

Drawing name: K:\TWC_DEV\KRAUS_ANDERSON\Southtown\3 Design\CAD Exhibits\Southtown- EX - 67B - Hy-Vee.dwg Layout1 Jul 07, 2021 2:38pm by: Laura Clarens

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SOUTHTOWN PARKING DATA TABLE	
EXISTING SOUTHTOWN PARKING STALLS	2,033 STALLS
PARKING STALLS LOST BY DEVELOPMENT	(-) 1,371 STALLS
PROPOSED RECONSTRUCTED SURFACE PARKING	(+) 1,243 STALLS
TOTAL PROPOSED SOUTHTOWN PARKING	1,905 STALLS
TOTAL REQUIRED PARKING (CITY, W/O TRANSIT REDUCTION)	2,069 STALLS
TOTAL REQUIRED PARKING (CITY, WITH 10% TRANSIT REDUCTION)	1,862 STALLS
EXISTING SOUTHTOWN GLA (SF)	534,650 SF
PROPOSED SOUTHTOWN GLA (SF)	461,207 SF
CHANGES TO SOUTHTOWN GLA (SF)	-73,443 SF
REMOVE EXISTING RETAIL/BOWLING ALLEY: PROPOSED GROCERY: PROPOSED SPIRITS: PROPOSED RETAIL:	-252,943 SF +132,500 SF +26,000 SF +21,000 SF
PROPOSED SOUTHTOWN PARKING RATIO	4.13 STALLS/1,000 SF

RETAIL: 460 SPACES PER 100,000 SF; PLUS ADDITIONAL 1 SPACE PER 285 SF OVER 100,000 SF
GROCERY: 1 SPACE PER 225 SF
SPIRITS: 1 SPACE PER 285 SF

LUCKY'S 13 PARKING	
EXISTING PARKING	195 STALLS
PROPOSED PARKING	112 STALLS
REQUIRED PARKING	109 STALLS

RESTAURANT:
1 SPACE REQUIRED PER 2.5 SEATS, PLUS SPACES EQUAL IN NUMBER TO 1/3 CAPACITY IN PERSONS FOR MEETING/ BANQUET AREA; 1 SPACE REQUIRED PER 5 SEASON OUTDOOR DINING SEATS

TOTAL INDOOR SEATING: 261 SEATS
ASSUMED TOTAL OUTDOOR PATIO SEATING: 20 SEATS

Provide adequate turning radius for all emergency vehicle access lanes.

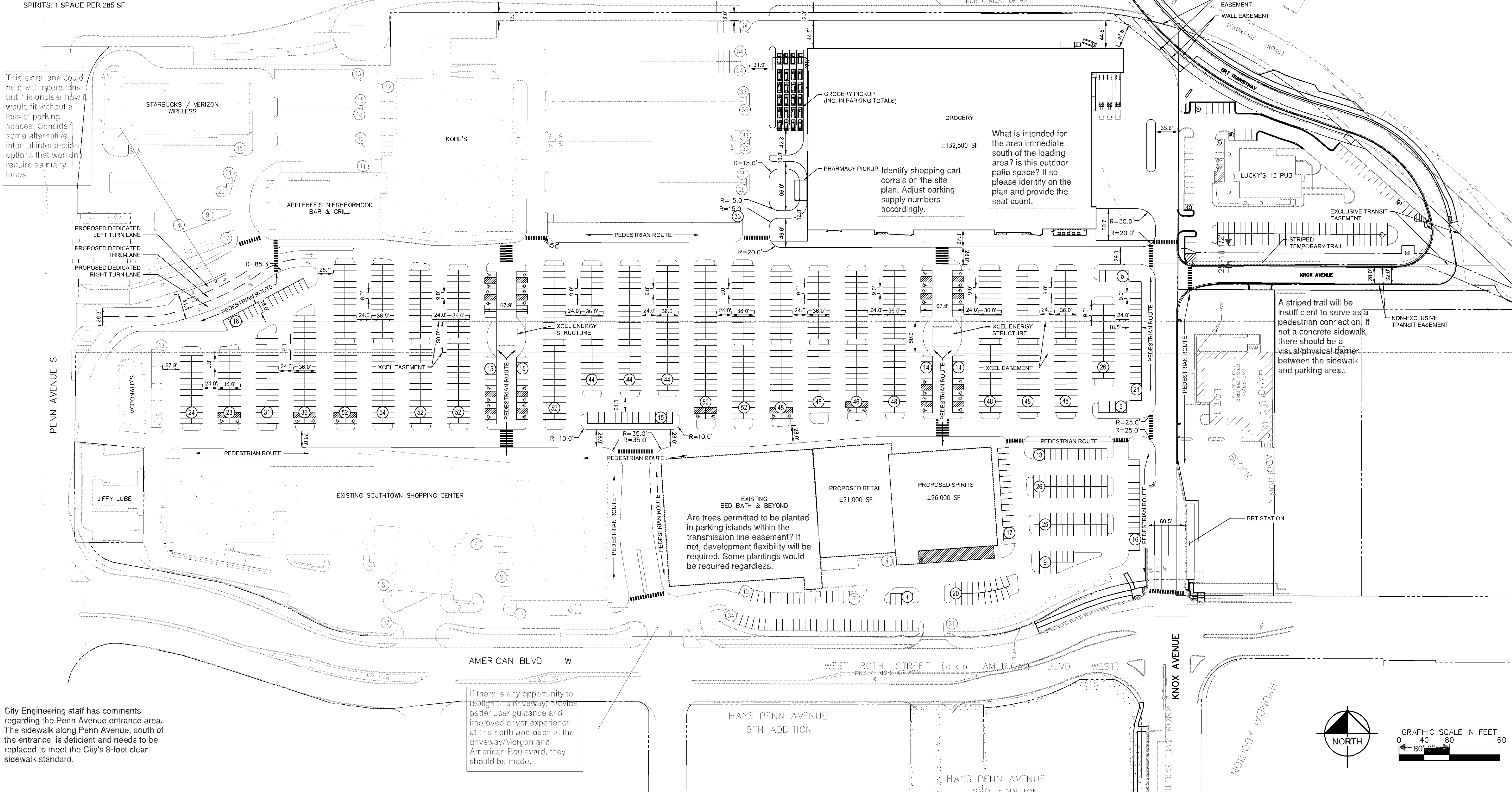
Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division.

Emergency responder radio coverage meeting the requirements of appendix L in the 2015 MSFC shall be provided throughout the property and within the structures.

Building/property shall be adequately signed for emergency response.

This extra lane could help with operations, but it is unclear how it would fit without a loss of parking spaces. Consider some alternative internal intersection options that wouldn't require as many lanes.



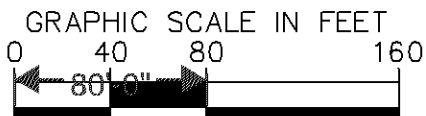
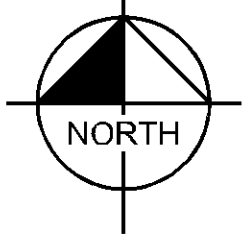
City Engineering staff has comments regarding the Penn Avenue entrance area. The sidewalk along Penn Avenue, south of the entrance, is deficient and needs to be replaced to meet the City's 8-foot clear sidewalk standard.

If there is any opportunity to realign this driveway, provide better user guidance and improved driver experience at this north approach at the driveway/Morgan and American Boulevard, they should be made.

What is intended for the area immediate south of the loading area? Is this outdoor patio space? If so, please identify on the plan and provide the seat count.

Identify shopping cart corrals on the site plan. Adjust parking supply numbers accordingly.

A striped trail will be insufficient to serve as a pedestrian connection. If not a concrete sidewalk, there should be a visual/physical barrier between the sidewalk and parking area.

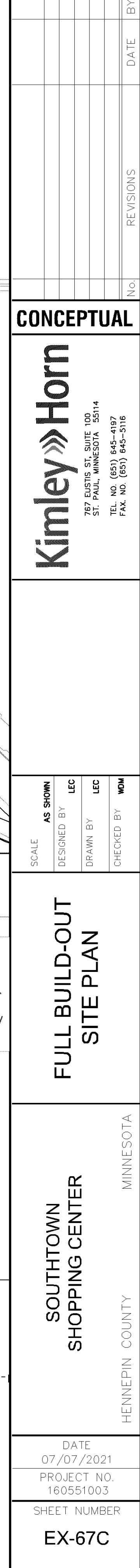


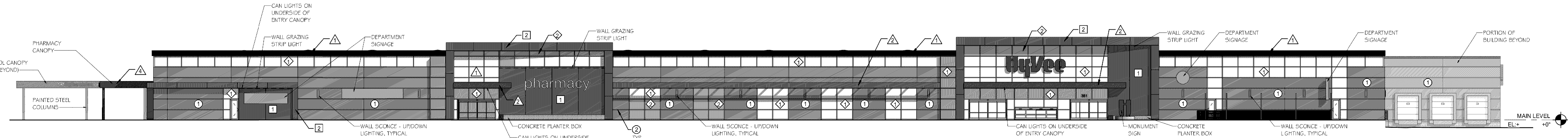
CONCEPTUAL	No.		REVISIONS		DATE	
Kimley»Horn	707 EAST ST. SUITE 100 ST. PAUL, MINNESOTA 55114		TEL: (612) 845-1437		FAX: (612) 845-3116	
GROCERY SITE PLAN	SCALE	AS SHOWN	DESIGNED BY	LEC	DRAWN BY	LEC
SOUTHTOWN SHOPPING CENTER	MINNESOTA		HENNEPIN COUNTY			
EX-67B	DATE		07/07/2021		PROJECT NO.	
					160551003	
	SHEET NUMBER					

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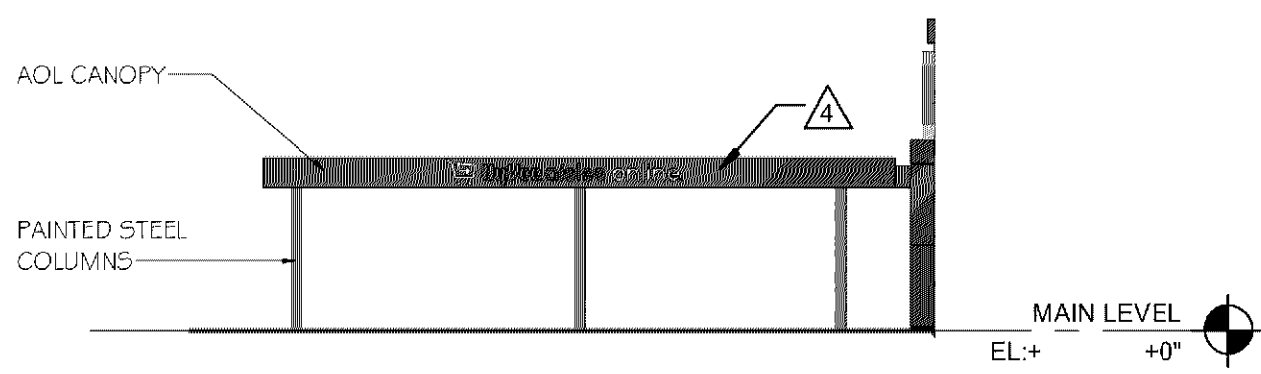
FUTURE IMPROVEMENTS	
PROPOSED OFFICE*	±301,128 SF
PROPOSED RESIDENTIAL*	±113,000 SF
PROPOSED RESTAURANT*	±7,900 SF

RETAIL: 460 SPACES PER 100,000 SF; PLUS ADDITIONAL 1 SPACE PER 285 SF
OVER 100,000 SF
GROCERY: 1 SPACE PER 225 SF
SPIRITS: 1 SPACE PER 285 SF

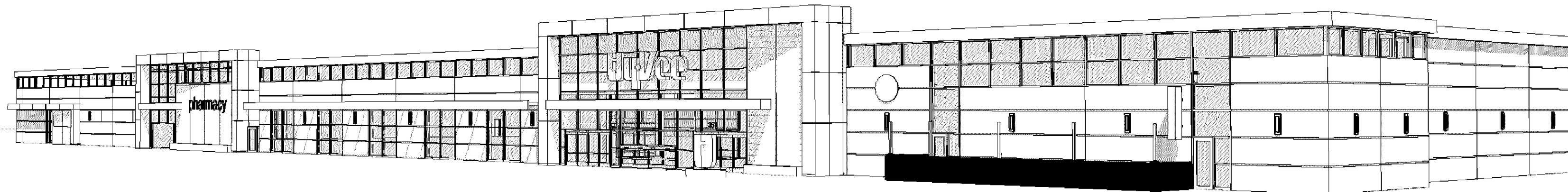




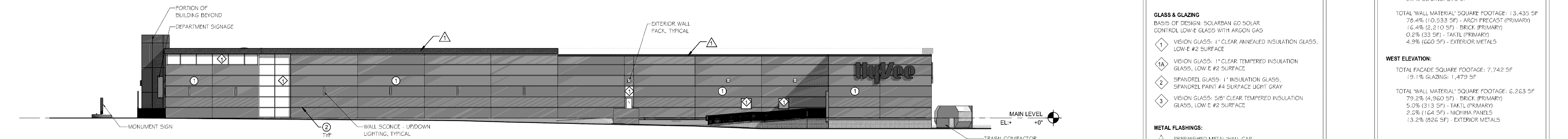
1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



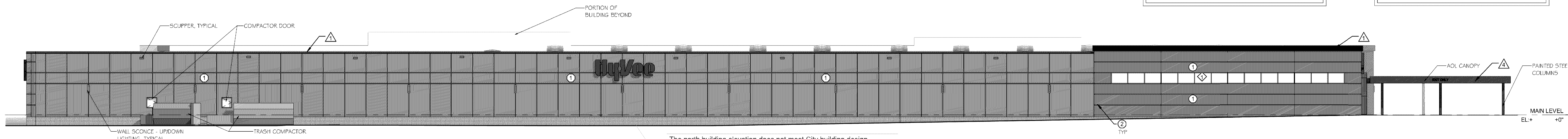
1a AOL CANOPY (SOUTH ELEVATION)
SCALE: 1/16" = 1'-0"



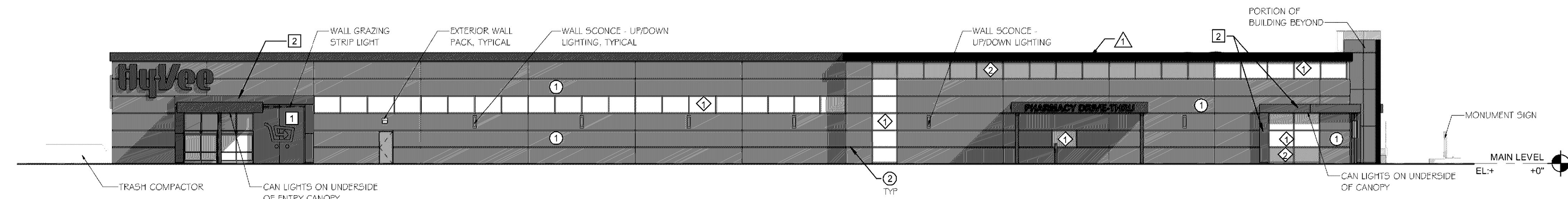
2 EAST ELEVATION
SCALE: 1/16" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



4 WEST ELEVATION
SCALE: 1/16" = 1'-0"



The north building elevation does not meet City building design requirements. City Code requires: one- or two-story building facades facing public streets that exceed 200 feet in linear building length must include wall projections or recesses of three or more foot depth for every 100 linear feet of facade and/or vertical height variations of four or more feet for every 100 linear feet of facade.

MATERIAL LEGEND

MASONRY UNITS:

- BRICK FROM GLEN GERY
COLOR: LIGHT GRAY
SIZE: NORMAN
BOND: RUNNING
MORTAR: LIGHT GRAY
- BRICK REVEALS: CLOUD CERAMICS
COLOR: SILVERADO
SIZE: NORMAN
BOND: RUNNING
MORTAR: ASHGROVE HY-VEE GRAY

PRECAST CONCRETE:

- ARCHITECTURALLY FINISHED
PRECAST CONCRETE PANEL
TEXTURE: BRICK PATTERN WITH REVEALS
COLOR: PAINTED LIGHT GRAY

RAINSCREEN CLADDING:

- NICHIA PANEL
COLOR: TOBACCO
TEXTURE: ROUGH SAWN
- TAKIL - ULTRA HIGH PERFORMANCE CONCRETE PANEL
COLOR: CUSTOM DARK GRAPHITE

GLASS & GLAZING

BASIS OF DESIGN: SOLARBAN 60 SOLAR
CONTROL LOW-E GLASS WITH ARGON GAS

- VISION GLASS: 1" CLEAR ANNEALED INSULATION GLASS, LOW-E #2 SURFACE
- VISION GLASS: 1" CLEAR TEMPERED INSULATION GLASS, LOW-E #2 SURFACE
- SPANDREL GLASS: 1" INSULATION GLASS, SPANDREL PAINT #4 SURFACE LIGHT GRAY
- VISION GLASS: 5/8" CLEAR TEMPERED INSULATION GLASS, LOW-E #2 SURFACE

METAL FLASHINGS:

- PREFINISHED METAL WALL CAP
COLOR: CHARCOAL GRAY
- PREFINISHED METAL CANOPY
COLOR: CHARCOAL GRAY
- PREFINISHED ALUMINUM COMPOSITE PANELS -
COLOR: CHARCOAL GRAY

EXTERIOR METAL ASSEMBLIES:

PAINT ALL EXTERIOR FOLLOW METAL DOORS AND FRAMES TO MATCH ADJACENT WALL COLOR

MATERIAL CALCULATIONS

TOTAL BUILDING SQUARE FOOTAGE: APPROX. 1,32,484 SF

SOUTH ELEVATION:
TOTAL FACADE SQUARE FOOTAGE: 13,773 SF
35.2% GLAZING: 4,849 SF

TOTAL WALL MATERIAL SQUARE FOOTAGE: 8,924 SF
61.5% (5,429 SF) - BRICK (PRIMARY)
16.2% (1,444 SF) - NICHIA PANELS
10.2% (907 SF) - TAKIL (PRIMARY)
12.2% (1,095 SF) - EXTERIOR METALS

EAST ELEVATION:
TOTAL FACADE SQUARE FOOTAGE: 7,996 SF
6.2% GLAZING: 499 SF

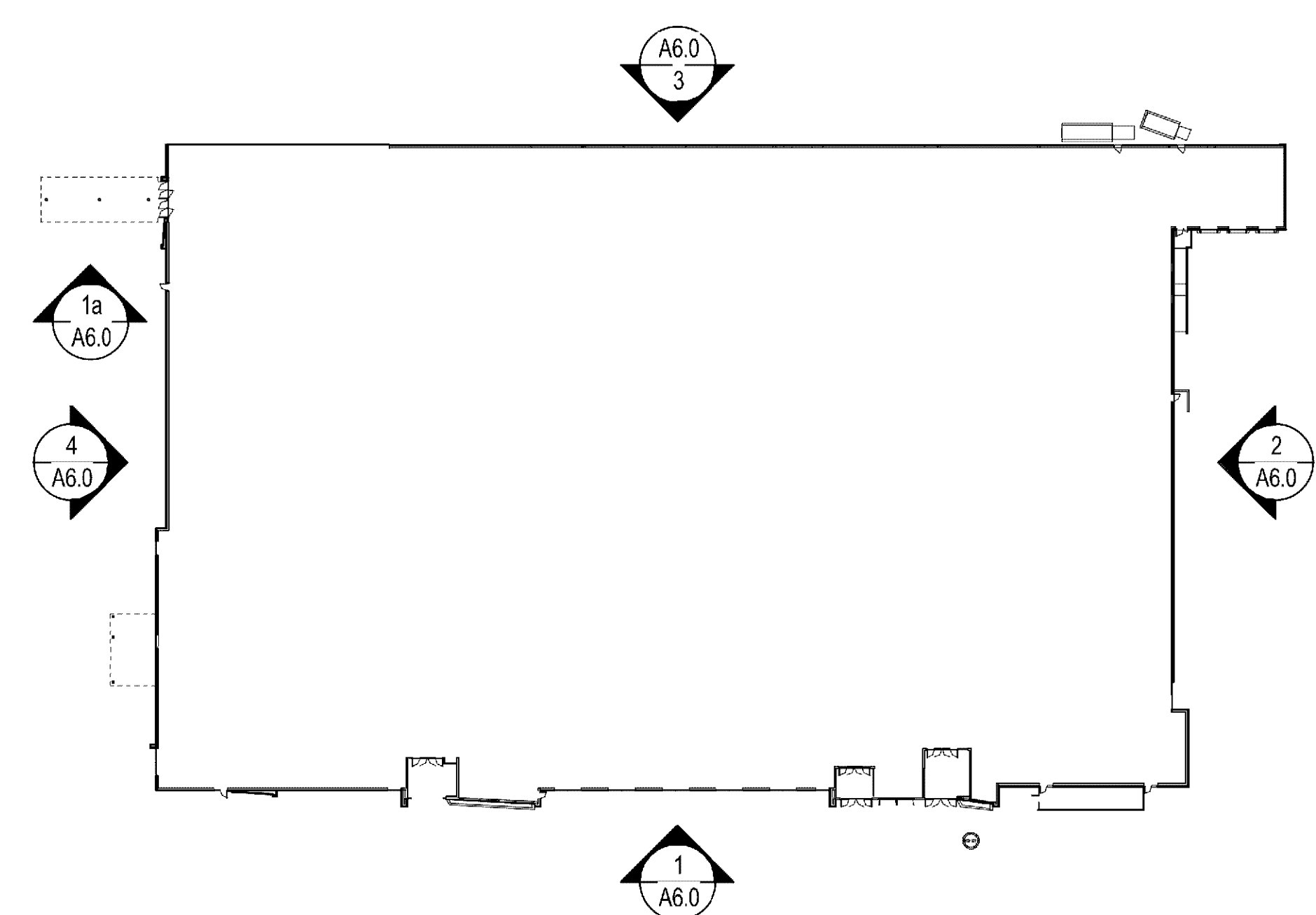
TOTAL WALL MATERIAL SQUARE FOOTAGE: 7,499 SF
91.0% (6,823 SF) - BRICK (PRIMARY)
3.9% (284 SF) - TAKIL (PRIMARY)
5.2% (392 SF) - EXTERIOR METALS

NORTH ELEVATION:
TOTAL FACADE SQUARE FOOTAGE: 13,805 SF
2.7% GLAZING: 370 SF

TOTAL WALL MATERIAL SQUARE FOOTAGE: 13,435 SF
78.4% (10,533 SF) - ARCH PRECAST (PRIMARY)
16.4% (2,210 SF) - BRICK (PRIMARY)
0.2% (33 SF) - TAKIL (PRIMARY)
4.9% (660 SF) - EXTERIOR METALS

WEST ELEVATION:
TOTAL FACADE SQUARE FOOTAGE: 7,742 SF
19.1% GLAZING: 1,479 SF

TOTAL WALL MATERIAL SQUARE FOOTAGE: 6,263 SF
79.2% (4,960 SF) - BRICK (PRIMARY)
5.0% (313 SF) - TAKIL (PRIMARY)
2.3% (164 SF) - NICHIA PANELS
13.2% (926 SF) - EXTERIOR METALS



KEY PLAN
SCALE: N.T.S.

REVISIONS		
No.	Description	Date

Cunningham

LOCATION:
BLOOMINGTON, MN
1494 and Penn Avenue

HY-VEE, INC.
1400 E. MAIN AVENUE
WEST DES MOINES, IOWA 50266
TELEPHONE: (515) 267-2800
FAX: (515) 267-2835

Hy-Vee
EMPLOYEE OWNED



EXTERIOR
ELEVATIONS

DRAWN: Author	DATE: 08/30/21
SCALE: As indicated	JOB NUMBER:
SHEET:	A6.0

PRELIMINARY NOT FOR CONSTRUCTION

**SOUTHTOWN SHOPPING CENTER
PARKING RATIO REQUIREMENTS**

7/6/2021

**SOUTHTOWN SHOPPING CENTER
PARKING SUMMARY**

2021 Existing Condition

Suite Number	Tenant Name	Total Square Feet	Retail Square Feet	Seats	Rest. Seats	Status
100	McDonald's	4,622		85	85	Existing
201	Bruegger's Fresh Bagel Bakery	2,674		54	54	Existing
202	Starbucks Coffee Company	2,250		21	21	Existing
203	Subway	1,600		32	32	Existing
204	UPS	1,600	1,600			Existing
205-207	Verizon Wireless	4,800	4,800			Existing
208	SportClip	1,450	1,450			Existing
209	Lolamax	1,600	1,600			Existing
210	Panda Express	2,400		45	45	Existing
301-304	Applebee's Neighborhood Grill	6,426		205	205	Existing
305	General Nutrition Center	1,600	1,600			Existing
306	Gamestop	1,600	1,600			Existing
307A	Great Clips	1,600	1,600			Existing
308	Restwell Mattress	2,400	2,400			Existing
309	Claire's Boutique	800	800			Existing
400	Kohl's Department Store	95,619	95,619			Existing
500	Herberger's	132,471	132,471			Remove
	Toy's R Us	54,948	54,948			Remove
	Auto Center					Existing
510	Travel Leaders	1,713	1,713			Remove
511	Christopher & Banks	3,538	3,538			Remove
512	Vacant	2,453	2,453			Existing
513-515	Famous Footwear	7,071	7,071			Remove
516	Massage Envy	2,943	2,943			Remove
518	Carter's Kids	5,000	5,000			Remove
519-529	Southtown Bowling & Billiards	45,259		207		Remove
530	Bed, Bath & Beyond	48,820	48,820			Existing
601	Skogland's Jewelry	2,222	2,222			Existing
603-605	Schuler's Family Shoes	8,789	8,789			Existing
611	H & R Block	1,013	1,013			Existing
612	Scottrade	1,347	1,347			Existing
613	Vacant	1,223	1,223			Existing
614-620	Dress Barn	8,462	8,462			Existing
621-629	T. J. Maxx	26,275	26,275			Existing
630	Avenue	4,578	4,578			Existing
632	Timber Lodge Steakhouse	8,400	8,400	285	285	Existing
634	Party City - The Discounty Party	10,987	10,987			Existing
637	Nail & Co.	1,420	1,420			Existing
638	Hancock Fabrics	22,677	22,677			Existing
2021 Existing Total:		534,650	469,419	934	727	

2021 Existing Parking Required					
Use	Number	Units	Requirement	Parking Spaces	Comment
Retail - first 100K	100000 sq. ft.		0.0046	460	
Retail over 100K	369,419 sq. ft.		0.0035	1,293	1 per 285 sq. ft.
Restaurant	727 seats		0.4	291	1 per 2.5 seats
Bowling Alley	48 lanes		4.36	209	Per ITE Parking Generation, 2nd Edition
Total Exist. Req'd Parking				2,253	

2021 Proposed Condition

Suite Number	Tenant Name	Total Square Feet	Retail Square Feet	Seats	Rest. Seats	Status
	Existing Buildings to Remain	534,650	469,419	934	727	Existing
	Existing Tenants Removed	-252,943	-207,684	-207		Remove
	Proposed Grocer	132,500				Proposed
	Proposed Spirits	26,000				Proposed
	Proposed Retail	21000	21000			Proposed
Proposed Total:		461,207	282,735	727	727	

2021 Proposed Parking Required				
2021 Proposed Change	SF	Parking Spaces	Comment	
Remove Exist. Retail	-207,684	-729	Herberger's, Famous Footwear, NE Retail	
Remove Bowling Alley	-45,259	-209		
Add Retail	21,000	74		
Add Grocer	132,500	589		
Add Spirits	26,000	91		
Total Prop. Req'd Parking			2,069	
Total Prop. Transit Red. Parking			1,862	