HIGHLAND
DISTRICT COUNCIL

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HDC Resolution for Highland Bridge Lot 2C

WHEREAS the applicant at Highland Bridge Block 2C, Ryan Companies, is proposing to construct a commercial building in the F5 Business Mixed District, and

Whereas they are requesting multiple variances:

1) A floor area ratio (FAR) minimum of 2.0 is required and .3 is proposed.
2) Building height minimum of 40 feet is required 18 feet is proposed for a variance request 22 feet
3) The Design standards for this parcel require 50% of the length and at least 30% of the area of the ground floor along addressed sides of the building and sides that face open space to consist of windows and doors or openings; 40 % of the length and 15% of the area along the south side for variances of 10% and 15% respectively.
4) Design standards for this parcel requires the bottom 12 feet of portions of the ground floor along urban center frontage not dedicated to residential units to be a minimum of 65% of transparent glazing; 50% is proposed on the north side, 45% is proposed on the east façade, and 25% on the northwest façade for variances of 15%, 20% and 40% respectively.

Whereas the Community Development Committee (CDC) of the Highland District Council met via Zoom with the applicant and neighbors on November 19, 2024 to review and discuss the application; and

Whereas development projects within the multi-unit housing market in the City of St. Paul have slowed over the past couple of years, which has impacted development of the mixed-use buildings (retail/housing) within the Highland Bridge site; and

Whereas the glazing and window coverage variances have been granted for other buildings due to the grade change of the site; and

Whereas the committee is supportive of this project moving forward to complete the connection of the Civic square to the Civic plaza and provide better pedestrian access to the site; and

Whereas new retail/daycare at the Highland Bridge site has been an on-going request from new neighbors at the site and many others in the Highland Park neighborhood; therefore

Be It Resolved that the Highland District Council's Board of Directors recommends approval of the following:

Resolution 2025–01D

- A variance of 1.7 feet on the floor area ratio
- Height variance of 22 feet
- Variances of 10% for the length and 15% on the south side for window and door openings
- Transparent glazing variances of 15% on north facade, 20% on the east facade, and 45% on the northwest façade

Approved January 9, 2025
By the Highland District Council Board of Directors

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