

Exhibit B Project Description

This Discretionary EIS investigates the redevelopment of a former flour mill, the Pillsbury A Mill Complex, a 7.9 acre site located across the Mississippi River from Downtown Minneapolis located in the St. Anthony Falls Historic District. The site includes all of the area bounded by 3rd Avenue SE, 2nd Street SE, 5th Avenue SE and Main Street SE, and the southerly half of the block bounded by 5th Avenue SE, 2nd Street SE, 6th Avenue SE, and Main Street SE. See Figures 1 Project Location and Figure 2 Project Site. The proposed redevelopment of the site would preserve and renovate for commercial and residential use all of the historic structures at the site including the National Historic Landmark Pillsbury A Mill building except for the concrete grain elevators now located along 2nd Street SE, which would be demolished. Six new mid or high rise residential buildings and their linking structures along Main Street would be added to the site. Alternatives in the EIS test four variations of height and massing for the redevelopment of 759 to 1095 housing units and 105,000 sf of commercial space at the site. The redevelopment of the site is anticipated to be phased over the next 10 years depending on market demand and acceptance. No plan for the phasing of the elements of each phase has been proposed. The City of Minneapolis at this time has no preferred alternative. A final decision on regulatory controls and amongst the alternatives will be made based on the RGU's (City of Minneapolis) regular land use process. This process will consider the impacts described in this EIS, proposed and other suggested mitigations, the feasibility of the overall project and its overall costs and benefits, information from the EIS comment process and the regulatory hearing process.