



June 28, 2021

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

Re: Zoning File No: # 21-267-952 Preliminary Plat approval for Northern Highland Bridge

Dear Ms. Michalski:

Thank you for submitting your application for a combined plat for 2192 Ford Parkway (Highland Bridge formally the Ford Site) under Leg. Code § 69.405 to subdivide Block 2 on the Ford Plat into four (4) separate parcels. 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:

- If fire access is not provided on the public right-of-way, it must be provided on private land
- If the extension of Lot 2 southward to Hillcrest Avenue is used for vehicular access and a driveway apron is required through the boulevard area established in the infrastructure plan, the street trees proposed in that boulevard will need to shift along Hillcrest to continue to provide tree canopy in the public right of way. This can be addressed in the infrastructure plan and site plan review process.
- Minimum lot widths for lots subdivided in the F5 zoning districts shall comply with the Zoning Code Sec. 66.931. - Ford district dimensional standards.
- Development in the F5 zoning districts shall comply with the Zoning Code Sec. 66.931. - Ford district dimensional standards.
- The building code has requirements in relation to the separation distance of an exterior wall to a property line. The developer should be aware there are

requirements for fire-resistance rating of exterior walls, projections and penetrations, as well as a limit on the percentage of openings allowed in those walls.

- Building roof drainage is subject to the MN Plumbing Code. Be advised that a direct connection to a public storm sewer for roof drainage may be required depending on factors such as building roof design, height, and available permeable surface.
- Ensure the PERPETUAL EASEMENT FOR MUNICIPAL UTILITY AND WATER SERVICES is reflective of the original Ford Plat and include the recorded document number.
- Proposed easements for private utility connections in Outlot C shall be described and recorded prior to issuance of related permits.
- 69.401 (e)(3) Provisions for sewage disposal, drainage and flood control. Pursuant to City Resolution 20-672 establishing the Ford Site Green Infrastructure Stormwater Management District, and establishing connection and ongoing operation and maintenance charges for property and uses to be served by the district's stormwater infrastructure, development parcels must connect to the District's Green Infrastructure Stormwater Management System and must, pursuant to Leg. Code 81.08.2(a), pay concurrently with the issuance of a building permit a one-time connection charge. Parcels within the District must also pay an additional annual operation and maintenance surcharge.

Based upon the City's review, the preliminary plat for Northern 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 noted. After the corrections have been noted 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