



Juan Ortiz
City of St. Paul, Office of Financial Services, Real Estate Section
1000 City Hall Annex
25 West 4th Street
Saint Paul, MN 55102
VIA EMAIL: juan.ortiz@ci.stpaul.mn.us

Mr. Ortiz,

As the public City Council meeting on February 3rd does not accommodate the opportunity for us to present to the Council, we have prepared the following public comment to our vacation of air rights application for Blocks 6 & 7 within the Highland Bridge Development, File No. 11-2020. These comments illustrate the circumstances and conditions surrounding the vacation of air rights request. Project Paul, LLC (an affiliate of Ryan Companies US, Inc.) is the current landowner and applicant; however, Presbyterian Homes will both own and operate the senior housing development and associated pedestrian bridge.

The vacation of air rights is required to construct a privately financed and privately operated pedestrian bridge spanning Mount Curve Blvd between Blocks 6 and 7 of the Highland Bridge Development. Presbyterian Homes, a St. Paul, MN based senior provider of care, is proposing a 300-unit senior-living community within Highland Bridge that encompasses two separate private development blocks. Those private development blocks are separated by the public right of way of Mount Curve Blvd. As the two buildings will operate as a singular, cohesive community for both senior-living residents and their care staff with shared amenities between the two structures, the pedestrian bridge is a critical component to provide safe access between the two buildings and to allow residents to maintain independence and quality of life. No public funding will be used for the pedestrian bridge.

The purpose of the pedestrian bridge is to establish convenient, safe, and protected access for mobility challenged residents and their staff to and from the shared amenity spaces and residential units within each respective structure, enabling resident access for meals, services and social engagement. The private development sites contain challenging sloping site conditions, changing elevation by approximately 20 feet between the east side of Block 7 and the west side of Block 6. A climate-controlled environment for the residents, whose average age within a Presbyterian Homes community is 85 years of age, will provide the healthiest lifestyle for the members of the senior-living community as well. There are also pedestrian, bicycle and vehicular travel lanes that residents and staff would need to cross multiple times a day in which the pedestrian bridge provides safety from for both the residents, staff, and members of the surrounding community.

The Block 6 & 7 developments will serve as anchor developments for the northwest portion of Highland Bridge. Through their mix of uses, including residential, employment and retail, the projects will provide both energy and momentum to the area and will function as a positive step towards achieving the goals for the master plan. The vacation of air rights to allow the pedestrian bridge is critical for the senior-living community to operate both efficiently and safely in order to provide valuable senior housing to the Highland Bridge and larger Saint Paul communities.

Sincerely,
Maureen Michalski, Vice President of Real Estate Development
CC: Melanie McMahon, Tia Anderson, CM Chris Tolbert
Enclosures

Aerial of Ryan Development Plan



Mission

To honor God by enriching the lives and touching the hearts of older adults.

Vision

To provide more choices and opportunities for more older adults to live well.

Values

Christian Ministry - Reflect the love of God

Ready & Engaged People - Create ownership & utilize strengths

Operational Integrity - Do what we said we would do

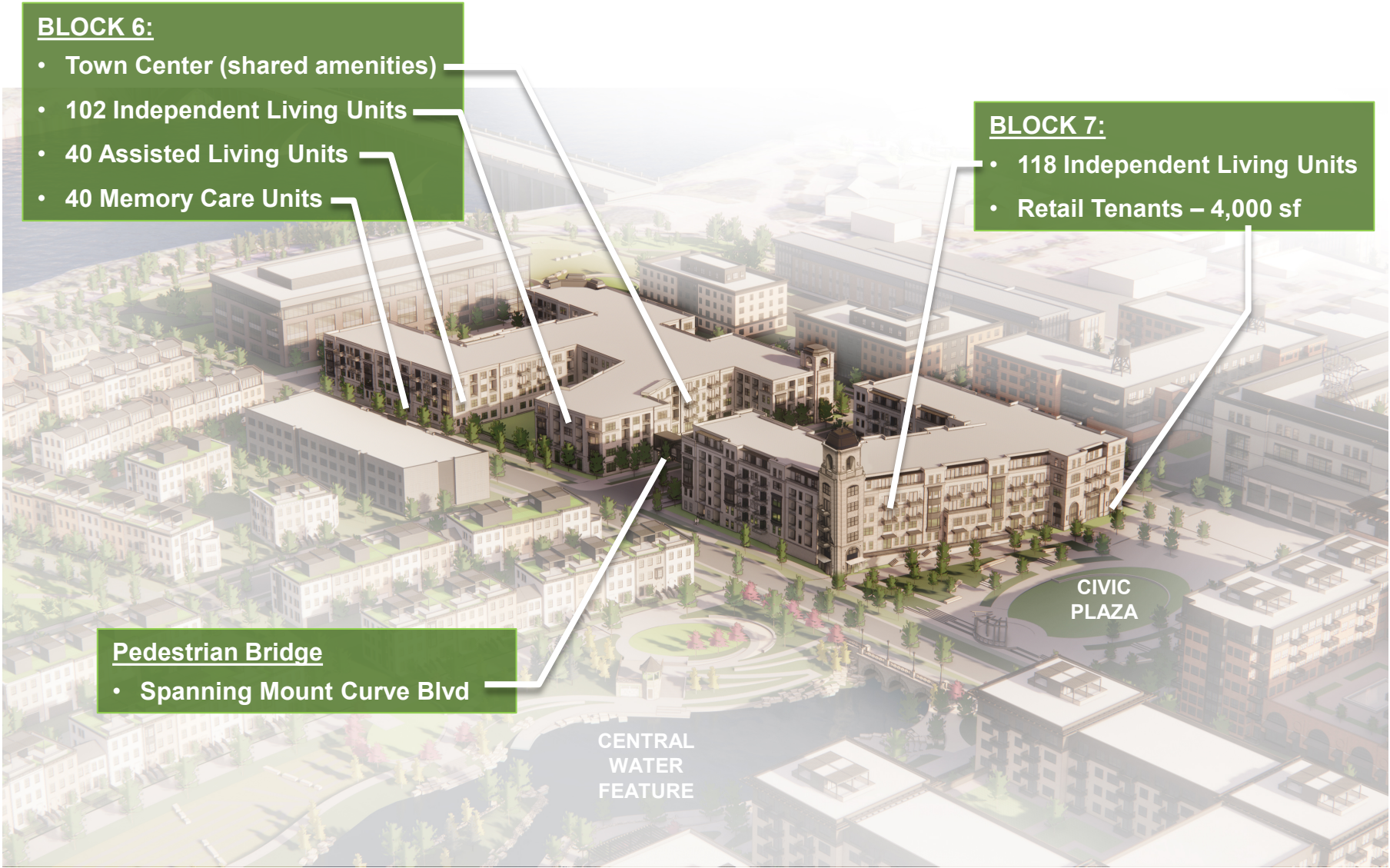
Service Excellence - Create an exceptional customer experience

Stewardship - Optimize resources and expand ministry



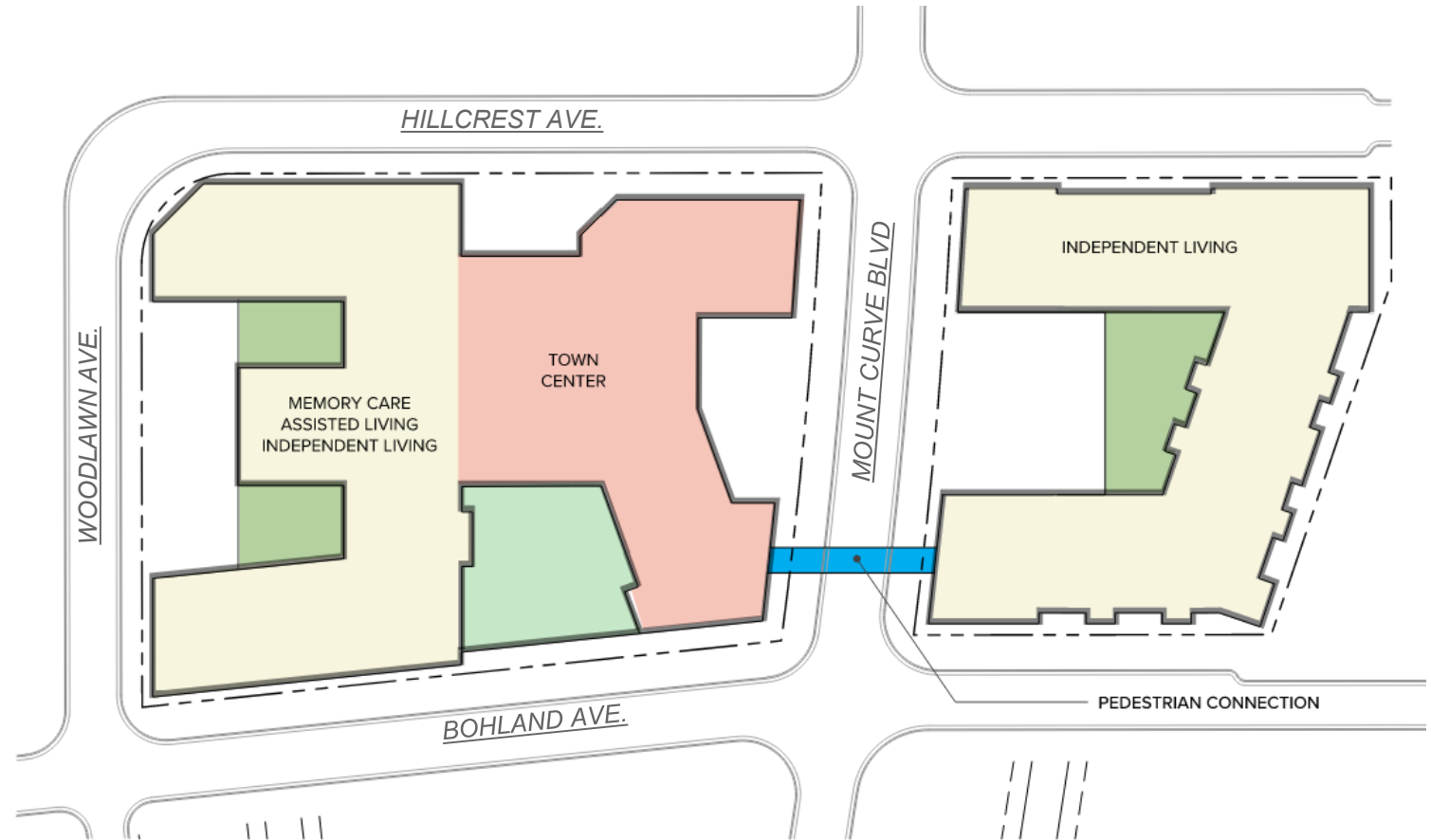
Project Metrics

- Total Project Size: 526,000 GSF
- Total Unit Count: 300
 - 220 Independent Living
 - 40 Assisted Living
 - 40 Memory Care
- Parking Count:
 - 250 stalls
- Estimated Jobs:
 - Construction: 300-350
 - Permanent: 60



Pedestrian Bridge – Location and Use

- While the Highland Bridge Presbyterian Homes development appears as two separate buildings, the Block 6 and 7 structures will be operated as a singular, cohesive community of senior-living residents and care staff.
- The proposed pedestrian bridge will allow convenient, safe, and protected access for residents and staff to and from the amenity spaces and residential units within each respective structure.
- The proposed pedestrian bridge will span over the vehicular, pedestrian, and bicycle traffic on Mount Curve Boulevard to help maintain better traffic flow along Mount Curve Blvd into and through Highland Bridge.

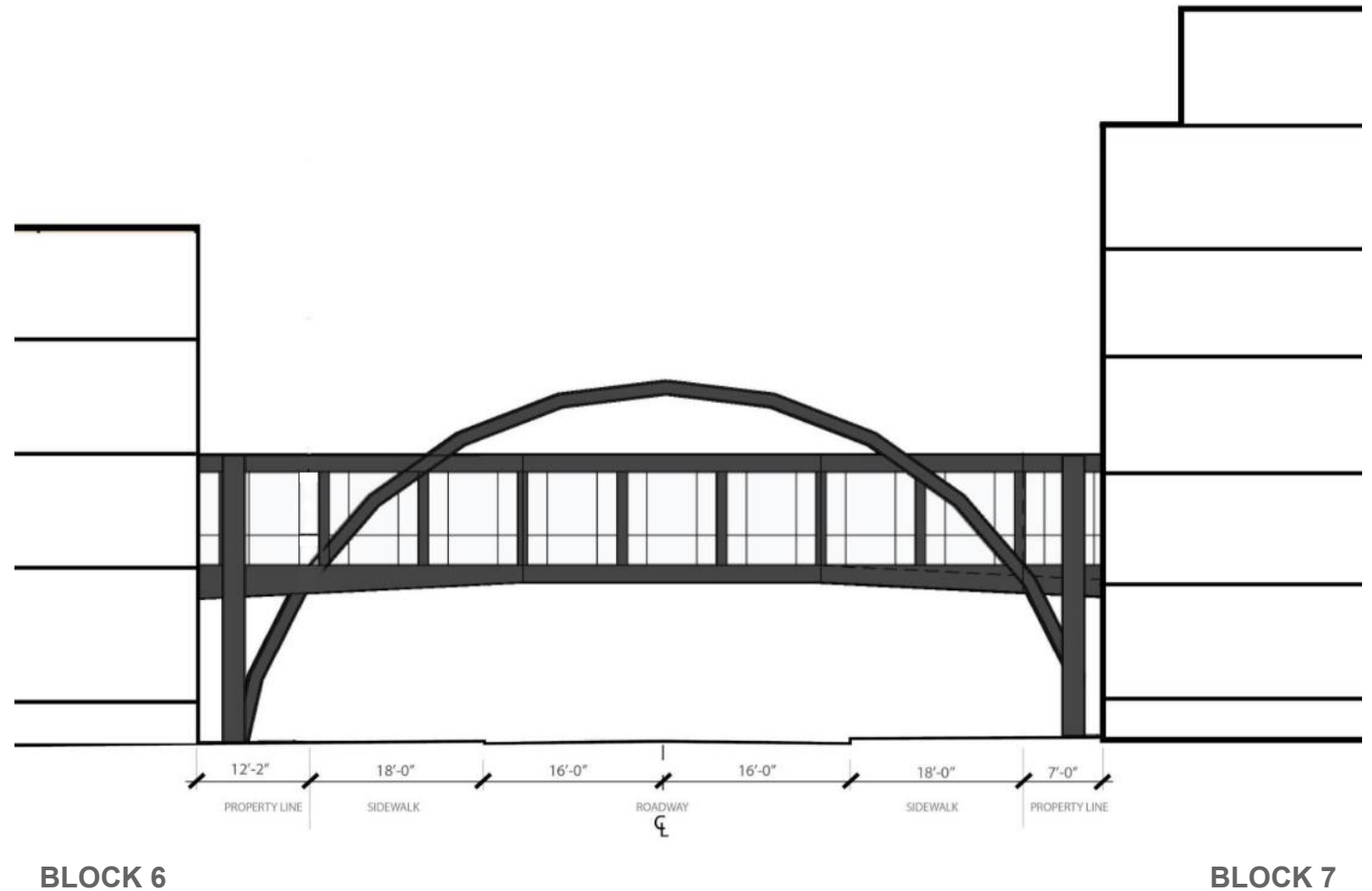






Pedestrian Bridge – Key Points

- The average age of residents within a Presbyterian Homes Community is 85. Sloping site conditions (20 feet of grade difference from east side of block 7 to west side of block 6) hinder grade level travel for mobility challenged residents.
- The use of the pedestrian bridge is reasonable and allowed in each of the blocks' zoning districts. The pedestrian bridge will be privately owned and maintained. No public dollars will be used for financing of the pedestrian bridge
- Variances were approved by the BZA for both Block 6 & Block 7 to allow 0 ft setbacks for the enclosed, elevated pedestrian bridge as (due to its nature spanning the roadway) it encroaches past the minimum 5-ft building setback lines defined in Master Plan.



Pedestrian Bridge – Master Plan

- Pedestrian bridge is consistent with the City's comprehensive plan and Ford Site Zoning and Master Plan providing "infrastructure for all ages and abilities."
- Pedestrian Bridge provides the residents safe access throughout their senior living community. Safe pedestrian access is one of the key elements of the Master Plan.



Vacation of Air Rights – Key Takeaways



- The pedestrian bridge is privately funded and will be privately operated after completion. No public dollars will be used for construction of the pedestrian bridge
- The pedestrian bridge is critical to the functionality of the multi-block, 300-unit senior-living community providing access to meals and services for all community members and safe transport of residents.
- Sloping site conditions pose concerns for mobility challenged residents, with an average age of 85, who may also have other impairments such as vision, hearing or memory loss.
- Pedestrian bridge mitigates grade level conflicts between frequent crossings of mobility challenged residents in the public right of way and maintains better traffic flow along Mount Curve Boulevard and through the Highland Bridge site.
- The pedestrian bridge meets all master plan and zoning requirements.
- This development is currently completing site plan review and has already been approved by the Board of Zoning Adjustment. The project team is working with City Staff for approval of technical aspects of the pedestrian bridge.

THANK YOU!

