Department of Community Planning & Economic Development
250 South 4th Street, Room 300
Minneapolis, MN 55415-1385

MEMORANDUM

TO: City Planning Commission, Committee of the Whole

FROM: Hilary Dvorak, Principal Planner, (612) 673-2639

DATE: April 14, 2016

SUBJECT: 600 Washington Avenue Southeast located at 600 Washington Avenue Southeast, 612 Washington Avenue Southeast and 311 Harvard Street Southeast

SITE DATA

Existing Zoning	C1 Neighborhood Commercial District C2 Neighborhood Corridor Commercial District R6 High Density Multiple-family District PO Pedestrian Oriented Overlay District UA University Area Overlay District
Lot Area	29,621 square feet / .68 acres
Ward(s)	2
Neighborhood(s)	University; adjacent to Prospect Park
Designated Future Land Use	Mixed Use and Urban Neighborhood
Land Use Features	Activity Center (Stadium Village) Growth Center (University of Minnesota/SEMI)
Small Area Plan(s)	*Stadium Village University Avenue Station Area Plan* (2012)

PROJECT DESCRIPTION

The site is currently occupied by two commercial buildings fronting on Washington Avenue Southeast and a surface parking lot located on a through lot that extends from Harvard Street Southeast to Walnut Street Southeast. Combined, the existing buildings contain approximately 13,700 square feet of commercial space and six dwelling units. Both buildings and the surface parking lot will be demolished.

The applicant is proposing to construct a new 26-story, mixed-use building with 431 dwelling units (614 bedrooms), approximately 10,500 square feet of ground floor commercial space and 197 enclosed parking spaces. Of the parking spaces, 152 will be located in five levels of above-ground parking. The above-ground parking spaces will be lined with dwelling units along both Washington Avenue Southeast and Harvard Street Southeast. The remaining 45 parking spaces will be located in one level of underground parking and will be dedicated to Grace Lutheran Evangelical Church, which is located

across Harvard Street Southeast from the site. The church is the current owner of the parking lot property that is part of the development parcel. The on-site loading spaces and the underground parking will be accessed from a curb cut on Harvard Street Southeast and the above-ground parking will be accessed from a curb cut on Walnut Street Southeast.

The maximum floor area ratio (FAR) in the C3A zoning district is 2.7. Since the property is located in the Transit Station Area Pedestrian Oriented Overlay District, the site qualifies for a 30 percent density bonus for both enclosed parking and mixed commercial-residential buildings. With both of these bonuses the maximum FAR is 4.32.

The building will contain units ranging from fully furnished efficiency units to four-bedroom units. The micro units will be approximately 340 square feet in size. Since the minimum size for an efficiency unit in the zoning code is 350 square feet a variance will be required.

The minimum residential parking requirement in the UA University Area Overlay District is .5 spaces per bedroom or 307 spaces. However, the requirement in this PO Overlay District is reduced to 70 percent of the UA University Area Overlay requirement. In addition, Chapter 541 requires that one guest stall be provided for every 50 dwelling units. The minimum residential parking requirement is 224 spaces. In the Stadium Village PO Pedestrian Oriented Overlay District, there is no minimum parking requirement for non-residential uses. There is no maximum residential parking requirement for enclosed parking. The maximum parking requirement for retail commercial uses is 1 space per 200 square feet of gross floor area; however, this maximum is reduced in the PO Pedestrian Oriented Overlay District to 75 percent of the maximum requirement. With 10,500 square feet of commercial space in the building the maximum parking requirement is 39 spaces.

The front yard setbacks along Washington Avenue Southeast and Harvard Street Southeast is equal to the lesser of the front yard required by the residentially zoned properties or residential uses for the first 25 feet from such residence or office residence district boundary or residential property. The resulting setback along Washington Avenue Southeast is zero feet and the resulting setback along Harvard Street Southeast is 15 feet for the first 25 feet north of the south property line. The east and south interior side yard setbacks are 5+2X feet, where x equals the number of stories above the first floor as the building is adjacent to residentially zoned properties and residential uses. The resulting setback from these two property lines is 55 feet.

APPLICATIONS

The site is currently zoned R6 High Density Multiple-family District, C1 Neighborhood Commercial District and C2 Neighborhood Corridor Commercial District and is located in the PO Pedestrian Oriented Overlay District and the UA University Area Overlay District. Since the properties are being combined they all need to have the same zoning classification. The applicant is proposing to rezone the entire site to the C3A Commercial Activity Center District

Staff has identified the following land use applications for the project:

- Rezoning from R6, C2 and C2 to the C3A District and to add the PO Pedestrian Oriented Overlay District to the entire site.
- Conditional use permit to increase the maximum height from 4 stories or 56 feet to 26-stories or 278 feet.
- Variance to increase the maximum floor area ratio (FAR) from 4.32 to 10.9.
- Variance to reduce the minimum gross floor area of the efficiency units within the building from 350 square feet to 340 square feet.
- Variance to reduce the minimum parking requirement from 225 spaces to 152 spaces.
- Variance to reduce the front yard setback along Harvard Street Southeast from the required 15 feet to zero feet for the first 25 feet north of the south property line.

- Variance to reduce the east and south interior side yard setbacks for the building walls with windows facing the shared property lines from the required 55 feet to 10 feet on the east and between 5 and 16 feet on the south.
- Variance to allow the building to be located more than eight feet from the front property lines along Washington Avenue Southeast and Harvard Street Southeast in the PO Pedestrian Oriented Overlay District.
- Site plan review.

ENVIRONMETNAL REVIEW

The City of Minneapolis prepared a Mandatory Environmental Assessment Worksheet (EAW) for the 600 Washington Avenue SE project according to the Environmental Review Rules of the Minnesota Environmental Quality Board (EQB) under Rule 4410.4300 Subp.19, Residential development D. 375 attached units in a city within the seven-county Twin Cities metropolitan area that has adopted a comprehensive plan under Minnesota Statutes, section 473.859; and Subp. 32. Mixed residential and industrial-commercial projects with a sum of quotients exceeding 1.0. Notice was published in the *EQB Monitor* on Monday, March 28, 2016. Public comments on the EAW must be made within a 30-day comment period, which ends at 4:30 p.m. on Wednesday, April 27, 2016. It is anticipated that the Zoning and Planning Committee at its regular meeting on May 19, 2016, or at a subsequent meeting, will receive a report and recommendation from City staff, hear comment from all parties and consider the adequacy of the EAW and the need for an Environmental Impact Statement for this proposal. The City Council will act on the recommendation of this Committee at a subsequent meeting on May 27, 2016. As part of the EAW a Travel Demand Management Plan was also prepared. A link to the EAW can be found here: http://www.ci.minneapolis.mn.us/cped/planning/cped_eaw.

600 Washington Avenue SE, Minneapolis, MN

Committee of the Whole

03 - 18 -16

TABLE OF CONTENTS

Project Vision / Description / Metrics	03
Aerial Site	06
Site Context	07
Plans	08
Landscape	20
Elevations	21
Renderings	25
Context Study	27
Section	28
Transit Study	29
Shadow Studies	30

PROJECT TEAM

Ownership : **CORE Minneapolis LLC**
2234 W. North Ave
Chicago, IL 60647

Developer : **Harbor Bay**
6219 Broadway
Richmond, IL 60071

Architect : **Hartshorne Plunkard Architecture**
232 North Carpenter St
Chicago, IL 60607

‘Cultivating community innovation through transit-oriented development’

VISION

- Multidisciplinary collaboration
- Connectivity
- Diversity
- Trendsetting
- Timeless
- Sustainability
- Nucleus of interaction
- Cutting edge technology

Project Purpose and Description

The 600 Washington Avenue SE mixed-use development is located at one of the City's most important sites, situated at the southeast corner of Washington Avenue SE and Harvard Street SE, adjacent to the East Bank Campus of the University of Minnesota. The site's gateway location is at the nucleus of the campus community and next to the Metro's busiest station in the LRT system (see page 29). The purpose and vision of 600 Washington Ave SE is the creation of aniconic, transit-oriented development that will foster multi-disciplinary collaboration amongst a broad demographic of people.The proposed 26-story, glass and metal panel tower will include:431 units of market rate apartments; 5,000 square feet of interior residential amenity space;two vibrant outdoor terraces for residents; approximately 10,500 SF of retail space; and one below-grade and five above-grade parking levels. The above-grade parking levels will be lined with residential units along Washington Avenue and along much of the Harvard Street facade.The prominent corner of Washington and Harvard will be carefully designed in order to optimize the pedestrian experience by combining ample outdoor seating with exquisite landscaping and streetscape amenities.The proposed development will replace two,1 and 2-story masonry structures and a surface parking lot.

The project will provide a unique housing opportunity for residents who desire to live in a TOD development that is walkable to campus activities (education, arts, research, fitness, athletics, restaurants and retail), and immediately accessible to mass transit. It is anticipated that the project will be attractive to a broad spectrum of residents including: University employees, medical staff, family of extended stay hospital patients, medical residents and fellows, research faculty, students, retired faculty and alumni, downtown employees, and empty nesters from surrounding neighborhoods. In addition to its proximity to the METRO Green Line LRT East Bank Rail Station, other transit amenities in the immediate vicinity of the project include many Metro Transit bus routes, a Nice Ride Minnesota bicycle station (McNamara Center Station), and designated bikeways. Due to the transit-oriented nature of the project, onsite parking for residents has been limited to 152 spaces on levels 2-6. Forty-five parking stalls will be provided in the below-grade garage to replace the existing surface parking stalls that are owned and used by Grace Lutheran Evangelical Church, which is located across Harvard Street SE. A charging station port will be provided on all parking levels. Access to the parking levels will be from Harvard Street SE and from the driveway off of Walnut Street SE. Bike storage for residents will be provided within the building and bike racks are proposed on the public sidewalk for customers, employees and visitors. This development will foster pedestrian connectivity through and between the University and surrounding community.

The development will include a range of unit types (see project metrics below for the breakout), including 84 "micro units." The micro units are 340 square-foot units with full kitchens and baths, washer and dryer, and built in furniture for efficient use of space. Micro units provide a unique, affordable apartment option for people who want to experience high-rise, TOD living. Moreover, the micro units help ensure a versatile tenant demographic.

Design Intent

This development compliments the surrounding institutional, commercial and residential development, minimizes vehicular traffic, and promotes a sustainable environment. Malcolm Moos Health Sciences Tower is located directly west of the site and is the closest contextual reference point. The proposed design showcases lightness compared to the massing and materiality of Moos Tower, as well as a balanced composition between the various tower components. The overall height and scale are addressed by continuing the urban wall and matching elevations with the adjacent Moos Tower, while providing a clear expression of program elements, warmth, and a highly-detailed articulation appropriate for a large mixed-use development.

The retail footprint and pedestrian realm tie into the design elements of Washington Avenue by taking cues from its segmented patchwork of hardscape and green spaces. The sidewalk extends that aesthetic into the varied setbacks along the building's frontage. The glass retail façade steps incrementally to align with existing sidewalk scoring and patterns. This creates a framework for green spaces and seating areas, which continue to widen and culminate in a dynamic corner at the intersection of Harvard and Washington, fostering pedestrian flow, interaction and connectivity. The Washington Avenue sidewalk scoring pattern and colored concrete is proposed to continue south along Harvard.

Building Composition & Aesthetic

Above the first floor glass retail facade, a row of residential unitsline the parking garage on levels two through six. This base is a combination of glass and textured panels that bring warmth and a sense of residential scale to the project while disguising the parking areas. The panels are broken by open segments of glass that create a rich street-front texture and visual interest. The color palette consists of warm greys and browns, offset with light silver to provide visual contrast. A natural wood canopy flanks the building corner providing a reduced building scale, in order to further enrich the pedestrian experience.

A recessed ribbon of glass and metal panel separates the tower from the base at the 7th floor. A moderate setback marks the amenity level and helps delineate the scale and massing of the building. A gracious, double-height outdoor terrace at the corner expresses visual connectivity, landscape, and active spaces.

The façades are composed with a series of 3-story tall window bays and spandrel panel openings organized within a metal panel grid. These more solid elements are light-colored to soften the height and blend into the background.

The grid façade elements permeate the main street elevations, as well as southern and eastern facing sides. This grid creates large scale forms and transitions around corners with generous vertical recesses that result in a transparent corner element. The intent is to provide a visually stunning and iconic edge addressing the urban nature of the site and allowing for neighboring context to reflect onto its façade.

The residential tower continues through the 26th floor and terminates with a glass ribbon that frames the regular grid façade and helps create an elegant top to the building. The corner element further extends, allowing for both mechanical screening and a vertical design expression at the focal point of the building.

- **26** Stories
- **10.9** FAR

- **431** Residential Units
  614 bedrooms

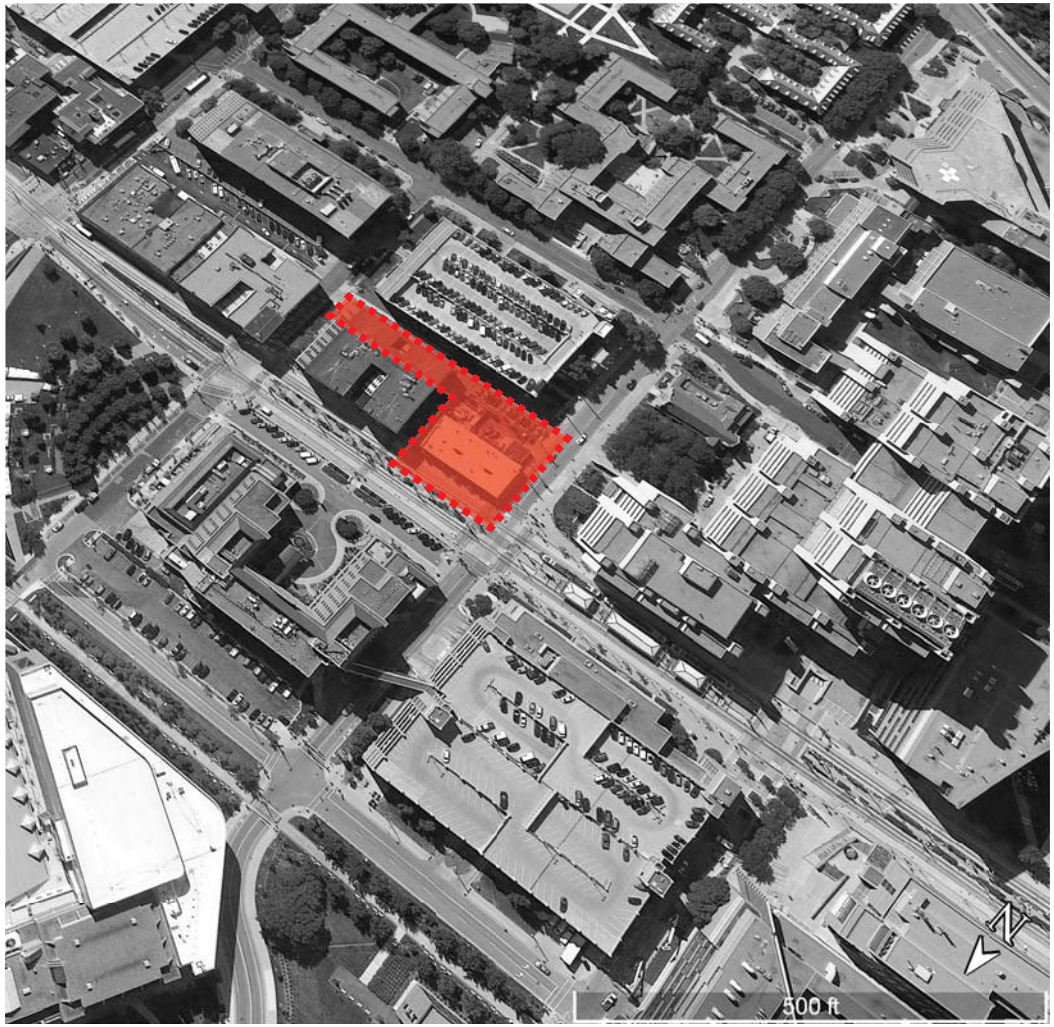
- **84** Micro* (340 SF)	19.5 %
- **117** Studios*	27 %
- **67** 1-bed	15.5 %
- **147** 2-bed	34.1 %
- **12** 3-bed	2.8 %
- **4** 4-bed	1 %

*Single occupant units: **46.6** %

- **5,000 SF** Residential Interior Amenity
  8,200 SF Residential Exterior Amenity
  10,500 SF Retail Space

- **197** Car Parking Spaces
  - **45** Church
  - **152** Residents
- **614** Bicycle Parking Spaces
  - **30** Basement
  - **76** 1st floor
  - **46** 2nd floor
  - **51** 3rd-6th floors

  9 racks (18 bikes) in public right-of-way



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Project Metrics

600 Washington Avenue SE, Minneapolis, MN

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Aerial Site

600 Washington Avenue SE, Minneapolis, MN

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SW View Along Washington Ave

SE Along Washington Ave

SE View of Washington Ave / Harvard St Corner

N View Across Washington Ave Median

N View Along Harvard St

SW View Along Harvard St

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Site Context

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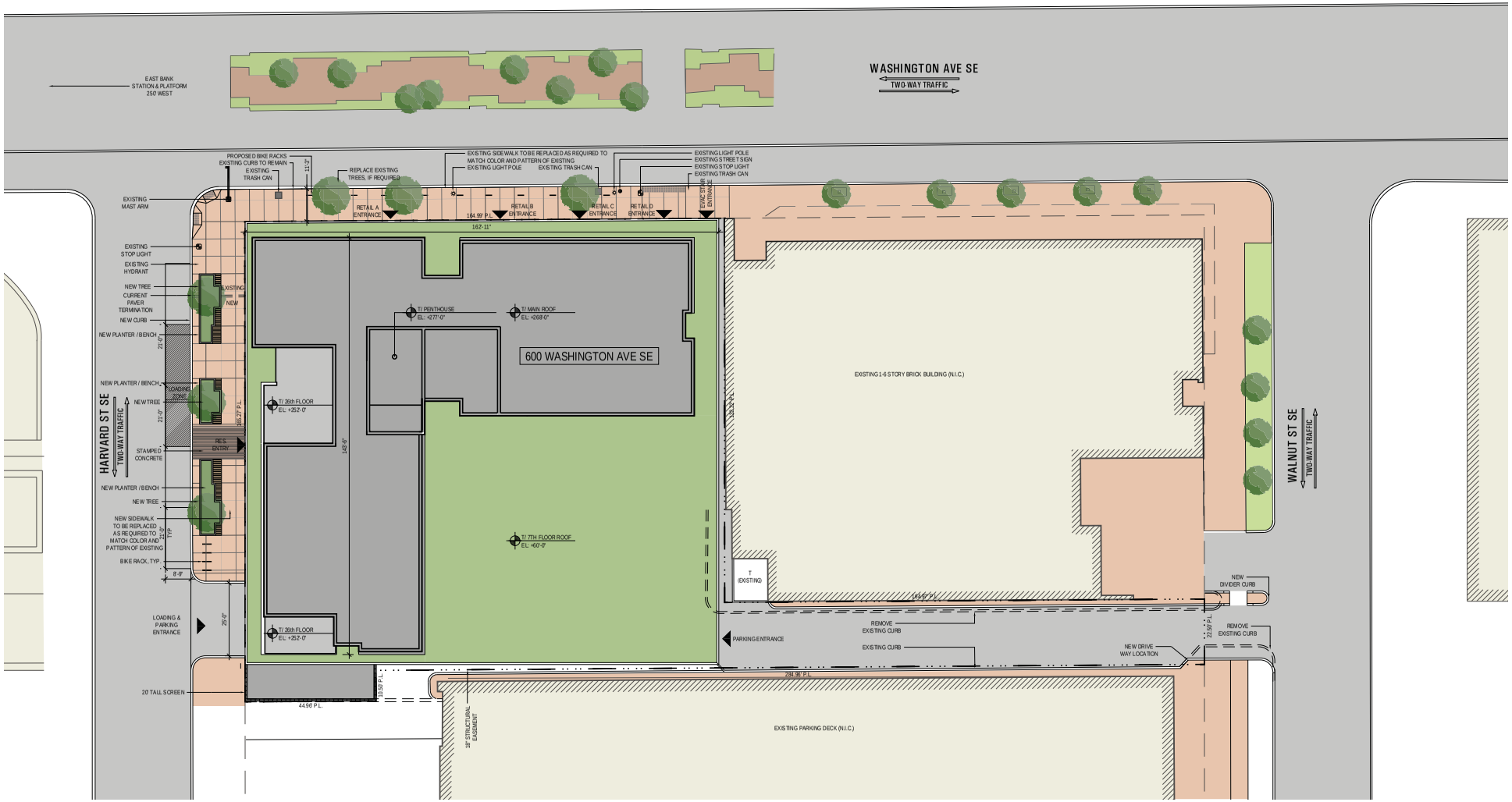

Site Plan

600 Washington Avenue SE, Minneapolis, MN

0 4' 8' 16' 32' 64'

N

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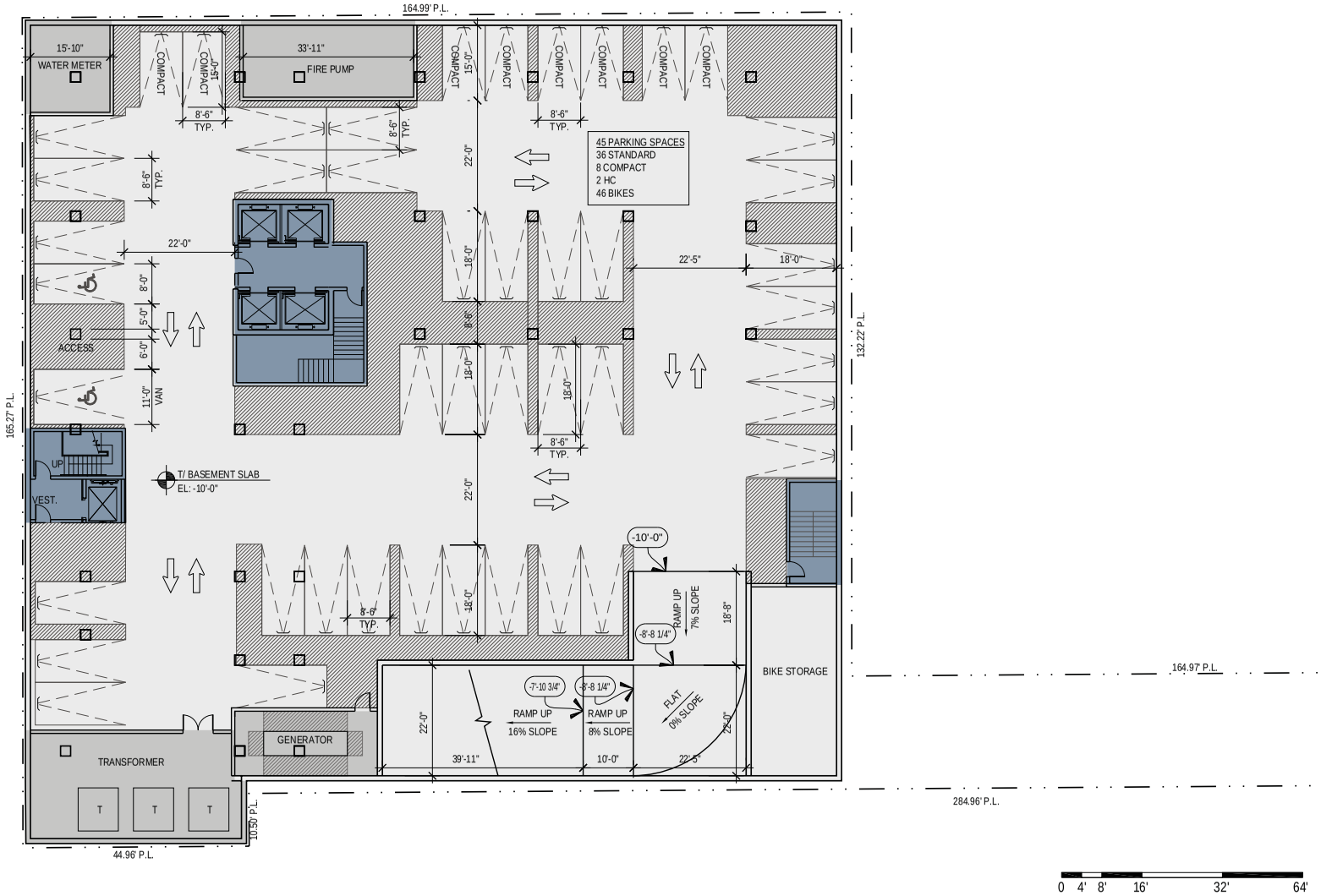

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Basement Plan

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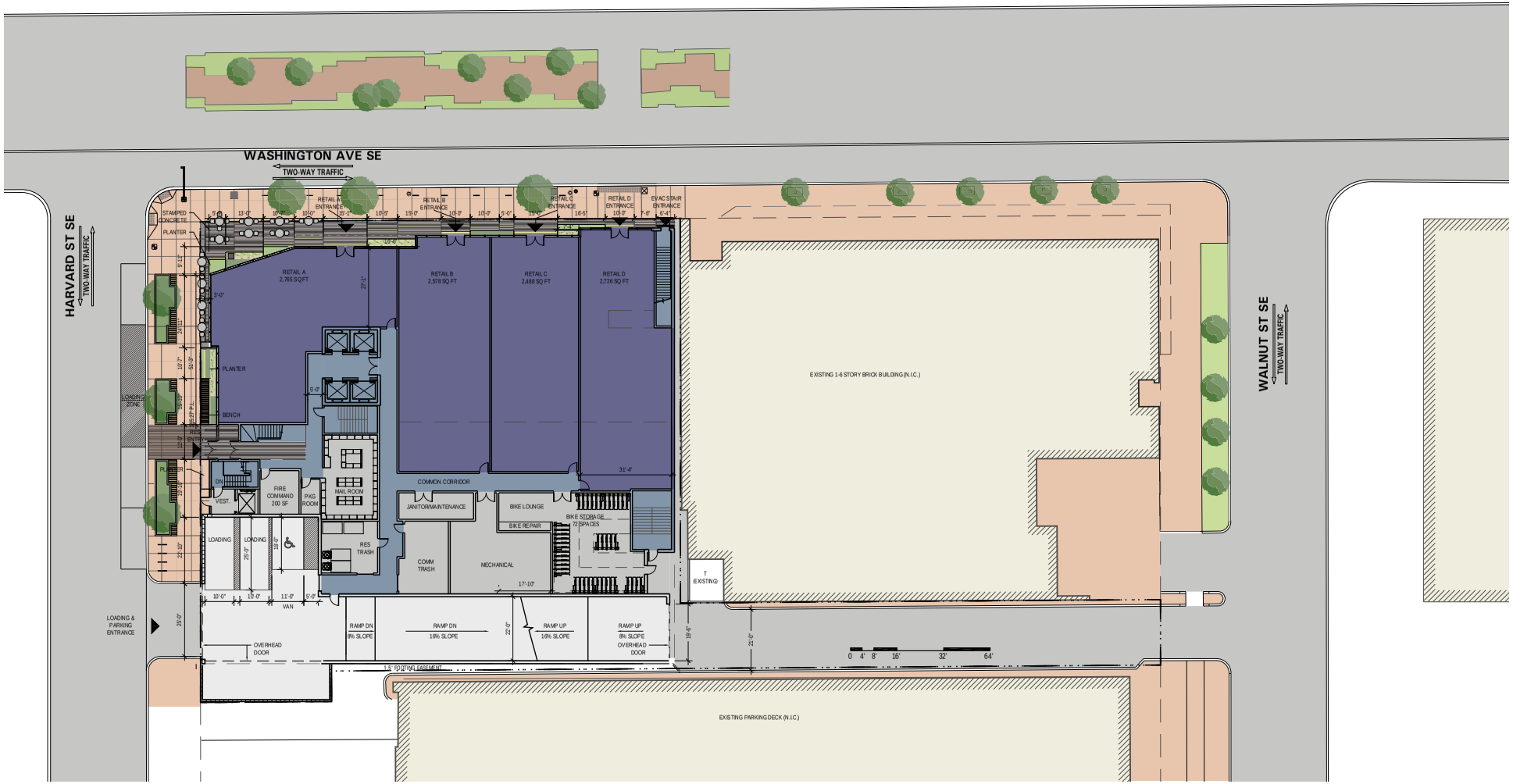

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Overall First Floor Plan

600 Washington Avenue SE, Minneapolis, MN

0 4' 8' 16' 32' 64'

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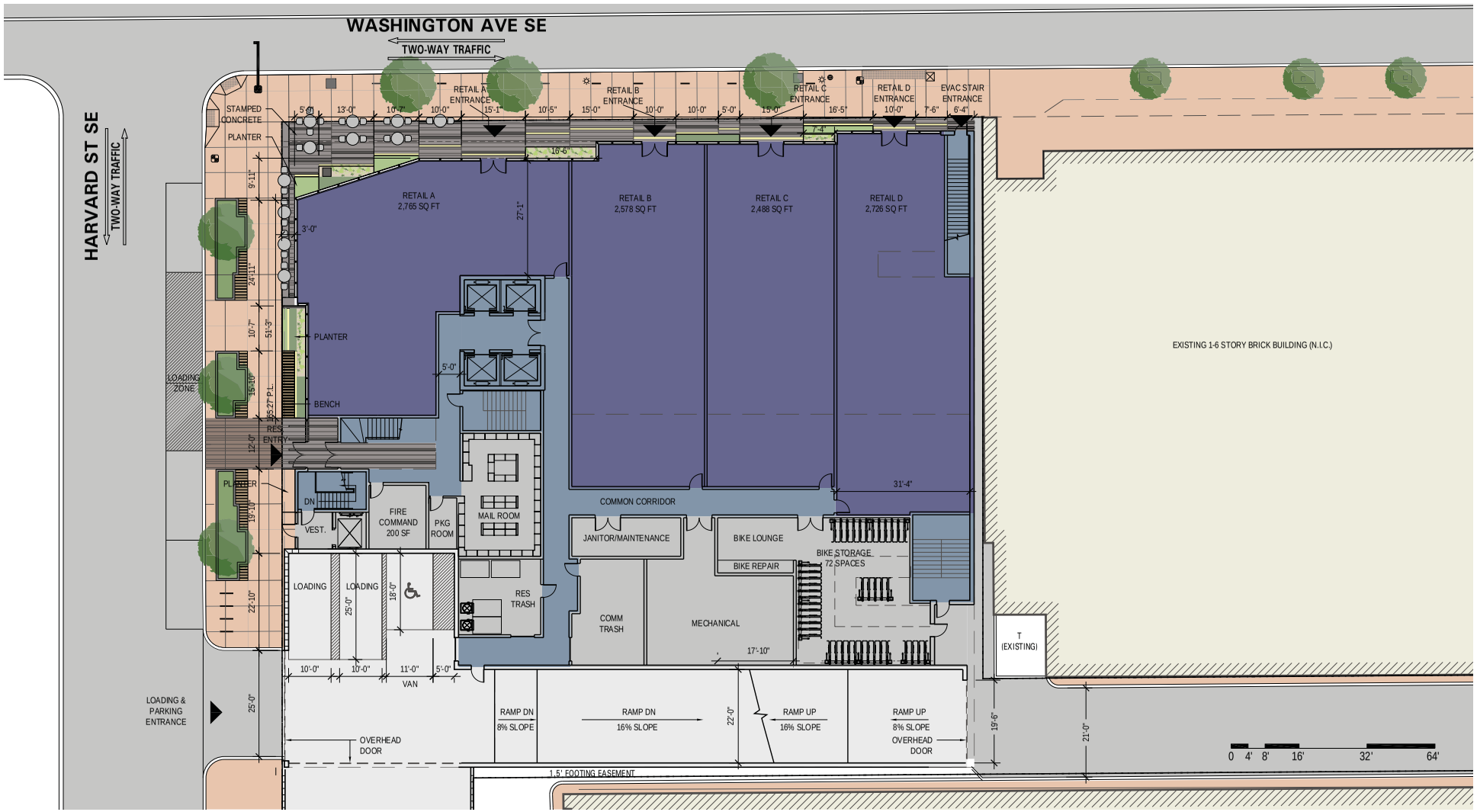

First Floor Plan

600 Washington Avenue SE, Minneapolis, MN

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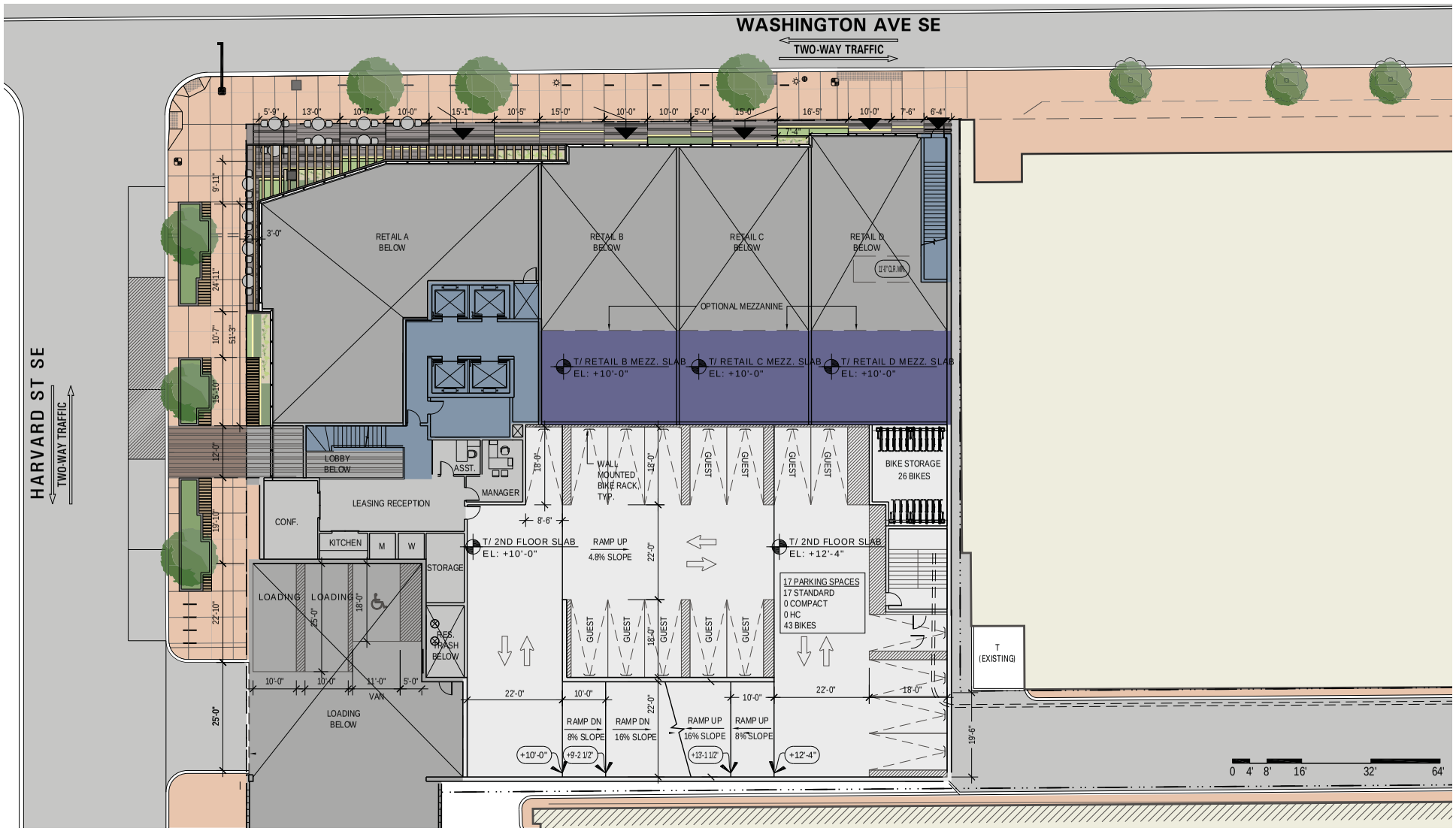

Second Floor Plan

600 Washington Avenue SE, Minneapolis, MN

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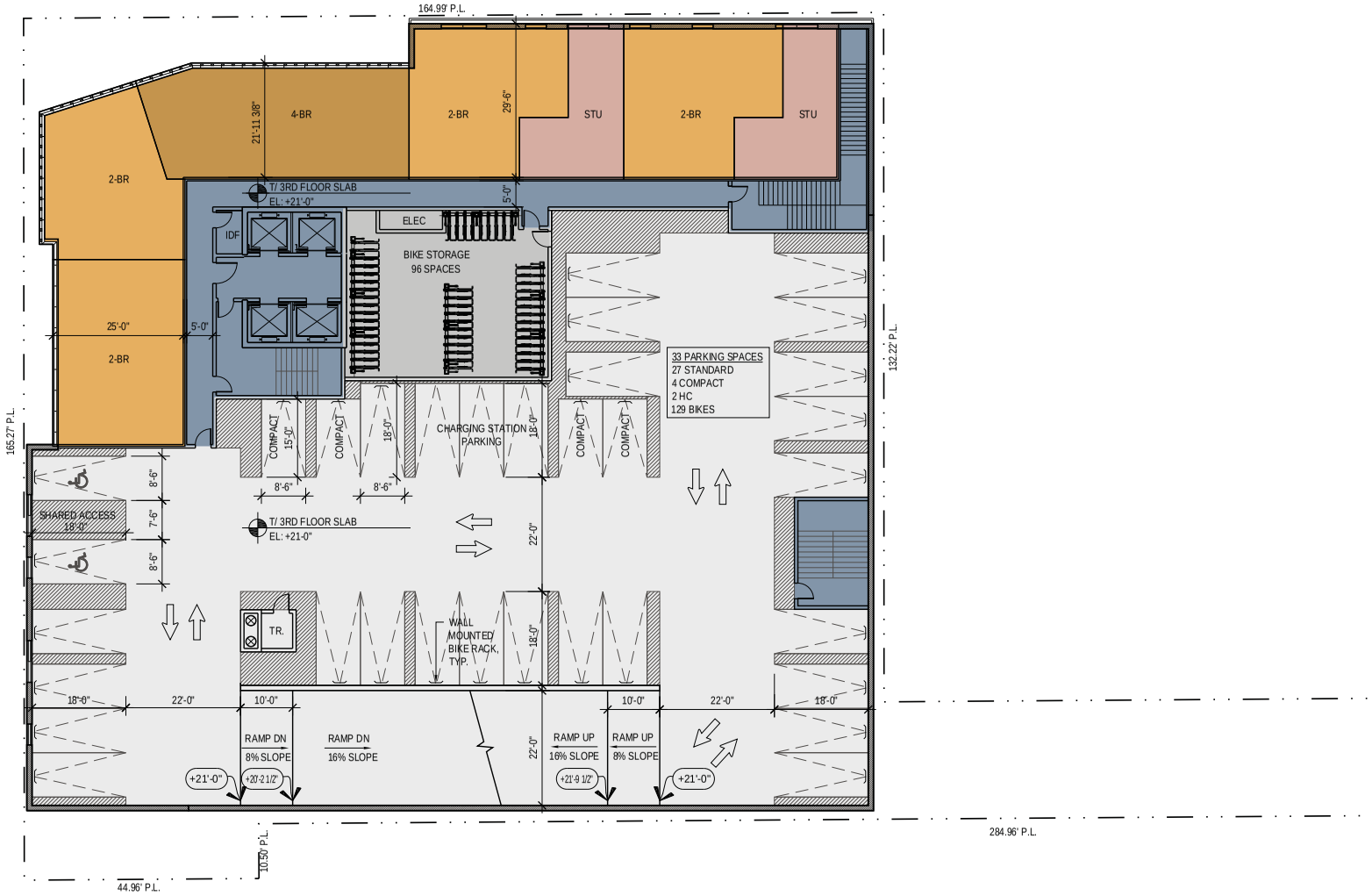

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Third Floor Plan

600 Washington Avenue SE, Minneapolis, MN

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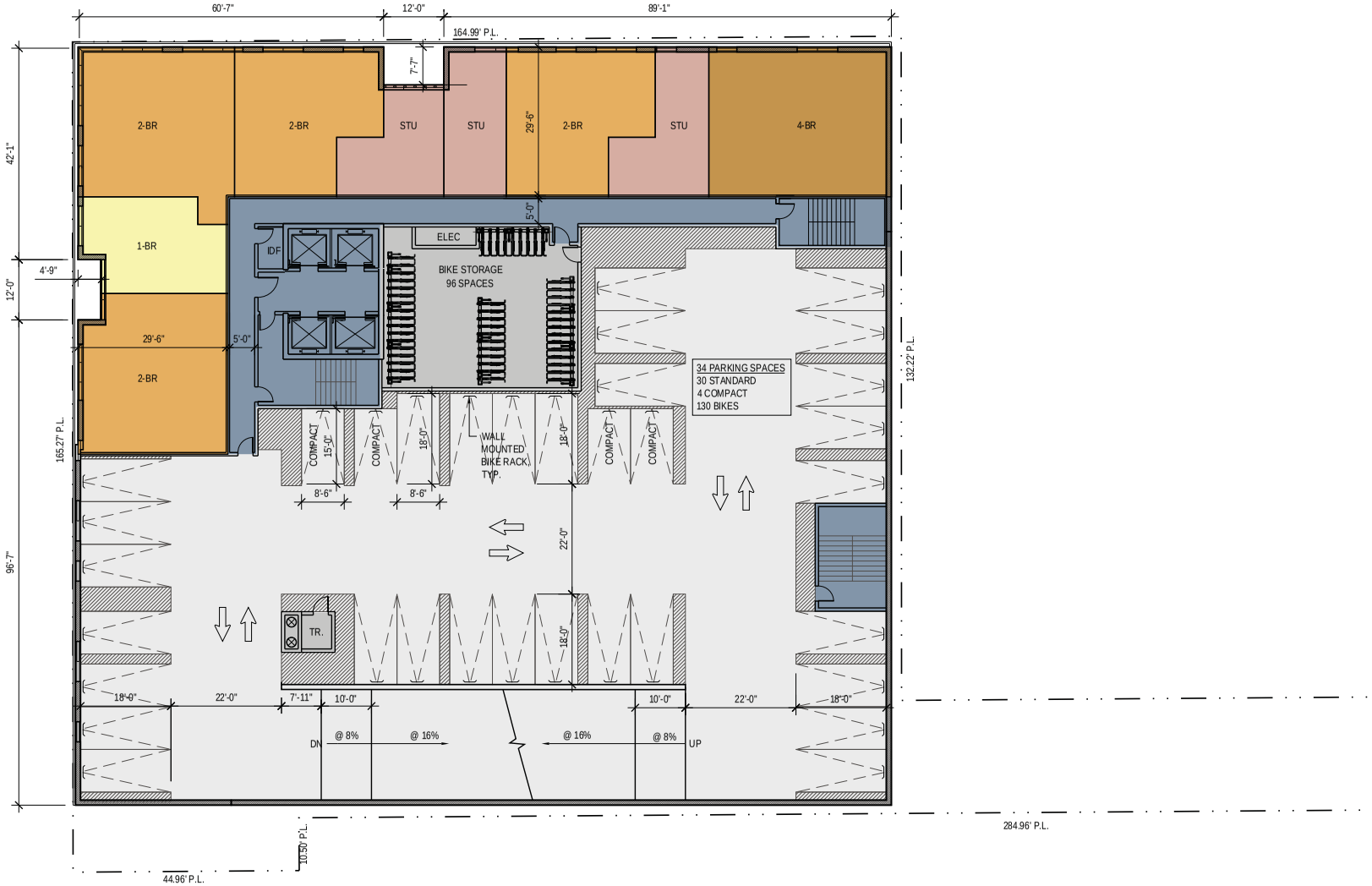

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Fourth - Sixth Floor Plan

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Seventh Floor Plan

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Eighth Floor Plan

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9th - 25th Typical Floor Plan (Typical unit demising varies on floors 9-25)

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26th Floor Plan

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Roof Plan

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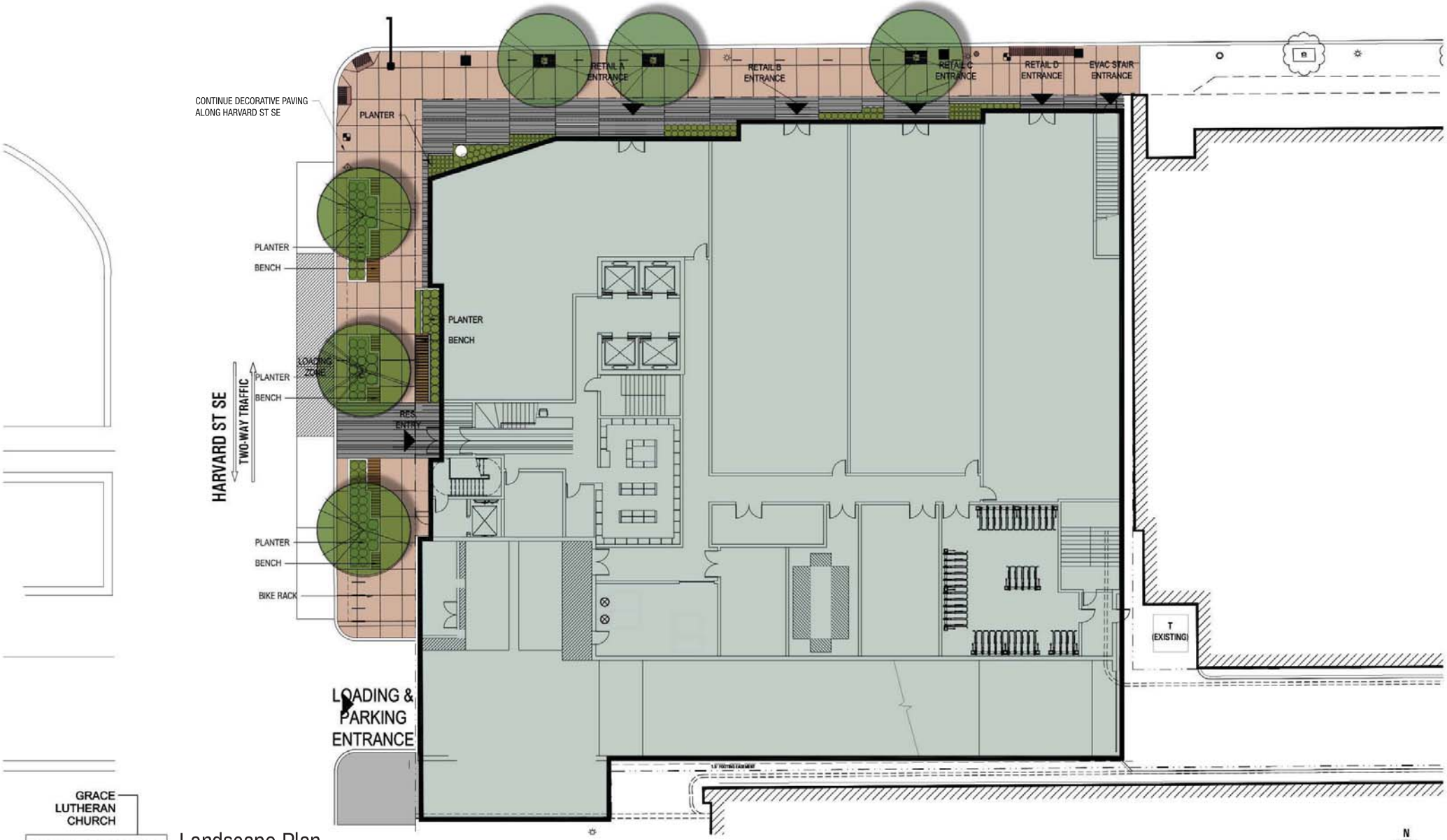


GRACE LUTHERAN CHURCH

CONFLUENCE
LANDSCAPE ARCHITECT

530 N. 3RD STREET, SUITE 120
MINNEAPOLIS, MN
PH: 612.333.3702 FAX: 515.288.8359

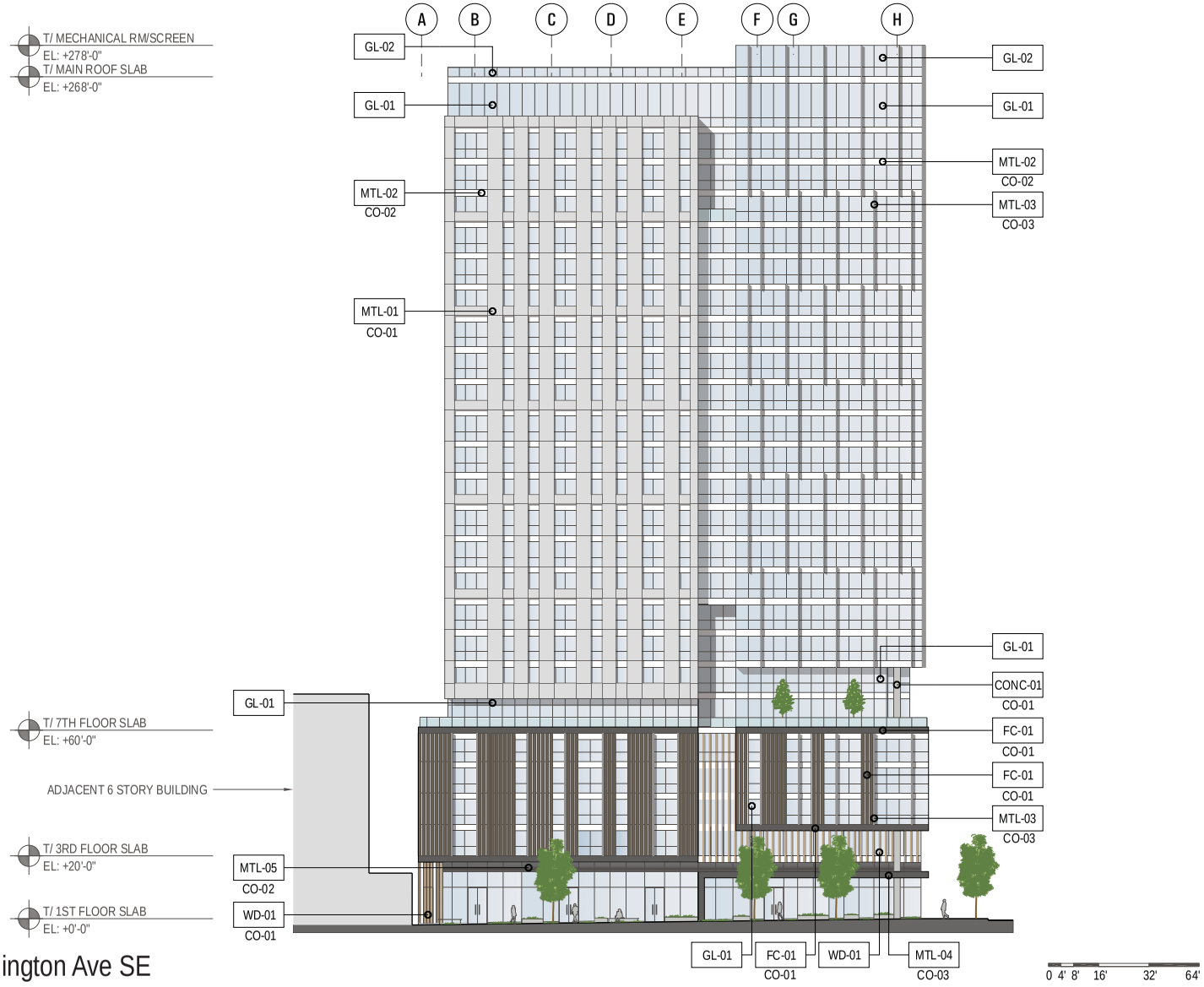
Landscape Plan

600 Washington Avenue SE, Minneapolis, MN

03-18-16

MATERIAL LEGEND:

CONC-01	EXPOSED CONCRETE, COLOR 01
FC-01	FIBER CEMENT PANEL, COLOR 01
GL-01	VISION GLASS
GL-02	SPANDREL GLASS
MTL-01	METAL PANEL, COLOR 01
MTL-02	METAL PANEL, COLOR 02
MTL-03	METAL MULLION, COLOR 03
MTL-04	METAL PANEL, COLOR 04
MTL-05	ARCHITECTURAL LOUVER, COLOR 02
WD-01	WOOD TEXTURED GFRC, COLOR RANGE



North Elevation, Washington Ave SE

600 Washington Avenue SE, Minneapolis, MN

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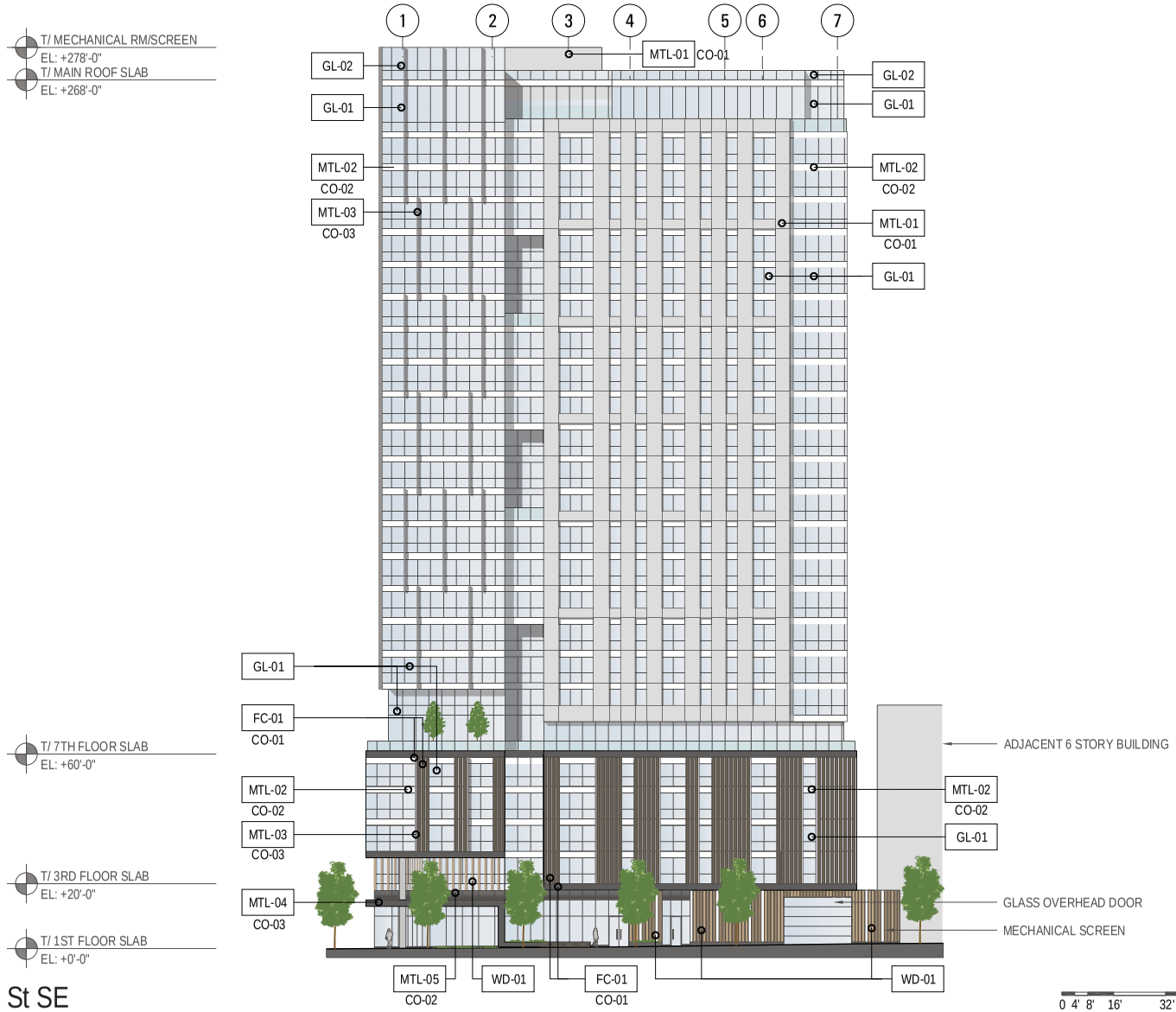
MATERIAL LEGEND:

CONC-01	EXPOSED CONCRETE, COLOR 01
FC-01	FIBER CEMENT PANEL, COLOR 01
GL-01	VISION GLASS
GL-02	SPANDREL GLASS
MTL-01	METAL PANEL, COLOR 01
MTL-02	METAL PANEL, COLOR 02
MTL-03	METAL MULLION, COLOR 03
MTL-04	METAL PANEL, COLOR 04
MTL-05	ARCHITECTURAL LOUVER, COLOR 02
WD-01	WOOD TEXTURED GFRC, COLOR RANGE



West Elevation, Harvard St SE

600 Washington Avenue SE, Minneapolis, MN

0 4' 8' 16' 32' 64'

03-18-16

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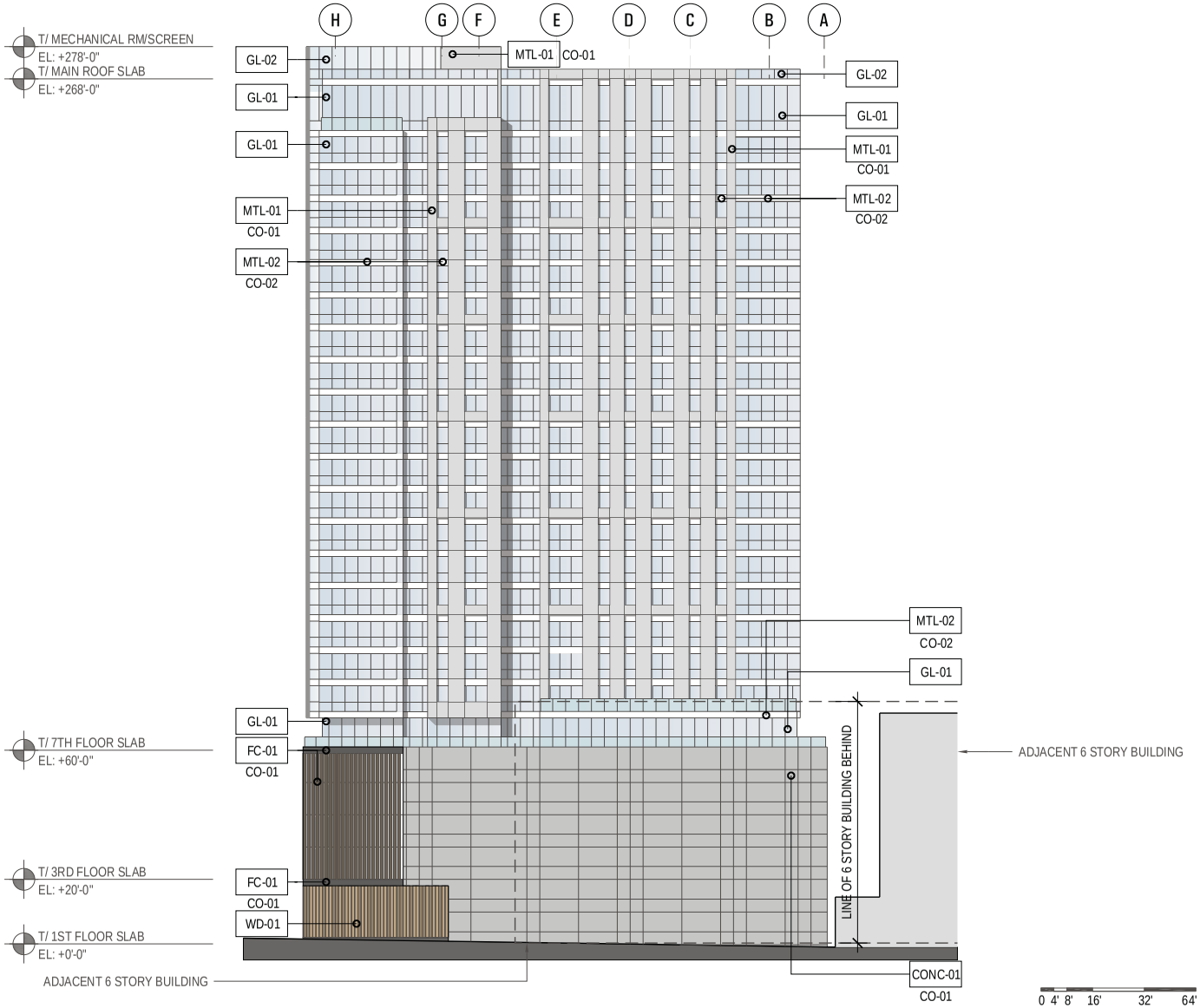
MATERIAL LEGEND:

CONC-01	EXPOSED CONCRETE, COLOR 01
FC-01	FIBER CEMENT PANEL, COLOR 01
GL-01	VISION GLASS
GL-02	SPANDREL GLASS
MTL-01	METAL PANEL, COLOR 01
MTL-02	METAL PANEL, COLOR 02
MTL-03	METAL MULLION, COLOR 03
MTL-04	METAL PANEL, COLOR 04
MTL-05	ARCHITECTURAL LOUVER, COLOR 02
WD-01	WOOD TEXTURED GFRC, COLOR RANGE



South Elevation

600 Washington Avenue SE, Minneapolis, MN

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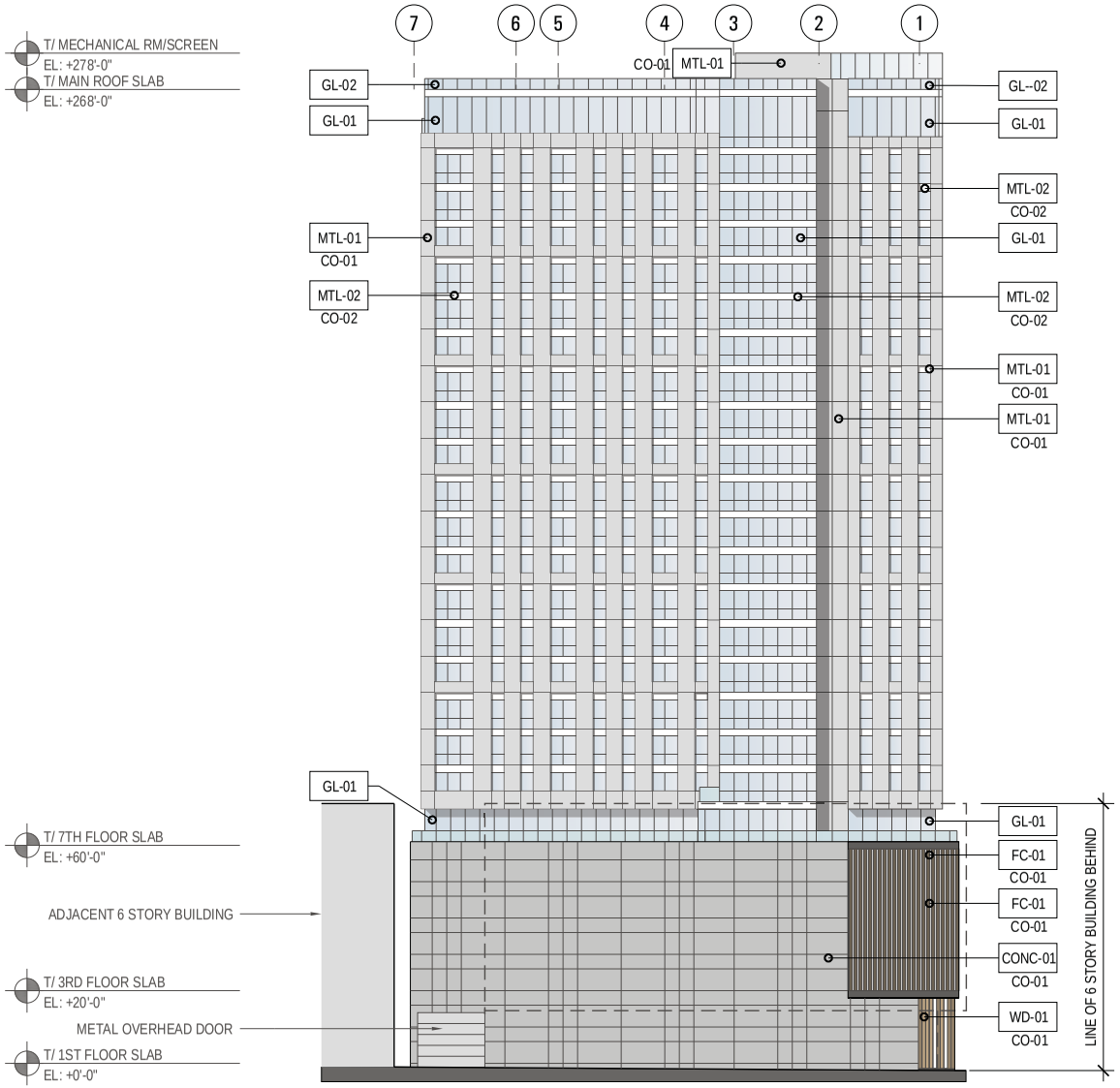
MATERIAL LEGEND:

CONC-01	EXPOSED CONCRETE, COLOR 01
FC-01	FIBER CEMENT PANEL, COLOR 01
GL-01	VISION GLASS
GL-02	SPANDREL GLASS
MTL-01	METAL PANEL, COLOR 01
MTL-02	METAL PANEL, COLOR 02
MTL-03	METAL MULLION, COLOR 03
MTL-04	METAL PANEL, COLOR 04
MTL-05	ARCHITECTURAL LOUVER, COLOR 02
WD-01	WOOD TEXTURED GFRC, COLOR RANGE



East Elevation

600 Washington Avenue SE, Minneapolis, MN

0 4' 8' 16' 32' 64'

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Aerial Looking SW

600 Washington Avenue SE, Minneapolis, MN

03-18-16

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Pedestrian View Looking at Washington & Harvard

600 Washington Avenue SE, Minneapolis, MN

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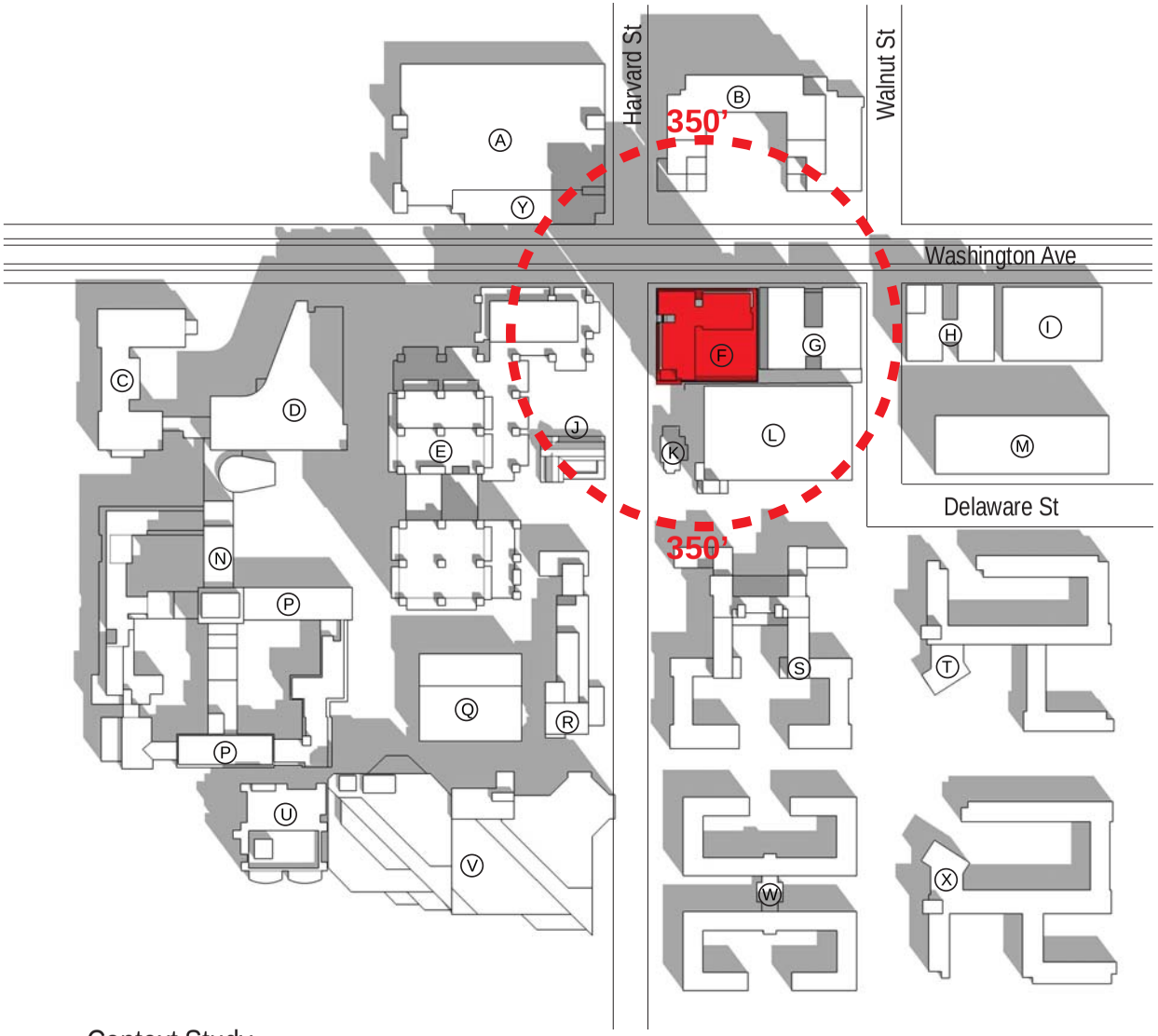

HEIGHT DIAGRAM

LABEL	NAME	HEIGHT
A	Wash. Ave. Parking Ramp	37'-0"
B	Commons Hotel	99'-0"
C	Jackson Hall	60'-0"
D	Molecular & Cellular Biology	90'-0"
E	Moos Tower	268'-0"
F	600 Washington Ave SE	268'-0"
G	The Station on Washington Apartments	61'-0"
H	The 700 on Washington Apartments	68'-0"
I	700 Washington Ave SE	38'-0"
J	Grace University Lutheran Church	31'-0"
K	Phi Chi Medical Fraternity	28'-0"
L	Fairview Patient/Visitor Ramp	60'-0"
M	717 Deleware Building	74'-0"
N / P	Mayo Hall	54'-0" / 179'-0"
Q	Diehl Hall	50'-0"
R	Masonic Memorial Bldg	55'-0"
S	Centennial Hall	74'-0"
T	Territorial Hall	43'-0"
U	Dwan Variety Research Ctr	87'-0"
V	University of Minnesota Medical Center, Fairview	137'-0"
W	Pioneer Hall	46'-0"
X	Frontier Hall	44'-0"
Y	Transportation and Safety Bldg	37'-0"

HEIGHT BASED ON T/ ROOF STRUCTURE
(NOT INCLUDING MECH/ PENTHOUSE)

Context Study

600 Washington Avenue SE, Minneapolis, MN

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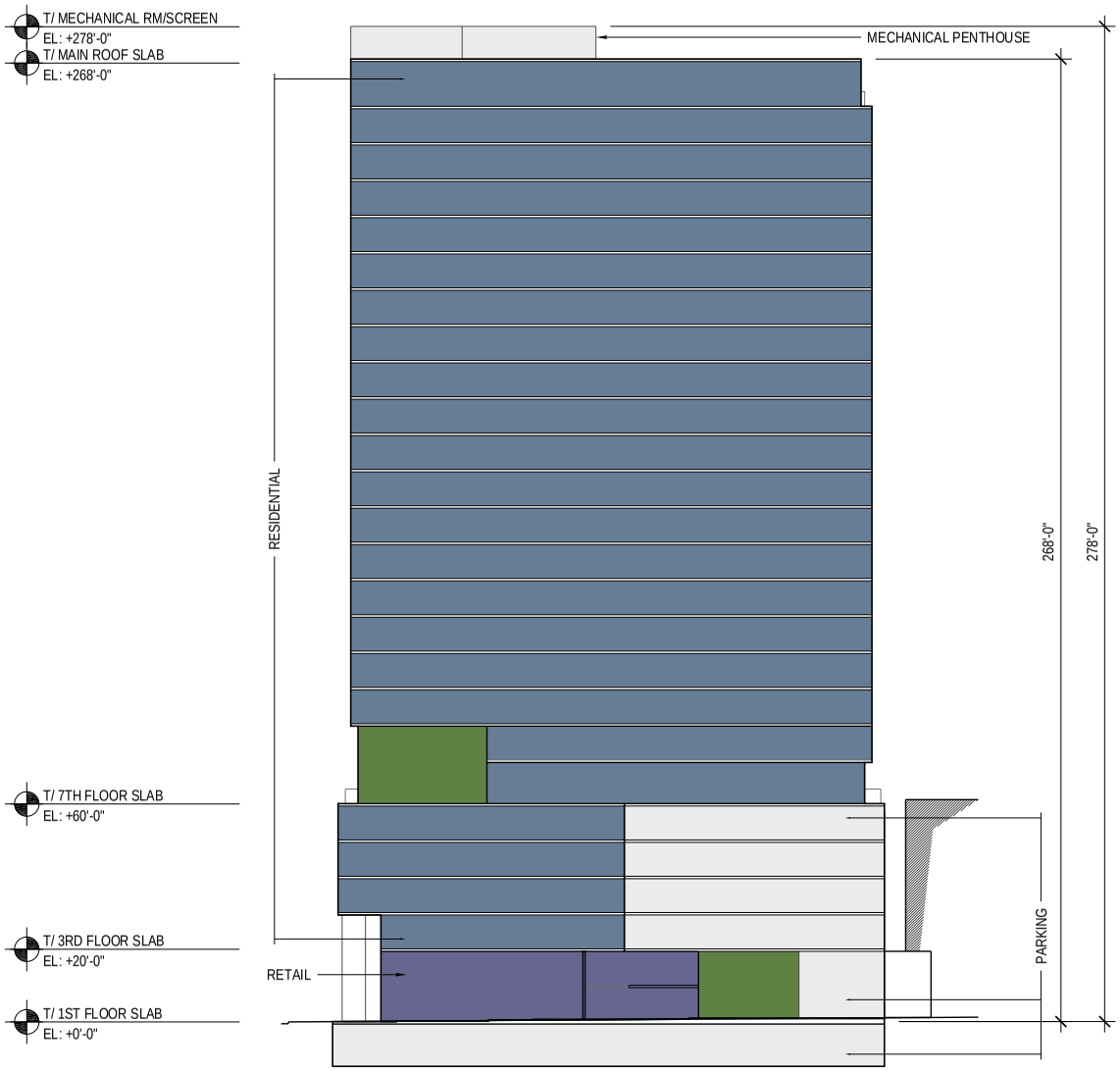

LEGEND:

- RETAIL
- RESIDENTIAL
- COMMON
- MECH. / PARKING

Section

600 Washington Avenue SE, Minneapolis, MN

0 4' 8' 16' 32' 64'

N

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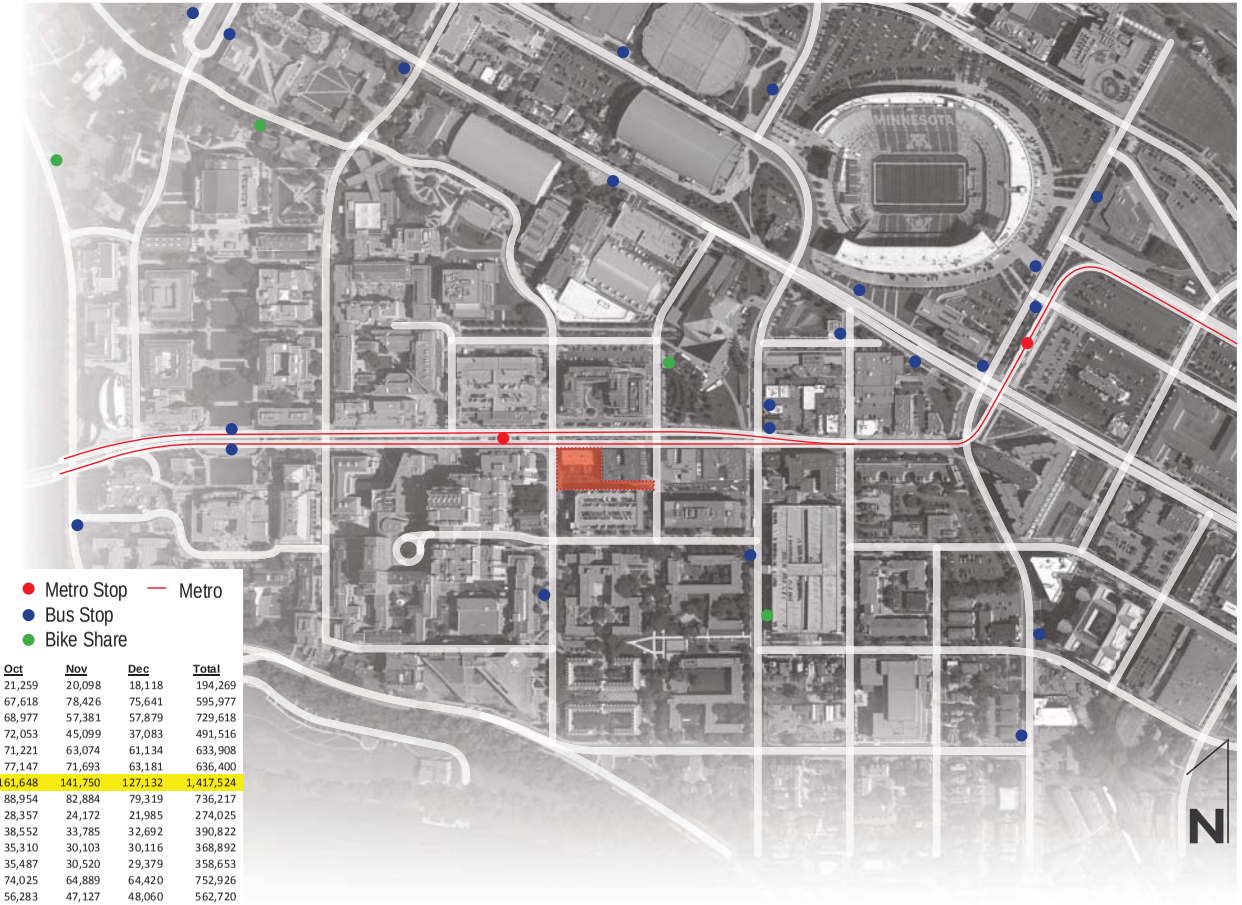

Green Line Boardings by Station

- Metro Stop
- Bus Stop
- Bike Share
- Metro

2015 Total Rides by Station

Station	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Target Field Station	17,458	15,377	15,833	11,868	14,966	15,188	14,689	12,843	16,572	21,259	20,098	18,118	194,269
Warehouse Station	44,240	42,046	47,936	35,057	38,401	36,930	39,092	41,608	48,982	67,618	78,426	75,641	595,977
Nicollet Mall Station	70,459	67,054	78,763	56,925	55,573	65,599	53,180	44,068	53,759	68,977	57,381	57,879	729,618
Government Plaza Station	30,067	30,011	33,647	26,953	27,391	31,757	52,807	47,399	57,249	72,053	45,099	37,083	491,516
Downtown East Station	50,276	45,929	54,155	43,188	42,311	43,398	51,019	48,535	59,666	71,221	63,074	61,134	633,908
West Bank Station	41,292	55,474	53,181	51,140	45,470	34,546	39,949	38,849	64,478	77,147	71,693	63,181	636,400
East Bank Station	92,158	122,654	116,231	129,097	106,109	84,999	93,646	86,909	155,189	161,648	141,750	127,132	1,417,524
Stadium Village Station	38,045	44,325	44,841	54,641	43,889	53,578	50,454	49,746	105,541	88,954	82,884	79,319	736,217
Prospect Park Station	18,397	20,748	20,411	25,505	22,595	18,472	21,961	20,412	31,009	28,357	24,172	21,985	274,025
Westgate Station	26,387	29,233	29,886	37,291	32,711	29,052	29,593	29,642	42,000	38,552	33,785	32,692	390,822
Raymond Ave Station	23,640	24,255	28,566	31,174	28,068	31,876	33,882	30,845	41,058	35,310	30,103	30,116	368,892
Fairview Ave Station	25,637	23,884	26,563	28,389	29,793	29,238	33,101	32,001	34,662	35,487	30,520	29,379	358,653
Snelling Ave Station	56,139	50,943	63,086	62,847	62,742	54,863	59,518	64,340	75,115	74,025	64,889	64,420	752,926
Hamline Ave Station	37,757	32,860	40,746	41,415	44,606	49,037	56,909	52,399	55,520	56,283	47,127	48,060	562,720
Lexington Pkwy Station	35,168	31,366	40,257	41,104	45,470	40,056	45,960	42,820	47,045	50,992	41,651	41,821	503,709
Victoria St Station	17,215	15,140	18,890	20,284	24,390	22,462	25,540	26,497	24,099	24,323	19,922	19,981	258,744
Dale St Station	34,640	30,877	37,785	41,006	45,312	42,750	51,678	47,307	48,324	47,975	40,621	40,646	508,921
Western Ave Station	17,400	15,233	19,174	21,566	26,032	24,384	27,682	28,101	25,074	22,851	19,853	20,037	267,388
Capitol & Rice St Station	32,987	27,603	33,608	41,255	38,942	48,461	49,818	42,951	44,921	49,046	33,120	32,836	475,549
Robert St Station	17,521	16,543	18,994	23,070	24,751	28,720	31,513	28,120	27,902	24,880	20,622	22,345	284,980
10th St Station	22,680	19,346	25,592	29,832	34,805	30,196	36,292	36,610	32,561	28,687	26,713	26,214	349,529
Central Station	65,228	55,473	69,252	91,641	92,318	102,412	112,521	97,702	103,069	86,046	72,263	72,327	1,020,253
Union Depot Station	29,308	26,487	33,745	47,439	61,451	63,033	65,240	66,987	54,419	42,509	39,013	41,004	570,635
Total	844,101	842,863	951,140	992,687	988,097	981,007	1,076,045	1,016,692	1,248,213	1,274,199	1,104,778	1,063,351	12,383,173

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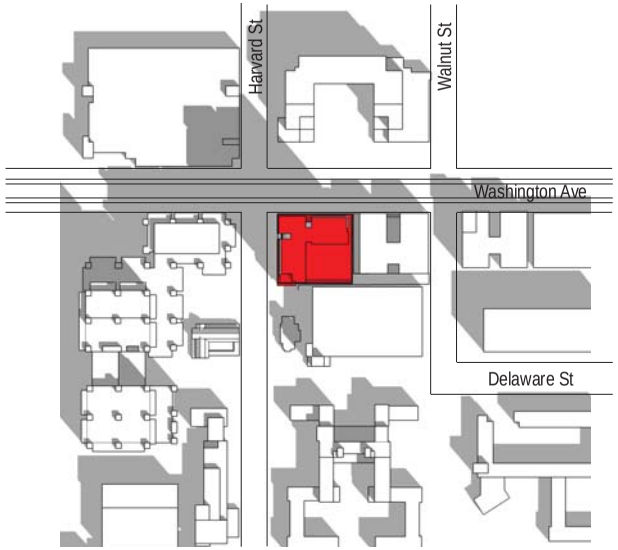
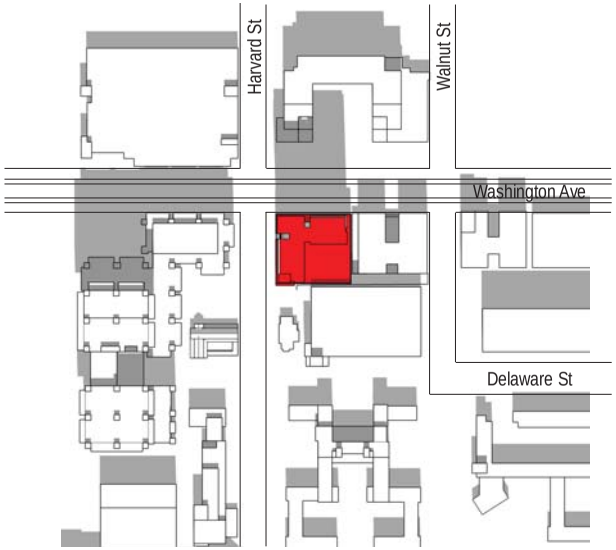
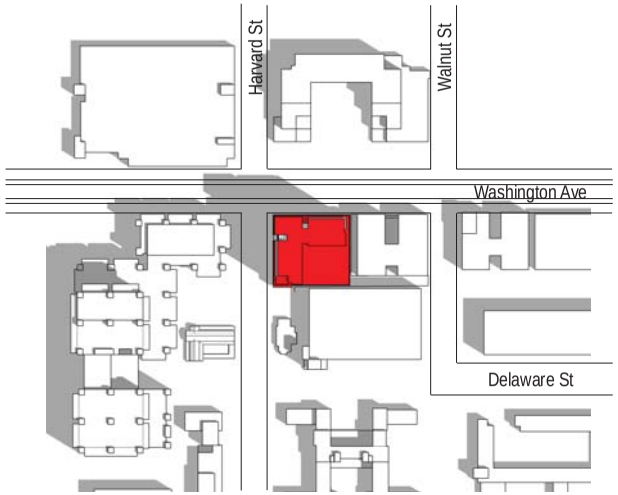


Spring Equinox 10am



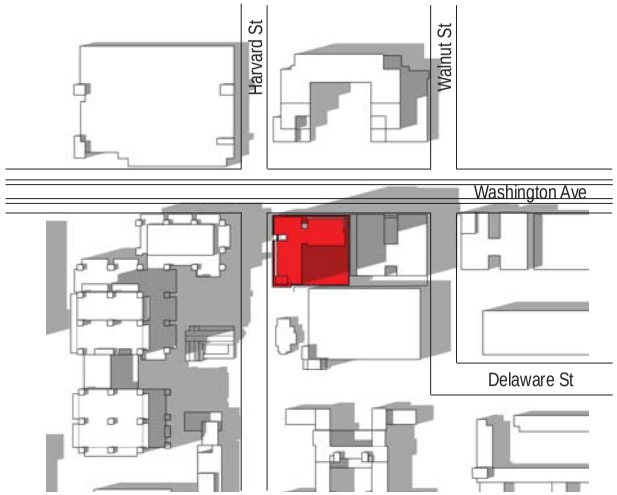
Spring Equinox 12pm

Spring Equinox 3pm



Summer Solstice 10am

Summer Solstice 12pm



Summer Solstice 3pm

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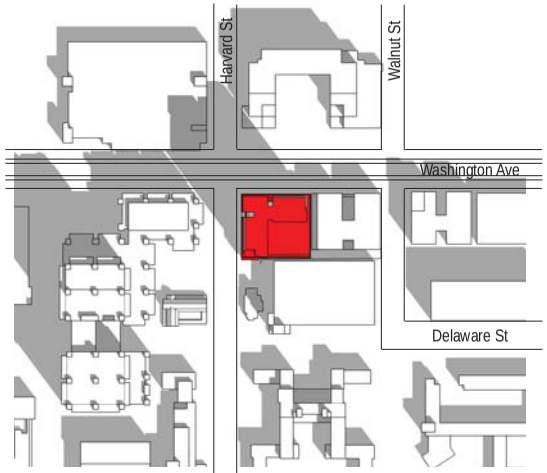
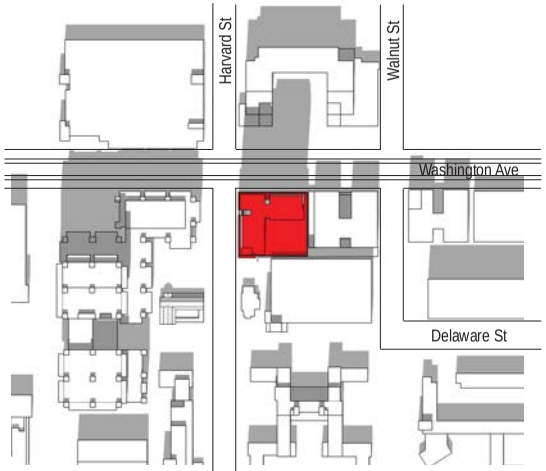
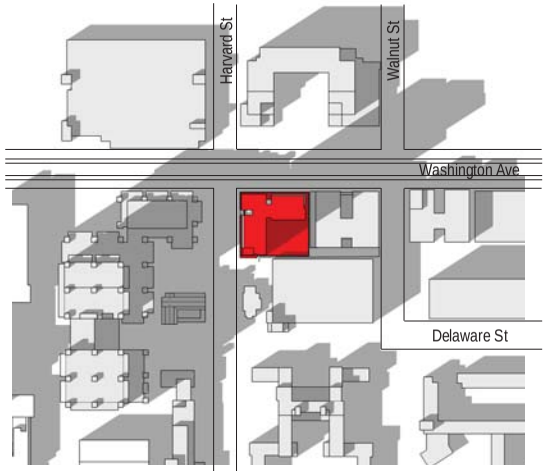


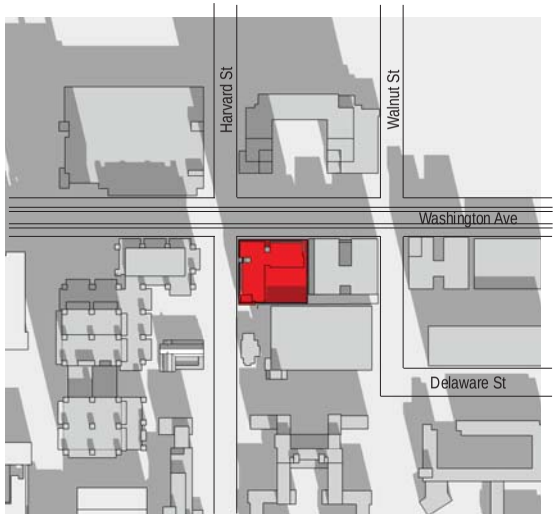
Fall Equinox 10am



Fall Equinox 12pm

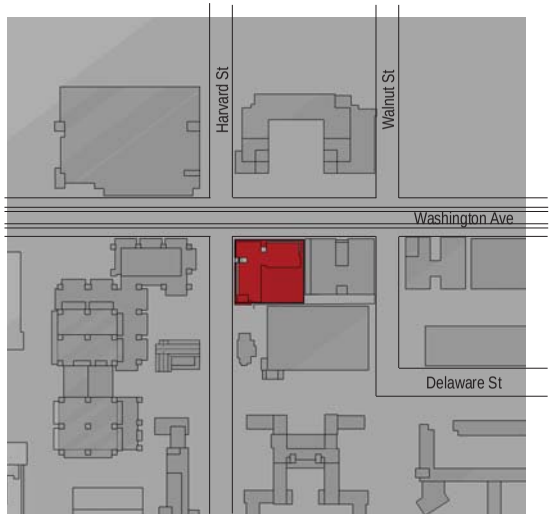


Fall Equinox 3pm



Winter Solstice 10am

Winter Solstice 12pm



Winter Solstice 3pm

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