



06/23/21

City of Bloomington Planning Department
1800 West Old Shakopee Road
Bloomington, MN 55431

RE: Clover Shopping Center Redevelopment Project Narrative

Development Review Committee,

This letter outlines the primary redevelopment objectives of Clover Shopping Center. We look forward to further review and feedback as Kraus Anderson pursues upgrades to an aged center at an important intersection with the City of Bloomington. We strongly believe the revitalized shopping center and tenant mix will continue to keep the Gateway area vibrant and work harmoniously with surrounding community growth.

PRIMARY REDEVELOPMENT OBJECTIVES

The proposed Clover Center redevelopment plan follows three core objectives: Reconstruction of a portion of the existing center, upgrading existing exterior façade, and upgrading existing site improvements. As part of our submission, we included exterior elevations along with a site plan showing the revised layouts of buildings and site improvements. The current plan is to begin construction on this redevelopment this fall with completion occurring summer 2022 and tenant openings in fall of 2022. The following are additional details on each core objective.

Existing center reconstruction

We are proposing demolition and reconstruction of the western half of the existing shopping center to add core community needs and services. The existing sizes of tenant bays are outdated and limit interest in a growing area of Bloomington. We are working with a grocer to occupy the ~22,000 sf box shown on the plan and would then fill in space between the new tenant and existing center with a space sized to meet current market demand for small shop space. Overall center square footage would be slightly less than what is existing today.

*Façade Upgrade*

The provided elevations are a current draft being reviewed internally but show design intent with materials and constructability. The primary intent is to create a cohesive façade that blends a newly constructed building with the existing center. We reviewed the existing construction methods of the current façade to identify efficient means and methods for demo and reconstruction. We then tied in desirable materials to amplify the presence at this high-profile corner.

Site Improvements

As part of the redevelopment, we anticipate various site improvements to refresh the existing center. Upgraded storm water management will be completed. Expansion of the western drive line and additional of landscaping/plantings around the perimeter. Added pedestrian connectivity and potential outdoor seating are currently shown. Parking lot improvements including restriping, modified stall counts, sidewalks, site lighting, and landscaping islands. Finally, reconstruction of the monument signs is also contemplated.

Thank you for your review, we look forward to additional dialogue on the proposed improvements. If there are any questions in advance of the meeting, please feel free to reach out to me at tim.marco@krausanderson.com.

Sincerely,

Tim Marco

Tim Marco
Director of Development
Kraus Anderson