

PPL Development specializes in turning around apartment complexes with challenges of deferred maintenance, poor tenant screening or neglected health and safety issues. Our approach to transforming these rental properties into attractive, healthy apartment communities includes:

- **Communicating with city officials, current tenants, and area homeowners and businesses to help prioritize concerns PPL will address**
- **Assessing the market area and addressing unmet needs through adapting existing units**
- **Providing comprehensive site planning that incorporates the principles of *Crime Prevention Through Environmental Design* and urban design around transportation corridors**
- **Working with PPL Property Management staff to select building materials that improve appearance and are sustainable**
- **Creating amenities that tenants and the surrounding neighborhood will value**



In 1998, PPL partnered with the City of New Hope to acquire and renovate a cluster of deteriorated four-plexes, owned by multiple landlords. PPL rehabbed 14 units in existing buildings and created 20 new townhomes, all clustered around a large central courtyard. Considerable lead, asbestos, and soil abatement work was completed. This project's positive impact on the surrounding neighborhood has led to a second partnership on an eleven-unit apartment building nearby.



PPL has recently redeveloped the following apartment communities:

- *Bass Lake Court in New Hope* (\$5.3 million Total Development Cost, completed in 1999). A 34-unit rental townhouse community containing 3- and 4-bedroom units
- *Louisiana Court in St. Louis Park* (\$10.3 million Total Development Cost, completed in 2001). A 129-unit apartment complex containing 11 separate buildings
- *Crestview in Saint Paul* (\$1.5 million Total Development cost, completed in 1999). A 33-unit apartment complex, in partnership with New Foundations, Providing safe, sober housing for women in recovery and their children.