

STAKEHOLDER UPDATE

Highland Bridge

Saint Paul, MN

January 2024





OWNERSHIP

OWNER	
RYAN COMPANIES	
RYAN COMPANIES	
WEIDNER APARTMENT HOMES	
WEIDNER APARTMENT HOMES	
CITY OF ST. PAUL	
COMMONBOND COMMUNITIES	
PROJECT FOR PRIDE IN LIVING	
PROJECT FOR PRIDE IN LIVING	
PULTE*	
HIGHLAND BALL	
HIGHLAND BRIDGE MASTER ASSOCIATION	
PRESBYTERIAN HOMES & SERVICES	
PRESBYTERIAN HOMES & SERVICES	
UNIVERSITY OF ST. THOMAS	
B3,L1	CUSTOM HOME OWNER
B3,L4	CUSTOM HOME OWNER
B4,L1	CUSTOM HOME OWNER
B4,L3	CUSTOM HOME OWNER
B4,L4	CUSTOM HOME OWNER



- Highland Ball Fields (5.15 acres) charitably contributed to Friends of Highland Ball Nonprofit
- Public parks- Gateway, Unci Mak̃ha Parks and Assembly Union complete and open to the public.
- Mississippi River Boulevard Crossing Project complete.
- Central Water Feature & Civic Plaza construction complete and open to the public.
- Cretin, Bohland, Woodlawn, Mount Curve, Montreal and Village Way Vehicular Roadways complete and open to the public
- Beechwood, Saunders, Falls Passage and MRB Non-Vehicular Roadways (ped/bike trails) complete and open to the public.
- Intersections at Cretin/Ford Pkwy, Mount Curve/ Ford Pkwy, and Cleveland/Montreal complete
- Construction complete on The Collection, Lunds & Byerly's, Marvella Phase I, Highland Bridge Medical Office and The Lumin,
- Residents moved into Pulte rowhomes
- University of Saint Thomas Ballfields- UST acquired the property in August 2023. Initial entitlements complete.
- LEED Gold Certification for The Collection, LEED Silver Certification for Highland Bridge Medical Office, LEED Campus designation- the FIRST in Minnesota!

- Second affordable housing project under construction (Project for Pride in Living-Nellie Francis and Restoring Waters)
- Two custom homes under construction
- Weidner parcels- all blocks paused due to rent control
- Blocks 2 and 5- Transwestern & Cushman Wakefield engaged for MOB & Office leasing
- Pulte Rowhomes- 60 homes of 69 available sold. 69 additional homes under construction.
- Seeking alternate options for Phase II Rowhome Land, which Pulte will not acquire.
- Nonprofit, mission based Presbyterian Homes is under construction with a second phase of Marvella, including 125 units of 55+ housing at the northwest corner of Cretin and Bohland.





- Approximately 165 rowhomes
- <https://www.pulte.com/homes/minnesota/the-twin-cities/saint-paul/highland-bridge-210597>



- Presbyterian Homes
- 300 Units Senior Housing
- Currently open
- Leasing underway-
<https://www.preshomes.org/our-communities/marvella>



- Ryan Companies affiliate owned
- 63,000 gsf
- Open
- Multi-tenant
- M Health Fairview Lead Tenant





- Weidner Apartment Homes
- 230 Apartments, 56,000 sf of retail
- Lunds & Byerly's grocery open
- Multifamily open and leasing
- <https://www.thecollectionathighlandbridget.com/>

- CommonBond Communities
- 60 units of income restricted senior housing
- NOW OPEN
- Partially funded with TIF from Marvella



- 20 lots of 34 for sale currently
- Northern four blocks along Mississippi River Boulevard
- Alleys and infrastructure in place
- 2 homes under construction
- Model home in planning stages
- 5 lots sold
- www.highlandbridgecustomhomes.com



- Project for Pride in Living (PPL)
- 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
- **Under Construction**



The Restoring Waters (Emma Norton)

- Lease up through the Emma Norton organization using in part coordinated entry (early 2024)

Nellie Francis Court Building-

- Leasing will begin prior to construction completion (early 2024)



- Presbyterian Homes
- 125 units of 55+ Housing
- Under Construction
- Spring 2025 opening





- Creating broad community amenities- youth sports, activities.
- Identifies productive use for CP Rail parcel and activates the south end of Highland Bridge
- Environmental remediation of CP Rail parcel
- Enhances public parkland and increases public park budget
- Currently in fundraising stage

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