

STAKEHOLDER UPDATE

Highland Bridge

Saint Paul, MN

June 2022



OWNERSHIP

OWNER	LEGAL ENTITY
	RYAN COMPANIES
	RYAN COMPANIES
	WEIDNER APARTMENT HOMES
	WEIDNER APARTMENT HOMES
	CITY OF ST. PAUL
	COMMONBOND COMMUNITIES
	PROJECT FOR PRIDE IN LIVING
	PULTE
	HIGHLAND BALL
	HIGHLAND BRIDGE MASTER ASSOCIATION
	PRESBYTERIAN HOMES & SERVICES
	CUSTOM HOME OWNER
	CUSTOM HOME OWNER
	CUSTOM HOME OWNER
	PROJECT PAUL, LLC
	PROJECT PAUL MOB, LLC
	MN FORD SITE APARTMENTS LAND, LLC
	MN FORD & CRETIN APARTMENTS, LLC
	CITY OF ST. PAUL
	CB FORD SITE I, LLC
	PPL ACQUISITION, LLC
	PULTE HOMES OF MN, LLC
	FRIENDS OF HIGHLAND BALL
	HIGHLAND BRIDGE MASTER ASSOCIATION, INC
	PHS HIGHLAND PARK, INC.
	ROBERT M. KELLER & ANN L. ORCHARD
	DAVID ANDREW FIOCCO AND CHARLIE SAMUEL SELLEW
	MICHAEL CAMILLERI & JOSEPHINE CAMILLERI



2022 Schedule Highlights:

- Phase I Infrastructure Open to Public 6/20
- Phase I ROW Punch List Complete
- Phase II ROW in Progress
- Park A Punch List Complete
- Park A City Grand Opening 6/14
- Park B Construction start 8/1
- Park C Punch List in Progress
- Outlot C Punch List in Progress
- Outlot D Punch List Complete



- 2021 Completed Private Developments
- 2021 Completed Roads
- 2021 Completed Sidewalk & Boulevard
- 2022 Private Development Work in Progress
- 2022 Road Work in Progress
- 2022 Road, Sidewalk, & Boulevard Work in Progress

- Highland Ball Fields (5.15 acres) charitably contributed to Friends of Highland Ball Nonprofit
- Public parks- Gateway & Unci Makħa Parks complete. Gateway Park open to the public.
- Mississippi River Boulevard Crossing Project complete.
- Central Promenade and Water Feature & Civic Plaza construction complete.
- Cretin, Bohland, Woodlawn, Mount Curve, Montreal and Village Way Vehicular Roadways complete.
- Beechwood, Saunders, Falls Passage and MRB Non-Vehicular Roadways (ped/bike trails) complete.
- Intersections at Cretin/Ford Pkwy, Mount Curve/ Ford Pkwy, and Cleveland/Montreal complete.
- Land for first two affordable housing developments on site sold to project partners PPL and CommonBond
- Xcel Energy 1MW solar array, PUC process anticipated in 2023
- First vertical developments under construction

- 90% of the planned housing at Highland Bridge is impacted by rent control (3,445 units), this is 50% of the developable land.
- Financing plan for Highland Bridge leverages market rate developments to fund deeply affordable housing at Highland Bridge and throughout St Paul.
- Not only does rent control jeopardize the 760 planned affordable units at Highland Bridge, it also jeopardizes funding for hundreds of other affordable units that the Highland Bridge increment supports outside of the development.
- 20% of all housing units built at Highland Bridge will be affordable- the number of total housing units will impact the number of affordable units
- Mayor Carter convened a stakeholder group that has completed their work and provided recommendations to the Mayor's office. We are awaiting any action by the City Council on policy changes, including a new construction exemption.

Paused Projects Area





- Projects already funded and under construction will be completed
- For sale townhomes and custom home lots not impacted by rent control
- Medical office not impacted by rent control
- First two affordable housing developments already funded and not impacted by rent control





- 230 Apartments, 56,000 sf of retail
- Lunds & Byerly's grocery opening September 2022
- Multifamily opening in August 2022
- <https://www.thecollectionathighlandbridge.com/>

- Approximately 300 rowhomes
- Model rowhomes open-access from Mississippi River Boulevard.
- Sales underway
- Homes being built starting near the central promenade and water feature
- <https://www.pulte.com/homes/minnesota/the-twin-cities/saint-paul/highland-bridge-210597>





- 300 Units Senior Housing
- Under construction
- Leasing underway- leasing office in Highland Shopping Center
- <https://www.preshomes.org/our-communities/marvella>

- 20 lots of 34 for sale currently
- Northern four blocks along Mississippi River Boulevard
- Alleys and infrastructure in place
- Model home in planning stages
- www.highlandbridgecustomhomes.com



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



- 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
- Partially funded with TIF from Marvella



- Construction start planned for fall 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)

- 60 units of income restricted senior housing
- Construction start planned for fall 2022
- Partially funded with TIF from Marvella

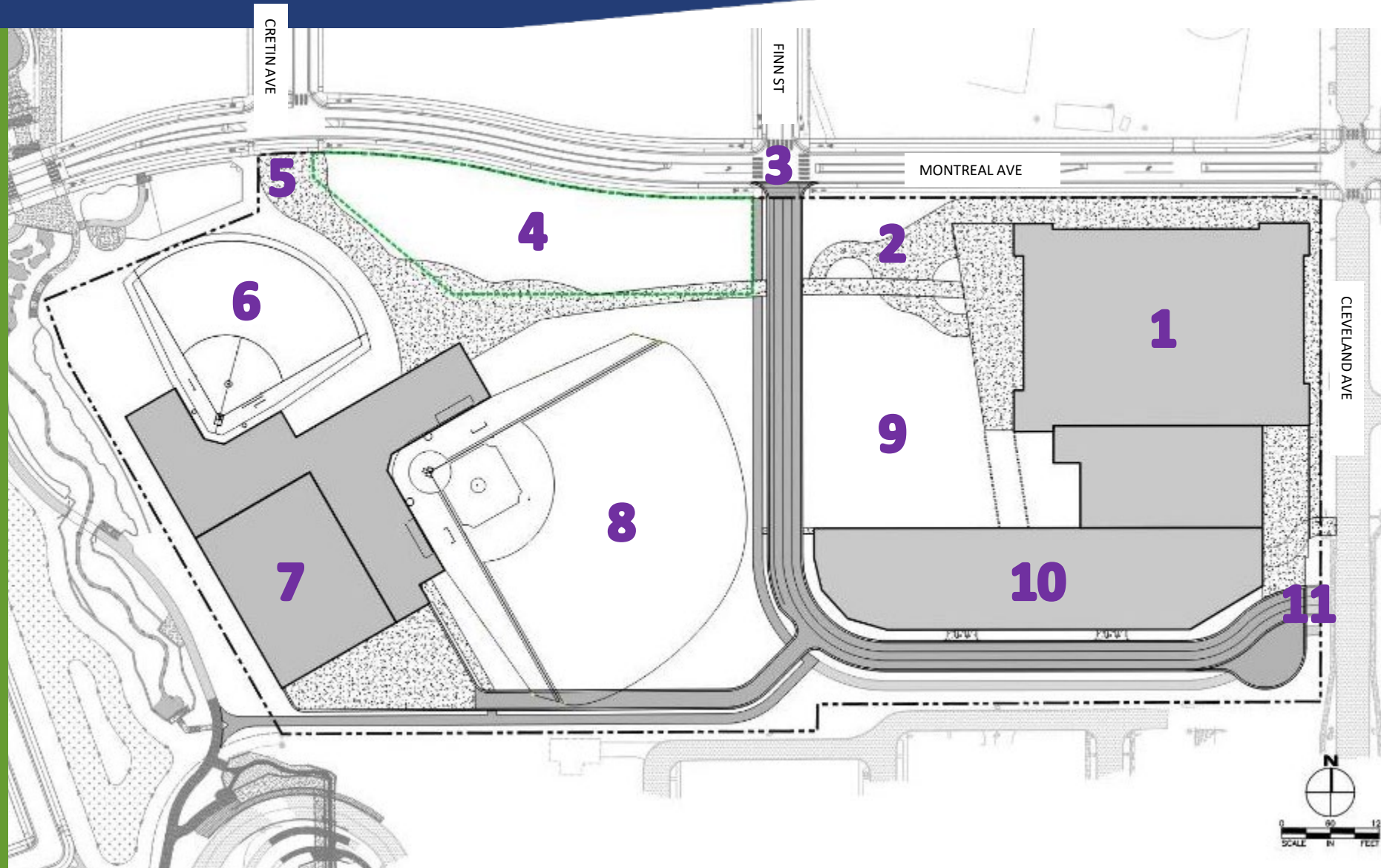


- Creating broad community amenities- youth sports, tourism benefits, activities, public spaces
- Investment in high quality buildings and facilities
- Identifies productive use for CP Rail parcel and activates the south end of Highland Bridge
- Improves stormwater quality and management
- Enhances trail and transit connections
- Increases publicly accessible, privately maintained amenities for the neighborhood
- Identifies an option for meeting institutional and job generating uses desired in Master Plan



Project Overview

- (1) Hockey
- (2) Public Plaza
- (3) Site Vehicular Access
- (4) Relocated Miča Park
- (5) Pedestrian Gateway Element
- (6) Softball
- (7) Practice Facilities
- (8) Baseball
- (9) Wetlands
- (10) Parking Garage
- (11) Opportunity for Future Ford Spur Connection









Lot 1 Block 1 Progress





Lot 1 Block 6&7 Progress





Lot 1 Block 3 Progress







Pulte Homes Progress

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