

CITY OF ST. PAUL

HIGHLAND BRIDGE

REGISTERED LAND SURVEY NARRATIVE LOT 2, BLOCK 1 NORTHERN HIGHLAND BRIDGE

May 1, 2026

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 retail, office, and thousands of units of residential including 1-6 unit homes, 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 renamed Highland Bridge in 2020.

Ryan previously platted the 122 acre site under the FORD plat in 2019 to establish the public right-of-way, open spaces, and private sites as mentioned above. The Block 2 property consisted of two lots that were split through an angular line between Outlot B and Outlot C: Lots 1-2, Block 2 FORD. See Exhibit 3 for the original FORD plat.

In 2023, Ryan platted the two Block 2 lots into four lots through the NORTHERN HIGHLAND BRIDGE plat: Lots 1-4, Block 1, NORTHERN HIGHLAND BRIDGE. See Exhibit 4 for the NORTHERN HIGHLAND BRIDGE plat.

Ryan is making this Registered Land Survey (RLS) application in order to further subdivide one of those four parcels (Lot 2, Block 1 NORTHERN HIGHLAND BRIDGE) into four tracts for the individual buildings that are under construction. See Exhibit 5 for the proposed Registered Land Survey.

Existing 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 property within this RLS scope lies south of Ford Parkway, east of Lot 1, Block 1 NORTHERN HIGHLAND BRIDGE, west of Outlot B FORD, and north of Outlot C FORD which is also the privately owned Hillcrest Drive roadway.

The site information for the property is listed below:

- Owner: Highland Bridge Property Owner, LLC
- PIN: 172823120094
- Site Address: 2200 Ford Pkwy St. Paul, MN 55116
 - Note: there are four buildings under construction on this parcel, each with different addresses. 2200 Ford Pkwy is one of the addresses for the buildings
- Site Area: 2.184 ac (95,116 sf)
- Legal Description: Lot 2, Block 1 NORTHERN HIGHLAND BRIDGE

Existing Zoning

The zoning district for the property is F5 Business Mixed District. This zoning district includes the following requirements:

<u>Building Lot Coverage</u>	<u>Min</u>	<u>Max</u>
Mixed Residential & Commercial, Commercial & Employment	-	70% ⁽¹⁾

<u>Setbacks</u>	<u>Min</u>	<u>Max</u>
Right-of-way	5'	15' ⁽²⁾
Interior Lot Line	6'	N/A

<u>Floor Area Ratio (FAR)</u>	<u>Min</u>	<u>Max</u>
F5 – Business Mixed	2.0	4.0

<u>Building Height</u>	<u>Min</u>	<u>Max</u>
F5 – Business Mixed	40'	65', 75' ⁽³⁾

⁽¹⁾Projects that provide Functional Green Roof can receive a 1% lot coverage by buildings bonus for every 1% of Functional Green Roof provided by the project, up to a maximum 10% lot coverage by building bonus

⁽²⁾Maximum building setback shall apply to at least 60% of the building façade along the right-of-way

⁽³⁾Per St Paul Zoning Code table 66.391, note (d), which states: Building height may exceed sixty-five (65) feet, to a maximum of seventy-five (75) feet, with a minimum of ten-foot setback from all minimum setback lines for all portions of the building above a height of thirty (30) feet, except for corner elements and portions of the building facing the civic square identified in the Ford Site Zoning and Public Realm Master Plan, Chapter 8.

The Lot 2, Block 1 NORTHERN HIGHLAND BRIDGE development received site plan approval in the Summer of 2025. Variances were approved in late 2024 and early 2025. The approved values of zoning calculations are listed in the table below:

<u>Building Lot Coverage</u>	<u>Min</u>	<u>Max</u>	<u>Block 2B</u>
Mixed Residential & Commercial	-	70%	73.5%⁽¹⁾
Commercial & Employment	-	70%	

⁽¹⁾A variance was approved to exceed the building lot coverage requirements up to 80% coverage.

<u>Setbacks</u>	<u>Min</u>	<u>Max</u>	<u>Block 2B</u>
Right-of-way (Ford Pkwy)	5'	15'	13.23' – 15.24'
Interior Lot Line (L1B1 NHB)			6.77'
Interior Lot Line (L3B1 NHB)	6'	N/A	9.81'
Interior Lot Line (Outlot B)			6.16'
Interior Lot Line (Outlot C)			7.51'

<u>Floor Area Ratio (FAR)</u>	<u>Min</u>	<u>Max</u>	<u>Block 2B</u>
F5 – Business Mixed	2.0	4.0	1.17⁽²⁾

⁽²⁾A variance was approved to be under the minimum FAR requirement down to an FAR of 1.0.

<u>Building Height</u>	<u>Min</u>	<u>Max</u>	<u>Block 2B</u>
F5 – Business Mixed	40'	65', 75'	Mixed-use: 52.01' Parcel 2: 14.47'⁽³⁾ Parcel 3: 17.78'⁽⁴⁾ Parcel 4: 16.60'⁽⁵⁾

⁽³⁾A variance was approved to be under the minimum building height requirement down to a building height of 12'.

⁽⁴⁾A variance was approved to be under the minimum building height requirement down to a building height of 15’.

⁽⁵⁾A variance was approved to be under the minimum building height requirement down to a building height of 15’.

Proposed Site Description

Four tracts will be created by the Registered Land Survey so that each building is on its own property.

The site information for the tracts are listed below:

- Owner: Highland Bridge Property Owner, LLC
- PIN: TBD by City
- Site Address:
 - Tract A: 2200 Ford Parkway for the commercial portion of the building, 2215 Hillcrest Drive for the residential portion of the building.
 - Tract B: 2230 Ford Parkway
 - Tract C: 2220 Ford Parkway
 - Tract D: 2210 Ford Parkway
- Site Area:
 - Tract A: 1.634 ac (71,187 sf)
 - Tract B: 0.124 ac (5,402 sf)
 - Tract C: 0.196 ac (8,522 sf)
 - Tract D: 0.230 ac (10,005 sf)
- Legal Description:
 - Tract A, Registered Land Survey No. #####
 - Tract B, Registered Land Survey No. #####
 - Tract C, Registered Land Survey No. #####
 - Tract D, Registered Land Survey No. #####

Proposed Site Uses

The Lot 2, Block 1 NORTHERN HIGHLAND BRIDGE parcel is currently under construction to provide three standalone single story commercial buildings and a four story mixed-use residential and commercial building, totaling 97 residential units and approximately 22,000 sf of commercial space. Anticipated construction completion is Fall 2026.

The zoning calculations for the proposed tracts is shown in the following table:

<u>Building Lot Coverage</u> ⁽¹⁾	<u>Min</u>	<u>Max</u>	<u>Tract A</u>	<u>Tract B</u>	<u>Tract C</u>	<u>Tract D</u>
Mixed Residential & Commercial	-	70%	75.8%	-	-	-
Commercial & Employment	-	70%	-	58.6%	69.0%	69.9%

⁽¹⁾A variance was previously approved to exceed the building lot coverage requirements up to 80% coverage.

<u>Setbacks</u>	<u>Min</u>	<u>Max</u>	<u>Tract A</u>	<u>Tract B</u>	<u>Tract C</u>	<u>Tract D</u>
Right-of-way (Ford Pkwy)	5'	15'	14.18'- 14.69'	13.33'- 13.67'	13.89'- 14.37'	14.51'- 15.28'
Interior Lot Line (L1B1 NHB)			42.08'	6.77'	-	-
Interior Lot Line (L3B1 NHB)	6'	N/A	9.26'	-	-	-
Interior Lot Line (Outlot B)			6.16'	-	-	-
Interior Lot Line (Outlot C)			7.51'	-	-	-
Interior Lot Line (Parcel 1)			-	0 ^{'(2)}	0 ^{'(2)}	0 ^{'(2)}
Interior Lot Line (Parcel 2)			0 ^{'(2)}	-	0 ^{'(2)}	-
Interior Lot Line (Parcel 3)			0 ^{'(2)}	0 ^{'(2)}	-	0 ^{'(2)}
Interior Lot Line (Parcel 4)			0 ^{'(2)}	-	0 ^{'(2)}	-

⁽²⁾Portion of the Parcel 1 building is shared with the Parcel 2-4 building walls and extends into those respective parcel areas. A common wall agreement will be in place for each shared building wall.

<u>Floor Area Ratio (FAR)</u> ⁽³⁾	<u>Min</u>	<u>Max</u>	<u>Tract A</u>	<u>Tract B</u>	<u>Tract C</u>	<u>Tract D</u>
F5 – Business Mixed	2.0	4.0	1.36	0.55	0.59	0.61

⁽³⁾A variance was previously approved to be under the minimum FAR requirement down to an FAR of 1.0.

<u>Building Height</u>	<u>Min</u>	<u>Max</u>	<u>Tract A</u>	<u>Tract B</u>	<u>Tract C</u>	<u>Tract D</u>
F5 – Business Mixed	40'	65', 75'	52.01'	14.47' ⁽⁴⁾	17.78' ⁽⁵⁾	16.60' ⁽⁶⁾

⁽⁴⁾A variance was previously approved to be under the minimum building height requirement down to a building height of 12'.

⁽⁵⁾A variance was previously approved to be under the minimum building height requirement down to a building height of 15'.

⁽⁶⁾A variance was previously approved to be under the minimum building height requirement down to a building height of 15'.

Easements/Agreements

The Block 2B project is working on private watermain agreements with St. Paul Regional Water Services (SPRWS) for shared water services between multiple buildings. Those easements will be held off on recording until the RLS is approved and updated with the RLS legal descriptions.

The Block 2B RLS will create the need for two new sanitary sewer access easements for servicing the sanitary sewer services entering the properties from Ford Pkwy. The service for Tract B will need excavation space in the northwest corner of Tract C. The service for Tract D will need excavation space in the northwest corner of Tract A. Exhibit 8 shows the locations and approximate size of those easements.

A declaration of reciprocal easements and operating agreement (REOA) will be recorded in order for each of the buildings on their respective tracts of land to operate and maintain the collective shared vehicular and pedestrian access areas, vehicular parking areas, directional signage areas, common areas, trash areas, and shared utility service lines along with other items. This declaration will be recorded after the RLS is recorded.