

PROPOSED MAJOR REVISION TO COLUMBIA MALL C-P DEVELOPMENT PLAN

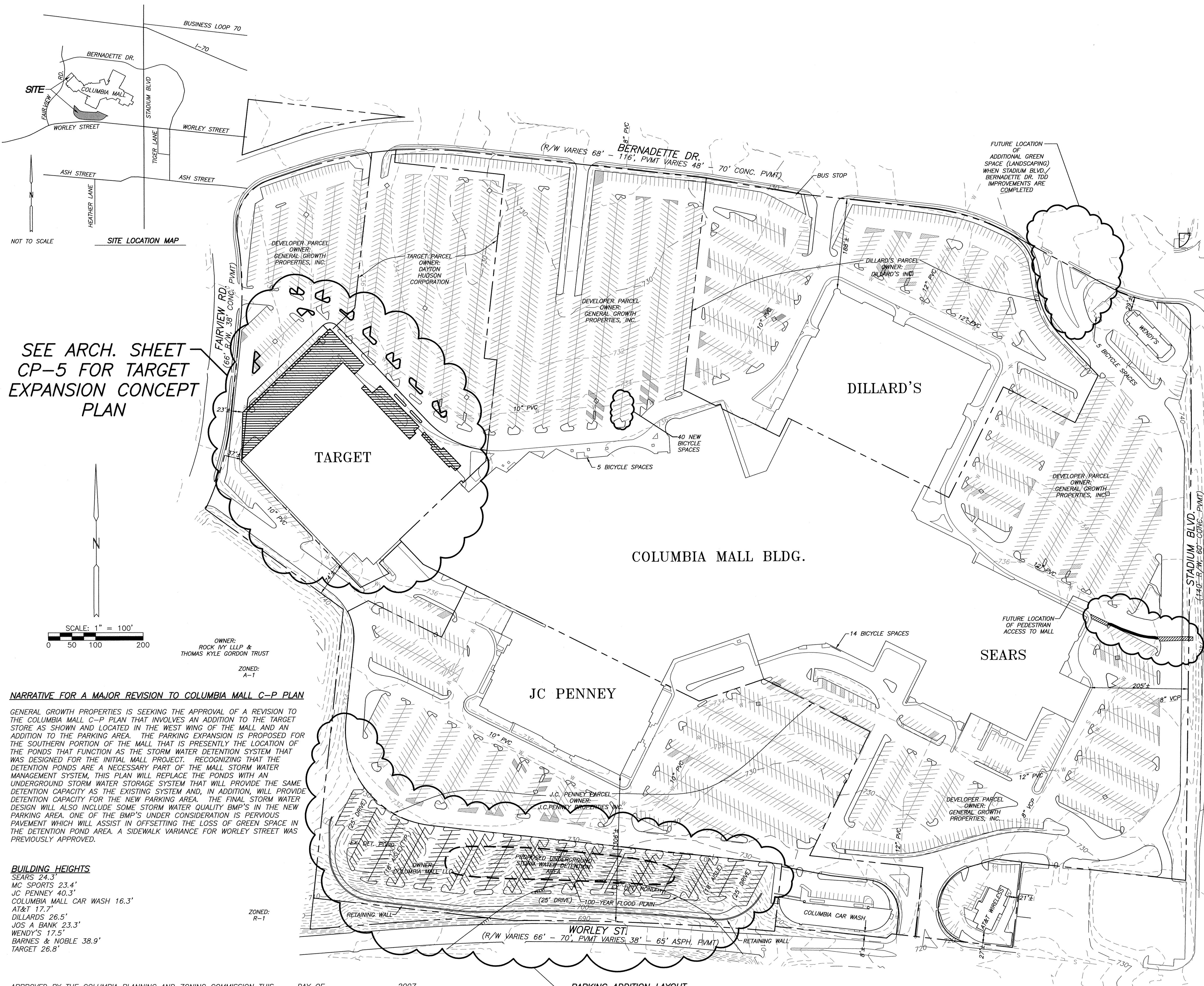
APRIL 30, 2007

REVISED: JUNE 11, 2007

REVISED: JULY 5, 2007

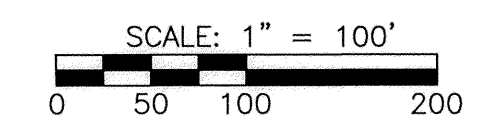
REVISED: JULY 12, 2007

TARGET EXPANSION & PARKING ADDITION C-P DEVELOPMENT PLAN COLUMBIA MALL COLUMBIA, MO



SITE LOCATION MAP

SEE ARCH. SHEET CP-5 FOR TARGET EXPANSION CONCEPT PLAN



NARRATIVE FOR A MAJOR REVISION TO COLUMBIA MALL C-P PLAN

GENERAL GROWTH PROPERTIES IS SEEKING THE APPROVAL OF A REVISION TO THE COLUMBIA MALL C-P PLAN THAT INVOLVES AN ADDITION TO THE TARGET STORE AS SHOWN AND LOCATED IN THE WEST WING OF THE MALL AND AN ADDITION TO THE PARKING AREA.

BUILDING HEIGHTS

- SEARS 24.3'
MC SPORTS 23.4'
JC PENNEY 40.3'
COLUMBIA MALL CAR WASH 16.3'
AT&T 17.7'
DILLARDS 26.5'
JOS A BANK 23.3'
WENDY'S 17.5'
BARNES & NOBLE 38.9'
TARGET 26.8'

APPROVED BY THE COLUMBIA PLANNING AND ZONING COMMISSION THIS ___ DAY OF ___, 2007

APPROVED BY THE COLUMBIA CITY COUNCIL THIS 20th DAY OF August, 2007

JEFF BARROW, CHAIRMAN
DARWIN A. HINDMAN, MAYOR
PENNY ST. ROMANE, CITY CLERK

PARKING ADDITION LAYOUT

THE PARKING ADDITION WILL BE CONSTRUCTED AS FOLLOWS:
PHASE 1 - CONSTRUCT UNDERGROUND STORMWATER DETENTION FACILITIES, GRADE AREA OVER PONDS TO APPROXIMATE GRADE OF NEW PARKING AREA, AND STABILIZE THE AREA WITH VEGETATION AND LANDSCAPING.
PHASE 2 - IN THE FUTURE AND IF NEEDED THE PARKING FIELD WILL BE CONSTRUCTED USING PERVIOUS PAVEMENT.

LEGEND

- S SANITARY SEWER
W WATER LINE
- - - - - EXISTING CONTOURS

SITE DATA

AGENT FOR OWNERS: GENERAL GROWTH PROPERTIES 110 NORTH WACKER DRIVE CHICAGO, IL 60606

OWNERS: COLUMBIA MALL LLC P O BOX 617905 110 NORTH WACKER DRIVE CHICAGO, IL 60606

DILLARD'S, INC. 4501 NORTH BEACH STREET FORT WORTH, TX 76137-3218

J. C. PENNEY PROPERTIES, INC. P O BOX 10001 DALLAS, TX 75301-001

DAYTON-HUDSON CORPORATION P O BOX 9456 MINNEAPOLIS, MN 55440-9456

EXISTING ZONING - C-P

TRACT SIZE - 66.92 ACRES

LOCATION: SECTION 10, TOWNSHIP 48 NORTH, RANGE 13 WEST

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 10, TOWNSHIP 48 NORTH, RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI, BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEEDS RECORDED IN BOOK 516, PAGE 573; BOOK 516, PAGE 572; BOOK 516, PAGE 370; BOOK 1744, PAGE 576; BOOK 590, PAGE 439; BOOK 550, PAGE 405 OF THE BOONE COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 2, 3 AND 4 OF COLUMBIA MALL PLAT NO. 1 AS RECORDED IN PLAT BOOK 18, PAGE 61; LOTS 2, 3, AND 4 OF COLUMBIA MALL PLAT NO. 2 AS RECORDED IN PLAT BOOK 19, PAGE 32; LOTS 1 AND 2 OF THE ADMINISTRATIVE PLAT OF LOT 1 OF COLUMBIA MALL PLAT NO. 2 AS RECORDED IN BOOK 584, PAGE 587 AND A TRACT OF LAND DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID COLUMBIA MALL, PLAT NO. 1; THENCE WITH THE SOUTH LINE OF SAID PLAT S84°24'30" E, A DISTANCE OF 365.83 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF WEST WORLEY STREET; THENCE WITH SAID RIGHT-OF-WAY LINE ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3806.60 FEET, A DISTANCE OF 182.32 FEET, THE CHORD OF SAID CURVE HAVING A BEARING AND DISTANCE OF S86°09'50" W, 183.30 FEET; THENCE CONTINUING WITH SAID RIGHT-OF-WAY LINE, S84°47'00" W, 187.87 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N5°10'50" E, 65.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.26 ACRES FOR A TOTAL OF 66.92 ACRES.

FLOOD PLAIN STATEMENT

A SMALL PORTION OF THIS TRACT IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN BY THE CITY OF COLUMBIA FLOOD PLAIN MAP #2900360010 B, DATED DECEMBER 1, 1981.

TREE PRESERVATION

THERE IS NO CLIMAX TIMBER, AS DEFINED BY THE ORDINANCES OF THE CITY OF COLUMBIA ON THIS TRACT.

PARKING DATA (CALCULATED USING GROSS LEASABLE AREA)

GROSS LEASABLE AREA - GLA IS DEFINED AS THE GROSS FLOOR AREA OF THE COLUMBIA MALL MINUS THE MALL COMMON AREA - MINUS 5 PERCENT OF THE GFA OF MALL ANCHOR TENANTS (STORES OF 40,000 OR MORE SQ. FT.).

GROSS LEASABLE AREA AFTER TARGET EXPANSION = 815,265 SQ. FT.

PARKING SPACE ANALYSIS AFTER TARGET EXPANSION

ORDINANCE REQUIREMENTS
1 SPACE/250 SQ. FT. FOR FIRST 200,000 SQ. FT. = 800 SPACES
1 SPACE/200 SQ. FT. AFTER 200,000 SQ. FT. = 2,955 SPACES
TOTAL PARKING SPACES REQUIRED BY ORDINANCE = 3,755 SPACES
REDUCTION DUE TO TRANSIT INCENTIVE (5%) = 188 SPACES

NET PARKING SPACES REQUIRED BY ORDINANCE = 3,567 SPACES
TOTAL PARKING SPACES PROVIDED = 3,574 SPACES (INCLUDES H.C. SPACES)

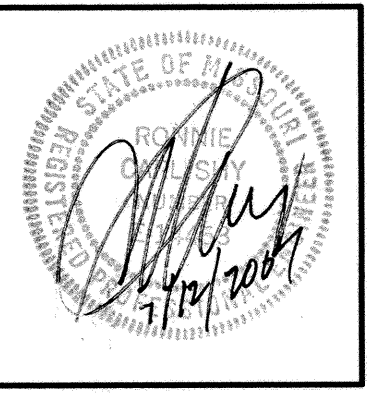
H.C. PARKING SPACES REQUIRED:

20 H.C. SPACES FOR FIRST 1,000 SPACES PROVIDED PLUS
1 H.C. SPACE PER 100 SPACES OVER 1,000 SPACES = 46 H.C. SPACES
1/8 OF TOTAL H.C. SPACES TO HAVE 96" VAN ACCESSIBLE AISLE (6 SPACES)
7/8 OF TOTAL H.C. SPACES TO HAVE 60" VAN ACCESSIBLE AISLE (40 SPACES)
H.C. SPACES PROVIDED = 84 H.C. SPACES (77 W/96" VAN ACCESSIBLE AISLE)

LANDSCAPING DATA

TOTAL ACREAGE OF PARCELS = 66.92 ACRES
MINIMUM GREEN SPACE REQUIRED BY ORDINANCE @ 15% = 10.04 ACRES
TOTAL CURRENT GREEN SPACE = 9.02 ACRES (13.5%)
GREEN SPACE AFTER TARGET EXPANSION & PARKING ADD. = 6.41 ACRES (9.6%) (LOSS OF GREEN SPACE OFFSET WITH PERVIOUS PAVEMENT)
IMPERVIOUS AREA = 60.4 ACRES = 2,633,465 SQ. FT.
AREA OF PARKING, DRIVES AND SIDEWALKS = 1,802,555 SQ. FT.
NO. OF TREES REQUIRED = 1,802,555/4,500 = 401 TREES
NO. OF TREES EXISTING TO BE SAVED = 371 TREES
NO. OF TREES TO BE ADDED/RELOCATED = 30 TREES

REVISED: 06-11-07 07-05-07 07-12-07



ALLSTATE CONSULTANTS 501 E. BENTLEY INDUSTRIAL BLVD. COLUMBIA, MO 65201 (573) 875-8799 ENGINEERING • PLANNING • SURVEYING • GEOTECHNICAL • INVESTIGATIVE

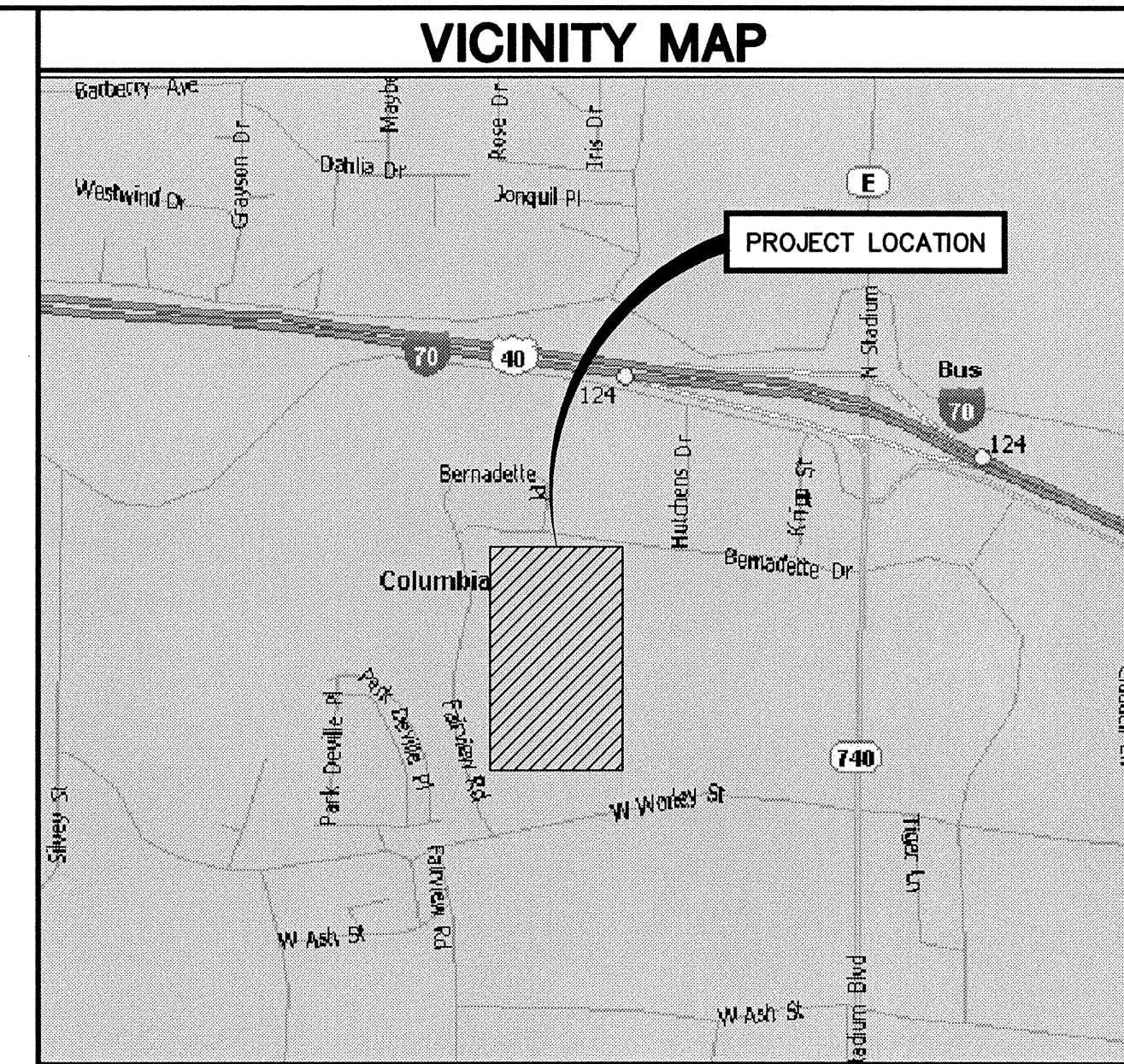
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DATE 04-30-07

JOB NUMBER 07095.01

SCALE 1" = 100'

SHEET 1 OF 2



SITE DATA	
ZONING	= C-P PLANNED BUSINESS
OVERALL PARCEL	= 66.92 AC
OLD TARGET PARCEL	= 6.67 AC
NEW TARGET PARCEL	= 8.40 AC

NOTES

1. ADDITIONAL OPEN SPACE HAS BEEN PROVIDED FOR THE BUILDING EXPANSION AREA AS REQUIRED BY ORDINANCE.

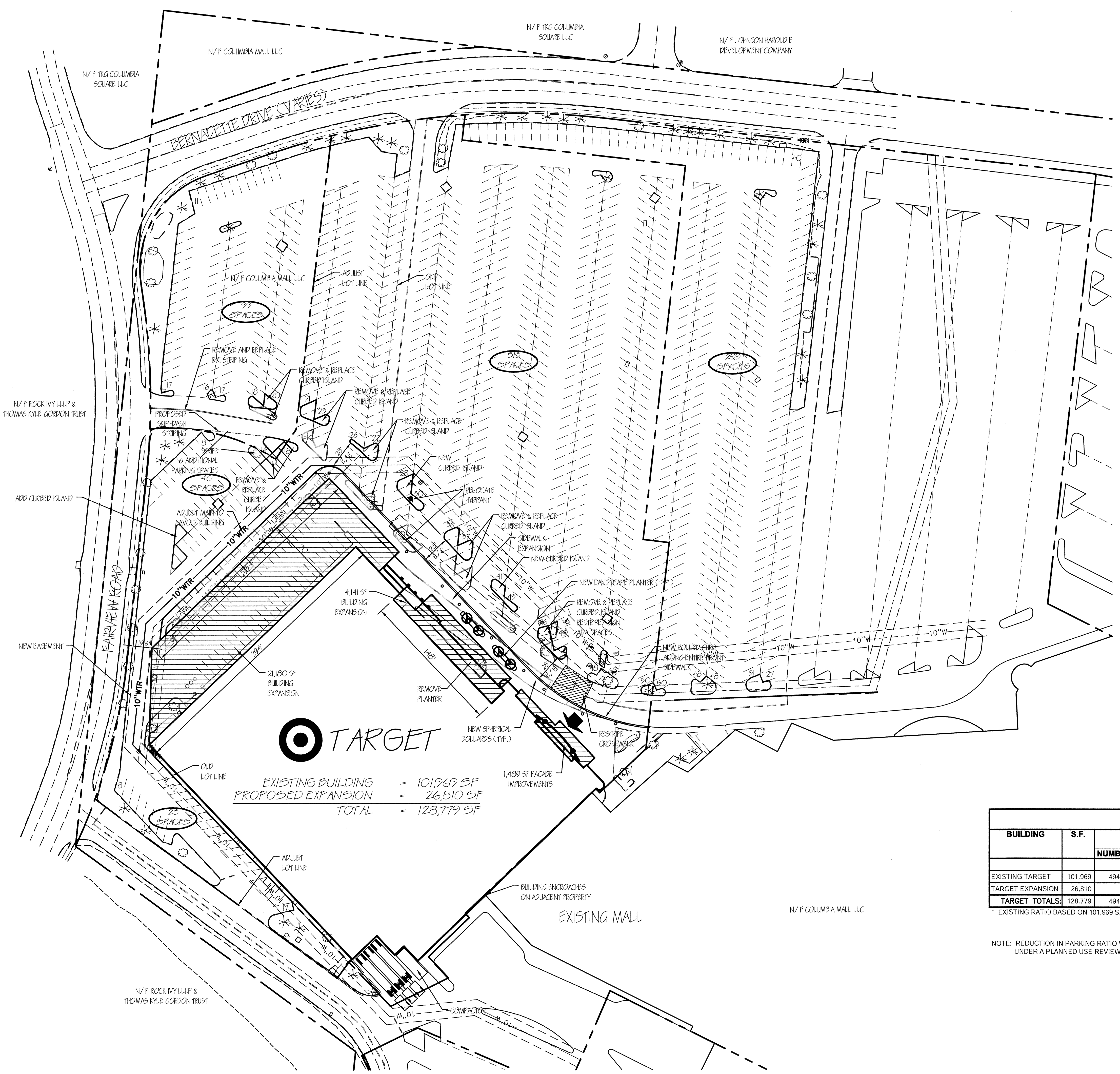
SITE LOCATION

38.9 DEGREES NORTH LONGITUDE
92.4 DEGREES WEST LATITUDE

BUILDING	S.F.	EXISTING			MUNICIPALITY REQUIRED			PROVIDED		
		NUMBER	DIMS.	RATIO	NUMBER	DIMS.	RATIO	NUMBER	DIMS.	RATIO
EXISTING TARGET	101,969	494	9'x18'	4.8	510	9'x18'	5.0	494	9'x18'	
TARGET EXPANSION	26,810				134	9'x18'	5.0	86	9'x18'	
TARGET TOTALS:	128,779	494	9'x18'	4.8*	644	9'x18'	5.0	580	9'x18'	4.5

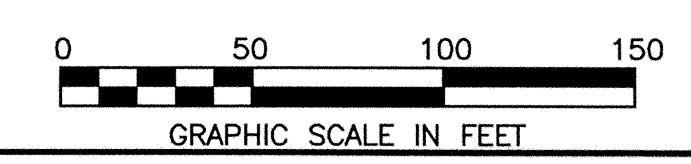
* EXISTING RATIO BASED ON 101,969 S.F.

NOTE: REDUCTION IN PARKING RATIO WILL REQUIRE APPROVAL UNDER A PLANNED USE REVIEW PROCESS.



TARGET

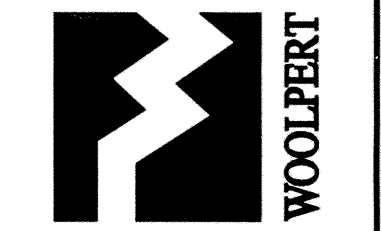
EXISTING BUILDING = 101,969 SF
 PROPOSED EXPANSION = 26,810 SF
 TOTAL = 128,779 SF



REVISION	DATE	No.

PROJECT No: 63458
 DATE: MAR 07
 DES. TAC
 DR. SMJ
 CKD. TAC

WOOLPERT, INC
 343 Fountains Parkway, Suite 100
 Fairview Heights, Illinois
 62208-2044
 618.632.7004
 618.632.0100



TARGET No. T-0239
COLUMBIA, MISSOURI
 2400 BERNADETTE DRIVE
 CITY OF COLUMBIA, BOONE COUNTY, MISSOURI