

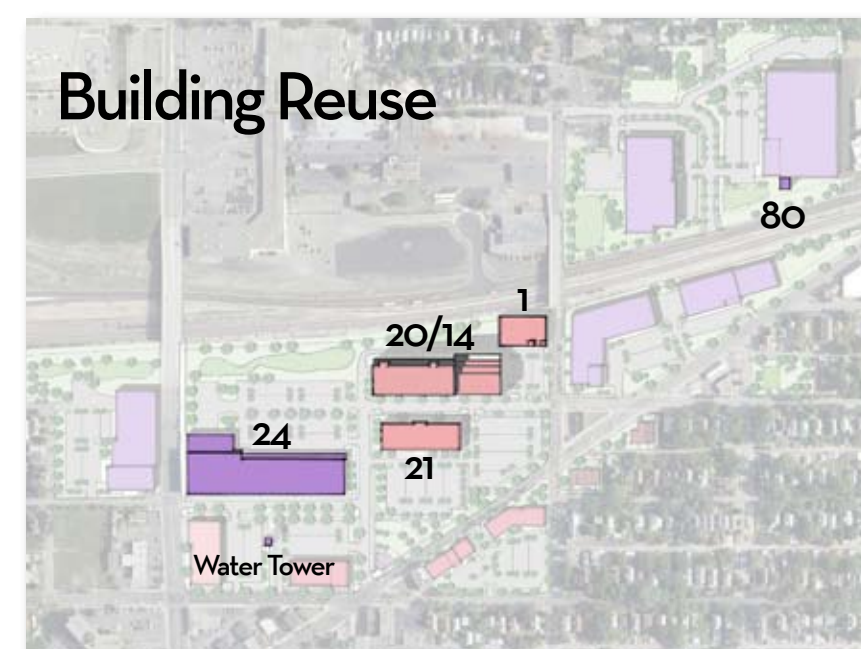
EXHIBIT B

# Development Concept 7A

## Development Principles

- 1. Preserve and Enhance Historic Resources**
  - Maintain most recognizable historic core of buildings.
  - Maintain water tower.
  - Maintain primary street grid system.
  - Create interpretive History Walk.
- 2. Realize Potential for Creating Quality Jobs**
  - Meets/exceeds (1,000 jobs) densities from most recent 3M operations.
  - Economic development criteria for well paying jobs.
  - Encourage diversity in industry and jobs types.
  - Access jobs for Eastsiders.
- 3. Embrace Green Planning, Building & Operating Strategies**
  - Site is inherently green (brownfield, smart growth).
  - Connections to existing bus routes and bike trails.
  - SPPA Green Design Review will encourage energy efficiency and green buildings.
  - Explore opportunity for green energy.
- 4. Evoke a Sense of Place**
  - Develop brand and identity for the site related to interpretive and mitigation efforts.
  - Integrate existing design standards and contribute to existing sense of place.
- 5. Improve Connectivity**
  - Maintained street grid.
  - History Walk/Innovation Way encourages bike/pedestrian traffic through site.
  - Green/open space (Innovation Way) strategically located to support cross site circulation and activity.
  - Campus environment created.
- 6. Foster Public Safety**
  - Streets connect through site, more activity within site.
  - Design standards encourage passive surveillance.
- 7. Invest in the Public Realm**
  - Retail focused along 7th, Arcade and Minnehaha.
  - Buildings front/embrace the streets.
  - Public realm design standards to improve connectivity and foster public safety.

Parcel	Building	Floor Area (SF)				New/Reuse	Parking		Jobs			Notes
		Office	Comm/Retail	Light Industry	Parking/Storage		Needed	Provided	Office	Comm/Retail	Light Industry	
1	A			50,000		New	77	77			75	
2	24			167,400		New	258	258			251	
	D1	20,000				New	57	57	66			Clinic
	D2	20,000				New	57	57	66			Clinic
3	1	34,000			33,740	Reuse	134	48	112			Storage Levels 1,2; Office 3,4
	14/20	132,200			266,200	Reuse	529	632	436			Parking Levels SSB -2; Office 3-5
	21	51,000			25,500	Reuse	209	80	168			Storage Levels B; Office 1,2
	E1			40,000		New	62	62			60	
4	F			50,000		New	77	84			75	
	G			40,000		New	62	55			60	
5	H			60,000		New	92	92			90	
	J			90,000		New/Reuse	138	138			135	Reuse Building 80
6	K1	6,000	8,000			New	59	59	20	20		Retail w/ Commercial Above
	K2	6,000	8,000			New	59	59	20	20		Retail w/ Commercial Above
7,8	L1,L2	12 Units				New	18	18				
9	M											Public Park
Sub Totals		269,200	16,000	497,400	325,440				888	40	746	
TOTAL PRODUCTIVE				782,600			1,888	1,776			1,674	



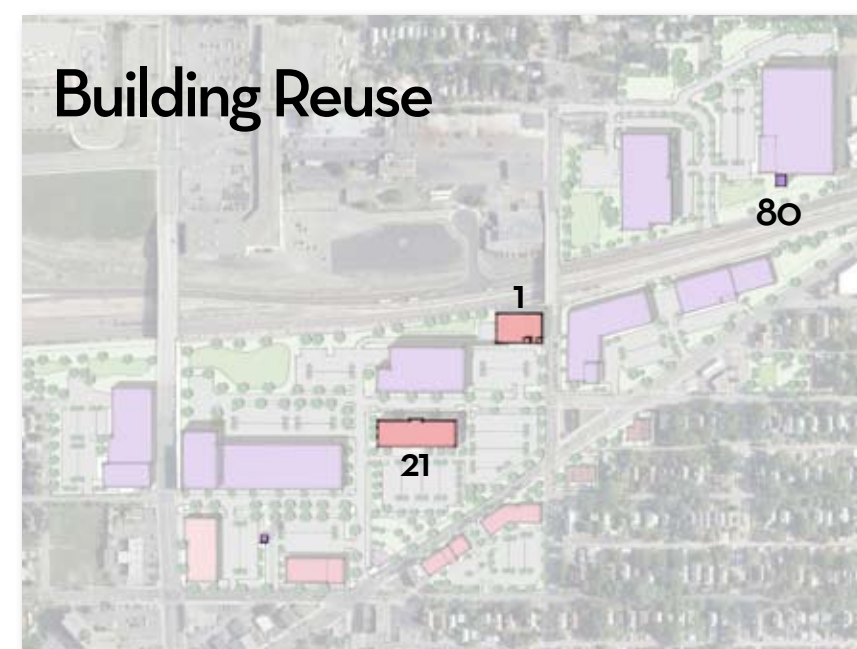
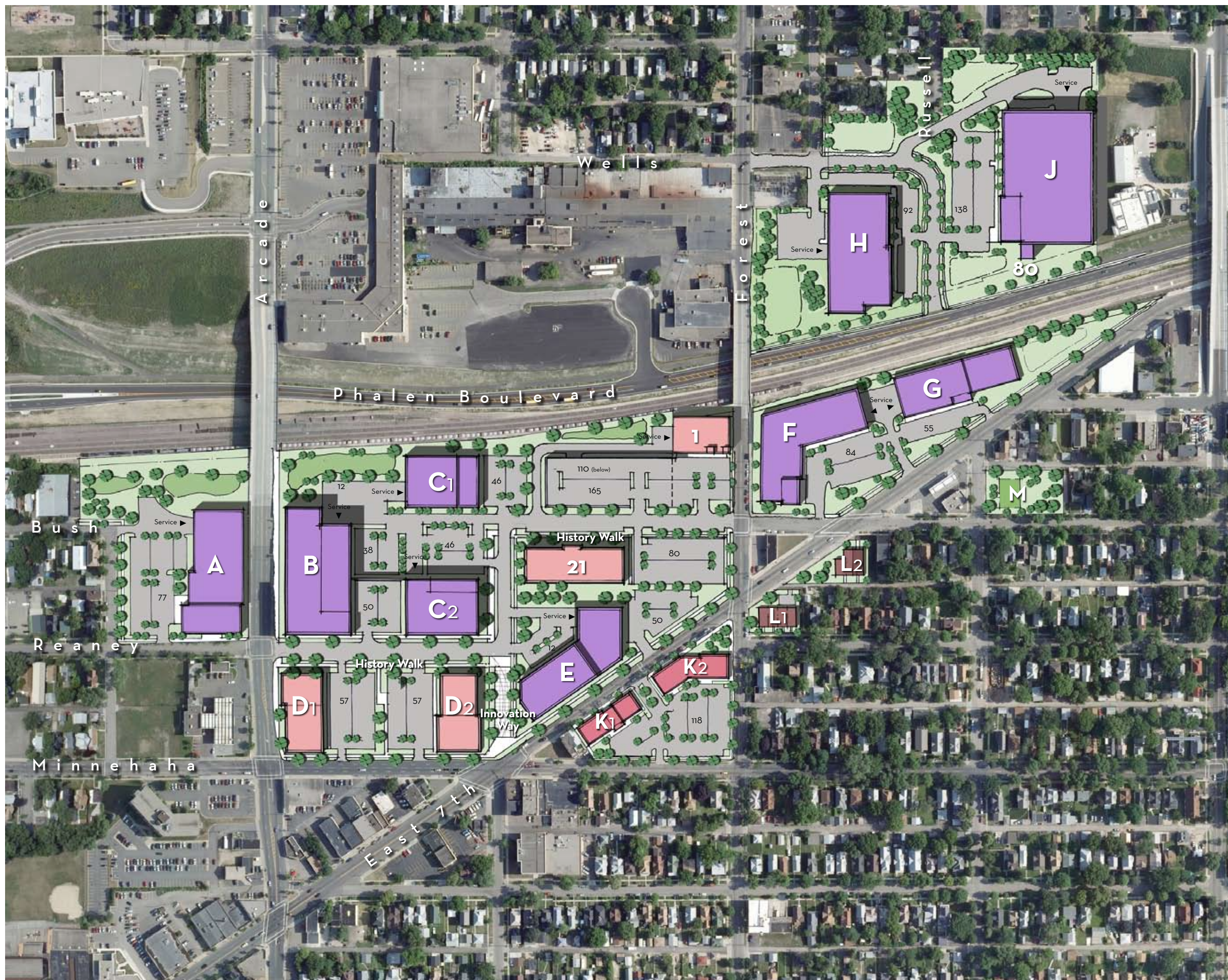
Building Reuse



# Development Concept 7B

## Development Principles

- 1. Preserve and Enhance Historic Resources**
  - Maintain most historic and recognizable buildings 1&21
  - Maintain primary street grid system.
  - Create interpretive History Walk.
  - Design standards ensure a consistent, integrated style
- 2. Realize Potential for Creating Quality Jobs**
  - Meets/exceeds (1,000 jobs) densities from most recent 3M operations.
  - Economic development criteria for well paying jobs.
  - Encourage diversity in industry and jobs types.
  - Access jobs for Eastsiders.
- 3. Embrace Green Planning, Building & Operating Strategies**
  - Site is inherently green (brownfield, smart growth).
  - Connections to existing bus routes and bike trails.
  - SPPA Green Design Review will encourage energy efficiency and green buildings.
  - Explore opportunity for green energy.
- 4. Evoke a Sense of Place**
  - Develop brand and identity for the site related to interpretive and mitigation efforts.
  - Integrate existing design standards and contribute to existing sense of place.
- 5. Improve Connectivity**
  - Maintained street grid.
  - History Walk/Innovation Way encourages bike/pedestrian traffic through site.
  - Green/open space (Innovation Way) strategically located to support cross site circulation and activity.
  - Campus environment created.
- 6. Foster Public Safety**
  - Streets connect through site, more activity within site.
  - **Hidden pockets minimized for safety.**
  - Design standards encourage passive surveillance.
- 7. Invest in the Public Realm**
  - Retail focused along 7th, Arcade and Minnehaha.
  - Buildings front/embrace the streets.
  - Public realm design standards to improve connectivity and foster public safety.



Parcel	Building	Floor Area (SF)				New/Reuse	Parking		Jobs			Notes
		Office	Comm/Retail	Light Industry	Parking/Storage		Needed	Provided	Office	Comm/Retail	Light Industry	
1	A			50,000		New	77	77			75	
2	B			60,000		New	92	100			90	
	C1			30,000		New	46	46			45	
	C2			30,000		New	46	46			45	
	D1	20,000				New	57	57	66			Clinic
	D2	20,000				New	57	57	66			Clinic
3	1	34,000			33,740	Reuse	100	165	112			Storage Levels 1,2; Office 3,4
	21	51,000			25,500	Reuse	209	190	168			Storage Levels B; Office 1,2
	E1			40,000		New	62	62			60	
4	F			50,000		New	77	84			75	
	G			40,000		New	62	55			60	
5	H			60,000		New	92	92			90	
	J			90,000		New/Reuse	138	138			135	Reuse Building 80
6	K1	6,000	8,000			New	59	59	20	20		Retail w/ Commercial Above
	K2	6,000	8,000			New	59	59	20	20		Retail w/ Commercial Above
7,8	L1,L2	12 Units				New	18	18				
9	M					--						Public Park
Sub Totals		137,000	16,000	450,000	59,240				452	40	675	
TOTAL				603,000			1,251	1,305			1,167	

**3M Redevelopment**

October 1, 2009

