



November 21, 2024

EARLY NOTIFICATION SYSTEM (ENS) NOTICE BOARD OF ZONING APPEALS (BZA) – PUBLIC HEARING

Purpose: The Department of Safety and Inspections received the attached variance application. This application has not been reviewed for completeness and additional variances may be required to complete this project. No additional ENS will be sent after this application has been reviewed. If you would like more information regarding this project, please contact david.eide@stpaul.gov.

Property Address: 0 Cretin Avenue South (Highland Bridge Block 2C)

Date of Hearing: Monday, December 9, 2024

Time: 3:00 p.m.

Location: 15 Kellogg Boulevard West (Room 330 – Courthouse)

Public comment may be submitted to DSI-ZoningReview@stpaul.gov. Any comments and materials submitted by 2:00 p.m. on December 6, 2024 will be provided to the BZA for their review. You must include your name and address for the public record.

This property is located in the area represented by the Highland District Council, an independent organization that provides advisory recommendations to the City about a variety of issues. They may choose to discuss this item at a neighborhood meeting and provide a recommendation to the BZA. Please contact the Highland District Council at (651) 695-4005 or at kathy@highlanddistrictcouncil.org if you are interested in participating in the neighborhood review process.



ZONING VARIANCE APPLICATION

To Board of Zoning Appeals
Dept. of Safety & Inspections
Zoning Section
375 Jackson St., Suite 220
Saint Paul, MN 55101-1806
(651) 266-9008

To Planning Commission
Dept. of Planning & Econ. Dev.
Zoning Section
1400 City Hall Annex, 25 W 4th St.
Saint Paul, MN 55102-1634
(651) 266-6583

Zoning Office Use Only	
File #	<u>24-096392</u>
Fee Paid \$	<u>856.00</u>
Received By / Date	<u>D. Eide - 11/18/2024</u>
Tentative Hearing Date	<u>12/9/2024</u>

APPLICANT

Name Sean Ryan (Ryan Companies US, Inc.)
(must have ownership or leasehold interest in the property, contingent included)

Address 533 South Third St, Suite 100 City Minneapolis State MN Zip 55415

Email sean.ryan@ryancompanies.com Phone 612-492-4638

Name of Owner (if different) Project Paul, LLC. Email maureen.michalski@ryancompanies.com

Contact Person (if different) Maureen Michalski Email maureen.michalski@ryancompanies.com

Address 533 South Third St, Suite 100 City Minneapolis State MN Zip 55415

0 Cretin Avenue South

PROPERTY INFO

Address / Location 2192 Ford Pkwy St. Paul, MN 55116

PIN(s) & Legal Description 172823120095 Lot 3, Block 1, Northern Highland Bridge
(attach additional sheet if necessary)

Lot Area 0.77 ac Current Zoning F5

VARIANCE REQUEST: Application is hereby made to the Board of Zoning Appeals (or to the Planning Commission with another zoning application) for variance from the following section(s) of the Zoning Code _____
_____. State the requirement and variance requested. _____
See attached Variance Narrative for additional information

SUPPORTING INFORMATION: Explain or demonstrate the following. Attach additional sheets if necessary.

1. Practical difficulties in complying with the provision of the code from which a variance is requested, and that the property would be used in a reasonable manner not permitted by the provision.
2. The plight of the landowner is due to circumstances unique to the property not created by the landowner.
3. The variance will not permit any use that is not allowed in the zoning district in which the property is located.
4. The variance will not alter the essential character of the surrounding area.

- Required site plan is attached
- If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

Applicant's Signature Date 11/15/24

CITY OF ST. PAUL

HIGHLAND BRIDGE
BLOCK 2C – COMMERCIAL
Ryan Companies US, Inc.

VARIANCE NARRATIVE
November 18, 2024

Contents

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Project Contacts and Design Professionals:

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Project Summary

The Block 2C Commercial Project is a Ryan Companies (Ryan) owned and developed project located in the northern portion of the Highland Bridge development, west of Cretin Ave and south of Outlot B (also known as the Civic Square). The 0.77 acre site is one of four parcels split from the original Block 2 within the F5 Business Mixed Zoning District. Block 2 was initially divided between Lot 1 and Lot 2 through the original FORD plat by a diagonal line between Outlot B and Outlot C, but the Northern Highland Bridge plat was recorded in 2023 to split Block 2 into four separate parcels, Lots 1-4:

1. Lot 1, Block 2 (or “Block 2A”), will be developed at a future date, anticipated to be a Mixed-Use Project or Commercial Project.
2. Lot 2, Block 2 (or “Block 2B”), is proposed to be developed into a Mixed-Use Project.
3. Lot 3, Block 2 (or “Block 2C”), is proposed to be developed into a Commercial Project.
4. Lot 4, Block 2 (or “Block 2D”), is currently under construction with a senior housing development anticipated to open in Spring of 2025.

The Block 2C project is proposing a one-story commercial building with approximately 13,000 square feet of retail. Private street parking exists along the private Hillcrest Drive roadway to the south. Vehicular access to the site is directly along Hillcrest Drive from Cretin Ave to the east or through Outlot C to the west. The commercial component of the building is consistent with the business mixed focused goals of the F5 Zoning District. Construction is expected to start in the Spring of 2025 with project completion in the Fall of 2026.

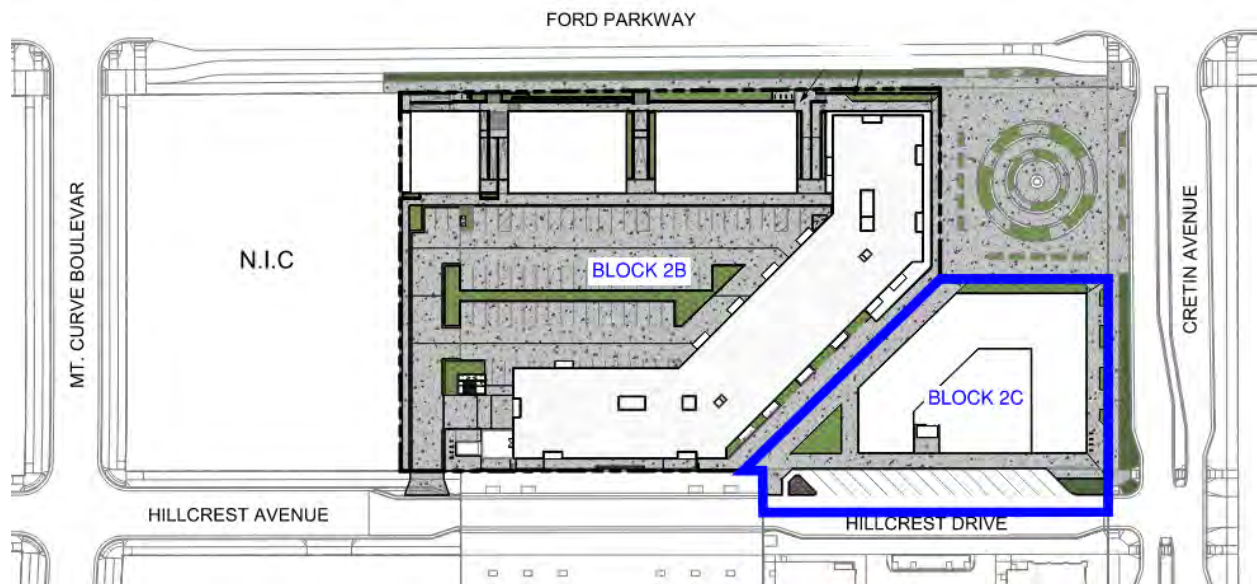


Figure 1: Highland Bridge Block 2C Layout

Variance Request 1: Floor Area Ratio (FAR)

The Block 2C project is located within the F5 Business Mixed Zoning district which requires the project to provide between a 2.0-4.0 Floor Area Ratio (FAR) within its project boundary. The Block 2C project is pursuing a variance to be under the minimum FAR requirement with a 0.3 FAR, a difference of 1.7 FAR.

Note that the Block 2B project to the west is requesting a similar FAR variance as a part of its respective entitlement approvals. The Block 2D project that is under construction has an FAR of 3.1, which is within the allowable FAR range for the F5 district, but the Block 2A project FAR is unknown at this time as the specific development programming for that lot is undetermined. When viewing the known Block 2 projects together (excluding Block 2A) the FAR equates to approximately 1.7 which is much closer to the allowable range of the F5 district. The collective Block 2 FAR may exceed the 2.0 minimum FAR depending on what specific development programming is brought forth on Block 2A in the future. However, dimensional standards are applied to each lot, rather than block, so each individual parcel needs to be calculated for FAR instead of the entire block. Figure 1.1 depicts the project boundaries with their respective FAR values along with the total Block 2 boundary and FAR calculation denoted.

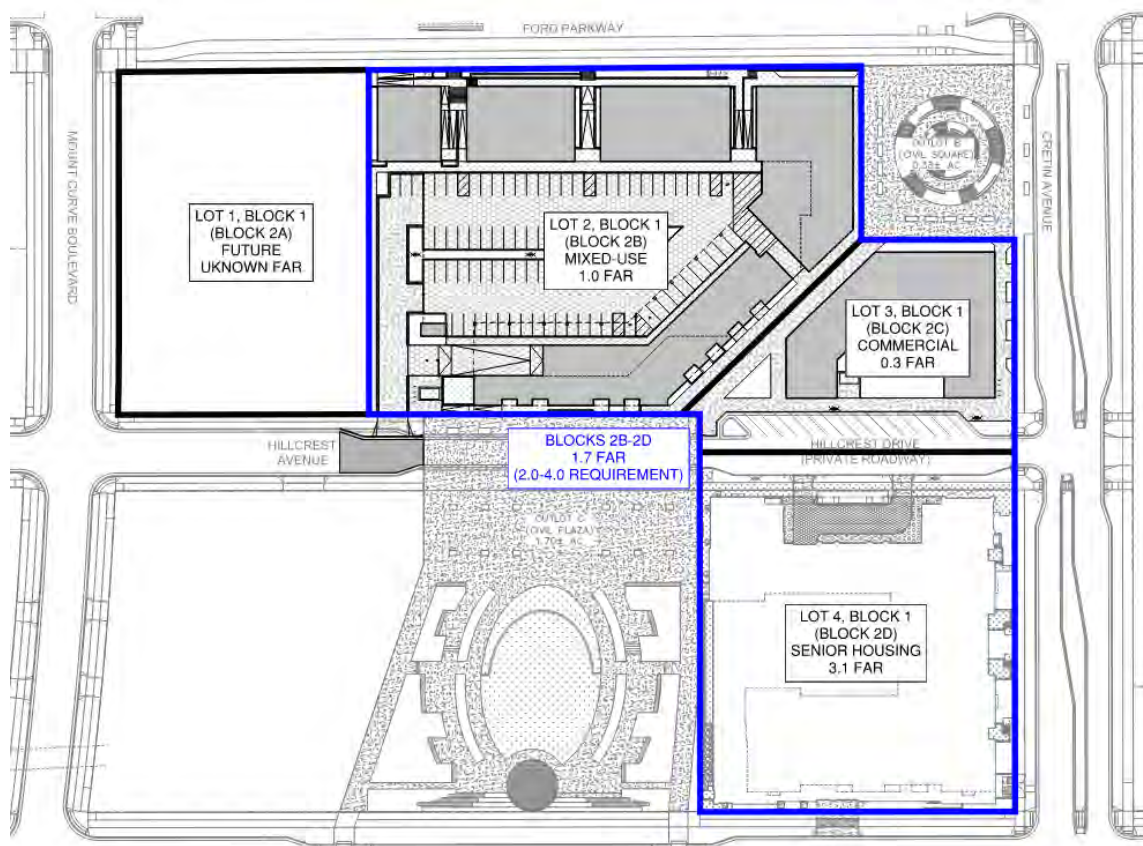


Figure 2: Highland Bridge Block 2 FAR Values

Supporting Information

1. *Circumstances unique to the property (not created by the landowner) that create practical difficulties in complying with the provision of the code from which a variance is requested.*
 - a. The presence of the two civic spaces, Outlot B (Civic Square) and Outlot C (Civic Plaza) as identified in the Ford Site Master Plan, constrains the alignment of the roadway network surrounding Block 2 which results in a large, awkward shaped land area to be developed. Angled property lines along the northwest corner of Block 2C, created due to the City required pedestrian access easement, create inefficiencies within the proposed building resulting in less building square footage. The City requirements to connect the two civic spaces with a pedestrian pathway and to connect Cretin Ave to Hillcrest Ave with a private roadway, called Hillcrest Drive, increases the undevelopable space on the block. If the roadway network and parcel lines for Block 2 reflected a more standard block and there were no site requirements for connections of adjacent parcels, additional density could be added to increase the FAR.
 - b. Existing site conditions such as perched water table, shallow bedrock, and an approximately 5 ft grade change across Block 2C limits the developable area within the lot. The various conditions constrain the layout of the building and ultimately how large the different building components can be, thus limiting achievable FAR.
 - c. There are various micro- and macro-economic factors that have delayed the development of Block 2 over the past five years. A worldwide health pandemic leading to increased material costs and supply chain issues, a local rent stabilization policy deterring typical development capital sources, federal tightening of monetary policy, and other factors have resulted in multiple iterations of this development to stall. The proposed development is a financially feasible development that complies with the spirit of the Ford Site Master Plan, will bring jobs and tax base to the City of St. Paul, and will provide a vibrant front door to the Highland Bridge development for years should this variance be approved.
2. *The property is proposed to be used in a reasonable manner, consistent with the intent and purpose of the provision of the code from which a variance is requested.*
 - a. The Ford Site Master Plan manages density with various requirements such as FAR, setbacks, building height, and various lot coverage requirements. While the Block 2C project is under the minimum FAR requirement, the project does meet the setback and lot coverage requirements. The Block 2C project is also seeking a variance for building height to be below the minimum building height.
 - b. The Master Plan emphasizes holding street corners and major roadway edges with building facades, as well as creating a pedestrian scale development, which the Block 2C project design has achieved.

3. *The variance will not permit any use that is not allowed in the zoning district in which the property is located.*
 - a. The commercial project is an allowed use within the F5 Business Mixed District.

4. *The variance is consistent with the comprehensive plan and will not alter the essential character of the surrounding area.*
 - a. One of the guiding principles of the Ford Site Master Plan is Jobs and Tax Base in which the mixed-use building provides business and employment opportunities for the development.
 - b. The Comprehensive Plan includes a Land Use section that lists Goal 3 as “access to employment and housing choice”, Goal 7 as “quality full-time jobs and livable wages”, Policy LU-5 of “Encourage flexible building design to ensure ongoing functionality and viability, and to respond to new market opportunities”, and Policy LU-7 of “Use land use and zoning flexibility to respond to social, economic, technological, market and environmental changes, conditions and opportunities.” The Block 2C project supports the various Land Use goals of the comprehensive plan by providing employment opportunities through a unique development layout that adapts to a constrained site and economic conditions.

Variance Request 2: Building Height

The Block 2C project is located within the F5 Business Mixed Zoning district which requires the project to provide between 40-65 feet of building height. The Block 2C project is developed in conjunction with the Block 2B project and is designed similar to the single story retail buildings on the north side of Block 2B. However, density requirements are applied to each lot, rather than block, so a variance is needed for the building height on Block 2C. The Block 2C building is designed to integrate with the lower massing of the four story massing on Block 2C to provide a consistent retail aesthetic, but the Block 2C building does not have a residential component above like the four story Block 2C building does. The Block 2C project is pursuing a variance to be under the minimum building height requirement with an 18 ft building height, a difference of 22 ft below the minimum height required.



Figure 3: Highland Bridge Block 2C Southeast Perspective View

Supporting Information

1. *Circumstances unique to the property (not created by the landowner) that create practical difficulties in complying with the provision of the code from which a variance is requested.*
 - a. The presence of the two civic spaces, Outlot B (Civic Square) and Outlot C (Civic Plaza) as identified in the Ford Site Master Plan, constrains the alignment of the roadway network surrounding Block 2 which results in a large, awkward shaped land area to be developed. Angled property lines along the northwest corner of Block 2C, due to the City required pedestrian access easement, create inefficiencies within the proposed building resulting in less building square footage. The City requirement to connect the two civic spaces with a pedestrian pathway and to connect Cretin Ave to Hillcrest Ave with a private roadway, called Hillcrest Drive, increases the undevelopable space on the block and makes a small scale vertical mixed-use building inefficient from a design and cost perspective. The lot is best

served as a single-story retail building to match those on Block 2B and hold the prominent frontages of Cretin Ave, Outlot B, and the diagonal pedestrian way.

- b. There are various micro- and macro-economic factors that have delayed the development of Block 2 over the past five years. A worldwide health pandemic leading to increased material costs and supply chain issues, a local rent stabilization policy deterring typical development capital sources, federal tightening of monetary policy, and other factors have resulted in multiple iterations of this development to stall. The proposed development is a financially feasible development that complies with the spirit of the Ford Site Master Plan, will bring jobs and tax base to the City of St. Paul, and will provide a vibrant front door to the Highland Bridge development for years to come should this variance be approved.
2. *The property is proposed to be used in a reasonable manner, consistent with the intent and purpose of the provision of the code from which a variance is requested.*
 - a. The Ford Site Master Plan manages density with various requirements such as FAR, setbacks, building height, and various lot coverage requirements. While the Block 2C project is under the minimum building height requirement, the project does meet the setback and lot coverage requirements. The Block 2C project is also seeking a variance for FAR to be below the FAR.
 - b. The Master Plan emphasizes holding street corners and major roadway edges with building facades, and creating a vibrant, pedestrian-scale development, which the Block 2C project design has achieved.
 3. *The variance will not permit any use that is not allowed in the zoning district in which the property is located.*
 - a. The commercial project is an allowed use within the F5 Business Mixed District.
 4. *The variance is consistent with the comprehensive plan and will not alter the essential character of the surrounding area.*
 - a. One of the guiding principles of the Ford Site Master Plan is Jobs and Tax Base in which the mixed-use building provides business and employment opportunities for the development.
 - b. The Comprehensive Plan includes a Land Use section that lists Goal 3 as “access to employment and housing choice”, Goal 7 as “quality full-time jobs and livable wages”, Policy LU-5 of “Encourage flexible building design to ensure ongoing functionality and viability, and to respond to new market opportunities”, and Policy LU-7 of “Use land use and zoning flexibility to respond to social, economic, technological, market and environmental changes, conditions and opportunities.” The Block 2C project supports the various Land Use goals of the comprehensive plan by providing employment opportunities through a unique development layout that adapts to a constrained site and economic conditions.

Variance Request 3: Window & Door/Opening Percentage

The Block 2C project is subject to the Design Standards of the Ford Site Master Plan, which apply to specific frontages for each block within the Highland Bridge development. Design Standard section G15 requires that *“For new Live/Work, Mixed Residential and Commercial, Civic and Institutional, and Commercial & Employment buildings, windows and doors or openings shall comprise at least fifty (50) percent of the length and at least thirty (30) percent of the area of the ground floor along addressed sides of the building and sides that face open space.”* This standard applies to the south (address side of the building) and north (adjacent to Outlot B open space) sides of the building.

The unique attributes of this parcel, with essentially four highly-visible, active sides, make the design more complex, particularly given the need for functional back-of-house spaces which deserve less visibility in order to enhance both business operations and the pedestrian experience.

The Block 2C project is pursuing variances from G15 for:

- The south side with a 40% length and 15% area of windows and doors/openings for the ground floor, a difference of 10% and 15% from the length and area requirements.

The Block 2C project is compliant with G15 for:

- The north side for the length and area of windows and doors/openings required for the ground floor.



Figure 4: Example Window & Door/Opening Percentage Calculation

Supporting Information

1. *Circumstances unique to the property (not created by the landowner) that create practical difficulties in complying with the provision of the code from which a variance is requested.*
 - a. There are various micro- and macro-economic factors that have delayed the development of Block 2 over the past five years. A worldwide health pandemic leading to increased material costs and supply chain issues, a local rent stabilization policy deterring typical development capital sources, federal tightening of monetary policy, and other factors have resulted in multiple iterations of this development to stall. The proposed development is a financially feasible development that complies with the spirit of the Ford Site Master Plan, will bring jobs and tax base to the City of St. Paul, and will provide a vibrant front door to the Highland Bridge development for years to come should this variance be approved.
 - b. The facade design for the North, East, and West facades are visually consistent with the proposed neighboring Block 2B standalone retail buildings, however the programmatic needs of the interior of the building limit the amount of glazing to some degree, for the sake of safety and privacy for the intended use. This language wraps around the southern facade at the main building entry as well and resolves the massing with a consistent experience. The facade area in the SW corner is fronting back of house spaces that are not conducive to cladding with glazing.
2. *The property is proposed to be used in a reasonable manner, consistent with the intent and purpose of the provision of the code from which a variance is requested.*
 - a. The Master Plan emphasizes holding street corners and major roadway edges with building facades, along with providing well-designed urban neighborhood buildings, which the Block 2C project design has achieved.
3. *The variance will not permit any use that is not allowed in the zoning district in which the property is located.*
 - a. The commercial project is an allowed use within the F5 Business Mixed District.
4. *The variance is consistent with the comprehensive plan and will not alter the essential character of the surrounding area.*
 - a. One of the guiding principles of the Ford Site Master Plan is Jobs and Tax Base in which the mixed-use building provides business and employment opportunities for the development.
 - b. The Comprehensive Plan includes a Land Use section that lists Goal 3 as “access to employment and housing choice”, Goal 7 as “quality full-time jobs and livable wages”, Policy LU-5 of “Encourage flexible building design to ensure ongoing functionality and viability, and to respond to new market opportunities”, and Policy LU-7 of “Use land use and zoning flexibility to respond to social, economic, technological, market and environmental changes, conditions and opportunities.”

The Block 2C project supports the various Land Use goals of the comprehensive plan by providing employment opportunities through a unique development layout that adapts to a constrained site and economic conditions.

Variance Request 4-7: Transparent Glazing Percentage

The Block 2C project is subject to the Design Standards of the Ford Site Master Plan, which apply to specific frontages for each block within the Highland Bridge development. Design Standard section S15 requires that “*The building face shall include a minimum of 65% transparent glazing in the bottom 12 feet of the building for portions of the ground floor not dedicated to residential units.*” This standard applies to the northwest side of the building (adjacent to the pedestrian corridor), the north side of the building (adjacent to Outlot B open space), and the east side of the building (adjacent to the Cretin Ave).

The unique attributes of this parcel, with essentially four, highly-visible, active sides, make the design more complex, particularly given the need for functional back-of-house spaces which deserve less visibility in order to enhance both business operations and the pedestrian experience.

The Block 2C project is pursuing variances from S12 for:

- The north side of the building with a 50% area of glazing for the bottom 12 feet of the building, a difference of 15% from the area requirement
- The east side of the building with a 45% area of glazing for the bottom 12 feet of the building, a difference of 20% from the area requirement
- The south side of the building with a 25% area of glazing for the bottom 12 feet of the building, a difference of 40% from the area requirement
- The northwest side of the building with a 25% area of glazing for the bottom 12 feet of the building, a difference of 40% from the area requirement



Figure 5: Example Ground Floor Glazing Calculation

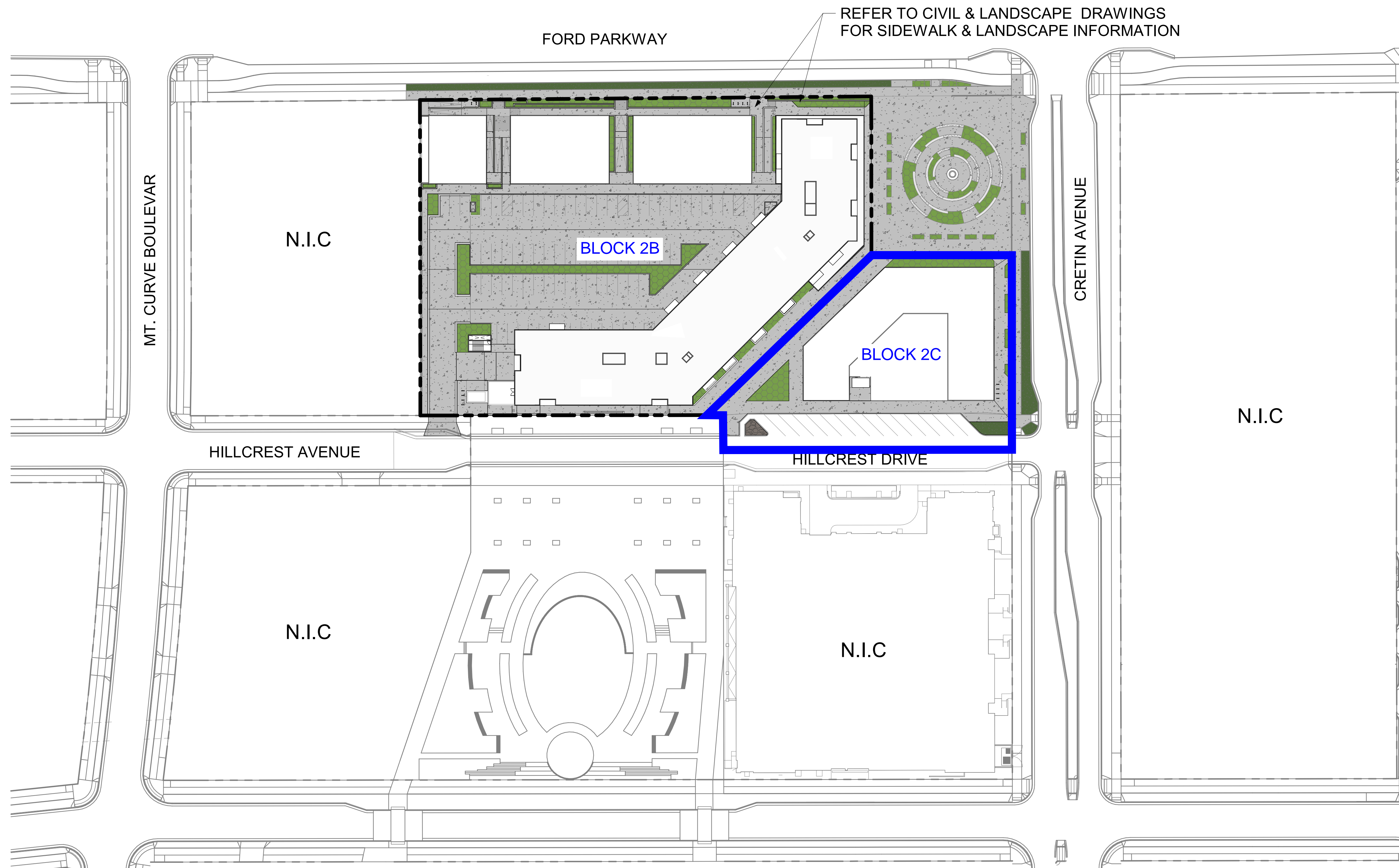
Supporting Information

1. *Circumstances unique to the property (not created by the landowner) that create practical difficulties in complying with the provision of the code from which a variance is requested.*
 - a. There are various micro- and macro-economic factors that have delayed the development of Block 2 over the past five years. A worldwide health pandemic

leading to increased material costs and supply chain issues, a local rent stabilization policy deterring typical development capital sources, federal tightening of monetary policy, and other factors have resulted in multiple iterations of this development to stall. The proposed development is a financially feasible development that complies with the spirit of the Ford Site Master Plan, will bring jobs and tax base to the City of St. Paul, and will provide a vibrant front door to the Highland Bridge development for years to come should the variance be approved.

- b. The facade design for the North, East, and West facades are visually consistent with the proposed neighboring Block 2B standalone retail buildings, however the programmatic needs of the interior of the building limit the amount of glazing to some degree, for the sake of safety and privacy for the intended use. This language wraps around the southern facade at the main building entry as well and resolves the massing with a consistent experience. The facade area in the SW corner is fronting back of house spaces that are not conducive to cladding with glazing. Additionally, a flat finished floor elevation for as much of the interior space as practical dictates that that some area that would otherwise be glazing will be non-glazed components of the window system to cover the slab edge between the floor and the pedestrian walkway surface.
2. *The property is proposed to be used in a reasonable manner, consistent with the intent and purpose of the provision of the code from which a variance is requested.*
 - a. The Master Plan emphasizes holding street corners and major roadway edges with building facades, along with providing well-designed urban neighborhood buildings, which the Block 2C project design has achieved.
 3. *The variance will not permit any use that is not allowed in the zoning district in which the property is located.*
 - a. The commercial project is an allowed use within the F5 Business Mixed District.
 4. *The variance is consistent with the comprehensive plan and will not alter the essential character of the surrounding area.*
 - a. One of the guiding principles of the Ford Site Master Plan is Jobs and Tax Base in which the mixed-use building provides business and employment opportunities for the development.
 - b. The Comprehensive Plan includes a Land Use section that lists Goal 3 as “access to employment and housing choice”, Goal 7 as “quality full-time jobs and livable wages”, Policy LU-5 of “Encourage flexible building design to ensure ongoing functionality and viability, and to respond to new market opportunities”, and Policy LU-7 of “Use land use and zoning flexibility to respond to social, economic, technological, market and environmental changes, conditions and opportunities.” The Block 2C project supports the various Land Use goals of the comprehensive

plan by providing employment opportunities through a unique development layout that adapts to a constrained site and economic conditions.



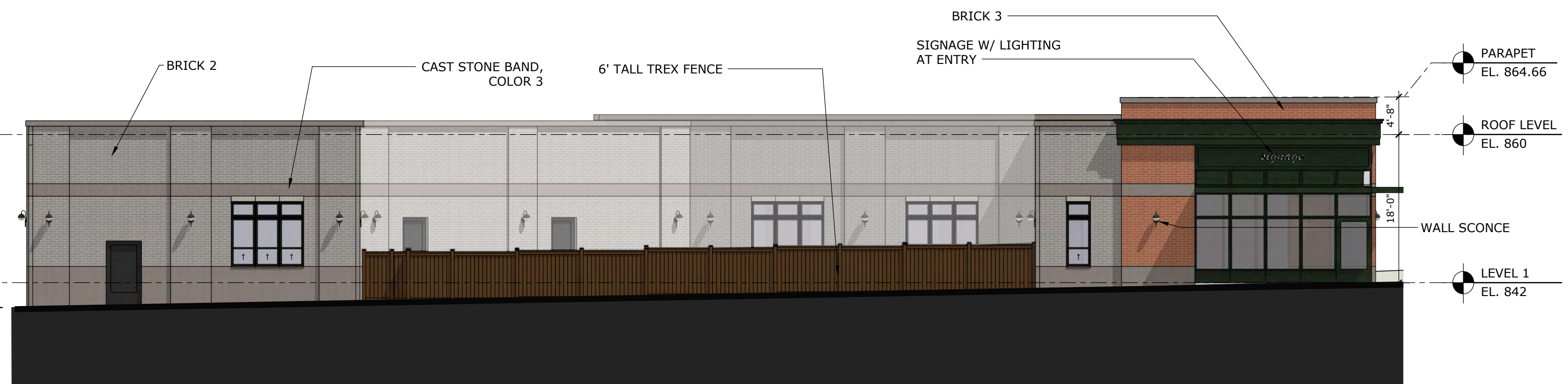
SITE PLAN

HB - Block 2B-2C · City of Saint Paul, MN

SCALE: 1" = 50'-0"



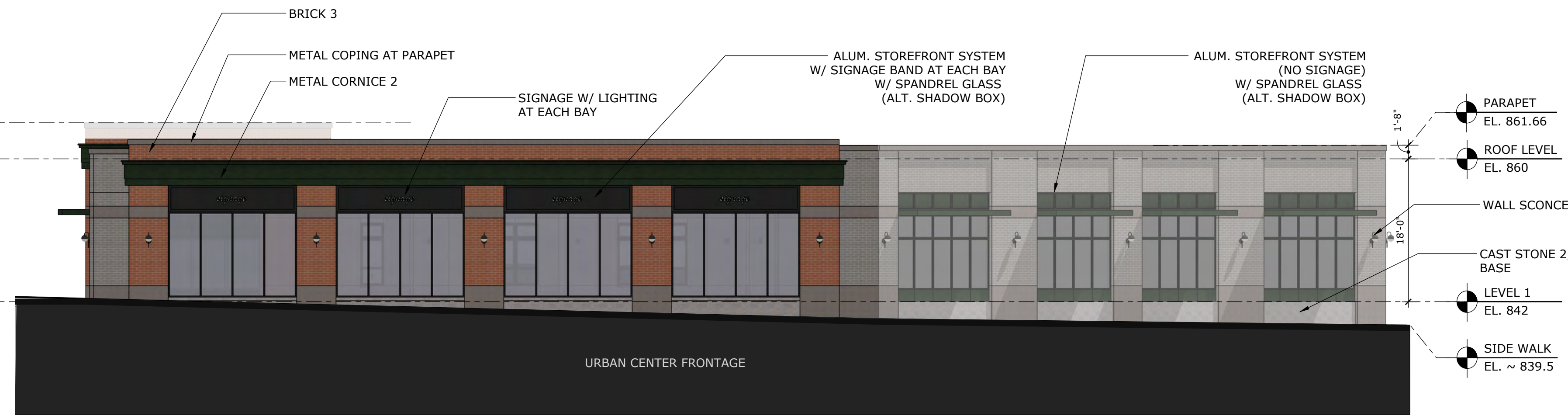
1 BLOCK 2C - WEST ELEVATION
SCALE: 3/32" = 1'0"



2 BLOCK 2C - SOUTH ELEVATION
SCALE: 3/32" = 1'0"



3 BLOCK 2C - EAST ELEVATION
SCALE: 3/32" = 1'0"



4 BLOCK 2c - NORTH ELEVATION
SCALE: 3/32" = 1'0"

ELEVATIONS

HB - Block 2B-2C · City of Saint Paul, MN



PERSPECTIVE VIEW

HB - Block 2B-2C · City of Saint Paul, MN



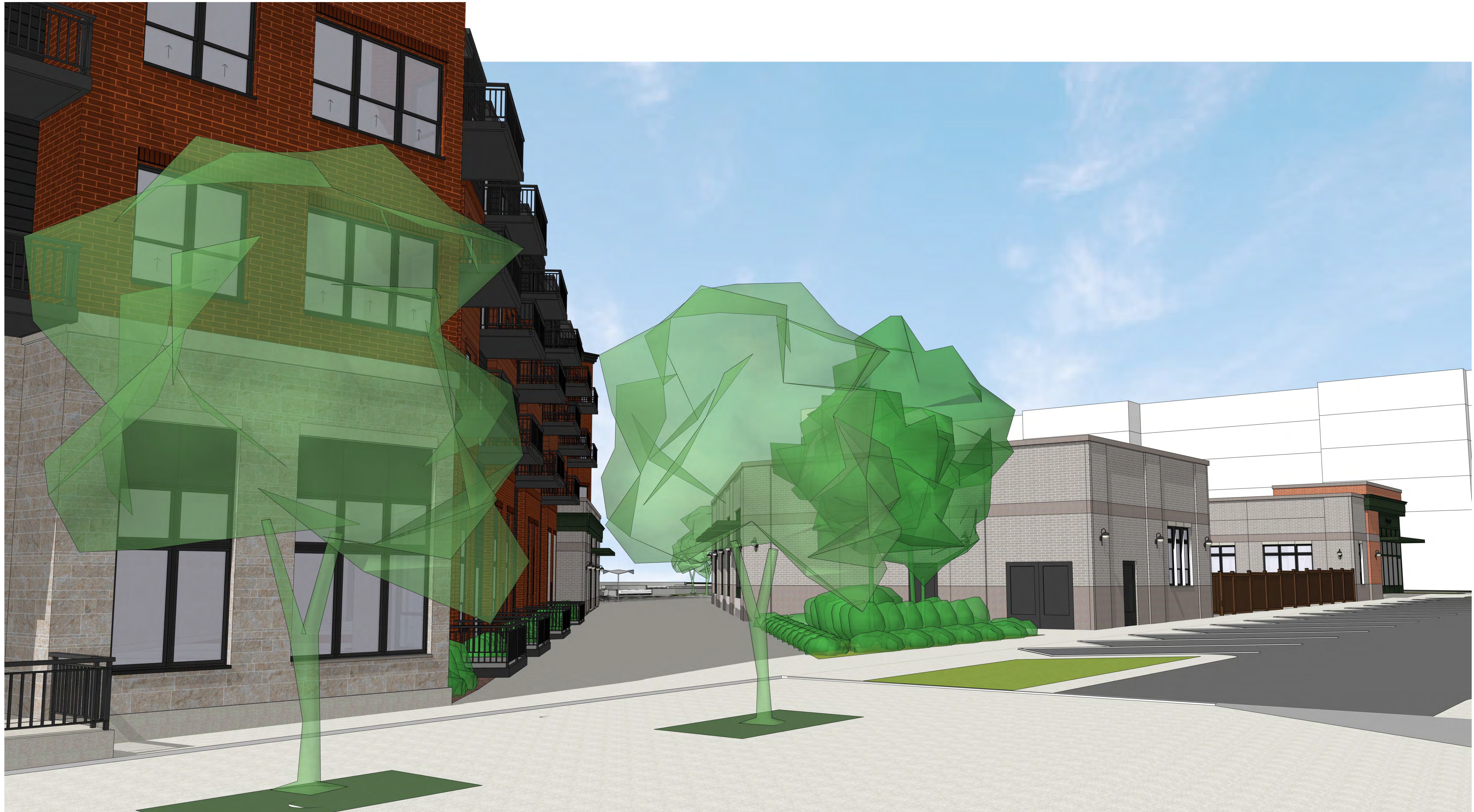
PERSPECTIVE VIEW

HB - Block 2B-2C · City of Saint Paul, MN



PERSPECTIVE VIEW

HB - Block 2B-2C · City of Saint Paul, MN

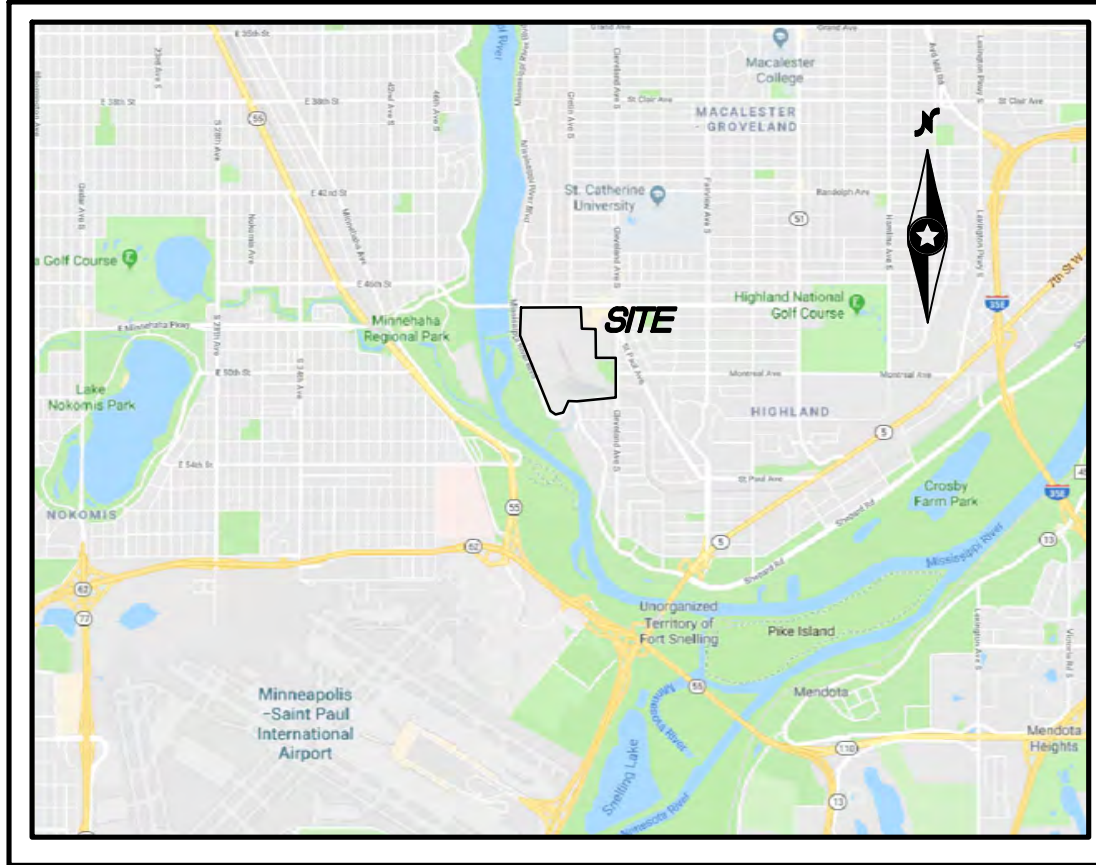


PERSPECTIVE VIEW

HB - Block 2B-2C · City of Saint Paul, MN

Vicinity Map

Not to Scale



Project Paul

St. Paul, Minnesota

ALTA/NSPS LAND TITLE SURVEY

GENERAL DRAWINGS

DWG. NO. SHEET 2
TITLE BOUNDARY DEPICTION, TITLE COMMITMENT LEGAL DESCRIPTIONS AND SCHEDULE B II EXCEPTIONS

SHEETS 3-7
 DETAILED ALTA SHEETS

GENERAL NOTES

- (1) This survey was prepared using First American Title Insurance Company Title Commitment Number NCS-904994-MPLS having an effective date of July 31, 2019 at 7:30A.M. revised on November 25, 2019, and Title Commitment Number NCS-904994-7-MPLS having an effective date of November 04, 2019 at 8:00A.M.
- (2) The address of the surveyed property is 966 Mississippi River Blvd S St. Paul, MN 55116. (Table A Item 2)
- (3) Subject property appears to be classified as Zone X when scaled from Flood Insurance Rate Map Community - Panel Number 2712300087G dated 06/04/2010. (Table A Item 3)
- (4) Subject property contains 5,302,585 Sq.Ft. or 121.731 acres. See table for individual Lot and Block areas. (Table A Item 4)
- (5) Zoning information provided in a letter from the City of Saint Paul. See Table for individual zoning designations. (Table A Item 6 (a)(b))
 - F1 - River Residential District
 - F2 - Residential Mixed-Use Low-Rise District
 - F3 - Residential Mixed-Use Mid-Rise District
 - F4 - Mixed-Use High-Rise District
 - F5 - Business Mixed District
 - F6 - Gateway District
- (6) Subject property does not contain any parking stalls. (Table A Item 9)
- (7) The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. (State One Call Ticket No. 181912733). (Table A Item 11)
- (8) As of the date the field work was completed for this survey, there was observable evidence of current earth moving work, exterior building construction or building additions. (Table A Item 16)
- (9) Wetlands are shown per markings observed in the field during the course of our fieldwork. (Table A Item 18)
- (10) Based on the information contained within title commitment listed above and a physical inspection of the subject property, the surveyor is not aware of any off site easements or servitudes other than shown hereon. (Table A Item 19)
- (11) Bearings based on Ramsey County Coordinates NAD83 (2007 ADJ) US Survey Feet, Vertical Datum is NAVD88.
- (12) No adjoining deeds were provided by Title Company.
- (13) A portion of the site improvements are shown per a previous survey provided by the Client. Westwood does not warrant or guarantee the accuracy or completeness of said improvements.
- (14) Adjoining ownership information is shown per a search of Ramsey County's GIS tax database on 7/22/18.
- (15) Lots and Blocks shown on sheets 2-7 are per the proposed plat of FORD. Streets shown will be public right of way upon the recording of the plat of FORD.

CERTIFICATION

To: Ryan Companies US Inc.; Wells Fargo Bank, National Association, its successors and/or assigns; Project Paul, LLC, MN Ford Site Apartment Land, LLC; and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a)(b), 7(a)(b)(c), 8, 9, 11, 13, 14, 16, 17, 18, and 19 of Table A thereof. The field work was completed on 6/28/18.

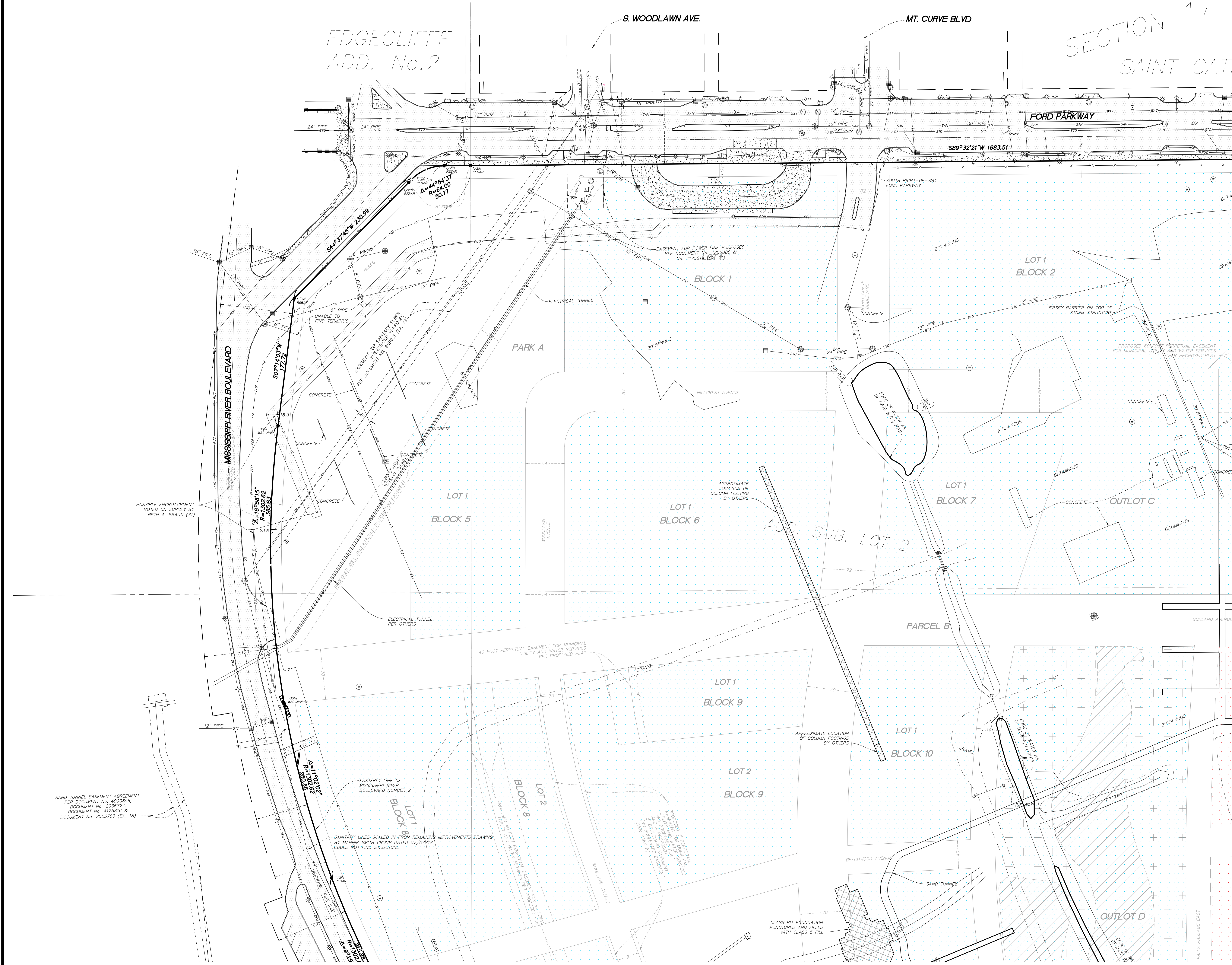
Date of Plat or Map: 12/09/19

Nathan H. Carlson 12/16/2019
 Date

Nathan H. Carlson
 Minnesota License Number 45873
 nate.carlson@westwoodsps.com



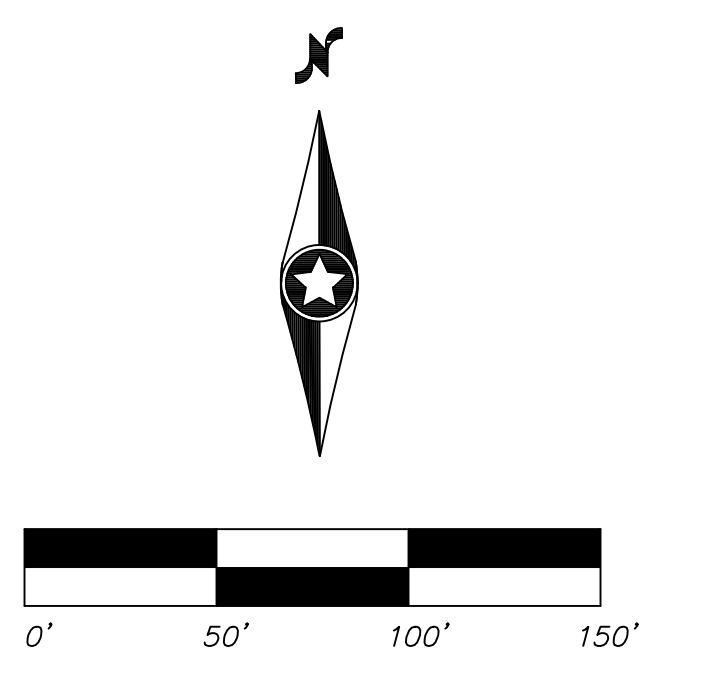
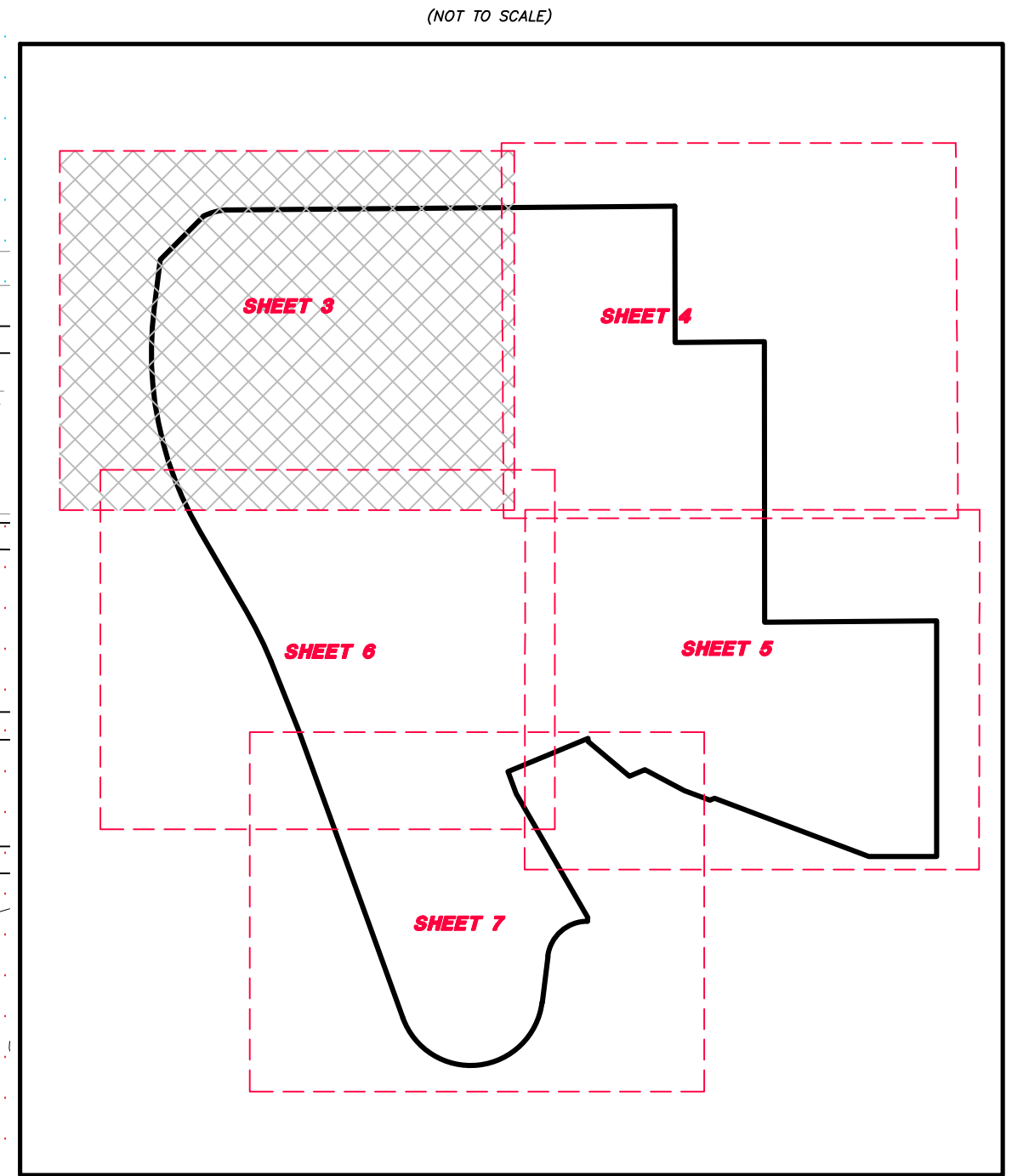
PARCEL	AREA	ZONING	PUBLIC ROW SETBACK (FEET)	INTERIOR LOT LINE SETBACK (FEET)
OUTLOT A	0.49± ACRES	F5	0	0
OUTLOT B	0.38± ACRES	F5	0	0
OUTLOT C	1.70± ACRES	F5	0	0
OUTLOT D	5.44± ACRES	F3	0	0
PARK A	3.65± ACRES	F6	0	0
PARK B	1.55± ACRES	F2	0	0
PARK C	6.39± ACRES	F1/F6	0	0
PARK D	1.50± ACRES	F6	0	0
LOT 1, BLOCK 1	2.29± ACRES	F6	5	6
LOT 1, BLOCK 2	3.40± ACRES	F5	5	6
LOT 2, BLOCK 2	2.37± ACRES	F5	5	6
LOT 1, BLOCK 3	2.65± ACRES	F5	5	6
LOT 2, BLOCK 3	0.53± ACRES	F5	5	6
LOT 1, BLOCK 4	0.63± ACRES	F5	5	6
LOT 1, BLOCK 5	1.13± ACRES	F6	5	6
LOT 1, BLOCK 6	2.30± ACRES	F6	5	6
LOT 1, BLOCK 7	1.30± ACRES	F5	5	6
LOT 1, BLOCK 8	1.94± ACRES	F1	10	10
LOT 2, BLOCK 8	0.74± ACRES	F2	10	6
LOT 1, BLOCK 9	0.58± ACRES	F2	10	6
LOT 2, BLOCK 9	1.53± ACRES	F2	10	6
LOT 1, BLOCK 10	1.07± ACRES	F3	10	6
LOT 1, BLOCK 11	1.47± ACRES	F3	5	6
LOT 1, BLOCK 12	1.43± ACRES	F4	5	6
LOT 1, BLOCK 13	1.43± ACRES	F4	5	6
LOT 1, BLOCK 14	1.44± ACRES	F1	10	10
LOT 2, BLOCK 14	0.76± ACRES	F1	10	6
LOT 1, BLOCK 15	1.21± ACRES	F3	10	6
LOT 1, BLOCK 16	1.49± ACRES	F3	5	6
LOT 1, BLOCK 17	1.43± ACRES	F4	5	6
LOT 1, BLOCK 18	1.43± ACRES	F4	5	6
LOT 1, BLOCK 19	0.86± ACRES	F1	10	10
LOT 2, BLOCK 19	0.68± ACRES	F1	10	6
LOT 1, BLOCK 20	1.21± ACRES	F2	10	6
LOT 1, BLOCK 21	1.14± ACRES	F3	10	6
LOT 1, BLOCK 22	1.64± ACRES	F3	5	6
LOT 1, BLOCK 23	1.70± ACRES	F4	5	6
LOT 1, BLOCK 24	1.70± ACRES	F4	5	6
LOT 1, BLOCK 25	0.79± ACRES	F1	10	10
LOT 2, BLOCK 25	0.68± ACRES	F1	10	6
LOT 1, BLOCK 26	1.21± ACRES	F2	10	6
LOT 1, BLOCK 27	1.21± ACRES	F3	10	6
LOT 1, BLOCK 28	1.26± ACRES	F3	5	6
LOT 1, BLOCK 29	2.98± ACRES	F3	5	6
LOT 1, BLOCK 30	5.15± ACRES	F6	5	6
LOT 1, BLOCK 31	0.89± ACRES	F1	10	10
LOT 2, BLOCK 31	0.76± ACRES	F1	10	6
LOT 1, BLOCK 32	1.37± ACRES	F2	10	6
LOT 1, BLOCK 33	1.75± ACRES	F6	5	6
LOT 1, BLOCK 34	5.36± ACRES	F6	5	6
LOT 1, BLOCK 35	2.15± ACRES	F1	10	10
LOT 2, BLOCK 35	0.76± ACRES	F1	10	6
LOT 1, BLOCK 36	1.37± ACRES	F2	10	6

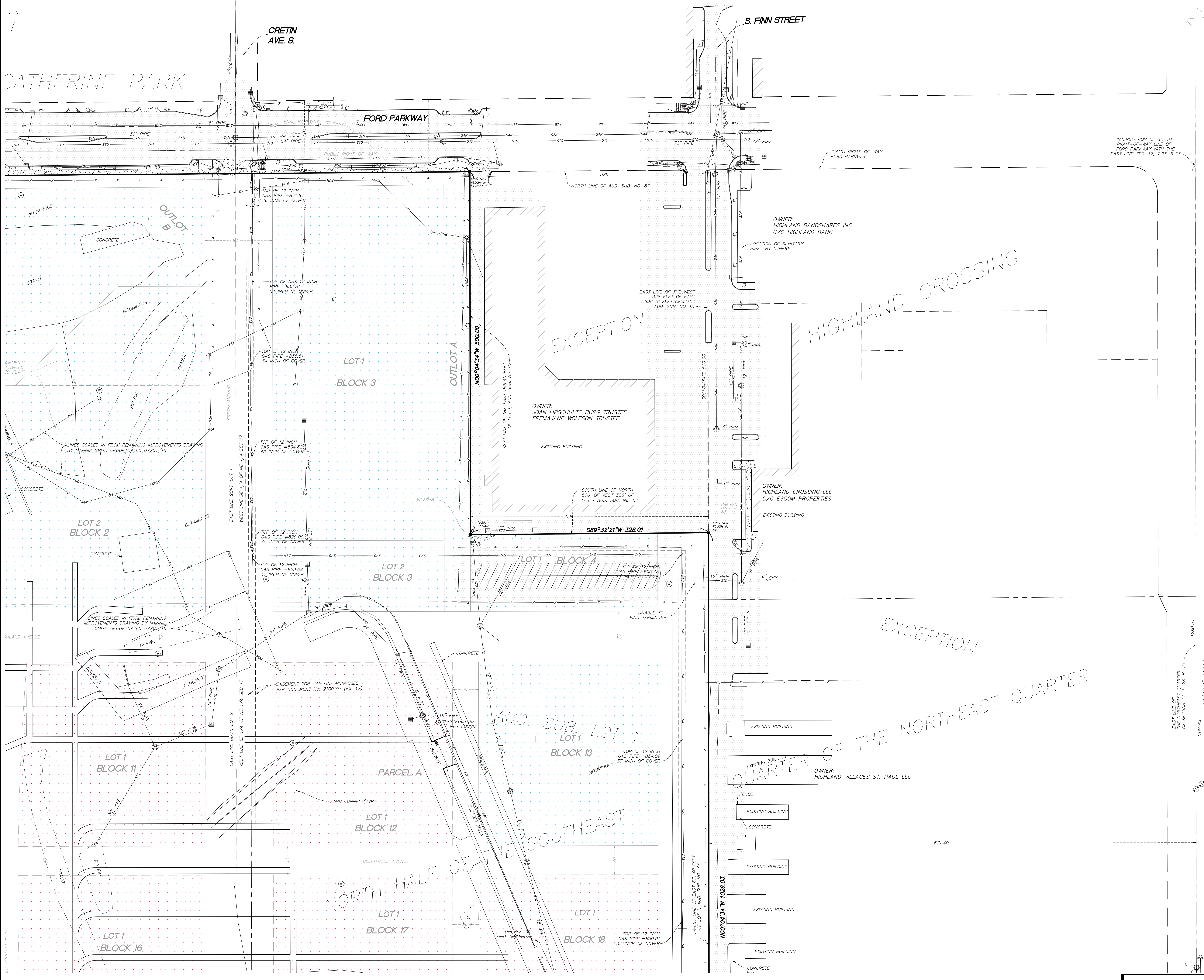


LEGEND

⊙	SANITARY MANHOLE	⊙	TELEPHONE BOX
⊙	SEWER CLEANOUT	⊙	TELEPHONE MANHOLE
⊙	STORM MANHOLE	⊙	CABLE TV BOX
⊙	CATCH BASIN	⊙	TRAFFIC CONTROL BOX
⊙	BEEHIVE CATCH BASIN	⊙	HAND HOLE
⊙	FLARED END SECTION	⊙	TRAFFIC LIGHT
⊙	POWER POLE	⊙	STREET LIGHT
⊙	GUY WIRE	⊙	BUSH/SHRUB
⊙	ELECTRIC BOX	⊙	CONEFEROUS TREE
⊙	ELECTRIC METER	⊙	DECIDUOUS TREE
⊙	ELECTRIC MANHOLE	⊙	WETLAND
⊙	ELECTRIC TOWER	⊙	TREE LINE
⊙	GATE VALVE	⊙	CABLE TV
⊙	HYDRANT	⊙	GAS LINE
⊙	WATER METER	⊙	POWER OVERHEAD
⊙	CURB STOP BOX	⊙	POWER UNDERGROUND
⊙	WATER MANHOLE	⊙	SANITARY SEWER
⊙	WELL	⊙	STORM SEWER
⊙	GAS METER	⊙	TELEPHONE OVERHEAD
⊙	STEEL/WOOD POST	⊙	TELEPHONE UNDERGROUND
⊙	SIGN-TRAFFIC/OTHER	⊙	WATERMAIN
⊙	SIGN-TRAFFIC/OTHER	⊙	FIBER OPTIC
⊙	MAIL BOX	⊙	FENCE LINE
⊙	HANDICAPPED STALL	⊙	CURB & GUTTER
⊙	PERC TEST	⊙	ACCESS CONTROL
⊙	MONITORING WELL	⊙	GAS VALVE
⊙	FIRE HOSE CONNECTION	⊙	CONCRETE SURFACE
⊙	CULVERT	⊙	BITUMINOUS SURFACE
⊙	FLOOD LIGHT	⊙	GRAVEL SURFACE
⊙	SOIL BORING		

Denotes Parcel Boundary
 Denotes Project Paul, LLC property
 Denotes Weidner property
 Denotes Lots not included in Title Commitment
 Denotes 1/2" x 14" Iron Monument Set with Minnesota cap No. 45873
 Denotes Iron Monument Found
 Denotes Cast Iron Monument Found
 Denotes record measurement per legal description
 Proposed Open Space Easement
 Central Stormwater Easement

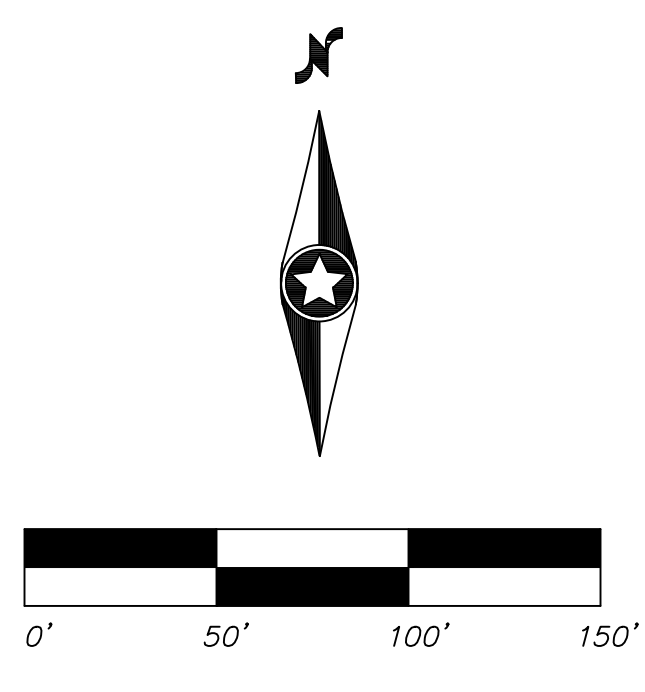
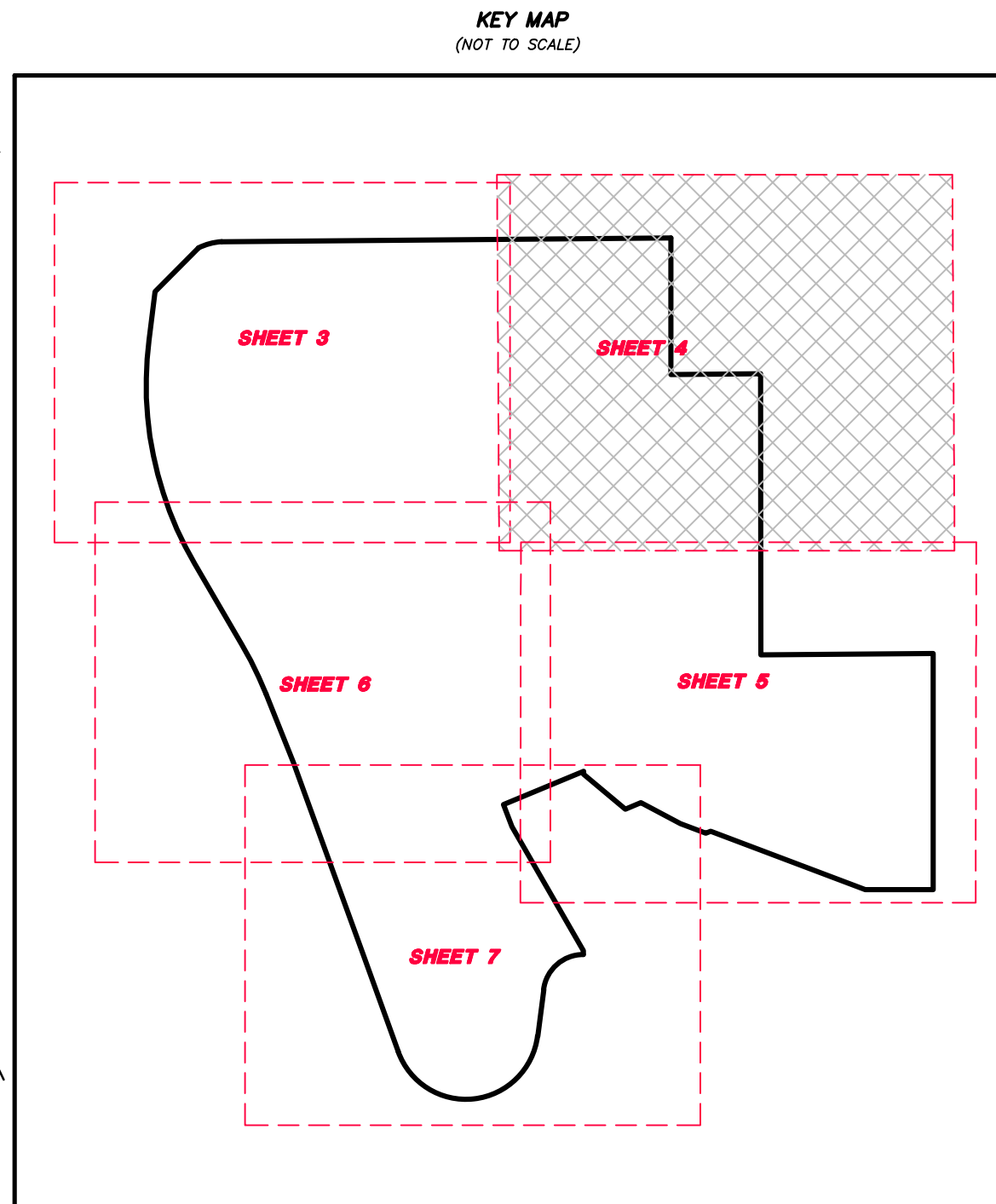




LEGEND

⊙	SANITARY MANHOLE	☐	TELEPHONE BOX
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Westwood
 Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
 Fax (952) 937-5822 Minneapolis, MN 55434
 Toll Free (888) 937-5150 westwoodps.com
 Westwood Professional Services, Inc.

Revisions
 8/20/18 - add utility information, NHC
 9/27/18 - updated utility information, NHC
 12/20/19 - updated title commitment, MW
 12/23/19 - revise per client comments, BTM
 12/13/19 - revise per client comments, BTM

Crew: NAB
Checked: NHC
Drawn: KJK
Record Drawing by/dt:

Prepared for:

Ryan Companies US, Inc.
 533 South 3rd Street, Suite 100
 Minneapolis, MN 55415

Project Paul
 Land Title Survey (Detail)
 St Paul, Minnesota

Date: 12/09/19 Sheet 4 OF 7
 0015917AT01 sheets.dwg

NORTHERN HIGHLAND BRIDGE

KNOW ALL PERSONS BY THESE PRESENTS: That Project Paul, LLC, a Delaware limited liability company, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lots 1 and 2, Block 2, Ford, according to the recorded plat thereof, Ramsey County, Minnesota.

Has caused the same to be surveyed and platted as NORTHERN HIGHLAND BRIDGE.

In witness whereof said Project Paul, LLC, a Delaware limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20__.

Signed: Project Paul, LLC, a Delaware limited liability company

By _____
Name, Title

**STATE OF MINNESOTA
COUNTY OF _____**

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, _____ of Project Paul, LLC, a Delaware limited liability company, on behalf of the company.

(Signature)
Notary Public, _____ County, Minnesota
My Commission Expires _____

(Name Printed)

I, Mathew J. Welinski, Professional Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20__.

Mathew J. Welinski, Professional Land Surveyor
Minnesota License No. 53596

**STATE OF MINNESOTA
COUNTY OF _____**

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____, 20__, by Mathew J. Welinski, a Professional Land Surveyor.

(Signature)
Notary Public, _____ County, Minnesota
My Commission Expires _____

(Name Printed)

**CITY COUNCIL
City of Saint Paul**

I do hereby certify that on the _____ day of _____, 20__, the City Council of the City of Saint Paul, Minnesota, approved this plat. Also, the conditions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

City Clerk

PROPERTY TAX, RECORDS AND ELECTION SERVICES DEPARTMENT

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year _____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20__.

Ramsey County Auditor/Treasurer

By _____, Deputy

COUNTY SURVEYOR

Pursuant to MN Statutes, Section 383A.42 this plat is approved this _____ day of _____, 20__.

Daniel D. Baar, L.S.
Ramsey County Surveyor

REGISTRAR OF TITLES, County of Ramsey, State of Minnesota

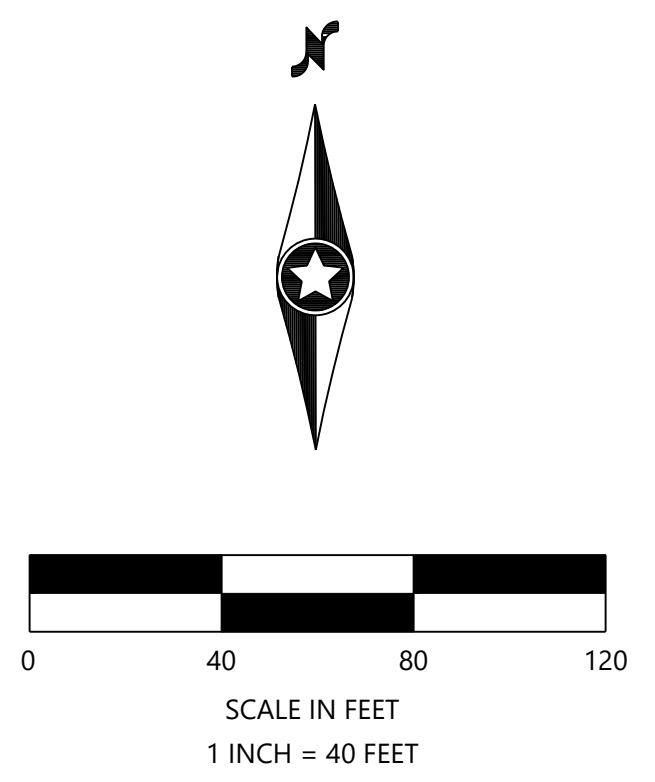
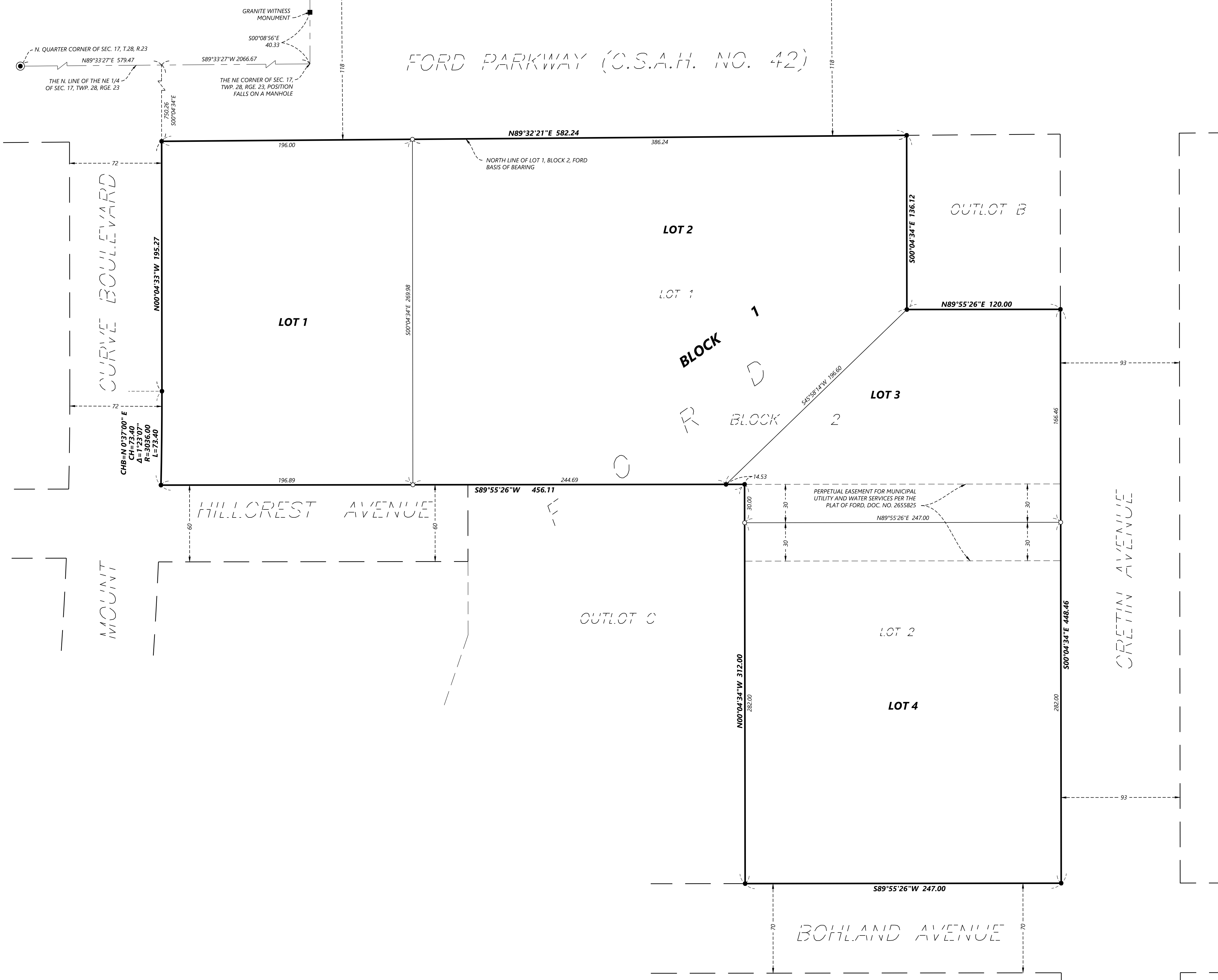
I hereby certify that this plat of NORTHERN HIGHLAND BRIDGE was filed in the office of the Registrar of Titles for public record on this _____ day of _____, 20__, at _____ o'clock _____ M., and was duly filed in Book _____ of Plats, Pages _____ and _____, as Document Number _____.

Deputy Registrar of Titles

NORTHERN HIGHLAND BRIDGE

SAINT CATHERINE PARK

FORD PARKWAY (C.S.A.H. NO. 42)



THE NORTH LINE OF LOT 1, BLOCK 2, FORD, IS ASSUMED TO BEAR N89°32'21"E

- SET 1/2 INCH BY 14 INCH IRON PIPE WITH CAP NO. 53596
- FOUND MONUMENT, 1/2 INCH REBAR WITH CAP #45873

