

Highland Bridge Development Update

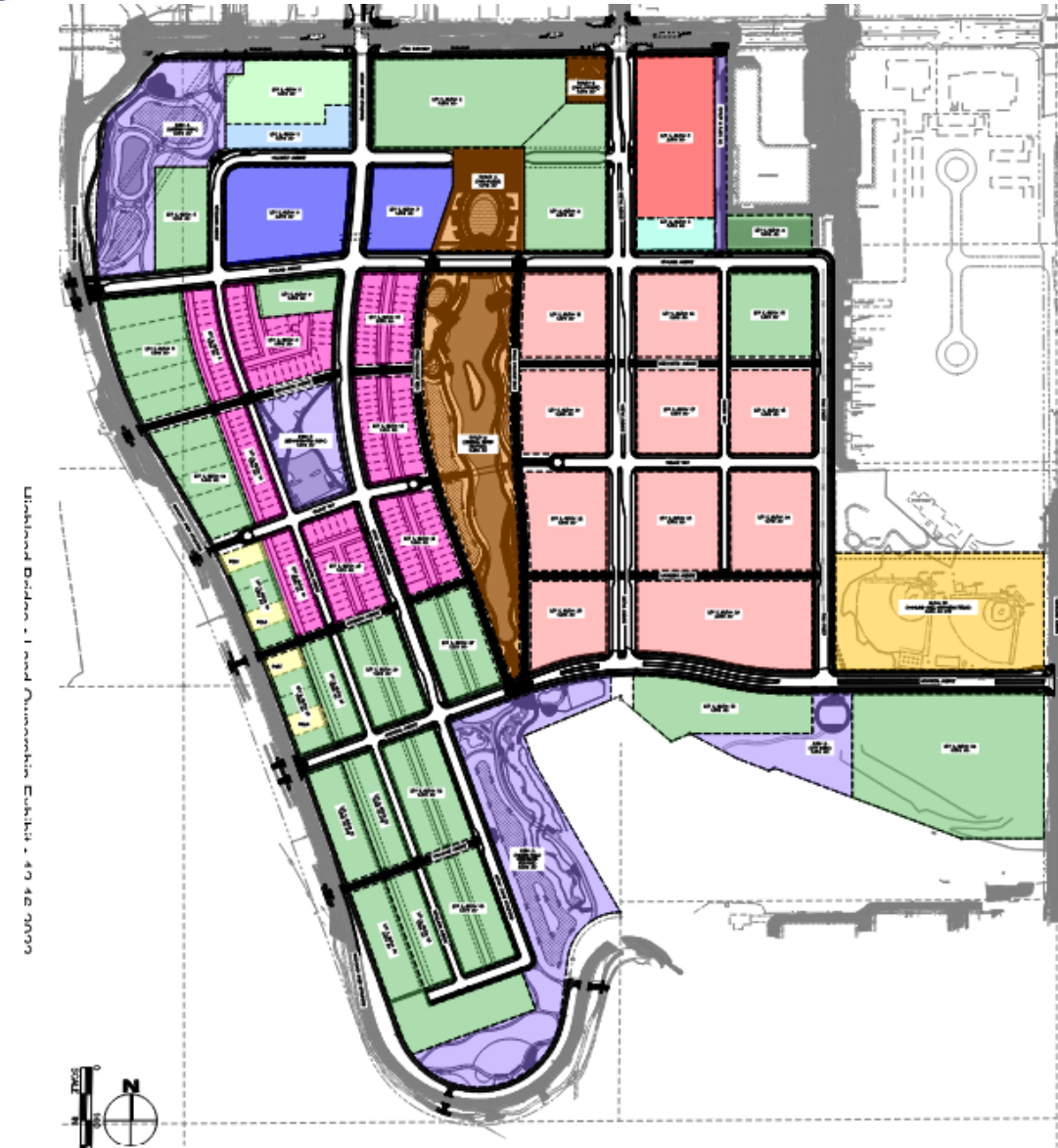
Highland District Council

Saint Paul, MN

February 21, 2023

OWNERSHIP

	OWNER
	RYAN COMPANIES
	RYAN COMPANIES
	WEIDNER APARTMENT HOMES
	WEIDNER APARTMENT HOMES
	CITY OF ST. PAUL
	COMMONBOND COMMUNITIES
	PROJECT FOR PRIDE IN LIVING
	PULTE
	HIGHLAND BALL
	HIGHLAND BRIDGE MASTER ASSOCIATION
	PRESBYTERIAN HOMES & SERVICES
B3,L1	CUSTOM HOME OWNER
B3,L4	CUSTOM HOME OWNER
B4,L1	CUSTOM HOME OWNER
B4,L4	CUSTOM HOME OWNER





December Drone Photo





HIGHLAND Bridge Pulte Rowhome District

RYAN



<https://www.pulte.com/homes/minnesota/the-twin-cities/saint-paul/highland-bridge-210597>

HIGHLAND
Bridge

Marvella

RYAN





HIGHLAND *Bridge* The Lumin



- 60 units of income restricted senior housing
- Under construction
- Partially funded with TIF from Marvella



- 75 homes for Highland Park area working people in Nellie Francis Court
- 60 homes for women in the Emma Norton program in Restoring Waters
- Emma Norton Corporate Headquarters
- Partially funded with TIF from Marvella



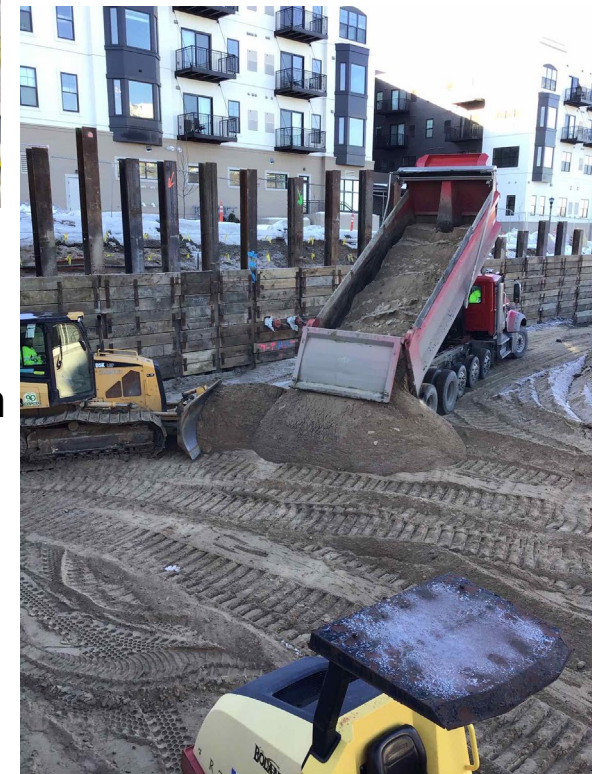
Construction is underway!

Restoring Waters (Emma Norton) Building

- Lease up through the Emma Norton organization using in part coordinated entry (likely late summer 2023)

Nellie Francis Court Building

- Leasing will begin 6 months prior to construction completion (likely late summer 2023)



University of St. Thomas Ballfields

Key Approvals and Milestones

City Approvals

- AUAR Update – Jan '23 Start, Jun '23 Complete
 - **Details provided in later slides**
- Master Plan Amendments – Jan '23 Start, Aug '23 Complete
 - **Details provided at 1/17 HDC Meeting, will discuss again at 3/21 HDC Meeting**
- Parkland Swap and Dedication – Jan '23 Start, Jun '23 Complete
 - **Details provided in later slides**
- Redevelopment Agreement Modifications – Jan '23 Start, Aug '23 Complete
- Plat – Mar '23 Start, Jun '23 Complete
- Zoning Applications – TBD

Other Approvals

- Airport Overlay Approvals – Jan '23 Start, May '23 Complete
- Wetland Approvals – Jan '23 Start, May 23' Complete

AUAR Update

Highland Bridge: University of St. Thomas Ballfields

- Original Alternative Urban Areawide Review (AUAR) was completed in 2019 and included the 122-acre Ford Site parcel, the 13-acre CP Rail parcel, and the 4-acre Highland Village Center site within its study area. The original AUAR can be found at the link below:
<https://www.stpaul.gov/departments/planning-and-economic-development/planning/ford-sitehighland-bridge/ford-site-1>
- The AUAR requires an update every 5 years until full completion of the development, the first update required in 2024.
- The AUAR will be updated one year early, in 2023, to align with the review and approvals for the UST Ballfields. The UST site lies within the original AUAR study area.
- The AUAR Update process is led by a consultant hired by the City of St. Paul. The AUAR will be updated with the mitigation measures and development that have occurred since the original completion. It will also look at any changes from the original document that necessitate additional analysis.
- There is a 10-day public review period for the AUAR Update.



- Two scenarios were analyzed in the original 2019 AUAR, the Ryan Development Scenario and the Master Plan Maximum Density Scenario. A third scenario will be analyzed with the AUAR Update to analyze impacts to the changed development conditions of the UST ballfields: 2023 Development Scenario

Component	Ryan Development Scenario	Master Plan Maximum Density Scenario	2023 Development Scenario
Residential (dwelling units)	3,800	4,000	3,800
Retail and Service (sf of gfa)	150,000	300,000	150,000
Office and Employment (sf of gfa)	265,000	450,000	265,000
Civic and Institutional (sf of gfa)	50,000	150,000	100,000
Ballfields (total number of seats)	0	0	2,500

- The areas that do not require updated data include:

Geology/Soils
Historic Properties
Air
Other Potential Environmental Effects

- The areas requiring updated data include:

Cover Types	Land Use
Water Resources	Visual
Contamination/Wastes	Noise
Fish/Wildlife	Transportation
Cumulative Potential Effects	

AUAR Update Schedule

- ~~Jan 31, '23 AUAR Update Kickoff Meeting~~
- Mar 9, '23 Consultant draft of AUAR Update
- Apr 18, '23 City comments to draft
- May 2, '23 Consultant revised draft of AUAR Update
- May 9, '23 City submits AUAR Update to Environmental Quality Board (EQB)
- May 16, '23 10-day public comment period begins
- May 30, '23 10-day public comment period ends
- Jun 5, '23 Consultant draft of responses to public comments
- Jun 9, '23 City reviews responses to comments
- Jun 16, '23 Consultant finalizes responses to comments and AUAR Update
- Jun 23, '23 City adopts Final AUAR Update

Parkland Swap and Dedication

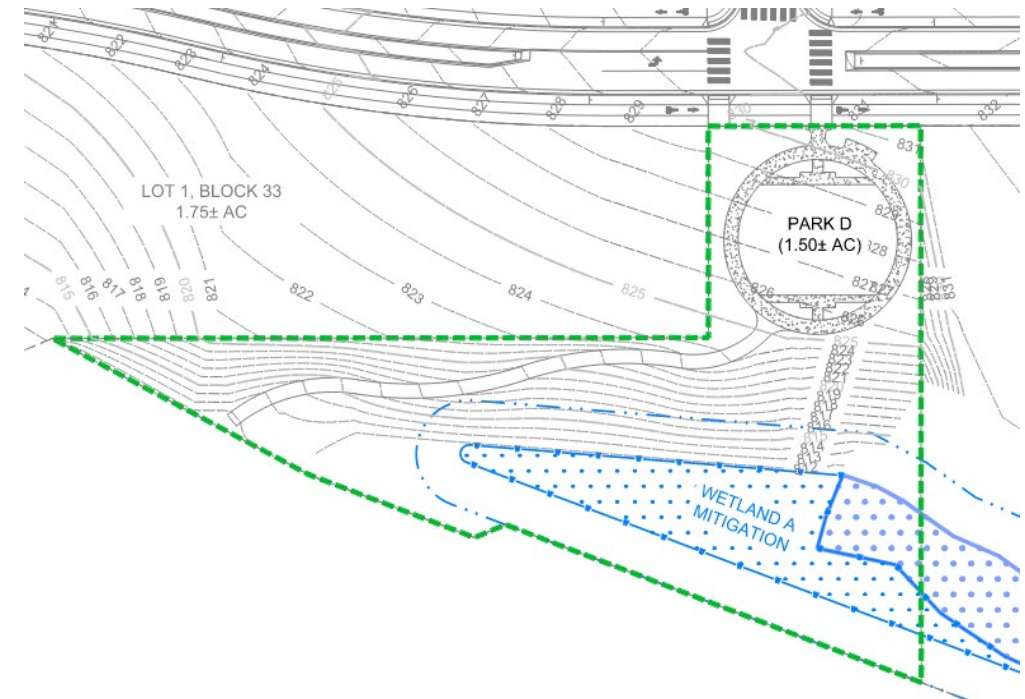
Highland Bridge: University of St. Thomas Ballfields

Parkland Swap

- Miča Park land area (1.50 acres) is owned by the City of St. Paul Parks and Recreation Department but remains as unimproved land. The park is only ~25% usable due to wetlands and steep slopes within the parcel.
- The ballfields project will provide an opportunity to relocate Miča Park to a more usable site for public use that otherwise would not have been possible.
- As a part of the process, the City of St. Paul hires an independent appraiser to assess the value of the existing and future land area to show no net loss in value per City Charter. This appraisal process has been started and is close to completion.
- After the appraisal is finalized, the project team will then work with City Parks & Recreation staff to ensure the new park location provides no net loss of value from the original Miča Park.

Parkland Dedication

- With the development of the CP Rail parcel, additional parkland value must be accommodated for.
- The project team is working with City Parks & Recreation Department regarding this dedication.

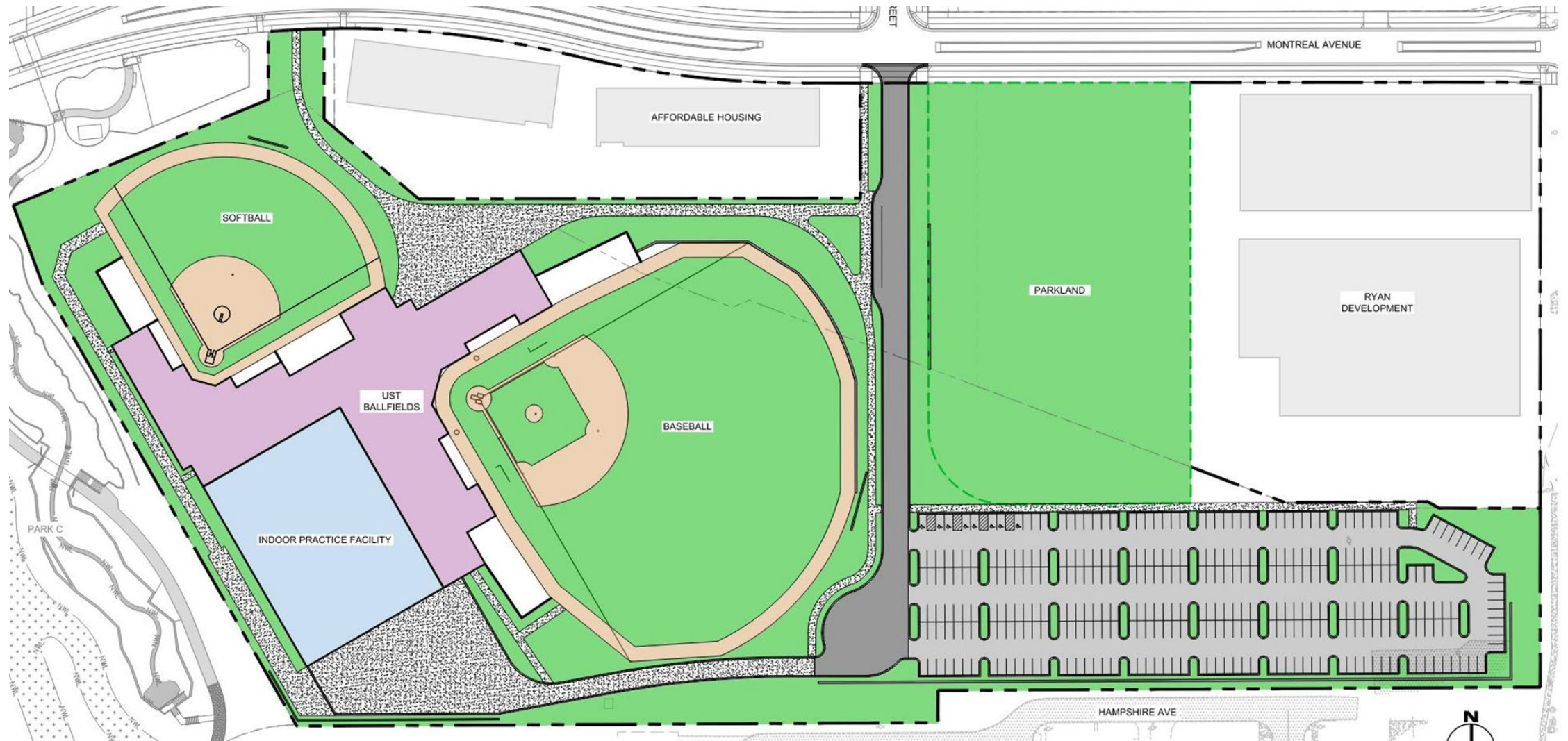


Parkland Schedule

Jan 5, '23	Parkland Diversion Submittal
Jan 17, '23	Start Appraisal
Feb 24, '23	Appraisal Complete
Mar 9, '23	Parks and Rec Commission Meeting
Mar 10, '23	Parkland Dedication Submittal
Apr 13, '23	Parks and Rec Commission Public Hearing
Jun 28, '23	City Council Public Hearing
Jul 7, '23	Completion of Compliance
Aug '23	Recording of Documents

University of St. Thomas

Project Imagery



Rendered Site Plan



Rendered Site Plan



Greyed out buildings to the north and east of the ballfields are not a part of the UST project

View From South End of Central Water Feature (Looking Southeast)



Building shown on the left in this image is not a part of the UST project

View From Montreal Ave/Finn St Intersection (Looking South)



Building shown on the right in this image is not a part of the UST project

View From Cleveland Ave Bridge (Looking West)



View From Hampshire Ave – Landscape Screening (Looking North)



Building shown within this image is not a part of the UST project

View From Hampshire Ave – No Landscape Screening (Looking North)



Building shown within this image is not a part of the UST project

Join the University of St. Thomas & Ryan Companies for
an upcoming community meeting

February 28 @ 6:00pm

Gloria Dei Lutheran Church
700 Snelling Ave S
St Paul, Mn 55116

Thank You