

RIVERVIEW at UPPER LANDING

UPPER LANDING APARTMENTS

360 & 400 Spring Street

Saint Paul, Minnesota

Class 'A' Rental Apartments – Two buildings of 344 units facing waterfront property on the Mississippi River

Project: This 572,920 gross square foot-344 unit project consists of two similar four story apartment buildings constructed over two enclosed parking garages located below both buildings. Total parking was 444 parking spaces and both garages were constructed of precast concrete components.

Each apartment building has three wings creating internal courtyards which face the nearby river and river's edge walking trail with views of Harriet Island.

Both apartment buildings were constructed of wood framing, stucco, brick and metal panel facades and flat roofs. Many of the apartments feature an exterior balcony and all courtyard apartments include a private deck facing the landscaped courtyard.

The project was constructed on two parcels purchased from Centex Multi-Family Communities, LP by Prudential Real Estate Investors and C.D. Henderson + North American Partners. In April of 2001 Saint Paul and Centex started the site preparation work necessary to complete demolition of existing buildings, soil compaction using DDC (Deep Dynamic Compaction) methods and provision of streets and utilities prior to development of the various parcels.

In 1999, the City of Saint Paul granted Centex tentative developer status for the Upper Landing area to explore the feasibility of development according to the vision laid out in the 1990's in the 'Saint Paul and Mississippi Framework Master Plan'. The project was made possible through grants from the Minnesota Department of Trade and Economic Development and the Metropolitan Council. In recent years Shepard Warner Road (located to the north and connecting to the airport) and the Science Museum (to the east) were added to the immediate area in support of the overall development.

Project Status: The Riverview at Upper Landing Apartments project was completed in late 2005.

Harley-Services: GDHarley & Associates represented the equity investor – Prudential Real Estate Investors providing due diligence services and review of the proposed architectural designs prior to the loan closing; during following construction phase we provided monthly construction inspections, review of monthly DRAW Package and project close-out reviews.

Project Design-Construction-Credits:

Developer:	C.D. Henderson, Inc + North American Partners
Owner:	Upper Landing Development Company, LLC
Equity Partner:	Prudential Real Estate Investors
Lender:	Guaranty Bank
Contractor:	Ryan Companies US, Inc.
Architect:	Elness Swenson & Graham Architects, Inc.
Geotechnical Engineer:	American Testing, Inc.
Structural Engineer:	Meyer, Borgman & Johnson, Inc.
MEP Engineer:	Steen Engineering
Civil Engineers:	Alliant Engineering
Landscape Architect:	Valley Crest Landscape Development
Acoustical Consultant:	David Braslau Associates, Inc.
Owner's Materials Testing Consultant:	American Testing, Inc.
Environmental Consultant:	Tetra Tech EM Inc.
Emergency Action Plan Consultant:	Polaris Group

Brief Project Technical Description – Phase One:

- Two New Parking Garages were constructed of precast concrete components, total parking is 444 spaces
- Apartment HVAC system is the 'Magic-Pak' packaged unit; with short ducted supply to adjacent rooms; natural gas heating & electric cooling
- Block 5 and Block 6 - 4 story apartment building (each) has 172 apartments
- Footings are continuous linear cast-in-place concrete footings, cast-in-place isolated spread concrete footings at interior columns, engineered for soil bearing of 4,000 psf
- Garage foundation walls are 12" thick CMU split faced with grouted horizontal reinforcing, bond beams at top of all walls
- Structural framing – 1st floor of both buildings consists of hollow-core precast concrete plank of 8", 12" or 16" thickness depending on span of plank & applied loads; at interior grids precast plank is supported by precast beams and columns, at exterior by CMU foundation walls
- Superstructure framework is of dimensional wood framing, floors are of 20" deep open web wood trusses spaced @ 24" o.c. with ¾" thick tongue-and-groove plywood deck – glued & nailed to trusses
- Roof Framing consist of 24" deep open web wood trusses spaced at 24" o.c. with ½" plywood deck, top cords of trusses are sloped to provide positive drainage
- Apartment roofs are four-ply built-up roofing

- 40% of apartments have a balcony consisting of steel framing cantilevered from exterior wall & supported by supplemental cable system, balcony decks are constructed of a prefabricated aluminum plank system
- Windows consists of single-hung aluminum framed thermally broken frames & insulated glazing
- Elevators – hydraulic holes-less type
- Fire protection system engineered in garage to meet NFPA 13 and in Apartments to NFPA 13R standards
- Window sun protection – one-inch horizontal mini-blinds
- Some apartments (two bedroom corner units) have direct-vent Heatilator gas-fired fireplaces