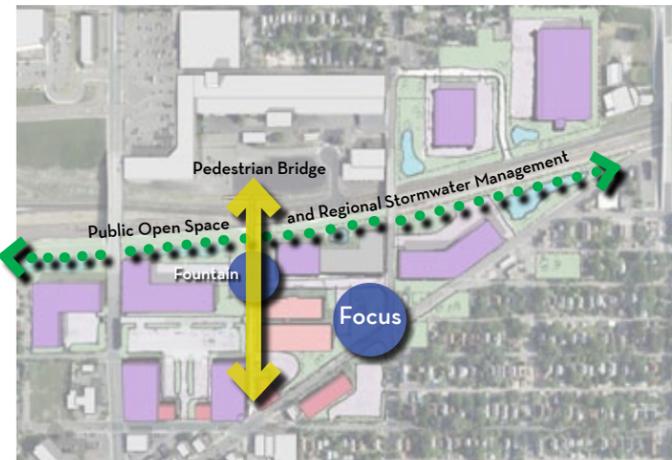


Development Concept 1

Focus - Light Industry

“Innovation Plaza” with a public fountain drawing pedestrians into the primarily industrial site. A pedestrian and bicycle bridge spanning Phalen Corridor connects a plaza to the neighborhood to the north of Phalen Boulevard. Building 42 will be ‘shortened’ by removing the top three floors, returning it to its original ‘50’s height recalling the historic campus core. Retail will front Minnehaha and the previous bank building will be returned to its original use. An “Historic Core” park will be created at the intersection of Forest and East 7th with the re-located water tower as a focal point for the district. Parking will be accommodated throughout the site, with a new six level ramp anchoring the northeast corner of parcel 3. Regional ponding is located adjacent to Phalen Boulevard.

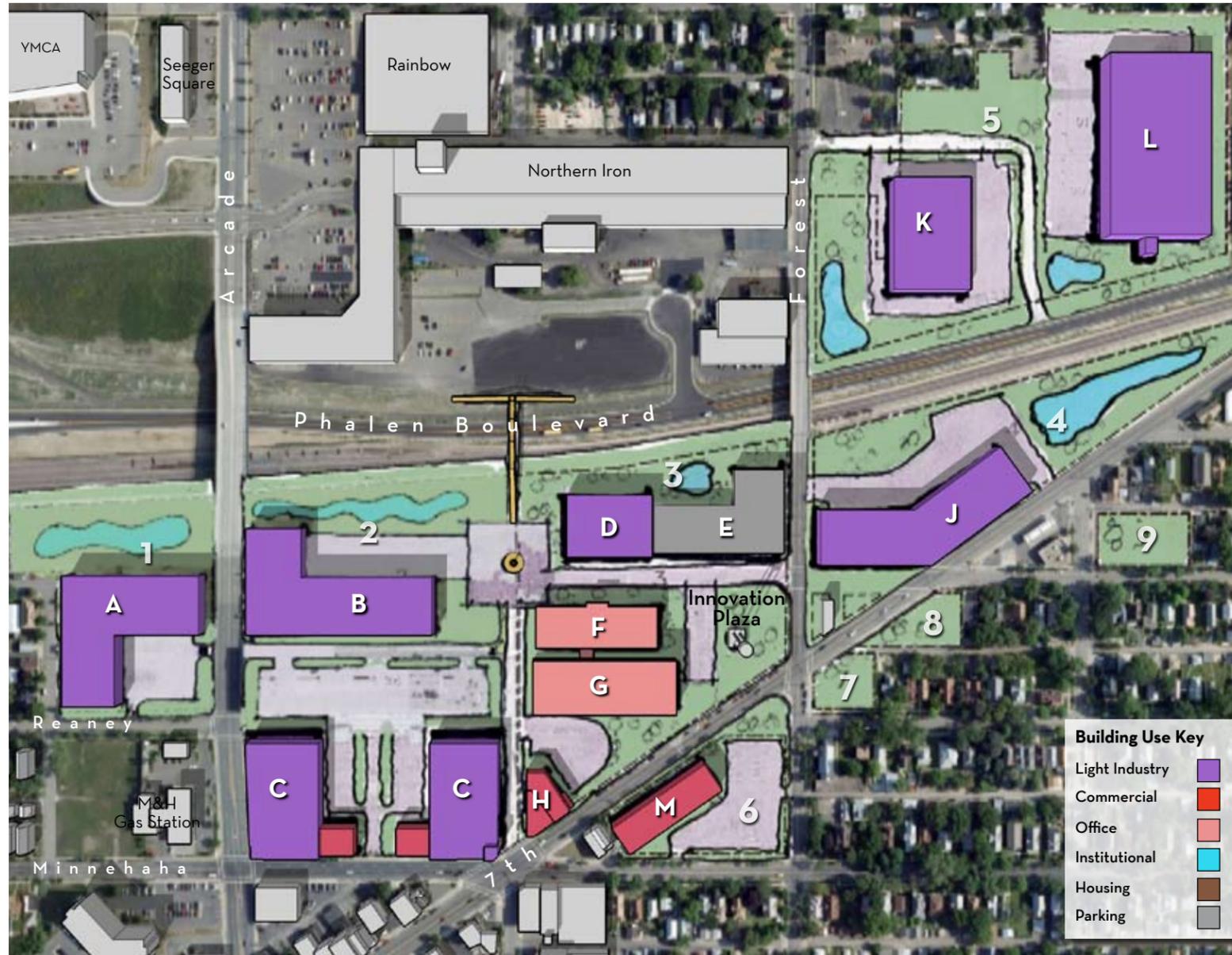


Organizing Concept



Aerial View at 7th and Minnehaha

Comments? Go To: www.sppa.com/3M



Data Projections

Parcel	Building	Building Type	Floor Area SF	New/Reuse	Parking		Jobs Approximate	Notes
					Needed	Provided		
1	A	Light Industry	64,000	New	46	46	96	
2	B	Light Industry	174,000	New	100	100	261	
3	C	Office-Showroom/Commercial	90,000	New	170	280	150	Office-Showroom 80,000 sf + 10,000 Commercial
	D	Light Industry - North of Bush	50,600	New	40		76	
4	E	Parking Ramp		New		650		6 Level Parking Structure
	F	Office	76,500	Reuse	220	35	250	
	G	Office	184,000	Reuse	490		600	Remove top non-historic 3 Floors
	H	Commercial	25,000	Reuse	62	65	70	Former Bank to be reused as a Bank
5	J	Light Industry	83,000	New	90	90	125	
6	K	Light Industry - West Side	78,500	New	75	75	118	
	L	Light Industry - East Side	85,500	New/Reuse	155	155	128	Save Building 80
7,8	M	Commercial/Office	68,000	New	150	85	200	Commercial 34,000 + Office 34,000
9	N	Open Space		Reuse				Public Park
	P	Open Space		Reuse				Public Park
TOTAL			979,100				2,073	



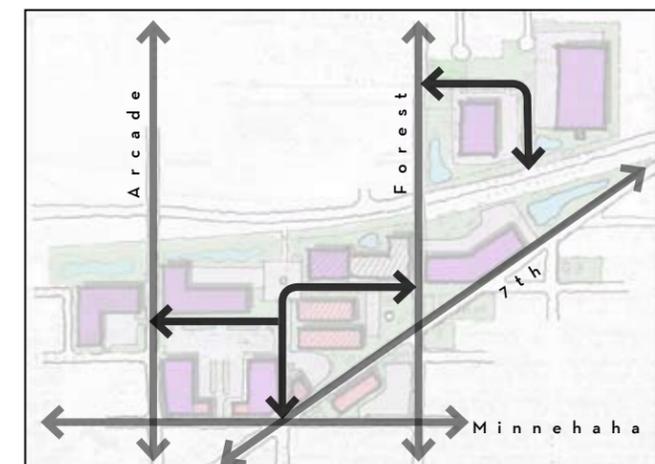
Planning Frameworks



Building Reuse



Open Space



Roadways

Development Concept 2

Mixed Use Focus - Light Industry/Office

A public open space or “Tartan Place” organizes the overall development and engages 7th Street to make connections with the broader community. Renovated Building 21 is made active and purposeful as a transit hub of public transportation, serving the development and the city at large. The urban fabric is further engaged with street front, edge-defining Office Showroom buildings surrounding the existing Water Tower as a centerpiece of this parcel. High-density housing over retail is aligned along 7th Street, enhancing the character of the street and easing the transition into the neighborhood to the south. Parking is a mix of surface as well as building reuse to increase overall site development density and reduce the visual impact of surface parking.

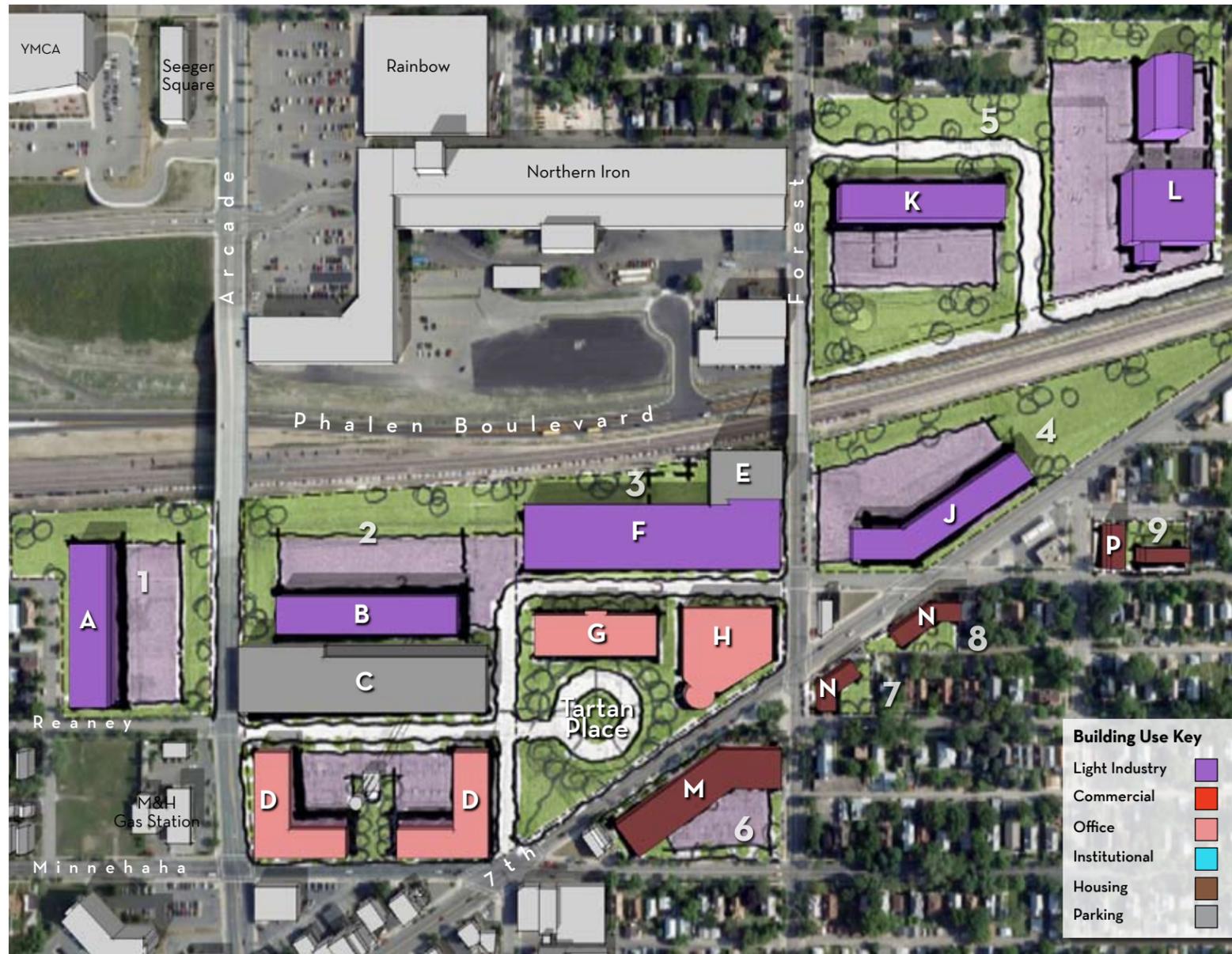


Organizing Concept



Aerial View at 7th and Minnehaha

Comments? Go To: www.sppa.com/3M



Data Projections

Parcel	Building	Building Type	Floor Area SF	New/Reuse	Parking		Jobs Approximate	Notes
					Needed	Provided		
1	A	Light Industry	64,000	New	45	50	96	
2	B	Light Industry - North of Reaney	108,700	New	45	45	163	
	C	Parking Ramp		Reuse		530		3 Level Parking Ramp
3	D	Office-Showroom/Office	220,000	New	140	84	640	Office-Showroom 50,000 + Office 170,000
	E	Parking Ramp		Reuse		200		4 Level Parking Structure
4	F	Light Industry - North of Bush	50,600	New	125		76	
	G	Office/Training Center	76,500	Reuse	220		250	Offices and Training for Light Industry
	H	Office-Showroom/Office	65,000	New	155		160	Office-Showroom 32,500 + Office 32,500
5	J	Light Industry	83,000	New	45	45	125	
	K	Light Industry - West Side	78,500	New	45	45	118	
6	L	Light Industry - East Side	85,500	Reuse	65	65	128	Save Buildings 80, 81, 83, 96
	M	Housing/Commercial	24,000	New	200	60	60	28 Units Housing over Commercial
7,8	N	Housing	24 Units	New	36	36		Row Housing
9	P	Housing	12 Units	New	18	18		Row Housing
TOTAL			855,800				1,815	



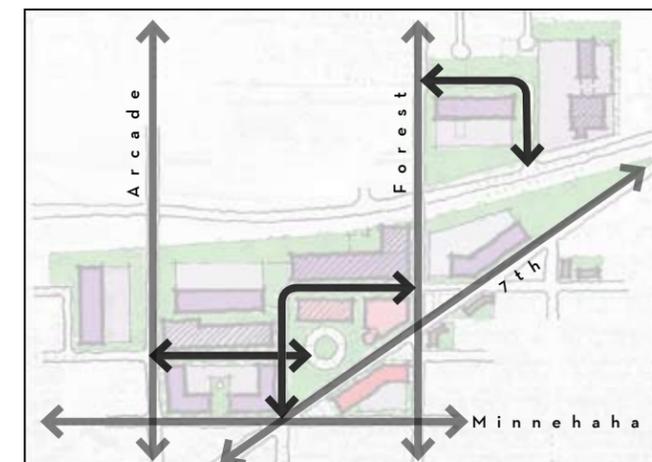
Planning Frameworks



Building Reuse



Open Space

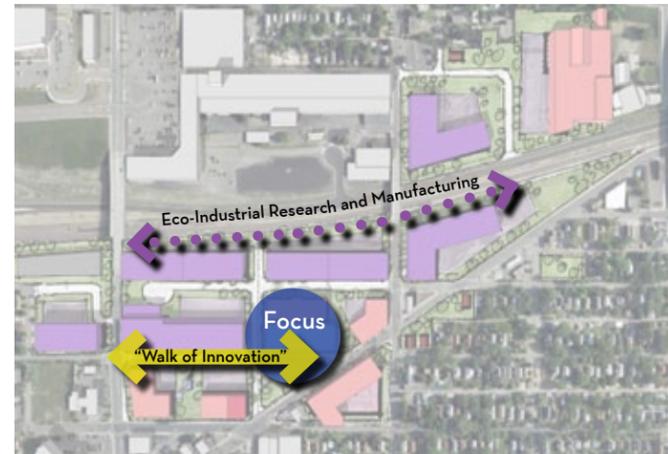


Roadways

Development Concept 3

Mixed Use Focus -
Light Industry/Office/Commercial

“Industrial Incubator” buildings are organized around the historic 3M corporate headquarters, Building 21, which is to be repurposed as a job training center. The campus center is fronted by a new 1-story “Innovation Pavilion” and green space, showcasing the research and innovation taking place on site, while also honoring the area’s manufacturing history. Street and block patterns are restored and reconnected, and Reaney organizes an interpretive walk, leading to the Innovation Pavilion. 2-story retail/office buildings are organized around the existing water tower, and lining East 7th, creating a terminus for the existing retail corridor. Parking is tucked behind and under the new industrial buildings.

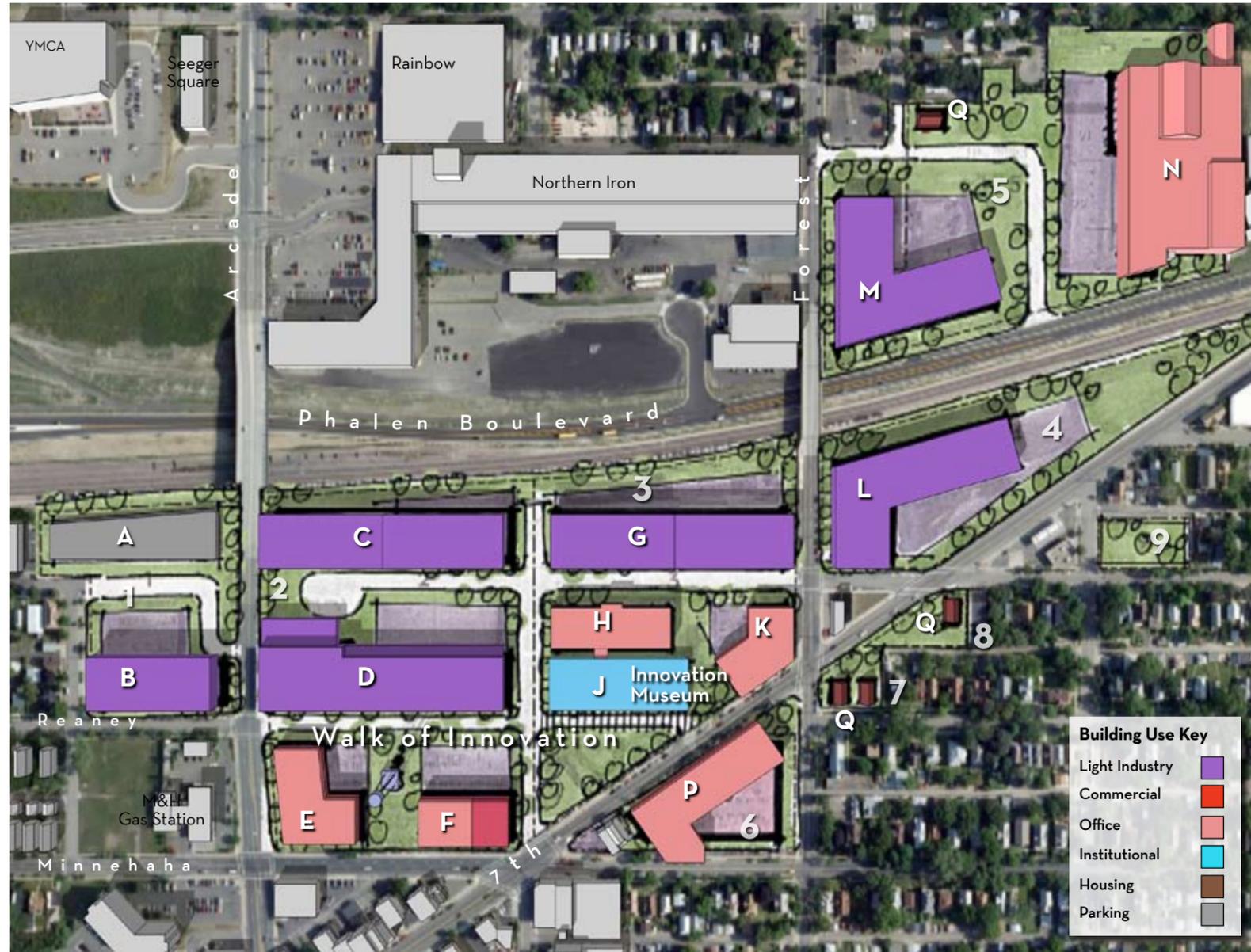


Organizing Concept



Aerial View at 7th and Minnehaha

Comments? Go To: www.sppa.com/3M



Data Projections

Parcel	Building	Building Type	Floor Area SF	New/Reuse	Parking		Jobs Approximate	Notes
					Needed	Provided		
1	A	Parking Structure		New		300		2 Level Parking Deck into hillside
2	B	Light Industry	64,000	New	50	50	96	
	C	Light Industry - North of Reaney	108,700	New	100	80	163	
	D	Light Industry - North of Reaney		Reuse	275	150		
3	E	Commercial/Office	31,000	New	135	60	92	Office 15,500 over Commercial 15,500
	F	Commercial/Office	20,000	New	80	80	55	Office 5,000 + Commercial 15,000
	G	Light Industry - North of Bush	50,600	New	150	180	76	Light Industry over Parking
4	H	Office/Training Center	76,500	Reuse	220		252	Offices and Training for Light Industry
	J	Innovation Museum	35,000	New	50		20	Museum for Innovation over footprint of former 42 Building
	K	Commercial/Office	20,000	New	85	30	59	Office 10,000 over Commercial 10,000
4	L	Light Industry	83,000	New	100	100	125	Open Space for Dog Park on east side of lot
5	M	Light Industry - West Side	78,500	New	100	100	118	
	N	Office-Showroom	100,000	Reuse	200	200	150	
6	P	Commercial/Office	37,000	New	200	200	92	Office 17,000 + Commercial 20,000
7,8	Q	Housing	24 Units	New	36	36		Row Housing
9		Open Space		Reuse				Public Park
TOTAL			704,300				1,298	



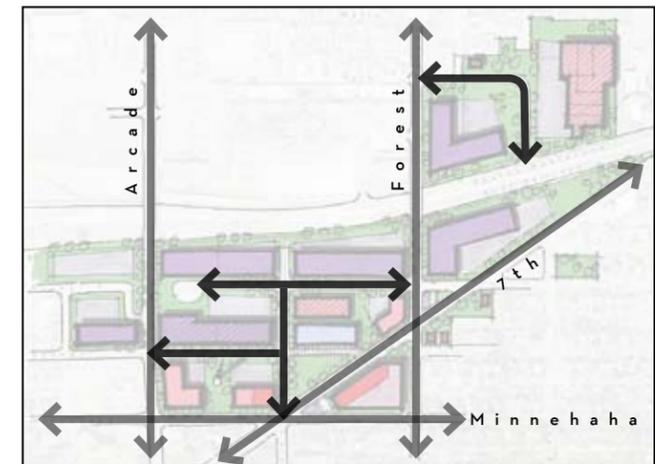
Planning Frameworks



Building Reuse



Open Space

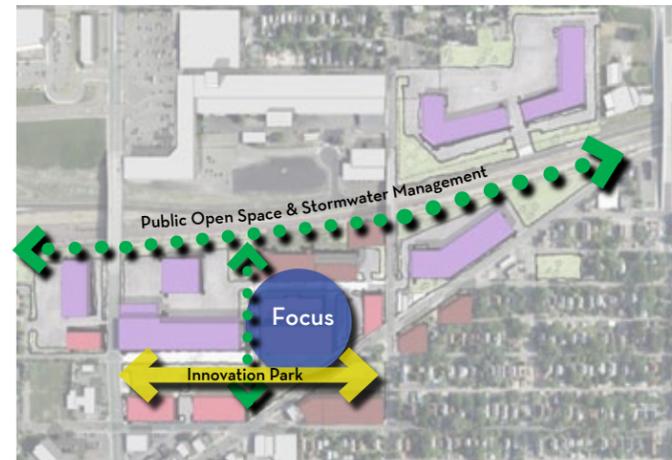


Roadways

Development Concept 4

Mixed Use Focus - Office/Commercial/Civic-Institutional

A public open space or “**Innovation Park**” organizes the site focus and connects the neighborhood across 7th to Arcade Street. Existing buildings are occupied by mixed uses and front the park recalling the campus that historically defined this area. The existing water tower is a focal point of the park. Commercial and retail front Arcade, Minnehaha and 7th streets while light industry primarily fronts Phalen Boulevard. High density housing over commercial along 7th enhance the transition between the Dayton’s Bluff neighborhood and this site. Parking is a mix of surface as well as building reuse to increase overall site development density and reduce the visual impact of surface parking.

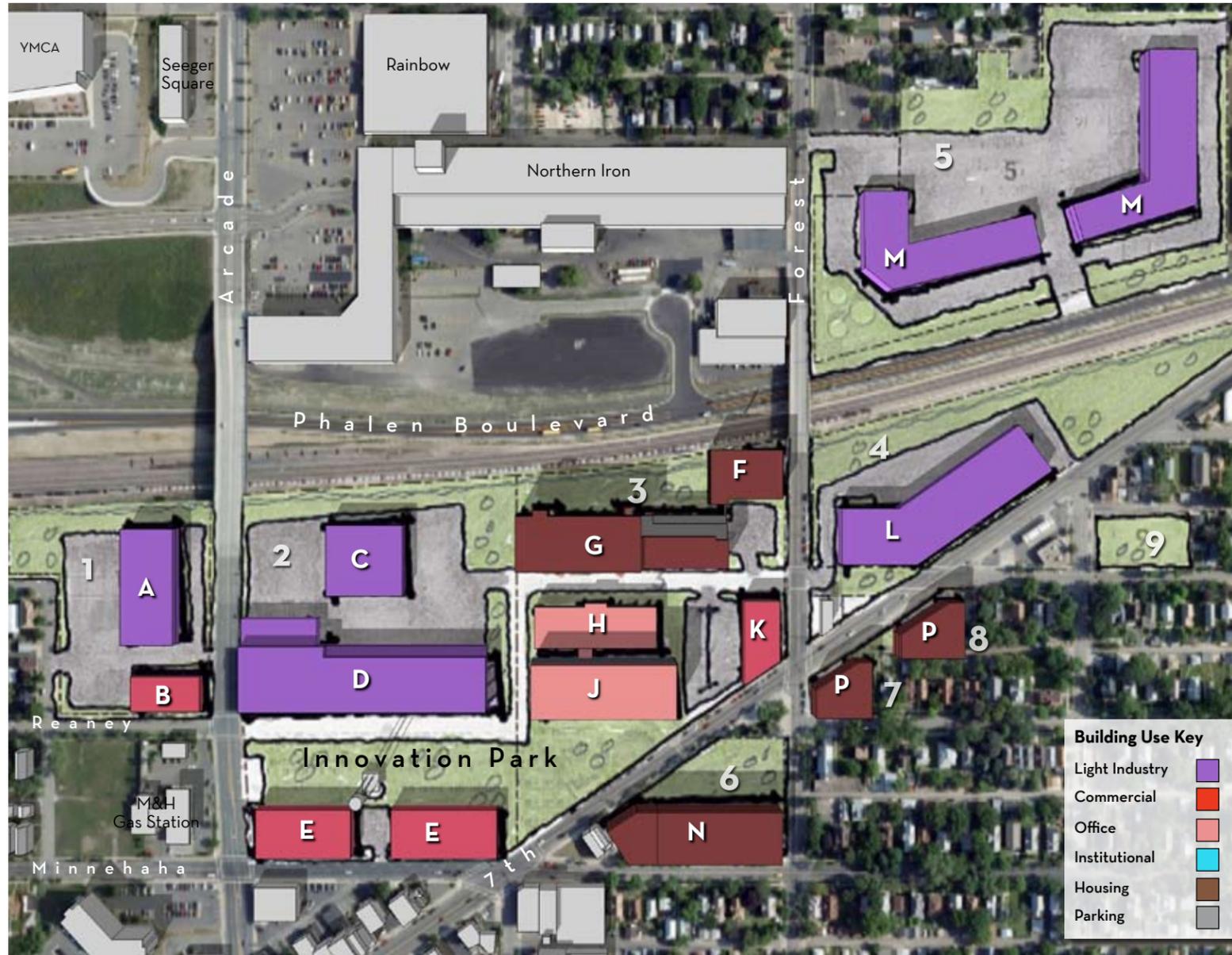


Organizing Concept



Aerial View at 7th and Minnehaha

Comments? Go To: www.sppa.com/3M



Building Use Key

- Light Industry (Purple)
- Commercial (Red)
- Office (Pink)
- Institutional (Light Blue)
- Housing (Brown)
- Parking (Grey)

Data Projections

Parcel	Building	Building Type	Floor Area SF	New/Reuse	Parking		Jobs Approximate	Notes
					Needed	Provided		
1	A	Light Industry	64,000	New	45	45	96	
	B	Commercial	12,000	New	52	52	30	
2	C	Light Industry - North of Reaney	108,700	New	38	38	163	Light Industry 94,000 over 2 Level Parking Deck
	D	Light Industry/Parking		Reuse	144	550		
	E	Commercial		New	200	35		
3	F	Housing/Commercial	50,000	Reuse	100	35	30 Units Housing over Artist Loft Space 50,000	
	G	Housing/Parking	60 Units	Reuse	90	425	60 Units Condominiums over 3 Level Parking Deck	
	H	Institutional	76,500	Reuse	220		250	Interpretive Center and Foundation Offices
	J	Commercial/Training/Office	316,000	Reuse	800		780	Commercial 36,000, Training 72,000, Office 208,000
4	K	Commercial	12,000	New	52	70	30	Housing over Training over Commercial
		L	Light Industry	83,000	New	92	92	125
5	M	Light Industry	164,000	New	154	154	246	2 Buildings at 60,000 sf each
6	N	Housing/Commercial	20,000	New	175	150	50	32 Units Housing over Commercial
7,8	P	Housing	12 Units	New	18	18		Row Housing
9		Open Space		Reuse				Public Park
TOTAL			951,200				1,890	



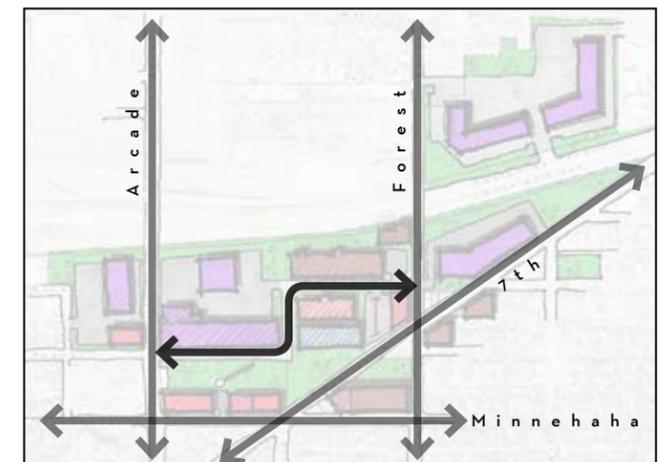
Planning Frameworks



Building Reuse



Open Space



Roadways