

Highland Bridge Update

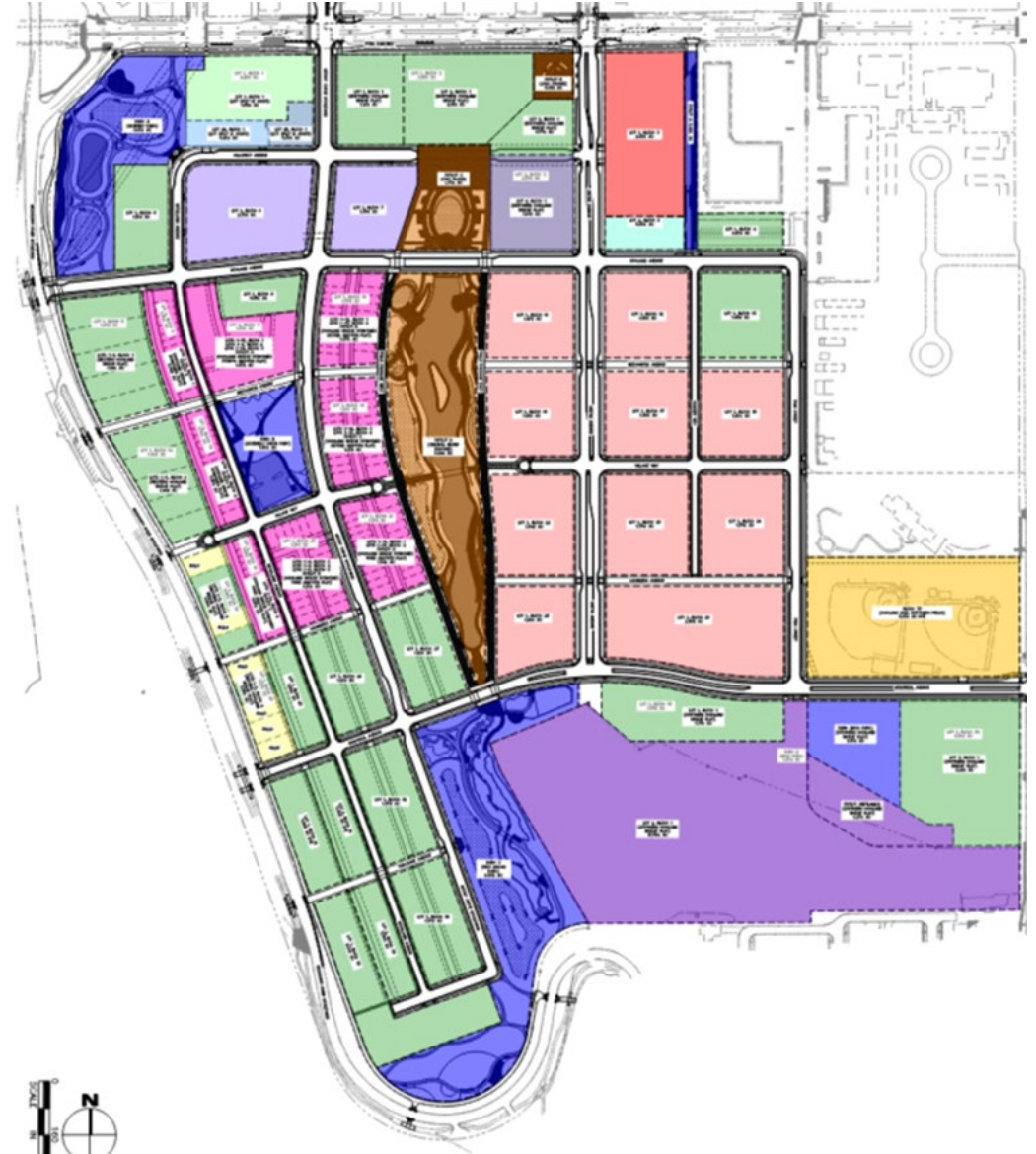
Highland District Council Annual Meeting

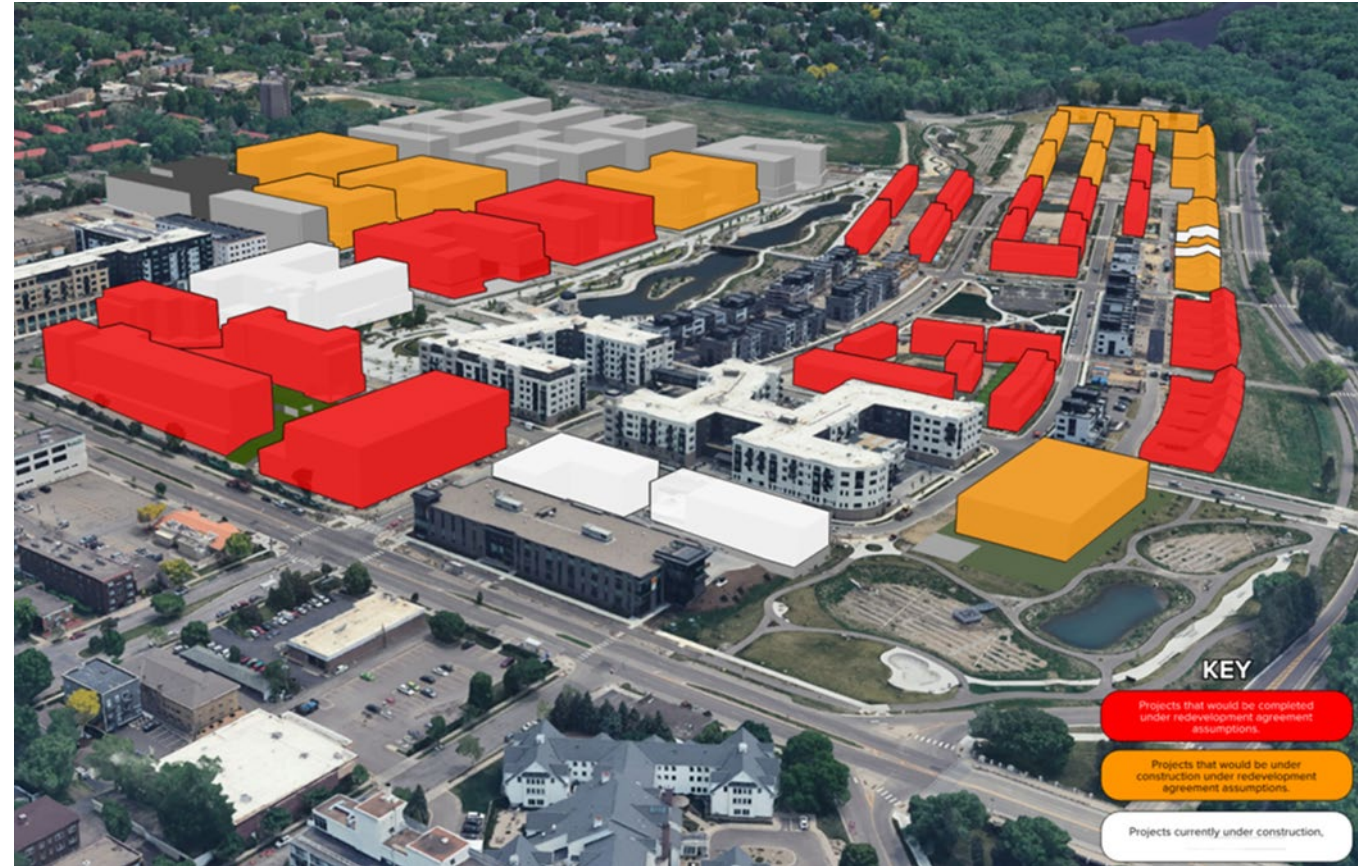
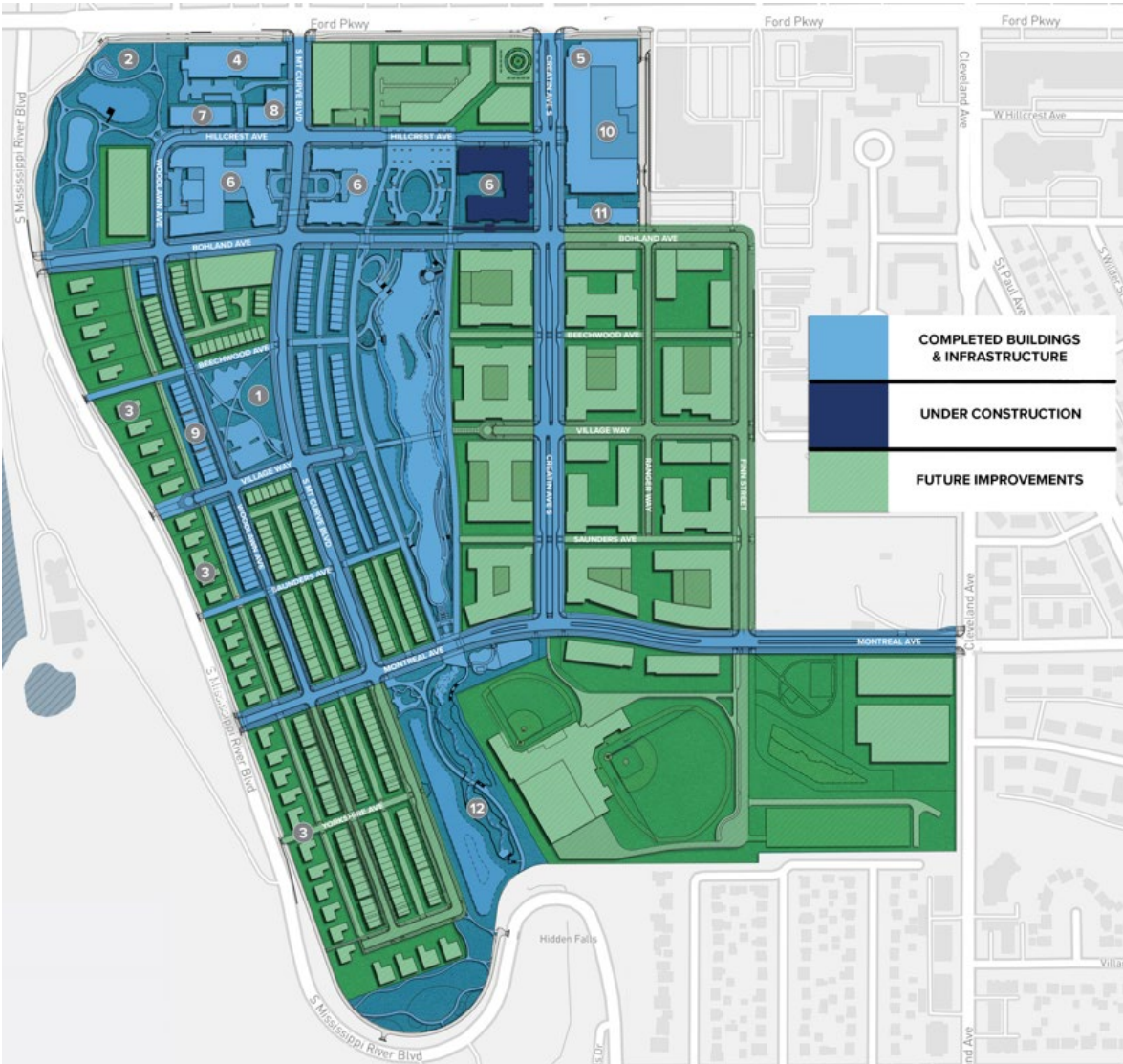
April 2024



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
	B4,L5 CUSTOM HOME OWNER





Red - Should be Complete
 813 Housing units
 100k sf commercial

Orange- Should be Under Construction
 766 Housing units
 111k sf commercial

- Highland Ball Fields (5.15 acres) charitably contributed to Friends of Highland Ball Nonprofit
- Public parks- Gateway, Unci Makħa 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 completed construction in March (Project for Pride in Living- Nellie Francis Court and Restoring Waters)
- Four 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- 69 homes sold of 99 built. 55 lots to be built.
- 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.

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



- 20 lots for sale currently
- Northern four blocks along Mississippi River Boulevard
- Alleys and infrastructure in place
- 4 homes under construction
- 5 lots sold
- www.highlandbridgecustomhomes.com





- 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



- 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

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





- 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



- 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

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HIGHLANDBRIDGE.COM

