

Highland Bridge Update

Community Update

May 19, 2020

- Councilmember Chris Tolbert
- Master Plan Recap
- Project updates
 - Public and Open Spaces
 - Parks (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



Councilmember Chris Tolbert



Chris Tolbert
Councilmember Ward 3, City of St. Paul
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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) preserved per City of Saint Paul requirement, deeded to Friends of Highland Ball.

All of this land area has already been deeded to the respective entity, all public easements are in place, and construction is underway for these public, civic, and open spaces. This is all in conformance with the city led master plan.

OWNERSHIP



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

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













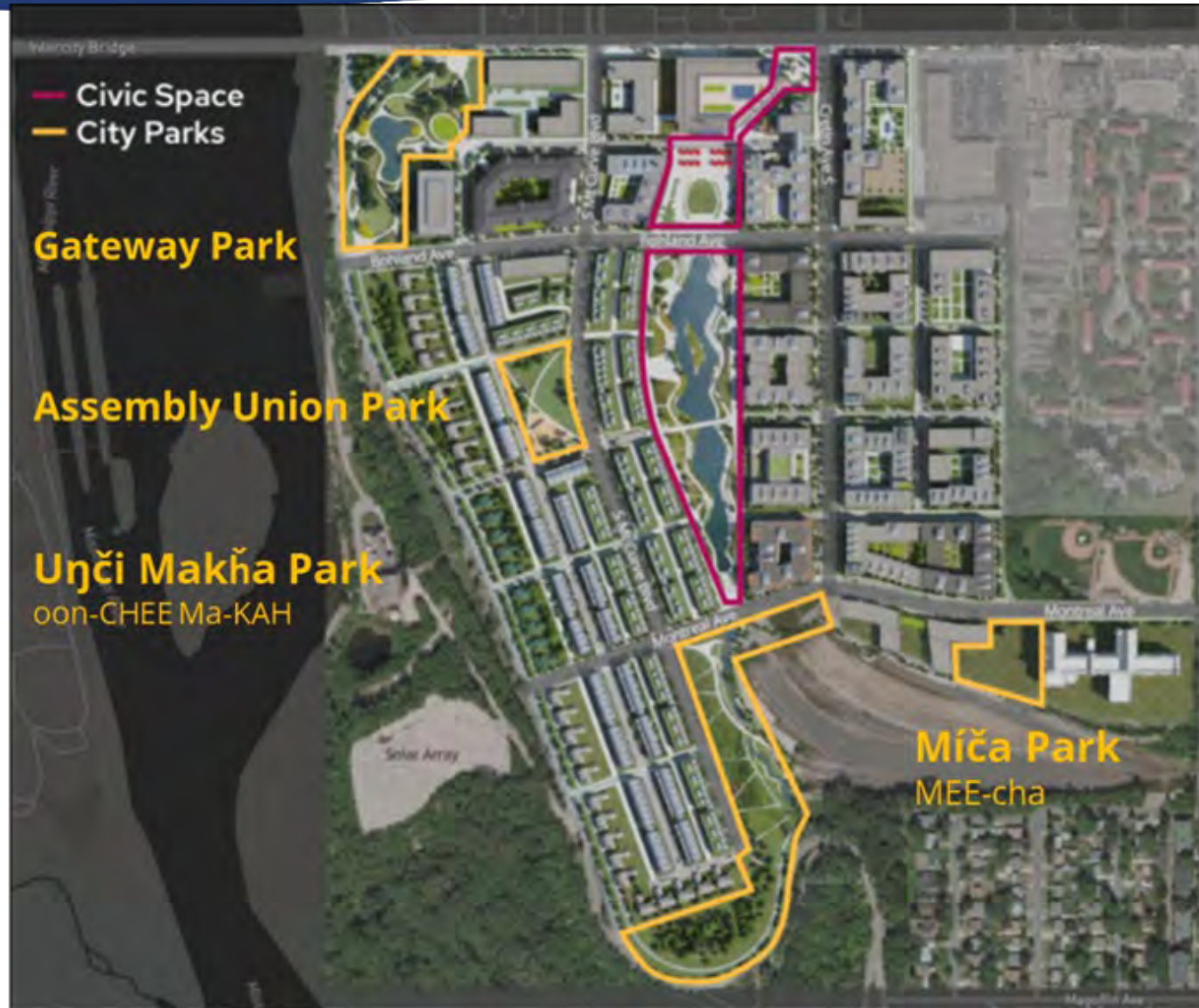
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Ellen C. Stewart, Senior Landscape Architect
City of Saint Paul Parks and Recreation
Department Lead for Highland Bridge Site

ellen.stewart@ci.stpaul.mn.us

651-266-6380

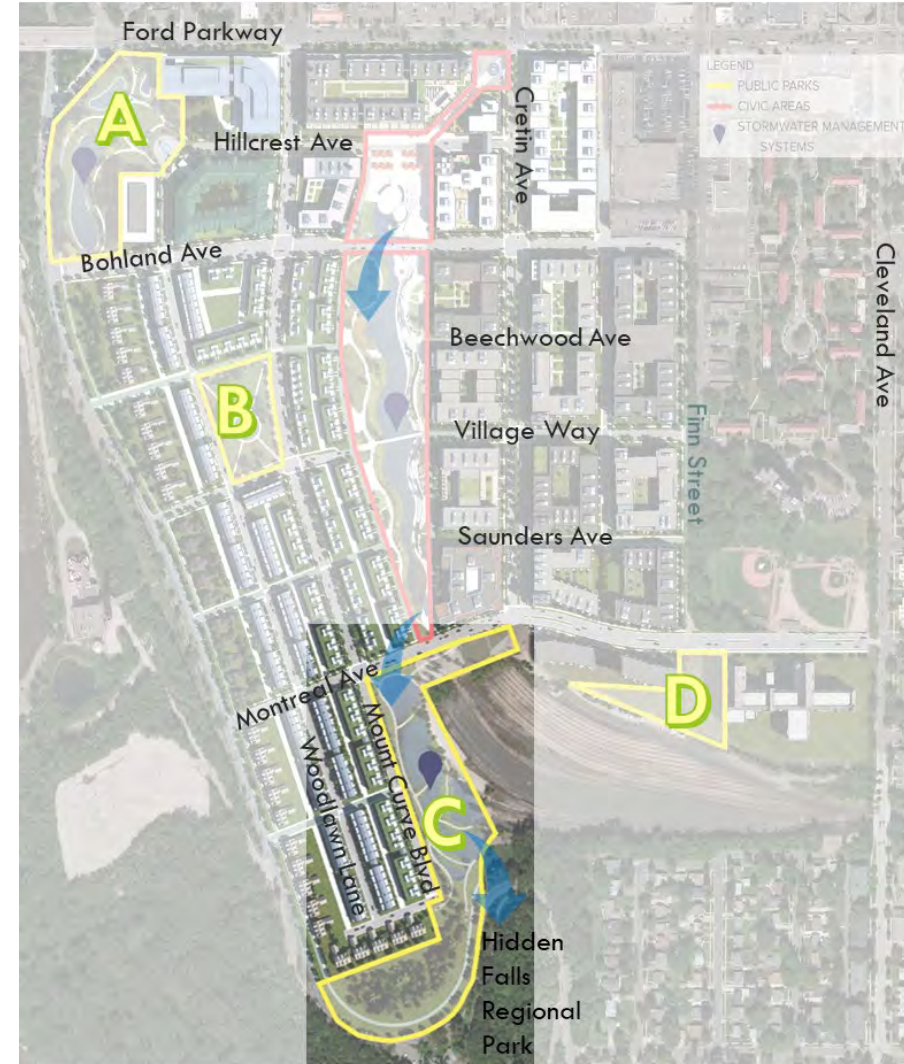


Park C – Unci Makħa Park

Pronounced oon-CHEE Ma-KAH

Geography and features connect people from the developed site to more natural areas including access to Hidden Falls Regional Park. The park links the stormwater system from the neighborhood into the daylighted creek to the falls.

- 4.8 acres
- Walking paths
- Nature play area
- Off leash dog park
- Volleyball Courts
- Hammocking area
- Outdoor fitness equipment
- Shelter



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Unci Makħa Park



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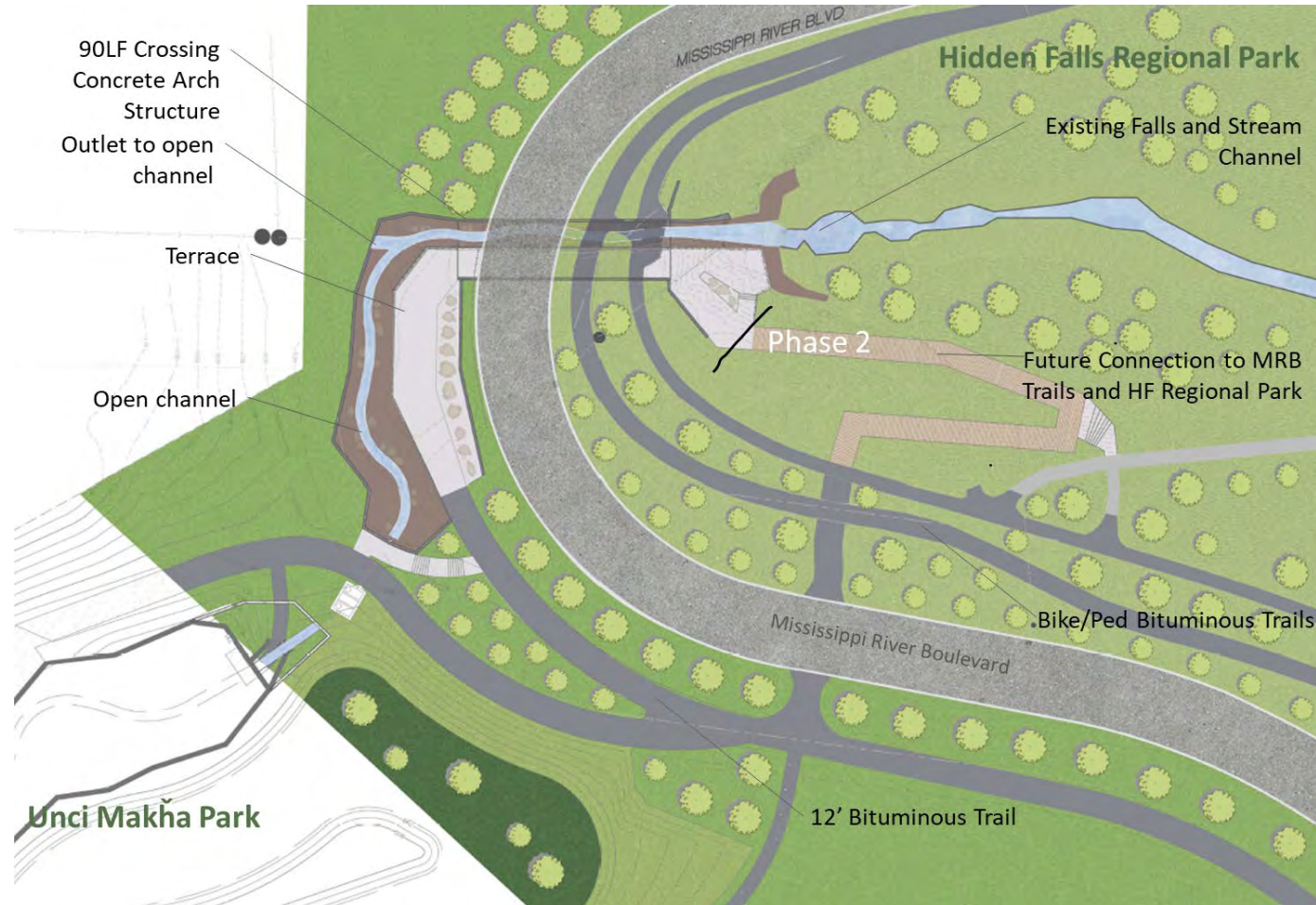
Mississippi River Boulevard Crossing

Building a connection

- Great River Passage Master Plan
- Hidden Falls Crosby Farm Regional park Master Plan
- Hidden Falls Feasibility Study
- Ford Site Charrette (Park C)
- Paid for with additional funding from Capital Region Watershed and City of Saint Paul



Mississippi River Boulevard Crossing



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Park A – Gateway Park

Prominently located park at the entry point from Minneapolis on the east end of the Ford Parkway Bridge and along Mississippi River Boulevard.

- 2.24 Acres
- Adjacent to Residential, office and MRB Trail and BRT
- Walking paths
- Skate trail and amenities
- Seating
- Game tables
- Drinking fountain



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Gateway Park

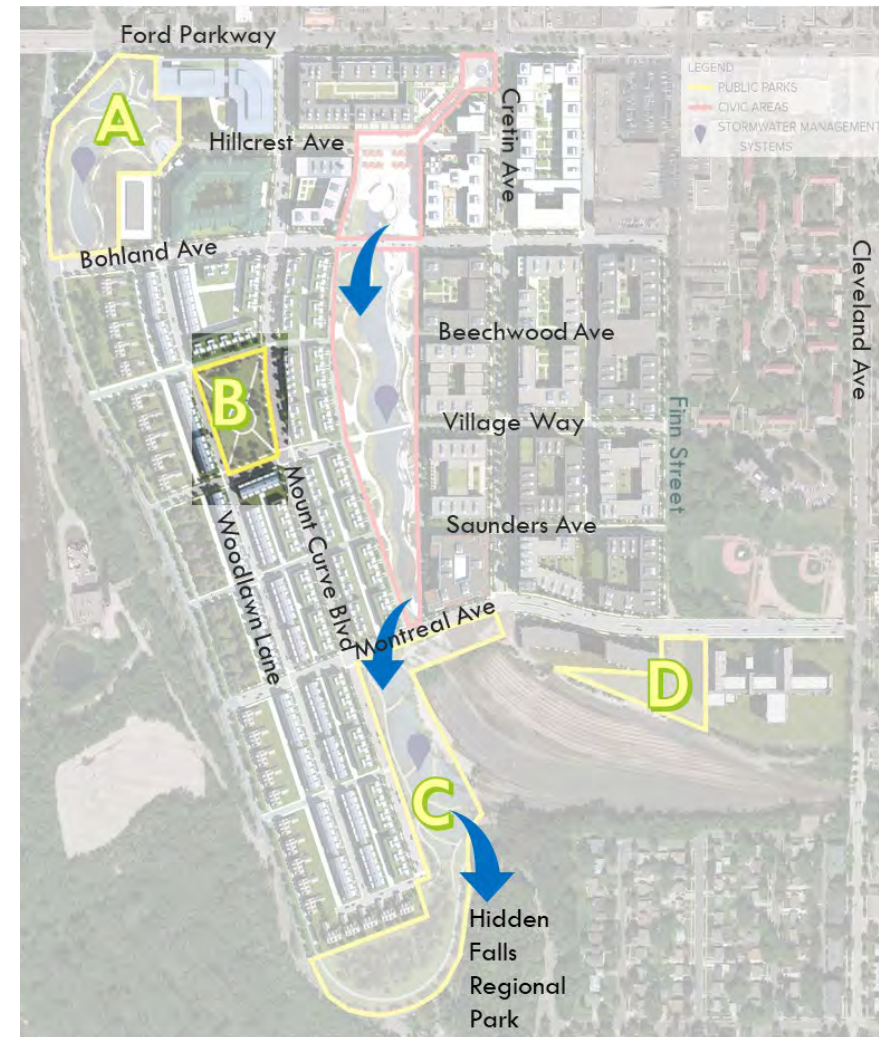


MISSISSIPPI RIVER BLVD S

Park B – Assembly Union Park

Ford Assembly Plant stood where this second park, will be constructed. Central location surrounded by residential.

- 1.55 Acre neighborhood park
- Play area
- Courts
- Off leash dog relief area
- Open lawn
- Seating
- Drinking fountain
- Location for future restroom



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Assembly Union Park

Park D – Míča Park

Pronounced MEE-cha

Set up for future development including connection to CP Rail and community garden

- 1.5 acres
- Lawn and walks
- Wetland
- Steep slopes
- Water stubbed for hose connections
- Grading planned to accommodate accessible paths



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Míča Park



[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

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Saint Paul Parks & Recreation
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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

How will the public grounds outside the residential buildings be managed. Will homeowners be part of an association of some sort?

Response: The rowhomes will be part of an association and their grounds managed by that association. There is a master association in which all of the properties participate to maintain the three civic spaces (civic square, civic plaza, central water feature). The remaining private properties are maintained on an individual lot owner basis.

Will there be any community gardens?

Response: There is an opportunity for a potential future community garden in Míča Park.

Will there be a space for live music?

Response: The civic plaza is being designed with a raised podium area which may be suitable for a small performance event.

When will the central water feature be completed?

Response: Late fall 2021

Will there be composting sites?

Response: There are not planned composting sites within the public parks or civic areas at Highland Bridge.

Which parks will be completed first?

Response: Gateway Park and Unci Makħa Park

Are there any paddle sport boat ramps accessible to the Mississippi River in the area or the connected regional parks?

Response: There is a boat launch in Hidden Falls Regional Park, just south of Highland Bridge.

- Largest urban solar array in the Twin Cities (1MW)- Xcel Energy released RFP on June 15th, received responses September 1, seeking regulatory approval in Q3/Q4 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

- 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, Blocks 6 & 7 (Presbyterian Homes), Project for Pride in Living Multifamily, CommonBond Senior Housing. 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, notification fall 2021.
- Ongoing discussions with HourCar and the City regarding car sharing options.

We have some questions concerning the environmental impacts of the development. Specifically, both of us are very concerned about global warming and the necessity to reduce or eliminate harmful emissions. We are also concerned about habitat destruction. So, we are wondering if the development will feature any (or all) of the following technologies:

- geo-thermal heating/cooling
- rain-water capture and re-use for landscaping purposes
- rain-gardens
- pollinator and bird friendly (native) vegetation
- a ban on fertilizers, pesticides, herbicides and fungicides
- passive/active solar heating and cooling
- solar electric generating panels
- community electric vehicle charging stations
- electrical capacity within garages for private EV charging

Annie H & David R

Response: Most of the items you inquire about are designed in the open spaces of the Highland Bridge community and within the various housing options. For instance:

- We have a central stormwater system for the entire development that aggregates and cleans water for use in the central stormwater feature and parks before it flows to the Mississippi River in a state cleaner than the river itself.
- The central stormwater system includes biofiltration basins with plants- these function similarly to a large rain garden
- 1MW solar array in partnership with Xcel Energy offering a clean energy product option for residents at site and beyond
- Rooftop solar as option or already included for most buildings on site
- Native and pollinator friendly vegetation throughout the site
- EV charging in all of the multifamily buildings, available as an option for rowhomes and custom homes
- Geothermal is not an option at the site due to soil conditions and previous land uses.



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 and CommonBond Communities will build the dedicated affordable housing apartment buildings. Approximately 365 units each.

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

~30 affordable units within the market rate buildings at 60% AMI. (***Privately Funded***)



NELLIE FRANCIS COURT

MATERIAL PALETTE: Nichia panels (combination of navy, smooth, ribbed & vintage wood), metal panel, formica at garage level, raised planters with formica site walls, wood entry canopies, Level 1 storefront & recessed windows with sun shading surround.



- 135 apartments- 75 workforce, 60 Emma Norton program
- Emma Norton corporate headquarters
- Construction start planned for fall 2021

- 60 units of senior housing
- Construction start planned for winter 2021/2022



CONSTRUCTION & DEVELOPMENT



Nick Koch- Construction Executive



Nick Koch

Phone: 612-492-4000

Fordsite.inquiries@ryancompanies.com



- 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

- Parks & Outlots:
 - Parks A & C
 - MRB Crossing Project
 - Central Water Feature & Civic Plaza
- Right-of-Way:
 - Cretin, Bohland, Woodlawn, Mount Curve, Montreal and Village Way Vehicular Roadways
 - Beechwood, Saunders and MRB Non-Vehicular Roadways (ped/bike trails)
 - Intersection construction at Cretin/Ford Pkwy, Mount Curve/ Ford Pkwy, and Cleveland/Montreal



Overview of Site from North



Overview of Site from Northeast



Bohland Wall at Central Water Feature



L1B3 CIP and Precast



Central Water Feature at Bohland Ave



Central Water Feature at Montreal Ave



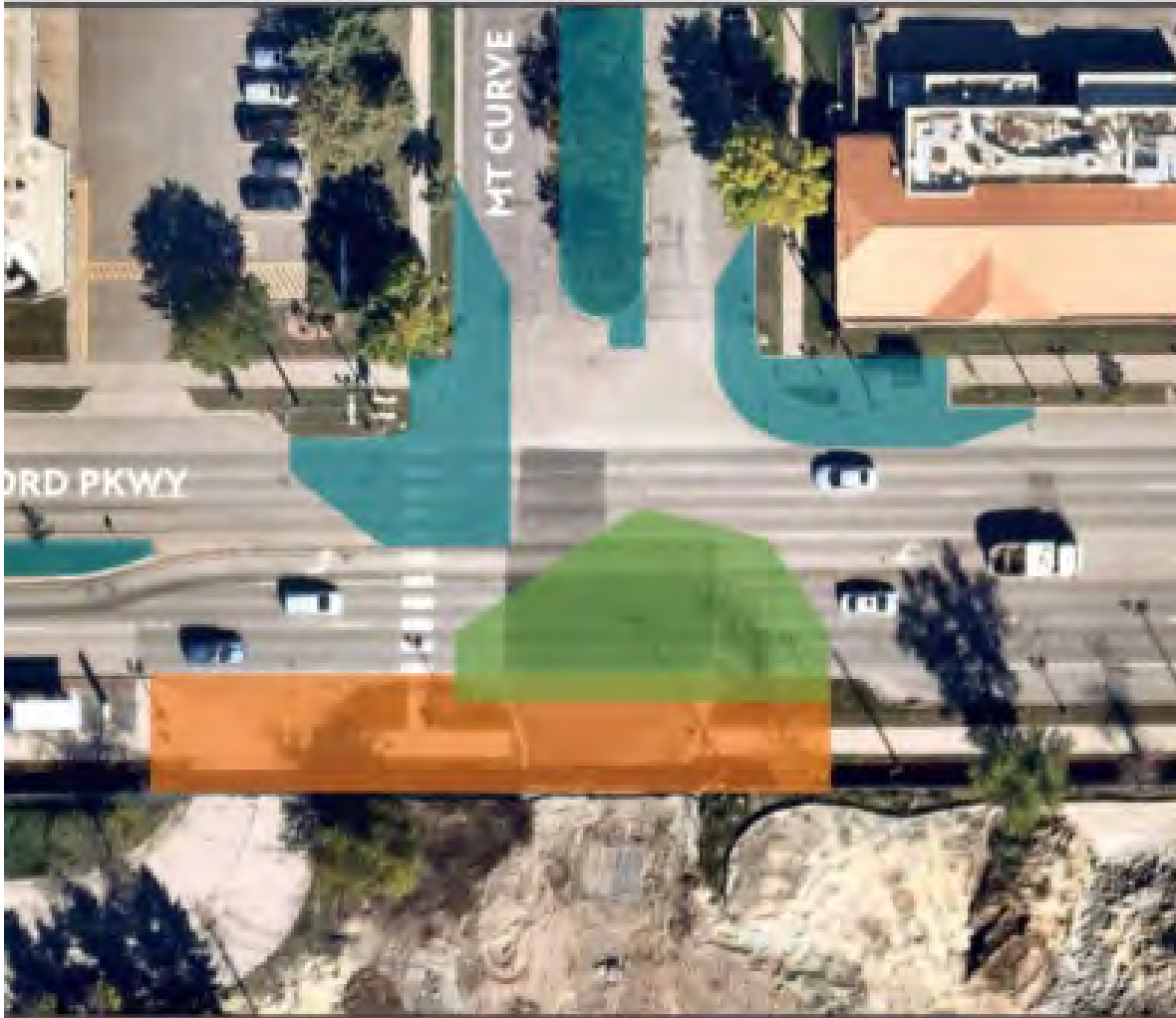


To view April 2021 drone footage, please click the link below

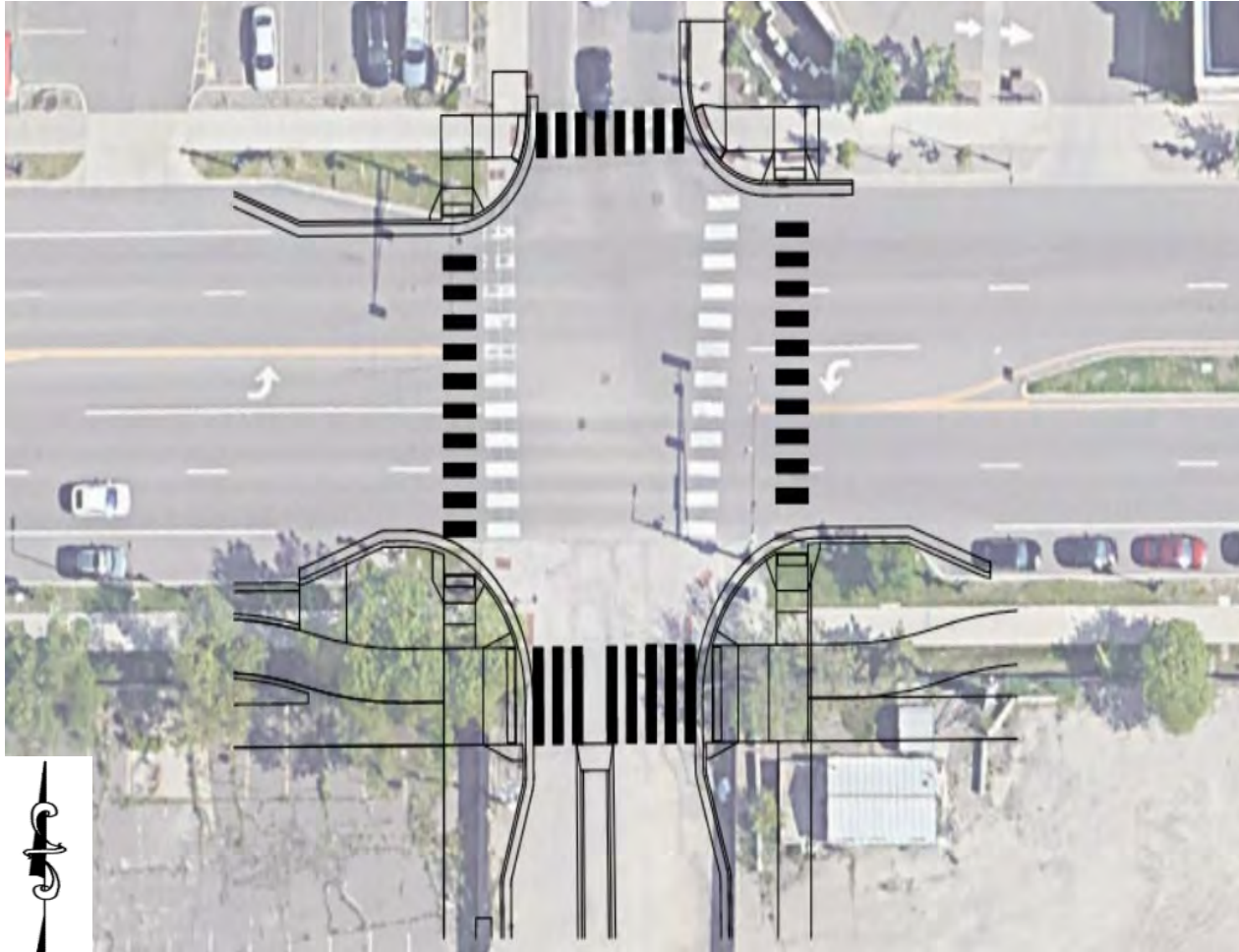
<https://highlandbridge.com/2021/05/18/drone-footage-provides-new-perspectives-on-site-progress/>



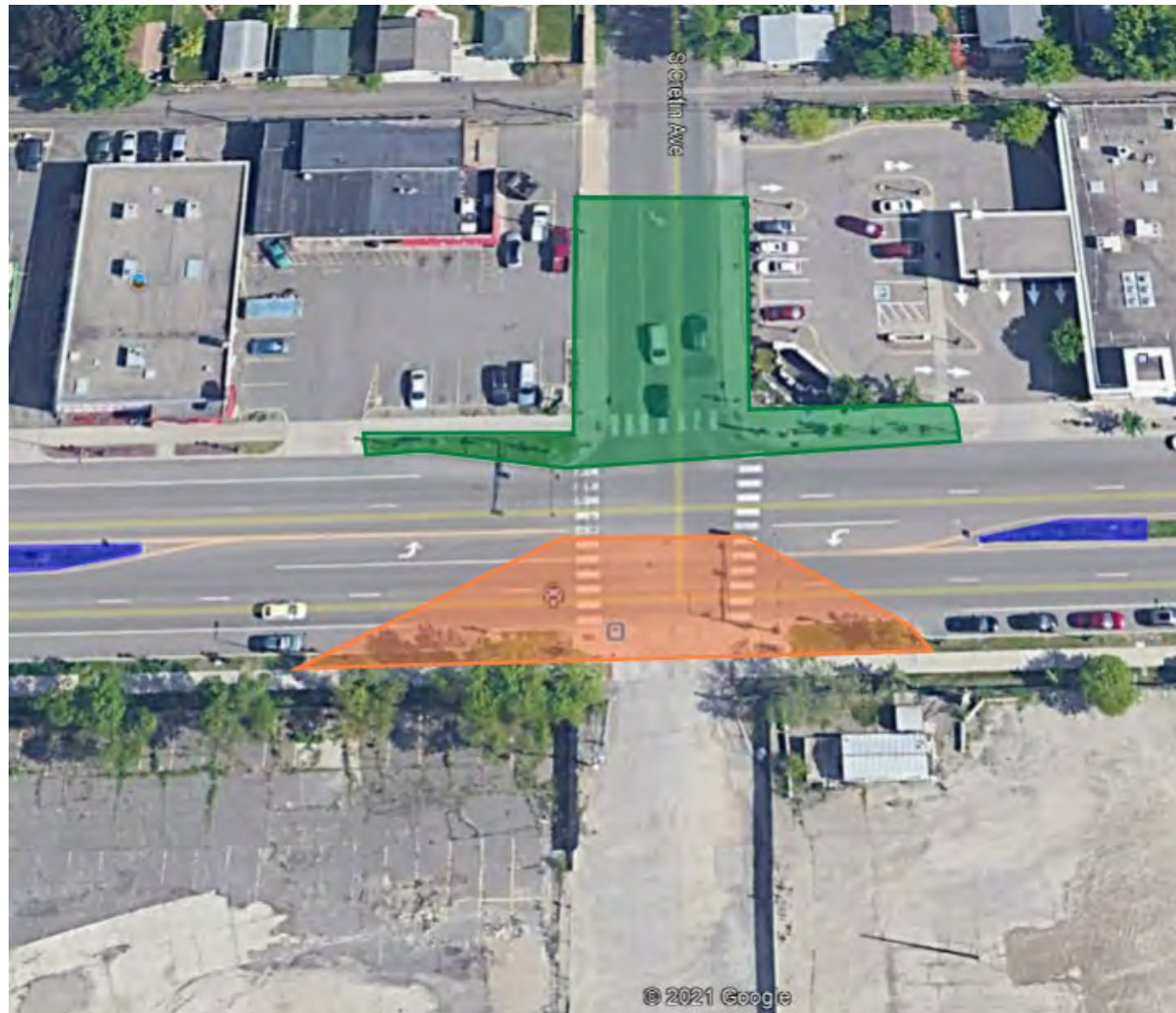
- Reconstruction of existing manhole at Ford Parkway and Mt Curve Intersection
- Construct sanitary drop shaft at NW corner of Ford Parkway and Mt Curve Intersection **(Done)**
- Installation of new storm sewer piping and catch basin on north side of intersection **(Done)**
- Curb cut and reconstruct of curb radii at all 4 corners of intersection **(Ongoing)**
- New traffic signal installation **(Ongoing)**
- New intersection striping **(Ongoing)**
- Re-pave area impacted from intersection work **(Ongoing)**



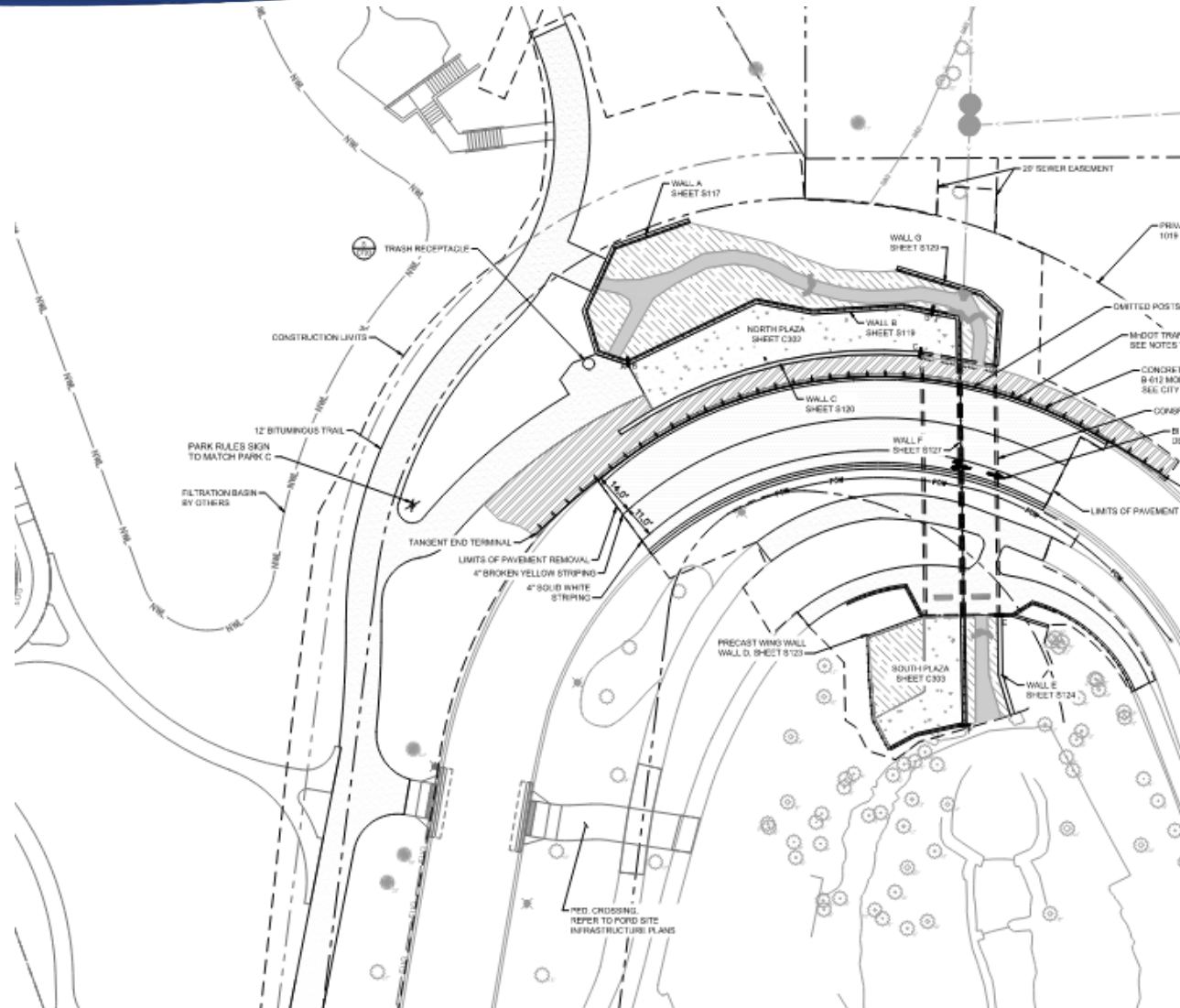
- 4 Phase Traffic Control
- Phase 1 (Blue) Sanitary Drop Shaft and North Intersection Scope
- Early April until Mid May
- Phase 2 (Green) Sanitary MH Reconstruct
 - Mid May to Late May
- Phase 3 (Orange) South Intersection Scope
 - Late May to Early June



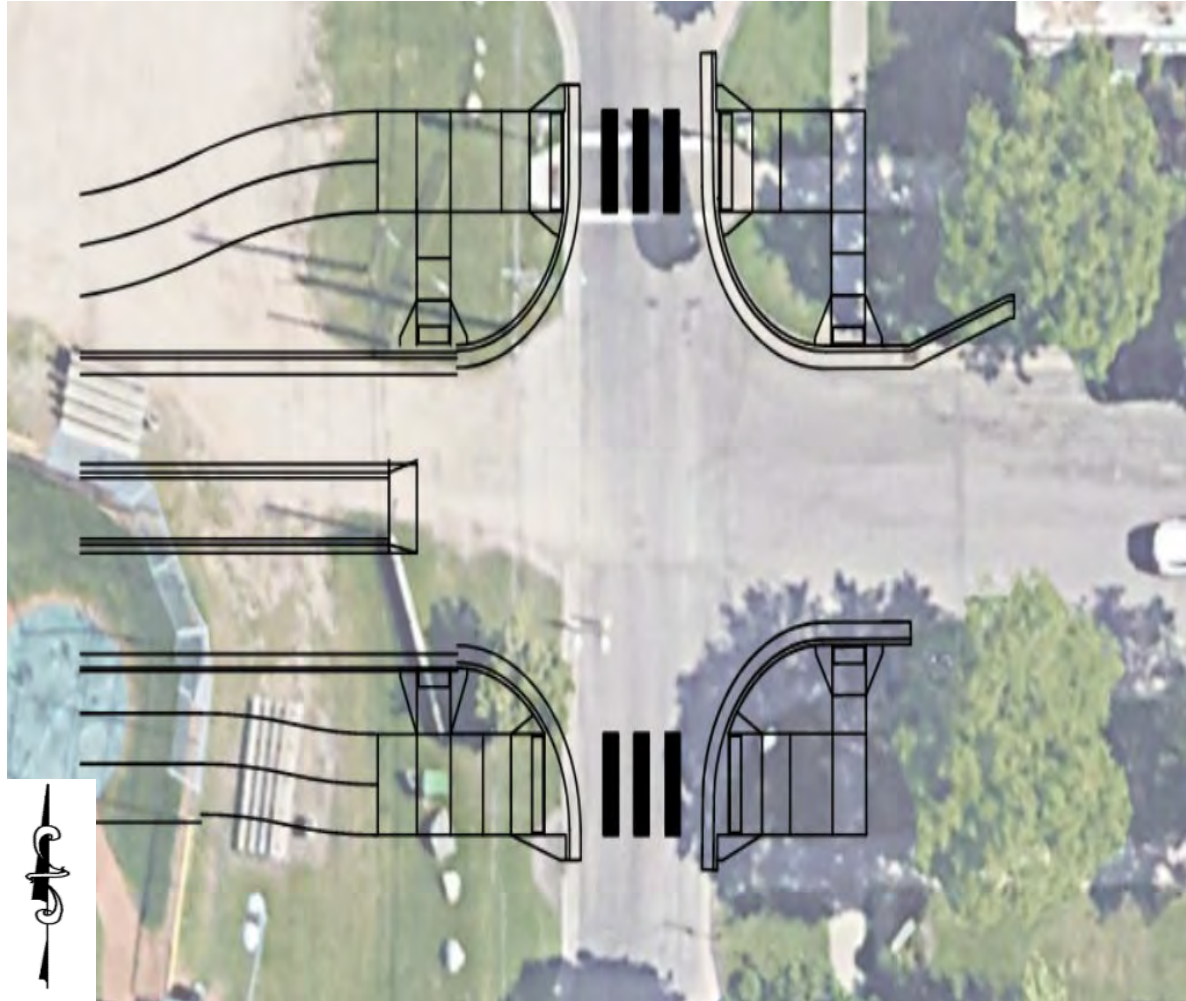
- Curb cut and reconstruct of curb radii at all 4 corners of intersection
- New traffic signal installation
- New intersection striping
- Connection to Ford Parkway storm sewer system
- Install new catch basin at SE and NE intersection corners
- Re-pave area impacted from intersection work



- 4 Phase Traffic Control
- Phase 1 (Blue)
 - Mid June
- Phase 2 (Orange)
 - Mid June to Mid July
 - 3 way stop
- Phase 3 (Green)
 - Mid July to Mid August
 - Cretin Closed
 - Detour to Mt. Curve Blvd.
- Phase 4 (Blue)
 - Mid July

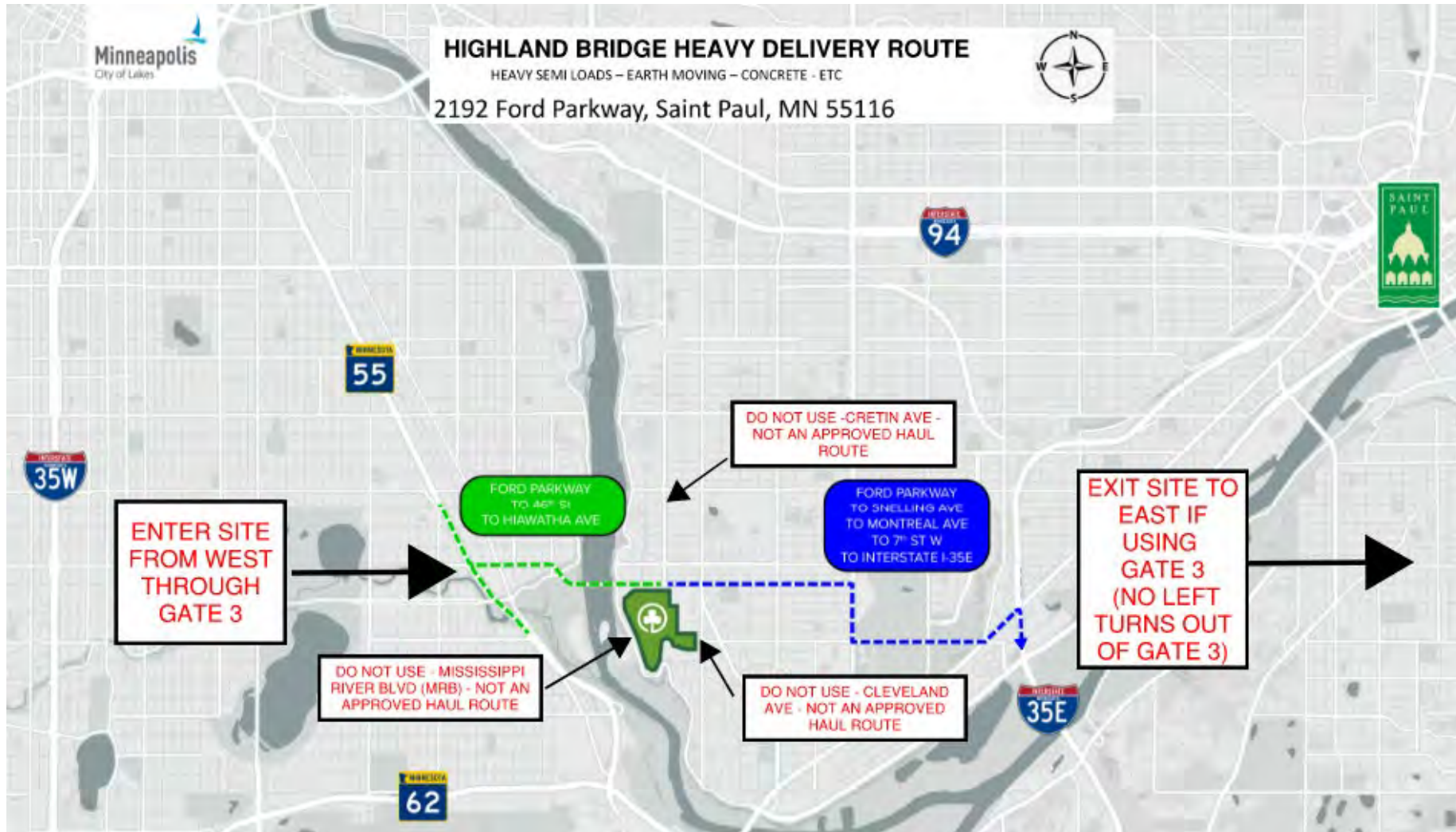






- Connect to existing watermain in Cleveland Avenue
- Curb cut and pour back new curb and pedestrian ramps at all 4 corners of intersection
- Installation of new striping and stop signs creating a 4-way stop

Can you please tell me what Ryan Companies is doing to control the massive increase in dust and dirt in the neighborhood close to the Highland Bridge project. Both my partner and myself have respiratory problems and the dust in my house is noticeably horrible. I live about 7 blocks from the development and have lived in my home for 21 years and never had this problem. I see dump trucks loaded with dirt and broken concrete pass in front of my home multiple times per day and they don't even any type of covering or tarp over the truck bed. I think this problem needs to be addressed. Many of my neighbors have made similar comments and attribute it to the development. - Cathy J





I'm not sure I understand the how the current construction on the Mississippi River boulevard relates to the Highland Bridge project. Could you speak about the tunnel and also the reconnection of Hidden Falls Creek. I have never been in that area and have no concept of this work. Thank you. - Michael B

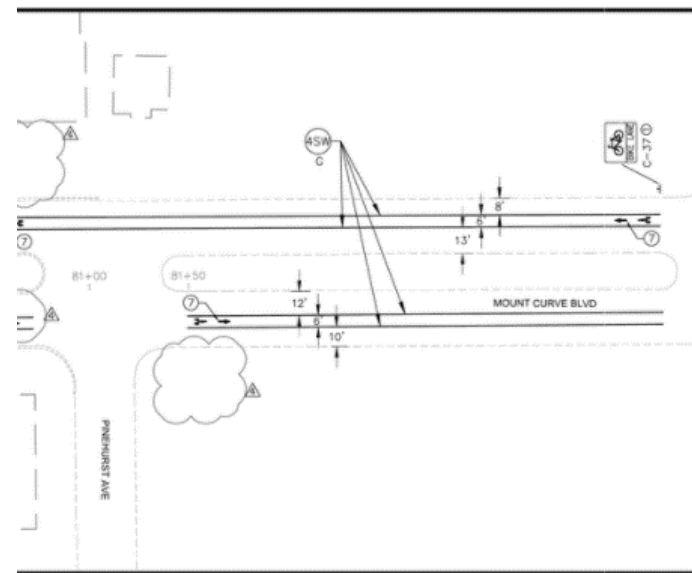
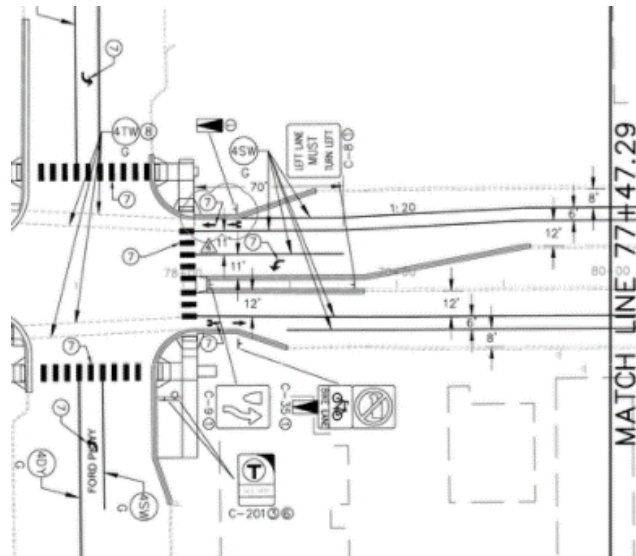
Response: The MRB Crossing project was address in Slides 24 & 25.

I have a couple questions for the May 19th meeting. When will the Highland Bridge dog park be open? Will there be a separate play area for large and small dogs? –Mindy J.

Response: The dog park is in Park C or Unci Makħa Park. The dog park is currently under construction and will be turned over late fall 2021. The dog park has two separate areas; however, they are not identified as large or small dog areas. The western section of the dog park includes a shade structure and ADA sidewalks, so we are not specifying large and small dog areas to ensure the amenities are available to everyone.

I am interested in finding out the specific details for any changes to existing Mount Curve Blvd North of Ford Parkway to control the expected increase in traffic. Will there be additional stop lights, additional stop signs, roundabouts, etc.? And will there be a bike path? What about parking restrictions? -Mary

Response: Ryan's scope of work includes intersection reconstruction at Mount Curve Blvd and Ford Parkway as described on slide 44. This scope of work also includes striping dedicated bike lanes on Mount Curve Blvd from Ford Parkway to Highland Parkway.



I see stoplights were installed at Ford and Mount Curve. When are they going to be turned on? When the work on Cretin is done or latter?

Response: There is a new traffic signal installed at Ford Pkwy & Mount Curve. Once the intersection work is complete, Ryan will need to coordinate with the City of Saint Paul to align the signals with traffic lanes, energize the signal and optimize the signal. This work will be completed in mid to late June 2021. The Ford Pkwy & Cretin Ave intersection work will start mid June 2021.

The turn lanes on Ford look to hold 1-2 cars. This will not work with existing and new cars using the turns.

Response: Ryan worked closely with our infrastructure design consultant, Kimley-Horn, and the City of Saint Paul to design all turn lanes at Ford Pkwy & Mount Curve and Ford Pkwy & Cretin according to anticipated traffic volumes outlined in the Alternative Urban Area-wide Review Process (AUAR). That document may be found on the City of Saint Paul Website:

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

Is there a plan yet for public street parking in the neighborhoods (rowhomes, apartments, single family homes, etc.)? i.e. metered, free, free at certain times, etc.

Response: On street parking is currently free within the development.

Why is the intersection of Montreal and Cleveland closed now, and when will it re-open?

Response: Xcel Energy was completing existing natural gas main work. The intersection will open May 20, 2021

What will happen to the current Highland village shopping center when Lunds & Byerly's relocates?

Response: The Highland village shopping center is not part of the Highland Bridge development.

What will become of the existing Xcel location adjacent to the new solar array? Will the existing emissions stack/tower remain or be removed?

Response: The existing steam plant and wastewater treatment plant are owned by Ford Motor Co. and is not part of the Highland Bridge development.

Will the barrels of toxic waste beneath the concrete cap on Area C be removed before the solar panels are installed?

Response: Area C is owned by Ford Motor Co. Ford Motor Co. is working with the Minnesota Pollution Control Agency (MPCA) on management of this area. Additional information on Area C is available at the following:

<https://www.pca.state.mn.us/waste/saint-paul-ford-site#areac>



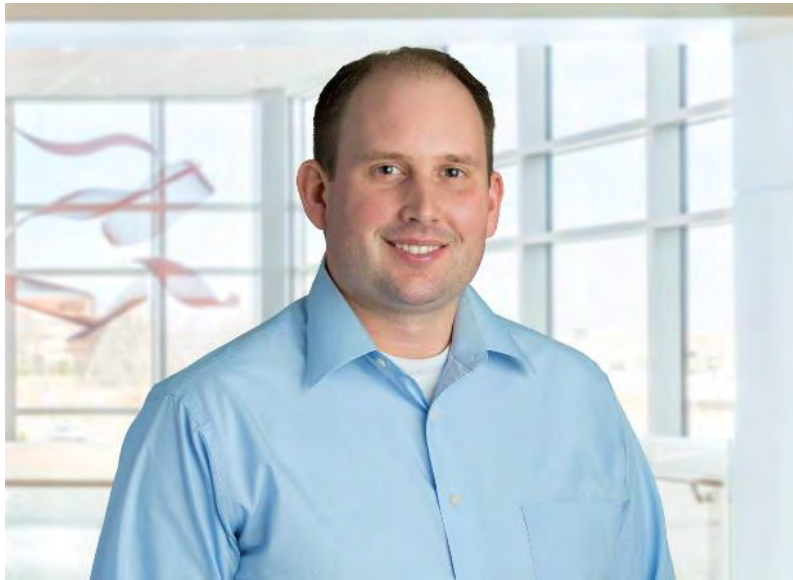
Construction Inquiries



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

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Nick Koch



Will Rollo



Mac Begovac

UPCOMING MILESTONES



HIGHLAND
Bridge

Mixed Use with Lunds and Byerly's

RYAN

 **WEIDNER**
APARTMENT HOMES



LUNDS & BYERLYS

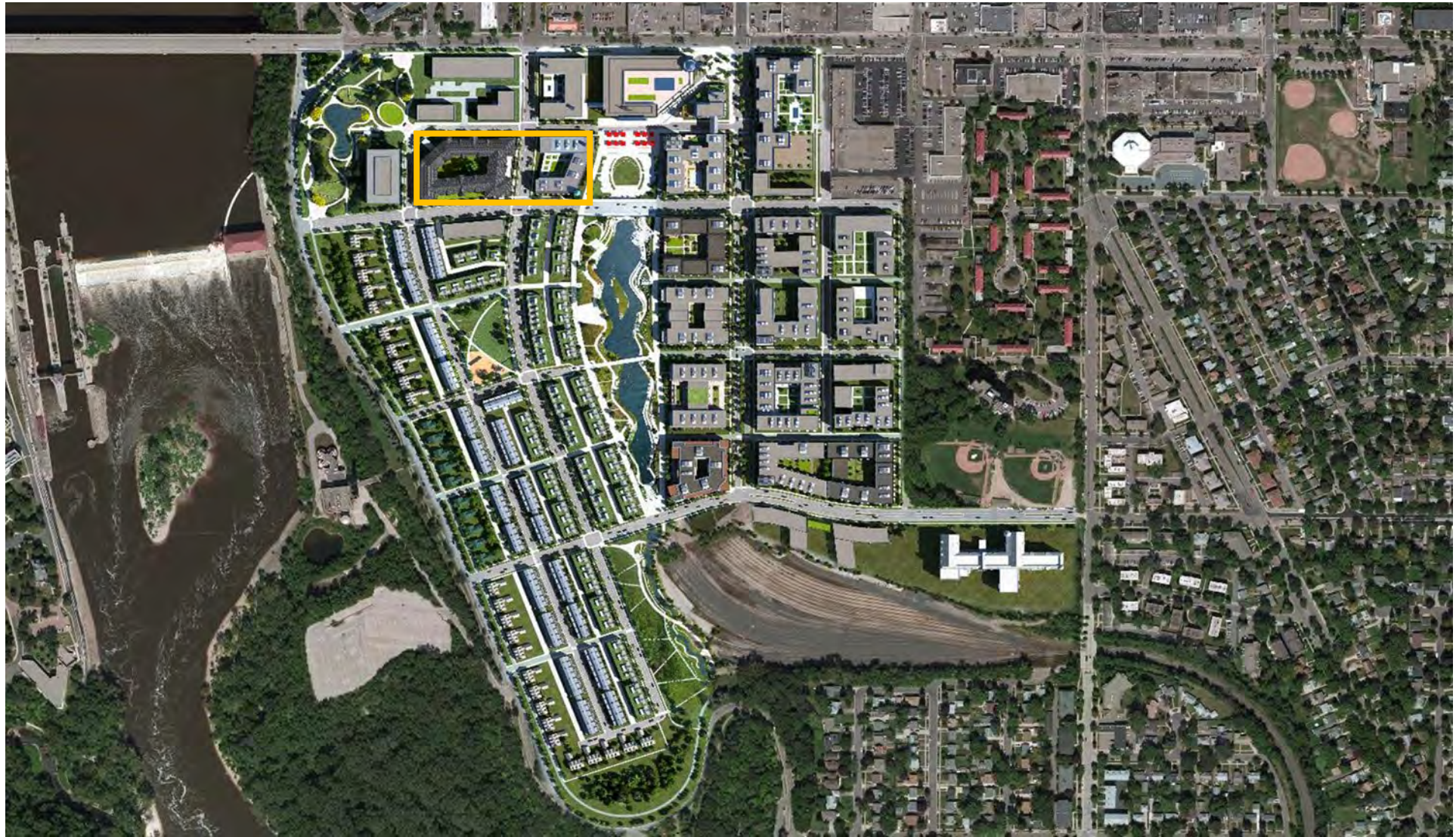




- Construction Start Winter 2020
- Model Homes Opening Fall 2021
- Total Rowhomes- Approximately 325
- Three and Four-story options
- Starting in the \$400,000's



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





- 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



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



NELLIE FRANCIS COURT

MATERIAL PALETTE: Nichia panels (combination of navy, smooth, ribbed & vintage wood), metal panel, formica at garage level, raised planters with formica site walls, wood entry canopies, Level 1 storefront & recessed windows with sun shading surround.



- 135 apartments- 75 workforce, 60 Emma Norton program
- Emma Norton corporate headquarters
- Construction start planned for fall 2021

- 20 lots of 34 for sale currently
- Northern four blocks along Mississippi River Boulevard
- Earliest starts in spring 2022



- 63,000 gsf
- Multi-tenant
- Anchor Tenant identified
- Primary Care and other clinics





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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](#)





Housing Virtual Update 6-23-21



Learn more about living at Highland Bridge. Please join us for a housing specific update on June 23rd, 2021 at 6pm. Speakers include representatives from:

- Pulte Homes
- Weidner Apartment Homes
- Presbyterian Homes
- CommonBond Communities
- Project for Pride in Living
- Coldwell Banker Realty

Link to registration: <https://bit.ly/3ybElKp>

We encourage participants to submit questions in advance via email to jennifer.seidel@ryancompanies.com to ensure that we are able to cover as many questions as possible. Additional questions will be taken via the platform's Q+A function.



Pulte Virtual Information Sessions



Prior to the opening of their models, Pulte Homes will hold virtual Information Sessions, which will consist of a two-part video series scheduled for June 21st and June 24th.

To register for these sessions, please email highlandbridge@pulte.com.

Following the Information Sessions, interested parties will have an opportunity to meet with the sales team for pricing appointments at the Anderson Student Center on the campus of the University of St. Thomas just two miles north of the Highland Bridge site. At the end of August, this location will also be utilized to kick off the selling period, as homebuyers will be able to sign purchase agreements prior to the model and sales center opening.

Is there a priority in what buildings will go up first? How close will one building be from the next? Are the buildings of same kind of living space be in one area, while the other kind of living space in another. i.e. Sr. Living in one area etc. - Katheleen A.

You may have this covered but wanted to note: Please provide some estimated Dates of the Phases for housing options. When will events be available to more specific drill down on opening phases (row homes, condos, etc.) , design/specs, etc... Thanks - EJ G

Over how many years is it anticipated that this entire development will be completed? – Dave

Response:

All of the infrastructure and parks will be completed by 2025 or earlier. Most of the development to the north of the site will also be completed in the early stages. Rowhome and custom home completion will occur as sales occur, also estimated for completion by 2025. The multifamily buildings to the east of the central water feature will be completed over the next 10+ years, the affordable buildings being the likely last items to be completed due to how they are funded.

(see following page for continued response)

Construction of multiple buildings are happening concurrently. The current anticipated opening dates are:

Rowhomes: sales start summer 2021, openings in late 2021 and onward

Custom Homes: for sale now, starts in early 2022

Weidner Apartment Homes multifamily with Lunds & Byerly's opening summer 2022

CommonBond Communities affordable senior opening late 2022, early 2023

Project for Price in Living affordable and supportive housing opening late 2022, early 2023

Presbyterian Homes senior housing opening 2023

Medical Office Building opening 2023

Multifamily buildings on blocks 2 and 11 opening 2023 (block 2 may include condos)

Retail on block 2 opening 2023

Buildings are varying distances apart, depending on the product type. The multifamily buildings are generally north of Bohland Avenue and east of the central water feature, the rowhomes and custom homes are west of the central water feature. Affordable housing is throughout the site, senior housing (market rate and affordable) is also in multiple buildings, rental housing is generally north and east (along with any potential condominium project) and ownership housing is generally west of central water feature.

I am wondering what strategies are being planned to ensure that Highland Bridge attracts a diverse housing population (i.e., doesn't end up being entirely middle- and upper-middle-class white folks only). Can you let me know if that's been given thought and what is being proposed? - Patrice T

Response: From an economic diversity perspective affordable housing is planned throughout the site and 20% of housing at the site is affordable at 60% of AMI or less. This occurs both with rental options and for-sale options. Affordable housing types will vary from workforce housing, supportive housing with services, senior housing, and ownership options. There are also varying products types: rental product, rowhomes, custom homes and also we are working to understand if a multifamily ownership option, such as condos, will be built. All of these options and uses were outlined in the master plan and also are part of Ryan Companies' redevelopment agreement with the city.

Any side by side twin homes in the plan? - Chas

Response: There are not side by side twin homes in the plan

Will the Builder work with me to make minor changes and additions? I am interested in purchasing a Frankton townhome. – Wabun A.

Response: Pulte offers countless combinations of pre-determined interior and structural options for homebuyers to select from. While homebuyers will need to keep their selections within those offerings, we're confident that you'll be able to construct a home that fits your needs and tastes. Also, you may wish to attend our housing update on June 23rd where Pulte will be available for questions.

Is Pulte homes still on target to open the townhomes this summer, as there has been no visible construction started as yet. When exactly do you anticipate them to be open?

R & J N.

Response: The Pulte model homes are currently under construction. Pulte model homes are expected to complete during the Fall of 2021. Beyond the models, Pulte anticipates digging their first for sale building in July.

My husband and I are very interested in a condominium in the highland bridge community but can not find information on construction schedule, floor plans, expected sales dates. Can you update us on this –
Lorraine L.

Very curious about schedule for condo floor plan designs, pricing and construction. - Joan M.

We are wishing to know who the builder(s) will be for the condominiums and when the construction/sales will begin.

My friends and I are keenly interested in the progress made with condos at Highland Bridge and are wondering. Is there some way we could live in close proximity to one another- for example, on the same floor? If so, how should we plan ahead to make this happen? - Katherine J

Will the update discuss the construction schedule for condos, prices "starting at" and any info re: floor plans, HOA's, etc., or is it too early? Matt & Nancy A.

How will people be contacted or become aware of these sales of condo?

Response: We are in the preliminary stages of exploring a potential condominium development at Highland Bridge in the area near the central water feature. Any condominium would be developed by Ryan Companies. We do not anticipate having information available on this potential product until later in 2021. There are no floor plans available at this time. We will announce reservations and sales via our interest lists. You may sign up for those at www.highlandbridge.com Once reservations or sales begin it would be at that time that you would connect with our sales team to understand if the adjacency of units with proposed sizes and features would be suitable for living in close proximity to other parties.

How many (%) of the affordable housing units will be accessible for people with disabilities? What about other housing?

Response: All dedicated affordable housing multifamily (non-rowhome) buildings on the site are adhering to Universal Design Standards. Other multifamily housing on site is designed per building code to have accessible common areas and a number of units (based on building size) which are fully accessible in each building. The rowhomes on site are not designed to be accessible given their product type limitations. Custom homes sites may be designed for accessibility as desired by the lot owner.

It appears that the amount of space for the row homes has been decreased. Is that true? Or, is Ryan developing some row homes, in the southern areas originally planned?

Response: Ryan is not developing rowhomes. Our partner, Pulte Homes, is developing rowhomes on the site. They have not decreased the number of rowhomes planned.

Are you going to overview the living options, prices, how will getting into a chosen living space be processed?

Response: We encourage people interested in residing at Highland Bridge to attend the housing specific update on June 23rd. For rental housing options will generally start leasing 4-6 months prior to opening. Individual building developers will have information available on rents and options closer to building opening. To stay informed please join our general project interest lists at www.highlandbridge.com, where more detailed information will be shared as it becomes available.



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