



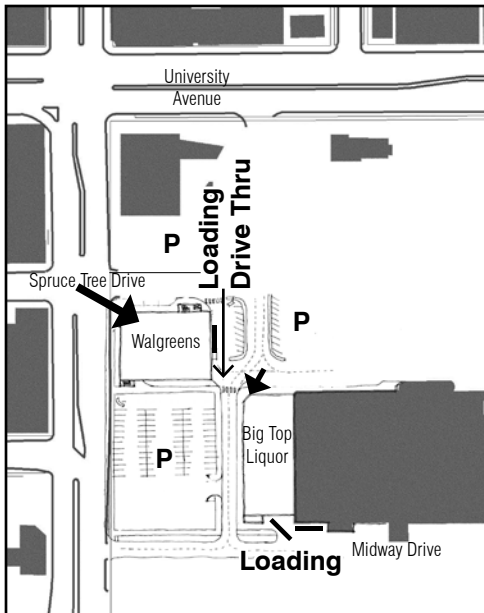
Approved Plan A

Pros

- Two story Walgreens aligned to Snelling
- Facades aligned with shopping center
- Four lane road providing access to future bus barn development
- Sidewalk and landscaping along Snelling

Cons

- Disconnected from Spruce Tree Drive and Midway Drive by parking lots
- Buildings pushed farther back from University Avenue
- Parking lots and pedestrian unfriendly environment between stores and University Avenue
- Front parking lot is not a future development site because it is needed for stores



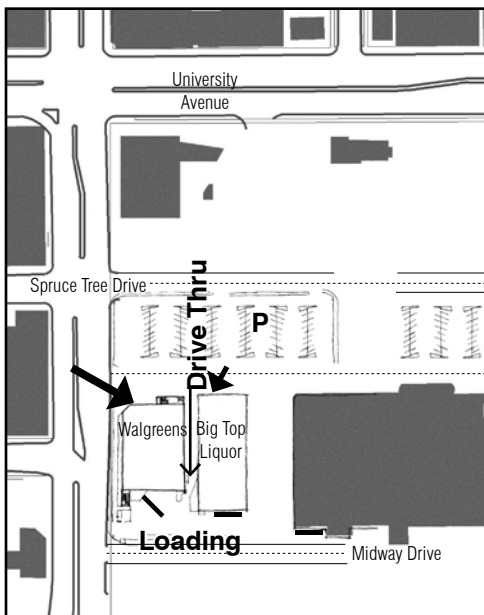
Proposed Plan B

Pros

- Two story Walgreens at Snelling and Spruce Tree Drive supports street grid
- Store entrance closer to University Avenue and light rail
- Sufficient parking away from street
- Big Top Liquor attached to Rainbow
- Intensive truck loading of Big Top and Rainbow consolidated to south
- Remainder of site on Midway Drive attractive development site

Cons

- Shifts north-south access road to bus barn site to west



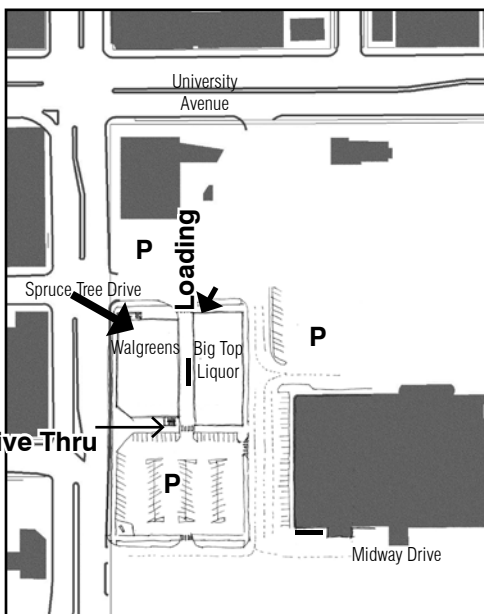
Proposed Plan C

Pros

- Keeps approved site plan and re-orientes street grid with two way streets
- Can be done as later modification to approved plan
- Starts to break up parking lots into more pedestrian friendly form and readable streets

Cons

- Additional curb-cut on Snelling may not be approved by MN DOT



Proposed Plan D

Pros

- Buildings on Snelling and Spruce Tree Drive strengthen street grid
- Truck loading and pharmacy drive thru through in alley between buildings
- Places some parking behind the buildings
- Starts to take some truck loading off Midway Drive
- Excellent development parcel remaining on south

Cons

- Allows trucks to drive on Spruce Tree Drive – but very short length
- Some parking not immediately in front of store entrances, but off to west and rear
- No “waiting” area for backed up trucks