

# STAKEHOLDER UPDATE

Highland Bridge

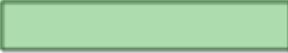
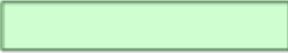
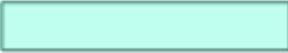
Saint Paul, MN

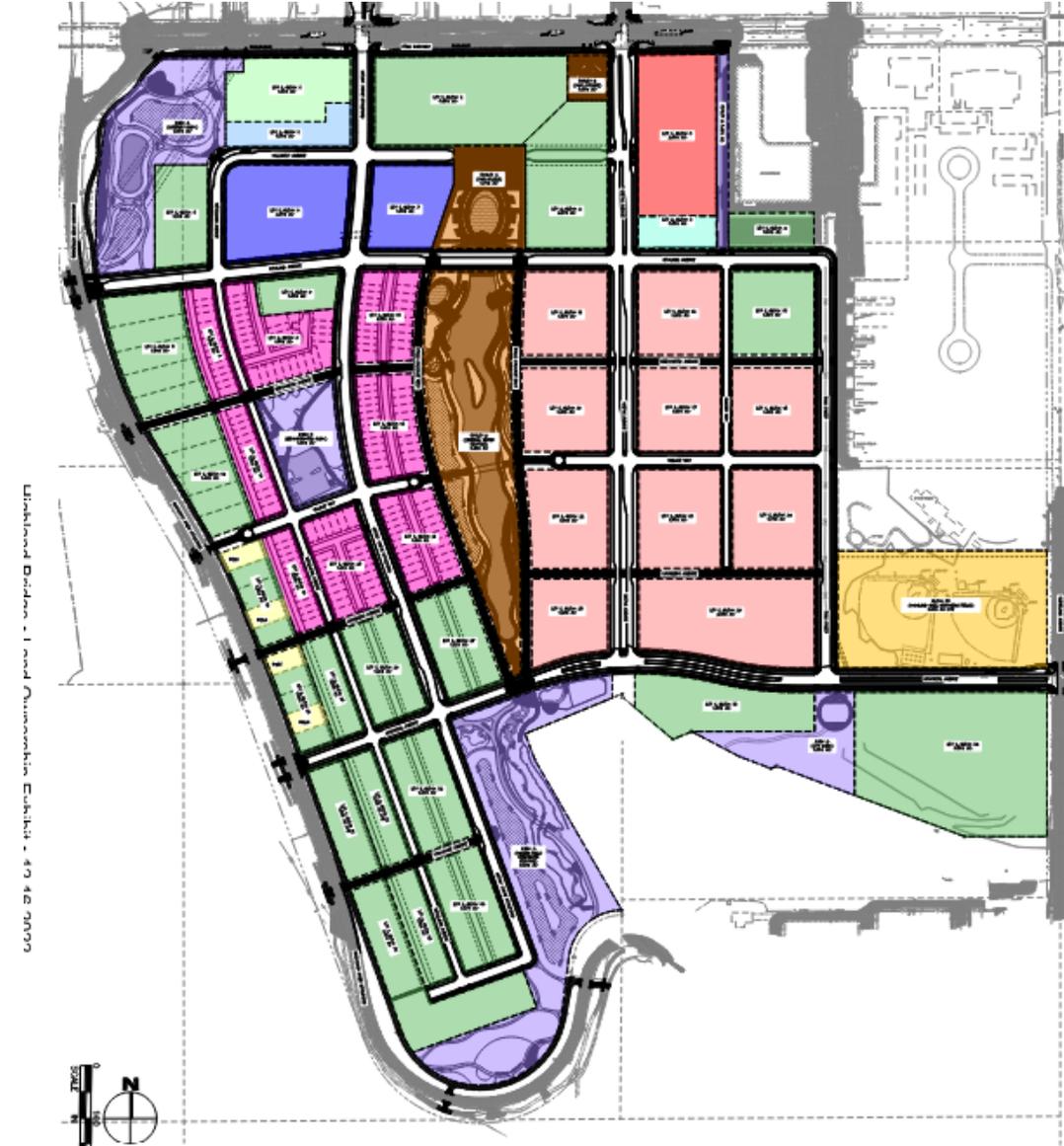
July 2023





## OWNERSHIP

	OWNER
	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
	CUSTOM HOME OWNER



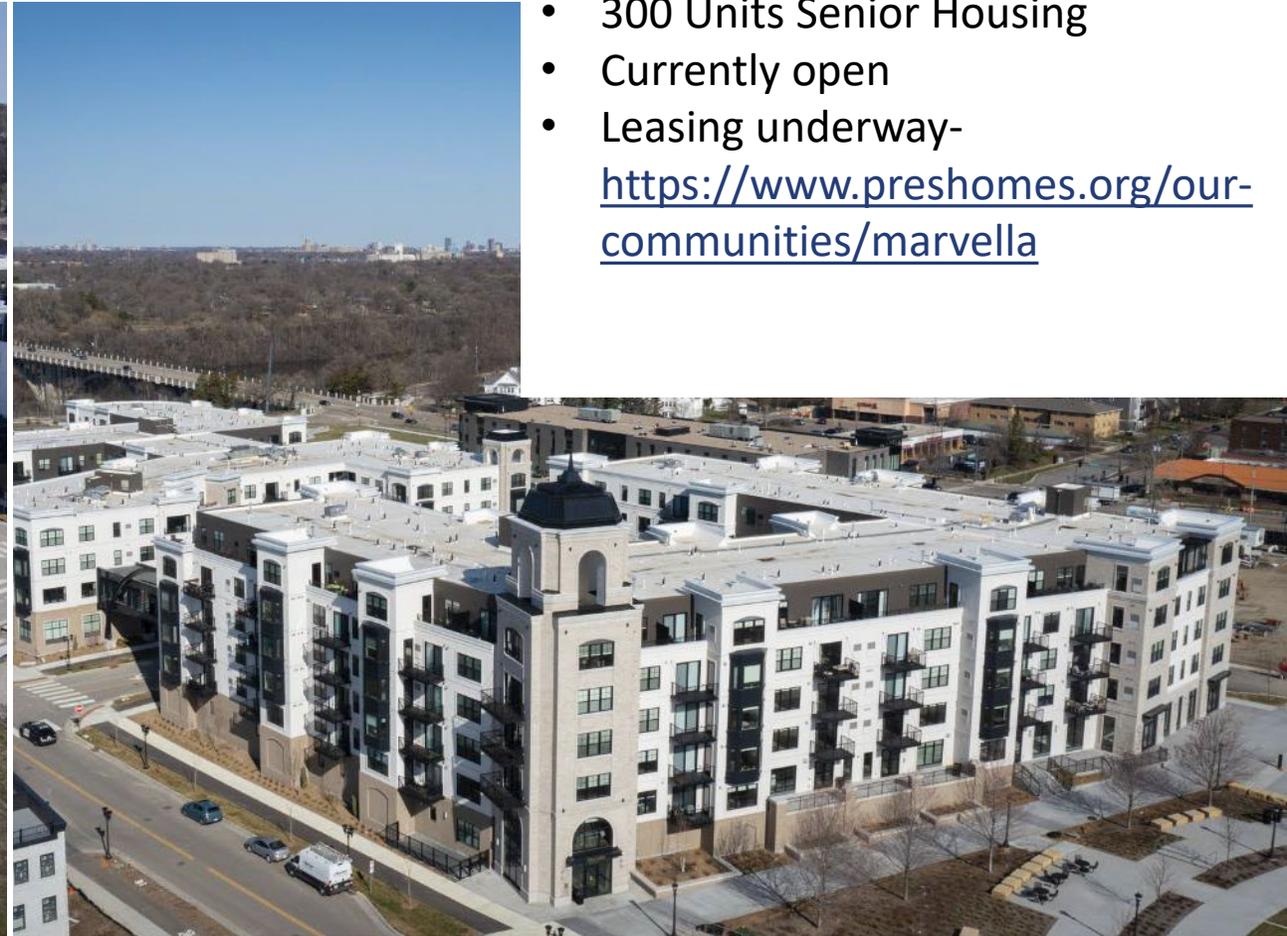
- Highland Ball Fields (5.15 acres) charitably contributed to Friends of Highland Ball Nonprofit
- Public parks- Gateway & Unci Makħa Parks complete and open to the public.
- Mississippi River Boulevard Crossing Project complete.
- Central Water Feature & Civic Plaza construction complete and open to 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
- Residents moved into Pulte rowhomes
- Construction complete on Marvella (Presbyterian Homes)
- First affordable housing building under construction (The Lumin- CommonBond Communities)
- Second affordable housing project under construction (Project for Pride in Living-Nellie Francis and Restoring Waters)
- Medical Office building open

- Assembly Union Park will be completed in 2023 featuring pickleball courts and children's playground
- Custom Homes lot sales- 4 Closings complete.
- Weidner parcels- all blocks paused due to rent control
- Blocks 2 and 5- Transwestern & Cushman Wakefield engaged for MOB & Office leasing
- Pulte Rowhomes- 47 homes of 62 available sold. Pulte will not acquire their second land parcel of 7.4 acres.
- Nonprofit, mission based Presbyterian Homes is planning a second phase of Marvella, including approximately 125 units of 55+ housing at the northwest corner of Cretin and Bohland. Construction start anticipated in fall 2023.
- University of Saint Thomas Ballfields- UST will acquire property in August 2023. Entitlements anticipated to be complete in summer of 2023.





- Approximately 150 rowhomes
- <https://www.pulte.com/homes/minnesota/the-twin-cities/saint-paul/highland-bridge-210597>

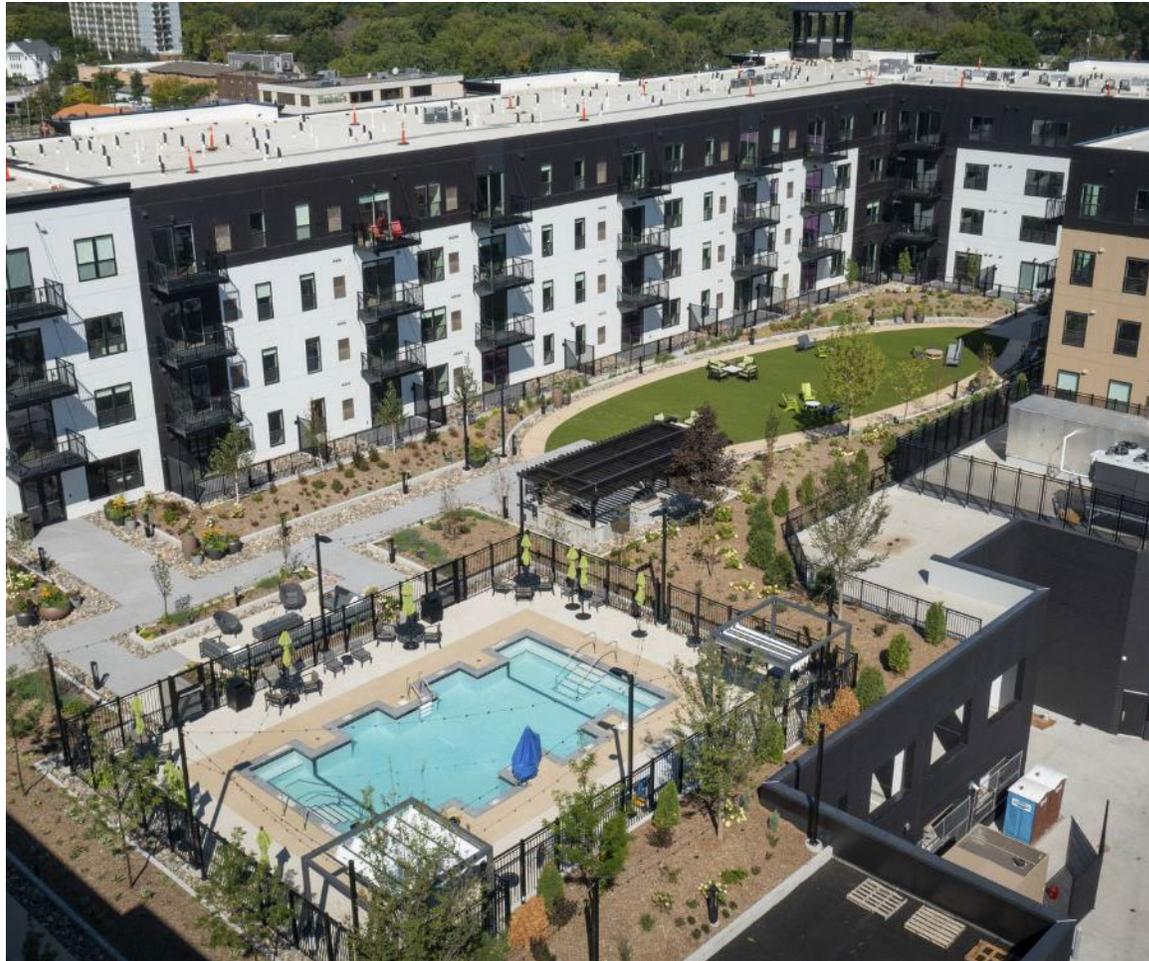


- Presbyterian Homes
- 300 Units Senior Housing
- Currently open
- Leasing underway-  
<https://www.preshomes.org/our-communities/marvella>



- 63,000 gsf
- Open
- Multi-tenant
- M Health Fairview Lead Tenant





- 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
- 4 lots sold
- [www.highlandbridgecustomhomes.com](http://www.highlandbridgecustomhomes.com)



# HIGHLAND *Bridge* The Lumin



- 60 units of income restricted senior housing
- Under construction
- Opening November 2023
- 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
- **Under Construction**



## The Restoring Waters (Emma Norton)

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

## Nellie Francis Court Building-

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



- Creating broad community amenities- youth sports, activities.
- Identifies productive use for CP Rail parcel and activates the south end of Highland Bridge
- Environmental remediation of CP Rail parcel
- Enhances public parkland and increases public park budget
- Improves stormwater quality and management
- Enhances trail and transit connections

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