RYAN DEVELOPMENT UPDATE
Highland Bridge – BLOCK 2B/2C

Highland District Council
6/17/2025

Agenda

1. May City Council Votes
2. Block 2B Mixed-Use & Block 2C Commercial
3. Updated Land Ownership Map
4. 2025 HB Infrastructure Plan

May City Council Meeting Outcomes

1. May 7th City Council Meeting
    1. Amend rent stabilization
2. May 14th City Council Meeting
    1. Amended minimum assessment agreements
        1. Amends the min. assessed values on 15 of the 44 total parcels on the site, reducing them in the near term, but with an overall increase by the end of the term of the TIF District.
        2. Commits Weidner to vertical development on blocks 11 & 16
    2. Amended redevelopment agreement
        1. GI Assessments, No Further Subsidy, Public Infrastructure
    3. Block 2 TIF in the amount of ~$23.9M

Project Overview

Highland Bridge: Block 2B Mixed-Use, Block 2C Commercial

Block 2 Location

Block 2B Mixed-Use Project Overview

Project Metrics

Parcel:

- Lot 2, Block 1, NORTHERN HIGHLAND BRIDGE (“Block 2B”)

Project Size:

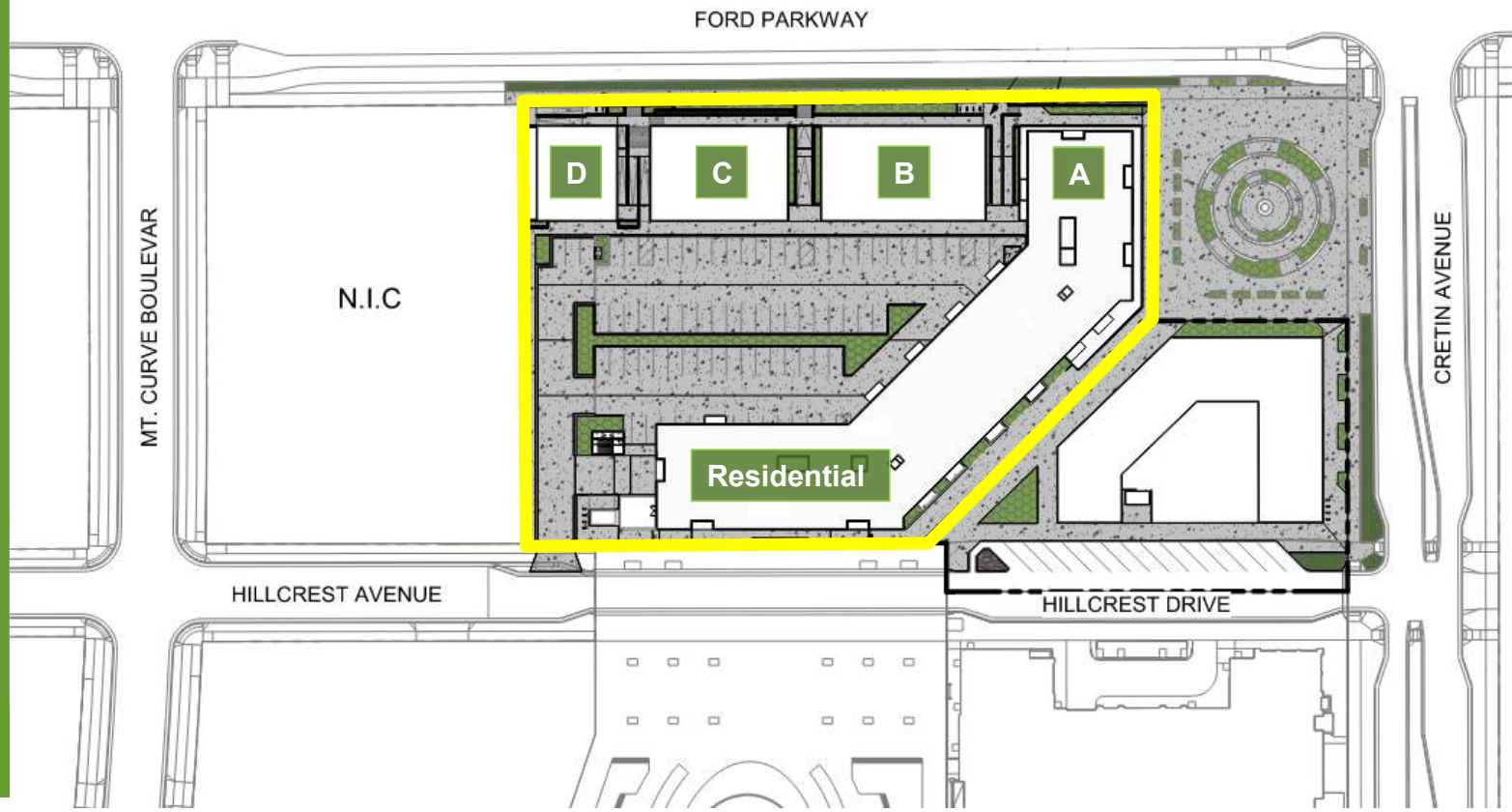
- 97 Residential Units
- 23.5k Retail
- Three one-story retail buildings
- One four-story mixed-use building

Parking

- 186 Structured Parking Stalls (109 Below Grade, 77 Above Grade)

Schedule

- Q2/Q3 2025 Construction Start



Block 2C Commercial Project Overview

Project Metrics

Parcel:

- Lot 3, Block 1, NORTHERN HIGHLAND BRIDGE (“Block 2C”)

Project Size:

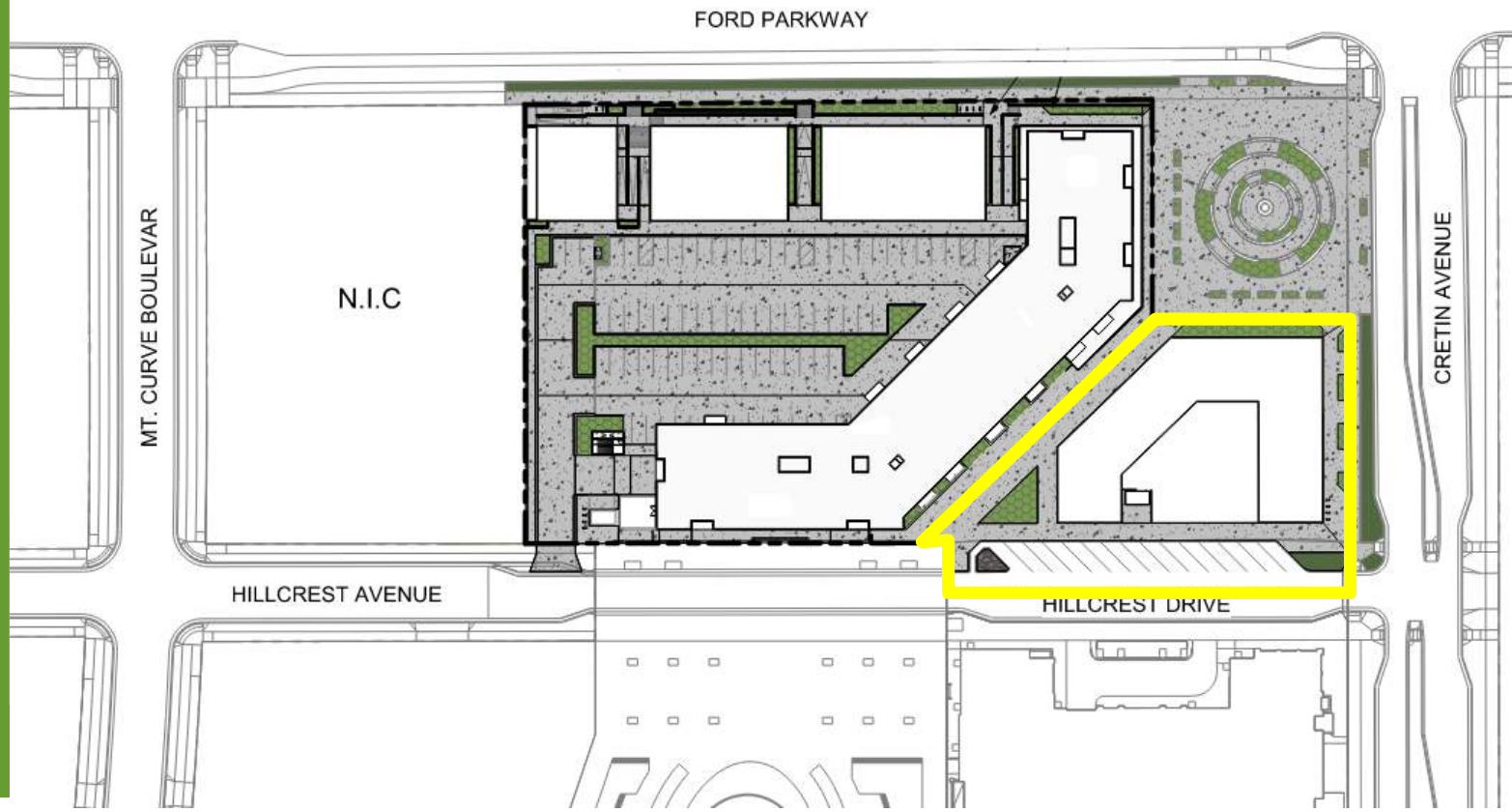
- 13k Retail
- One-Story Retail Building

Parking

- 15 parking stalls along Hillcrest Drive

Schedule

- Q2/Q3 2025 Construction Start



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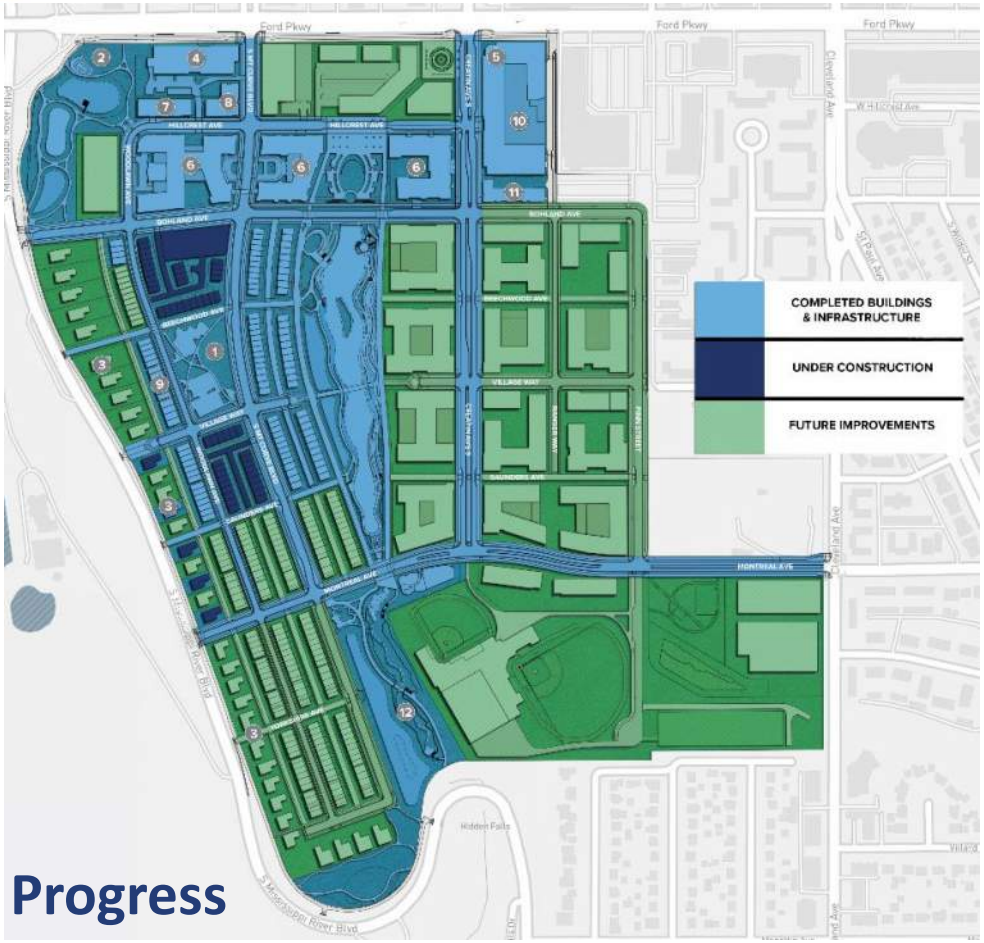
Development Progress

Land Ownership



Progress

HB – 2025 Infrastructure Plan

Temporary Sidewalk (2024) = Blue

Permanent Sidewalk/ Bike Lane/ Blvd (2024) = Green

Permanent Sidewalk/ Bike Lane/ Blvd (2025) = Red

Permanent Sidewalk/ Bike Lane/ Blvd (2026) = Orange

Civic Plaza (2026) = Orange

Permanent Sidewalk/ Bike Lane/ Blvd by Private Developer - Timing TBD = Red Dash

Thank you