

Highland Bridge Update

Community Update

October 18, 2021

- Councilmember Chris Tolbert
- Master Plan Recap
- Project updates
 - Public and Open Spaces
 - Sustainability
 - Affordable Housing
- Construction & Site Opening 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



Nick Koch, Construction Executive, Ryan Companies



Councilmember Chris Tolbert



Chris Tolbert
Councilmember Ward 3, City of St. Paul
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SAINT PAUL
MINNESOTA









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

OWNER	
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	

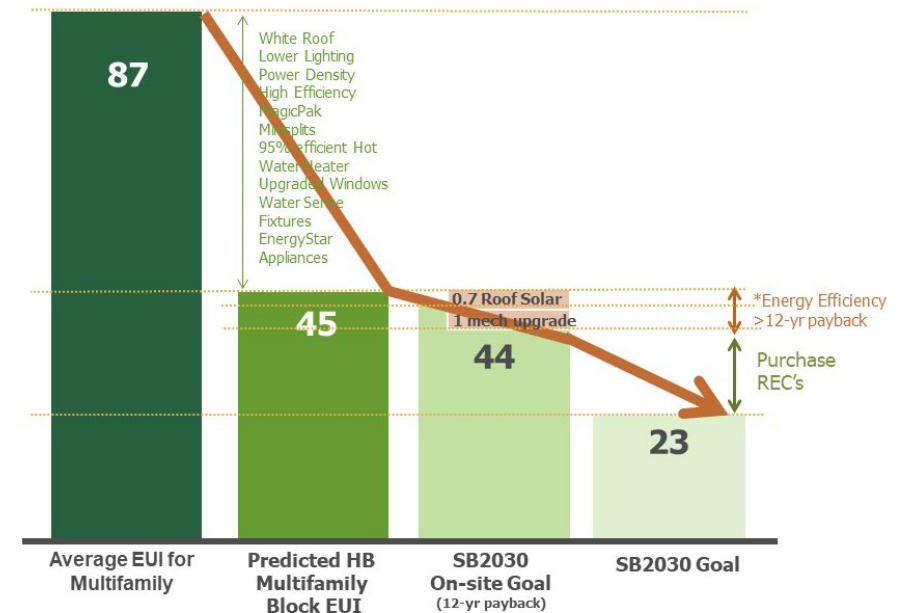


Alternative Transportation: reducing dependency on gas-powered vehicles-

- Ped/bike pathways alternating with vehicular roadways
- On site car share hub model
- Electric vehicle charging in all commercial/multifamily buildings (and options for rowhomes/custom homes)
- Extensive bicycle parking.

Energy Reduction: reduce energy to conserve natural resources

- Better than code buildings. 80% reduction in energy consumption over B3 2010 baseline
- Energy modeling to make early design decisions
- Building attributes include: energy star appliances, lower lighting power density, occupancy/vacancy/daylight sensors, LED fixtures, high efficiency mechanical units



Carbon Reduction/Fossil Fuel reduction- reduce site dependency

- SB2030 compliance
- Campus 1 MW PV array in partnership with Xcel
- Rooftop PVs on many vertical projects
- Alternative transportation
- Electric vehicle infrastructure
- Renewable Energy Credit purchases for projects to offset energy consumption



Stormwater

- 5 surface Biofiltration basins
- 6 underground filtration systems
- Reduce stormwater runoff to pre-settlement levels (rate to Hidden Falls reduced by 98%)
- Capturing 94% of total suspended solids in water
- Captures 75% of phosphorous in the water
- Mitigating erosion under Ford Pkwy bridge by incorporating Ford Pkwy stormwater into Highland Bridge system (in partnership with Capital Region Watershed and City)



Indoor & Outdoor Water Reduction

- Reduce potable landscape water consumption by 50% through native and drought tolerant plantings as well as drip irrigation.
- Reduce indoor water consumption by 30%

Indoor Air Quality

- No/low-VOC products
- Floorscore, Green Guard Certified products
- Ventilation protection from the construction process as a best practice

Waste Reduction

- Infrastructure and building construction achieving 75% waste reduction
- Re-use of limestone at site for road, pathway and building base (~90,000 CY used for landscaping, road/path base, building base)

- St. Paul Sustainable Building Policy compliance kick off for Blocks 3 and 11 (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.
- First rooftop solar array will be installed on the Block 3 building in 2022.
- Xcel Energy is working with Ryan Companies as well as state, local and community leaders to secure the necessary support and the remaining approvals for the 1 MW solar array that will help provide renewable energy to Highland Bridge.
- Ongoing discussions with HourCar and the City regarding car sharing hub in public right of way

What percentage of total estimated/predicted electricity usage will the solar panels provide?

Response: Approximately 20% of the electricity needed for the site will be generated from the campus solar array. This may vary by the final development plans and the overall engineering, but that is our initial estimate. Individual solar arrays on building rooftops will vary in size. For instance, the solar array on the Block 3 multifamily building is 58kwh.



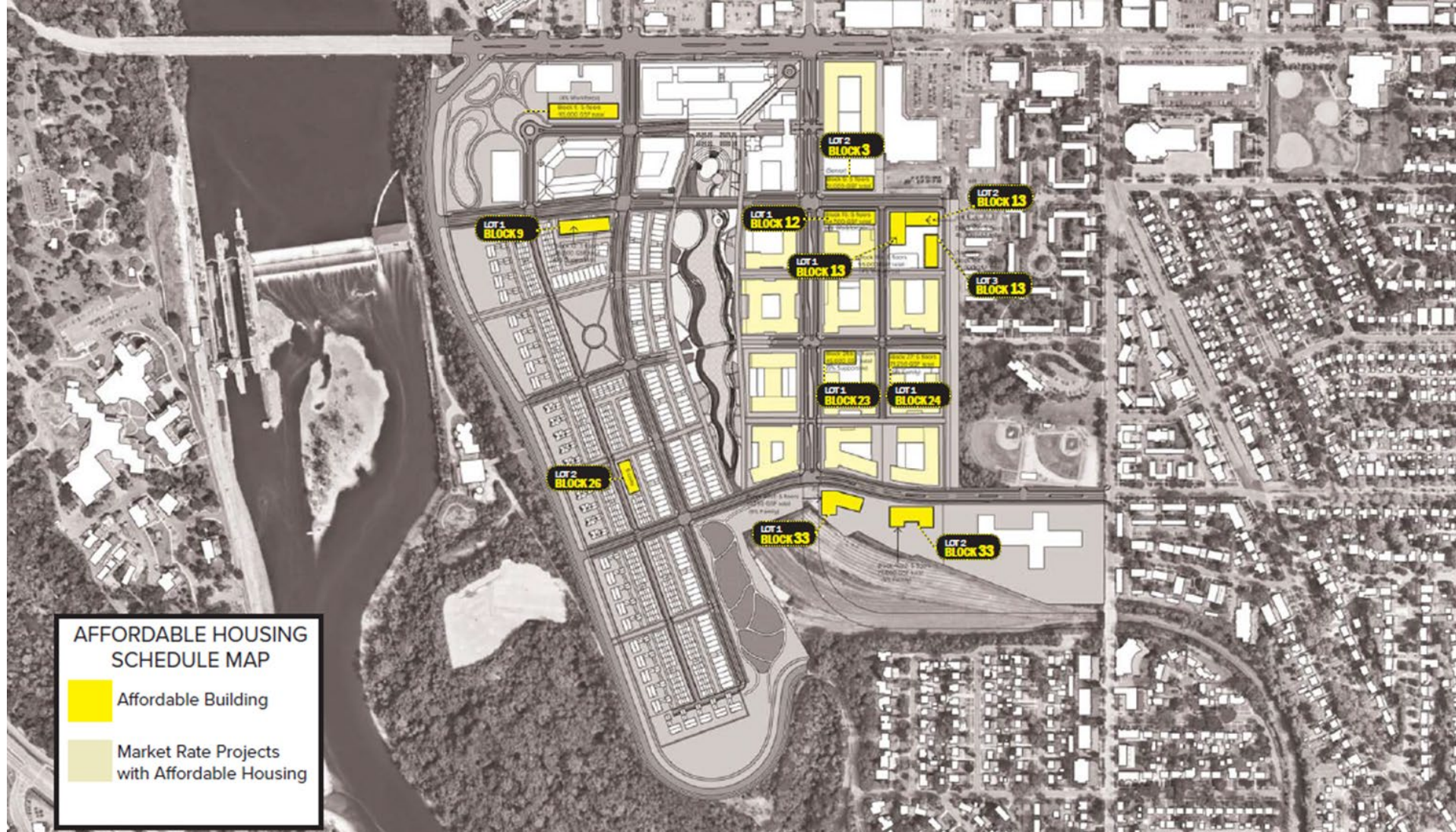
3,800 housing units

- 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**)



How many low income complexes will be built in Highland Bridge Community? Also, in the market rate complexes will a few of those be low income? When can we apply for these? Kim

Response: Eleven exclusively income restricted rental complexes will be built at Highland Bridge. This may equate to a greater number of buildings. For example, Project for Pride in Living's first development at Highland Bridge is on one block but will include two buildings for a total of 135 units. That is considered one complex.

Within the market rate buildings indicated in the prior graphic 1% of the units within those buildings will be set aside as income restricted at 50% and 60% AMI.

Additionally, there will be six affordable for sale rowhomes built in partnership with Pulte and Twin Cities Habitat for Humanity.



- 135 apartments-
75 workforce, 60
Emma Norton
program
- Emma Norton
corporate
headquarters
- Construction start
planned for
summer 2022

- 60 units of senior housing
- Construction start planned for spring 2022



CONSTRUCTION & DEVELOPMENT



Nick Koch- Construction Executive



Nick Koch

Phone: 612-492-4000

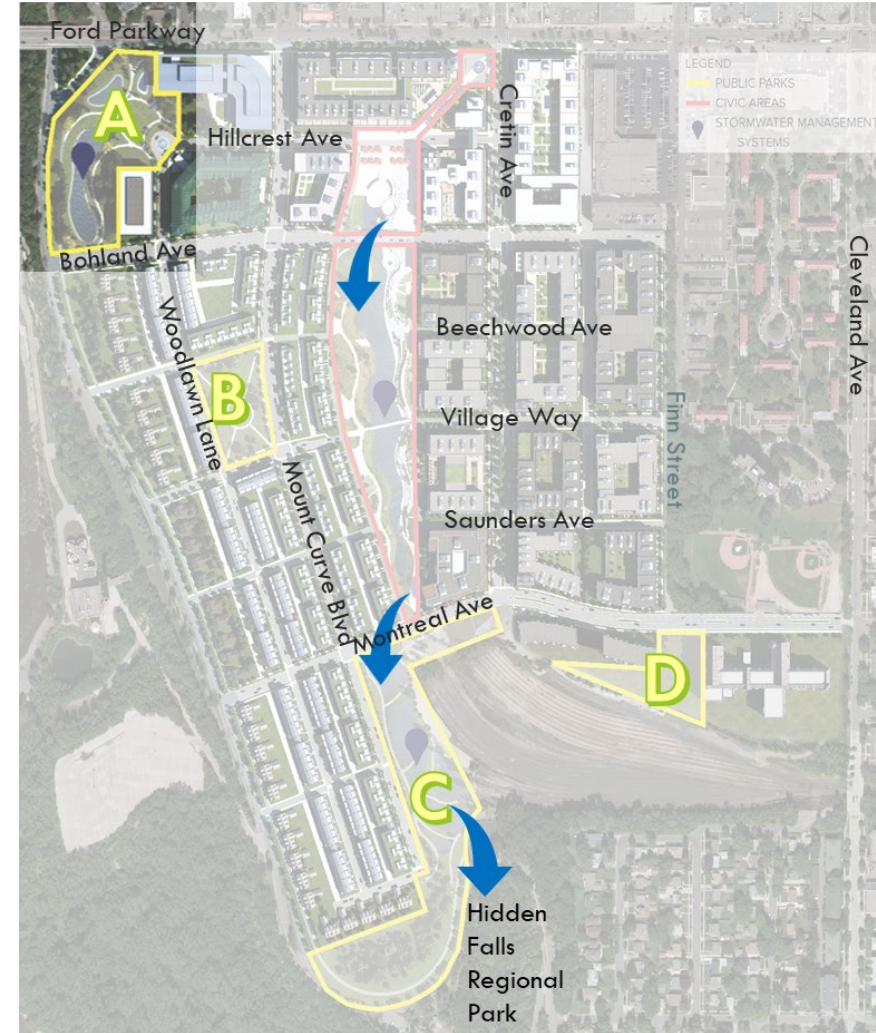
Fordsite.inquiries@ryancompanies.com



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

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

- 3.65 Acres
- Adjacent to residential, office and MRB trail
- Walking paths
- Skate trail and amenities
- Seating
- Game tables
- Drinking fountain





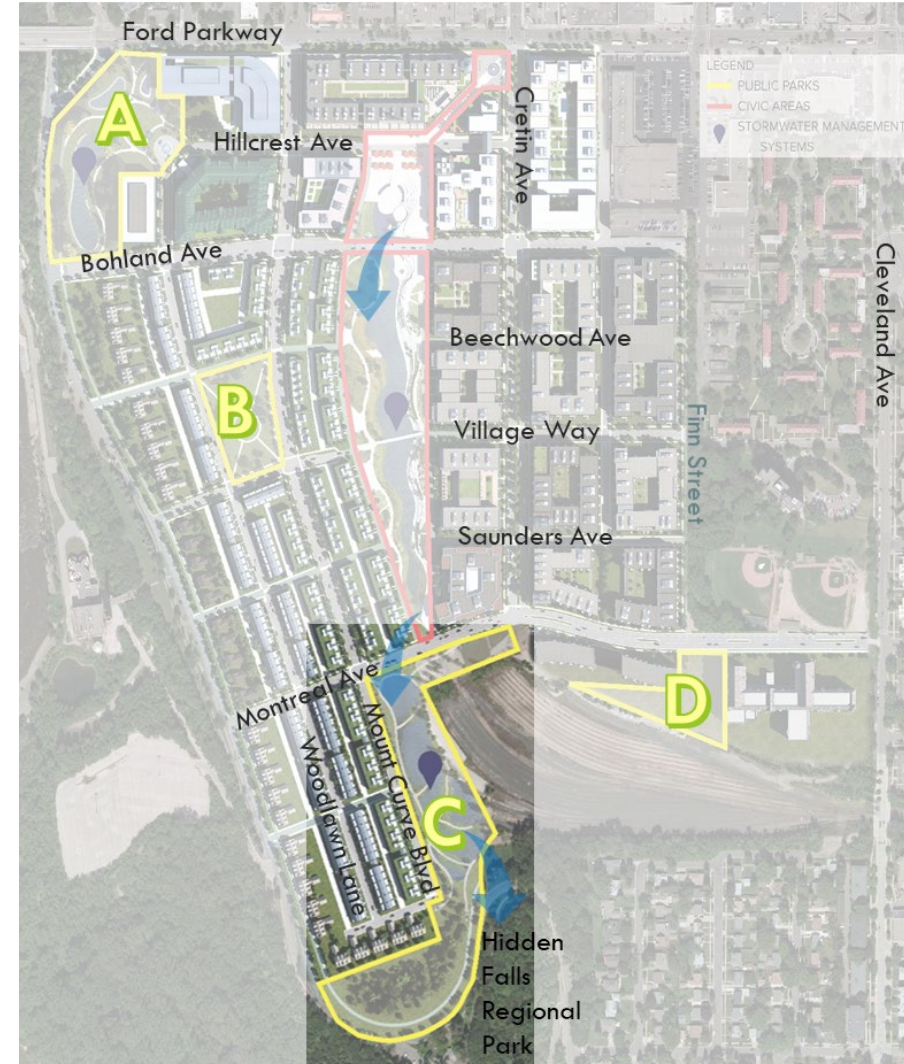




Pronounced oon-CHEE Ma-KAH

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.

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



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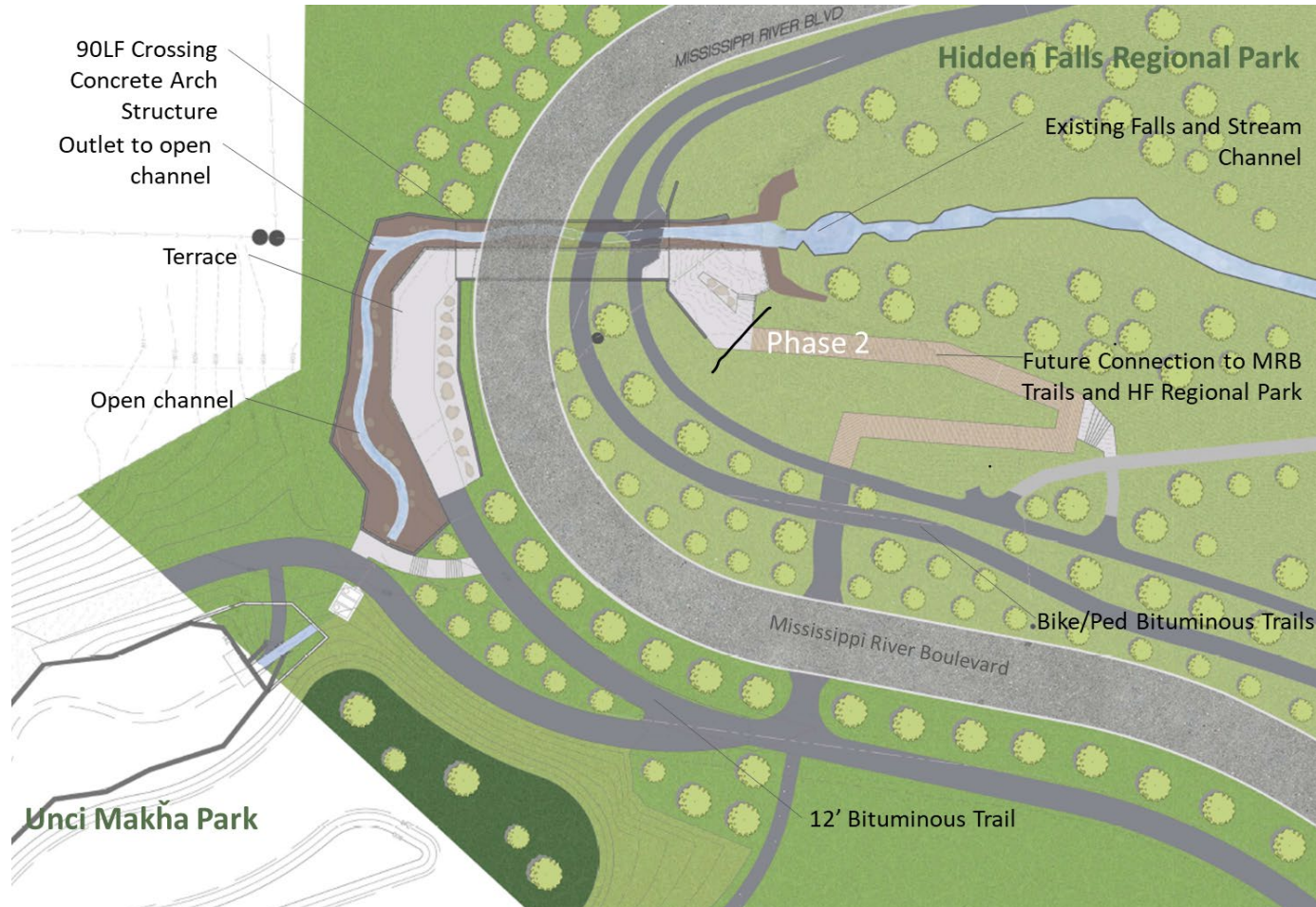




Building a connection

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





















Are there any pickleball courts planned?

Response: Pickleball courts are being planned in the full block Assembly Park. We will begin constructing that Park next year.

Any native vegetation planted along the waterways?

Response There is a wide range of native vegetation planted throughout, including within the stormwater areas. There are also pollinator friendly grasses.

Can the waterway be used for recreation? If so, is there a public access point for it?

Response: The Central Water Feature is designed for potential canoe/kayak/ paddle board type uses in the summer and potential ice skating in the winter. There is an access point along the western portion of the feature.

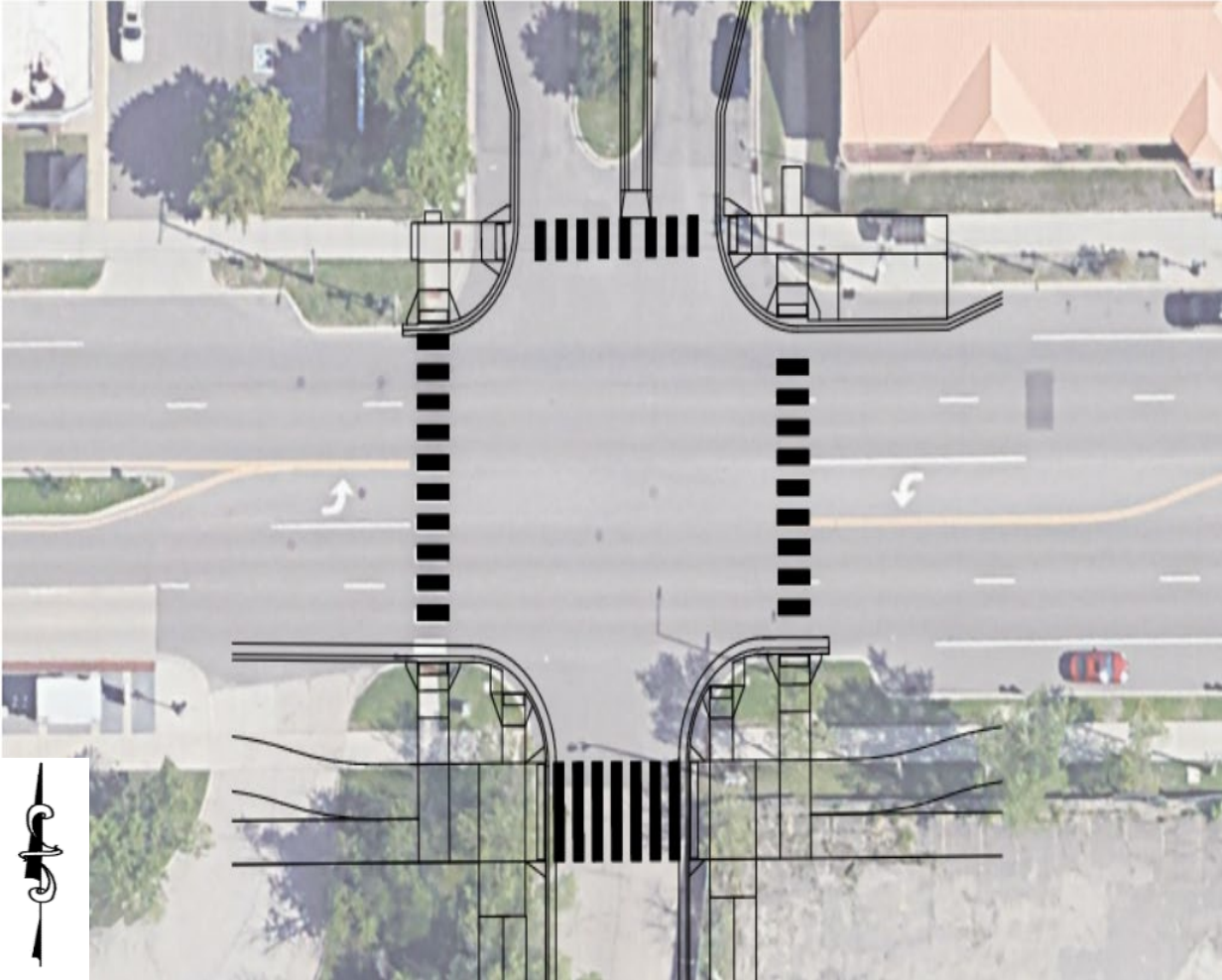
How are pedestrian, bike and skate traffic kept segregated?

Response: There is a landscape buffer between much of the skate trail and adjacent pedestrian/bicycle trail. Where they intersect, we change paving material types and colors to highlight the intersection. In other areas of the site there are various changes of materials and markings to visually segregate uses.

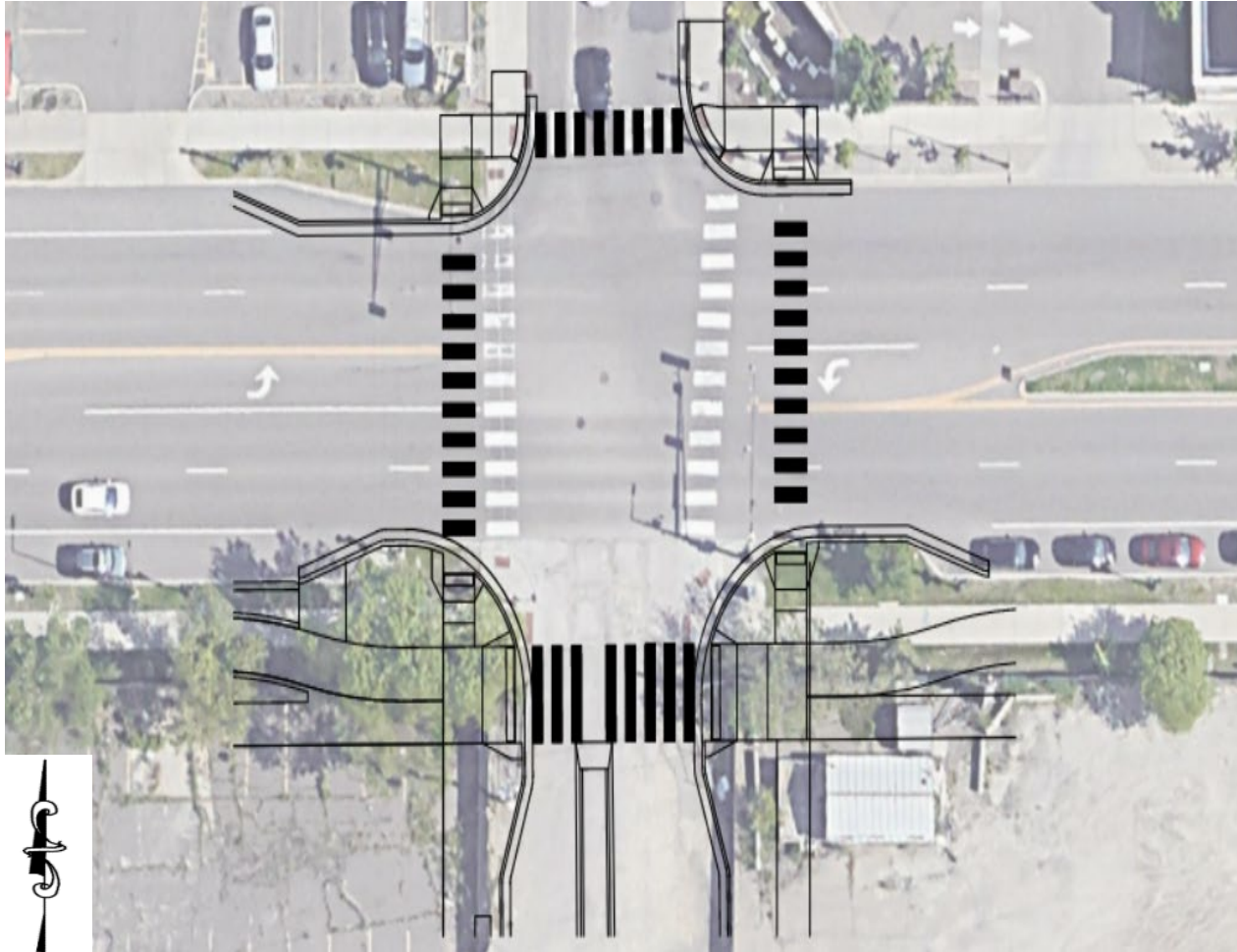


To view October 2021 drone footage, please click the link below:

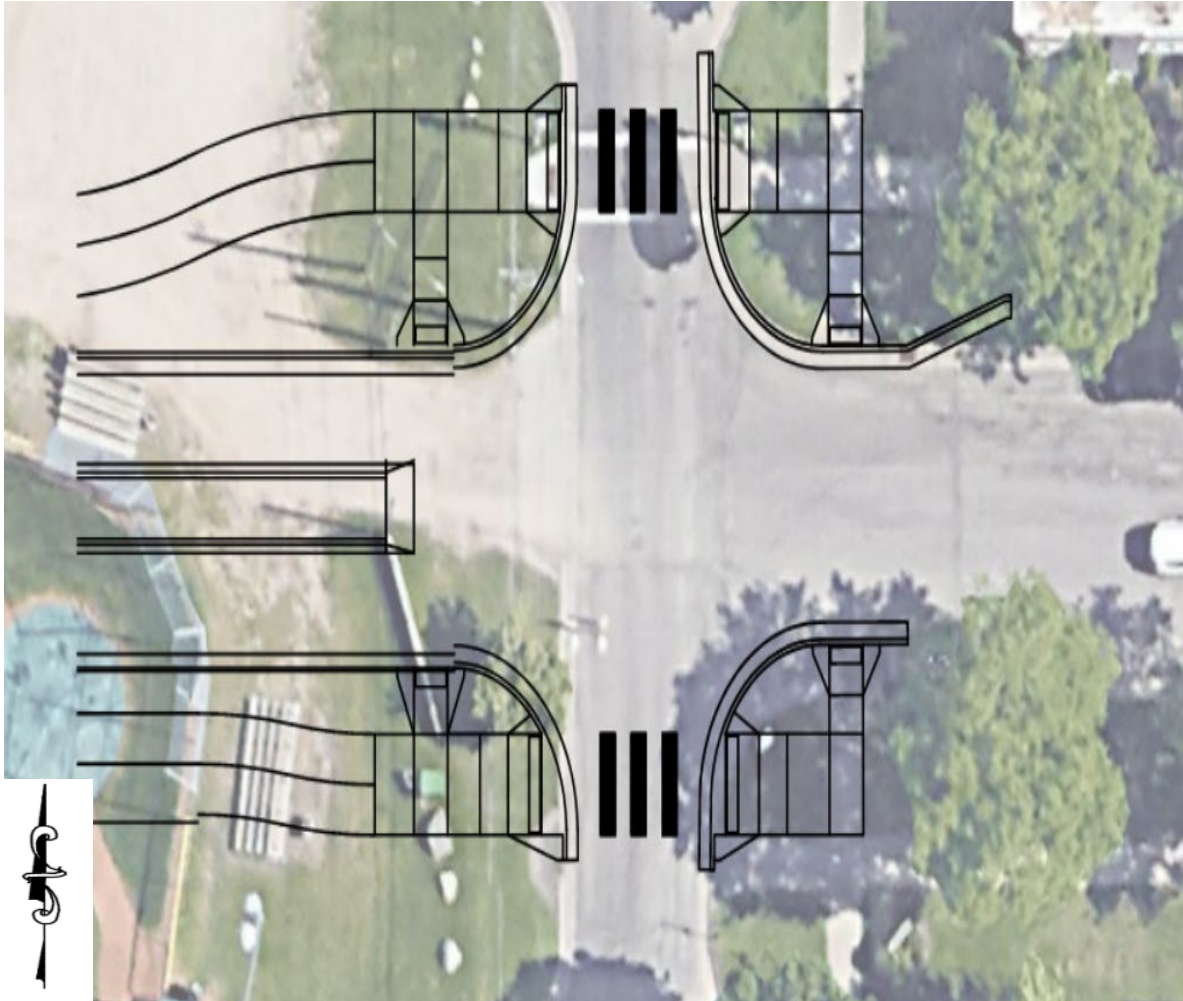
<https://highlandbridge.com/2021/10/18/exciting-construction-progress-at-highland-bridge/>



- Intersection construction is complete
- 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
- Installation of new storm sewer piping and catch basin on north side of intersection
- Curb cut and reconstruct of curb radii at all 4 corners of intersection
- New traffic signal installation
- New intersection striping
- Re-pave area impacted from intersection work



- Intersection construction is complete
- 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

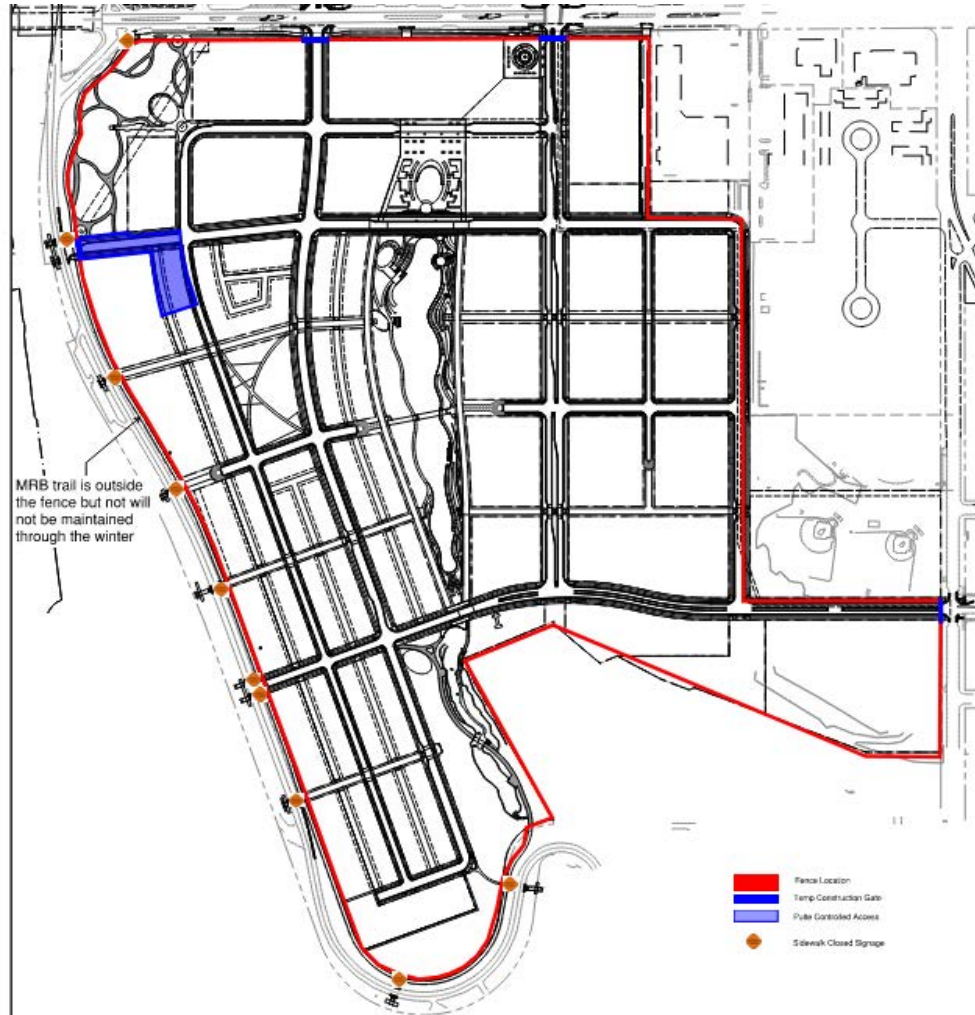


- Connect to existing watermain in Cleveland Avenue
- Curb cut and pour back new curb and pedestrian ramps at all 4 corners of intersection
- Installation of new striping and stop signs creating a 4-way stop **(Ongoing)**
- Ryan will send an electronic notification to the neighborhood when the traffic change from 2-way to 4-way stop starts.

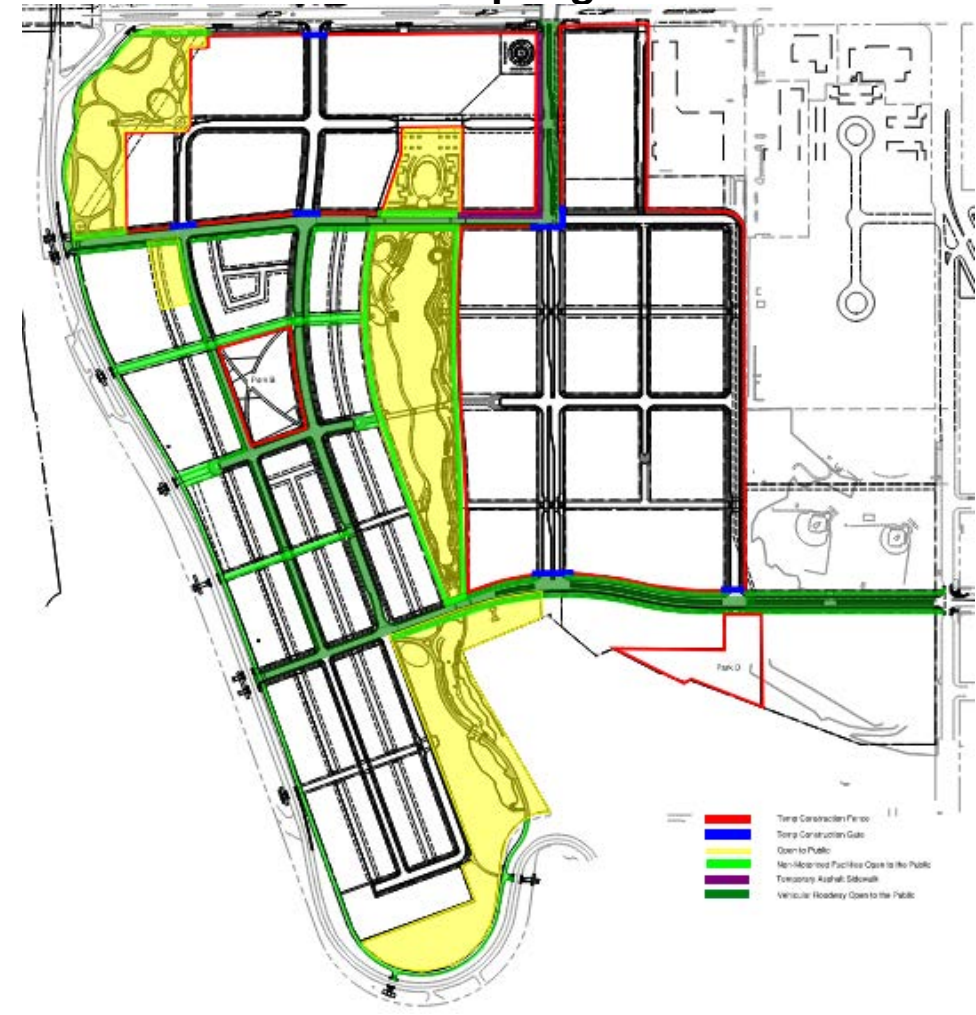


- Phase opening of the site:
 - Phase 1:
 - Pulte Model
 - January 2022
 - Controlled access to model home via MRB & Bohland
 - Phase 2:
 - Gateway Park, Unci Makħa Park, Central Water Feature, Civic Plaza, MRB Trail, Pulte
 - Spring 2022

Phase 1 – January 2022

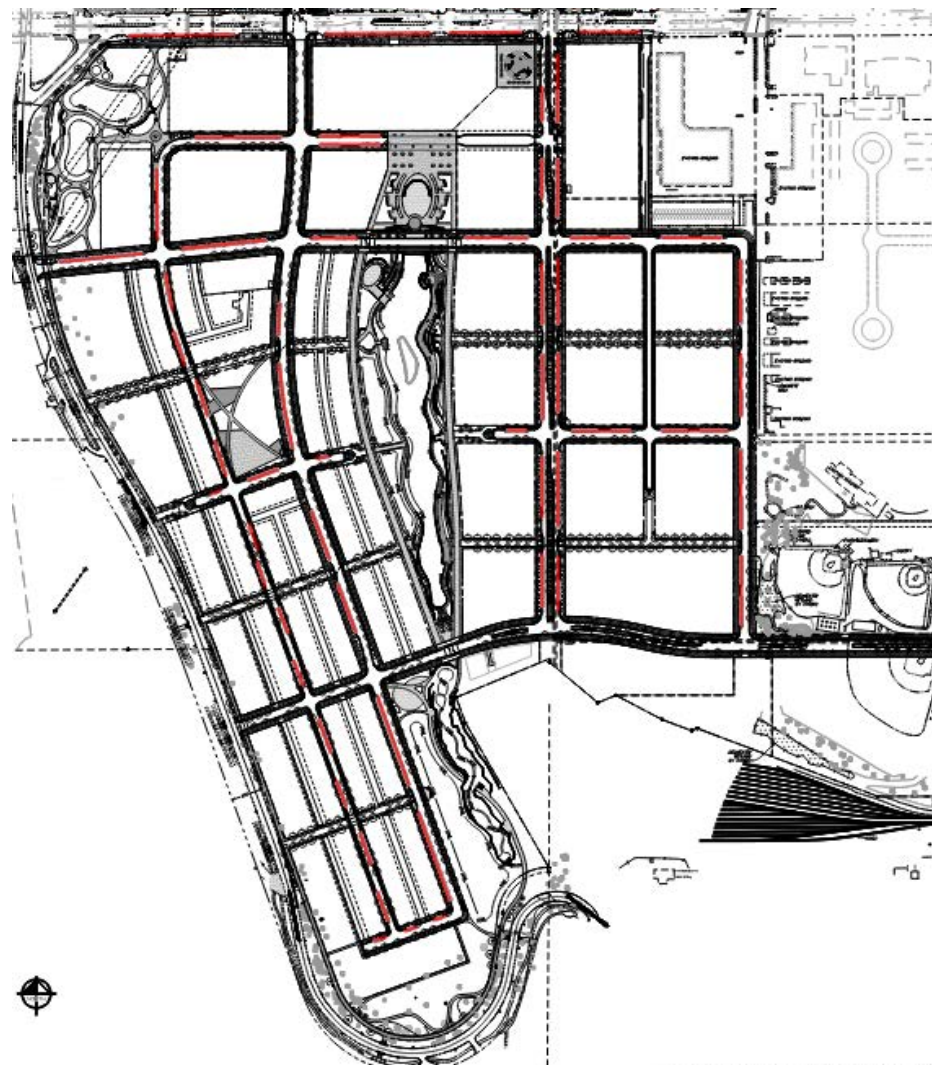


Phase 2 – Spring 2022



In renderings of the project I don't see any additional parking on the streets for guests to visit the residents or for the public to come and enjoy the green spaces. If you could point out during the Webex where public parking is allowed I would appreciate it. Mary H

Response: Please see red areas indicating street parking locations at Highland Bridge.

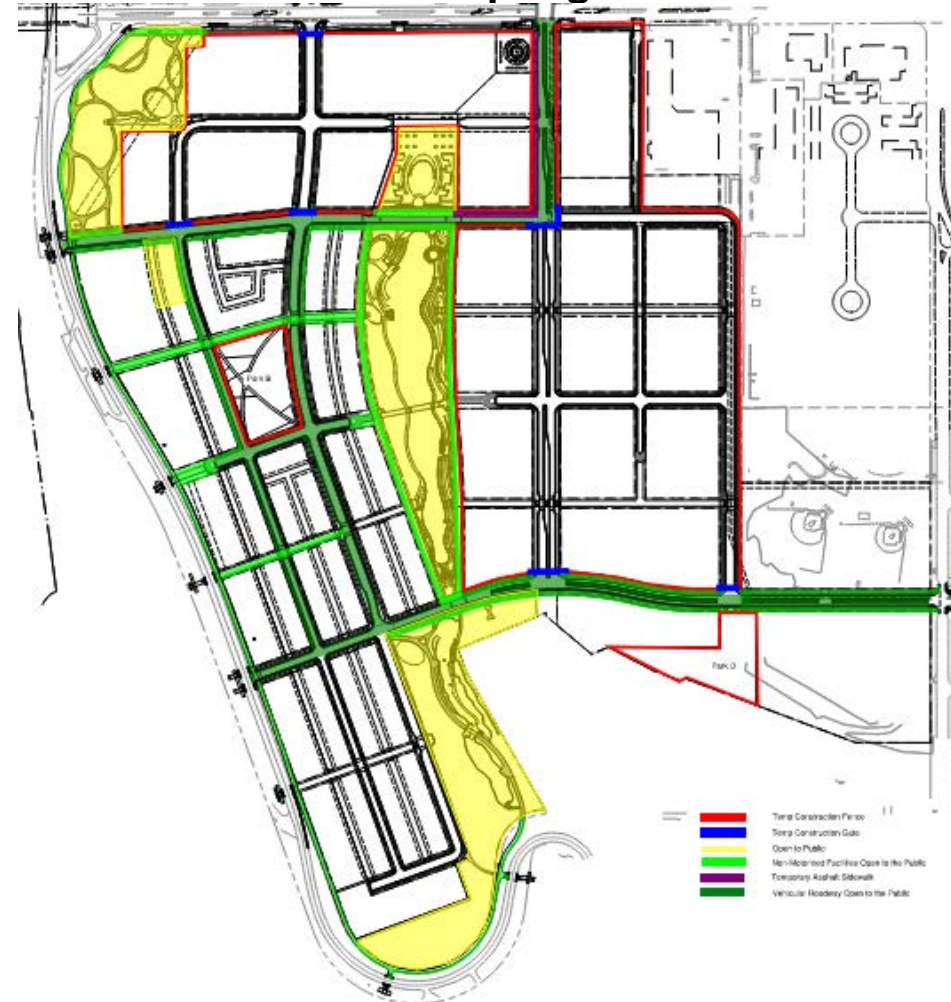


Do you have any estimate as to when the public might have access to some of the public space on the site? Playgrounds and recreation areas won't be ready for a while, but walking or biking near the water features might be of interest to Highland Park residents.

Response:

The civic plaza, central water feature and parks A & C will be open to the public when the site fencing comes down in spring 2022.

Phase 2 – Spring 2022



When will Mississippi River Road open? I thought it was slated for fall.

Response: Mid- November 2021.

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

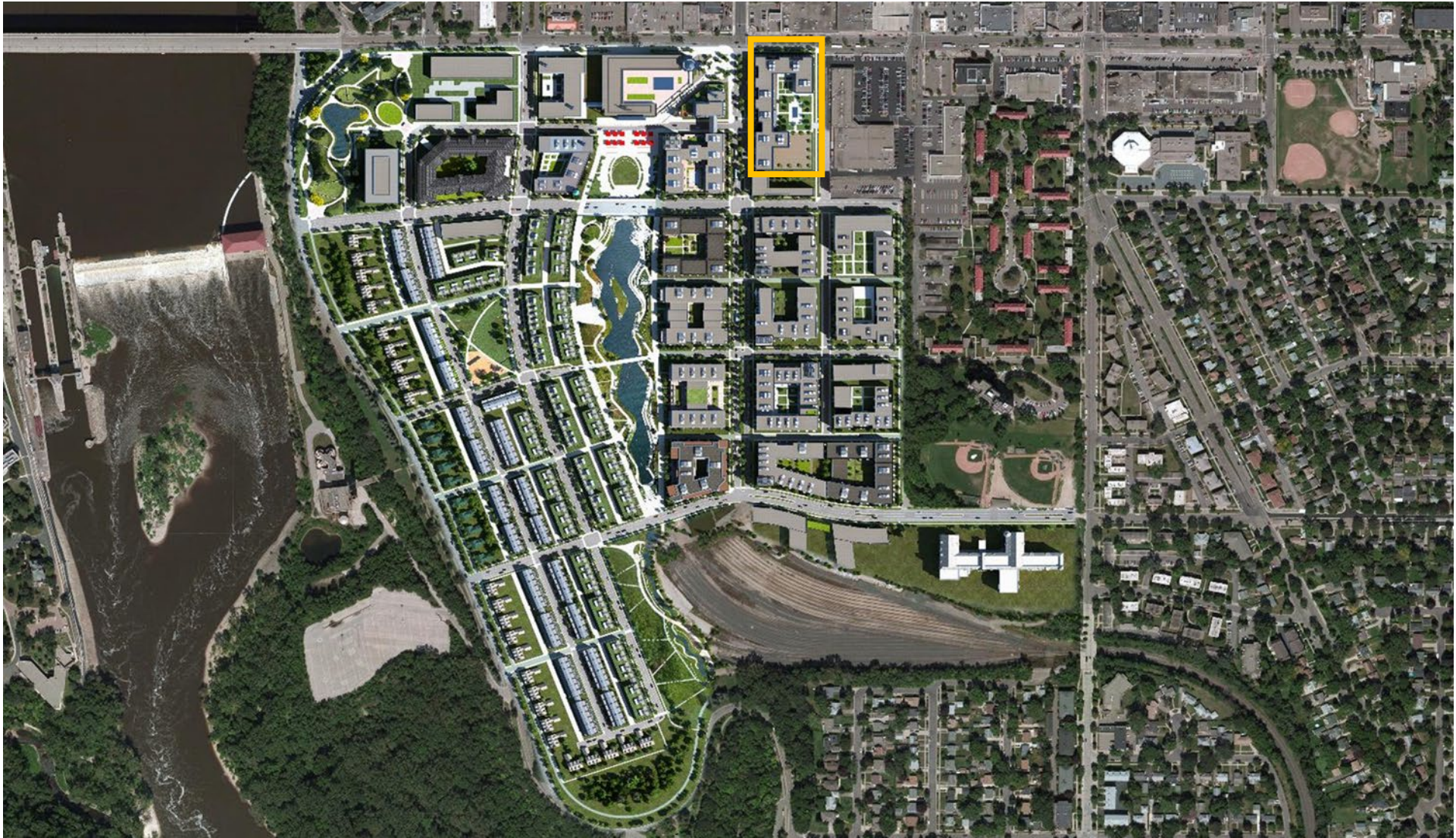
Phone: 612-492-4000

Fordsite.inquiries@ryancompanies.com



Nick Koch, Construction Project Executive

UPCOMING MILESTONES





LUNDS & BYERLYS

- 230 Apartments
- New Lunds & Byerlys grocery store
- Construction Underway
- Summer 2022 Completion/Opening
- Leasing begins February 2022





Current Estimates			
Floorplan Type	Units	Avg. Sq. Ft.	Starting at Price
Micro Units	20	453	\$1,380
Studios	43	518	\$1,500
1 Bed x 1 Bath	95	775	\$1,930
1 Bed x 1 Bath (Affordable)	3	776	\$1,139
2 Bed x 2 Bath	61	1,142	\$2,825
Penthouse 2 Bed x 2 Bath	8	TBD	TBD





- 180 Units Multifamily
- 2,000 sf Retail
- Construction Start December 2021
- Completion 2023



I know the building and approximate location I would like for a future apartment. Is there anyway to secure the apartment in advance? Kathleen

Response: Leasing for most rental buildings will begin approximately 6 months prior to opening. The first leasing will likely begin in January/February 2022 for Weidner's first apartment building at Ford Parkway and Cretin Avenue.

I might be moving to the MSP area next spring, and was wondering if any rental units will be available? Kay

Response: The first rental units will be available for move in in mid-summer 2022.

What is the cap on the percentage of rental units in the development?

Response: There is not a cap on the percentage of rental units within the development. The zoning for the site indicated approximately 4,000 total housing units. 3,800 housing units are presently planned. There is a specific requirement that 20% of all housing units on site be affordable/income restricted.

When will we see floor plans for the apartment communities?

Response: Floor plans for apartments have not yet been released. That said, we expect that our initial Block 3 site will be released this Spring by our partners at Weidner. They presently anticipate beginning leasing in February 2022.

Will there be a swimming pool in the Weidner buildings?

Response: Each building will have differing amenities. The first two buildings will have outdoor spa areas.

For the apartments, condos and row homes, is there a common standard around soundproofing between units? For example, will the walls be concrete?

Response: All buildings meet building code required sound standards. Most residential buildings on site will be wood framed (rowhomes and apartments). A condominium building would likely be concrete.

Will there be any type of dog run or dog area near Marvella or the apartments?

Response: The larger dog park is in Park C (Montreal & Cretin). There is currently a dog relief area planed in Park B (Montreal & Village Way) that will be constructed in 2022.

Is Weidner building all apartments on site?

Response: Weidner will be developing and owning most of the market rate general population housing on site. Presbyterian Homes is developing age restricted apartments and Project for Pride in Living and CommonBond are developing income restricted housing buildings at Highland Bridge.

Is there any way to post a map with the apartment buildings labeled and or with date of opening?

Response: Please see next slide for information. These dates are subject to change.

If I am interested in a certain apartment building is there a block and building number to refer to when talking to Weidner?

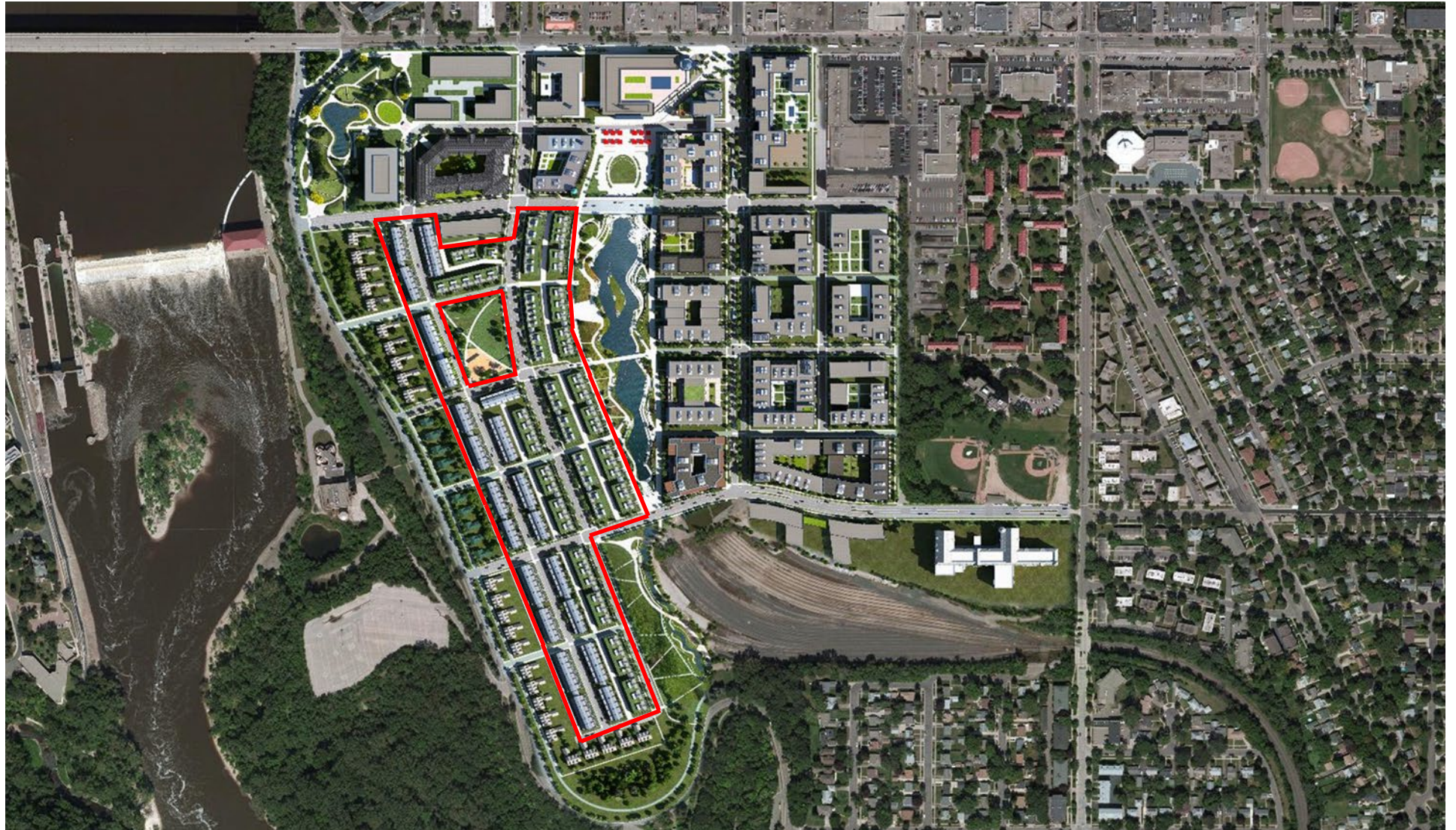
Response: Each apartment project will ultimately have a name when they are listed for lease. You will be able to refer to those names when looking at floor plans.

Highland Bridge Redevelopment Summary -9/1/2021					
Block/ Lot	Plat Parcel Area (approximate)	Future Lot Split	Buildable Acres (approximate)	Anticipated Project	Anticipated Year of Completion
1/1	2.29	a	1.51	63K SF of Medical Office	2023
		b	0.78	135 Units Affordable	2024
2/1a	1.18	a	1.18	Mixed Use (MF and Office)	2024
2/1b	1.48	b	1.48	Mixed Use (24k Retail/142 Units MF)	2024
2/1c	1.51	c	1.51	Mixed Use (20k Retail/78 Units MF)	2024
2/2	1.60	-	1.60	Mixed Use (5k Retail/75 Units MF)	2024
3/1	2.65	-	2.65	Mixed Use (51K SF Retail/230 Units MF)	2022
3/2	0.53	-	0.53	60 Units Affordable Senior	2023
5/1	1.13	-	1.13	111.4K SF of Office	2025
6/1	2.30	-	2.30	186 Units Senior Living*	2023
7/1	1.30	-	1.30	118 units Senior Living, 2,000 sf retail	2023
8/1	1.94	a-e	1.94	5 1-6 Unit Homes	2025
14/1			1.44	5 1-6 Unit Homes	2024
19/1			0.86	5 1-6 Unit Homes	2023
25/1			0.79	5 1-6 Unit Homes	2024
31/1			0.89	5 1-6 Unit Homes	2025
35/1			2.15	5 1-6 Unit Homes	2025
8/2	0.74	a-b	0.74	14 Rowhomes**	2022
9/2			1.53	21 Rowhomes	2024
10/1			1.07	22 Rowhomes	2022
14/2			0.76	15 Rowhomes	2023
15/1			1.21	24 Rowhomes	2022
19/2			0.68	14 Rowhomes	2023
20/1			1.21	24 Rowhomes	2024
21/1			1.14	23 Rowhomes	2024
25/2			0.68	14 Rowhomes	2024
26/1			1.21	27 Rowhomes	2025
27/1			1.21	25 Rowhomes	2025
31/2			0.76	15 Rowhomes	2025
32/1			1.37	30 Rowhomes	2026
35/2			0.76	15 Rowhomes	2026
36/1			1.37	30 Rowhomes	2026
9/1	0.58	-	0.58	59 Units Affordable	2024
11/1	1.47	-	1.47	180 Units MF, 2100 sf retail	2023
12/1	1.43	a	0.51	59 Units Affordable	2029
		b	0.92	149 Units MF	2026
		a	0.77	65 Units Affordable	2031
13/1	1.43	b	0.32	66 Units Affordable	2031
		c	0.34	62 Units Affordable	2035
16/1	1.49	-	1.49	211 Units MF	2024
17/1	1.43	-	1.43	192 Units MF	2026
18/1	1.43	-	1.43	197 Units MF	2027
22/1	1.64	-	1.64	129 Units MF	2027
		a	0.32	59 Units Affordable	2033
23/1	1.70	b	1.38	205 Units MF	2029
		a	0.51	55 Units Affordable	2036
24/1	1.70	b	1.19	159 Units MF	2029
28/1	1.26	-	1.26	176 Units MF	2027
29/1	2.98	a	1.37	173 Units MF	2031
		b	1.61	219 Units MF	2031
33/1	1.75	a	0.99	55 Units Affordable	2026
		b	0.76	55 Units Affordable	2027
34/1	5.36	-	5.36	100K SF Light Office	2029

* Memory Care-40, Assisted Living-40, Independent Living-105 and 1 Guest Suite



Dates and uses above are estimates only and subject to change



- Pricing release- end of November 2021
- Virtual Information Appointments with Sales Consultants- December 2021
- Model grand opening- January 2022
- First move ins- Summer 2022
- Starting from the \$500's





Online Sales Specialist, Mailee Vang is available for general questions. Prospects can call or text Mailee at 952-234-7011 or email at Mailee.Vang@pulte.com.

Learn more:

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



You don't happen to have any info. on the models you talked about at the last info session, do you? I think they hoped for a model by the middle of October?

Amy

What is the exact date that a residential model (assume it is Pulte Rowhomes), will open?

What is the base price point?

Janet

When will some of the row houses be for sale? When will they be ready to occupy?

Monica

Response: Pulte has indicated that they will now have a model open in January 2022 and that pricing release will occur at the end of November. Prior communications from Pulte indicated that homes would start in the \$500,000s.

Regarding HOA costs for the rowhomes. What is the fee and what does it cover? Also, what is the rationale for adding to it the costs for the public space, given the city taxes typically cover public spaces? – Julie

Response: There are two distinct associations at Highland Bridge. Pulte's rowhome association, which is for those homeowners only and maintaining their properties, and the Master Association which will maintain the civic spaces.

The master association is made up of all of the property owners in Highland Bridge and its specific purpose is to maintain the three privately owned, publicly accessible civic spaces- the central water feature, civic square and civic plaza. These association dues will vary based on property owner proximity to the Central Water Feature and Civic Plaza. Because these facilities are not yet up and running and are unique there are not estimates on what these dues will be. However, for most rowhomes annual master association fees are likely to be a few thousand dollars or less when the facilities are fully operational. The master association is limited to basic maintenance and the city is obligated to provide repairs to the stormwater associated equipment in these areas.

The Rowhome HOA budget has not been finalized yet but Pulte is anticipating the dues to be between \$250-300. This includes the Master dues contribution, which is preliminary and will change as noted above. Dues will cover: common electricity and water expenses, garbage and recycling, private sewer maintenance, irrigation, grounds maintenance, private alley maintenance (plowing and snow removal, private driveway plowing and snow removal, HOA management, insurance, administrative/office/audit costs, reserve and replacement costs. This list is not final.

The publicly owned spaces- the four public parks and city right of way will be maintained by the City of Saint Paul.

I would like to know the starting prices for the rowhomes and condominiums, and the expected HOA fees for each. Thank you!

Response: Pulte will be releasing pricing in November. They previously indicated homes would start in the \$500s. See prior page for a detailed response on HOA fees.

Will it be possible for small patio adjacent to the front door entry on the ground level of the Pulte Rowhomes?

Response: Many of the rowhomes will not have large enough areas in the front to accommodate a patio. Pulte would be better able to respond to this inquiry.

Will Pulte rowhomes have rooftop solar options?

Response: The Pulte rowhomes are being designed with flat roofs, and in compliance with the HB master plan which would allow for buyers to have the option to install rooftop solar.

Will townhome owners have the ability to have own panels installed for self use and sell back to grid? – The Pulte rowhomes are being design with flat roofs, and in compliance with the HB master plan which would allow for buyers to have the option to install rooftop solar. We are not sure about the technology and if users can sell excess power to the grid. You would have to check with Pulte on that. Here is a link to their project website. <https://www.pulte.com/homes/minnesota/the-twin-cities/saint-paul/highland-bridge-210597>

Will the rowhomes have elevators?

Preliminarily Pulte has indicated they will not provide elevator options. For up to date information please reach the HB Pulte team: <https://www.pulte.com/homes/minnesota/the-twin-cities/saint-paul/highland-bridge-210597>

Will there be any yard available with the row homes?

Response: The amount of outdoor space will depend on the location of the rowhome and if the unit is in line or a corner. Pulte would be best to connect with to explore detailed options to meet your needs.

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

Will the row homes allow fenced yards?

Response: Some locations are planned to have an aluminum picket style fence at the front yard in order to comply with Highland Bridge master plan and design standards. Additional fencing beyond that which is installed with initial construction of home will not be permitted.

Are you able to choose where your rowhome gets built since, I see there are different options

Response: Please connect with Pulte regarding specific location and unit style questions.

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

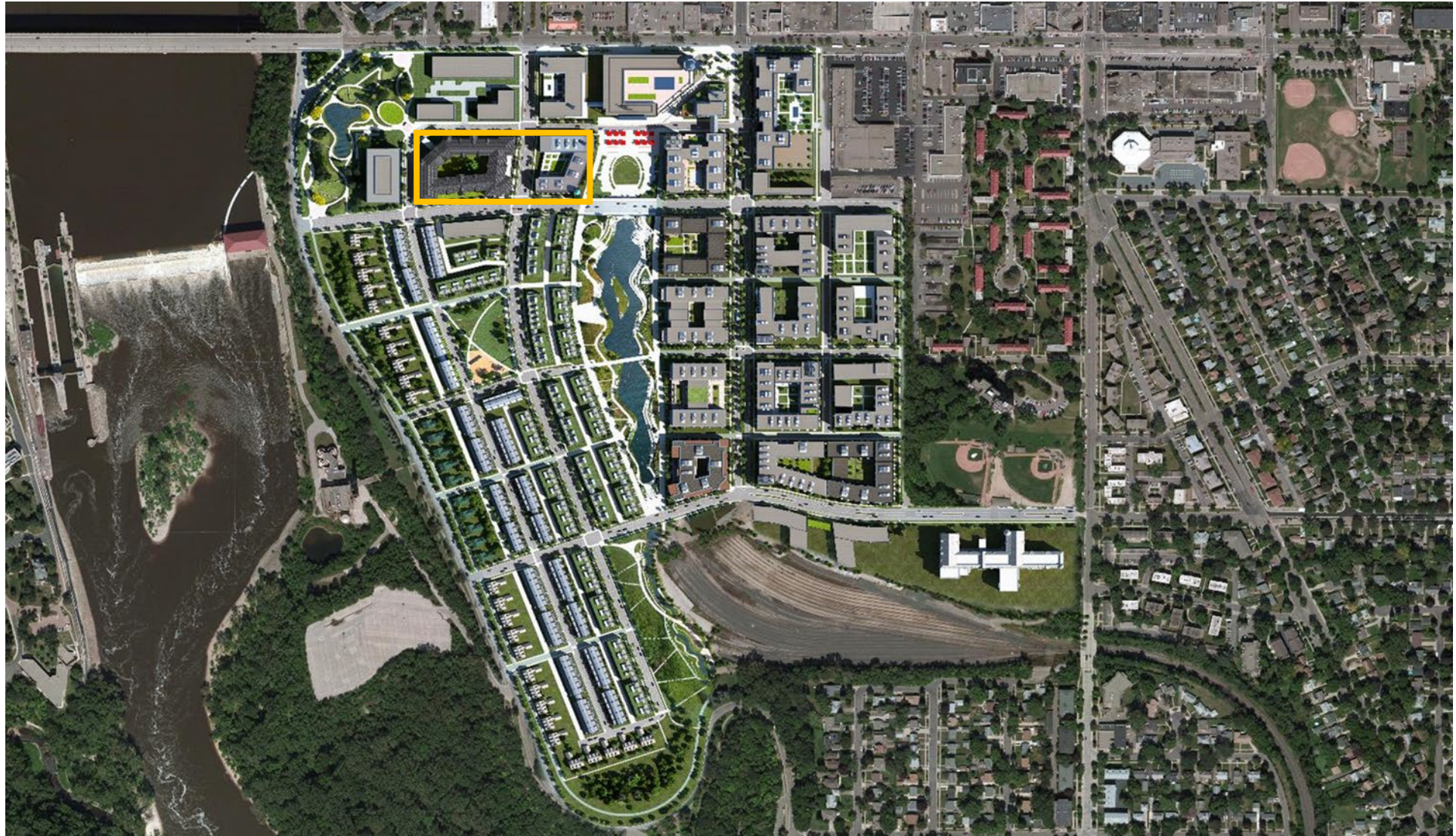
Will the rowhouse rooftop terrace allow for outdoor furniture?

Response: Please contact Pulte for specific dimensions of rooftop terrace options.

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

Might Pulte have a separate session (something like this) where interested potential folks could have some focused q and a opportunity to continue to discern if the Rowhomes might be the right thing for them?

Response: Ryan will pass along this request to Pulte. We appreciate your feedback and suggestions.





- 300 units of senior housing over two blocks
- Under construction with 2023 opening
- Housing Advisors are meeting with perspective residents and may be reached at 651-705-8318
- Marketing office will be located in Highland Park and will open late 2021
- Website upgrades with additional information and detailed floorplans coming later this year
- <https://www.preshomes.org/our-communities/marvella>





When will floor plans and pricing for senior living become available?

Response: Presbyterian Homes is currently building out a leasing center in the Highland Shopping Center at Cleveland and Ford Parkway which will be open later this year. In the meantime, Housing Advisors are meeting with perspective residents and may be reached at 651-705-8318. Or, please visit Presbyterian Homes' website:

<https://www.preshomes.org/our-communities/marvella>

Are the Presbyterian Homes for seniors going to be income dependent?

Response: The senior housing will not be income restricted however residents will need to have sufficient income to rent.





- Total Unit Count: 60 apartments for low income seniors at 30% of Area Median Income (AMI)
- Construction start spring 2022





PROJECT FOR
PRIDE IN
LIVING



- 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

NELLIE FRANCIS COURT

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



- Construction start planned for summer 2022

The Restoring Waters (Emma Norton) Building-

- Lease up through the Emma Norton organization using in part coordinated entry (likely spring 2023)

Nellie Francis Court Building-

- Leasing will begin 6 months prior to construction completion (likely spring 2023)

- Unique opportunity to build your dream home on the Mississippi River
- 20 lots of 34 for sale currently
- Northern four blocks along Mississippi River Boulevard
- Earliest starts in spring 2022
- Lots starting at \$475k
- Custom homes make up 1% of total Highland Bridge Housing





Custom Home Lots



Visit **HighlandBridgeCustomHomes.com**
to sign up for our Custom Homes Newsletter.

Call **(651) 321-3118**
for our sales team.



COLDWELL BANKER
REALTY

We are exploring the Highland Bridges custom homes but only want one story and not a house much larger than 2,000 sq ft. Will there be any homes within this criteria?

Linda

Response: We are selling lots only on the custom homes sites. The homeowner will work with their design/build team on a home of their specification. While there are design guidelines there are not restrictions that a home must be greater than one story or more than a specific building square footage.

What are the standards and guidelines for building?

Response: All custom home builds are subject to design guidelines and sustainability and fair labor compliance. Please reach out to our sales team at Coldwell Banker for greater detail and to discuss the opportunity to build your dream home at Highland Bridge.

When will construction start on the single family detached home sites on MRB?

Response: Still TBD, but we expect that initial lots will close around the first week in December with construction starting in Spring of 2022. Many architects and builders are up to two years out on scheduling, so timing may vary depend on design/build team.

What about fences on single family home lots?

Response: These are permitted in the side and rear yards of the lots.

How many of the single family lots have been sold and reserved?

Response: Reserved lots are listed at: <https://highlandbridgecustomhomes.com/availability/>

- Preliminary planning stages
- Near the central water feature.
- Developed by Ryan Companies.
- Information available on this potential product early 2022.
- Construction start once 40% of units pre-sold
- Likely first availability for occupancy in 2024
- We will announce reservations and sales via our interest lists.

Any new information regarding any condo unit construction?

Janet

I would appreciate information on the condos on Oct 18 - any idea as to the size and costs. Sue

I am primarily interested in the planned condo development. When construction might begin, price range, floor plans/ Joan

What specific information do you have regarding condos; # of units, breakdown costs, how when taking applications, when projected completion. Kathleen

I would be appreciate getting an update on condos in Highland Bridge. When will information be announced and what the price range will be. Alison

Response: There is no new information regarding condominiums. We are in the preliminary stages of exploring a potential condominium development at Highland Bridge in the area near the civic plaza on Block 2. Any condominium would be developed by Ryan Companies. We do not anticipate having information available on this potential product until early 2022. There are no floor plans available at this time. We will announce reservations and sales via our interest lists. You may sign up for our general interest lists at www.highlandbridge.com

More info about the condos – price, size, construction timeline

Response: Please see prior slides.

We are an older couple. Will there be any 1 level condominiums or apartments in the development?

Response: Yes, all condominiums will likely be one level, as will all apartments. They will be accessible via elevator.

When will prices be determined for condos? Also, where in the site will the condos be?

Response: The condo buildings will be located on the North portion of the site near the corner of Ford Parkway and Cretin, near the civic square and the civic plaza. Initial pricing will likely be determined in early 2022.

When are the condos going to be built?

The timing to construct will be based on when pre-sales are completed. Our best estimate is that sales will begin late this year or early next. Building will hopefully kick off in late Summer or Fall of 2022.

Will the condos and row homes allow owners to rent them out? Either long term or short term?

We are not sure if there will be any restrictions on the rental of rowhomes or condos. That has not yet to be determined. Pulte would be the right group to ask related to the rowhomes.

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

What is the base price for a condo?

We have not yet set the pricing for condos as the buildings are still in design and are now just starting the City process.

Are the condos only 'potential' because you have to reach a certain amount of pre-sales? Or is there a chance they will not happen at all?

Response: We would have to achieve presales prior to constructing condos. We feel very confident, but yes, if nobody shows up to reserve any condos, we would not be in a position to start construction.

Will there be 3 bedroom condos?

Response: It is highly likely there will be 2+ library or 3 bedroom condos.

- 63,000 gsf
- Multi-tenant
- M Health
Fairview Lead
Tenant
- Primary Care and
other clinics
- Highland Bridge
Medical Office
website:
<https://arcg.is/OTDC150>



<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](#)



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](#)

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](#)



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 late 2021, residents on site summer 2022

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 mid 2023

Project for Price in Living affordable and supportive housing opening mid/late 2023

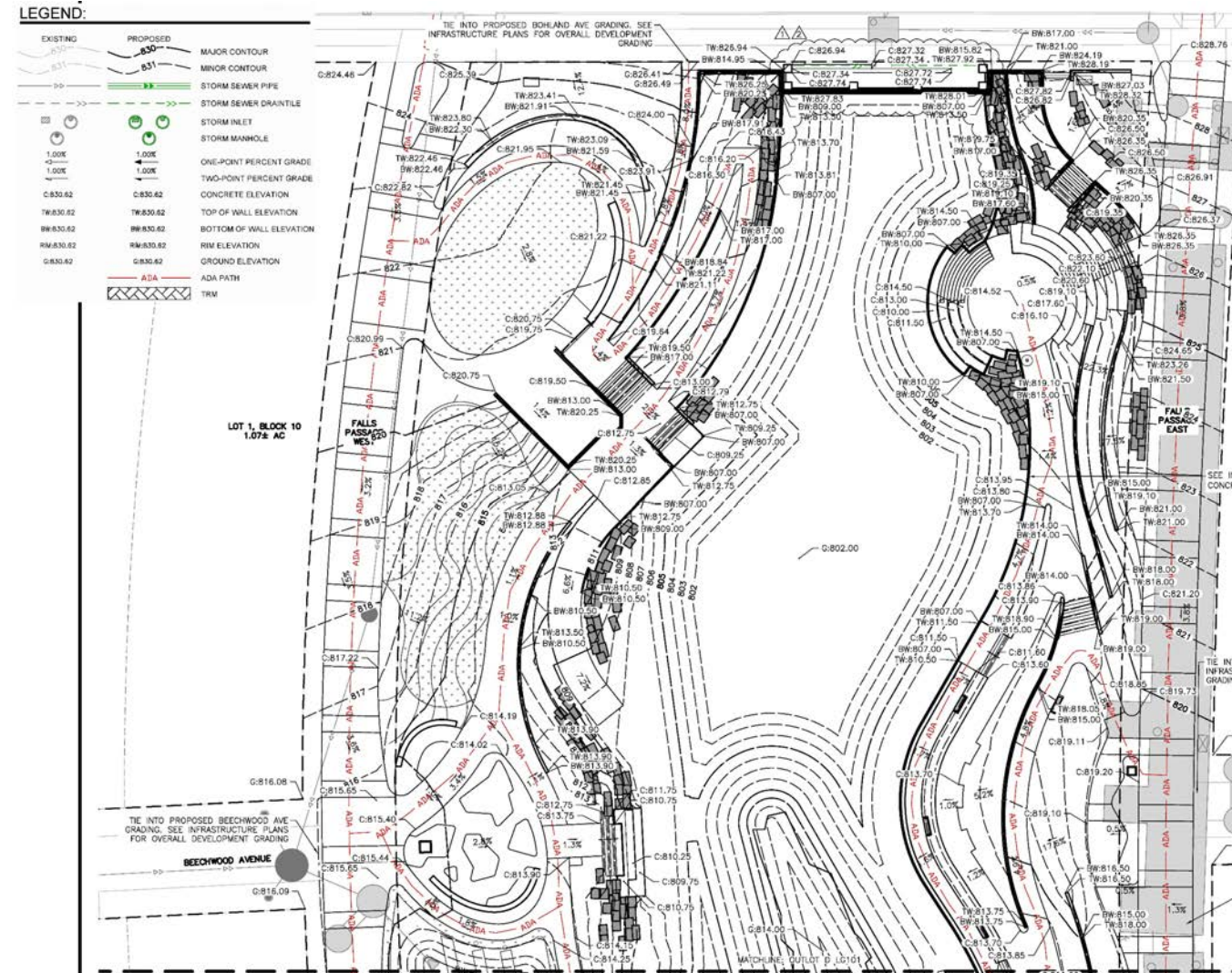
Presbyterian Homes senior housing opening 2023

Medical Office Building opening 2023

Multifamily buildings Block 11 opening 2023

Multifamily and Retail on block 2 opening late 2023-mid 2024 (potential condo location)

- All public and civic spaces have several ADA Routes
- Streets and sidewalks are designed per the City of St Paul standards
- All dedicated affordable housing multifamily (non-rowhome) buildings on the site are adhering to Universal Design Standards.
- 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.



How many of the affordable housing units will fully accessible with roll-in showers? How about the market rate apartments?

Response:

-All dedicated affordable housing multifamily (non-rowhome) buildings on the site are adhering to Universal Design Standards. Fully accessible units per building will vary based on building size, funding and population.

-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.

-For example, for the first few buildings on the site are:

The Collections Phase I (Weidner), Market Rate- 230 units, 10 Type A accessible units, 3 with roll in showers

Restoring Waters and Nellie Francis Court (PPL), Affordable- 135 units, 10 fully accessible, unknown how many with roll in showers. Please reach out to PPL to inquire.

CommonBond Senior Housing, Affordable- 60 units, unknown how many are fully accessible. Please reach out to CommonBond to inquire.





Retail Leasing Inquiries



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



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Do you have a list of what new retail has been signed?

Response: Beyond Lunds & Byerly's we are not to a point where we are able to share publicly the names of potential retailers. The first buildings that will contain additional retail will likely come online in 2023 and 2024, so it is still very early. We anticipate a mix of services, goods, dining and fitness, as well as national and local options.

Any idea what is going happen to the existing Lunds shopping center?

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

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



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When is it expected that Mississippi River Blvd will be reopened?

Response: Mississippi River Blvd will open in mid-November 2021.

The MRB tunnel passage has graffiti. When will it be cleaned?

Response: The cast-in-place walls that connect to the tunnel are designed to be stained. Ryan is currently working through stain colors with the City of Saint Paul, so the graffiti will be covered in the next two weeks.

How does the traffic flow in and out of Lunds with no stoplight coming south on Cretin?

Response: The traffic to and from the Lunds store will enter off of Cretin on the West side of the building (about the midpoint). Cars will leave through that same entrance / exit and will return to the intersection at Cretin and Ford Parkway.

Is there any chance I could get on a list to be part of a tour of the site- just as an interested neighbor?

Response: We don't yet have a program for group tours. We have had a few opportunities to visit limited parts of the site with some of the residential open houses. Those would be the best opportunity to get on the site until we open some of the roads and parks in the Spring. Thanks for your patience!

How is waste management going to be handled (trash, recyclable, composting) for residents and restaurants/offices?

Response: With development happening on so many blocks, it's hard to share in one answer. We'd need to look on a block by block basis, realizing that a number of buildings are yet to be designed.

Can you say what is the height of the building north of the Terraces phase of the Marvella?

Response: I believe you are referring to PPL's buildings on Block 1. Nellie Francis is 57' and Restoring Waters is 65' tall- both measured from average grade plane.

What is the plan for handling the additional traffic generated from 3800 additional homes in that area?

Response: You can consult the transportation study available here for more information.

<https://www.stpaul.gov/sites/default/files/Media%20Root/Planning%20%26%20Economic%20Development/2019%2010%2017%20Ford%20Site%20Final%20AUAR%20with%20Appendices.pdf>

Will gray water be used for vegetation?

Response: There is no grey water available for reuse in the Parks or Civic Spaces. Grey water can be used for irrigation on the private development; however, no such system is currently designed.

What assurances can you give that the intersections will be able to smoothly handle all of the traffic in and out of the development?

Response: For more information about the traffic plan, please refer to this link

<https://www.stpaul.gov/sites/default/files/Media%20Root/Planning%20%26%20Economic%20Development/2019%2010%2017%20Ford%20Site%20Final%20AUAR%20with%20Appendices.pdf>

The current sidewalk on Ford Pkwy gets lots of trash from the site and workers who toss trash out of their cars at lunch time. This needs to be fixed.

Response: This note has been sent to our field teams for immediate correction.

Will there be any space that can be used as temporary community garden/s such as the space on the other side of the ball fields Montreal?

Response: There are no plans for temporary or permanent community gardens on the site.

How are you all engaging with Metro Transit for transit service process - especially with A Line, Riverview, and other local buses? Any plans to incentivize transit use deeper into the site?

Response: There are two transit stops in the development. Transit services will run up and down Cretin and along Montreal to Cleveland.

When the parks open, will there be city event? Perhaps one of our local community bands could play at an event?

Response: We are not aware of events the city may be planning as the parks open.

Is there a known plan for the lot south of the ball fields at Cleveland and montreal?

Response: Ryan Companies does not own the lot south of the property acquired from Ford in 2019.

What is the hold up on opening MRB? If I am remembering correctly, it was supposed to open in September. Any chance of the bike lanes opening sooner?

Response: MRB has always been scheduled for a November opening. It is currently schedule for mid-November. The bike lanes cannot safely open sooner.

Will there be restroom facilities in the parks?

Response: There is not currently a permanent restroom facility designed for the Parks.

Will US Internet be providing fiber internet service in Highland Bridge?

Response: US Internet, Comcast and CenturyLink all have backbone infrastructure within Highland Bridge.

Have traffic studies been completed for existing roadways, and are there concerns about over-stressing existing roadways?

Yes, there have been extensive studies. They can be found

here: <https://www.stpaul.gov/sites/default/files/Media%20Root/Planning%20%26%20Economic%20Development/2019%2010%2017%20Ford%20Site%20Final%20AUAR%20with%20Appendices.pdf>

Any chance of getting a stoplight at Montreal and Cleveland?

Response: A four way stop will be installed at Montreal and Cleveland and will be opened on October 28th.

It looks like the water feature will only be several feet deep?

Response: The Central Water Feature is as deep as 7ft with an average of 3 to 4ft. There is a 1ft water depth safety bench around the perimeter of the feature.

Is the central water feature maintained with HOA funds? If so, it still has public access?

Response: It is maintained with master association funds. While it is owned privately by all of the property owners on site there are easements for public access.

How is the holding pond restricted to avoid accidents?

Response: The wet pond has an emergency overflow to safely manage high water during large rain events.

Is anything happening with the rail line?

Response: CP Rail presently owns the prior rail line that is on their property.

Where can I read about the remediation at the site?

Response: The MPCA has a great website: <https://www.pca.state.mn.us/waste/saint-paul-ford-site>

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HIGHLANDBRIDGE.COM

