

PURPOSE

- 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 predicated upon developing a framework for future development in response to contemporary marketing strategies, in an integrated, mixed-use, upscale lifestyle center.

Skyway/Atrium Unifying Element: 1. Pedestrian circulation enclosures, e.g. skyways and atrium, to be treated as a primary unifying element incorporating a consistency of cool, neutral colors/materials complementing the existing MOA entries and IKEA accents.

Skyway Experience: 2. The skyway connections to be designed to incorporate elements to provide a comfortable and convenient experience to users.

“Base” Design Concept: 3. Exterior building components to reflect a “base” design treatment complementing the existing MOA.

Integrated Parking Decks: 4. Exposed parking deck surfaces to integrate a “base” concept incorporating design elements complementary to the existing MOA “base” and the existing MOA parking deck materials, texture and/or color.

Vertical/Horizontal Balance: 5. Exterior building components to reflect a balance of vertical and horizontal organizational/massing elements complementing the existing MOA.

Traditional/Contemporary Blend: 6. Exterior building components to blend warm tones and traditional materials/detailing with contemporary colors/materials/detailing complementing the existing MOA.

Entry Point Prominence: 7. Design of major entry points, e.g. 20th, 22nd, Thunderbird, skyway connections, should complement the contemporary look of the materials/color/texture and prominence of the existing MOA entries.

Vibrancy of Materials/Colors: 8. Individual tenants and major development components are encouraged to incorporate a vibrant and complementary mix of color/forms/materials to reflect the vibrancy of the existing MOA interior spaces and tenants.

Circulation Integration: 9. All development to be integrated within a framework of vehicular, service and pedestrian circulation complementing the existing MOA.

Environmental Integration: 10. Overall site development to be integrated within a framework of lighting, landscaping, way-finding, monument signage, drainage and utility services complementing the existing MOA.

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URBAN DESIGN GUIDELINE PLAN



“BASE” DESIGN CONCEPT - INTEGRATED PARKING DECKS PRINCIPLES 3&4

ENTRY POINT PROMINENCE PRINCIPLE 7

2006 URBAN DESIGN GUIDELINE PLAN

SITE DATA	SF	ACRES	FOOTPRINT
IKEA SITE	653,400	15.000	PHASE IA MALL 1,389,087
MOA II SITE	1,200,114	27.551	PHASE IB RADISSON BLU 85,157
OUTLOT "A"	113,842	2.613	PHASE IC 132,724
VACATED 79TH ST.	40,777	0.936	PHASE IIA IKEA 209,592
EXISTING MALL SITE	2,965,862	68.087	PHASE II B AND BEYOND** 874,188
TOTAL SITE AREA	4,973,995	114.187	(EXCLUDES PARKING DECKS)
TOTAL BUILDING FOOTPRINT*	2,690,748		TOTAL FOOTPRINT 2,690,748
SITE COVERAGE	54.10%		
TOTAL GROSS BUILDING AREA	9,800,000		
FLOOR AREA RATIO	1.97		

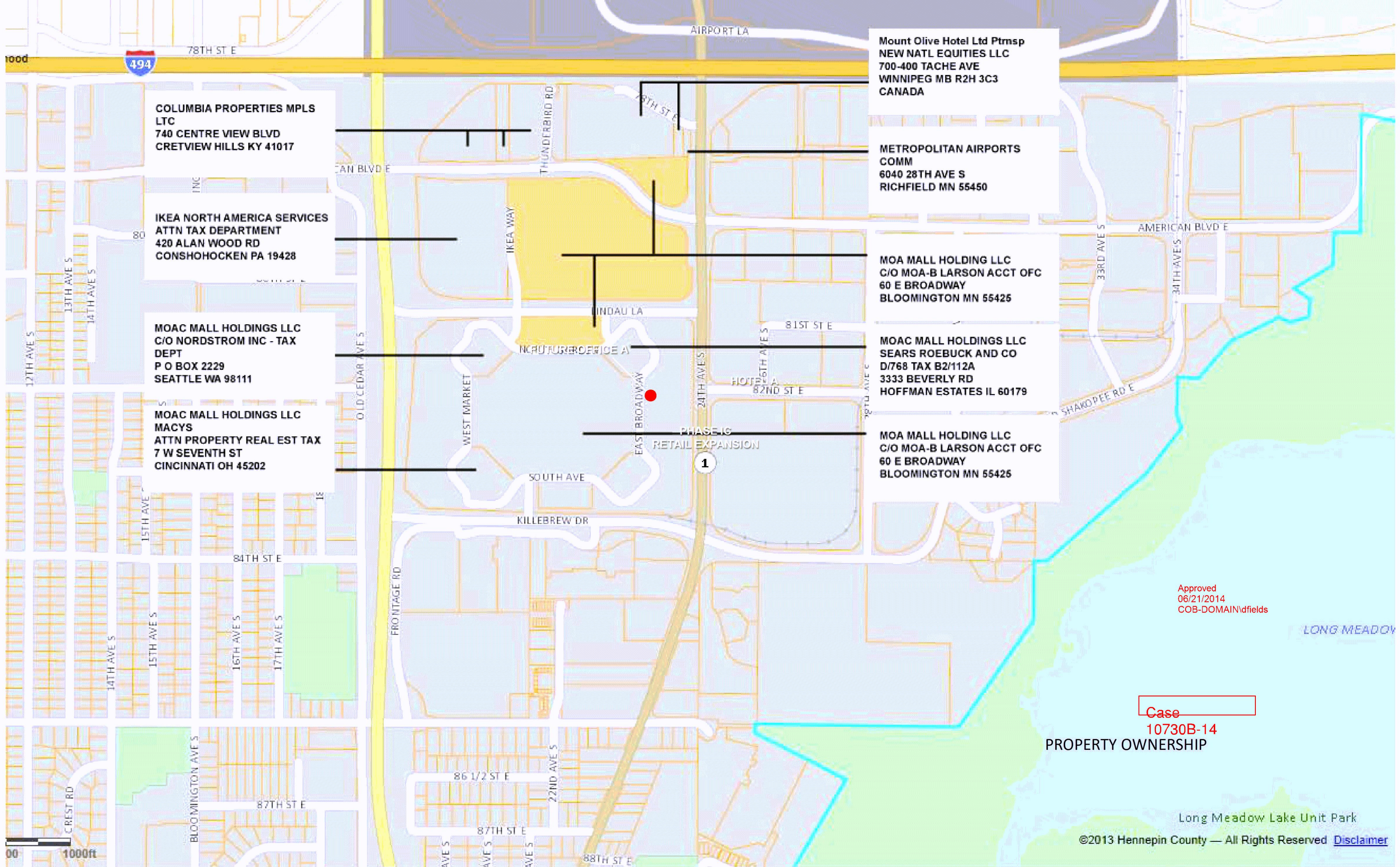
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BUILDING AREA SUMMARY	GROSS	
PHASE I:		
PHASE IA MALL:	4,191,736	
GLA MALL***:	1,667,576	INCLUDES BLOOMINGDALES MALL RENOVATION
GLA MMOVIE THEATER	62,389	2,191 SEATS
GLA FOOD****	150,772	
BOH / COMMONS EXISTING MALL****	1,618,315	
ANCHORS GLA	692,684	SEARS, NORDSTROM, MACYS
NET GLA RETAIL CHANGE IN EXISTING	3,491	TO BE REVISED AS LEASE PLANS CHANGE
NET GLA FOOD COURT CHANGE IN EXISTING	(8,466)	TO BE REVISED AS LEASE PLANS CHANGE
PHASE IB RADISSON BLU:	372,466	500 KEYS
RADISSON BLU	343,948	
RADISSON BLU MEETING SPACE	22,968	
RADISSON BLU RESTAURANT	5,550	
PHASE IC EXPANSION:	784,432	
GLA MALL SHOPS	129,139	
GLA FOOD TENANTS	33,000	
FOOD COMMON	49,000	
MALL COMMON / BOH	71,293	
OFFICE	181,000	
HOTEL	292,000	347 KEYS
HOTEL MEETING SPACE	19,000	
HOTEL RESTAURANT	10,000	
TOTAL PHASE I	5,348,634	
PHASE II:		
IKEA	330,329	
RECREATION ANCHOR	300,000	
MALL SHOPS	1,021,114	
FOOD COURT / RESTAURANTS	100,000	
MALL COMMON	787,944	
OFFICE	365,000	
ENTERTAINMENT:		
PERFORMING ARTS	150,000	
DINNER THEATER	62,427	
CINEMA	69,467	
MUSEUM	34,151	
HOCKEY PRACTICE	54,000	
WATER PARK	75,000	
HOTELS	825,000	803 KEYS
LOWER LEVEL SERVICE	236,934	
COGENERATION	40,000	
TOTAL PHASE II	4,451,366	
GRAND TOTAL	9,800,000	

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*BUILDING FOOTPRINT INCLUDES AREA OVER LINDAU LANE ROW / EXCLUDES PARKING STRUCTURES
 **EXCLUDES PARKING DECKS
 ***REFLECTS RETAIL GLA INCREASE (DECREASE) IN EXISTING BUILDING ON 1ST-3RD FLOORS DUE TO PHASE IC EXPANSION
 **** REFLECTS COMMON AREA INCREASE (DECREASE) IN EXISTING BUILDING ON 1ST-3RD FLOORS DUE TO PHASE IC EXPANSION
 *****REFLECTS FOOD COURT GLA INCREASE (DECREASE) IN EXISTING BUILDING ON THIRD FLOOR DUE TO PHASE IC EXPANSION

EXISTING PARKING	12,294
PLUS PHASE IC UNDERGROUND PARKING	545
MINUS PARKING LOST ON PHASE IC SITE	-116
PROPOSED PHASE II EAST RAMP	6,889
PROPOSED PHASE II NORTHWEST RAMP	1,260
NEW PARKING TOTAL	20,872



**COLUMBIA PROPERTIES MPLS
LTC**
740 CENTRE VIEW BLVD
CRETVIEW HILLS KY 41017

**IKEA NORTH AMERICA SERVICES
ATTN TAX DEPARTMENT**
420 ALAN WOOD RD
CONSHOHOCKEN PA 19428

**MOAC MALL HOLDINGS LLC
C/O NORDSTROM INC - TAX
DEPT**
P O BOX 2229
SEATTLE WA 98111

**MOAC MALL HOLDINGS LLC
MACYS**
ATTN PROPERTY REAL EST TAX
7 W SEVENTH ST
CINCINNATI OH 45202

**Mount Olive Hotel Ltd Ptmsp
NEW NATL EQUITIES LLC**
700-400 TACHE AVE
WINNIPEG MB R2H 3C3
CANADA

**METROPOLITAN AIRPORTS
COMM**
6040 28TH AVE S
RICHFIELD MN 55450

**MOA MALL HOLDING LLC
C/O MOA-B LARSON ACCT OFC**
60 E BROADWAY
BLOOMINGTON MN 55425

**MOAC MALL HOLDINGS LLC
SEARS ROEBUCK AND CO
D/768 TAX B2/112A**
3333 BEVERLY RD
HOFFMAN ESTATES IL 60179

**MOA MALL HOLDING LLC
C/O MOA-B LARSON ACCT OFC**
60 E BROADWAY
BLOOMINGTON MN 55425

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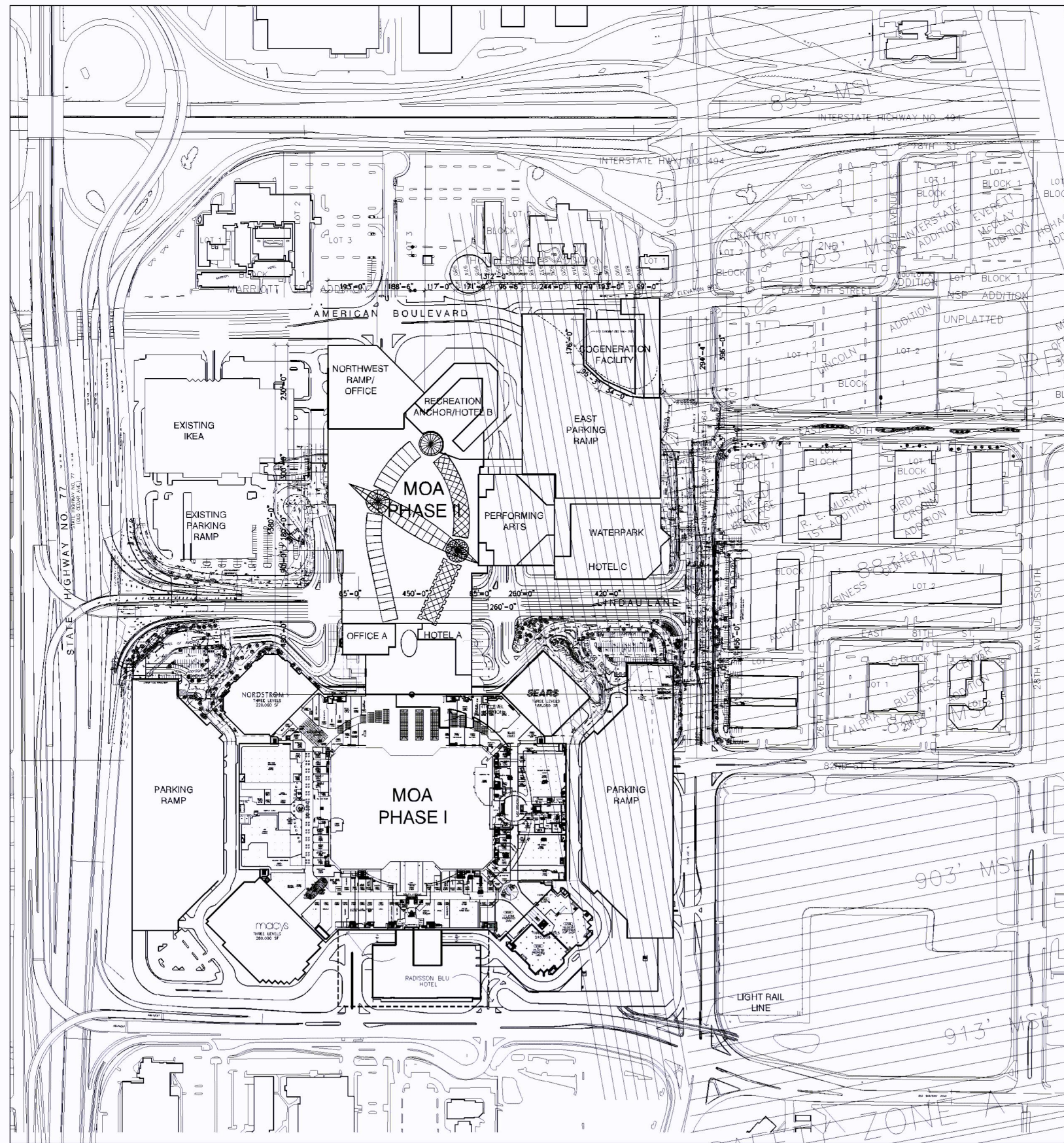
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PROPERTY OWNERSHIP

Long Meadow Lake Unit Park

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AREA MAP
 1/10" = 200'-0"
 NOTE: AREA MAP FOR REFERENCE ONLY. SEE CIVIL PLANS FOR ROADWAYS AND SIDEWALKS.

SITE DATA FOOTPRINT

IKEA SITE	653,400 S.F.	15 ACRES	IKEA	209,592 S.F.
M.O.A. II SITE	1,200,114 S.F.	27.55 ACRES	RECREATION ANCHOR	80,000 S.F.
OUTLOT 'A'	113,842 S.F.	2.613 ACRES	MALL FOOTPRINT	721,622 S.F.
VACATED 79TH ST.	40,777 S.F.	0.936 ACRES	PERFORMING ARTS	105,467 S.F.
TOTAL SITE AREA	2,008,113 S.F.	46.1 ACRES	OFFICE NORTH	81,904 S.F.
TOTAL BUILDING FOOTPRINT *	1,384,935 S.F.		OFFICE EAST	17,425 S.F.
SITE COVERAGE	68.9 %		HOTEL 'A'	17,425 S.F.
TOTAL GROSS BUILDING AREA **	5,205,000 S.F.		HOTEL 'C'	36,500 S.F.
FLOOR AREA RATIO	2.59		WATERPARK:	75,000 S.F.
			COGENERATION:	40,000 S.F.
			TOTAL FOOTPRINT	1,384,935 S.F.

BUILDING AREA SUMMARY

RETAIL ***	GROSS	G.L.A.
IKEA	330,329 S.F.	330,329 S.F.
RECREATION ANCHOR	300,000 S.F.	300,000 S.F.
MALL SHOPS	1,021,114 S.F.	1,021,114 S.F.
TOTAL	1,651,433 S.F.	1,651,433 S.F.
OFFICE:		
OFFICE NORTH	365,000 S.F.	365,000 S.F.
OFFICE EAST	181,000 S.F.	181,000 S.F.
OFFICE TOTAL	546,000 S.F.	546,000 S.F.
ENTERTAINMENT		
PERFORMING ARTS	150,000 S.F.	150,000 S.F.
DINNER THEATER	62,427 S.F.	62,427 S.F.
CINEMA	69,467 S.F.	69,467 S.F.
MUSEUM	34,151 S.F.	34,151 S.F.
HOCKEY PRACTICE	54,000 S.F.	54,000 S.F.
WATERPARK:	75,000 S.F.	75,000 S.F.
TOTAL	445,045 S.F.	445,045 S.F.
HOTELS		
HOTEL 'A'	321,000 S.F.	(347 ROOMS)
HOTEL 'B'	350,000 S.F.	(350 ROOMS)
HOTEL 'C'	475,000 S.F.	(500 ROOMS)
ROOF LEVEL	70,000 S.F.	-
TOTAL	1,216,000 S.F.	(1,197 ROOMS)
SUB TOTAL PRINCIPLE USES	3,948,020 S.F.	-
FOOD COURT / RESTAURANTS	100,000 S.F.	100,000 S.F.
MALL COMMON	787,944 S.F.	-
LOWER LEVEL SERVICE	329,036 S.F.	-
COGENERATION	40,000 S.F.	-
TOTAL GROSS AREA **	5,115,468 S.F.	2,642,488 S.F.
FUTURE RESIDENTIAL DEVELOPMENT (SOUTH LOT PHASE 1)	395,000 S.F.	(300 UNITS)
TOTAL	5,487,969 S.F.	

PARKING SUMMARY

MOA PHASE 1 PARKING	12,287
PHASE 1 PARKING TO BE REMOVED	175
PHASE 1 PARKING TO REMAIN	12,112
EXISTING IKEA PARKING	1,407
PROPOSED EAST RAMP	5,242
PROPOSED NORTHWEST RAMP	1,260
PROPOSED UNDERGROUND PARKING	545
TOTAL EXISTING AND PROPOSED	21,016

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* BUILDING FOOTPRINT INCLUDES AREA OVER STREET R.O.W.
 ** TOTAL GROSS BUILDING AREA EXCLUDES PARKING DECKS AND UNDERGROUND PARKING
 *** RETAIL SALES INCLUDES IKEA, RECREATION ANCHOR, MALL RETAIL G.L.A. PLUS KIOSKS

DLR Group
 520 nicollet mall
 minneapolis, mn 55402
 (612) 977-3500
 www.dlrgroup.com

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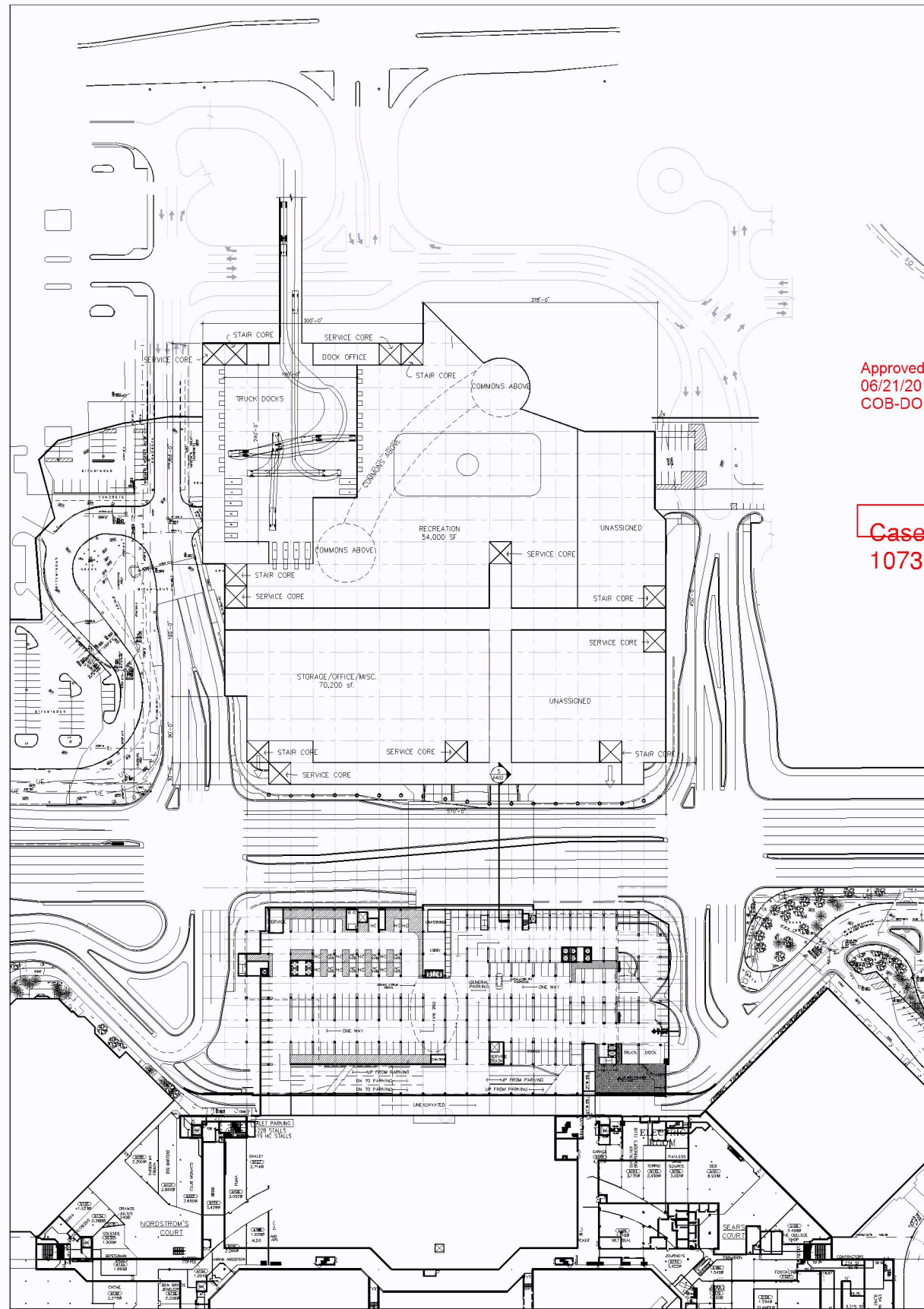
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	4/10/06	PDP SUBMITTAL			
	5/1/06	REVISED PDP SUBMITTAL			
	3/14/13	REVISED PDP SUBMITTAL			

MALL OF AMERICA EXPANSION
 CITY OF BLOOMINGTON, MINNESOTA

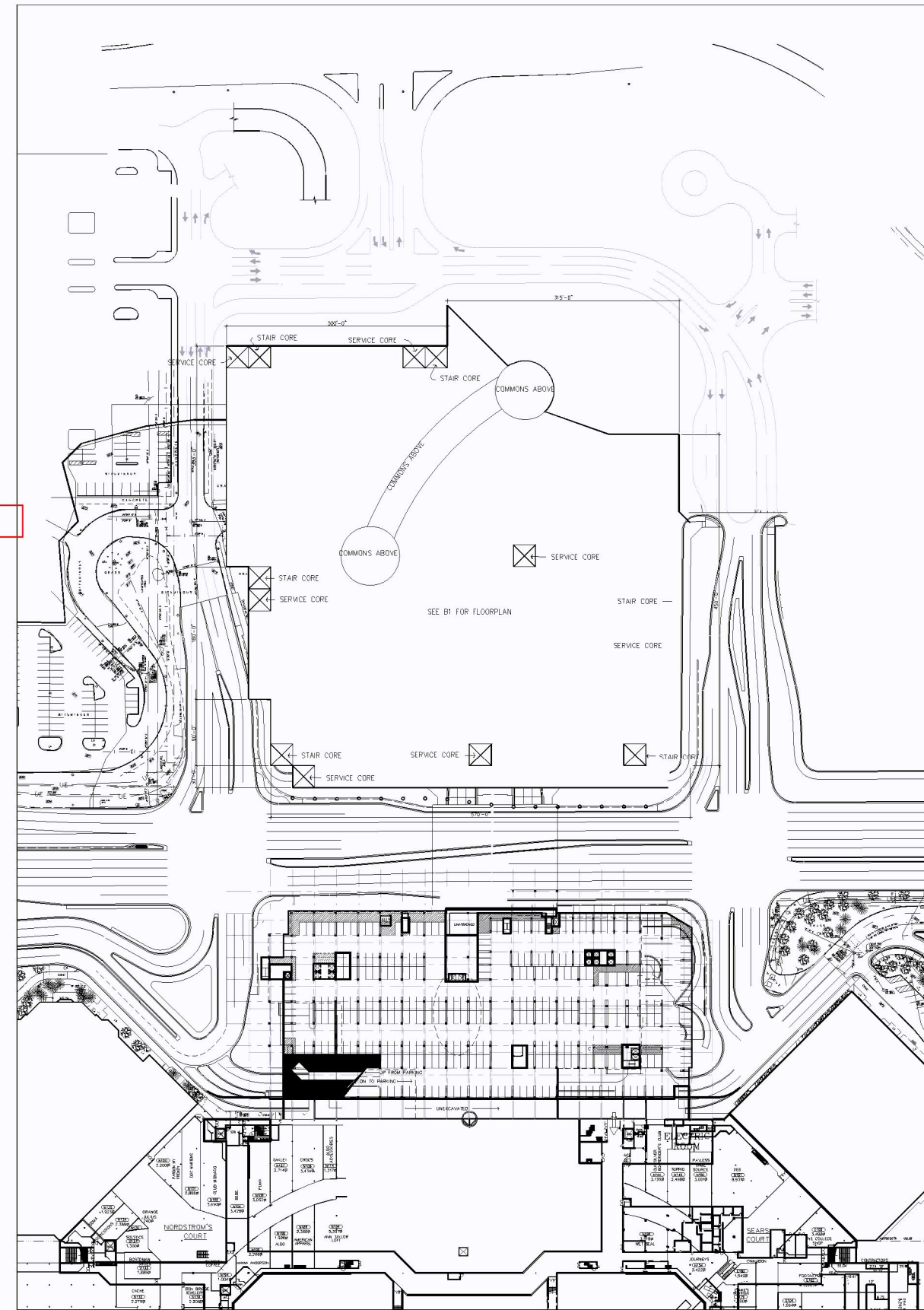


AREA MAP

Approved Plan
 Key Plan
 Project: 40-05203-21, Drawing Number: A101
 Date: March 14, 2013
 Drawn by: _____
 Checked by: _____
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FIRST LOWER LEVEL PLAN (EL = 804'-0")
1" = 60'-0"



SECOND LOWER LEVEL PLAN (EL = 814'-0")
1" = 60'-0"

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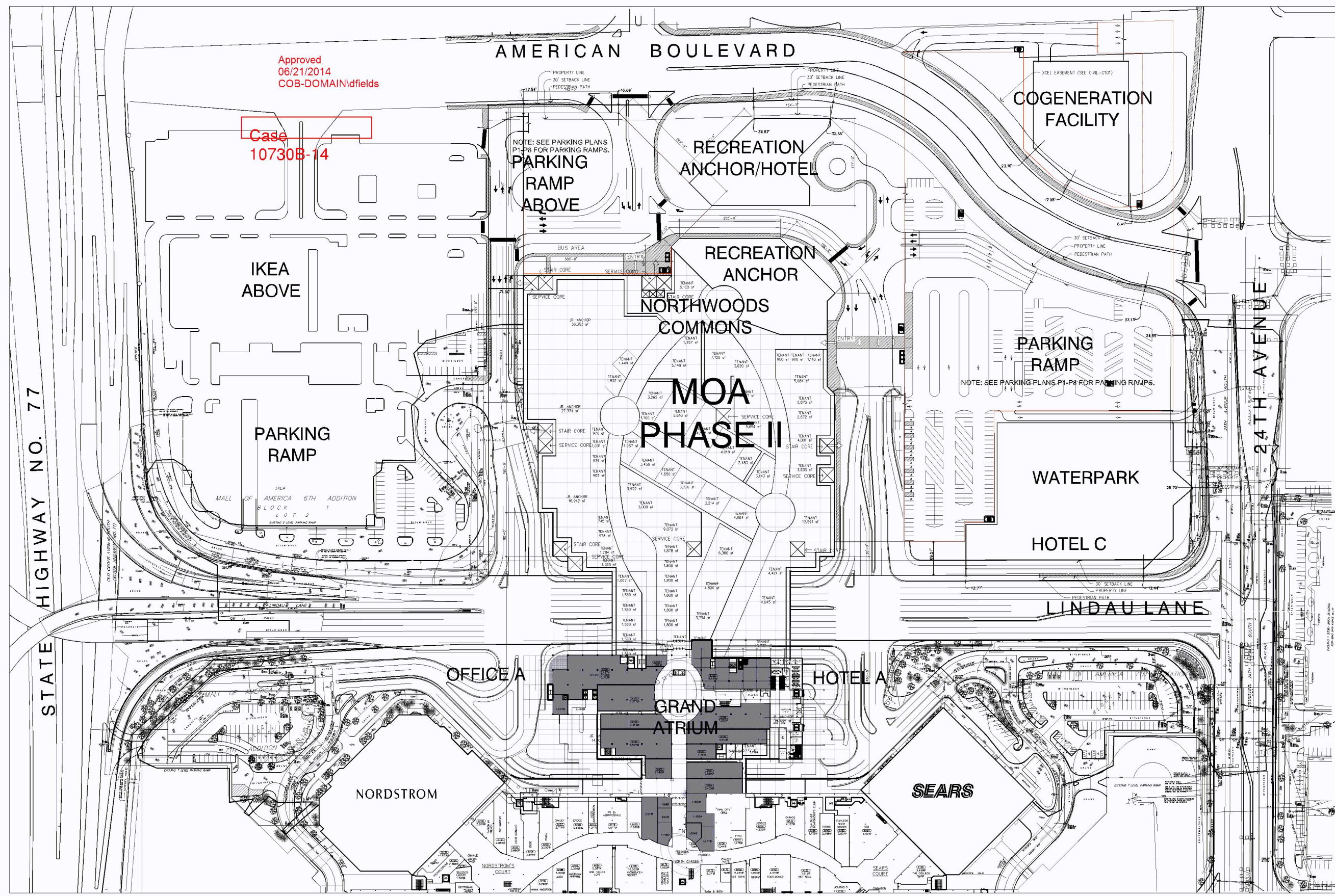


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LOWER LEVEL PLANS

Project: 40-05203-21 Drawing Number: A200
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Drawn by: DJ
Checked by: CH





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FIRST FLOOR PLAN (EL. = 824'-0")
2001 1" = 60'-0"

NOTE: ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY. SEE CIVIL PLAN C101 FOR SIDEWALKS AND BUILDING SETBACKS.

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FIRST FLOOR PLAN

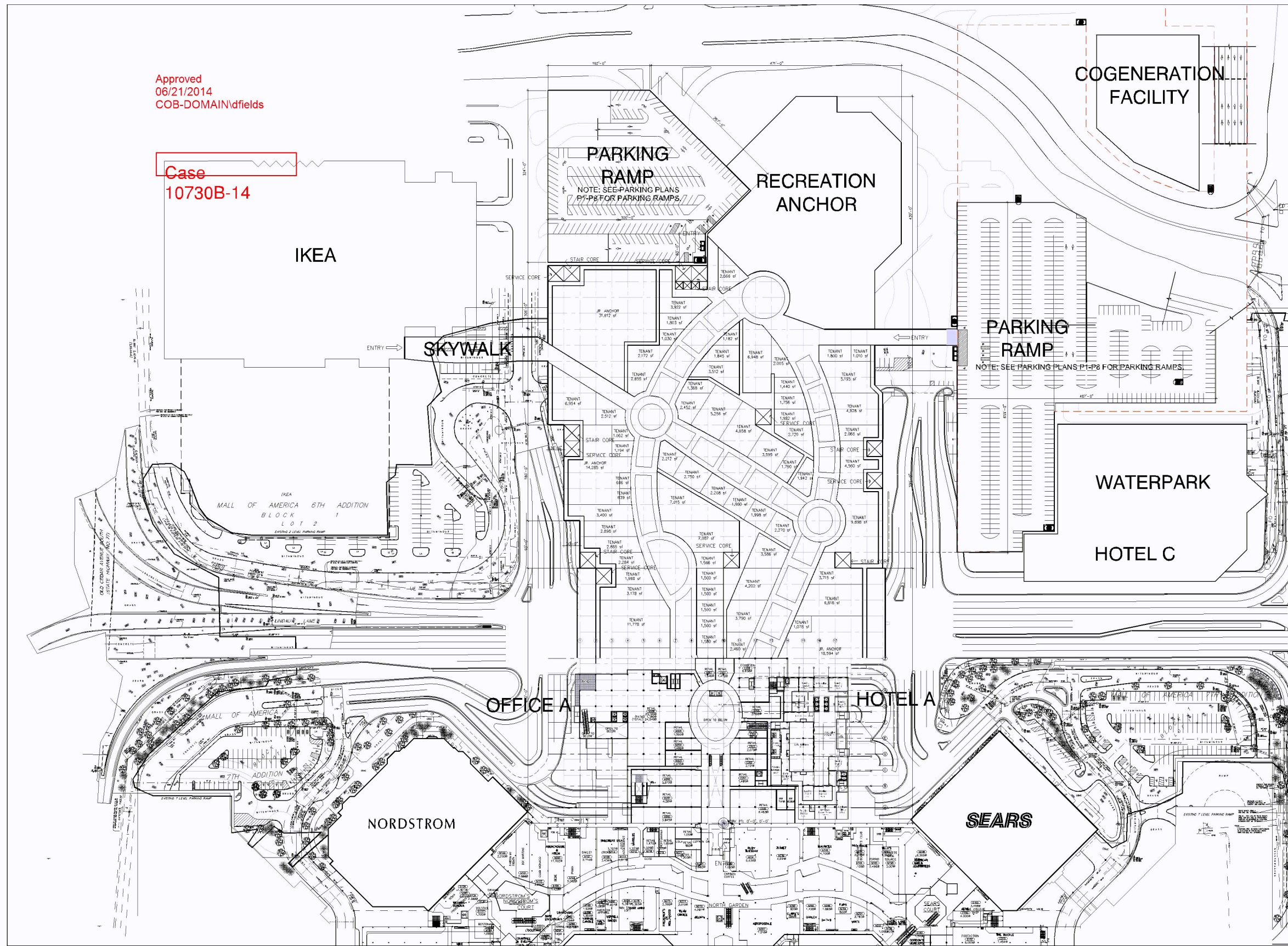
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SECOND FLOOR PLAN (EL. = 842'-0")
1" = 66'-0"



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SECOND FLOOR PLAN

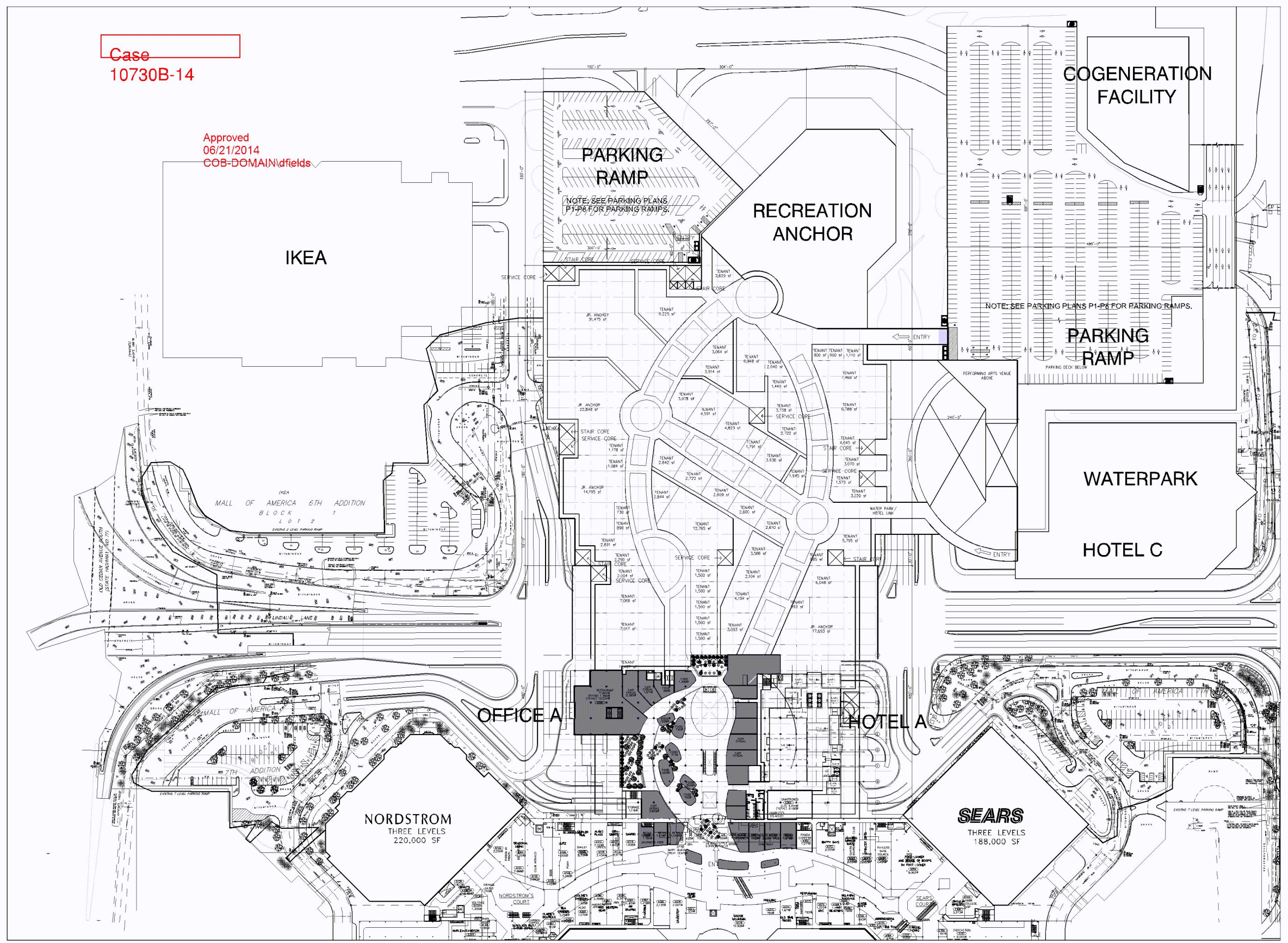
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THIRD FLOOR PLAN (EL = 860'-0")
1" = 60'-0"

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THIRD FLOOR PLAN

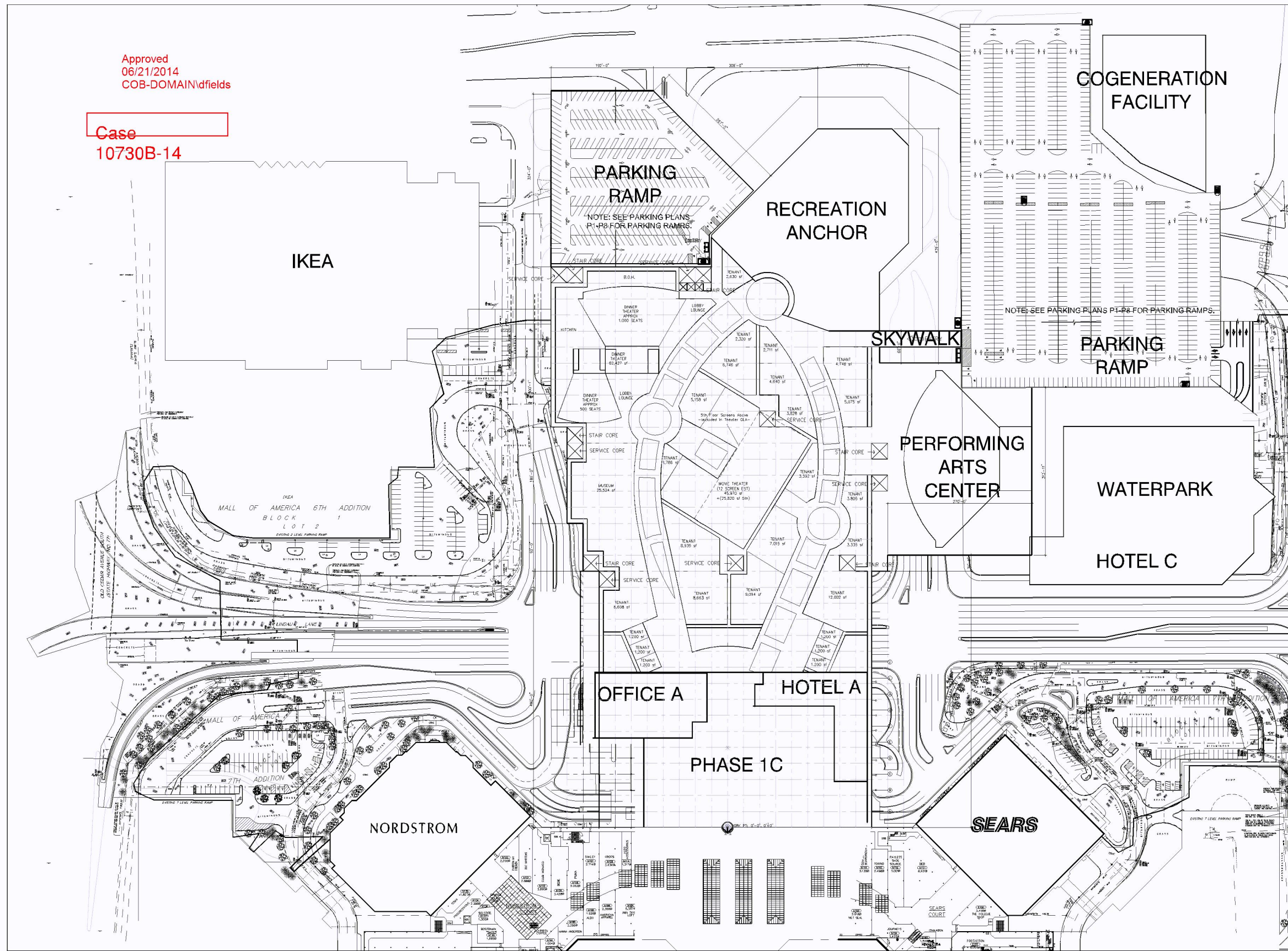
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FOURTH FLOOR PLAN (EL = 878'-0")
1" = 66'-0"



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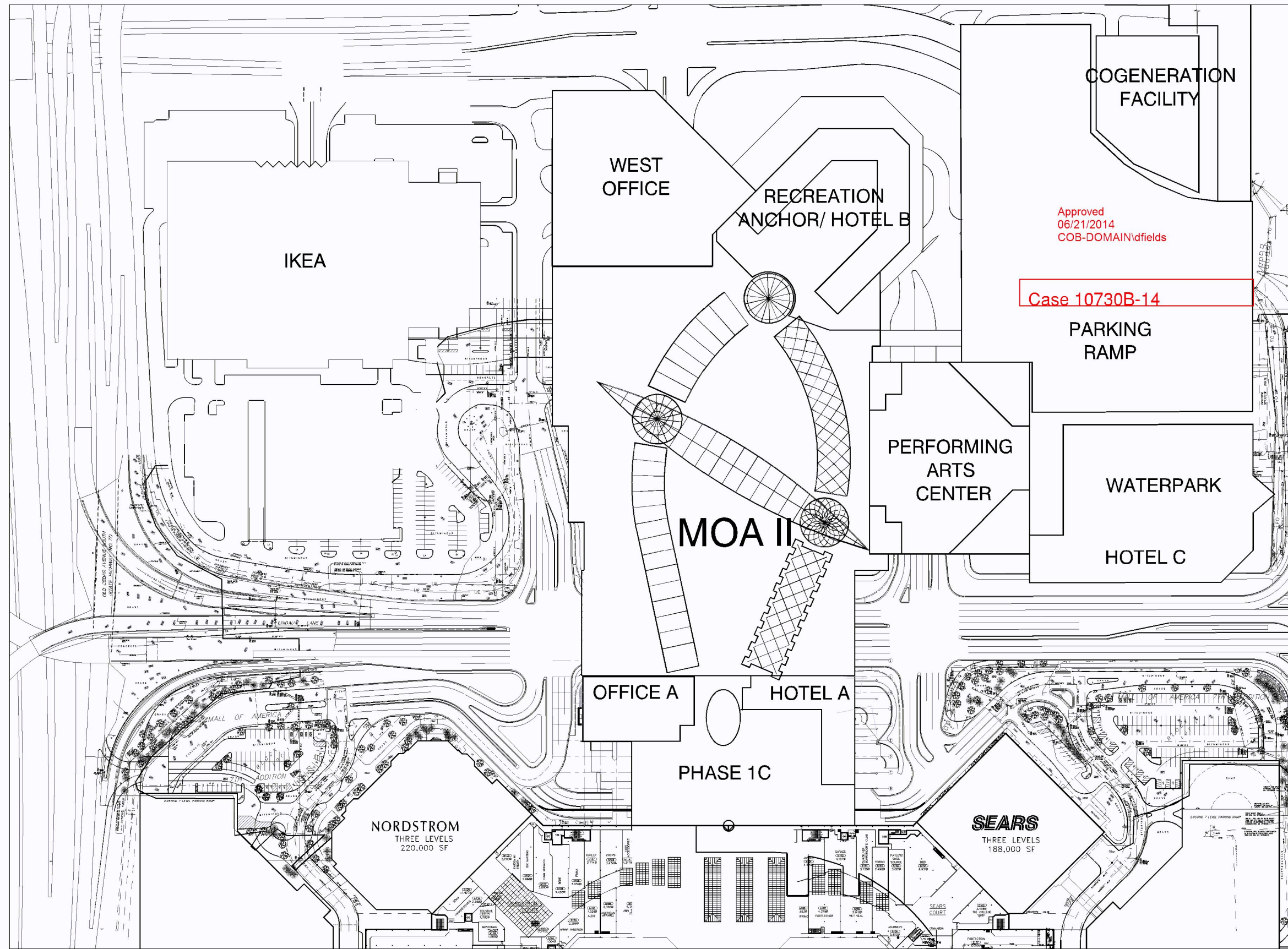
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FOURTH FLOOR PLAN

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ROOF PLAN (MALL ROOF EL = 908'-0")
1" = 60'-0"



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Key Plan



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