Perpetual Easement for Municipal Utility and Water Services on Block 19 is proposed to be vacated after the Western Highland Bridge plat is complete. This was an easement recorded through the FORD plat based on the infrastructure design at that time, but the infrastructure design has changed and therefore the easement is no longer necessary. In discussions with City Real Estate Dept, the vacation should occur before or after the plat instead of at the same time, so the Project team elected to vacate it after the plat to stay with the lot sales timeline proposed.
- 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.
 - If a multi-unit home were to proceed anywhere within the western lots, additional sanitary sewer connections to the public main within the alleys would be required as a part of those individual private development projects. The private services provided from the public utilities is set up for single service buildings because it is unknown at this point if and where multi-unit buildings would be proposed. The Master Plan allows multi-unit buildings so an additional service could be installed at a later date by the lot owner if desired, but that is the preferred approach over installing an extra service that does not get used.
 - Feedback from St. Paul Sewers Dept indicated that multiple sanitary sewer services may not be required for multi-unit buildings depending on how the fire-walls/protection is designed. The Project team expects further discussion on this topic if a multi-unit private development is proposed on one of the western lots.

- 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.
 - D&U Easements were not proposed along the eastern edge of the lots within the 40' Perpetual Easement, just the north, west, and south sides. The easement line that is shown on the eastern edge is the existing 40' easement. On the preliminary plat there is a 10' setback label that may have been confused with a 10' easement label, but the intent was that it's labeling the required zoning setbacks.
 - A new 4' D&U Easement has been added for the Final Plat submittal along the eastern edge of Blocks 8 & 14 outside of the 40' Perpetual Easement.
- 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.
 - As mentioned above in the 2nd bullet point response, the public easement on Block 19 is intended to be vacated after the plat completion. The final Block 19 conditions will have just the 10' D&U easement along the western border and will not have the 20' wide existing easement, so we have left the 10' D&U easement as previously shown.
- 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.
 - Coordination has occurred between Ryan (MRB parcels) and Pulte (rowhome lots). Pulte will be submitting for their Phase 1 site plan submittal in Dec '20 or Jan '21, which will include public utility design within the Block 14 alley. Ryan Companies submitted on 12/11/20 for the Block 19 and 25 site plan review of the alley and public utility design.
- 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).
 - Understood.
- Please modify the narrative indicating how third-party utilities (gas, electric, communications) will be routed to individual lots.
 - For Blocks 8 & 14, a new 4' D&U easement has been added to the rear (east side) of the properties for placement of private utilities. Shared excavation space will be utilized within the 40' Perpetual Easement, but no private utilities will be located within the Perpetual Easement for the western lots.
 - For Blocks 19 & 25, private utilities will be placed within the proposed 10' D&U easement at the front (west side) of the properties.
- 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.
 - Per discussions with City Staff, shared excavation space will be utilized within the 40' Perpetual Easement but no private utilities will be placed within that easement for the western lots.

- 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.
 - CAO is working on language for the 40' Perpetual Easement to further define what is allowed within the space.
- 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.
 - Coordination has occurred between Ryan (MRB parcels) and Pulte (Outlots) on a regular basis. Alley and utility design is advancing with the same engineer for Blocks 8, 14, 19 and 25 based on the proposed plats of both owners. Cross easements for drainage, maintenance and access are executed and will be submitted for recording on 12/21/2020. (Pulte does not yet own Block 25, Project Paul will do a declaration in similar form which will put same O&M format in place, will be filed in early 2021)
- Platted parcels shall comply with minimum lot dimensions.
 - Understood.
- 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.
 - Understood.
- Please note 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.
 - Understood.

CITY OF ST. PAUL

HIGHLAND BRIDGE

WESTERN HIGHLAND BRIDGE FINAL PLAT

PROJECT NARRATIVE

December 21, 2020

Project Summary

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, 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. The Ford Site project was recently renamed as the Highland Bridge development.

Ryan previously platted the 122 acre site under the FORD plat in November 2019 to establish the public right-of-way, open spaces, and private sites as mentioned above. The western lots along Mississippi River Boulevard were anticipated to be subdivided into smaller lots for ownership development. Ryan is making this plat submittal in order to subdivide the lots along the western edge of the site for sale in early 2021. The properties will be platted in two phases, the first consisting of the four lots between Bohland Ave and Montreal Ave and the second consisting of the two lots south of Montreal Ave, the second likely to occur later in 2021. The sale and

development of these lots is also being coordinated with the phased infrastructure construction of the surrounding roadways.

Site Description

The Highland Bridge development is located roughly five miles between both Minneapolis and St. Paul in Ramsey County, MN, east of the Mississippi River and more specifically southeast of the Ford Pkwy and Mississippi River Blvd intersection. The lots within this plat scope of work border Mississippi River Boulevard between Bohland Ave and Montreal Ave.

The lots include:

- Lot 1, Block 8
- Lot 1, Block 14
- Lot 1, Block 19
- Lot 1, Block 25

The site information for each lot is listed below:

- Owner: Project Paul, LLC
- PIN:
 - Lot 1, Block 8 = 172823240004
 - Lot 1, Block 14 = 172823130008
 - Lot 1, Block 19 = 172823130012
 - Lot 1, Block 25 = 172823420003
- Site Address: 966 Mississippi River Blvd S St. Paul, MN 55116
- Site Area:
 - Lot 1, Block 8 = 1.94 ac
 - Lot 1, Block 14 = 1.44 ac
 - Lot 1, Block 19 = 0.86 ac
 - Lot 1, Block 25 = 0.79 ac
- Legal Description: Please refer to Appendix A and the plat documents for the detailed legal descriptions

Zoning

The zoning district for each of the lots is F1 River Residential. Each lot includes a 30' minimum building setback from Mississippi River Blvd and both a right-of way and interior lot line setback of 10', with the exception of the very north lot south of Bohland Ave where the minimum building setback is 15'. Each lot has a maximum building setback of 40' as well, except for the side adjacent to Mississippi River Blvd. Appendix B reflects these numbers in tabular format.

Proposed Site Uses

Ryan is proposing to subdivide these lots into five separate parcels so that they fit within the Development Range listed in the Public Realm Plan and become suitable for custom homes. Ryan will not develop, design, or construct these homes. Lots will be sold by a brokerage firm to prospective buyers for development. The applicant will not develop the lots. A spreadsheet is provided in Appendix C with the likely uses for each individual block, including number of residential units. As lots are zoned for 1-6 units and carriage houses are also allowed it is difficult to predict at this time the number of units that will be developed per block.

There is an existing 20 ft easement located on Lot 1, Block 19 that was included in the FORD plat based in the infrastructure design at that time. The infrastructure design evolved and the easement is no longer necessary, so the easement will be vacated after the Western Highland Bridge plat is recorded.

Appendix A

Lot 1, Block 8; Lot 1, Block 14; Lot 1, Block 19; Lot 1, Block 25, Ford, according to the recorded plat thereof, Ramsey County, Minnesota.

Appendix B

Lot	Block	Zoning	Public ROW Setback		Interior Lot Line Setback	
			Min ⁽²⁾⁽³⁾	Max ⁽¹⁾	Min	Max
1	8	F1	10	40	10	-
1	14	F1	10	40	10	-
1	19	F1	10 ⁽⁴⁾	40	10	-
1	25	F1	10	40	10	-
<p>(1) Maximum building setback limit shall apply to at least 60% of the building façade along the right-of-way</p>						
<p>(2) Buildings shall be setback a minimum of thirty (30) feet, with no maximum setback, from a lot line separating a lot from Mississippi River Boulevard</p>						
<p>(3) The lot at the southeast corner of Mississippi River Boulevard and Bohland Avenue shall be setback at least fifteen (15) feet from Bohland Ave</p>						
<p>(4) The minimum building setback from Mississippi River Boulevard shall be a minimum of thirty (30) feet and outside of the twenty (20) foot Perpetual Easement for Municipal Utility and Water Services until such time that the easement is vacated</p>						

Appendix C

Lot	Block	Proposed Use	Number of Dwelling Units⁽¹⁾⁽²⁾
1	8	1-6 Unit Homes	7
1	14	1-6 Unit Homes	5
1	19	1-6 Unit Homes	5
1	25	1-6 Unit Homes	5
(1) Note that number of dwelling units are projections and subject to change			
(2) The number of dwelling units are listed as a total number across all five lots within the block			