

MYSTERY COVE WATERPARK

DRC OVERVIEW - 2024 CURRENT PLAN

8 May 2024



CURRENT



MARTIN AQUATIC RENDERINGS



RYAN  **DLR GROUP**



MARTIN AQUATIC RENDERINGS



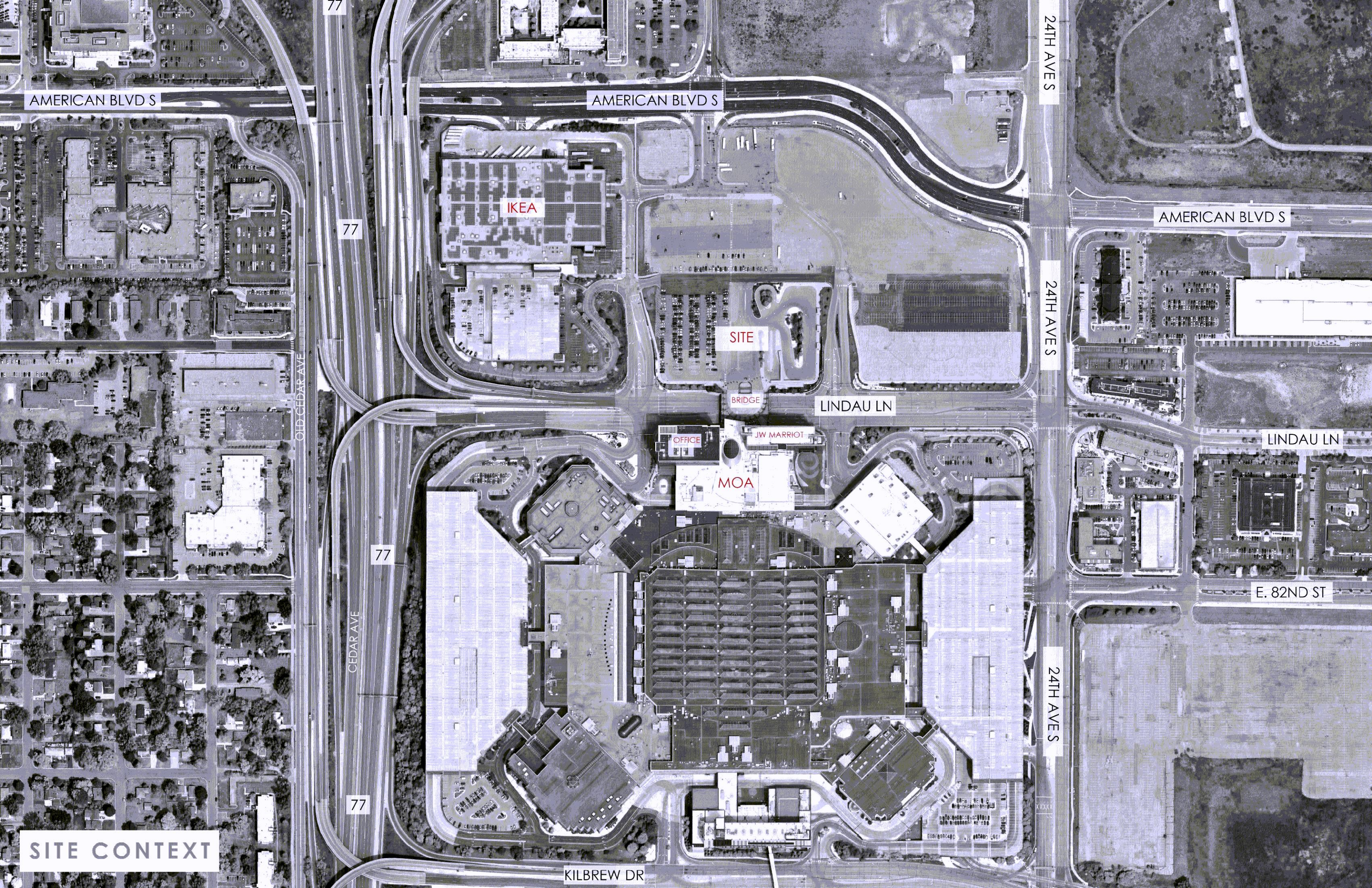
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MARTIN AQUATIC RENDERINGS



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AMERICAN BLVD S

AMERICAN BLVD S

24TH AVES

AMERICAN BLVD S

24TH AVES

77

IKEA

SITE

BRIDGE

LINDAU LN

OFFICE

JW MARRIOT

MOA

LINDAU LN

E. 82ND ST

77

CEDAR AVE

24TH AVES

77

KILBREW DR

SITE CONTEXT



AMERICAN BLVD S

H AVES

AME

77

IKEA

BOH

WATERPARK

HOTEL

FOH

PHASE 1C
CONNECTION

LINDAU LN

24TH AVES

OFFICE

JW MARRIOTT

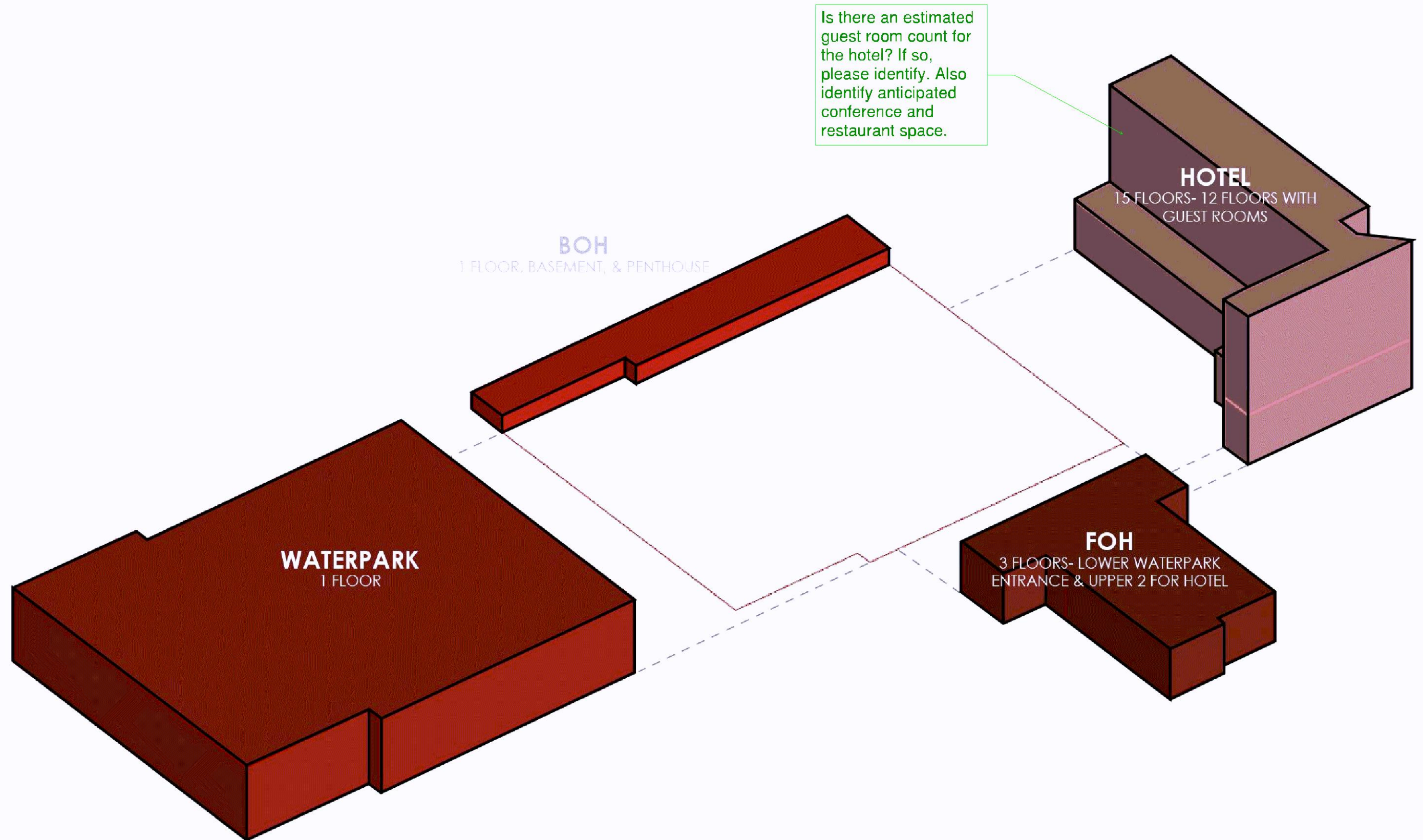
MOA

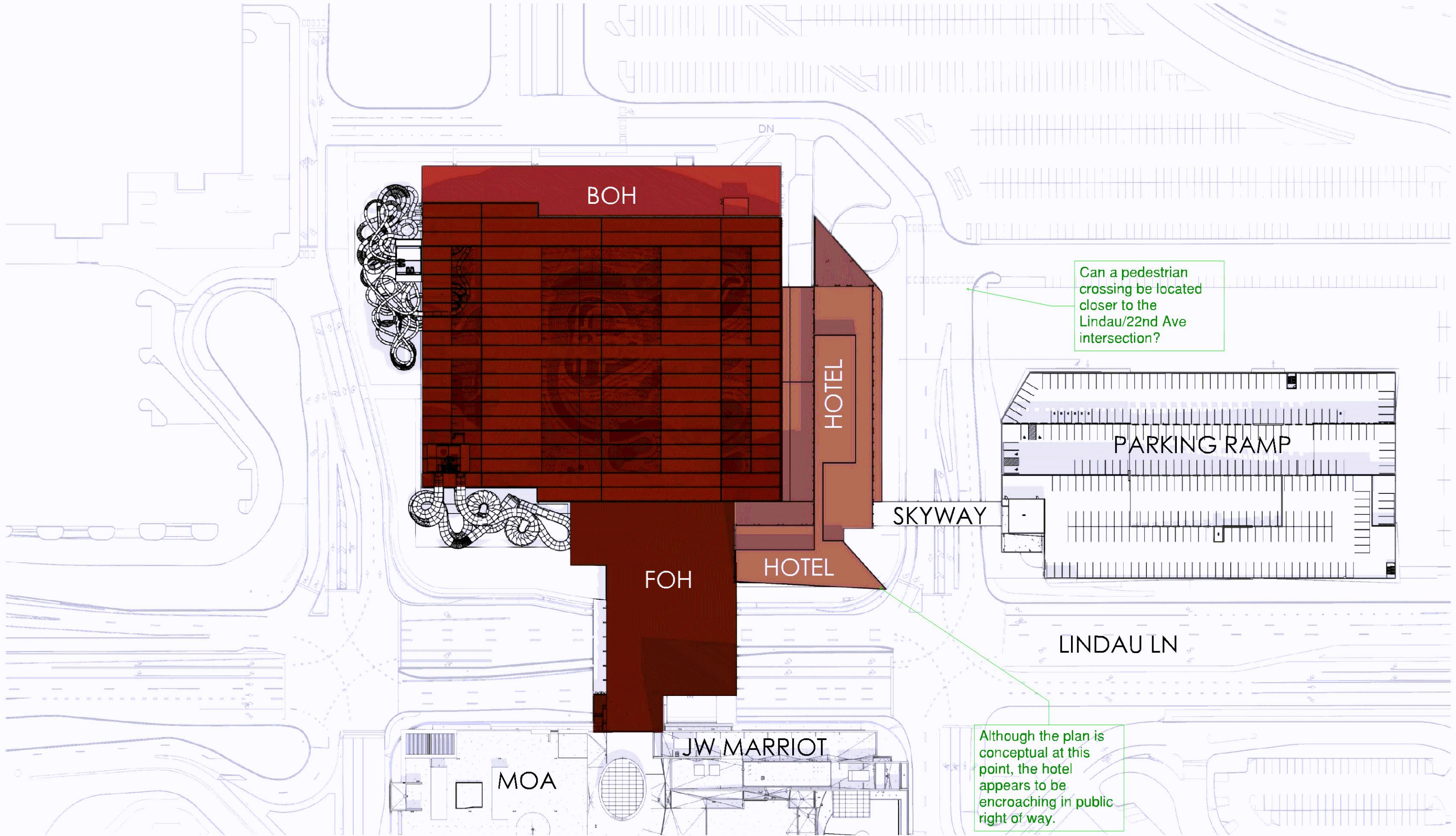
77

SITE OUTLINES

OLD CEDAR AVE

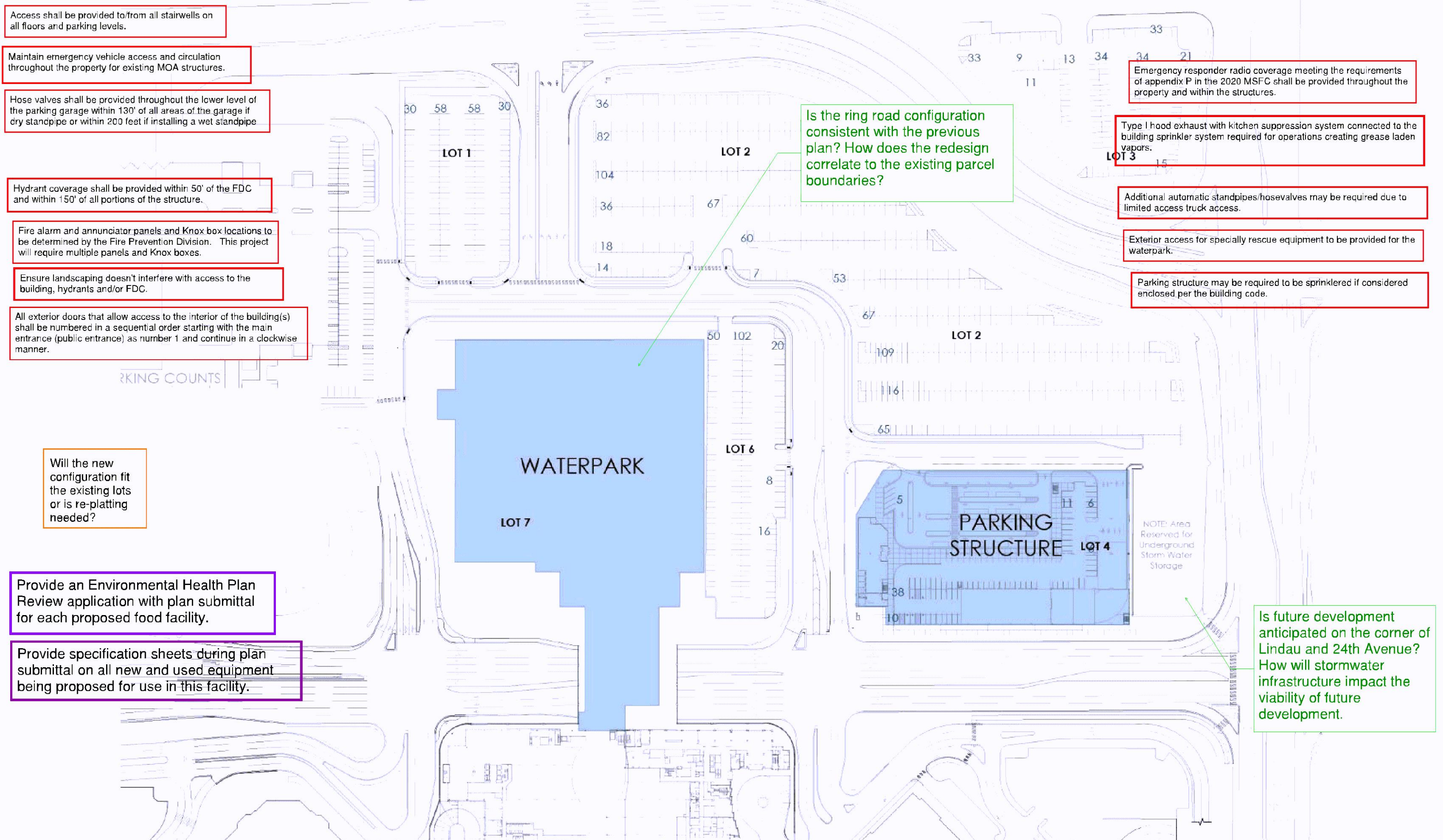






ROOF PLAN: SCALE 1' = 1/100"





Access shall be provided to/from all stairwells on all floors and parking levels.

Maintain emergency vehicle access and circulation throughout the property for existing MOA structures.

Hose valves shall be provided throughout the lower level of the parking garage within 130' of all areas of the garage if dry standpipe or within 200 feet if installing a wet standpipe

Hydrant coverage shall be provided within 50' of the FDC and within 150' of all portions of the structure.

Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project will require multiple panels and Knox boxes.

Ensure landscaping doesn't interfere with access to the building, hydrants and/or FDC.

All exterior doors that allow access to the interior of the building(s) shall be numbered in a sequential order starting with the main entrance (public entrance) as number 1 and continue in a clockwise manner.

Will the new configuration fit the existing lots or is re-platting needed?

Provide an Environmental Health Plan Review application with plan submittal for each proposed food facility.

Provide specification sheets during plan submittal on all new and used equipment being proposed for use in this facility.

Is the ring road configuration consistent with the previous plan? How does the redesign correlate to the existing parcel boundaries?

Emergency responder radio coverage meeting the requirements of appendix P in the 2020 MSFC shall be provided throughout the property and within the structures.

Type I hood exhaust with kitchen suppression system connected to the building sprinkler system required for operations creating grease laden vapors.

Additional automatic standpipes/hosevalves may be required due to limited access truck access.

Exterior access for specially rescue equipment to be provided for the waterpark.

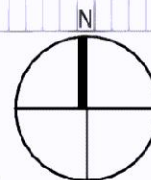
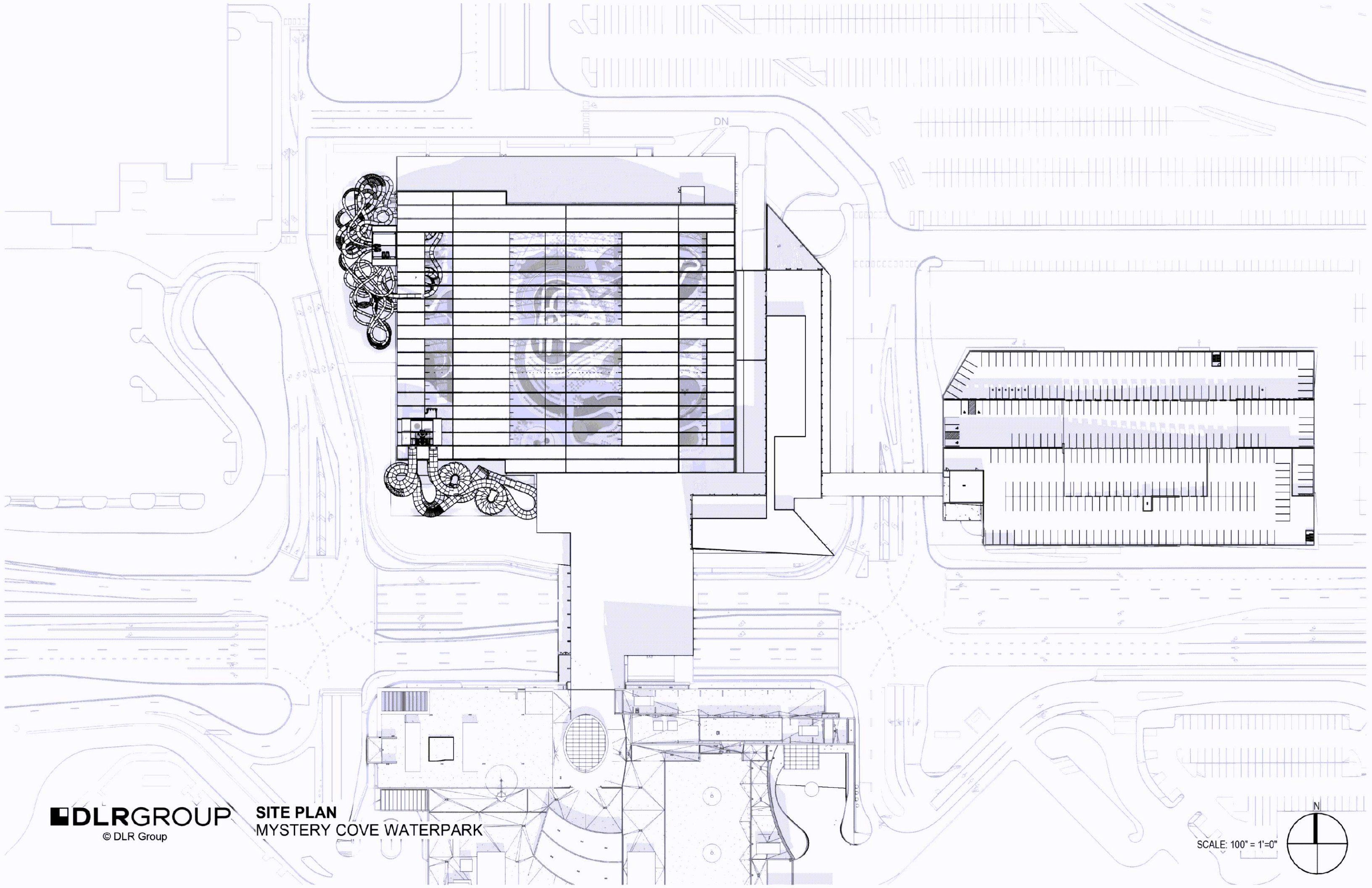
Parking structure may be required to be sprinklered if considered enclosed per the building code.

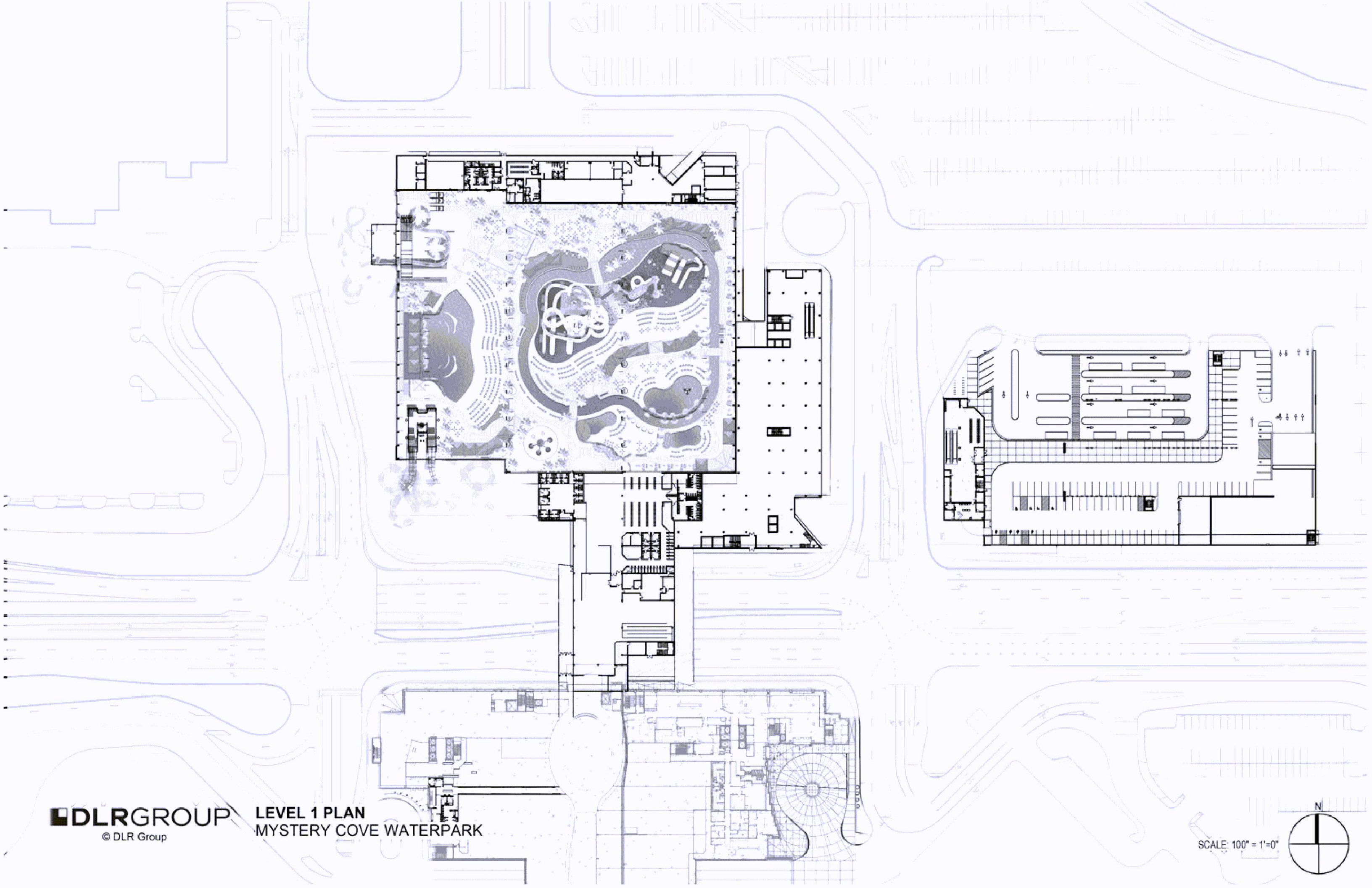
Is future development anticipated on the corner of Lindau and 24th Avenue? How will stormwater infrastructure impact the viability of future development.

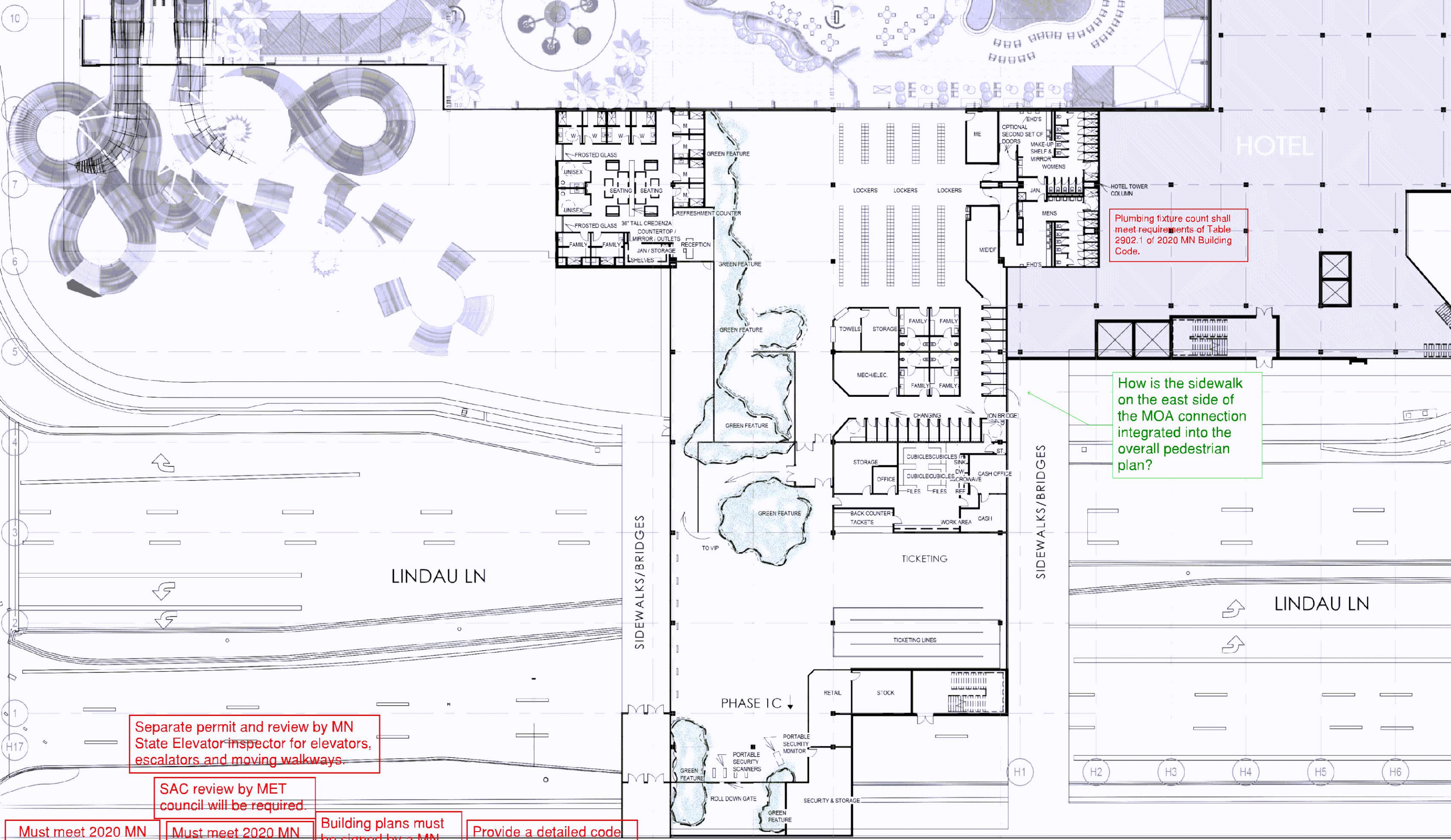
SITE + PARKING PLAN

A looped water supply feeding a single, combined water service is standard requirement for all stairwells and hose valves. Standpipes for the domestic and fire service water demand.









Plumbing fixture count shall meet requirements of Table 2902.1 of 2020 MN Building Code.

How is the sidewalk on the east side of the MOA connection integrated into the overall pedestrian plan?

Separate permit and review by MN State Elevator Inspector for elevators, escalators and moving walkways.

SAC review by MET council will be required.

Must meet 2020 MN State Building Code

Must meet 2020 MN Accessibility Code.

Building plans must be signed by a MN licensed architect.

Provide a detailed code analysis with the plans.

LEVEL ONE FOH: SCALE 1' = 1/32"

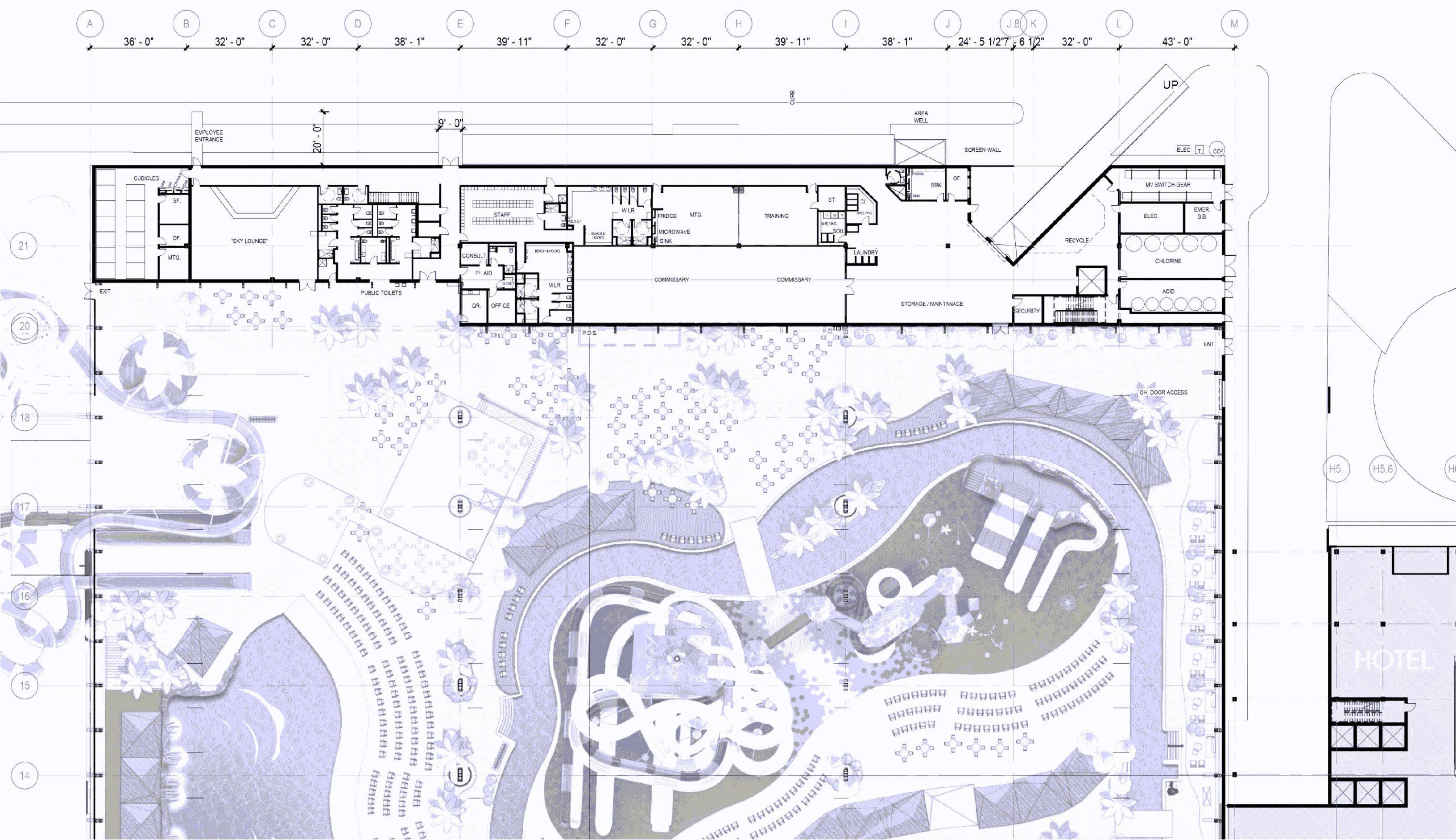


MARTIN AQUATIC
DESIGN & ENGINEERING



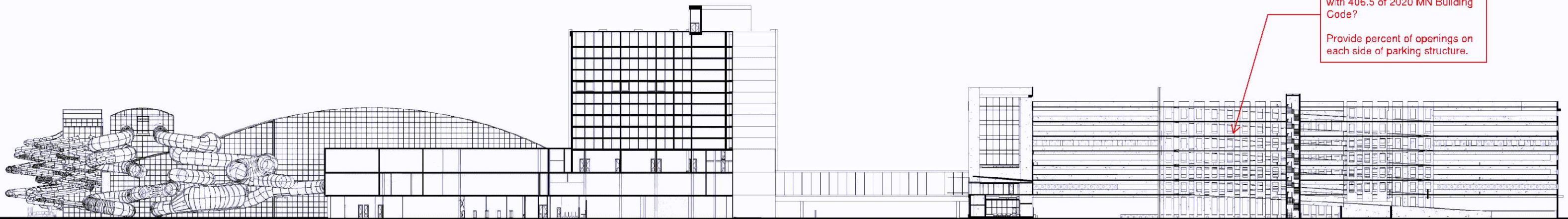
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LEVEL ONE BOH: SCALE 1' = 1/32"





Is the parking ramp an open parking garage - in compliance with 406.5 of 2020 MN Building Code?
Provide percent of openings on each side of parking structure.

SECTION A: SCALE 1' = 1/200"



SECTION B: SCALE 1' = 1/100"

SECTIONS A & B



MARTIN
AQUATIC
DESIGN & ENGINEERING



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BUILDING		ORIGINAL PLAN	REVISED PLAN	CHANGE
	Overall Building Size	314,000 sf	222,000 sf	(29%)
	Public Area	213,000 sf	144,000 sf	(32%)
	Water Consumption	projected	projected	(25%) to (35%)
	Electrical Consumption	projected	projected	(40%) to (50%)
	Maximum Guest Capacity	4,000 people	3,000 people	(25%)

ATTRACTIONS & AMENITIES		ORIGINAL PLAN	REVISED PLAN	CHANGE
	Wave Pool	53,000 sf	6,918 sf	(87%)
	Pools & Rivers	19,325 sf	15,269 sf	(21%)
	Water Slides	16	25	56%
	Total Seating	1,324 seats	1,329 seats	(0%)
	Cabanas	27	33	22%
	Entertainment Units Per Hour	3.4	3.3	(3%)



MOA PHASING PLANS (EXISTING DEVELOPMENT)

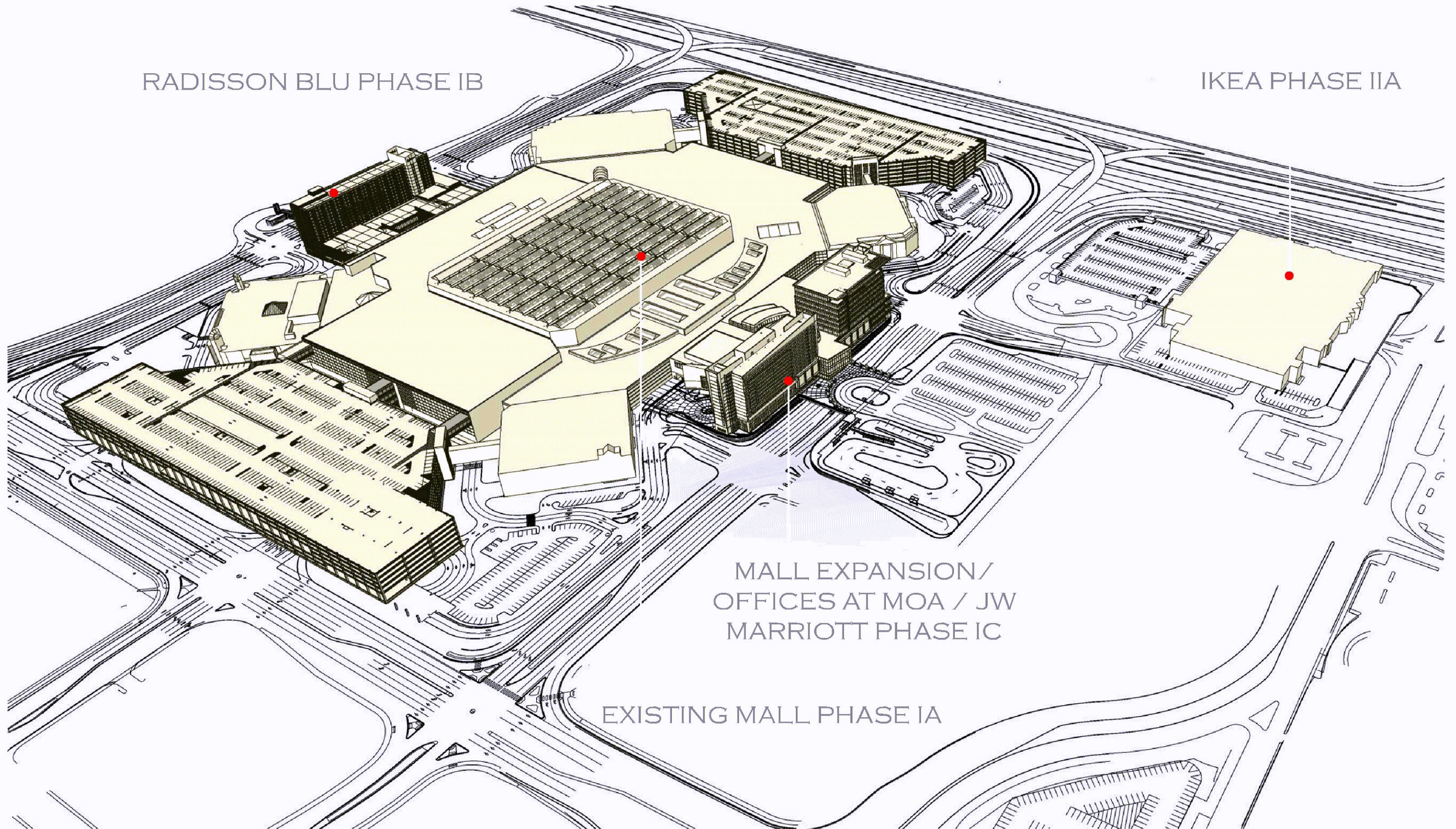


MOA DEVELOPMENT

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RADISSON BLU PHASE IB

IKEA PHASE IIA



MALL EXPANSION/
OFFICES AT MOA / JW
MARRIOTT PHASE IC

EXISTING MALL PHASE IA



MOA DEVELOPMENT
PHASE IA, IB, IC, IIA

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FUTURE PHASE DEVELOPMENT

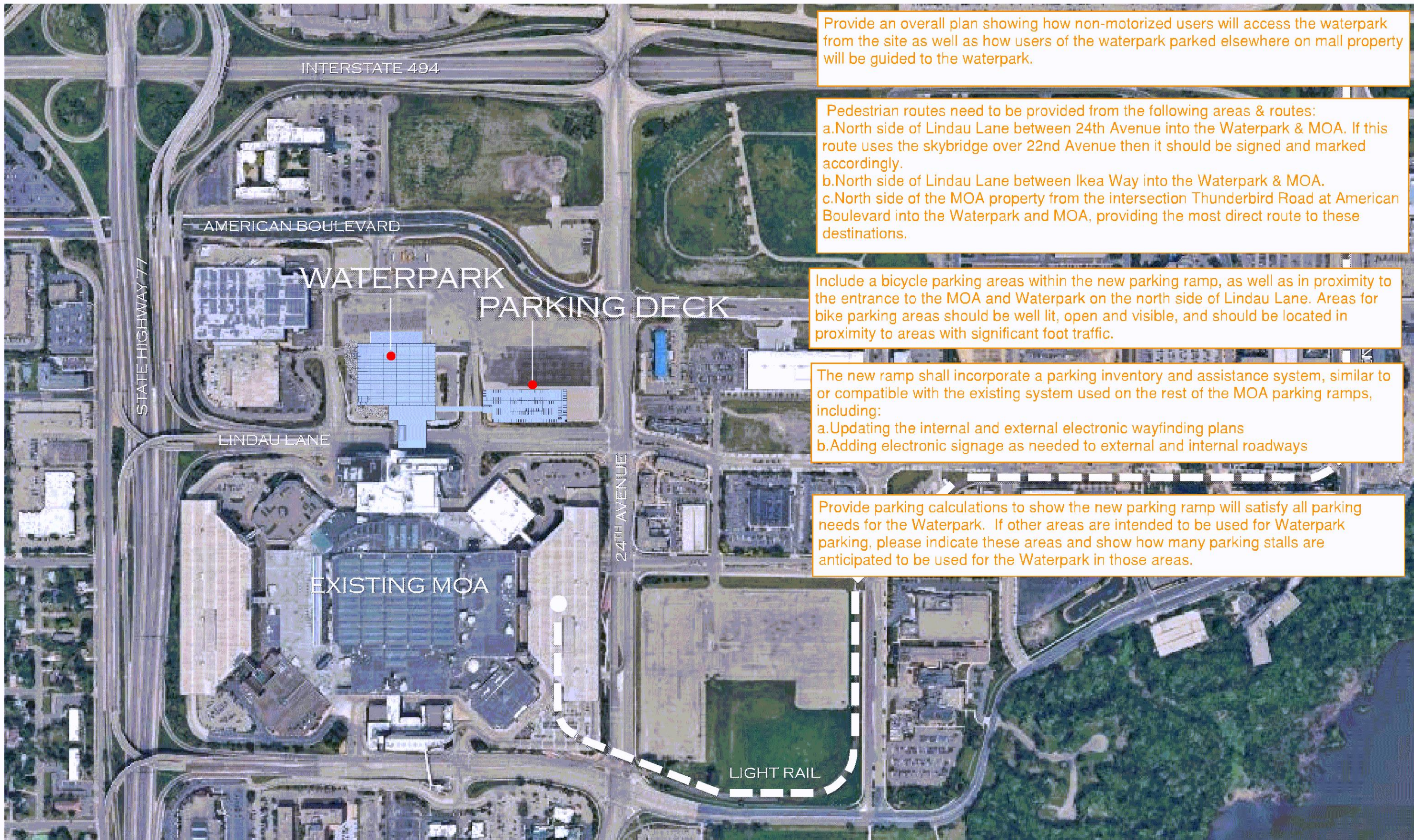


MOA DEVELOPMENT

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MOA DEVELOPMENT
EXISTING



Provide an overall plan showing how non-motorized users will access the waterpark from the site as well as how users of the waterpark parked elsewhere on mall property will be guided to the waterpark.

Pedestrian routes need to be provided from the following areas & routes:
a. North side of Lindau Lane between 24th Avenue into the Waterpark & MOA. If this route uses the skybridge over 22nd Avenue then it should be signed and marked accordingly.
b. North side of Lindau Lane between Ikea Way into the Waterpark & MOA.
c. North side of the MOA property from the intersection Thunderbird Road at American Boulevard into the Waterpark and MOA, providing the most direct route to these destinations.

Include a bicycle parking areas within the new parking ramp, as well as in proximity to the entrance to the MOA and Waterpark on the north side of Lindau Lane. Areas for bike parking areas should be well lit, open and visible, and should be located in proximity to areas with significant foot traffic.

The new ramp shall incorporate a parking inventory and assistance system, similar to or compatible with the existing system used on the rest of the MOA parking ramps, including:
a. Updating the internal and external electronic wayfinding plans
b. Adding electronic signage as needed to external and internal roadways

Provide parking calculations to show the new parking ramp will satisfy all parking needs for the Waterpark. If other areas are intended to be used for Waterpark parking, please indicate these areas and show how many parking stalls are anticipated to be used for the Waterpark in those areas.





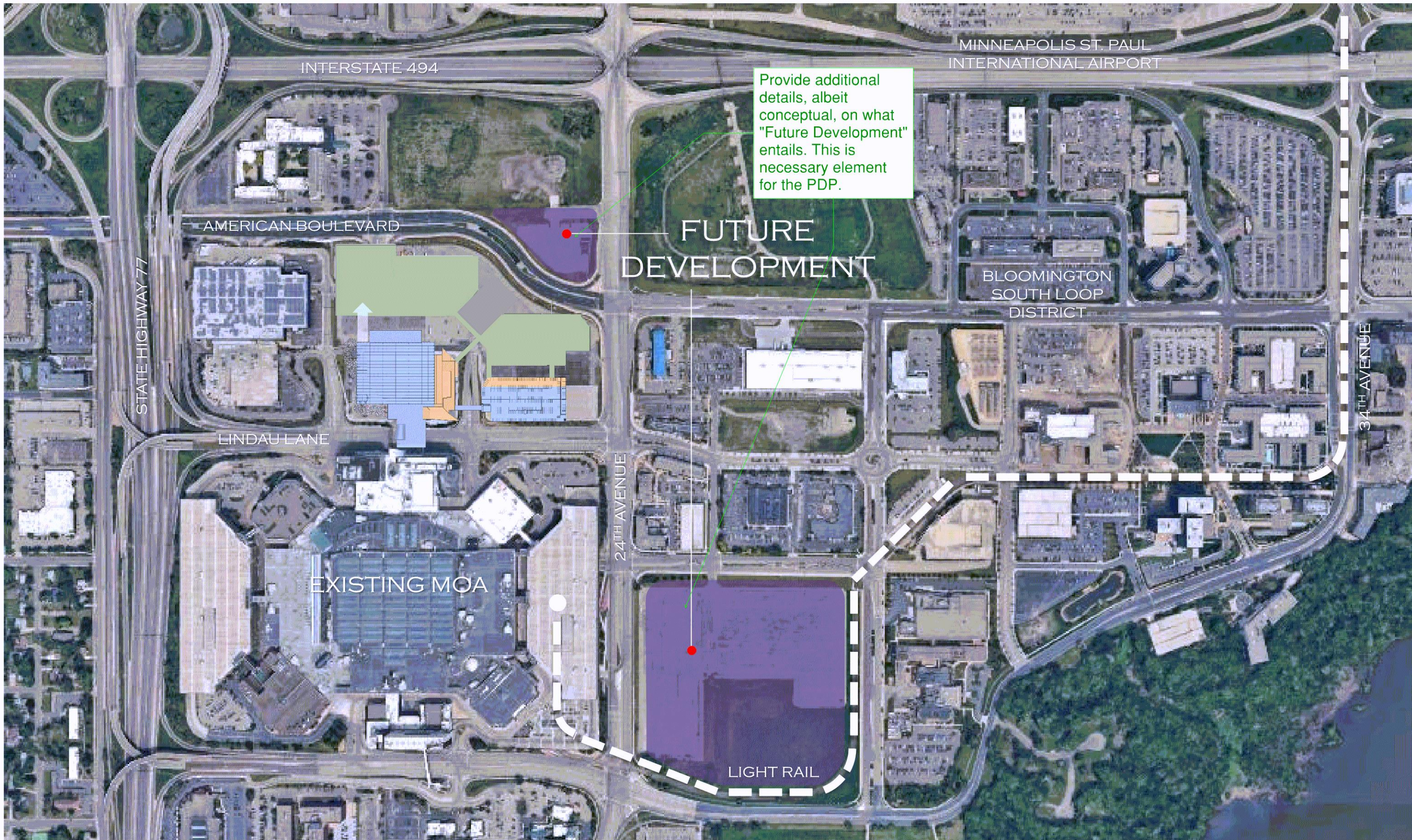
MOA DEVELOPMENT
PHASE IIC HOTEL

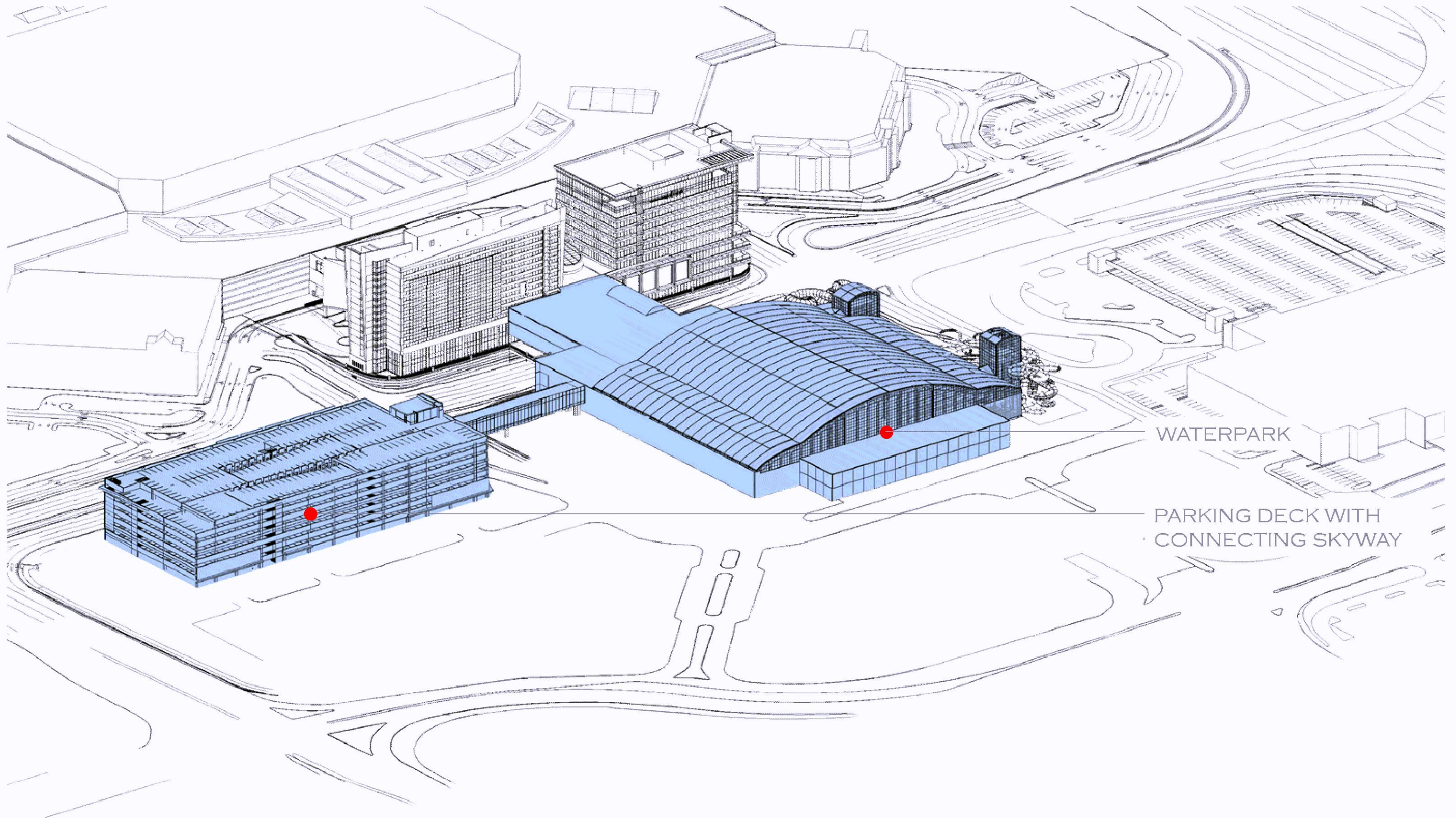
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MOA DEVELOPMENT
PHASE IID FUTURE DEVELOPMENT

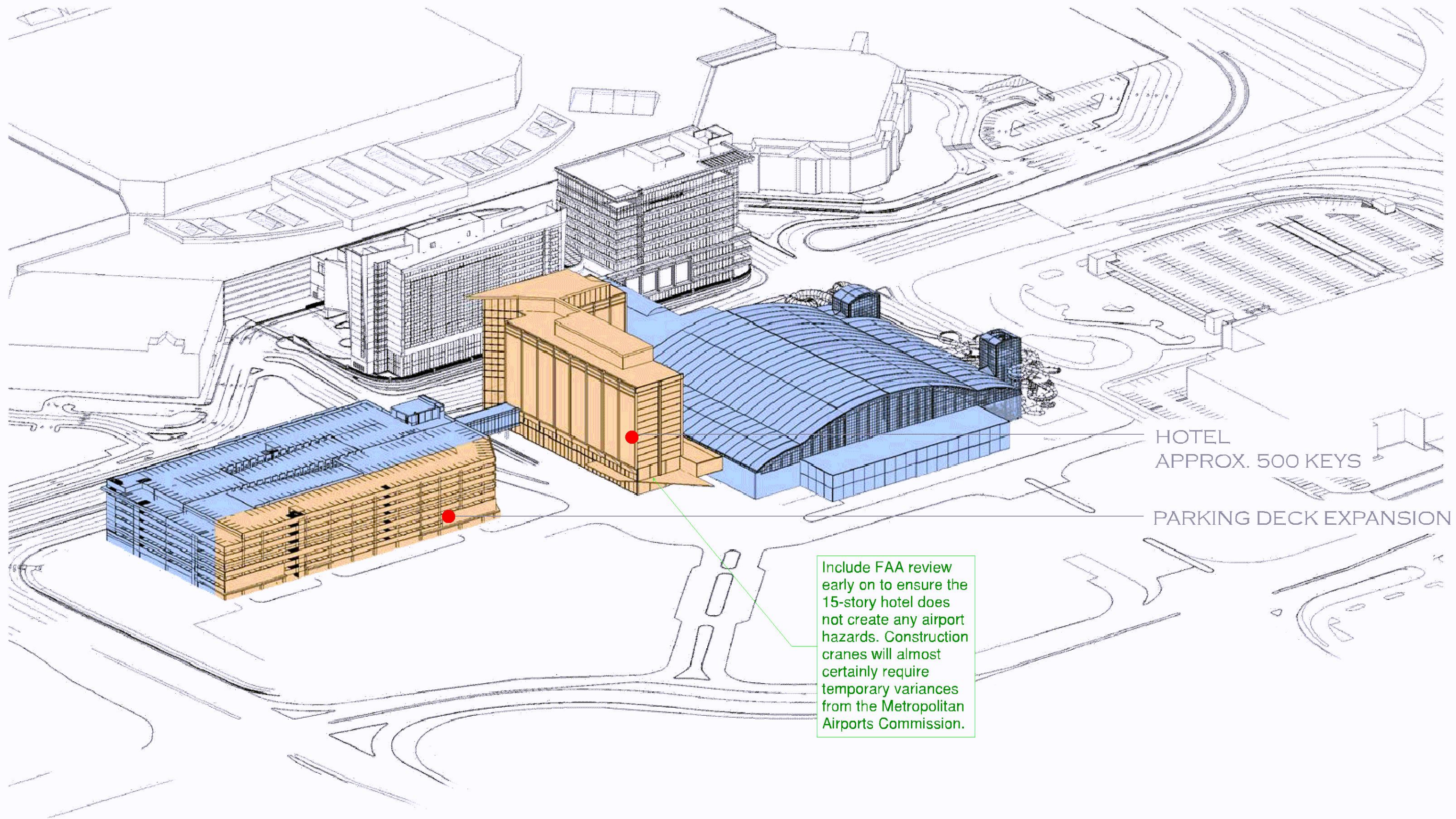
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MOA DEVELOPMENT
PHASE IIB WATERPARK

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HOTEL
APPROX. 500 KEYS

PARKING DECK EXPANSION

Include FAA review early on to ensure the 15-story hotel does not create any airport hazards. Construction cranes will almost certainly require temporary variances from the Metropolitan Airports Commission.



MOA DEVELOPMENT
PHASE IIC HOTEL

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