

# MANHATTAN VILLAGE

CLOSE TO HOME. CLOSE TO PERFECT.



MORE FASHION.



MORE FLAVOR.



MORE FUN.

## MANHATTAN VILLAGE ENHANCEMENT

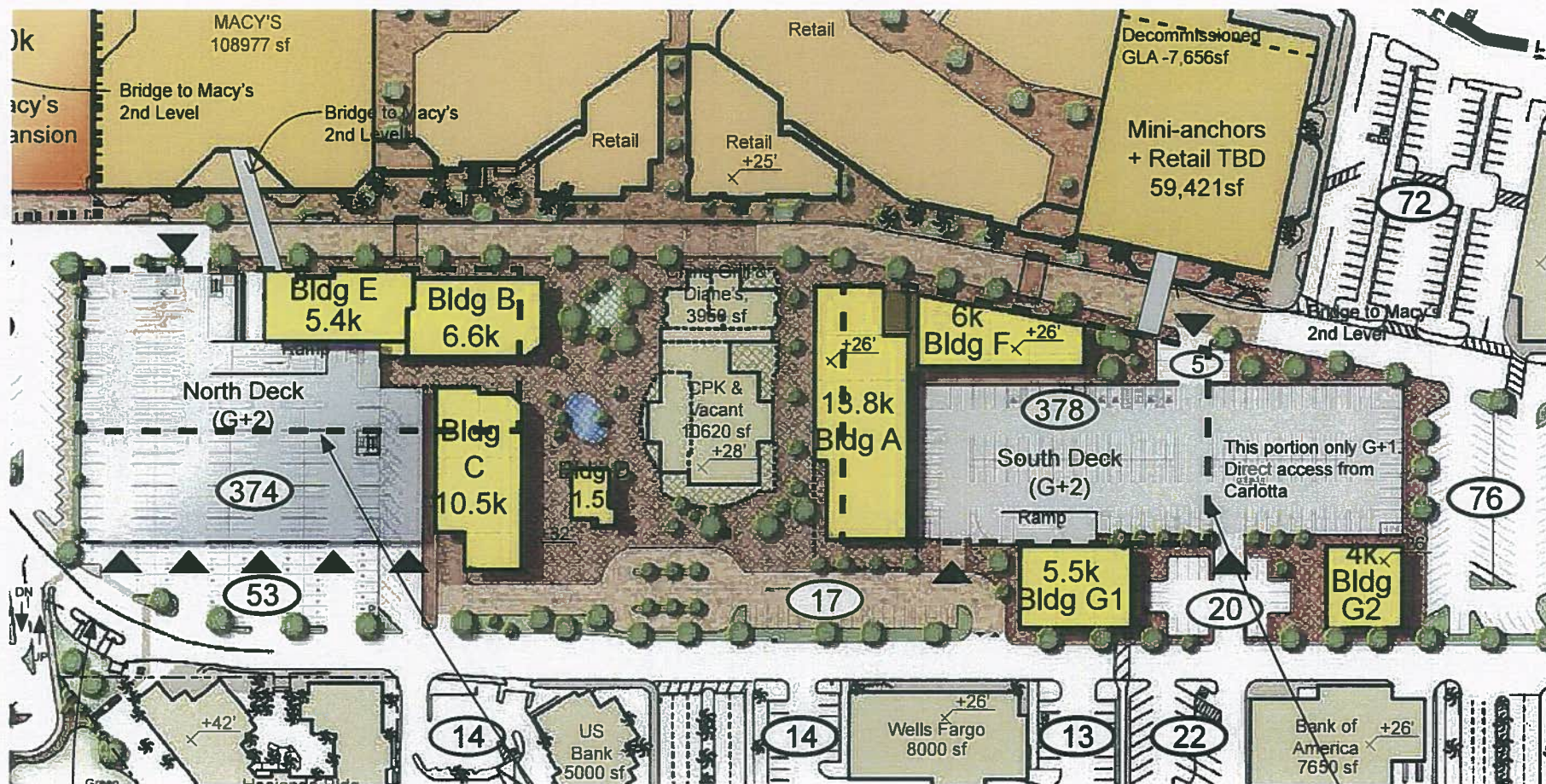
Manhattan Beach City Council  
May 20, 2014

*Presented by Mark English*

# *Introduction*

- Items Submitted to City Council
- Key Aspects of the Project
- Questions

# A Project with the Right Scale



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# *A Project with the Right Scale*



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# *A Project with the Right Scale*



↑ Manhattan Village

↓ The Grove

Galleria at South Bay →



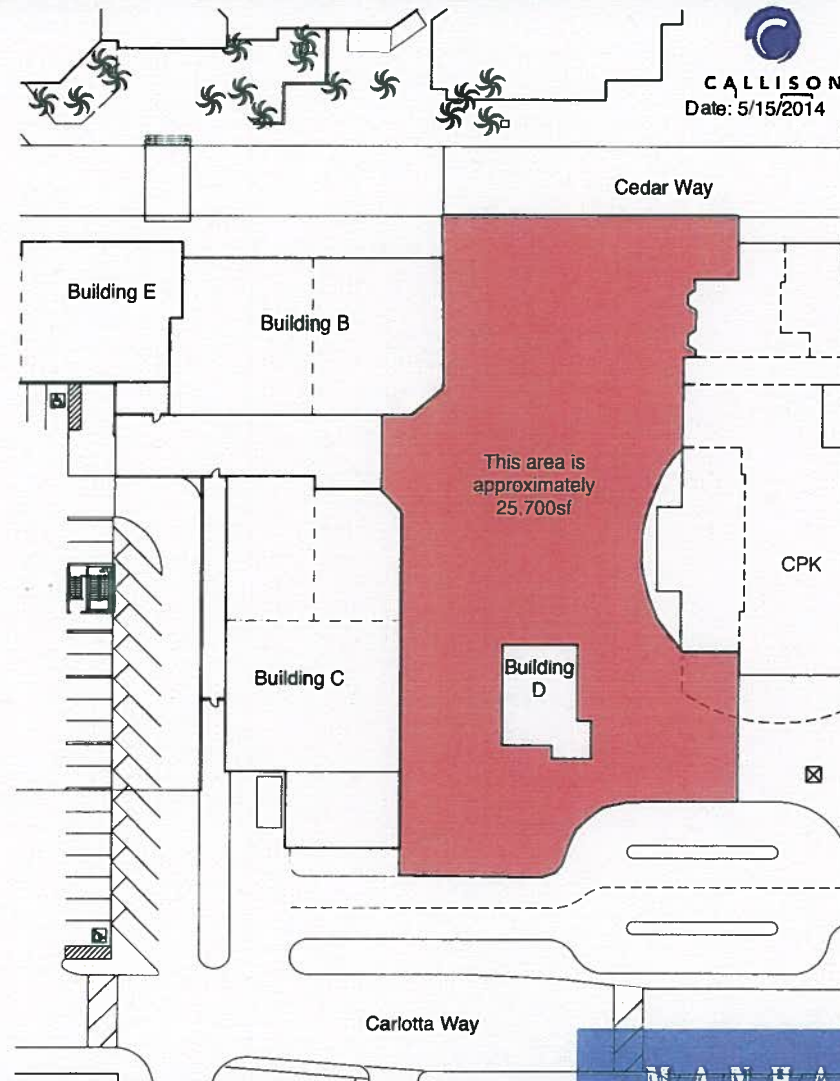
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# *The Village Feel*

The only pedestrian space in the mall today is INSIDE

Proposed plan adds 25,000 sq ft of outdoor open space

Plus Cedar Way and park space



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# *The Village Feel*

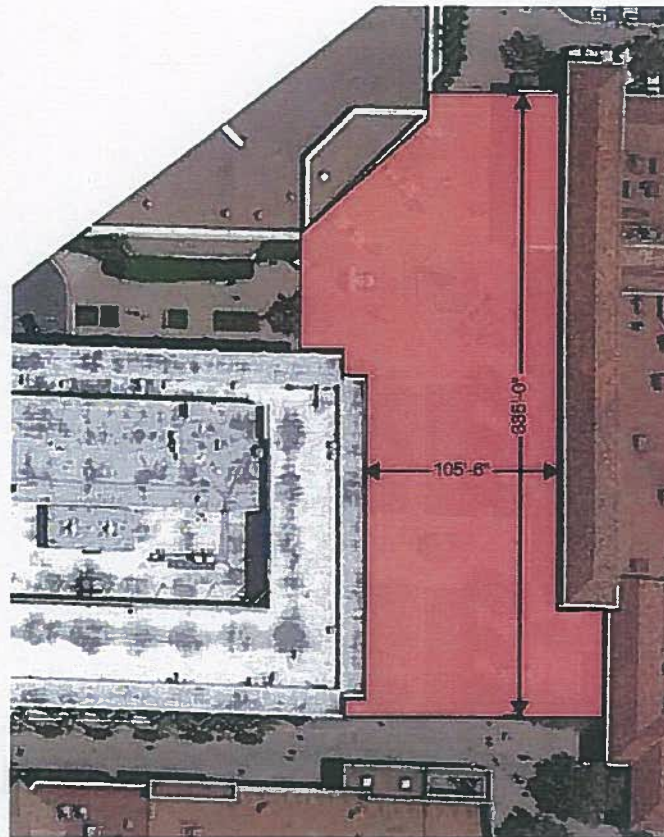
Plaza Area Scale Comparisons  
Fashion Island



**CALLISON**

Date: 5/15/2014

Scale: 1" = 60'



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# The Village Feel

Plaza Area Scale Comparisons  
The Grove



**CALLISON**

Date: 5/15/2014

Scale: 1" = 60'



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# The Village Feel

Plaza Area Scale Comparisons  
**Metlox**



**CALLISON**

Date: 5/15/2014

Scale: 1" = 60'



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# *The Village Feel*

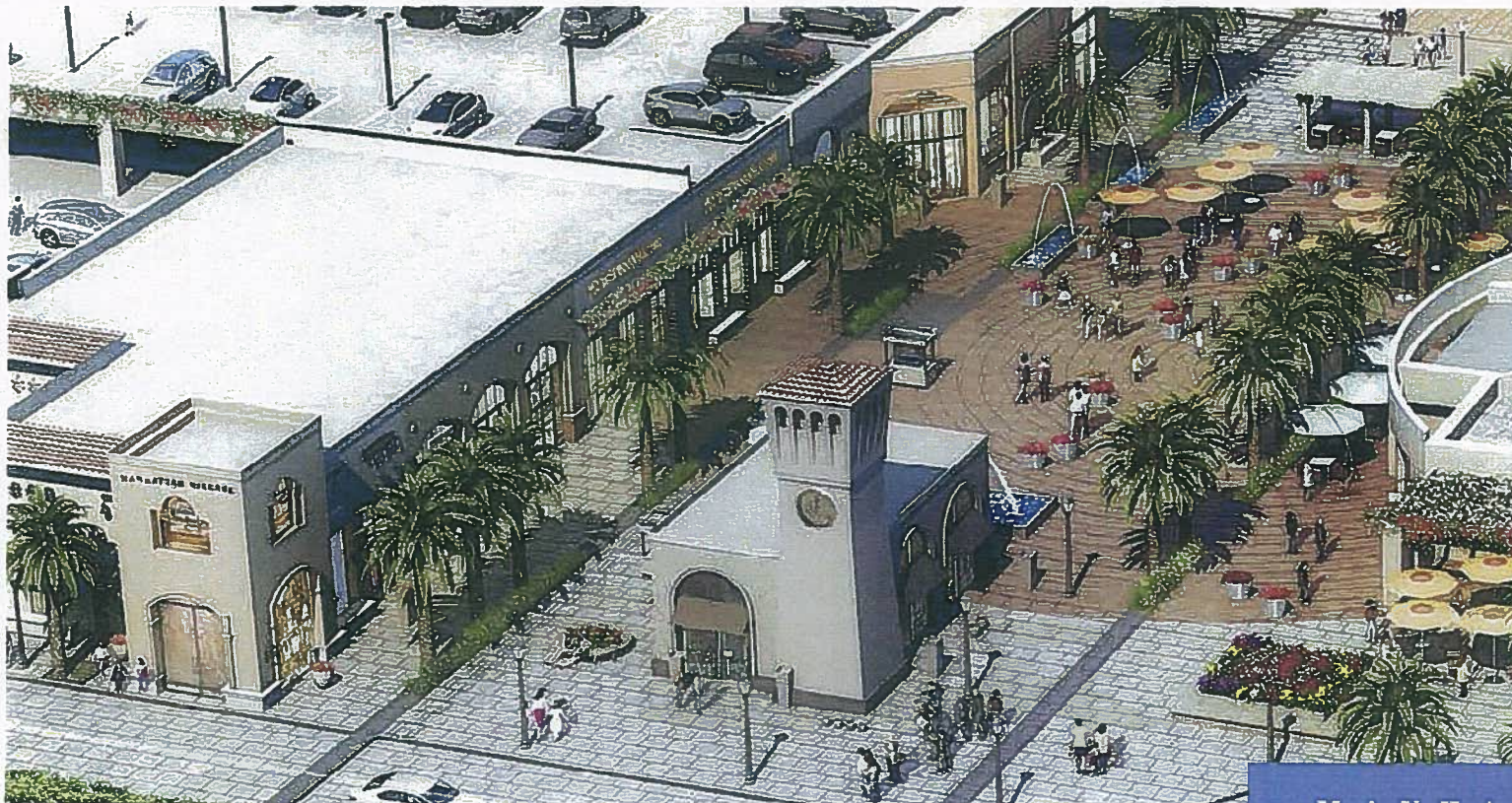
Central Plaza with lush landscaping / beautiful hardscape replaces asphalt parking lot



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# *The Village Feel*

Central Plaza with lush landscaping / beautiful hardscape replaces asphalt parking lot



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# *The Village Feel*



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# Building Heights

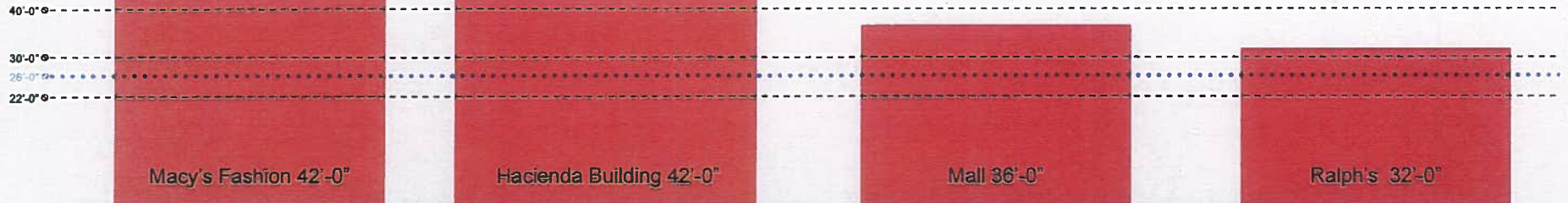


Macy's Fashion 42'-0"

Hacienda Building 42'-0"

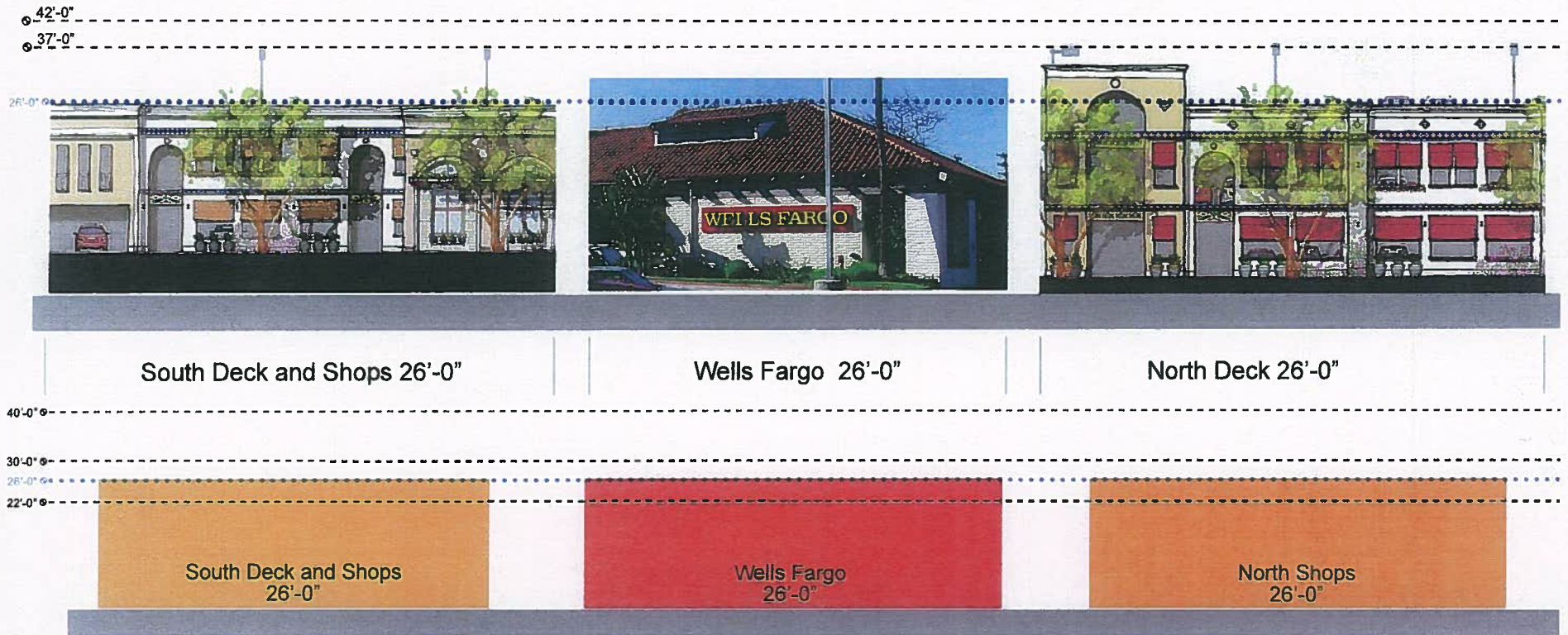
Mall 36'-0"

Ralph's 32'-0"



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# Building Heights



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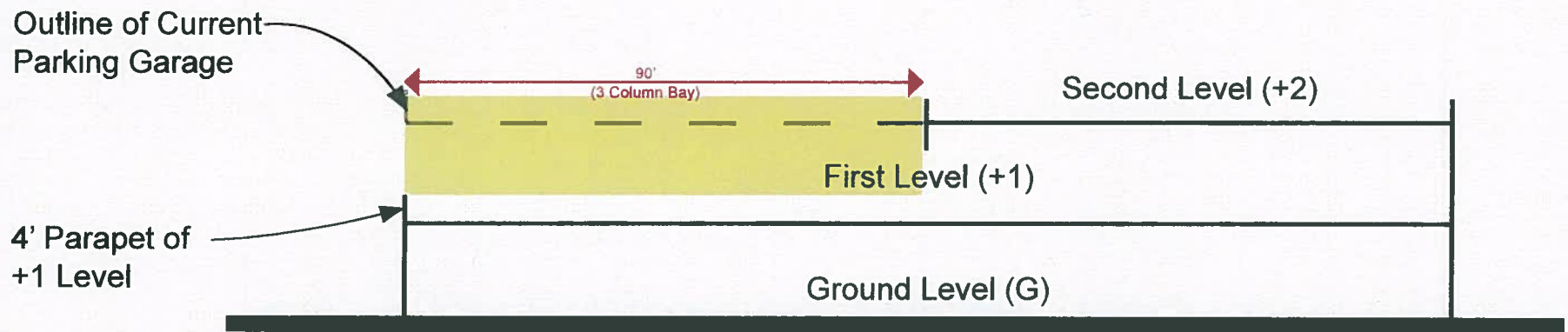


# Building Heights



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# Building Massing



**REVISED NORTH DECK SECTION (Reduced by 45 stalls)**

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# *Building Massing*



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# *Building Massing*



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# *Building Massing*

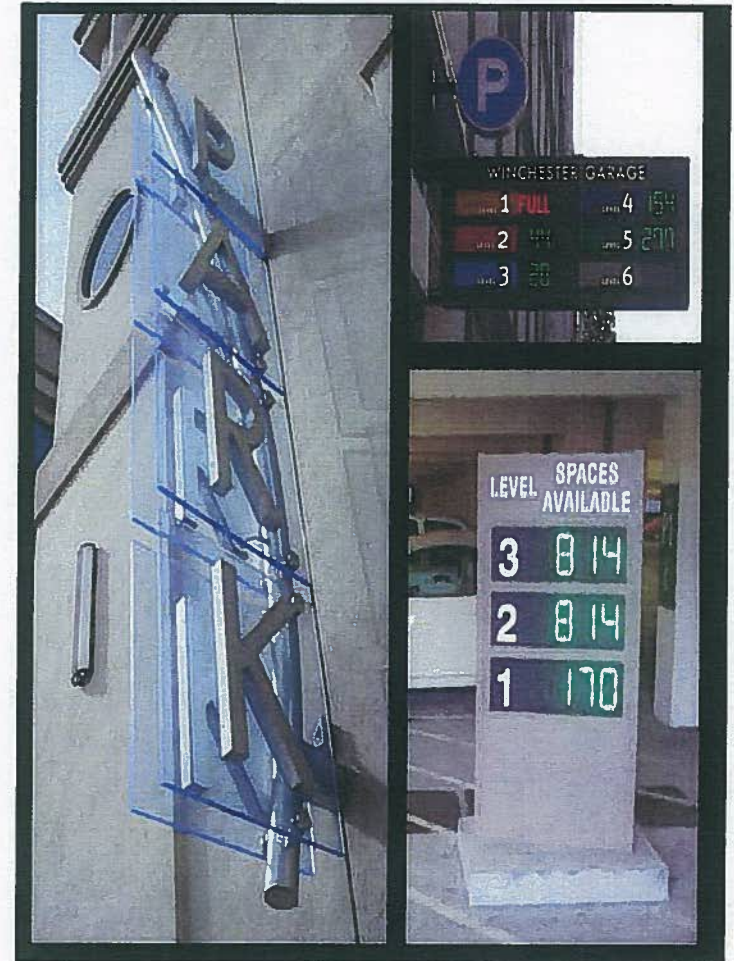


- Towers at corners
- Awnings
- Façade Lighting
- Parapet landscaping
- Surface level landscaping

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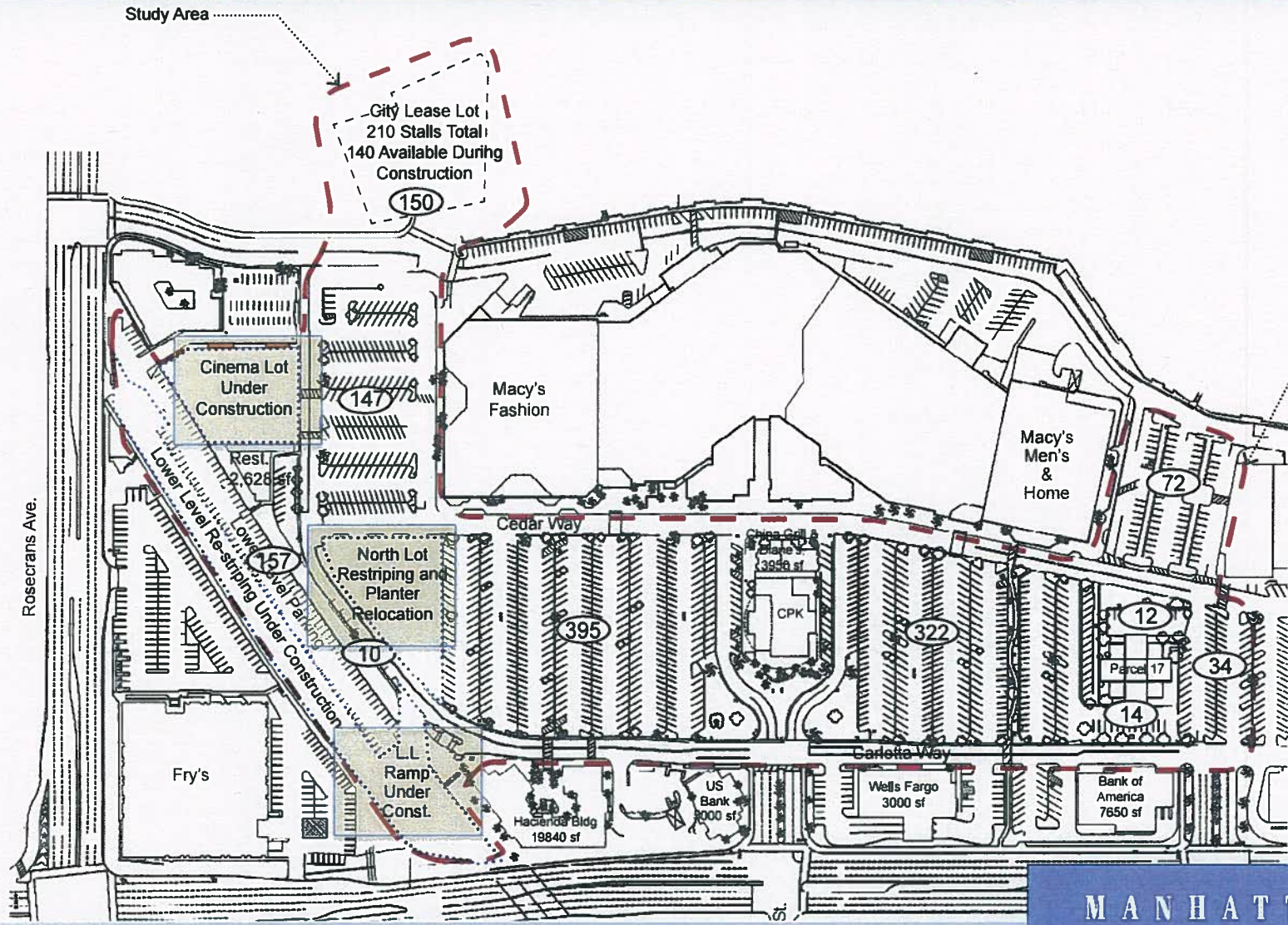
# Functionality

- Speed ramps
- Ground level integrated with surface parking
- Parking space availability signs
- Proximity to Village Shops, accessibility to Mall via Cedar Way crossing or via pedestrian bridges



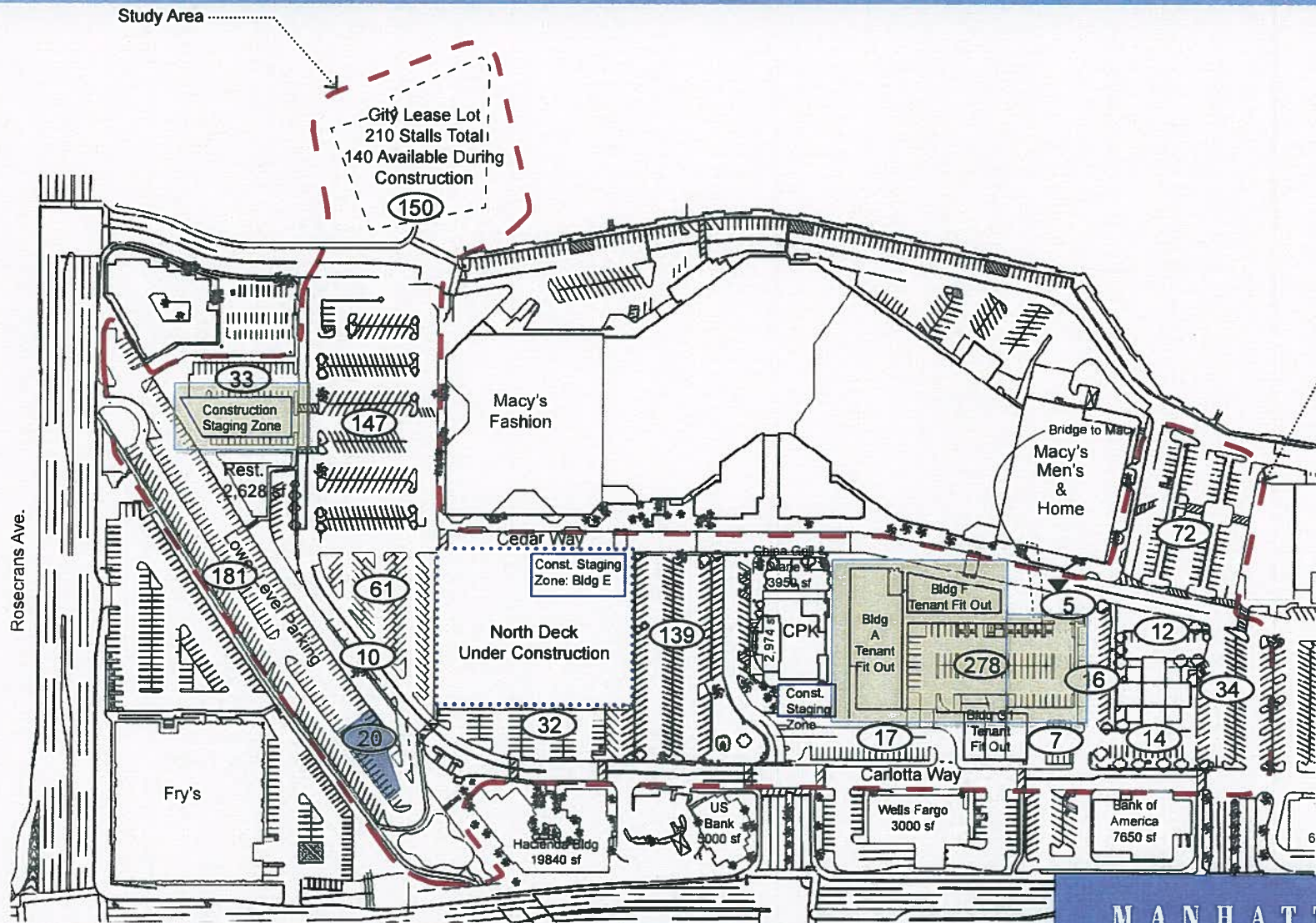
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# Construction Parking



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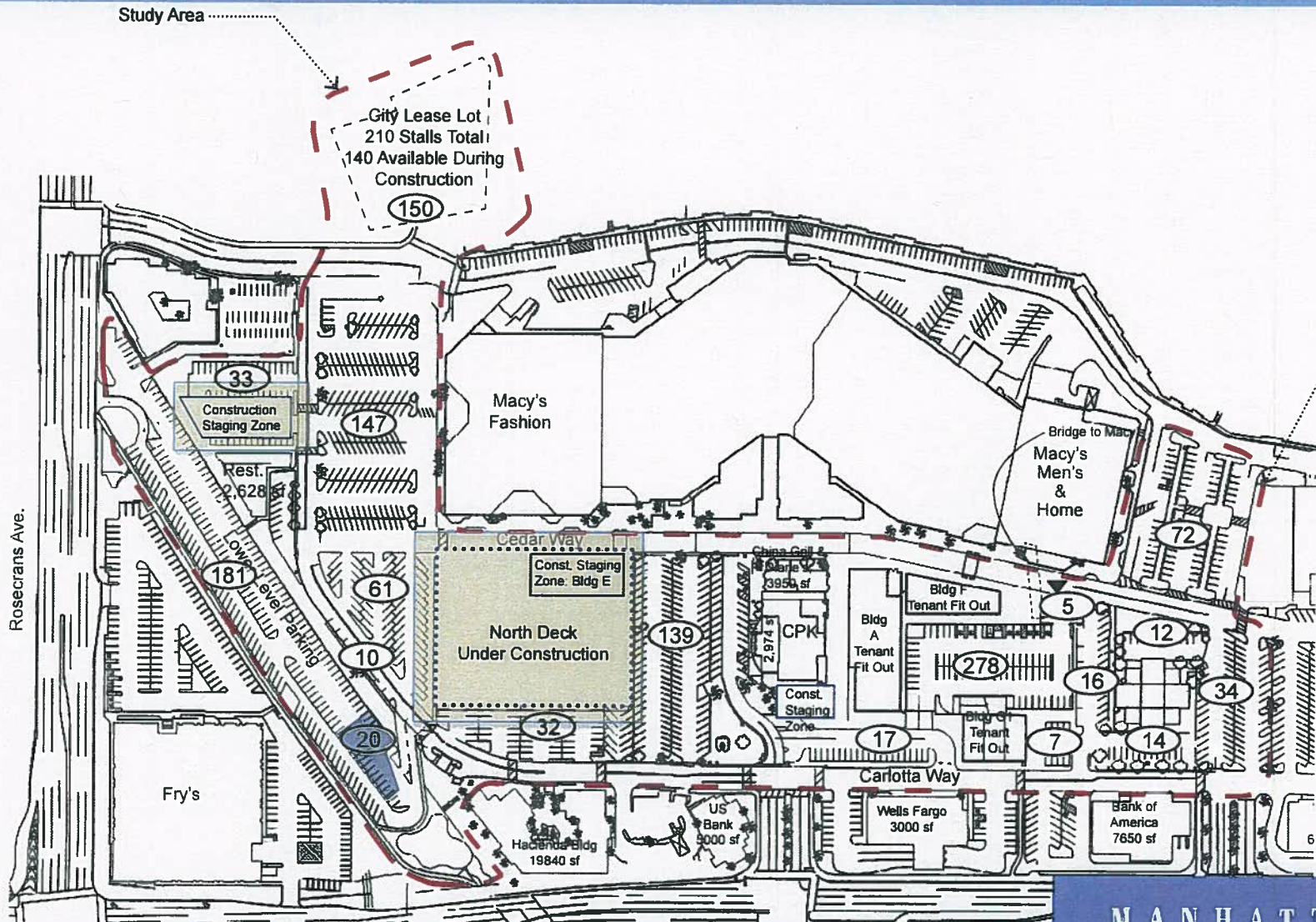
# Construction Parking



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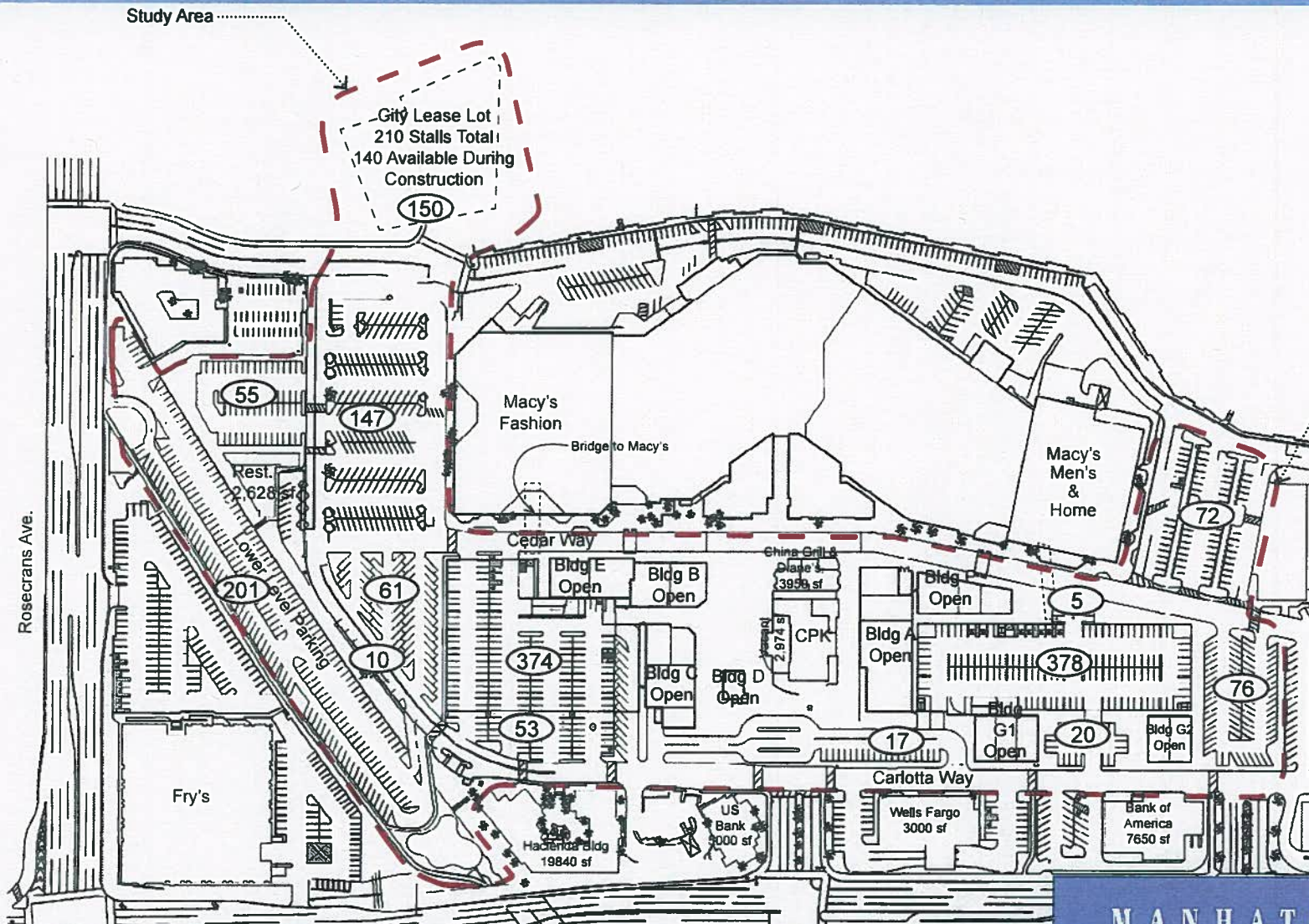


# Construction Parking



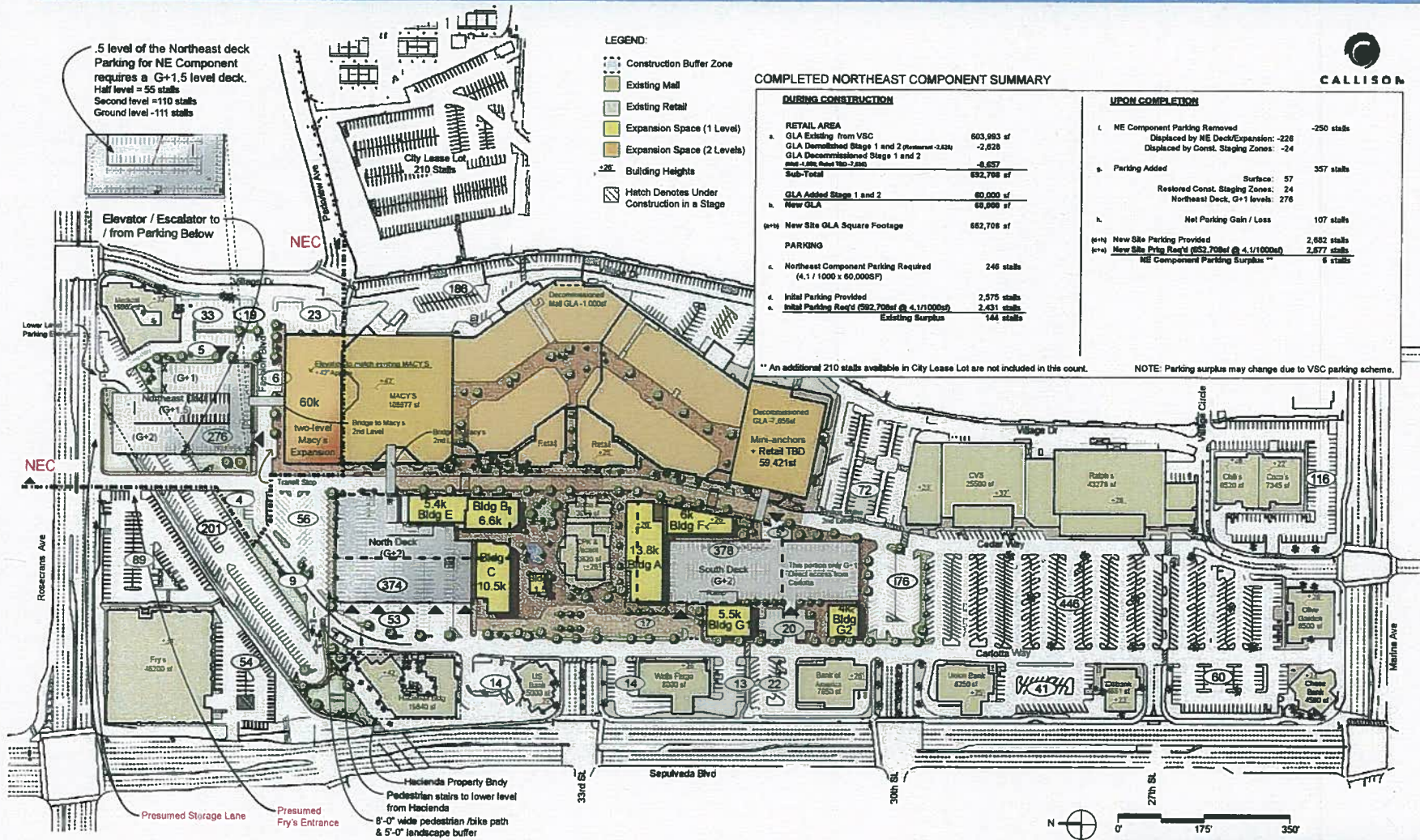
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# Construction Parking



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# Parking



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# *Project Ownership*

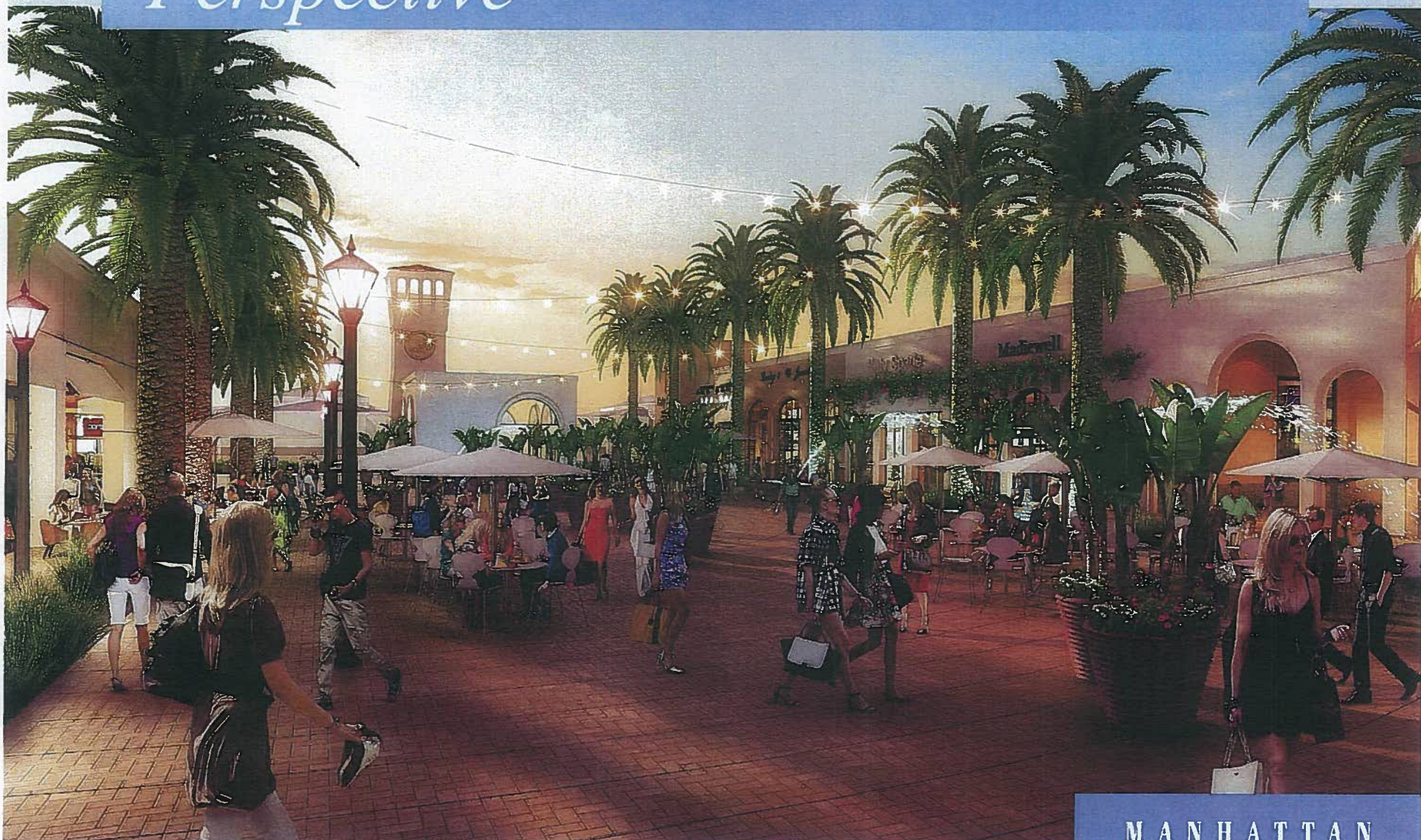
- RREEF America II – \$8 billion fund, 124 assets
- 116 assets owned longer than 5 years
- 24% overall leverage, Manhattan Village = zero dollars debt
- 20% holdings retail – \$1.6 billion
- 19 assets, 3 purchased within last 24 months

# *Marina Marketplace*



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# *Perspective*



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