

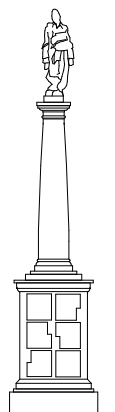


600 Main Seniors Apartments (104 Units) Preliminary Only

600 SE Main St.,
Mpls., MN 55414
June 3, 2026
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IMAGE

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ARCHITECT
AIA, LEED AP, NCARB, CID



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6701 WEST 23RD STREET
SUITE B5
ST. LOUIS PARK, MN. 55426
jay@jaypnelsonarchitect.com

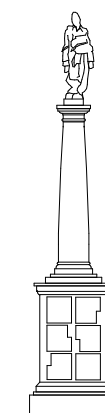
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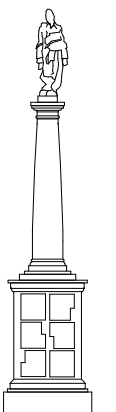
600 Main Seniors Apartments (104 Units) Preliminary Only

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SITE PLAN

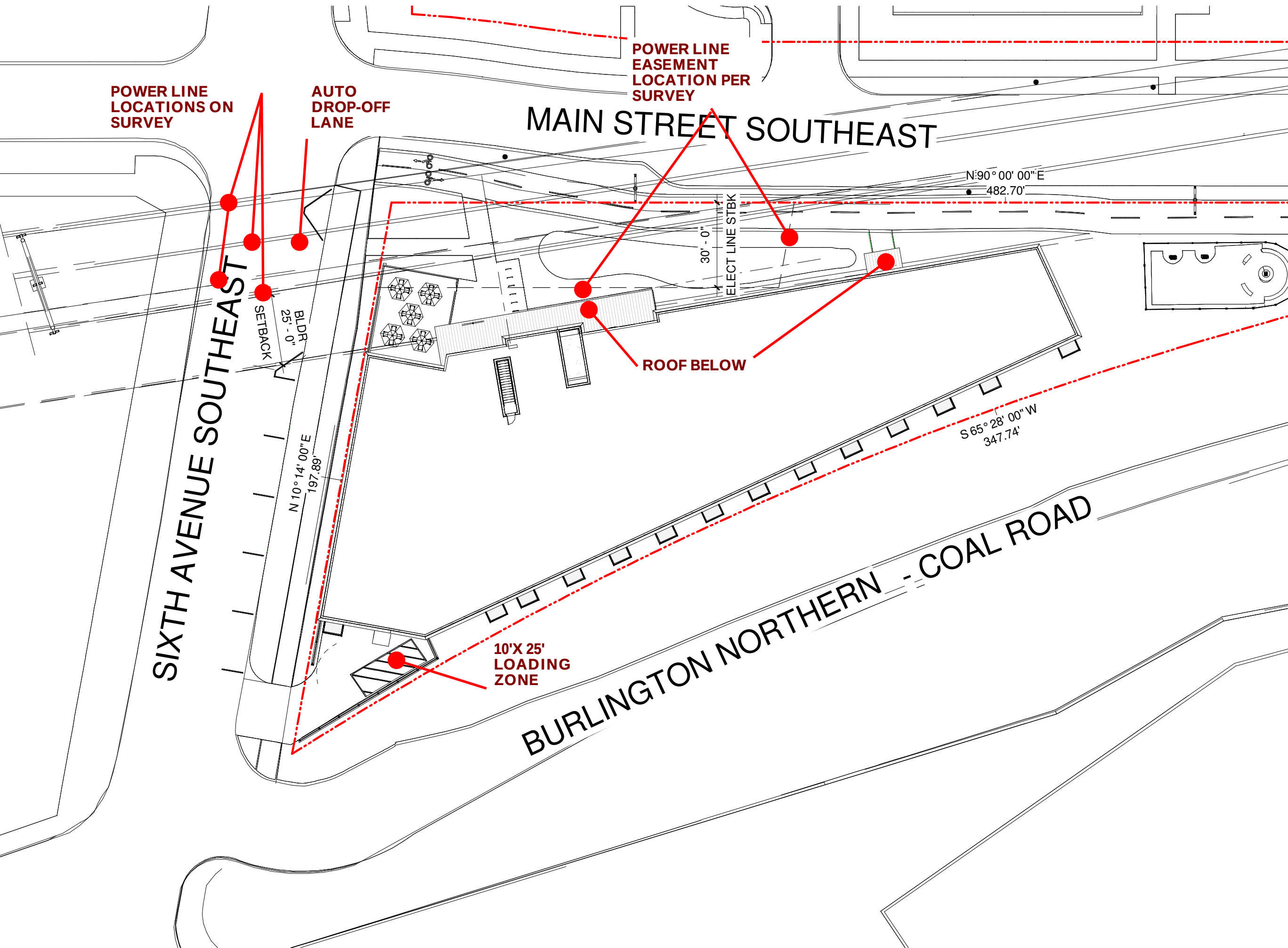


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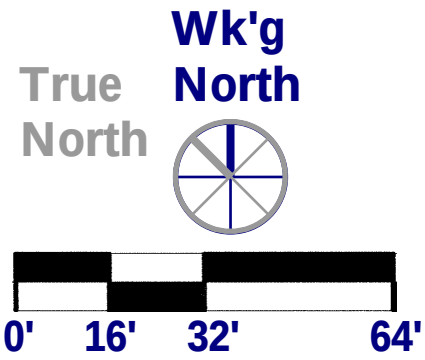




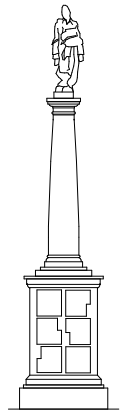
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POWER LINES- SETBACKS



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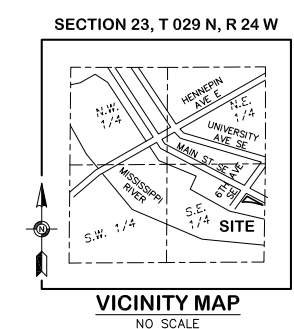
SURVEY

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SURVEY

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475 Old Highway 8 NW, Suite 200
New Brighton, Minnesota 55112
PHONE: (612) 466-3300
WWW.EFNSURVEY.COM



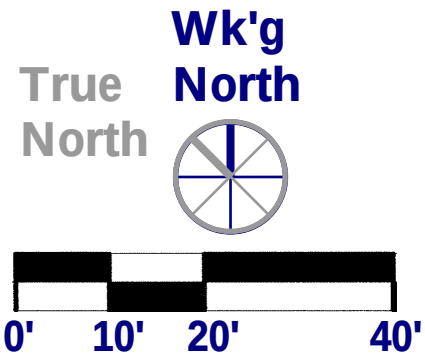
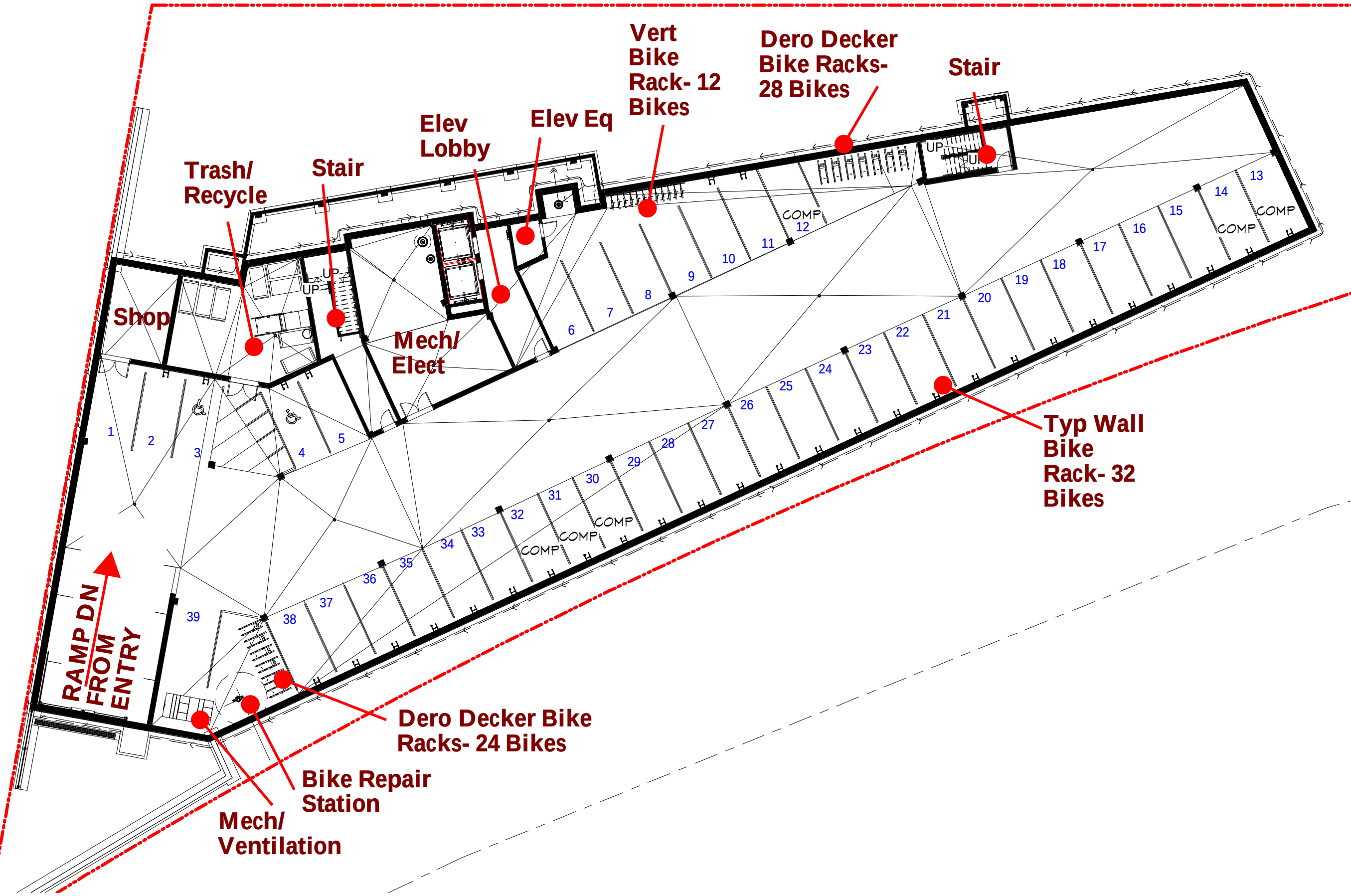
PROPERTY ADDRESS:

600 Main Street SE
Minneapolis, Minnesota 55414

600 Main
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Preliminary Only

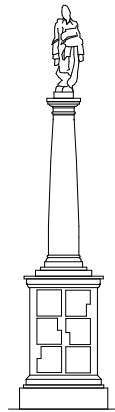
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LOWER
GARAGE



(Scale is approximate)

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GRADE LEVEL

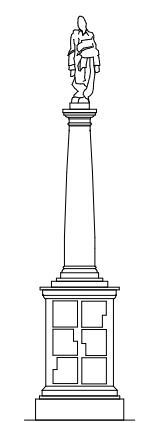
Wk'g North
True North



0' 10' 20' 40'

(Scale is approximate)

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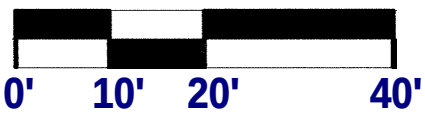
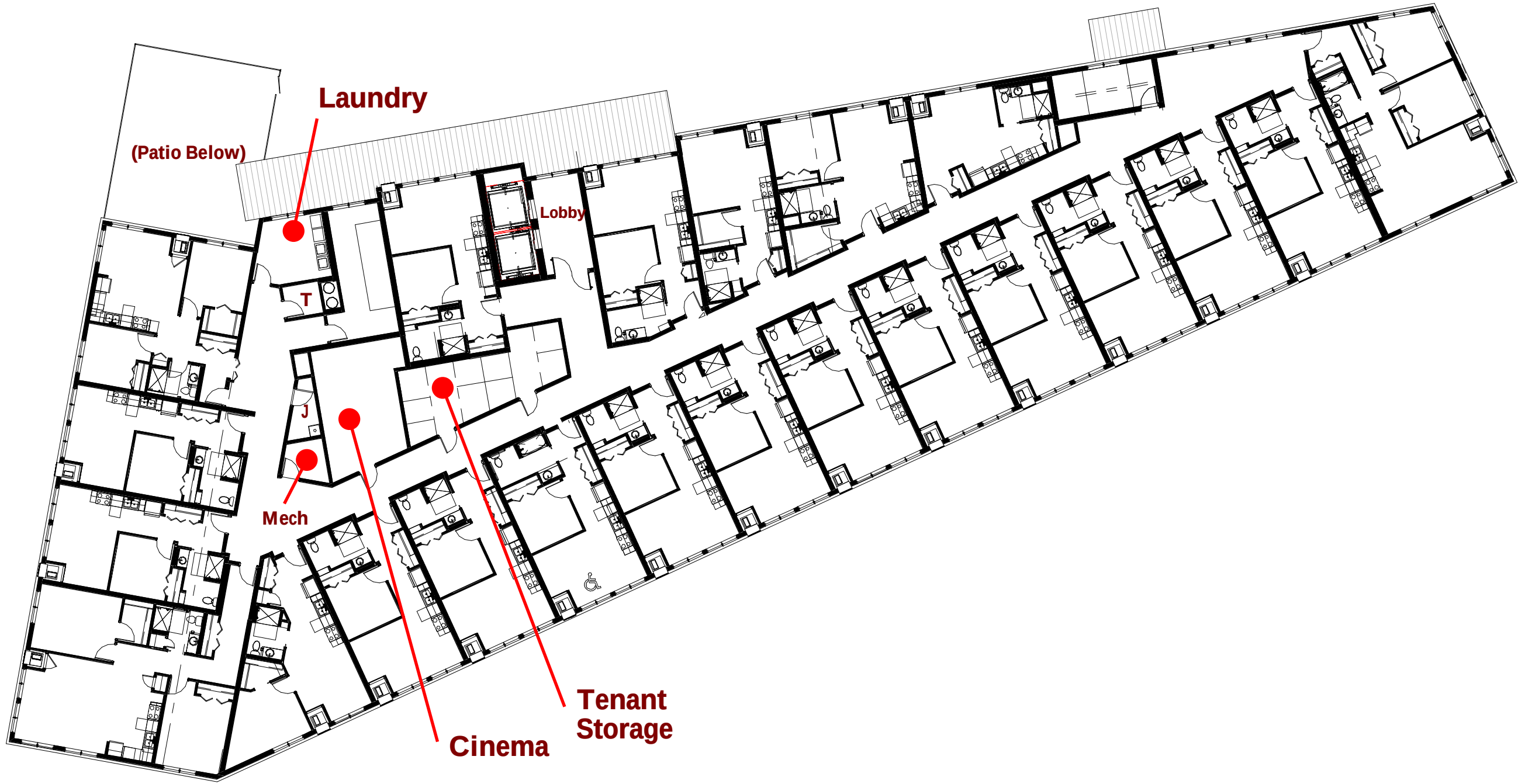
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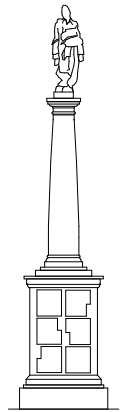
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LEVEL 2



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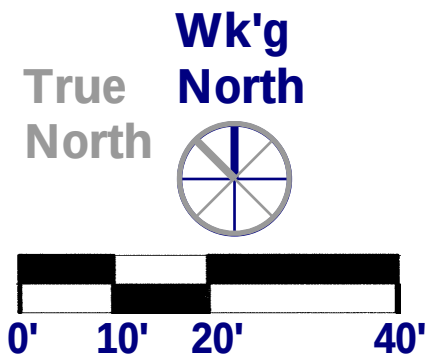
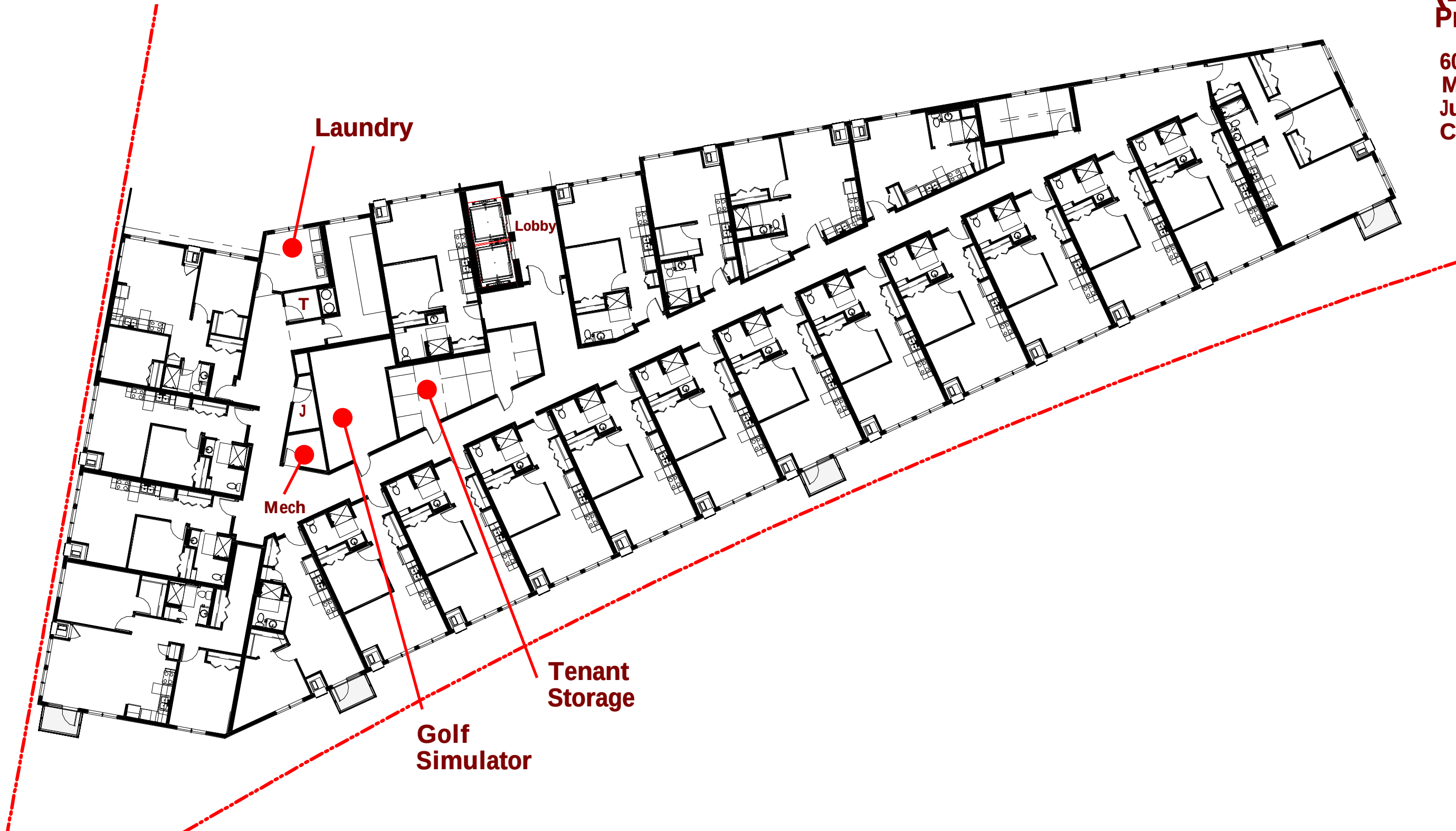
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600 Main

Seniors Apartments (104 Units) Preliminary Only

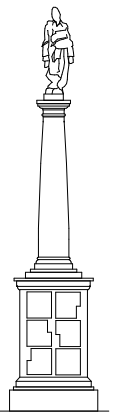
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LEVEL 3



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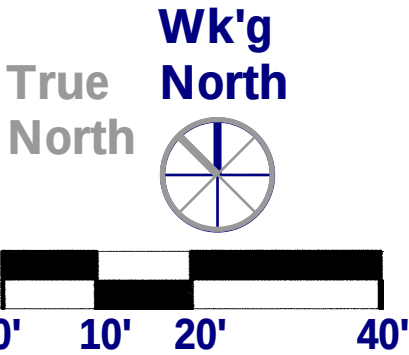
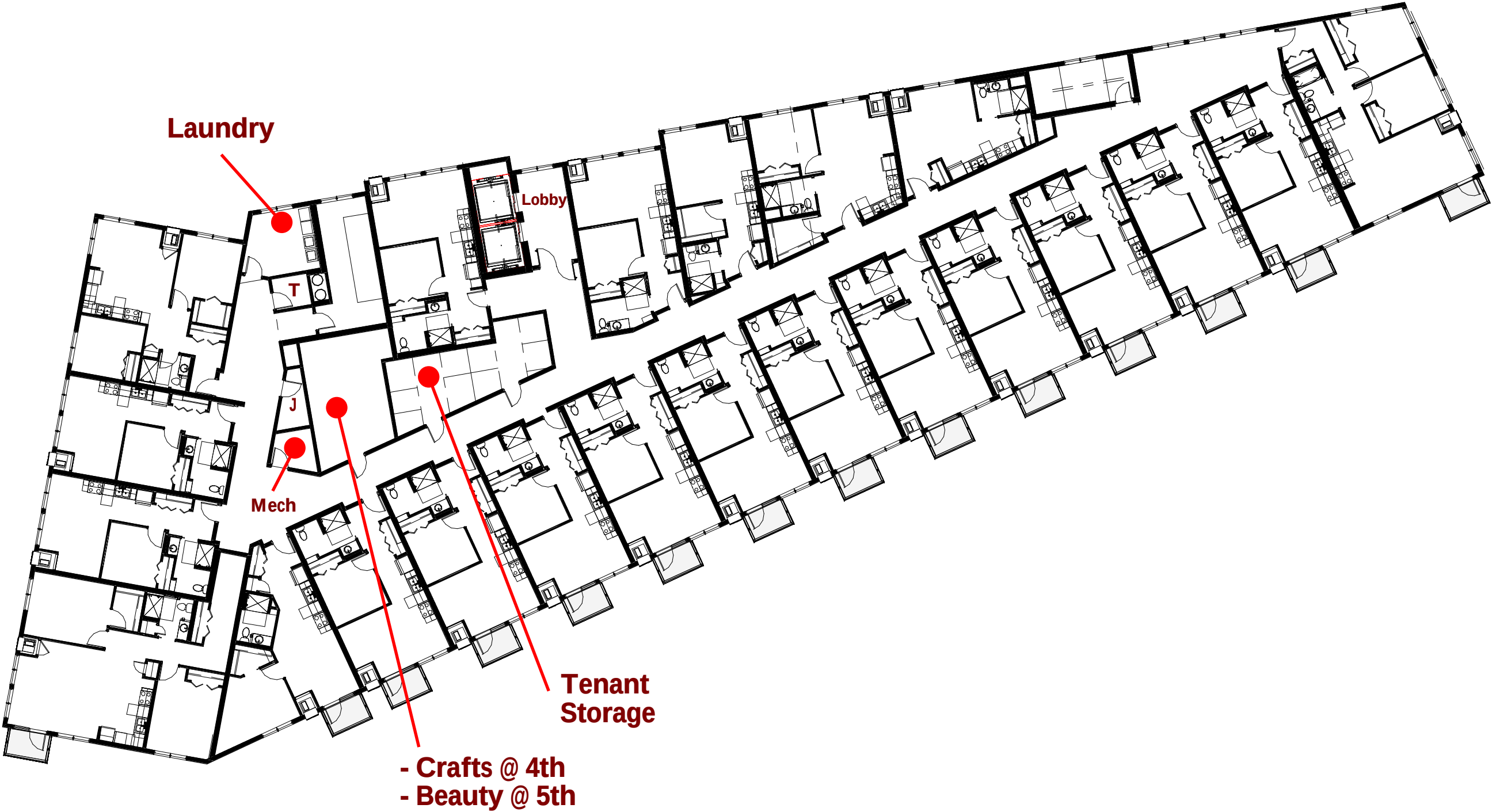


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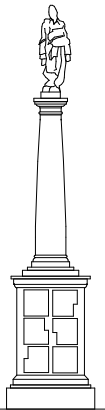
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LEVELS 4 & 5



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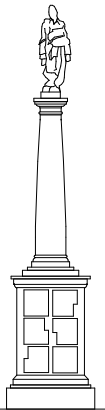


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**NORTH
ELEVATION**

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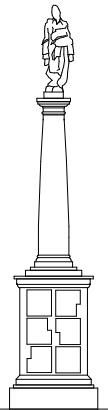


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**EAST
ELEVATION**

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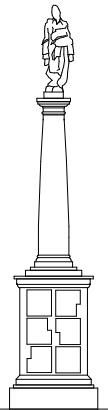


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**SOUTH
ELEVATION**

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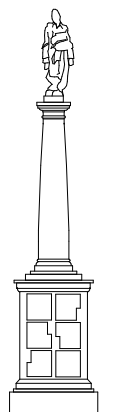
600 Main Seniors Apartments (104 Units) Preliminary Only

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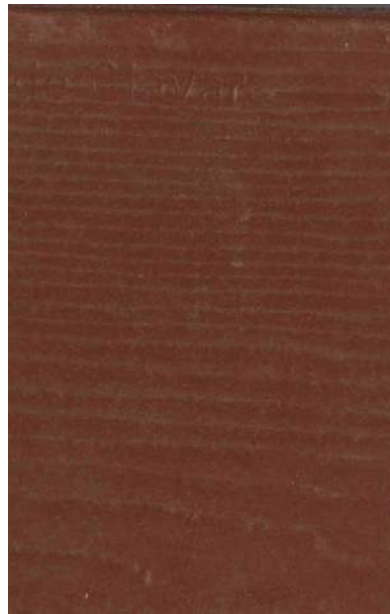
WEST ELEVATION



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Medium Brown
Cornace

Black Window
Frames and Trim

Black Aluminum
Decks

Black MagicPak
Grills

Fiber Cement Lap
Siding- (3) x 8" + (1) 4"
Cedar Mill Finish
"Country Lane Red"

Limestone Running
Watertable

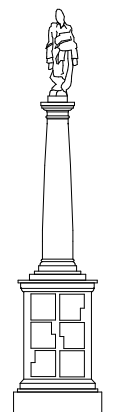
4" D x 4" H x 16" L
SpecBrik-
"Birmingham 20%
Blend" - Running Bond

600 Main Seniors Apartments (104 Units) Preliminary Only

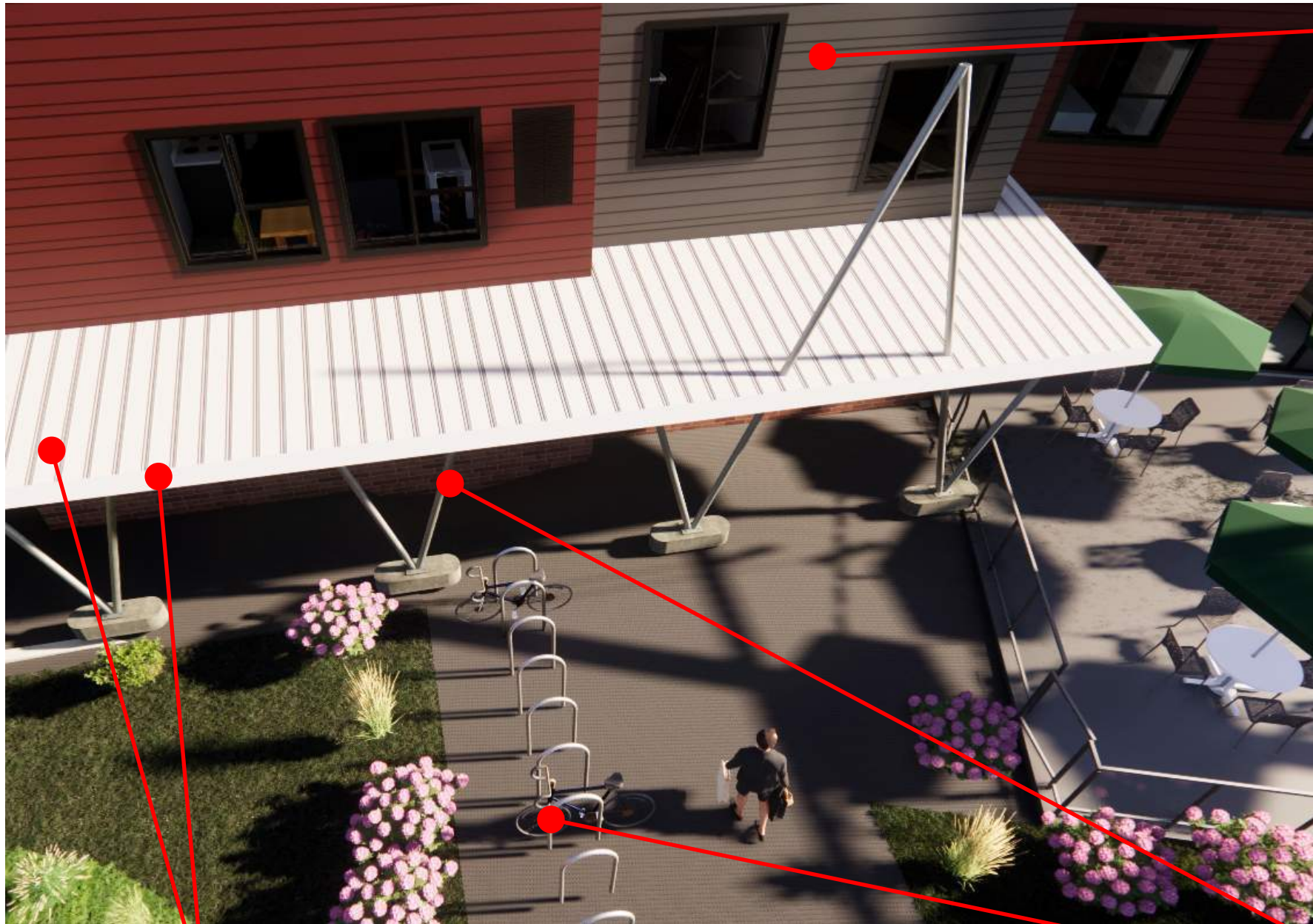
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EXTERIOR
COLORS-
MATERIALS

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EXTERIOR COLORS/ MATERIALS

Fiber Cement Lap
Siding- (3) x 8" + (1) 4"
Cedar Mill Finish
"Midnight Black"-
Accents as shown on
north elevation.



Guardrails &
handrails to be
aluminum -
intermediates to be
glazing or stainless
steel cable



aluminum #79

Misc metals, exterior
metal columns,
brackets, bike racks
to be natural
galvanized metal



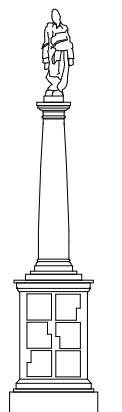
Prefinished Snap on Standing Seam
Roof, Fascias, Trim & Soffits to be
Pac-Clad " Cityscape"



Cityscape



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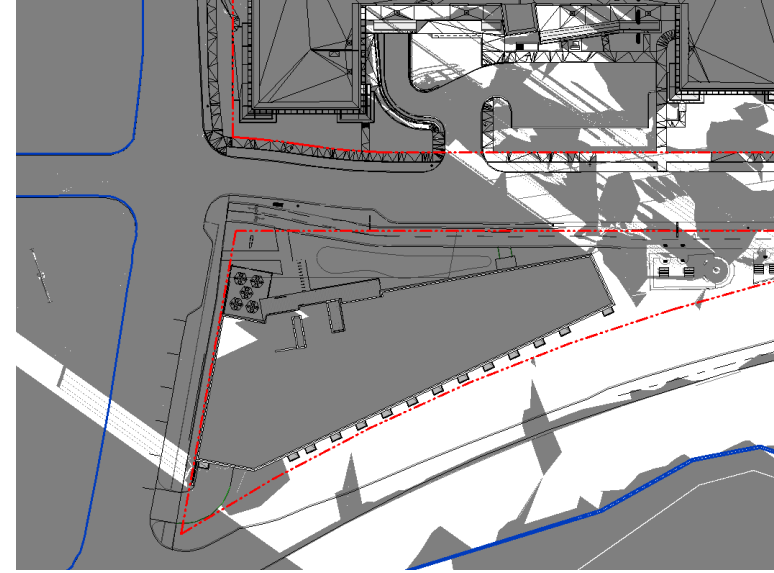
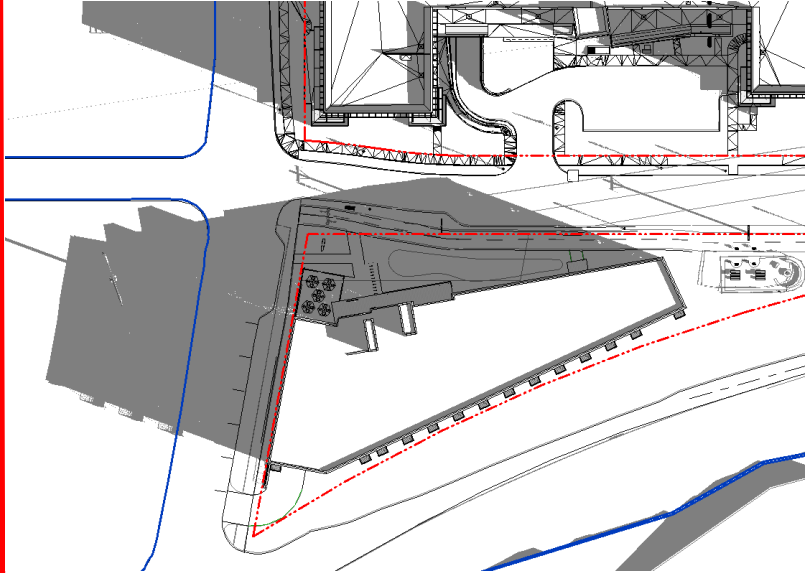
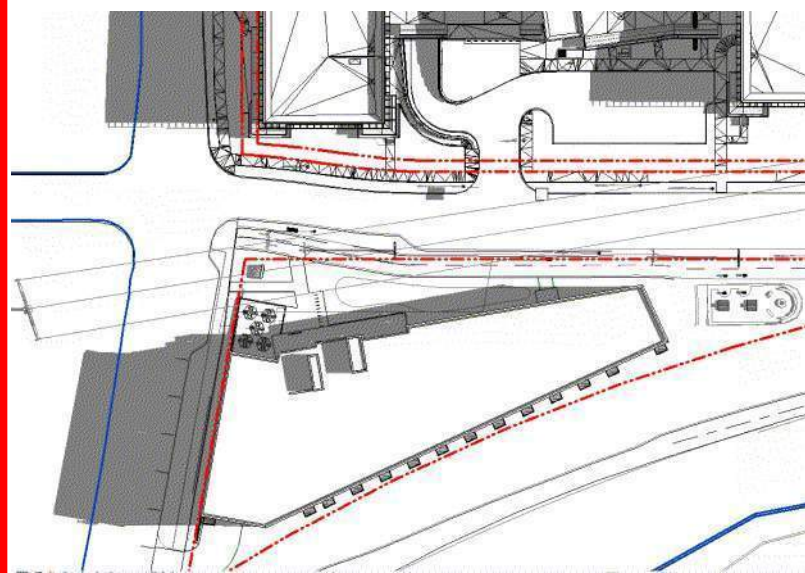
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**JUNE 21
(SUMMER SOLSTICE)**

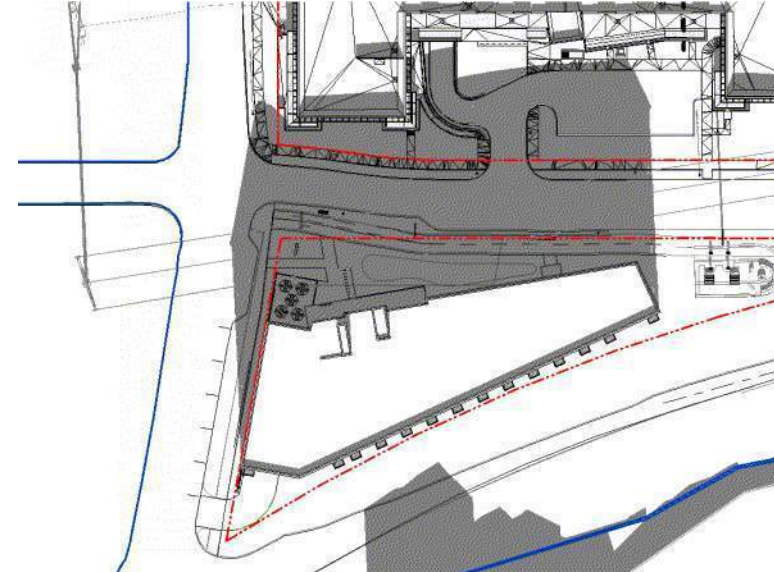
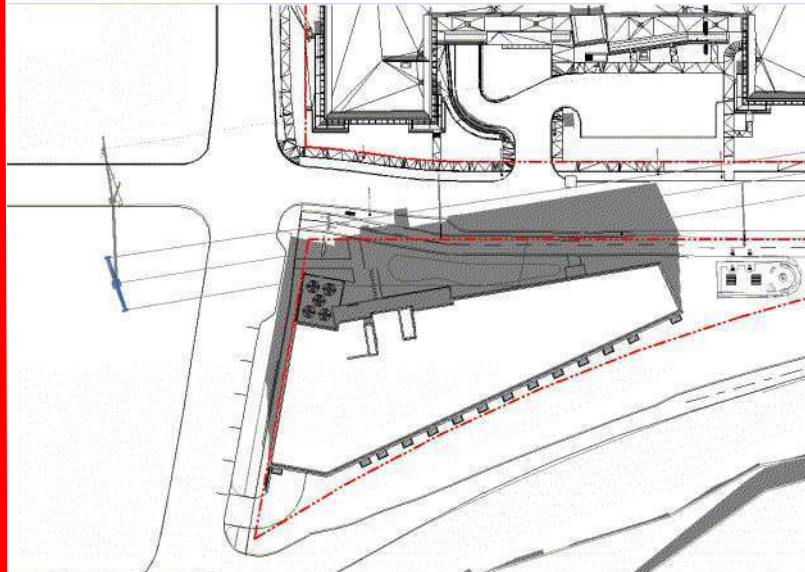
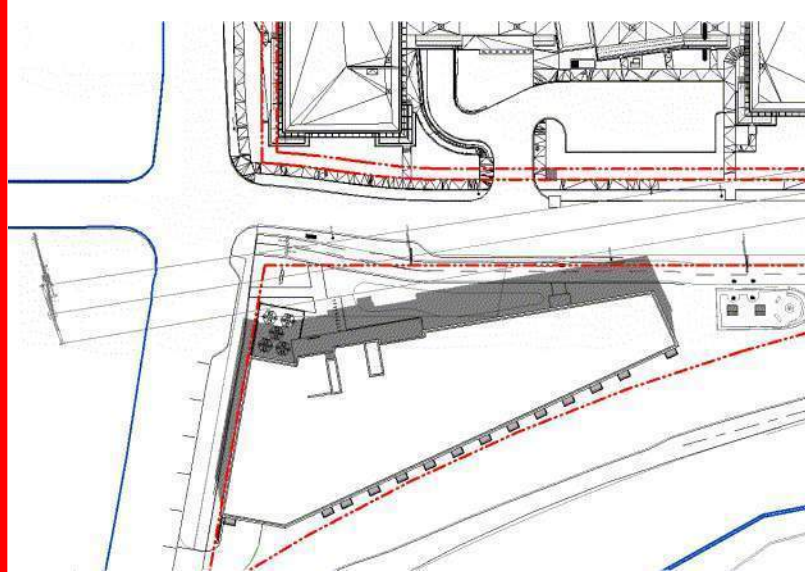
**SEPTEMBER 22
(FALL EQUINOX)**

**DECEMBER 21
(WINTER SOLSTICE)**

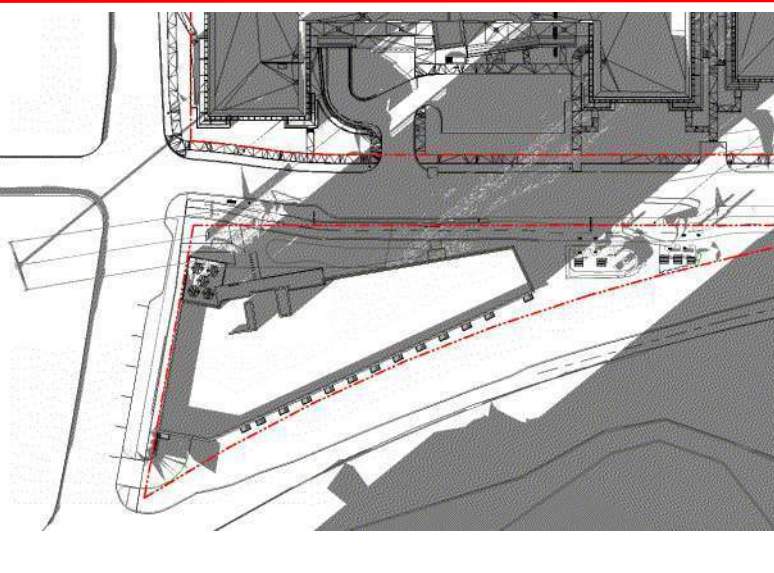
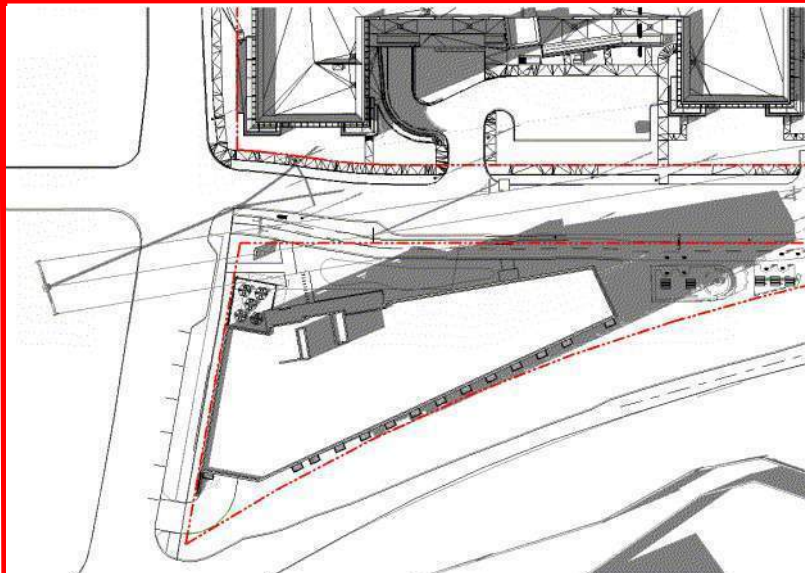
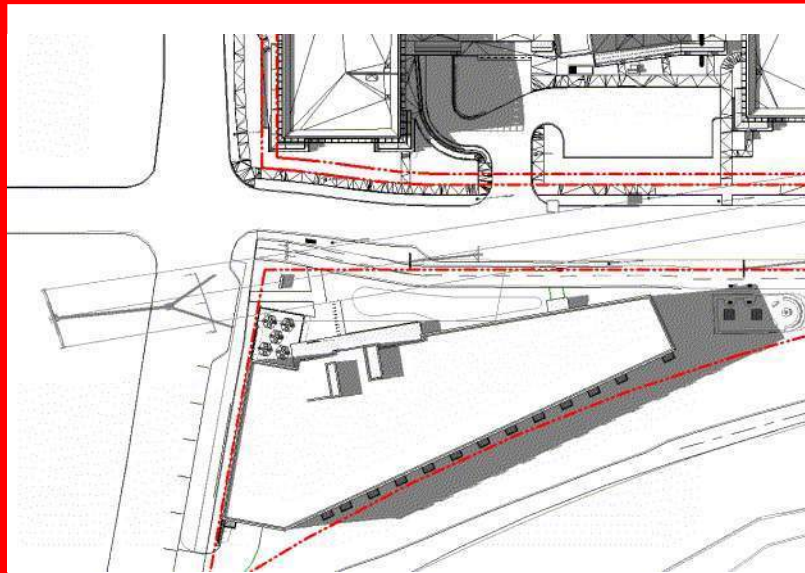
8 AM



12 AM



4 PM



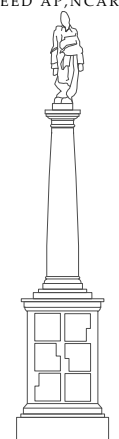
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SHADOW ANALYSIS

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PROJECT
DATA

Taxpayer:	BLUFF STREET DEVELOPMENT LLC C/O WALL COMPANIES 811 LASALLE AVE #210 MINNEAPOLIS MN 55402
Tax Parcel	
Parcel Area:	0.87 acres 38,040 sq ft
Torrens/Abstract:	Both
Addition:	Auditor's Subd. No. 044
Lot:	011
Block:	
Metes & Bounds:	That Part Of Lot 11 Aud Subd No 44 And Of Govt Lot 4 Sec 23 Desc As Beg At Intersec Of Swly Line Of Main St Se With Sely Line Of 6Th Ave Se Th On Note: This Is A Partial Metes & Bounds Description.

Bicycle Parking

96 Bikes Garage (52 are Dero Decker no lift)
+ 12 Bikes Exterior (12 no lift hoops)
108 Bikes Total

104 Apt Units
Total = 1 Bike/
Unit x 104 Units=
104 Bikes Req'd

	Studio	1 Bedroom	2 Bedroom	Totals
Level 5	2	17	3	= 22 Units
Level 4	2	17	3	= 22 Units
Level 3	2	17	3	= 22 Units
Level 2	2	17	3	= 22 Units
Level 1	1	12	3	= 16 Units
Unit Totals	9	80	15	= 104 Units
Sleeping Rm's Total	9	80	30	= 119 Br's
Percentage of Units	9%	77%	14%	= 100%

40 Cars Garage + 0 Cars On Str. 39 Cars Total	104 Apt Units Total = .385 Cars/ Unit (0 Req'd)	APPROX. SITE AREA = 38,040 S.F. OR .87 ACRES
---	--	---

UNIT NAME	UNIT TYPE	GRADE LEVEL	2ND LEVEL	3RD LEVEL	4TH LEVEL	5TH LEVEL	TOTAL UNITS	UNIT SIZE APP. (S.F.)	TOTAL NRA	TOTAL PERCENT
SA (ACC)	STUDIO	1	0	0	0	0	1	450	450	0.98% (ACC)
S1	STUDIO	0	1	1	1	1	4	441	1,784	3.85%
S2	STUDIO	1	1	1	1	1	5	467	2,335	4.80%
TOTAL STUDIO		2	2	2	2	2	10		4,549	9.62%

UNIT NAME	UNIT TYPE	GRADE LEVEL	2ND LEVEL	3RD LEVEL	4TH LEVEL	5TH LEVEL	TOTAL UNITS	UNIT SIZE APP. (S.F.)	TOTAL NRA	TOTAL PERCENT
1A (ACC)	1BR	0	1	0	0	0	1	583	583	0.98% (ACC)
1B	1BR	11	12	13	13	13	62	583	36,146	59.62%
1B1	1BR	0	1	1	1	1	4	582	2,248	3.85%
1B2	1BR	1	1	1	1	1	5	627	3,135	4.80%
1B3	1BR	0	1	1	1	1	4	603	2,412	3.85%
1B4	1BR	0	1	1	1	1	4	610	2,440	3.85%
TOTAL 1BR		12	17	17	17	17	80		46,964	76.94%

UNIT NAME	UNIT TYPE	GRADE LEVEL	2ND LEVEL	3RD LEVEL	4TH LEVEL	5TH LEVEL	TOTAL UNITS	UNIT SIZE APP. (S.F.)	TOTAL NRA	TOTAL PERCENT
2A (ACC)	2BR	1	0	0	0	0	1	1052	1052	0.98% (ACC)
2B1	2BR	0	1	1	1	1	4	841	3,364	3.85%
2B2	2BR	0	1	1	1	1	4	1122	4,488	3.85%
2B3	2BR	1	1	1	1	1	5	972	4,860	4.80%
		2	3	3	3	3	14		13,764	13.47%

UNIT TOTAL	16	22	22	22	22	104		65,277	100.00%
------------	----	----	----	----	----	-----	--	--------	---------

AVERAGE UNIT SIZE	687		
-------------------	-----	--	--

TOTAL UNIT FLOOR AREAS- (LEVELS 1 TO 5)=	65,277 S.F.= 72%
TOTAL OF COMMON AREA FLOOR AREAS- (LEVELS 1 TO 5)=	25,313 S.F.= 28%
TOTAL OF HOUSING FLOOR AREAS (LEVELS 2 TO 7)=	90,590 S.F.= 100%
TOTAL OF LOWER PARKING + GRADE LEVELS=	18,118 S.F.
TOTAL GROSS BUILDING AREA=	108,708 S.F.

INTERIOR PARKING:
TOTAL INTERIOR PARKING = 40 CARS
TOTAL EXTERIOR PARKING= 0 CARS
TOTAL INTERIOR + EXTERIOR PARKING= 40 CARS = .385 CARS/ UNIT

GENERAL NOTES:
1. ACCESSIBLE UNITS BY MN CODE REQUIRES 2% TOTAL UNITS- (MN 11007.6.2.2.1 = TYPE A UNITS) ALL OTHER UNITS ARE DESIGNED TO BE TYPE B, FULLY ADAPTABLE TO COMPLY WITH 2020 MN ACCESSIBILITY HOUSING REQUIREMENTS.
2. 104 UNITS X .02= 2.08 ROUNDS UP TO 3 TYPE A UNITS REQUIRED.

Level 5 = ----- 18,040 s.f. Gross
Level 4 = ----- 18,040 s.f. Gross
Level 3 = ----- 18,040 s.f. Gross
Level 2 = ----- 18,040 s.f. Gross
Level 1 = ----- 18,040 s.f. Gross
Total Apartments = ----- 90,200 s.f. Gross

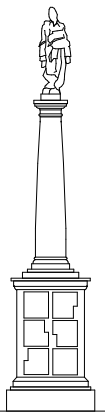
Parking Garage Level = ----- 18,040 s.f. Gross

Total Gross Building = ----- 108,240 s.f. Gross

Housing - Levels 1,2, 3,4 & 5
= 90.200 s.f.= 884 s.f./ Unit

ALL AREAS ARE
APPROXIMATE

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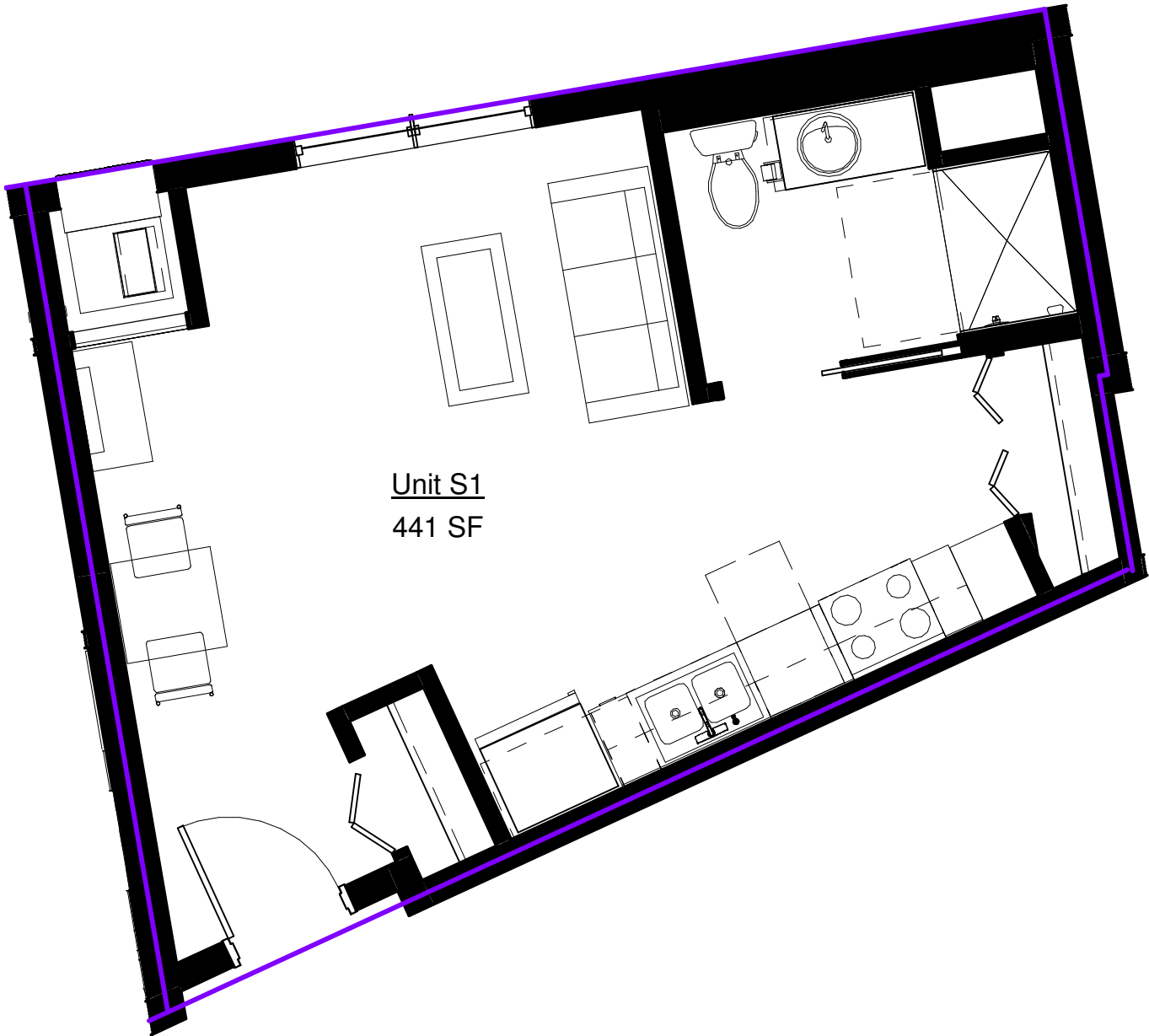


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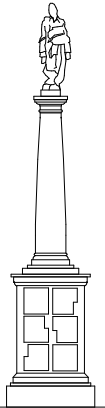
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STUDIO
UNIT S-1

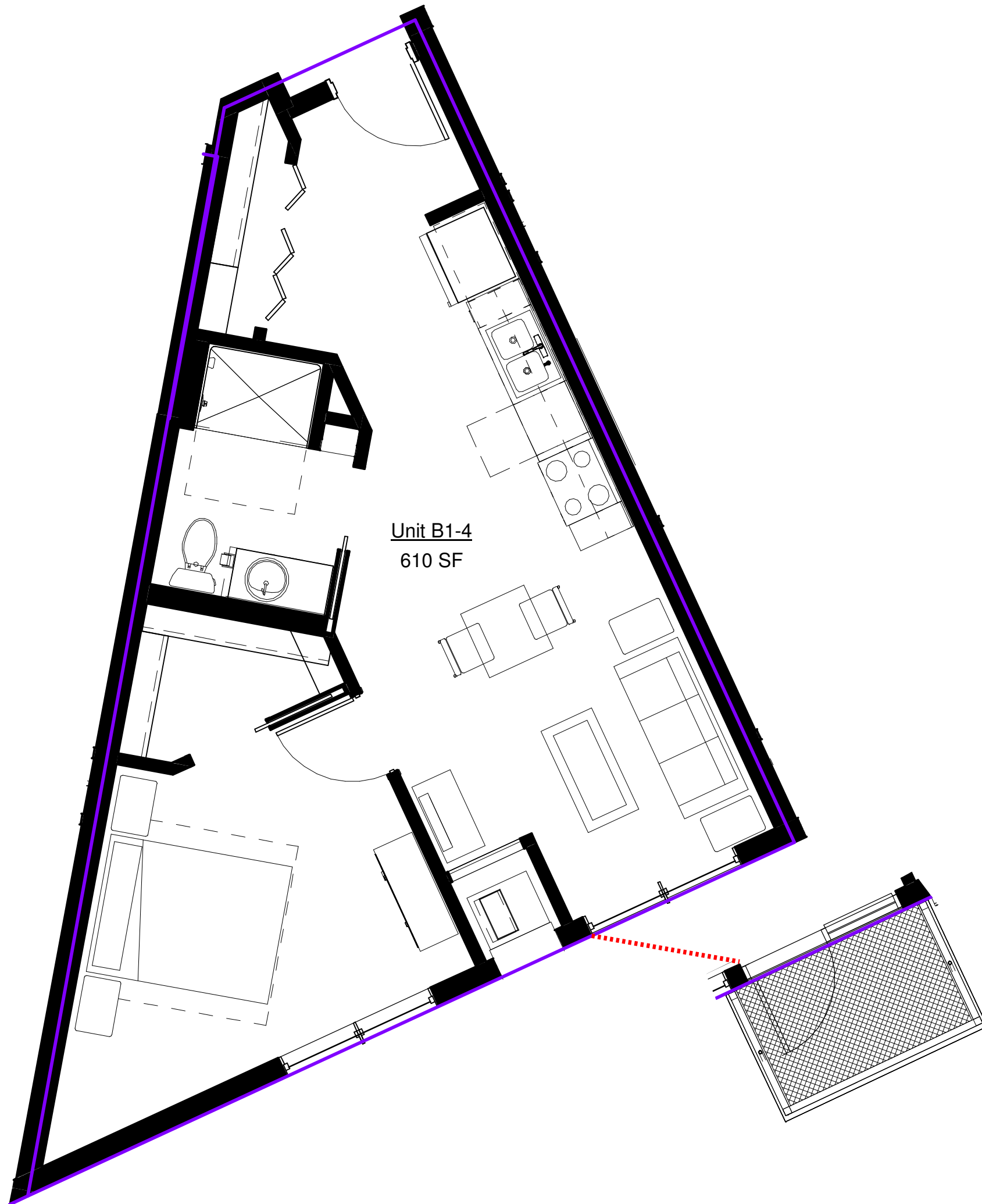


(Scale is approximate)

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6701 WEST 23RD STREET
SUITE B5
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jay@jaypnelsonarchitect.com



600 Main Seniors Apartments (104 Units) Preliminary Only

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1 BR UNIT B1-4

True North
Wk'g North

0' 2' 4' 8'

(Scale is approximate)

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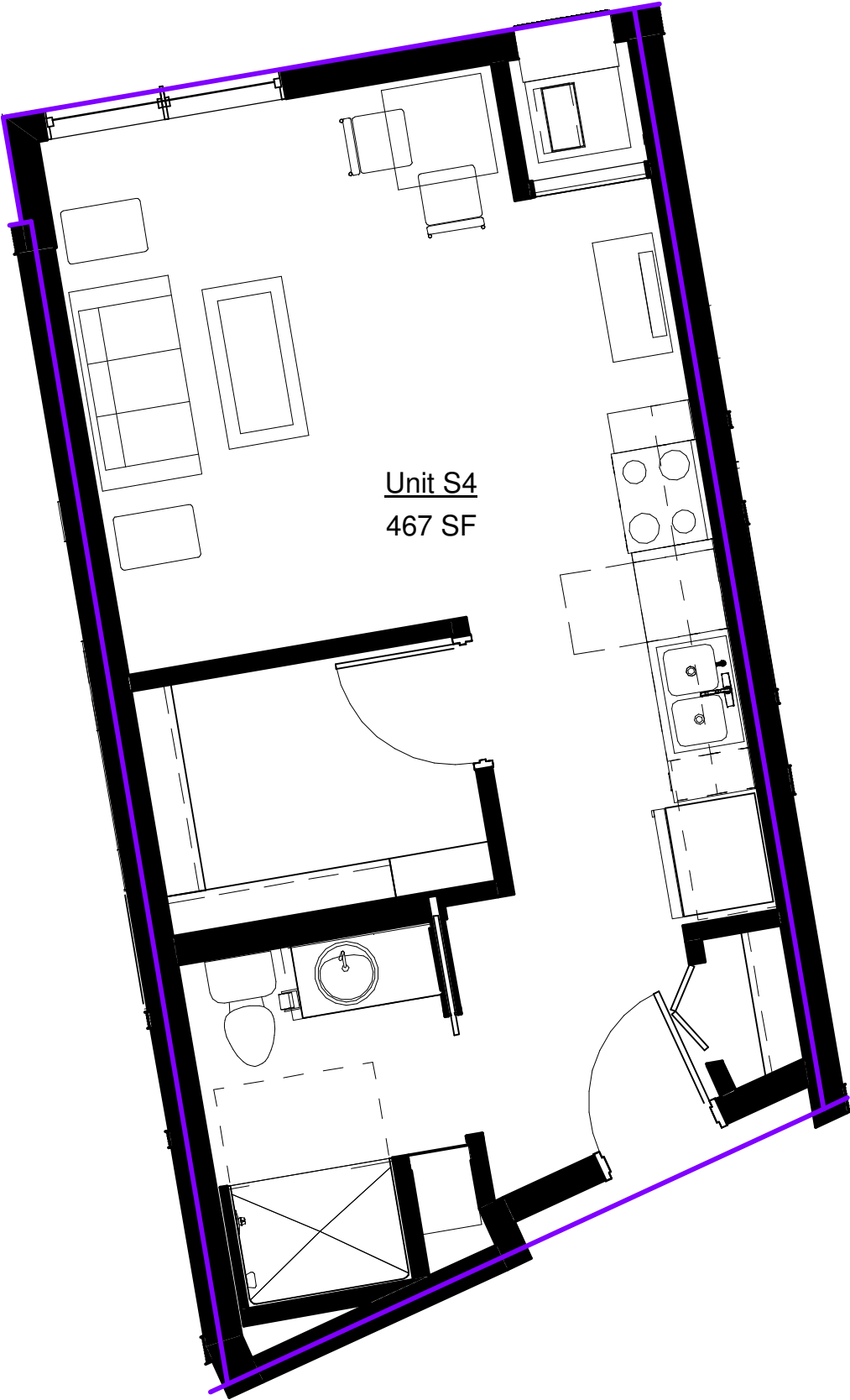
EXTERIOR
DECKS WHERE
SHOWN ON
FLOOR PLANS

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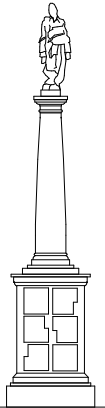
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STUDIO
UNIT- S4

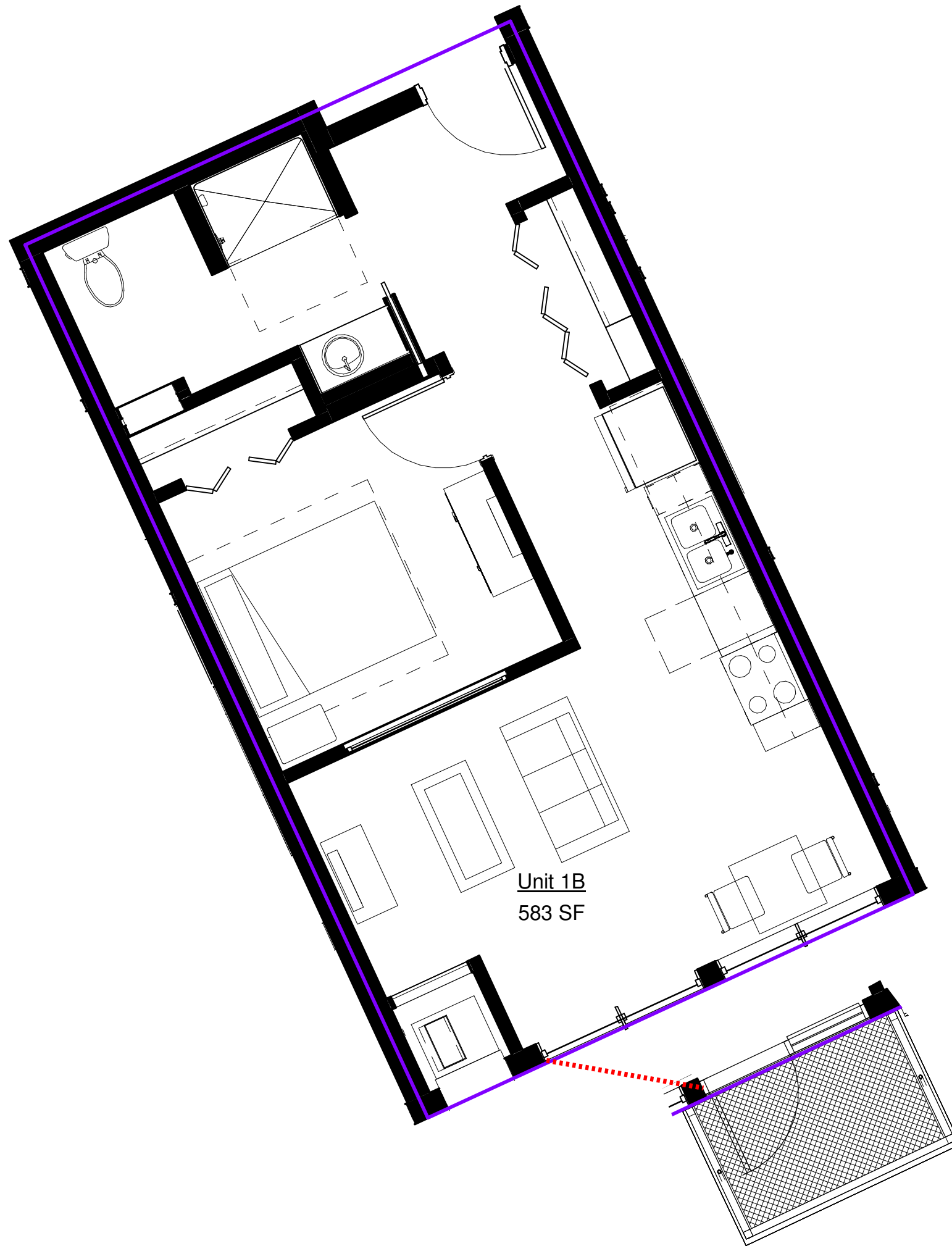


(Scale is approximate)

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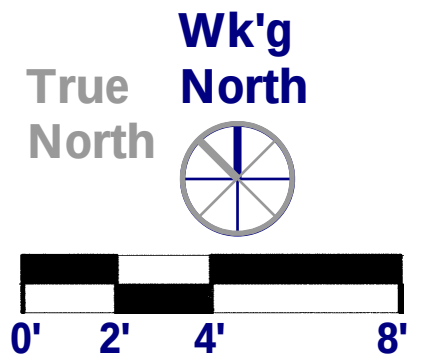
Unit 1B
583 SF

EXTERIOR
DECKS WHERE
SHOWN ON
FLOOR PLANS

600 Main Seniors Apartments (104 Units) Preliminary Only

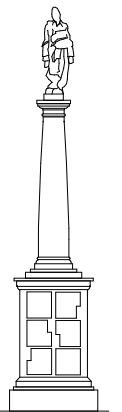
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1 BR UNIT 1B

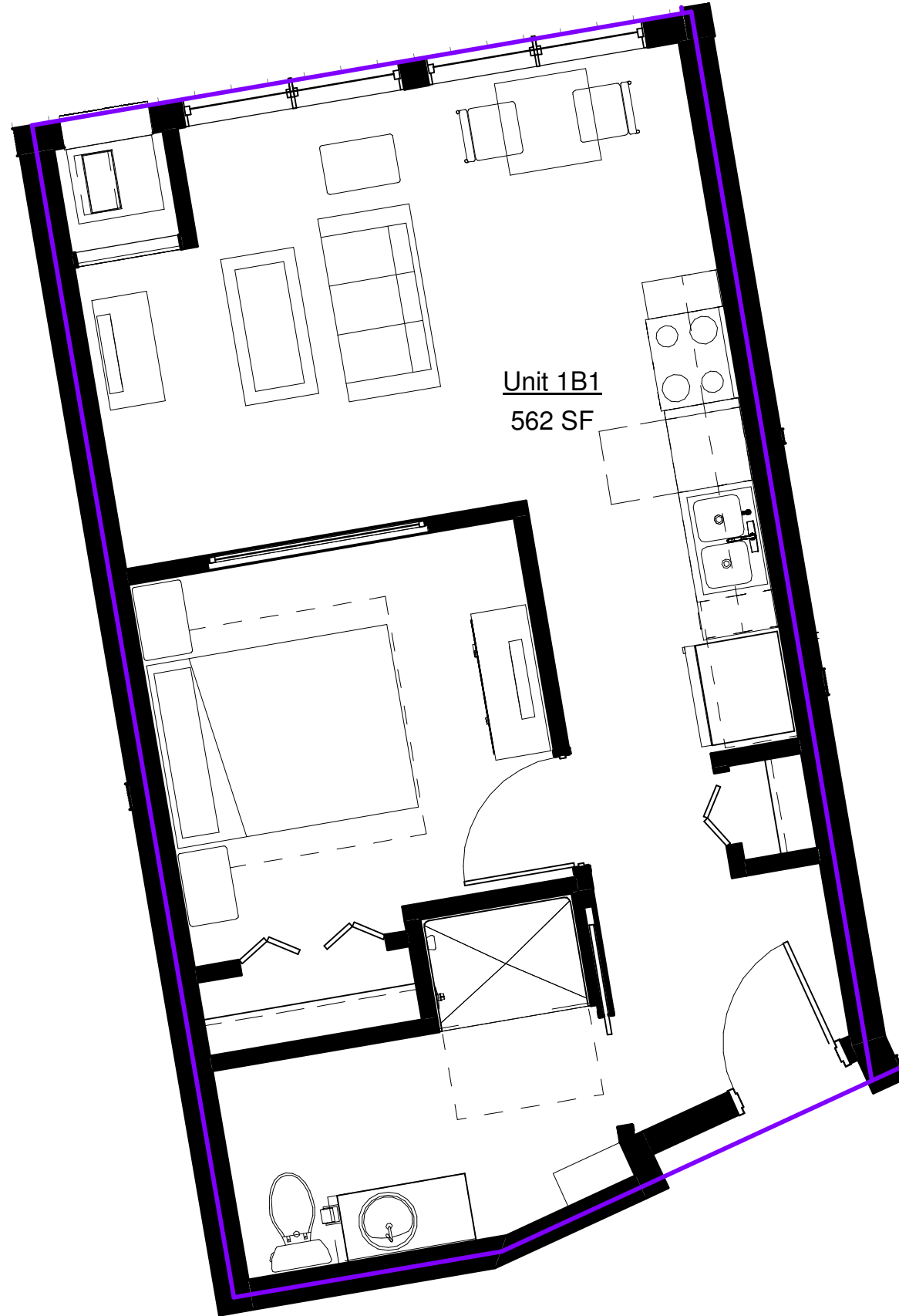


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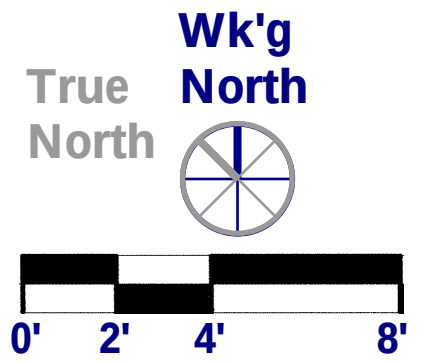


600 Main

Seniors Apartments (104 Units) Preliminary Only

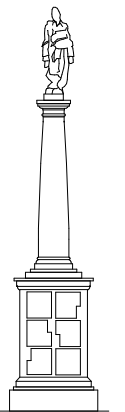
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1 BR UNIT 1B1



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600 Main
Seniors
Apartments
(104 Units)
Preliminary Only

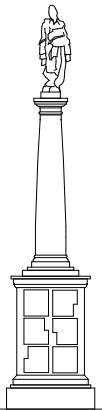
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1 BR UNIT
1B2



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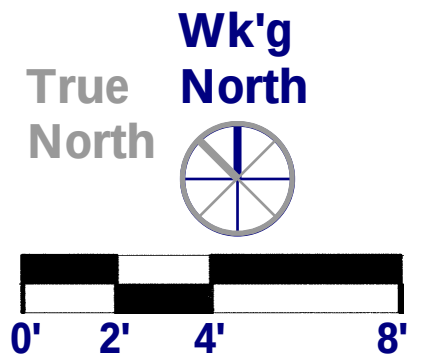


600 Main

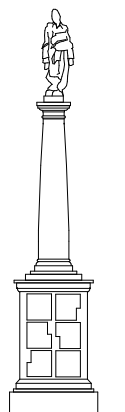
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1 BR UNIT 1B3



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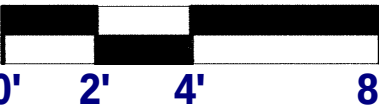


Unit 2B1
841 SF

600 Main
Seniors
Apartments
(104 Units)
Preliminary Only

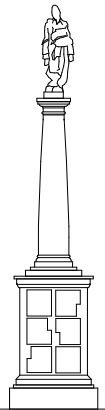
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2 BR UNIT
2B1



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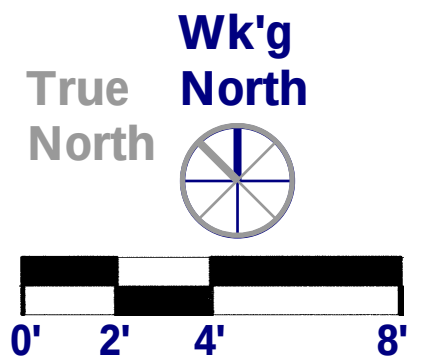


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SUITE B5
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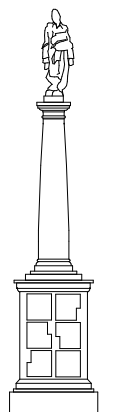
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2 BR UNIT 2B2

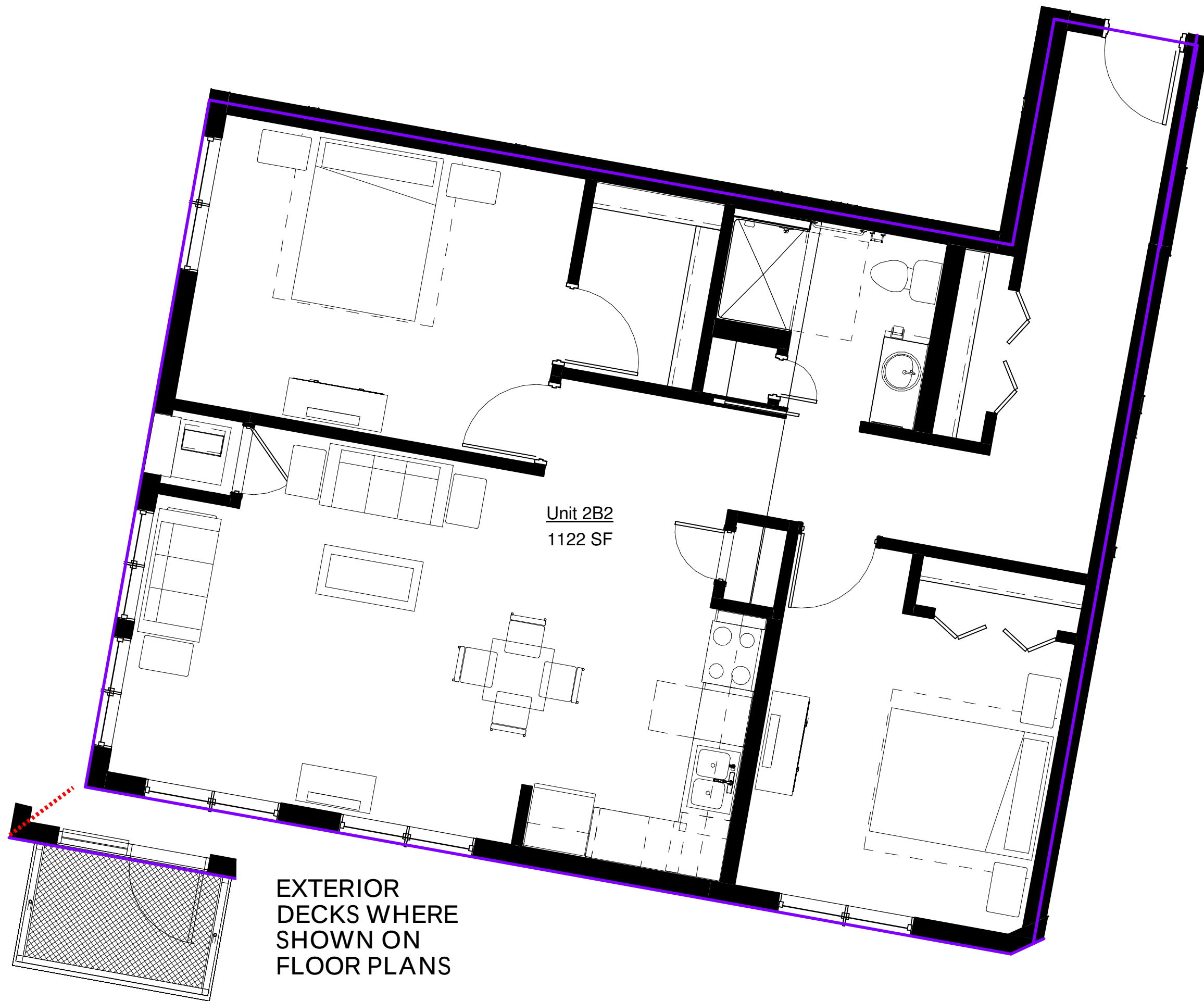


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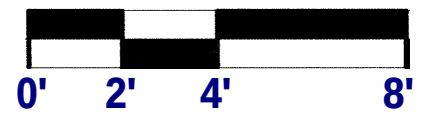
EXTERIOR
DECKS WHERE
SHOWN ON
FLOOR PLANS



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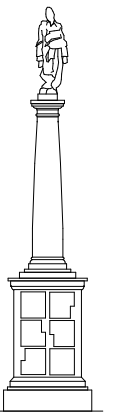
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2 BR UNIT 2B3



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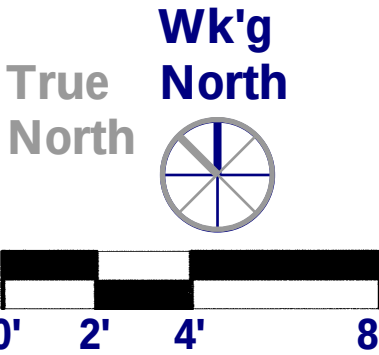
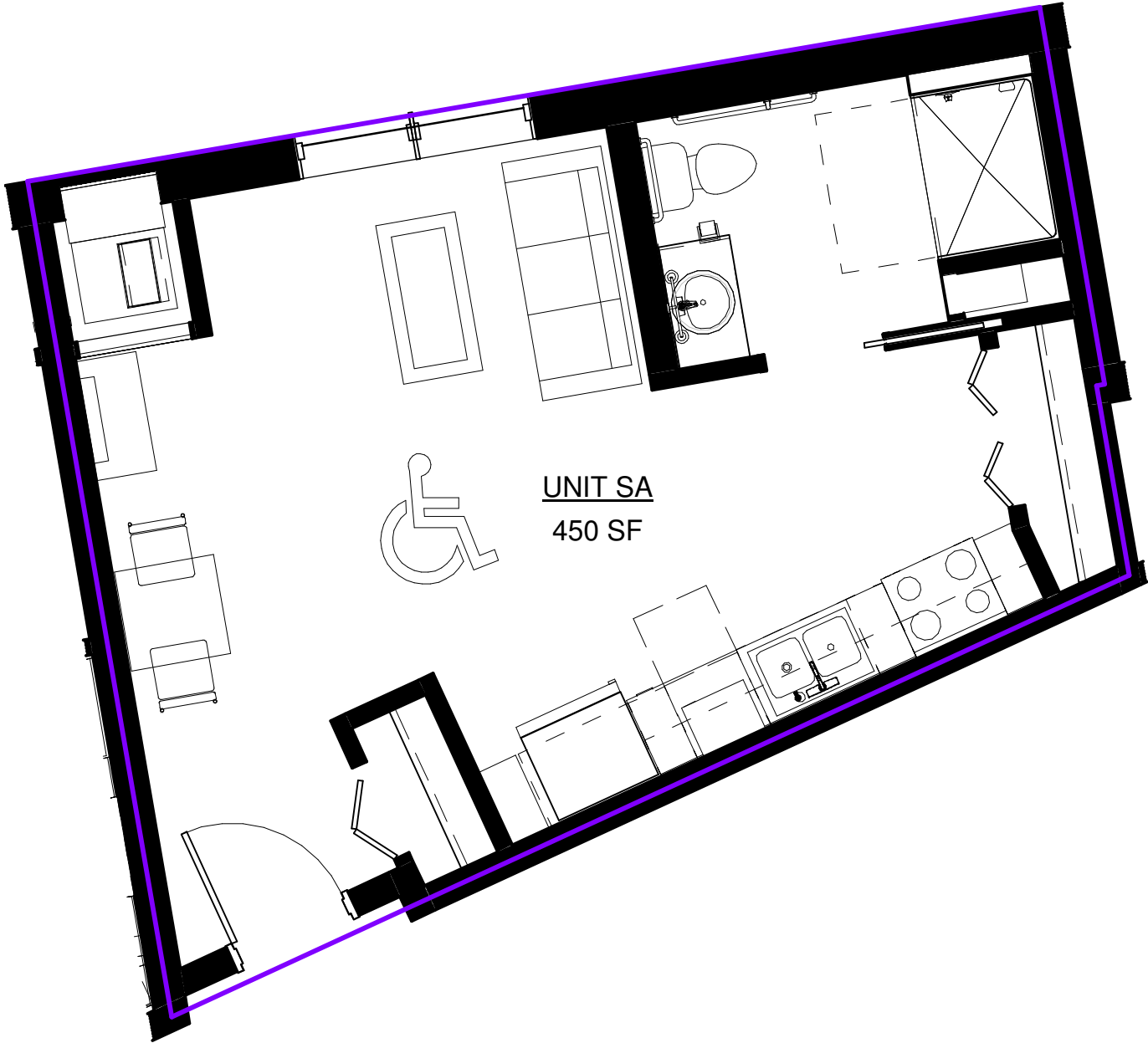


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600 Main
Seniors
Apartments
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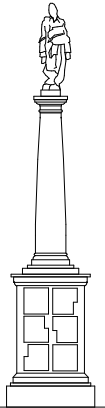
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UNIT
SA

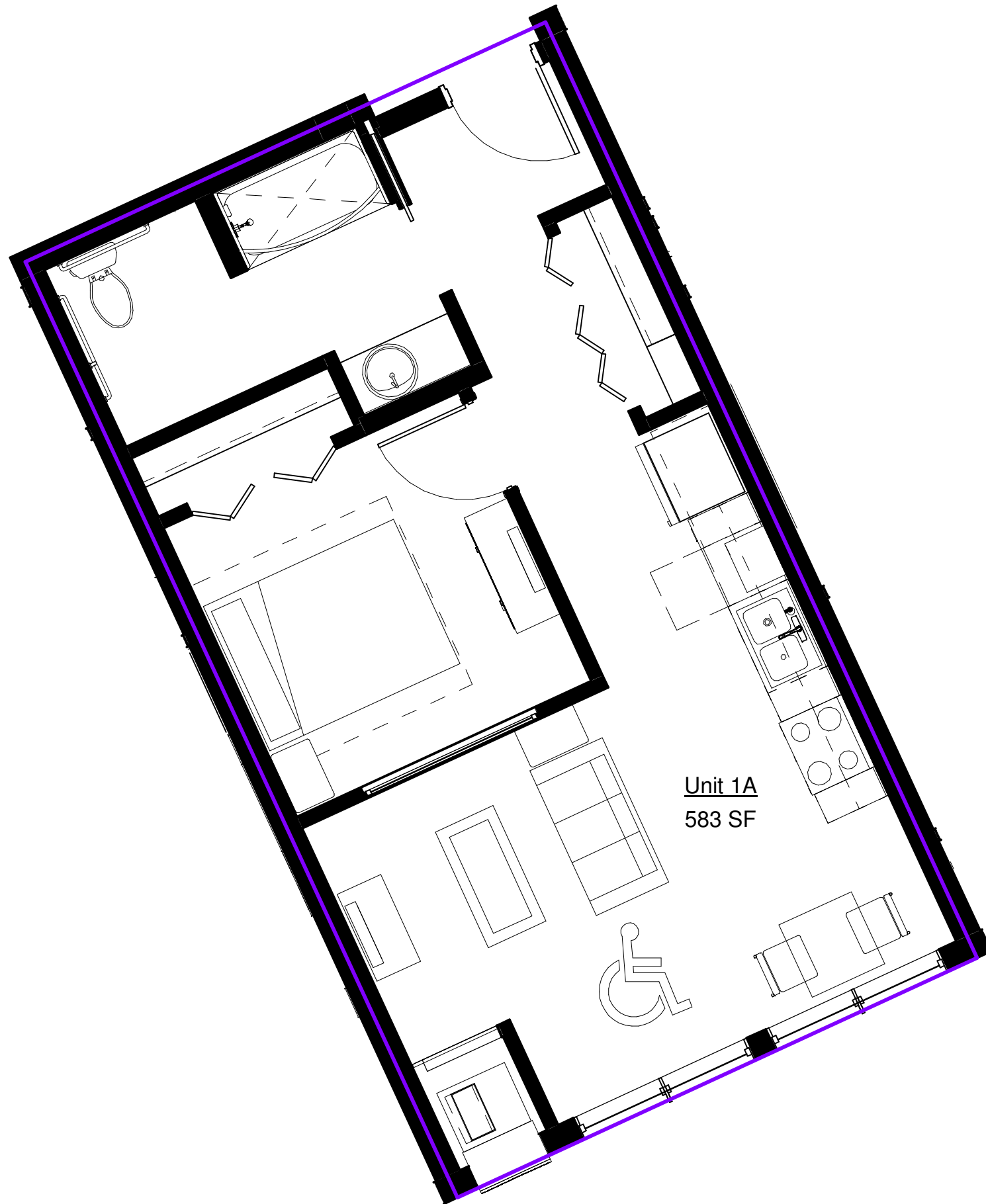


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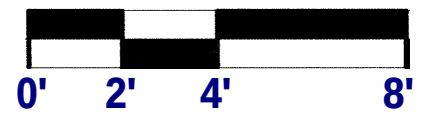


600 Main

Seniors Apartments (104 Units) Preliminary Only

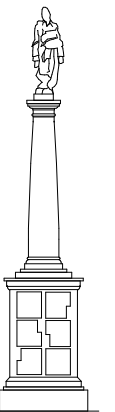
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1 BR UNIT 1A



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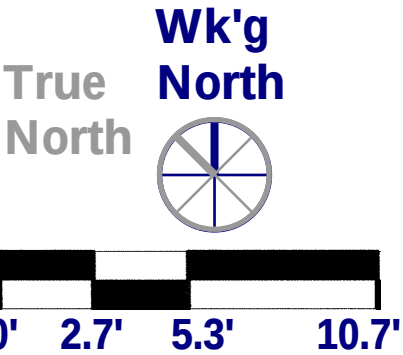
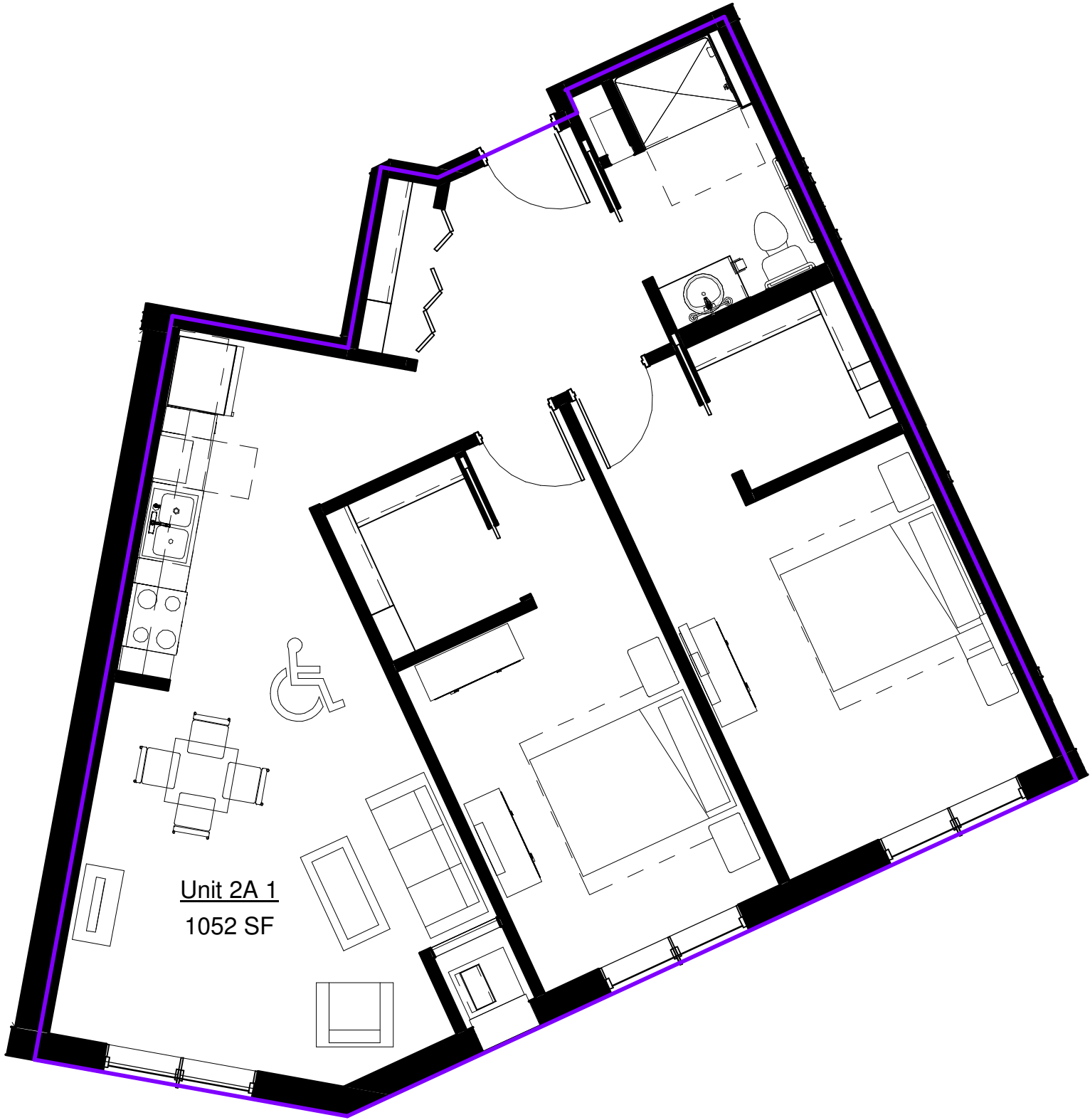


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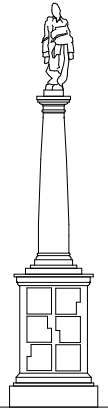
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(104 Units)
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2 BR UNIT
2A

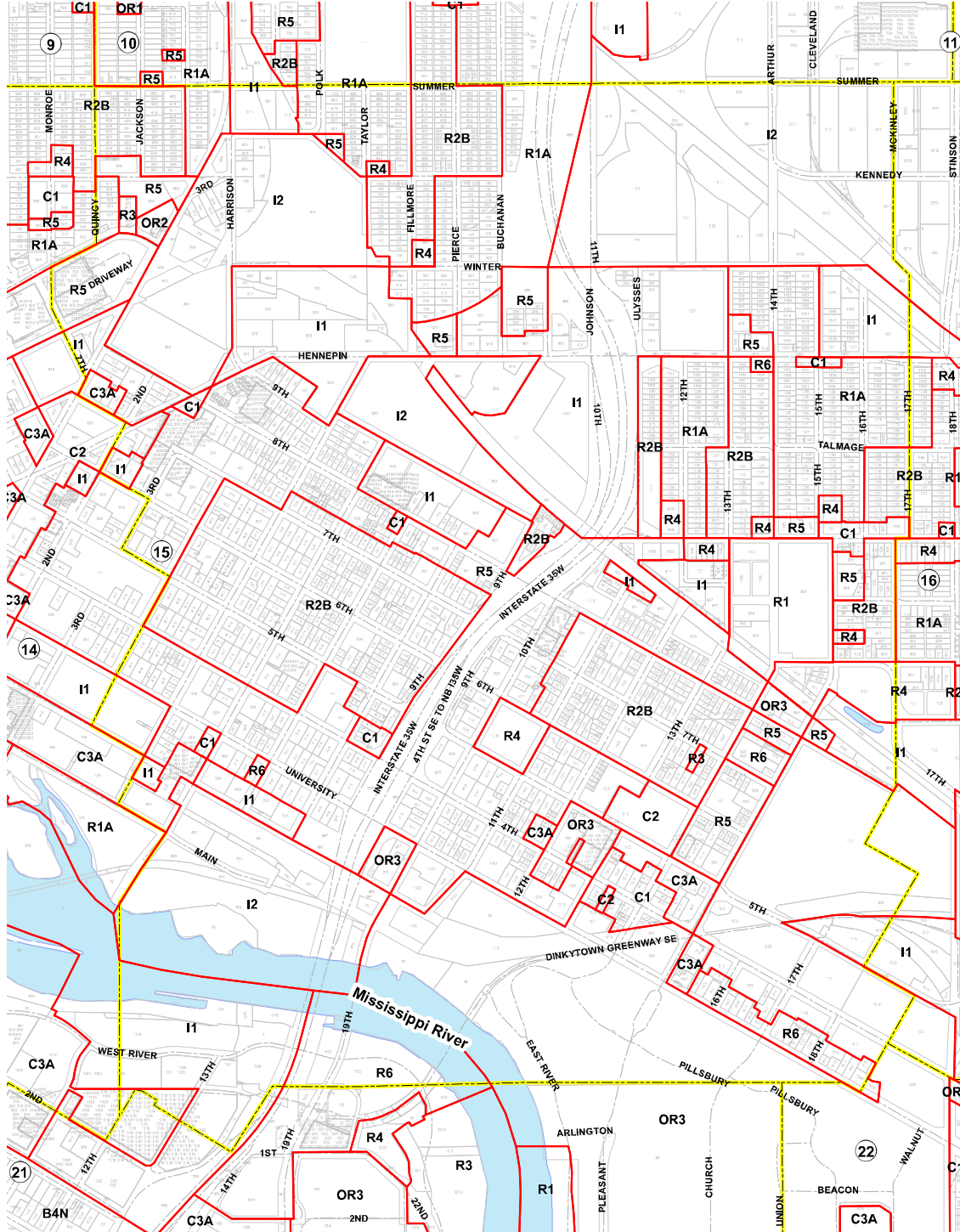


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SUITE B5
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PRIMARY ZONING DISTRICTS



RESIDENCE DISTRICTS
LOW DENSITY
R1
R2A
R2B
R3
R4
R5
R6
OFFICE RESIDENCE DISTRICTS
OR1
OR2
OR3
COMMERCIAL DISTRICTS
C1
C2
C3A
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DOWNTOWN DISTRICTS
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541.180. - Bicycle parking.

(a) *In general.* Bicycle parking shall be provided for principal uses as specified in Table 541-3, Bicycle Parking Requirements, except as otherwise specified in this zoning ordinance. The numbers specified in the "Notes" column shall have the following meanings:

- (1) The number one (1) shall mean that not less than fifty (50) percent of the required bicycle parking shall meet the standards for short-term bicycle parking.
- (2) The number two (2) shall mean that not less than fifty (50) percent of the required bicycle parking shall meet the standards for long-term bicycle parking.
- (3) The number three (3) shall mean that not less than ninety (90) percent of the required bicycle parking shall meet the standards for long-term bicycle parking.

Use	Minimum Bicycle Parking Requirement	Notes (see 541.180)
Dwellings	Single and two-family dwellings and multiple-family dwellings with three or four units: None Multiple-family dwellings with five or more units: 1 space per 2 dwelling units	3

Table 541-4 Required Electric Vehicle Charging Infrastructure

Use	Electric Vehicle Charging Stations	Electric Vehicle Ready Spaces	Notes
Any building or use with 10 residential units or more	10% of provided parking spaces capable of L2 charging. Installation of electric vehicle charging stations is not required when fewer than 10 parking spaces are provided.	Additional 20% of provided spaces at L2 charging level.	Adequate electrical service is required to allow for simultaneous charging of 20% of provided parking spaces at an L2 level. Congregate living uses shall be exempt except that congregate living uses with 20 or more parking spaces shall be subject to the same electric vehicle infrastructure standard as a non-residential use with 20 or more parking spaces.

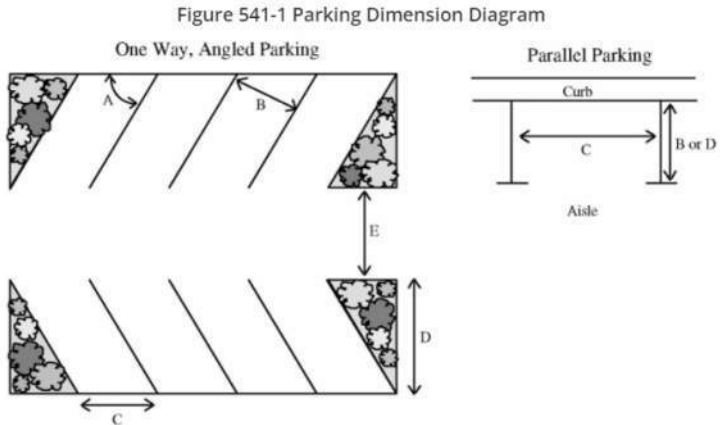
541.510. - Specific district regulations for access to parking and loading.

- (a) *Residence and OR1 Districts.* No driveway or curb cut in a residence or OR1 District shall exceed a width of twenty-five (25) feet, nor be narrower than ten (10) feet, except that driveways accessory to a single-, two-, or three-family dwelling shall not be narrower than eight (8) feet.
- (b) *OR2 and OR3 Districts.* No driveway or curb cut in an OR2 or OR3 District shall exceed a width of twenty-five (25) feet, nor be narrower than twelve (12) feet.
- (c) *All other districts.* No driveway or curb cut in a district other than a residence or office residence district shall exceed a width of twenty-five (25) feet except where determined necessary by the city engineer, but not to exceed thirty-five (35) feet, nor be narrower than a width of twelve (12) feet.

Table 541-6 Minimum Parking Space and Aisle Dimensions*

Angle (A)	Type	Width (B)	Curb Length (C)	Stall Depth (D)	1 Way Aisle Width (E)	2 Way Aisle Width (E)
0 (Parallel)	Standard	8' 6"	21'	8' 6"	12'	22'
45	Standard Compact	8' 6" 8'	12' 11' 4"	18' 9" 16' 3"	12' 12'	22' 22'
60	Standard Compact	8' 6" 8'	9' 10" 9' 3"	19' 10" 17' 0"	18' 18'	22' 22'
90	Standard Compact	8' 6" 8'	8' 6" 8' 0"	18' 15'	20' 20'	22' 22'

Note: Letters A, B, C, D, and E are displayed in Figure 541-1 Parking Dimension Diagram below.

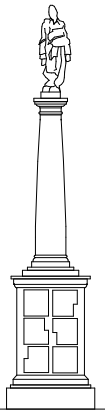


600 Main
Seniors
Apartments
(104 Units)
Preliminary Only

600 SE Main St.,
Mpls., MN 55414
June 3, 2026
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541.910. - Maximum number of vehicles for dwellings.



The total number of vehicles located on a zoning lot shall not exceed two (2) vehicles per dwelling unit, excluding those parked within an enclosed structure. For the purposes of this section, accessory dwelling units shall not be considered a dwelling.

Table 541-9 Specific Off-Street Loading Requirements

EXPAND

Use	Minimum Loading Requirement
RESIDENTIAL USES	
Dwellings	None, except multiple-family dwellings of 100 to 250 units: one small space; multiple-family dwellings of more than 250 units: two small spaces or one large space

541.1210. - Buildings and uses subject to a travel demand management plan.



(a) *In general.* Buildings and uses subject to a travel demand management plan are listed in Table 541-10, Buildings and Uses Subject to a Travel Demand Management Plan, along with the required minimum number of points required for each building or use. The number of points awarded for each travel demand management strategy is listed in Table 541-1, Travel Demand Management Strategies.

(b) *Travel demand management plan, minor.* Minor travel demand management plans shall include a review for compliance with the minimum number of points required by this article.

Table 541-10 Buildings and Uses Subject to a Travel Demand Management Plan

EXPAND

Buildings and Uses	Minor, Major, or Discretionary Travel Demand Management Plan Required	Minimum Points Required
Any building or use containing 50 or more and less than 250 new or additional dwelling units or rooming units.	Minor	4

Table 541-11 Travel Demand Management Strategies

EXPAND

Strategy	Points	Standards
Pedestrian realm improvements	3	a. Improvements shall be implemented in the public right-of-way that support pedestrian activity and exceed minimum requirements, as approved by the planning director in consultation with the city engineer. In addition to any additional improvements determined by the planning director or city engineer, the development shall provide a minimum of two (2) of the following three (3) enhancements: 1) A widened sidewalk that brings a substandard pedestrian space into compliance with the City of Minneapolis Street Design Guide. Sidewalks must be paved with materials that meet or exceed city standards for sidewalk finishes. 2) Street trees and landscaping installed in an enhanced planting bed. 3) Street furniture appropriate for the site's context, not disrupting the pedestrian throughway.
Unbundling and pricing of parking	1	a. In a residential use subject to a travel demand management plan, parking spaces for residential units shall be leased or sold separately from the rental or purchase price of the housing units. b. In a non-residential use subject to a travel demand management plan, a fee shall typically be charged for long-term customer and employee parking. c. Points for this strategy shall not be awarded for both this strategy and the Zero Vehicle Parking strategy.
Shower, locker, and long-term bicycle storage	2	a. The development shall provide shower and locker facilities, and long-term bicycle parking at a fifty (50) percent greater rate than otherwise required by this zoning ordinance. b. Points for this strategy shall only be awarded for uses that are required by this chapter to provide shower and locker facilities.

550.160. - Yard requirements.

(a) *In general.* Unless subject to the provisions of sections (b) and (c) below, uses located in the industrial districts shall **not** be subject to minimum yard requirements.

ARTICLE III. - I2 MEDIUM INDUSTRIAL DISTRICT



550.260. - Purpose.



The I2 Medium Industrial District is established to provide locations for medium industrial uses and other specific uses which have the potential to produce greater amounts of noise, odor, vibration, glare or other objectionable influences than uses allowed in the I1 District and which may have an adverse effect on surrounding properties.

550.270. - Uses.



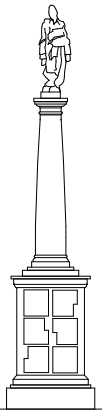
Permitted and conditional uses in the I2 District shall be as specified in [section 550.30](#) and Table 550-1, Principal Uses in the Industrial Districts.

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