STAKEHOLDER UPDATE

Highland Bridge

Saint Paul, MN

January 2025

July 2024 Drone Photo

Summary

1,040 housing units total completed and under construction- 27% of planned

•195 income restricted/Affordable completed- 120 of which are at 30% AMI, 60 additional under construction

•76 for sale rowhomes completed, 48 additional under construction

•530 market rate rental units completed, 125 under construction (425 are non-profit led senior housing)

•2 custom homes completed, 4 under construction

114,000 sf commercial space built to date- 30% of planned

Remaining streets and utilities infrastructure completion in 2025

Construction Status

- Completed Private Developments
- Completed Roads
- Completed Sidewalk & Boulevards
- Private Development Work in Progress
- Road Work in Progress
- Sidewalk & Boulevard Work in Progress

Land Ownership

OWNERSHIP

	OWNER
	RYAN COMPANIES
	RYAN COMPANIES
	WEIDNER APARTMENT HOMES
	WEIDNER APARTMENT HOMES
	CITY OF ST. PAUL
	COMMONBOND COMMUNITIES
	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
B2,L5	CUSTOM HOME OWNER
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

*Individual rowhome owners not listed due to quantity.

Key Accomplishments to Date

- Highland Ball Fields (5.15 acres) charitably contributed to Friends of Highland Ball Nonprofit
- Public parks- Gateway, Unci Makȟa, Assembly Union and **Míča** 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, The Lumin, **Nellie Francis Court, Restoring Waters**
- Residents moved into Pulte rowhomes, **Two custom homes occupied.**
- 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!

Additional Updates

- Marvella 2190, Presbyterian Homes' third building at Highland Bridge, will be complete in March and is fully pre-leased.
- Third affordable housing project under construction (CommonBond- The Harken)
- Four additional custom homes under construction, including a model home which will open in May
- Weidner parcels- all blocks paused due to rent control
- Block 2B/C- Signed lease with daycare. Pursuing entitlements and City funding.
- Block 2A- Transwestern & Cushman Wakefield engaged for MOB leasing
- Block 5- Negotiating a land contract
- Pulte Rowhomes- 67 homes of 76 available sold. 48 additional homes under construction, final 39 starting construction in spring 2025.
- Seeking alternate options for Phase II Rowhome Land, which Pulte did not acquire.
- Final street and utilities infrastructure work will be completed in 2025.

Pulte Rowhome District

- 163 rowhomes. 76 complete, 48 under construction. 39 starting construction spring 2025.
- https://www.pulte.com/homes/minnesota/the-twin-cities/saint-paul/highland-bridge-210597

Marvella

- Presbyterian Homes
- 300 Units Senior Housing
- Currently open and stabilized
- https://www.preshomes.org/our-communities/marvella

Medical Office Building

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

The Collection and Lunds & Byerlys

- Weidner Apartment Homes
- 230 Apartments, 56,000 sf of retail
- Lunds & Byerly's grocery open
- Multifamily fully stabilized
- https://www.thecollectionathighlandbridge.com/

The Lumin

- CommonBond Communities
- 60 units of income restricted senior housing
- Partially funded with TIF from Marvella
- Open and leased

Restoring Waters and Nellie Francis Court

- 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
- Opened and leased

Marvella 2190

- Presbyterian Homes
- 125 units of 55+ Housing
- Under Construction
- March 2025 opening
- Fully leased

December 2024

The Harken

- CommonBond Communities
- 60 units affordable senior
- Under Construction

Custom Home Lots

- 20 lots of 34 for sale currently
- Northern four blocks along Mississippi River Boulevard
- Alleys and infrastructure in place
- 2 homes complete
- 4 homes, including a model, under construction
- 7 lots sold
- www.highlandbridgecustomhomes.com

September 2024

University of St Thomas Ballfields

- 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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