

Subject: Zoning File No. #23-022-871

Attached is information pertaining to an application by Capital City Properties et. al. for city review of a Combined Plat for Southern Highland Bridge to create 3 (F6) parcels and 1 outlot at 2192 Ford Parkway at (PIN 17-28-23-41-0001 thru 17-28-23-41-0078).

Please find attached your copy of the application and supporting documentation to determine whether your department or organization has any objections or any conditions be placed on approval.

Let me know if you have any questions or concerns. Feel free to contact me by phone or email.

Thank you.

Paul Dubruiel
Planning Tech
Pronouns: He/Him
Planning & Economic Development
25 W 4th Street, Suite 1400
Saint Paul, MN 55102
P: 651 266-6583
paul.dubruiel@ci.stpaul.mn.us
www.StPaul.gov



INFORMATION COVER SHEET

ZONING FILE #23-022-871

APPLICATION TYPE: Combined Plat

FOLDER NAME: Southern Highland Bridge – Combined Plat

OWNER NAME AND ADDRESS: OWNER NAME AND ADDRESS: OWNER NAME AND ADDRESS:

Capital City Properties
400 Wabasha Street Ste. 240
Saint Paul, Minnesota 55102

Project Paul LLC
533 S 3rd St. Ste. 100
Minneapolis, MN. 55415

City of Saint Paul
25 4th St. W #1000
Saint Paul, MN. 55102

APPLICANT ADDRESS

Capital City Properties
400 Wabasha Street Ste. 240
Saint Paul, Minnesota 55102

Project Paul LLC
533 S 3rd St. Ste. 100
Minneapolis, MN. 55415

City of Saint Paul
25 4th St. W #1000
Saint Paul, MN. 55102

REPRESENTATIVE NAME AND ADDRESS: REPRESENTATIVE TELEPHONE NUMBER:

Ryan Companies
Maureen Michalski
533 South Third Street Suite 100
Minneapolis, Minnesota 55415

612 492-4603

OTHER INTERESTED PARTY NAME AND ADDRESS: OTHER INTERESTED PARTY

ADDRESS OF PROPERTY AND PROPERTY LOCATION:

2192 Ford Parkway
NW of Cleveland Avenue and Hampshire Avenue

PIN: 17-28-23-41-0001
17-28-23-41-0076
17-28-23-41-0077
17-28-23-41-0078
17-28-23-41-0002

LEGAL DESCRIPTION: see file

PURPOSE:

Combined Plat for Southern Highland Bridge to create 3 (F6) parcels and 1 outlet

CODE CITATION: § 69.305

DATE RECEIVED: 3-17-23 accepted

DEADLINE FOR ACTION: 4-30-23

EARLY NOTIFICATION SEND DATE: 3-20-23

HEARING DATE: To Be Scheduled

ZONING MAP: 1E

PRESENT ZONING: F6; RC3 LOT AREA TOTAL: 936,779 sq. ft.

PLANNING DISTRICT: 15

WARD: 3

PLANNER: Spencer Miller-Johnson

PLANNERS TEL: 651 266-6093

NOTES: Ford Master Plan

PD=15

**SUBDIVISION REVIEW APPLICATION**

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex, 25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6583



Zoning Office Use Only
File # 23-022-871
Fee Paid \$ _____
Received By / Date _____

APPLICANT

Property Owner(s) Maureen Michalski (Ryan Companies)
Address 533 South Third Street, Suite 100 City Minneapolis State MN Zip 55415
Email maureen.michalski@ryancompanies.com Phone 612-492-4603
Contact Person (if different) Anthony Adams (Ryan Companies)
Address 533 South Third Street, Suite 100 City Minneapolis State MN Zip 55415
Email anthony.adams@ryancompanies.com Phone 612-492-4741

**PROPERTY
INFO**

Address / Location 2192 Ford Pkwy St. Paul, MN 55116
PIN(s) & Legal Description See Plat Narrative
(Attach additional sheet if necessary.)
Lot Area 21.50 ac Current Zoning F6

TYPE OF SUBDIVISION: Application is hereby made for subdivision review under provisions of Zoning Code Chapter 69, Subdivision Regulations, for the following:

- ☐ Adjustment of Common Boundary ☐ Registered Land Survey ☒ Combined Plat
☐ Lot Split ☐ Preliminary Plat ☐ Final Plat

SUPPORTING INFORMATION: State the proposed use of the lots, including residential building types and number of dwelling units, and types of business and industrial uses. Attach additional sheets if necessary.

Please refer to the attached Plat Narrative for the supporting information listed above.

The Port Authority of St. Paul and the St. Paul Parks & Recreation Department are co-applicants for this Combined Plat submittal based on having ownership interest in the parcels being platted.

- ☐ For lot splits and adjustments of common boundaries, a certificate of survey and other information as required under Zoning Code § 69.305(1) – (5) is attached.
☐ For preliminary plats, a preliminary plat and other information as required under Zoning Code § 69.401(a) - (e) 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

DocuSigned by:

E1430C9DF3ED46A...

Date3/17/2023

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex, 25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6583

File # _____
 Fee Paid \$ _____
 Received By / Date _____

RECEIVED
MAR 17 2023

Property Owner(s) Capital City Properties (St. Paul Port Authority)

Address 400 N Wabasha St #240 City St. Paul State MN Zip 55102

Email smi@sppa.com Phone 651-204-6222

Contact Person (if different) Anthony Adams (Ryan Companies)

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

Email anthony.adams@ryancompanies.com Phone 612-492-4741

Address / Location	2192 Ford Pkwy St. Paul, MN 55116		
PIN(s) & Legal Description	See Plat Narrative (Attach additional sheet if necessary.)		
	Lot Area	21.50 ac	Current Zoning F6

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—DonauSigned by:

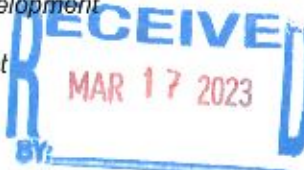
eSarah Illi

Date 3/17/2023



SUBDIVISION REVIEW APPLICATION

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex, 25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6583



Zoning Office Use Only

File # _____

Fee Paid \$ _____

Received By / Date _____

APPLICANT

Property Owner(s) St. Paul Parks & Recreation Department

Address 25 W 4th Street City St. Paul State MN Zip 55102

Email andy.rodriquez@ci.stpaul.mn.us Phone 651-266-6365

Contact Person (if different) Anthony Adams (Ryan Companies)

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

Email anthony.adams@ryancompanies.com Phone 612-492-4741

PROPERTY
INFO

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

PIN(s) & Legal Description See Plat Narrative
(Attach additional sheet if necessary.)

Lot Area 21.50 ac Current Zoning F6

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☐ 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 [Signature] Date 3/19/2023



TRANSMITTAL



TO Paul Dubruiel
Planning Tech
25 W 4th St, Suite 1400
Saint Paul, MN 55102

DATE 03-17-23 JOB NO. 701-249

RE Southern Highland Bridge Combined Plat Submittal

WE ARE SENDING YOU

- ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA Courier
- ☐ SHOP DRAWINGS/SUBMITTALS

☒ PLANS/PRINTS

☐ SAMPLES
- ☐ SPECIFICATIONS

☐ CHANGE ORDER

☐ COPY OF LETTER
- ☐ PERMIT APPLICATIONS

☐ CONTRACT

☐ OTHER: _____

PURPOSE

- ☒ FOR APPROVAL

☐ FOR YOUR USE

☐ APPROVED AS NOTED

☐ APPROVED AS SUBMITTED
- ☐ REVISE AND RESUBMIT

☐ FOR FIELD USE

☐ FOR REVIEW AND RESPONSE

☐ FOR BUDGET PRICING
- ☐ FOR SIGNATURE

☐ AS REQUESTED

☐ FOR BIDS DUE: _____

COPIES	DATE	NO.	DESCRIPTION
1	3/17/23	1	Cover Letter
1	3/17/23	2	Plat Narrative
1	3/17/23	3	Subdivision Review Application Form
1	3/17/23	4	Preliminary Plat Document
1	3/17/23	5	Final Plat Document
0	TBD		Application Fee (not included)

COMMENTS: IF ENCLOSURES ARE NOT AS NOTED, KINDLY NOTIFY US AT ONCE.

Please find the submittal items for the Southern Highland Bridge Combined Plat. Note that we have submitted without the subdivision review fee included. Discussions between City Staff and the Project Team indicated that the fee could come later once the amount is finalized.

Let us know if you need anything else! Thanks,

SIGNED Anthony Adams

CITY OF ST. PAUL
HIGHLAND BRIDGE



SOUTHERN HIGHLAND BRIDGE COMBINED PLAT
PROJECT NARRATIVE
March 17, 2023

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 approximately 150,000 SF of Retail, 265,000 SF of Office, and 3,800 units of residential including 1-6 unit homes, condominiums, 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 November 2019 to establish the public right-of-way, open spaces, and private sites as mentioned above. Ryan, on behalf of the University of St. Thomas (UST), obtained a purchase and sales agreement with the Canadian Pacific Railway (CP Rail) for acquisition of their two parcels immediately south of Highland Bridge in late 2021 for UST to develop ballfields. This purchase and sales agreement was transferred to Capital City Properties, a 501(c)(3) corporation wholly owned by the Port Authority of the City of St. Paul (SPPA), who purchased the parcels on behalf of UST in late 2022 to start environmental cleanup of the parcels in preparation for development of the

ballfields. The CP Rail parcels will herein be referred to as the "Former CP Rail Parcels". SPPA and UST have a purchase agreement for UST to purchase the Former CP Rail Parcels from SPPA when the environmental cleanup is complete. Ryan and UST are advancing several entitlements including this plat submittal for a fall 2023 acquisition of the necessary parcels for the Ballfields development. Ryan, SPPA, and the St. Paul Parks & Recreation Department (SPPD) are co-applicants for this submittal based on having ownership interest in the parcels being platted.

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 lots within this plat scope of work are bounded by Montreal Ave to the north, Ujči Makhá Park to the west, residential property and Hampshire Ave to the south, and Cleveland Ave to the east.

The lots and site information for each of the lots is listed below:

- Lot 1, Block 33
 - Owner: Project Paul, LLC
 - PIN: 172823410076
 - Site Address: 966 Mississippi River Blvd St. Paul, MN 55116 (2192 Ford Pkwy used on application to stay consistent with previous Highland Bridge submittals)
 - Site Area: 1.75 ac
 - Legal Description: Lot 1, Block 33, FORD, Ramsey County Minnesota.
- Lot 1, Block 34
 - Owner: Project Paul, LLC
 - PIN: 172823410077
 - Site Address: 966 Mississippi River Blvd St. Paul, MN 55116 (2192 Ford Pkwy used on application to stay consistent with previous Highland Bridge submittals)
 - Site Area: 5.36 ac
 - Legal Description: Lot 1, Block 34, FORD, Ramsey County Minnesota.
- Park D
 - Owner: St. Paul Parks & Recreation Department
 - PIN: 172823410078
 - Site Address: 966 Mississippi River Blvd St. Paul, MN 55116 (2192 Ford Pkwy used on application to stay consistent with previous Highland Bridge submittals)
 - Site Area: 1.50 ac
 - Legal Description: Park D, FORD, Ramsey County Minnesota.



- Former CP Rail Parcels
 - Owner: Capital City Properties
 - PIN: 172823410001, 172823410002
 - Site Address: 1011 Cleveland Ave St. Paul, MN 55116 (2192 Ford Pkwy used on application to stay consistent with previous Highland Bridge submittals)
 - Site Area: 12.89 ac (note: Ramsey County Tax Parcels incorrectly label the two parcel sizes as a total of 12.73 ac)
 - Legal Description:
 - Parcel A1: Lot 2, Block 1, Ford Motor Company First Addition, Ramsey County, Minnesota (TORRENS PROPERTY, Parcel 14 on Certificate of Title No. 378560)
 - Parcel A2: That part of Lot 3, Block 1, Ford Motor Company First Addition lying southerly of the plat of Ford, Ramsey County, Minnesota (TORRENS PROPERTY, Part of Certificate of Title No. 648678)
 - Parcel B: That part of Lot 1, Auditor's Subdivision No. 87 lying southerly of the South line of Lot 3, Block 1, Ford Motor Company First Addition, Ramsey County, Minnesota (TORRENS PROPERTY, Part of Certificate of Title No. 648678)

Existing Zoning

The zoning district for each of the lots is F6 Gateway District. Each lot includes a 5' minimum and 15' maximum building setback from the public right-of ways and interior building setback minimum of 6' from interior lot lines based on the proposed use of the properties. Appendix A reflects these numbers in tabular format.

Proposed Site Uses

The proposed parcels are intended to be developed into the following:

1. Lot 1, Block 1, approximately 1.73 acres, will be developed at a future date. The redevelopment agreement identified this site for affordable housing.
2. Lot 2, Block 1, approximately 13.54 acres, will developed at a future date into the UST Ballfields.
3. Lot 3, Block 1, approximately 3.39 acres, will be developed at a future date. The redevelopment agreement identified this site for an office building.
4. The Park, approximately 1.50 acres, will be developed into a publicly owned City Park.
5. The Outlot, approximately 1.34 acres, will be developed into wetland area.

A spreadsheet is provided in Appendix B with the proposed uses for each individual block, listing out the proposed number of residential units and building square footage as appropriate. Note that the residential unit and building square footage estimates are projections and subject to change in the future.



Appendix A

Parcel	Zoning	Lot Area (ac)	Public ROW Setback		Interior Lot Line Setback	
			Min	Max ⁽¹⁾	Min	Max
Lot 1, Block 33	F6	1.75	5	15	6	-
Lot 1, Block 34	F6	5.36	5	15	6	-
Park D	F6	1.50	5	15	6	-
Former CP Rail	F6	12.89	5	15	6	-
(1) Maximum building setback limit shall apply to at least 60% of the building façade along the right of way						



Appendix B

Parcel	Proposed Use	Lot Area (ac)	Number of Dwelling Units ⁽¹⁾	Building Square Footage ⁽²⁾
Lot 1, Block 1	Mixed Residential & Commercial (Affordable Housing)	1.73	110	110,000
Lot 2, Block 1	Civic & Institutional (UST Ballfields)	13.54	-	100,000
Lot 3, Block 1	Commercial & Employment (Office)	3.39	-	100,000
Park	Civic & Institutional (City Park)	1.50	-	-
Outlot A	Outlot (Wetlands)	1.34	-	-
(1) Note that number of dwelling units are projections and subject to change				
(2) Note that number of building square footage are projections and subject to change				





March 17, 2023



Mr. Paul Dubruiel
Planning Tech
City of Saint Paul
25 W 4th St, Suite 1400
Saint Paul, MN 55102

RE: Southern Highland Bridge Combined Plat Submittal

Dear Mr. Dubruiel:

Ryan Companies US, Inc. (Ryan), in partnership with the Port Authority of St. Paul (SPPA) and St. Paul Parks & Recreation Department (SPPD), is submitting for a Combined Plat for the parcels south of Montreal Ave within the Highland Bridge Development. The parcels are bounded by Montreal Ave to the north, Uñči Makhá Park to the west, a residential property and Hampshire Ave to the south, and Cleveland Ave to the east. The properties are Lot 1, Block 33; Lot 1, Block 34; and Park D as previously platted through the FORD plat, as well as two parcels that previously belonged to Canadian Pacific Railway. The intent of the plat submittal is to update the parcel lines in conjunction with the proposed University of St. Thomas (UST) Ballfields project.

Included in this submittal is the following information:

- **Combined Plat Narrative**
- **Subdivision Review Application**
- **Combined Plat Documents (Preliminary & Final)**

Note that we have not included the subdivision application fee as discussions with City Staff indicated that they will confirm the required fee after the plat submittal has been made.

Please reach out if there are any questions or clarification with the documents.

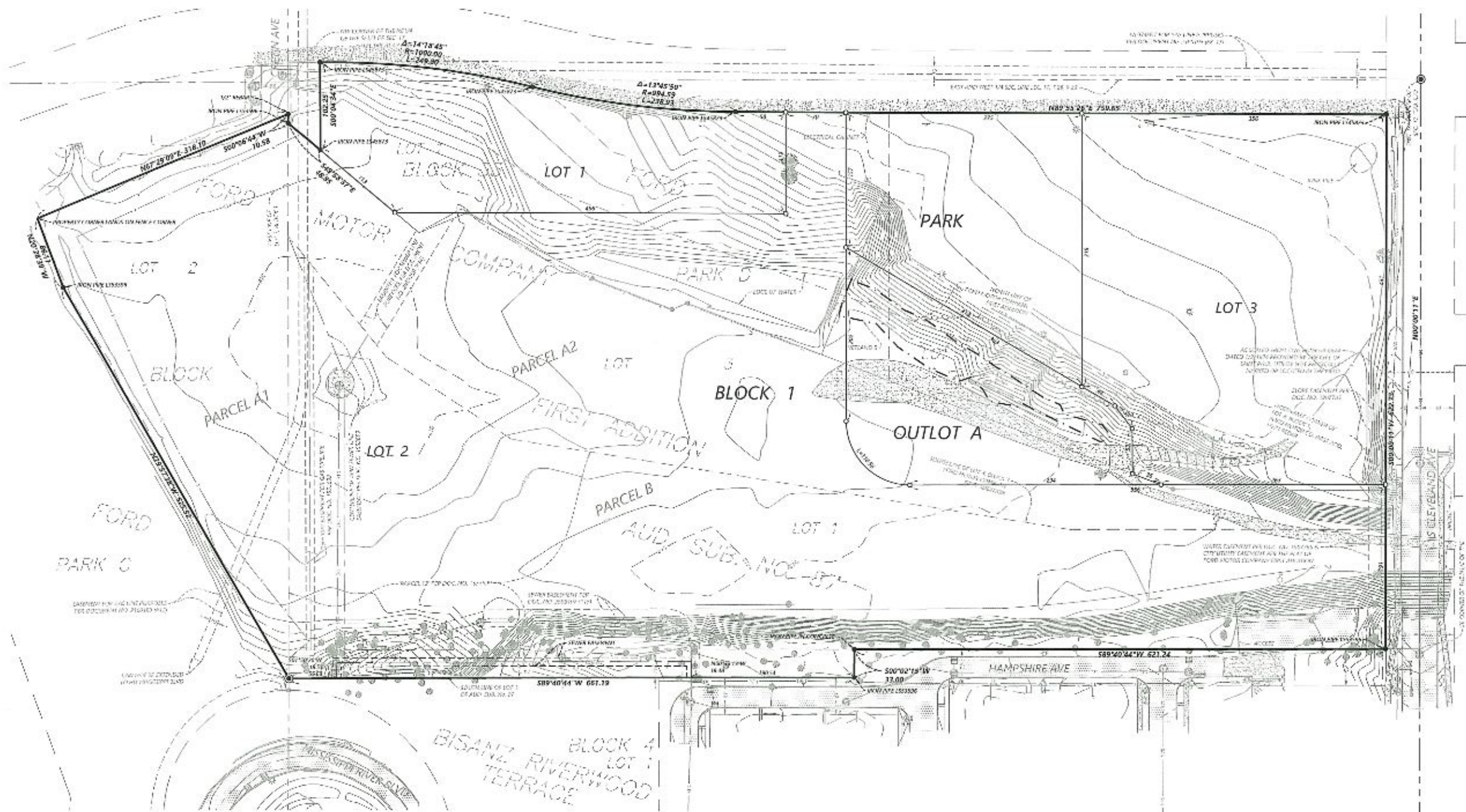
Sincerely,

Maureen Michalski
Vice President, Real Estate Development
Ryan Companies US, Inc.

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

p: 612-492-4000
ryancompanies.com

Equal Opportunity Employer



LEGEND

- | | | | |
|--|------------------------------|--|-----------------------------------|
| | SANITARY MANHOLE | | BOUNDARY LINE |
| | JUNCTION CLEARANCE | | WIDTH OF ROAD LANE |
| | WATER COURSE | | LOT LINE |
| | STORM MANHOLE | | ELEVATION LINE |
| | CATCH BASIN | | SECTION LINE |
| | PLANNED ROAD SECTION | | FACE LINE |
| | DOWNSPOUT | | CURB LINE |
| | WATERWAY | | GAS LINE |
| | GATE VALVE | | FORMER DRIVEWAY |
| | WATER METER | | ALARM |
| | CLEAN STOP SIGN | | SANITARY SEWER |
| | WATER MANHOLE | | STORM SEWER |
| | WELL | | HYDROMECHANICAL |
| | WATER CAST PIPE | | WATERMAIN |
| | ELECTRIC METER | | FIBER OPTIC |
| | ELECTRIC MANHOLE | | PHONE LINE |
| | FIRE CAST HYDRANT | | CONTROLLED ACCESS |
| | STREET LIGHT | | CURB OR BARRIER |
| | GUARD RAIL | | CONCRETE SURFACE |
| | POWER POLE | | DISCONTINUOUS SURFACE |
| | TELEPHONE BOX | | GRAVEL SURFACE |
| | TELEPHONE MANHOLE | | WETLAND |
| | HANDICAPPED INTERSECTION BOX | | |
| | CABLE TV BOX | | |
| | HISTORIC FEDERAL | | YELLOW MEASUREMENT (SEE CASES) |
| | NATIONAL GAS METER | | CAST IRON MEASUREMENT (SEE CASES) |
| | NATIONAL GAS VALVE | | JET MEASUREMENT (SEE CASES) |
| | AIR CONDITIONER | | |
| | UNWIRED MANHOLE | | |
| | INTERPLANETARY FEDERAL | | |
| | INTERPLANETARY FEDERAL | | |
| | STEEL/WOOD POST | | |
| | SHRUB | | |
| | CONIFEROUS TREE | | |
| | DECIDUOUS TREE | | |

RECEIVED
MAR 17 2023
BY: _____

LEGAL DESCRIPTION

Parcel A1:
TAXPAYER PROPERTY Parcel 14 on Certificate of Title No. 272708
Lot 2, Block 1, Ford Motor Company First Addition, Ramsey County, Minnesota

Parcel A2:
IGIARNE CHANVAT Part of Certificate of title No. 646918
Tract part of Lot 3, Block 1, Ford Motor Company First Addition (being northeasterly of the plot of Lot 3, Ramsey County, Minnesota

Parcel B:
TAXPAYER PROPERTY Part of Certificate of Title No. 646918
That part of Lot 3, Tract's Subdivision No. 48 lying southeasterly of the South line of Lot 3, Block 1, Ford Motor Company First Addition, Ramsey County, Minnesota.

PARCEL C/GW: Ramsey County Minnesota
Lot 1, Block 22, IGSD, Ramsey County Minnesota
Lot 1, Block 26, FGWD, Ramsey County Minnesota

GENERAL NOTES

1. This survey is prepared using First American Title Insurance Company, The Connecticut Register, DE S-95894 & PAUS Form No. 4 having an effective date of November 29, 2009 09/04.

AREA TABULATION

PRINCIPAL CDF 3, BLOCK 7 = 75,213 SQ.FT. / 1.737 ACRES
 PRINCIPAL CDF 2, BLOCK 7 = 500,850 SQ.FT. / 11.517 ACRES
 PRINCIPAL CDF 8, BLOCK 7 = 740,870 SQ.FT. / 1.396 ACRES
 PRINCIPAL CDF (CUE) 4 = 59,870 SQ.FT. / 1.362 ACRES
 PRINCIPAL PANE = 85,395 SQ.FT. / 1.955 ACRES

OWNERS

PROJECT RAIN, LLC
C/O RAIN CORPORATION, INC.
222 SOUTH THIRD STREET, FIVE TH
MINNEAPOLIS, MINNESOTA 55404

CAROL CITY POLICE
400 MIDWAY ST. N. RM 100
ST. PAUL, MN 55109

ST. PAUL POLICE DEPARTMENT
20 W 4TH ST UNIT 400
ST. PAUL, MN 55109

DEVELOPER

TEAM COMPANIES LLC, INC.
502 SOUTH THIRD STREET, SUITE A
MINNEAPOLIS, MINNESOTA 55414

SURVEYOR

888-770-0213 ENTREPRENEURIAL SERVICES
1900 WILSON AVENUE S. SUITE 200
MARIETTA, GA

VICINITY MAP



1" = 600'

0° 60° 120°

DESIGNATED	
TIME (H:MM)	NTM
DATE (MM/DD)	2/2/00
WIND (KNOTS) / SECTOR	00
VERTICAL SCALE	

INTELLIGENCE 03/16/2023

PREPARED FOR:

RYAN COMPANIES US, INC.

533 SOUTH THIRD STREET, SUITE 100
MINNEAPOLIS, MINNESOTA, 55414

**HIGHLAND BRIDGE
CP RAIL PROPERTY**

ST. PAUL, MINNESOTA

Westwood

Phone: (202) 224-9183 1800 Westwood Circle NW, Suite 101
Fax: (202) 385-2001 Gaithersburg, MD 20878
Web Site: (202) 270-9278 www.westwoodjs.com
Westwood Professional Services, Inc.

PRELIMINARY PLAT

SHEET NUMBER:

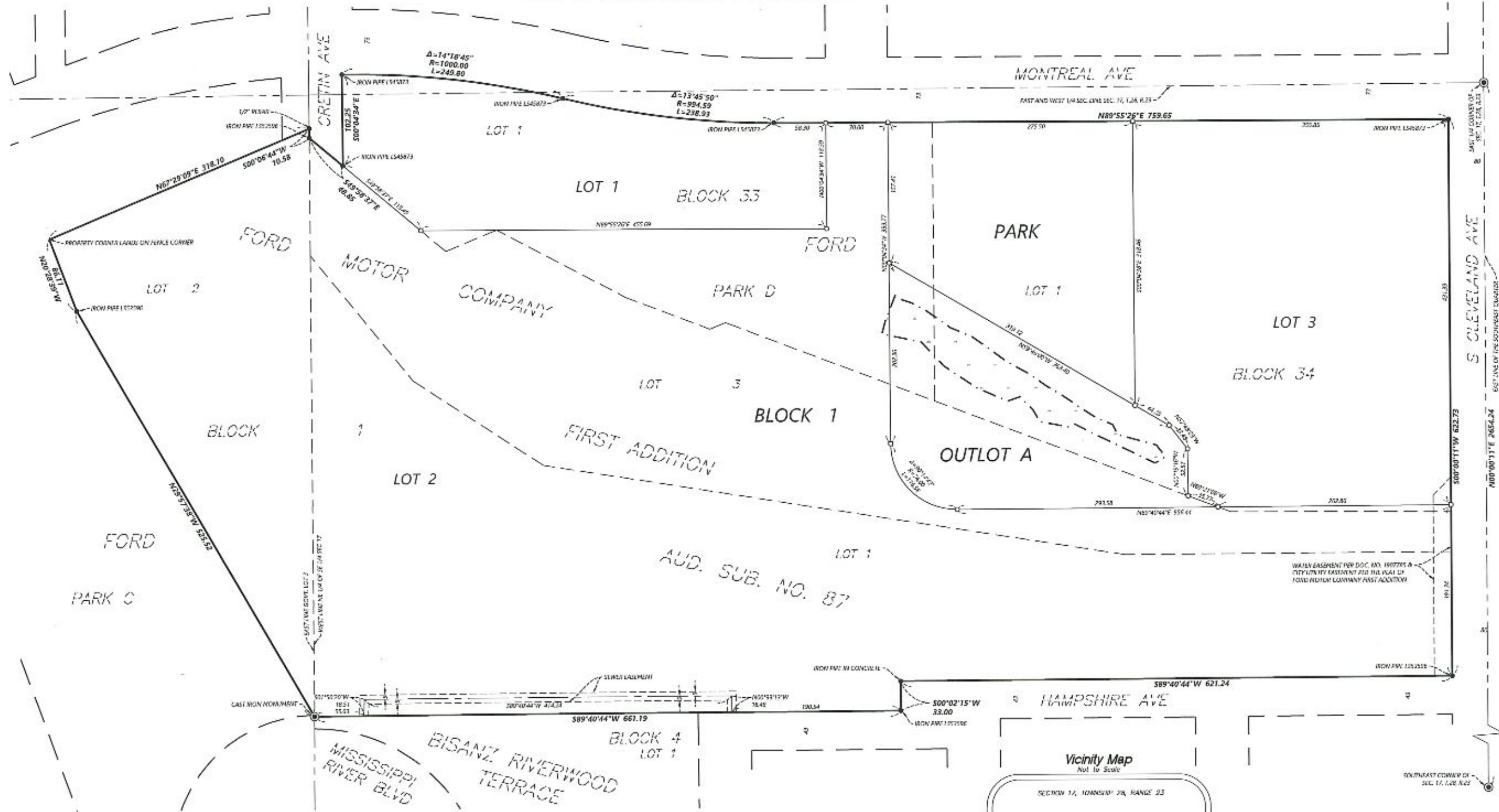
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PROJECT NUMBER: 00344R2.00

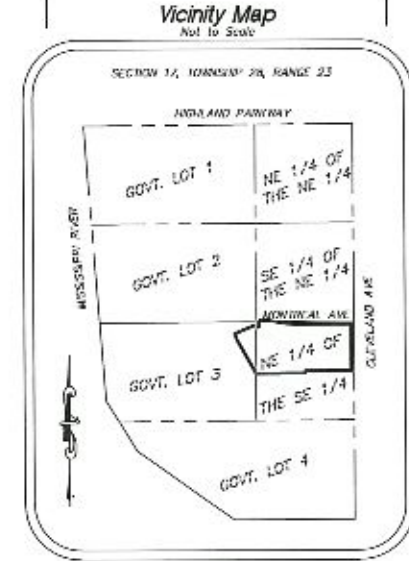
DATE: 03/16/2023

SOUTHERN HIGHLAND BRIDGE

DRAFT COPY
SUBJECT TO CHANGE
WITHOUT NOTICE



- THE EAST LINE OF SOUTHEAST QUARTER OF SECTION 17, T. 28, R. 23, IS ASSUMED TO BEAR $N00^{\circ}00'11''E$.
- DENOTES 1/2 INCH BY 14 INCH IRON REBAR SET AND MARKED BY LICENSE NO. 33506
 - DENOTES FOUND MONUMENT
 - ⊙ DENOTES FOUND CAST IRON MONUMENT
 - △ DENOTES WET LAND



RECEIVED
MAR 17 2023
BY: _____

Westwood
Professional Services, Inc.

SOUTHERN HIGHLAND BRIDGE



KNOW ALL PERSONS BY THESE PRESENTS: That Capital City Properties, a 501(C)(3) corporation, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

TORRENS PROPERTY: Parcel 14 on Certificate of Title No. 376560.
Lot 2, Block 1, Ford Motor Company First Addition, Ramsey County, Minnesota.

AND

TORRENS PROPERTY: Part of Certificate of Title No. 648678.
That part of Lot 3, Block 1, Ford Motor Company First Addition lying southerly of the plat of Ford, Ramsey County, Minnesota.

AND

TORRENS PROPERTY: Part of Certificate of Title No. 648678.
That part of Lot 1, Auditor's Subdivision No. 87 lying southerly of the South line of Lot 3, Block 1, Ford Motor Company First Addition, Ramsey County, Minnesota.

KNOW ALL PERSONS BY THESE PRESENTS: That The City of St. Paul Parks Department, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Park D, FORD, Ramsey County, Minnesota.

KNOW ALL PERSONS BY THESE PRESENTS: That Project Paul, a Delaware Limited Liability Company, owner of the following described property situated in the City of Saint Paul, County of Ramsey, State of Minnesota:

Lot 1, Block 33, FORD, Ramsey County, Minnesota.

AND

Lot 1, Block 34, FORD, Ramsey County, Minnesota.

Has caused this same to be surveyed and platted as SOUTHERN HIGHLAND BRIDGE and does hereby dedicate to the public for public use forever the perpetual easements for municipal utility and water services, and Park as shown on this plat.

In witness whereof said Capital City Properties, a 501(C)(3) corporation, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

Capital City Properties

By: _____

Its: _____

STATE OF MINNESOTA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, its _____ of Capital City Properties, a 501(C)(3) corporation on behalf of the corporation.

(Signature)

(Date Placed)

Notary Public, _____ County, State of Minnesota

My Commission Expires _____

In witness whereof said City of Saint Paul Parks Department, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

Saint Paul Parks Department

By: _____

Its: _____

STATE OF MINNESOTA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, its _____ of The Saint Paul Parks Department on behalf of the Municipality.

(Signature)

(Date Placed)

Notary Public, _____ County, State of Minnesota

My Commission Expires _____

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____.

Project Paul, LLC, a Delaware limited liability company

By: _____

Its: _____

STATE OF MINNESOTA

COUNTY OF _____

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

(Signature)

(Date Placed)

Notary Public, _____ County, State of Minnesota

My Commission Expires _____

I, Matthew 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____.

Matthew J. Welinski, Professional Land Surveyor
Minnesota License No. 53598

STATE OF MINNESOTA

COUNTY OF _____

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

(Signature)

(Date Placed)

Notary Public, _____ County, Minnesota

My Commission Expires _____

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. 3, 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____.

Christopher A. Samuel, Ramsey County Auditor/Treasurer

By _____ Deputy

COUNTY SURVEYOR

Pursuant to MN Statutes, Section 383A.42 this plat has been approved this ____ day of _____, 20____.

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

REGISTRAR OF TITLES, County of Ramsey, State of Minnesota

I hereby certify that this plat of SOUTHERN 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, Page _____ through _____, as Document Number _____.

Deputy Registrar of Titles

CITY OF ST PAUL - ASSESSMENTS

Owners Report

PID: 17-28-23-41-0001

Property Address: 0 CLEVELAND AVE S 55116

Capital City Properties
400 Wabasha St Ste 240
St Paul MN 55102-1661

Owner
Taxpayer

FORD MOTOR COMPANY FIRST ADDITION PART OF LOT 3 SLY OF FOL DESC LINE; BEG AT NW COR OF LOT 3 TH S
ON WL 10.58 FT TH S 49D 54M 51S E 199.01 FT TH N 67D 29M 9S E 61.6FT TH S 62D 12M 36S E 163.97FT TH S 69D 21 M E
100 FT TH N 67D 29M 9S E 18.93FT TH S 69D 21 M E 605.99 FT TH N 89D 37M E TO EL OF LOT 3 & THIERS TERM ALSO
ALL OF LOT 2 BLK 1

CITY OF ST PAUL - ASSESSMENTS
Owners Report

PID: 17-28-23-41-0076
Property Address: 966 MISSISSIPPI RIVER BLVD S 55116

Project Paul Llc	Owner
533 S 3rd St Ste 100	Taxpayer
Minneapolis MN 55415-1101	

Lot 1 Block 33 of FORD

CITY OF ST PAUL - ASSESSMENTS
Owners Report

PID: 17-28-23-41-0078
Property Address: 966 MISSISSIPPI RIVER BLVD S 55116

City Of St Paul	Owner
25 4th St W # 1000	Taxpayer
St Paul MN 55102-1692	

Lot PARK D of FORD

CITY OF ST PAUL - ASSESSMENTS
Owners Report

PID: 17-28-23-41-0077
Property Address: 966 MISSISSIPPI RIVER BLVD S 55116

Project Paul Llc	Owner
533 S 3rd St Ste 100	Taxpayer
Minneapolis MN 55415-1101	

Lot 1 Block 34 of FORD

CITY OF ST PAUL - ASSESSMENTS
Owners Report

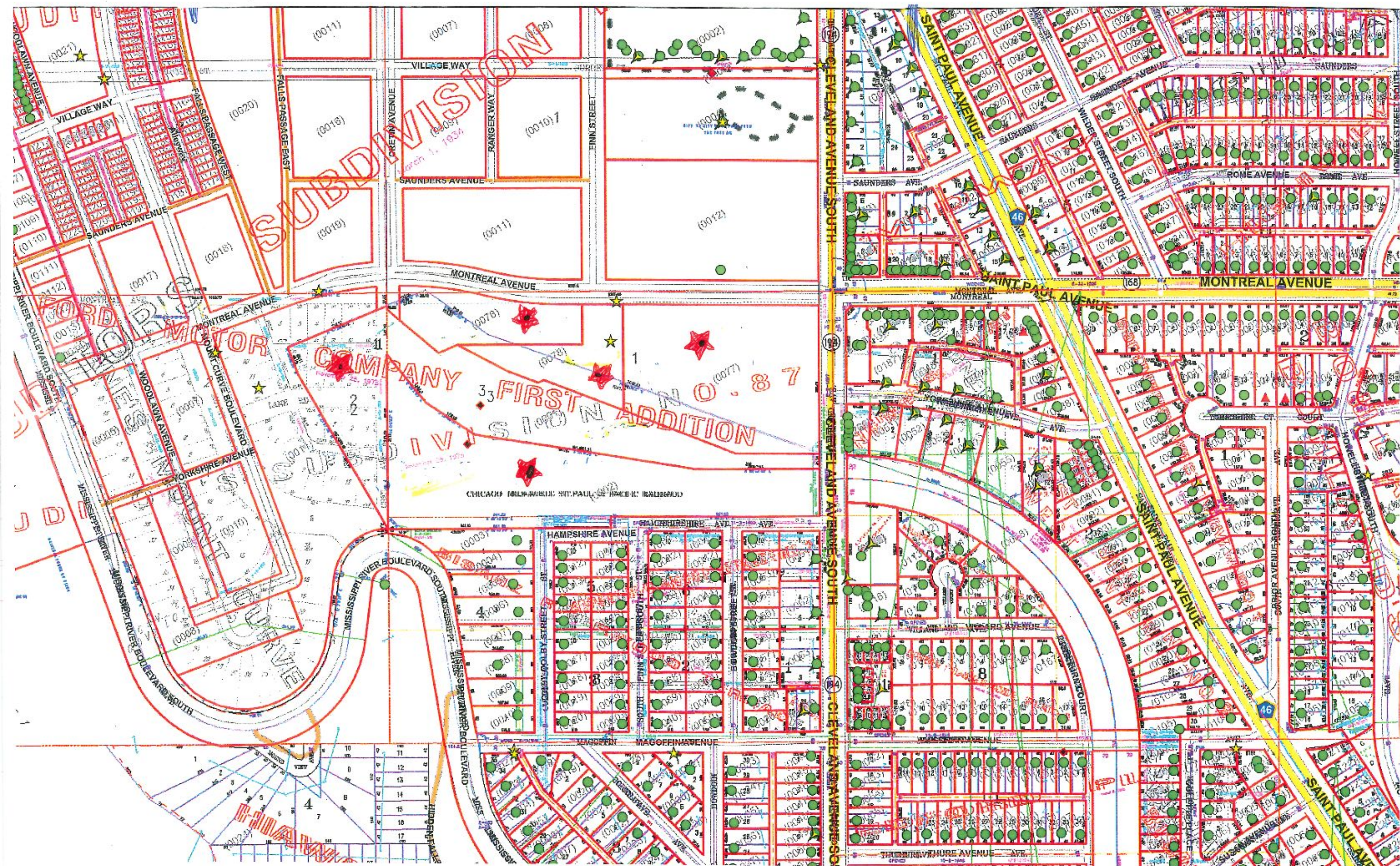
PID: 17-28-23-41-0002

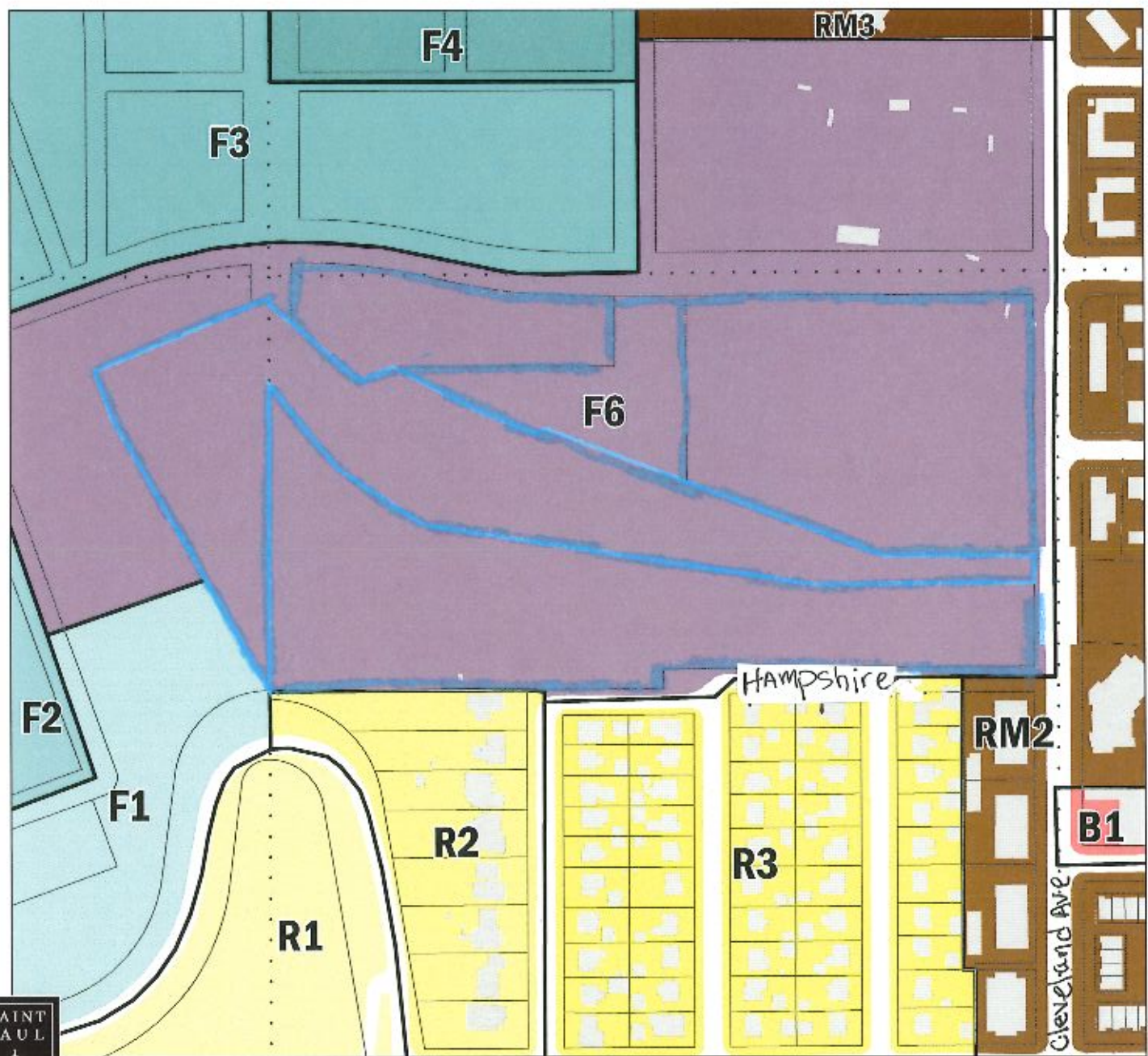
Property Address: 27 INNER DR 19 55116-2893

Capital City Properties
400 Wabasha St Ste 240
St Paul MN 55102-1661

Owner
Taxpayer

AUDITOR'S SUBDIVISION NO. 87 ST. PAUL, MINN. A 140 TO 515 FT RR R/W BEING PART OF LOT 1 S OF L RUN W 368 FT FROM E L AND PAR WITH AND 140 FT N FROM S L OF LOT 1 TH N 81 DEG 16 1/2 MIN W 661 66/100 FT TH N 56 DEG 53 1/2 MIN W 174 23/100 FT TH N 39 DEG 10 1/2 MIN W 181 13/100 FT TO PT ON W L OF AND 515 FT FROM SW COR OF LOT 1

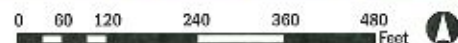




File #23-022-871 Zoning Map

Application of Ryan Companies et. al

Application Type: Combined Plat
Application Date: March 17, 2023
Planning District: 15



This document was prepared by the Saint Paul Planning and Economic Development Department and is intended to be used for reference and illustrative purposes only. This drawing is not a legally recorded plan, survey, official tax map or engineering schematic and is not intended to be used as such. Data sources: City of Saint Paul, Ramsey County, Metropolitan Council, State of Minnesota.

Subject Parcel(s) Outlined in Blue

Subject Parcel(s)	RM2 Multiple-Family	BC Community Business (converted)	F1 River Residential
ParcelPoly	RM3 Multiple-Family	B2 Community Business	F2 Residential Low
RL One-Family Large Lot	T1 Traditional Neighborhood	B3 General Business	F3 Residential Mid
R1 One-Family	T2 Traditional Neighborhood	B4 Central Business	F4 Residential High
R2 One-Family	T3 Traditional Neighborhood	B5 Central Business Service	F5 Business
R3 One-Family	T3M T3 with Master Plan	IT Transitional Industrial	F6 Gateway
R4 One-Family	T4 Traditional Neighborhood	ITM IT with Master Plan	VP Vehicular Parking
RT1 Two-Family	T4M T4 with Master Plan	I1 Light Industrial	PD Planned Development
RT2 Townhouse	OS Office-Service	I2 General Industrial	CA Capitol Area Jurisdiction
RM1 Multiple-Family	B1 Local Business	I3 Restricted Industrial	



File #23-022-871 Existing Land Use

Application of Ryan Companies et. al

Application Type: Combined Plat

Application Date: March 17, 2023

Planning District: 15

0 60 120 240 360 480 Feet

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Subject Parcel(s) Outlined in Blue

Subject Parcel(s)	Single Family Attached	Mixed Use Commercial and Other	Major Highway
ParcelPoly	Multifamily	Industrial and Utility	Railway
Farmstead	Office	Extractive	Airport
Seasonal/Vacation	Retail and Other Commercial	Institutional	Agricultural
Single Family Detached	Mixed Use Residential	Park, Recreational or Preserve	Undeveloped
Manufactured Housing Park	Mixed Use Industrial	Golf Course	Water



File #23-022-871 Aerial Map

Application of Ryan Companies et. al

Application Type: Combined Plat
Application Date: March 17, 2023
Planning District: 15

Subject Parcel(s) Outlined in Blue

- Subject Parcel(s)
- ParcelPoly

0 80 160 320 480 640 Feet

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