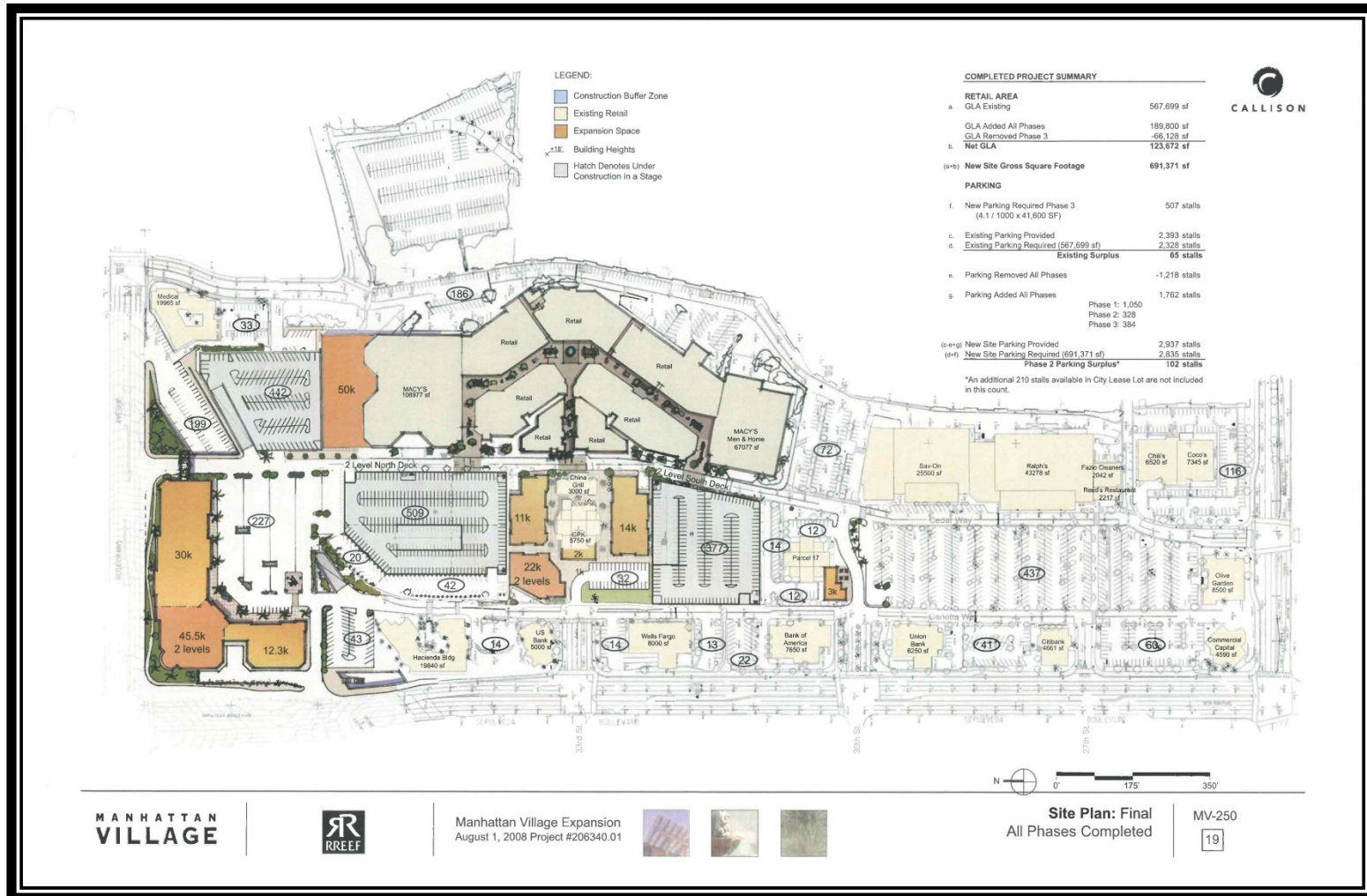


Manhattan Village Mall Expansion

December 2, 2014 Presentation



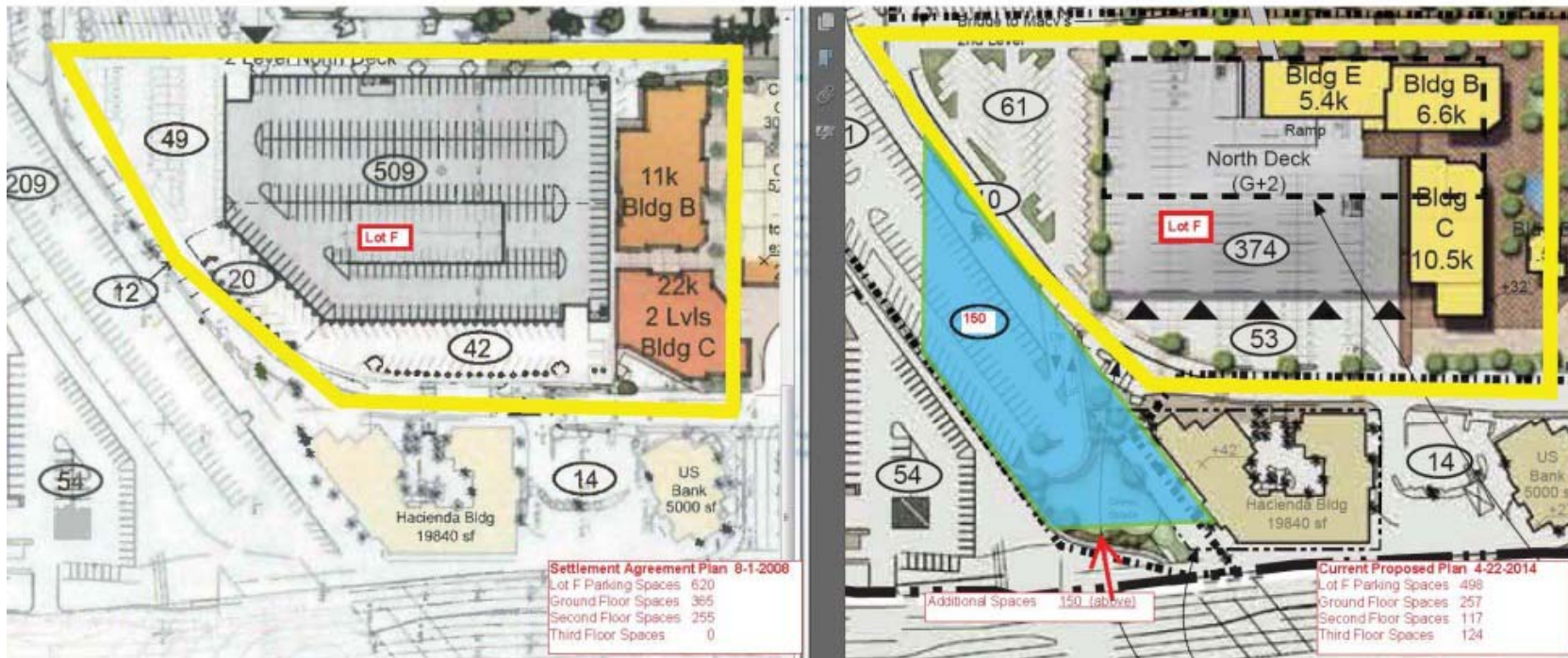
Settlement Agreement

- Mandated by Richard Thompson, Jeff Dolan & Robert Wadden
- City held 3500's **EXISTING** rights **hostage** until **RREEF** approved
- RREEF & 3500 heavily negotiated and BOTH agreed to Expansion Site Plan (14 versions reviewed)
- Specifies CM **G+1 Garages ONLY** = **NO 3-Story NO 2 ½-Story**
- **3500 did NOT** receive zoning revisions, additional property rights, \$\$\$, Hand-outs, Payoffs or other slanderous suggestions that have been made throughout this process.
- Condition for proposed changes is **Good Faith Negotiations**
- DB made CHANGES for 2 1/2 yrs but is NOT complying with GOOD FAITH Negotiations.
- **The City mandated and has a copy of the Agreement**
- **We again request the City ENFORCE the Agreement**

Site Plan Comparison

Settlement Agreement Plan
2008

Current Plan
(plus 150 spaces)



Please Remember . . .

Residents
&
Small Business
Have
Spoken

- Residents' Petition calls to Reduce Bulk and Size of Mall Expansion
- NO 3-Story Garages
- Over 1,200 signatures
- **Specific Petition comments from 286 people.**
- Neighboring Small Businesses raised similar concerns to City.

Deutsche Bank New Proposal

1. Company Reorganization & Project Team - less hands-on
2. Rejects Fry's Connectivity
3. Rejects Resident input
 - Reduce Bulk and Size of Project
 - NO 3-Story Parking Structures
 - Provide easier/ more Parking including surface and higher ratios
4. Excludes Enforcement Mechanisms
 - Macy's Deal that RREEF promised 8 months ago
 - Fry's long-term lease that RREEF promised 12 months ago
 - Phase II and Phase III

Who We Are

Deutsche Asset Wealth Management (“Deutsche AWM”)

Global Real Estate Holdings	
■ Real Estate Direct: Americas	\$17.1 bn
■ Real Estate Direct: Europe	\$19.1 bn
■ Real Estate Direct: Asia Pacific	\$2.2 bn
■ Real Estate Securities	\$9.8 bn

June 30, 2014.

RREEF America REIT II	
Size	- \$9.0 billion gross real estate market value - 125 properties
Low Leverage	- Loan-to-Value of 25%

As of September 30, 2014.

- Consistent with RREEF America REIT II's conservative, low-leverage debt philosophy, Manhattan Village is currently owned all cash. There is no property-level debt. The Fund's investment strategy is to continue making significant capital investment in order to secure the long term health and viability of Manhattan Village - an asset that we consider a long-term hold.
- New investment and expansion are imperative to positioning Manhattan Village to effectively compete with emerging new competition.

RREEF America REIT II recently completed Marina Marketplace renovation in Marina del Rey, CA



RREEF America REIT II: St. Johns Town Center in Jacksonville, FL



Deutsche AWM Project Team



Mike Nigro
Head of Real Estate Value Add and Development for the Americas



Joe Saunders
Head of Retail Asset Management, Americas



Al Diaz
Head of Real Estate Asset Management for the Americas



John Ehli
Portfolio Manager, RREEF America REIT II



Josh Lenhart
Portfolio Manager, RREEF America REIT II



Liz Griggs
General Manager (JLL)

The Faces of Deutsche Bank RREEF

Sally Blatt

San Francisco

Phil Pearson

Dallas, TX

Mark English

San Francisco

Joseph Saunders

Atlanta, GA

- **RREEF/DB has never had a local development representative looking after the interests of Manhattan Beach residents.**
- The only local person works for a 3rd party subcontractor

Incorrect Economic Impact

Economic Impact of the Mall

Economic Impact summary as follows:	
Current Real Estate Taxes (2013/2014)	\$1,919,000
Projected additional Real Estate Taxes from Phase I/II	\$198,000
Projected increase in Real Estate Taxes	10%
Current City Sales Tax Generated	\$3,100,000
Projected additional sales tax generated from Phase I/II	\$378,000
Projected increase in City Sales Taxes	12.2%
Total Real Estate and City Sales Taxes	\$5,019,000
Projected additional Real Estate Taxes and City Sales Taxes	\$576,000
Projected overall increase	11.5%

As of October 2014. Source: Deutsche AWM.

The Accurate Numbers

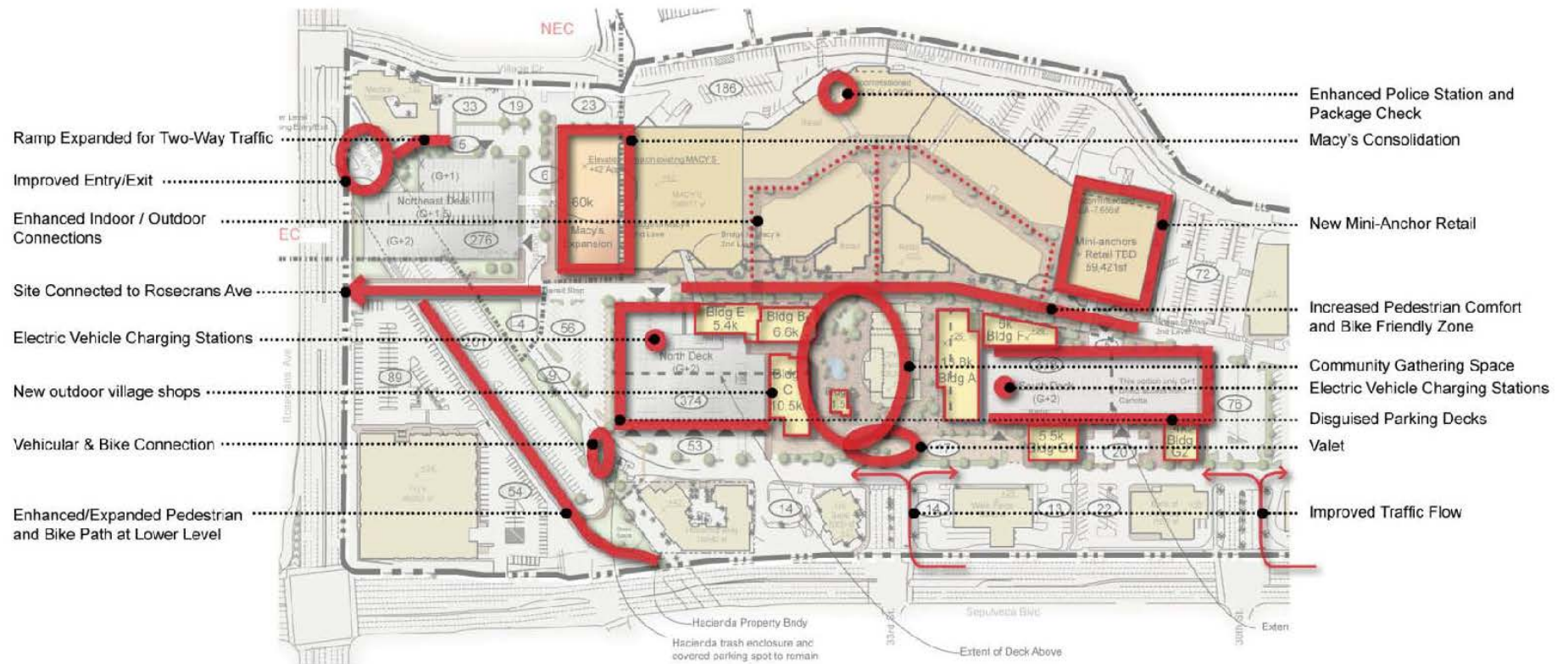
City of Manhattan Beach Share

Actual	Over-Stated
\$402,990	\$1,516,010
\$ 41,580	\$ 156,420
\$3,100,000	
\$ 378,000	
\$3,502,990	\$1,516,010
\$ 419,580	\$ 156,420

Why show incorrect & misleading projections?

DB “Vision” Incomplete

The Vision



Response to Conditions

MAY 2014 CONDITIONS

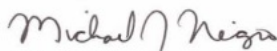
No.	City Council Condition	Deutsche AWM Response
1.	Approve Phases 1, 2 and 3	We are currently requesting approval for Phases 1 & 2 only, and we will return to City Council for Phase 3 (including the "Fry's Site") at a future date.
2.	Reduce North Parking Structure to only G+1	We are unable to reduce the North Parking Structure due to parking demand in the core area which serves the outdoor plaza and Macy's expansion. The second level of parking is also a critical element to bridge over Cedar Way and provide a safe pedestrian access into Macy's second level. This will match the bridge located at the South Deck.
3.	Add stairway and elevator to west side of north parking structure	Agreed
4.	Provide City with copy of agreement between Macy's and Deutsche AWM within 10 days of execution	Agreed. We agree to provide a certified copy of the agreement. Please understand due to confidentiality and fiduciary requirements that sensitive materials will be redacted from the agreement.
5.	Deutsche AWM and Hacienda to negotiate in good faith	Agreed. As a further indication of our good faith, we are willing to provide 30 more parking spaces adjacent to 3500 Sepulveda in the culvert with a stairway leading directly to their building.

JANUARY 2014 CONDITIONS

No.	City Council Condition	Deutsche AWM Response
1.	Approve Phase 1 and 2 only; not Phase 3.	Agreed
2.	Phase 1 to have 10,000 SF less (from approx 60,000 SF to 50,000 SF)	Agreed
3.	Redesign north deck utilizing deck camouflage design treatments and partially sink so as to be similar to south deck; 48 surface parking spaces to be located on west side adjacent to Carlotta way for use by Hacienda building.	Agreed
4.	Phase 2 building permit issuance conditioned upon a commitment letter from Macy's confirming their performance pursuant to their agreement with Deutsche AWM.	Agreed
5.	Extend Cedar Way to Rosecrans as part of Phase 2	Agreed
6.	Work with Fry's to stay at MVSC until Phase 3 is approved subject to (a) Fry's accepting a reduced parking supply to allow extension of Cedar Way to Rosecrans and lower level changes as Part of Phase 1, (b) Deutsche AWM's receipt of Market rent for any period beyond 12/2016, (c) continuation of Sepulveda bridge widening, (d) continuation of Fry's signage throughout extension period	Agreed
7.	Common area landscaping and architectural features on plans to be memorialized in the Approved Plans exhibit to be adopted as part of the City council's entitlement resolution	Agreed
8.	Prior to Phase 1 commencement Deutsche AWM to provide a bond to City to cover public roadway improvements conditioned in Rosecrans, Village drive and Sepulveda rights of way.	Agreed
9.	Provide funding for Oak avenue neighborhood traffic study not to exceed \$20,000	Agreed
10.	Conditions addressed in the PC-13-10 (as adjusted as necessary for changed plans) will be carried forward. Those include allowing medical and dental space in Hacienda and Deutsche AWM office buildings with no square footage caps and limiting banks (other than existing banks) to a 2,000 SF size and prohibition on new stand-alone bank buildings (existing bank buildings grandfathered).	Agreed

Please note the above information is provided for summary purposes only. We are available to discuss any further specifics that you may request. We look forward to a successful outcome for a critically important project for both the City of Manhattan Beach and Deutsche AWM.

Sincerely,



Michael J. Nigro, PE
Head of Value Add & Development, Americas

Sincerely,



Joseph Saunders, SCLS
Head of Retail Asset Management, Americas

Important information: Deutsche Asset & Wealth Management represents the asset management and wealth management activities conducted by Deutsche Bank AG or any of its subsidiaries. Clients will be provided Deutsche Asset & Wealth Management products or services by one or more legal entities that will be identified to clients pursuant to the contracts, agreements, offering materials or other documentation relevant to such products or services. © 2014 Deutsche Bank AG. All rights reserved. (10/14) I-036405-1-0

DB Response to May Conditions

No.	City Council Condition	Deutsche AWM Response
1.	Approve Phases 1, 2 and 3	We are currently requesting approval for Phases 1 & 2 only, and we will return to City Council for Phase 3 (including the "Fry's Site") at a future date.
2.	Reduce North Parking Structure to only G+1	We are unable to reduce the North Parking Structure due to parking demand in the core area which serves the outdoor plaza and Macy's expansion. The second level of parking is also a critical element to bridge over Cedar Way and provide a safe pedestrian access into Macy's second level. This will match the bridge located at the South Deck.
3.	Add stairway and elevator to west side of north parking structure	Agreed
4.	Provide City with copy of agreement between Macy's and Deutsche AWM within 10 days of execution	Agreed. We agree to provide a certified copy of the agreement. Please understand due to confidentiality and fiduciary requirements that sensitive materials will be redacted from the agreement.
5.	Deutsche AWM and Hacienda to negotiate in good faith	Agreed. As a further indication of our good faith, we are willing to provide 30 more parking spaces adjacent to 3500 Sepulveda in the culvert with a stairway leading directly to their building.

1. Won't build Phase 3.
2. Won't build a 2 story garage as requested.
3. Will do what was agreed to in 2008.
4. The Macy's deal will /may be provided sometime in the future.
5. If Hacienda does whatever DB wants.

DB Response to May Condition 1

- Condition Number 1
Approve Phases 1, 2 and 3
- DB Response:
Phase 2 NO –will not guarantee starting or completing Macy’s Consolidation
- **Phase 3 NO - will not guarantee starting or completing Fry’s Connectivity**

Fry's Corner Connectivity May Condition 1

Why it is important

- **Connectivity** is a **Planning Commission REQUIREMENT** as stated in Resolution 01-27 or else **REJECT** Project
- Connectivity **improves Ingress-Egress** to Site
- Connectivity **improves On-Site traffic circulation**
- Connectivity/Decking over the ditch **improves Parking Ratios**
- Connectivity/Decking **eases parking constraints** during construction and for the life of the project
- **Connectivity NOW** does **not** require Fry's to relocate

Proposed Staff Resolutions DO NOT have enforcement mechanism that GUARANTEE Fry's Connectivity

Fry's Connectivity May Condition 1 Planning Commission Resolution

Planning Commission REJECTED Alternative B Option as Socially Infeasible

- Does not incorporate Fry's corner
- Does not enhance spatial relationships
- Does not promote pedestrian access
- Does not maximize use of site
- Does not consolidate Macy's Men Store

**Current Staff Resolutions DO NOT have
Enforcement Mechanism to guarantee Fry's
Connectivity or Macy's Consolidation**

DB Response to May Condition 1

Phase 1 & 2 Only

(Reminder: this is **DB's new proposal** option)

- Was **NOT** Studied in the EIR
- Has same faults as **REJECTED** option
 - Does not incorporate Fry's Corner
 - Does not enhance spatial relationships
 - Does not promote pedestrian access
- Excludes Enforcement Mechanisms

Only way to GUARANTEE Macy's consolidation is to do it first.

EIR – Planning Commission RESOLUTION REJECTS

18 Alternative B would not meet the objective of integrating the various uses and structures into the
19 Site, especially with respect to integrating the Fry's parcel (the Northwest Corner). In addition,
20 Alternative B would not enhance spatial relationships that promote pedestrian access within the
21 Shopping Center site or maximize site opportunities in the same manner as the proposed Project.
22 Additionally, the consolidation of the Macy's Men's store from the south portion of the Main Mall into the
23 Macy's main store at the north end of the Mall, and the expansion of the Macy's main store to
24 accommodate the consolidation of the two parts of the store, is a key component of the project that
would not be realized if Alternative B were constructed. As these Project objectives would not be met to
the degree they would be met with the proposed Project, the Planning Commission finds this to be an
adequate basis for rejecting Alternative B as socially infeasible.

The Planning Commission hereby finds that each of the reasons set forth above would be an
independent ground for rejecting Alternative B, and by itself, independent of any other reason, would
justify rejection of Alternative B as socially infeasible.

“The Planning Commission hereby finds that each of the reasons set forth above would be an independent ground for rejecting Alternative B, and by itself, independent of any other reason, would justify rejection of Alternative B as socially infeasible”

DB Response to May Condition 2

- Condition Number 2
Reduce North Parking Structure to G+1
- DB Response
NO

Facts – Total Mall Parking Ratios

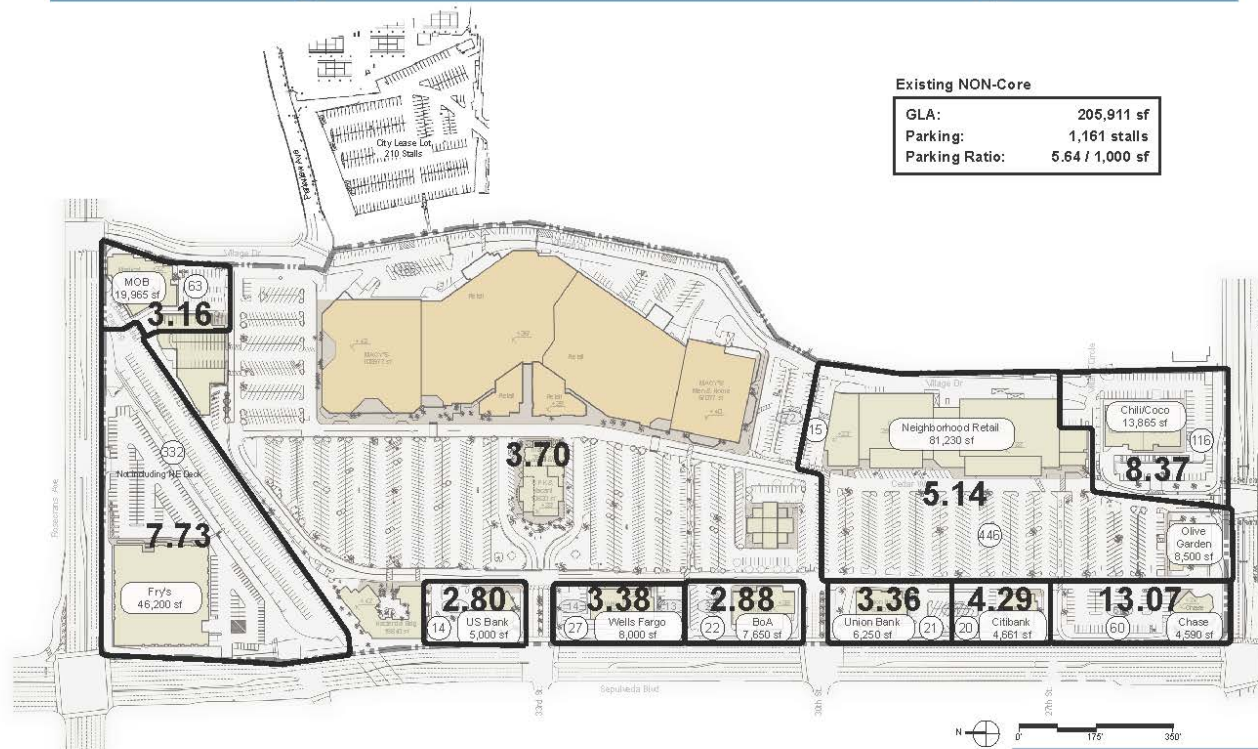
Mall used to have more parking.

- 1980-2001 Ratio **4.6/K sf**
- After 2002 Expansion **4.1/K sf**

- MB Parking Requirement **4.1/K sf.**
- The Point Parking **6.0/K sf**

Facts – Non-Core Parking

Existing “Non-Core” Parking...



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Facts – Core Mall Parking Ratios

- Current Ratio **3.70/K sf**
- After Phase I **3.22/K sf**
- After Phase II **3.6/K sf**

- MB Overall Parking Rqmt **4.1/K sf.**
- The Point Parking **6.0/K sf**

DB Response to Condition May 3

- Condition Number 3
Add Stairway and elevator to West side of North parking structure
- DB Response
Agreed
- **Note: DB is giving nothing. Providing equal ADA access is the law. AND this is a RREEF/DB requirement in the Settlement Agreement.**

DB Response to May Condition 4

- Condition Number 4
Provide City with copy of agreement between Macy's and DB within 10 days of execution.
- DB Response
Agreed with conditions
- **Questions:**
 - Why is the Macy's agreement not available after six months?
 - Mark English declared there WAS an agreement that put RREEF "in charge"
 - Where in the Agreement is new "3rd level Ramp Demand"
 - What other "Demands" are yet to come?
 - What about the PUT-OPTION?

DB Response to May Condition 4 Macy's Agreement



Fancher Partners, LLC

Lifestyle Real Estate Development

January 29, 2014

Richard Thompson – Director of Community Development
Laurie Jester – Planning Manager
City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, CA 90266

RE: Pending City Council Changes to Project Concept Plan and COA's

Dear Richard and Laurie:

The ten comments that follow respond to Laurie's January 16 recital of changes discussed by the City Council in the January 14 meeting. We want to express our view of the Council's expectations to determine if RREEF and the City staff are on the same page and, if not, what are the differences.

3. As to Phase 2:
 - a. Under RREEF's agreement with Macy's, RREEF can unilaterally exercise a "put" provision not later than July 1, 2016 upon which Put execution Macy's is required to cooperate and perform to consolidate its operations into a 168,977 SF single department store building (costs covered by RREEF) thereupon releasing the Men's Store building to RREEF.
 - b. Subsequent to Macy's Fashion store expansion, RREEF will retrofit the building to function as a collection of retail mini-anchors and shops. RREEF does not envision any burden or consequence to the City in the performance of Phase 2.
 - c. RREEF cannot guarantee that Phase 2 will be either initiated or completed. Phase 2 is a function of a future determination of economic feasibility. A condition for the release of Phase 2 building permits will be delivery of a commitment letter from Macy's avowing their performance in the consolidation pursuant to its agreement with RREEF.

I will attach a Village Shops site plan study that shows how we see a way to efficiently reduce the Village Shops GLA and the North Deck building mass, the latter accomplished without incurring a major hit to the Core parking ratio. I look forward to discussing the items with you at your convenience.

Sincerely,

A handwritten signature in cursive script, appearing to read "Chuck".

Charles E. Fancher, Jr.

Cc:

Joe Saunders, RREEF
Mark English, RREEF
Liz Griggs, MVSC
Larry Kosmont
John Jilli, Interim City Manager

“RREEF cannot guarantee that Phase 2 will be either initiated or completed. Phase 2 is a function of a future determination of economic feasibility.”

Chuck Fancher letter

January 29, 2014 to Richard Thompson, Laurie Jester

DB Response to May Condition 4 Macy's PUT-OPTION

“Incidentally; the payment to Macy's in the event we don't exercise the put option is **\$2.5 million.”**

Mark English email, dated **December 16, 2013** To: Larry Kosmont cc: **Richard Thompson, Laurie B. Jester, Larry Kosmont**

From: Mark English [mailto:mark.english@db.com]

Sent: Monday, December 16, 2013 7:20 AM

To: Larry Kosmont

Cc: fancherco@msn.com; Richard Thompson; Laurie B. Jester; Larry Kosmont

Subject: Re: QUESTIONS/TOPICS THAT NEED DISCUSSION AS PART OF THE JAN 14TH MBVSC HEARING --
CONFIDENTIAL/PRIVILEGED-

Larry,

Not a comprehensive reply to your list of issues, however our agreement with Macy's is a private matter and I think diving into the details in a public hearing is going to detract from the job of the city council, which is to focus on the land use issues. I will be discussing our deal informally with council members and this group, and can answer some questions about it, but won't be giving a presentation on it. Incidentally, the payment to Macy's in the event we don't exercise the put option is \$2.5 million. The terms of our deal have had to move around so much as the approvals timeline and project have changed that it's hard to remember which iteration we are on.

Mark

Sent from my iPhone

DB Response to May Condition 5

- Condition Number 5.
DB and Hacienda to negotiate in good faith

- DB Response
Agreed ***

As a further indication of our good faith, we are willing to provide 30 more parking spaces adjacent to 3500 Sepulveda in the culvert with a stairway leading directly to their building.

- *****NOTE: DB response is False.**
 - GOOD FAITH a legal concept that is further defined in the SA
 - DB has repeatedly violated the GOOD FAITH Conditions listed in the SA throughout the entire process.
 - **30 undefined spaces in the ditch with no ADA access or site connection is NOT comparable to the lost surface spaces DB has removed, again in violation of the SA.**

DB Response to **January** Condition 6

- Condition Number 6
Keep Fry's
- DB's Response
Modifies the Fry's condition by adding a Market Rent Concept language
- **NOTE: This Market Rent Concept was REJECTED by the City Staff back in January (per 1-29-14 Kosmont email to Richard Thompson, Laurie Jester and John Jalili)**
 - Why is this now accepted by City Staff? Staff Report provides NO explanation.
 - City Staff must verify ALL January Conditions

DB's CPP Construction Parking Plan

- Staff and RREEF have not given the CPP to the Residents and City Council. The Staff Report refers to the “Construction Parking Management Plan” NOT the same thing.
- **Phase One**
 - **Starts August 2014**
 - **Ends April 2017**
- 31 Months of Construction **OVER 2 & 1/2 years**
- How much tax revenue will be lost during construction?
- How many small businesses will go Bankrupt?

CPP 1 – Aug – Nov 2015

Label: Construction Parking Plan / COREA / Grant Deed / Settlement Agreement Conformance



AREA STATISTICS (Parking Counts)		Surface	Deck	Total	Minimum	Difference
#1	North Lot Area (applicable on sheets 7-10 only)	325 stalls	0 stalls	325 stalls	240 stalls	85
#2	Grand Deed Area Line	427 stalls	0 stalls	427 stalls	12% = 52	-
#3	Exhibit B - Shopping Center Phase 2 Area	1,189 stalls	0 stalls	1,189 stalls ↓	1,246 stalls	(57)
#4	MVSC Common Area (100 % of center less Culvert and Fry's Corner)	1,906 stalls	0 stalls	1,906 stalls ↓	1,957 stalls	(51)



STUDY AREA STATISTICS:

Parking:

Macy's Fashion	147 stalls
Macy's Men's Home	72 stalls
Cinema	0 stalls
North Surface	325 stalls ↓
Lower Level	157 stalls ↓
South Surface	322 stalls
Parcel 17 Surface	28 stalls
South Lot	34 stalls
City Lot	140 stalls
Study Area Total	1,223 stalls

Surplus/(Deficit) vs Baseline (204) stalls ↓
 GLA Demo'd (Cinema) -17,500 sf ↓

OVERALL MVSC STATISTICS:

Parking Ratios:

MVSC Square Footage @ 100%	555,337 sf
MVSC Parking Stalls On-site	2,189 stalls
MVSC Parking Ratio fully leased:	3.94 / 1,000 sf
City Lot Parking Spaces	+ 140 stalls
Total Parking w. City Lot	2,329 stalls
MVSC Parking Ratio w. City Lot:	4.19 / 1,000 sf



WORKING DRAFT – Not for Public Review

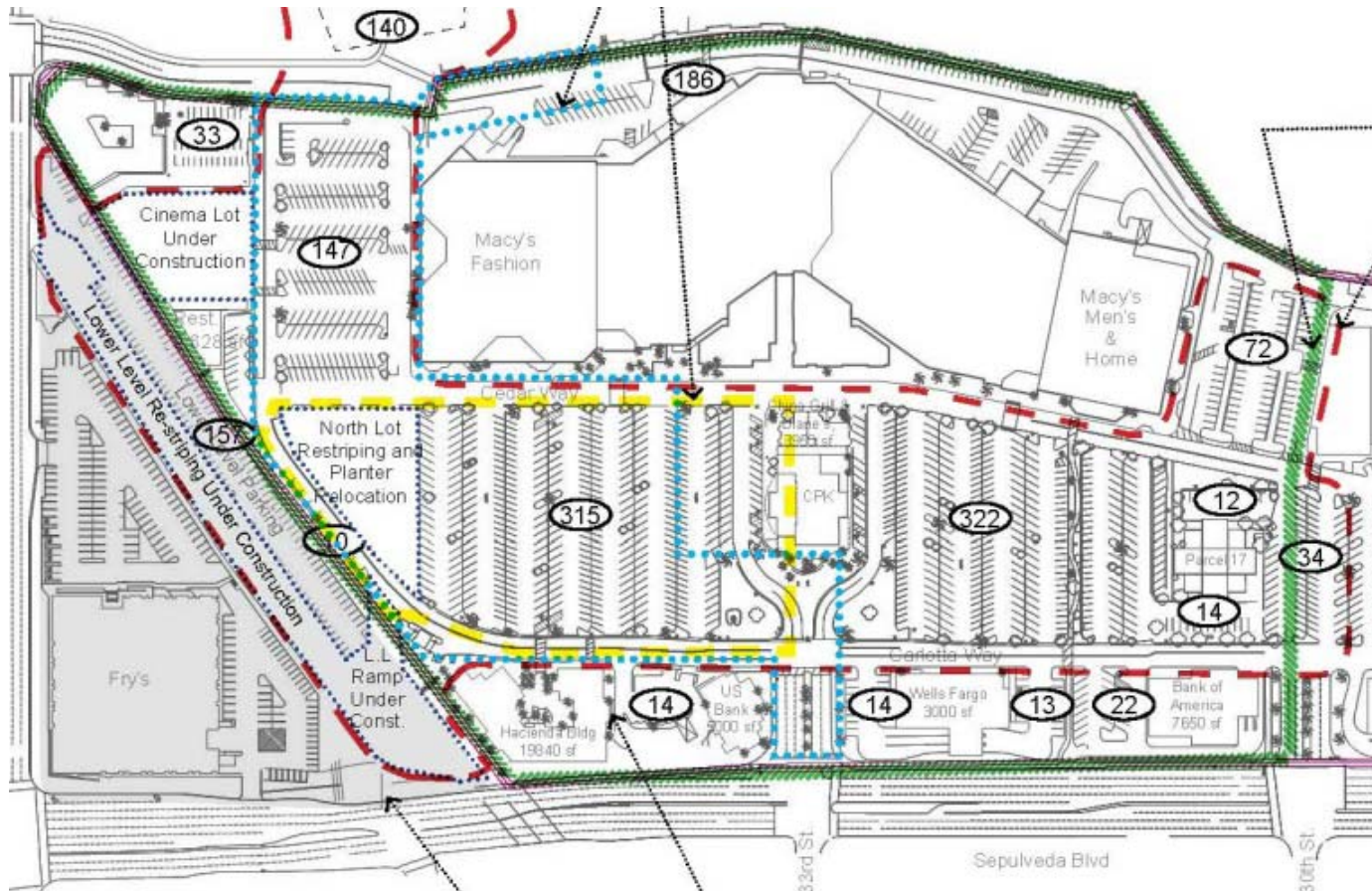
MVSC Enhancement Program
 November 08, 2013 #206340.01



Village Shops Pre-Construction Site Plan:
 Cinema, North and Lower Level Lots
 2014

CPP 2017
 2

CPP 1 – Aug – Nov 2015 (cont)



CPP 2 – Nov– Dec 2015

Label: Construction Parking Plan /
COREA / Grant Deed / Settlement
Agreement Conformance



AREA STATISTICS (Parking Counts)		Surface	Deck	Total	Minimum	Difference
#1	North Lot Area (applicable on sheets 7-10 only)	445 stalls	0 stalls	445 stalls	240 stalls	205
#2	Grand Deed Area Line	547 stalls	0 stalls	547 stalls	12% = 66	
#3	Exhibit B - Shopping Center Phase 2 Area	1,368 stalls	0 stalls	1,368 stalls	1,246 stalls	122
#4	MVSC Common Area (100 % of center less Culvert and Fry's Corner)	2,046 stalls	0 stalls	2,046 stalls	1,957 stalls	89

Not a part of Common Area



Study Area

STUDY AREA STATISTICS

Parking:

- Macy's Fashion: 147 stalls
- Macy's Men's Home: 72 stalls
- City Lot: 140 stalls
- City Lease Lot: 210 stalls (140 available during construction)
- North Surface: 445 stalls ↑
- Lower Level: 201 stalls ↑
- South Surface: 322 stalls
- Parcel 17 Surface: 26 stalls
- South Lot: 34 stalls
- City Lot: 140 stalls
- Study Area Total: 1,442 stalls**

Surplus/(Deficit) vs Baseline: 15 stalls ↑

OVERALL MVSC STATISTICS:

Parking Ratios:

- MVSC Square Footage @ 100%: 555,337 sf
- MVSC Parking Stalls On-site: 2,408 stalls
- MVSC Parking Ratio fully leased: 4.34 / 1,000 sf
- City Lot Parking Spaces: + 140 stalls
- Total Parking w. City Lot: 2,548 stalls
- MVSC Parking Ratio w. City Lot: 4.59 / 1,000 sf



WORKING DRAFT – Not for Public Review

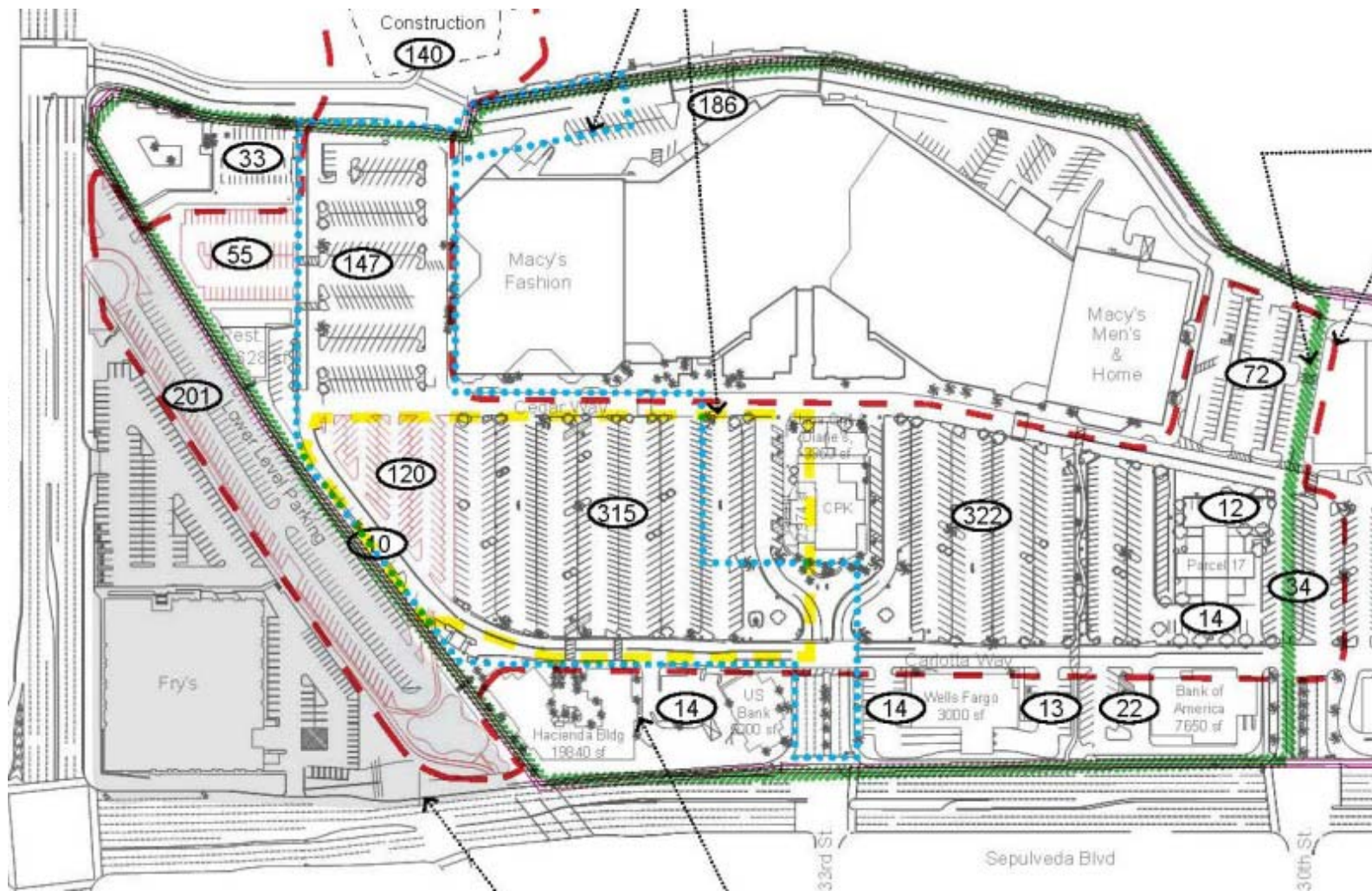
MVSC Enhancement Program
November 08, 2013 #206340.01



Village Shops Pre-Construction Site Plan:
Holiday Period
2014

CPP 2017
3

CPP 2 – Nov – Dec 2015 (cont)



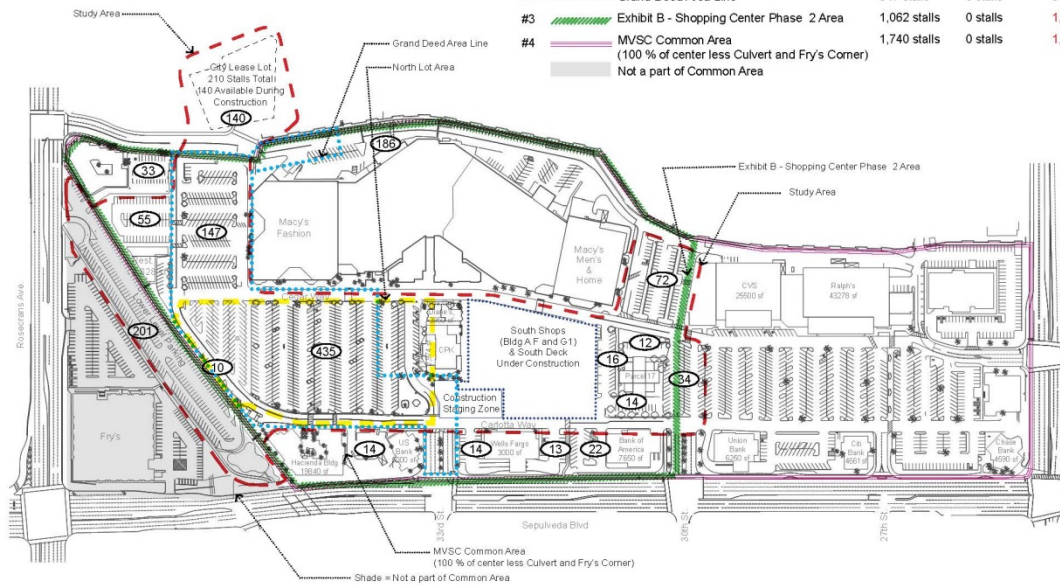
CPP 3 – Jan – Feb 2016

Label: Construction Parking Plan /
COREA / Grant Deed / Settlement
Agreement Conformance

South Shops & Deck (Stage 1)
initiate construction



AREA STATISTICS (Parking Counts)		Surface	Deck	Total	Minimum	Difference
#1	North Lot Area (applicable on sheets 7-10 only)	445 stalls	0 stalls	445 stalls	240 Stalls	205
#2	Grand Deed Area Line	547 stalls	0 stalls	533 stalls	12% = 66	-
#3	Exhibit B - Shopping Center Phase 2 Area	1,062 stalls	0 stalls	1,062 stalls ↓	1,246 Stalls	(184)
#4	MVSC Common Area (100 % of center less Culvert and Fry's Corner)	1,740 stalls	0 stalls	1,740 stalls ↓	1,957 Stalls	(217)
Not a part of Common Area						



STUDY AREA STATISTICS

Parking:

Macy's Fashion	147 stalls
Macy's Men's Home	72 stalls
Cinema	55 stalls
North Surface	445 stalls
Lower Level	201 stalls
South Surface	16 stalls ↓
Parcel 17 Surface	26 stalls
South Lot	34 stalls
City Lot	140 stalls
Study Area Total	1,136 stalls

Surplus/(Deficit) vs Baseline (291) stalls ↓

OVERALL MVSC STATISTICS:

Parking Ratios:

MVSC Square Footage @ 100%	555,337 sf
MVSC Parking Stalls On-site	2,102 stalls
MVSC Parking Ratio fully leased:	3.79 / 1,000 sf
City Lot Parking Spaces	+ 140 stalls
Total Parking w/ City Lot	2,242 stalls
MVSC Parking Ratio w/ City Lot:	4.04 / 1,000 sf



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WORKING DRAFT – Not for Public Review

MVSC Enhancement Program

November 08, 2013 #206340.01

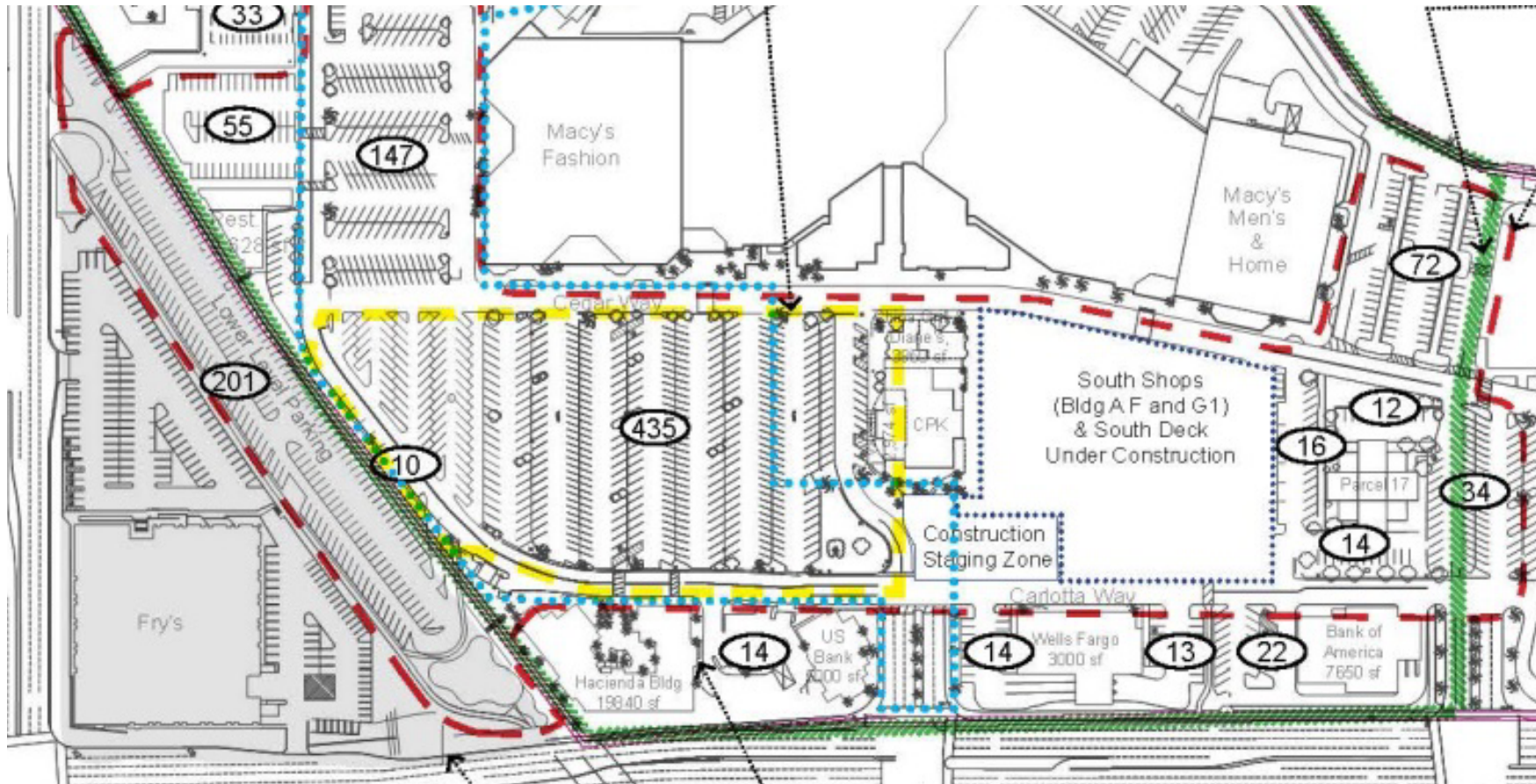


Village Shops Under Construction Site Plan:
South Deck and Shops Start
2015

CPP 2017

4

CPP 3 – Jan – Feb 2016 (cont)

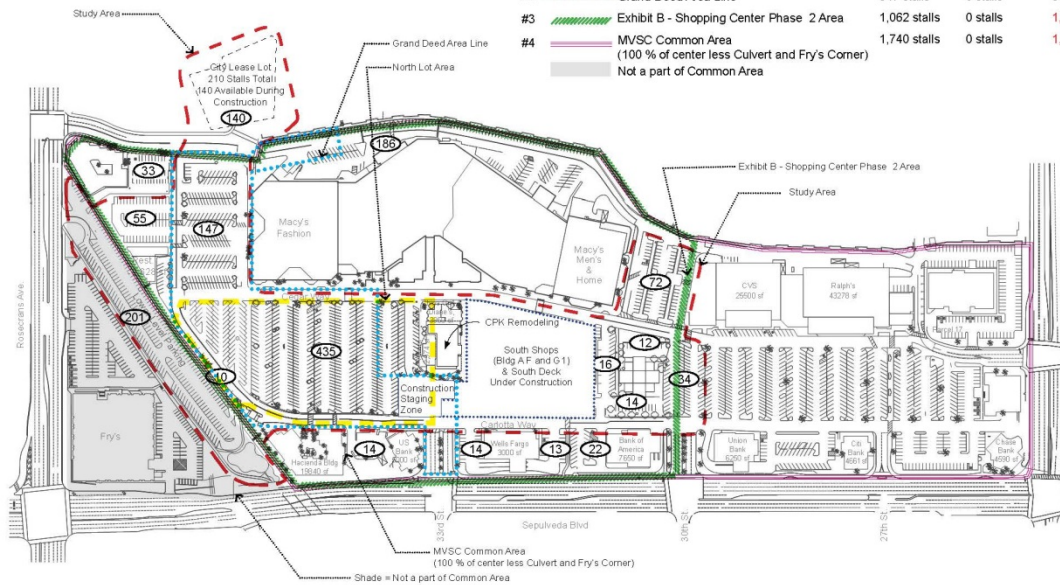


CPP 4 – Mar– Jun 2016

Label: Construction Parking Plan /
COREA / Grant Deed / Settlement
Agreement Conformance



AREA STATISTICS (Parking Counts)		Surface	Deck	Total	Minimum	Difference
#1	North Lot Area (applicable on sheets 7-10 only)	445 stalls	0 stalls	445 stalls	240 Stalls	205
#2	Grand Deed Area Line	547 stalls	0 stalls	533 stalls	12% = 66	-
#3	Exhibit B - Shopping Center Phase 2 Area	1,062 stalls	0 stalls	1,062 stalls ↓	1,246 Stalls	(184)
#4	MVSC Common Area (100 % of center less Culvert and Fry's Corner)	1,740 stalls	0 stalls	1,740 stalls ↓	1,957 Stalls	(217)
	Not a part of Common Area					



STUDY AREA STATISTICS

Parking:

Macy's Fashion	147 stalls
Macy's Men's Home	72 stalls
Cinema	55 stalls
North Surface	445 stalls
Lower Level	201 stalls
South Surface	16 stalls
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South Lot	34 stalls
City Lot	140 stalls
Study Area Total	1,136 stalls

Surplus/(Deficit) vs Baseline (291) stalls -

OVERALL MVSC STATISTICS:

Parking Ratios:

MVSC Square Footage @ 100%	555,337 sf
MVSC Parking Stalls On-site	2,102 stalls
MVSC Parking Ratio fully leased:	3.79 / 1,000 sf
City Lot Parking Spaces	+ 140 stalls
Total Parking w/ City Lot	2,242 stalls
MVSC Parking Ratio w/ City Lot:	4.04 / 1,000 sf



MANHATTAN
VILLAGE



WORKING DRAFT – Not for Public Review

MVSC Enhancement Program

November 08, 2013 #206340.01

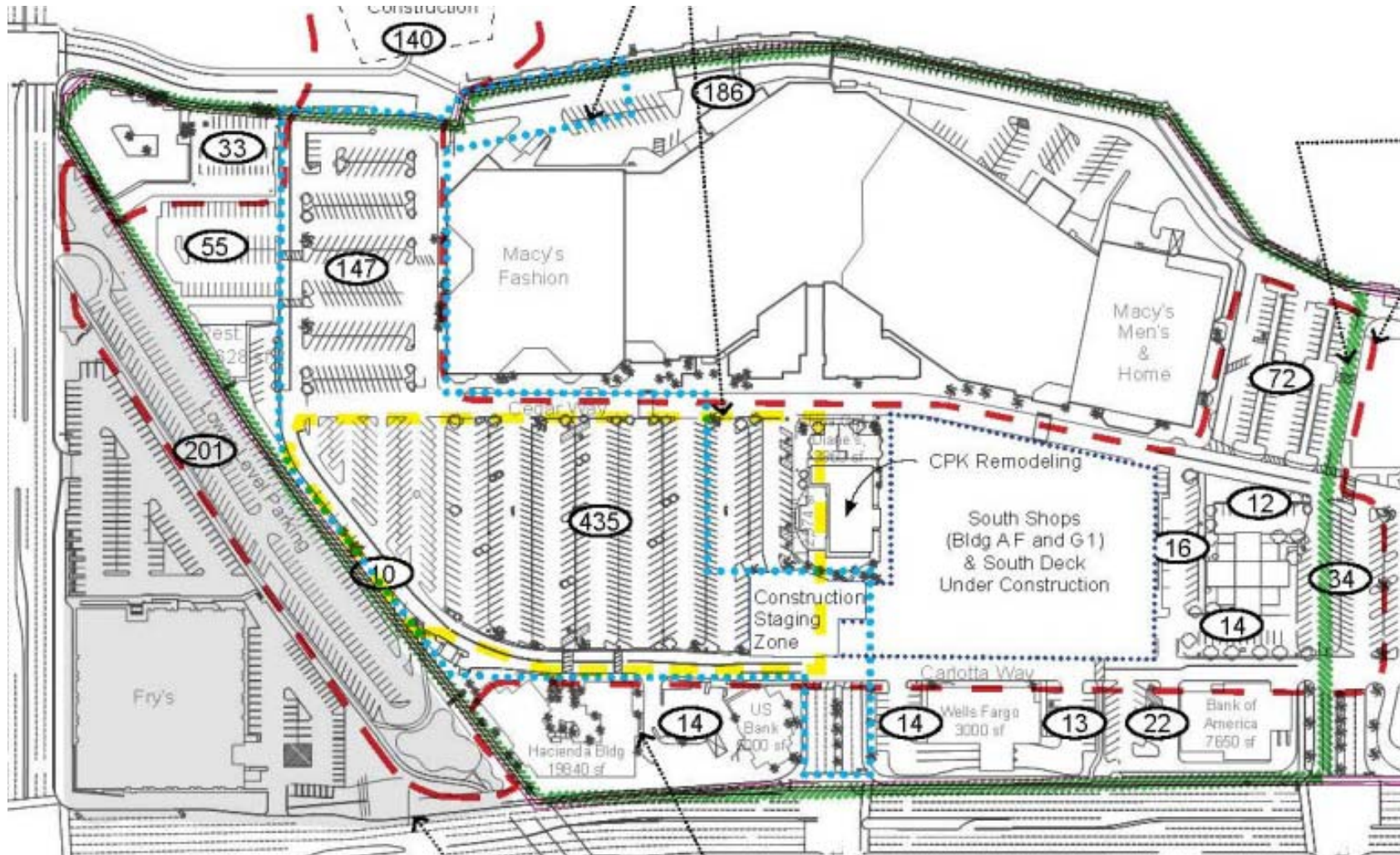


Village Shops Under Construction Site Plan:
South Deck and Shops, CPK Re-opens
2015

CPP 2017

5

CPP 4 – Mar – Jun 2016 (cont)



CPP 5 – Jun – Aug 2016

Label: Construction Parking Plan / COREA / Grant Deed / Settlement Agreement Conformance

South Deck (Stage 1) completed



AREA STATISTICS (Parking Counts)		Surface	Deck	Total	Minimum	Difference
#1	North Lot Area (applicable on sheets 7-10 only)	445 stalls	0 stalls	445 stalls	240 Stalls	205
#2	Grand Deed Area Line	547 stalls	0 stalls	547 stalls	12% = 66	-
#3	Exhibit B - Shopping Center Phase 2 Area	1,091 stalls	278 stalls	1,369 stalls	1,246 Stalls	123
#4	MVSC Common Area (100 % of center less Culvert and Fry's Corner)	1,769 stalls	278 stalls	2,047 stalls	1,957 Stalls	90



--- Study Area

STUDY AREA STATISTICS

Parking:	
Macy's Fashion	147 stalls
Macy's Men's Home	72 stalls
North Surface	445 stalls
Cinema	55 stalls
Lower Level	201 stalls
South Surface	45 stalls ↑
South Deck	278 stalls ↑
Parcel 17 Surface	26 stalls
South Lot	34 stalls
City Lot	140 stalls
Study Area Total	1,443 stalls
Surplus/(Deficit) vs Baseline	16 stalls ↑

OVERALL MVSC STATISTICS:

Parking Ratios:	
MVSC Square Footage @ 100%	555,337 sf
MVSC Parking Stalls On-site	2,409 stalls
MVSC Parking Ratio fully leased:	4.34 / 1,000 sf
City Lot Parking Spaces	+ 140 stalls
Total Parking w. City Lot	2,549 stalls
MVSC Parking Ratio w. City Lot:	4.59 / 1,000 sf



MANHATTAN VILLAGE



WORKING DRAFT – Not for Public Review

MVSC Enhancement Program

November 08, 2013 #206340.01

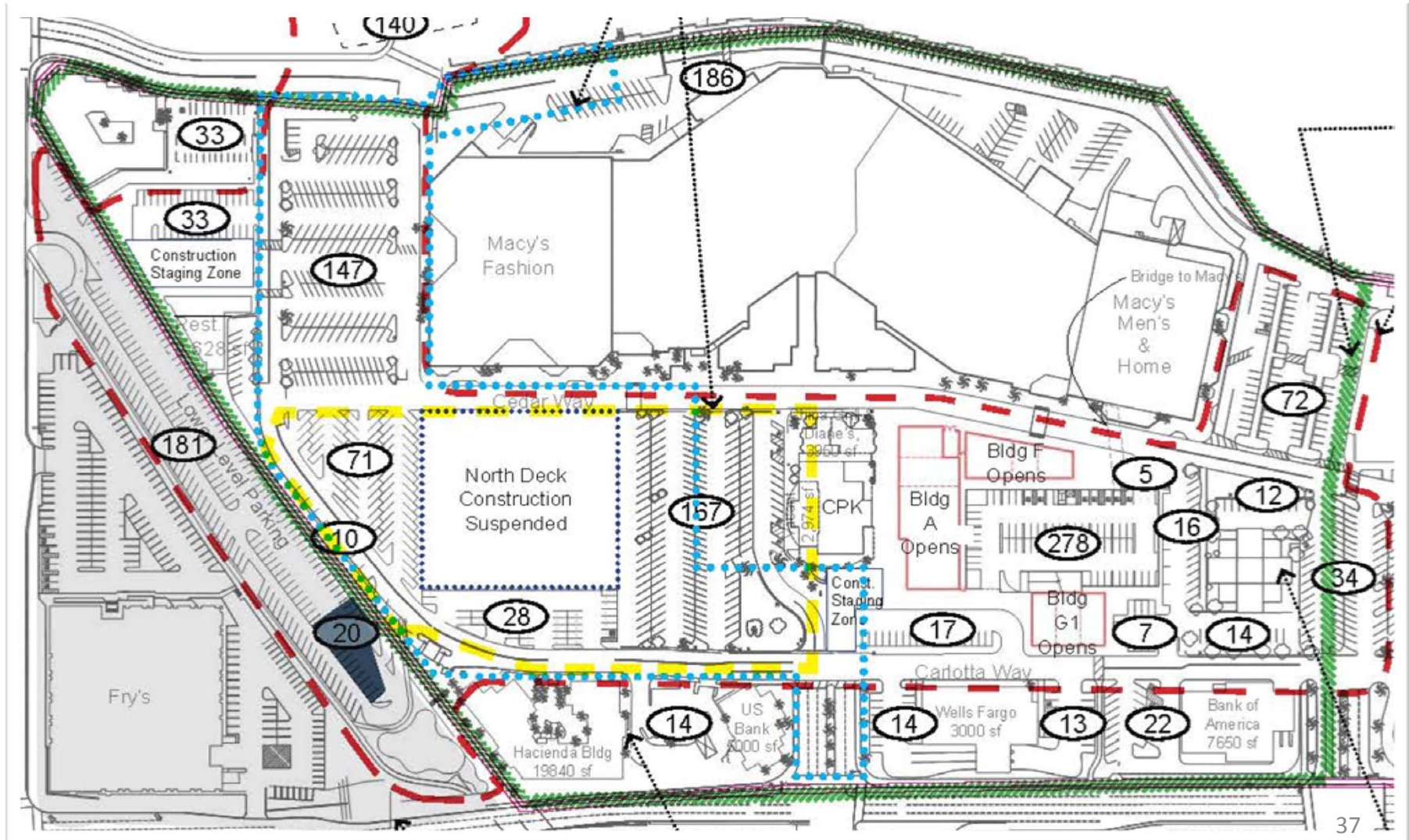


Village Shops Under Construction Site Plan:
South Deck Opens, South Shops
2015

CPP 2017

6

CPP 5 – Jun – Aug 2016 (cont)



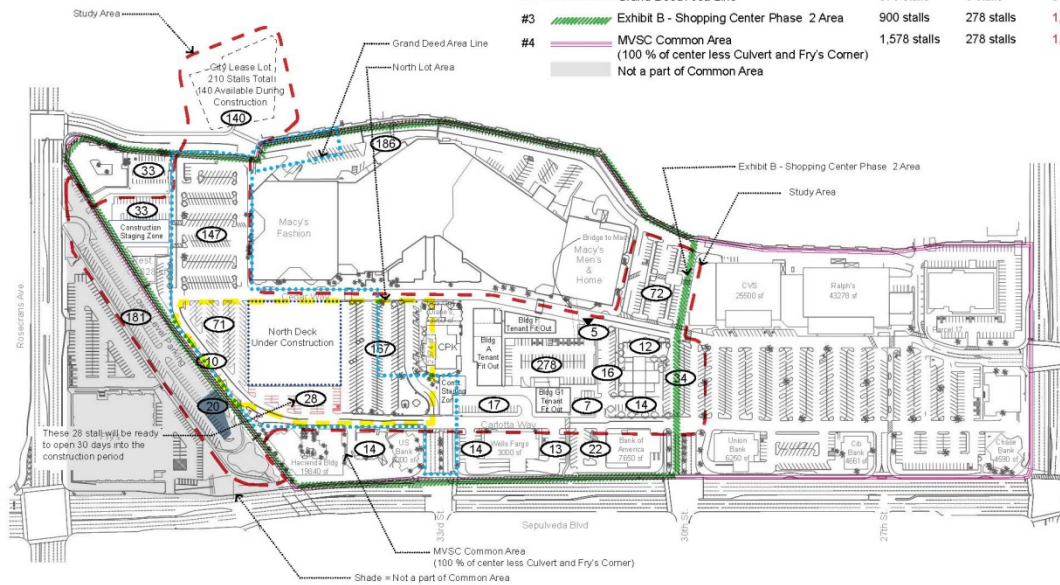
CPP 6 – Aug – Nov 2016

Label: Construction Parking Plan / COREA / Grant Deed / Settlement Agreement Conformance

North Deck initiates construction



AREA STATISTICS (Parking Counts)		Surface	Deck	Total	Minimum	Difference
#1	North Lot Area (applicable on sheets 7-10 only)	276 stalls	0 stalls	276 stalls	240 stalls	36
#2	Grand Deed Area Line	378 stalls	0 stalls	378 stalls	12% = 46	-
#3	Exhibit B - Shopping Center Phase 2 Area	900 stalls	278 stalls	1,178 stalls ↓	1,246 stalls	(68)
#4	MVSC Common Area (100 % of center less Culvert and Fry's Corner)	1,578 stalls	278 stalls	1,856 stalls ↓	1,957 stalls	(101)
Not a part of Common Area						



STUDY AREA STATISTICS:

Parking:	Stalls
Macy's Fashion	147 stalls
Macy's Men's Home	72 stalls
North Surface	276 stalls ↓
Cinema	33 stalls ↓
Lower Level	181 stalls
Hacienda Construction Parking	20 stalls
South Surface	45 stalls
South Deck	278 stalls
Parcel 17 Surface	26 stalls
South Lot	34 stalls
City Lot	140 stalls
Study Area Total	1,252 stalls
Surplus/(Deficit) vs Baseline	(175) stalls ↓

OVERALL MVSC STATISTICS:

Parking Ratios:	
MVSC Square Footage @ 100%	555,337 sf
MVSC Parking Stalls On-site	2,218 stalls
MVSC Parking Ratio fully leased:	3.99 / 1,000 sf
City Lot Parking Spaces	+ 140 stalls
Total Parking w. City Lot	2,358 stalls
MVSC Parking Ratio w. City Lot:	4.25 / 1,000 sf



MANHATTAN VILLAGE



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MVSC Enhancement Program

November 08, 2013 #206340.01

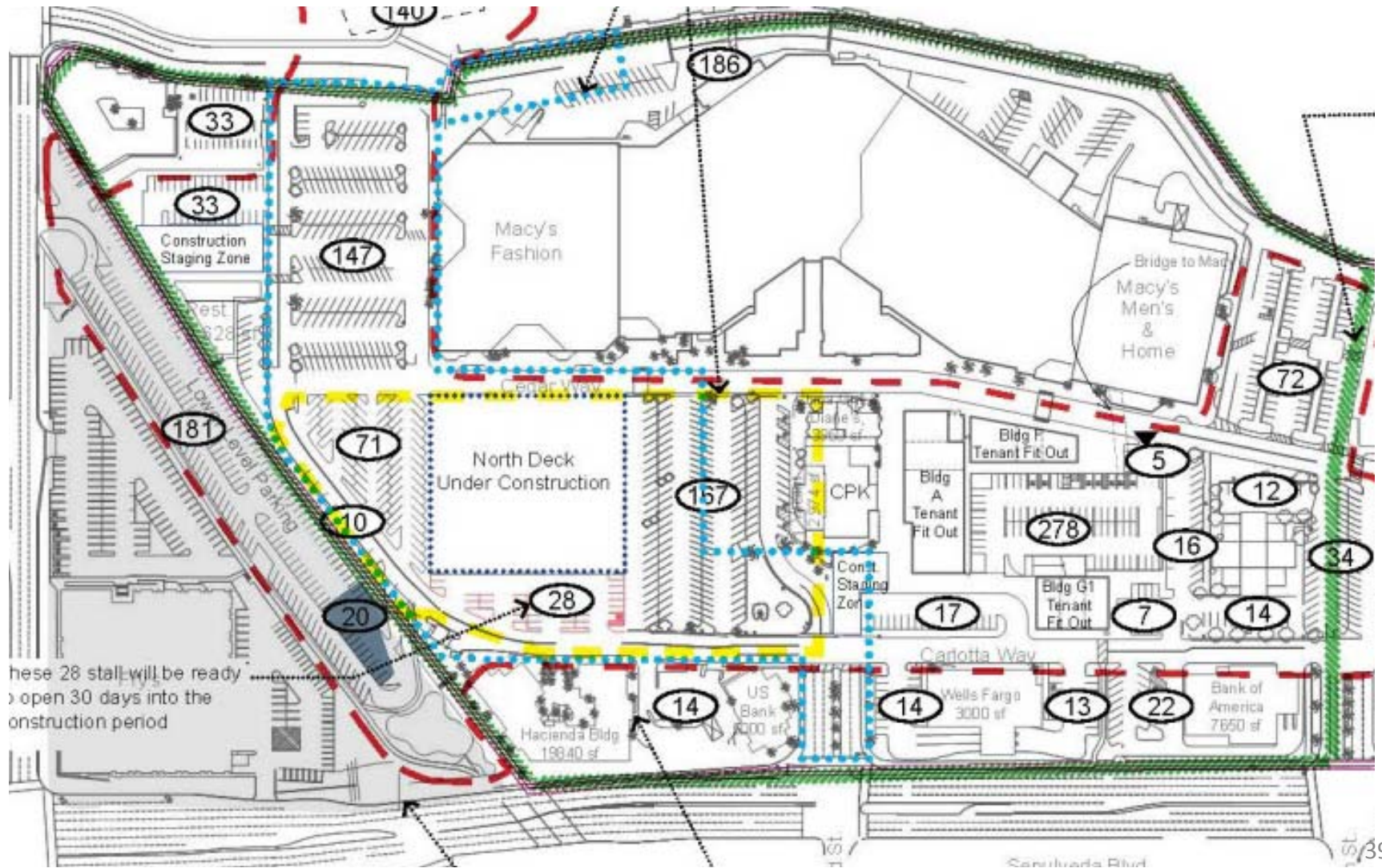


Village Shops Under Construction Site Plan:
North Deck and North & South Shops
2015

CPP 2017

7

CPP 6 – Aug – Nov 2016 (cont)



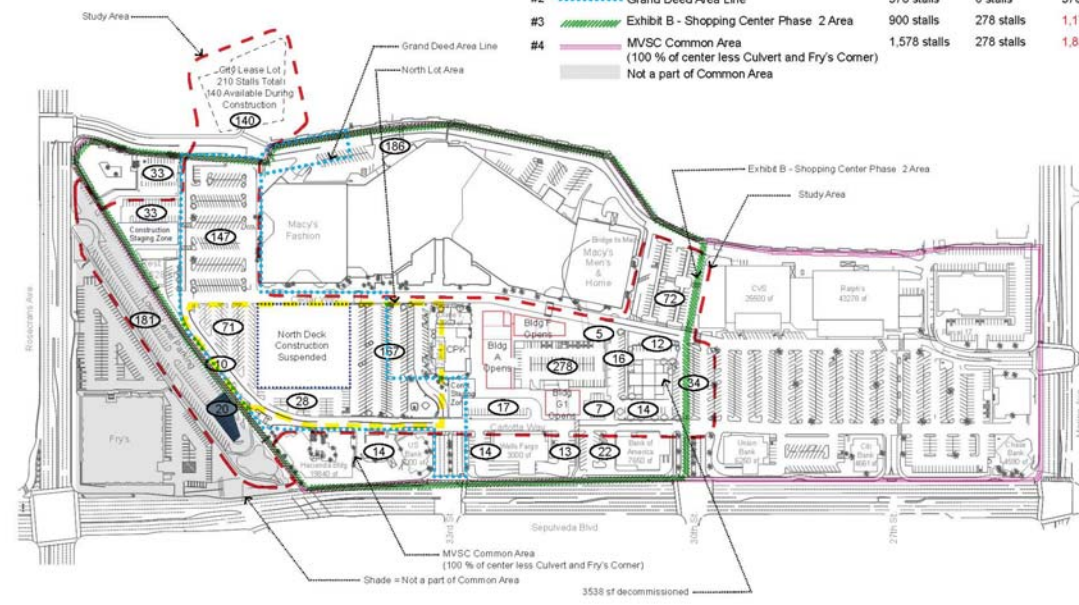
CCP 7 – Nov– Dec 2016

Label: Construction Parking Plan / COREA / Grant Deed / Settlement Agreement Conformance

South Shops (Stage 1) completed



AREA STATISTICS (Parking Counts)	Surface	Deck	Total	Minimum	Difference
#1 North Lot Area (applicable on sheets 7-10 only)	276 stalls	0 stalls	276 stalls	240 stalls	36
#2 Grand Deed Area Line	378 stalls	0 stalls	378 stalls	12% = 46	-
#3 Exhibit B - Shopping Center Phase 2 Area	900 stalls	278 stalls	1,178 stalls ↓	1,246 stalls	(68)
#4 MVSC Common Area (100 % of center less Culvert and Fry's Corner)	1,578 stalls	278 stalls	1,856 stalls ↓	1,957 stalls	(101)



STUDY AREA STATISTICS:

Parking:	
Macy's Fashion	147 stalls
Macy's Men's Home	72 stalls
North Surface	276 stalls
Cinema	33 stalls
Lower Level	181 stalls
Hacienda Construction Parking	20 stalls
South Surface	45 stalls
South Deck	278 stalls
Parcel 17 Surface	25 stalls
South Lot	34 stalls
City Lot	140 stalls
Study Area Total	1,252 stalls
Surplus/(Deficit) vs Baseline	(175) stalls
New GLA Open	25,300 sf ↑
GLA Decommissioned (Parcel 17)	-3,538 sf ↓
OVERALL MVSC STATISTICS:	
Parking Ratios:	
MVSC Square Footage @ 100%	577,099 sf
MVSC Parking Stalls On-site	2,218 stalls
MVSC Parking Ratio fully leased:	3.84 / 1,000 sf
City Lot Parking Spaces	+ 140 stalls
Total Parking w. City Lot	2,358 stalls
MVSC Parking Ratio w. City Lot:	4.09 / 1,000 sf



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MVSC Enhancement Program
November 08, 2013 #206340.01



Village Shops Under Construction Site Plan:
Holiday Period
2015

CPP 2017
8

CPP 7 – Nov – Dec 2016 (cont)



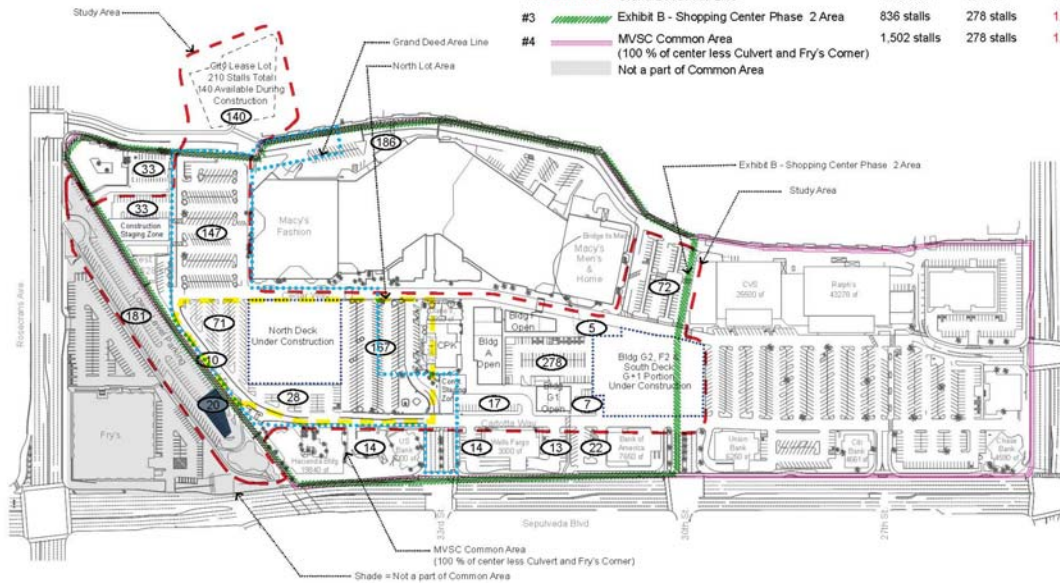
CPP 8 – Jan – Feb 2017

Label: Construction Parking Plan / COREA / Grant Deed / Settlement Agreement Conformance

South Shops & Deck (Stage 2) initiates



AREA STATISTICS (Parking Counts)		Surface	Deck	Total	Minimum	Difference
#1	North Lot Area (applicable on sheets 7-10 only)	276 stalls	0 stalls	276 stalls	240 Stalls	36
#2	Grand Deed Area Line	478 stalls	0 stalls	478 stalls	12% = 58	-
#3	Exhibit B - Shopping Center Phase 2 Area	836 stalls	278 stalls	1,114 stalls ↓	1,246 Stalls	(132)
#4	MVSC Common Area (100 % of center less Culvert and Fry's Corner)	1,502 stalls	278 stalls	1,780 stalls ↓	1,957 Stalls	(177)
Not a part of Common Area						



STUDY AREA STATISTICS:

Parking:	Stalls
Macy's Fashion	147 stalls
Macy's Men's Home	72 stalls
North Surface	276 stalls
Cinema	33 stalls
Lower Level	181 stalls
Hacienda Construction Parking	20 stalls ↓
South Surface	29 stalls ↓
South Deck	278 stalls ↓
Parcel 17 Surface	0 stalls ↓
South Lot	0 stalls ↓
City Lot	140 stalls
Study Area Total	1,176 stalls

Surplus/(Deficit) vs Baseline (251) stalls ↓
 GLA Demo'd -1,106 sf ↓
 (4,644 total of demo'd, which of 3,838 of was decommissioned at an earlier stage)

OVERALL MVSC STATISTICS:

Parking Ratios	
MVSC Square Footage @ 100%	575,993 sf
MVSC Parking Stalls On-site	2,142 stalls
MVSC Parking Ratio fully leased:	3.72 / 1,000 sf
City Lot Parking Spaces	+ 140 stalls
Total Parking w. City Lot	2,282 stalls
MVSC Parking Ratio w. City Lot:	3.96 / 1,000 sf



MANHATTAN VILLAGE



WORKING DRAFT – Not for Public Review

MVSC Enhancement Program
 November 08, 2013 #206340.01

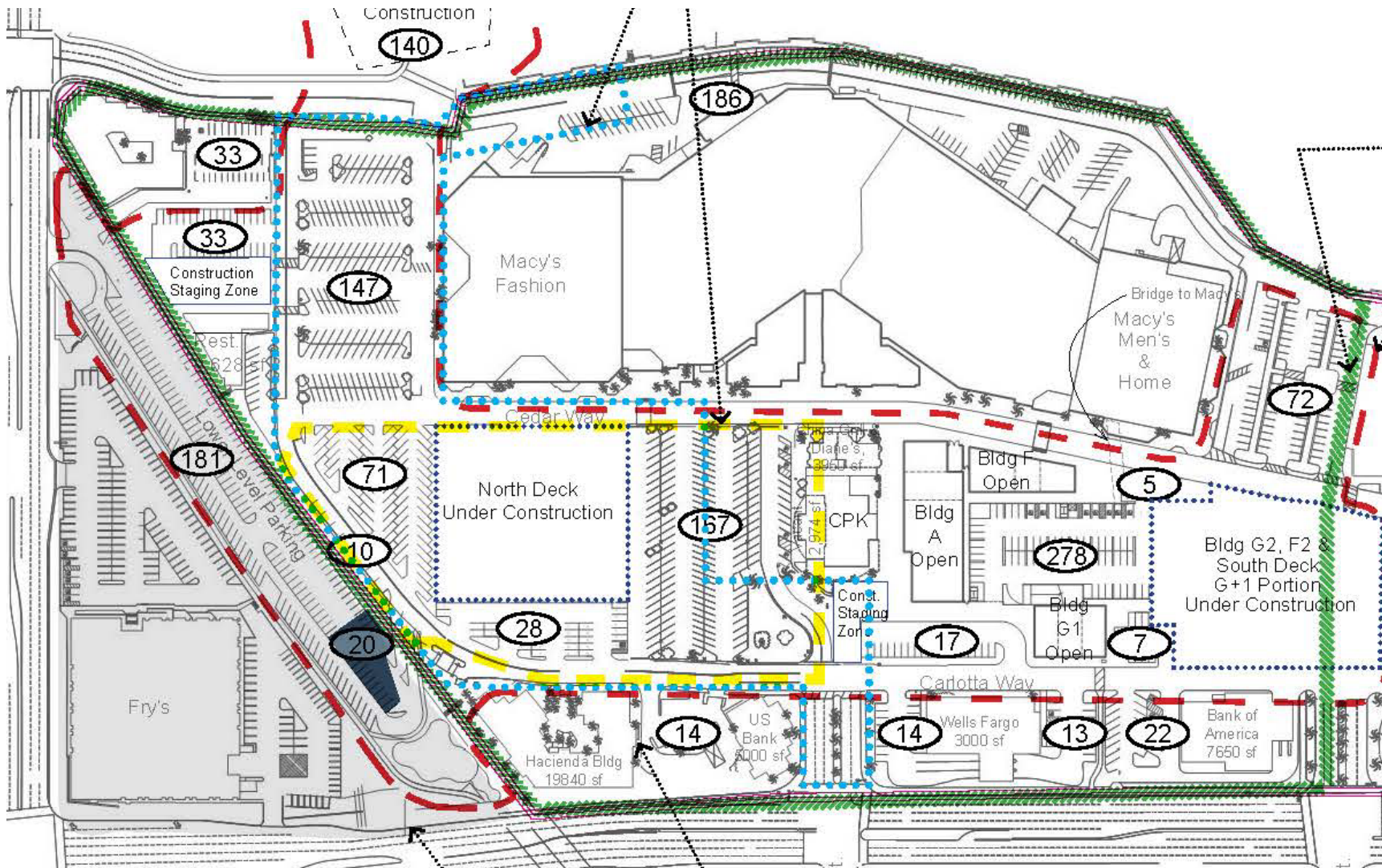


Village Shops Under Construction Site Plan:
 North Deck & South Deck Exp./G2
 2016

CPP 2017

9

CPP 8 – Jan – Feb 2017 (cont)

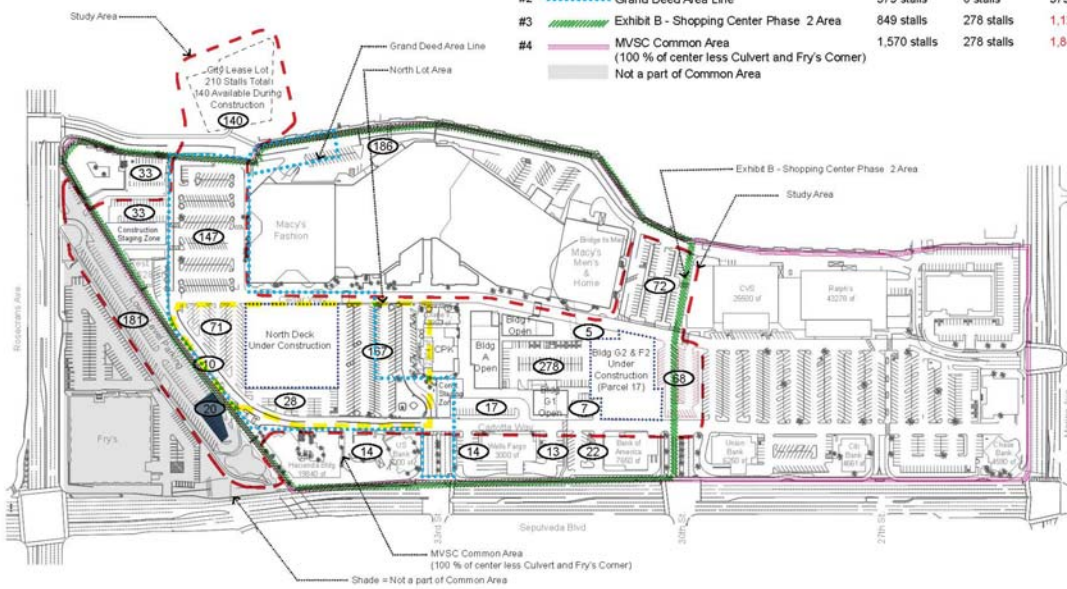


CPP 9 – Mar – Apr 2017

Label: Construction Parking Plan / COREA / Grant Deed / Settlement Agreement Conformance



AREA STATISTICS (Parking Counts)		Surface	Deck	Total	Minimum	Difference
#1	North Lot Area (applicable on sheets 7-10 only)	276 stalls	0 stalls	276 stalls	240 Stalls	36
#2	Grand Deed Area Line	379 stalls	0 stalls	379 stalls	12% = 46	-
#3	Exhibit B - Shopping Center Phase 2 Area	849 stalls	278 stalls	1,127 stalls ↓	1,246 Stalls	(119)
#4	MVSC Common Area (100 % of center less Culvert and Fry's Corner)	1,570 stalls	278 stalls	1,848 stalls ↓	1,957 Stalls	(109)



--- Study Area

STUDY AREA STATISTICS:

Parking:	
Macy's Fashion	147 stalls
Macy's Men's Home	72 stalls
North Surface	276 stalls
Cinema	33 stalls
Lower Level	181 stalls
Hacienda Construction Parking	20 stalls
South Surface	29 stalls
South Deck	278 stalls
Parcel 17 Surface	0 stalls
South Lot	68 stalls ↑
City Lot	140 stalls
Study Area Total	1,244 stalls
Surplus/(Deficit) vs Baseline	(183) stalls ↑

OVERALL MVSC STATISTICS:

Parking Ratios	
MVSC Square Footage @ 100%	575,993 sf
MVSC Parking Stalls On-site	2,210 stalls
MVSC Parking Ratio fully leased:	3.84 / 1,000 sf
City Lot Parking Spaces	+ 140 stalls
Total Parking w. City Lot	2,350 stalls
MVSC Parking Ratio w. City Lot:	4.08 / 1,000 sf



WORKING DRAFT – Not for Public Review

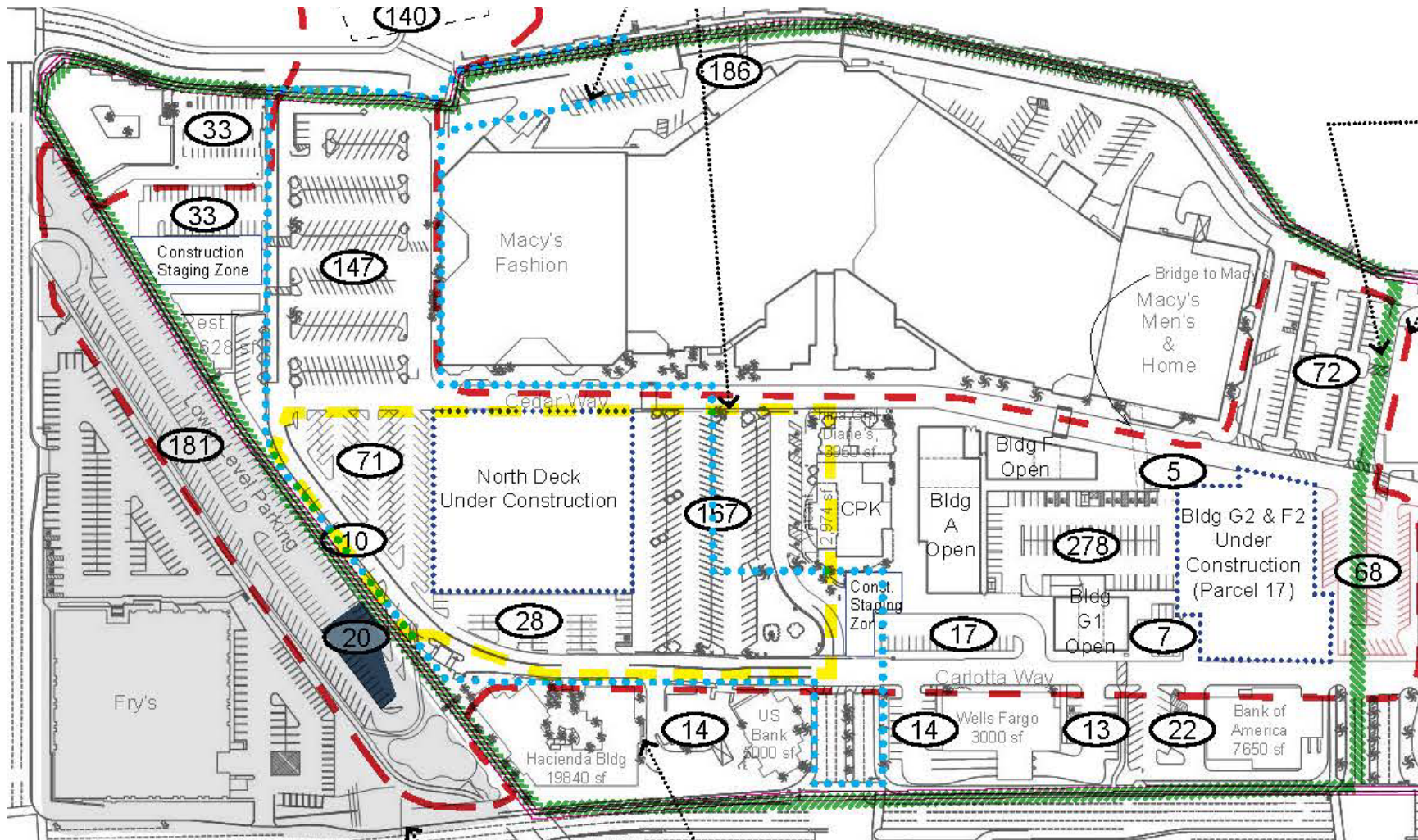
MVSC Enhancement Program
November 08, 2013 #206340.01



Village Shops Under Construction Site Plan:
North Deck and South Deck Exp./G2
2016

CPP 2017
10

CPP 9 – Mar – Apr 2017 (cont)



CPP 10 – Apr – Jun 2017

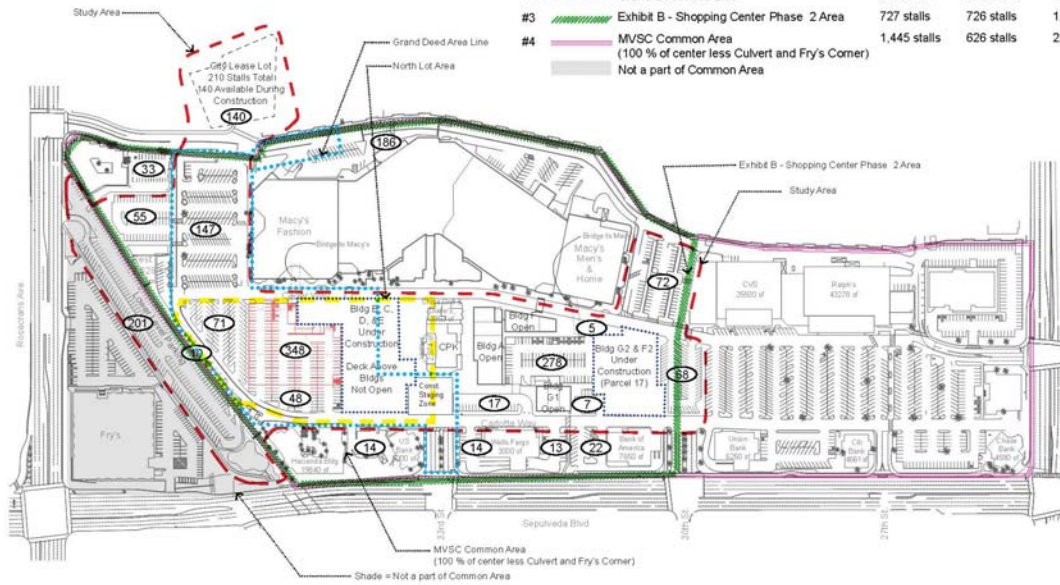
Label: Construction Parking Plan / COREA / Grant Deed / Settlement Agreement Conformance

North Deck completed, North Shops initiates South Shops & Deck (Stage 2) initiates



AREA STATISTICS (Parking Counts)		Surface	Deck	Total	Minimum	Difference
#1	North Lot Area (applicable on sheets 7-10 only)	129 stalls	348 stalls	477 stalls	240 Stalls	237
#2	Grand Deed Area Line	302 stalls	348 stalls	650 stalls	12% = 37	-
#3	Exhibit B - Shopping Center Phase 2 Area	727 stalls	726 stalls	1,353 stalls	1,246 Stalls	107
#4	MVSC Common Area (100 % of center less Culvert and Fry's Corner)	1,445 stalls	626 stalls	2,071 stalls	1,957 Stalls	114

Shade = Not a part of Common Area



Study Area

STUDY AREA STATISTICS

Parking:	
Macy's Fashion	147 stalls
Macy's Men's Home	72 stalls
North Surface	129 stalls ↓
Cinema	55 stalls ↑
Lower Level	201 stalls
North Deck (partial)	348 stalls ↑
South Surface	29 stalls
South Deck	278 stalls
Parcel 17 Surface	0 stalls
South Lot	68 stalls
City Lot	140 stalls
Study Area Total	1,467 stalls
Surplus/(Deficit) vs Baseline	40 stalls ↑

OVERALL MVSC STATISTICS

Parking Ratio:	
MVSC Square Footage @ 100%	575,993 sf
MVSC Parking Stalls On-site	2,433 stalls
MVSC Parking Ratio fully leased:	4.22 / 1,000 sf
City Lot Parking Spaces	+ 140 stalls
Total Parking w. City Lot	2,573 stalls
MVSC Parking Ratio w. City Lot:	4.47 / 1,000 sf



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MVSC Enhancement Program

November 08, 2013 #206340.01

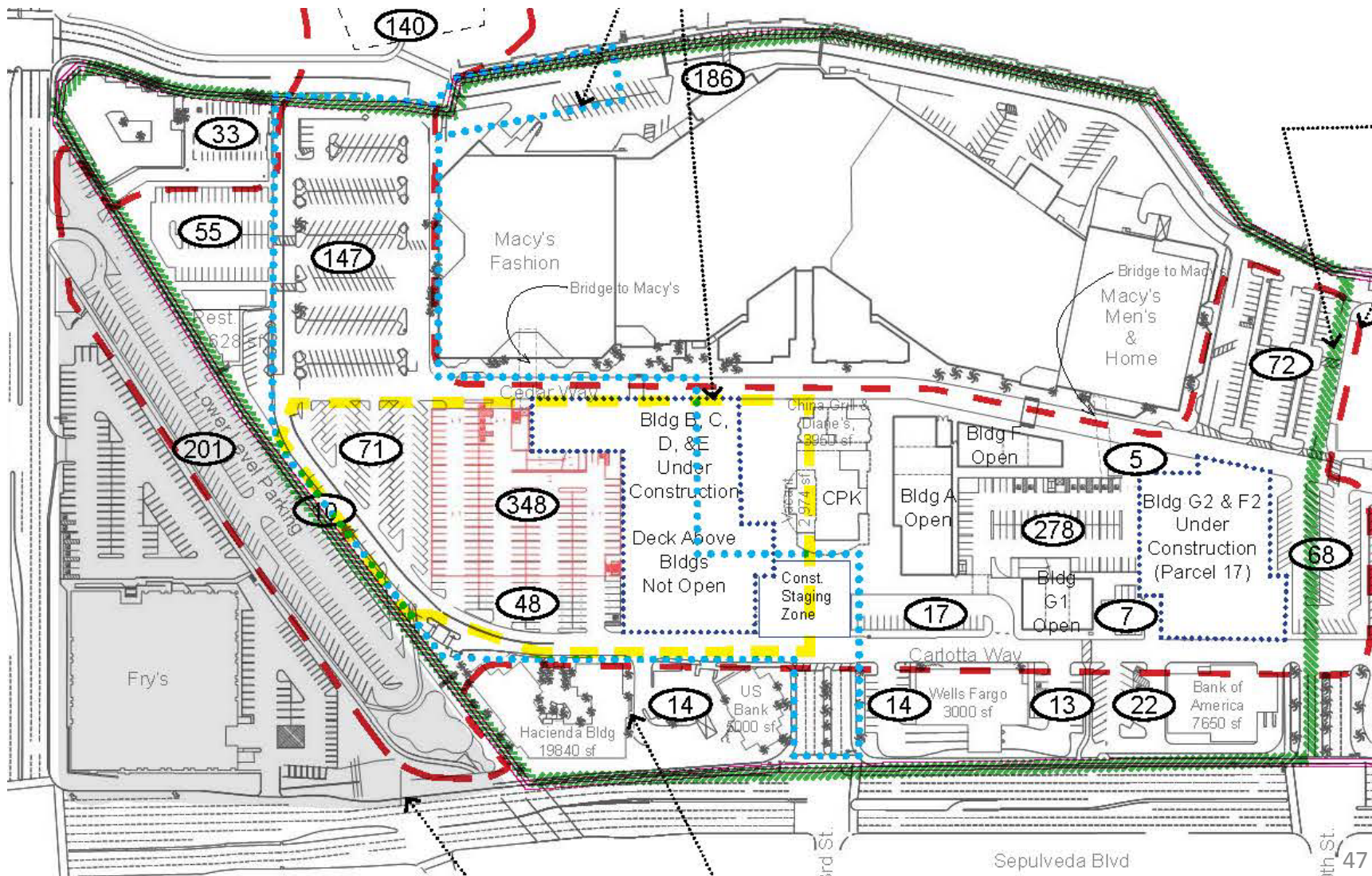


Village Shops Under Construction Site Plan:
North Deck and Shops & South Deck Exp./G2
2016

CPP 2017

11

CPP 10 – Apr – Jun 2017 (cont)



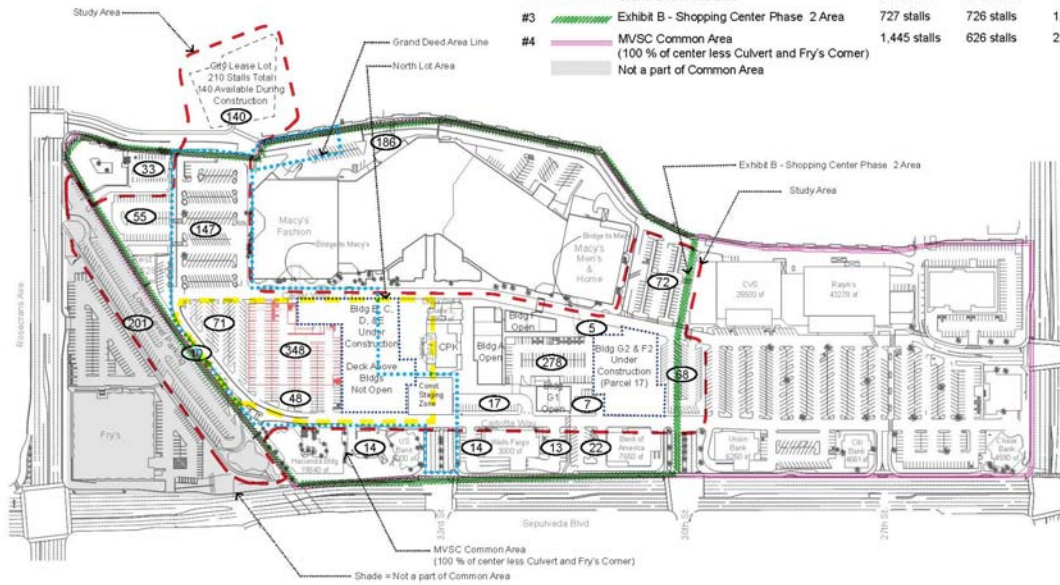
CPP 11 – Jun – Aug 2017

Label: Construction Parking Plan / COREA / Grant Deed / Settlement Agreement Conformance

North Deck completed, North Shops initiates South Shops & Deck (Stage 2) initiates



AREA STATISTICS (Parking Counts)		Surface	Deck	Total	Minimum	Difference
#1	North Lot Area (applicable on sheets 7-10 only)	129 stalls	348 stalls	477 stalls	240 Stalls	237
#2	Grand Deed Area Line	302 stalls	348 stalls	650 stalls	12% = 37	-
#3	Exhibit B - Shopping Center Phase 2 Area	727 stalls	726 stalls	1,353 stalls	1,246 Stalls	107
#4	MVSC Common Area (100 % of center less Culvert and Fry's Corner)	1,445 stalls	626 stalls	2,071 stalls	1,957 Stalls	114
		Not a part of Common Area				



Study Area

STUDY AREA STATISTICS

Parking:	147 stalls
Macy's Fashion	72 stalls
Macy's Men's Home	129 stalls ↓
North Surface	55 stalls ↑
Cinema	201 stalls
Lower Level	348 stalls ↑
North Deck (partial)	29 stalls
South Surface	278 stalls
South Deck	0 stalls
Parcel 17 Surface	68 stalls
City Lot	140 stalls
Study Area Total	1,467 stalls
Surplus/(Deficit) vs Baseline	40 stalls ↑

OVERALL MVSC STATISTICS

Parking Ratio:	
MVSC Square Footage @ 100%	575,993 sf
MVSC Parking Stalls On-site	2,433 stalls
MVSC Parking Ratio fully leased:	4.22 / 1,000 sf
City Lot Parking Spaces	+ 140 stalls
Total Parking w. City Lot	2,573 stalls
MVSC Parking Ratio w. City Lot:	4.47 / 1,000 sf



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WORKING DRAFT – Not for Public Review

MVSC Enhancement Program

November 08, 2013 #206340.01

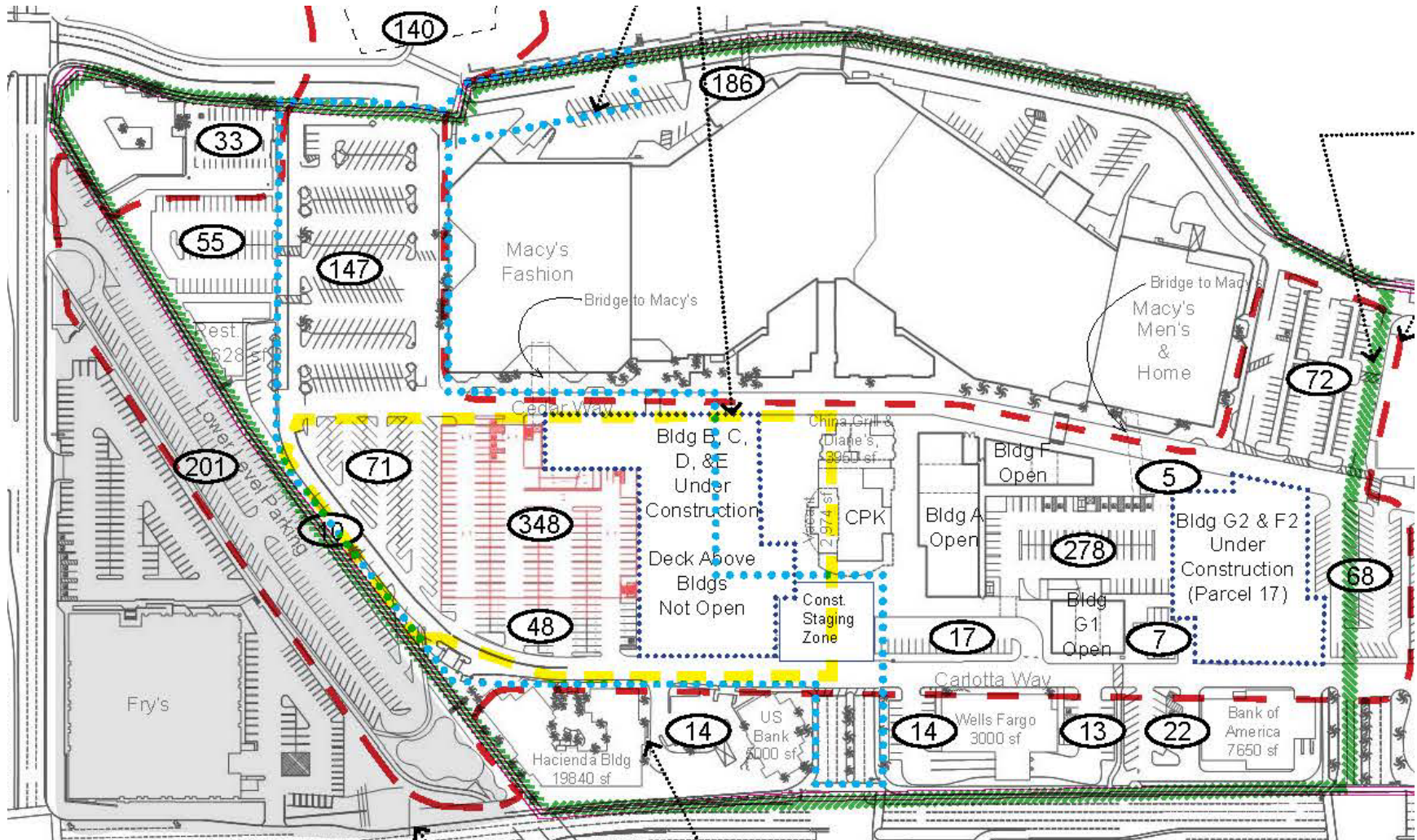


Village Shops Under Construction Site Plan:
North Deck and Shops & South Deck Exp./G2
2016

CPP 2017

11

CPP 11 – Jun – Aug 2017 (cont)



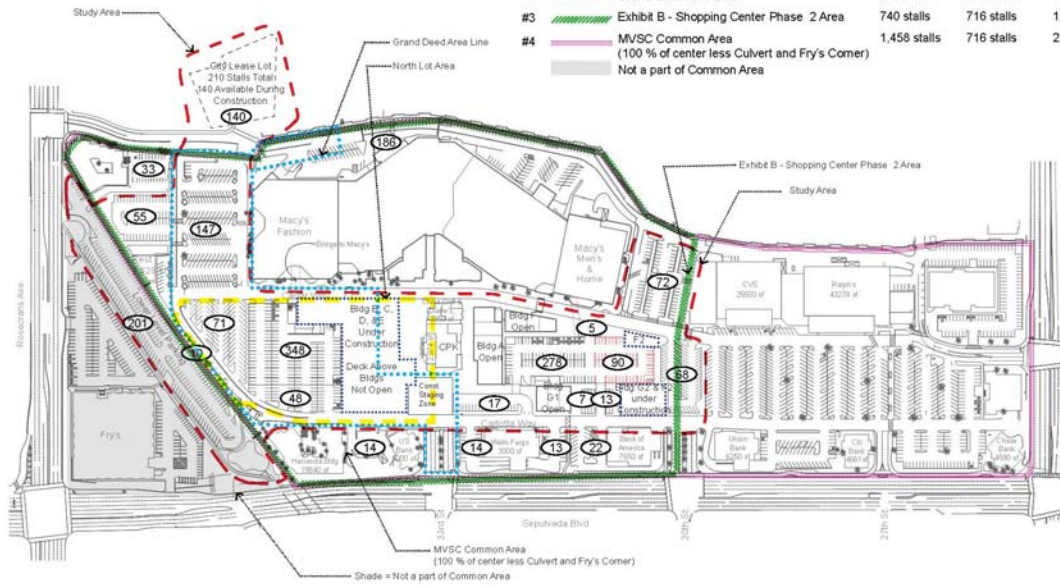
CPP 12 – Aug – Nov 2017

Label: Construction Parking Plan / COREA / Grant Deed / Settlement Agreement Conformance

South Deck (Stage 2) completes



AREA STATISTICS (Parking Counts)		Surface	Deck	Total	Minimum	Difference
#1	North Lot Area (applicable on sheets 7-10 only)	129 stalls	348 stalls	477 stalls	240 Stalls	237
#2	Grand Deed Area Line	302 stalls	348 stalls	703 stalls	12% = 37	-
#3	Exhibit B - Shopping Center Phase 2 Area	740 stalls	716 stalls	1,456 stalls	1,246 Stalls	210
#4	MVSC Common Area (100 % of center less Culvert and Fry's Corner)	1,458 stalls	716 stalls	2,174 stalls	1,957 Stalls	217



--- Study Area

STUDY AREA STATISTICS

Parking:	
Macy's Fashion	147 stalls
Macy's Men's Home	72 stalls
North Surface	129 stalls
Cinema	55 stalls
Lower Level	201 stalls
North Deck (partial)	348 stalls
South Surface	42 stalls ↑
South Deck	368 stalls ↑
Parcel 17 Surface	0 stalls
South Lot	68 stalls
City Lot	140 stalls
Study Area Total	1,570 stalls
Surplus/(Deficit) vs Baseline	143 stalls ↑

OVERALL MVSC STATISTICS:

Parking Ratios:	
MVSC Square Footage @ 100%	575,993 sf
MVSC Parking Stalls On-site	2,536 stalls
MVSC Parking Ratio fully leased:	4.40 / 1,000 sf
City Lot Parking Spaces	+ 140 stalls
Total Parking w. City Lot	2,676 stalls
MVSC Parking Ratio w. City Lot:	4.65 / 1,000 sf



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MVSC Enhancement Program

November 08, 2013 #206340.01

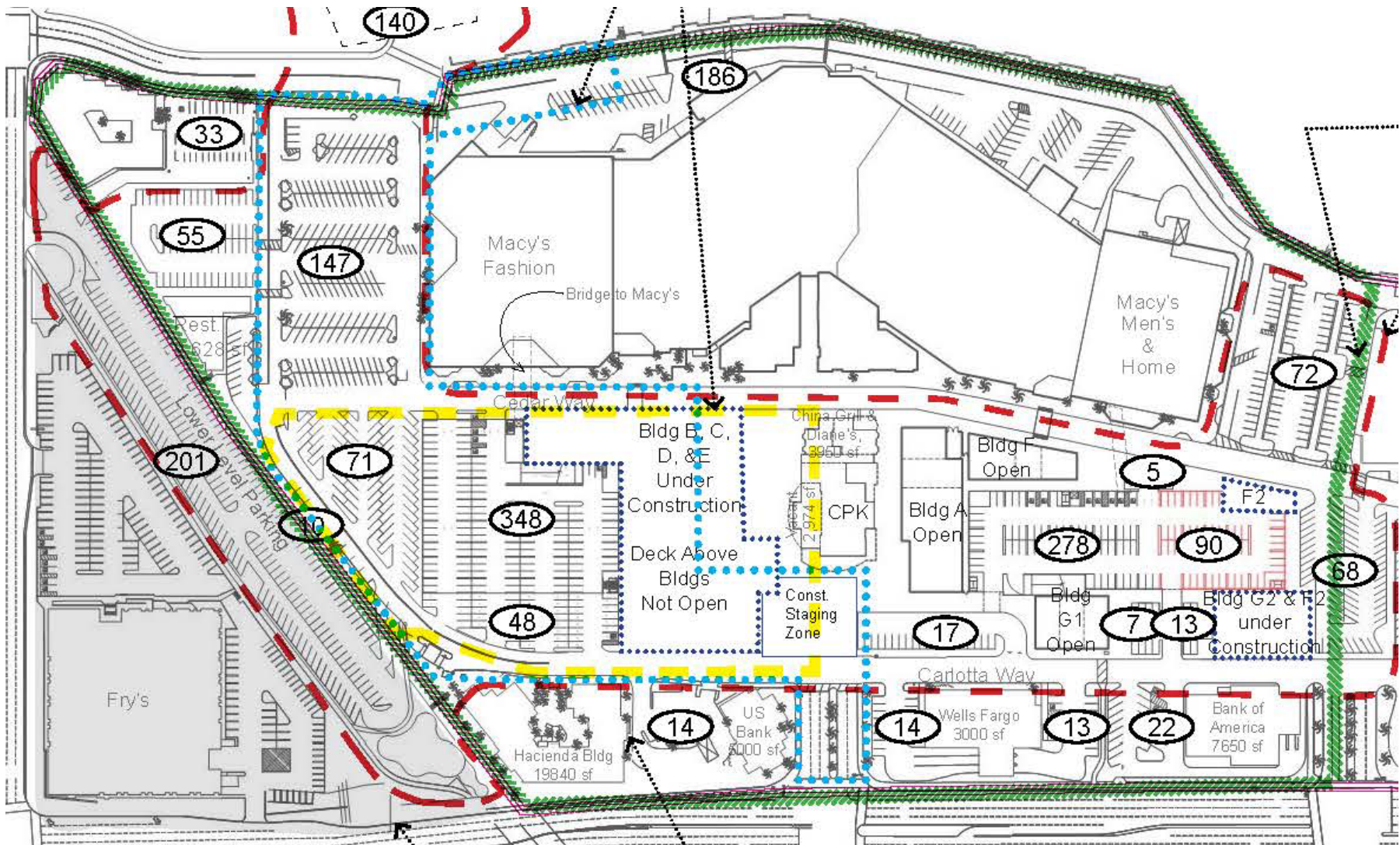


Village Shops Under Construction Site Plan:
SD Exp. Opens, North Shops and G2 in Const.
2016

CPP 2017

12

CCP 12 – Aug – Nov 2017 (cont)



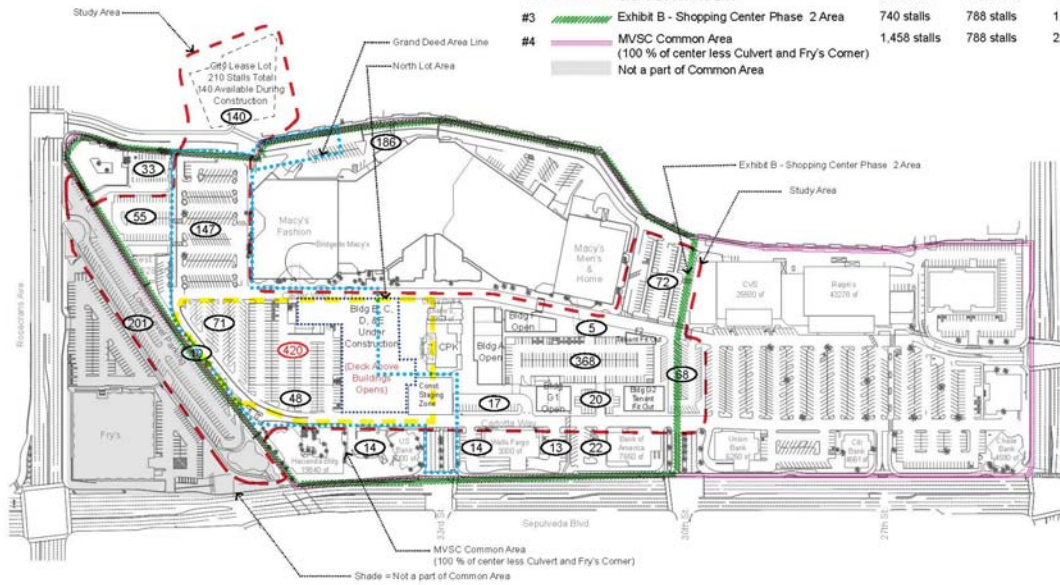
CPP 13 – Nov – Dec 2017

Label: Construction Parking Plan / COREA / Grant Deed / Settlement Agreement Conformance

North Deck above North Shops completes



AREA STATISTICS (Parking Counts)		Surface	Deck	Total	Minimum	Difference
#1	North Lot Area (applicable on sheets 7-10 only)	129 stalls	420 stalls	549 stalls	240 Stalls	309
#2	Grand Deed Area Line	302 stalls	420 stalls	722 stalls	12% = 37	-
#3	Exhibit B - Shopping Center Phase 2 Area	740 stalls	788 stalls	1,528 stalls	1,246 Stalls	282
#4	MVSC Common Area (100 % of center less Culvert and Fry's Corner)	1,458 stalls	788 stalls	2,226 stalls	1,957 Stalls	289



Study Area

STUDY AREA STATISTICS:

Parking:	
Macy's Fashion	147 stalls
Macy's Men's Home	72 stalls
North Surface	129 stalls
Cinema	55 stalls
Lower Level	201 stalls
North Deck	420 stalls ↑
South Surface	42 stalls
South Deck	368 stalls
Parcel 17 Surface	0 stalls
South Lot	66 stalls
City Lot	140 stalls
Study Area Total	1,642 stalls
Surplus/(Deficit) vs Baseline	215 stalls ↑

OVERALL MVSC STATISTICS:

Parking Ratios:	
MVSC Square Footage @ 100%	575,993 sf
MVSC Parking Stalls On-site	2,608 stalls
MVSC Parking Ratio fully leased:	4.53 / 1,000 sf
City Lot Parking Spaces	+ 140 stalls
Total Parking w. City Lot	2,748 stalls
MVSC Parking Ratio w. City Lot:	4.77 / 1,000 sf



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MVSC Enhancement Program

November 08, 2013 #206340.01

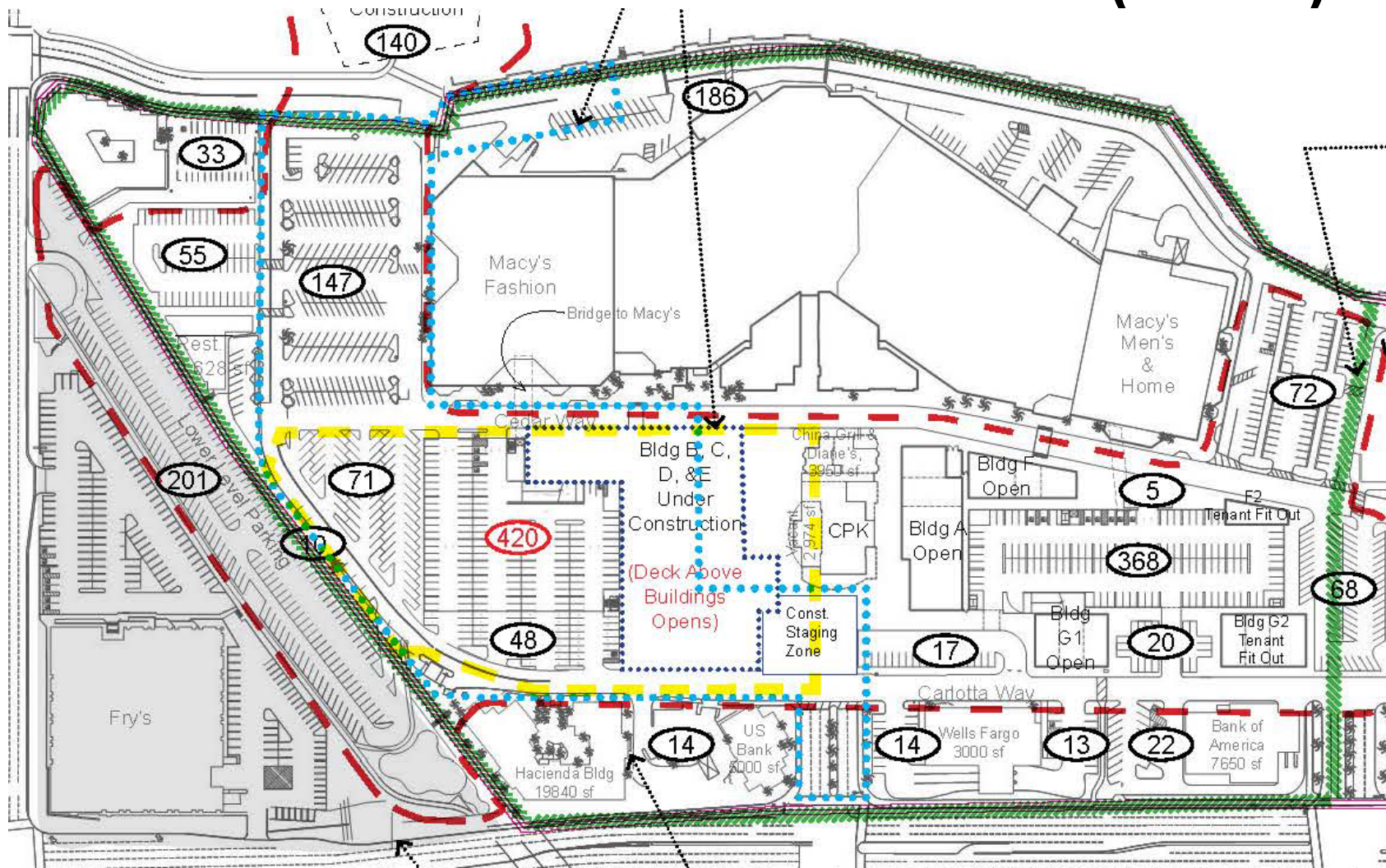


Village Shops Under Construction Site Plan:
North Shops & Building G2 and F2
2016

CPP 2017

13

CPP 13 – Nov – Dec 2017 (cont)

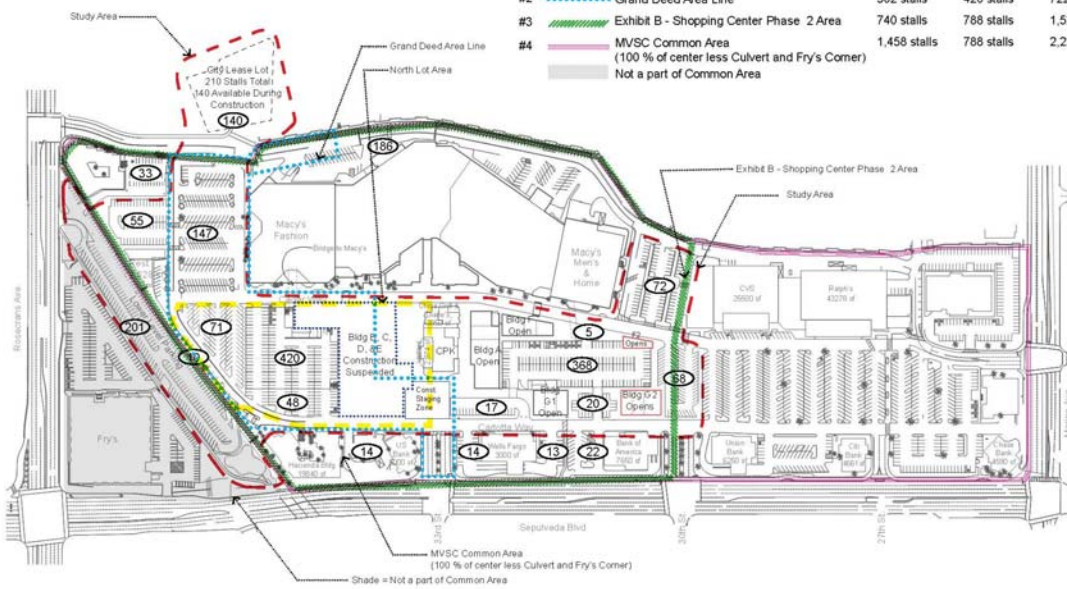


CPP 14 – Jan – Mar 2018

Label: Construction Parking Plan / COREA / Grant Deed / Settlement Agreement Conformance



AREA STATISTICS (Parking Counts)		Surface	Deck	Total	Minimum	Difference
#1	North Lot Area (applicable on sheets 7-10 only)	129 stalls	420 stalls	549 stalls	240 Stalls	309
#2	Grand Deed Area Line	302 stalls	420 stalls	722 stalls	12% = 37	-
#3	Exhibit B - Shopping Center Phase 2 Area	740 stalls	788 stalls	1,528 stalls	1,246 Stalls	282
#4	MVSC Common Area (100 % of center less Culvert and Fry's Corner)	1,458 stalls	788 stalls	2,226 stalls	1,957 Stalls	289



Study Area

STUDY AREA STATISTICS

Parking:	
Macy's Fashion	147 stalls
Macy's Men's Home	72 stalls
North Surface	129 stalls
Cinema	55 stalls
Lower Level	201 stalls
North Deck	420 stalls
South Surface	42 stalls
South Deck	368 stalls
Parcel 17 Surface	0 stalls
South Lot	68 stalls
City Lot	140 stalls
Study Area Total	1,642 stalls
Surplus/(Deficit) vs Baseline	215 stalls
New GLA Open	8,100 sf ↑

OVERALL MVSC STATISTICS:

Parking Ratios:	
MVSC Square Footage @ 100%	584,093 sf
MVSC Parking Stalls On-site	2,608 stalls
MVSC Parking Ratio fully leased:	4.47 / 1,000 sf
City Lot Parking Spaces	+ 140 stalls
Total Parking w. City Lot	2,748 stalls
MVSC Parking Ratio w. City Lot:	4.70 / 1,000 sf

MANHATTAN VILLAGE



WORKING DRAFT – Not for Public Review

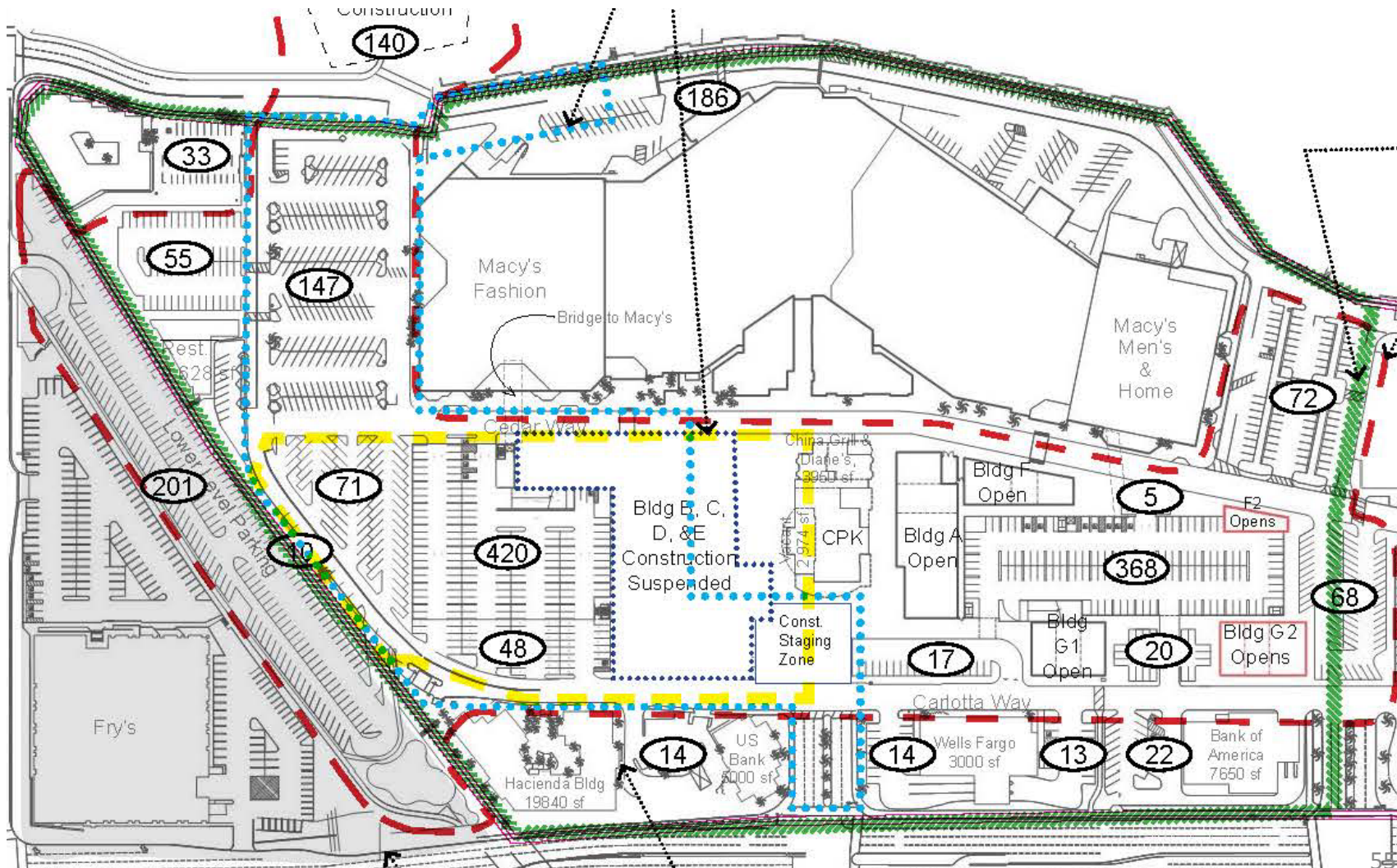
MVSC Enhancement Program
November 08, 2013 #206340.01



Village Shops Under Construction Site Plan:
Building G2 and F2 Open
Holiday Period 2016

CPP 2017
14

CPP 14 – Jan – Mar 2018 (cont)

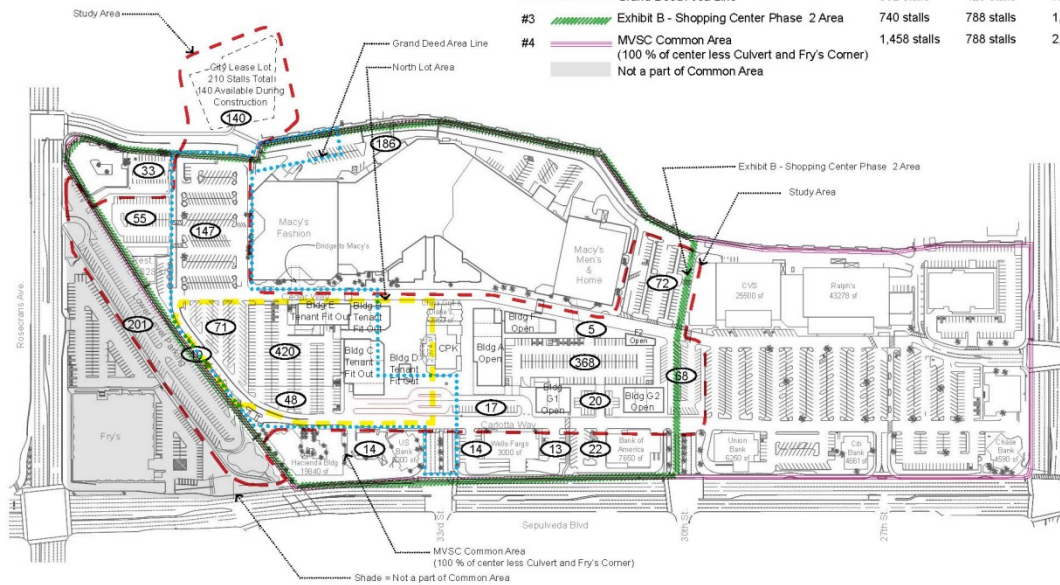


CPP 15 – April 2018

Label: Construction Parking Plan /
COREA / Grant Deed / Settlement
Agreement Conformance



AREA STATISTICS (Parking Counts)		Surface	Deck	Total	Minimum	Difference
#1	North Lot Area (applicable on sheets 7-10 only)	129 stalls	420 stalls	549 stalls	240 Stalls	309
#2	Grand Deed Area Line	302 stalls	420 stalls	722 stalls	12% = 37	-
#3	Exhibit B - Shopping Center Phase 2 Area	740 stalls	788 stalls	1,528 stalls	1,246 Stalls	282
#4	MVSC Common Area (100 % of center less Culvert and Fry's Corner) Not a part of Common Area	1,458 stalls	788 stalls	2,226 stalls	1,957 Stalls	289



--- Study Area

STUDY AREA STATISTICS

Parking:	
Macy's Fashion	147 stalls
Macy's Men's Home	72 stalls
North Surface	129 stalls
Cinema	55 stalls
Lower Level	201 stalls
North Deck	420 stalls
South Surface	42 stalls
South Deck	368 stalls
Parcel 17 Surface	0 stalls
South Lot	68 stalls
City Lot	140 stalls
Study Area Total	1,642 stalls
Surplus/(Deficit) vs Baseline	215 stalls

OVERALL MVSC STATISTICS:

Parking Ratios:	
MVSC Square Footage @ 100%	584,093 sf
MVSC Parking Stalls On-site	2,608 stalls
MVSC Parking Ratio fully leased:	4.47 / 1,000 sf
City Lot Parking Spaces	+ 140 stalls
Total Parking w/ City Lot	2,748 stalls
MVSC Parking Ratio w/ City Lot:	4.70 / 1,000 sf



MANHATTAN
VILLAGE



WORKING DRAFT – Not for Public Review

MVSC Enhancement Program

November 08, 2013 #206340.01



Village Shops Under Construction Site Plan:
North Shops in Tenant Fit Out
2017

CPP 2017

15

CPP 15 – April 2018 (cont)



CPP-15 Construction Parking Plans

WOW!! That's a lot of Construction

- Over Two and a Half Years of Construction
- Starts in **Fall 2015 – Ends in Spring 2018**
- Complicated planning/construction staging
- What happens when something goes wrong?
Residents and Businesses suffer
- **Construction projects experience delays.**

Construction Parking Plan

What CPP's are missing?

- No Macy's Stages
- No Parking for Construction Workers
 - 15 detailed plans, but no parking for Construction Workers?
- No designation for Mall customer parking

Conclusion – Proposed Resolutions

- Do **NOT** satisfy **Planning Commission** EIR Conditions
- Do **NOT** guarantee or enforce CRITICAL Phases 2 or 3
- **Rejected** by EIR
- DB **Delayed** response after 6 months of silence
- Include over **2 ½ Years** of Phase 1 **Construction**
- **LESS City Revenue**
- Do **NOT** improve Traffic or On-Site Circulation
- Provide **LESS** parking ratios = more **DIFFICULT**
- **IGNORE** Residents/SB
 - **NO 3-Story Garage**

- Kathy Duffy
- Kristen Zimmerman
- Jim Kelly
- Melinda Curtis
- Marc Krigsman
- Lana Rizika
- Jon Resn
- Elizabeth DiFiori
- Lisa Krigsman
- Jane Stavropoulos
- Yvonne Stevens
- Wendy Coate
- Stephanie Kracht
- Desiree Brown
- Dina Wilson
- Maria Salazar

Residents Written Comments Against 1-25

- Amy Mier y Teran
- Vivienne Hendricks-Clark
- Moe Tawil
- Kristin Coons
- Robert Draves
- Wendy Walsh
- Karen Roseman
- Hanna Otto
- Michelle Murphy
- Kathryn Swanson
- Kristi Seth
- Janet Hodgman
- Jane Tournat
- Camela Ott
- Johanna Kraus
- Kathleen Galvin
- Lynne Hook
- Kathy Sena
- Christine Ortiz
- Sherry Larkins

Residents Written Comments Against 26-50

- Brandi Atkeson Parsonneault
- Susan Harry
- Diane Saunders
- John Blakeman
- Tim Chrisman
- Samuel Real
- Thomas Johnson
- Emily Devlin
- Matt Sodl
- Christie Gleeson
- Nancy Grimes
- Sandra Fetherston
- Sydney Reiner
- william roos
- Shirley Shoda
- Trey Duval

Residents Written Comments Against 51-75

- Cathy Hobart
- Judy Orland
- Staci Carey
- Laura Lang
- Francisca Rodriguez
- Kelly Ifergan
- JoAnne Custer
- Terri Warren
- Joanne Hadley
- Anne Gumm
- Keri Castronuovo
- Jennifer Williams
- Andrika King
- Jackie Maloney
- Susan Marcoux

Residents Written Comments Against 76-100

- Bob Perkins
- Jonathan Sargent
- Michael Kling
- Tobin Ellis
- Carrie Gilmer
- Gregory Gilmer
- Katherine Ryan
- Lisa Eastman
- Bob Shier
- Carol Bawdon-Giuliano
- Kathie Nichols
- Erin Nelson
- Randy Bort
- Douglas Au
- Veronica McLaughlin

Residents Written Comments Against 101-125

- Stephen Kiddoo
- John Gilmer
- Monica Lucenti
- Michael McManus
- Bridgette Goodman
- Vickie McCorkendale
- William Goodman
- Wilma Tafoya
- juliet geraci
- Lisa Coppedge
- Christine Wynand
- Paula Barksdale
- Jennifer Armstrong
- Lori Bath
- Claudia Elliott

Residents Written Comments Against 126-150

- Saima Qazi
- Donald Croley
- Lan Nguyen
- Sue Simmons
- Delores Benson
- lynn pepe
- Jameson Stafford
- undine mullins
- Kristi Reed
- Kristin Price
- Brittany Peoples
- Cara Robin
- Francis Gilmore
- Kathleen Buompensiero
- Catherine Mao

Residents Written Comments Against 151-175

- Em Wengel
- Deborah Cavallaro
- Isabelle Mishaw
- christina Salem
- Lori Vaughan
- Chris Grizey
- Cheryl Goldberg
- David Pascale
- Mark Rispler
- Michael Moore
- Jennifer Buchsbaum
- Dan Tyner
- George Gonzalez
- Sandra Calleros
- Bobbi Leyshock

Residents Written Comments Against 176-200

- Robert Teer
- Mike Rossi
- Amber Roberts
- Anicia Mendez
- David Brumley
- Annie Barrera
- Alicia Stuart
- Christine Daviduk
- Cheryl Shojinaga
- Amanda Laing
- Julie Meidroth
- Gerry O'Connor
- Jessica Moffett
- Scott Rusher
- Susan Crain

Residents Written Comments Against 201-225

- Richard Schwarz
- Damian Mooney
- Paul M.D.
- Culbert Lu
- Peter Pouliopoulos
- Robin Gohlke
- Stephen Day
- Milan Rawal
- Jane Doe
- Jim Webster
- Kathy Soltwedell
- Judy Lovold
- Esther B
- Myra Marquez-Flores
- Christopher Klein

Residents Written Comments Against 226-250

- Tanja Canada
- Kerry Dawson
- Suzan Hayes
- Lee Meller
- Paul Mullin
- Jerry Ostendorf
- Robert Lauson
- Paul Young
- Laurie Hamm
- Donna Southwood
- Donna Berardo
- Debra Van Ness
- Maria Garcia
- Ethan Young
- Laura Markgraf

Residents Written Comments Against 251-286

Other Resident & Small Business Input AGAINST this large Expansion

- 1200 Petition Signatures
- Yard Signs
- Phone Calls
- Emails
- Letters to the Editor
- Spring CC Meeting Attendance