

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

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Case
10730B-14

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.

URBAN DESIGN GUIDELINE PLAN

“BASE” DESIGN CONCEPT - INTEGRATED PARKING DECKS

PRINCIPLES 3&4

ENTRY POINT PROMINENCE

PRINCIPLE 7

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

*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

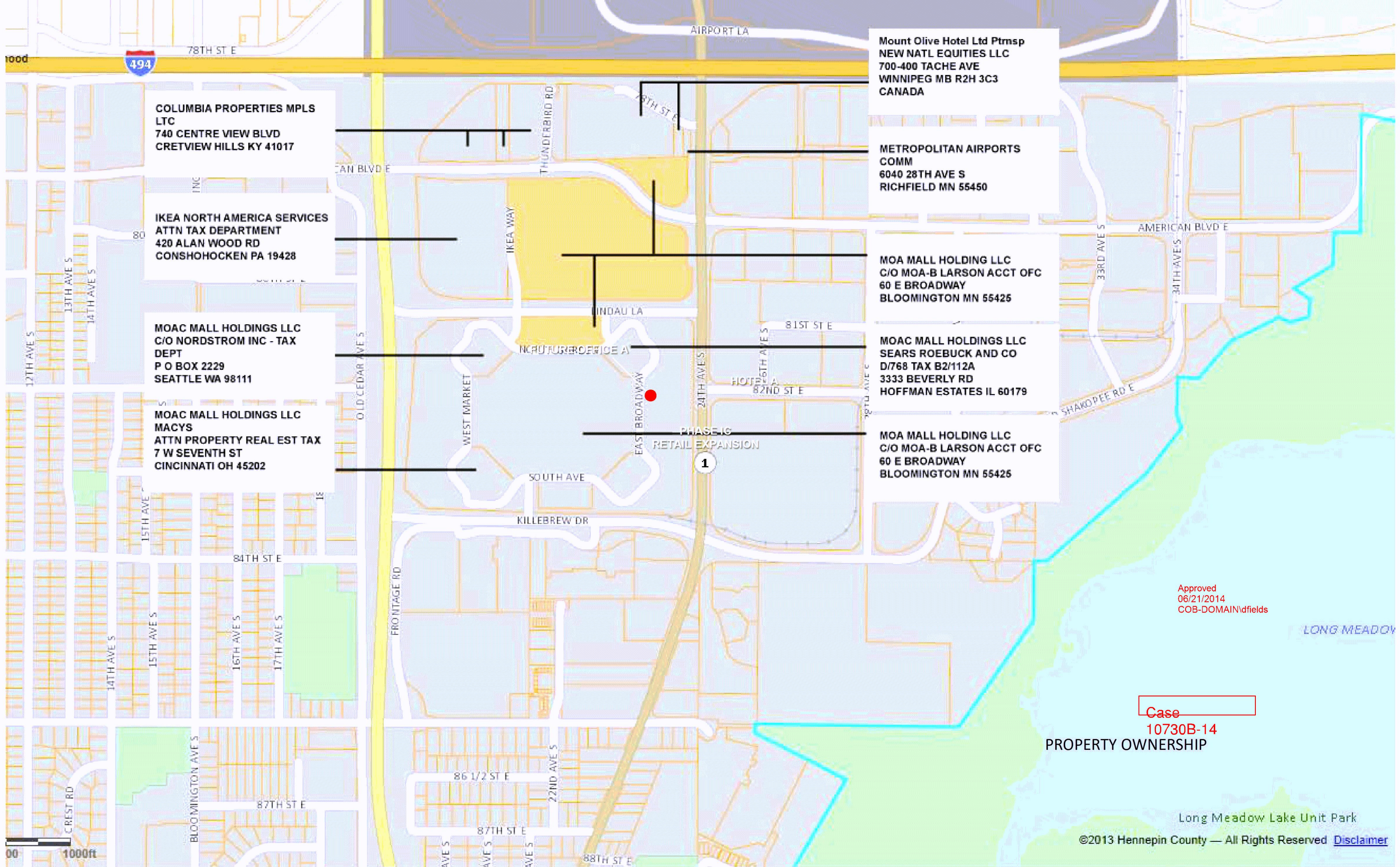
**** REFLECTS COMMON AREA INCREASE (DECREASE) IN EXISTING BUILDING ON 1ST-3RD FLOORS DUE TO PHASE IC EXPANSION

*****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

Case
10730B-1
4

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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 Ptnsp
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

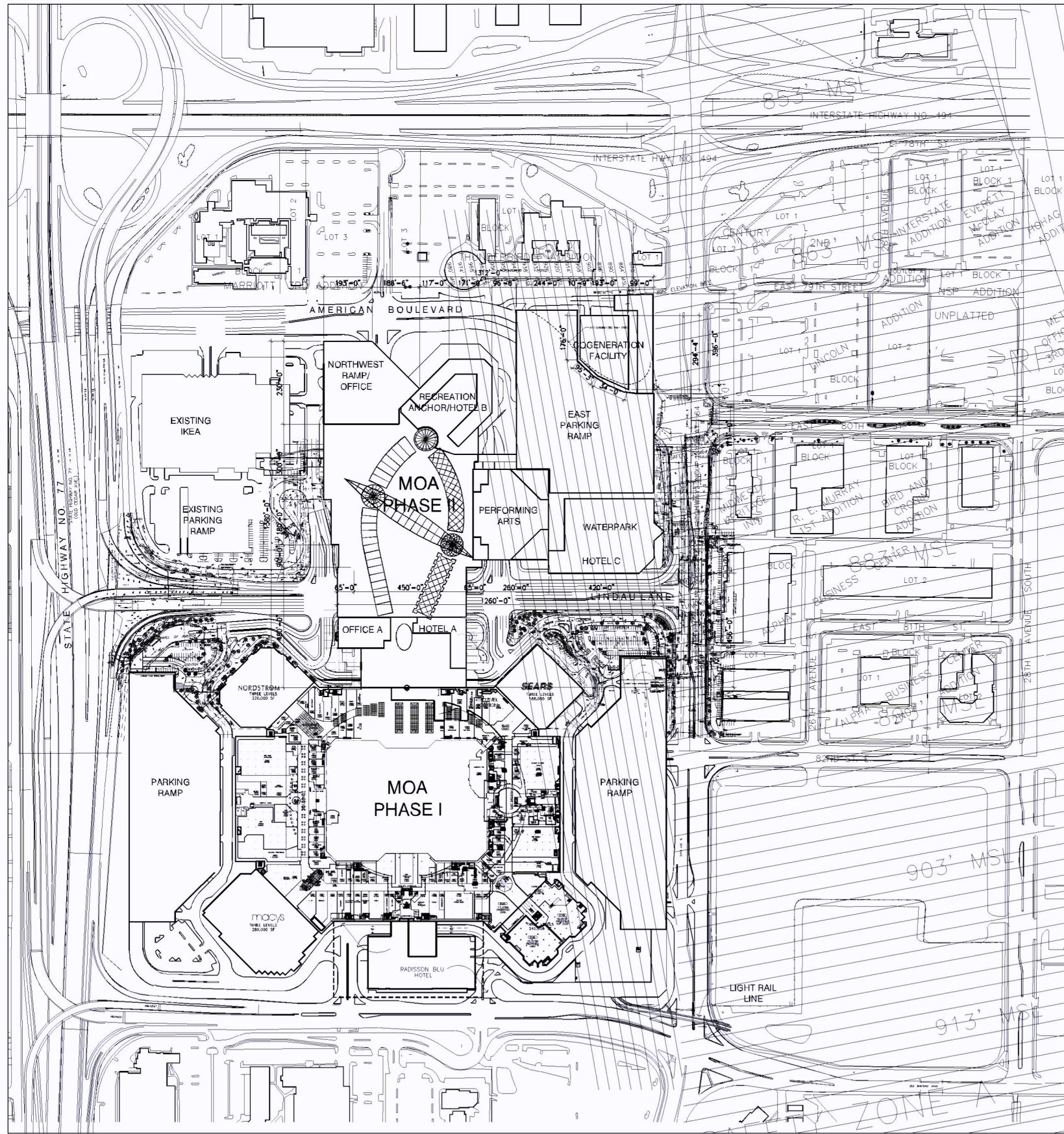
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Case
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PROPERTY OWNERSHIP

Long Meadow Lake Unit Park

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AREA MAP
1" = 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
M.O.A. II SITE	1,200,114 S.F.	27.55 ACRES
OUTLOT 'A'	113,842 S.F.	2.613 ACRES
VACATED 79TH ST.	40,777 S.F.	0.936 ACRES
TOTAL SITE AREA	2,008,113 S.F.	46.1 ACRES
TOTAL BUILDING FOOTPRINT *	1,384,935 S.F.	
SITE COVERAGE	68.9 %	
TOTAL GROSS BUILDING AREA **	5,205,000 S.F.	
FLOOR AREA RATIO	2.59	

IKEA	209,592 S.F.
RECREATION ANCHOR	80,000 S.F.
MALL FOOTPRINT	721,622 S.F.
PERFORMING ARTS	105,467 S.F.
OFFICE NORTH	81,904 S.F.
OFFICE EAST	17,425 S.F.
HOTEL 'A'	17,425 S.F.
HOTEL 'C'	36,500 S.F.
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

* 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

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06/21/2014
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Case
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DLR Group
520 nicollet mall
minneapolis, mn 55402
(612) 977-3500
www.dlrgroup.com

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No.	Date	Revision Description	No.	Date	Revision Description
1	4/10/06	PDP SUBMITTAL			
2	5/1/06	REVISED PDP SUBMITTAL			
3	3/14/13	REVISED PDP SUBMITTAL			

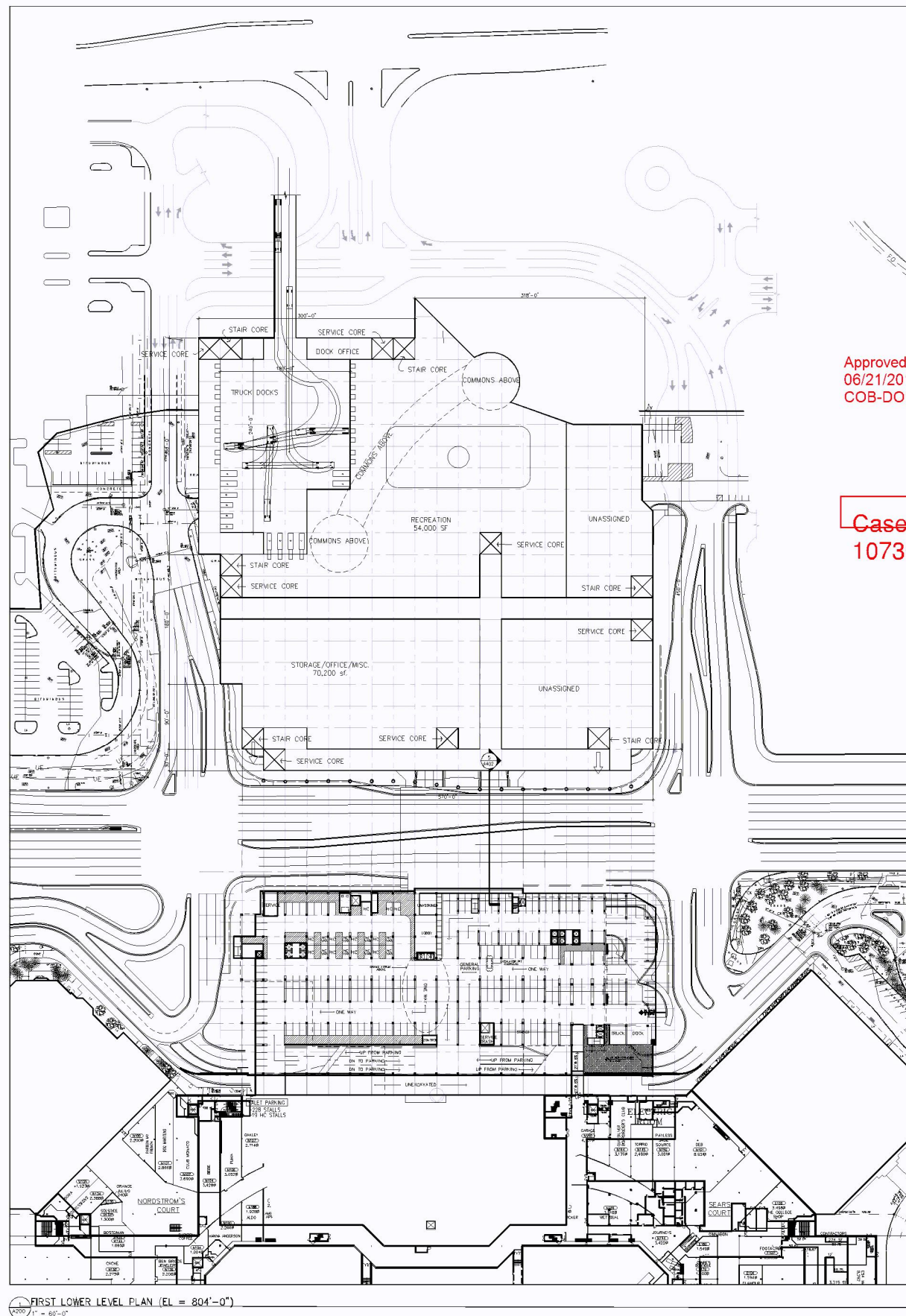
MALL OF AMERICA EXPANSION
CITY OF BLOOMINGTON, MINNESOTA



AREA MAP

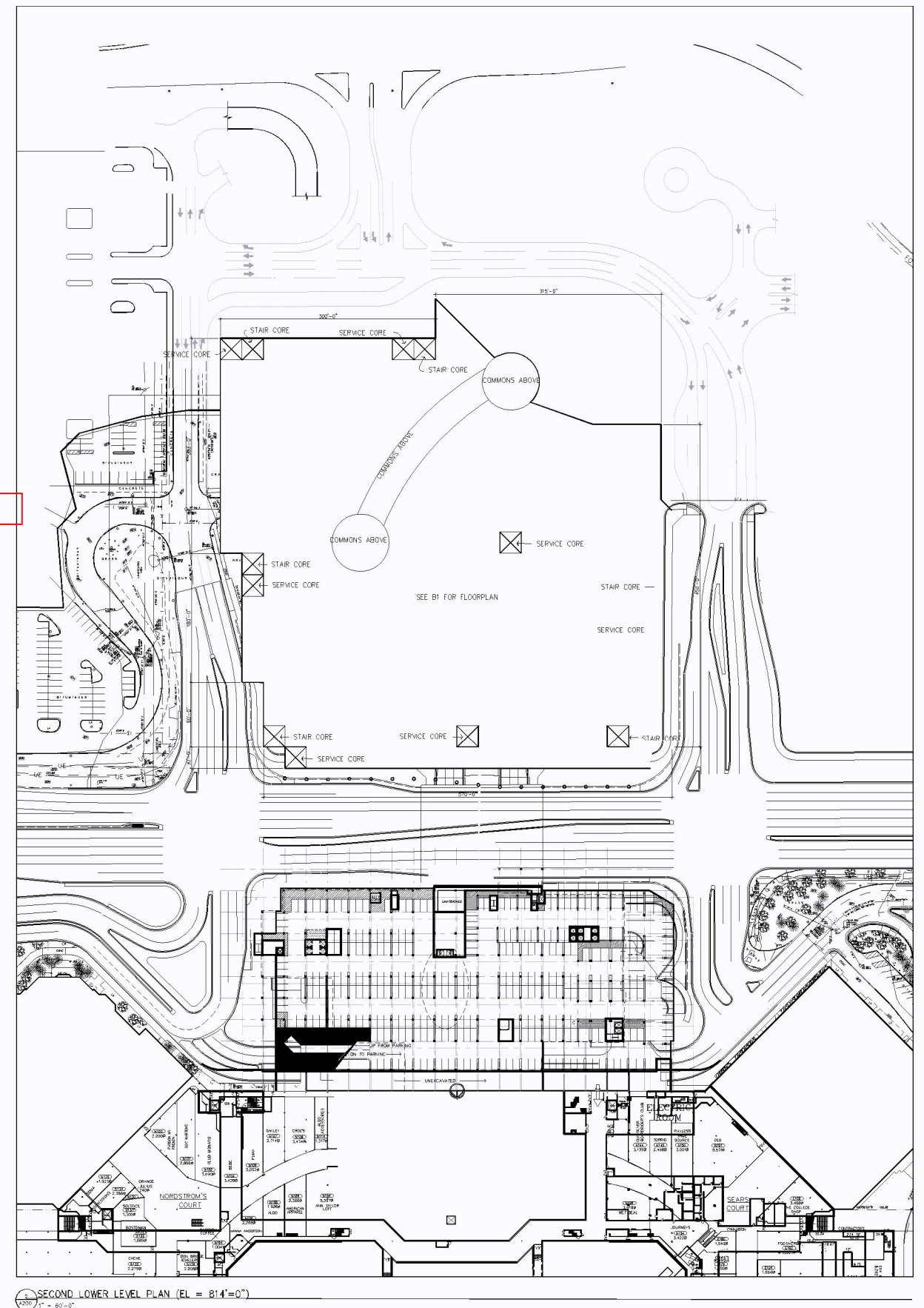
Project: 40-05201-21 Drawing Number: A101
Date: March 14, 2013
Drawn by: _____
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Key Plan
NORTH

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3	3/14/13	REVISED PDP SUBMITTAL

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CITY OF BLOOMINGTON, MINNESOTA



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Key Plan

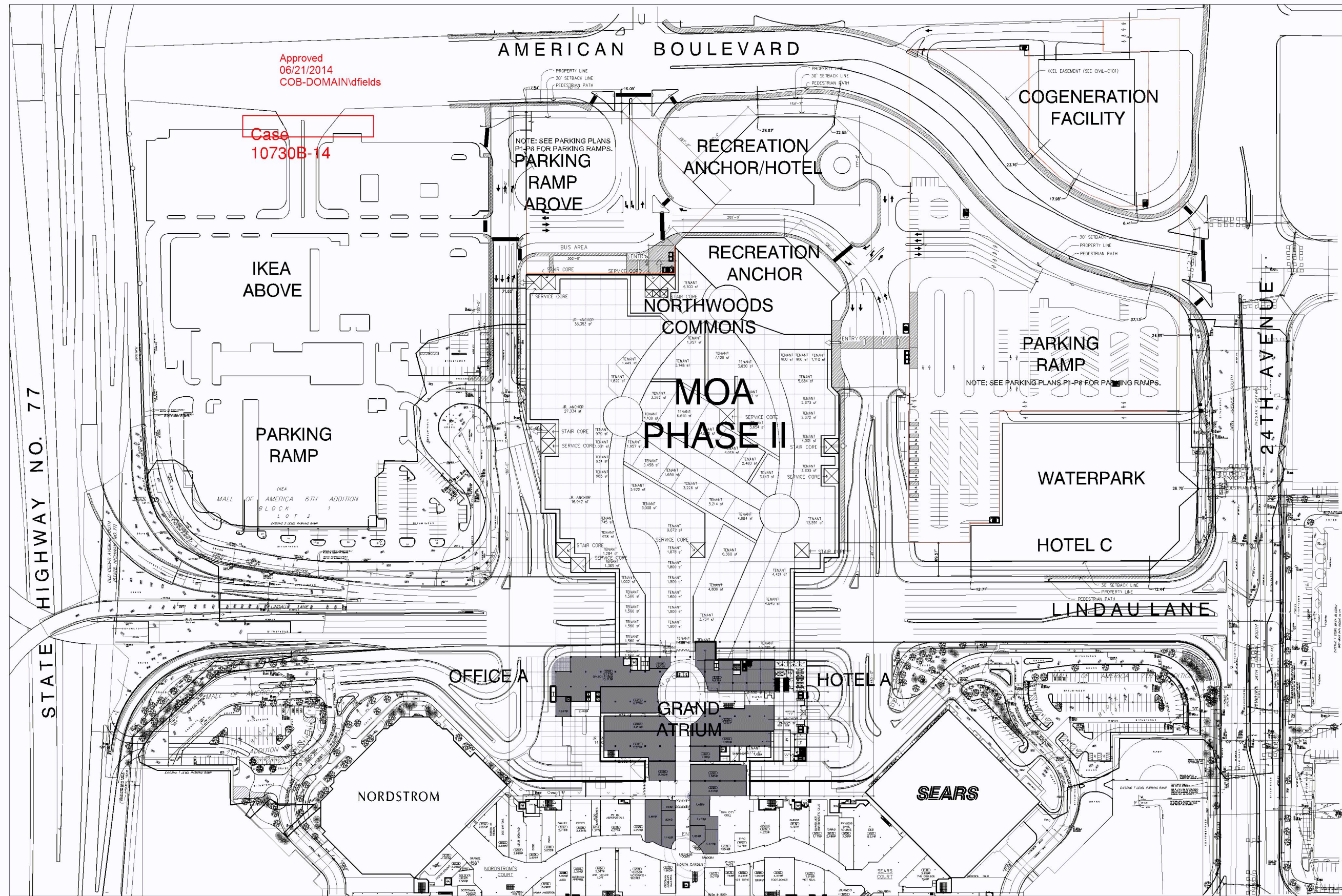


LOWER LEVEL PLANS

Project: 40-05203-21
Date: March 14, 2013
Drawn by: ON
Checked by: ON

Drawing Number
A200

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FIRST FLOOR PLAN (EL. = 82'4"-0")
NOTE: ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY. SEE CIVIL PLAN C101 FOR SIDEWALKS AND BUILDING SETBACKS.

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1	4/10/06	PDP SUBMITTAL	1	4/10/06	PDP SUBMITTAL
2	5/1/06	REVISED PDP SUBMITTAL	2	5/1/06	REVISED PDP SUBMITTAL
3	3/14/13	REVISED PDP SUBMITTAL	3	3/14/13	REVISED PDP SUBMITTAL

MALL OF AMERICA EXPANSION
CITY OF BLOOMINGTON, MINNESOTA

MALL OF AMERICA

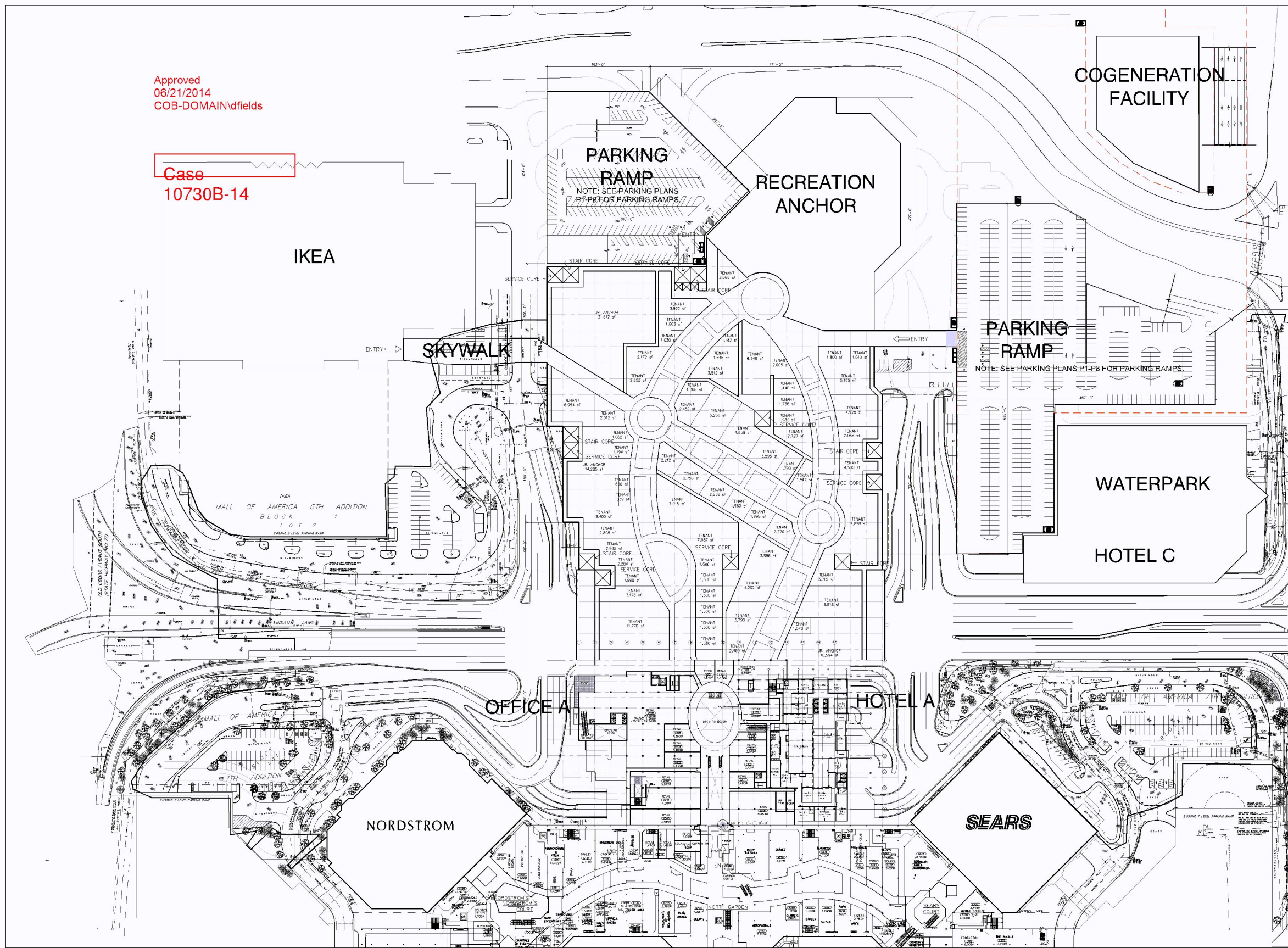
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Key Plan

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SECOND FLOOR PLAN (EL. = 842'-0")
1" = 60'-0"



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MALL OF AMERICA EXPANSION
CITY OF BLOOMINGTON, MINNESOTA



Key Plan

SECOND
FLOOR PLAN

Project: 49-05203-21 Drawing Number:

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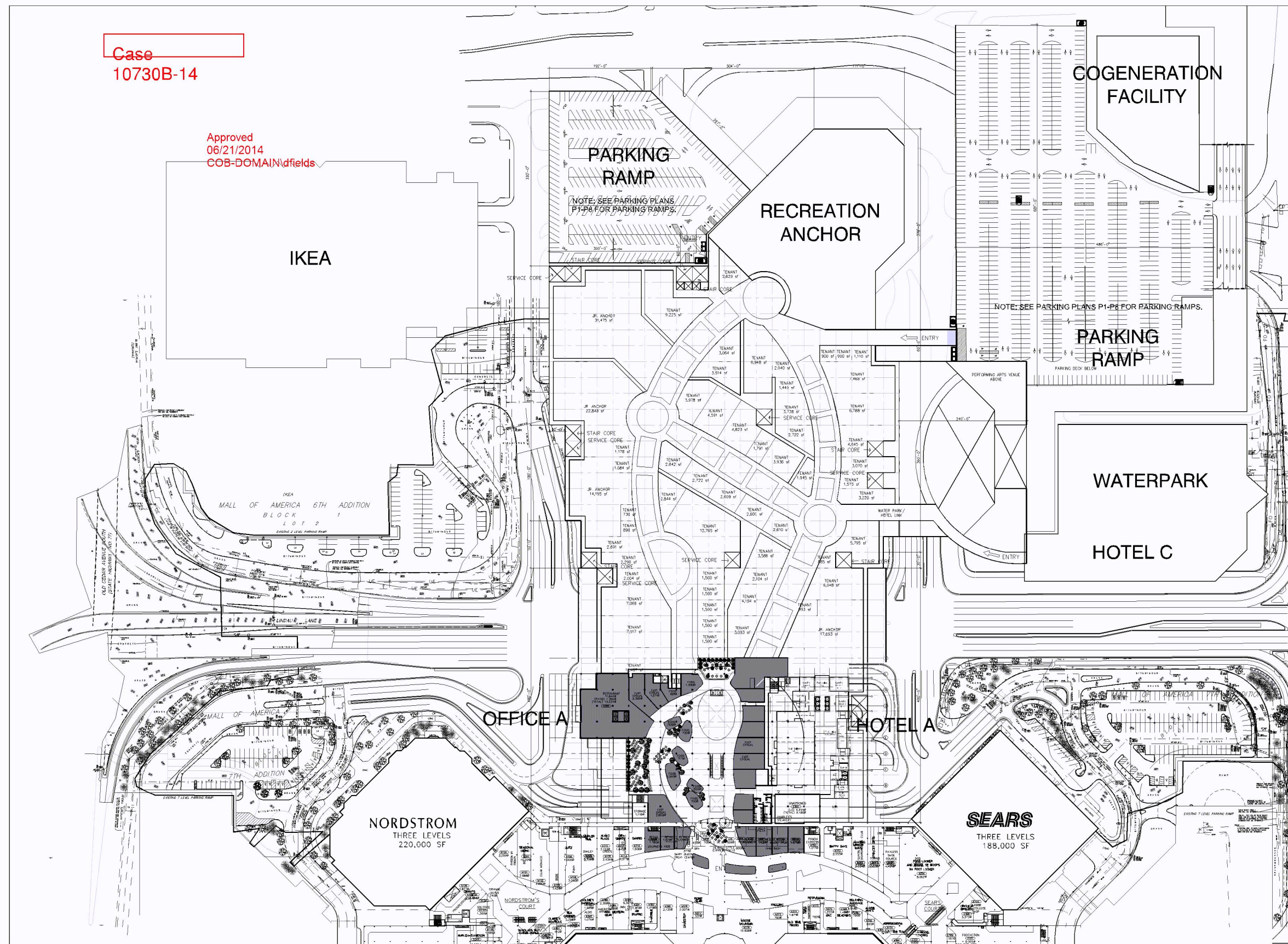
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1
A203 THIRD FLOOR PLAN (EL = 860'-0")
1" = 60'-0"



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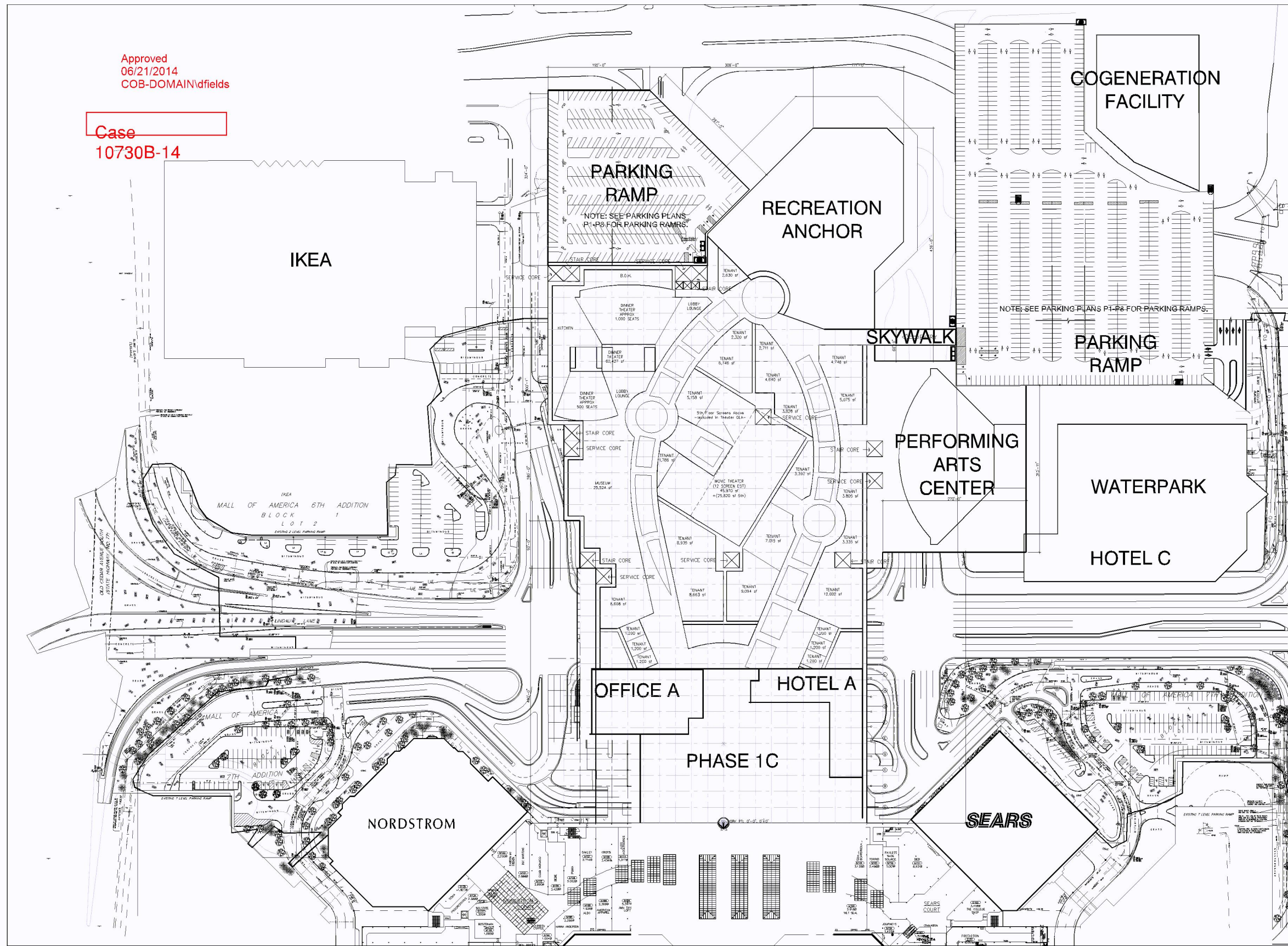
THIRD
FLOOR PLAN

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FOURTH FLOOR PLAN (EL. = 878'-0")
1" = 65'-0"



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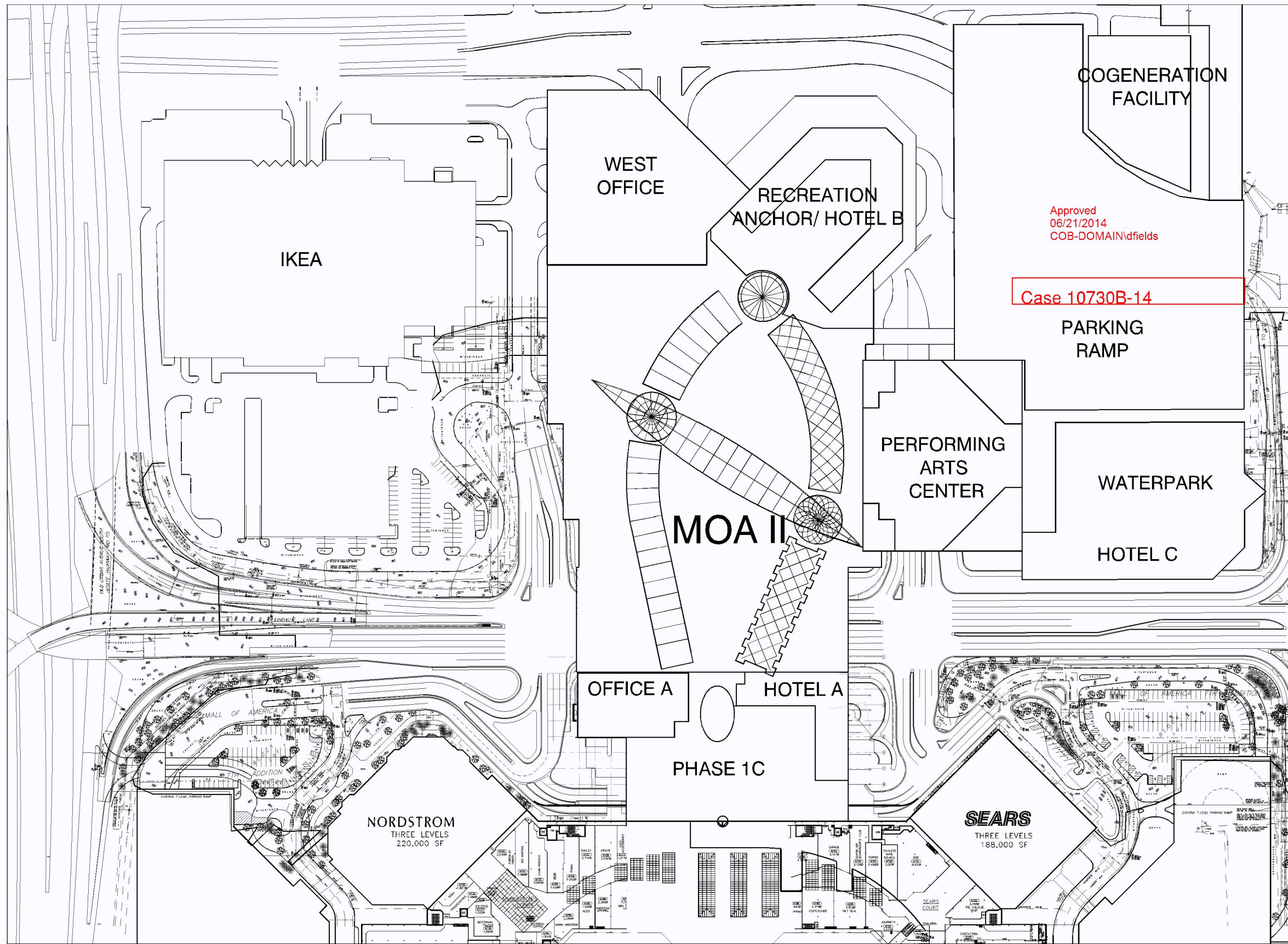
Key Plan

FOURTH FLOOR PLAN

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



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3	3/14/13	REVISED PDP SUBMITTAL			

MALL OF AMERICA EXPANSION
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Approved Plan
Key Plan
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