# 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

# Gateway 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**

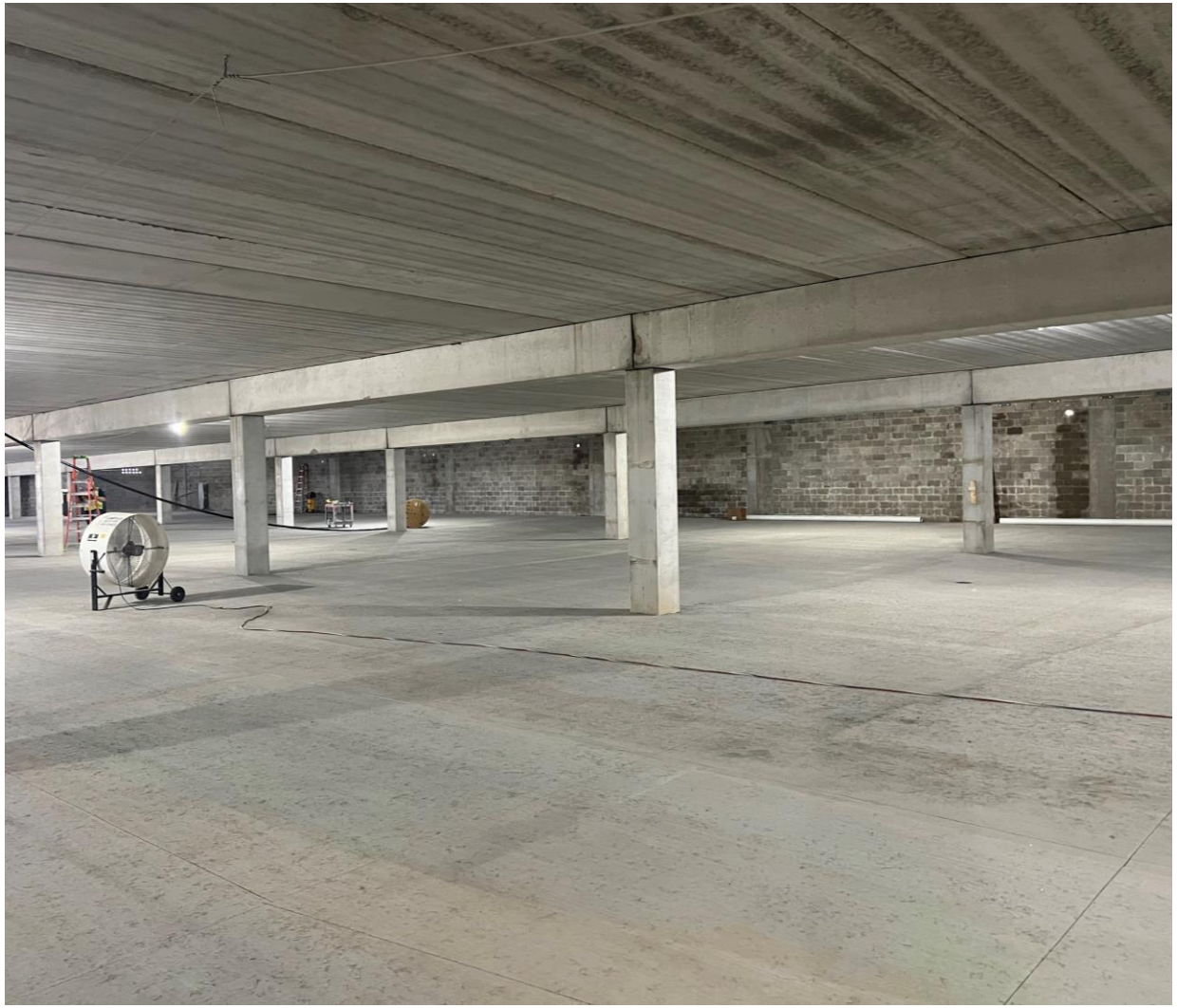
- 13k Retail – Tierra Encantada

# Gateway Development– Multi-family Update

- 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– Multi-family Update

# Gateway Development– Multi-family Update



# Gateway Development– Multi-family Update

signage

CEMSTONE
Duke RENTALS

# 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

# Gateway Development Updates

# Civic Square (Outlot B) Updates

# Civic Square 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.**

# 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

**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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## 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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