



CITY CREEK CENTER
Salt Lake City, Utah



Taubman

STOREFRONT CONDITIONS SUPPLEMENT

July 31, 2009

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GENERAL NOTES

- FOR GENERAL OVERVIEW AND PROJECT VIDEO PLEASE VISIT WWW.DOWNTOWNRISING.COM.
- FOR COMPLETE LANDLORD REQUIRED DESIGN, SIGNAGE CRITERIA, AND CONSTRUCTION CRITERIA REFER TO TENANT COORDINATION WEBSITE FOR CITY CREEK CENTER [HTTP://TENANTCOORDINATION.TAUBMAN.COM](http://TENANTCOORDINATION.TAUBMAN.COM).
- AWNINGS USED ON STOREFRONTS SHOULD BE COMPLIMENTARY TO THE ARCHITECTURE OF THE STOREFRONT AND NOT BE CONTINUOUS. A 12" MINIMUM SPACING IS REQUIRED BETWEEN ADJACENT AWNINGS.
- AWNINGS ARE TO HAVE OPEN ENDS AND ARE NOT TO PROJECT OUT MORE THAN 3'-6" FROM THE STOREFRONT.
- AWNINGS BELOW OVERHEAD WALKWAYS, GLASS CANOPIES, AND BRIDGES WILL BE CONSIDERED IF CONSISTENT WITH RETAILER'S BRAND AND DO NOT PROJECT OUT MORE THAN 1'-6" FROM THE STOREFRONT.
- CANOPIES IN CLIMATE CONTROLLED AREAS ARE ENCOURAGED TO BE TRELLIS-LIKE AND OPEN IN NATURE.
- CANOPIES MAY NOT EXTEND MORE THAN 3'-6" FROM THE STOREFRONT.
- CANOPIES ARE NOT PERMITTED BELOW OVERHEAD WALKWAYS, GLASS CANOPIES, AND BRIDGES.
- BOTTOM SIDE OF BLADE SIGNS SHALL BE MOUNTED A MINIMUM OF 7'-6" ABOVE FINISHED FLOOR.
- UNIQUE BLADE SIGNS ARE ENCOURAGED FOR ALL TENANTS.
- TENANTS PROVIDING OPAQUE AWNINGS OR CANOPIES WILL NEED TO SUPPLEMENT LANDLORD PROVIDED EMERGENCY LIGHTING IF NECESSARY TO MAINTAIN CODE REQUIREMENTS.
- RESTAURANT/FOOD & BEVERAGE TENANTS ARE STRONGLY ENCOURAGED TO PROVIDE AND UTILIZE OUTDOOR SEATING.



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GENERAL NOTES

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CONTEXT PLAN



City Creek Center is a retail mixed-use development project that is projected to attract 10 million visitors a year and is scheduled to open spring of 2012.

LOCATION

City Creek Center will be a mixed use development located in the heart of Downtown Salt Lake City, Utah, directly south of Temple Square. The project will occupy two city blocks and will be bordered by South Temple, State Street, 100 South, and West Temple with Main Street bisecting the two blocks. The blocks are referred to as Block 76 (the westerly block), and Block 75 (the easterly block).

MAJOR RETAIL ANCHOR TENANTS

- Nordstrom: 124,000 SF
- Macy's: 150,000 SF

RETAIL TENANT AREA

- 626,000 SF of retail including inline tenants, 2 mini anchors, 11 food court kitchens with 1000 seats and a children's play area.
- Below grade parking for 5000 cars

MIXED USE NOTABLE POINTS

- 1.4 million SF of office space in multiple commercial towers within the property.
- 900,000 SF of retail and restaurants and 542 residential units in multiple residential buildings within the property.
- A newly renovated 510 key Marriott Hotel on Block 76

NOTABLE DESIGN FEATURES

- A unique retail experience will exist at City Creek Center with the creation of an authentic water feature that winds through the entire project.
- The center's world class design will incorporate a fully retractable glass roof in the central retail area, along with large canopies at the larger courts for weather protection.
- A 140 foot sky bridge with art glass will span Main Street connecting the retail stores on both blocks and creating a seamless flow throughout the center.
- Art will be celebrated throughout the project with several sculptures by renowned artists.
- Along with the creek there will be three main water features by WET design, two of which are choreographed to music.
- The project is planned as a LEED neighborhood design with a fully integrated recycling program.
- City Creek Center will be merchandised with point of difference retailers and six full service restaurants.



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**PROJECT
OVERVIEW**



CITY CREEK CENTER
Salt Lake City, Utah

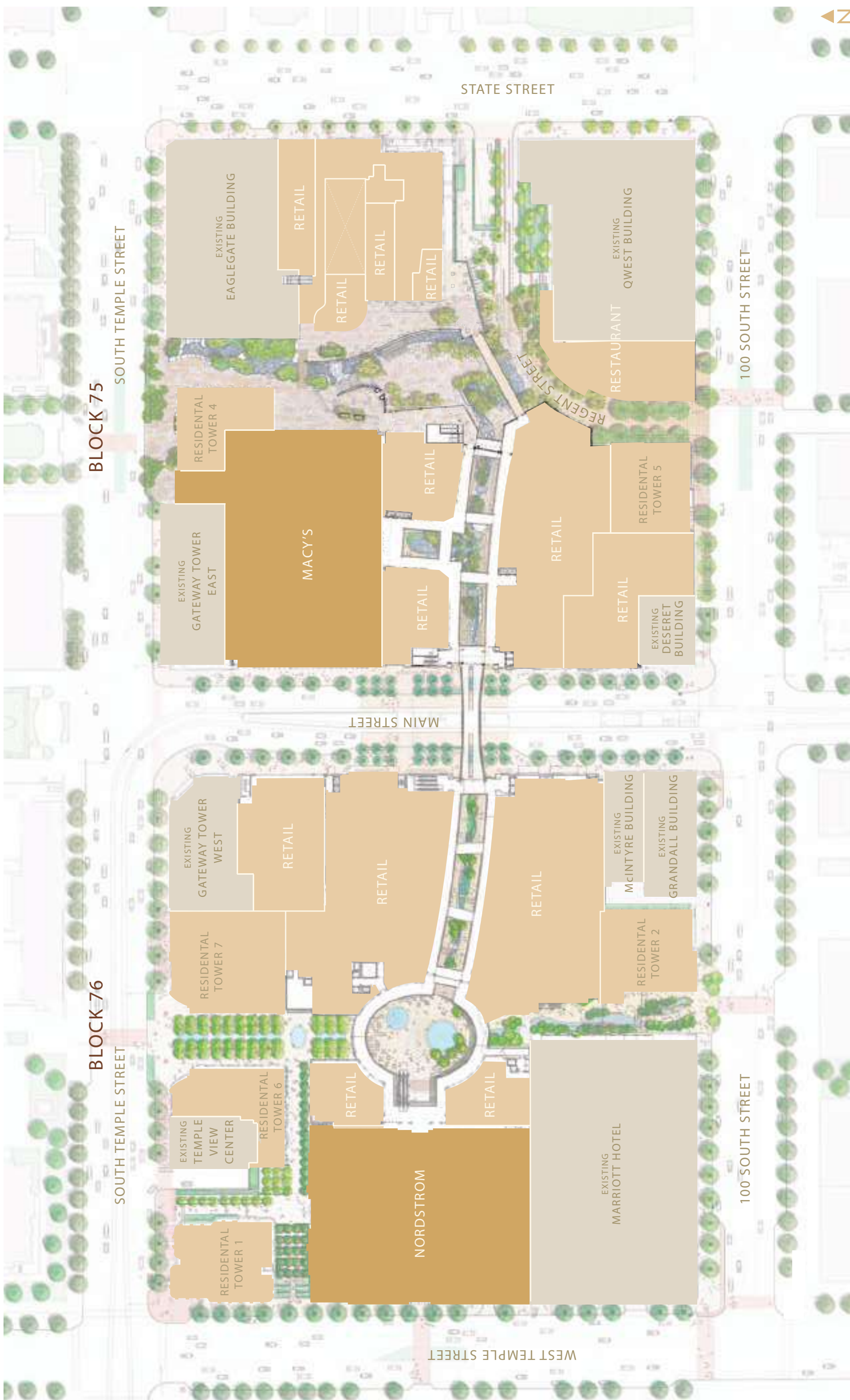
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SITE PLAN

2



SITE PLAN



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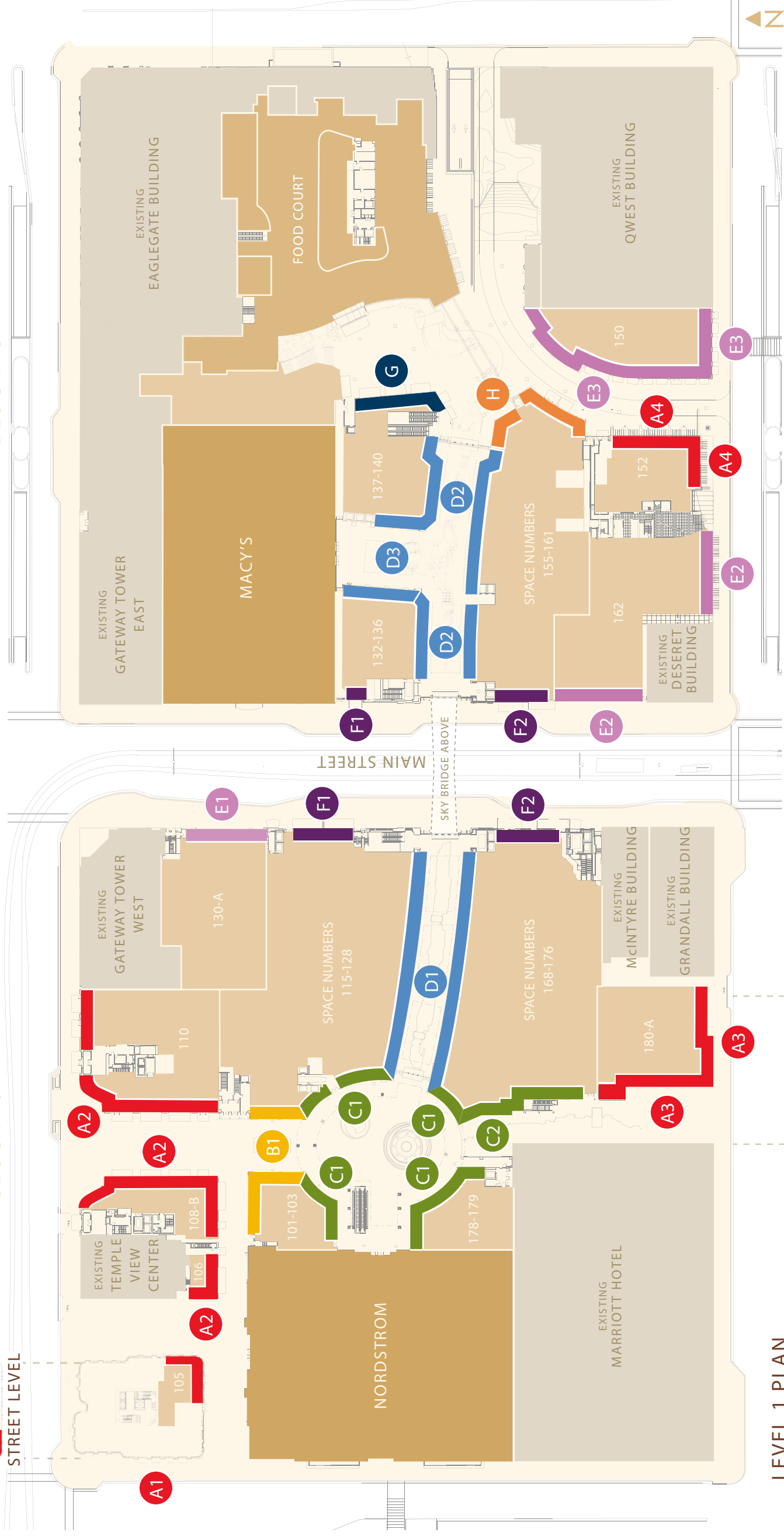
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LEVEL 1 PLAN

3

BLOCK 75

BLOCK 76



- A** STOREFRONT CRITERIA SHEETS 5-7, 11-13, 22, & 31-32
- B** STOREFRONT CRITERIA SHEET 8 & 41
- C** STOREFRONT CRITERIA SHEETS 9-10 & 39-40
- D** STOREFRONT CRITERIA SHEETS 14, 26-29, & 38
- E** STOREFRONT CRITERIA SHEETS 15, 20, 21, & 23
- F** STOREFRONT CRITERIA SHEETS 16-19 & 34
- G** STOREFRONT CRITERIA SHEET 25 & 30
- H** STOREFRONT CRITERIA SHEET 24 & 33

LEVEL 1 PLAN

STREET LEVEL

LEVEL 1



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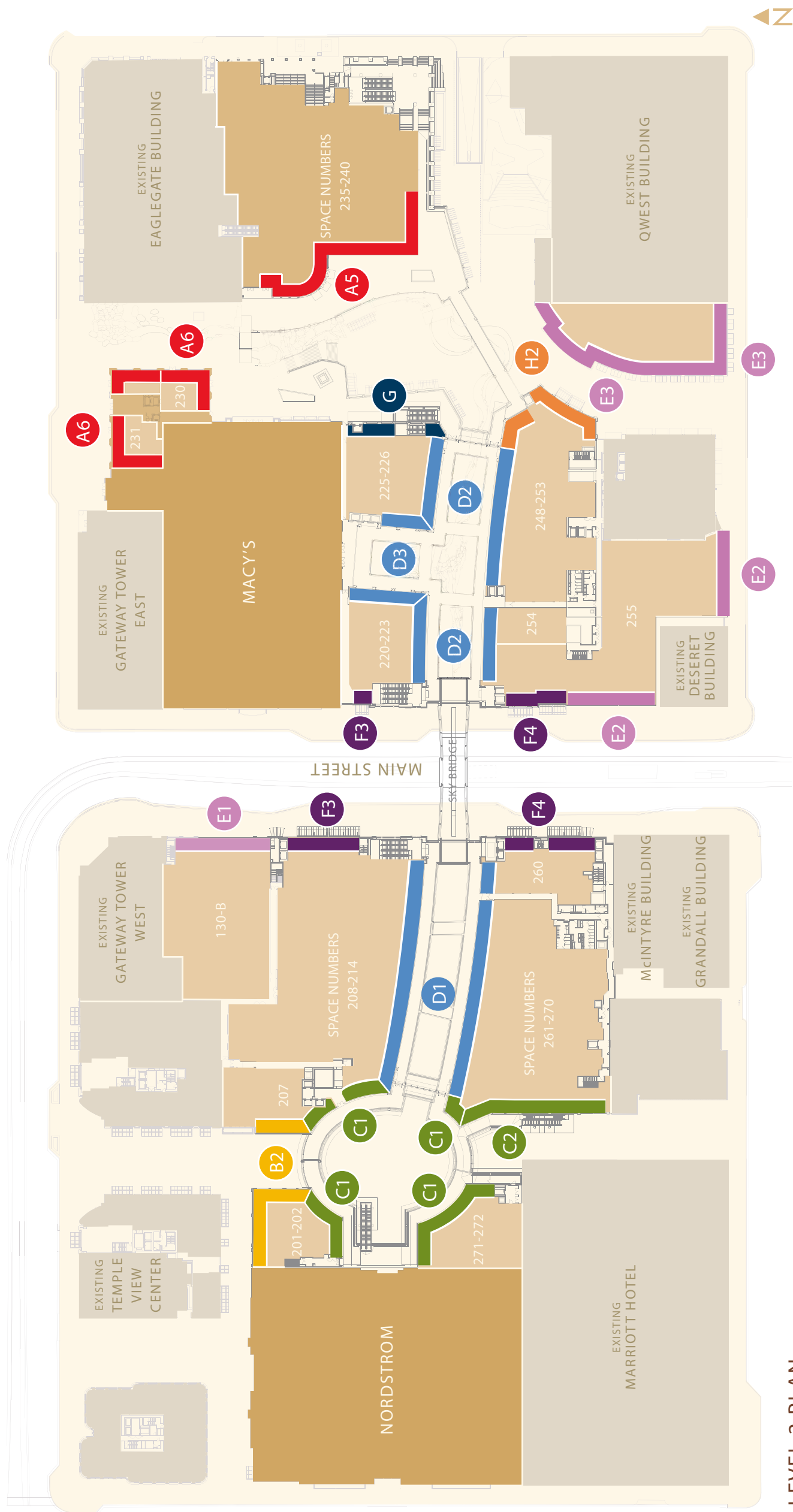
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LEVEL 2 PLAN

4

BLOCK 75

BLOCK 76



LEVEL 2 PLAN

- A** STOREFRONT CRITERIA SHEETS 5-7, 11-13, 22, & 31-32
- B** STOREFRONT CRITERIA SHEET 8 & 41
- C** STOREFRONT CRITERIA SHEETS 9-10 & 39-40
- D** STOREFRONT CRITERIA SHEETS 14, 26-29, & 38
- E** STOREFRONT CRITERIA SHEETS 15, 20, 21, & 23
- F** STOREFRONT CRITERIA SHEETS 16-19 & 34
- G** STOREFRONT CRITERIA SHEETS 25 & 30
- H** STOREFRONT CRITERIA SHEET 24 & 33

LEVEL 2



CITY CREEK CENTER
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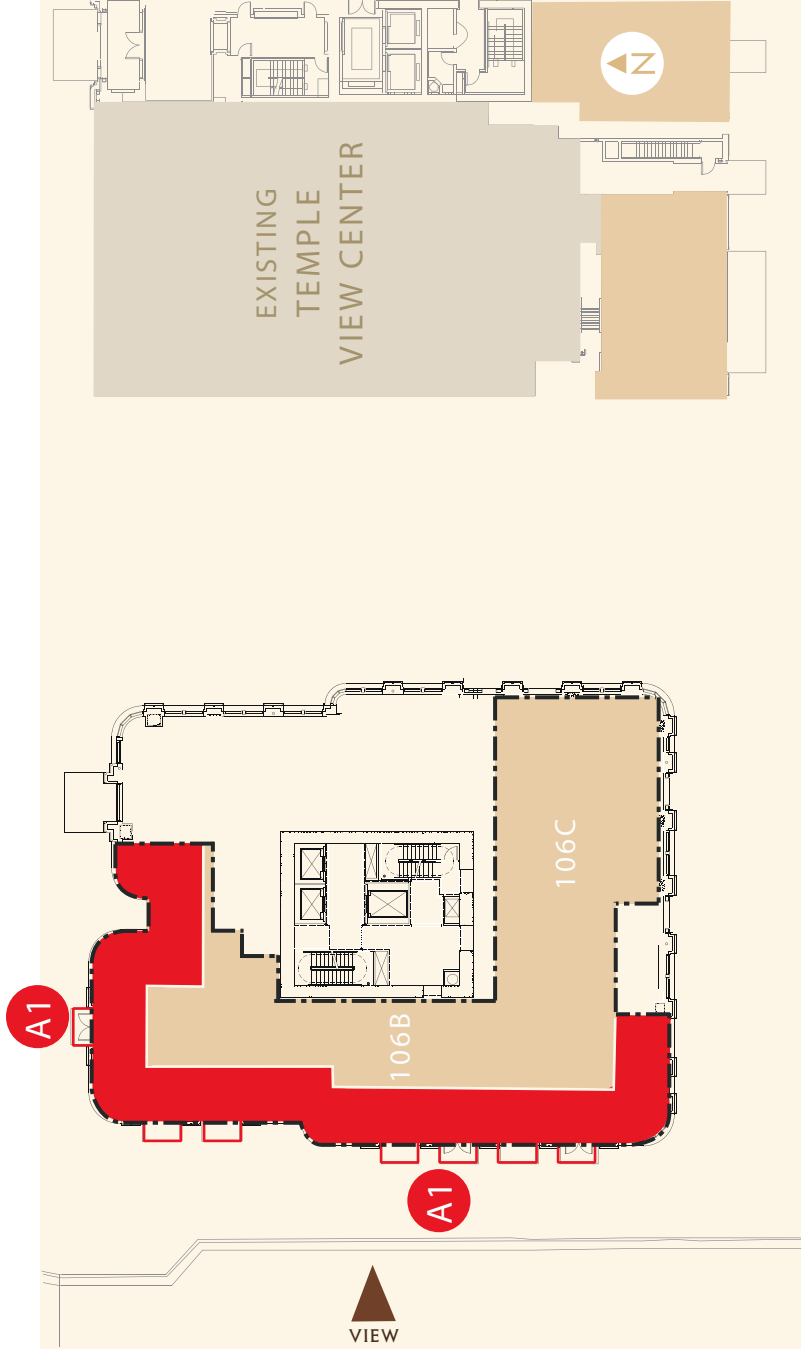
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STREET LEVEL

A1 CRITERIA



STREET LEVEL PLAN FOR STOREFRONT CONDITION A1

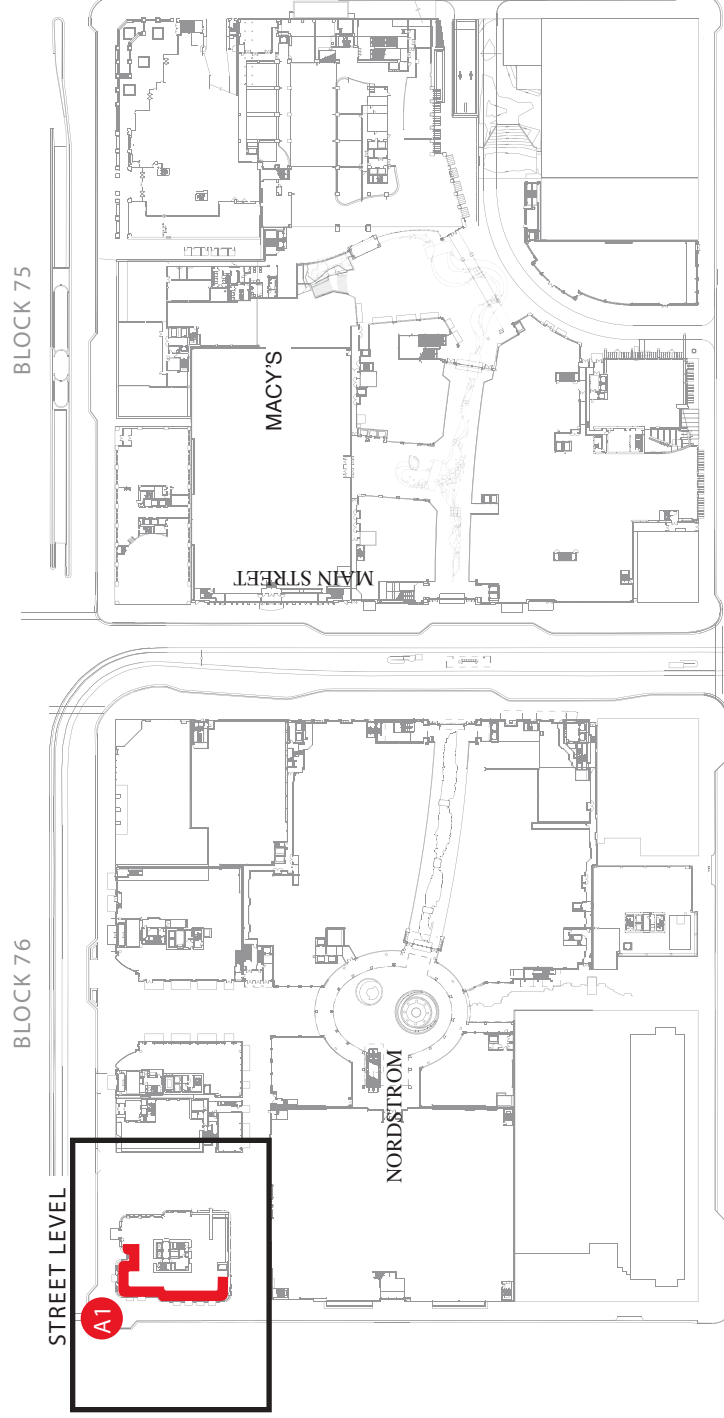
VIEW LOOKING EAST

KEY

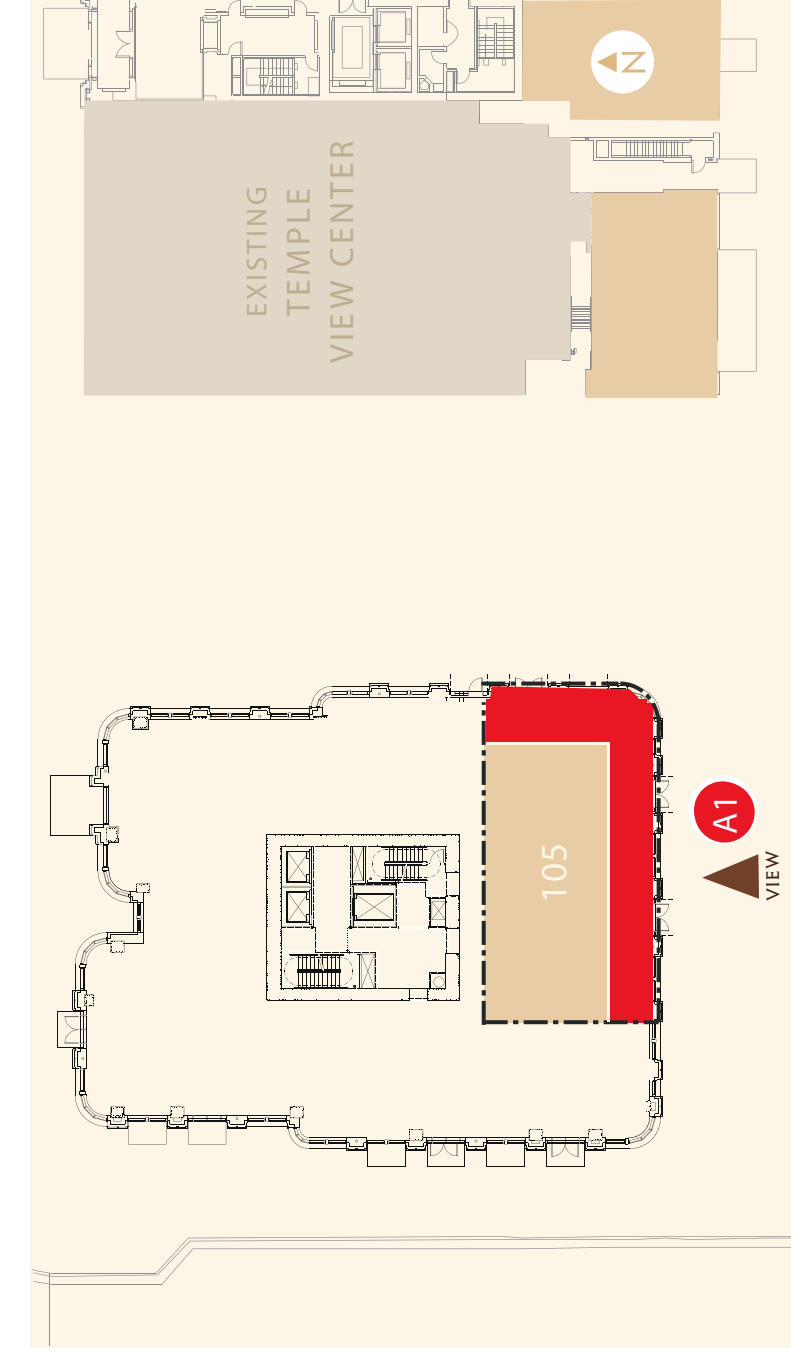
- RETAIL
- STOREFRONT
- CANOPY
- LEASE LINE

**SPECIAL CRITERIA/CONDITION A1/
STREET LEVEL**

1. STOREFRONT AND CANOPIES PROVIDED BY LANDLORD.
2. REFER TO LANDLORD PROVIDED DESIGN PACKAGE AND DESIGN & CONSTRUCTION CRITERIA FOR MORE DETAILED INFORMATION.
3. DOOR LOCATIONS ESTABLISHED BY THE LANDLORD DUE TO SIDEWALK GRADES. SEE PLANS AND ELEVATIONS.



LEVEL 1 / STREET LEVEL KEY PLAN



LEVEL 1 PLAN FOR STOREFRONT CONDITION A1

VIEW LOOKING NORTH

KEY

■ RETAIL

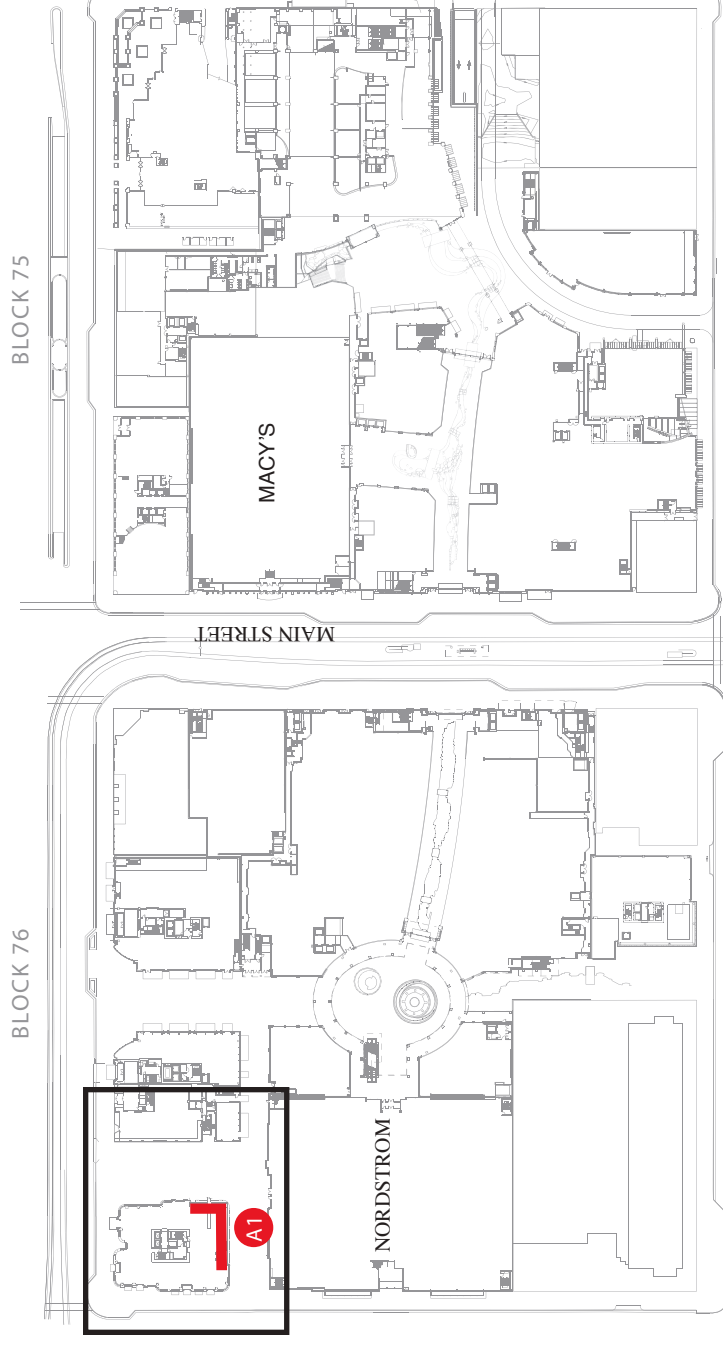
■ STOREFRONT

▭ CANOPY

--- LEASE LINE

**SPECIAL CRITERIA/CONDITION A1/
LEVEL 1**

1. STOREFRONT PROVIDED BY LANDLORD.
2. REFER TO LANDLORD PROVIDED DESIGN PACKAGE AND DESIGN & CONSTRUCTION CRITERIA FOR MORE DETAILED INFORMATION.
3. DOOR LOCATIONS ESTABLISHED BY LANDLORD (SEE PLANS AND ELEVATIONS).



LEVEL 1 KEY PLAN



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LEVEL 1

A1 CRITERIA



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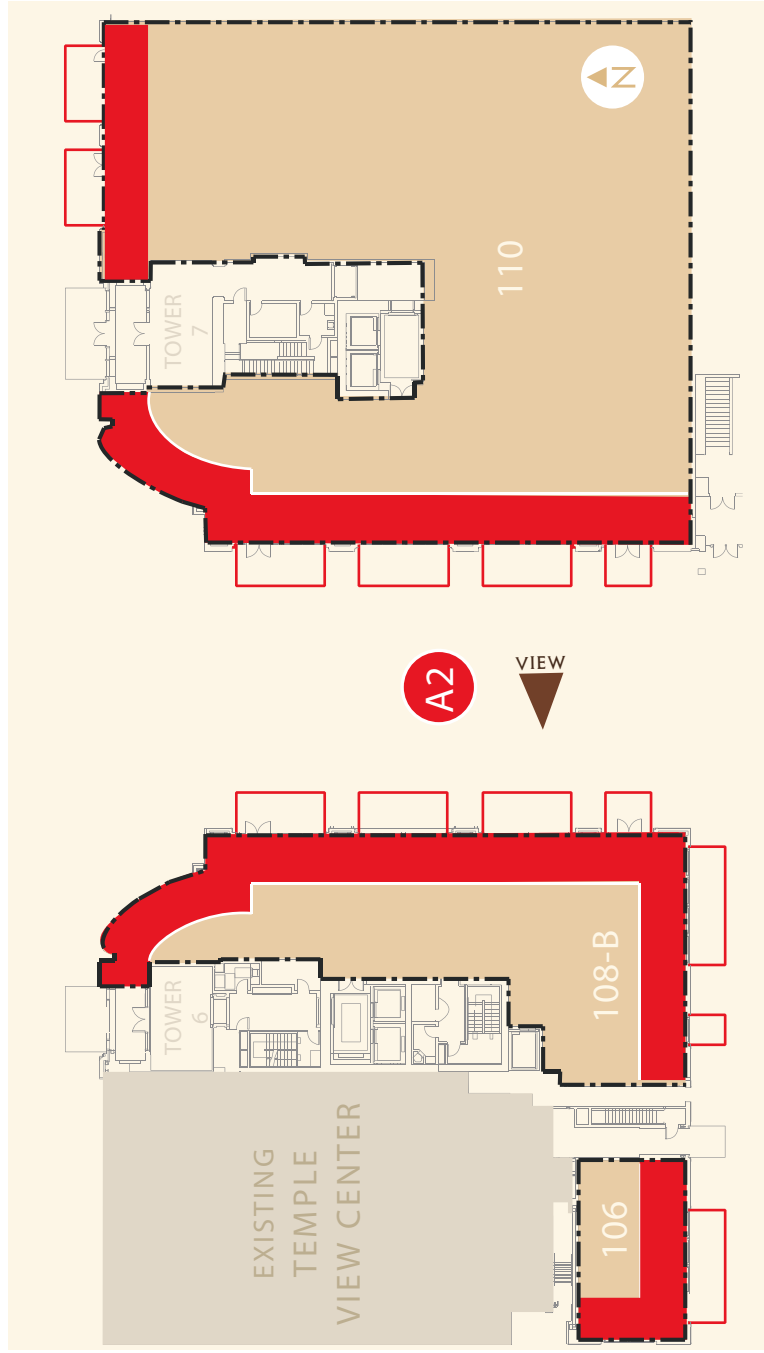
LEVEL 1

A2 CRITERIA

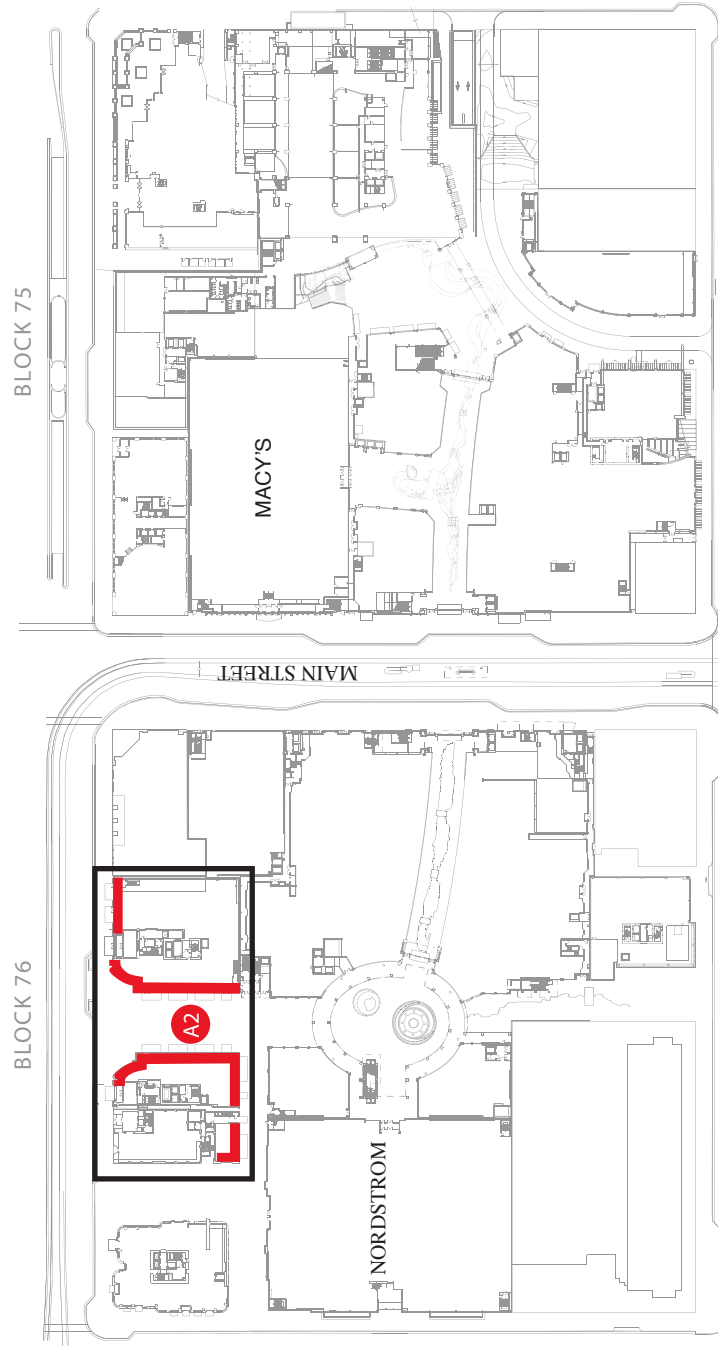
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VIEW LOOKING WEST







LEVEL 1 PLAN FOR STOREFRONT CONDITION A2



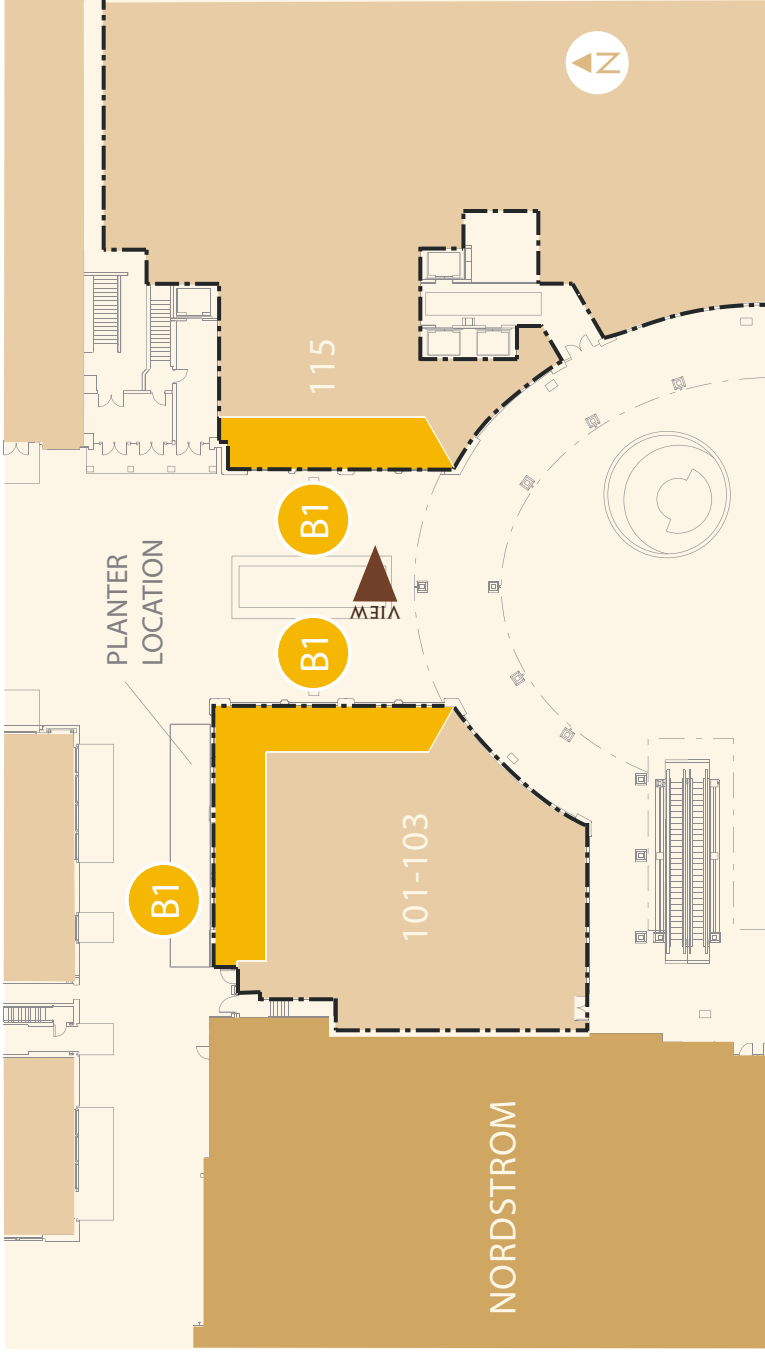
LEVEL 1 KEY PLAN

KEY

-  RETAIL
-  STOREFRONT
-  CANOPY
-  LEASE LINE

**SPECIAL CRITERIA/CONDITION A2/
LEVEL 1/STREET LEVEL**

1. STOREFRONT AND CANOPIES PROVIDED BY LANDLORD.
2. REFER TO LANDLORD PROVIDED DESIGN PACKAGE AND DESIGN & CONSTRUCTION CRITERIA FOR MORE DETAILED INFORMATION.
3. DOOR LOCATIONS ESTABLISHED BY LANDLORD (SEE PLANS AND ELEVATIONS).



LEVEL 1 PLAN FOR STOREFRONT CONDITION B1

KEY

- RETAIL
- STOREFRONT
- CANOPY
- LEASE LINE

SPECIAL CRITERIA/CONDITION B1 / LEVEL 1

1. STOREFRONT AND AWNINGS/CANOPYS PROVIDED BY TENANT AT EAST AND WEST ELEVATIONS.
2. STOREFRONT PROVIDED BY LANDLORD AT NORTH ELEVATION.
3. NO ENTRY DOORS ALLOWED AT NORTH ELEVATION DUE TO PLANTER LOCATION.
4. REFER TO LANDLORD PROVIDED DESIGN PACKAGE AND DESIGN & CONSTRUCTION CRITERIA FOR MORE DETAILED INFORMATION.



VIEW LOOKING EAST



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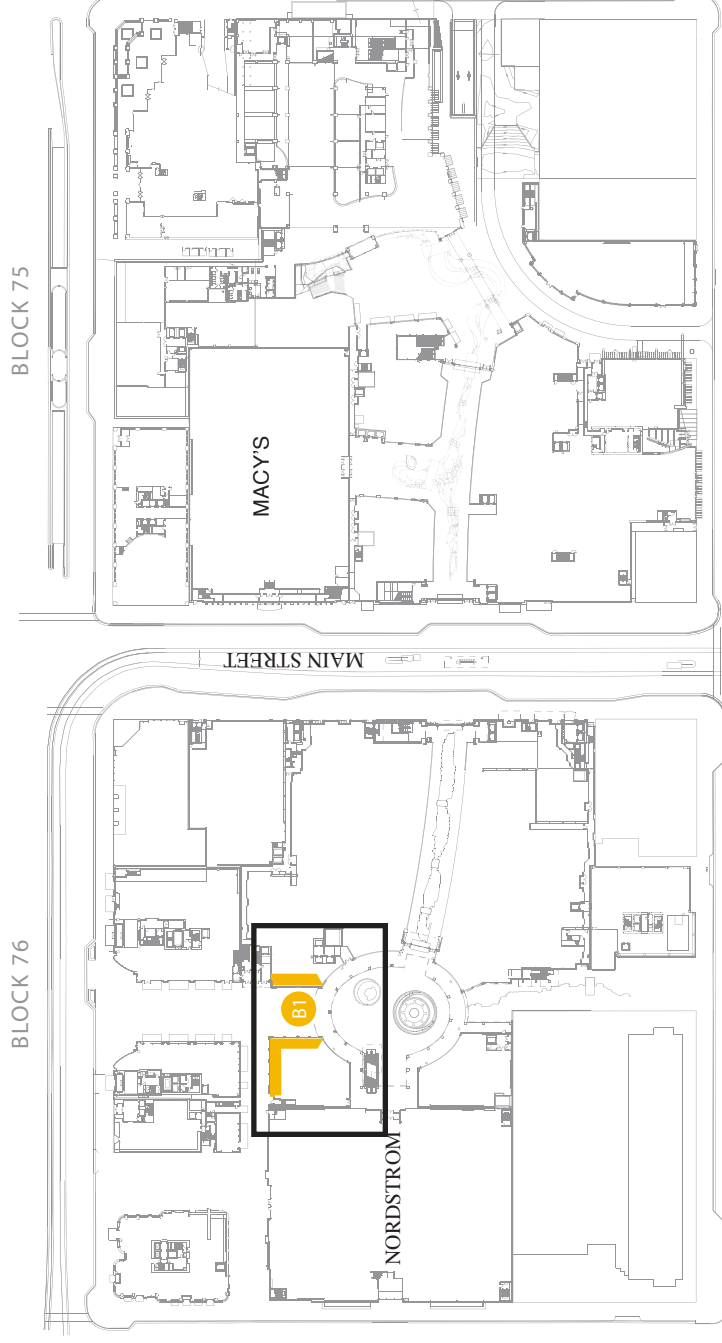
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LEVEL 1

B1 CRITERIA



LEVEL 1 KEY PLAN



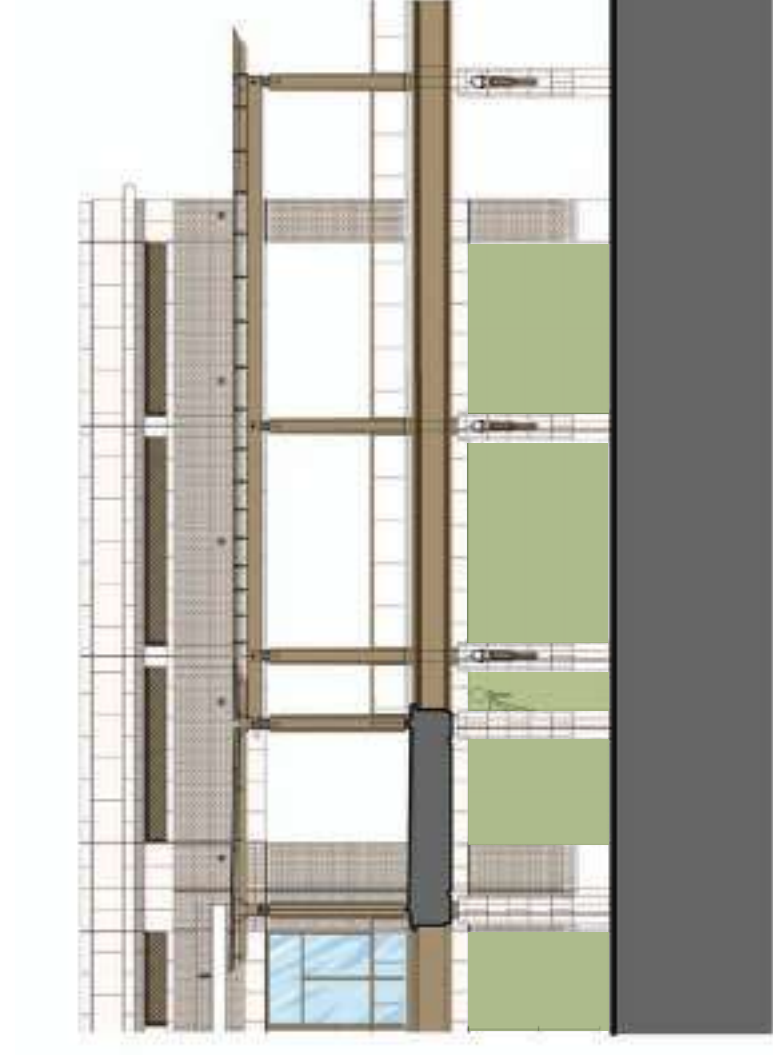
LEVEL 1 PLAN FOR STOREFRONT CONDITION C1

KEY

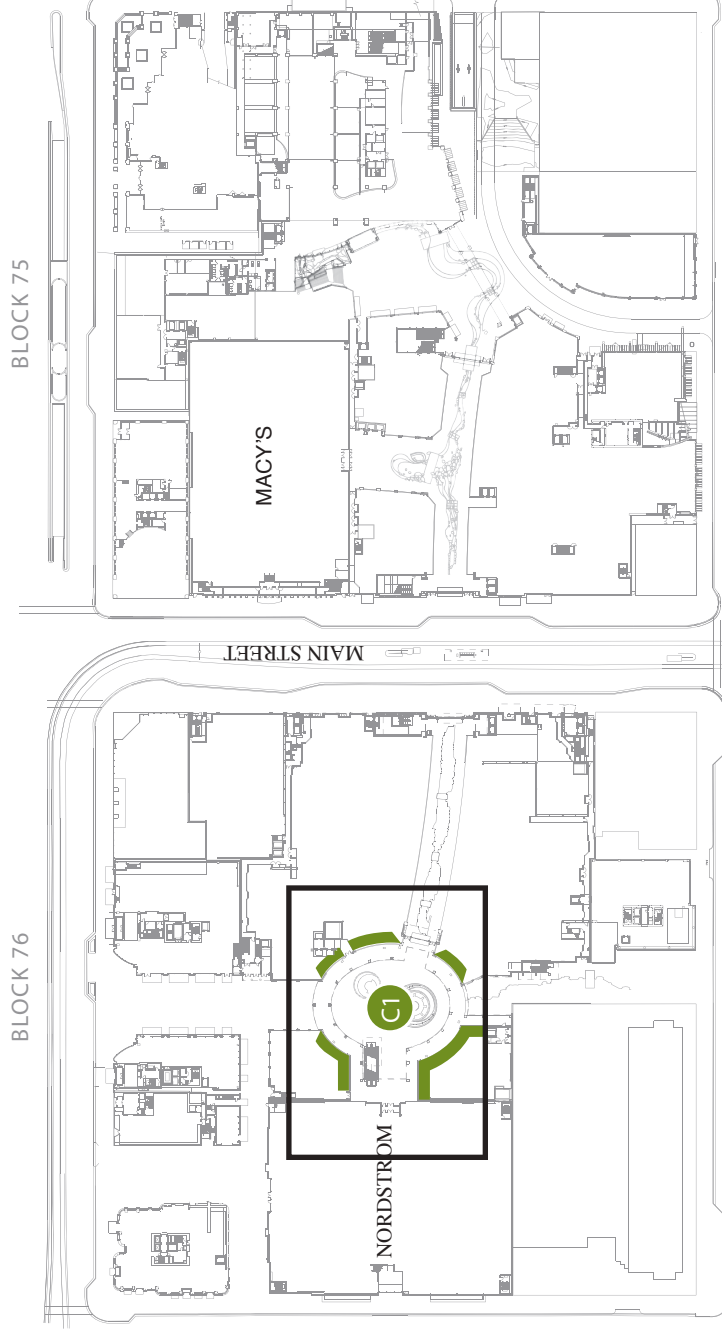
- RETAIL
- STOREFRONT
- CANOPY
- LEASE LINE

SPECIAL CRITERIA/CONDITION C1/
LEVEL 1

1. STOREFRONT AND AWNINGS PROVIDED BY TENANT.
2. COVERED WALKWAY ABOVE STOREFRONT.
3. REFER TO LANDLORD PROVIDED DESIGN PACKAGE AND DESIGN & CONSTRUCTION CRITERIA FOR MORE DETAILED INFORMATION.



VIEW LOOKING SOUTHWEST



LEVEL 1 KEY PLAN



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LEVEL 1

C1 CRITERIA



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**STOREFRONT
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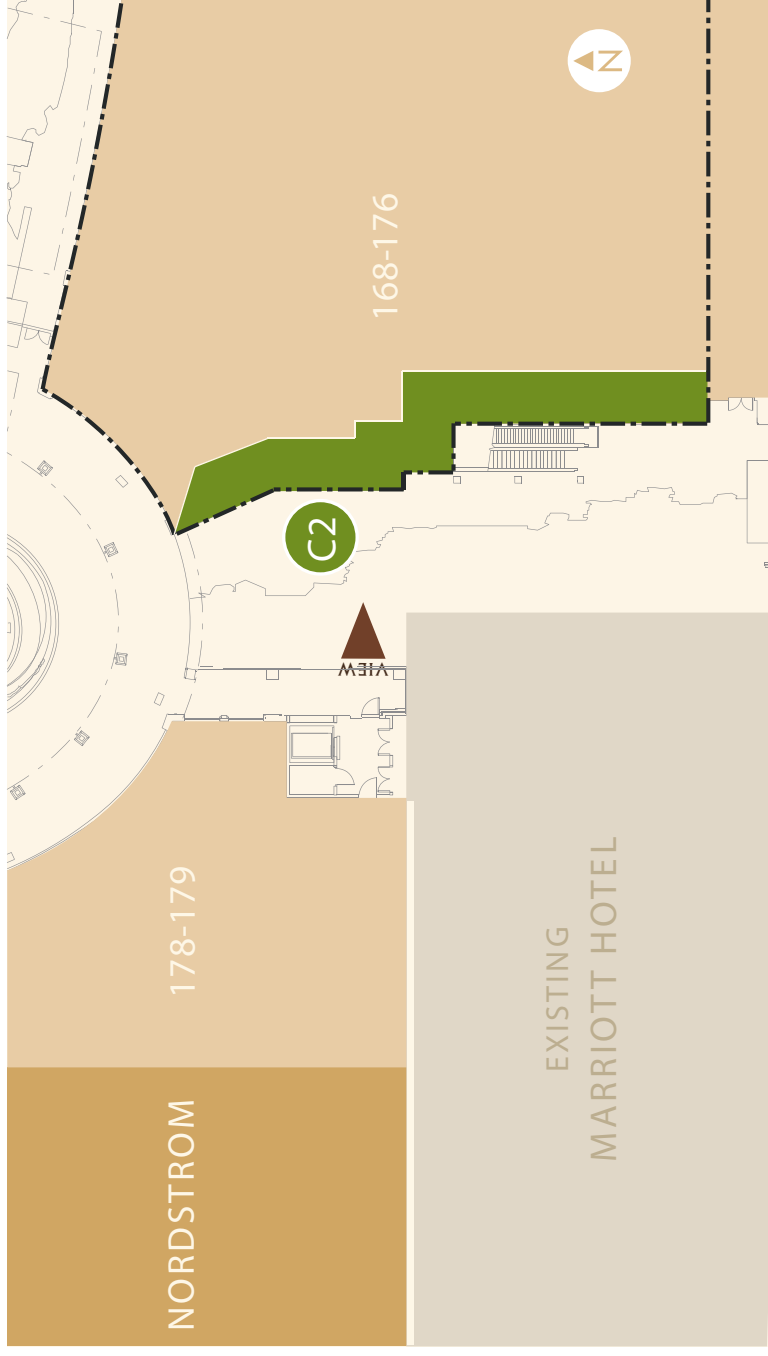
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LEVEL 1

C2 CRITERIA

10



LEVEL 1 PLAN FOR STOREFRONT CONDITION C2

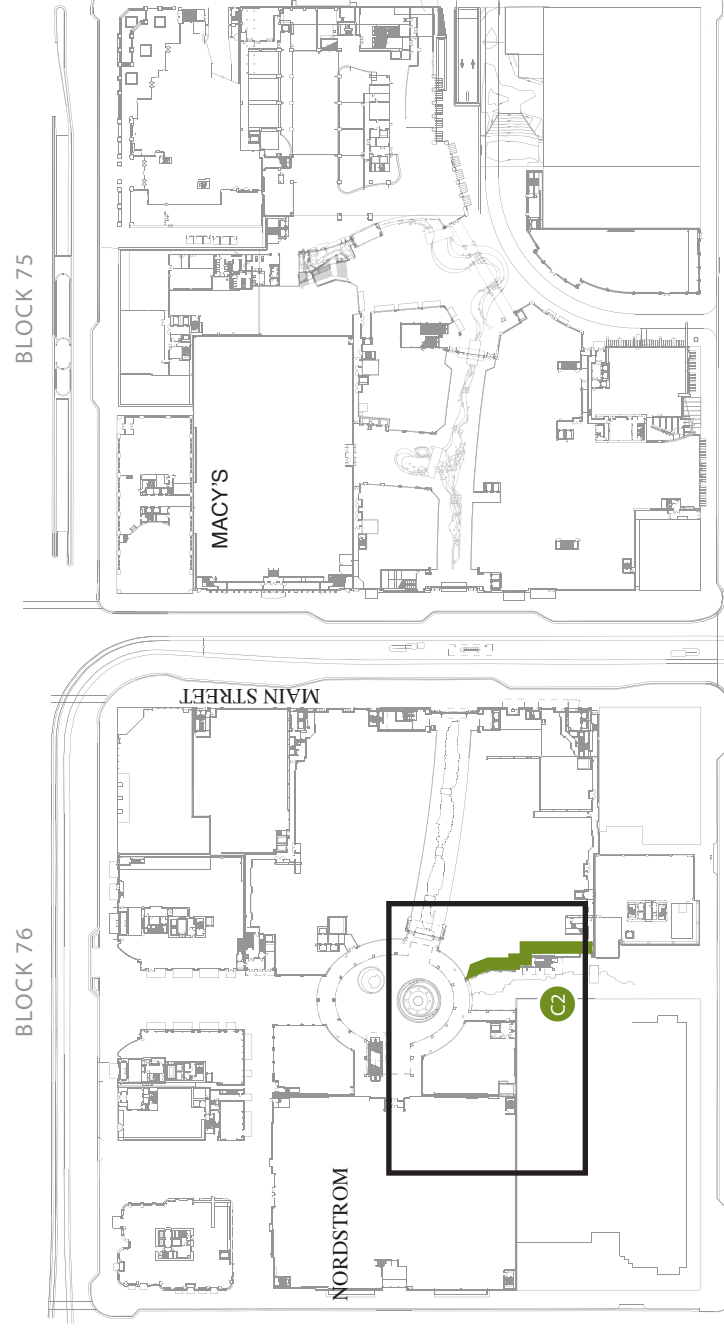
VIEW LOOKING EAST

KEY

- RETAIL
- STOREFRONT
- CANOPY
- LEASE LINE

**SPECIAL CRITERIA/CONDITION C2/
LEVEL 1**

1. STOREFRONT AND AWNINGS/CANOPIES PROVIDED BY TENANT.
2. COVERED WALKWAY ABOVE STOREFRONT NORTH OF STAIR AND ESCALATOR (SEE VIEW LOOKING EAST).
3. CONDITIONS SOUTH OF THE STAIR DO NOT HAVE A COVERED WALKWAY ABOVE (SEE VIEW LOOKING EAST).
4. REFER TO LANDLORD PROVIDED DESIGN PACKAGE AND DESIGN & CONSTRUCTION CRITERIA FOR MORE DETAILED INFORMATION.



LEVEL 1 KEY PLAN

LEVEL 1



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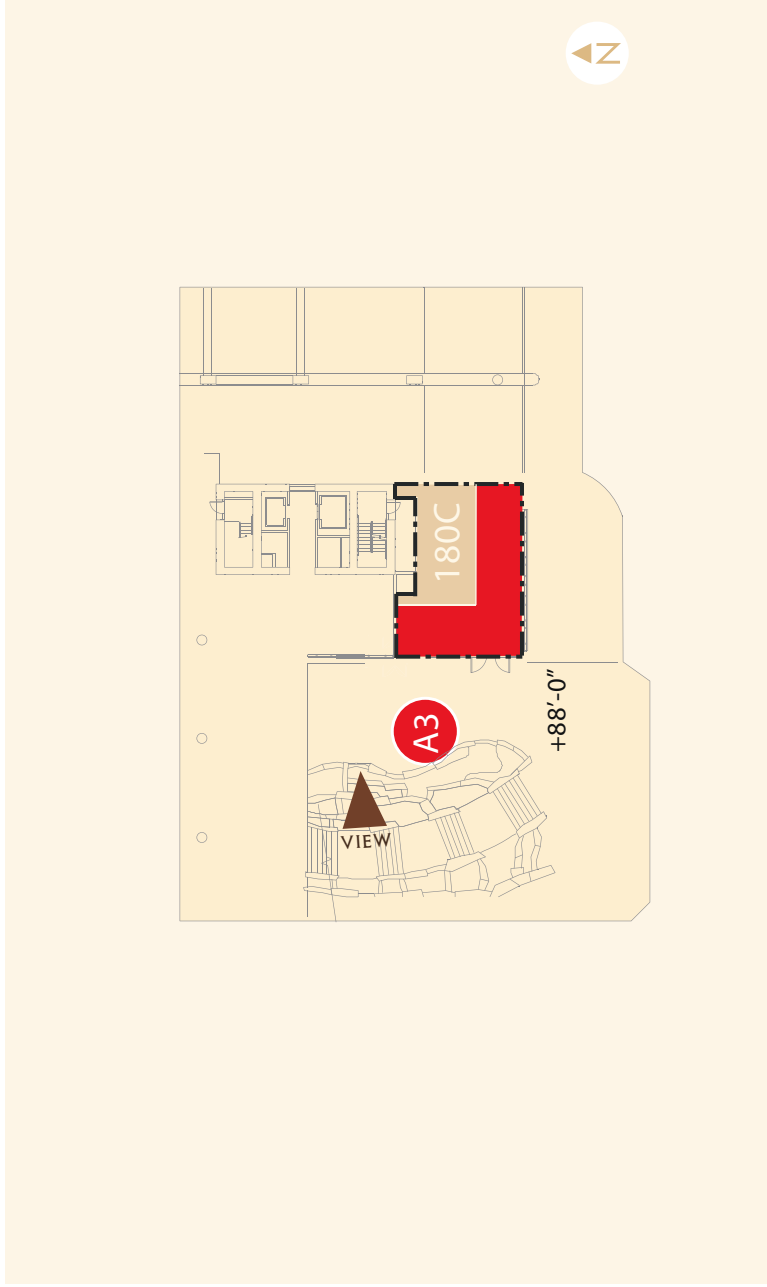
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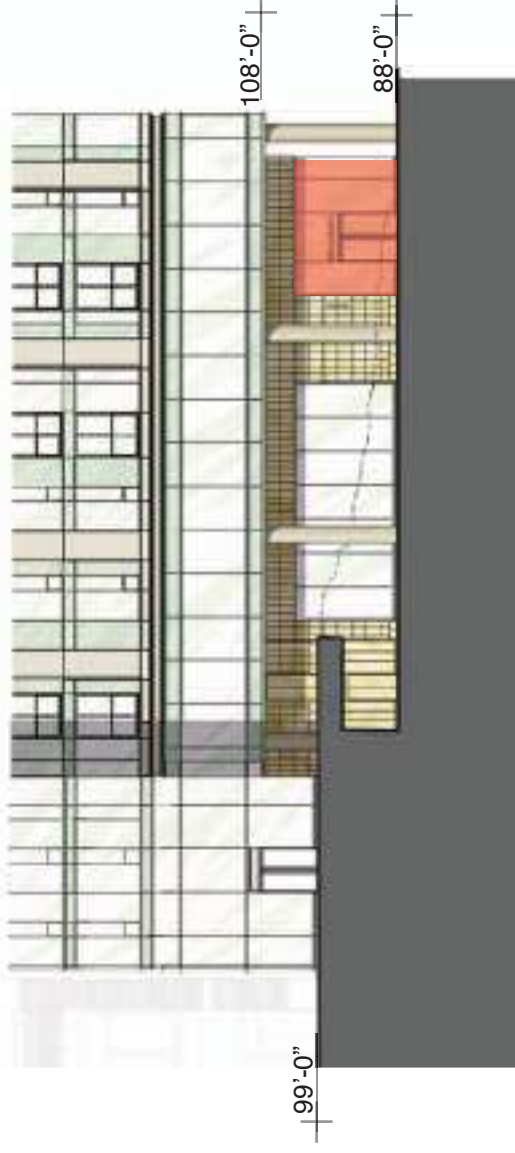
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STREET LEVEL

A3 CRITERIA



STREET LEVEL PLAN FOR STOREFRONT CONDITION A3



VIEW LOOKING EAST

KEY

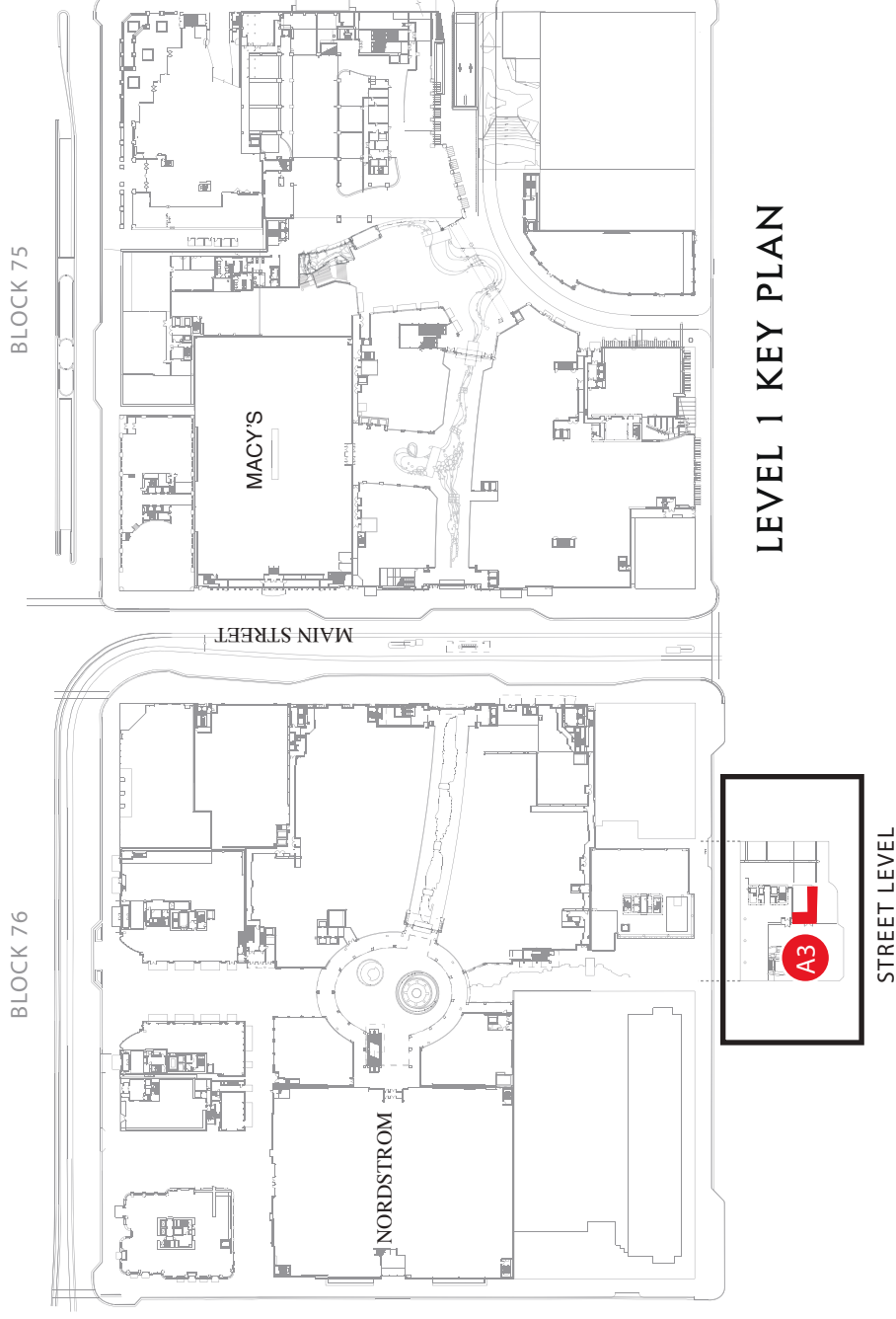
RETAIL

STOREFRONT

CANOPY

LEASE LINE

1. STOREFRONT PROVIDED BY LANDLORD.
2. REFER TO LANDLORD PROVIDED DESIGN PACKAGE AND DESIGN & CONSTRUCTION CRITERIA FOR MORE DETAILED INFORMATION.



LEVEL 1 KEY PLAN



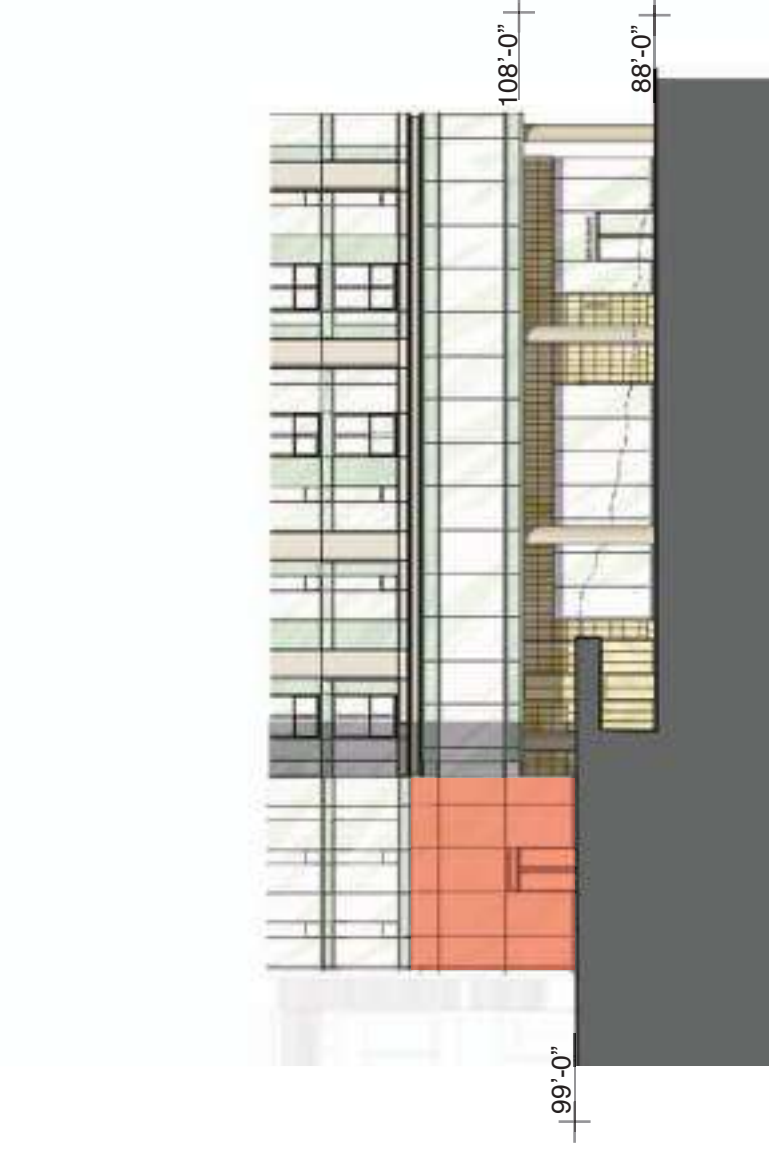
LEVEL 1 PLAN FOR STOREFRONT CONDITION A3

KEY

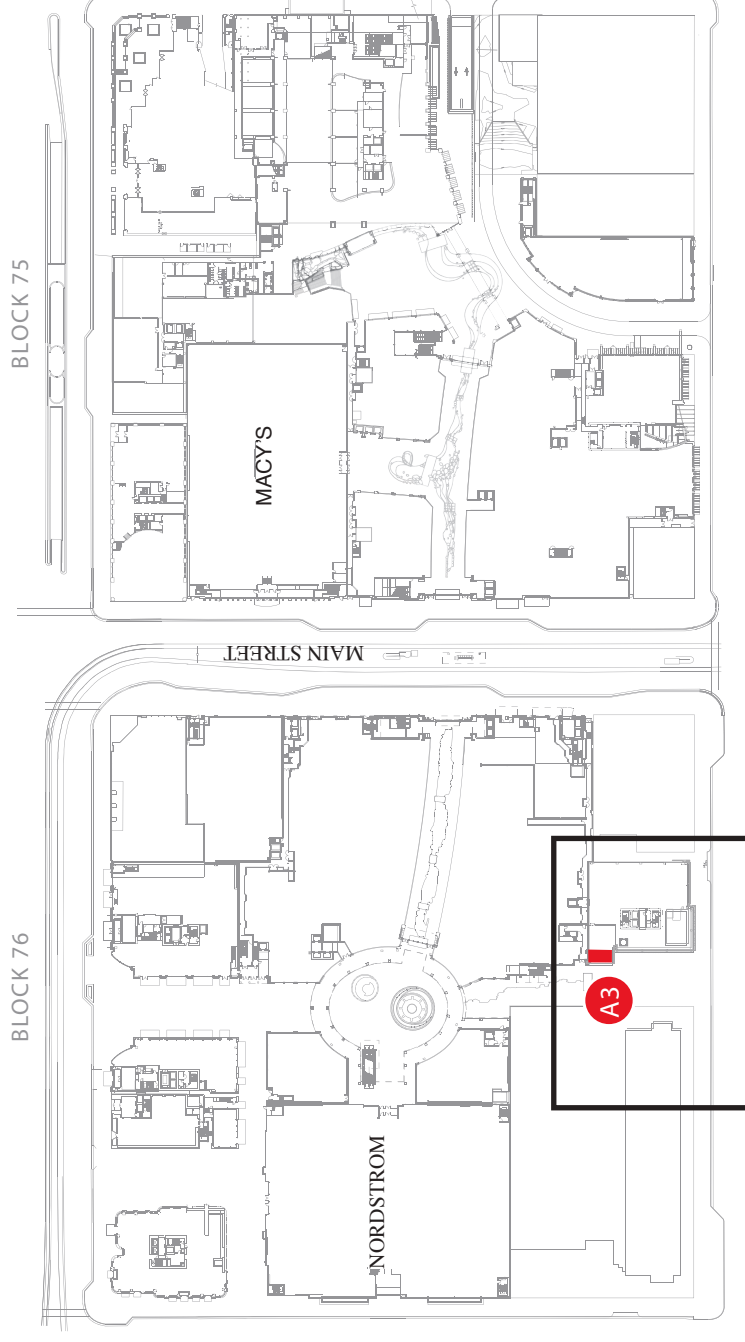
- RETAIL
- STOREFRONT
- CANOPY
- LEASE LINE

**SPECIAL CRITERIA/CONDITION A3/
LEVEL 1**

1. STOREFRONT AND CANOPIES PROVIDED BY LANDLORD.
2. ANWINGS/CANOPIES ARE NOT PERMITTED AT SECOND LEVEL STOREFRONT AREAS.
3. REFER TO LANDLORD PROVIDED DESIGN PACKAGE AND DESIGN & CONSTRUCTION CRITERIA FOR MORE DETAILED INFORMATION



VIEW LOOKING EAST



LEVEL 1 KEY PLAN



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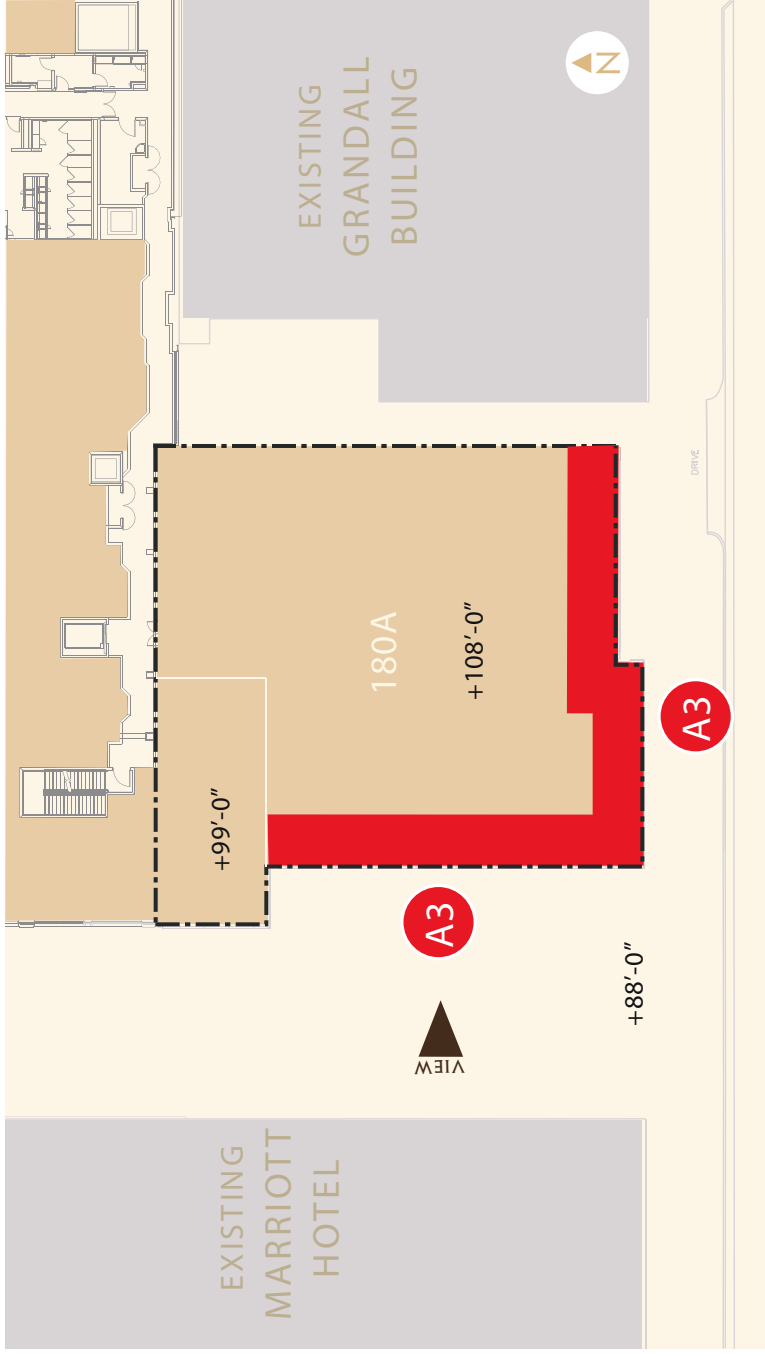
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LEVEL 1

A3 CRITERIA



LEVEL 1 PLAN FOR STOREFRONT CONDITION A3

KEY

RETAIL

STOREFRONT

CANOPY

LEASE LINE

**SPECIAL CRITERIA/CONDITION A3/
LEVEL 1**

1. STOREFRONT PROVIDED BY LANDLORD.
2. ANWINGS/CANOPIES ARE NOT PERMITTED AT SECOND LEVEL STOREFRONT AREAS.
3. REFER TO LANDLORD PROVIDED DESIGN PACKAGE AND DESIGN & CONSTRUCTION CRITERIA FOR MORE DETAILED INFORMATION



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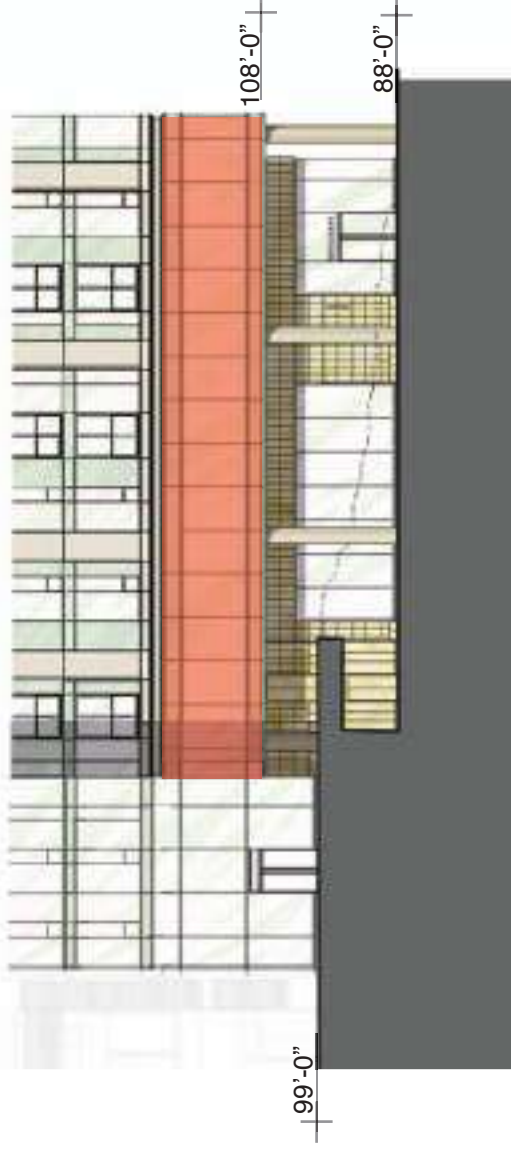
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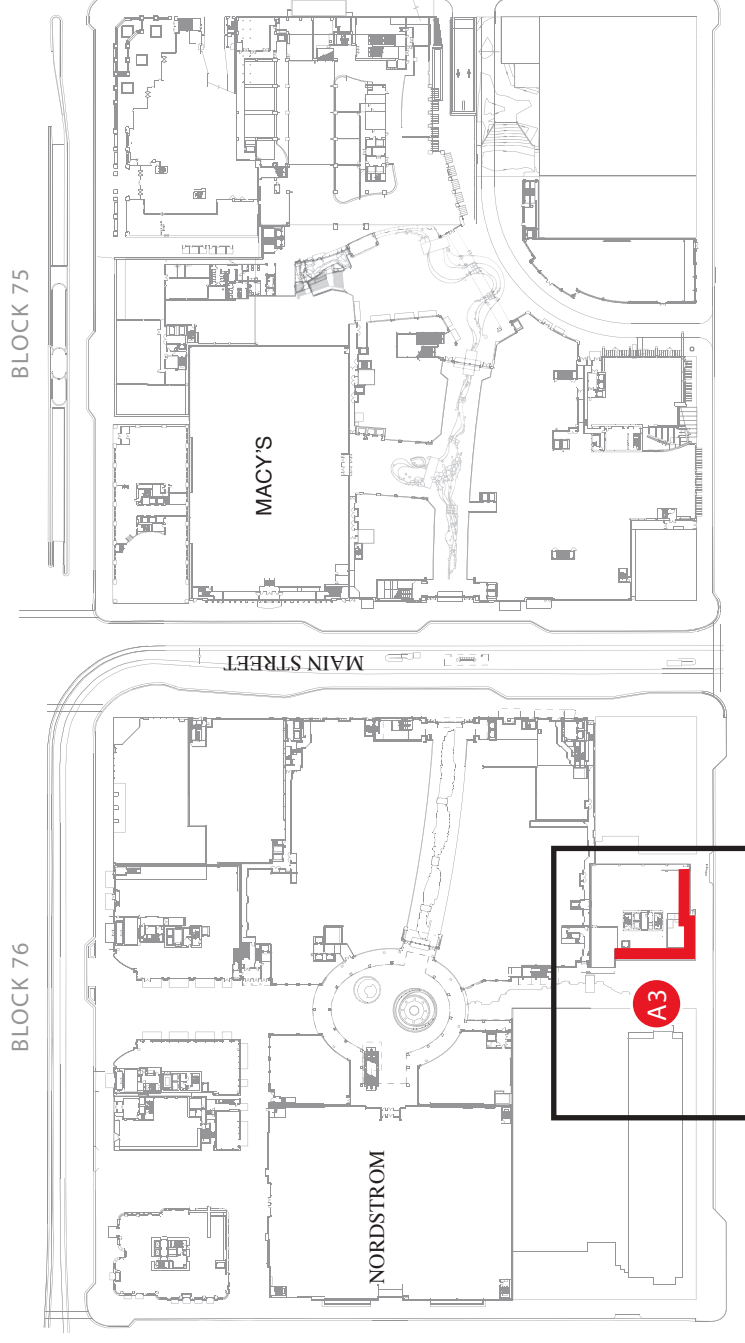
LEVEL 1

A3 CRITERIA

13



VIEW LOOKING EAST



LEVEL 1 KEY PLAN

LEVEL 1



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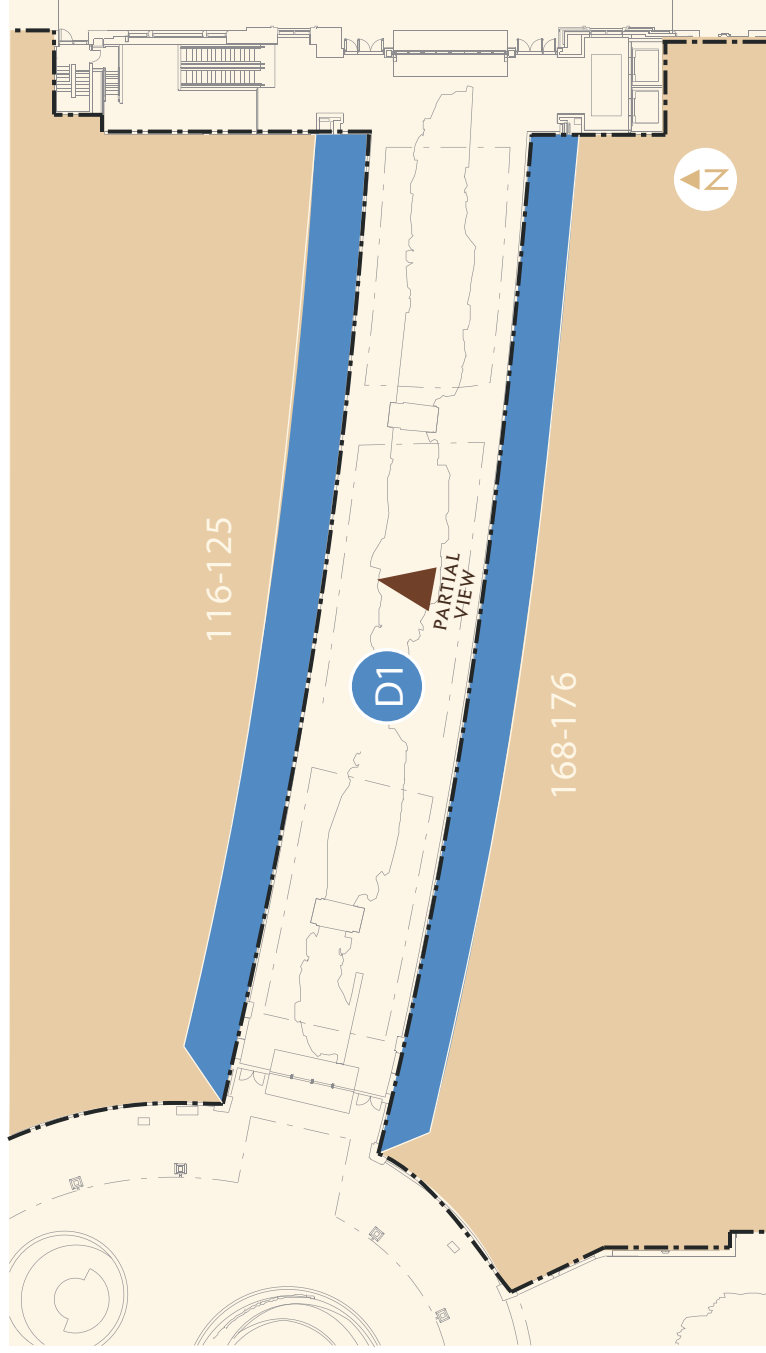
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LEVEL 1

D1 CRITERIA

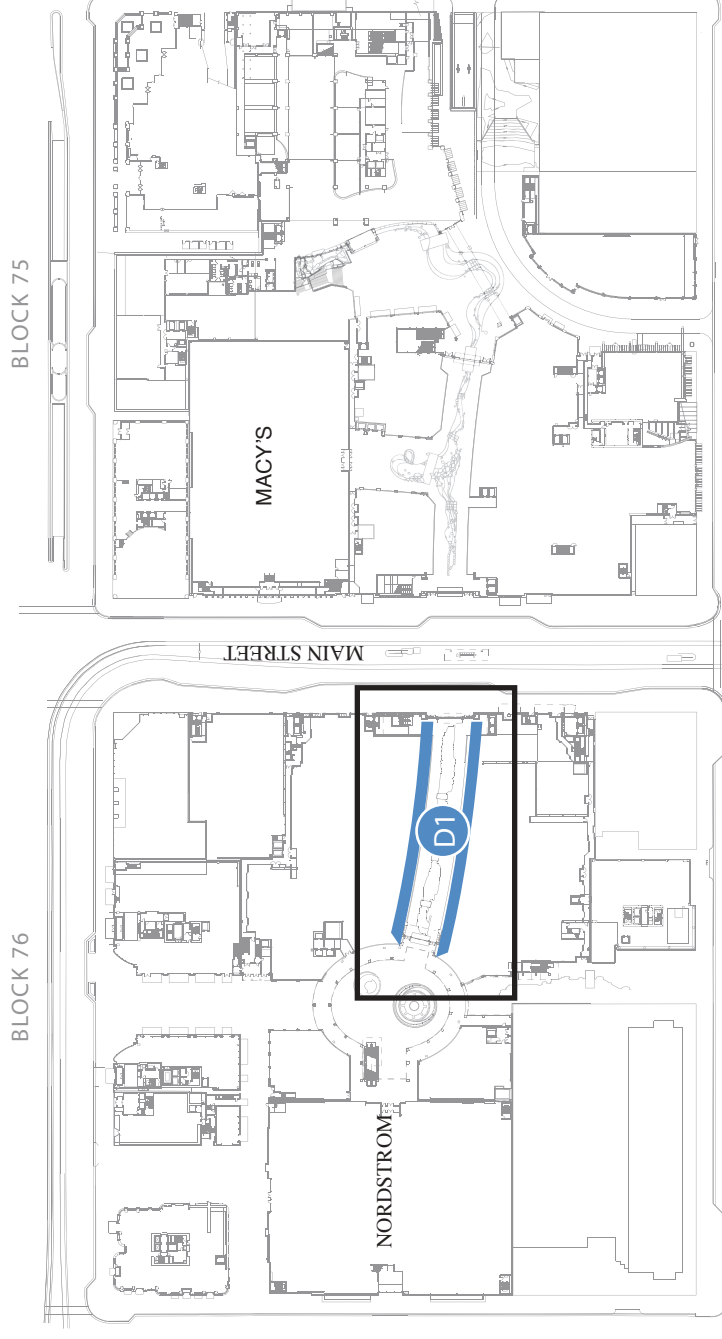


PARTIAL VIEW LOOKING NORTH

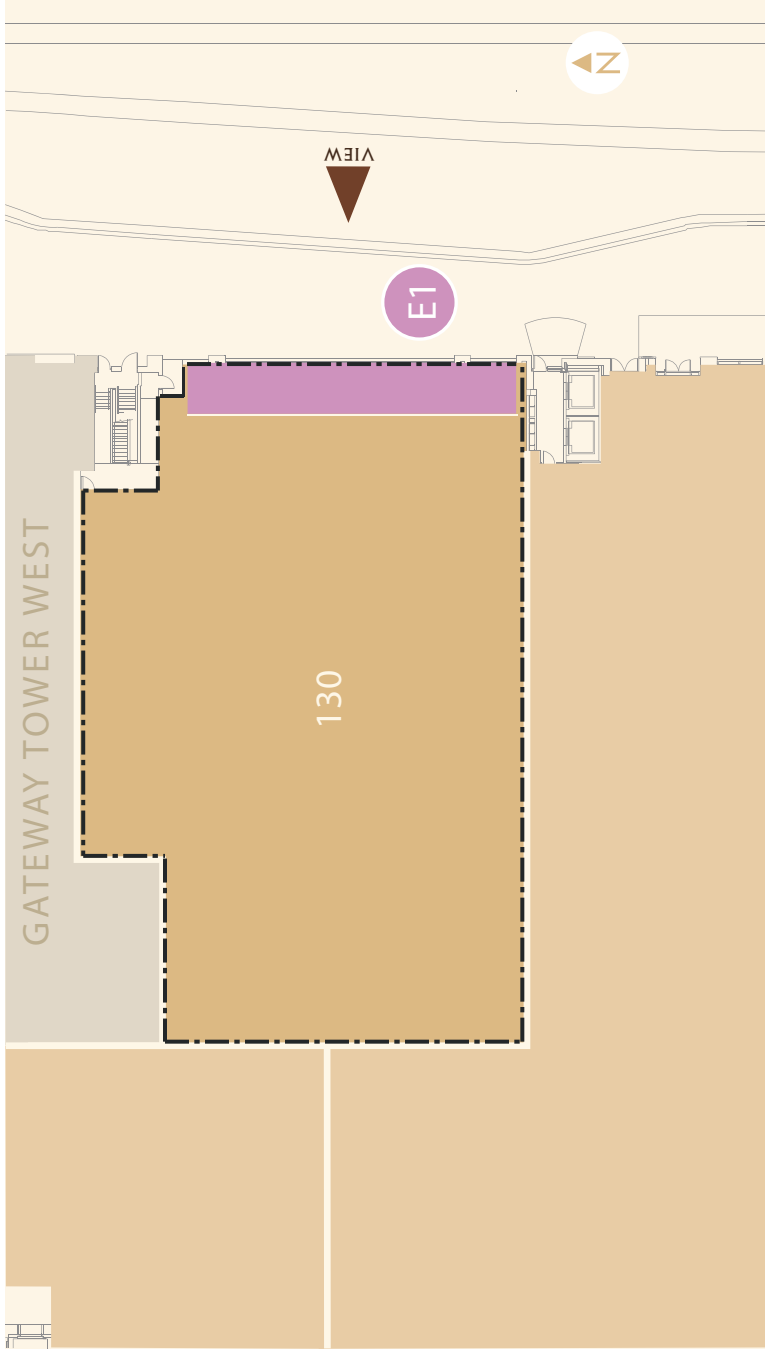


LEVEL 1 PLAN FOR STOREFRONT CONDITION D1

- KEY**
- RETAIL
 - STOREFRONT
 - CANOPY
 - LEASE LINE
- SPECIAL CRITERIA/CONDITION D1**
1. STOREFRONT AND AWNINGS/CANOPIES PROVIDED BY TENANT.
 2. RETRACTABLE SKYLIGHT ROOF/CLIMATE CONTROLLED AREA.
 3. REFER TO LANDLORD PROVIDED DESIGN PACKAGE AND DESIGN & CONSTRUCTION CRITERIA FOR MORE DETAILED INFORMATION.



LEVEL 1 KEY PLAN



LEVEL 1 PLAN FOR STOREFRONT CONDITION E1



VIEW LOOKING WEST

KEY

■ RETAIL

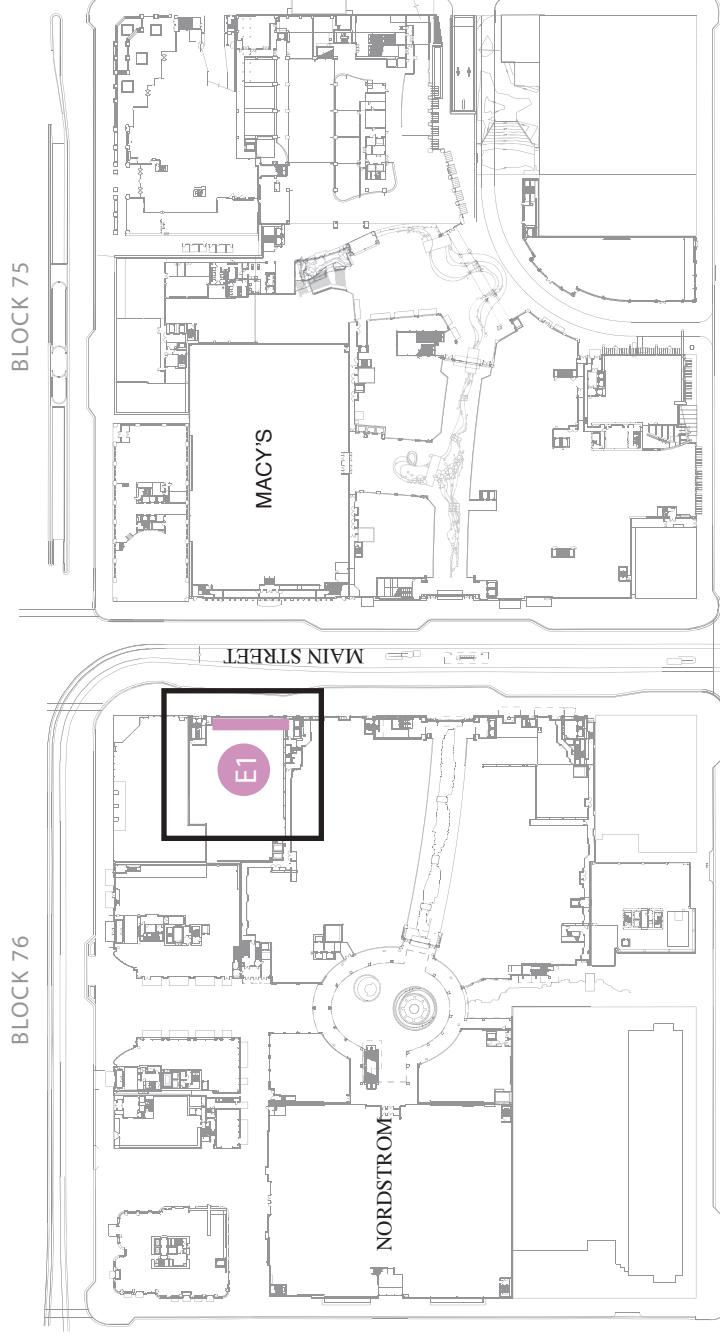
■ STOREFRONT

□ CANOPY

--- LEASE LINE

SPECIAL CRITERIA/CONDITION E1

1. STOREFRONT AND AWNINGS/CANOPIES PROVIDED BY TENANT.
2. 2-LEVEL STOREFRONT AREA.
3. AWNINGS/CANOPIES ARE NOT PERMITTED AT SECOND LEVEL STOREFRONT AREAS.
4. REFER TO LANDLORD PROVIDED DESIGN PACKAGE AND DESIGN & CONSTRUCTION CRITERIA FOR MORE DETAILED INFORMATION.



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LEVEL 1

E1 CRITERIA



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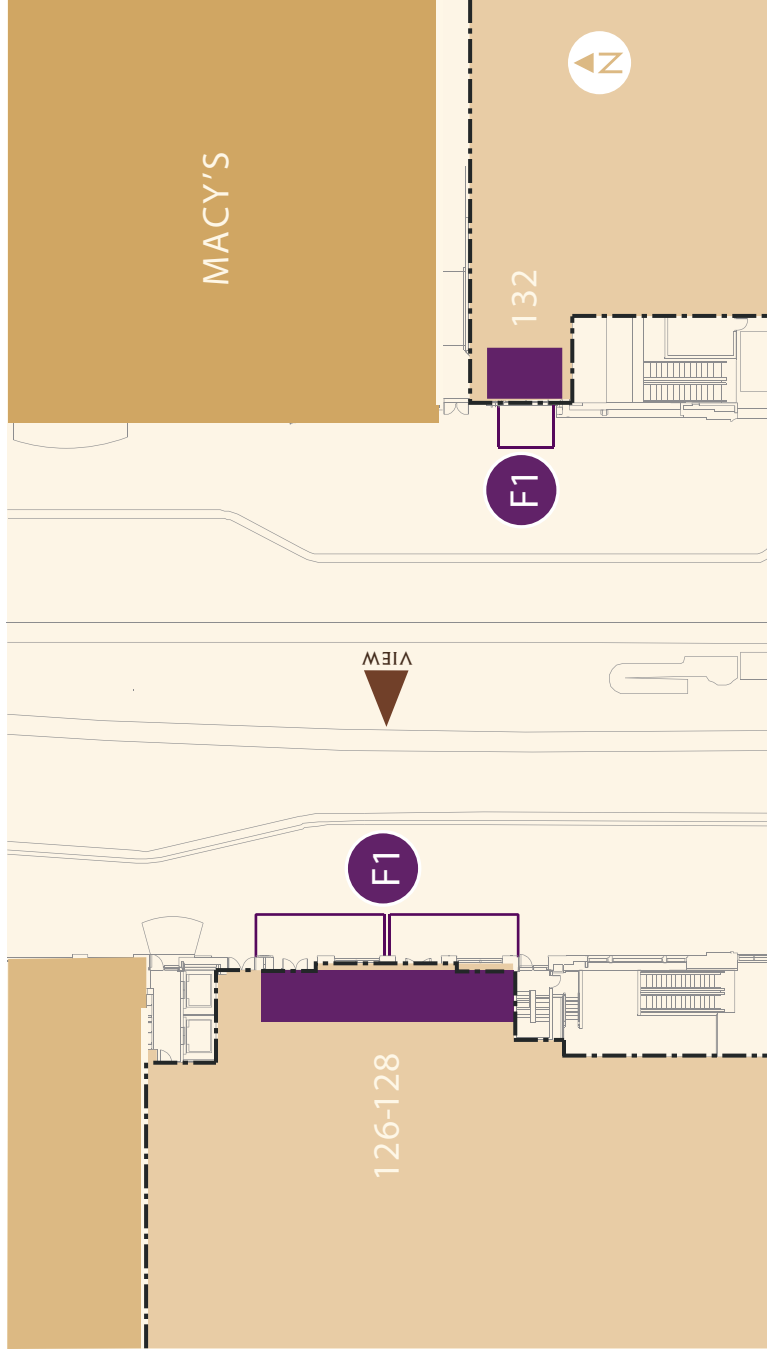
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LEVEL 1

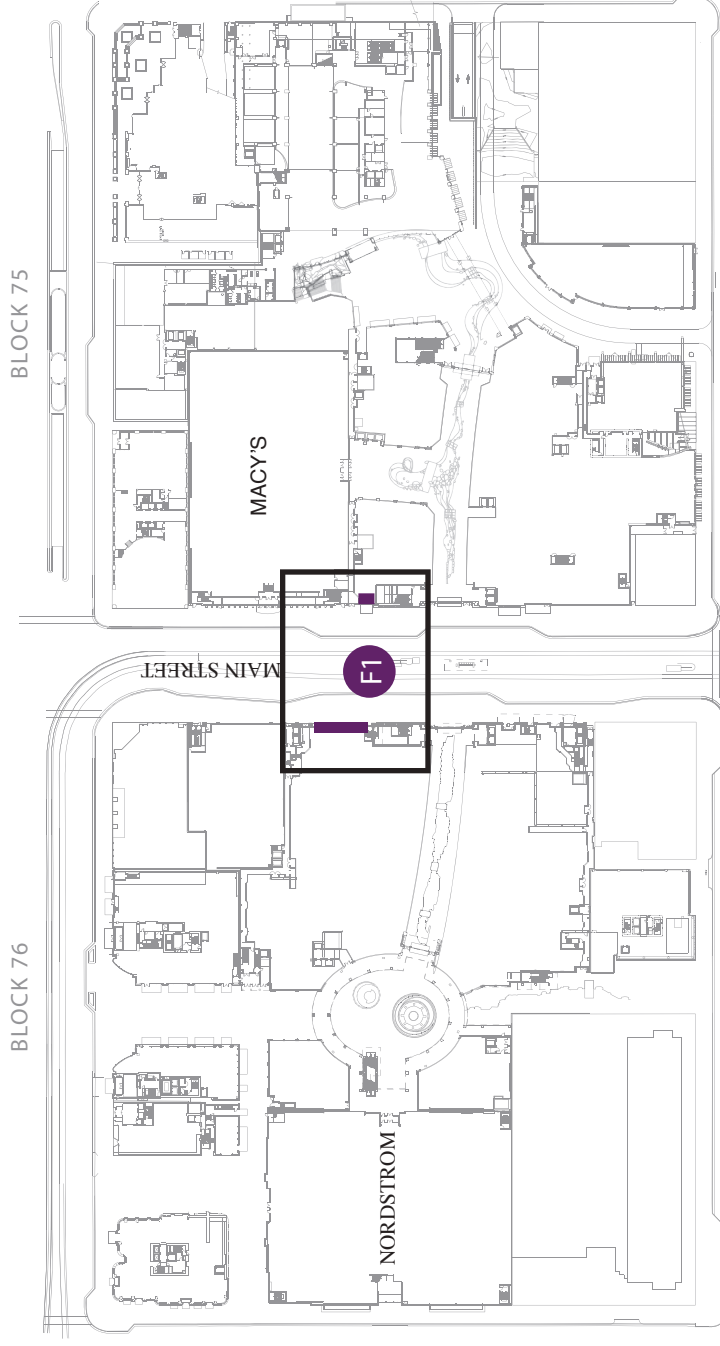
F1 CRITERIA

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LEVEL 1 PLAN FOR STOREFRONT CONDITION F1

VIEW LOOKING WEST



LEVEL 1 KEY PLAN

KEY

RETAIL

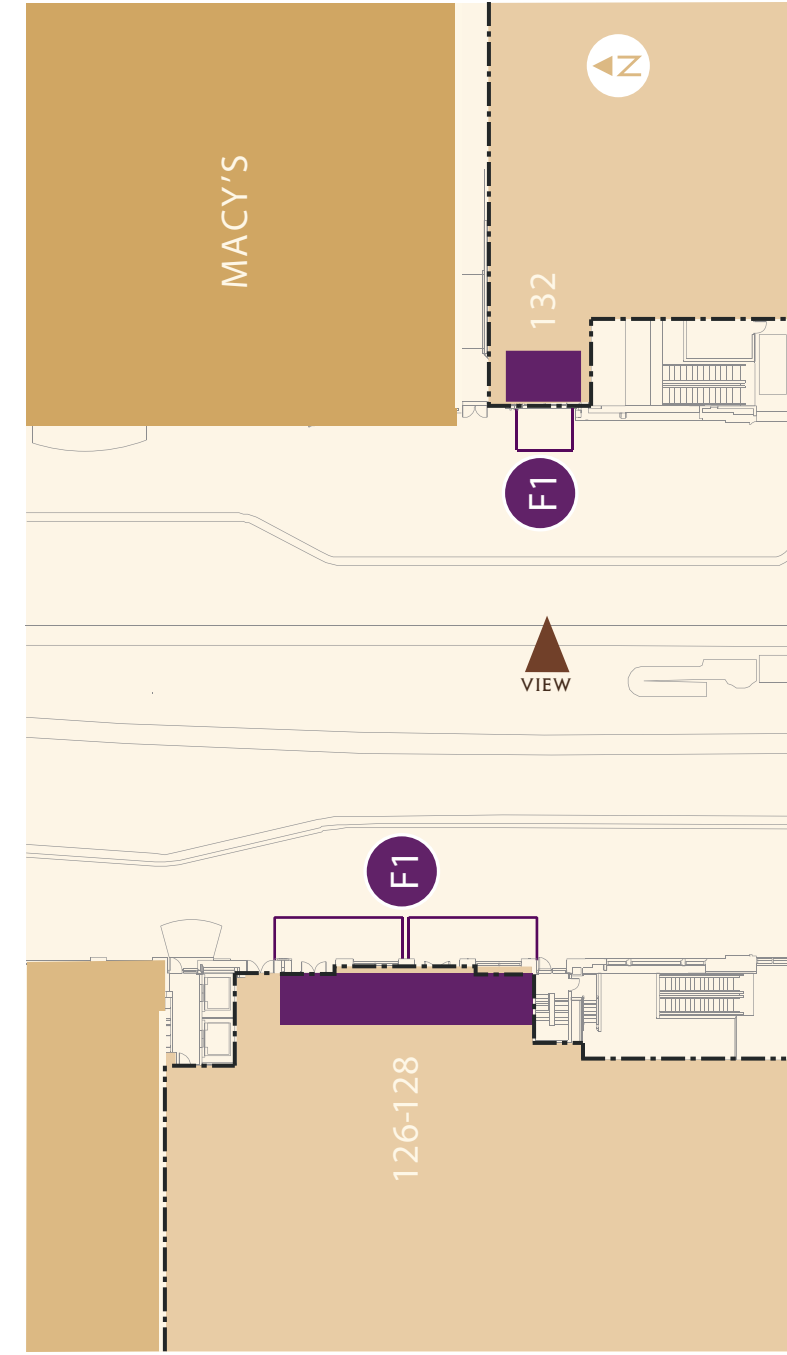
STOREFRONT

CANOPY

LEASE LINE

SPECIAL CRITERIA/CONDITION F1

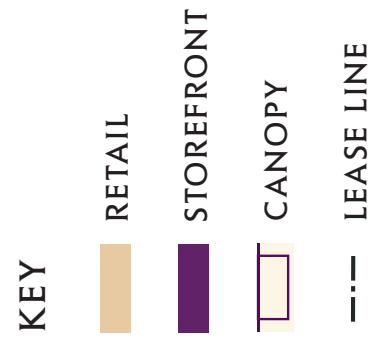
1. STOREFRONT AND CANOPIES PROVIDED BY LANDLORD.
2. DOOR ALCOVES LOCATED TO MEET DOOR SWING CRITERIA (SEE PLAN).
3. REFER TO LANDLORD PROVIDED DESIGN PACKAGE AND DESIGN & CONSTRUCTION CRITERIA FOR MORE DETAILED INFORMATION.



LEVEL 1 PLAN FOR STOREFRONT CONDITION F1

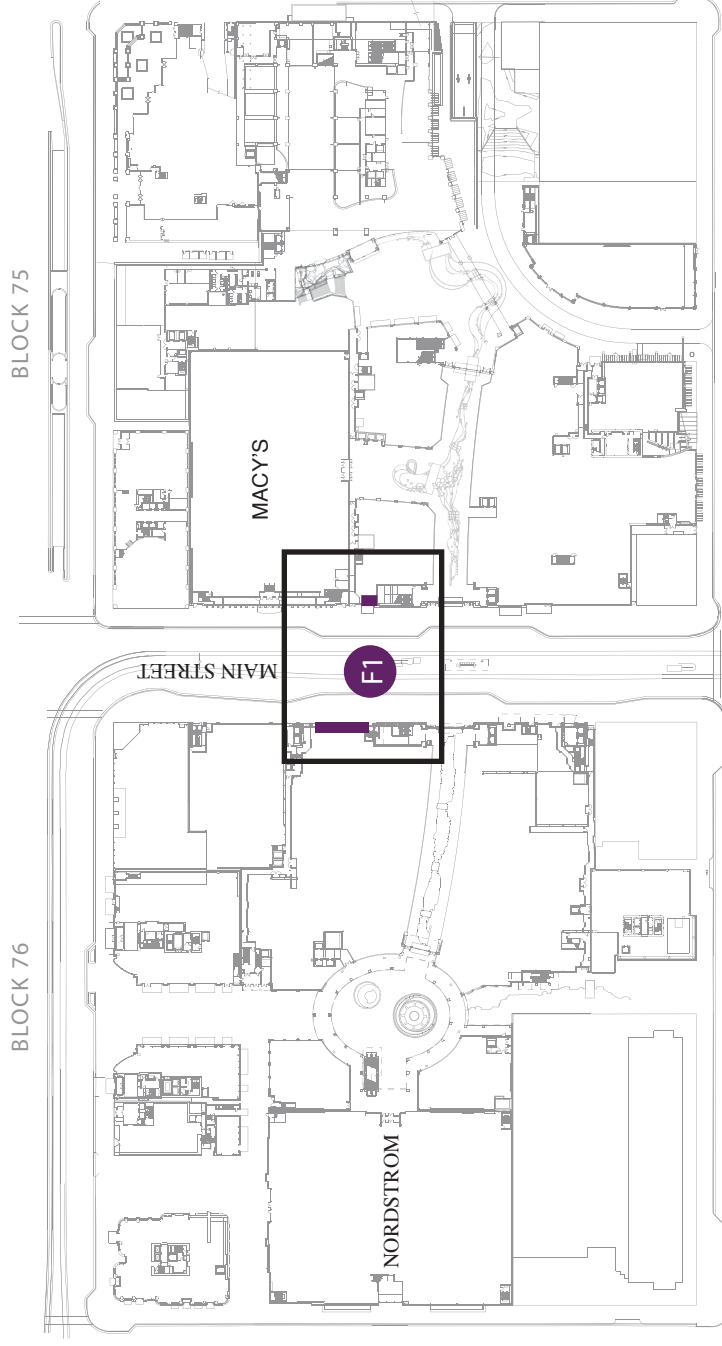


VIEW LOOKING WEST



SPECIAL CRITERIA/CONDITION F1

1. STOREFRONT AND CANOPIES PROVIDED BY LANDLORD.
2. DOOR ALCOVES LOCATED TO MEET DOOR SWING CRITERIA (SEE PLAN).
3. REFER TO LANDLORD PROVIDED DESIGN PACKAGE AND DESIGN & CONSTRUCTION CRITERIA FOR MORE DETAILED INFORMATION.



LEVEL 1 KEY PLAN



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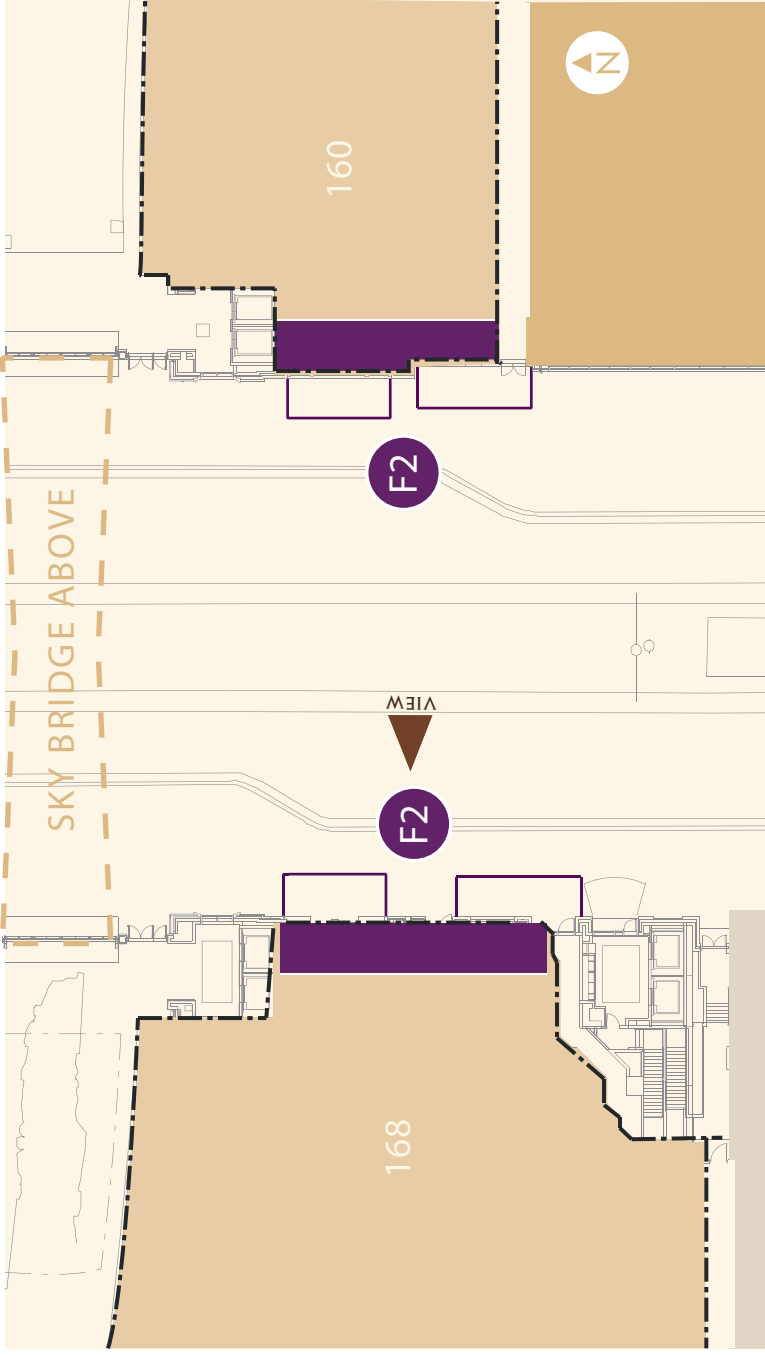
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LEVEL 1

F1 CRITERIA



LEVEL 1 PLAN FOR STOREFRONT CONDITION F2



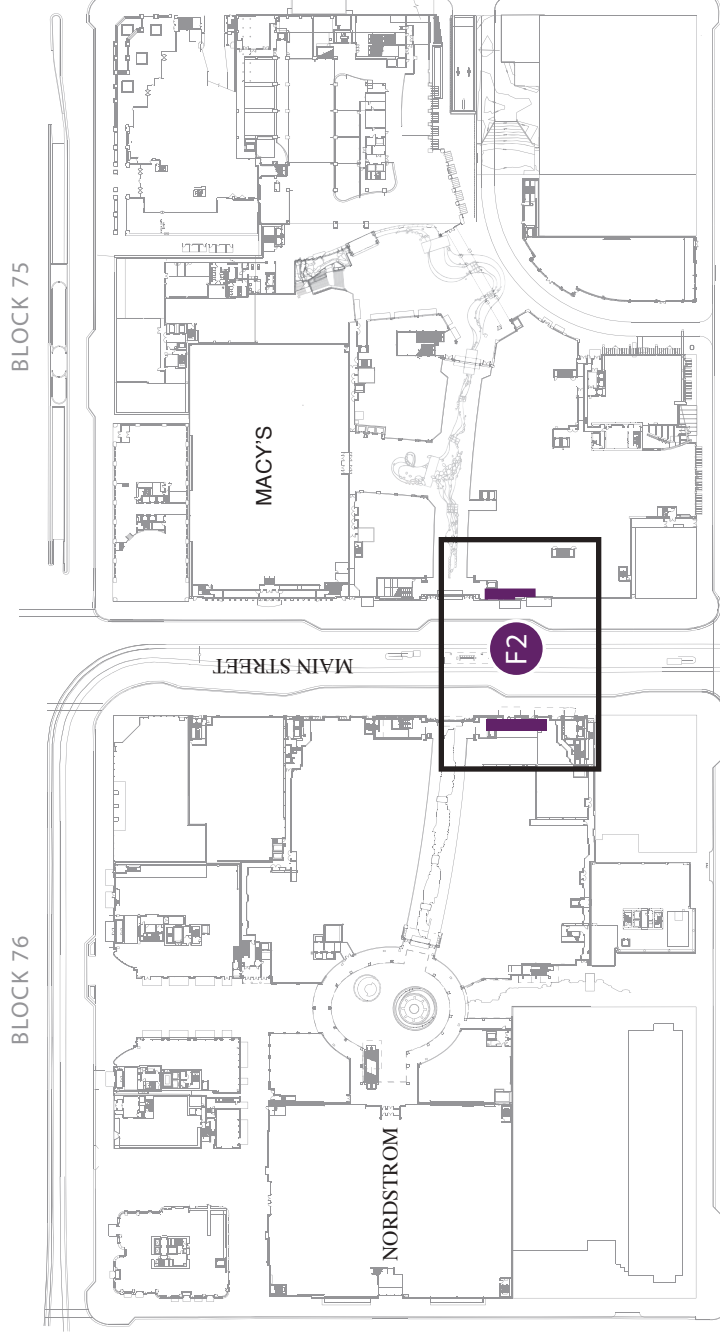
VIEW LOOKING WEST

SPECIAL CRITERIA/CONDITION F2

1. STOREFRONT AND CANOPIES PROVIDED BY LANDLORD.
2. DOOR ALCOVES LOCATED TO MEET DOOR SWING CRITERIA (SEE PLAN).
3. REFER TO LANDLORD PROVIDED DESIGN PACKAGE AND DESIGN & CONSTRUCTION CRITERIA FOR MORE DETAILED INFORMATION.

KEY

- RETAIL
- STOREFRONT
- CANOPY
- LEASE LINE



LEVEL 1 KEY PLAN



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Salt Lake City, Utah

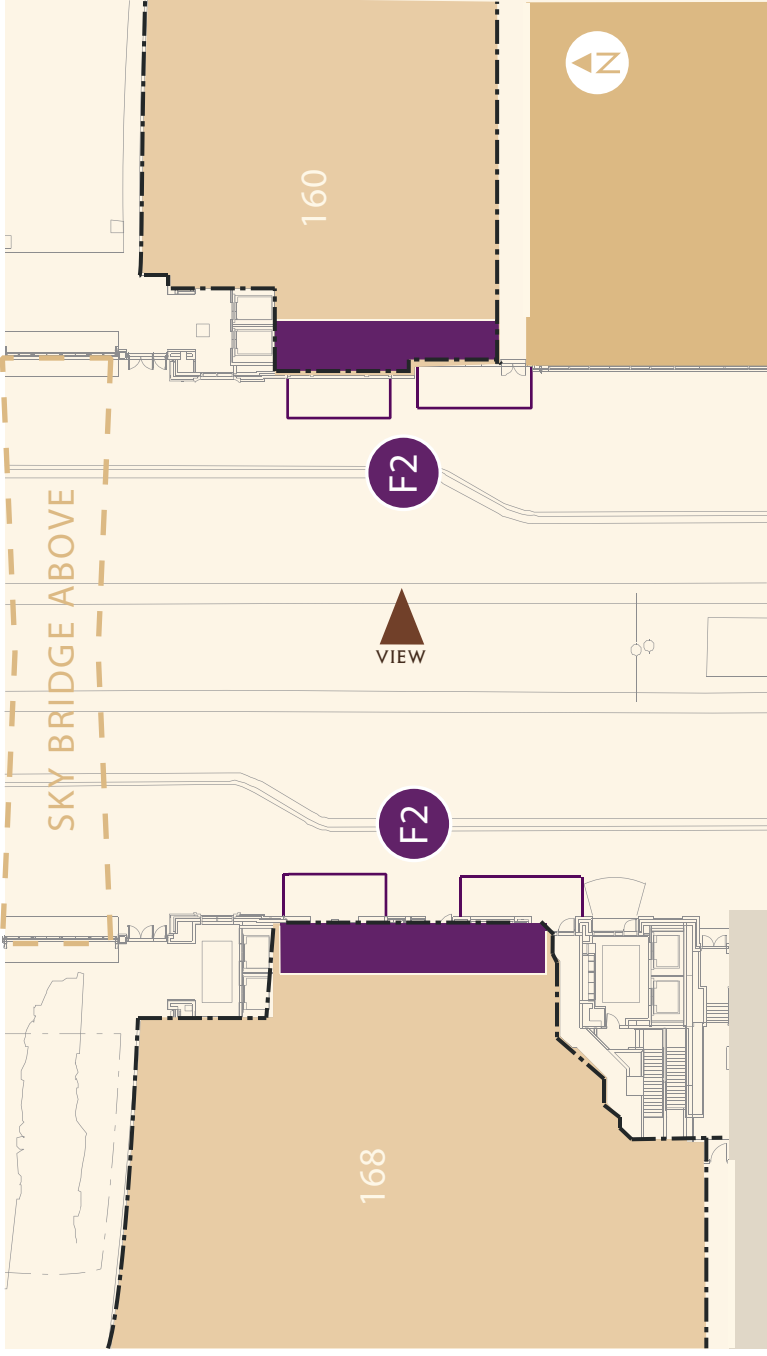
**STOREFRONT
CONDITIONS
SUPPLEMENT**

July 31, 2009

Taubman

LEVEL 1

F2 CRITERIA



LEVEL 1 PLAN FOR STOREFRONT CONDITION F2



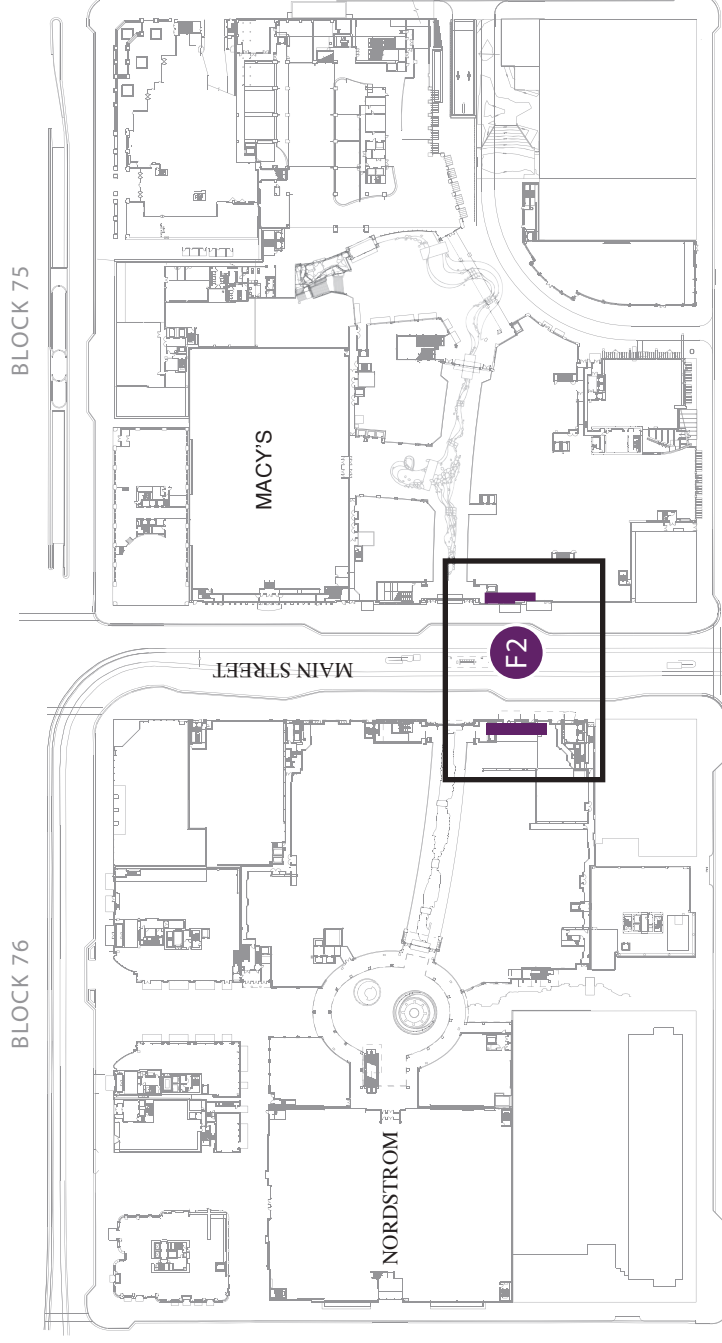
VIEW LOOKING WEST

SPECIAL CRITERIA/CONDITION F2

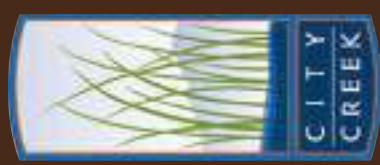
1. STOREFRONT AND CANOPIES PROVIDED BY LANDLORD.
2. DOOR ALCOVES LOCATED TO MEET DOOR SWING CRITERIA (SEE PLAN).
3. REFER TO LANDLORD PROVIDED DESIGN PACKAGE AND DESIGN & CONSTRUCTION CRITERIA FOR MORE DETAILED INFORMATION.

KEY

- RETAIL
- STOREFRONT
- CANOPY
- LEASE LINE



LEVEL 1 KEY PLAN



CITY CREEK CENTER
Salt Lake City, Utah

**STOREFRONT
CONDITIONS
SUPPLEMENT**

July 31, 2009

Taubman

LEVEL 1

F2 CRITERIA



CITY CREEK CENTER
Salt Lake City, Utah

**STOREFRONT
CONDITIONS
SUPPLEMENT**

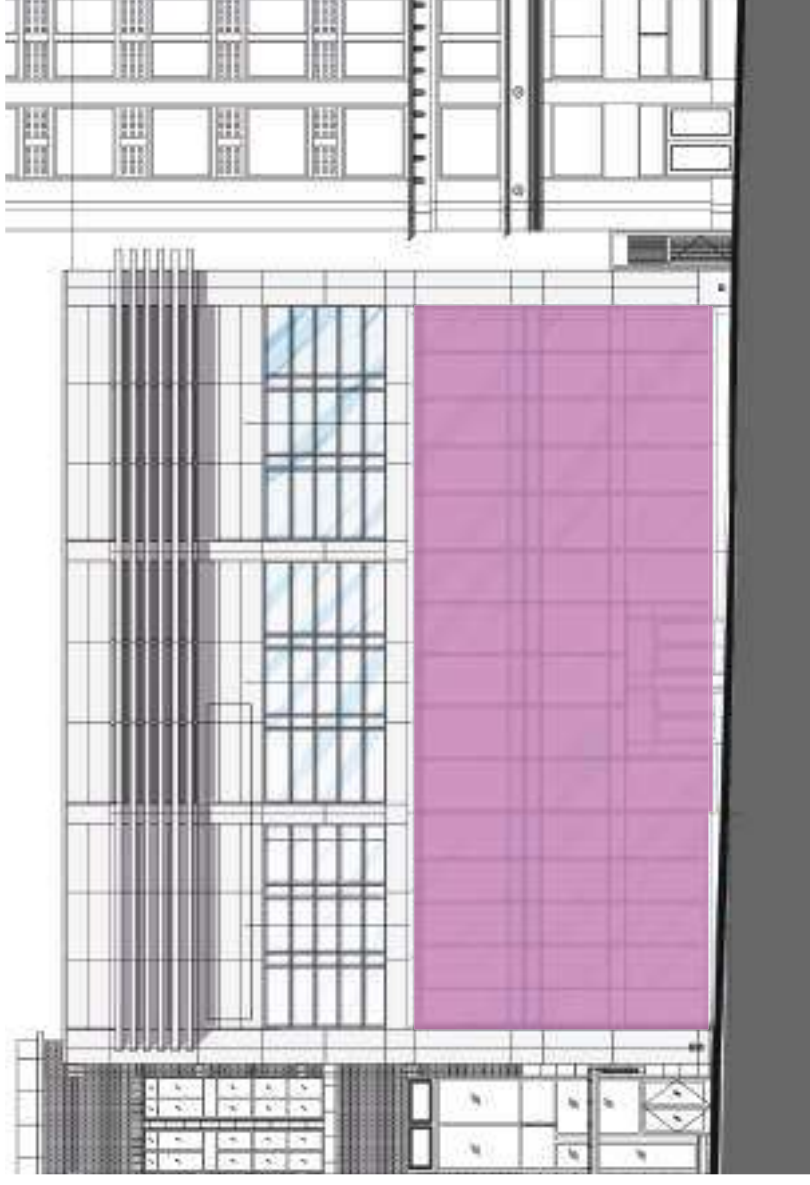
July 31, 2009

Taubman

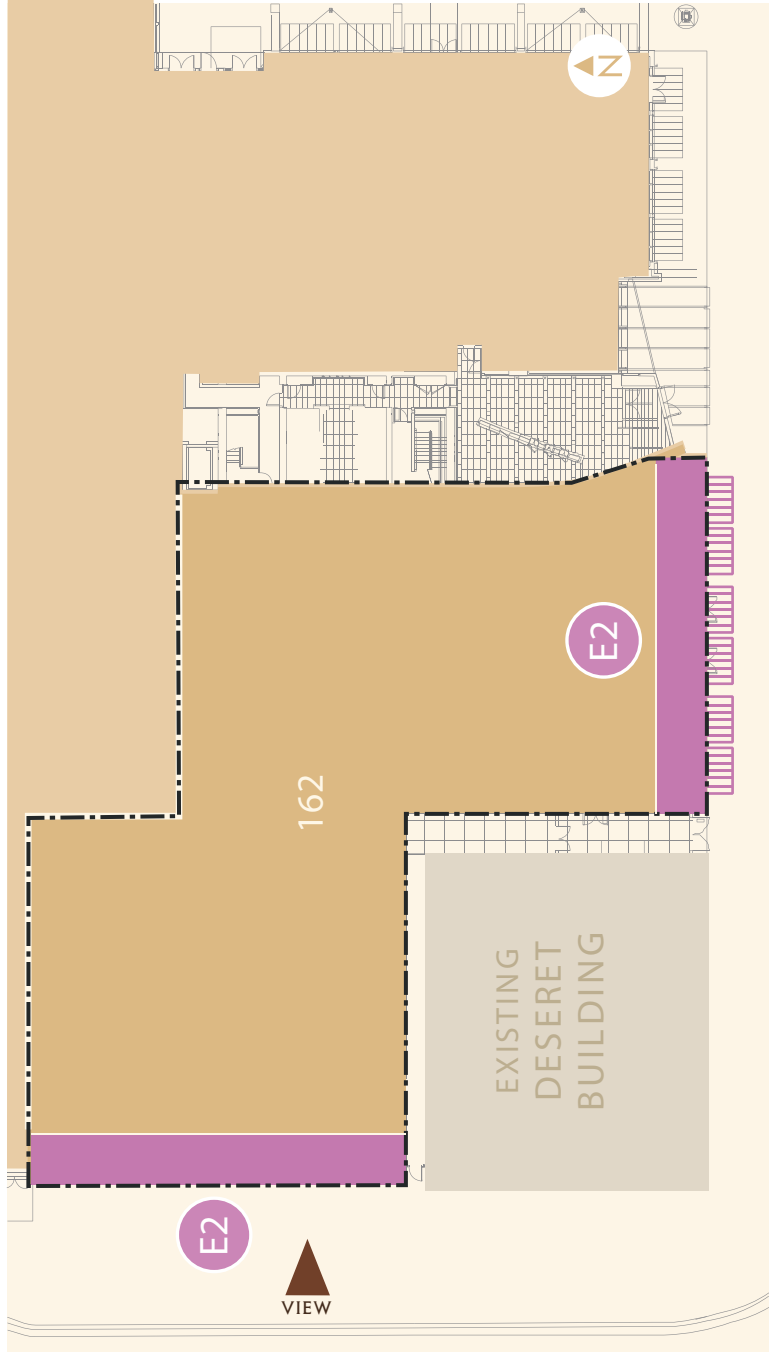
LEVEL 1

E2 CRITERIA

20



VIEW LOOKING EAST



LEVEL 1 PLAN FOR STOREFRONT CONDITION E2

KEY

RETAIL

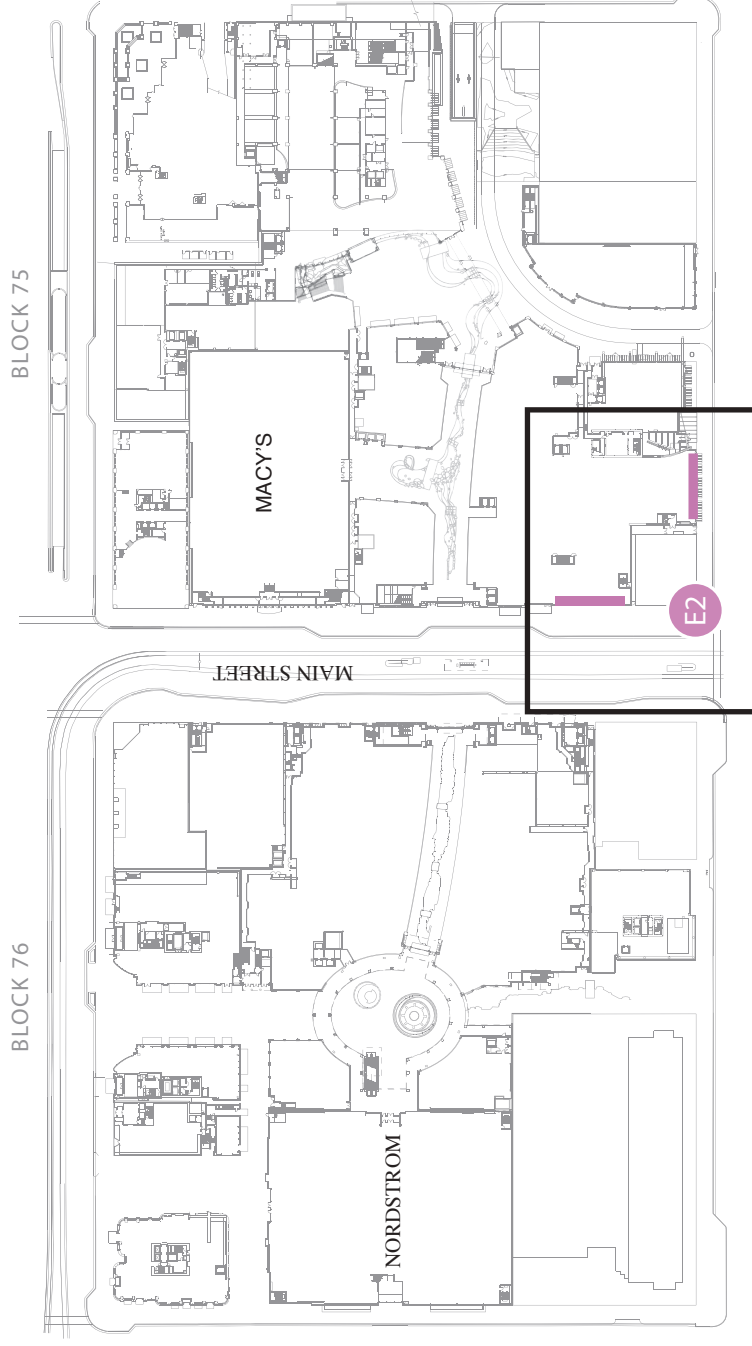
STOREFRONT

CANOPY

LEASE LINE

SPECIAL CRITERIA/CONDITION E2

1. STOREFRONT AND AWNINGS/CANOPIES PROVIDED BY TENANT.
2. STOREFRONT PROVIDED BY TENANT ALONG SOUTH STREET (SOUTH ELEVATION).
3. AWNINGS/CANOPIES ARE NOT PERMITTED AT SECOND LEVEL STORE FRONT AREAS.
4. REFER TO LANDLORD PROVIDED DESIGN PACKAGE AND DESIGN & CONSTRUCTION CRITERIA FOR MORE DETAILED INFORMATION.



LEVEL 1 KEY PLAN



CITY CREEK CENTER
Salt Lake City, Utah

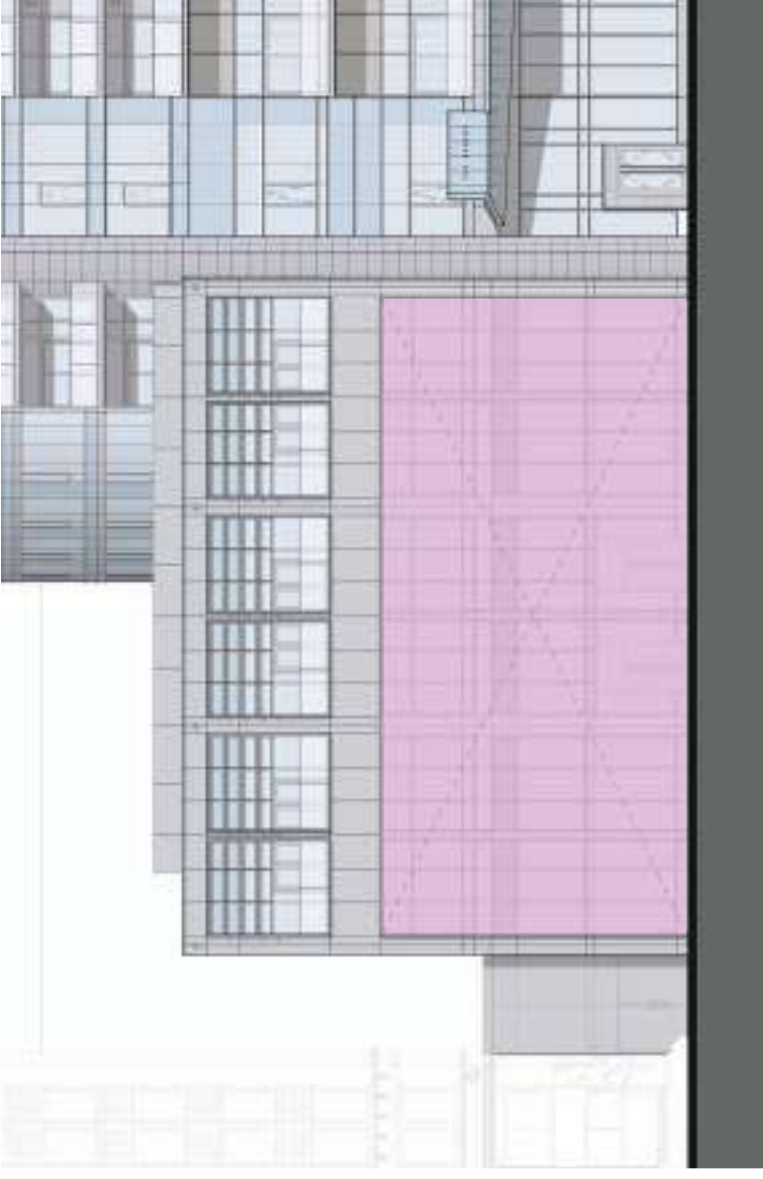
**STOREFRONT
CONDITIONS
SUPPLEMENT**

July 31, 2009

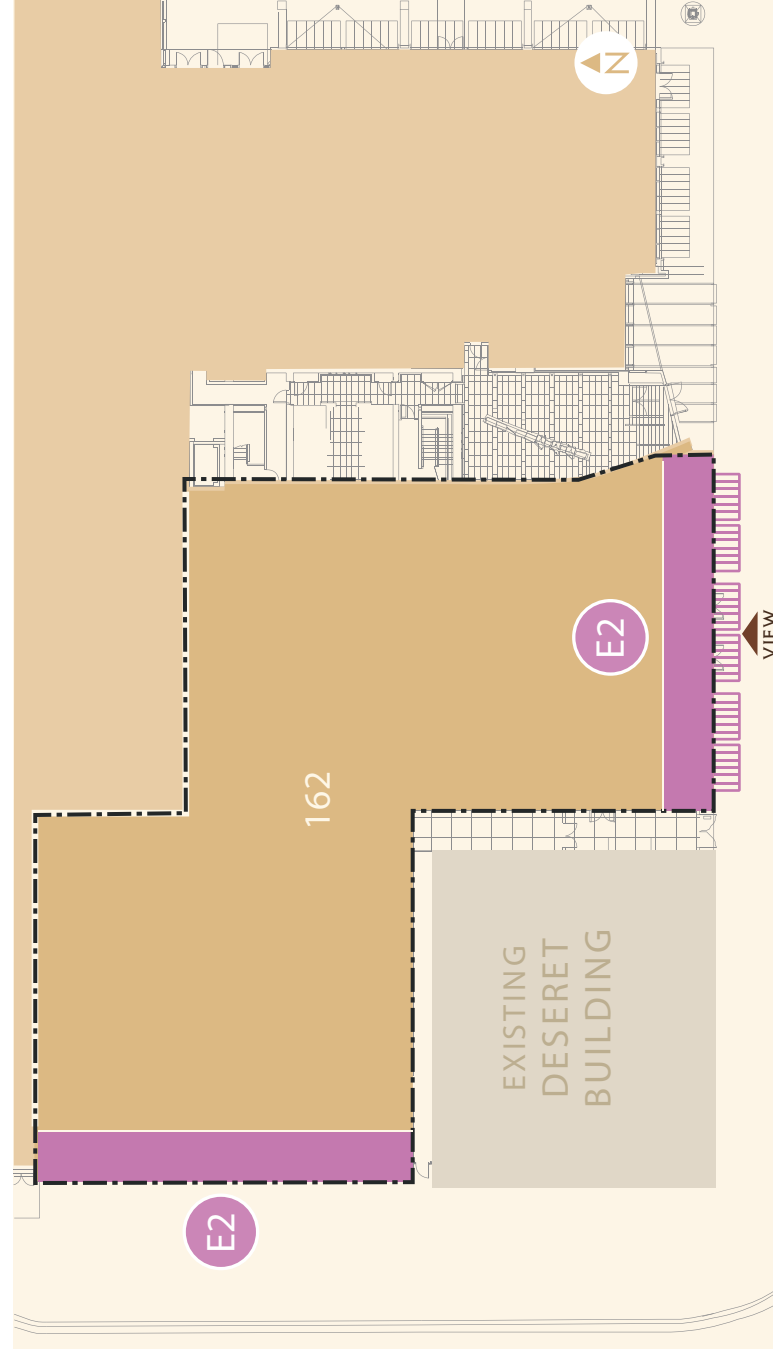
Taubman

LEVEL 1

E2 CRITERIA



VIEW LOOKING EAST



LEVEL 1 PLAN FOR STOREFRONT CONDITION E2

KEY

RETAIL

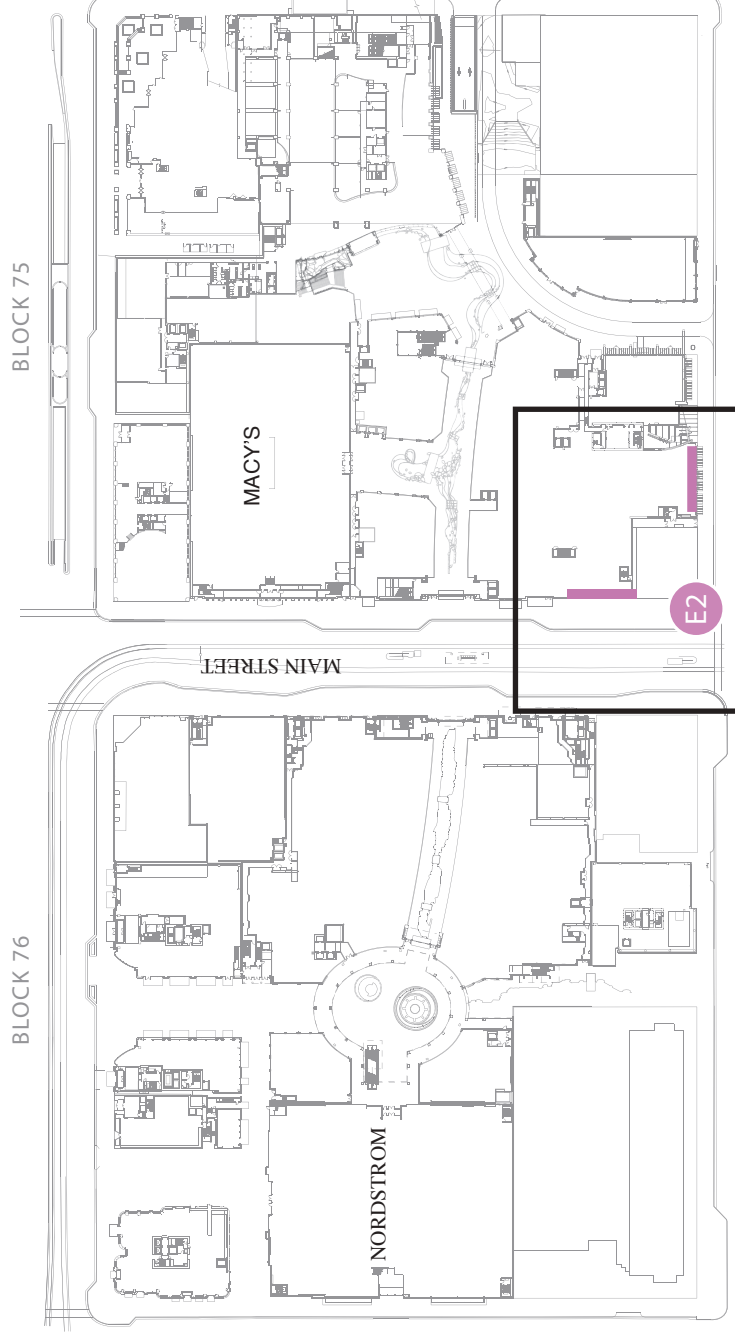
STOREFRONT

CANOPY

LEASE LINE

SPECIAL CRITERIA/CONDITION E2

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LEVEL 1 KEY PLAN