



MANHATTAN
VILLAGE
SHOPPING CENTER

**MVSC ENHANCEMENT PROJECT -
ENTITLEMENT REQUEST: MUP/MSP/
SIGN EXCEPTION AMENDMENT/
HEIGHT VARIANCE**

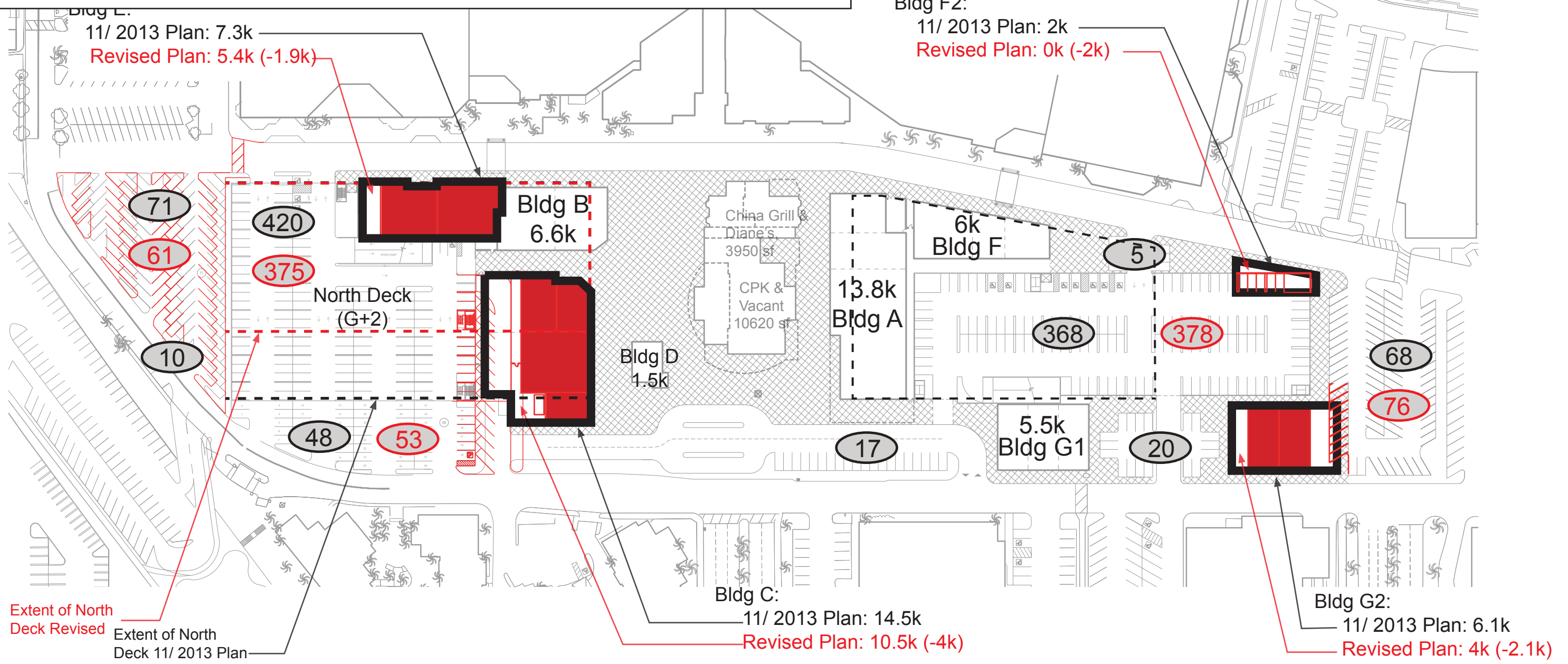
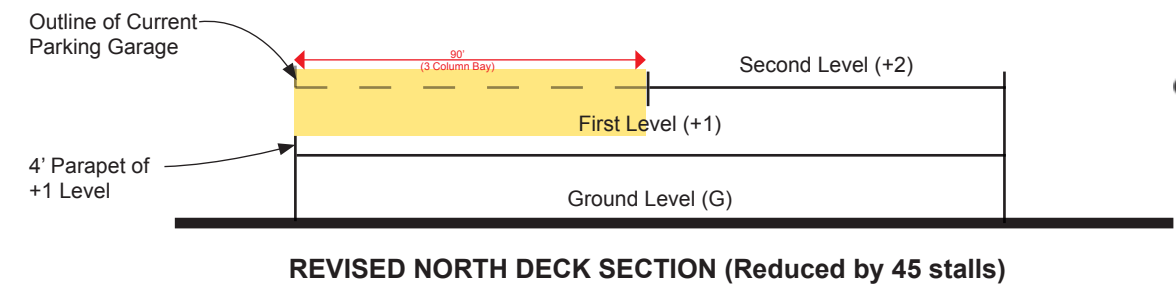
**FOR THE PLANNING COMMISSION
MEETING ON JULY 24, 2013**

**AMENDMENT PACKAGE FOR THE
CITY COUNCIL ON APRIL 29, 2014**

Village Shops with North Deck Reduction

	Gross GLA	Demo'd GLA	Net GLA
November 2013 Plans:	63,300 sf	-22,144 sf (Cinema 17,500 + Parcel 17 4,644)	41,156 sf
April 2014 Plans:	53,300 sf	-22,144 sf (Cinema 17,500 + Parcel 17 4,644)	31,156 sf
Difference	-10,000 sf		-10,000 sf

	Surface	Deck	Total
November 2013 Plans:	239 stalls	788 stalls	1,027 stalls
April 2014 Plans:	242 stalls	752 stalls	994 stalls
Difference	+3 stalls	-36 stalls	-33 stalls

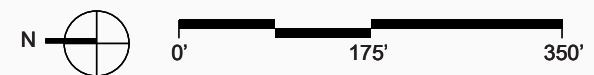


- LEGEND:
- Existing Mall
 - Existing Retail
 - Expansion Space (1 Level)
 - Expansion Space (2 Level)
 - +26' Building Heights
 - XXX Parking Count
 - MVSC Property Boundary
 - Component Boundary

EXISTING PROJECT SUMMARY

RETAIL AREA	
a. GLA Existing (outdoor seating =6,071 sf)	572,837 sf
b. Existing Retail Area	572,837 sf
PARKING	
c. Existing Parking Provided	2,393 stalls
d. Existing Parking Required (572,837sf @ 4.1/1000sf)	2,349 stalls
Existing Surplus** 44 stalls	

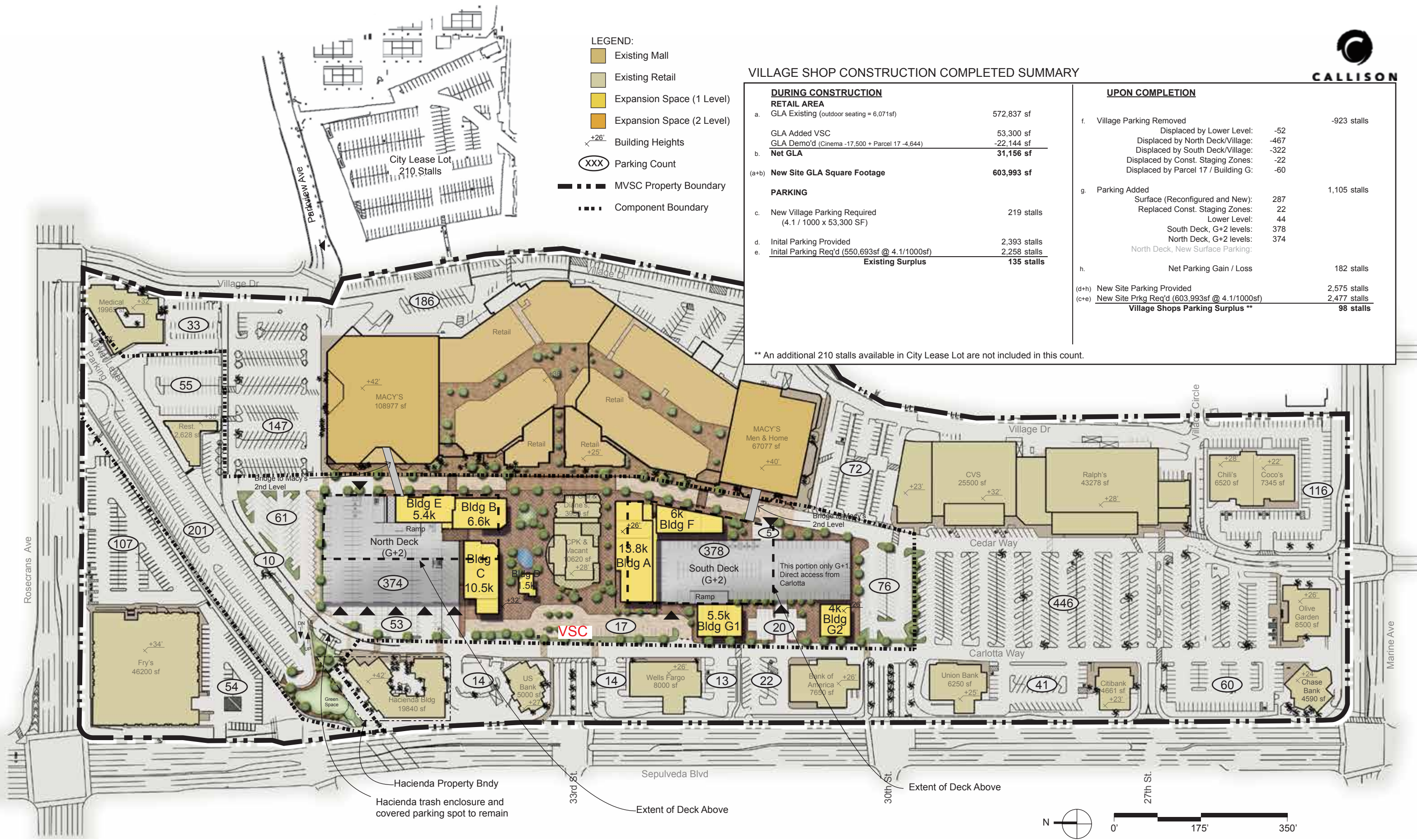
** An additional 210 stalls available in City Lease Lot are not included in this count.
 ● Indicates Existing Accessible Parking Stalls



VILLAGE SHOP CONSTRUCTION COMPLETED SUMMARY

DURING CONSTRUCTION		UPON COMPLETION	
RETAIL AREA			
a. GLA Existing (outdoor seating = 6,071sf)	572,837 sf	f. Village Parking Removed	-923 stalls
GLA Added VSC	53,300 sf	Displaced by Lower Level:	-52
GLA Demo'd (Cinema -17,500 + Parcel 17 -4,644)	-22,144 sf	Displaced by North Deck/Village:	-467
b. Net GLA	31,156 sf	Displaced by South Deck/Village:	-322
(a+b) New Site GLA Square Footage	603,993 sf	Displaced by Const. Staging Zones:	-22
PARKING			
c. New Village Parking Required (4.1 / 1000 x 53,300 SF)	219 stalls	Displaced by Parcel 17 / Building G:	-60
d. Initial Parking Provided	2,393 stalls	g. Parking Added	1,105 stalls
e. Initial Parking Req'd (550,693sf @ 4.1/1000sf)	2,258 stalls	Surface (Reconfigured and New):	287
Existing Surplus	135 stalls	Replaced Const. Staging Zones:	22
		Lower Level:	44
		South Deck, G+2 levels:	378
		North Deck, G+2 levels:	374
		North Deck, New Surface Parking:	
		h. Net Parking Gain / Loss	182 stalls
		(d+h) New Site Parking Provided	2,575 stalls
		(c+e) New Site Prkg Req'd (603,993sf @ 4.1/1000sf)	2,477 stalls
		Village Shops Parking Surplus **	98 stalls

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



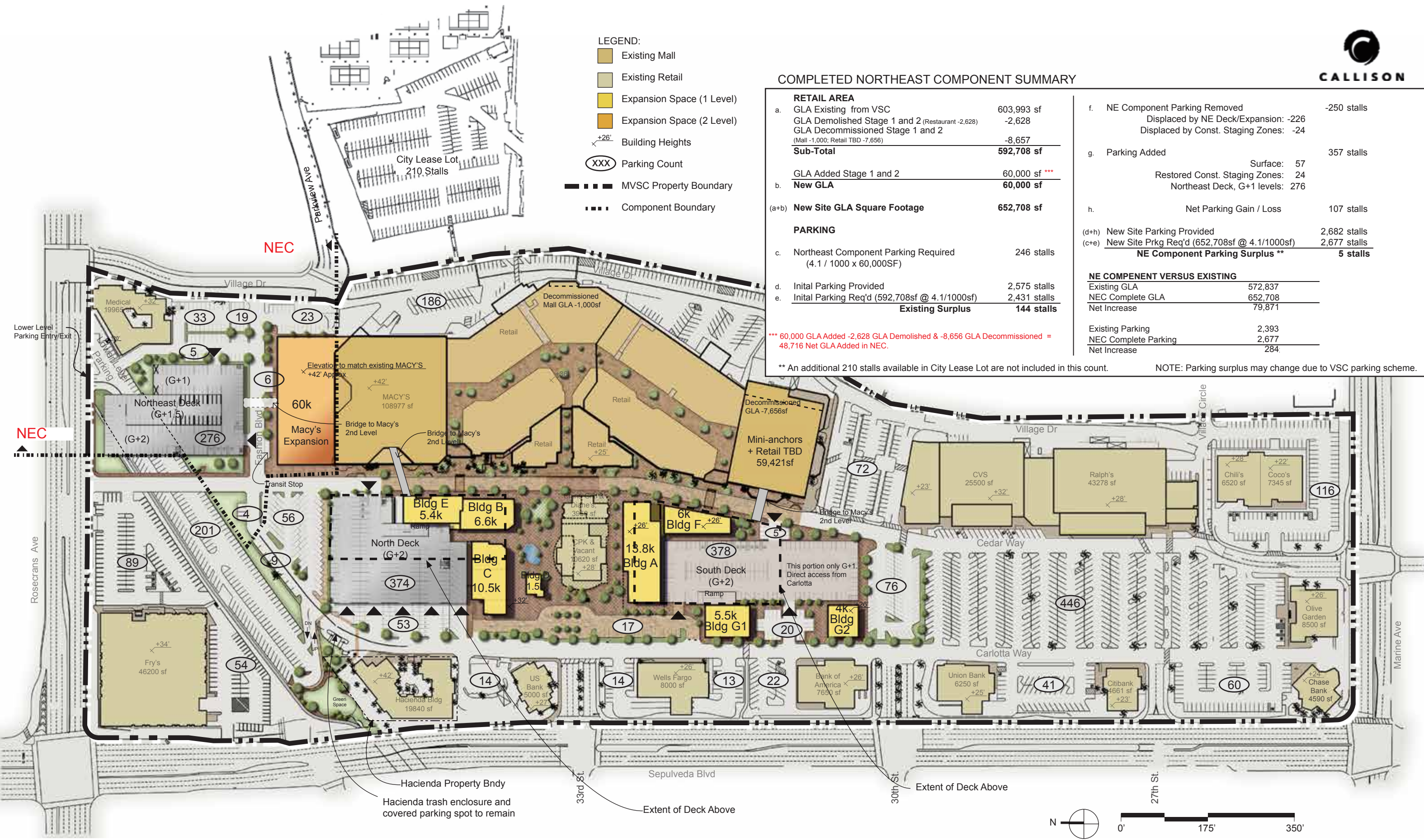
- LEGEND:**
- Existing Mall
 - Existing Retail
 - Expansion Space (1 Level)
 - Expansion Space (2 Level)
 - Building Heights
 - Parking Count
 - MVSC Property Boundary
 - Component Boundary

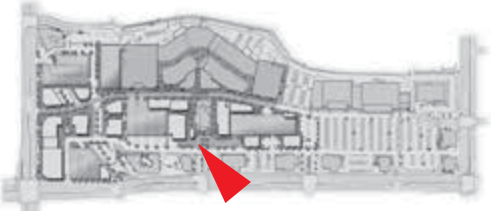
COMPLETED NORTHEAST COMPONENT SUMMARY

RETAIL AREA		PARKING	
a.	GLA Existing from VSC	603,993 sf	
	GLA Demolished Stage 1 and 2 (Restaurant -2,628)	-2,628	
	GLA Decommissioned Stage 1 and 2 (Mall -1,000; Retail TBD -7,656)	-8,657	
	Sub-Total	592,708 sf	
b.	GLA Added Stage 1 and 2	60,000 sf ***	
	New GLA	60,000 sf	
(a+b)	New Site GLA Square Footage	652,708 sf	
PARKING			
c.	Northeast Component Parking Required (4.1 / 1000 x 60,000SF)	246 stalls	
d.	Initial Parking Provided	2,575 stalls	
e.	Initial Parking Req'd (592,708sf @ 4.1/1000sf)	2,431 stalls	
	Existing Surplus	144 stalls	
f.	NE Component Parking Removed	-250 stalls	
	Displaced by NE Deck/Expansion:	-226	
	Displaced by Const. Staging Zones:	-24	
g.	Parking Added	357 stalls	
	Surface:	57	
	Restored Const. Staging Zones:	24	
	Northeast Deck, G+1 levels:	276	
h.	Net Parking Gain / Loss	107 stalls	
(d+h)	New Site Parking Provided	2,682 stalls	
(c+e)	New Site Prkg Req'd (652,708sf @ 4.1/1000sf)	2,677 stalls	
	NE Component Parking Surplus **	5 stalls	
NE COMPONENT VERSUS EXISTING			
	Existing GLA	572,837	
	NEC Complete GLA	652,708	
	Net Increase	79,871	
	Existing Parking	2,393	
	NEC Complete Parking	2,677	
	Net Increase	284	

*** 60,000 GLA Added -2,628 GLA Demolished & -8,656 GLA Decommissioned = 48,716 Net GLA Added in NEC.

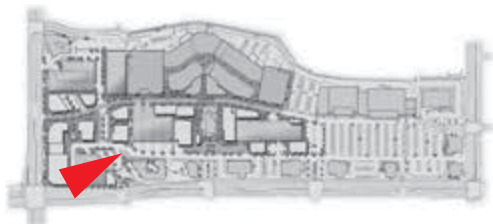
** An additional 210 stalls available in City Lease Lot are not included in this count. NOTE: Parking surplus may change due to VSC parking scheme.





Key Plan

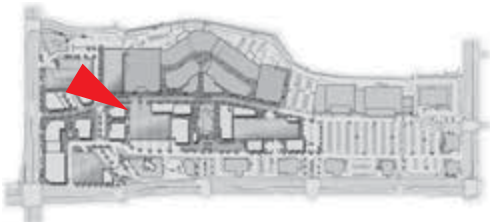




Key Plan

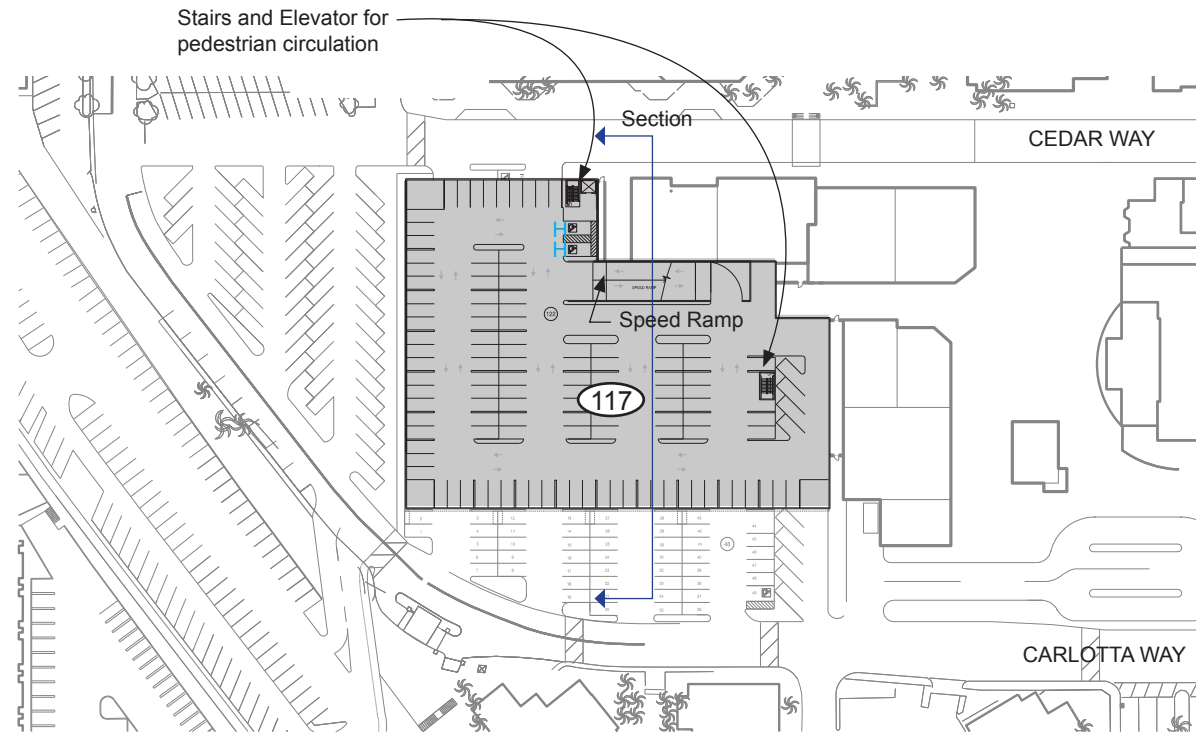
FOR ILLUSTRATIVE PURPOSES ONLY



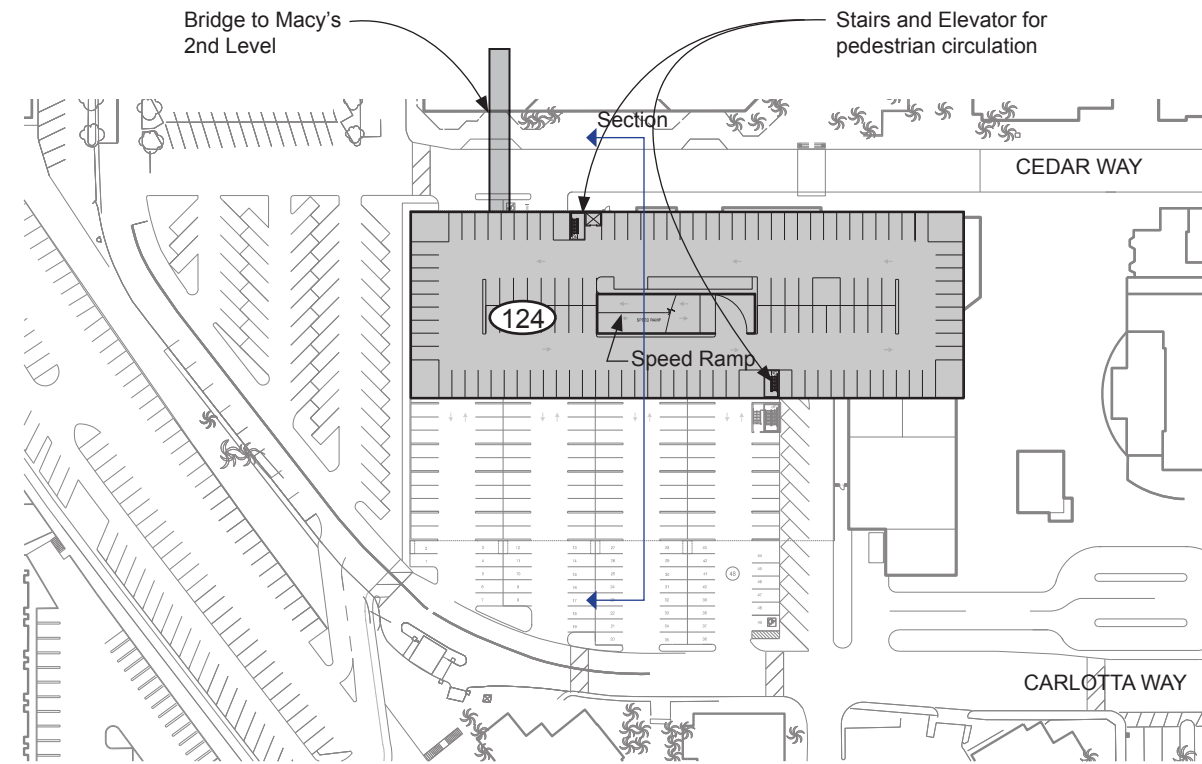


Key Plan

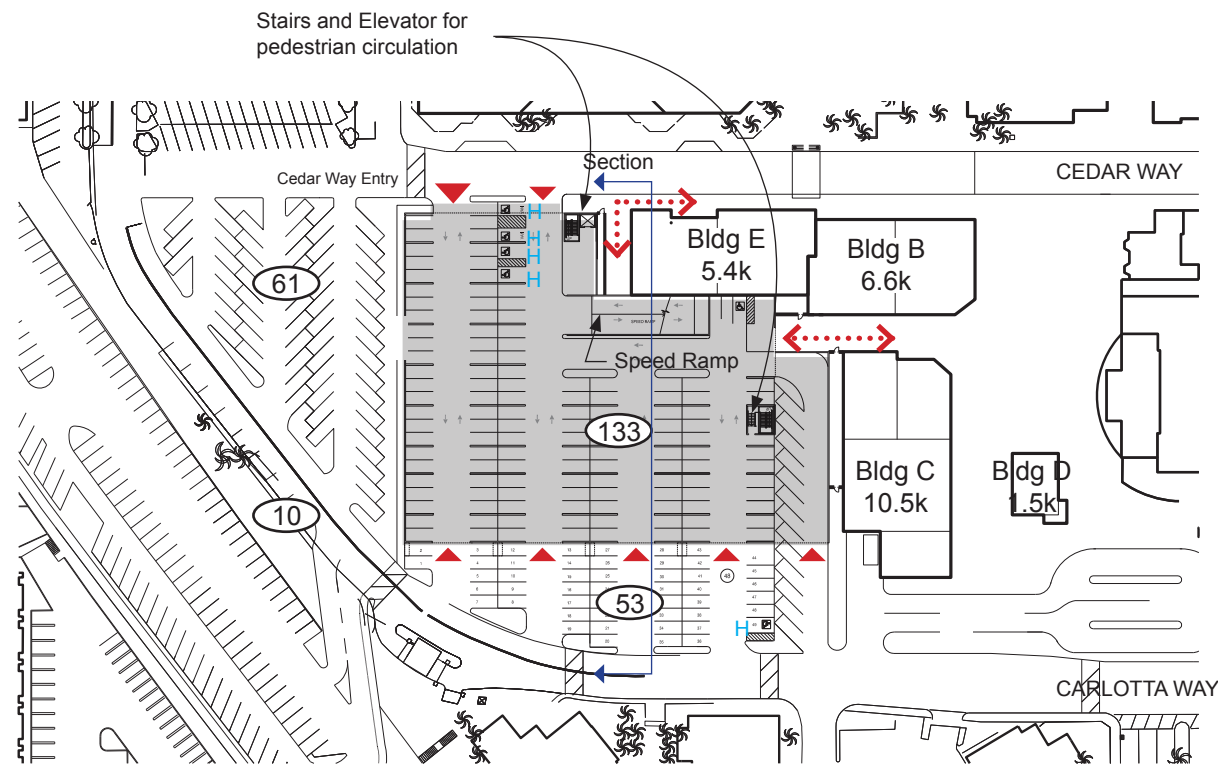




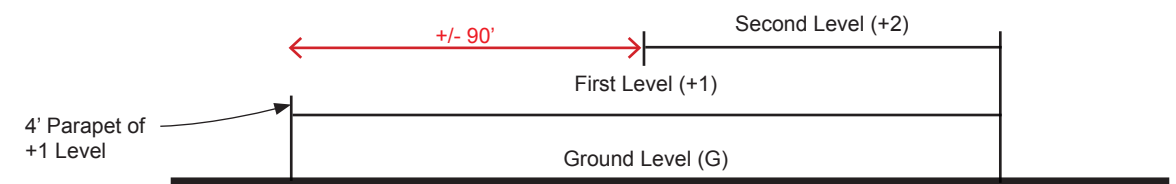
FIRST LEVEL PLAN (+1)



SECOND LEVEL PLAN (+2)



GROUND LEVEL PLAN (G)



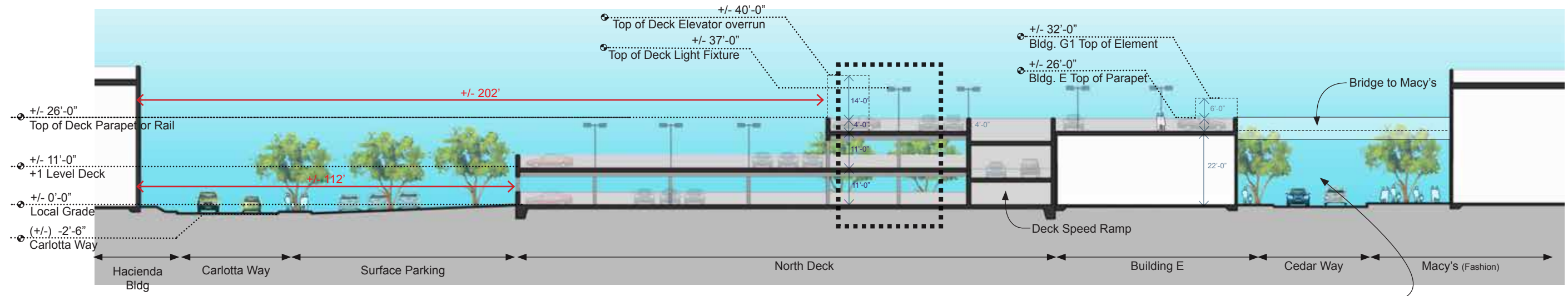
SECTION

NORTH LOT TOTALS

Surface:	124 stalls
Deck:	374 stalls
	498 stalls

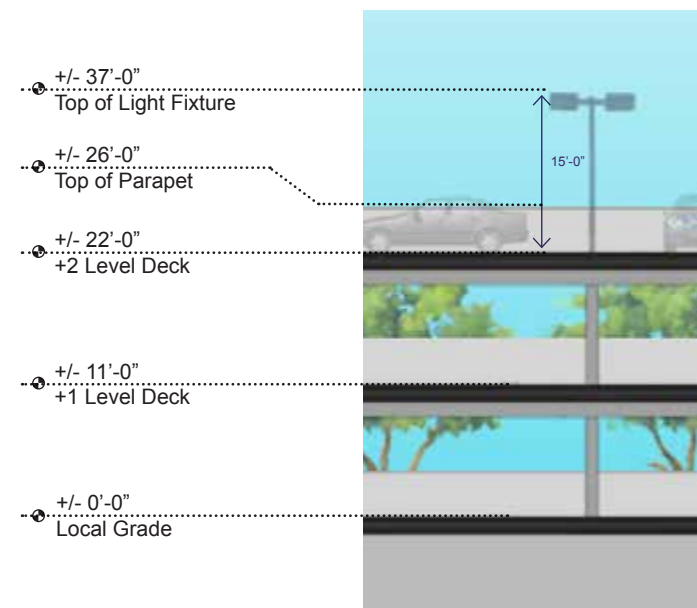
NORTH DECK TOTAL - 374 STALLS





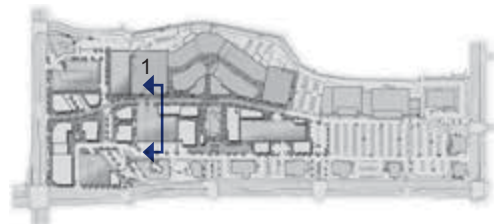
1. North Deck Section, Looking North

Scale: 1/32" = 1'



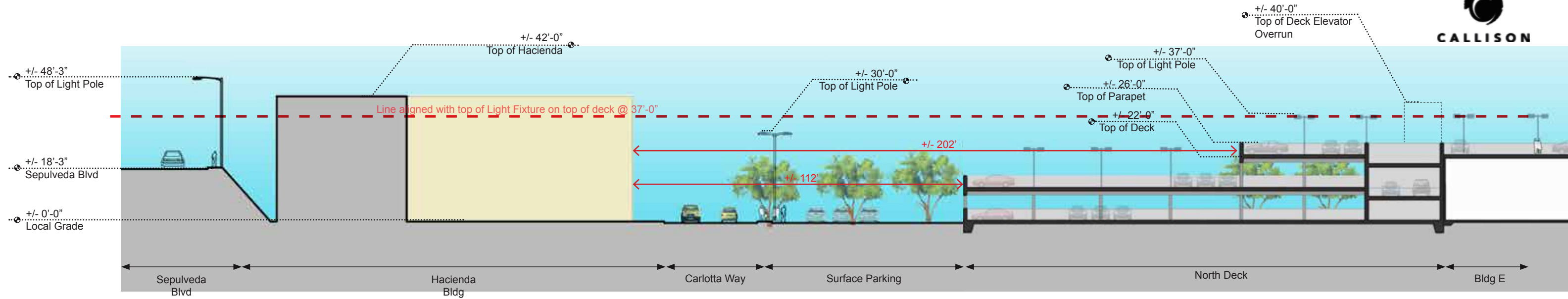
2. Enlarged North Deck Section, w Typical Light Fixture

Scale: 1/16" = 1'



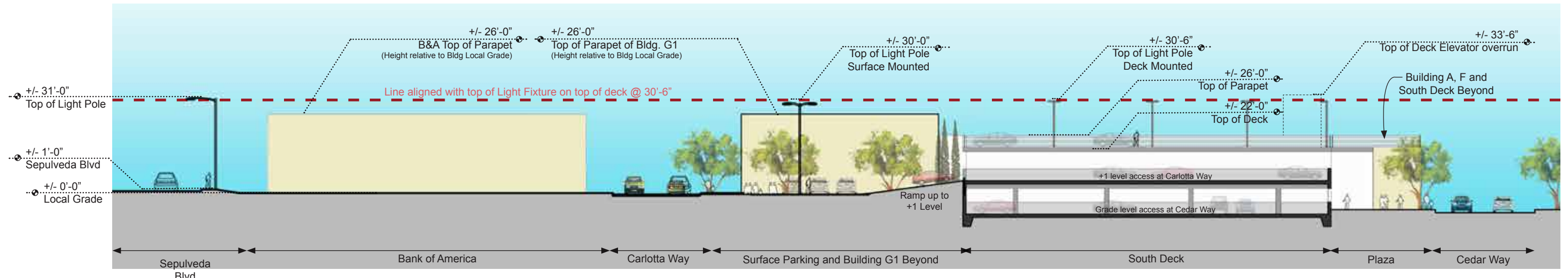
Key Plan





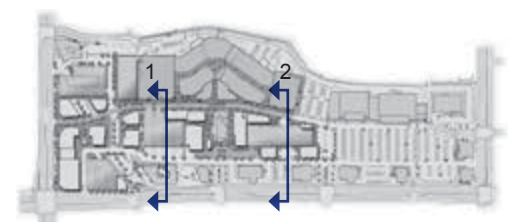
1. North Deck Section, Looking North

Scale: 1/32" = 1'



2. South Deck Section, Looking North

Scale: 1/32" = 1'



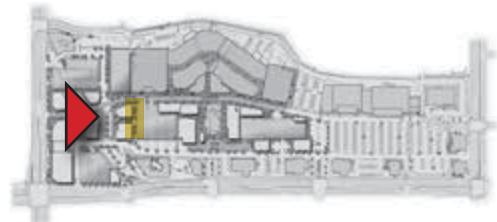
Key Plan





North Deck Elevation Facing Rosecrans

Scale: 1/16" = 1'

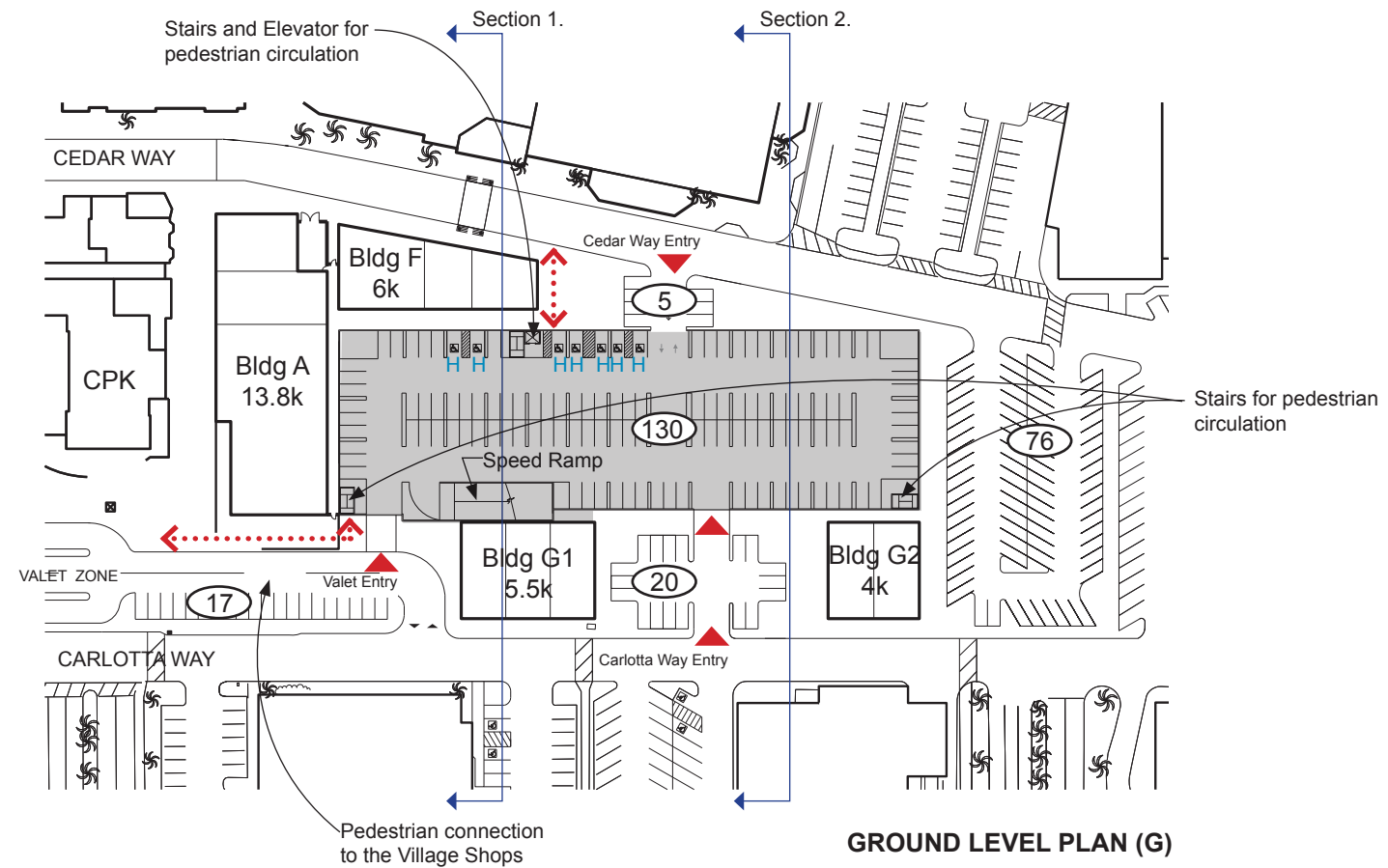
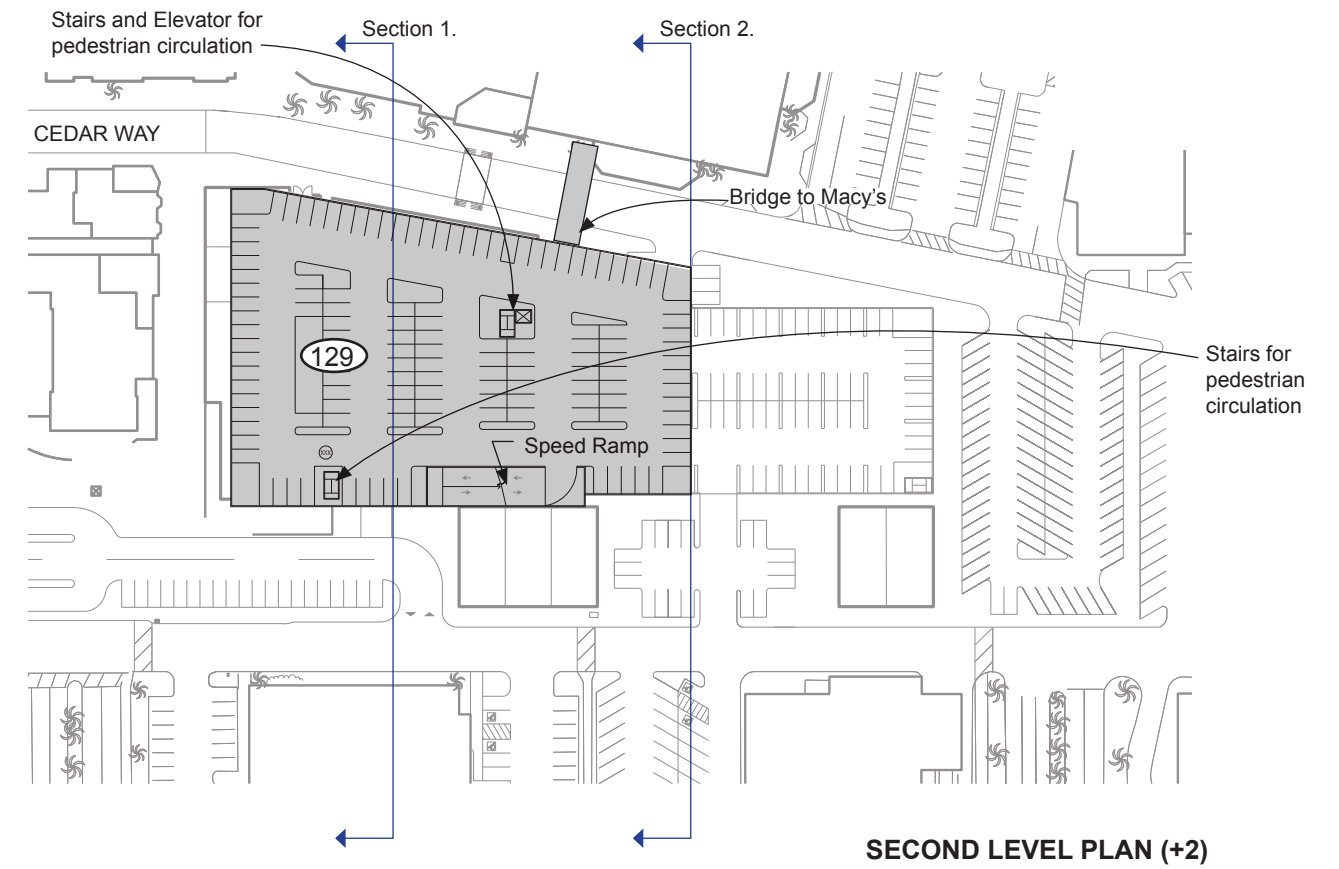
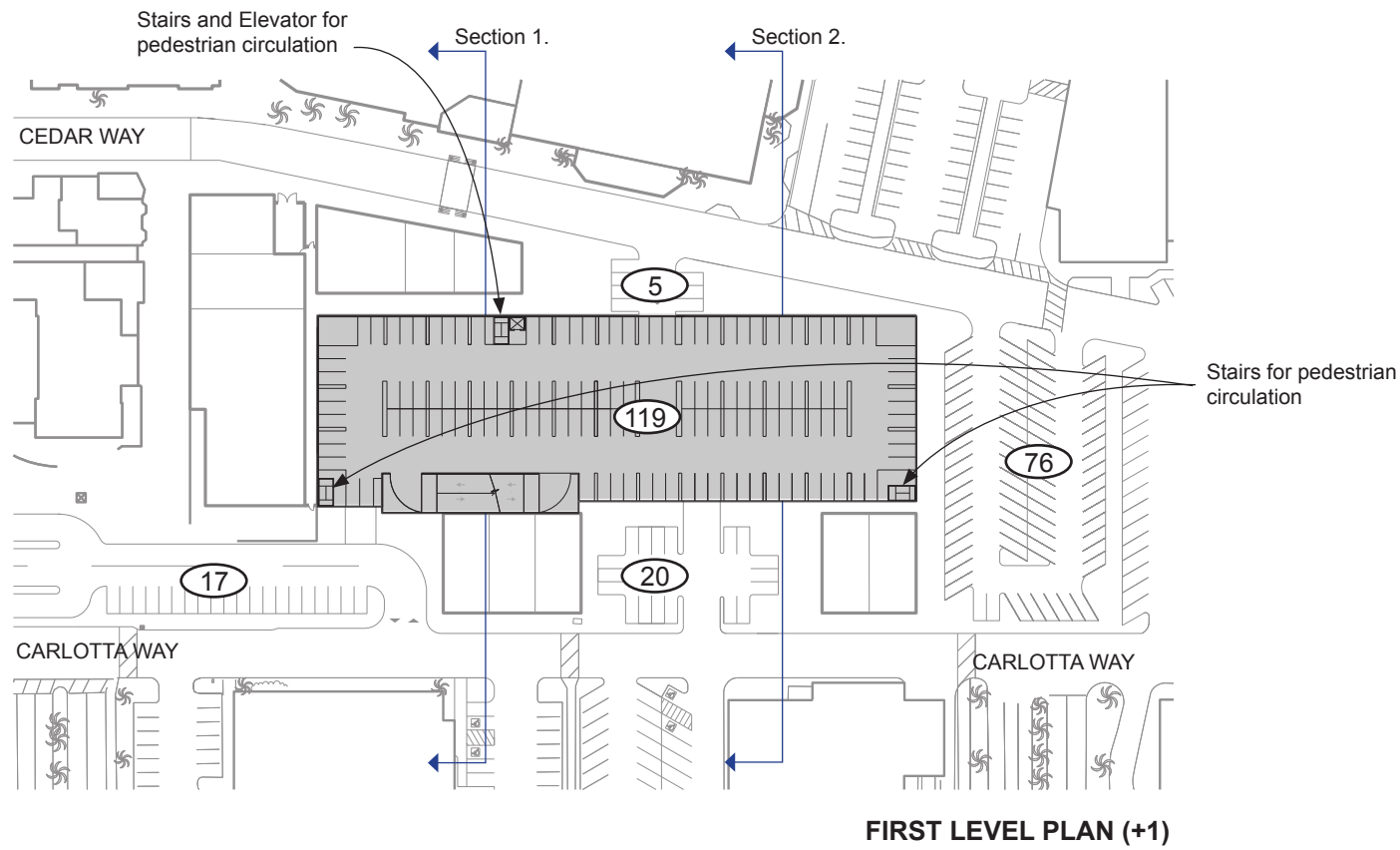


Key Plan



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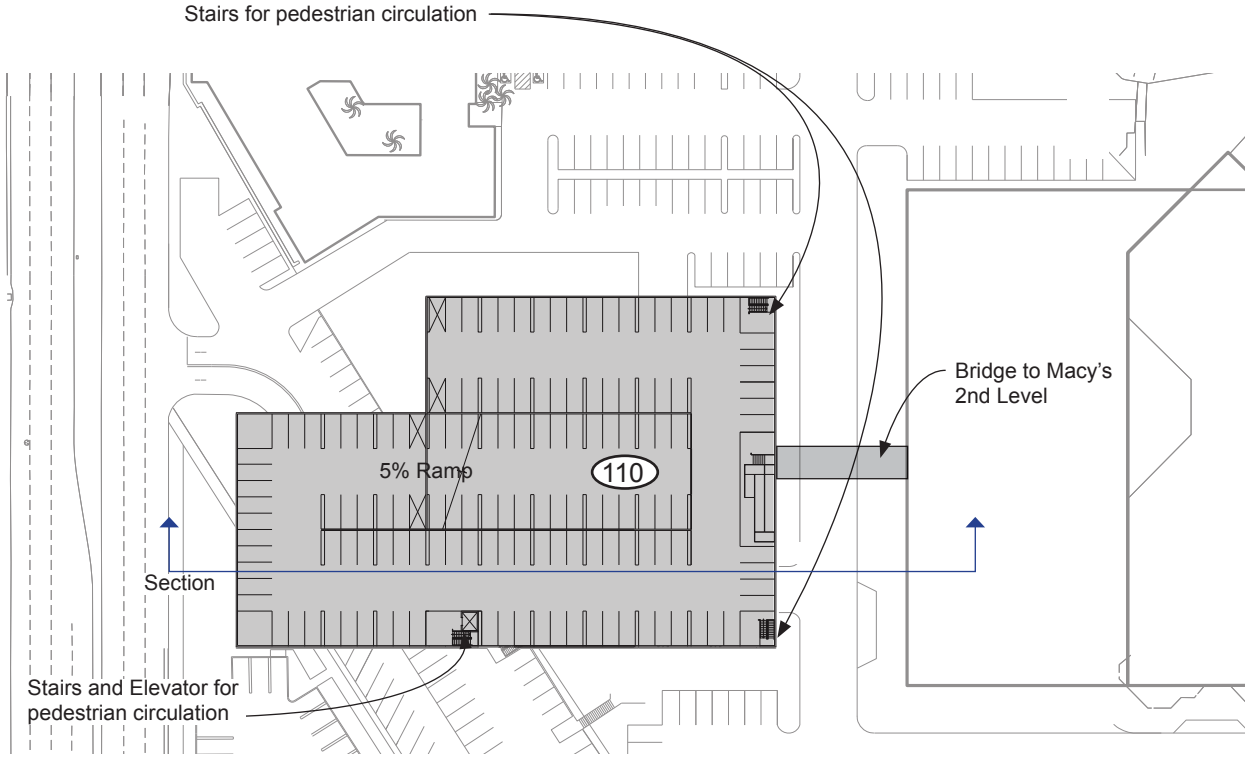


SOUTH LOT TOTALS

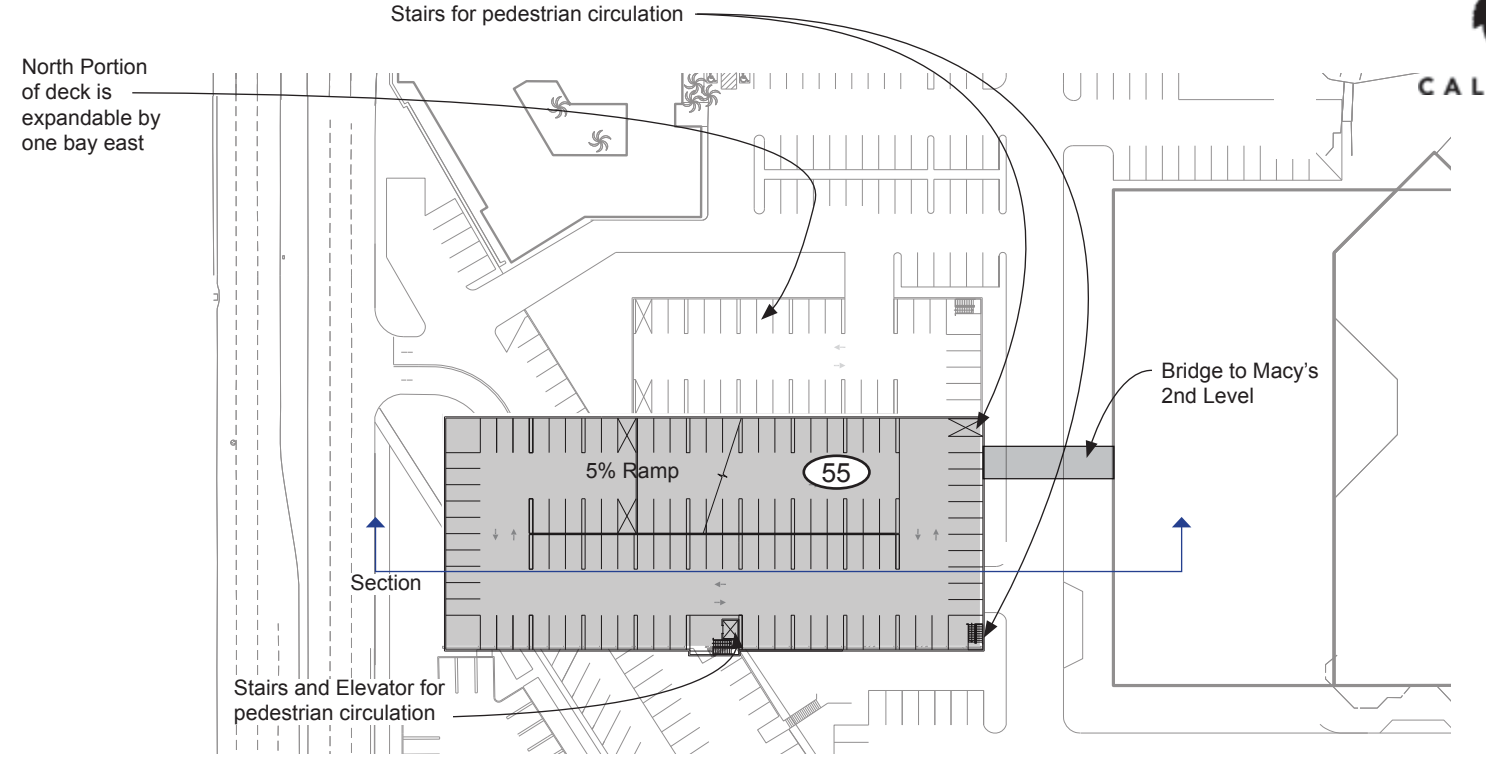
Surface:	118 stalls
Deck:	378 stalls
	496 stalls

SOUTH DECK TOTAL - 378 STALLS

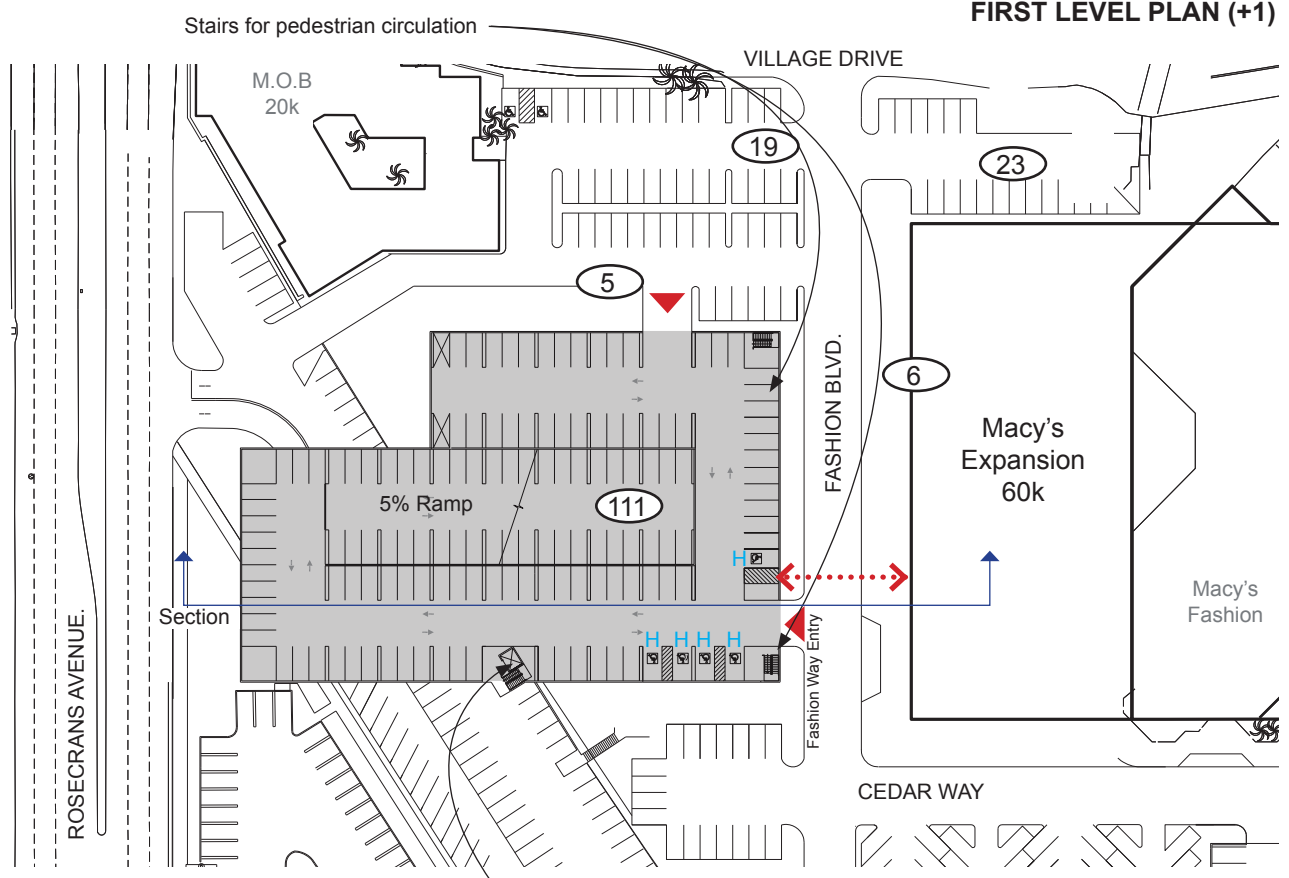




FIRST LEVEL PLAN (+1)



SECOND LEVEL PLAN (+2)



GROUND LEVEL PLAN (G)

NORTH LOT TOTALS

Surface:	53 stalls
Deck:	276 stalls
	329 stalls

NEC DECK TOTAL - 276 STALLS

