

# STAKEHOLDER UPDATE

Highland Bridge

Saint Paul, MN

January 2024





## OWNERSHIP

	OWNER
	RYAN COMPANIES
	RYAN COMPANIES
	WEIDNER APARTMENT HOMES
	WEIDNER APARTMENT HOMES
	CITY OF ST. PAUL
	COMMONBOND COMMUNITIES
	PROJECT FOR PRIDE IN LIVING
	PROJECT FOR PRIDE IN LIVING
	PULTE*
	HIGHLAND BALL
	HIGHLAND BRIDGE MASTER ASSOCIATION
	PRESBYTERIAN HOMES & SERVICES
	PRESBYTERIAN HOMES & SERVICES
	UNIVERSITY OF ST. THOMAS
	B3,L1 CUSTOM HOME OWNER
	B3,L4 CUSTOM HOME OWNER
	B4,L1 CUSTOM HOME OWNER
	B4,L3 CUSTOM HOME OWNER
	B4,L4 CUSTOM HOME OWNER



- Highland Ball Fields (5.15 acres) charitably contributed to Friends of Highland Ball Nonprofit
- Public parks- Gateway, Unci Makħa Parks and Assembly Union 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
- Construction complete on The Collection, Lunds & Byerly's, Marvella Phase I, Highland Bridge Medical Office and The Lumin,
- Residents moved into Pulte rowhomes
- University of Saint Thomas Ballfields- UST acquired the property in August 2023. Initial entitlements complete.
- LEED Gold Certification for The Collection, LEED Silver Certification for Highland Bridge Medical Office, LEED Campus designation- the FIRST in Minnesota!

- Second affordable housing project under construction (Project for Pride in Living-Nellie Francis and Restoring Waters)
- Two custom homes under construction
- Weidner parcels- all blocks paused due to rent control
- Blocks 2 and 5- Transwestern & Cushman Wakefield engaged for MOB & Office leasing
- Pulte Rowhomes- 60 homes of 69 available sold. 69 additional homes under construction.
- Seeking alternate options for Phase II Rowhome Land, which Pulte will not acquire.
- Nonprofit, mission based Presbyterian Homes is under construction with a second phase of Marvella, including 125 units of 55+ housing at the northwest corner of Cretin and Bohland.





- Approximately 165 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>



- Ryan Companies affiliate owned
- 63,000 gsf
- Open
- Multi-tenant
- M Health Fairview Lead Tenant





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

# HIGHLAND *Bridge* The Lumin



- CommonBond Communities
- 60 units of income restricted senior housing
- NOW OPEN
- Partially funded with TIF from Marvella



- 20 lots of 34 for sale currently
- Northern four blocks along Mississippi River Boulevard
- Alleys and infrastructure in place
- 2 homes under construction
- Model home in planning stages
- 5 lots sold
- [www.highlandbridgecustomhomes.com](http://www.highlandbridgecustomhomes.com)



- Project for Pride in Living (PPL)
- 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 (early 2024)

## Nellie Francis Court Building-

- Leasing will begin prior to construction completion (early 2024)

- Presbyterian Homes
- 125 units of 55+ Housing
- Under Construction
- Spring 2025 opening





- 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
- Currently in fundraising stage



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