



City of Saint Paul Department of Safety & Inspections, 375 Jackson Street, Suite 220, Saint Paul MN 55101

SITE PLAN REVIEW APPLICATION

Date Application Received:

PD = 15

Staff Use Only
SPR File #
Application Fee \$
Staff Meeting Date:
City Agent:

Project Name: Ford Site Redevelopment	
Site Address: 2192 Ford Pkwy St. Paul, MN 55116	Property Identification Number: 172823130002
Project Description: Master Site Plan Submittal for the Ford Site Redevelopment project to satisfy the requirements of Zoning Code Section 66.953	

Provide (5) five Paper Copies 11x17 and an electronic PDF version (11x17 print format) of the complete Site Plan package including **certificate of survey, civil site plan, exterior architectural plan, and landscape plan.**

Project Summary

Est. Project Cost: \$ 1 Billion <small>(exclusive of land value)</small>	Est. Construction Start 04/01/2020	Proposed Land Use:
Parcel Area [sq. ft.] 5,302,585 SF	Disturbed Area [sq. ft.] NA	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Institutional <input type="checkbox"/> Parking <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Only <input checked="" type="checkbox"/> Mixed-Use <input type="checkbox"/> Other
Floor Area Ratio NA	Building Gross Floor Area NA	# Off-Street Parking Spaces NA
<input type="checkbox"/> Historic District/Property	<input type="checkbox"/> Flood Plain Property	<input type="checkbox"/> Steep Slope (>12%)

Residential Project Details

# Residential Units 3,809	# Affordable 763	% AMI for Affordable 30, 50 & 60%
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Applicant Information [Name, company, address, phone, e-mail]

Developer or Property Owner Developer: Ryan Companies US, Inc.	Project Contact [PM, architect] Anthony Adams Civil Engineer 612-492-4741 anthony.adams@ryancompanies.com	Construction Contact Nick Koch Senior Project Manager 612-492-4678 nick.koch@ryancompanies.com
Property Owner: Project Paul, LLC		

Signature **Tony Bau**

Date **2/5/20**

Staff Use Only		
Zoning District	Overlay Zoning District	District Council
Ward	Watershed District	MnDOT or County
<input type="checkbox"/> Parkland Dedication	<input type="checkbox"/> TDMP	<input type="checkbox"/> CUP Required
		Previous SPR

☐ If you are a religious institution you may have certain rights under RLUIPA. Please check this box if you identify as a religious institution.

CITY OF ST. PAUL

FORD SITE REDEVELOPMENT

Ryan Companies US, Inc.

MASTER SITE PLAN NARRATIVE

February 7th, 2020

Project Background

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 (Masterplan) for the former manufacturing plant in Highland Park to guide the future redevelopment of the site. The Masterplan 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.

Ryan Companies US, Inc. (Ryan) has been working with both the City and Ford since June of 2018 to bring the City's redevelopment vision to fruition. Ryan worked alongside the City to

- Complete additional extensive public outreach to understand the sentiment of residents and area stakeholders
- Amend the Masterplan, including the addition of project design standards
- Create and approve an AUAR document that further guides the site redevelopment and satisfies the state environmental requirements
- Approve the FORD plat which split the existing parcel into public right-of-way, public parks, privately owned but publicly accessible open spaces, and private development sites
- Approve the Redevelopment Agreement (RDA) which outlines the partnership between the HRA (City) and Project Paul, LLC (subsidiary of Ryan)

In December of 2019, Project Paul, LLC purchased the property from Ford and Ryan is currently underway with the overall infrastructure design in order to gain approvals for a Spring 2020 construction start.

Ryan Development Plan

The development plan that Ryan has advanced will be a forward-thinking, mixed use development that includes a mix of housing, retail, office, and open space, as generally defined in the City's approved Masterplan. The mix of housing will include 1-6 unit homes, rowhomes, affordable rowhomes, condominiums, senior housing, affordable housing, and multifamily

housing. The City's Masterplan encompassed approximately 135 acres including the 122 acre Ford Site property, the existing Highland Village Shopping Center property, and the CP Rail property. The Ryan Development Plan only includes redevelopment of the 122 acre former Ford Plant parcel.

Master Site Plan Submittal

In order to fulfill the requirements of the City Zoning Code Section 66.953, Ryan is submitting for Master Site Plan Approval for the Ford Site Redevelopment project. Included with this submittal is a Master Site Plan Exhibit that shows each of the 36 development blocks and the corresponding zoning district from the City's Masterplan.

The left side of the Master Site Plan Exhibit shows the block by block detail of the lot size, projected land use, and an estimate of project size, in terms of either commercial square footage or unit count in the case of residential use. The right side of the Master Site Plan Exhibit shows an aggregate estimate of the metrics and the land uses that Ryan is contemplating within each district. A request to remove the 5% minimum commercial requirement from the F6 Gateway District has been made in order to accommodate the affordable and Senior housing in that district. It is also important to note that total square footages between this plan and thresholds in the RDA may not specifically tie out. This is due to a few factors including that the information included in the RDA were for general project sizes and did not look at breaking out specific uses within each building type. For example, some of the multi-family projects may have small civic or institutional uses within them but we are not yet able to specify where in the district(s) those uses will be or how much civic/institutional space will be in each building.



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FORD SITE DEVELOPMENT PLAN

Saint Paul, Minnesota

RYAN

Ford Site Redevelopment Summary

Block/Lot	Plat Parcel Area (approximate)	Future Lot Split	Buildable Acres (approximate)	Anticipated Vertical Improvement	Anticipated Project	Anticipated Construction Start Year
1/1	2.29	a	1.51	Medical	75K SF of Medical Office	2021
		b	0.78	Affordable Housing	129 Units Affordable	2021
2/1	3.40	-	3.40	Mixed-Use	Mixed Use (80K SF Retail/149 Units MF)	2021
2/2	2.37	-	2.37	Mixed-Use	Mixed Use (20K SF Retail/138 Units MF)	2021
3/1	2.65	-	2.65	Mixed-Use	Mixed Use (50K SF Retail/200 Units MF)	2021
3/2	0.53	-	0.53	Affordable Housing	62 Units Affordable	2021
4/1	0.53	-	0.53	None	None	2020
5/1	1.13	-	1.13	Office	111.4K SF of Office	2024
6/1	2.30	-	2.30	Senior Living	242 Units Senior Living	2020
7/1	1.30	-	1.30	Condominiums	68 Units Condominiums	2022
8/1	1.94	a-e	1.94	1-6 Unit Homes	5 1-6 Unit Homes	2021
8/2	0.74	a-b	0.74	Rowhomes	12 Rowhomes	2021
9/1	0.58	-	0.58	Affordable Housing	59 Units Affordable	2023
9/2	1.53	a-c	1.53	Rowhomes	21 Rowhomes	2021
10/1	1.07	a-d	1.07	Rowhomes	18 Rowhomes	2021
11/1	1.47	-	1.47	Multifamily	170 Units MF	2021
12/1	1.43	a	0.51	Affordable Housing	59 Units Affordable	2028
		b	0.92	Multifamily	149 Units MF	2024
		a	0.77	Affordable Housing	65 Units Affordable	2030
		b	0.32	Affordable Housing	66 Units Affordable	2030
		c	0.34	Affordable Housing	62 Units Affordable	2034
14/1	1.44	a-e	1.44	1-6 Unit Homes	5 1-6 Unit Homes	2021
14/2	0.76	a-b	0.76	Rowhomes	12 Rowhomes	2022
15/1	1.21	a-d	1.21	Rowhomes	22 Rowhomes	2022
16/1	1.49	-	1.49	Multifamily	211 Units MF	2022
17/1	1.43	-	1.43	Multifamily	192 Units MF	2024
18/1	1.43	-	1.43	Multifamily	197 Units MF	2025
19/1	0.86	a-e	0.86	1-6 Unit Homes	5 1-6 Unit Homes	2022
19/2	0.68	a-b	0.68	Rowhomes	11 Rowhomes	2022
20/1	1.21	a-d	1.21	Rowhomes	22 Rowhomes	2023
21/1	1.14	a-d	1.14	Rowhomes	20 Rowhomes	2023
22/1	1.64	-	1.64	Multifamily	129 Units MF	2025
23/1	1.70	a	0.32	Affordable Housing	59 Units Affordable	2032
		b	1.38	Multifamily	205 Units MF	2027
24/1	1.70	a	0.51	Affordable Housing	55 Units Affordable	2035
		b	1.19	Multifamily	159 Units MF	2027
25/1	0.79	a-e	0.79	1-6 Unit Homes	5 1-6 Unit Homes	2023
25/2	0.68	a-b	0.68	Rowhomes	11 Rowhomes	2023
26/1	1.21	a-d	1.21	Rowhomes	22 Rowhomes	2024
27/1	1.21	a-d	1.21	Rowhomes	22 Rowhomes	2024
28/1	1.26	-	1.26	Multifamily	176 Units MF	2025
29/1	2.98	a	1.37	Multifamily	173 Units MF	2029
		b	1.61	Multifamily	219 Units MF	2029
30/1	5.15	-	5.15	Ballfields	Ballfields	2020
31/1	0.89	a-e	0.89	1-6 Unit Homes	5 1-6 Unit Homes	2024
31/2	0.76	a-b	0.76	Rowhomes	13 Rowhomes	2024
32/1	1.37	a-d	1.37	Rowhomes	26 Rowhomes	2025
33/1	1.75	a	0.99	Affordable Housing	55 Units Affordable	2025
		b	0.76	Affordable Housing	55 Units Affordable	2026
34/1	5.36	-	5.36	Office	100K SF Light Office	2028
35/1	2.15	a-j	2.15	1-6 Unit Homes	10 1-6 Unit Homes	2024
35/2	0.76	a-b	0.76	Rowhomes	13 Rowhomes	2025
36/1	1.37	a-d	1.37	Rowhomes	26 Rowhomes	2025

The above projects reflect proposed amounts and are not indicative of final metrics. The Developer reserves the right to adjust these values and uses to any that are

