

PL201900184

PL2019-184

SOUTH LOOP WATERPARK
FDP SUBMISSION
REVISED: 11.05.2019

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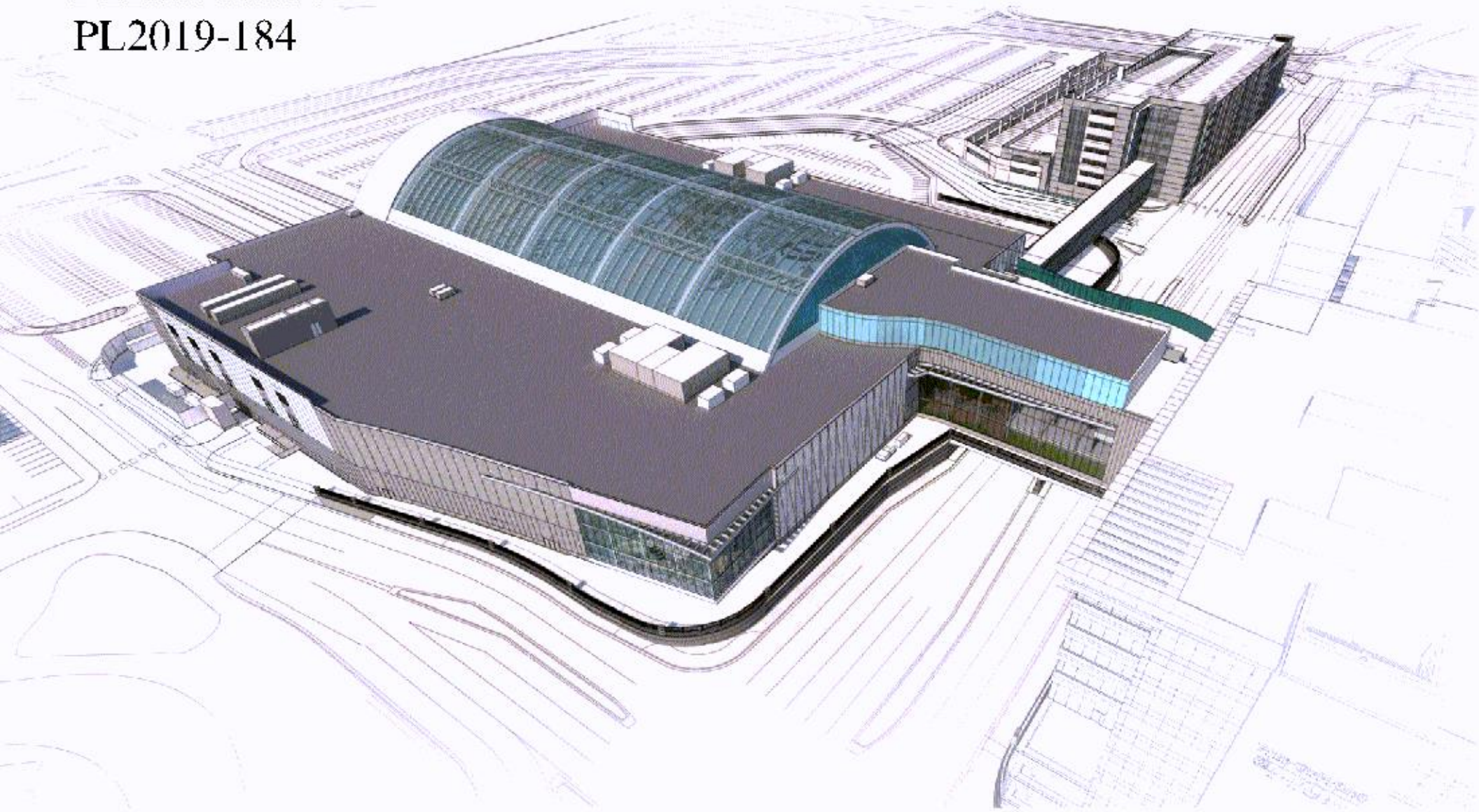
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WATERPARK CONCEPT / VISION

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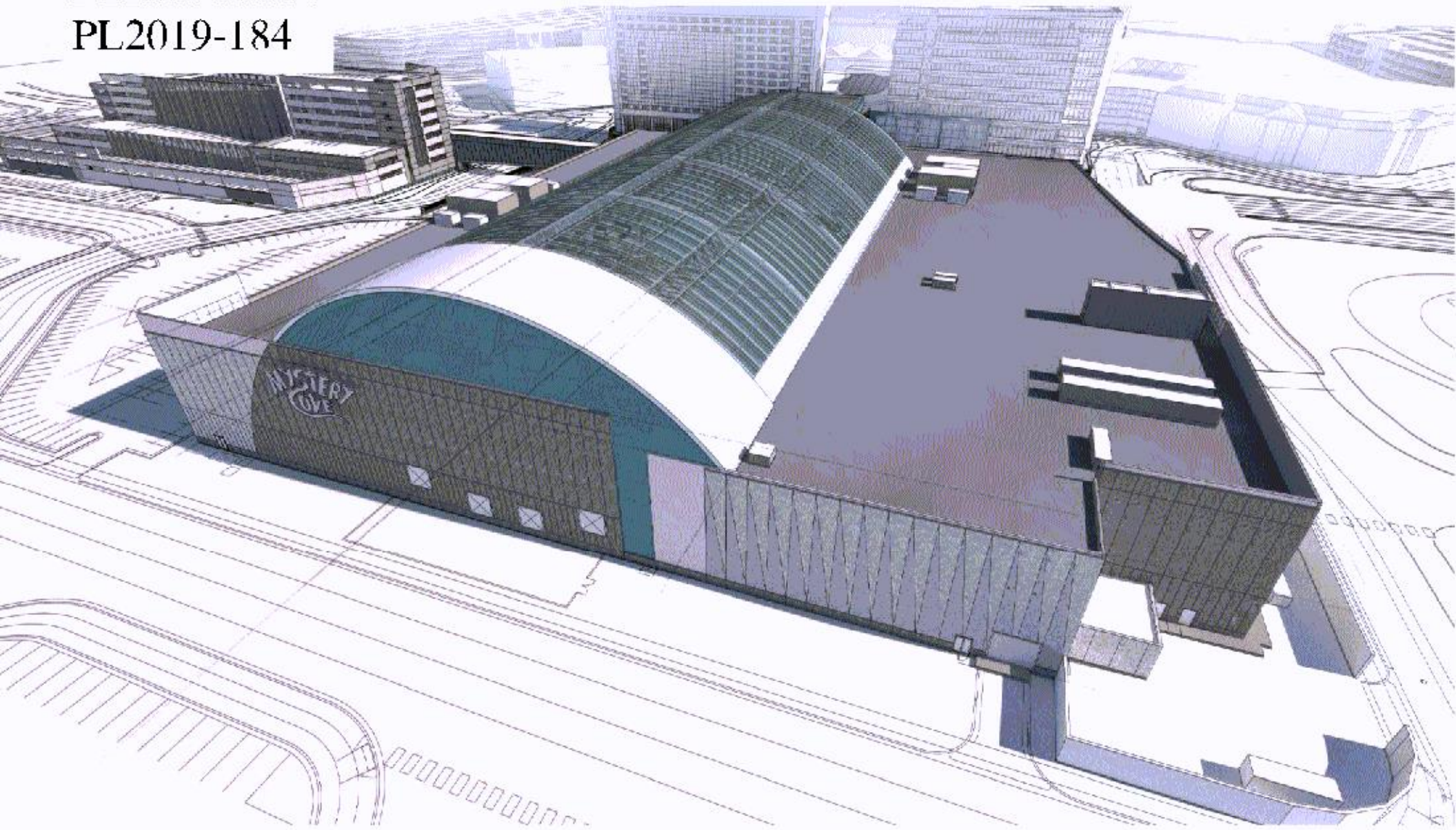
WATERPARK AT SOUTH LOOP
AERIAL VIEW FROM SOUTHWEST

REV SEP NOVEMBER 5TH, 2019

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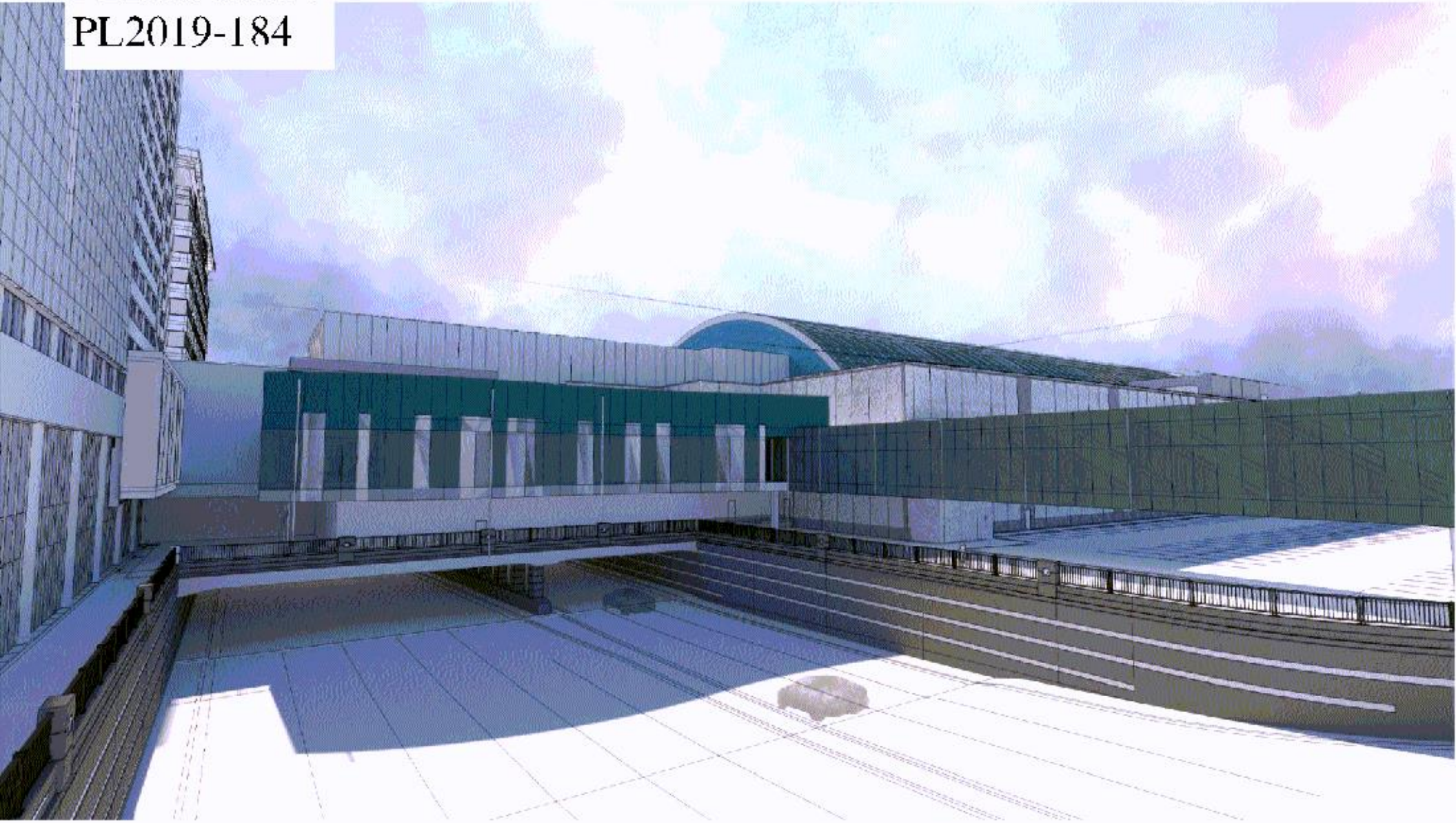


WATERPARK AT SOUTH LOOP
AERIAL VIEW FROM NORTHWEST
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WATERPARK AT SOUTH LOOP

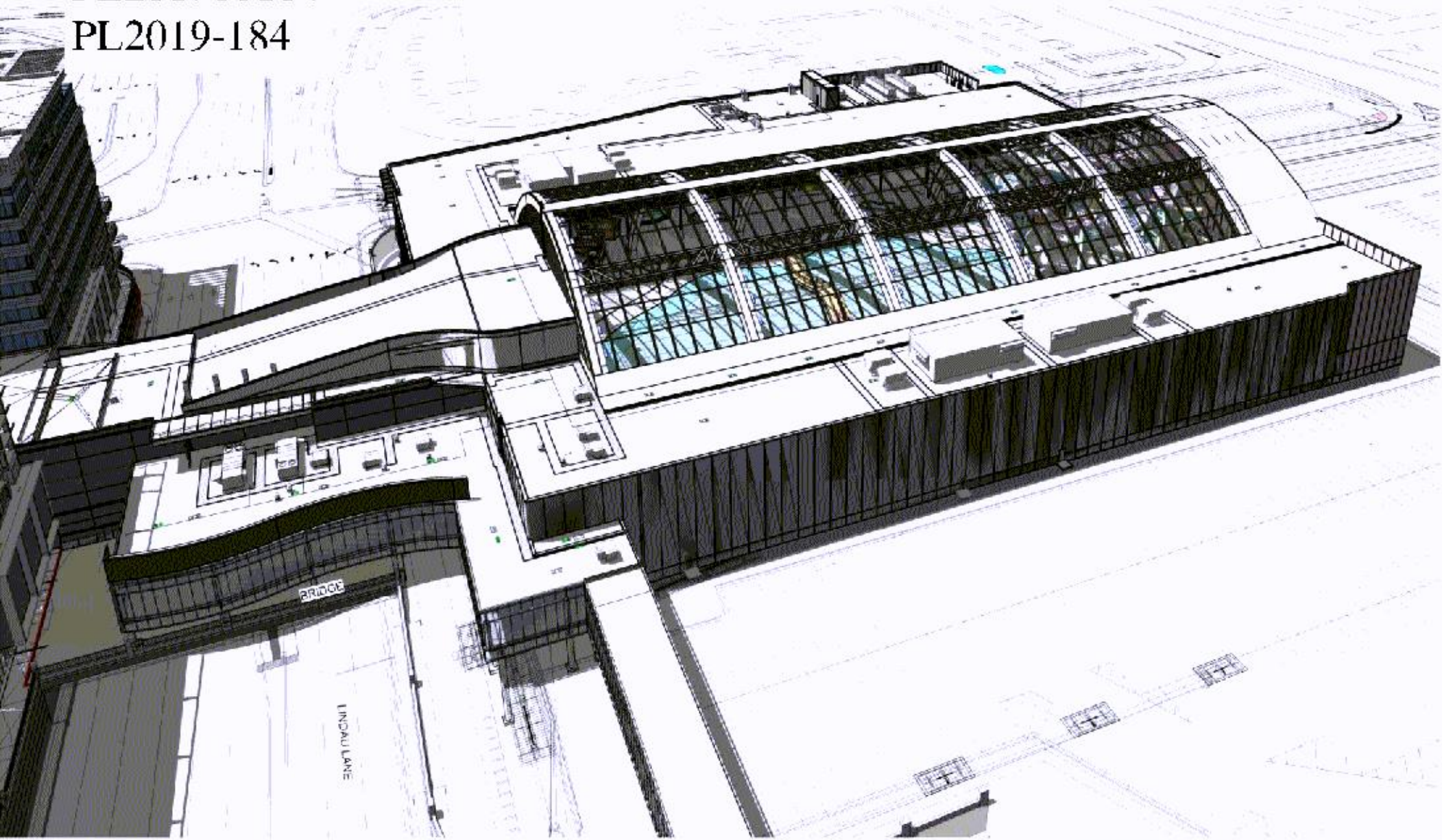
STREET VIEW FROM SOUTHEAST

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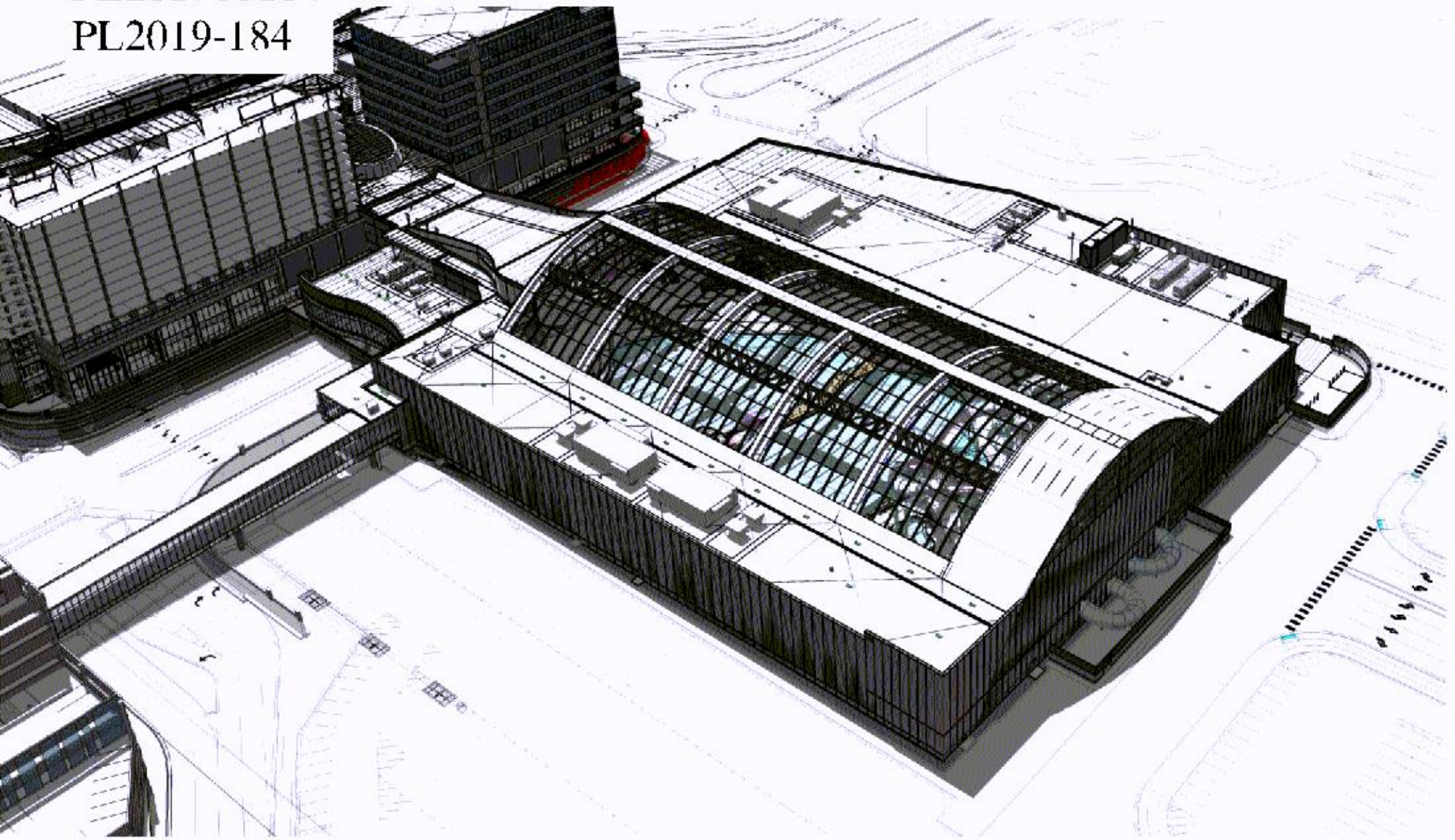
WATERPARK AT SOUTH LOOP
VIEW FROM NORTHWEST

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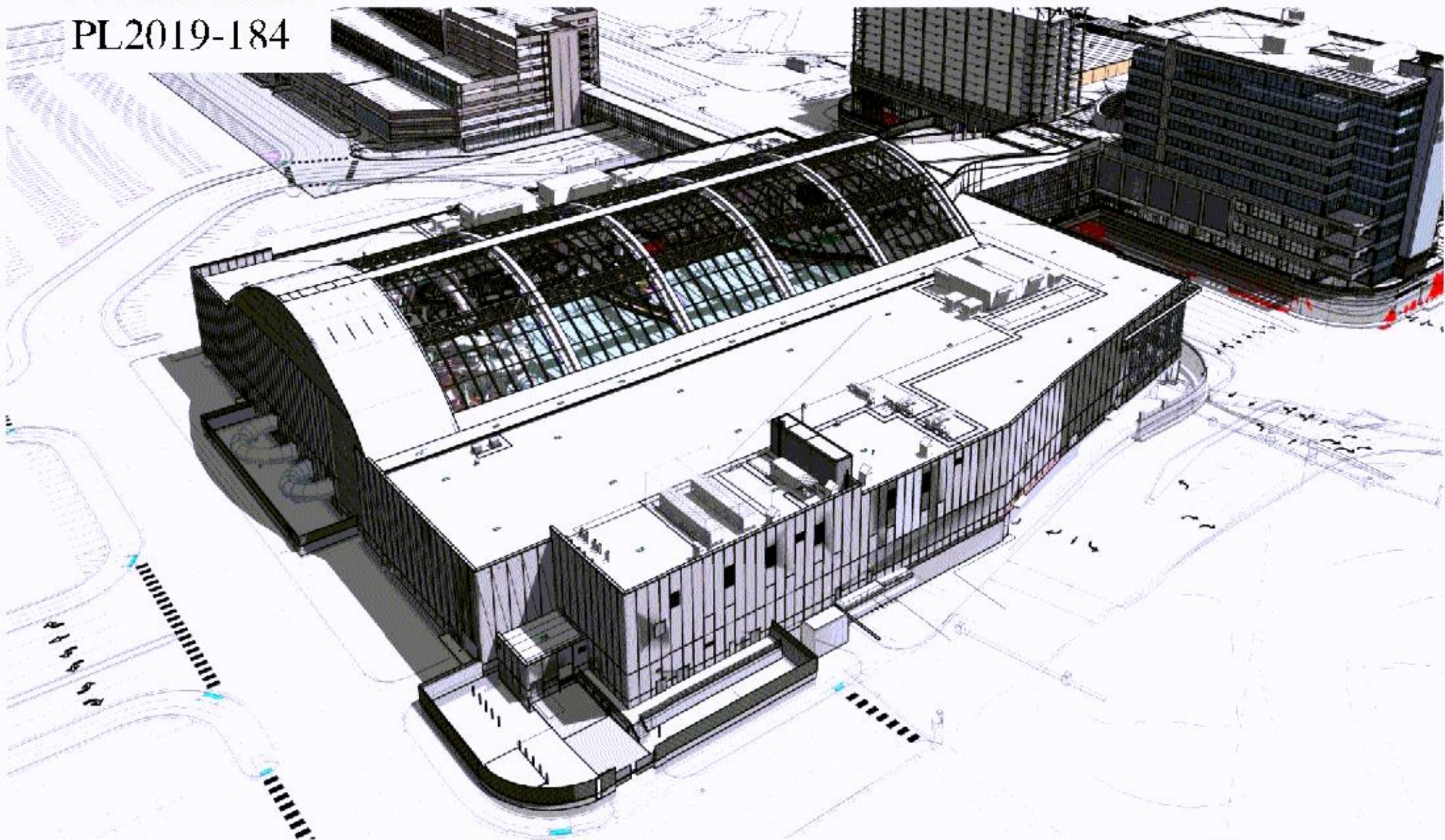
WATERPARK AT SOUTH LOOP
VIEW FROM SOUTH WEST

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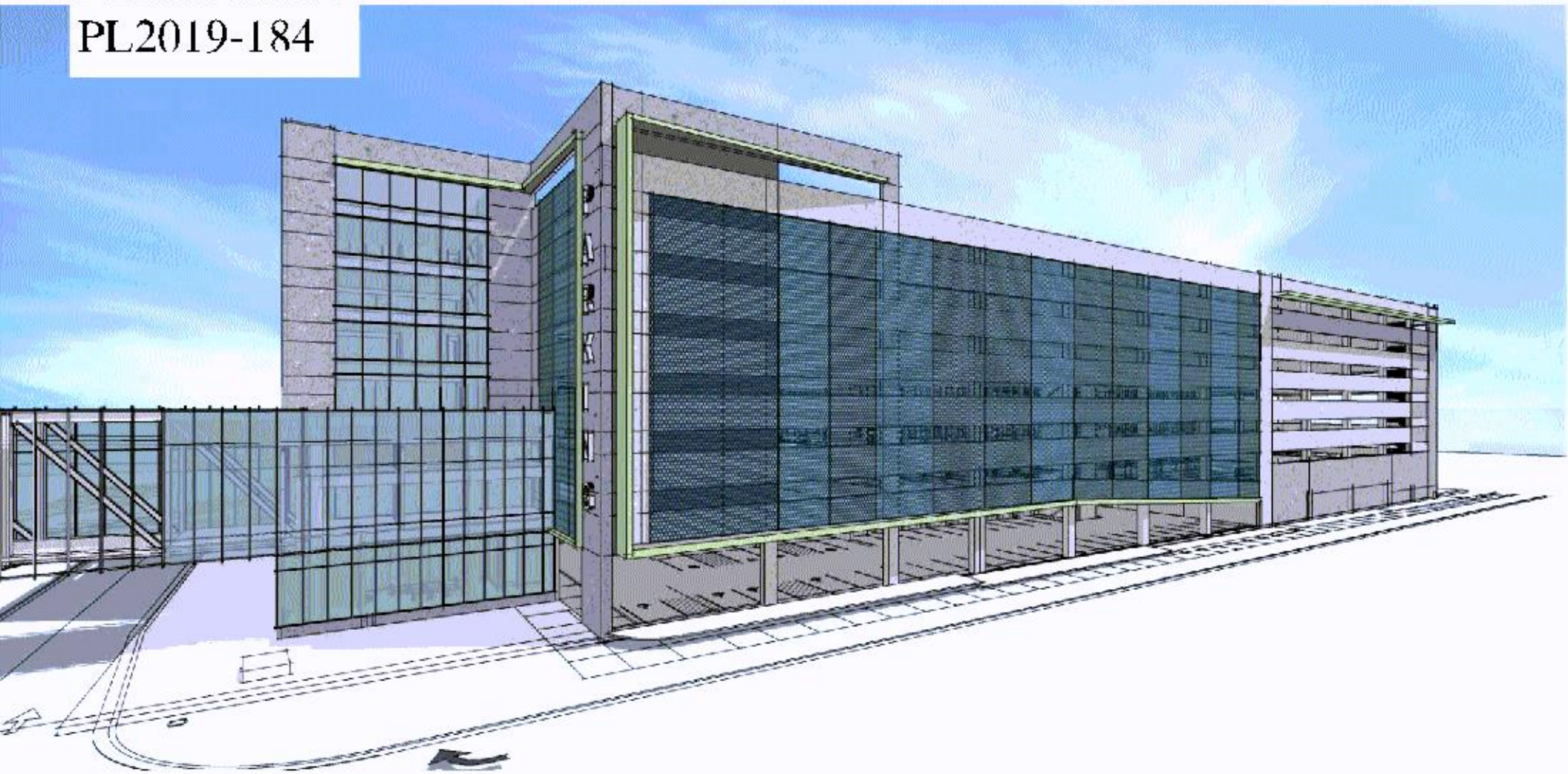
WATERPARK AT SOUTH LOOP
VIEW FROM SOUTH EAST

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WATERPARK AT SOUTH LOOP

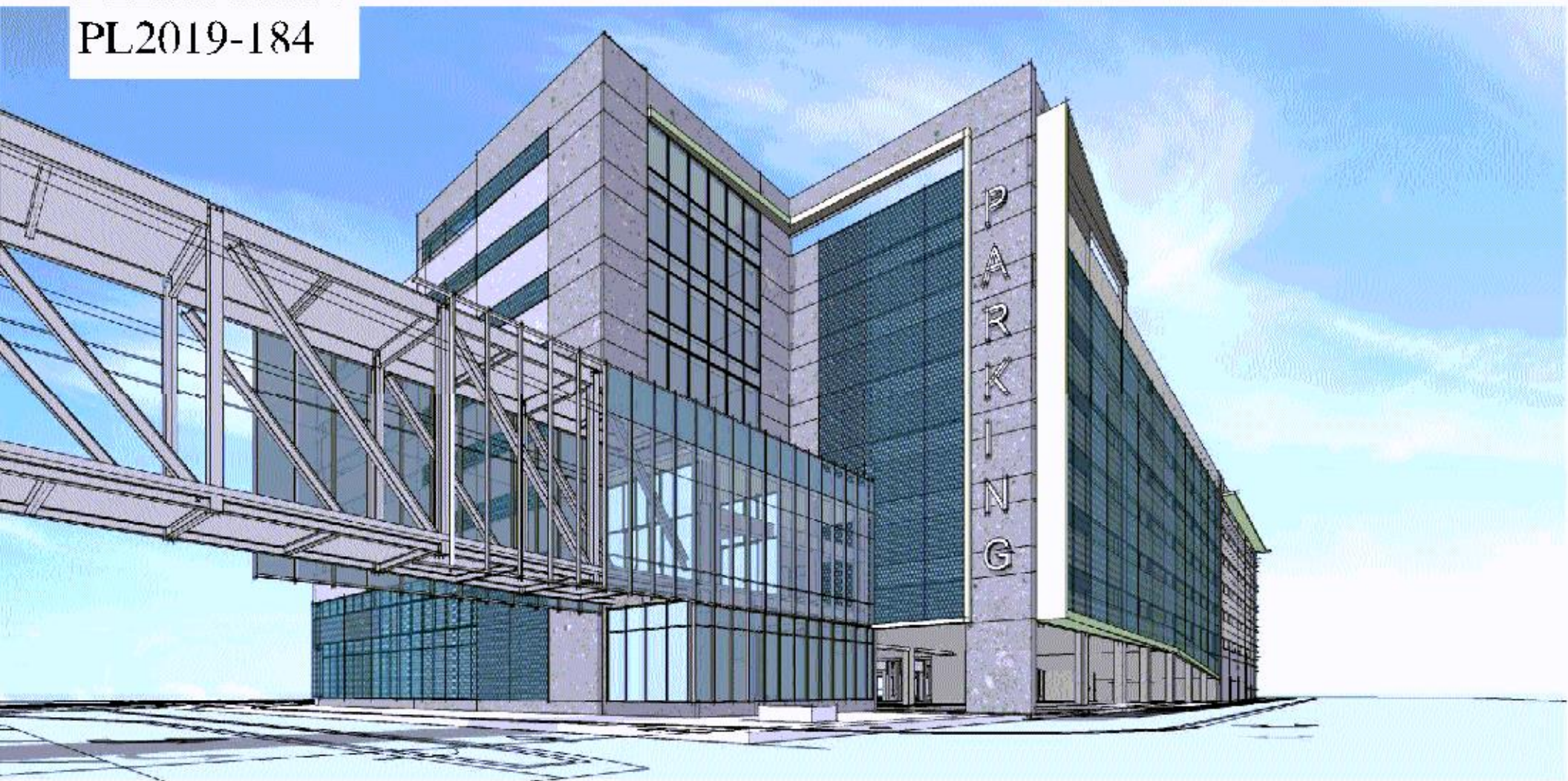
STREET VIEW FROM SOUTHWEST

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WATERPARK AT SOUTH LOOP
VIEW FROM SOUTHWEST

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WATERPARK AT SOUTH LOOP

OVERALL INTERIOR VIEW

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WATERPARK AT SOUTH LOOP
INTERIOR VIEW INTO WATER PARK

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WATERPARK AT SOUTH LOOP
INTERIOR VIEW INTO WATER PARK

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WATERPARK AT SOUTH LOOP
INTERIOR VIEW WITHIN WATER PARK

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WATERPARK AT SOUTH LOOP
INTERIOR VIEW WITHIN WATER PARK

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WATERPARK AT SOUTH LOOP
INTERIOR VIEW WITHIN WATER PARK

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PLAN

LEGEND

- 1 Change Room (L1)
- 2 Entry Waterfall Feature
- 3 Wave Pool
- 4 Swim Up Bar
- 5 Lazy River
- 6 River Wave Generator
- 7 Activity Pool
- 8 Terraced Spa Pool
- 9 Eureka Reef Slide Complex (Raft, Mat Racers, & Body Slides)
- 10 Peril Peak Slide Complex (Tube & Body Slides)
- 11 Tots Water Play
- 12 Children's Waterplay Structure
- 13 Children's Interactive Waterplay
- 14 Rope Adventure Course
- 15 Twist'N'Splash
- 16 Surf Attraction
- 17 Ship, Stage, Bar, Lounge, Tiki Bar
- 18 Wave Pool Backdrop (Waterfalls, Deck Seating)
- 19 Media Screen
- 20 Multi Level Cabanas
- 21 Cabanas
- 22 Deck Seating
- 23 Food & Beverage
- 24 Retail Kiosk
- 25 Washrooms
- 26 Wayfinding Icon
- 27 Guest Service and Towel Exchange
- 28 Party / Rental Deck



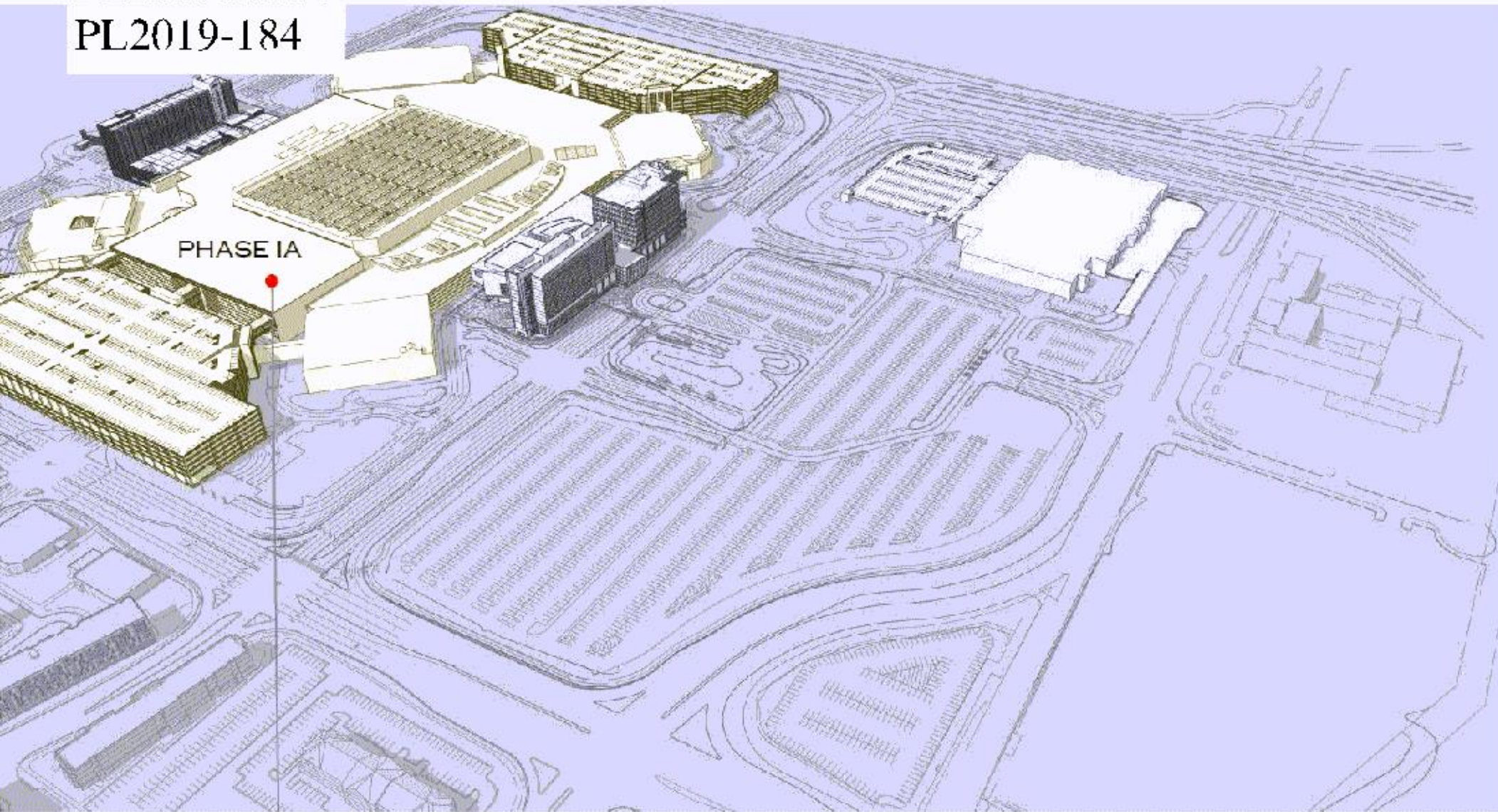
WATERPARK AT SOUTH LOOP

POOL HALL

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PHASE IA

PRIMARY MALL

WATERPARK AT SOUTH LOOP

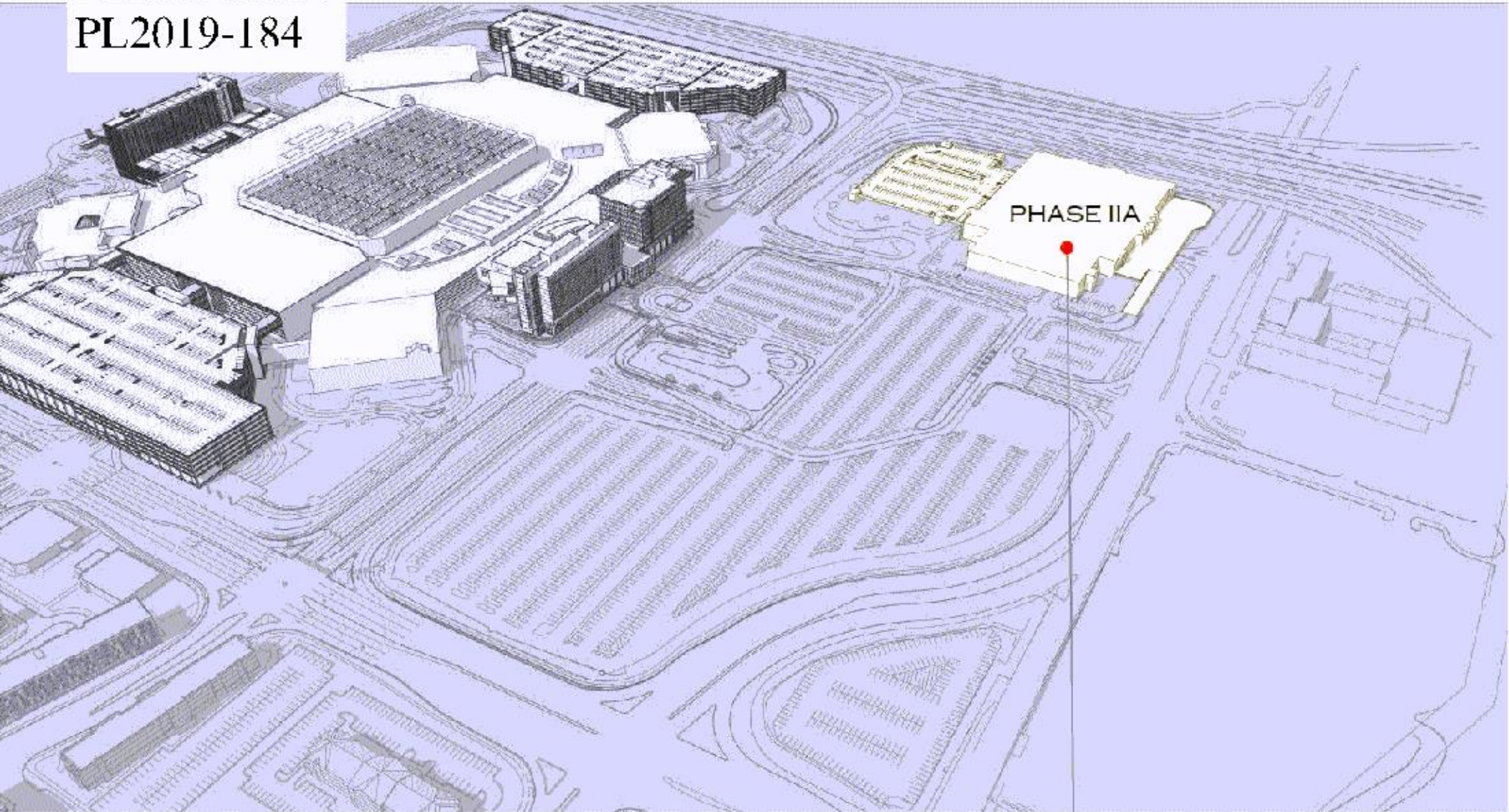
PHASE IA

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IKEA

WATERPARK AT SOUTH LOOP

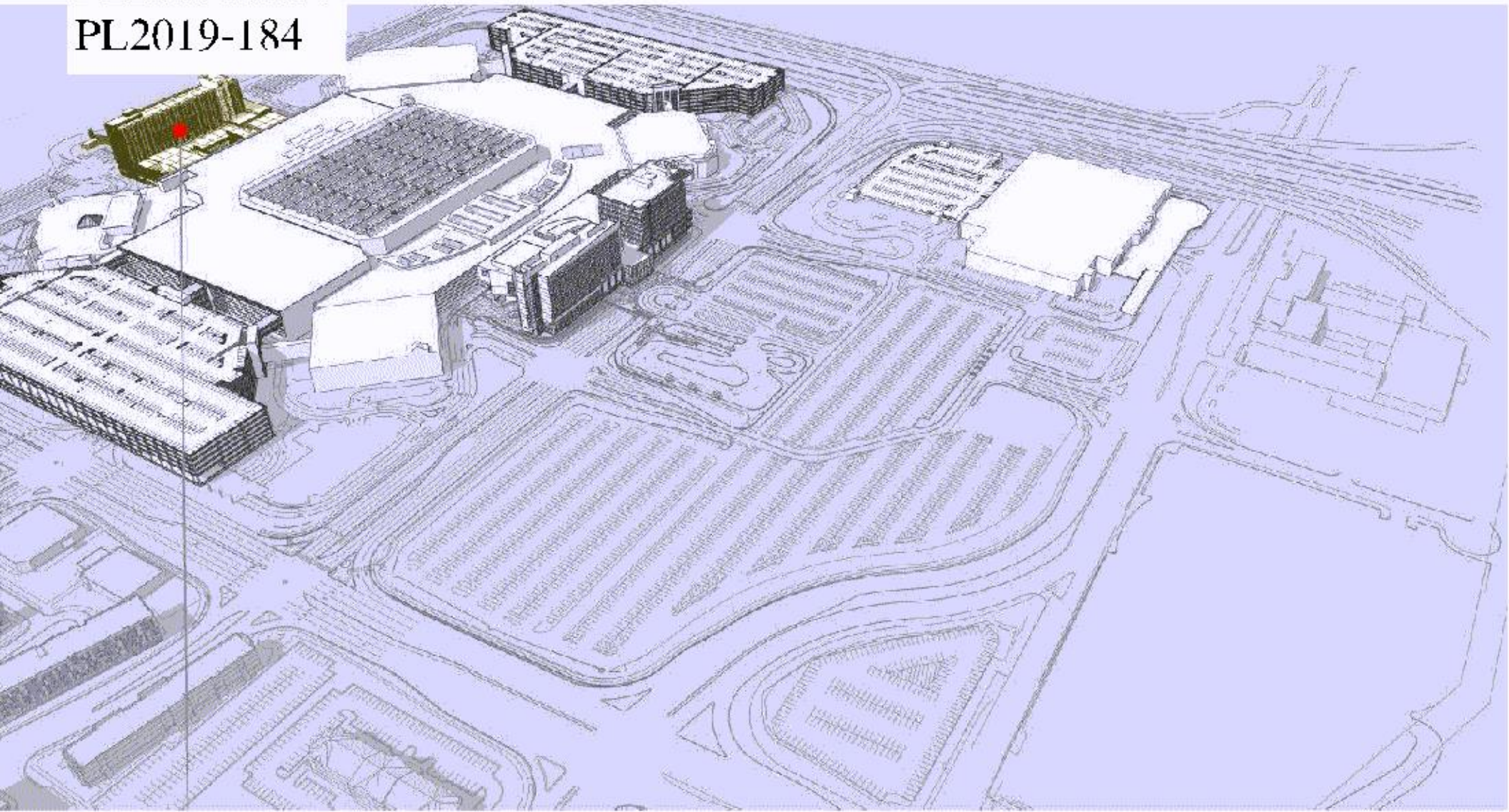
PHASE IIA

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RADISSON BLU

WATERPARK AT SOUTH LOOP

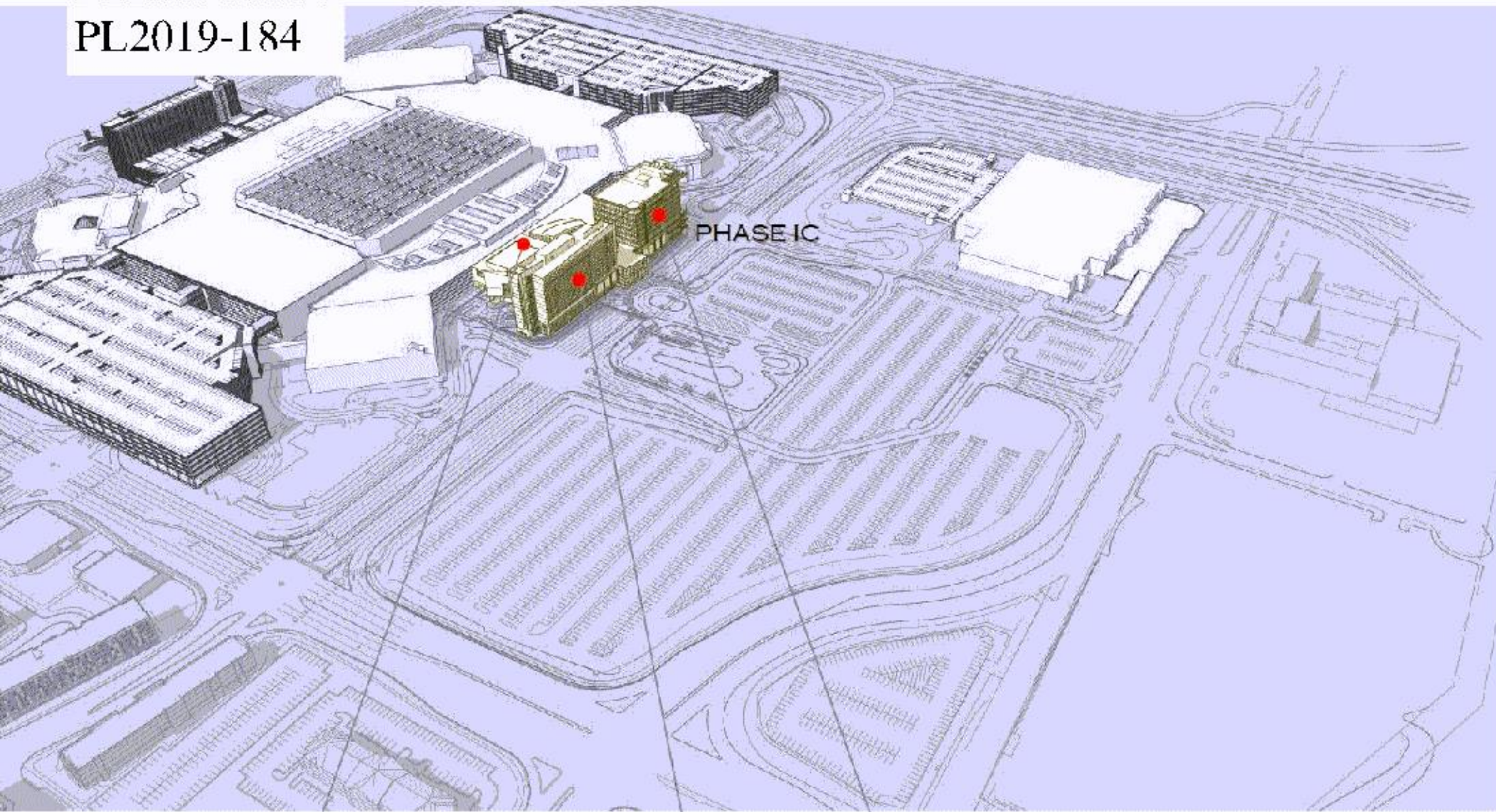
PHASE 1B

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PHASE IC

3-STORY MALL EXPANSION
(2 LEVELS UNDERGROUND PARKING)

JW MARRIOTT CLASS "A" OFFICE

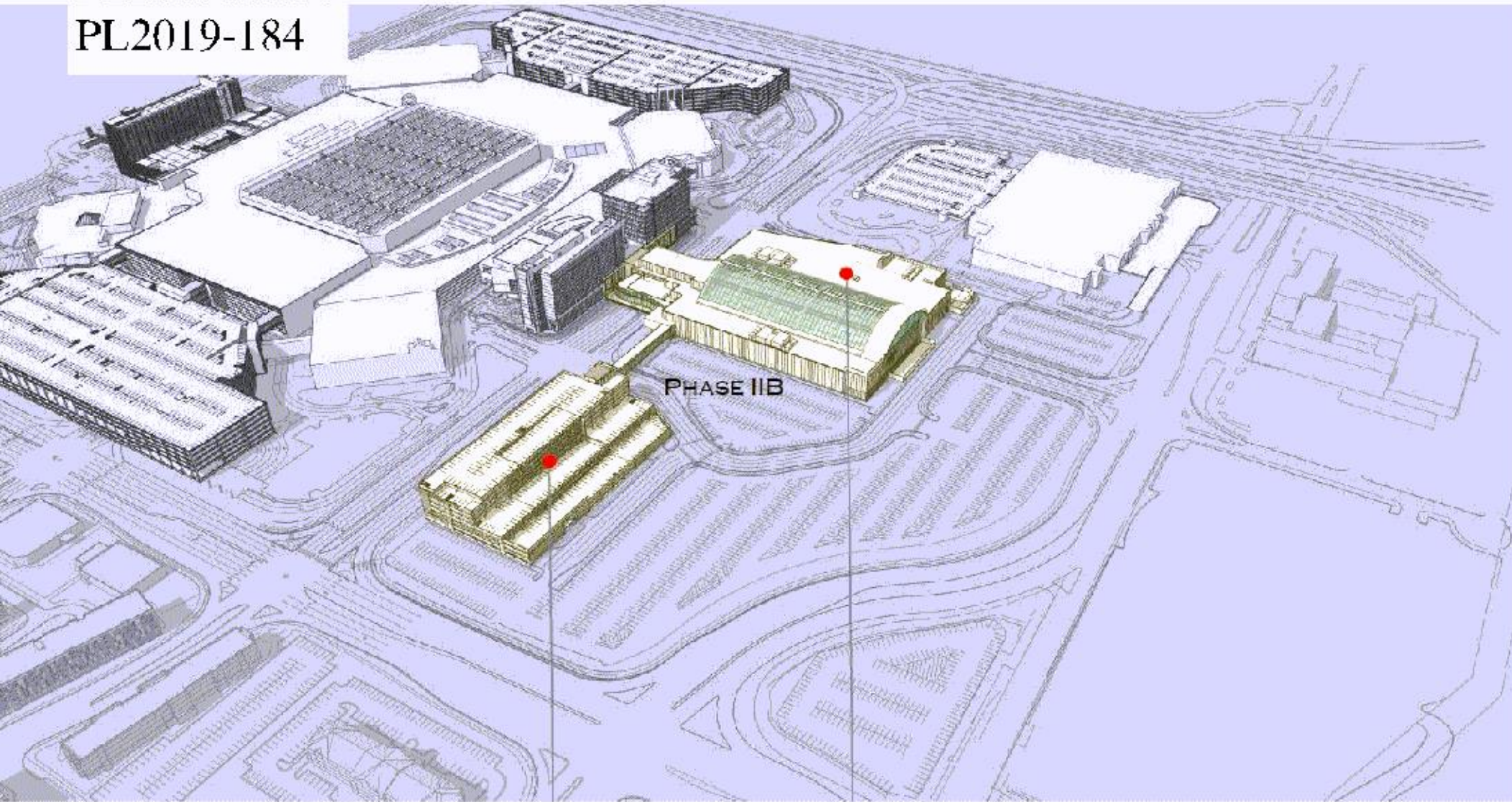
WATERPARK AT SOUTH LOOP

PHASE IC

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PARKING DECK
(WITH CONNECTING SKYWAY)

WATERPARK

WATERPARK AT SOUTH LOOP

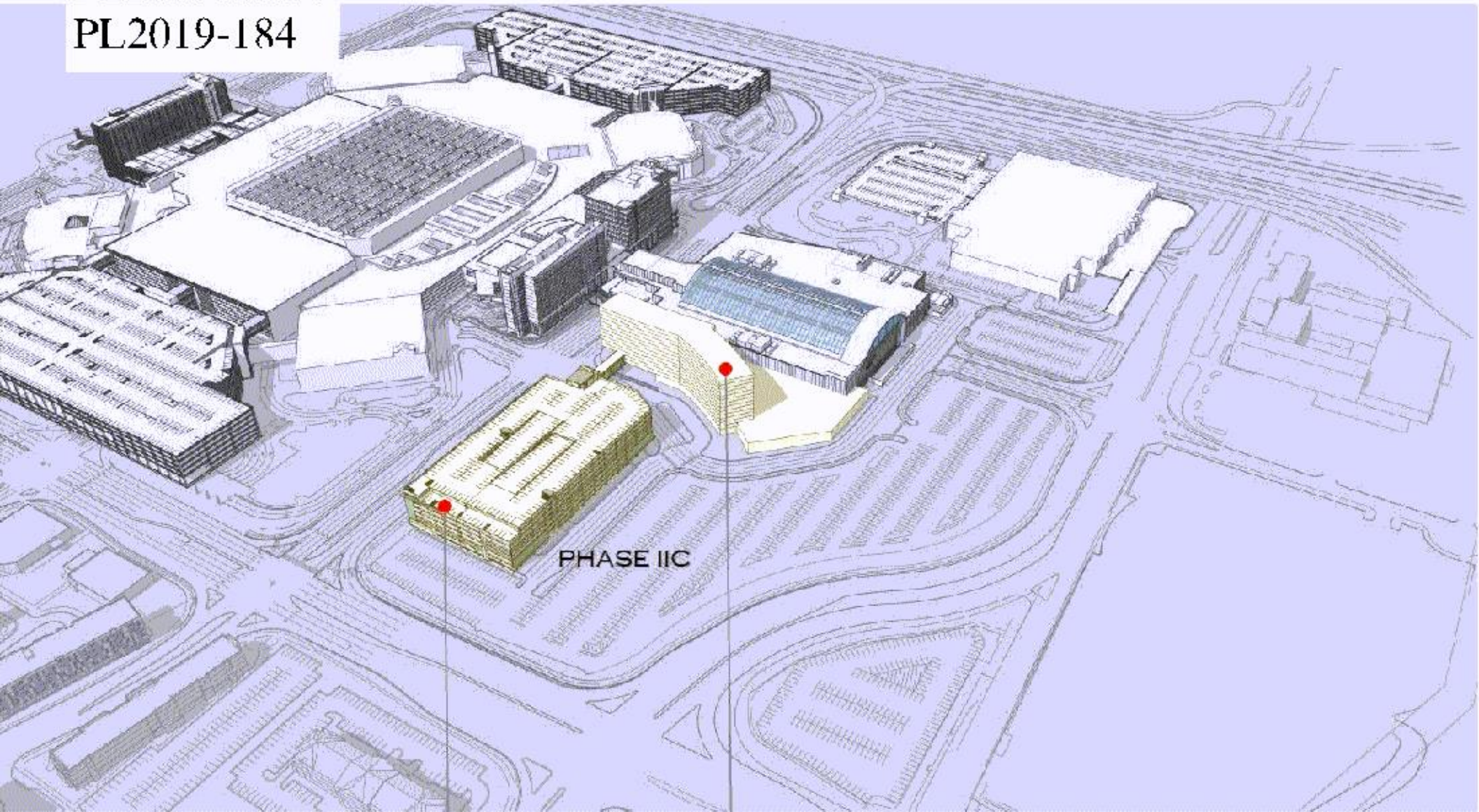
PHASE IIB

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PHASE IIC

PARKING DECK EXPANSION WATERPARK HOTEL

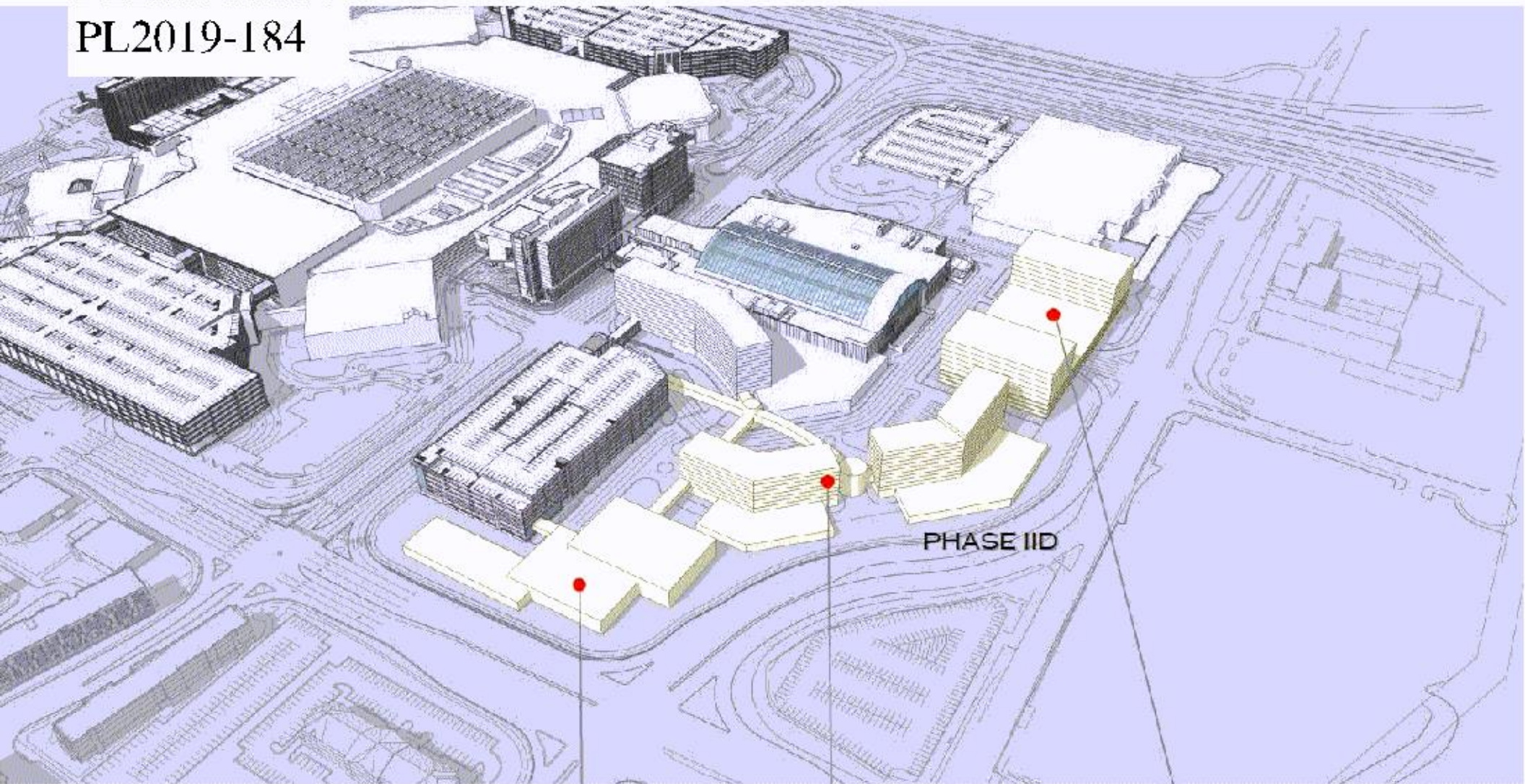
WATERPARK AT SOUTH LOOP

PHASE IIC

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ENTERTAINMENT
VENUE

HOTEL COMPLEX
WITH EVENT SPACES

MULTILEVEL OFFICE CAMPUS
DEVELOPMENT AND PARKING
STRUCTURE

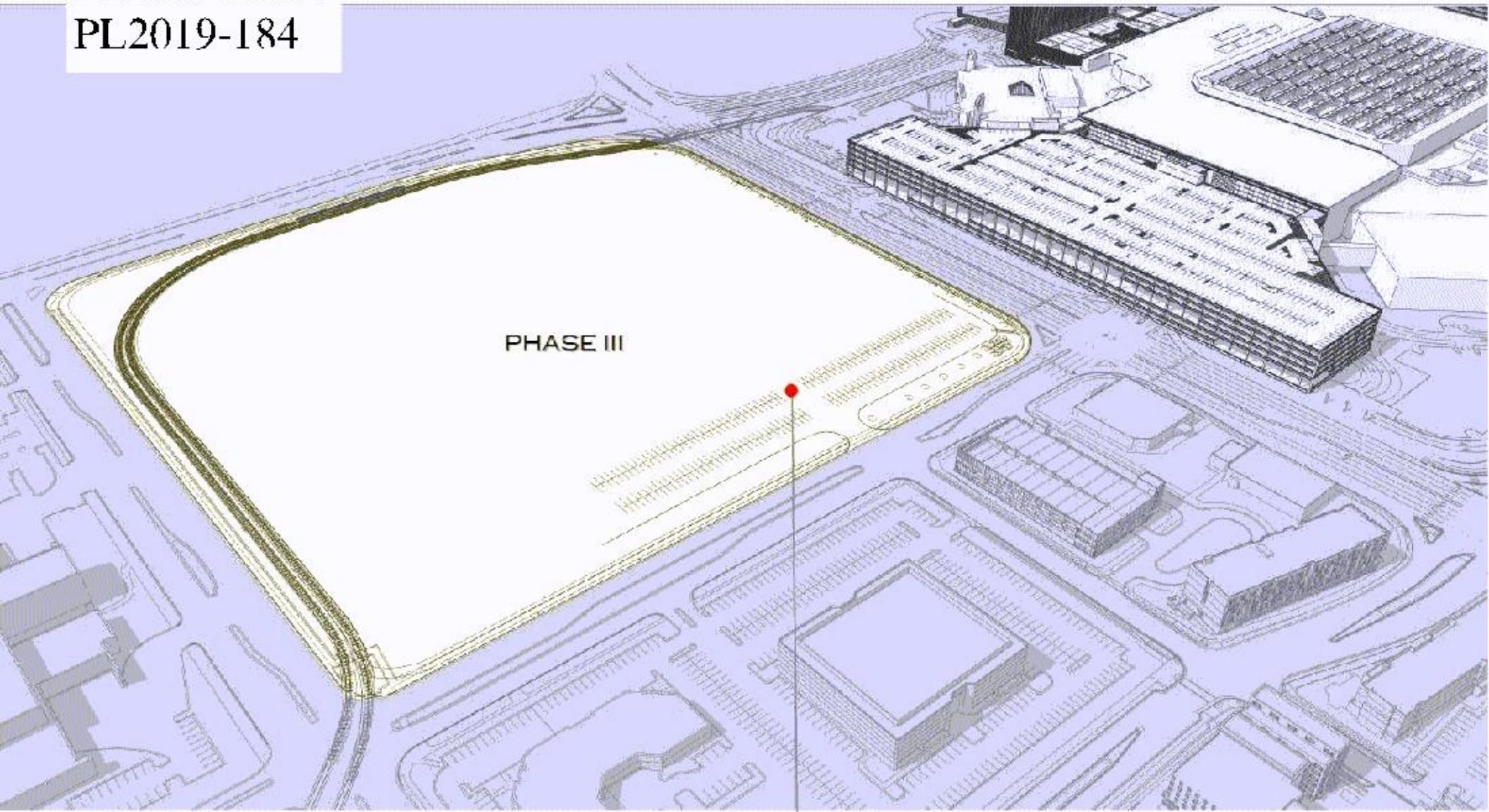
WATERPARK AT SOUTH LOOP
PHASE III

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PHASE III

192 PARKING SPACES

WATERPARK AT SOUTH LOOP

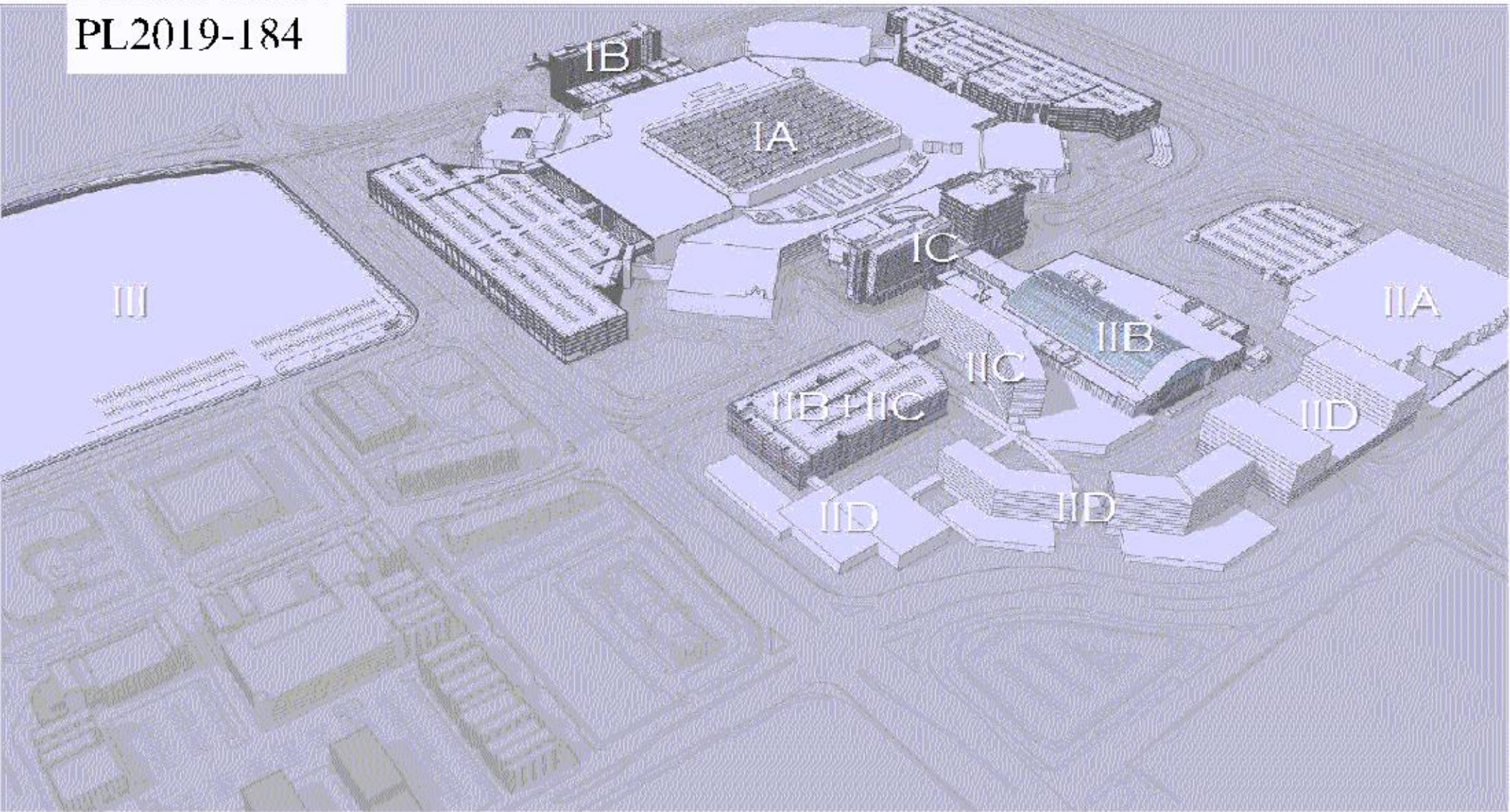
PHASE III

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WATERPARK AT SOUTH LOOP

OVERALL SITE

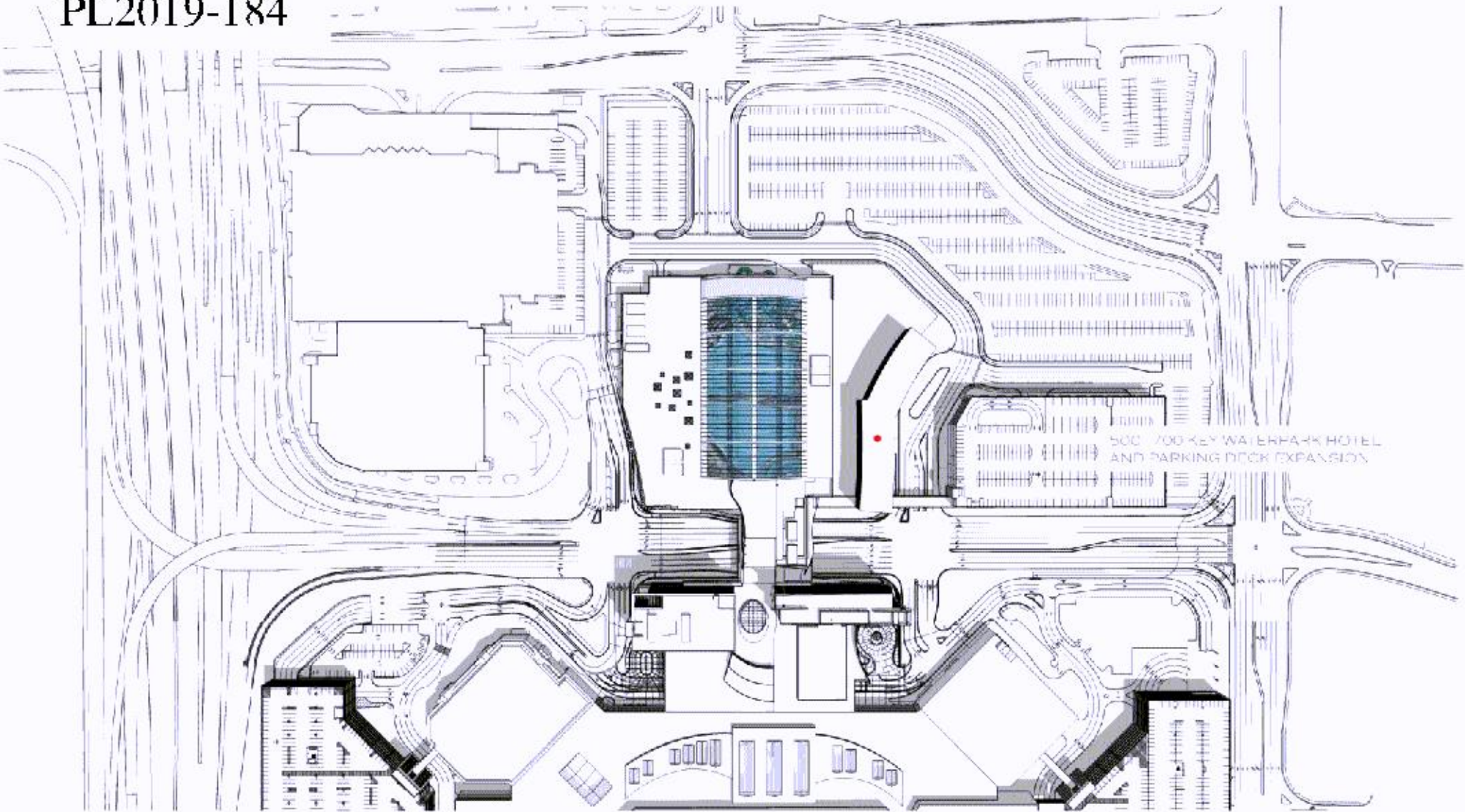
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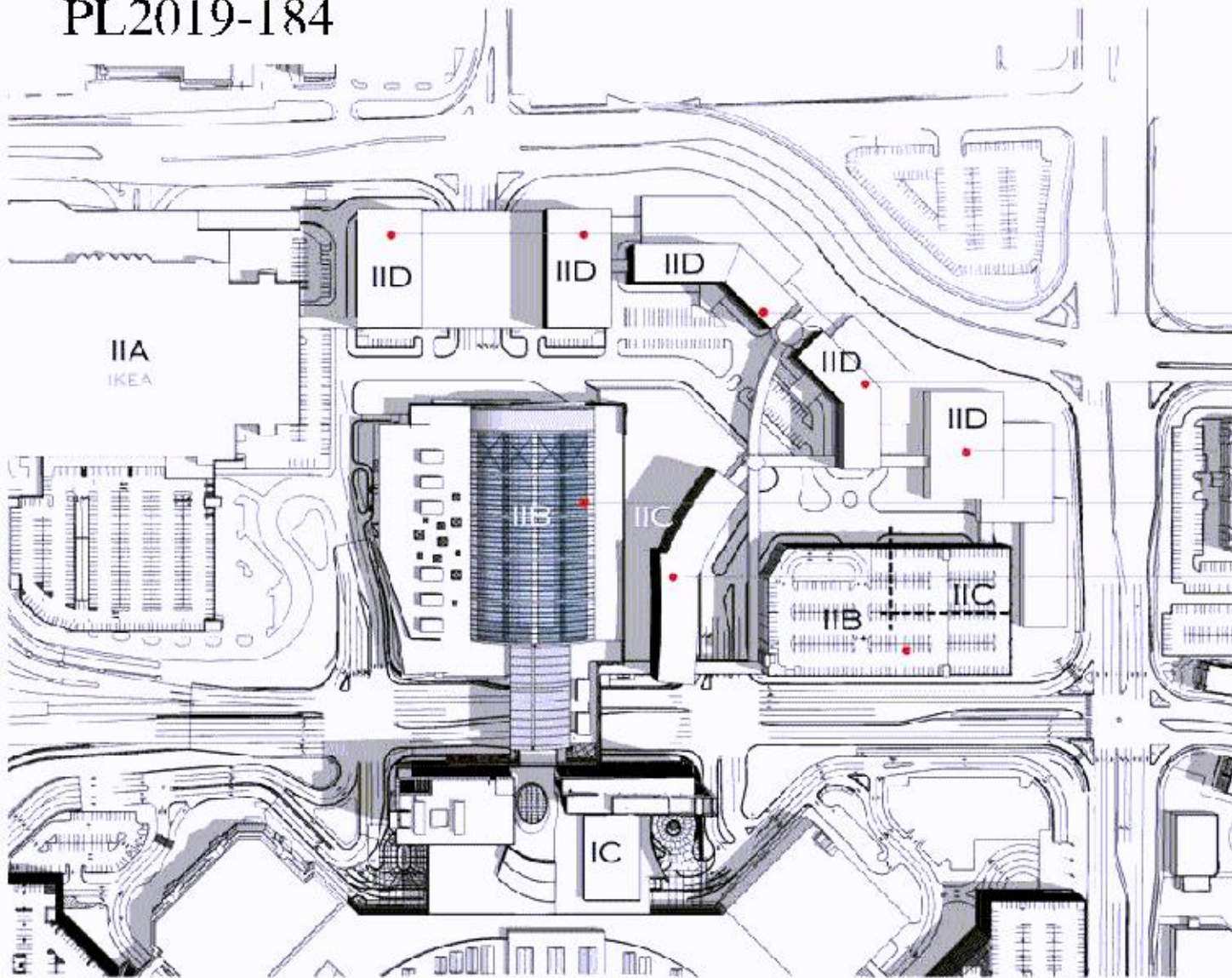


WATERPARK AT SOUTH LOOP

PHASE IIC - HOTEL

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- 400,000 SF TOTAL SIX-LEVEL OFFICE TOWERS OVER FOUR-LEVEL 1400 SPACE PARKING DECK PLUS GRADE LEVEL.
- 260,000 SF 500 KEY 9 TO 10 STORY HOTEL OVER 18' PODIUM OVER UG PARKING
- 200,000 SF 300 KEY 8 STORY HOTEL OVER 18' PODIUM OVER UG PARKING
- 700,000 SF MULTIPLEX FACILITY
- 320,000 SF WATERPARK
- 500,000 KEY WATERPARK HOTEL
- EAST PARKING DECK

WATERPARK AT SOUTH LOOP

PHASE IID - MOA

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GUIDING PRINCIPLES

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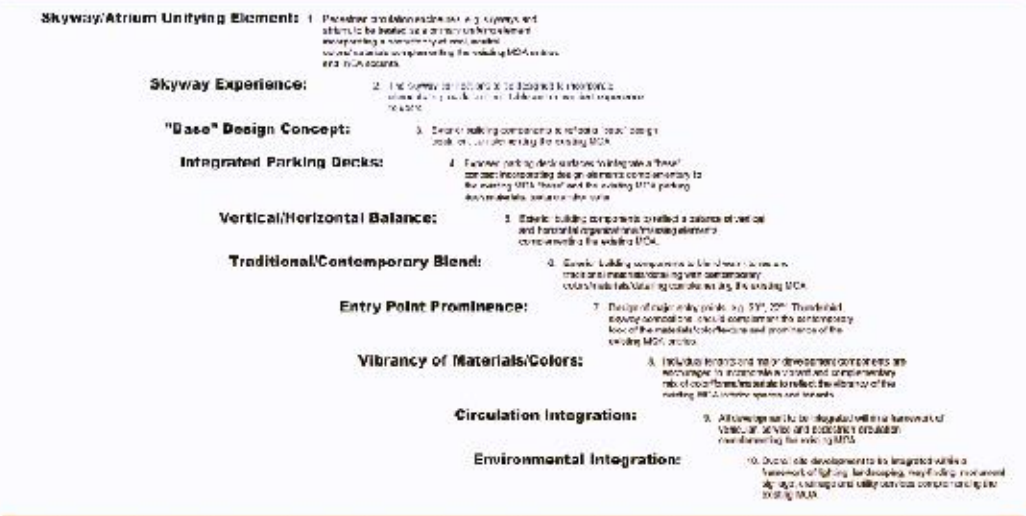
- TO ESTABLISH GUIDELINES FOR THE FUTURE EXPANSION OF MOA ALLOWING FOR FLEXIBILITY OF EXECUTION AND EXPRESSION OF CORPORATE IDENTITY WITHIN A PHYSICALLY, FUNCTIONALLY, AND VISUALLY INTEGRATED FRAMEWORK, OR "FABRIC" COMPLEMENTING THE EXISTING MOA.

GUIDING PRINCIPLES

- SKYWAY / ATRIUM UNIFYING ELEMENT
- "BASE" DESIGN CONCEPT
- INTEGRATED PARKING DECKS
- VERTICAL / HORIZONTAL BALANCE
- TRADITIONAL / CONTEMPORARY BLEND
- ENTRY POINT PROMINENCE
- VIBRANCY OF COLORS AND MATERIALS
- CIRCULATION INTEGRATION
- ENVIRONMENTAL INTEGRATION

PURPOSE: To establish guidelines for the future expansion of the MOA allowing for flexibility of execution and expression of corporate identity within a physically, functionally and visually integrated framework or fabric, complementing the existing MOA.

The MOA Phase II concept is produced using a core design framework for future development in response to contemporary marketing strategies in an integrated, multi-use, residential/retail center.



2006 URBAN DESIGN GUIDELINE PLAN



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PLANS / MATERIALS / ELEVATIONS

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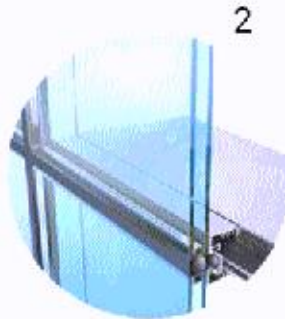
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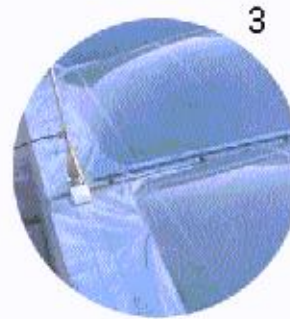
ALUM CLADDED
SUNSHADE



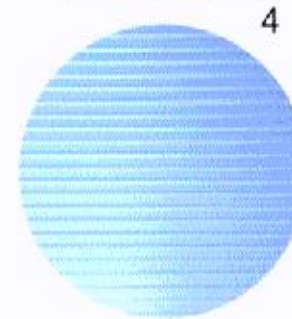
BUTT GLAZED ALUM
CURTAIN WALL SYSTEM



ETFE CUSHION
ROOF SYSTEM



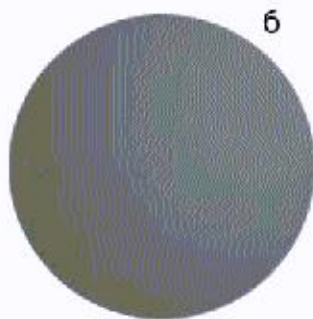
TRANSLUCENT WALL PANEL
SYSTEM CLIPPED TO STEEL
SUPPORT BEYOND



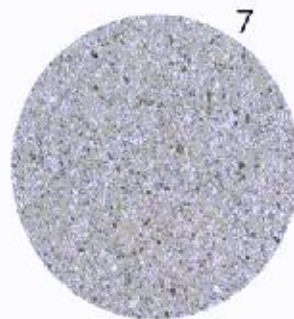
RIBBED PVC
ROOF SYSTEM



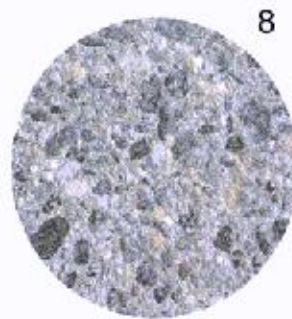
PREFIN INSULATED
METAL WALL PANEL



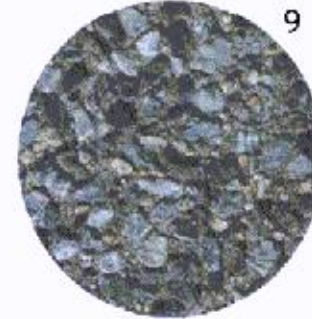
PRECAST WALL PANEL
FINISH A



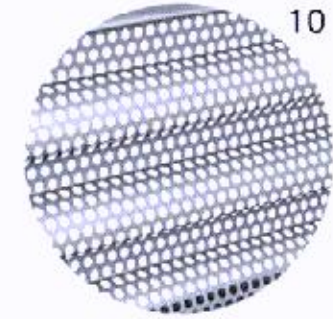
PRECAST WALL PANEL
FINISH B



PRECAST WALL PANEL
FINISH C



CUSTOM PERFORATED
ALUMINUM PANEL



WATERPARK AT SOUTH LOOP

MATERIALS

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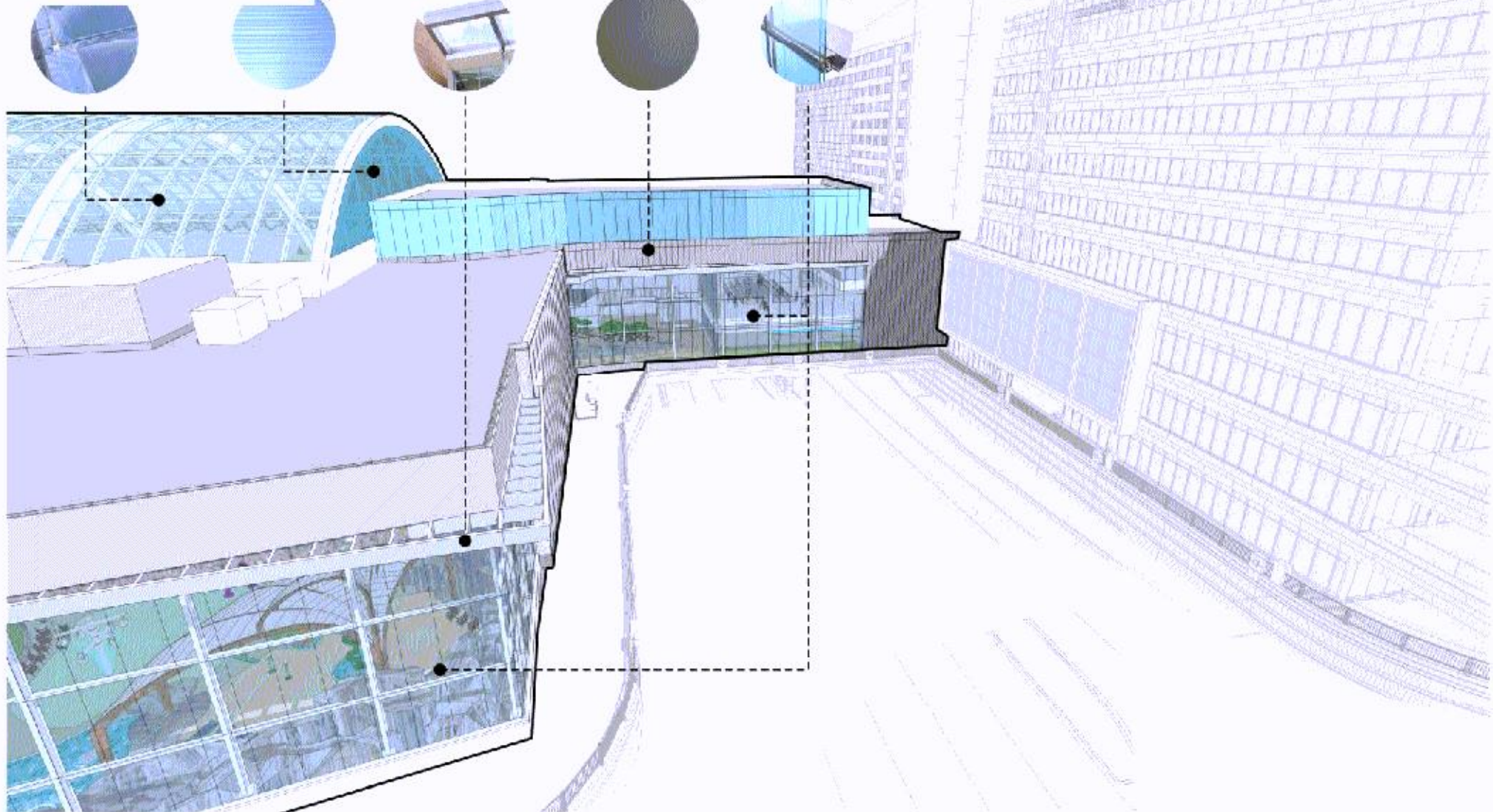
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1 PANEL
C STEEL
JND
4

ALUM CLADDED
SUNSHADE
1

PREFIN INSULATED
METAL WALL PANEL
6

BUIT GLAZED ALUM
CURTAIN WALL
SYSTEM
2



WATERPARK AT SOUTH LOOP

MATERIALS

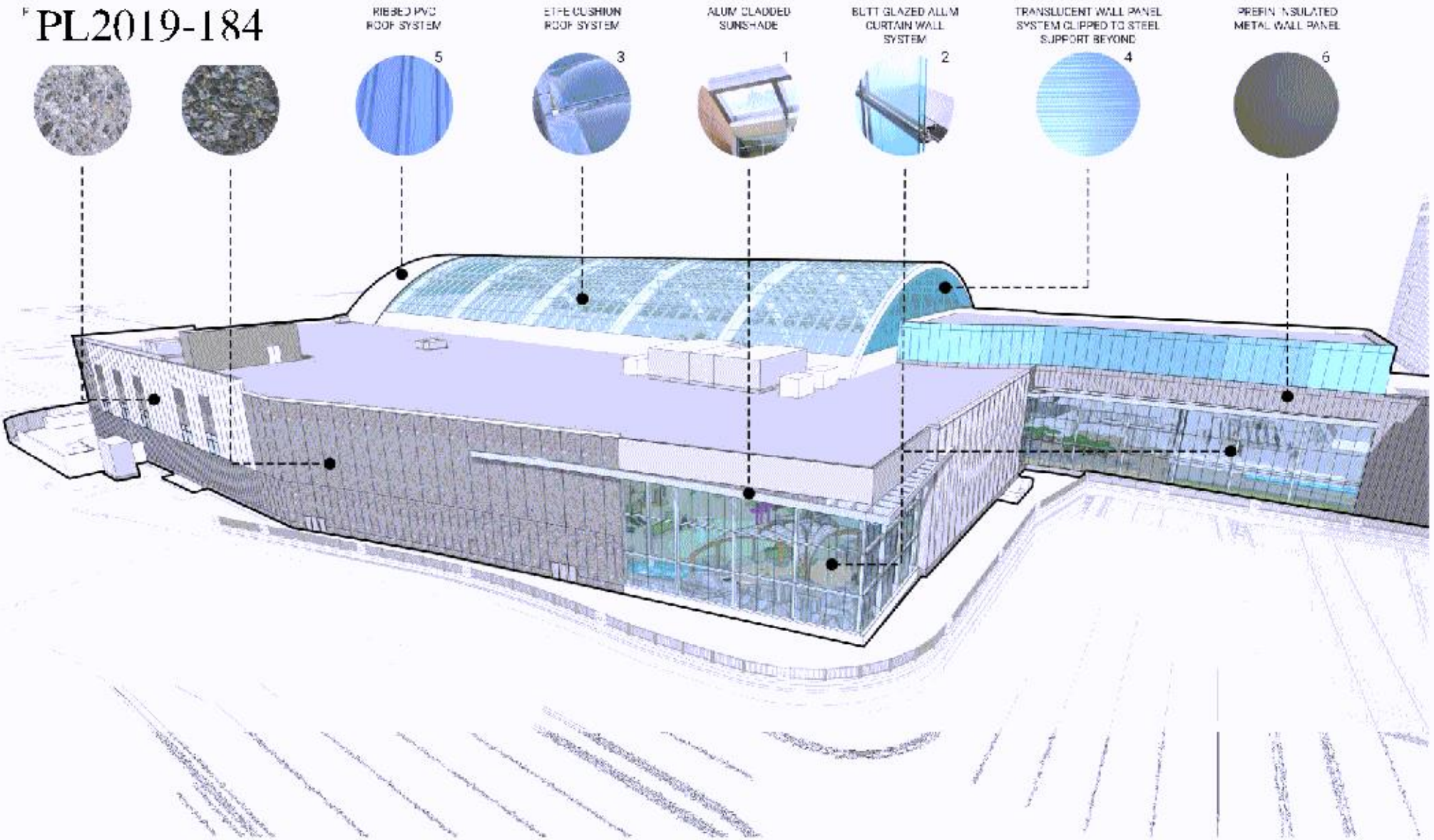
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WATERPARK AT SOUTH LOOP

MATERIALS

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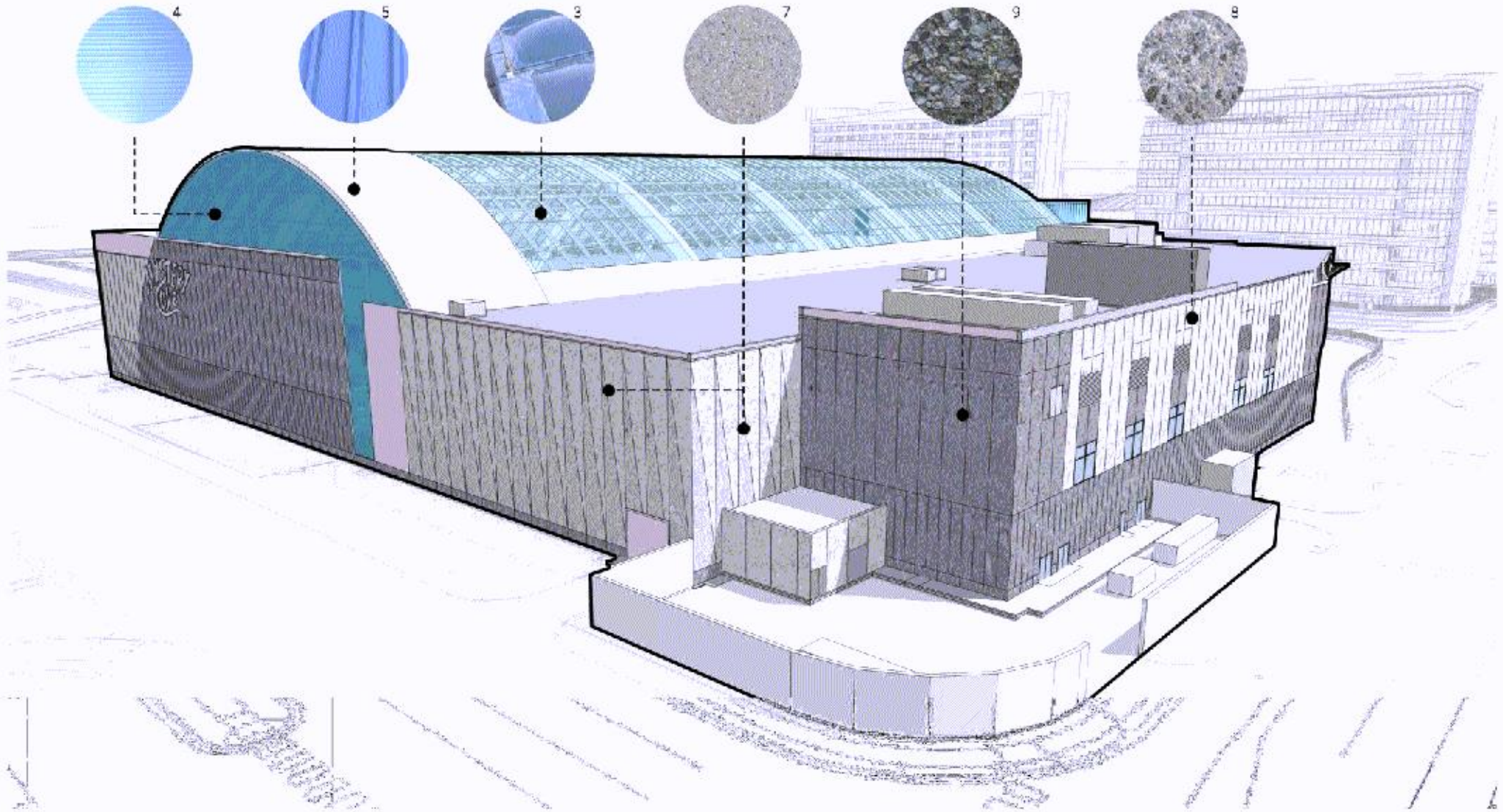
BRID DIV.
OF SYSTEM

E'FE CUSHION
ROOF SYSTEM

PRECAST WALL PANEL
FINISH A

PRECAST WALL PANEL
FINISH C

PRECAST WALL PANEL
FINISH B



WATERPARK AT SOUTH LOOP

MATERIALS

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FTFE CUSHION
ROOF SYSTEM



PRECAST WALL PANEL
FINISH B



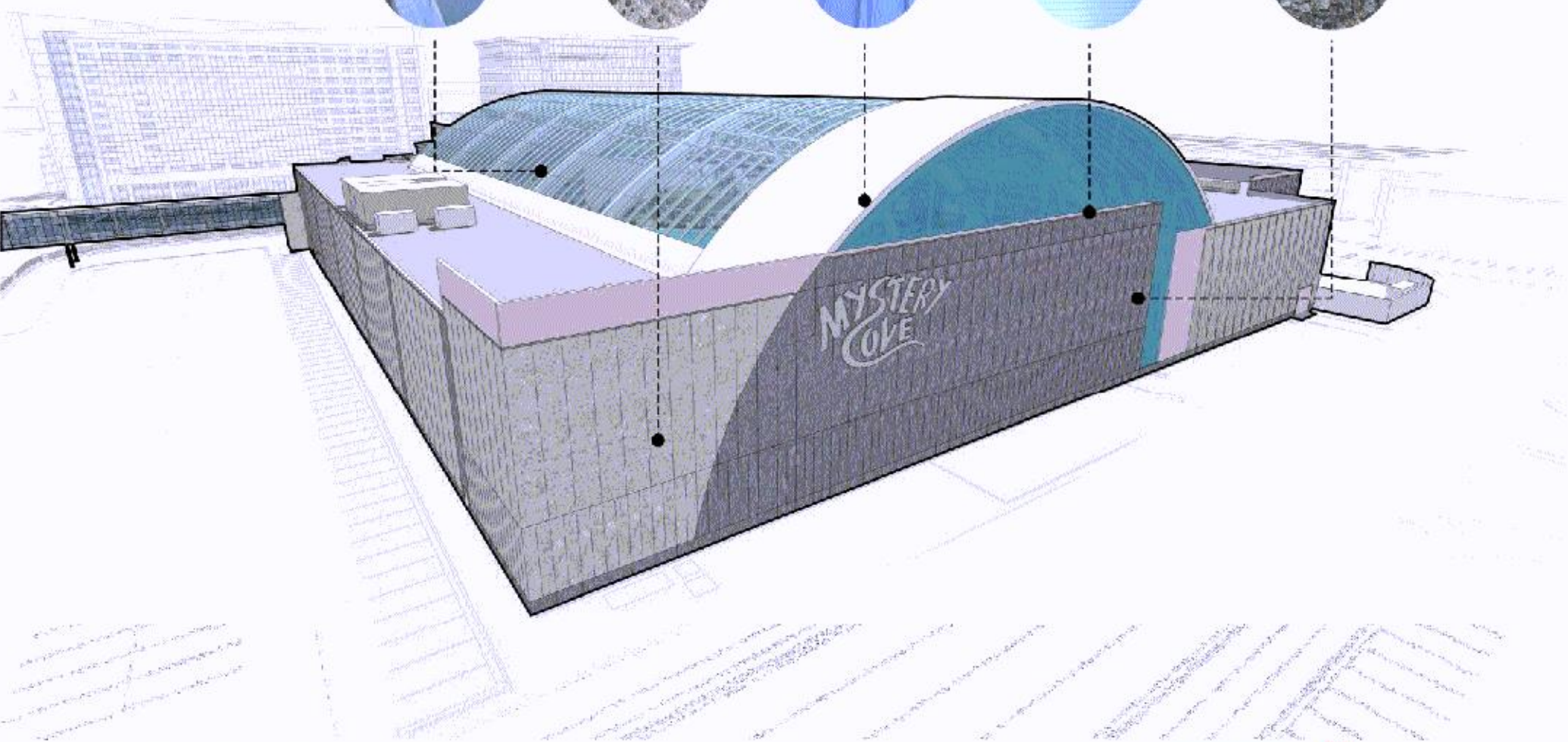
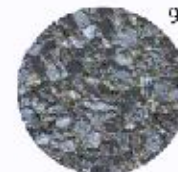
RIBBED PVC
ROOF SYSTEM



TRANSLUCENT WALL PANEL
SYSTEM CLIPPED TO STEEL
SUPPORT BEYOND



PRECAST WALL PANEL
FINISH C

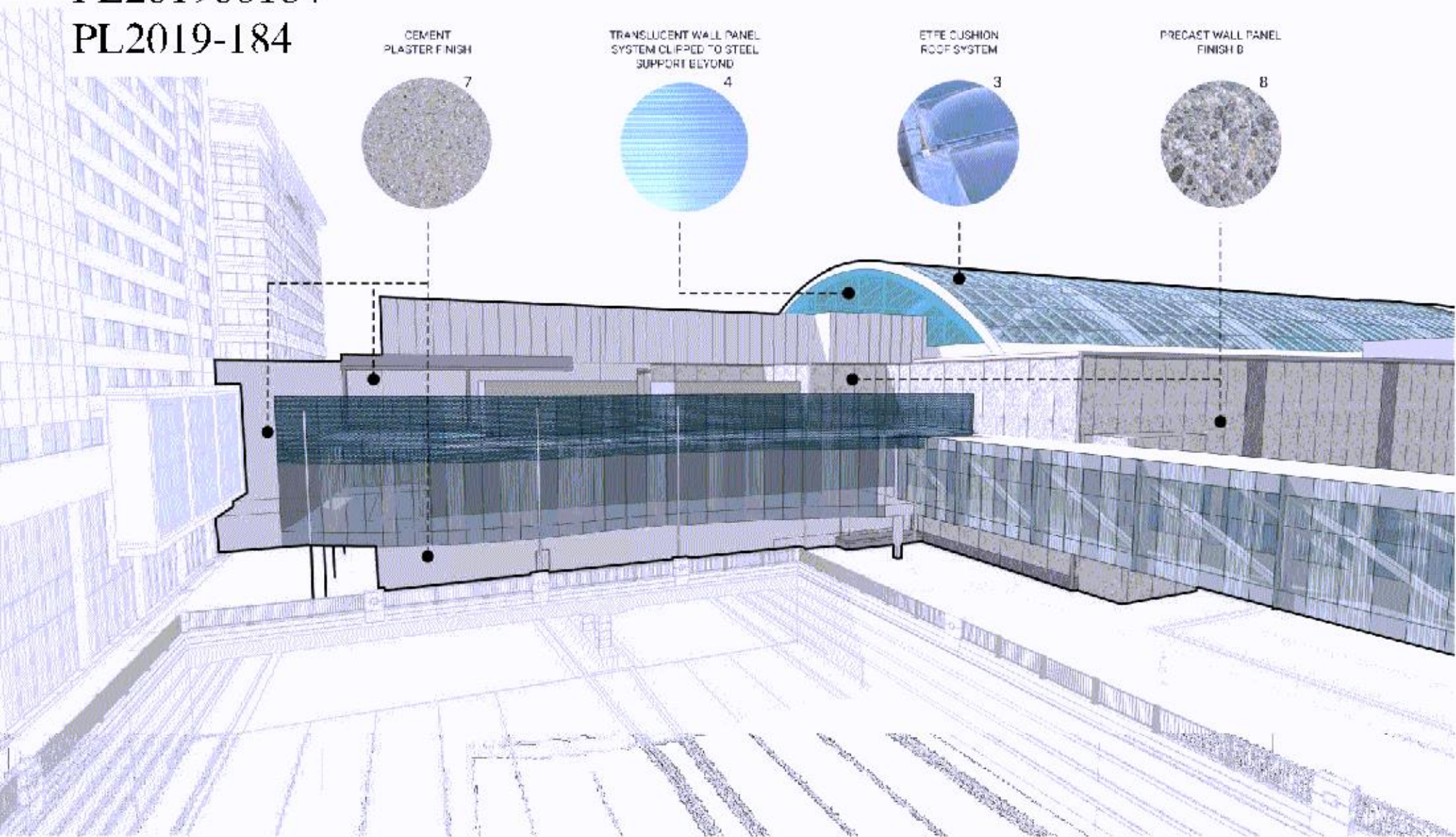


WATERPARK AT SOUTH LOOP

MATERIALS

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WATERPARK AT SOUTH LOOP

MATERIALS

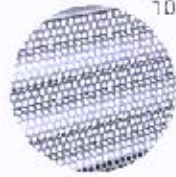
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CUSTOM PERFORATED
ALUMINUM PANEL



10

PREFIN INSULATED METAL
WALL PANEL
(BEHIND ALUM PANEL)



5

PRECAST WALL PANEL
FINISH C

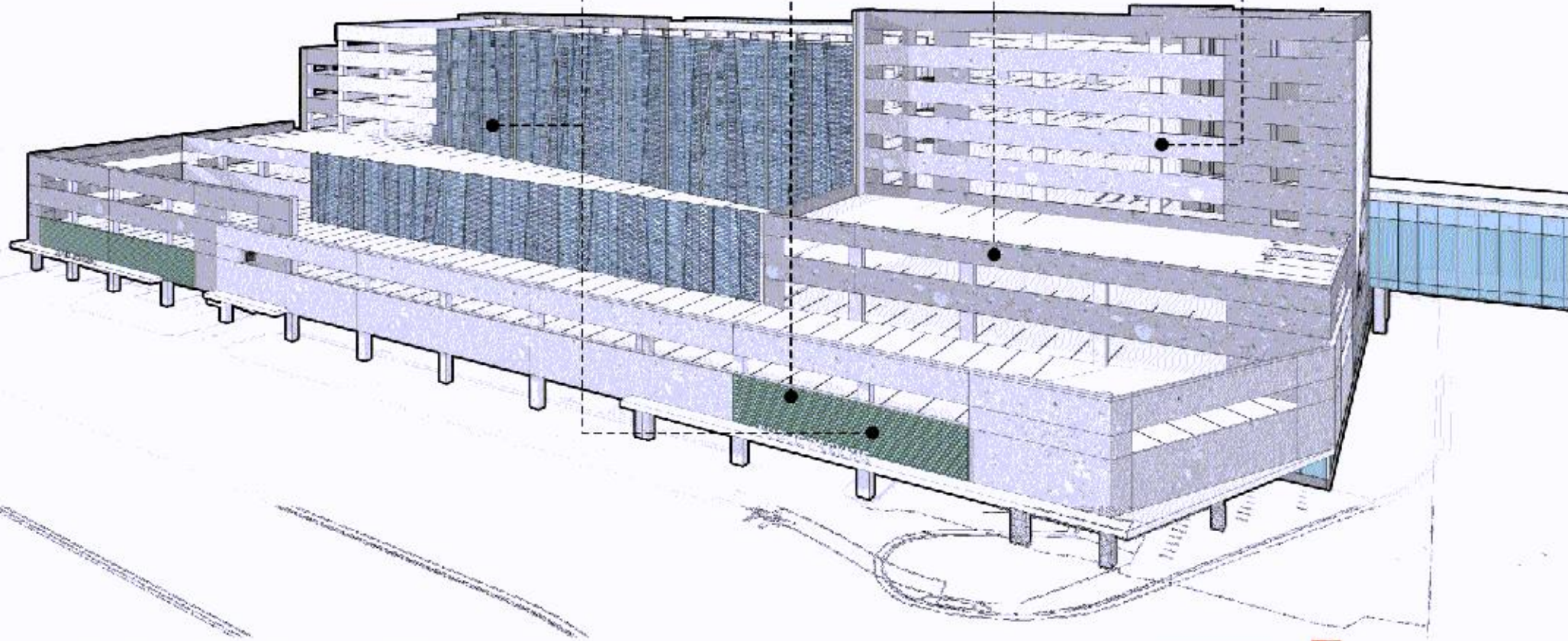


9

PRECAST WALL PANEL
FINISH B



8



WATERPARK AT SOUTH LOOP

MATERIALS

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CUSTOM PERFORATED
ALUMINUM PANEL

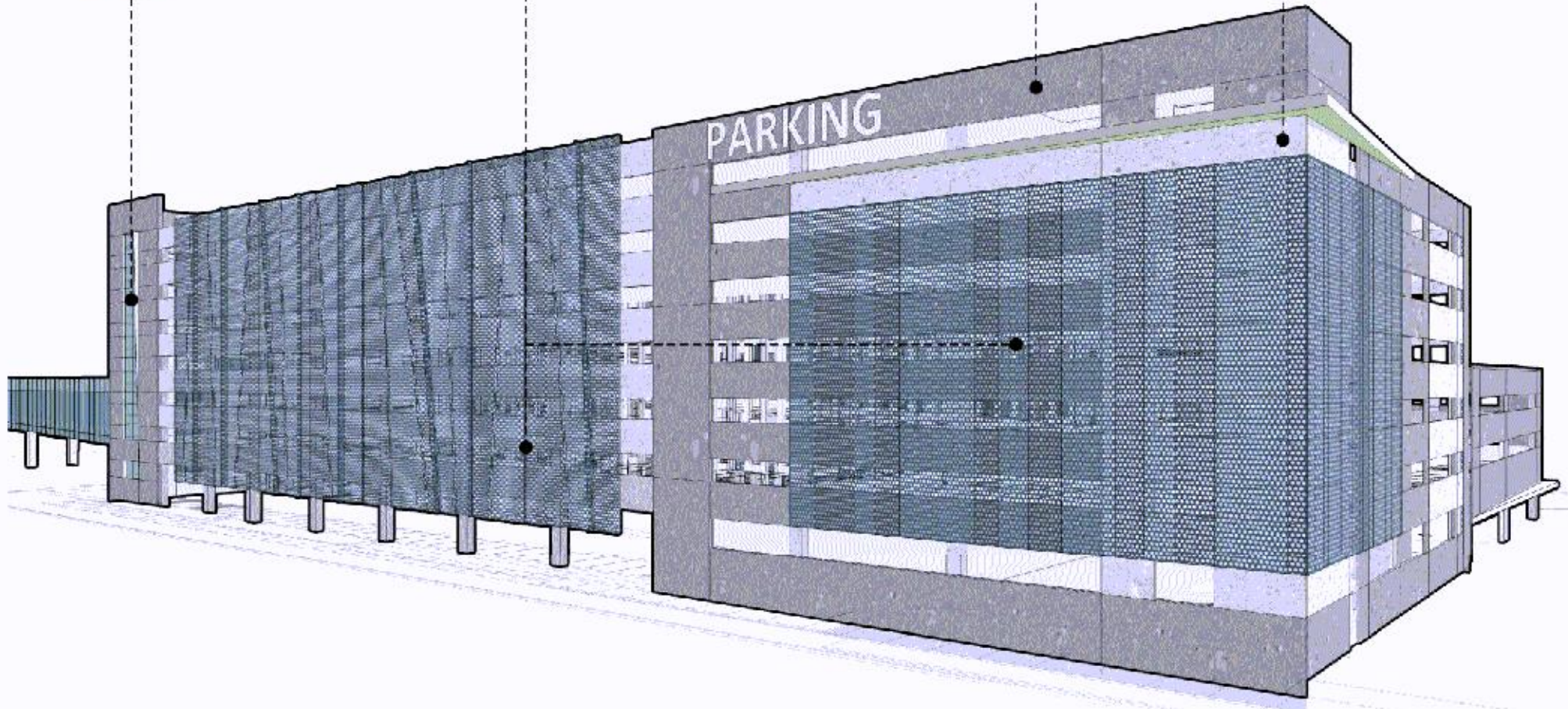
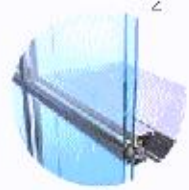
10

PRECAST WALL PANEL
FINISH C

9

PRECAST WALL PANEL
FINISH E

8



WATERPARK AT SOUTH LOOP

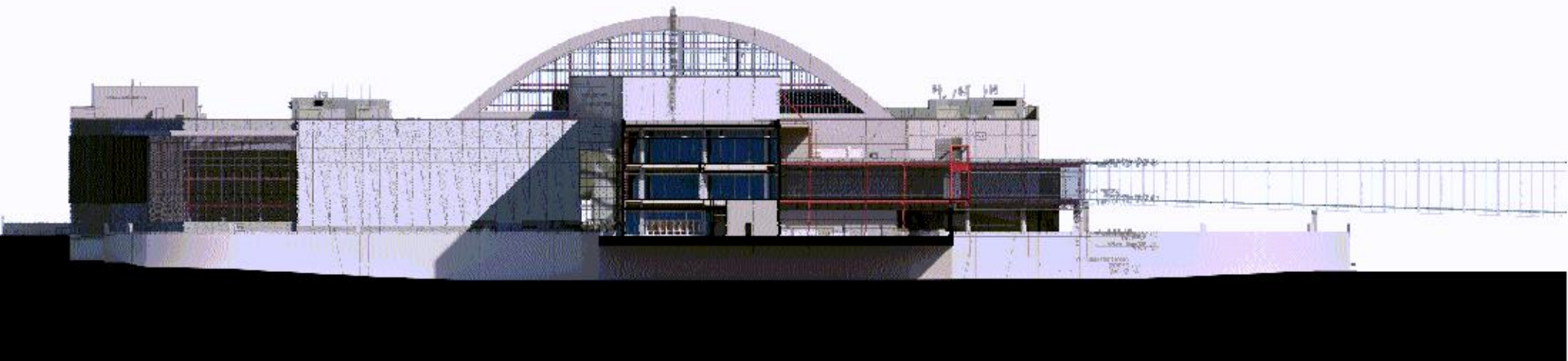
MATERIALS

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WATERPARK AT SOUTH LOOP

SOUTH ELEVATION

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WATERPARK AT SOUTH LOOP

WEST ELEVATION

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WATERPARK AT SOUTH LOOP

NORTH ELEVATION

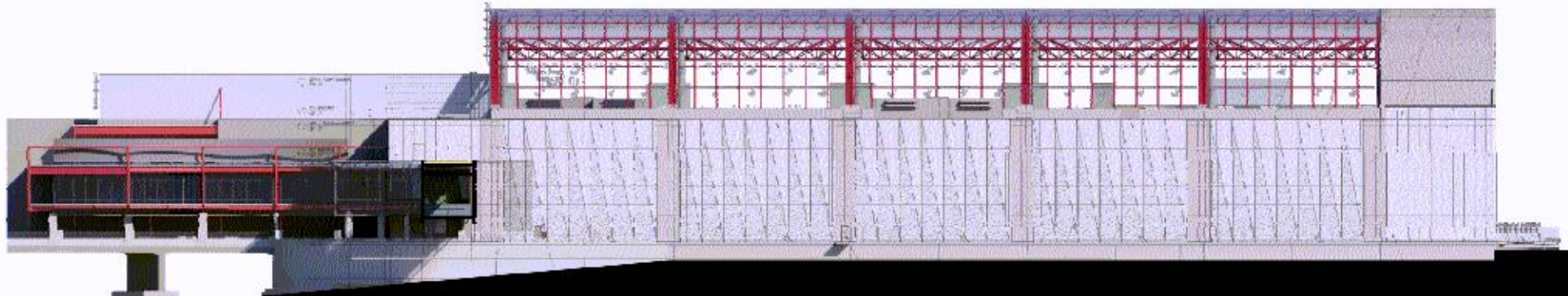
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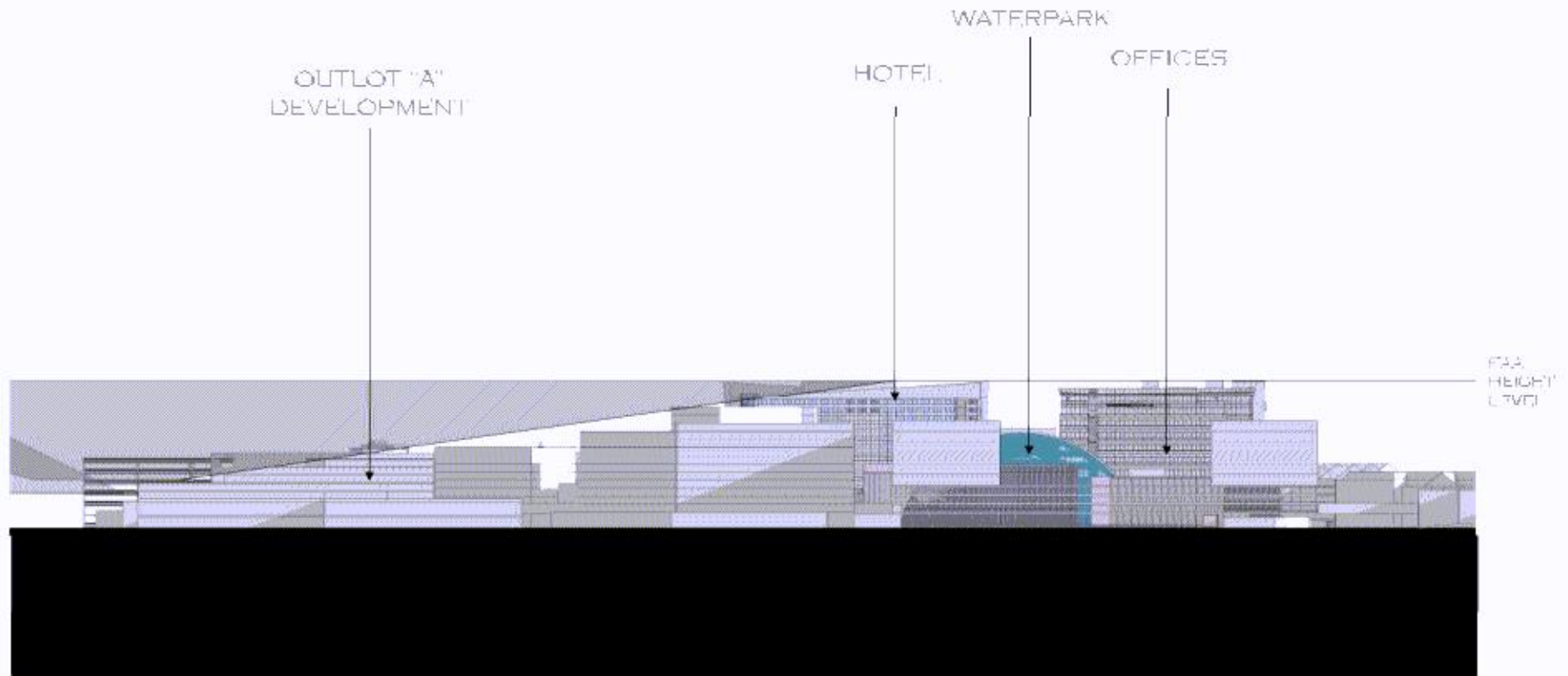
EAST ELEVATION

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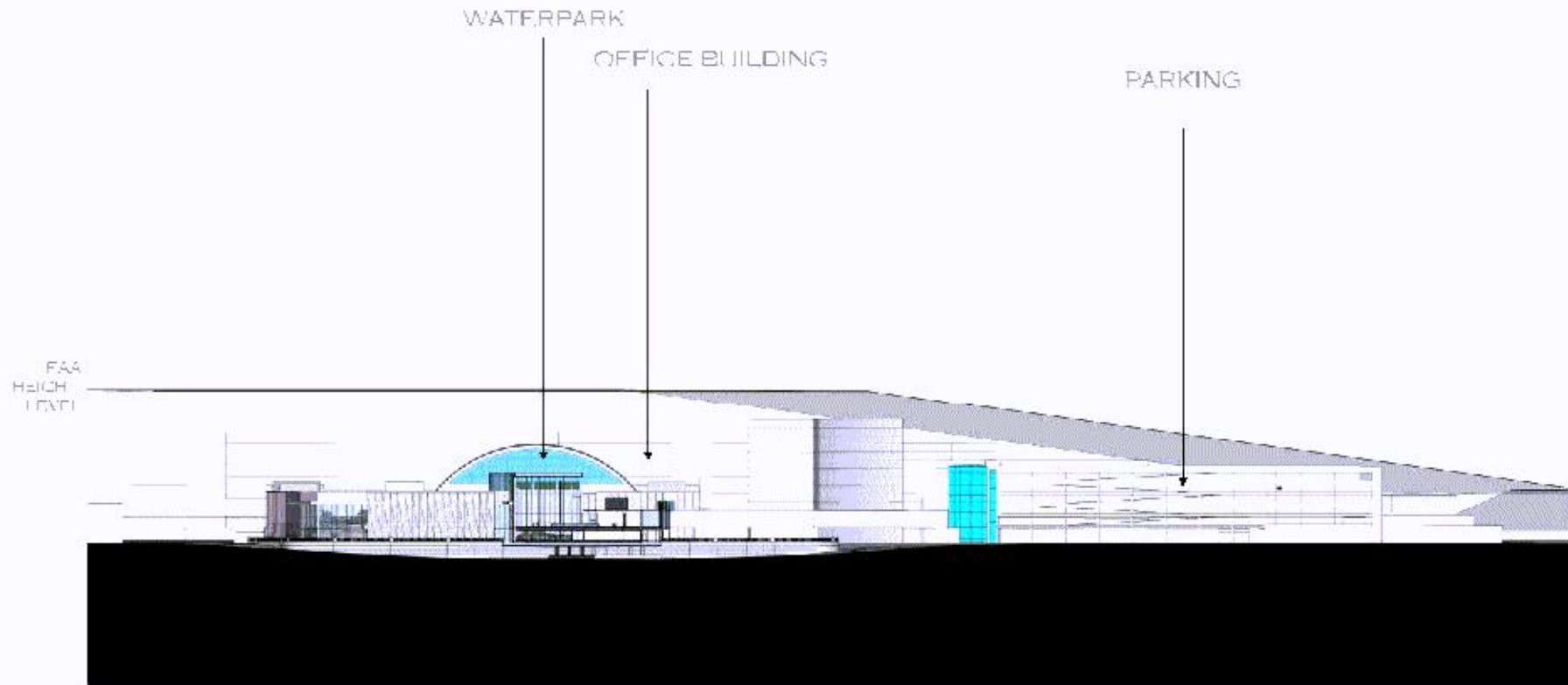
NORTH FAA ELEVATION

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WATERPARK AT SOUTH LOOP

NORTH / FAA ELEVATION

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SITE DATA

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RFA SUMMARY	AREA	
PHASE I ANCHORS ALL BASE BUILDING GBA:	3,714,587	
GLA MALL	1,163,505	INCLUDES BLOOMINGDALES MALL RENOVATION
GLA CINEMA***	64,087	902 SEATS
GLA FOOD COURT	17,363	
GLA FINE CASUAL DINING (W/BAR)	156,245	
GLA FAMILY RESTAURANTS & IMPULSE FOOD (W/O BAR)	77,702	FAST CASUAL PLUS IMPULSE
ACTIVE ENTERTAINMENT (NICK UNIVERSE & MOOSE MTN)	313,377	
GBA BOH / COMMONS EXISTING MALL	1,621,805	
PHASE IA ANCHORS GLA:	692,584	
SEARS	184,740	
NORDSTROM	227,044	
MACYS	280,800	
PHASE IB RADISSON BLU:	377,465	500 KEYS
RADISSON BLU	343,943	
RADISSON BLU MEETING SPACE	22,968	
RADISSON BLU RESTAURANT	5,555	
PHASE IC EXPANSION:	771,720	
GLA MALL SHOPS	118,247	DOES NOT INCLUDE FOOD COURT, FAST CASUAL OR FAMILY
GLA FINE DINING (W/ BAR)	31,187	1,029 SEATS (ASSUMES 2/3 DINING AREA AT 1 SEAT/205F)
GLA FOOD COURT (FAST FOOD)	8,999	
MALL COMMON / BOH	129,833	
OFFICE (7 LEVELS ABOVE 3 RETAIL LEVELS)	183,559	
HOTEL (EXCLUDING BANQUET SPACE, RESTAURANT)	275,705	547 KEYS
HOTEL BANQUET SPACE	16,075	
HOTEL RESTAURANT / LOUNGE	7,111	235 SEATS (ASSUMES 2/3 DINING AREA AT 1 SEAT/205F)
PHASE IIA EXPANSION:	390,329	
IKCA	320,329	
PHASE IIB EXPANSION:	320,063	
WATERPARK	320,063	
PHASE IIC EXPANSION (PRELIMINARY / FINAL PROGRAM TBD):	400,000	
WATERPARK HOTEL	400,000	500-700 KEYS
PHASE IID EXPANSION	1,447,500	
MULTI-USE FACILITY	200,000	
HOTEL A	200,000	300 KEYS
HOTEL B	260,000	500 KEYS
HOTEL C	217,500	300 KEYS
HOTEL C RETAIL	170,000	
OFFICE A	200,000	
OFFICE B	200,000	
EXISTING PHASE IA-IB-IC-IVA-IB-IC-IIA	8,019,319	

* BUILDING FOOTPRINT INCLUDES AREA OVER LINDOU LANE ROW
 ** EXCLUDES PARKING DECKS AND KELLEY SITE
 *** FOOTPRINTS SHOWN BASED UPON PHASING PLAN / AREAS ARE ESTIMATES AND ARE SUBJECT TO CHANGE AT A LATER DATE
 **** 64,087SF CINEMA MINUS 11,588SF OF PROJECTION MEZZANINE

WATERPARK AT SOUTH LOOP

SITE DATA

REV SEP NOVEMBER 5TH, 2019



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SITE DATA	SF	ACRES	FOOTPRINT	SF
IKEA SITE	653,400	15.000	PHASE IA MALL	1,389,087
MOA II SITE	1,200,106	27.551	PHASE IB RADISSON BLU	85,157
OUTLOT "A"	113,842	2.613	PHASE IC MALL EXPANSION	132,724
VACATED 79TH ST.	40,777	0.936	PHASE IIA IKEA	209,592
EXISTING MALL SITE	2,965,862	68.087	PHASE IIB WATERPARK	254,017
TOTAL SITE AREA	4,973,987	114.187	PHASE IIC WATERPARK HOTEL	94,000 (TBD)***
			PHASE IID FUTURE PHASES	287,000 (TBD)***
KELLEY SITE	1,367,365	31.390	TOTAL BUILDING FOOTPRINT	2,451,577
			(EXCLUDES PARKING DECKS)	
TOTAL BUILDING FOOTPRINT*	2,451,577		PHASE III KELLEY SITE	NA (TBD)
SITE COVERAGE (EXCLUDES KELLEY SITE)	49.29%			
TOTAL GROSS BUILDING AREA**	8,049,349			
FLOOR AREA RATIO (EXCLUDES KELLEY SITE)	1.62			

WATERPARK AT SOUTH LOOP

SITE DATA

REV SEP NOVEMBER 5TH, 2019



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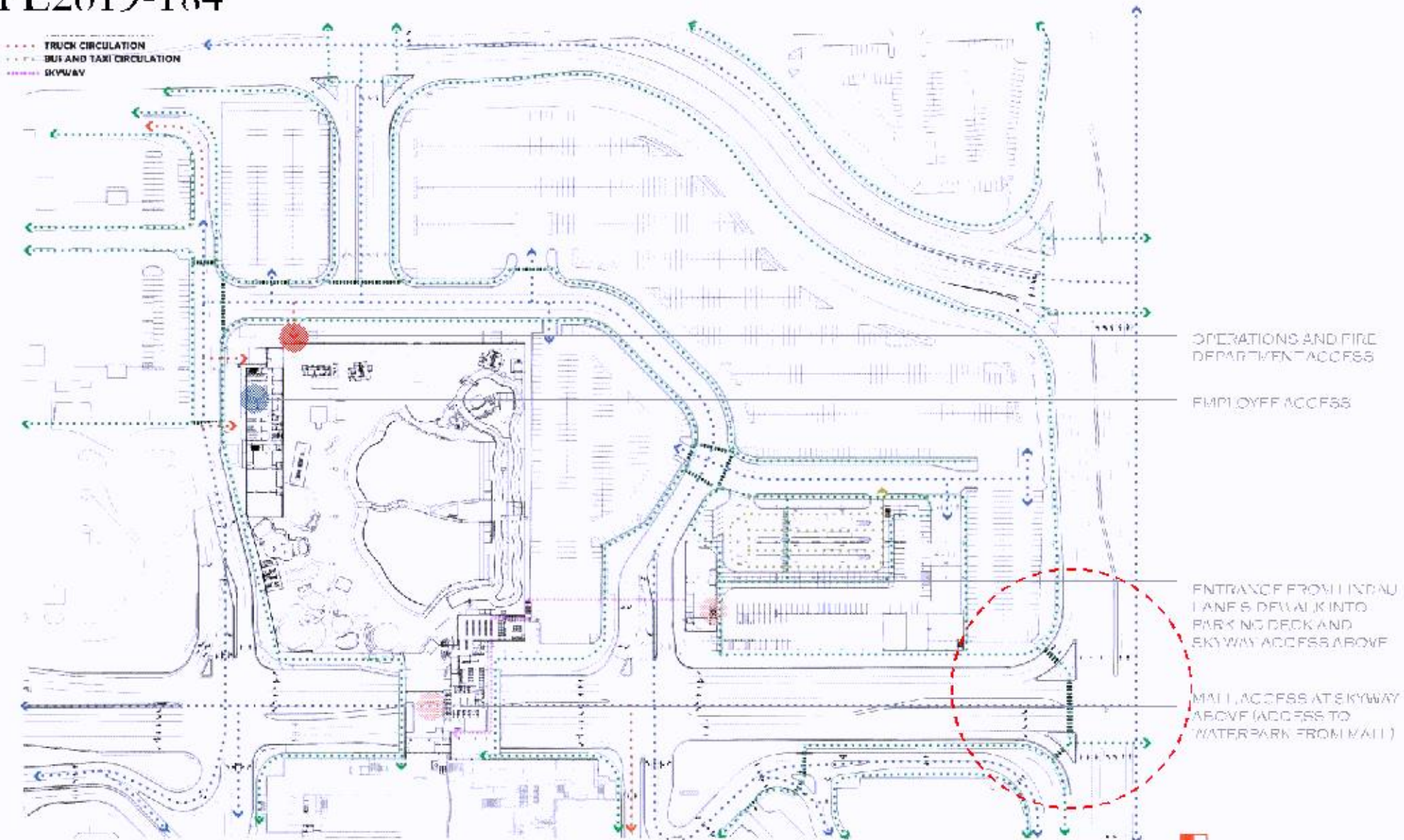
SITE DIAGRAMS

RYAN

 **DLR Group**
Architecture Engineering Planning Interiors

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WATERPARK AT SOUTH LOOP
SITE CIRCULATION

REV SEP NOVEMBER 5TH, 2019



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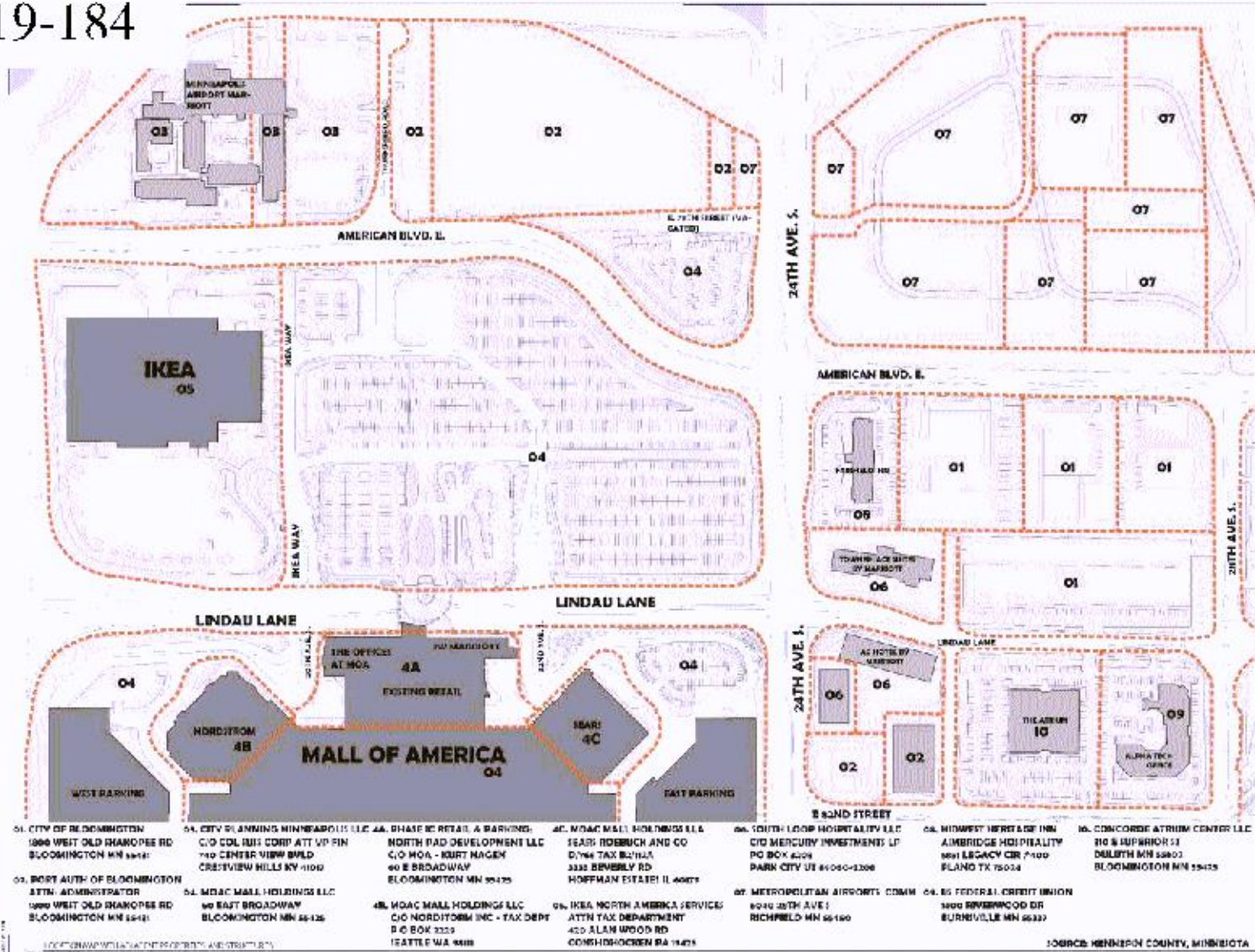
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LAND OWNERSHIP AND SURVEYS

RYAN

DLR Group
Architecture Engineering Planning Interiors

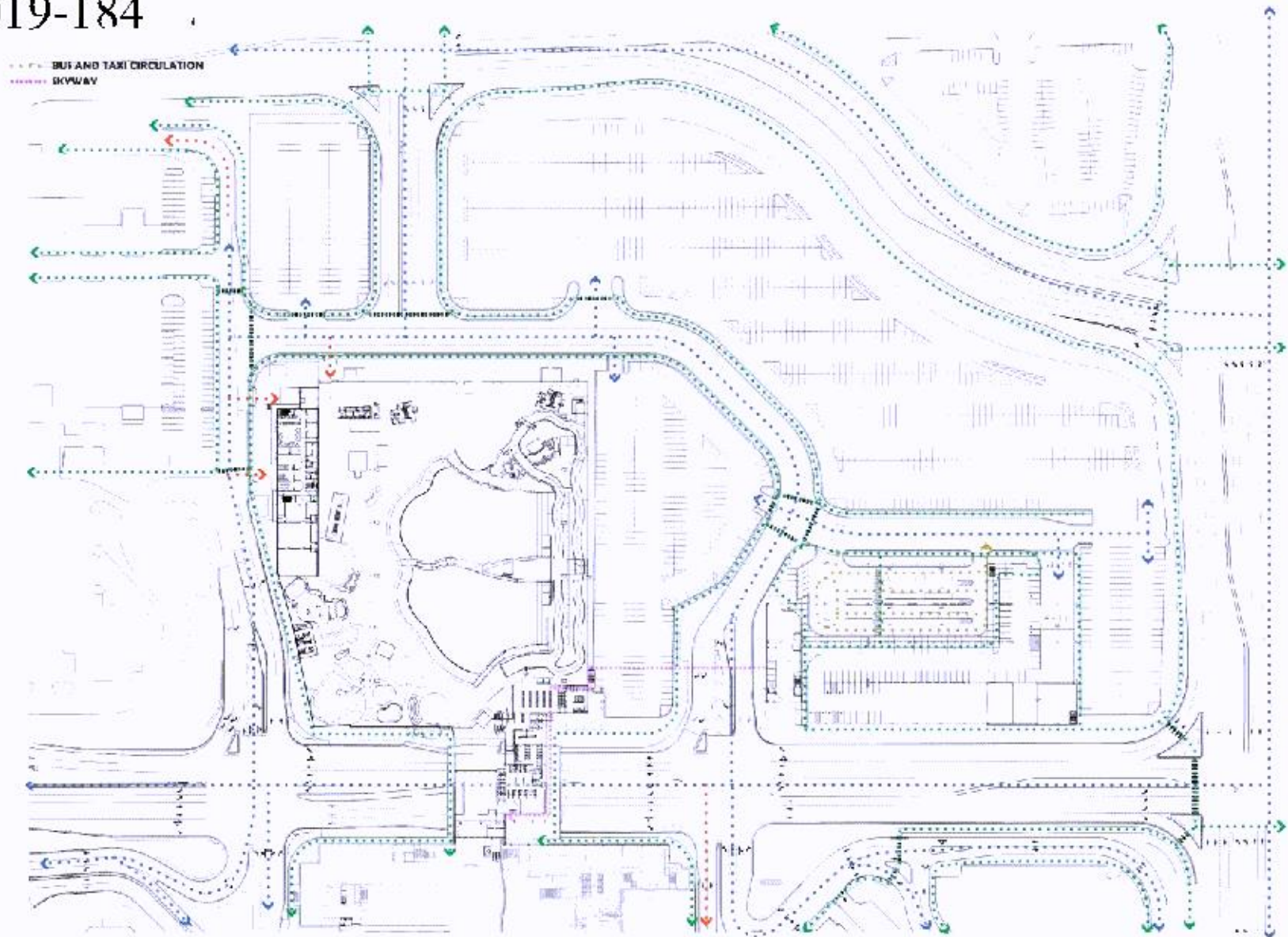
PL201900184
 PL2019-184



DLR Group
 ALLY FOR CONSTRUCTION
 SOUTH LOOP WATER PARK
 RFP#2019-184
 FPD-1.3

PL201900184

PL2019-184



WATERPARK AT SOUTH LOOP

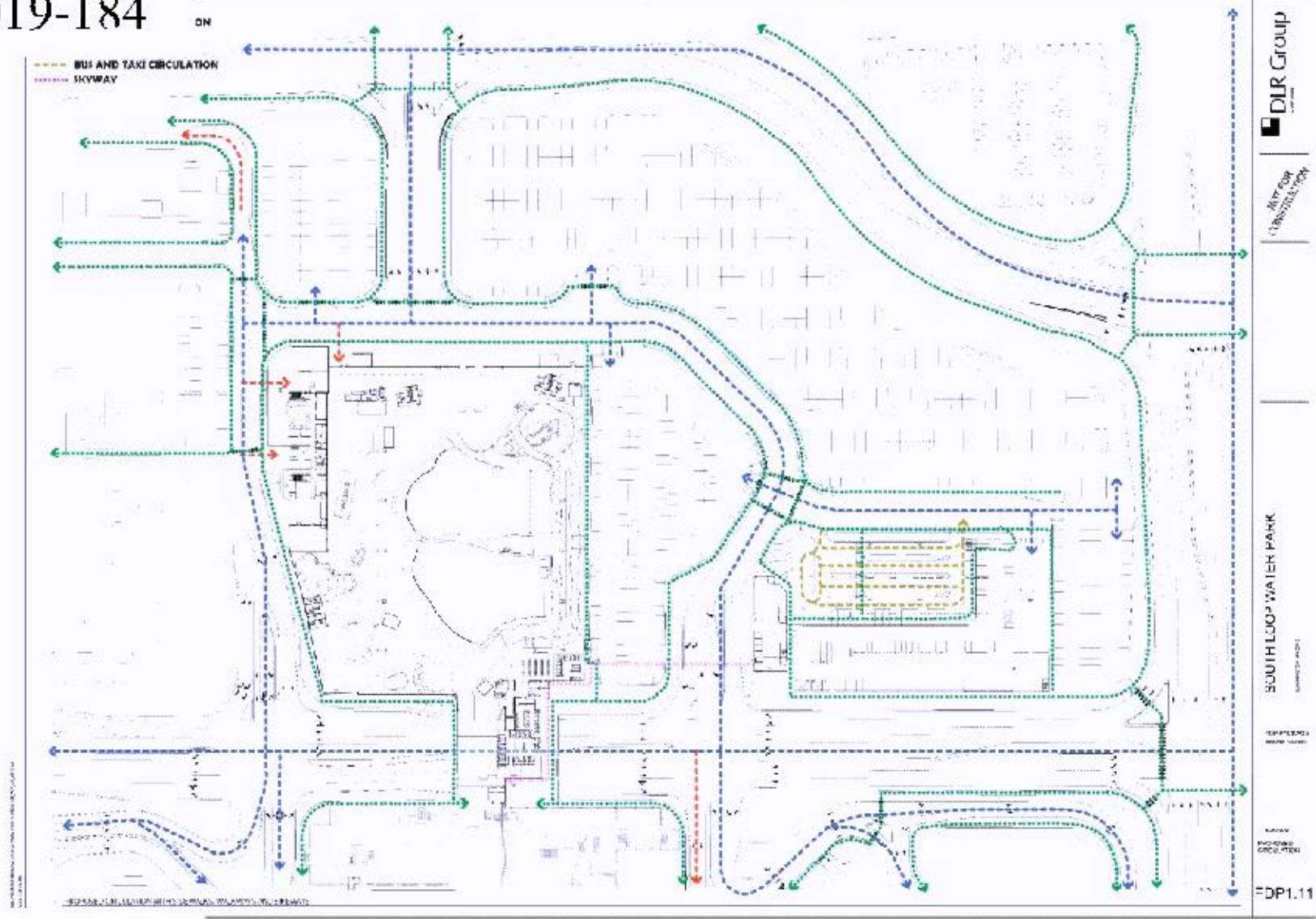
EXISTING CIRCULATION DIAGRAM

REV SEP NOVEMBER 5TH, 2019



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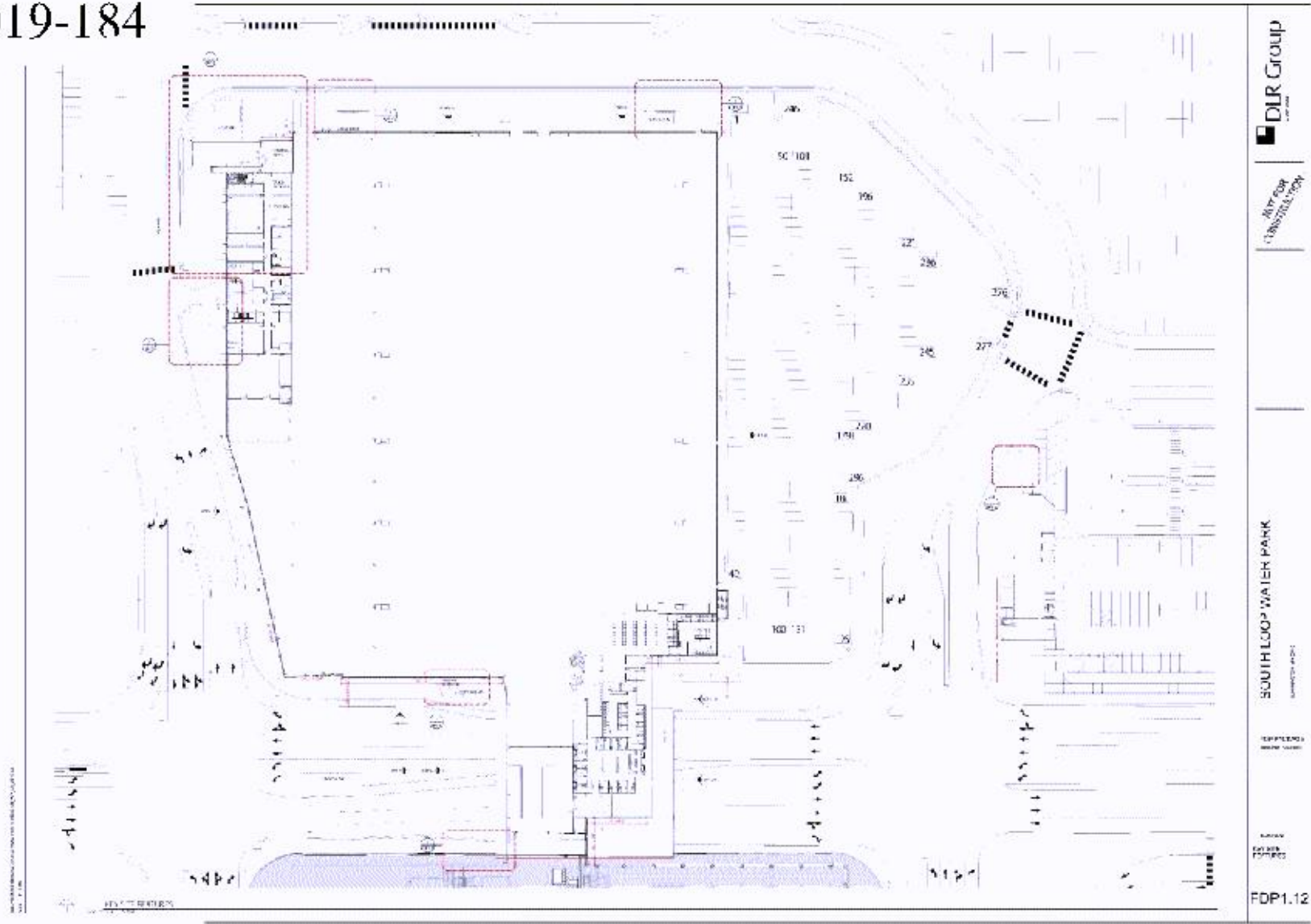
WATERPARK AT SOUTH LOOP

PROPOSED CIRCULATION DIAGRAM

REV SEP NOVEMBER 5TH, 2019



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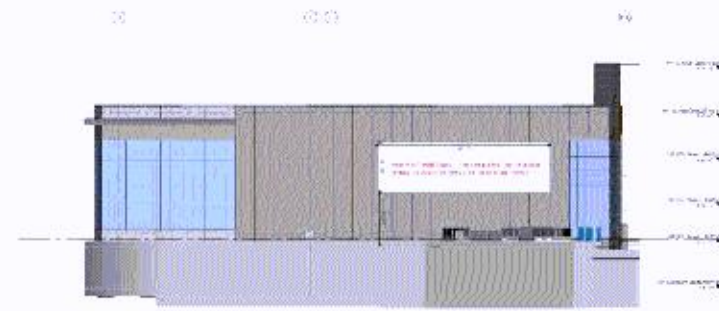


DLR Group
ARCHITECTURE
SOUTH LOOP WATER PARK
SUPPLIERS
FDP1.12

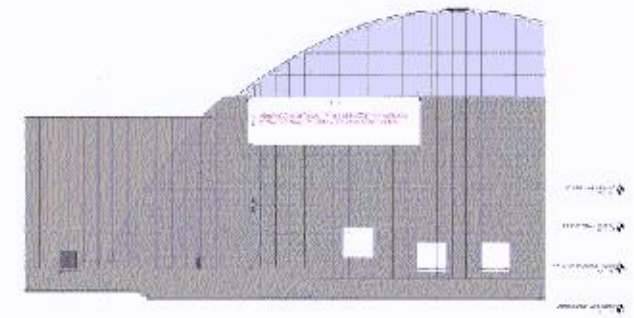
WATERPARK AT SOUTH LOOP
KEY SITE FEATURES
REV SEP NOVEMBER 5TH, 2019



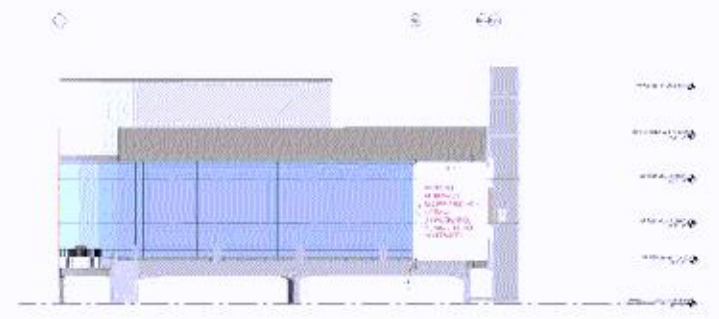
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 PL2019-184



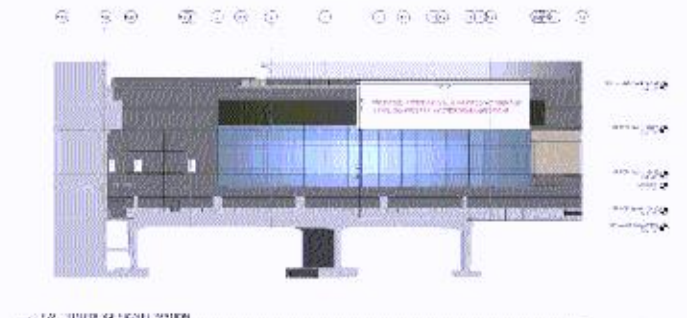
Southern Entrance



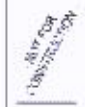
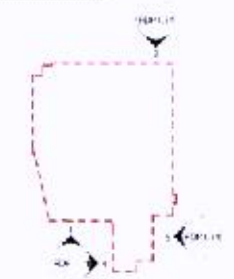
Northern Entrance



Eastern Entrance



Western Entrance



SOUTH LOOP WATER PARK
 SIGNAGE PLAN

DATE: 11/05/19

PROJECT: SOUTH LOOP WATER PARK

FDP1.14

WATERPARK AT SOUTH LOOP
 SIGNAGE LOCATIONS

REV SEP NOVEMBER 5TH, 2019



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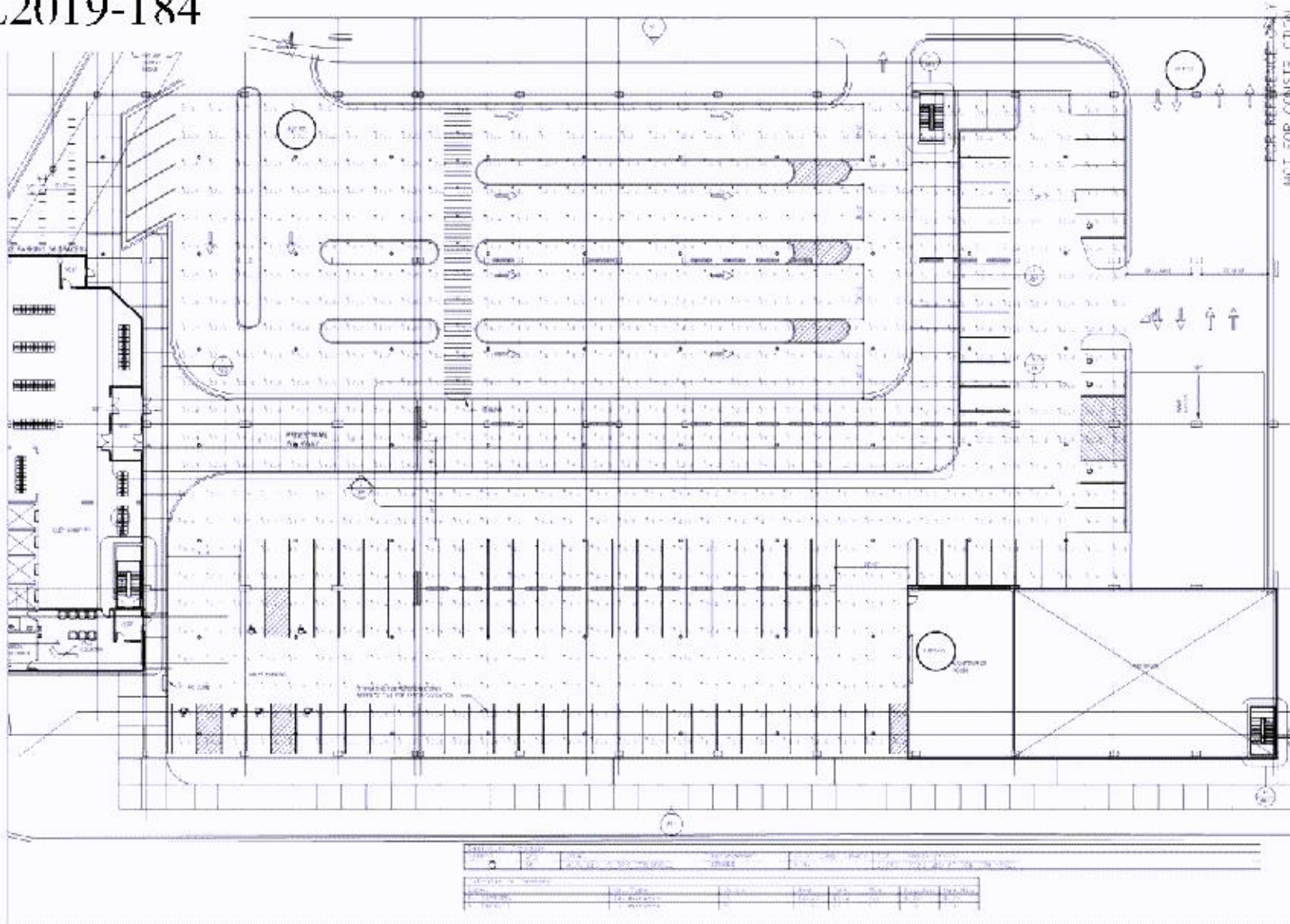
FINAL PLAT PLAN, SITE LIGHTING
AND SITE LOGISTICS PLAN

RYAN

 **DLR Group**
Architecture Engineering Planning Interiors

PL201900184

PL2019-184



Project: SOUTH LOOP WATERPARK PARKING GARAGE
Sheet Title: P1 LIGHTING
Project Number: 0420062-000

Sheet Number: 11.1

Date: 10/27/2019

Drawn By: JK
Checked By: JK

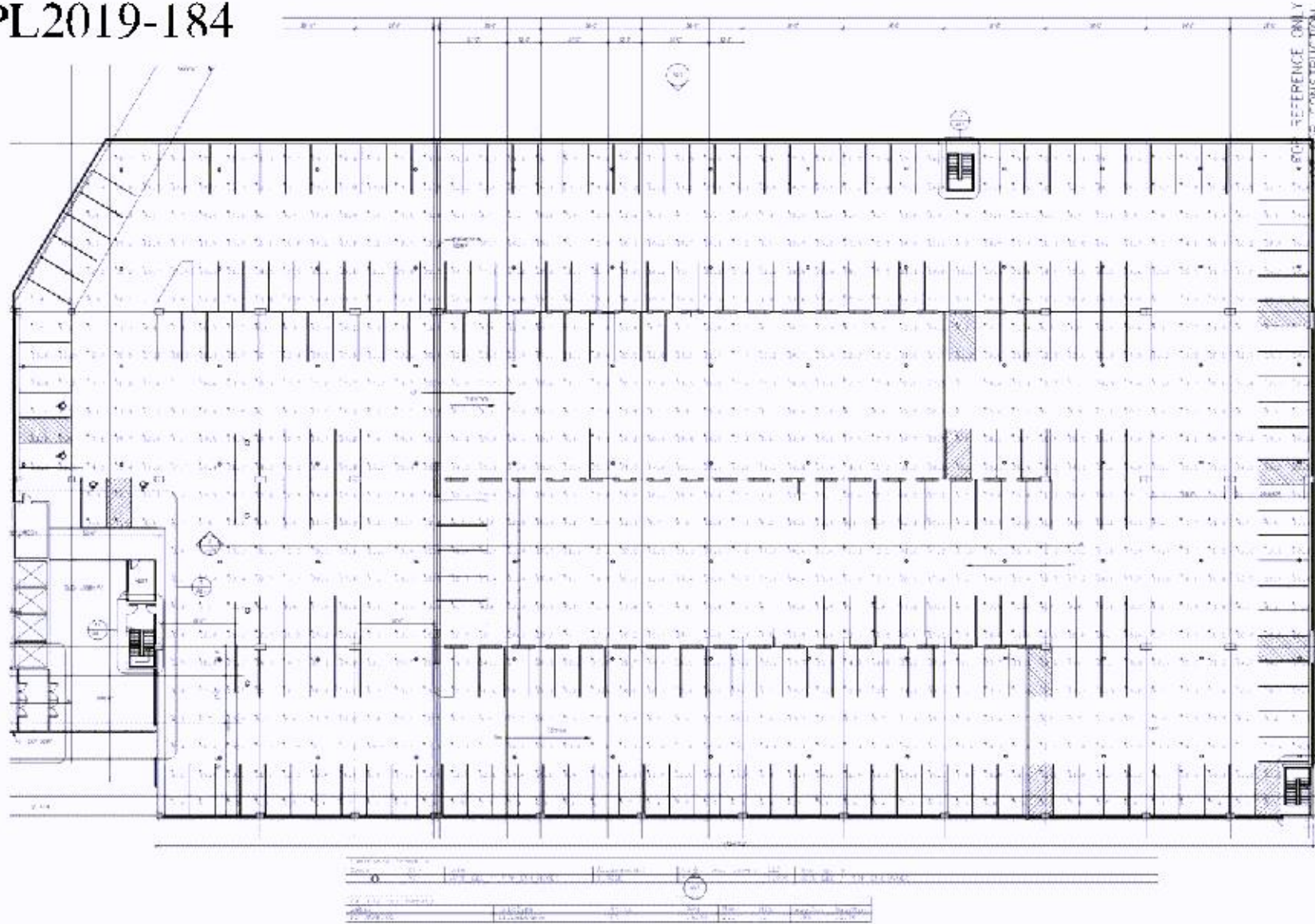
WATERPARK AT SOUTH LOOP

PARKING LIGHTING PLAN

REV SEP NOVEMBER 5TH, 2019



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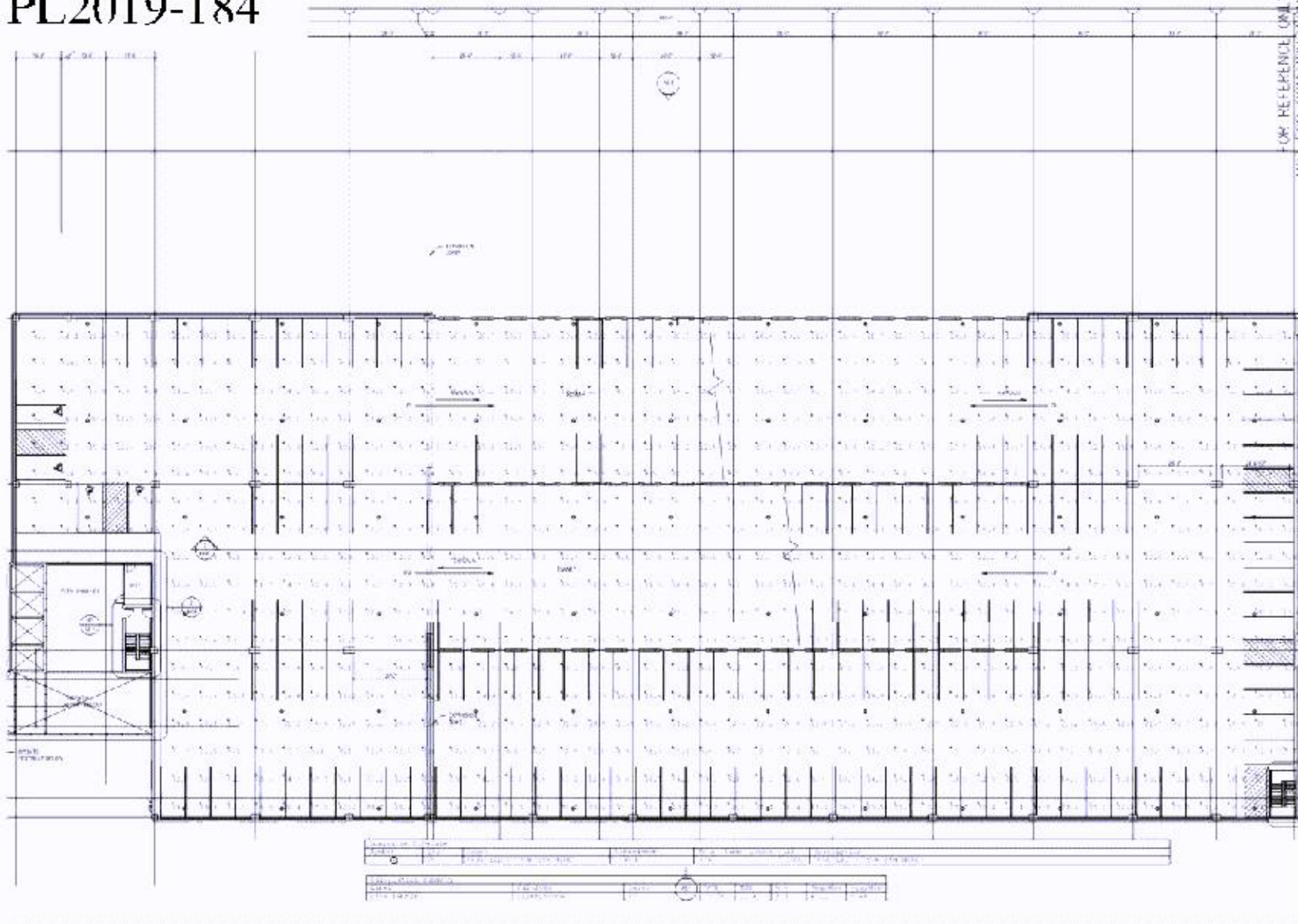
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Sheet Title: P2 LIGHTING	
Project Number: 640052-300	Drawn By: TK
Checked By: JXX	
Sheet Number: EL1.2	
Date: 10/02/2019	

WATERPARK AT SOUTH LOOP
 PARKING LIGHTING PLAN
 REV SEP NOVEMBER 5TH, 2019



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Project: SOUTH LOOP WATERPARK PARKING GARAGE	
Sheet Title: P3-4 LIGHTING	
Project Number: 04-0059-000	Drawn By: [initials]
Sheet Number: [initials]	Checked By: KXX
Date: 10/02/2019	

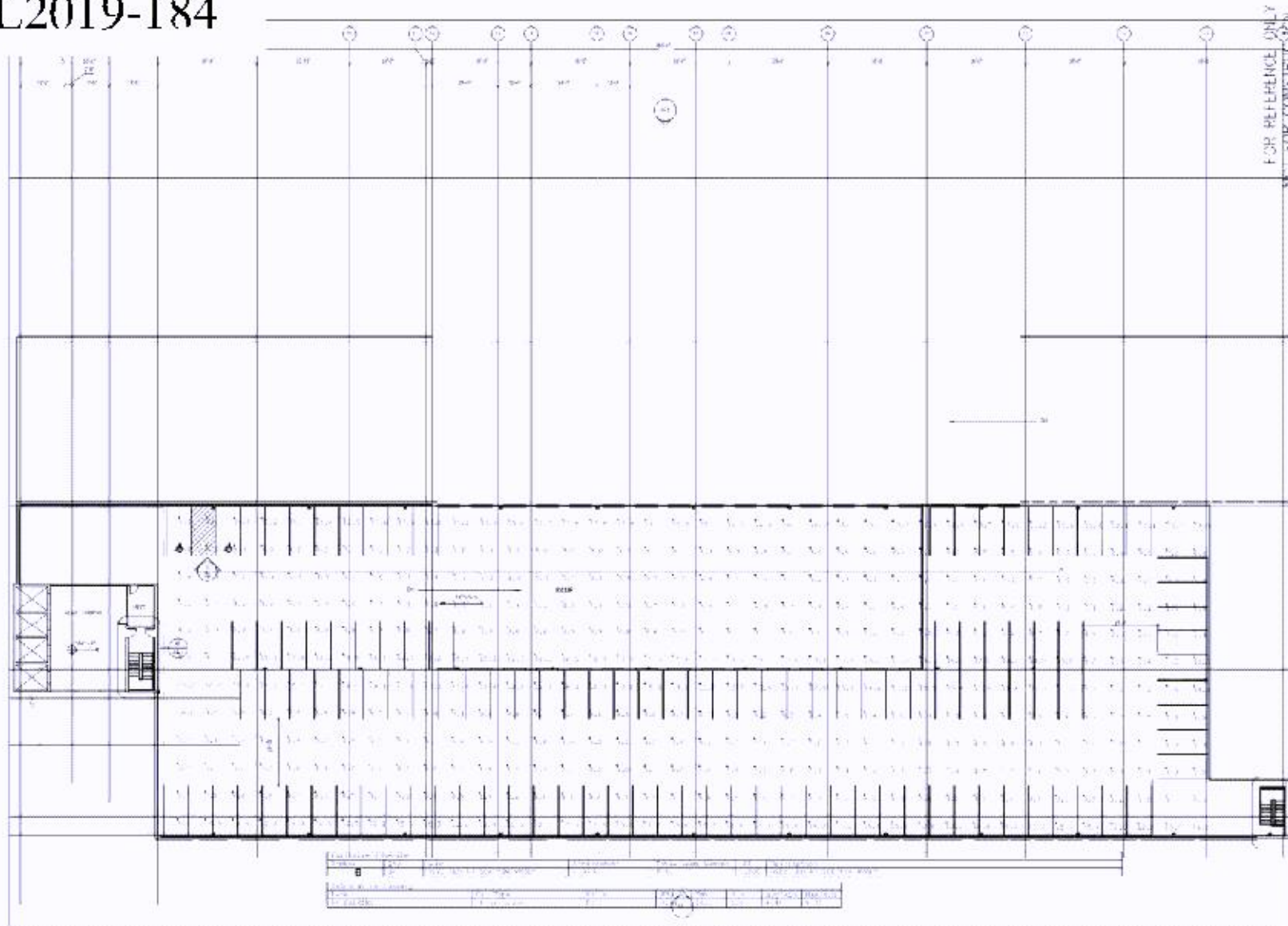
WATERPARK AT SOUTH LOOP

PARKING LIGHTING PLAN

REV SEP NOVEMBER 5TH, 2019



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 PL2019-184



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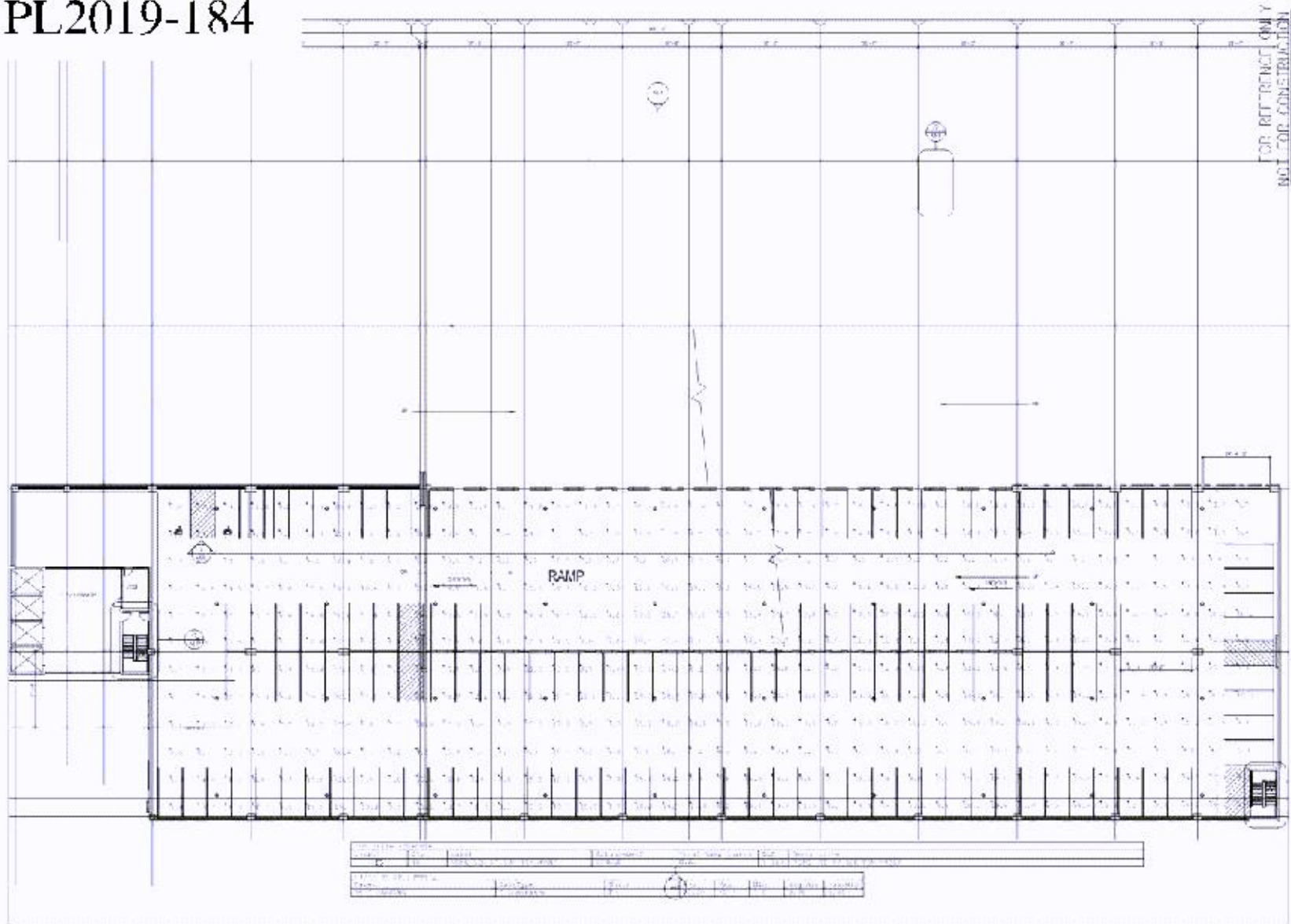
DUNHAM
 mechanical • electrical • plumbing • engineering

Project: SOUTH LOOP WATERPARK PARKING GARAGE	
Sheet Title: PARKING LIGHTING	Checked By: ECK
Project Number: 04-20052-300	Drawn By: JK
Sheet Number: E1.00	
Date: 10/22/2019	

WATERPARK AT SOUTH LOOP
 PARKING LIGHTING PLAN
 REVISED NOVEMBER 5TH, 2019



PL201900184
 PL2019-184



PROJECT: SOUTH LOOP WATERPARK PARKING GARAGE	
CHEAT TITLE: P6-7 LIGHTING	DRAWN BY: WJ
SHEET NUMBER: EL1.0	CHECKED BY: KZ
PROJECT NUMBER: 1410155-000	DATE: 07/02/2019

WATERPARK AT SOUTH LOOP
 PARKING LIGHTING PLAN
 REV SEP NOVEMBER 5TH, 2019



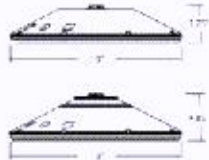
PL201900184 PL2019-184



VCPG LED Parking Garage

Specifications

Characteristics:
 Diameter: 15.5"
 Height: 2.5"
 Weight: 1.5 lbs.
 Max. wattage: 100W



VCPG LED W 15.5" TSM MVOLT	
Part No.	15500
Part No.	15500
Part No.	15500

Introduction

This all new VCPG LED All-in-One Combination Parking Garage luminaire is designed to bring you control, better performance and energy savings without compromise. The new design allows for high quality high pressure sodium or LED illumination and allows the standard mounting to be used and is secure. The enclosed single mode design reduces the contact between the luminaire and the mounting creating a more visually consistent environment.

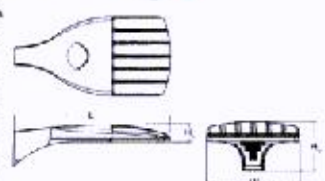
The VCPG LED delivers up to 40% in energy savings when compared to 100W high pressure sodium. With over 100,000 hours of expected life (12+ years of 24/7 commercial operation), the VCPG LED luminaire provides significant performance savings over traditional luminaires.



D-Series Size 0 LED Area Luminaire

Specifications

Characteristics:
 Diameter: 15.5"
 Length: 12"
 Width: 12"
 Height: 12"
 Weight: 1.5 lbs.
 Max. wattage: 100W



D-Series Size 0 LED Area Luminaire	
Part No.	15500
Part No.	15500
Part No.	15500

Introduction

The modern styling of the D-Series is striking yet unobtrusive, making a bold progressive statement in even the most trendy roadway with a commitment. The D-Series utilizes the benefits of the latest in LED technology and a high performance, high efficiency, long life luminaire. The innovative photometric performance results in rates with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 100W metal halide with equal or better savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: VCPG LED W 15.5" TSM MVOLT 5PM D1VAXD

Code	LED Type	Color	Power	Beam Spread	Light Intensity (lm)	Mounting	Notes	Options
VCPG LED	4000K	M	100	120°	10000	PM	5PM	Standard
VCPG LED	4000K	M	100	120°	10000	PM	5PM	Standard
VCPG LED	4000K	M	100	120°	10000	PM	5PM	Standard

Code	Description	Part No.
15500	VCPG LED W 15.5" TSM MVOLT 5PM D1VAXD	15500
15500	VCPG LED W 15.5" TSM MVOLT 5PM D1VAXD	15500
15500	VCPG LED W 15.5" TSM MVOLT 5PM D1VAXD	15500

Ordering Information

EXAMPLE: DSX0 LED W 40K TSM MVOLT 5PM NLSA1R2 P10 IN D0B0D

Code	LED Type	Color	Power	Beam Spread	Light Intensity (lm)	Mounting	Notes	Options
DSX0 LED	4000K	M	100	120°	10000	PM	5PM	Standard
DSX0 LED	4000K	M	100	120°	10000	PM	5PM	Standard
DSX0 LED	4000K	M	100	120°	10000	PM	5PM	Standard

Code	Description	Part No.
DSX0 LED	DSX0 LED W 40K TSM MVOLT 5PM NLSA1R2 P10 IN D0B0D	DSX0 LED
DSX0 LED	DSX0 LED W 40K TSM MVOLT 5PM NLSA1R2 P10 IN D0B0D	DSX0 LED
DSX0 LED	DSX0 LED W 40K TSM MVOLT 5PM NLSA1R2 P10 IN D0B0D	DSX0 LED

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Project: SOUTH LOOP WATERPARK PARKING GARAGE

Sheet Title: LIGHTING LAYOUT SHEETS

Project Number: C-420052-000

Drawn By: JAK

Checked By: KFK

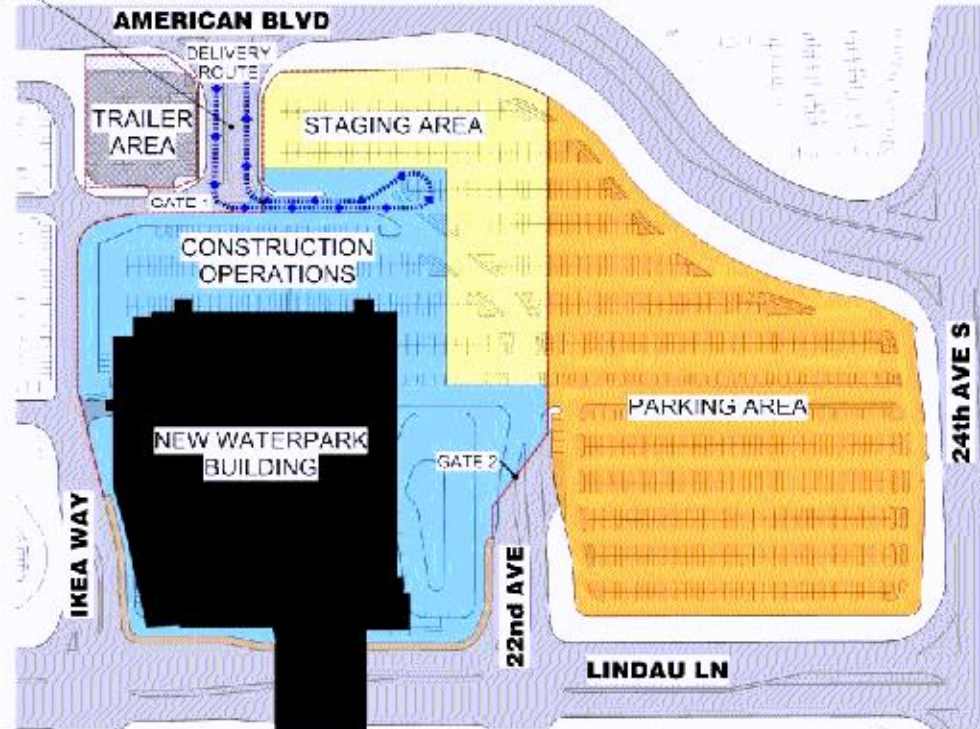
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Date: 11/02/2019



**THUNDERBIRD RD. TO
 REMAIN OPEN TO PUBLIC**

SOUTH LOOP WATERPARK



- ROADS
- STAGING AREA
- ABUTMENT WALL
- CONSTRUCTION OPERATIONS
- PARKING
- FENCING

Ryan Construction, LLC

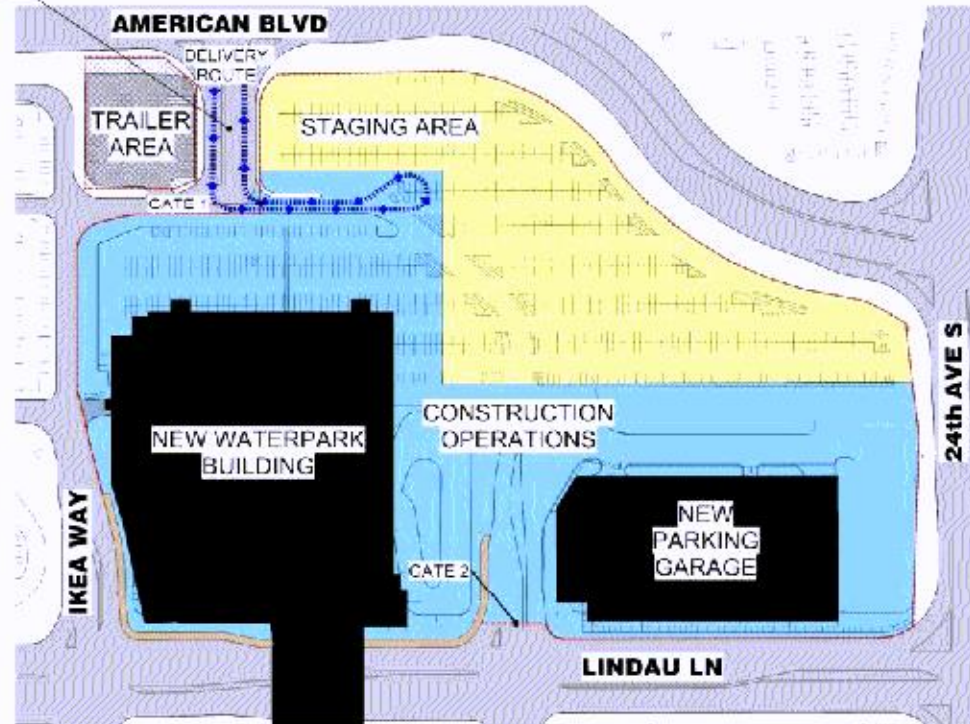
10/02/2019





**THUNDERBIRD RD. TO
 REMAIN OPEN TO PUBLIC**

SOUTH LOOP WATERPARK



- ROADS
- STAGING AREA
- ABATEMENT WALL
- CONSTRUCTION OPERATIONS
- PARKING
- FENCING

Over Company, LLC

10/02/2019