



November 1, 2019



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

RE: Ford Site Final Plat Submittal

Dear Ms. Mohan:

Following the September 23rd, 2019 submittal for combined plat and the response letter received from Luis Pereira dated October 18, 2019 granting conditional approval of the preliminary plat, Ryan Companies US, Inc. (Ryan) is submitting for final plat approval on the Ford Site. We have been in discussion with city staff members over the past few weeks and believe we have made the appropriate changes to the plat documents. A brief summary of the changes is listed below:

- **Ramsey County Coordination** – Updates focused around labeling and formatting of the plat have been made. We received an updated transportation letter from Ramsey County as well that is included with the submittal.
- **Park Names** – The naming of the areas to be dedicated as Public Parks were renamed to designate them separately from outlots.
- **Drainage & Utility Easements** – A D&U easement was removed connecting Outlot B and Outlot C due to no proposed utilities present. The language for the D&U easements was revised as well to specify city utilities.

Note: Ryan is currently working with the Wetland Technical Evaluation Panel (TEP) to finalize the areas considered wetlands on site. The wetlands currently shown on the plat documents were the previous versions and will be updated prior to recording of the plat documents. Ryan will keep the city updated on the status of wetlands approval through the TEP.

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

Sincerely,

A handwritten signature in green ink that reads "Tony Barranco".

Tony Barranco
Senior Vice President, Real Estate Development
Ryan Companies US, Inc.

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Minneapolis, MN 55415

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Equal Opportunity Employer

November 1, 2019

Dan Baar, L.S.
Ramsey County Surveyor
1425 Paul Kirkwold Dr.
Arden Hills, MN 55112

PRELIMINARY PLAT OF FORD, ADJACENT TO FORD PARKWAY, RAMSEY COUNTY STATE AID HIGHWAY (CSAH) 42

Dear Dan:

This is a follow-up of my letter of August 30, 2019 on the preliminary plat of Ford. We have the following comments:

- The existing right of way along Ford Parkway (CSAH 42) is 100 feet wide and is consistent with Ramsey County Major Street Plan, so no additional right of way dedication is required.
- Subsequent to our comment that the location of the proposed Ranger Way and its access location on Ford Parkway is too close to Cretin Avenue to be acceptable, we received an email that instead of a right of way, this area would be platted as an outlot that would continue to function as a service road. That is acceptable. We have discussed this issue with the City and the developer during discussions on traffic impacts for the forthcoming Alternative Urban Areawide Review (AUAR) that is being prepared for the redevelopment of the Ford site. Permanent street access to Ford Parkway will not be allowed at this location, but we can accommodate its use as a service road in the platted outlot.
- We will continue to work with the City and developer on traffic mitigation as the AUAR process continues and as the development progresses.

Sincerely,



Joseph Lux
Senior Transportation Planner