

Stakeholder Update

Highland Bridge

Saint Paul, MN

December 2020

OWNERSHIP



PROJECT PAUL, LLC
 MR 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
 MR FORD & CRETH APARTMENTS LLC





Overview of Site from North



L1B3 Excavation and Footings



Bohland Wall CIP from South



Park C Ravine from North

- 7.54 miles of utilities installed on site
- 600,000+ cubic yards of dirt moved
- 1.1 miles of retaining walls poured around the Central Water Feature
- Class V down on all Phase 1 roads except for east Village Way, east Beechwood, and east Saunders
- All 2020 watermain (2.5+ miles) has been turned over to St. Paul Regional Water

View Current Drone Flyover Video: <https://vimeo.com/492389809/88fc395587>

- Xcel Energy solar RFP released on June 15th. Xcel will be seeking regulatory approval in 2021 for the 1MW solar array that will provide renewable energy to Highland Bridge.
- St. Paul Sustainable Building Policy compliance kick off for Block 3 (Weidner Apartment Homes), Pulte rowhomes, and Blocks 6 & 7 (Presbyterian Homes). Projects will meet SB2030, LEED and St. Paul Overlay requirements.
- Concept paper application to the Department of Energy Connected Communities grant funding opportunity 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. Grant would provide for additional sustainable initiatives at the Highland Bridge site. Full funding application in spring 2021.
- Ongoing discussions with HourCar and the City regarding car sharing options.

2020 EVENTS AND MEETINGS

**UNVEILED
HIGHLAND BRIDGE
BRAND**



4

**VIRTUAL PARKS
ADVISORY COMMISSION
MEETINGS**



5

**HIGHLAND DISTRICT
COUNCIL MEETINGS**



**VIRTUAL
GROUNDBREAKING**

2,810
Email Invitees

**VIRTUAL PROJECT
UPDATE MEETING**

>800
Email Invitees

1

**IN-PERSON
COMMUNITY
MEETING**



~150
Attendees

2020 EMAIL COMMUNICATIONS

~150

RESPONSES TO
PARKS DESIGN
SURVEY

>800

Email Invitees

SENT
24

UPDATE,
ANNOUNCEMENT AND
INVITATION EMAILS



2

HOUSING
UPDATE
EMAILS TO

1,551
Individuals

10

EMAIL
CONSTRUCTION
UPDATES TO

943
Individuals



- 300 units of senior housing over two blocks
- December 2020 Board of Zoning Adjustment variances approved
- Site Plan Review underway
- Anticipated construction start summer 2021



Block 3 Lot 1- Weidner Apartment Homes

- 230 Apartments, 56,000 sf of retail
- Lunds & Byerly's grocery
- Site plan review complete
- Building permit received
- Construction began November 2020
- Anticipated completion in 2022

- Alley complete for model rowhomes
- Site plan review underway for initial block of rowhomes
- Model rowhomes construction completion in early summer 2021
- Sales begin summer 2021
- Stay connected at:

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



Pulte Rowhomes



- 135 apartments- 75 workforce, 60 Emma Norton program
- Emma Norton corporate headquarters
- MHFA recently awarded the Emma Norton development funding
- Land use applications and site plan review anticipated for spring 2021
- Construction start planned for fall 2021

- 60 units of senior housing
- MHFA and Ramsey County recently awarded funding
- Land use approvals complete
- Site plan review completion anticipated for spring 2021
- Construction start planned for winter 2021/2022



- 20 lots for sale starting in February 2021
- Northern four blocks along Mississippi River Boulevard
- Earliest closings in fall 2021 when infrastructure complete
- Lot pricing starting at \$475k
- Stay connected at:

www.highlandbridgecustomhomes.com



- Parks design completion in March
- Construction completion of parks A & C
- Construction completion of Hidden Falls connection
- Cretin, Bohland, Woodlawn, Mount Curve, Montreal and Village Way roadways installed
- Beechwood and Saunders pedestrian/bike path installation
- Central Water Feature construction completion
- Outlot C construction completion
- Intersections and signals completed at Cretin and Ford Parkway along with Mount Curve and Ford Parkway
- Intersection at Montreal and Cleveland construction completed
- MRB Walking path along perimeter of site completed

LEARN MORE AND STAY INFORMED AT

HIGHLANDBRIDGE.COM

