

MANHATTAN
VILLAGE

CLOSE TO HOME. CLOSE TO PERFECT.



MORE FASHION.



MORE FLAVOR.



MORE FUN.

MANHATTAN VILLAGE ENHANCEMENT

Manhattan Beach City Council
September 3, 2013

Why Change?



- Destination retail shopping is evolving
- Make Manhattan Village more inviting ...
 - A gathering place
- Macy's configuration is inefficient
- Connect Northwest corner to main center
- Disconnected sense of place
- Cost of doing nothing

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Existing Site Plan



- LEGEND:**
- Existing Mall
 - Existing Retail
 - Expansion Space (1 Level)
 - Expansion Space (2 Level)
 - Building Heights
 - XXX Parking Count
 - MVSC Property Boundary
 - Component Boundary
 - Indicates Existing Accessible Parking Stalls



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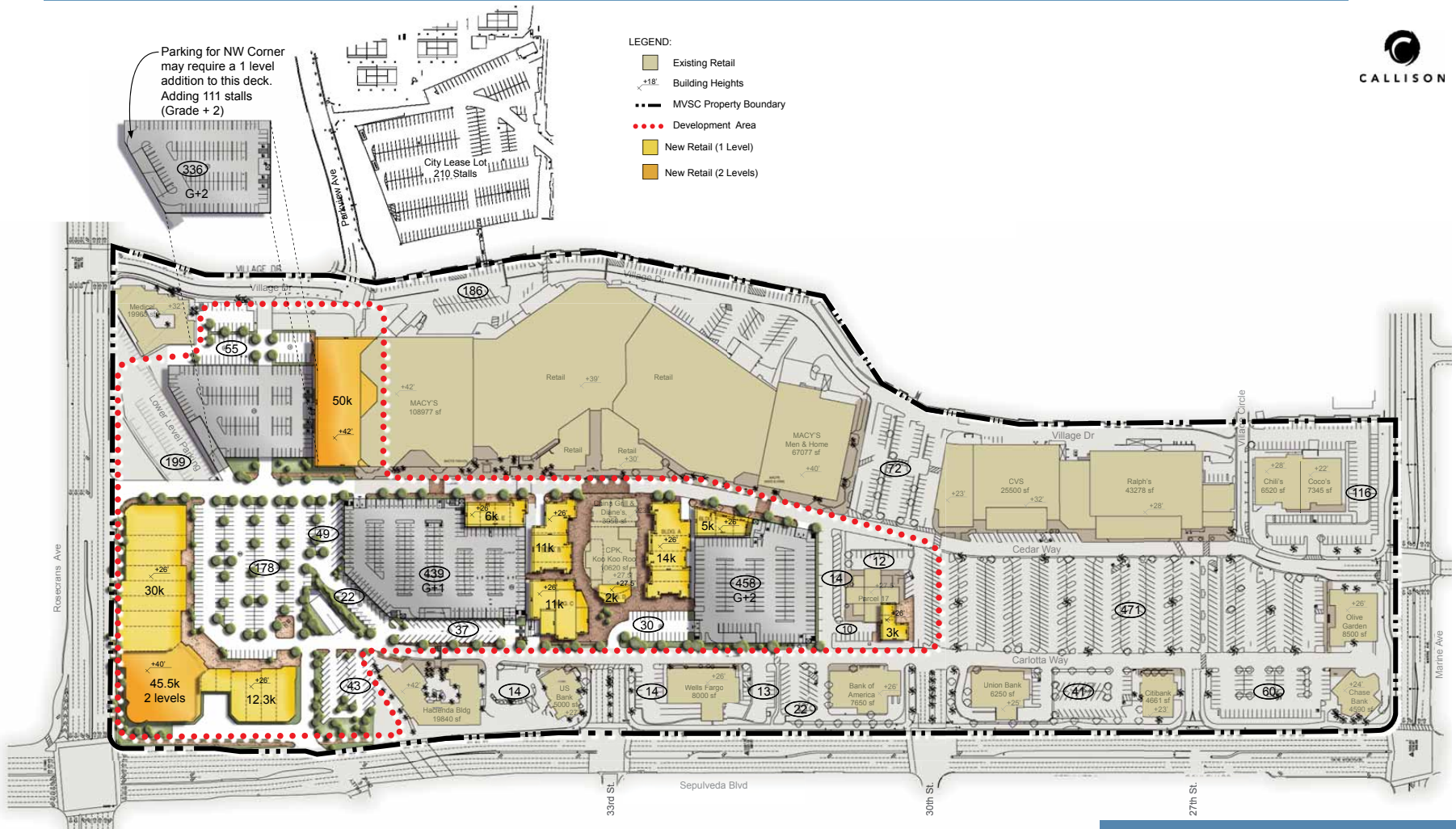
Early Site Plan

DRAFT



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Early Site Plan



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Phase I – Village Shops

Trying to Avoid This Mistake ...



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Proposed Project – Completed



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New Retail Street



Direct Access to Second Level

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Proposed Project



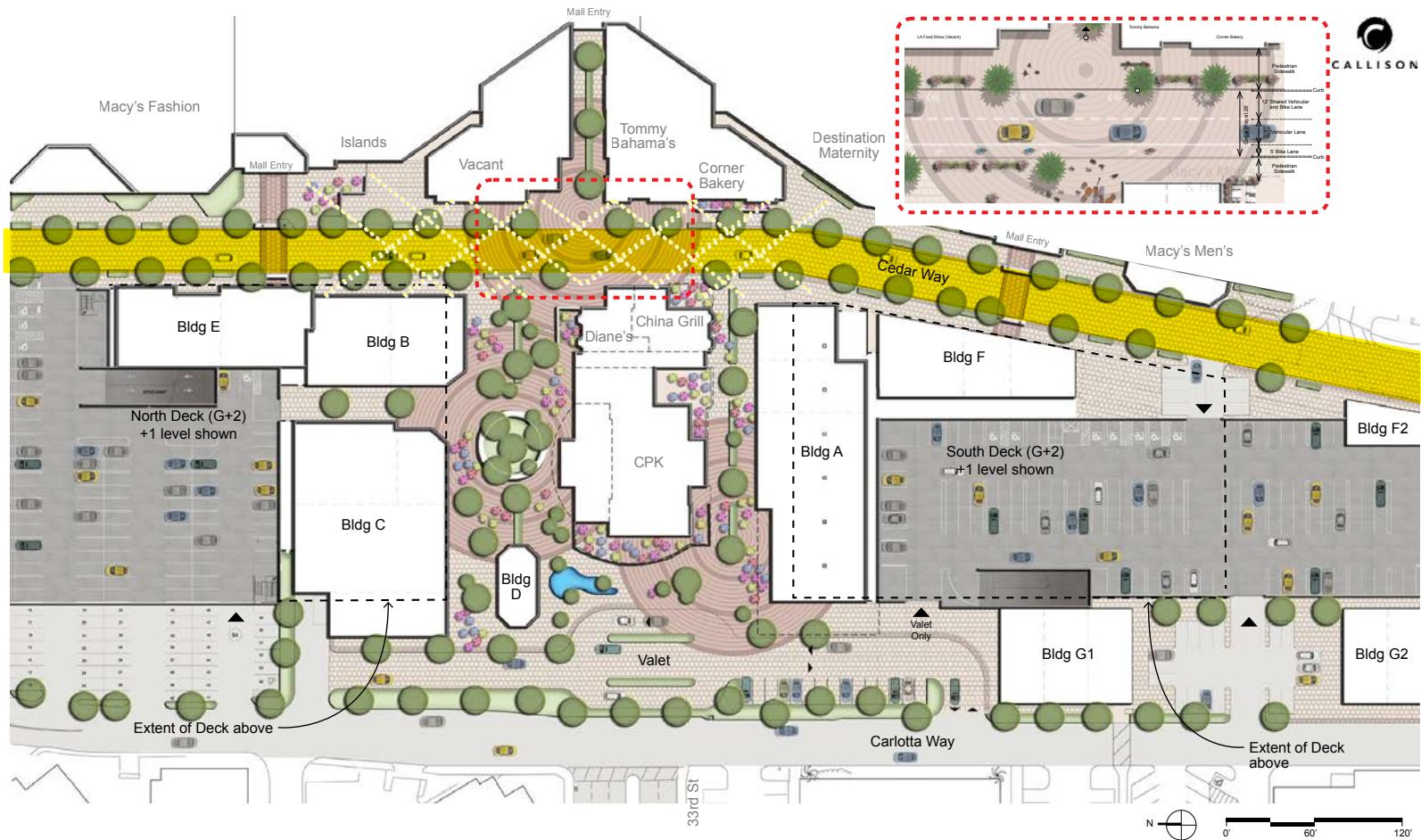
- Phase I
 - Reinforce existing mall
 - The Village Shops
- Phase II
 - Macy's consolidation
- Phase III
 - Northwest Corner

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Phase I – Village Shops

- Travelway converted to retail street

Phase I – Village Shops



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Phase I – Village Shops

Better Place-Making with Village Shops and Cedar Way Main Street



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Phase I – Village Shops

- Travelway converted to retail street
- Open-air retail with public space designed for strolling and sitting – not asphalt

Phase I – Village Shops



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Phase I – Village Shops

Better Place-Making with Village Shops and Cedar Way Main Street



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Phase I – Village Shops

- Travelway converted to retail street
- Open-air retail with public space designed for strolling and sitting – not asphalt
- Connecting new shops to the enclosed mall
 - Multiple clusters of retail synergy

Phase I – Village Shops



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Phase I – Interior Improvements

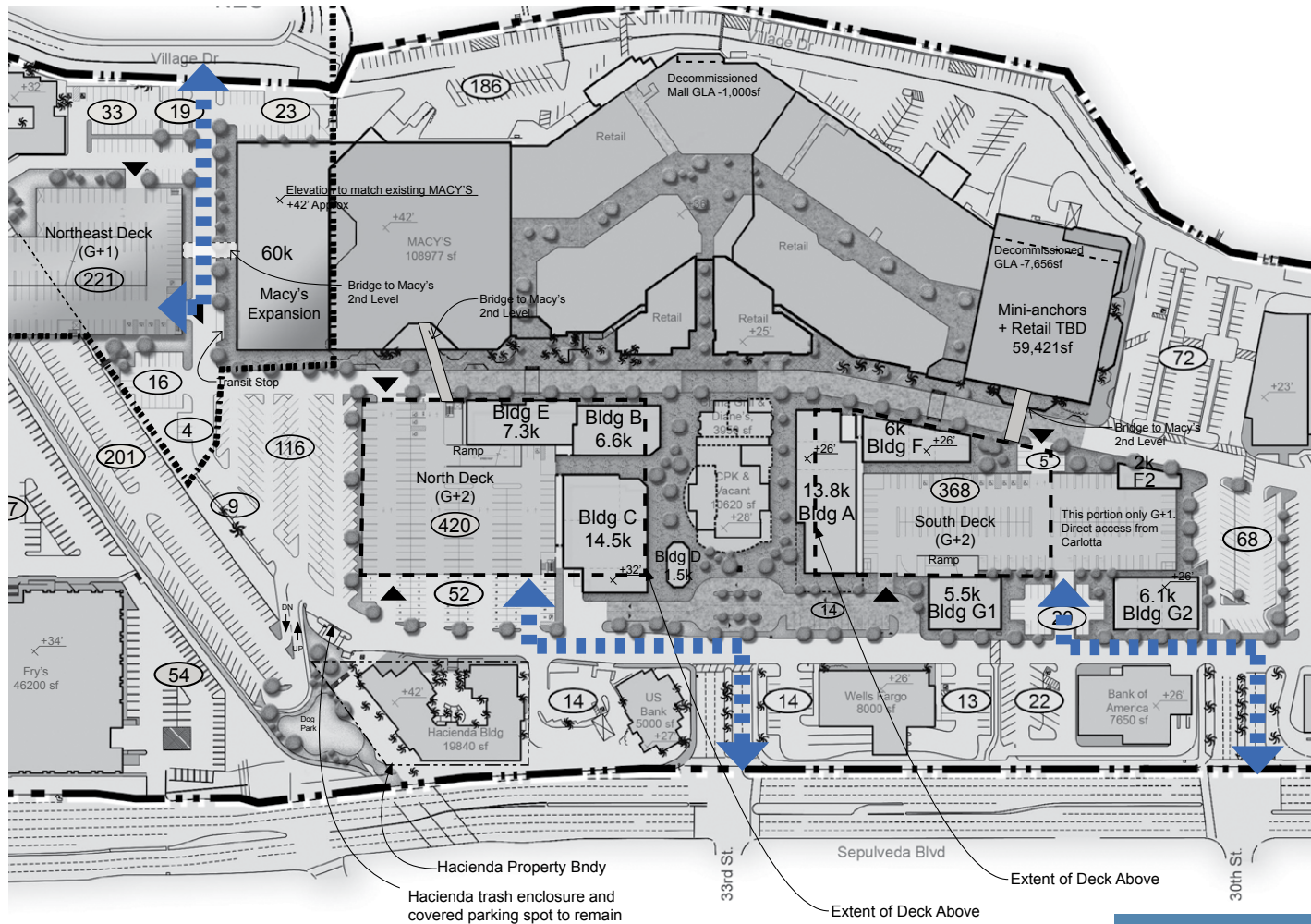


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Phase I – Village Shops

- Travelway converted to retail street
- Open-air retail with public space designed for strolling and sitting – not asphalt
- Connecting new shops to the enclosed mall
 - Multiple clusters of retail synergy
- Parking destinations close to retail doors and property entrances

Phase I – Village Shops



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Phase I – Village Shops



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Phase I – Village Shops

2013 Plan



Carlotta Way

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Phase I – Village Shops



Deck Components



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Phase I – Village Shops



North Deck: North Facade

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Phase I – Village Shops



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Phase I – Village Shops

Trying to Avoid This Mistake ...



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Phase I – Village Shops

Current 2013 Plan



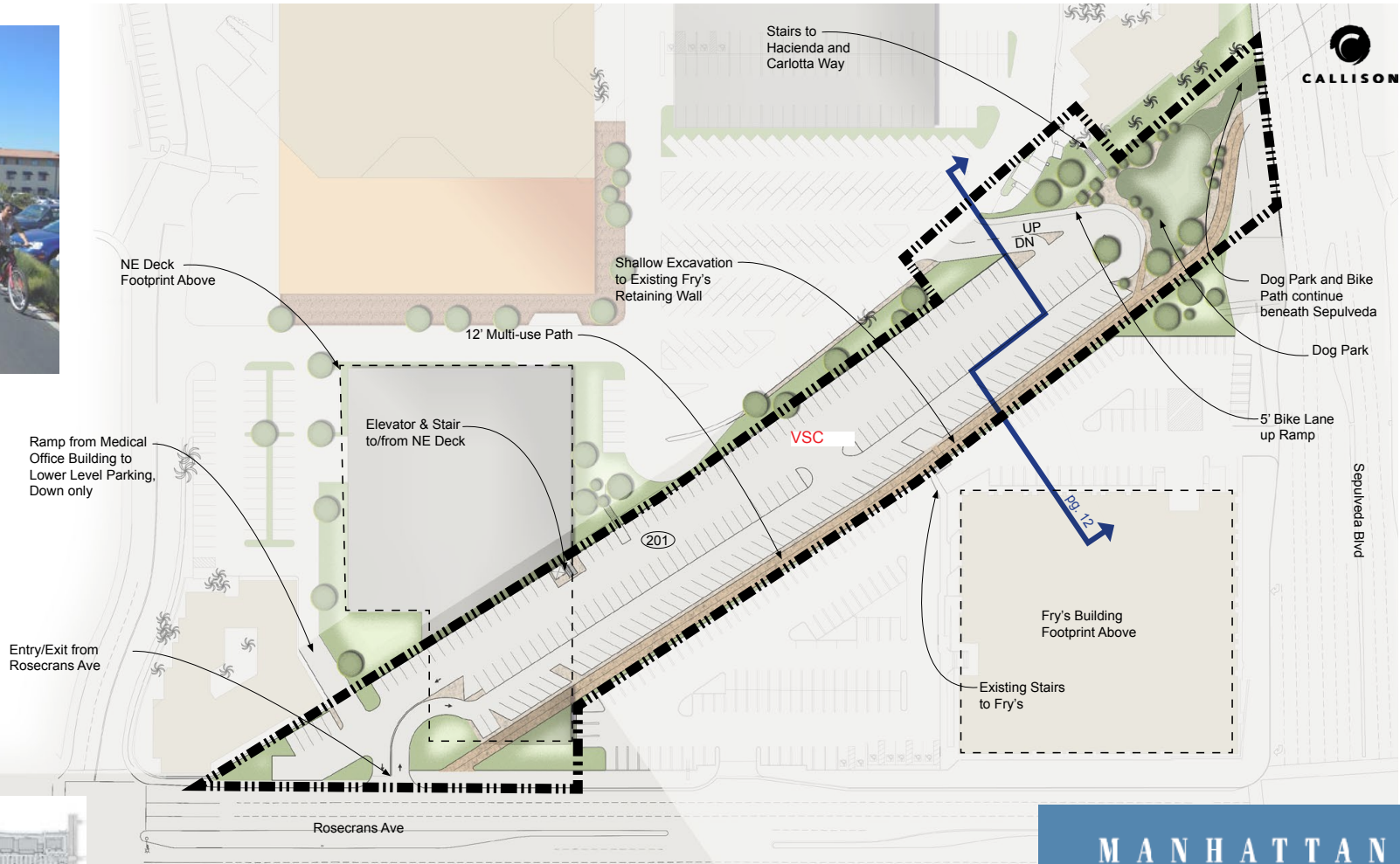
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Phase I – Village Shops

Better Urban Planning



Multi-use Path Example

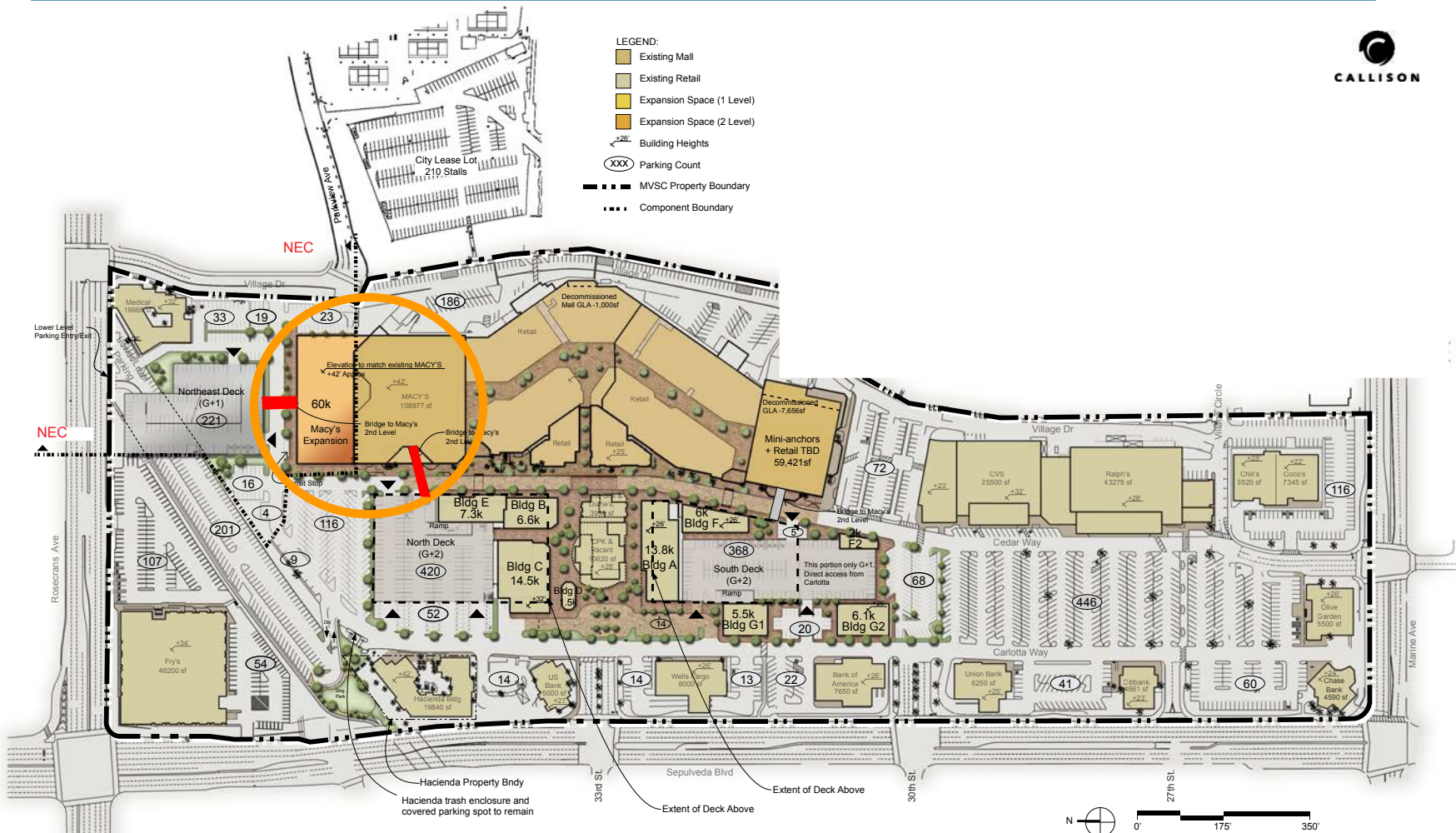


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Phase II – Macy's Consolidation

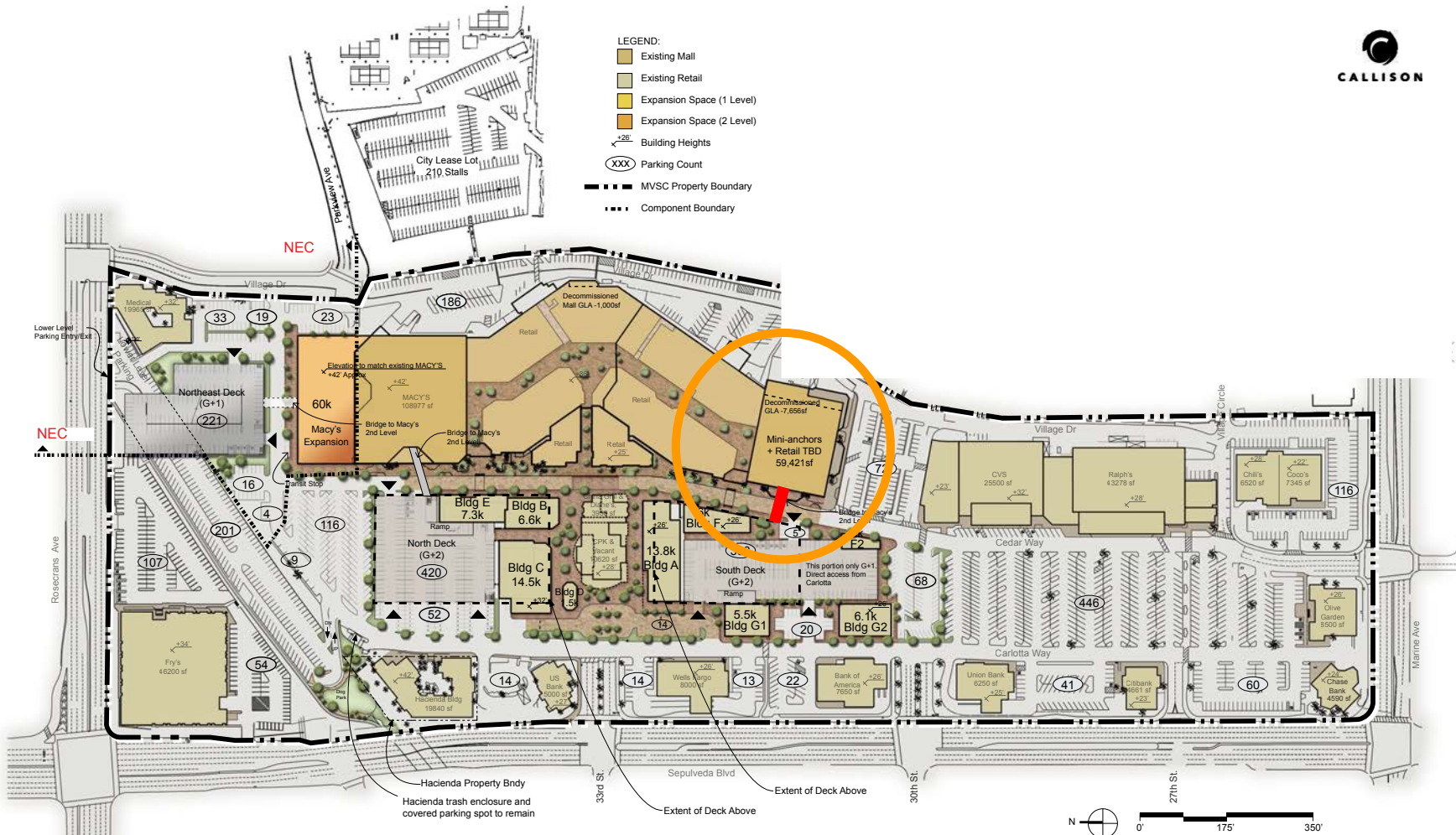
- More-Efficient Macy's Under One Roof
- Convert Men's Store to Mini-Anchors and Shops
- South Deck Upper Level Feeds Mini-Anchor

Phase II – Macy's Consolidation



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Phase II – Macy's Consolidation



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Phase III – Northwest Corner

- Northwest Corner Opportunities
 - Replace Fry's with Mini-Anchor and Shops
- Tie Corner into Main Center
- Add New Main Entrance at Rosecrans, serving entire center
 - Relieves overworked Village and Rosecrans intersection

Phase III – Northwest Corner



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Phase III – Northwest Corner



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Project Features



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Project Benefits to Manhattan Beach

Keep Manhattan Beach Dollars in Manhattan Beach



Retail MarketPlace Profile

90266 (Manhattan Beach)
 90266 (Manhattan Beach, CA)
 Geography: ZIP Code

Prepared by NAI Capital

Summary Demographics

2010 Population	35,338
2010 Households	14,812
2010 Median Disposable Income	\$93,461
2010 Per Capita Income	\$69,135

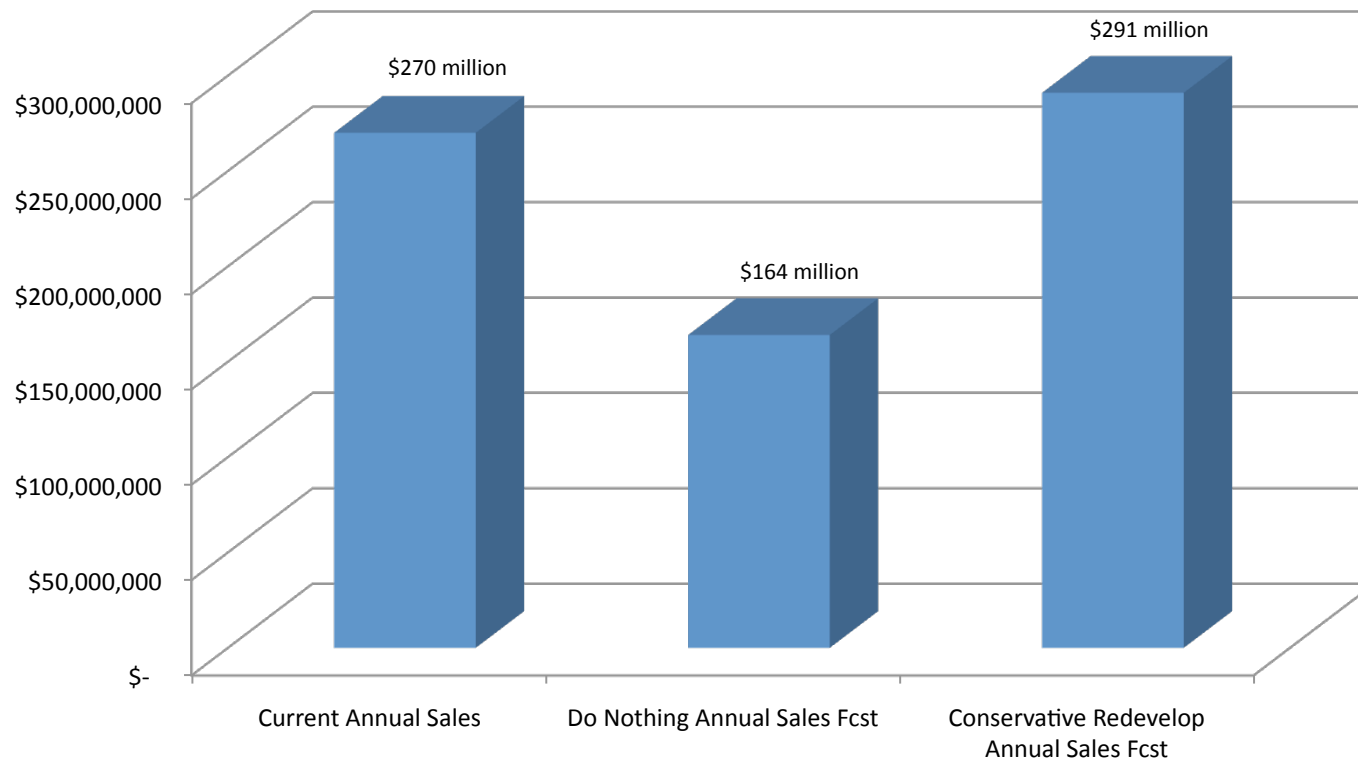
Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$869,472,085	\$522,285,186	\$347,186,899	24.9	390
Total Retail Trade	44-45	\$738,977,189	\$387,403,657	\$351,573,532	31.2	253
Total Food & Drink	722	\$130,494,896	\$134,881,529	-\$4,386,633	-1.7	137

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Project Benefits to Manhattan Beach

Protect Manhattan Beach Tax Dollars

Total Annual Sales by MVSC Retailers



Source: 2012 Allan D. Kotin & Associates Analysis

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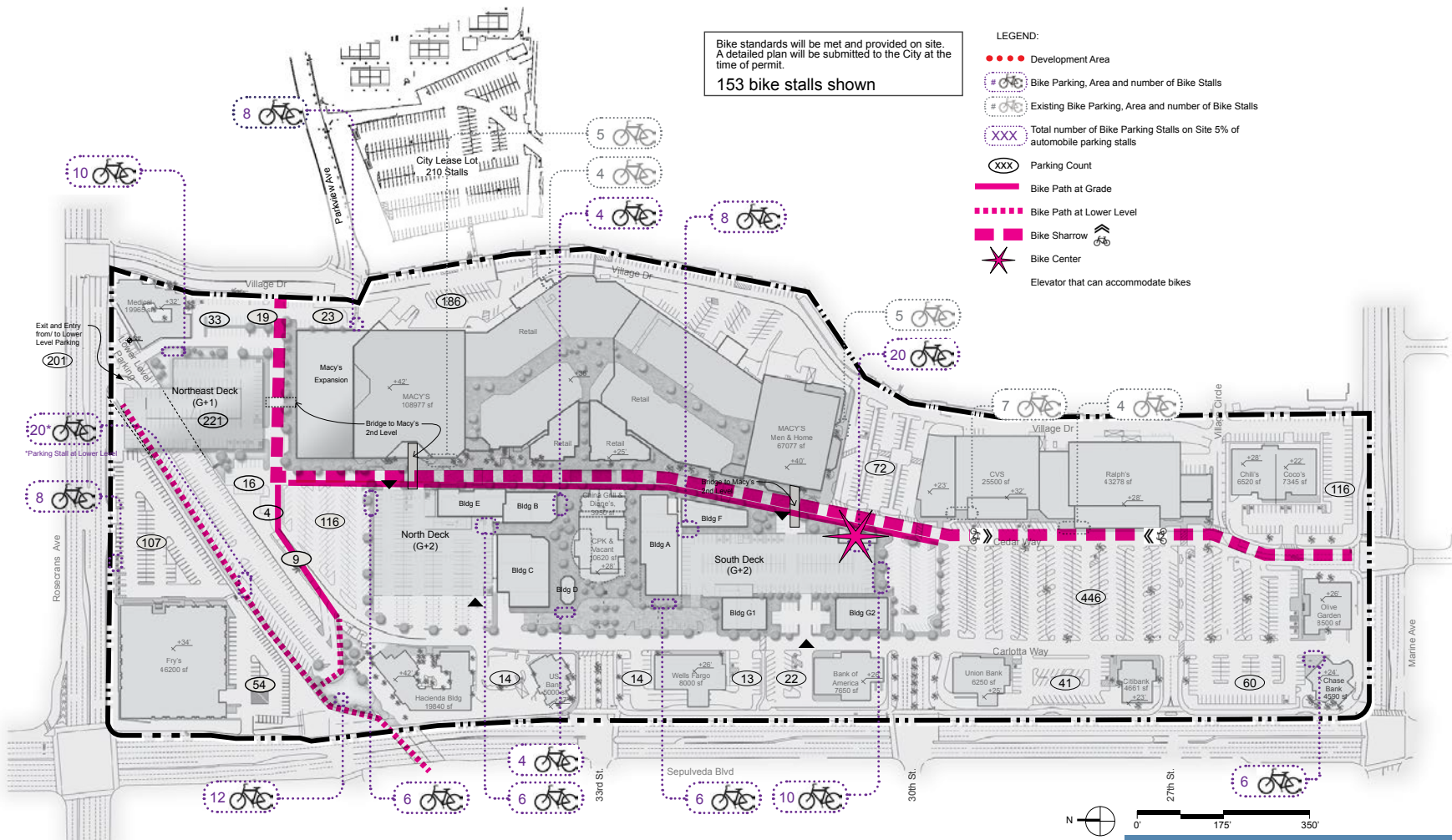
Project Benefits to Manhattan Beach



*Adjacent Roadway Improvements
& Land Dedication*

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Bike Circulation



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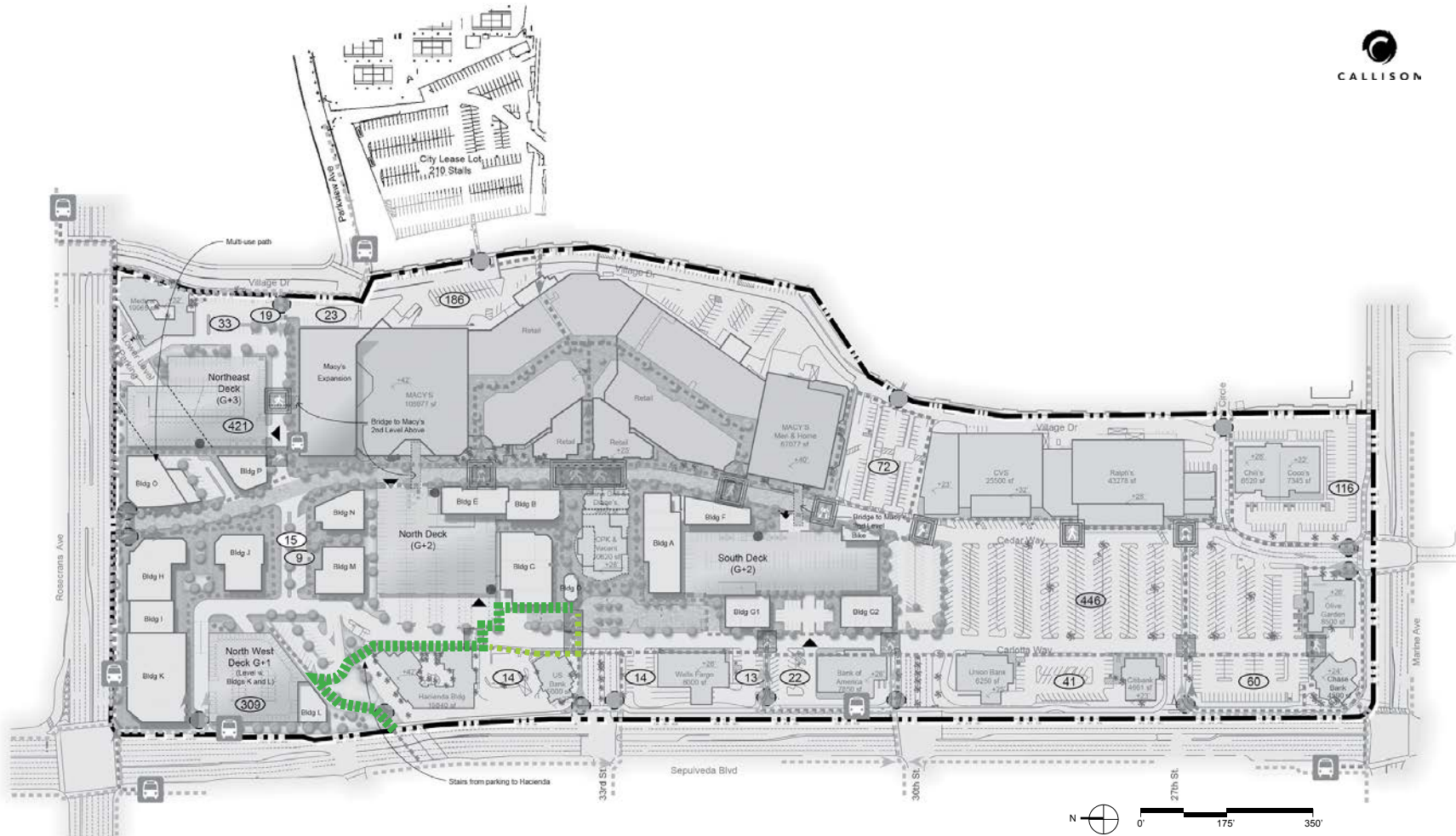
Bike Connectivity



“... It will certainly help stores and restaurants to have a safe path to the shopping center for families ...”

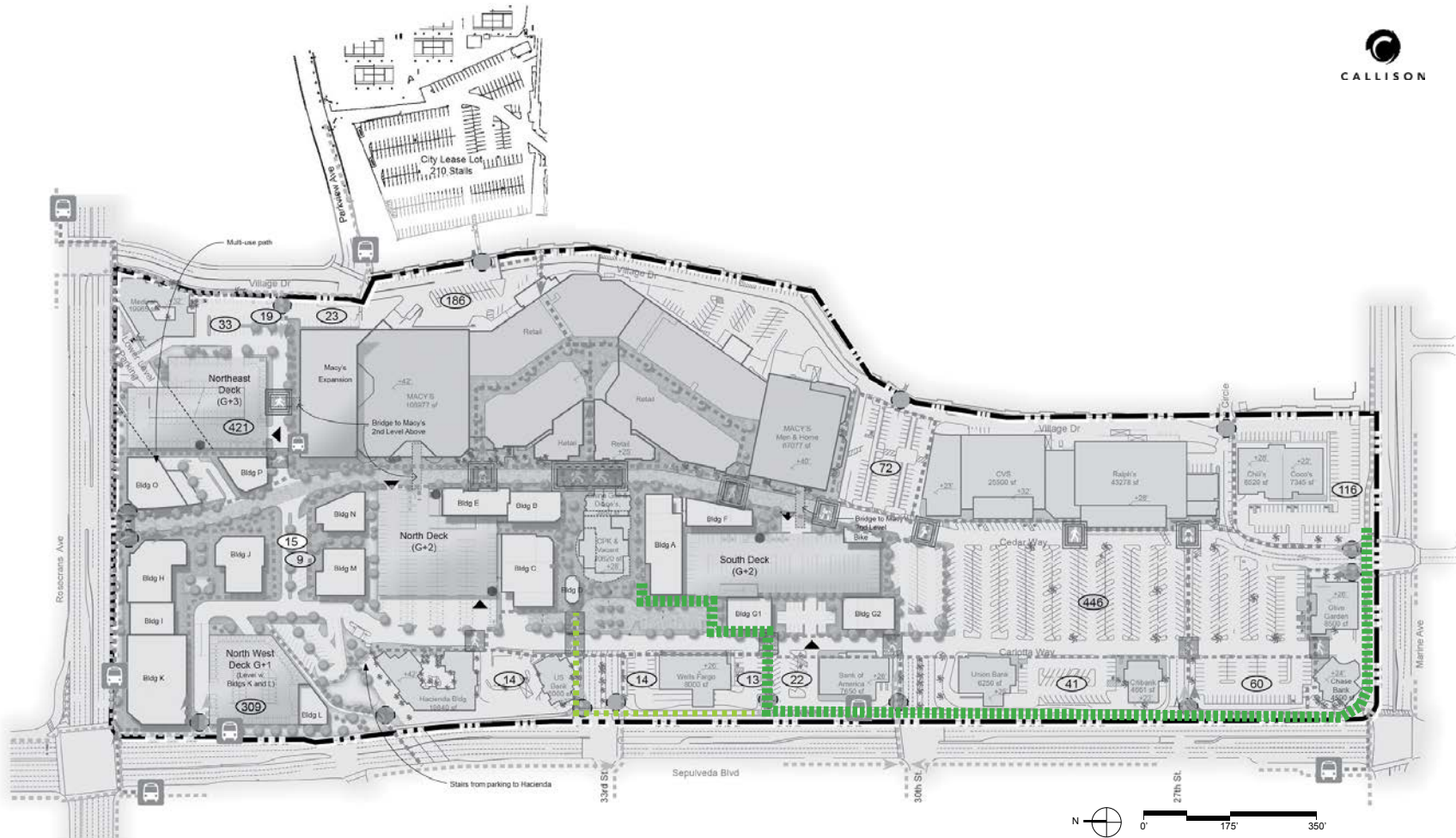
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Pedestrian Circulation



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Pedestrian Circulation



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Upgraded Atmosphere



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Improved Experience for Visitors

Re-Energize Interior Mall by Combining Macy's / Re-Tenancing Existing Macy's Men's Store



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Improved Experience for Visitors



- Better retail mix encourages people to visit, shop, eat and stay

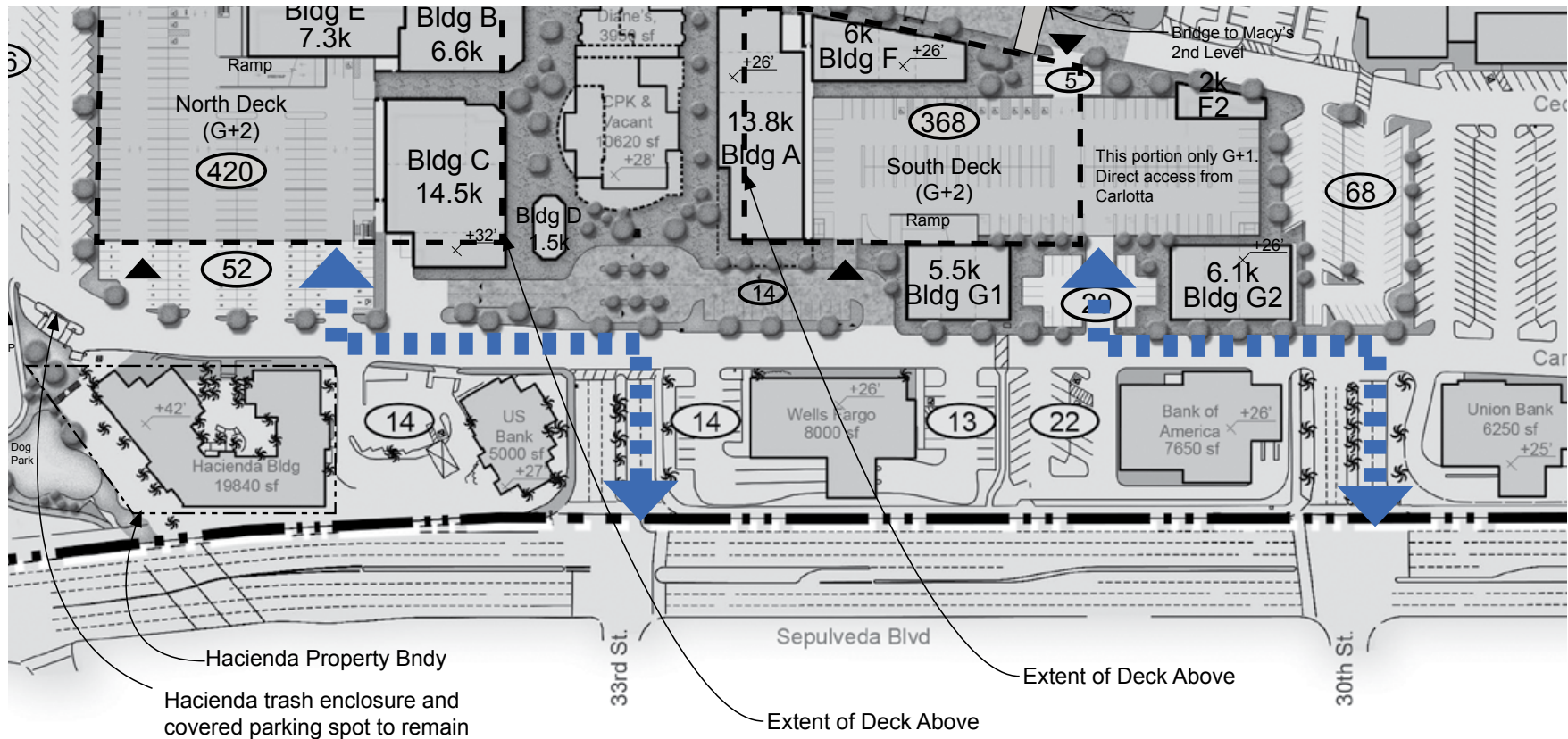
Improved Experience for Visitors

Better Circulation and Parking



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Improved Experience for Visitors



Easy In and Out Parking

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Improved Experience for Visitors



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Improved Experience for Visitors



Valet parking

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New Gateway



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EIR Analysis



- City's Analysis is Thorough
- Vetted by Planning Commission and Community
- No Adverse Impacts
- Our Project is Consistent with Analysis

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Appeal



- Signage – Adopt the Master Sign Program as Part of Condition 11
- Amend Condition 18 Regarding Square Footage Caps

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Thank You



For more information, please visit www.shopmanhattanvillage.com

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