

MANHATTAN VILLAGE

CLOSE TO HOME. CLOSE TO PERFECT.



MORE FASHION.



MORE FLAVOR.



MORE FUN.

MANHATTAN VILLAGE ENHANCEMENT

Manhattan Beach City Council
April 29, 2014

Addressing City Council's Request

On January 14, 2014, the City Council voted to have staff draft a resolution enabling Phase I and Phase II of the Manhattan Village Enhancement Project subject to the conditions of approval meeting 9 criteria.

Based on that decision by the City Council, RREEF has worked closely with its design team and city staff to address each of those criteria.

Request 1

“Approve Phase I and II only and tie them together so that both have to be done.”



- Submittal of Consolidation Commitment Letters from RREEF and Macy’s as Condition of Approval for North Shops and North Deck Plan Check
- Submittal of Macy’s Fashion Store and Northeast Corner Deck Security Deposit
- Submittal of Plan Check for Macy’s Fashion Store Expansion as a Requirement for Receiving Certificate of Occupancy (COO) for North Shops and North Deck

Request 2

“Require 10,000 square feet to be Eliminated from Phase I.”



- Phase I Gross GLA reduced from 63,300 sf to 53,300 sf

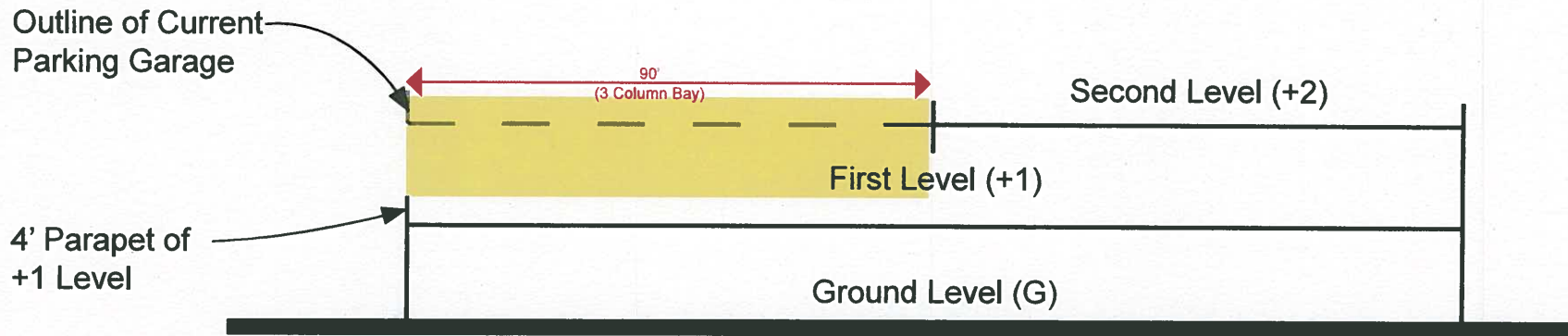
Request 3

“Redesign the Phase I North parking structure similar to the Phase I South parking structure.”



- RREEF has reduced the North Deck by contracting the top level by approximately one half on its west side, so that approximately half of the deck is G+1
- North Deck now has the same G+1.5 configuration as the South Deck
- Hanging vines will be incorporated in the north and west upper levels of the deck
- Mature landscaping will screen perimeter of the deck

Request 3



REVISED NORTH DECK SECTION (Reduced by 45 stalls)

Request 3



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Request 3



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Request 4

“Require Macy’s commitment letter to consolidate prior to issuing permits for Phase II.”

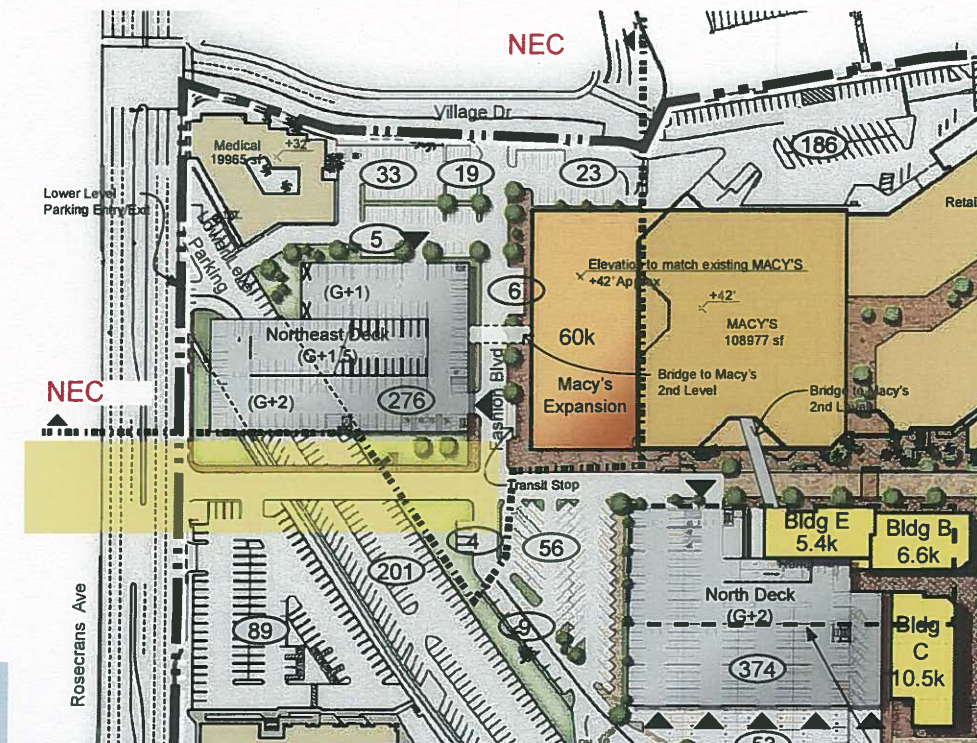


- RREEF will provide written evidence of a binding commitment to consolidate Macy’s

Request 5

“Cedar Way must connect to Rosecrans with Phase II.”

- ✓ Cedar Way will be connected to Rosecrans as part of Phase II construction



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Request 6

“Negotiate in good faith with Fry’s to try to keep them on the site.”



- RREEF agrees to work with Fry’s to keep its retail operation in place, under mutually agreeable terms, until such time that the Northwest Corner redevelopment is initiated.

Request 7

“Provide a bond and not a letter of credit for all of the site amenities (traffic-related items).”



- RREEF agrees to this request and will provide a bond equal to 1.25 times the estimated cost for required off-site improvements, including the Veterans Parkway connection.

Request 8

“The architectural elements, details, water features, landscaping, hardscaping and plaza should be similar to the concept renderings.”



- RREEF agrees to this request, which is memorialized in the Planning Commission and City Council drawing packages as well as in the Project Amenities Schedule

Amenities Schedule

Phase 1 - Village Shops

1. Lower Level auto ramp connection to Carlotta Way
2. Lower Level bike ramp to Carlotta Way
3. New stairs from Lower Level to Hacienda
4. Multi-use path at Lower Level connecting Veterans Parkway to Rosecrans
5. Turn around cut-through provided for traffic at lower level
6. Green space provided at Lower Level
7. Bike and pedestrian paths throughout property providing connectivity and enhanced user experience with connectivity to surrounding community
8. Enhanced south lot connections east-west and two-way traffic connection between Cedar Way and Carlotta Way
9. Improved Marine / Cedar Way intersection
10. Community gathering space on north side of CPK restaurant building
11. Enhanced street paving material
12. Enhanced crosswalks and tabled intersections
13. Enhanced site amenities (benches, plants, water features, pedestrian lighting, banners, bollards, bike racks, public art)
14. Valet drop off area
15. Architectural features on parking decks

16. Clock tower in North Shops Building D
17. Parking deck lighting to focus light down and minimize light trespass
18. Native and adaptive, low water usage landscape palette
19. Bridges from parking decks to stores, direct access
20. Security cameras in parking areas
21. Package holding facility
22. Transform Cedar Way into a retail street
23. Improved bike circulation with dedicated bike lanes and sharrows and Bike to the Mall program
24. Traffic calming measures
25. Increased number of trees
26. Sepulveda Bridge widening land dedication
27. EV charging stations

Phase 2 – Macy's Expansion

1. Transit Stop
2. Cedar Way extension connects main mall to Rosecrans
3. Increased parking for the Medical Office Building (MOB)
4. Two-way ramp at MOB to Lower Level
5. Land dedication at Village and Rosecrans and
6. Deceleration lanes along Rosecrans

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Request 9

“Oak Avenue traffic study funded by the developer for a cost not to exceed \$20,000.”



- RREEF agrees to this request.

Request 10

“All of the other conditions that were imposed and previously approved by the Planning Commission to be included in the Resolution.”



- RREEF agrees to this request with the recognition that many of the conditions have been revised to reflect the City Council’s motions and direction

Construction Parking

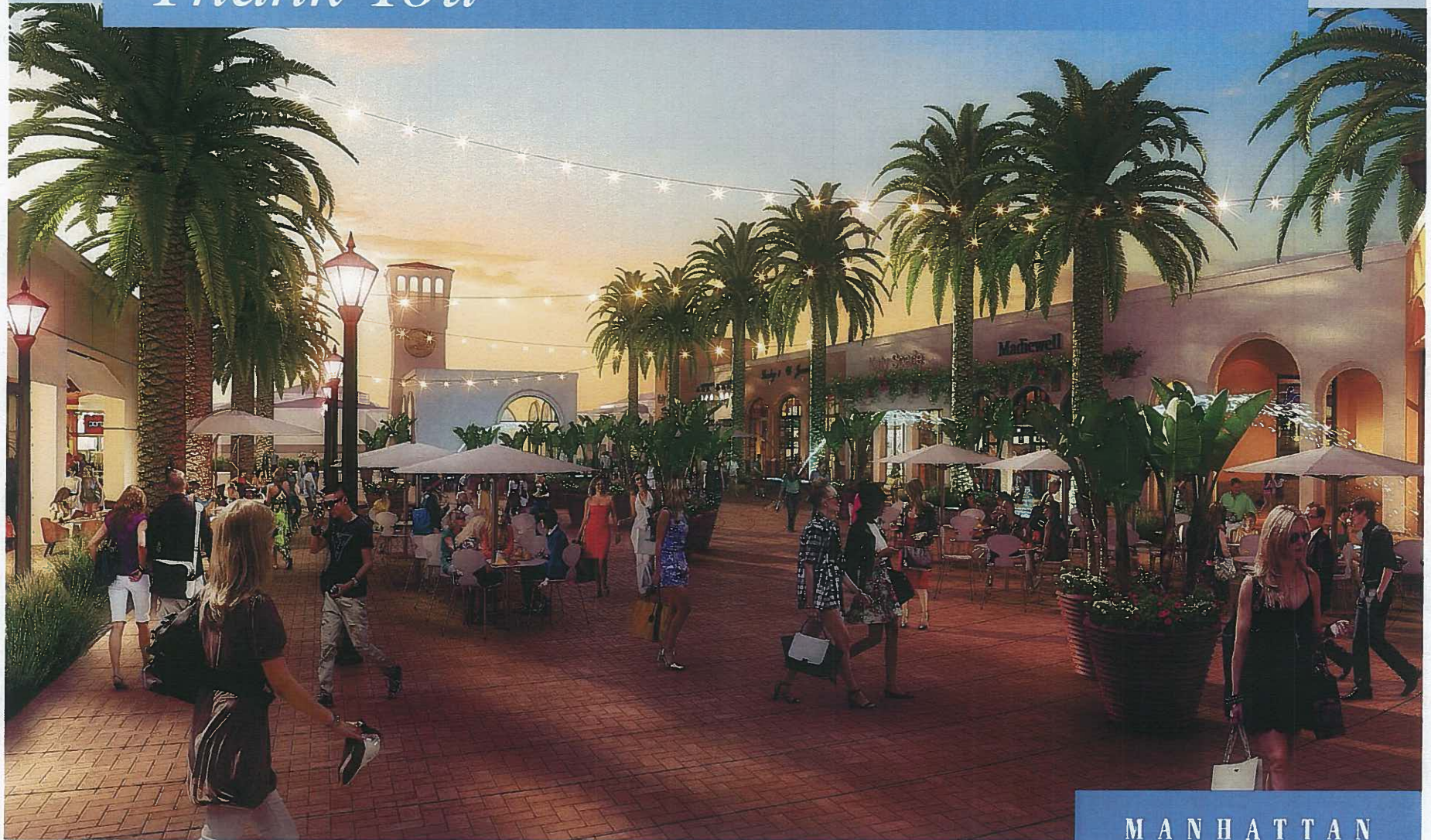
The EIR construction parking analysis indicates that there will be adequate parking during the Phase I and Phase II construction periods, without taking into account any off-site parking available to the project.

Construction Parking

Furthermore, RREEF has committed to the following off-site parking measures:

1. Utilization of the City lot east of Macy's leased by MVSC with the assumption that only 150 of the 210 spaces will be used
2. RREEF has reached agreements to lease 110 off-site parking spaces at two off-site locations during construction
3. Expanded use of the MVSC employee parking shuttle program
4. General contractor will require construction employees to carpool and park in assigned off-site spaces (average estimated employees = 80)

Thank You



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