

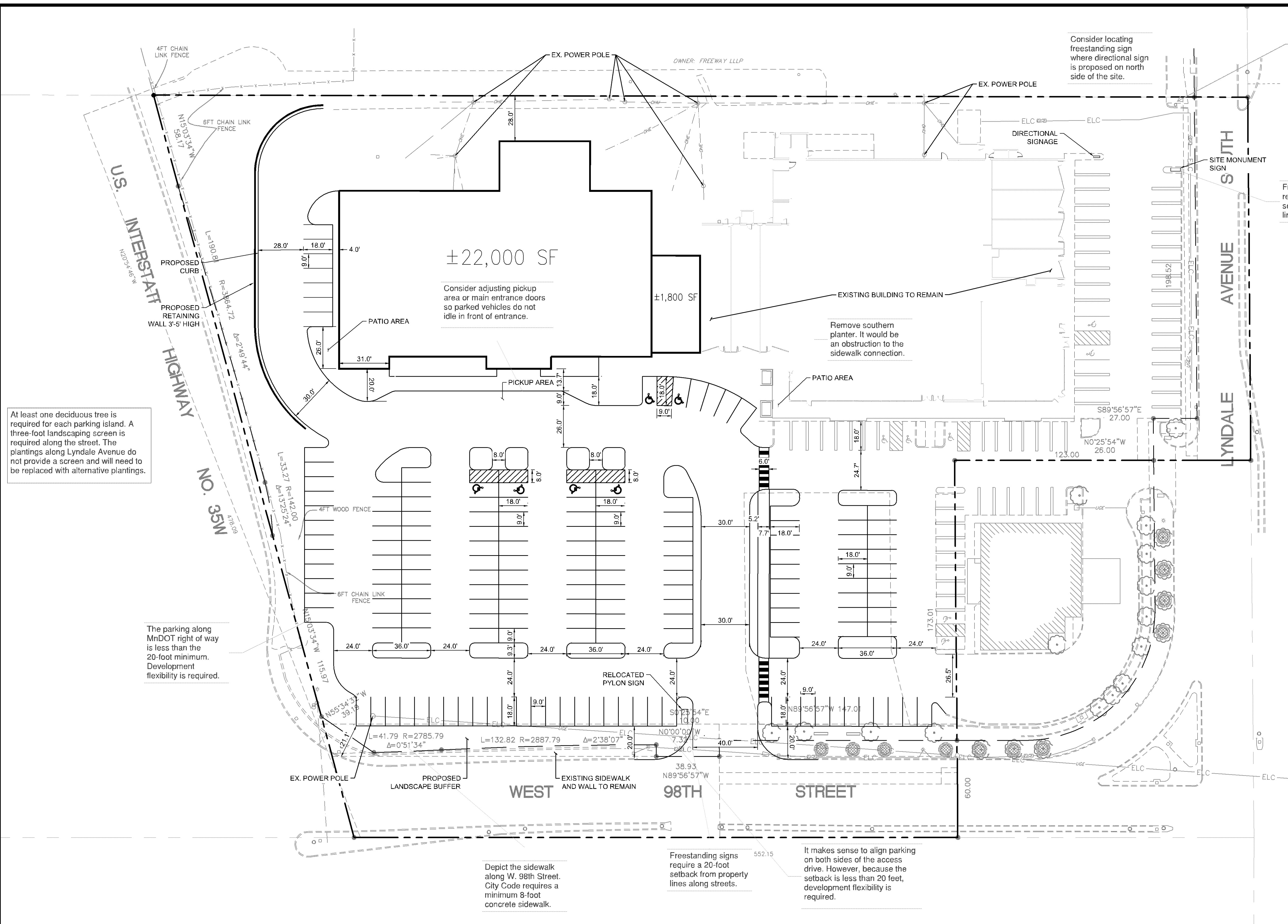
Must meet 2020 MN State Building Code.

Must meet 2020 MN Accessibility Code.

Provide a detailed code analysis with the plans.

SAC review by MET council will be required.

Building plans must be signed by a MN licensed architect.



Existing Clover Center Sign must be relocated/removed.

Freestanding signs require a 20-foot setback from property lines along streets.

BUILDING SUMMARY	
EXISTING	PROPOSED
±58,810 SF	±54,800 SF

PARKING SUMMARY		
	EXISTING	PROPOSED
WESTERN LOT	131 STALLS	124 STALLS
EASTERN LOT	117 STALLS	106 STALLS
TOTAL PARKING	248 STALLS	230 STALLS

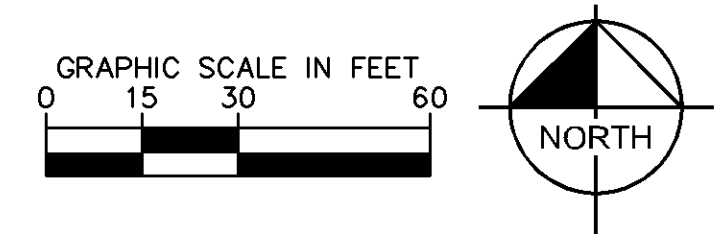
The overall parking requirement with the proposed redevelopment would decrease. Please provide the uses for tenant spaces, including the number of seats for restaurants. Staff will prepare a parking analysis to determine the level of deviation from City Code. Depending on the level of deviation, a parking study may be necessary prior to the City accepting a development application.

A traffic study will be necessary prior to the City accepting a development application.

CLOVER SHOPPING CENTER REDEVELOPMENT
 PREPARED FOR
KRAUS ANDERSON
 BLOOMINGTON MINNESOTA

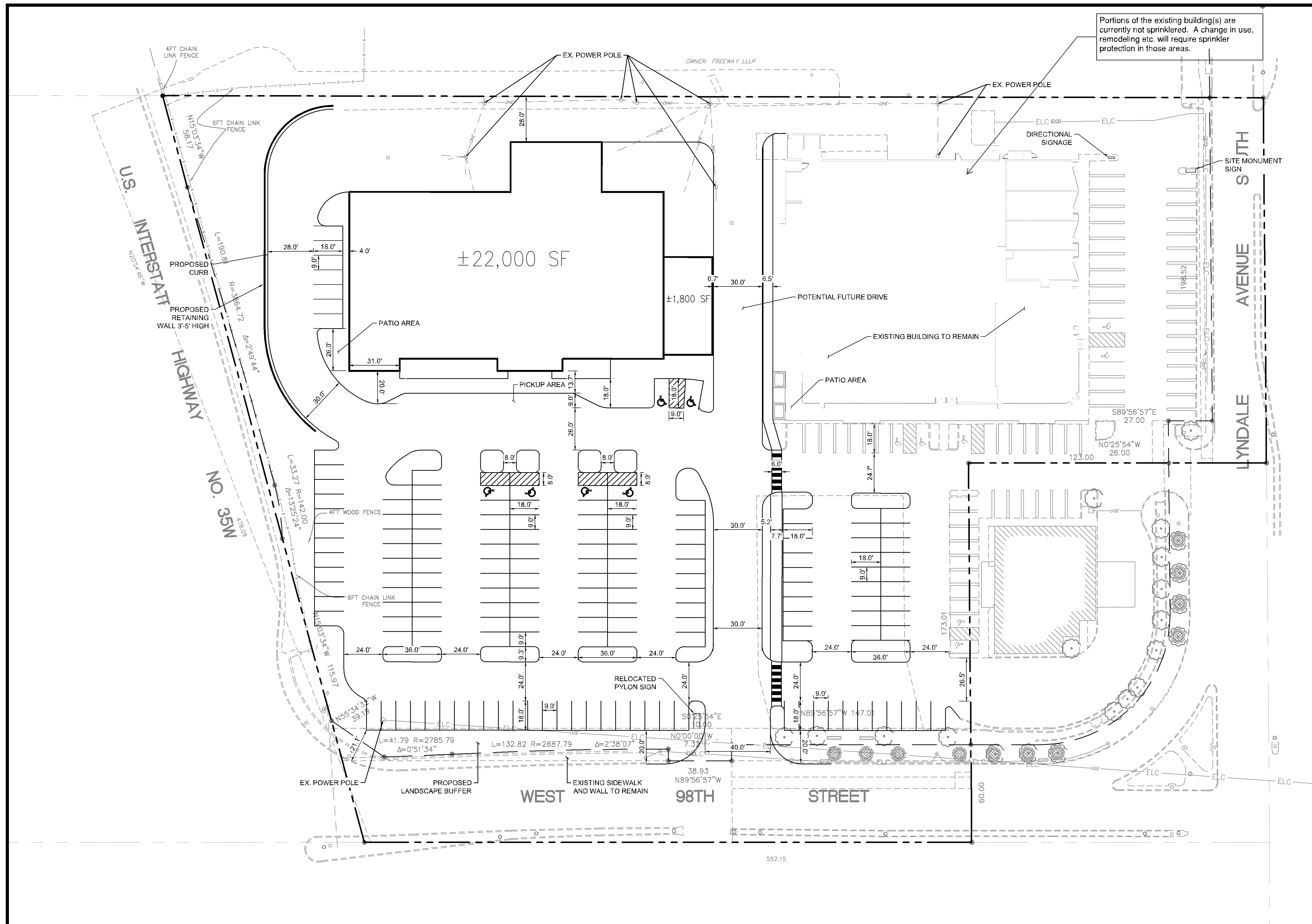
Kimley»Horn
 767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
 PHONE: 651-645-4197
 WWW.KIMLEY-HORN.COM

KHA PROJECT
 XXXXXXXXX
 DATE
 06/16/2021
 SCALE AS SHOWN
 DESIGNED BY LEC
 DRAWN BY LEC
 CHECKED BY WDM



CLOVER SHOPPING CENTER EXHIBIT

EX 1



Portions of the existing building(s) are currently not sprinklered. A change in use, remodeling etc. will require sprinkler protection in those areas.

Provide adequate turning radius for BFD Ladder 3.

Additional hydrants will be required to provide coverage within 150' of all exterior walls.

BUILDING SUMMARY

EXISTING	PROPOSED
±58,810 SF	±50,330 SF

PARKING SUMMARY

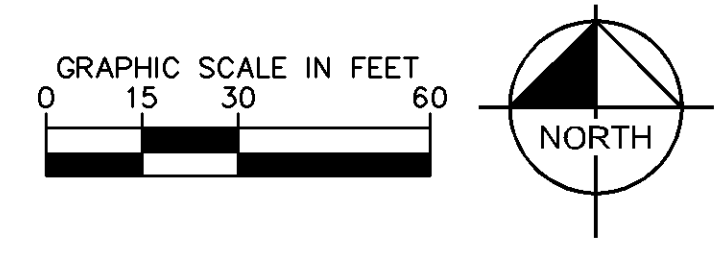
	EXISTING	PROPOSED
WESTERN LOT	131 STALLS	120 STALLS
EASTERN LOT	117 STALLS	106 STALLS
TOTAL PARKING	248 STALLS	226 STALLS

"EX 2" could be identified as a Phase II for the Clover Center preliminary development plan. Also envision what a Phase III and any additional phases would entail.

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CLOVER SHOPPING CENTER EXHIBIT - DRIVE EXTENSION

EX 2



The City has very specific standards pertaining to exterior building materials. Brick, glass, and stucco are permitted primary building materials. There are limitations on "secondary" materials such as EIFS and fiber cement panels. Metal panels may be permitted as "primary" material, subject to finish warranty and gauge requirements.





