



CommonBond COMMUNITIES **Trail Pointe Ridge** | Eden Prairie, MN

Trail Pointe Ridge is an exciting component of the larger redevelopment of the Resurrection Life Church site being developed by United Properties, Halley Land Corporation, and CommonBond Communities located at 16397 and 16389 Glory Lane. The development will include a variety of housing opportunities for Eden Prairie residents including senior and family housing. CommonBond's development will provide housing with rents that are affordable for the budgets of Eden Prairie residents and the local workforce, in a high-quality community.



This rendering is a concept still in the development phase.

CommonBond is openly seeking input, and will continue to do so as the project progresses.

Concepts for Community Amenities

- Underground parking
- Community room with kitchen
- Outdoor child and teen play areas
- Computer lab
- Controlled access entry and surveillance cameras
- Laundry

The Need Community

According to Marquette Advisors, average rents in Eden Prairie range from: 1BR: \$1,061; 2BR: \$1,282; and 3BR: \$1,644 - amounts that are more than 5% higher than the average rents throughout the Twin Cities Metro area. According to census data, these high rents cause 68.3% of Eden Prairie households to be cost burdened.

Eden Prairie Workforce Housing will provide relief for local households to pay reasonable rents for quality housing within the school district of their choice, a high opportunity location, and access to quality jobs.

Residents

The development is one component of a larger redevelopment opportunity that is anticipated to include for-sale senior co-op, for-sale custom townhomes, and a centralized outdoor community space.

Trail Pointe Ridge will provide 58 units of quality rental apartments homes that are within reach of families within the local workforce. The development will offer amenities that meet the needs of families with children, including underground parking, a computer lab, and outdoor children and teen play areas. Residents may include teachers, local hospital personnel, employees of local grocers and other community businesses, and retirees — people who are looking for a stable, quality home that they can afford.

Partnerships

CommonBond Communities will own and manage Trail Pointe Ridge. CommonBond was originally formed out of the Archdiocese of St. Paul in 1971, and is the largest housing provider of its kind in the Upper Midwest. The organization manages a portfolio that serves over 11,000 people, and is renowned for its expertise in both development and property management. CommonBond is a long-term owner and its presence in a community makes a difference. CommonBond is a good neighbor; it focuses on helping residents achieve stability and independence; and engages in long-term community partnerships.

Preliminary Project Specs

- Glory Lane: corner of 212 and Eden Prairie Road
- 58 units with a mix of 1, 2, and 3 bedrooms
- Exterior façade of brick and fiber cement siding
- Construction to commence summer/fall 2019