

Stakeholder Update

Highland Bridge

Saint Paul, MN

June 2021



OWNERSHIP

| OWNER | LEGAL ENTITY |
|---|---|
|  | RYAN COMPANIES |
|  | WEIDNER APARTMENT HOMES |
|  | WEIDNER APARTMENT HOMES |
|  | CITY OF ST. PAUL |
|  | COMMONBOND COMMUNITIES |
|  | PROJECT FOR PRIDE IN LIVING |
|  | HIGHLAND BALL |
|  | PULTE |
|  | HIGHLAND BRIDGE MASTER ASSOCIATION |
|  | PRESBYTERIAN HOMES & SERVICES |
| | PROJECT PAUL, LLC |
| | MN FORD SITE APARTMENTS LAND, LLC |
| | MN FORD & CRETIN APARTMENTS, LLC |
| | CITY OF ST. PAUL |
| | CB FORD SITE I, LLC |
| | PPL ACQUISITION, LLC |
| | FRIENDS OF HIGHLAND BALL |
| | PULTE HOMES OF MN, LLC |
| | HIGHLAND BRIDGE MASTER ASSOCIATION, INC |
| | PHS HIGHLAND PARK, INC. |













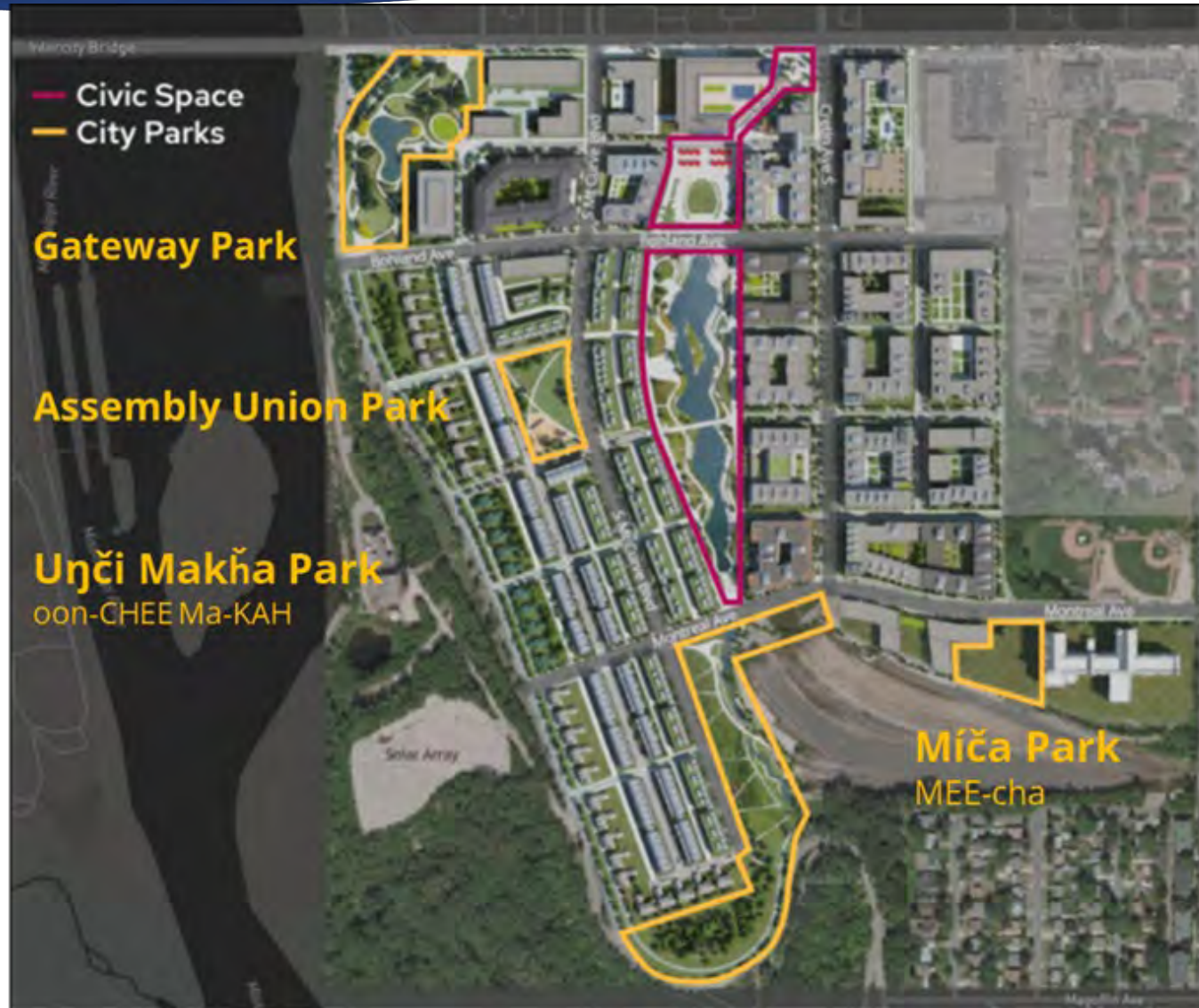
Bohland Wall at Central Water Feature



L1B3 CIP and Precast



SAINT PAUL
MINNESOTA





Unci Makħa Park

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

Gateway Park

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

Assembly Union

Play area
Courts
Off leash dog relief area
Open lawn
Seating
Drinking fountain
Location for future restroom

Míċa Park

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



- 300 units of senior housing over two blocks
- Under construction with 2023 completion



- 230 Apartments, 56,000 sf of retail
- Lunds & Byerly's grocery
- Anticipated completion in 2022

- Model completion September 2021
- Sales beginning summer 2021
- First move-ins early 2022





- 135 apartments- 75 workforce, 60 Emma Norton program serving families at 30% Area Median Income or lower
- Emma Norton corporate headquarters
- Construction start planned for fall 2021

- 60 units of senior housing serving individuals at 30% Area Median Income or less
- Construction start planned for winter 2021/2022



- 20 lots for sale-northern four blocks along Mississippi River Boulevard
- Construction starts in spring 2022



- Construction of parks A (Gateway Park) & C (Unci Makħa Park) underway. Completion scheduled for fall 2021.
- Construction underway for Mississippi River Boulevard Crossing Project. Completion scheduled for fall 2021.
- Curbs for Bohland, Mount Curve, Cretin, Woodlawn, Montreal and Village Way roadways installed
- Base course asphalt on Mount Curve, Woodlawn and Village Way installed. Bohland, Cretin and Montreal base course the week of June 22nd.
- Turnover of phase 1 roads begins August 2021.
- Central Water Feature construction continuing with site retaining walls nearly complete, sidewalks 60% complete and landscaping 30% complete.
- Intersections and signals completed at Mount Curve and Ford Parkway and underway at Cretin and Ford Parkway

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

<https://vimeo.com/566674404/c5156c7933>

Question: What is the total number of permits the Infrastructure team has had to pull?

Answer: 76 permits.

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