

Stakeholder Update

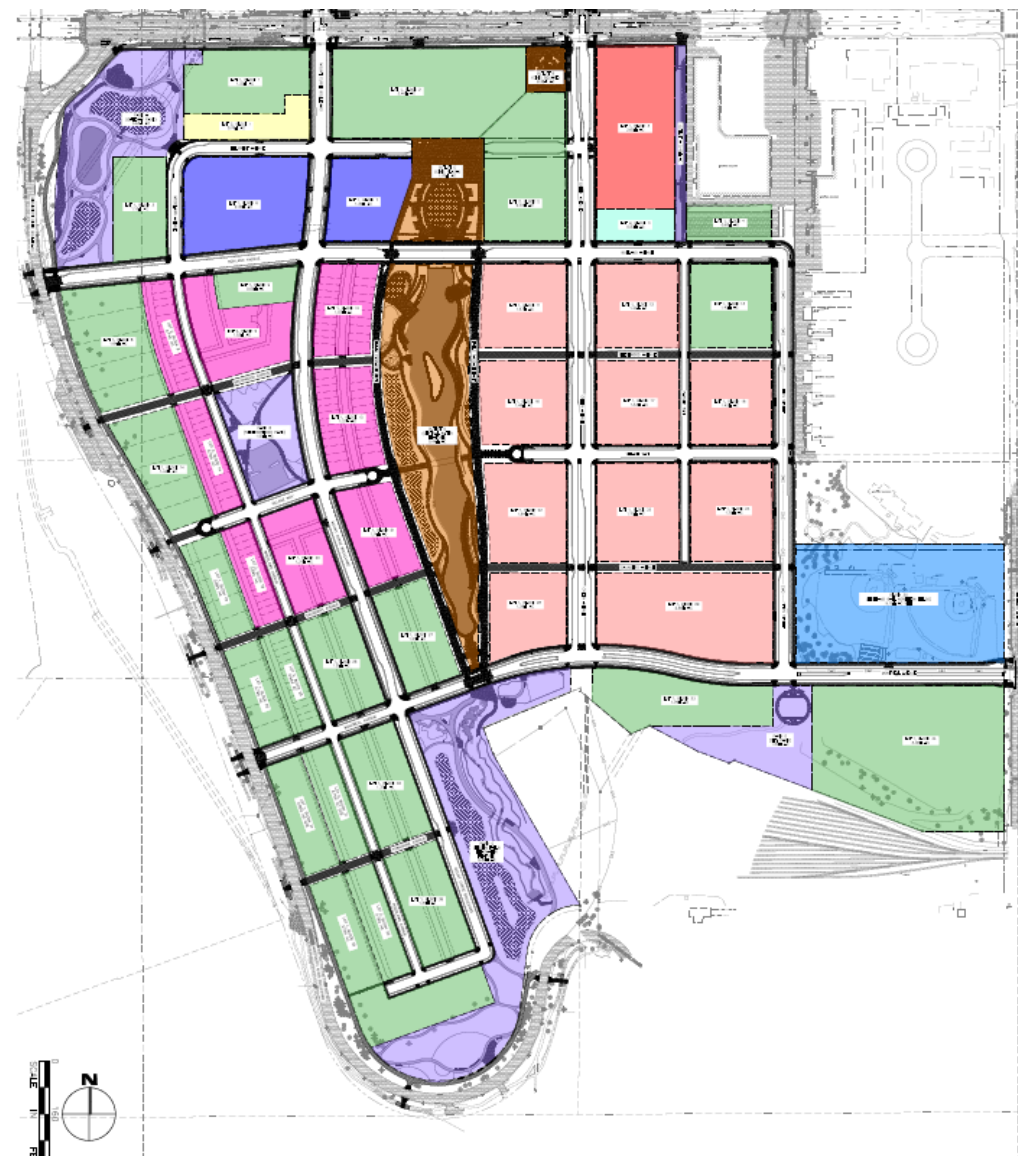
Highland Bridge

Saint Paul, MN

November 2021



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



- 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







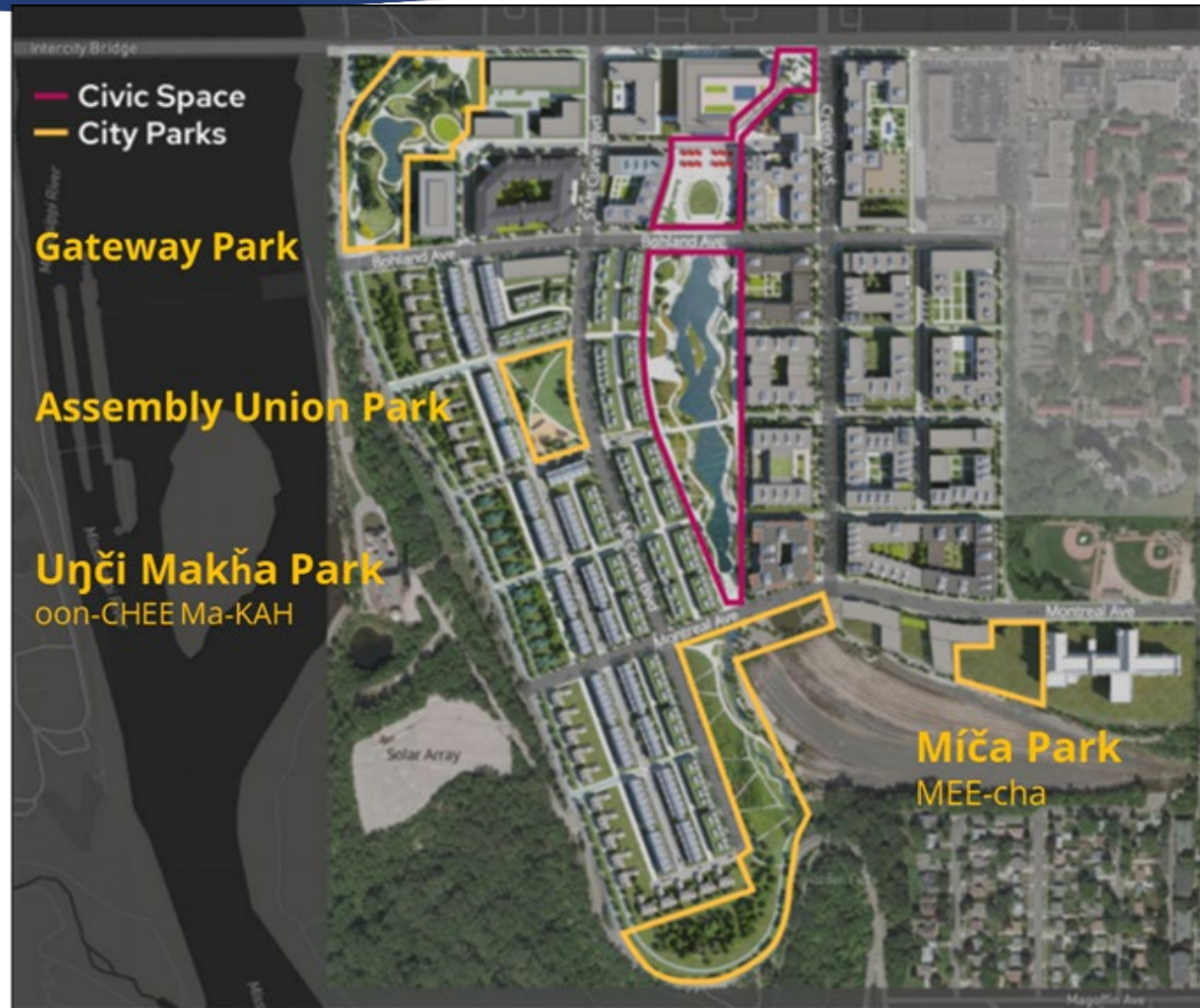








SAINT PAUL
MINNESOTA





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

Míča 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 opening
- Housing Advisors are meeting with perspective residents and may be reached at 651-705-8318
- Marketing office located in Highland Park open
- Website upgrades with additional information and detailed floorplans coming later this year
- <https://www.preshomes.org/our-communities/marvella>





LUNDS & BYERLYS

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





- 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





- 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



- 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)



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





- 180 Units Multifamily
- 2,000 sf Retail
- Construction Start paused due to rent control



- 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



- 63,000 gsf
- November 21
Construction Start
- Multi-tenant
- M Health Fairview
Lead Tenant
- Highland Bridge
Medical Office
website:
[https://arcg.is/OTDC
150](https://arcg.is/OTDC150)



LEARN MORE AND STAY INFORMED AT

HIGHLANDBRIDGE.COM

