

Highland Bridge

RESIDENTIAL DEVELOPMENT

150-160

Rowhome Pad
Sites on ±7.36 acres

FORD PARKWAY AND MISSISSIPPI RIVER BLVD

CBRE

table of contents

- 1 PROPERTY INFORMATION
- 2 SITE PLAN
- 3 NEIGHBORHOOD OVERVIEW
- 4 PROJECT UPDATE
- 5 DESIGN STANDARDS
- 6 DEMOGRAPHICS

BRIAN PANKRATZ
SENIOR VICE PRESIDENT
+1 952 924 4665
BRIAN.PANKRATZ@CBRE.COM





property information

Highland Bridge is the redevelopment of the Ford site and presents the opportunity to develop 150-160 rowhomes on ±7.36 acres within the 121-acre site located in the Highland Park neighborhood of Saint Paul, MN. Set adjacent to the Mississippi River, the mixed-use development will consist of 3,000+ residential units, 265,000 SF of office, 150,000 SF of retail space, 55 acres of parks (trails, fields, open space, waterways). The rowhomes will be located on the western portion of the development between the new public gathering areas and Mississippi River Parkway. The rowhomes will provide an urban-feel housing stock that is in limited supply within Highland Park.

Development opportunity provides a builder or builders an infill site to develop 150-160 rowhomes built on City blocks with alley loaded entry. Offsite infrastructure will be in place allowing a builder to acquire lots with limited offsite improvements to complete. Design guidelines will have been put in place to create a cohesive plan and continue the character of the Highland Park neighborhood. The rowhomes will provide an urban-feel housing stock that is in limited supply within Highland Park.

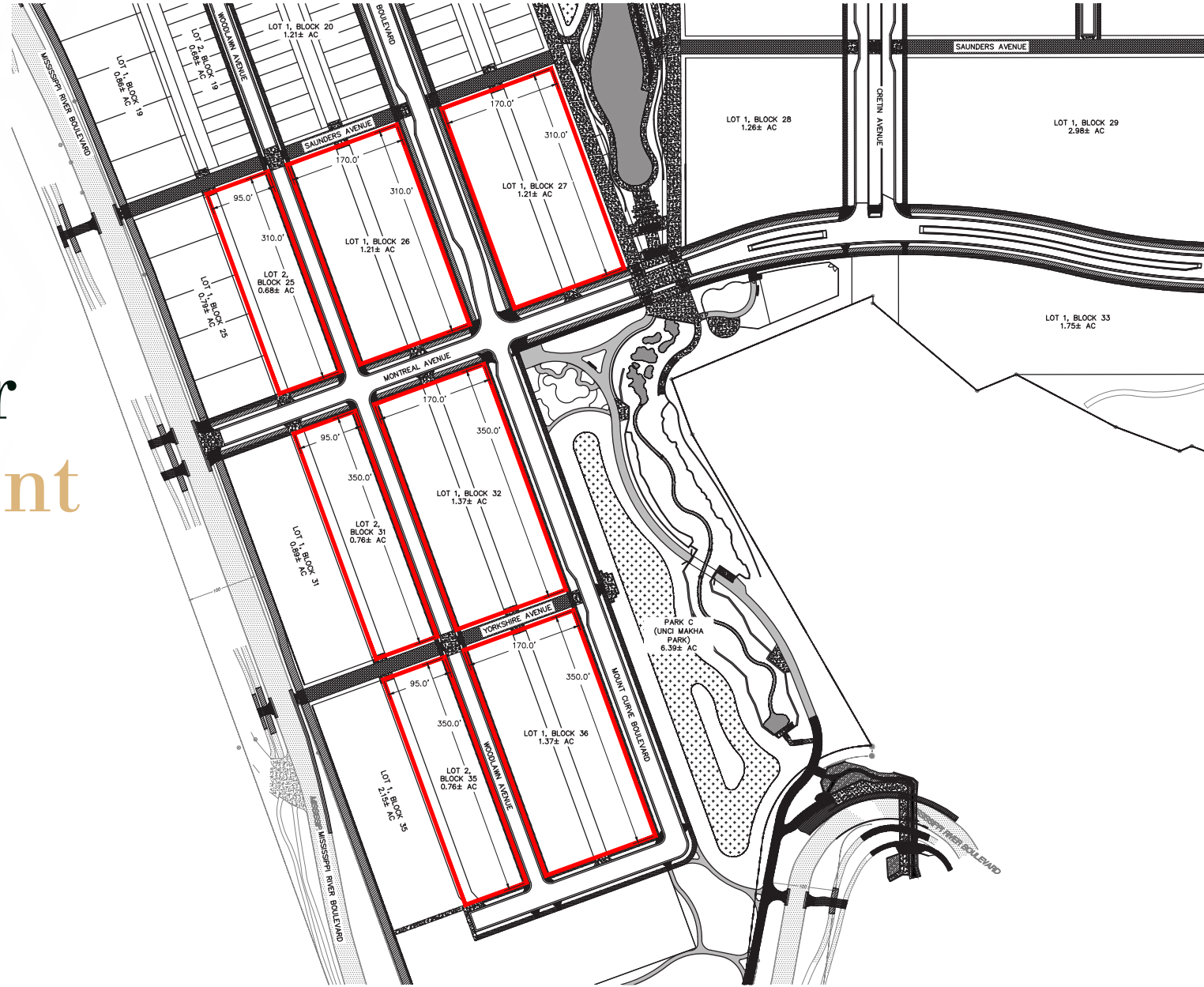
[Additional Information on Highland Bridge](#)

Site Plan



Subject Properties

rowhome parcels for development



neighborhood overview

Highland Park

Naturally bordered by the scenic and winding Mississippi River, Highland Park is centrally located in the Twin Cities, and yet boasts its own small-town feel. The Village, a shopping district with numerous shops, restaurants, and a movie theater, and beautiful public gardens, is in the heart of the Highland Park neighborhood. Households in the area enjoy the variety of schools, services, tree-lined streets, a community center and library, recreational opportunities like golf, ball fields and playgrounds, and the proximity of the Mississippi River valley, lined with trails and natural parks.

Highland Park was farm land on the western edge of Saint Paul until the 1920s, when the construction of the intercity bridge between Saint Paul and Minneapolis and the arrival of the Ford Plant in 1924 sparked development. The first major residential projects were the Highland Manor and the Highland Village apartments, which opened in October of 1939 at the intersection of Cleveland and Ford Parkway. Businesses grew up around the intersection and spread down Ford Parkway and Cleveland Avenue. With the growth of the business community came the housing boom for most of Highland Park.

Highland Park consists of many single-family houses dating from the 1920s and 1930s in many period-revival styles, as well as many homes from the 1950s and later in ranch, split-level, and rambler styles. Apartments and condominiums are primarily sprinkled around the Village area and in the West 7th Street-Shepard Road area. Highland Park today is one of the City's wealthier neighborhoods, with a population demographic that tends to be well educated and somewhat older than the population of Saint Paul.

Public Facilities and Attractions

- Highland Park and Pavilion
- Highland National Golf Course
- Highland Nine Hole Golf Course
- Crosby Park
- Watergate Marina
- Hidden Falls Park
- The Ford Dam (Lock and Dam #1)
- Highland Park Aquatic Center
- Hillcrest Recreation Center
- Highland Library
- Charles M. Schultz Ice Arena Complex



mixed-use amenities

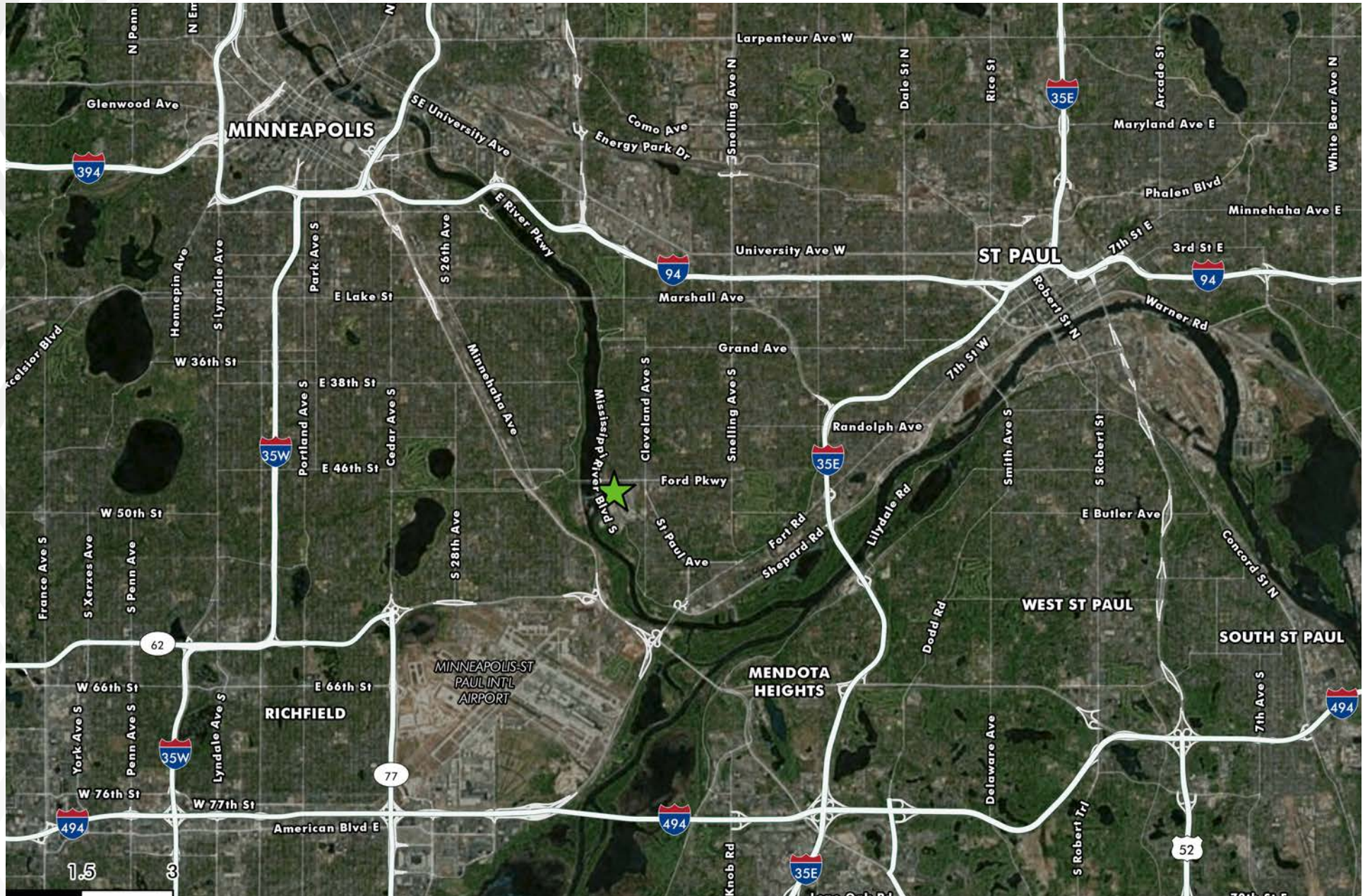
1. 150,000 ft.² of new retail and service including recently open Lunds and Byerlys
2. 55 acres of public plazas and open space
3. Four public city parks featuring children's play areas, pickleball, basketball, dog park, skate park, sand volleyball and other amenities.
4. Dedicated pedestrian and bike paths along with access to the Mississippi River trail system
5. Central water feature with public gathering areas, bench seating and extensive landscaping
6. Highland Little League Fields
7. New home for University of St Thomas Baseball and Softball (fields, concourse and training facilities)



public amenities



Regional Location Map



Highland Bridge

Builder obligations and design guidelines overview

As part of the Ford Redevelopment Masterplan approved by the City of Saint Paul, the rowhomes will need to follow Design Guidelines established by the City. The emphasis of the guidelines are to create a development that blends into the surrounding Highland Park community. The size and height of the units will vary based on the block by block design with potential for rooftop decks.

In addition to the City's Design Guidelines, Ryan Companies has also provided additional design details that will give guidance related to rowhome architecture. These architectural guidelines will be an important part of the selection process.

Outlined below are the 7 main features of the Design Guidelines:

Design Elements Overview:

Design Guidelines

1. Windows
2. Doors
3. Main entry-stoops, terraces, columns, porch
4. Parapet/roof
5. Exterior materials and colors - brick, cast stone, trim
6. Landscaping
7. Green building features-solar capability, Energy Star appliances, energy standards

As part of the development, City of Saint Paul Workforce standards, Prevailing Wages and the Sustainable Building Policy standards will need to be met.

- Utilities (water, sewer, gas, electric, low voltage) to be run in the alleys.
- Alley paving needed
- Minimum Assessments per Redevelopment Agreement
- 429 Assessment can be paid off upon closing or payment schedule
- Green Infrastructure Fees
- All parcels within Highland Bridge part of Master Association
- City of St Paul: **Zoning & Master Plan**



demographics

	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Population - Current Year Estimate	13,616	122,043	381,348
2028 Population - Five Year Projection	14,996	123,343	387,718
2020 Population - Census	13,167	122,005	378,633
2010 Population - Census	12,183	115,028	352,583
2020-2023 Annual Population Growth Rate	1.04%	0.01%	0.22%
2023-2028 Annual Population Growth Rate	1.95%	0.21%	0.33%
HOUSEHOLDS			
2023 Households - Current Year Estimate	6,496	53,041	158,468
2028 Households - Five Year Projection	7,340	53,998	161,963
2010 Households - Census	5,843	49,547	142,862
2020 Households - Census	6,370	52,871	156,630
2020-2023 Annual Household Growth Rate	0.60%	0.10%	0.36%
2023-2028 Annual Household Growth Rate	2.47%	0.36%	0.44%
2023 Average Household Size	1.98	2.17	2.28
HOUSING UNITS			
2023 Housing Units	6,944	56,178	168,503
2023 Vacant Housing Units	448 6.5%	3,137 5.6%	10,035 6.0%
2023 Occupied Housing Units	6,496 93.5%	53,041 94.4%	158,468 94.0%
2023 Owner Occupied Housing Units	3,805 54.8%	3 5,342 62.9%	87,571 52.0%
2023 Renter Occupied Housing Units	2,691 38.8%	17,699 31.5%	70,897 42.1%
HOUSEHOLD INCOME			
2023 Average Household Income	\$108,819	\$121,564	\$108,002
2028 Average Household Income	\$123,654	\$138,795	\$123,469
2023 Median Household Income	\$78,437	\$84,779	\$73,018
2028 Median Household Income	\$89,567	\$98,266	\$82,812
2023 Per Capita Income	\$51,655	\$53,153	\$45,162
2028 Per Capita Income	\$60,154	\$61,056	\$51,881
EDUCATION			
2023 Population 25 and Over	10,314	86,300	253,107
HS and Associates Degrees	3,681 35.7%	29,412 34.1%	93,716 37.0%
Bachelor's Degree or Higher	6,444 62.5%	53,952 62.5%	141,161 55.8%

2023 POPULATION (1 MILE)

13,616

2023 HOUSING UNITS (1 MILE)

6,944

2023 HOUSEHOLD INCOME (1 MILE)

\$108,819

MEDIAN AGE

35-43

Highland Bridge

REDEVELOPMENT RESIDENTIAL



BRIAN PANKRATZ

Senior Vice President

+1 952 924 4665

brian.pankratz@cbre.com

CBRE

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.