



**WEIDNER APARTMENT HOMES
RYAN COMPANIES US, INC.
HIGHLAND BRIDGE**

**Housing and Redevelopment Authority Update
October 2025**

Agenda

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

Gateway Development Updates

Current Development Proposal:

Northern HB Block 1, Lot 2 Mixed Use

- 97 Residential Units
- 23.5k Retail

Northern HB Block 1, Lot 3 Commercial

- 13k Retail – Tierra Encantada



- 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













- 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





- 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





- 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



Courtesy Brian McMahon





Civic Square (Outlot B) Updates

Current Development Proposal:

Civic Space

- Owned by Master Association along with Central Water Feature and Civic Plaza.
- Privately operated with public access and public easements.



- 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



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





Weidner Apartment Homes

Blocks 11 & 16

Weidner Apartment Homes Blocks 11 & 16

Block 11 (North Block)

- +/- 170 Residential Units
- +/- 2k SF of Retail

Block 16 (South Block)

- +/- 180 Residential Units
- +/- 2k SF of Retail



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

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Bridge

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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

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