

STAKEHOLDER UPDATE

Highland Bridge

Saint Paul, MN

November 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



- Highland Ball Fields (5.15 acres) charitably contributed to Friends of Highland Ball Nonprofit
- Public parks- Gateway & Unci Makħa Parks complete and open to the public.
- Mississippi River Boulevard Crossing Project complete.
- Central Water Feature & Civic Plaza construction complete and open to the public.
- Cretin, Bohland, Woodlawn, Mount Curve, Montreal and Village Way Vehicular Roadways complete and open to the public
- Beechwood, Saunders, Falls Passage and MRB Non-Vehicular Roadways (ped/bike trails) complete and open to the public.
- Intersections at Cretin/Ford Pkwy, Mount Curve/ Ford Pkwy, and Cleveland/Montreal complete
- The Collection and new Lunds & Byerly's open to the public
- First residents moved into Pulte rowhomes
- Construction complete on first building of Marvella (Presbyterian Homes)
- First affordable housing building under construction (The Lumin- CommonBond Communities)



- Completed Private Developments
- Completed Roads
- Completed Sidewalk & Boulevards
- Private Development Work in Progress
- Road Work in Progress
- Sidewalk & Boulevard Work in Progress







- Approximately 300 rowhomes
- Model rowhomes open-access from Mississippi River Boulevard.
- Sales underway- 37 sold
- <https://www.pulte.com/homes/minnesota/the-twin-cities/saint-paul/highland-bridge-210597>



- Presbyterian Homes
- 300 Units Senior Housing
- First Building opening mid-November, Second building opens early 2023
- Leasing underway-
<https://www.preshomes.org/our-communities/marvella>



- 63,000 gsf
- Under Construction
- Multi-tenant
- M Health Fairview Lead Tenant
- Highland Bridge Medical Office website:
<https://arcg.is/OTDC150>



- 230 Apartments, 56,000 sf of retail
- Lunds & Byerly's grocery open
- Multifamily open and leasing
- <https://www.thecollectionathighlandbridge.com/>

- 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



- 60 units of income restricted senior housing
- Under construction
- Partially funded with TIF from Marvella



- 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 December 2022

The Restoring Waters (Emma Norton) Building-

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

Nellie Francis Court Building-

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

- Creating broad community amenities- youth sports, activities, public spaces
- 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



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