



## HDC Resolution to Support the Variance(s) Requested for 2170 Ford Pkwy

WHEREAS the applicant at 2170 Ford Parkway, Ryan Companies US, is requesting variances from the Ford site Master Plan requirements in order to construct a six-story mixed-use building that will contain a grocery store on the first floor and 230 units above, with the following variances:

- 1.) The Ford Site Masterplan requires buildings in the Urban Center to have 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. 34% is proposed, for a variance of 31%.
- 2.) The building height is limited to 65' in the F5 Zoning district unless the building can meet the minimum interior setback of 6' and the minimum Right-of-Way setback of 5' plus an additional 10' for both setbacks. The applicant is requesting a variance from this requirement in order to construct a 75' tall building, for a variance of 10'.
- 3.) A tower is proposed as a corner element that exceeds 75 feet in height, 90 feet is proposed, for a variance of 15'.
- 4.) The maximum lot coverage for the building is 70%, 90.3% is proposed, for a variance of 20.3%.
- 5.) Two designated spaces for car share vehicles shall be provided for properties with over 201 units, plus 1 additional space for every 200 units over 200. Additionally, two spaces for car share vehicles shall be provided for parking lots with more than 50 spaces or non-residential use, plus 1 additional space for every 40 spaces over 50. A total of 436 parking spaces are provided, requiring 8 car share spaces; the applicant is proposing zero spaces for a variance of 8 car share spaces.

WHEREAS the Community Development Committee (CDC) of the Highland District Council met via Zoom with the applicant and many neighbors on June 16, 2020 to review and discuss the application; and

WHEREAS the 65% of glazing is challenging due to the 10 foot drop in grade from the NE to NW corner along Ford Parkway, the 7 foot grade change from NW to SW corner along Cretin, and the design with masonry base is consistent with retail design language throughout the City; and

WHEREAS the height and setback variances are met in the public right-of-way, and the setback areas in the private alley have a large open space in the middle of the design, and with one smaller wall that holds the corner of Ford and the Commonbond building;

WHEREAS the height of the "Corner Element" is 90 feet and faces the Urban Plaza, not the "Civic Square", is not occupiable space above 75 feet, and gives the building a unique architectural feature; and



# HIGHLAND

## DISTRICT COUNCIL

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WHEREAS the lot coverage of the building exceeds what is permissible but has a grocery-anchored tenant, embedded parking within the structure for an enhanced pedestrian experience and which both require a larger footprint; and

Whereas the Car-share requirement can be met with a shared hub for the project, the Committee expressed concern that each individual site will ask for a variance and a central hub will not be found; therefore

BE IT RESOLVED that the Community Development Committee of the Highland District Council recommends approval of the variance(s) with the request that Ryan make it a priority to identify a strategy for the car share hubs.

Approved June 16, 2020

By the Community Development Committee of the Highland District Council