

Highland Bridge Update

Community Update

October 28, 2020

- Councilmember Chris Tolbert
- Master Plan Recap
- Project updates
 - Public and Open Spaces
 - Parks / Parks Advisory Committee (Ellen Stewart)
 - Sustainability
 - Affordable Housing
- Construction Update
- Vertical Developments- Upcoming Milestones
- Information Resources
- Question and Answer

WebEx Events Meeting Format- Q&A function



Chris Tolbert, Councilmember Ward 3, City of St. Paul



Maureen Michalski, VP Development, Ryan Companies



Tony Barranco, SVP Development, Ryan Companies



Ellen Stewart, Senior Landscape Architect, City of St Paul Parks



Nick Koch, Construction Executive, Ryan Companies

Chris Tolbert
Councilmember Ward 3, City of St. Paul
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New Name and Brand

RYAN

HIGHLAND
Bridge









Development Category	Ryan Proposed Density	Max Allowable Density by Zoning	% of Max
HOUSING TOTAL	~3,800 Units	4,000 Units	95%
EMPLOYMENT TOTAL	~265,000 SF	450,000 SF	59%
RETAIL TOTAL	~150,000 SF	300,000 SF	50%



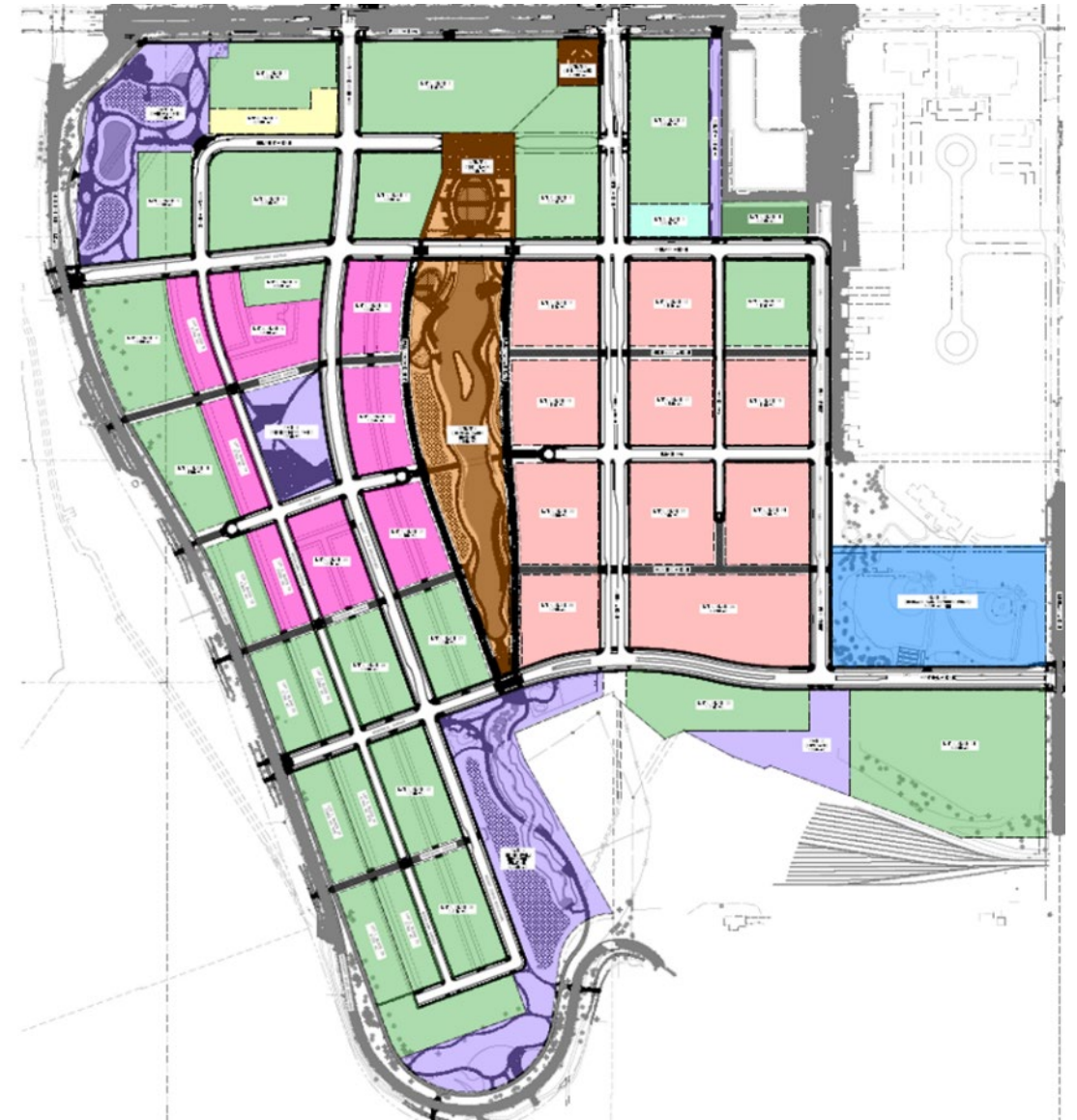
- 55 acres of public and open space (over 40% of the site)
- Ten miles of pedestrian and bike paths
- Four new public parks owned and managed by the City of St. Paul (already deeded)
- Three new civic gathering areas privately owned and managed
- Highland Ball Fields (5.15 acres) charitably contributed to Friends of Highland Ball nonprofit

All of this land area has already been deeded to the respective entity, all public easements are in place, and all funding is in place to construct these public, civic, and open spaces.

OWNERSHIP

	PROJECT PAUL, LLC
	MN FORD SITE APARTMENTS LAND, LLC
	CITY OF ST. PAUL
	COMMONBOND COMMUNITIES
	PROJECT FOR PRIDE IN LIVING
	HIGHLAND BALL
	PULTE HOMES OF MN, LLC
	HIGHLAND BRIDGE MASTER ASSOCIATION

Project Paul is a Ryan Companies Affiliate
MN Ford Site Apartments Land, LLC is a Weidner Apartment Homes Affiliate













Ellen C. Stewart, Senior Landscape Architect
City of Saint Paul Parks and Recreation
Department Lead for Highland Bridge Site

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Parks and Civic Areas



Parks Advisory Committee:

12 community representatives and stakeholders who serve to provide input and feedback on park and open space design through participation in PAC meetings and ongoing outreach to those they represent.



Parks and Civic Space Activities and Amenities

Activities and Amenities	Park A	Park B	Park C	Park D	Outlot B	Outlot C	Outlot D	Highland Ball
	Multiuse flex Lawn	LG Playground area	Nature play area	Open lawn	Water feature	Event lawn	Water Feature(pond)	Ball fields
	Skate trail / bowls	Multiuse flex Lawn	Adult fitness area	Seating	Sculpture focal point	Event plaza	Open Lawns	Concession building
	Bocce Ball courts	Basketball court	Volleyball courts	Trails	Seating	Seating	Canoe/Kayak access	Playground area*
	Seating	Pickleball courts	Shelter structure	Wetland and buffer	Outdoor dining	Fair and Market Area	Ice Skating	Seating
	Walkways	Court Games	Multiuse flex lawn	Community Garden*		Yard Games	Model Boats	Open Lawn*
	Water fountain	Gaga ball court	Activity / games lawn			Interpretive features	Performance Terrace	Shelter*
	Boardwalk / Platform	Seating	Dog Park				Seating	Storage/Training Bldg†
		Walkways	Picnic area				Hammocking	
		Water feature	Hammocking	*space provided			Seat Swings	
		Pet relief area	Seating	requires community			Plazas	*future development
			Walkways/trails	initiative			Water trail	
			Bedrock ravine				Interpretive features	
			Pools and waterfalls				Garden room	
			Natural landscape				Pedestrian Bridge	
			Interpretive features				Trails	
			Pedestrian Bridge				Pet relief area	
			Water fountains					

Preliminary Schedule:

Submit names addressed to me by **March 1, 2021**

Department recommendation to Parks and Recreation Commission **March 11, 2021**

City Council March 17, 2021

Names must be within one of the following categories:

Geographic

- Ames Lake Park
- Hidden Falls Regional Park
- Hamline Hague Park
- Midway Peace Park

Historic

- Crosby Farm Regional Park
- (Frank) Boyd Park

Memorial:

Bruce Vento Nature Sanctuary
Robert Pira Regional Trail

Functional:

Recreation Center
Water Park
Dog Park

<https://www.stpaul.gov/departments/parks-recreation/design-construction/current-projects/highland-bridge-parks-ford-site>



[Departments](#) // [Parks & Recreation](#) // [Design & Construction](#) // [Current Projects](#)

Highland Bridge Parks (Ford Site)

Project Overview

The former "Ford Site" is now branded as "Highland Bridge" and includes 122 acres of land along the Mississippi River and was the former home of Ford Motor Companies' Twin Cities Assembly Plant. Within those 122 acres, four city-owned parks comprising approximately 9 acres, have been platted with design underway. In addition to the four city owned parks, there are also privately owned spaces that will be available for public use.

Community Engagement

The community engagement for open space on the site began many years ago in anticipation of the revitalization of the closed Ford Motor Company property. The culmination of that planning work is reflected in the 2017 adopted City of Saint Paul [Ford Site Zoning and Public Realm Master Plan](#), which calls for a vibrant mixed-use urban village to be integrated into the existing community. The Ford Site Master Plan incorporated many ideas from [a decade of community engagement](#) focused on how to bring the site to life.

The specific design of the parks is currently underway with the Ryan Companies team leading the [community engagement process](#). Ryan has attended community events and provided a survey to gage the community's interest and needs for the open space on site. Results of the survey work are included in the first PAC meeting presentation.

Parks Advisory Committee (PAC) meets virtually at significant points in the design process, from initial schematic design through design development. The original engagement plan included 3 meetings of the PAC, however we

Contact

Contact

Project Lead

Ellen Stewart, Senior Landscape Architect
Saint Paul Parks & Recreation
Ellen.Stewart@ci.stpaul.mn.us
P: 651-266-6380

For the latest information on the construction of the Ford Site/Highland Bridge, visit the Ryan Companies project site.
[Learn More \(External Site\)](#)

In This Section

Bruce Vento Pedestrian and Bicycle Bridge
Cherokee Regional Park Trail Connections
Como Park Carousel Plaza
Como Transportation Parking Improvements
Dickerman Park
Eastview Play Area Improvements
Fish Hatchery Trail
Frogtown Park and Farm
(Frogtown) Scheffer Recreation Center

- Largest urban solar array in the Twin Cities (1MW)- Xcel Energy released RFP on June 15th, received responses September 1, seeking regulatory approval in Q1/Q2 2021.
- 100% of the site electricity available from renewable and carbon free sources
- A minimum of 100 electric vehicle charging stations
- SB2030 and LEED Compliance in all buildings on site
- Buildings will use an estimated 30% less indoor water and 50% less outdoor water compared to typical designs
- 75% of construction materials recycled or diverted
- Stormwater system will capture 94% of total suspended solids and improve the capture of phosphorus by 75%. It will reduce discharge from the site to Hidden Falls by 98%.
- Myriad transit options providing reduced or emission free alternatives
- **Will apply for Department of Energy Connected Communities funding in 2021 for additional sustainability initiatives in partnership with Xcel Energy, Center for Energy and Environment, Center for Sustainable Building Research, National Renewable Energy Laboratory, and the City of Saint Paul.**



3,800 housing units

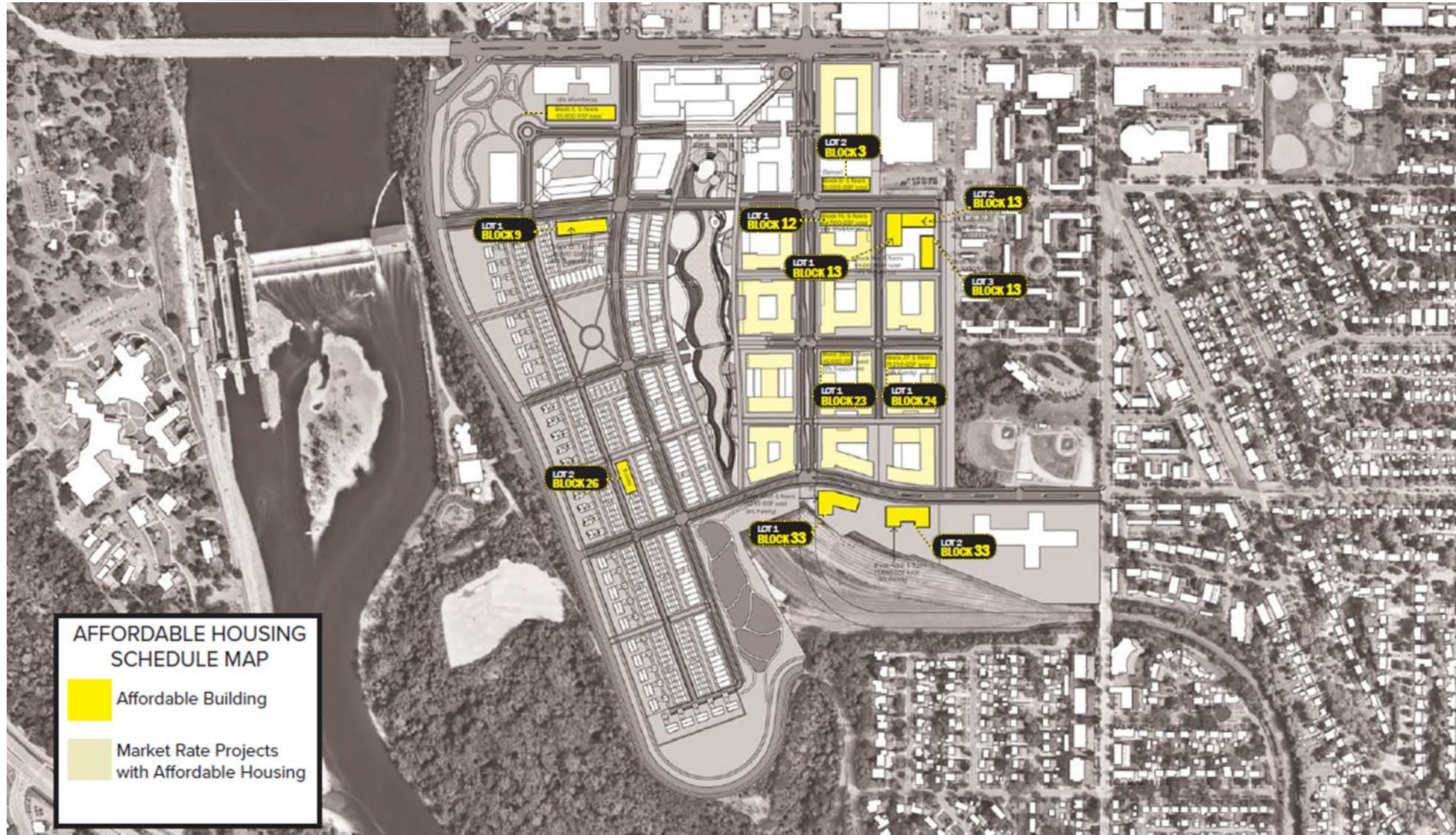
- 20% income restricted affordable
- 380 units, affordable households earning 30% of area median income (AMI)
- 190 units, affordable earning 50% AMI
- 190 units, affordable earning 60% of AMI

Project for Pride in Living- will build ~364 units

CommonBond Communities- will build ~301 units

Twin Cities Habitat for Humanity- will build 6 units affordable ownership (***Privately Funded***)

~89 affordable units within the market rate buildings at 60% AMI. (***Privately Funded***)



CONSTRUCTION & DEVELOPMENT



Nick Koch- Construction Executive



Nick Koch

Phone: 612-492-4000

Fordsite.inquiries@ryancompanies.com



Thank you!

SCHEDULE OF UPCOMING ACTIVITIES

TASK	FORECASTED START
Start Site Removals	Ongoing
Start Phase 1 Utilities & Mass Earthwork	Ongoing
Parks and Public Open Spaces	Ongoing
Second Truck Entrance Open at Ford Pkwy west of Mt. Curve Blvd	Ongoing
90% Complete Phase 1 Utilities & Mass Earthwork	November 2020
Start Phase 1 Road Construction	May 2021
Offsite Improvements	Summer 2021
Complete Offsite Improvements	Summer 2021
Complete Phase 1 Roadways	Early Fall 2021
Complete Parks and Public Open Spaces	Late Fall 2021
Phase 1 Infrastructure Complete	Late Fall 2021





Overview of Site from South
Work has progressed since photo was taken



Overview of Site from Northwest
Work has progressed since photo was taken

From Char:

- What are the times that Ryan is allowed by the city to be working and making noise on site?
City noise hours are 7am-5pm Mon-Fri. We are allowed to extend these hours and work weekends as long as we provide 48 hr notice to the City. We typically worked 7am-7pm Mon-Fri and about 50% of Saturdays throughout the summer. Right now we're working 7am to dark.
Both Ryan and the City monitor compliance. In the event that work is done outside of these hours, please send an email to Fordsite.inquiries@ryancompanies.com.
- How will the winter work be different from the summer/fall?
Infrastructure will continue until Thanksgiving or early December. The exact date is weather dependent. We will stop earthwork when the ground freezes and stop site concrete once we can no longer maintain cure temperatures using concrete blankets.
- When will the streets actually be open through the site?
The intent is to start opening streets in or around September 2021.

From Gary:

- How and when(?) will large truck traffic begin or be curtailed on Montreal Ave between Cleveland and Snelling.
We have two approved haul routes as described in the attached slide. The majority of trucking follows Hiawatha – 46th – Ford Pkwy. Trucks traveling on our easterly route should be following Ford – Snelling – Montreal – W 7th – I-35E. Montreal Ave, between Cleveland and Snelling, is not an approved haul route.
If someone is not following approved routes please reach out to our Ryan construction team at:
Fordsite.inquiries@ryancompanies.com





Construction Inquiries



<https://highlandbridge.com/construction-updates/>

Phone: 612-492-4000

Fordsite.inquiries@ryancompanies.com



Nick Koch

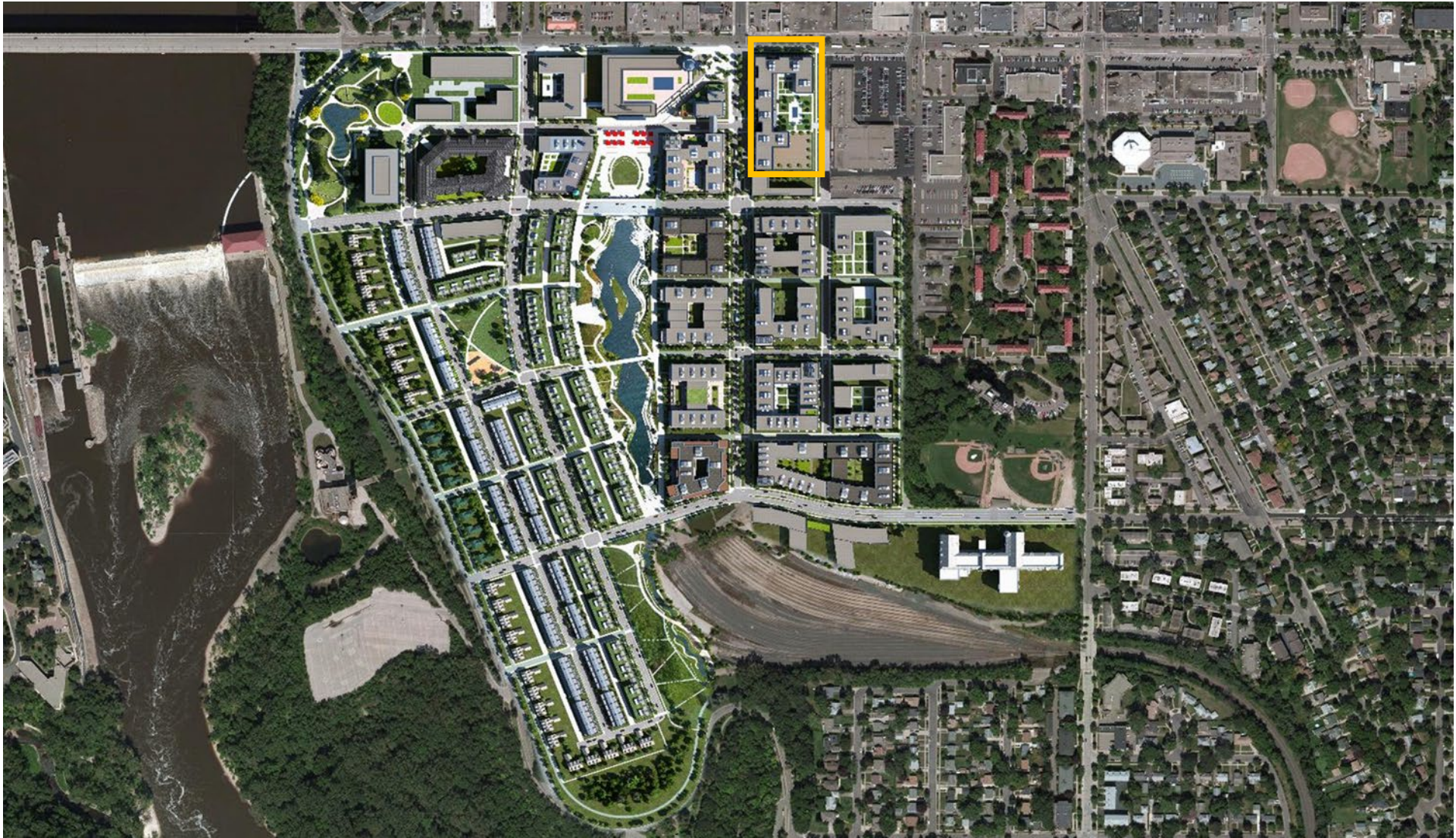


Will Rollo



Mac Begovac

UPCOMING MILESTONES



HIGHLAND
Bridge

Mixed Use with Lunds and Byerly's

RYAN

 **WEIDNER**
APARTMENT HOMES



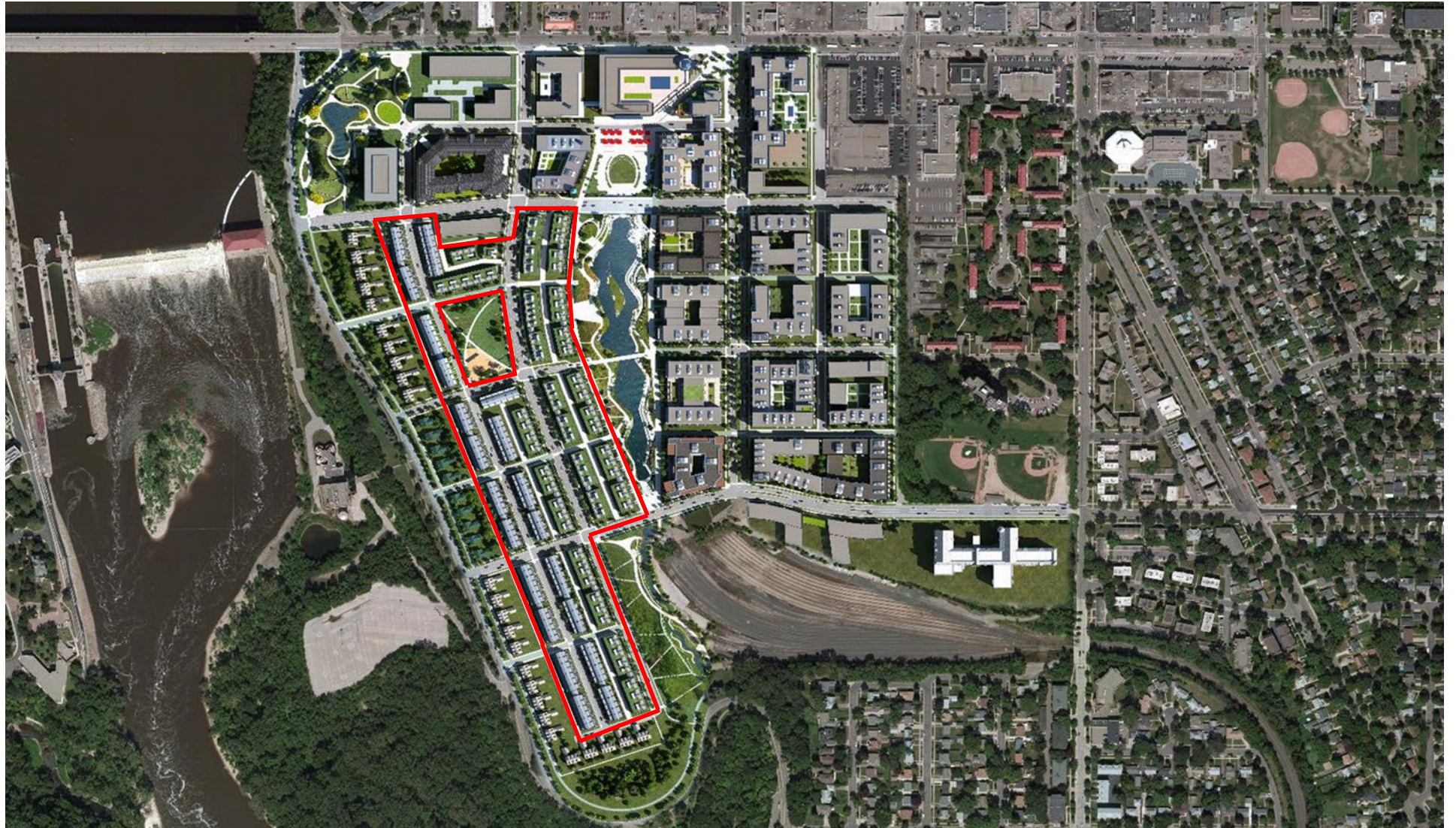
LUNDS & BYERLYS



- Construction Start Winter 2020/2021
- 230 Apartments
- 56,000 sf of retail



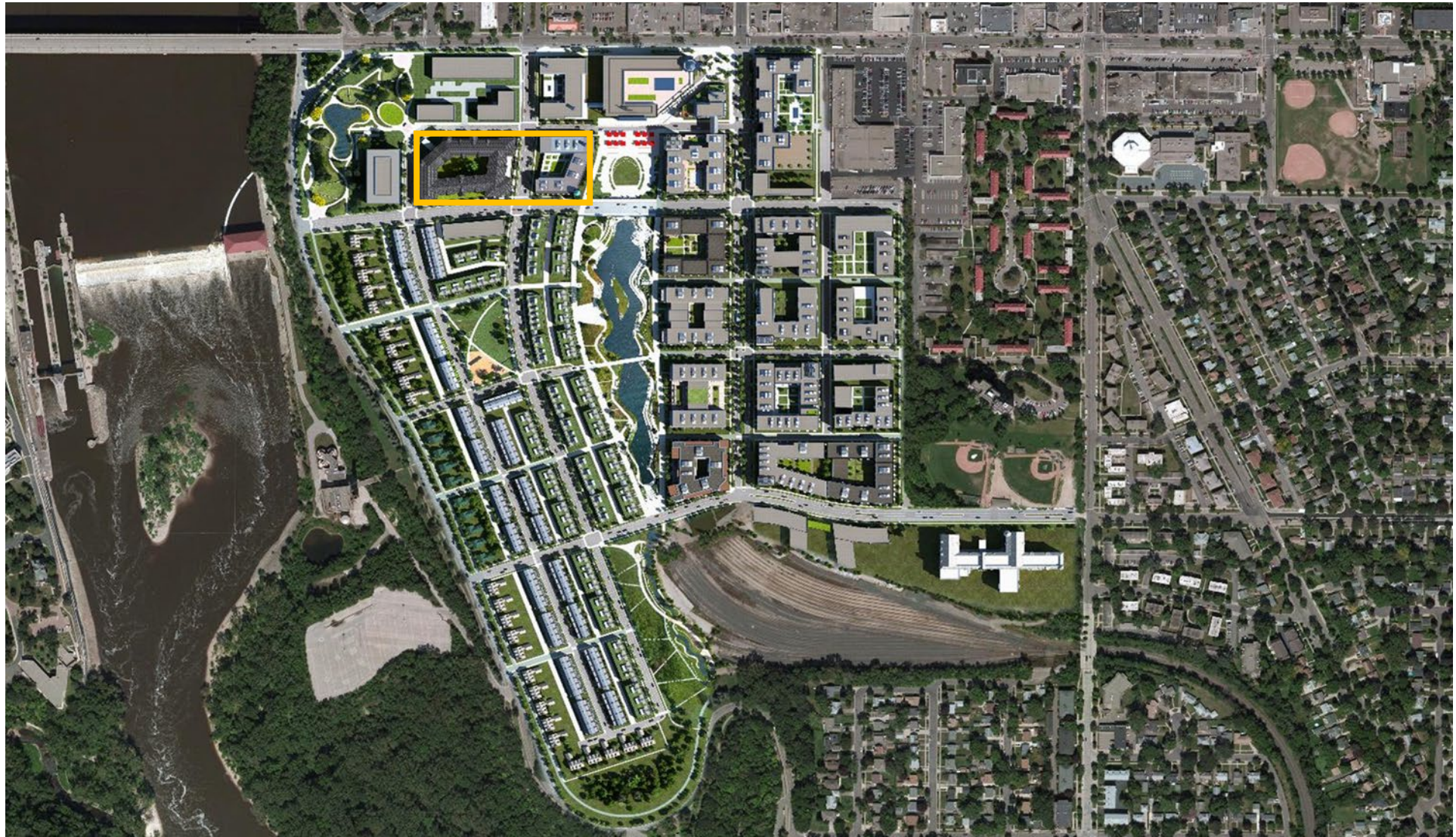




- Construction Start Winter 2020
- Model Homes Opening Summer 2021
- Total Rowhomes- Approximately 325
- Three and Four-story options
- Starting in the \$300,000's



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



- Construction Start- Summer 2021
- Opening Spring 2023
- Total Unit Count: 300 apartments
 - 220 Independent Living
 - 40 Assisted Living
 - 40 Memory Care



Images are conceptual and will be further refined in design process



Images are conceptual and will be further refined in design process

Suzanne:

- I don't qualify for the Senior Housing discounts, due to income, so what will be available to me? Presbyterian Homes Independent living? Small condos?
Yes, any of the market rate multifamily housing in general population apartments, in the senior housing or in condominiums could be available to you.
- Interested in **projected time** of completion and **costs**. I am 74 years old so I am looking for something within the next 6 years.
This is covered in this presentation.

Annmarie:

- Where on the site will the Pres Homes complex be located?
This is covered in the presentation
- What is the timeline for the completion/move-in of the Pres Homes complex?
2023
- Who is a Pres Homes contact for further questions related to reservations of the complex apartments?
See slide for contact for interest list.

Deniz Stanton

Regional Sales & Marketing Manager

2845 Hamline Avenue N, Roseville, MN 55113

P 651.402.9433 | dstanton@seniorpartners.com





Total Unit Count: 60
apartments for low income
seniors







PROJECT FOR
PRIDE IN
LIVING

Total Unit Count: 135
apartments

75 homes for Highland Park
area working people

60 homes for women in the
Emma Norton program

Emma Norton Corporate
Headquarters





Images are conceptual and will be further refined in design process



Maureen Michalski

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Tony Barranco

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Jennifer

- Will firefighters/first responders/educators have any type of a discount for the properties at Highland Bridge?
Our partners do not intend to provide discounts to specific groups at Highland Bridge. There are a variety of housing options for different income levels. There is income restricted housing that is less expensive than market rate housing if people qualify for it.

Bill

- I am curious to know how many single floor living options are going to be available for purchase. I see a lot of Rowhomes with (4) level living options if you get a roof deck. I see limited single story options, with 2 condo buildings and senior citizen buildings in, or very near, the mixed-use area. I am hoping there is something on the less busy south end of the site. I am not interested in renting, and I assume the senior housing is rental?
Presbyterian Homes' senior housing will be rental. The bulk of the one-story living options will be in condos on the north side of the site, nearer to the civic square. There are other areas of the site where smaller condo buildings are being explored but those are not yet fleshed out.

Bill

- As for the rowhomes, are they going to be wood construction? What will the sound walls be constructed of? I am concerned with noise between units. And, will all of the rowhomes have a balcony? Or only the units with a rooftop balcony?
Yes, they will be wood construction. The walls in between homes are built of 2 separate walls with insulation in between. The layers are as follows; sheetrock, wall framing, insulation, fire barrier, insulation, wall framing, sheetrock. Yes, all homes will have an included balcony at the rear of unit.

Paul

- Are there any details regarding HOA fees for row house and single family lots/units? If any, what is to be included in the HOA?
- What, if any, customizations are allowed from the published floor plans?

The 1-6 units lots will be fully customizable. The Rowhomes will have a fair amount of customization options as well, including all of the items noted above as well as square footage.

Pulte plans to introduce our floor plans via our website by the end of the week (11/1/2020). Those on Pulte's interest list will receive an email once the floor plans are live on their website.

HVAC- Zoning systems is an option to allow buyers to have independent heating/cooling by floors. Additionally, there will be an electric furnace option.

Low Voltage- All of our homebuyers meet with an electrician to personalize their electric and low voltage needs.

Walk-in Closets In all floor plans, walk-in closets will come standard in the owner's suite, but the option will not be available in secondary bedrooms.

Laundry - All plans will include laundry closets without an option to change to a full laundry room.

David

- I'm very interested in a condo in this project. Questions I have are, what will be the cost, what will be the square footage of units, where will they be location in project, when will they be completed, who is building them, who will be selling them, what will association costs be, what are the floor plans, how can I keep updated on this part of the project ?

You can sign up for housing updates at www.highlandbridge.com under the residential tab. We anticipate that we will have more information on condominium options available in summer 2021 as we are just beginning to plan this component of the development.

Jerry

- When will you announce a partner for the constructions of the Condominium portion of the project? What can you say not about the number, size and price of these units?

See answer above.

Rob

- When will individuals be able to buy into condominiums and townhomes included in the project? Is there a discount for buying before the property is built?

Rowhome sales will begin in summer 2021. There are no discounts for buying before the property is built. Pulte does, however, offer financial incentives to buyers who finance their purchase through Pulte Mortgage.

Carol

- Will it be possible to work with the builder to get a floor plan that works for us? Or will the plans be predefined?
For the western, 1-6 unit lots individuals will be able to purchase those lots for their homesteaded home construction. We will not have predefined home plans for these sites but there will be design standards in addition to the Ford Zoning and Master Plan that must be complied with. We are still working on the details of how these lots will be sold.
- I'm hoping to learn more about the price range for single family compared to a duplex or townhouse.
Pulte rowhomes will start in the \$300,000s. We are still working on lot pricing for the western 1-6 unit lots. We expect that these will be custom in nature and that the pricing will be very much dependent upon the size and style of housing chosen by the owner(s) with ultimate pricing in line with other custom built housing options in Saint Paul.

Tim

- Along river road, in addition to single family homes, is there a plan for a small condo complex? Or what does multi family mean?
There could be a small condominium complex along the river road. It is zoned for 1-6 unit homes. However, Ryan would not likely be developing this concept. We are having conversations to explore this possibility.

Stefan

- I'm part of a group interested in building multi-unit homes for ourselves on one or two single family home lots. We'd like to hear a discussion around this topic including how many units can be built per lot, the size of these lots, whether two lots can be combined to build one or more buildings together, prices for the lots, whether there will be a developer/builder you select to build on these lots or if we can select our own, and when you anticipate being able to move forward with buyers for these lots and begin the design/build process. .

We are still planning for the lot sales of the western lots along Mississippi River boulevard. They are zoned for 1-6 unit homes. As mentioned earlier, there will be design standards for these homes in addition to the Ford Zoning and Master Plan. We are still developing parameters around sales of these lots. More information on the western 1-6 unit lots will be forthcoming in early 2021. We anticipate that the timing of construction on these lots will align with completion of the alley infrastructure and surrounding roadways to allow access to the home sites.

<https://highlandbridge.com/residential/>

ROWHOMES

The 15-block rowhome district, built by Pulte, will offer owners a wide range of sizes and price points to choose from, with versatile floorplans, all-electric options and enclosed parking. Select units feature rooftop terraces with views of the river and central water feature. Six of the rowhomes in this charming, urban district will be affordable housing, delivered in partnership with Ryan and Habitat for Humanity.

Click the button below to get more information about rowhomes at Highland Bridge from Pulte.

[VISIT PULTE](#)

CONDOS

For residents seeking single floor living, condos will be available in a wide range of sizes to fit various lifestyles and buyer needs. Located near the civic plaza, condo owners will have convenient access to retail and greenspace alike.

Click the button below to sign up for housing updates at Highland Bridge.

[SIGN UP](#)



SINGLE FAMILY

Connecting neighborhoods up and down Mississippi River Boulevard, the soft edges of Highland Bridge build upon the existing neighborhood character of the river valley corridor. Among the single-family homes is the option to build small multi-unit housing.

Click the button below to sign up for housing updates at Highland Bridge.

[SIGN UP](#)

AFFORDABLE HOUSING

An early priority of the master plan, 20 percent of all housing in Highland Bridge will be affordable housing. Partners PPL, CommonBond Communities and Habitat for Humanity will provide both rental and ownership options. Affordable housing will be integrated throughout the diverse community, welcoming all to Highland Park.

Click the button below to sign up for housing updates at Highland Bridge.

[SIGN UP](#)





Retail Leasing Inquiries



<https://highlandbridge.com/office-retail/>



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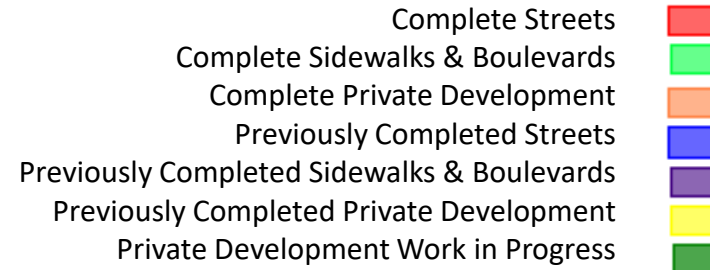
Charlie Hexum
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Luke

- What types of establishments are considered destination entertainment?
Destination entertainment usually includes venues with multiple types of uses- athletic, dining, recreation, etc. These tend to be larger users who attract clientele from a larger area. We have been talking with a few initial larger users and have not yet begun to reach out for smaller in-line retail users.
- Retail in general – When can we expect to see more details on this? I’m assuming not until the other Mixed-Use buildings break ground?
For the smaller, in-line retail users we won’t start planning for those and soliciting tenants until we are closer on construction of the other vertical projects. We are still a few years away from opening new retail and retail is changing by the minute. We are aware of the importance of how retail can make the experience and we are hoping for a blend of local, national, big, small, and destination retail to offer options.
- Mixed-Use – Speaking of Mixed-Use, when can we expect to see the other buildings break ground?
<https://www.highlanddistrictcouncil.org/wp-content/uploads/2020/02/Site-Plan-Review-Application-02102020.pdf>
This says 2021 for the Mixed-Use buildings, is this still on track?
See next slide for estimated timelines for vertical projects and infrastructure.



- 2021 Complete Streets ■
- 2021 Complete Sidewalks & Boulevards ■
- 2021 Complete Private Development ■
- Previously Completed Streets ■
- Previously Completed Sidewalks & Boulevards ■
- Previously Completed Private Development ■
- 2021 Private Development Work in Progress ■



2022

2023

2024

2025

2026



Luke

- Has Covid altered expectations for how quickly you plan to build out the site?

We had always anticipated, given the size and decade long build out of the site, that we would encounter some economic downturns, so that has not been a surprise. COVID, of course, no one could predict. The infrastructure work itself has not been altered by COVID and continues on schedule. In fact, this type of work, done primarily by individuals that are outside, in vehicles and socially distanced, is some of the safest work that we can do. The city of St Paul has been excellent in keeping up with permitting and reviews needed to keep the plan for the site moving forward. The retail and medical sectors are struggling right now with impacts from COVID; however, we are on target with our planned timing for vertical projects and won't have deliveries of buildings containing retail or medical office until 2022 to 2023.
- Any ideas what will happen with the Lund's vacated building?

Lunds and Byerly's will continue to operate their store until the new store opens in 2022 so that there is no downtime for their staff or patrons. After that, Lunds will make a decision if they will continue to utilize or sublease their current space.

Ryan Companies is focused on the successful execution of the 122 acres at Highland Bridge and any potential redevelopment of Highland Village Shopping Center is not planned as part of Highland Bridge.

Dan

- For the intersections of Cleveland Ave/St Paul Ave, Montreal Ave/St Paul Ave, and Montreal Ave/Cleveland Ave - what are the plans for traffic management - stop lights, stop signs?

Seth

- Are you aware of any changes to intersection at Cleveland and Montreal and Fairview and Montreal?

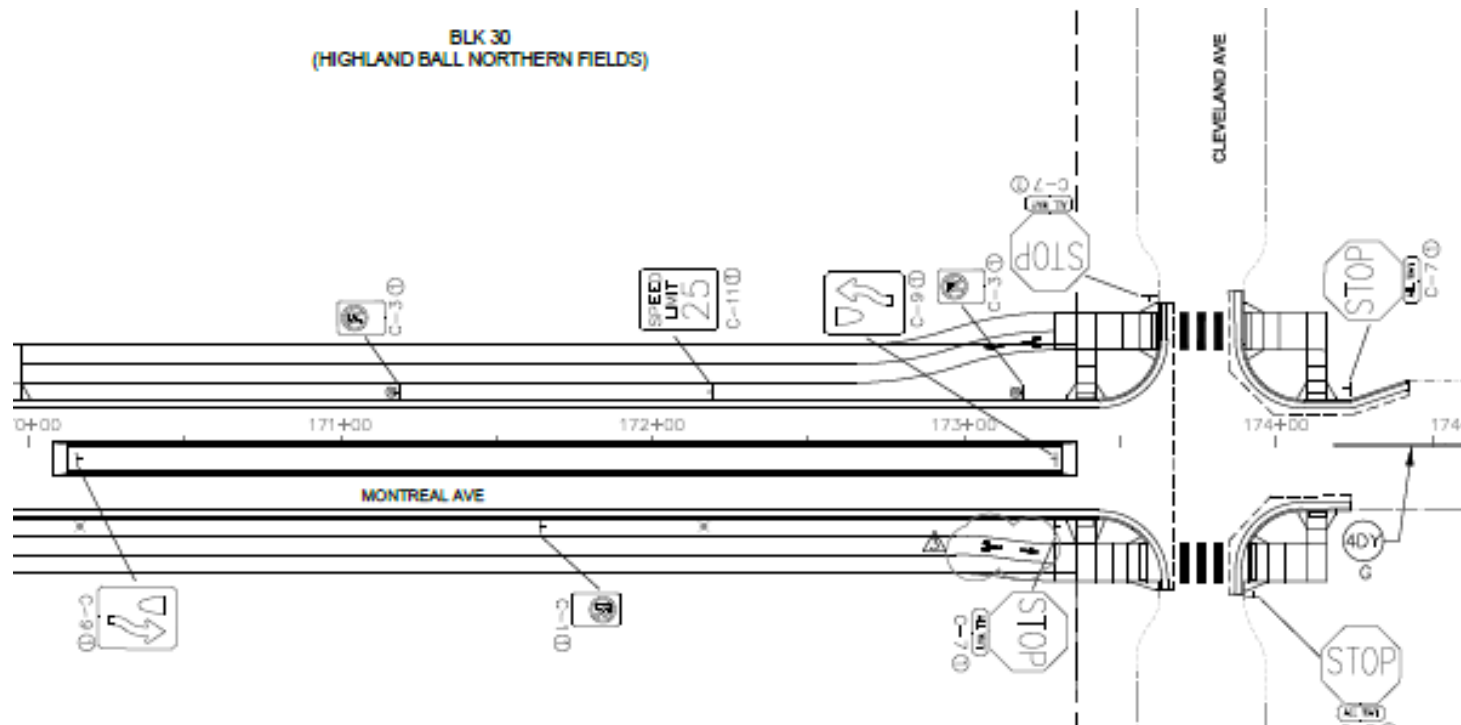
Ryan is responsible for the Cleveland/Montreal intersection directly adjacent to our site. See next slide showing latest approved plan which is a four way stop sign. This work will occur in Spring/Summer 2021.

The other intersections are off site of Highland Bridge and therefore under control of the City of St. Paul. The AUAR- Alternative Urban Area Review- identified short term improvements, improvements that the City will monitor as development progresses and longer term planned improvements.

St. Paul/Montreal was identified as a short term improvement in the AUAR

St. Paul/Cleveland was one that they marked to monitor the conditions but no immediate improvements recommended

Fairview/Montreal was identified to monitor conditions but no immediate improvements recommended



The full AUAR is available on the City's website for the Ford Site Redevelopment.

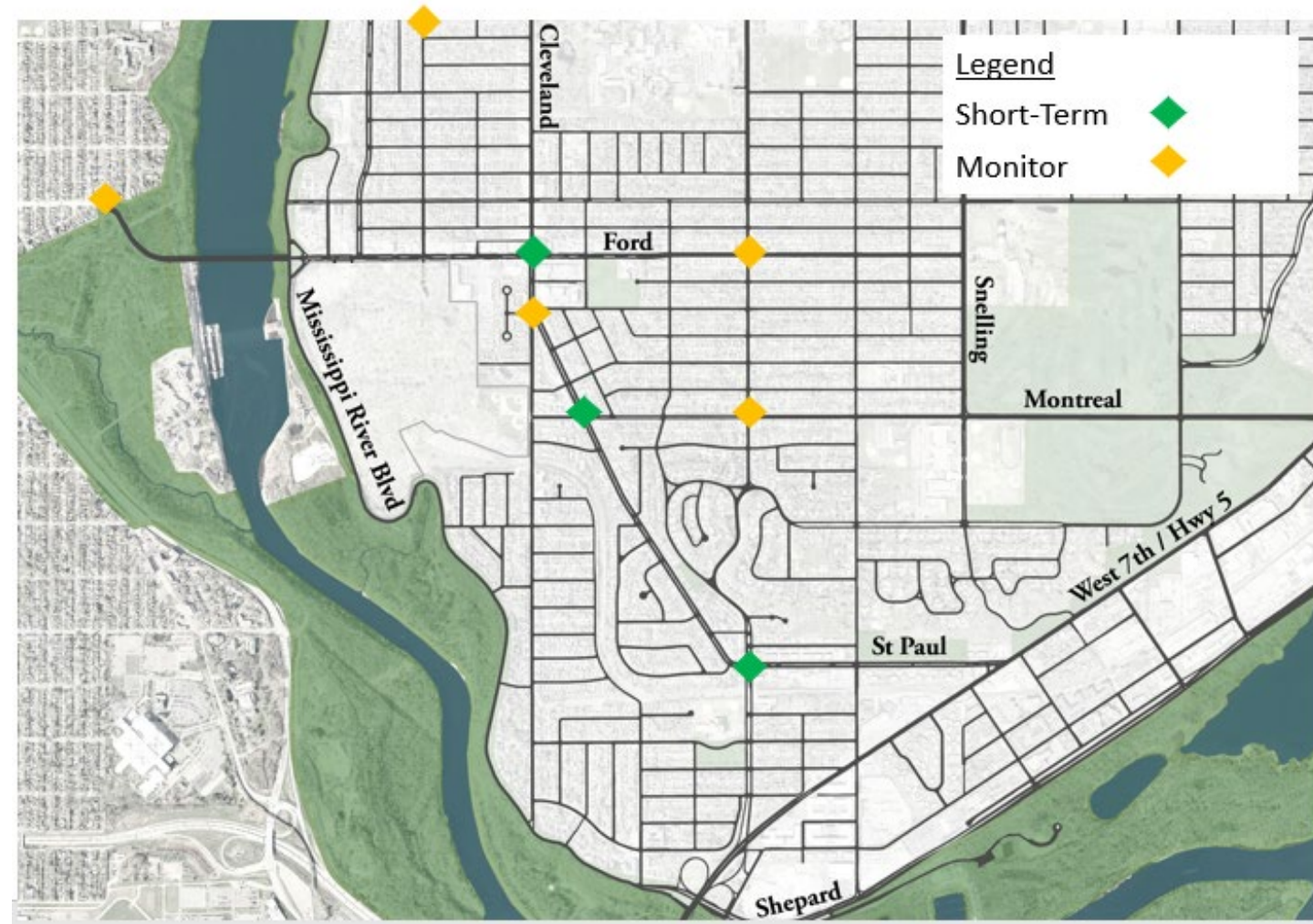
<https://www.stpaul.gov/departments/planning-economic-development/planning/ford-site-21st-century-community/auar>

Roadway Improvements

The full AUAR is available on the City's website for the Ford Site Redevelopment.

<https://www.stpaul.gov/departments/planning-economic-development/planning/ford-site-21st-century-community/auar>

Page 50 addresses consideration and mitigation





Additional Information and Background



City of St. Paul- Ford Site/Highland Bridge Website:

<https://www.stpaul.gov/departments/planning-economic-development/planning/ford-sitehighland-bridge>

Highland District Council Website:

<https://www.highlanddistrictcouncil.org/development-projects/ford-site-development-by-ryan-companies/>

LEARN MORE AND STAY INFORMED AT

HIGHLANDBRIDGE.COM



Question/Answer Session