





Agenda

- 1. Gateway Development (Northern HB) Update
- 2. Civic Square (Outlot B) Update
- 3. Weidner Blocks 11 & 16 Update





Gateway Development Updates



Gateway Updates









- Footings and Foundations -Complete
- Structured Parking Precast and P1 Parking Slab on Grade – Complete
- 1st Floor Exterior Wall Framing –
 Ongoing
- 4th Floor Wood Framing Begins 10/15
- In unit MEP Rough-in Begins 10/27
- Roof Installation Begins 11/5





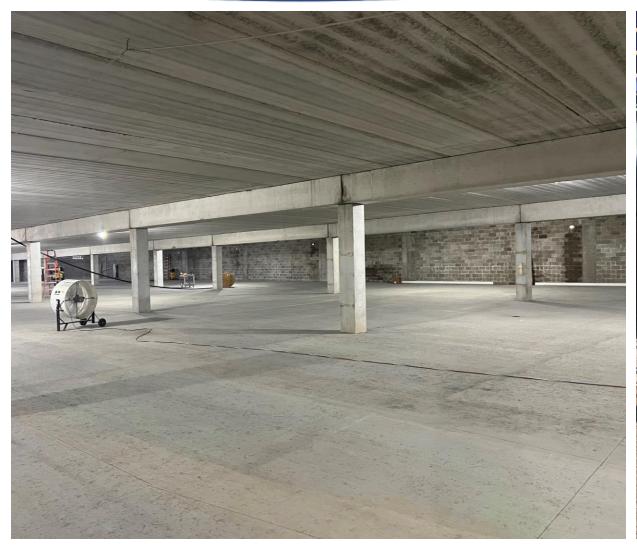




























Gateway Development – Retail Update



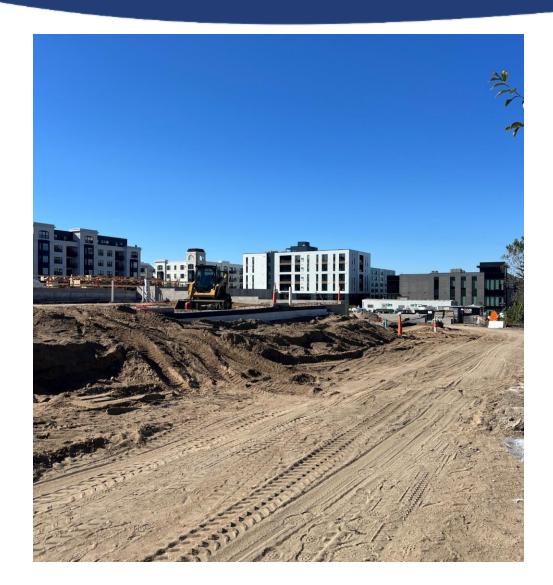
- Footings and Foundations
 Installation Complete
- Shell Underground Plumbing & Utilities Installation - Ongoing
- Structural Steel Erection Begins 10/27
- Roof Decking Installation Begins 10/30
- Exterior Wall Framing Begins 11/3
- Exterior Brick installation –
 Begins 11/13





Gateway Development – Retail Update





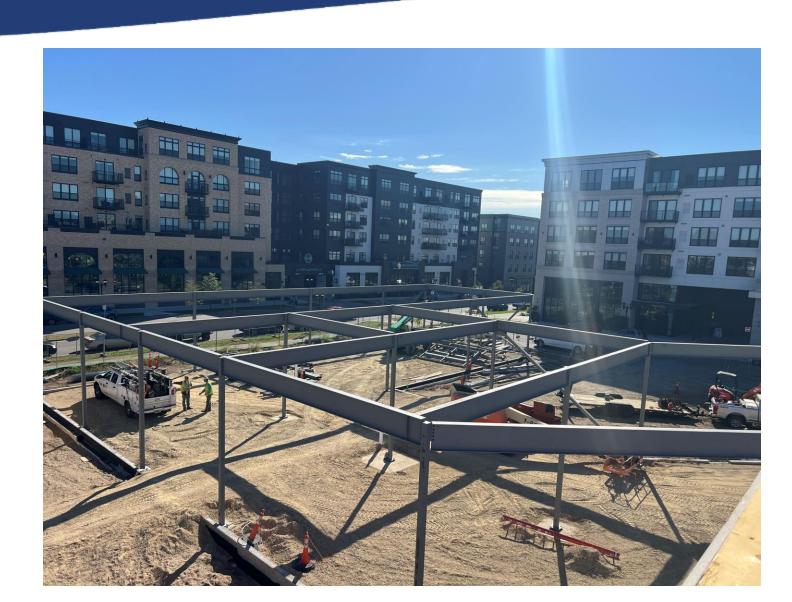




Gateway Development – Retail - Update



- Footings and Foundations Complete
- Utility Installation Ongoing
- Structural Steel Erection Ongoing
- Exterior Wall Framing Start 10/22
- Roof Installation Begins 10/20
- Scheduled turnover to Tierra Encantada – June 2026
- Tierra Encantada Buildout to Begin Summer 2026







Gateway Development Updates



Albert Kahn was the architect of the Twin Cities Assembly Plant building

Incorporation of the "Kahn Façade" into the eastern face of the mixed-use building





Bridge Gateway Development Updates











Civic Square (Outlot B) Updates









Civic Square Updates



- Central sculptural element reuse of the Twin Cities Assembly Plant Frieze Panels
- Bench seating, sidewalks, and landscaping extending out from central sculptural element and hardscaped square
- Outdoor dining opportunities adjacent to Gateway development
- Preservation of the angled pedestrian connection between the Civic Square and Civic Plaza





Civic Square Updates



Preliminary Schedule (subject to change):

- End October: 60% Design Issuance
- January 2026: 90% Design Issuance
- March 2026: 100% Design Issuance
- Spring/Summer 2026: Anticipated Construction Start
- August 2026: Anticipated Construction Completion





Civic Square Updates













Weidner Apartment Homes

Blocks 11 & 16



Weidner Apartment Homes Blocks 11 & 16











RYAN

Block 11 - Schedule

- 1. October 2025 Schematic Design (SDs) and Development Design (DDs) completed
- 2. October 2025 City Council Update, Neighborhood Meeting
- 3. November 2025 Neighborhood Meeting, Site Plan Review Submittal (Entitlements)
- 4. January 2026 Building Permit Submittal
- 5. April 2026 (Target) Building Permit Issuance
 - A. April 2026 Begin Final Construction Pricing (Upon Permit Approval)
- 6. Spring/Summer 2026 Construction Start





























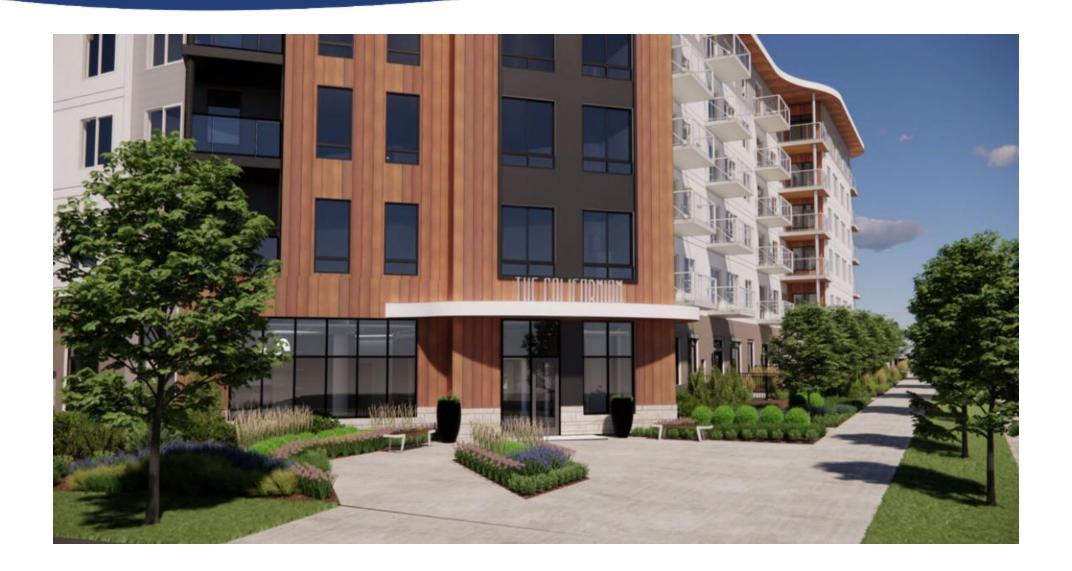








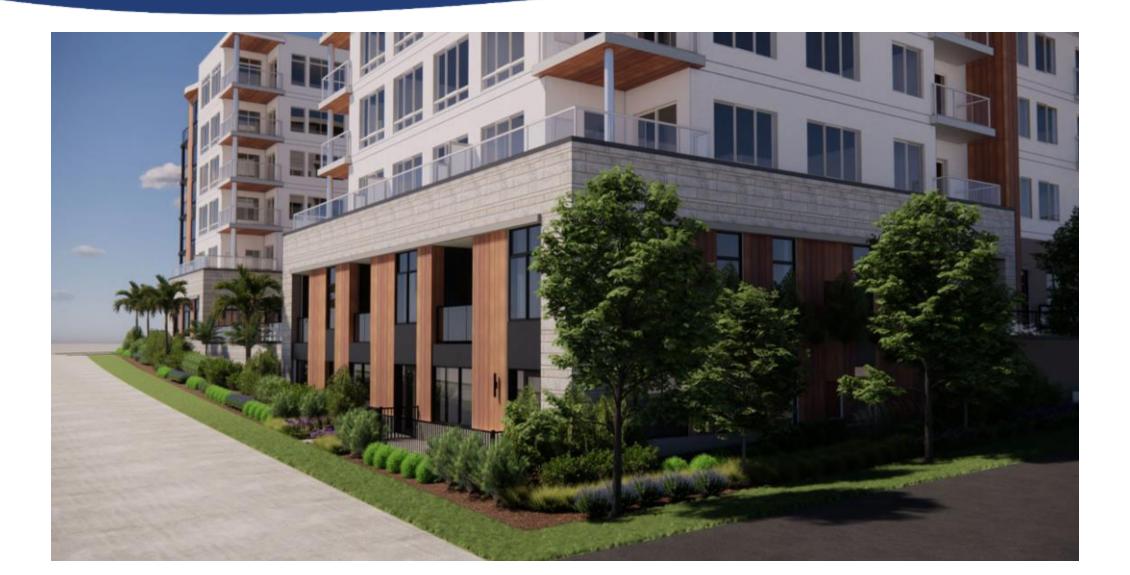
















Block 16 – Schedule

- 1. Currently working through site and concept design
- 2. Fall 2026 Site Plan Review Submittal (Entitlements)
- 3. Winter 2026/2027 Building Permit Submittal
- 4. Spring 2027 Building Permit Issuance
- 5. Spring/Summer 2027 Construction Start

