

Project Description

Mystery Cove Waterpark at the Mall of America is a totally reimagined project consisting of a right-sized Waterpark Pool Hall covered by a clear, retractable roof. The new Pool Hall itself is over 143,000 square feet which is more than 33% smaller than the previous plan yet offers the same number and type of water features as the previous version. Specifically, it contains a wave pool, a lazy river ride that surrounds a children/family splash pad containing 30 different slides and rides, a twist and splash ride, two ride towers with 7 different rides for family rafts, mats, and inner tubes plus several additional pools and spas. The Pool Hall contains amenities for all types of guests, including several types of thematic food and beverage offerings, cabanas, daybeds, and special services. The Pool Hall can comfortably accommodate over 3,000 guests at a single time.

One of the most stunning features of the new Waterpark is a fully retractable roof exposing more than 40% of the entire roof to the open sky. Not only does the open roof provide an exceptional and one-of-a-kind guest experience, but it also offers tremendous energy savings, significantly improves thermal and guest comfort, and allows for natural ventilation. The entire roof of the Waterpark Pool Hall is a durable polycarbonate material with full visibility to the sky for an outdoor feel year-round. About 40% of the roof panels are operable and can retract fully or partially in order to optimize the thermal and ventilation conditions. The new Waterpark will also feature operable windows on at least three of its four facades. The operable windows and retractable roof are synchronized to reduce reliance on mechanical systems and offer an outdoor feel for much of the year. Preliminary engineering calculations indicate a 40% - 50% reduction in energy consumption from the previous plan due to the smaller size as well as the operable roof. The new Waterpark will use primarily recycled aluminum structural members, prefabricated construction technologies, natural daylighting to further reduce lighting requirements by 30%, and advanced and enhanced mechanical systems. More detailed design will occur throughout 2024 to focus on sustainability and environmental performance.

The new Waterpark is supported by a parking structure and skyway connection. This new parking structure will cover the displaced surface parking that will be occupied by the new Waterpark as well as address parking needs for the added attraction and the overall Mall of America campus. A future phase waterpark hotel is being planned to integrate into the Pool Hall. The site for Waterpark development is also smaller and more compact as compared to the previous plan. The new configuration for site circulation will improve the flexibility for long-term development options and future phases.

Overall, the new Waterpark will go through design and entitlement approvals in 2024. Construction is planned to start in 2025 with completion and opening in 2027. This new approach for the Waterpark also reduces the overall project costs to make the project financially viable.