

MANHATTAN VILLAGE

CLOSE TO HOME. CLOSE TO PERFECT.



MORE FASHION.



MORE FLAVOR.



MORE FUN.

MANHATTAN VILLAGE ENHANCEMENT

Manhattan Beach City Council
October 8, 2013

Refreshing the Existing Center

- New Stores and Restaurants
- Enhanced Mall Entrances
- Improved Seating Areas
- Updated Water Features



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The Village Shops



Features include:

- Village Plaza
- New Retail Street
- Family-Friendly Environment
- Outdoor Park Space
- Quaint, Cozy Ambiance
- Lush Gardens & Landscaping
- Water Features
- Pedestrian-Friendly Gathering Places
- Bike-Friendly Paths & Parking
- Convenient, Covered Parking
- Valet Parking
- Electric Vehicle Charging Stations
- Gateway Identification Corner
- Drought-Tolerant Landscaping

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Influences – Common Areas

Gathering Places for People



Waterside



Valencia Town Center



Valencia Town Center



University Town Center



University Town Center

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Influences – Common Areas

Pedestrian-Friendly/Walkable

Gardens & Landscaping



Malibu Lumberyard



Santa Barbara



Paseo Nuevo – Santa Barbara

Family-Friendly



University Town Center



Valencia Town Center

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Influences – Common Areas



Gardens & Landscaping

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Influences – Common Areas



Water Features

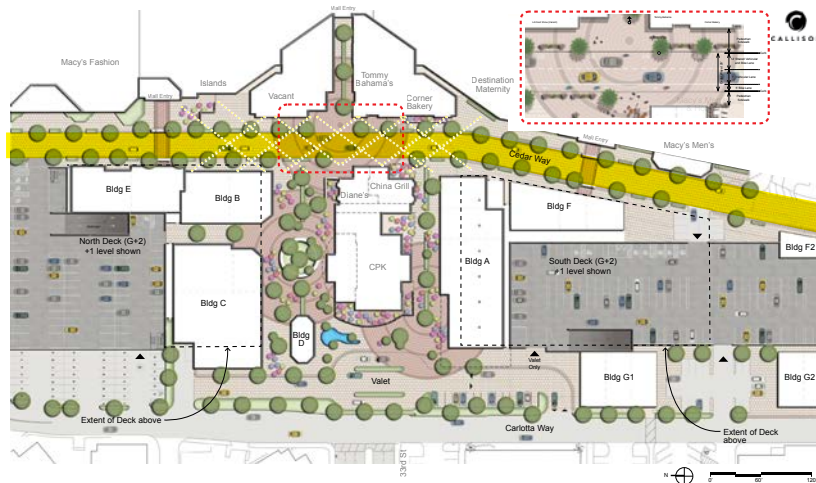
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Influences – Common Areas



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Influences – New Retail Street



Pedestrian-Dominated Cedar Way

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Influences – Common Areas



Northeast View of the Village Shops

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Influences – Store Fronts



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Influences – Store Fronts

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Influences – Parking Decks



Parking Deck



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Influences – Parking Decks

Screening of South Deck with Retail Buildings and Topography



Disguised G+2 Parking Garage.



Parking Deck



Enlarged Portion of the West Facade of the North Deck (G+2)
at a similar scale to the typical

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Influences – Parking Decks



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Macy's Consolidation

- Expanded Fashion Store with Enhanced Merchandise Mix and Brand Offerings
- Single Macy's Location
- Opportunity to Attract New Mini-Anchor(s) to Existing Men's Store Site



Northwest Corner



- Creates Better Visibility and Branding Opportunity for Manhattan Beach and Manhattan Village
- Provides Connection from Isolated Fry's Corner to Rest of the Center
- Adds New Mini-Anchor, Retail and Restaurants

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Public Benefits

- New Gathering Place for Manhattan Beach
- Better and Different Retail/Restaurant Offerings
 - Generates Increased Tax Revenue for the City
 - Keeps Manhattan Beach Dollars/Shoppers in Manhattan Beach
- \$110 Million Private Investment in Manhattan Beach
- Northwest Corner Inclusion Would Create Gateway Element
- Roadway and Access Improvements & Land Dedication
 - Cedar Way/Marine
 - 30th/33rd Street Entrances
 - Sepulveda and Rosecrans Improvements

Thank You



For more information, please visit www.shopmanhattanvillage.com

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