

STAKEHOLDER UPDATE

Highland Bridge

Saint Paul, MN

February 2026



Total completions to date:

- 1042 Housing units built total, roughly 33% of total planned housing units
 - 255 income restricted/Affordable to date- 165 of which are at 30% AMI
 - 128 for sale rowhomes
 - 655 market rate rental units (425 are non-profit led senior housing)
 - 4 custom homes
- 118,000 sf commercial space built to date (roughly 30% of planned).
 - Includes 60k sf Medical Office

Currently in process/under construction:

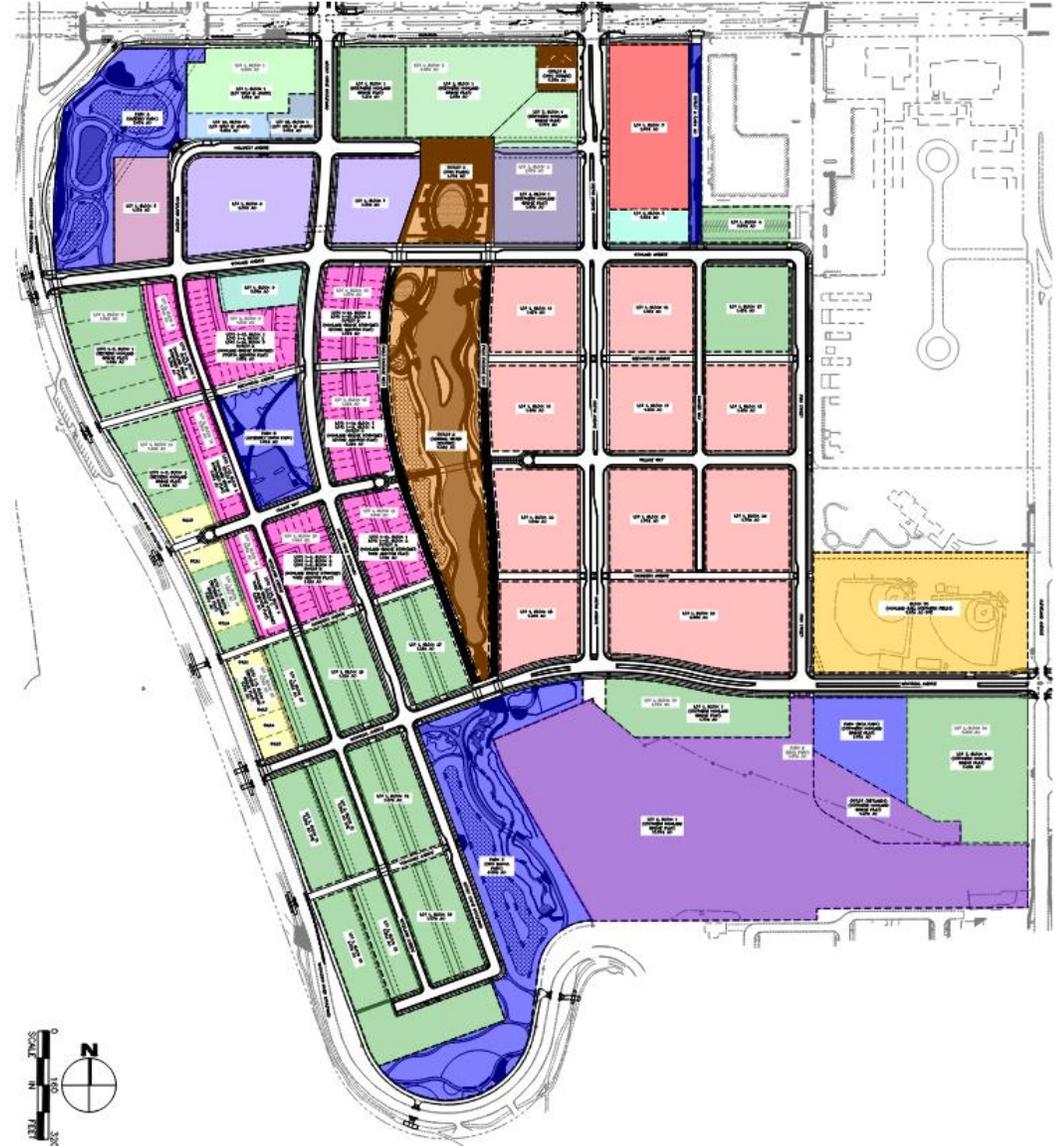
- 3 for sale homes
- 97 multifamily market rate units under construction in Block 2
- 35,000 sf of retail in Block 2
- 28 rowhomes

Remaining streets and utilities infrastructure complete in 2025.

OWNERSHIP

	OWNER
[Green Box]	RYAN COMPANIES
[Light Green Box]	RYAN COMPANIES
[Light Green Box]	RYAN COMPANIES
[Red Box]	WEIDNER APARTMENT HOMES
[Red Box]	WEIDNER APARTMENT HOMES
[Blue Box]	CITY OF ST. PAUL
[Cyan Box]	COMMONBOND COMMUNITIES
[Cyan Box]	COMMONBOND COMMUNITIES
[Light Blue Box]	PROJECT FOR PRIDE IN LIVING
[Light Blue Box]	PROJECT FOR PRIDE IN LIVING
[Pink Box]	PULTE*
[Yellow Box]	HIGHLAND BALL
[Orange Box]	HIGHLAND BRIDGE MASTER ASSOCIATION
[Purple Box]	PRESBYTERIAN HOMES & SERVICES
[Purple Box]	PRESBYTERIAN HOMES & SERVICES
[Purple Box]	PRESBYTERIAN HOMES & SERVICES
[Purple Box]	UNIVERSITY OF ST. THOMAS
[Yellow Box]	B2,L5 CUSTOM HOME OWNER
[Yellow Box]	B3,L1 CUSTOM HOME OWNER
[Yellow Box]	B3,L4 CUSTOM HOME OWNER
[Yellow Box]	B4,L1 CUSTOM HOME OWNER
[Yellow Box]	B4,L3 CUSTOM HOME OWNER
[Yellow Box]	B4,L4 CUSTOM HOME OWNER
[Yellow Box]	B4,L5 CUSTOM HOME OWNER

*Individual rowhome owners not listed due to quantity.



- Highland Ball Fields (5.15 acres) charitably contributed to Friends of Highland Ball Nonprofit
- Public parks- Gateway, Unci Makħa, Assembly Union and Míča 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, Finn, 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.
- Construction complete on The Collection, Lunds & Byerly's, Marvella Phase I, Highland Bridge Medical Office, The Lumin, Nellie Francis Court, Restoring Waters, **Marvella 2190, The Harken.**
- Residents moved into Pulte rowhomes, **four custom homes complete- including a model home.**
- 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!

- Three additional custom homes under construction
- Weidner parcels - Block 11 will start construction in early summer 2026. Block 16 is planned for a 2027 start.
- Pulte Rowhomes- all completed homes are sold. 28 additional homes under construction.
- Planning underway for a fourth Marvella building at Block 5. Anticipated construction start late 2026.



- 167 rowhomes. 128 complete, 28 under construction. 11 remaining to be constructed.
- <https://www.pulte.com/homes/minnesota/the-twin-cities/saint-paul/highland-bridge-210597>



- Presbyterian Homes
- 300 Units Senior Housing
- Complete
- <https://www.preshomes.org/our-communities/marvella>



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





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

HIGHLAND *Bridge* The Lumin



- CommonBond Communities
- 60 units of income restricted senior housing
- All project based Section 8 vouchers for residents at 30% AMI
- Partially funded with TIF from Marvella
- Complete



- 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
- Complete



- Presbyterian Homes
- 125 units of 55+ Housing
- Complete



HIGHLAND *Bridge* The Harken



- CommonBond Communities
- 60 units affordable senior
- 45 units at 30% AMI
- Complete- February 2026
move ins



- Ryan Companies Us, Inc.
- 97 units of market rate housing
- 35,000 sf retail
- New Tierra Encantada Daycare
- Project is utilizing portions of original Kahn Façade exterior elements
- Under construction, opening fall 2026



- Weidner Apartment Homes
- 176 units market rate housing
- 2,000 sf retail
- Construction start anticipated early summer 2026



- 20 lots of 34 for sale currently
- Northern four blocks along Mississippi River Boulevard
- Alleys and infrastructure in place
- 4 homes complete
- 3 homes under construction
- Model home complete
- 7 lots sold
- www.highlandbridgecustomhomes.com





- 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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