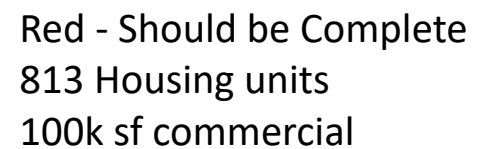


# Highland District Council Update

September 2024



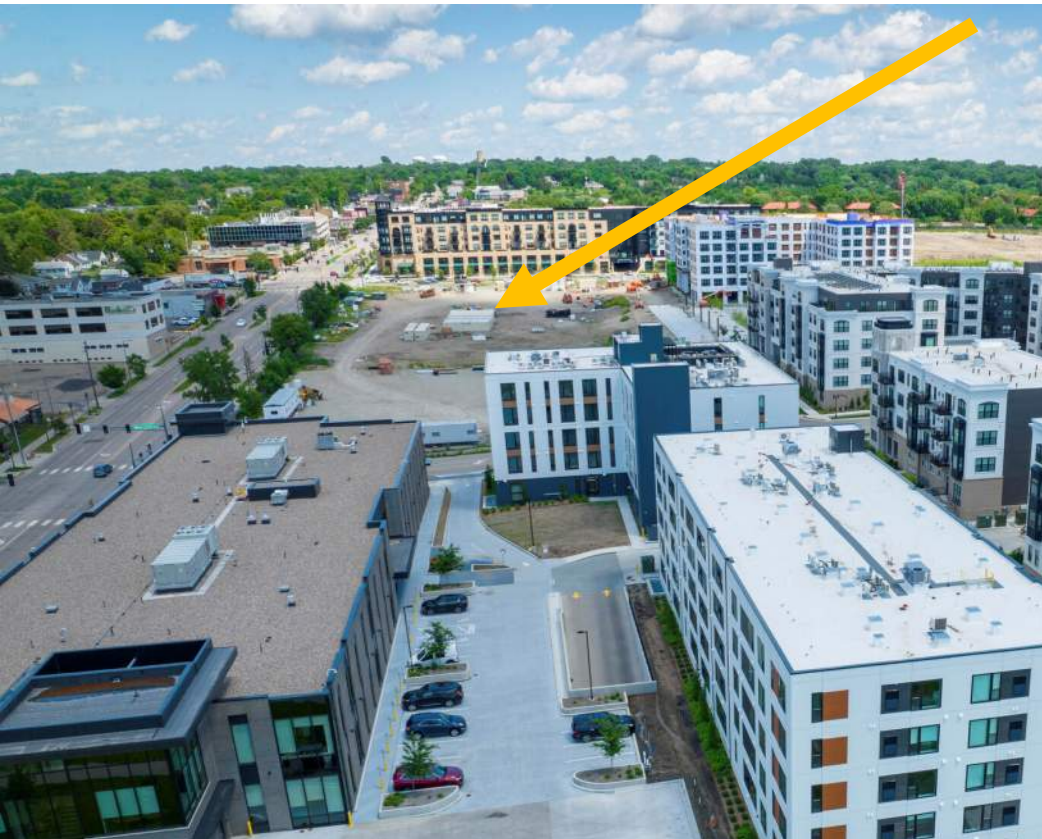


Orange= Should be Under Construction  
766 Housing units  
111k sf commercial











## 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
B2,L5	CUSTOM HOME OWNER
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
B4,L5	CUSTOM HOME OWNER



- Pulte Rowhomes
  - 99 Built, 69 sold, 55 lots under construction fall 2024/spring 2025
- Custom Home Lots
  - 6 lots sold, 5 homes under construction.  
Model home at corner of Montreal and MRB
- Marvella 2190
  - Under construction, completion spring 2025
  - Over 90% pre-leased
- CommonBond New Development
  - Bohland and Mount Curve
  - 60 units income restricted senior housing
  - Construction start late fall 2024



Marvella 2190



CommonBond Senior Housing



## East of Cretin Ave:

### 2024 scope of work includes:

1. Removals in preparation for ROW work
2. Mass grading of ROW work
3. Remaining sanitary sewer
4. Remaining storm sewer
5. Remaining watermain
6. Roadway sand and base installation
7. Private development mass grading

### Schedule:

1. Removals have started
2. Mass grading & utilities begin June
3. Work complete fall 2024

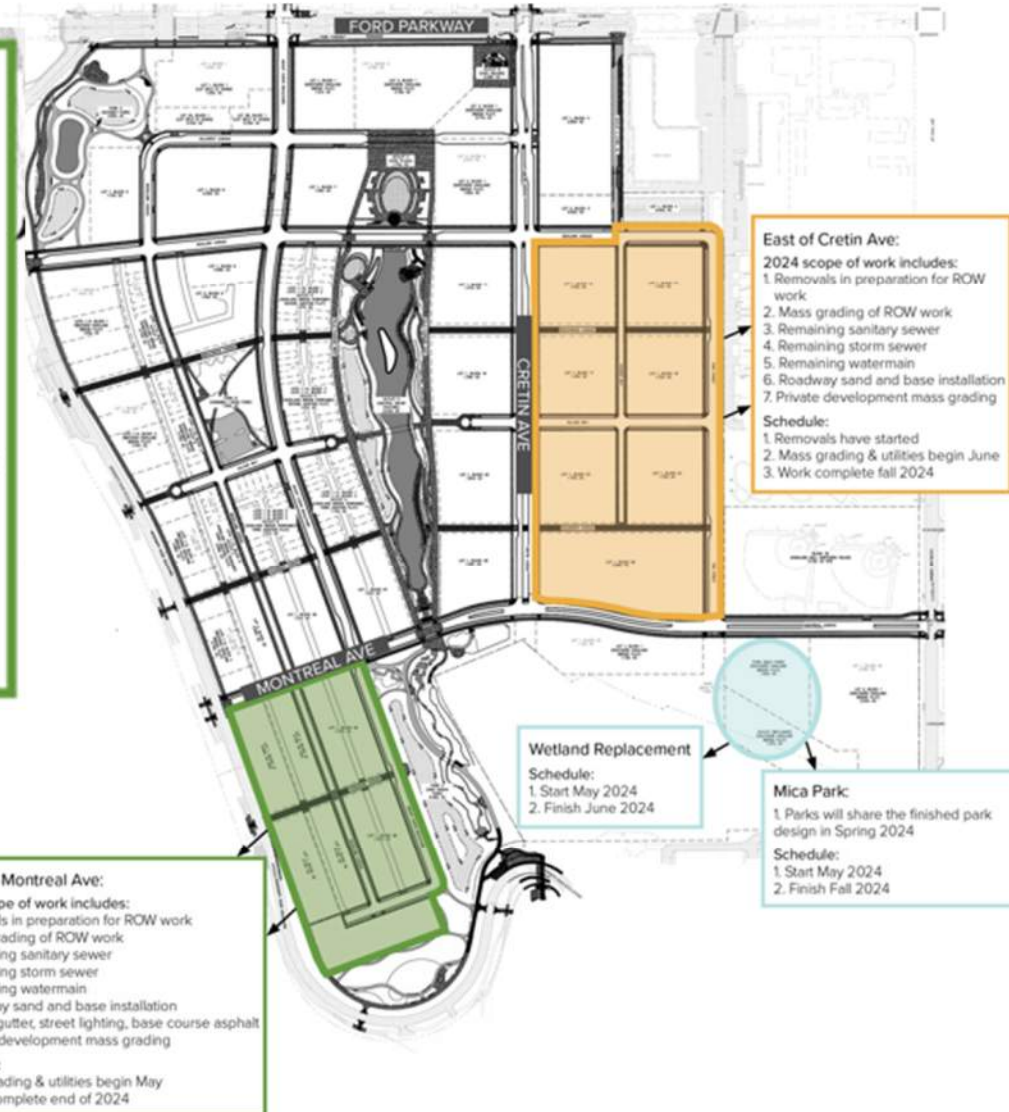
## South of Montreal Ave:

### 2024 scope of work includes:

1. Removals in preparation for ROW work
2. Mass grading of ROW work
3. Remaining sanitary sewer
4. Remaining storm sewer
5. Remaining watermain
6. Roadway sand and base installation
7. Curb & gutter, street lighting, base course asphalt
8. Private development mass grading

### Schedule:

1. Mass grading & utilities begin May
2. Work complete end of 2024



Available on the Highland Bridge website under News at:

<https://highlandbridge.com/2024/04/30/infrastructure-construction-phasing-plan/>

The following maps on the City of Saint Paul website show who is responsible for maintenance at the Highland Bridge Civic Plaza, Civic Square and Central Water Feature:

- [Water feature maintenance responsibilities](#)
- [Pathway maintenance responsibilities](#)
- [Landscape maintenance responsibilities](#)

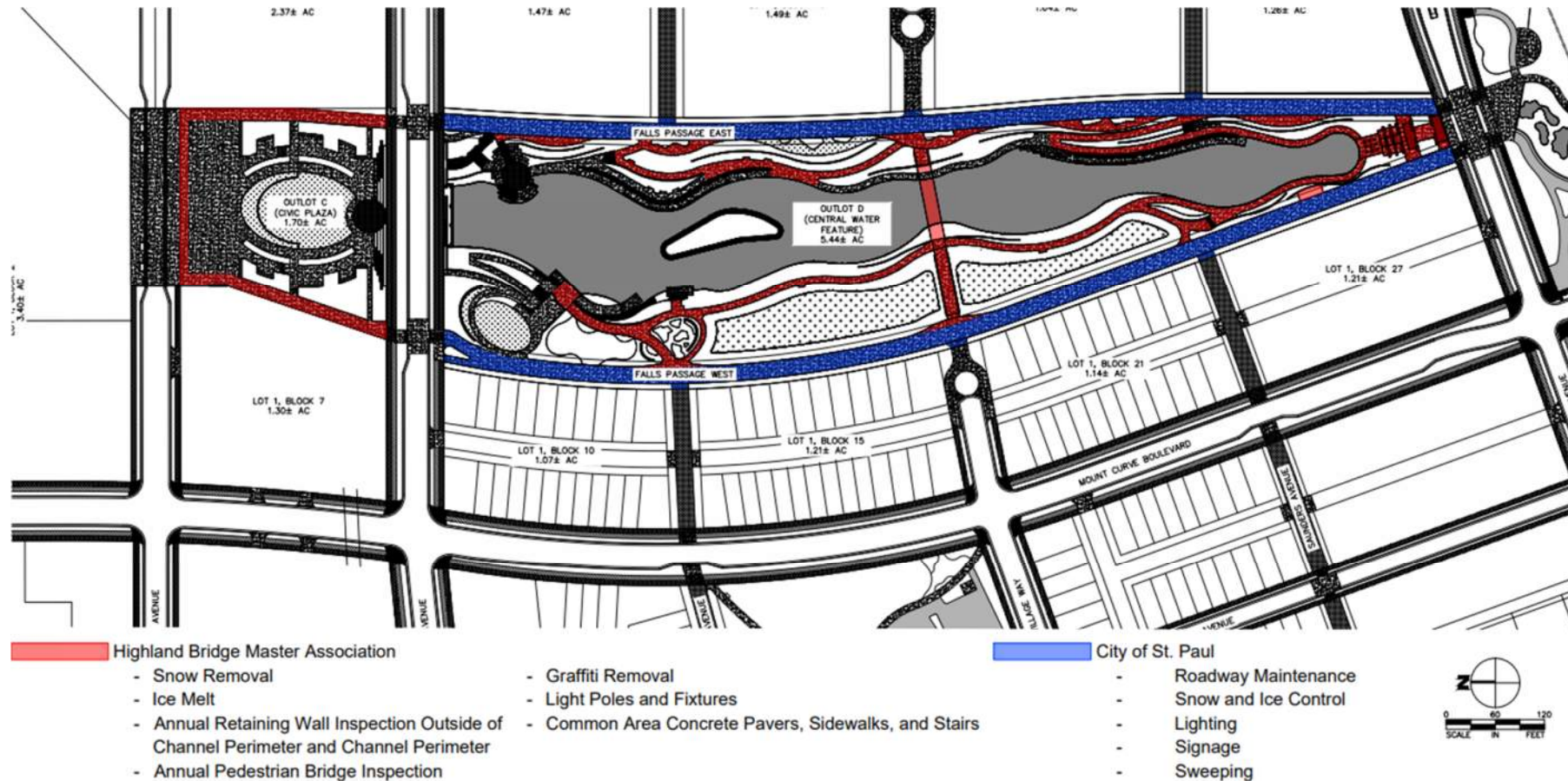
The Highland Bridge Master Association only maintains the Central Water Feature, Civic Plaza and Civic Square. There is no association maintaining other private property areas other than Pulte's rowhome association.

For the Highland Bridge Master Association, please contact [HighlandBridge.MasterAssociation@ryancompanies.com](mailto:HighlandBridge.MasterAssociation@ryancompanies.com).

For the City of Saint Paul, please contact [david.kuebler@ci.stpaul.mn.us](mailto:david.kuebler@ci.stpaul.mn.us).

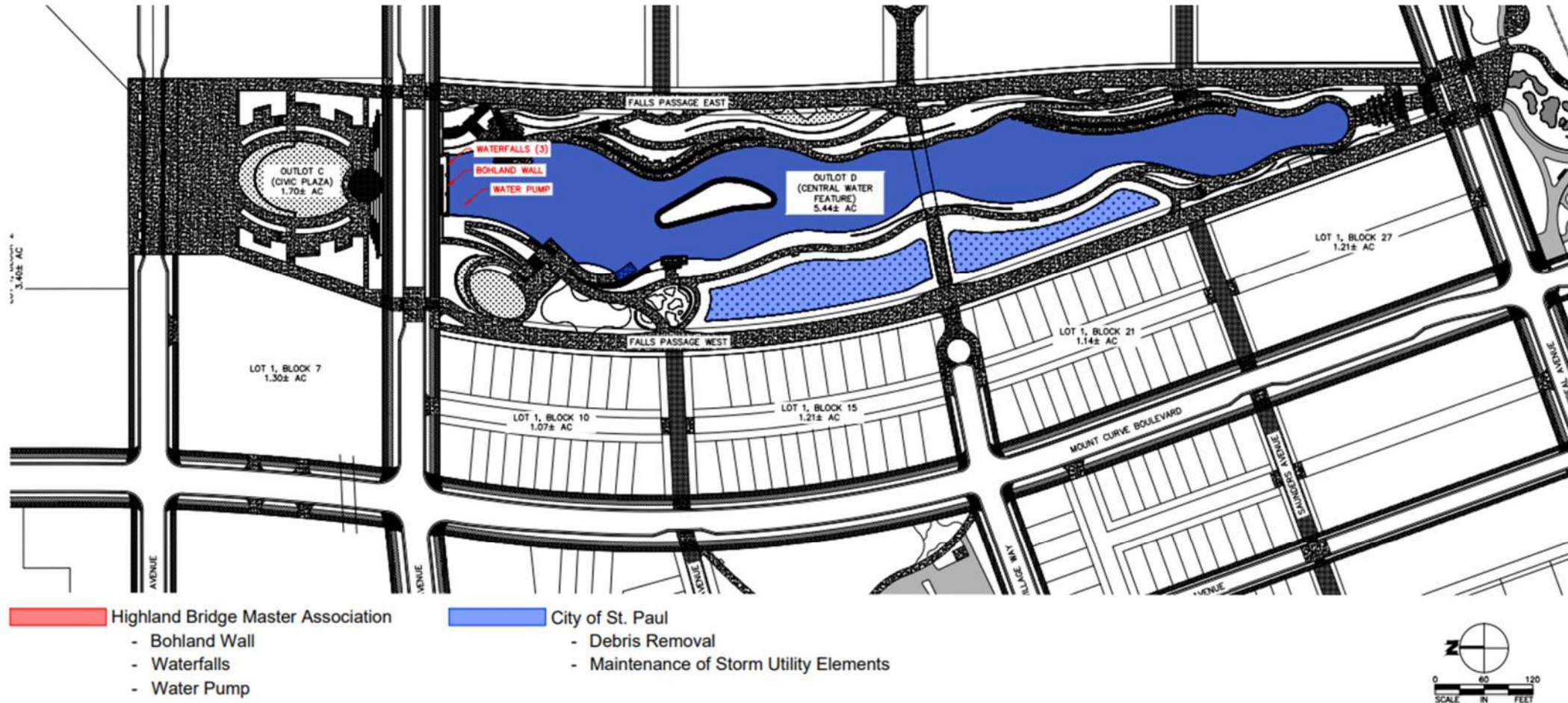
All Medians at Highland Bridge are maintained by the City of St Paul.





Highland Bridge Civic Plaza and Central Water Feature • Pathway Maintenance Responsibilities

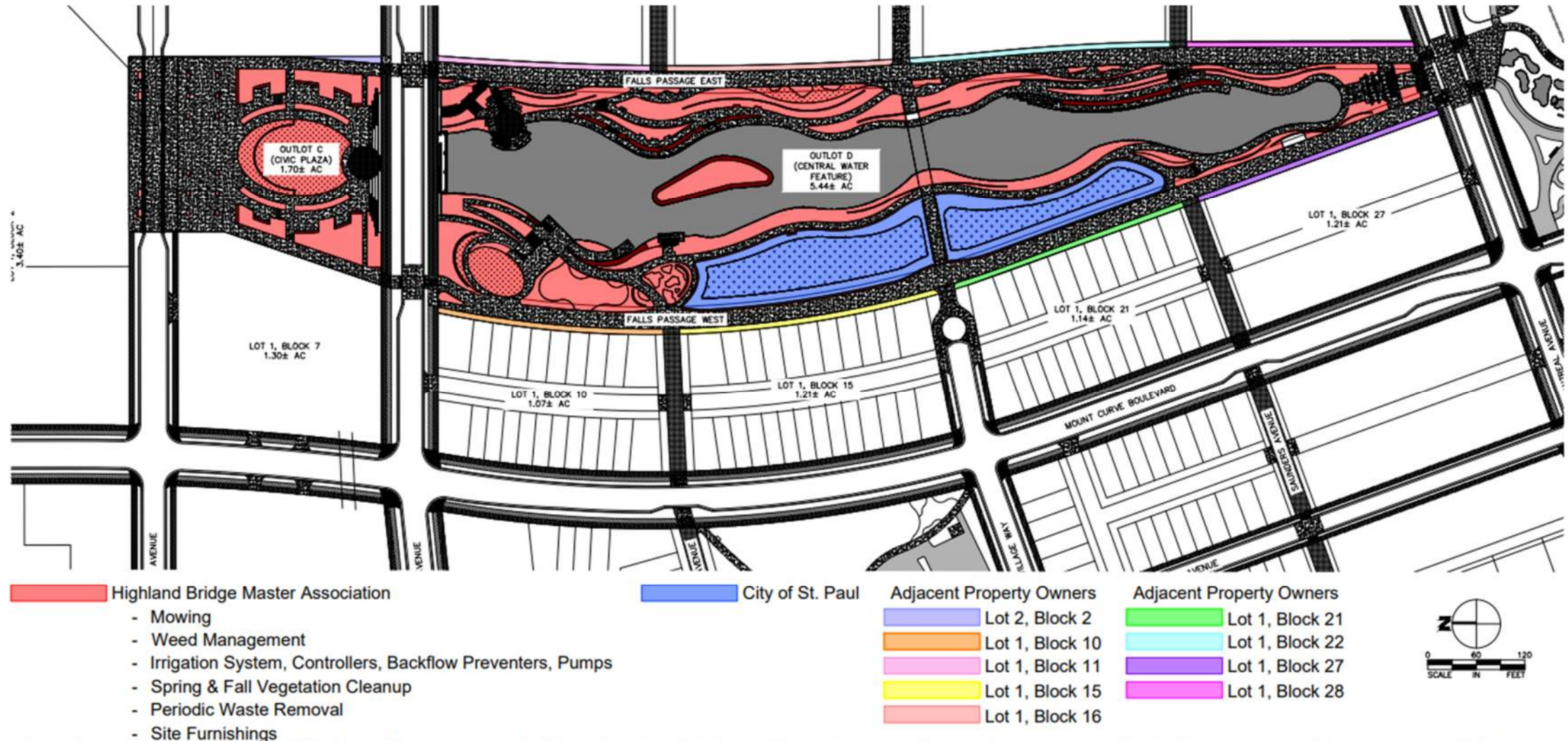




\*This Exhibit is specific to normal water elevations. Refer to the HB CWF Inundation Levels Exhibit for flood events

Highland Bridge Civic Plaza and Central Water Feature • Water Feature Maintenance Responsibilities





Highland Bridge Civic Plaza and Central Water Feature • Landscape Maintenance Responsibilities



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