HIGHLAND BRIDGE UPDATES
HIGHLAND BRIDGE BLOCK 5

HIGHLAND DISTRICT COUNCIL MEETING
March 2026

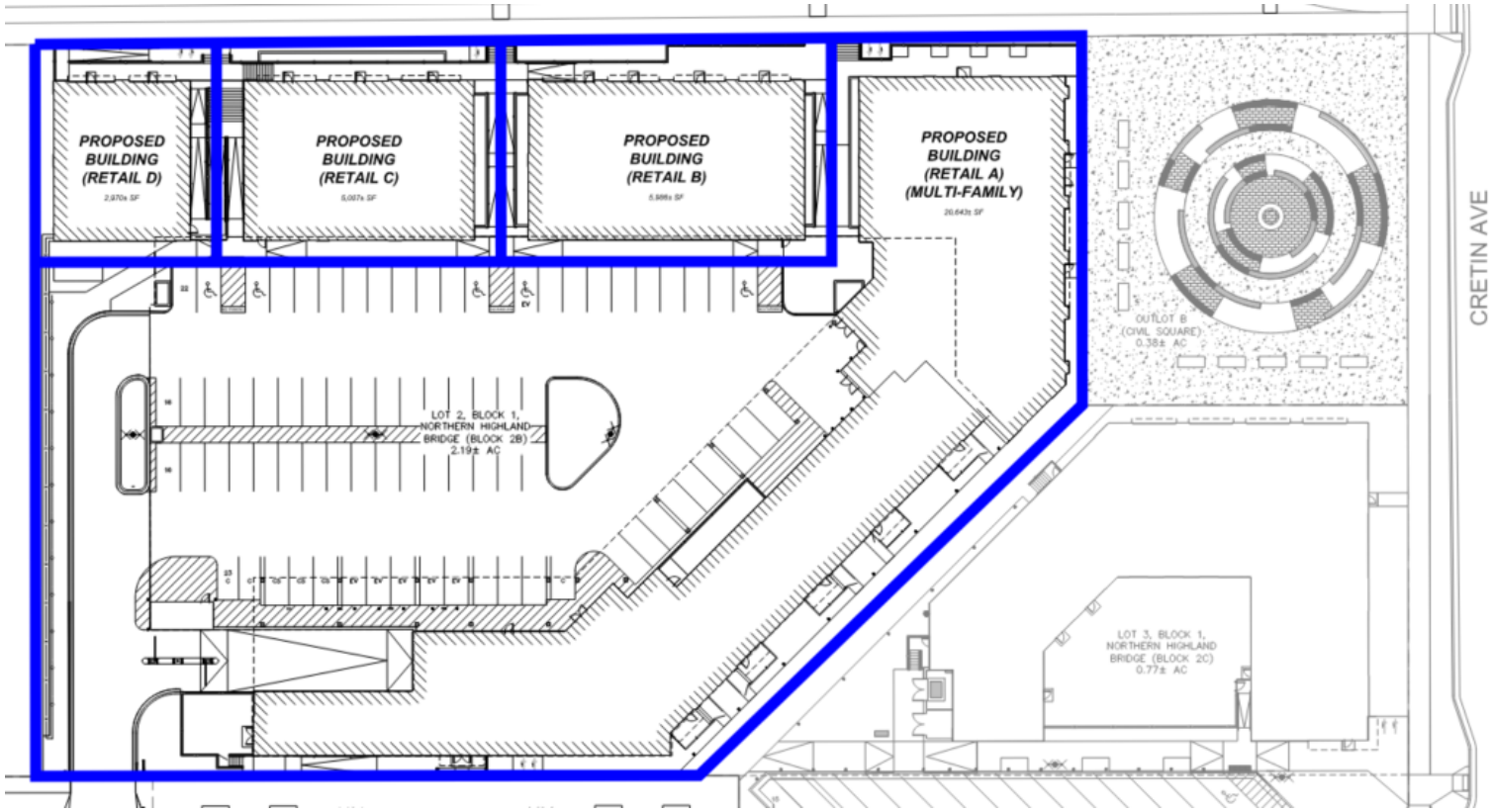
Agenda

1. Highland Bridge Updates
    1. Block 2B Lot Split
    2. Phase II Rowhomes
2. Block 5 – Marvella Phase 3
    1. Highland Bridge Master Plan Zoning
    2. Block 5 Project Overview
    3. Land Use Application Requests
    4. Key Milestone Schedule

Highland Bridge Updates

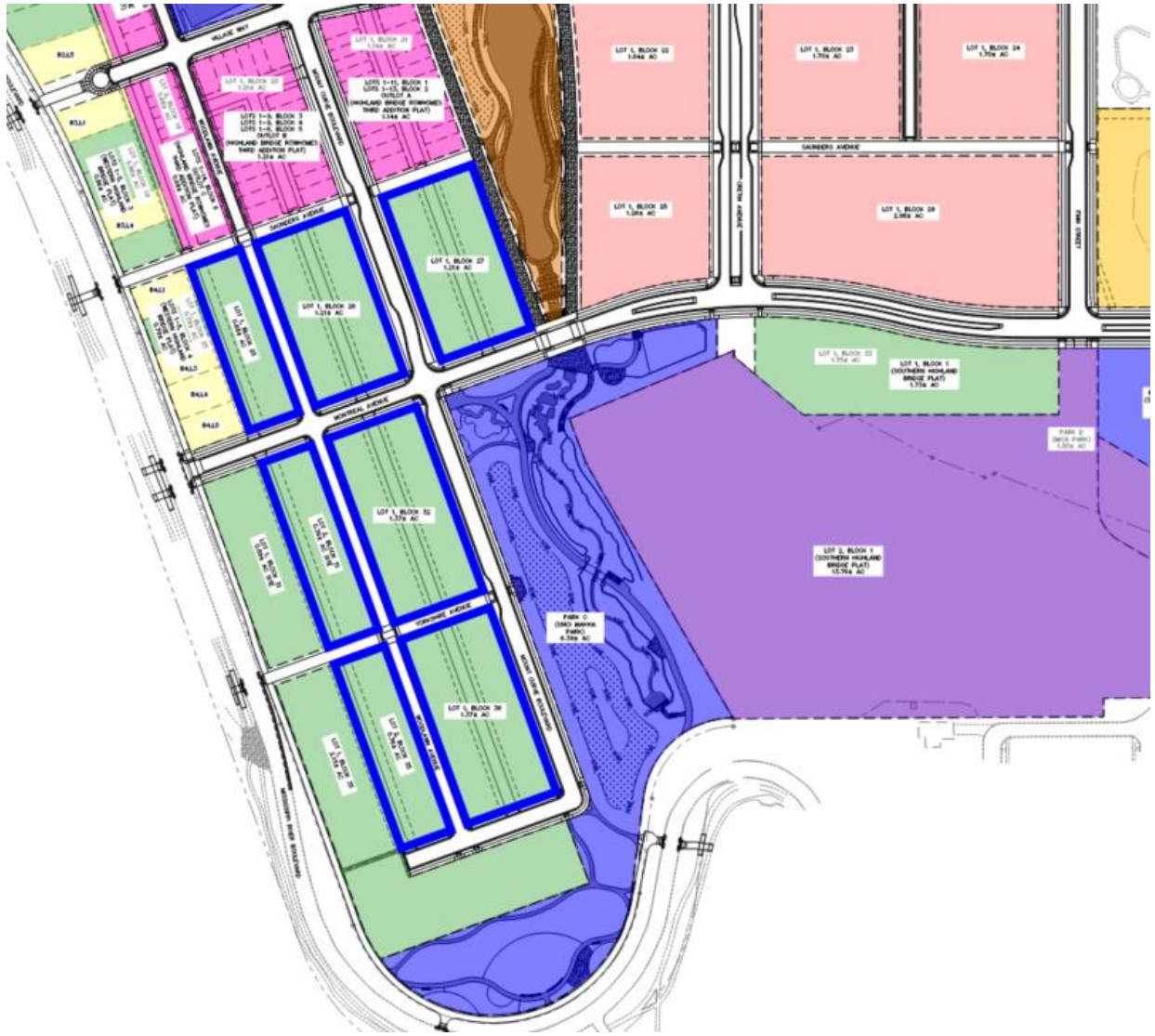
Block 2B Lot Split

- Splitting current Block 2B parcel into 4 lots for resale purposes
- March Application
- Administrative Approval



Phase II Rowhomes

- Third Party Developer – MI Homes!
- March Site Plan Review Application
- May Highland District Council



Highland Bridge Block 5

Presbyterian Homes & Services

Presbyterian Homes & Services

Mission

To honor God by enriching the lives and touching the hearts of older adults.

Vision

To provide more choices and opportunities for more older adults to live well.

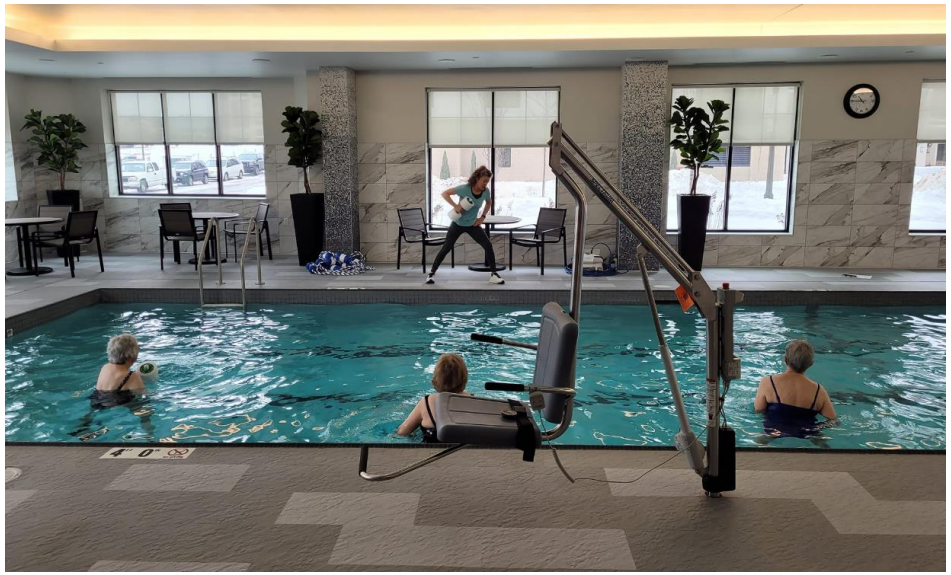
Values

Christian Ministry - Reflect the love of God
Ready & Engaged People - Create ownership & utilize strengths
Operational Integrity - Do what we said we would do
Service Excellence - Create an exceptional customer experience
Stewardship - Optimize resources and expand ministry

Marvella Phases 1 & 2

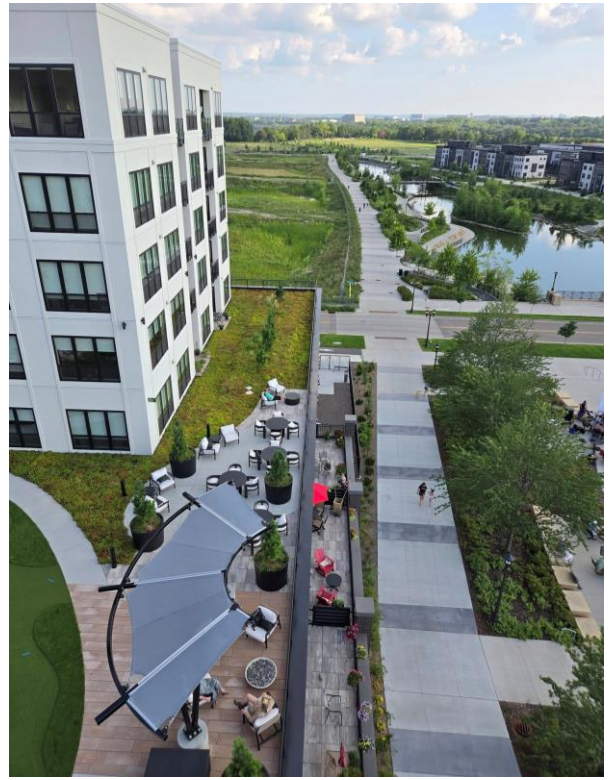
Marvella Phase 1

Marvella Phase 1



Marvella Phase 2

Marvella Phase 2

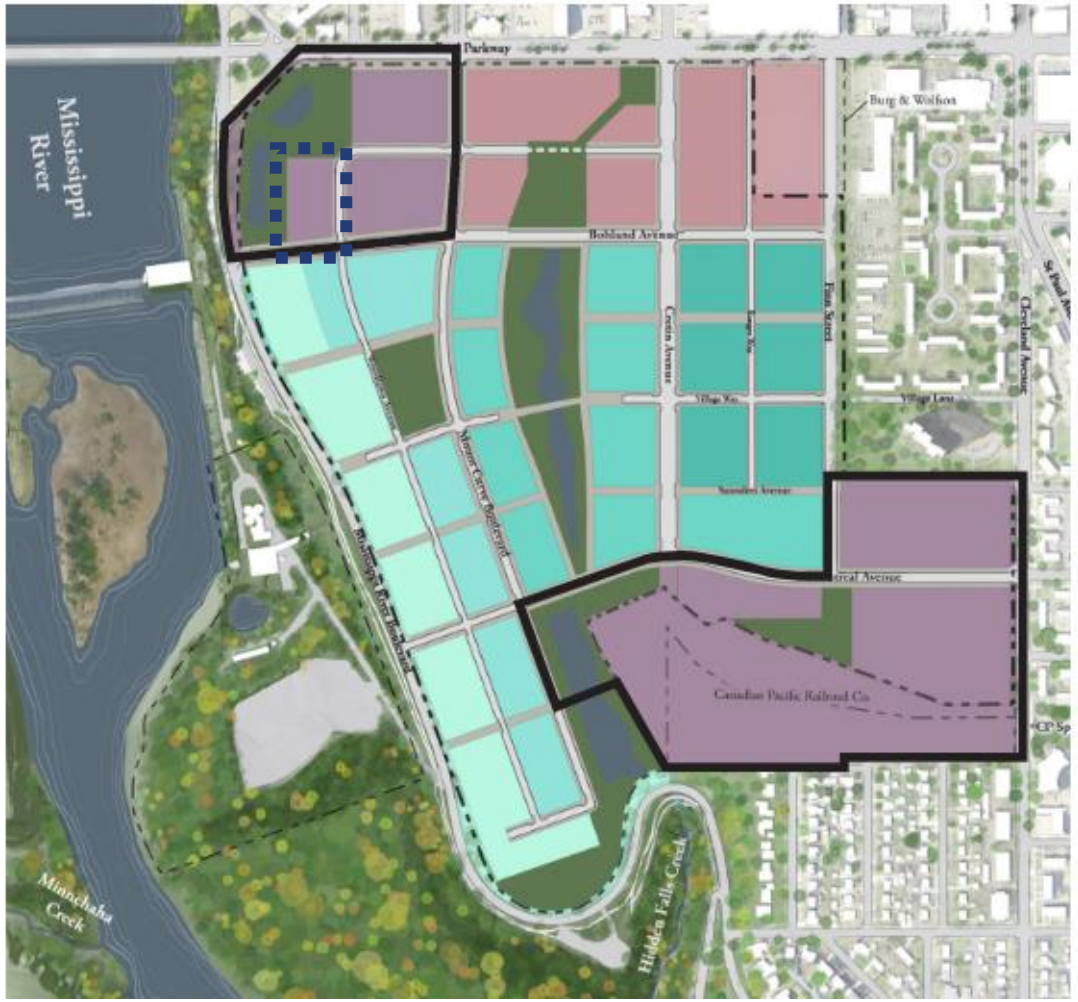


Highland Bridge Master Plan
Zoning & MRCCA

F6 – Gateway District

F6 Gateway District

- Description: Attractive gateways into the site, focused on employment but with some retail, service, and **residential**
- Land Uses: Office, institutional, retail & service; limited **multi-family**, and mixed **residential** & commercial
- Building Heights
  - Minimum: 30’
  - Maximum: 65’
- Floor Area Ratio: 1.0-3.0



Mississippi River Corridor Critical Area (MRCCA)

- Maximum heights differ from those established by Ford Site Master Plan
- Project site designations:
  - CA-RTC (River Towns and Crossings): 48’ max. development height
  - CA-UM (Urban-Mixed): 65’ max. development height
- **Block 5 is limited to 48’ in height based on MRCCA ordinance. Could exceed up to 65’ with a Conditional Use Permit**

Block 5 Project Overview

Marvella Phase 3 – Block 5

Block 5 Project Overview

Location

- South & East of Gateway Park
- West of Block 6 Marvella Building
- North of Pulte Model Homes

Project Metrics

- 1.13 acre site
- 71 Units
- 4 Stories
- Pedestrian Bridge Connecting Block 5 to Block 6

Parking

- 80 Parking Stalls
- 1 Level Structured Parking (Below Grade)

Schedule

- Construction Start Q3 2026
- Construction End Q4 2027

Southeast Corner

Woodlawn Ave Frontage

Northeast Corner

Northwest Corner

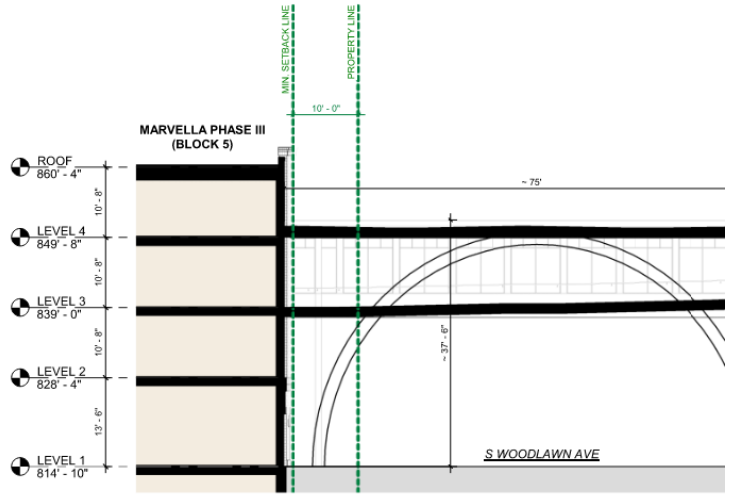
Land Use Application Requests

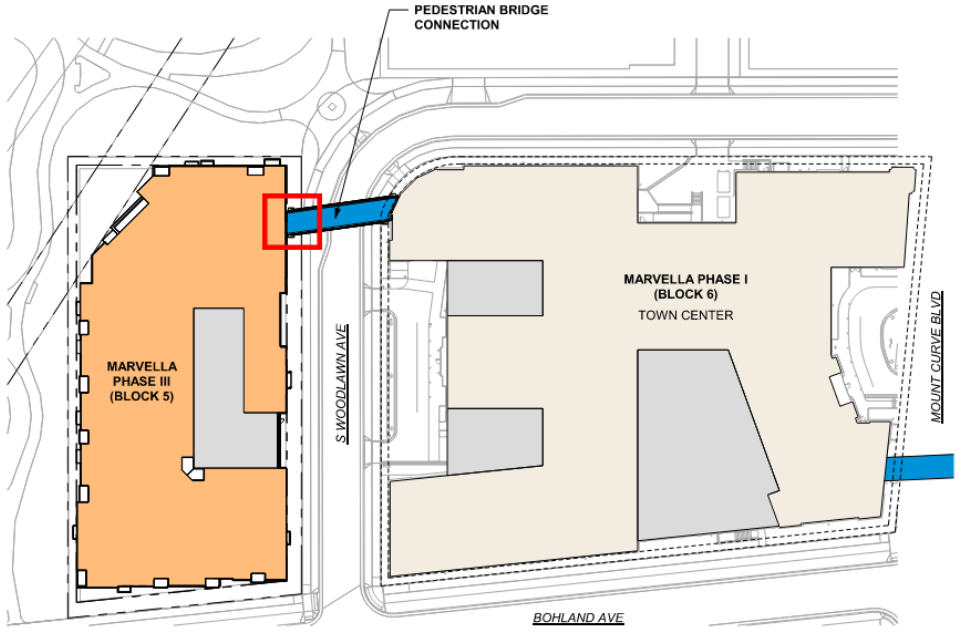
Variance Item 1: Pedestrian Bridge Setback (Block 5)

Variance: 0 ft setback variance on Block 5 for pedestrian bridge and associated support columns/foundations.

Highlights:

- Master Plan provides min and max setback values for buildings to enhance the pedestrian experience within the public realm but did not contemplate buildings passing overhead.
- Master Plan also did not contemplate multi-building communities with shared services and amenities where there is approximately 30 ft of elevation change. Pedestrian bridge allows for elevation and climate-controlled access across buildings for residents.
- Setback encroachment is approximately 10 ft x 20 ft area which equates to approximately 2.7% of the Block 5 setback area.



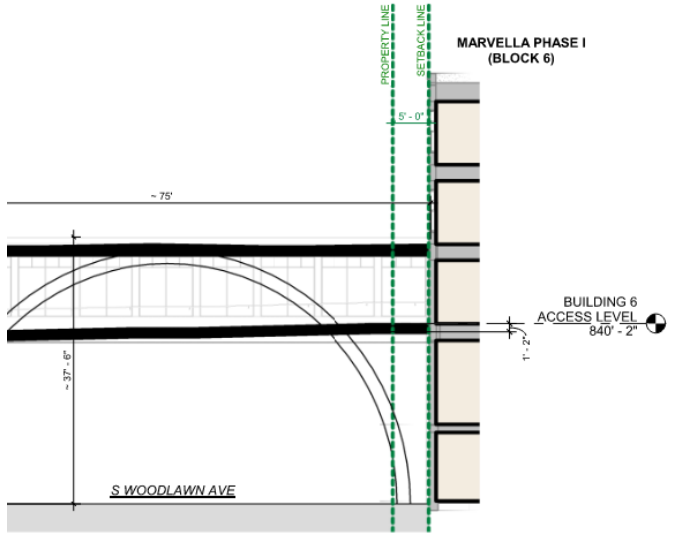


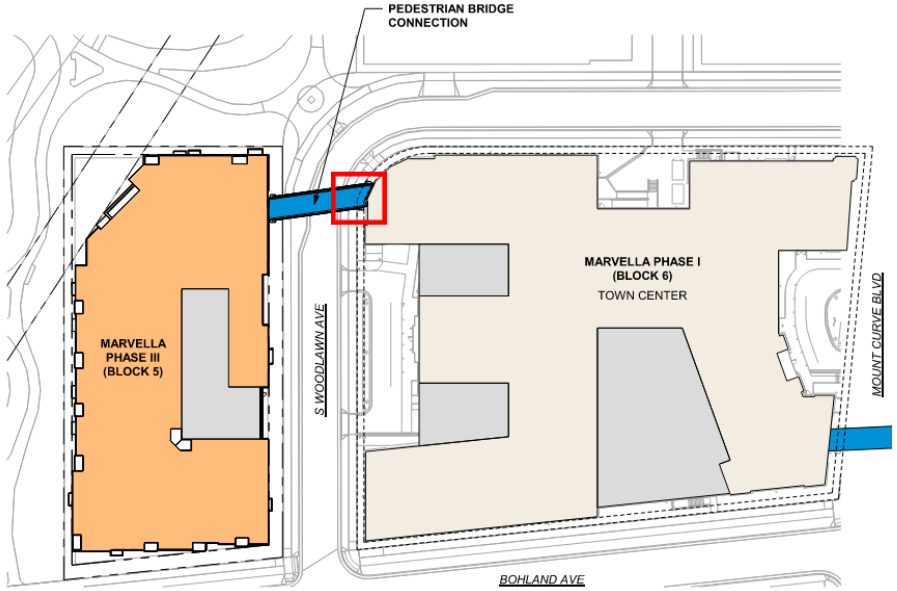
Variance Item 2: Pedestrian Bridge Setback (Block 6)

Variance: 0 ft setback variance on Block 6 for pedestrian bridge and associated support columns/foundations.

Highlights:

- Master Plan provides min and max setback values for buildings to enhance the pedestrian experience within the public realm but did not contemplate buildings passing overhead.
- Master Plan also did not contemplate multi-building communities with shared services and amenities where there is approximately 30 ft of elevation change. Pedestrian bridge allows for elevation and climate-controlled access across buildings for residents.
- Setback encroachment is approximately 5 ft x 22 ft area which equates to approximately 1.7% of the Block 6 setback area.



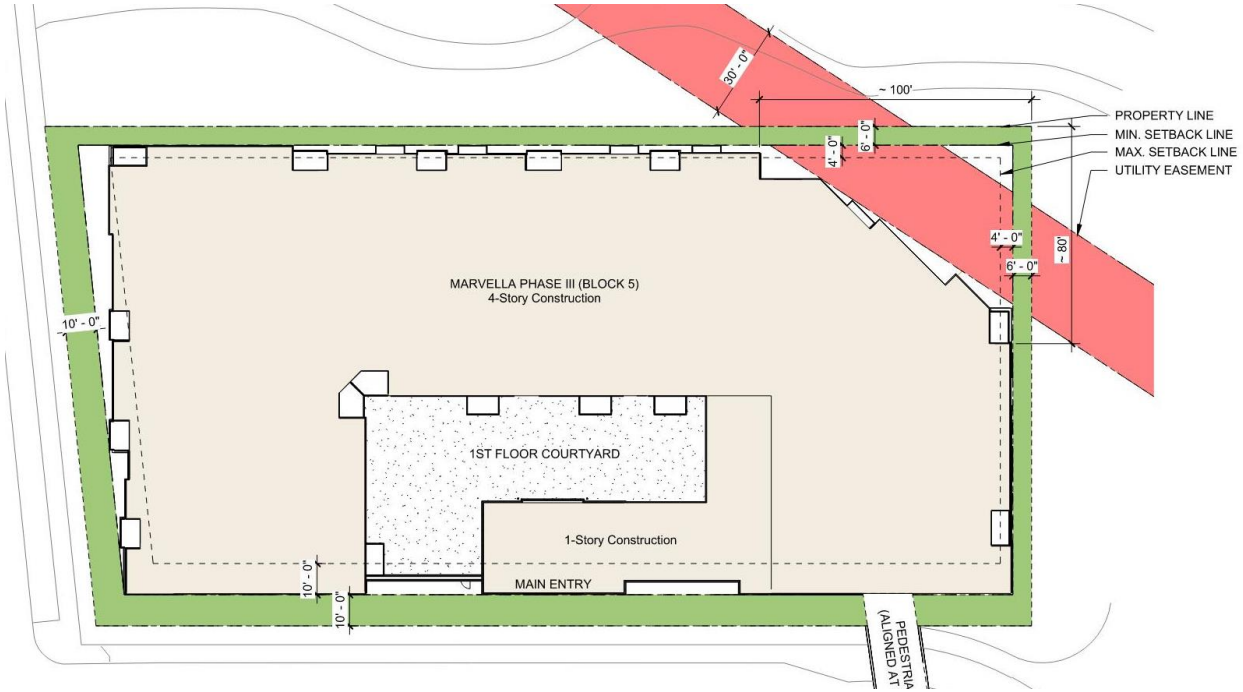


Variance Item 3: Gateway Frontage Setback

Variance: variance to modify the maximum building setback to 100 ft from the north Gateway Park property edge and 80 ft from the east Gateway Park Property edge.

Highlights:

- Master Plan provides min and max setback values adjacent to Gateway Park.
- Master Plan requires the full building frontage to be within that min and max setback range, whereas adjacent to public right of way they require min 60%.
- Existing easement prevents building from being located within max setback near northwest corner off parcel.
- Design is complying with max park setback for 77% of the park frontage, which would be acceptable if the park frontage requirements allowed for the same flexibility as the public right of way frontage requirements.



Key Milestone Schedule

Block 5 Key Milestone Schedule

Key Milestone Schedule

Preliminary and Subject to Change

- March 16th, 2026 – HDC Meeting (today)
- March 30th, 2026 – Entitlement Applications
- April 27th, 2026 – Board of Zoning Appeals Hearing
- July 2026 – Submit for Building Permit
- September 2026 – Construction Start
- November 2027 – Construction Finish

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