

Exhibit C

Development Plan

[See attached.]



The Most Livable City in America

FORD SITE DEVELOPMENT PLAN

Saint Paul, Minnesota



Ford Site Redevelopment Summary						
Block/Lot	Plat Parcel Area (approximate)	Future Lot Split	Buildable Acres (approximate)	Anticipated Vertical Improvement	Anticipated Project	Anticipated Construction Start Year
1/1	2.29	a	1.51	Medical	75K SF of Medical Office	2021
		b	0.78	Affordable Housing	129 Units Affordable	2021
2/1	3.40	-	3.40	Mixed-Use	Mixed Use (80K SF Retail/149 Units MF)	2021
2/2	2.37	-	2.37	Mixed-Use	Mixed Use (20K SF Retail/138 Units MF)	2021
3/1	2.85	-	2.85	Mixed-Use	Mixed Use (50K SF Retail/200 Units MF)	2021
3/2	0.53	-	0.53	Affordable Housing	62 Units Affordable	2021
4/1	0.63	-	0.63	None	None	2020
5/1	1.13	-	1.13	Office	111.4K SF of Office	2024
6/1	2.30	-	2.30	Senior Living	242 Units Senior Living	2020
7/1	1.30	-	1.30	Condominiums	68 Units Condominiums	2022
8/1	1.94	a-e	1.94	1-6 Unit Homes	5 1-6 Unit Homes	2021
8/2	0.74	a-b	0.74	Rowhomes	12 Rowhomes	2021
9/1	0.58	-	0.58	Affordable Housing	59 Units Affordable	2023
9/2	1.53	a-c	1.53	Rowhomes	21 Rowhomes	2021
10/1	1.07	a-d	1.07	Rowhomes	18 Rowhomes	2021
11/1	1.47	-	1.47	Multifamily	170 Units MF	2021
12/1	1.43	a	0.51	Affordable Housing	59 Units Affordable	2028
		b	0.92	Multifamily	149 Units MF	2024
		c	0.77	Affordable Housing	65 Units Affordable	2030
13/1	1.43	b	0.32	Affordable Housing	66 Units Affordable	2030
		c	0.34	Affordable Housing	62 Units Affordable	2034
		d	1.44	1-6 Unit Homes	5 1-6 Unit Homes	2021
14/1	1.44	a-e	1.44	1-6 Unit Homes	5 1-6 Unit Homes	2021
14/2	0.76	a-b	0.76	Rowhomes	12 Rowhomes	2022
15/1	1.21	a-d	1.21	Rowhomes	22 Rowhomes	2022
16/1	1.49	-	1.49	Multifamily	211 Units MF	2022
17/1	1.43	-	1.43	Multifamily	192 Units MF	2024
18/1	1.43	-	1.43	Multifamily	197 Units MF	2025
19/1	0.86	a-e	0.86	1-6 Unit Homes	5 1-6 Unit Homes	2022
19/2	0.68	a-b	0.68	Rowhomes	11 Rowhomes	2022
20/1	1.21	a-d	1.21	Rowhomes	22 Rowhomes	2023
21/1	1.14	a-d	1.14	Rowhomes	20 Rowhomes	2023
22/1	1.64	-	1.64	Multifamily	129 Units MF	2025
23/1	1.70	a	0.32	Affordable Housing	59 Units Affordable	2032
		b	1.38	Multifamily	205 Units MF	2027
24/1	1.70	a	0.51	Affordable Housing	55 Units Affordable	2035
		b	1.19	Multifamily	159 Units MF	2027
25/1	0.79	a-e	0.79	1-6 Unit Homes	5 1-6 Unit Homes	2023
25/2	0.88	a-b	0.88	Rowhomes	11 Rowhomes	2023
26/1	1.21	a-d	1.21	Rowhomes	22 Rowhomes	2024
27/1	1.21	a-d	1.21	Rowhomes	22 Rowhomes	2024
28/1	1.26	-	1.26	Multifamily	176 Units MF	2025
29/1	2.88	a	1.37	Multifamily	173 Units MF	2029
		b	1.61	Multifamily	219 Units MF	2029
30/1	5.15	-	5.15	Ballfields	Ballfields	2020
31/1	0.89	a-e	0.89	1-6 Unit Homes	5 1-6 Unit Homes	2024
31/2	0.76	a-b	0.76	Rowhomes	13 Rowhomes	2024
32/1	1.37	a-d	1.37	Rowhomes	26 Rowhomes	2025
33/1	1.75	a	0.99	Affordable Housing	55 Units Affordable	2025
		b	0.76	Affordable Housing	55 Units Affordable	2026
34/1	5.36	-	5.36	Office	100K SF Light Office	2028
35/1	2.15	a-j	2.15	1-6 Unit Homes	10 1-6 Unit Homes	2024
35/2	0.76	a-b	0.76	Rowhomes	13 Rowhomes	2025
36/1	1.37	a-d	1.37	Rowhomes	26 Rowhomes	2025

The above projects reflect proposed amounts and are not indicative of final metrics. The Developer reserves the right to adjust these values and uses to any that are permissible in the approved Master Plan and Redevelopment Agreement. Denotes Wetland parcel.

