



THE HEIGHTS

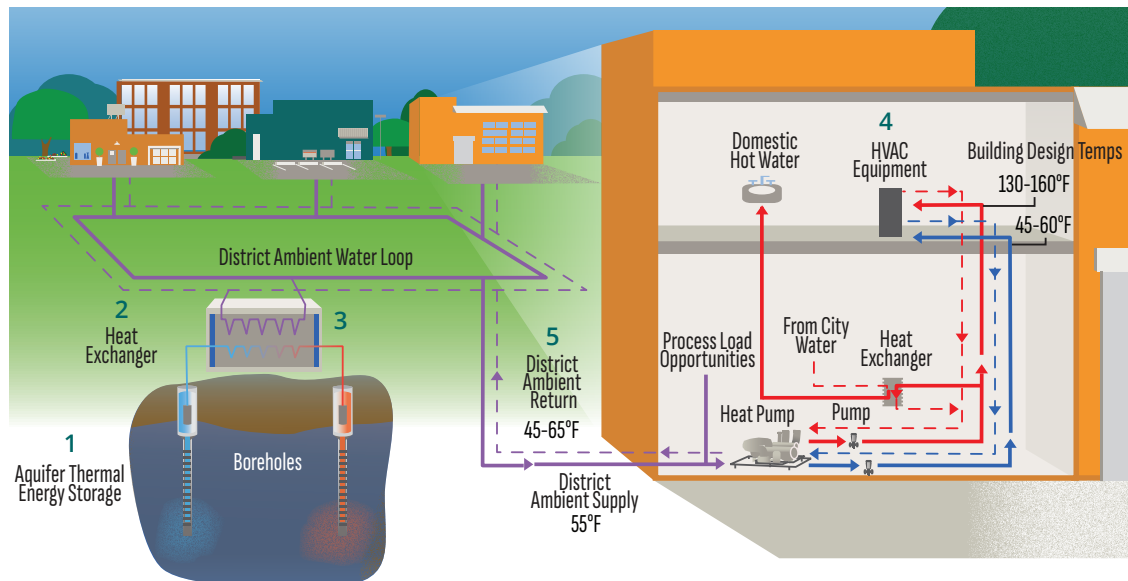
A New Standard for ECO-URBAN DEVELOPMENT

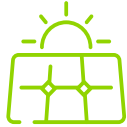
The Heights is redefining sustainable infrastructure with a state-of-the-art district geothermal energy system at the heart of its 112-acre mixed-use redevelopment.

The Heights Community Energy district geothermal system — owned by the Saint Paul Port Authority, operated by Ever-Green Energy and incorporating innovative geothermal technology from Darcy Solutions — taps a steady, renewable energy source hundreds of feet underground: groundwater.

The system uses aquifer-based (open-loop) geothermal, drawing groundwater with a stable temperature of approximately 50–60°F year-round from a supply well. That water passes through a heat exchanger, transferring thermal energy to high-efficiency heat pumps before being returned to the aquifer through a discharge well. As one leading researcher describes it, this approach is *“the LED version of heating and cooling,”* capable of reducing building emissions by up to 74% while being cost-competitive from day one.

Rather than drilling hundreds of individual boreholes, The Heights accesses an aquifer 350–500 feet below the surface, delivering consistent temperatures in EVERY season.





The Heights District Geothermal System is **GOOD FOR BUSINESS**

At The Heights, geothermal, solar and climate-resilient stormwater systems are integrated as core infrastructure, designed to reduce capital and operating costs, manage risk and support long-term asset performance.

Over 12,000 feet of district energy and geothermal piping has been installed across The Heights' 112 acres





1

A fully built, centrally maintained system No need to drill your own wells or install traditional boilers, furnaces or rooftop chillers. The shared geothermal network is in place and maintained by The Heights Community Energy.

2

Simple, invisible and long-lasting Individual buildings connect via efficient heat pumps to an underground system designed for durability and protection, delivering heating and cooling with minimal equipment and operational management.

3

Lower carbon footprint without extra investment The Heights' system eliminates on-site combustion. Buildings have the potential to reduce greenhouse gases up to 74% ("Inside Climate News"), supporting ESG, carbon neutrality and climate commitments without investing in or maintaining costly private systems.

4

Continuously monitored, data-driven performance The Heights Community Energy will monitor operations in real time, maintaining the system at peak efficiency while providing businesses with actionable data to support operational certainty and long-term planning.

5

Optimized for peak performance The network delivers reliable, efficient heating and cooling while shifting energy use away from peak periods. Seasonal thermal storage reduces peak demand, lowers utility demand charges and supports grid stability — advantages standalone systems can't match.

6

Scalable, flexible and built to last This system is engineered for long-term growth, easily connecting multiple buildings and uses, expanding with each development phase and ready to integrate future renewable technologies.

7

Cost stability is one of its greatest advantages District geothermal is resistant to fossil-fuel price fluctuations with a long system lifespan requiring minimal mechanical replacement. Current federal tax credits cover about 50% of the infrastructure cost.

The Heights is cost-competitive with conventional systems from day one!

NEED TO KNOW...



How Geothermal Is Innovatively Applied at The Heights



Geothermal is a proven technology used globally in more than 3,000 installations.



The Heights' system takes advantage of a naturally abundant Minnesota resource — groundwater!



The Heights is one of the first large-scale aquifer thermal energy systems of its kind in the U.S.



Due to current tax credits, our system will be cost-competitive with conventional systems from day one!



Learn more about sustainability infrastructure, available parcels and development opportunities at theheightssaintpaul.com

