



HIGHLAND

DISTRICT COUNCIL

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HDC Resolution for Highland Bridge Lot 2B

WHEREAS the applicant at Highland Bridge Block 2B, Ryan Companies, is proposing to construct three single story buildings and a 97 unit mixed-use building surrounded by structured off-street parking, and

Whereas they are requesting multiple variances:

- 1) A floor area ratio (FAR) minimum of 2.0 is required and 1.0 is proposed.
- 2) Building height minimum of 40 feet is required and two of the three retail buildings are proposed to be 15 feet and one at 12 feet tall with variance requests of 25 feet and 28 feet
- 3) A maximum lot coverage is 70% and 80% is proposed
- 4) The Design standards for this parcel require 30% of the area of the ground floor along addressed sides of the building and sides that face open space to consist of windows and doors or openings; 20% is proposed
- 5) Design standards for this parcel requires the bottom 12 feet of portions of the ground floor along urban center frontage not dedicated to residential units to be a minimum of 65% of transparent glazing; 40% is proposed on the north side of the mixed use building, 55% on the north side of retail building B, 55% on the north side of retail building C, 50% on the north side of retail building D, 45% on the southeast side of the mixed use building, and 45% on the south side of the mixed use building

Whereas the Community Development Committee (CDC) of the Highland District Council met via Zoom with the applicant and neighbors on November 19, 2024 to review and discuss the application; and

Whereas development projects within the multi-unit housing market in the City of St. Paul have slowed over the past couple of years, which has impacted development of the mixed-use buildings (retail/housing) within the Highland Bridge site; and

Whereas the glazing and window coverage variances have been granted for other buildings due to the grade change of Ford parkway; and

Whereas the committee is supportive of this project moving forward to complete the connection of the Civic square to the Civic plaza and provide better pedestrian access to the site; and

Whereas new retail at the Highland Bridge site has been an on-going request from new neighbors at the site and many others in the Highland Park neighborhood; therefore

Resolution 2024–12D



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Be It Resolved that the Highland District Council's Community Development Committee recommends approval of the following:

- A variance of 1 foot on the floor area ratio
- Height variances of 25 and 28 feet for retail buildings B, C and D
- A variance of 10% lot coverage
- Variances of 10% for the window and door openings on the north side of the mixed use building, and 5% on retail building D
- Transparent glazing variances of 25% on north side of the mixed use building, 10% on the north side of retail buildings B and C, 15% on the north side of retail building D, 20% on the southeast side and south side of the mixed use building

Approved November 19, 2024

By the Community Development Committee of the Highland District Council