

**Manhattan Village Shopping
Center Enhancement Project
Sepulveda Boulevard between
Rosecrans and Marine**

**City Council
January 14, 2014**

Manhattan Village

- **Tonight:**
 - **Staff Overview and Recommendation**
 - **Kosmont Economic Presentation**
 - **Applicant's Presentations**
 - **Kosmont response to applicant**
 - **Technical experts available for questions and presentations**

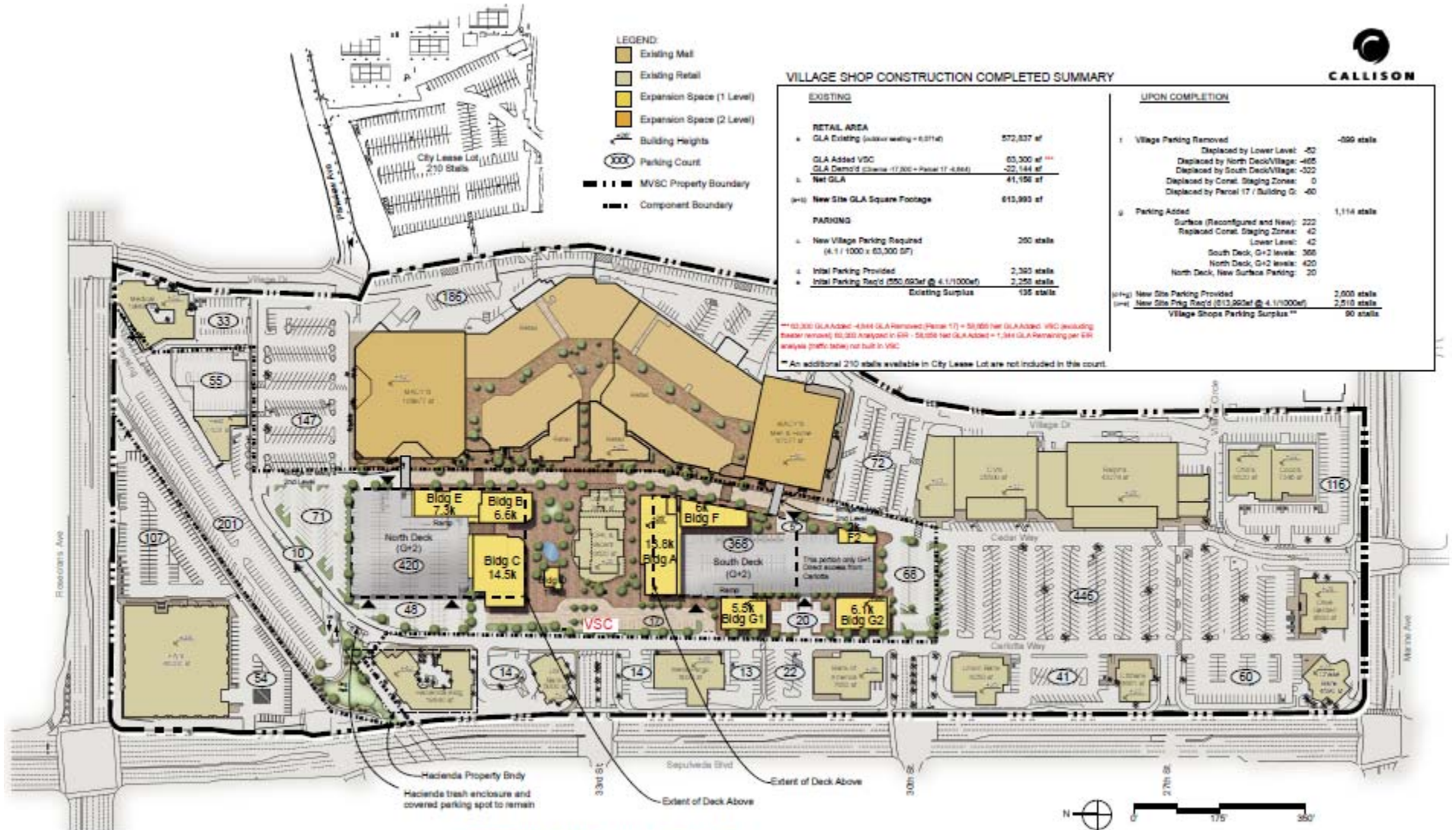
Recommendation

- **Approve Phases 1 and 2 only**
- **Transfer or eliminate 20,000 SF from Phase 1 to Phase 2**
- **Redesign/reduce size of Phase 1 North Parking Structure similar to South Parking Structure**
- **Macy's consolidation prior to issuing permits for Phase 2**
- **Connect Cedar Way to Rosecrans Avenue with Phase 2**

Recommendation

- **Reduce Scale of Project**
 - Transfer or eliminate 20,000 SF from Phase 1 to Phase 2
 - Redesign Phase 1 North Parking Structure similar to South Parking Structure
 - Low profile structure surrounded by buildings
 - Reduce size of North Parking Structure
 - Parking may be added to Phase 2 or Phase 3 if needed
 - Phase 3 not a part of approval

Site Plan Phase 1



Recommendation

- **Phase 2 Macy's consolidation**
 - Macy's to provide assurance for consolidation and expansion
 - Applicants to provide assurance for vacated Macy's Men store remodel and opening up to new tenants
 - Consolidation and Site Plan Review prior to issuing Phase 2 permits
 - Transfer 20,000 SF from Phase 1 to Phase 2
 - Add parking to Phase 2 if needed
- **Cedar Way Extension**
 - Connect Cedar Way to Rosecrans Avenue with Phase 2

Site Plan

Exhibit A



CALLISON

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

COMPLETED NORTHWEST COMPONENT SUMMARY - RETAIL ONLY OPTION

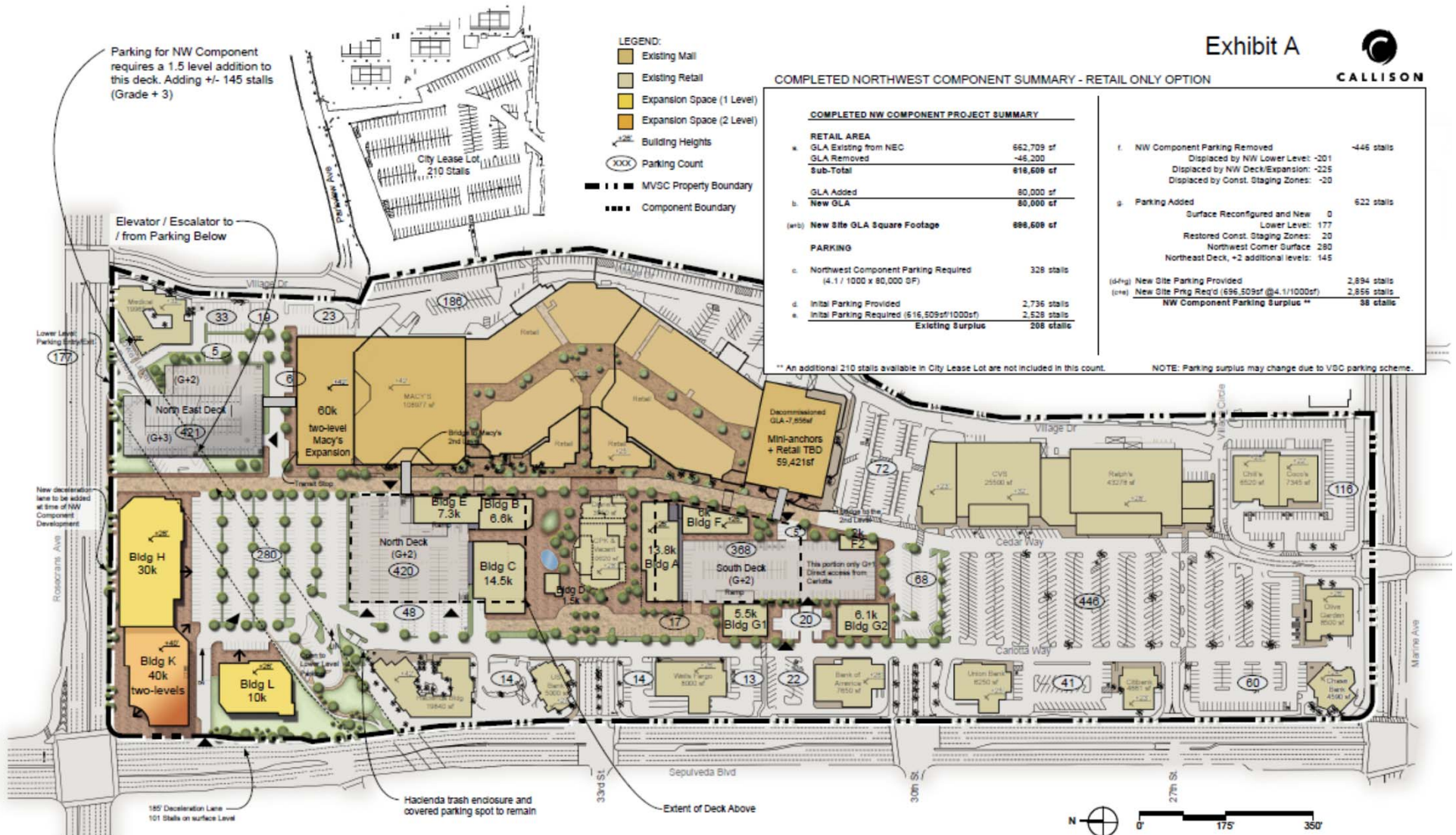
COMPLETED NW COMPONENT PROJECT SUMMARY

RETAIL AREA	
GLA Existing from NEC	662,709 sf
GLA Removed	-46,200
Sub-Total	616,609 sf
GLA Added	
New GLA	80,000 sf
(net) New Site GLA Square Footage	896,609 sf
PARKING	
Northwest Component Parking Required (4.1 / 1000 x 80,000 SF)	328 stalls
Initial Parking Provided	2,736 stalls
Initial Parking Required (616,509sf/1000sf)	2,528 stalls
Existing Surplus	208 stalls

NW Component Parking Removed	-446 stalls
Displaced by NW Lower Level	-201
Displaced by NW Deck/Expansion	-225
Displaced by Const. Staging Zones	-20
Parking Added	622 stalls
Surface Reconfigured and New	0
Lower Level	177
Restored Const. Staging Zones	20
Northwest Corner Surface	280
Northeast Deck, +2 additional levels	145
(d-Frg) New Site Parking Provided	2,894 stalls
(e-req) New Site Prng Req'd (696,509sf @ 4.1/1000sf)	2,856 stalls
NW Component Parking Surplus **	38 stalls

** An additional 210 stalls available in City Lease Lot are not included in this count.

NOTE: Parking surplus may change due to VDC parking scheme.



Other Issues

- **Matrix addresses issues raised by City Council:**
 - **RREEF's commitment-**
 - Any new owner/developer required to follow the approved plans, project description and conditions
 - Future Site Plan Review by the City Council
 - **Fry's-**
 - Project as proposed will replace Fry's revenue
 - Diversified development better in long run
 - City will accommodate Fry's as long as they wish to remain
 - Center anticipated to decline with revenue decreases if no improvements

Other Issues

- **Matrix addresses issues raised by City Council:**
 - **3500 Sepulveda, LLC-**
 - 3500 Sepulveda owners are applicants and appellants
 - 3500 Sepulveda verbally indicated that they may wish to withdraw as an applicant; any request needs to be in writing, which has not been submitted
 - Legally it does not matter if 3500 Sepulveda is an applicant or withdraws
 - **Development Plan-**
 - The project provides many shopping experiences; outdoor town square, indoor mall and drive up retail; connected by a series of pedestrian and bicycle pathways
 - Another developer will likely need parking structures
 - Any new developer will likely need more density, and possibly financial assistance or a hotel or residential

Recommendation

- **Receive Presentations**
- **Technical experts may respond to questions and comments**
- **Discuss and direct staff to prepare Resolutions with one of these options:**
 1. **Approve project with revisions as recommended by staff; or**
 2. **Approve project as recommended by the Planning Commission; or**
 3. **Deny the project**

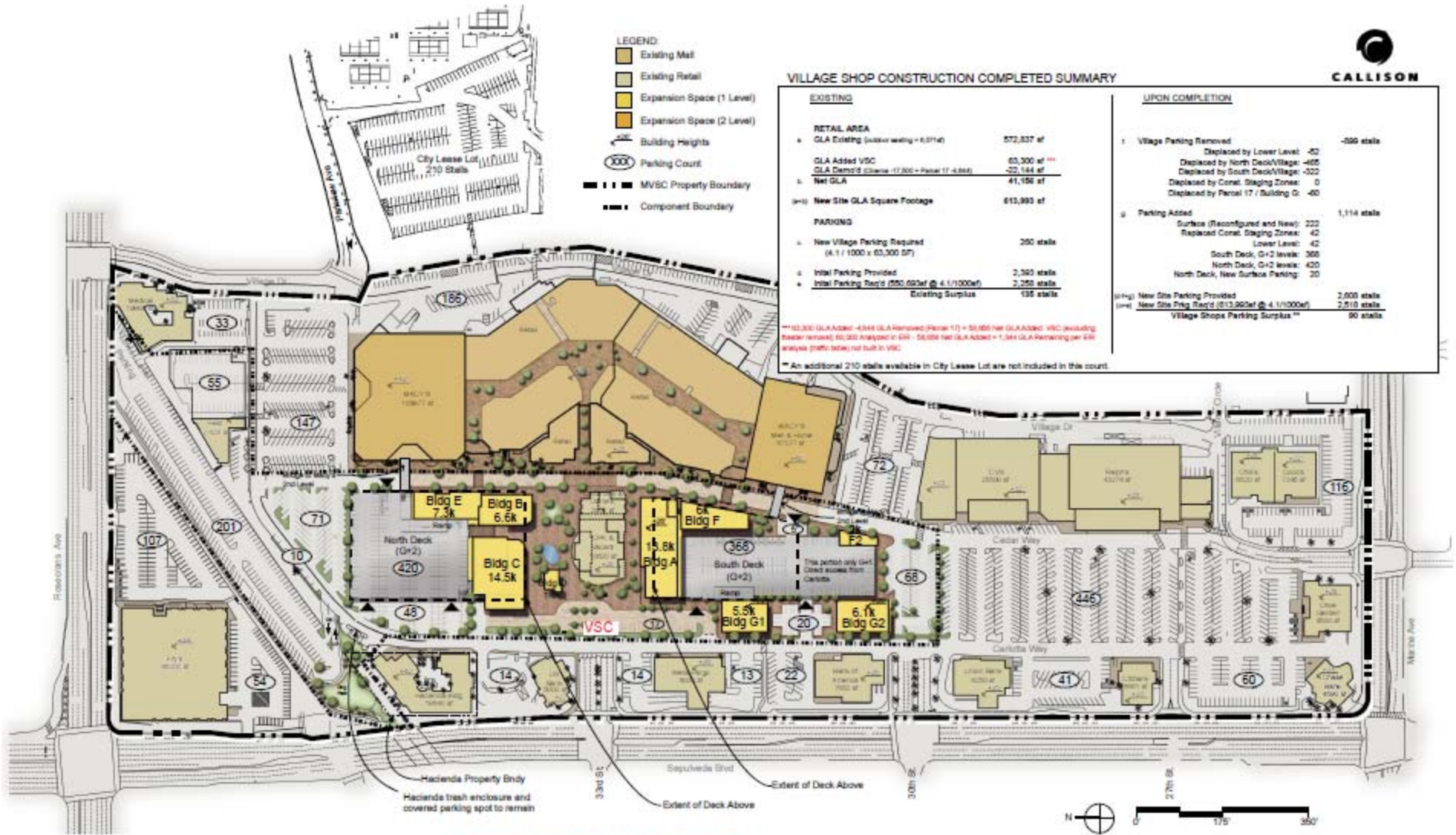
Recommendation

- **If approved tonight Staff will return with revised plans and Resolutions in April**

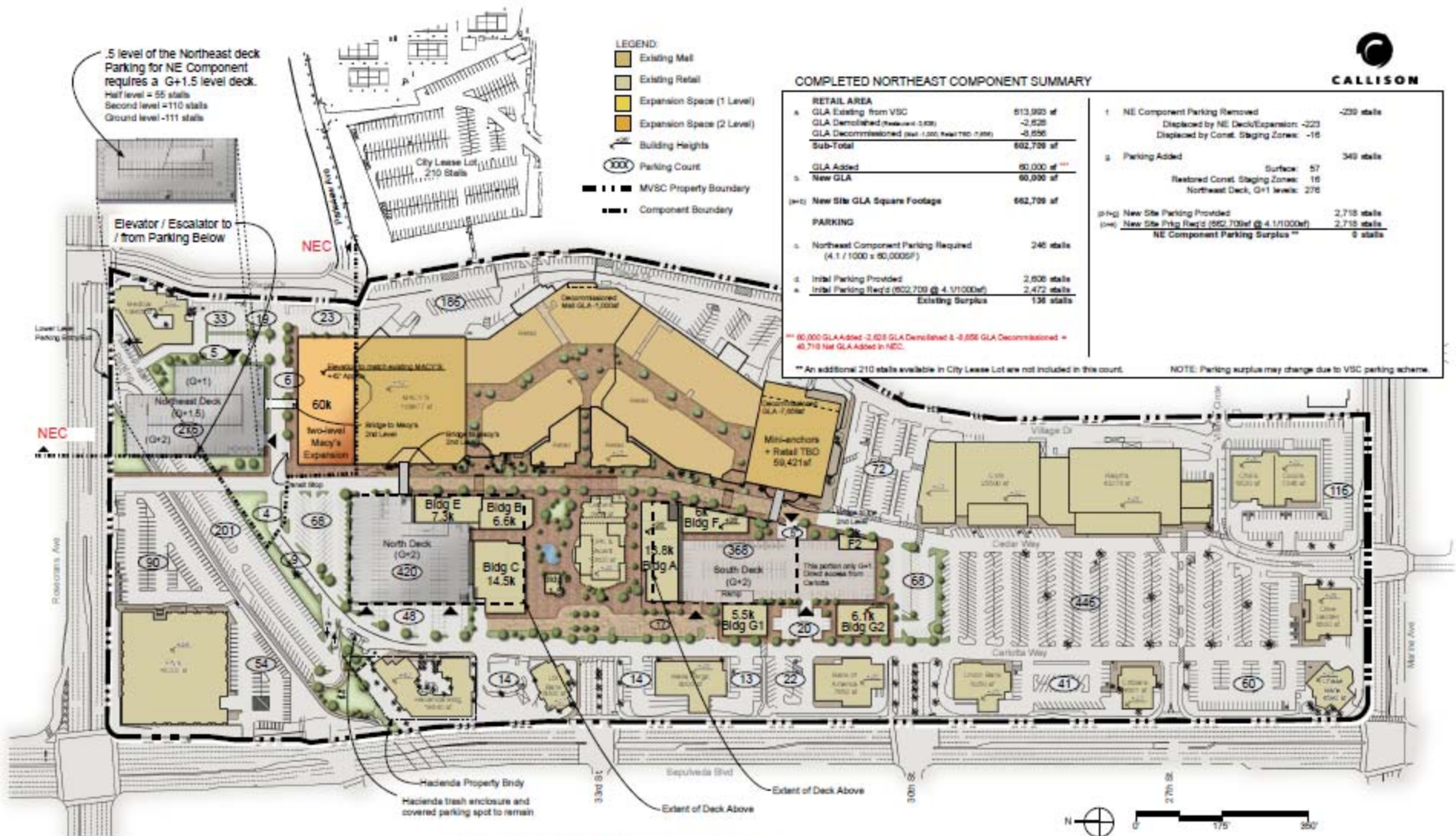
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Site Plan Phase 1



Site Plan Phases 1 and 2



Site Plan Phases 1, 2 and 3

