



MANHATTAN
VILLAGE
SHOPPING CENTER

PLANNING COMMISSION MEETING
APRIL 24, 2013

ATTACHMENT H
PC MTG 4-24-13

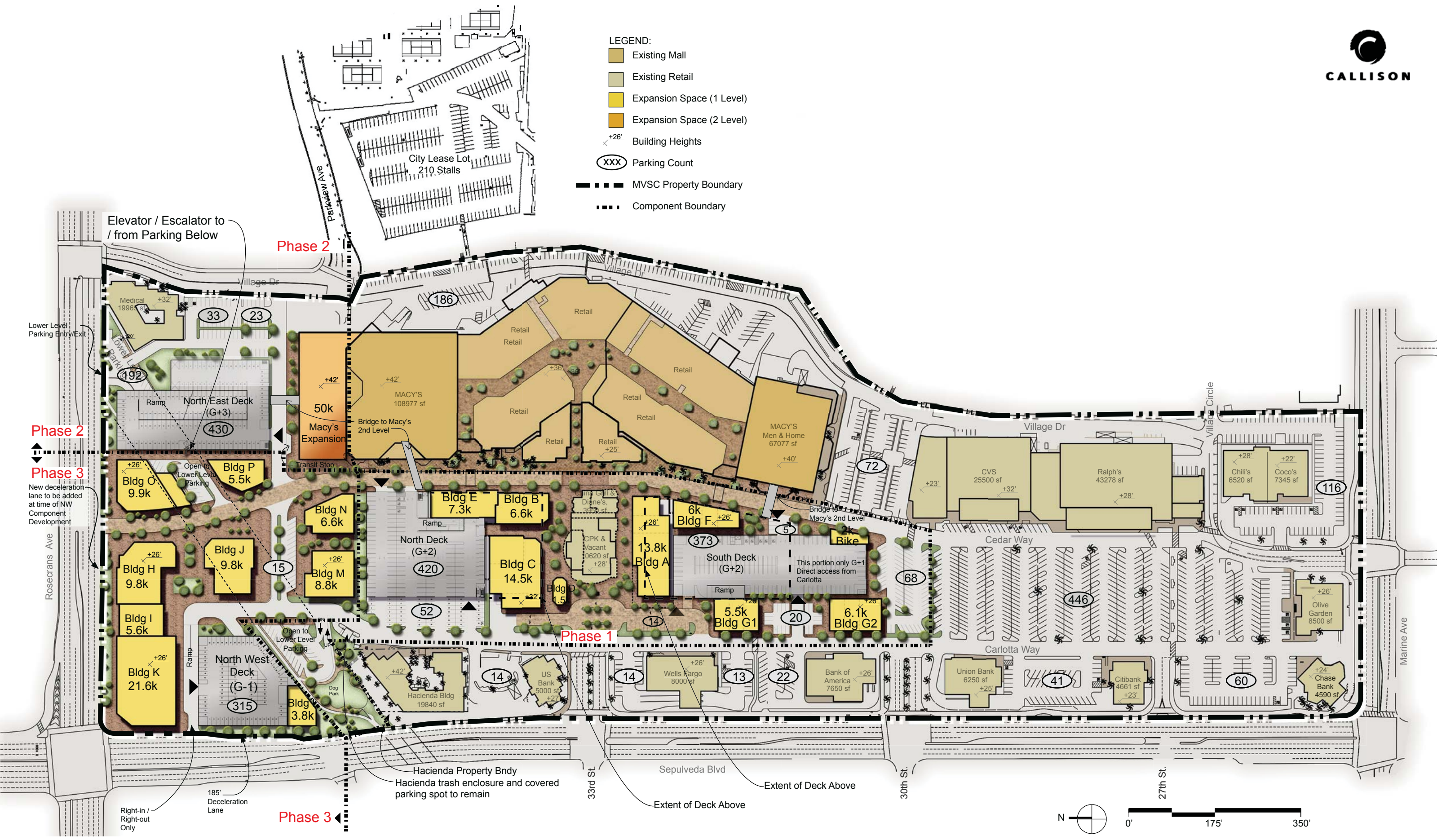
- LEGEND:**
- Existing Mall
 - Existing Retail
 - Expansion Space (1 Level)
 - Expansion Space (2 Level)
 - +26' Building Heights
 - XXX Parking Count
 - MVSC Property Boundary
 - Component Boundary
 - Indicates Existing Accessible Parking Stalls



Project Concept Plan



- LEGEND:**
- Existing Mall
 - Existing Retail
 - Expansion Space (1 Level)
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- LEGEND:**
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LEGEND

- Development Area
- BUILDING ENVELOPES (to top of parapet)**
- 1 VSC/NWC 1 Level Building - 26'-0" a, c
 - 1b VSC 1 Level Building - 32'-0" a, c
 - 2 NWC 2 Level Building - 40'-0" a, c
 - 3 NEC 2 Level Building - 42'-0" a, c
- (VSC: Village Shops Component
NWC: Northwest Component
NEC: Northeast Component)

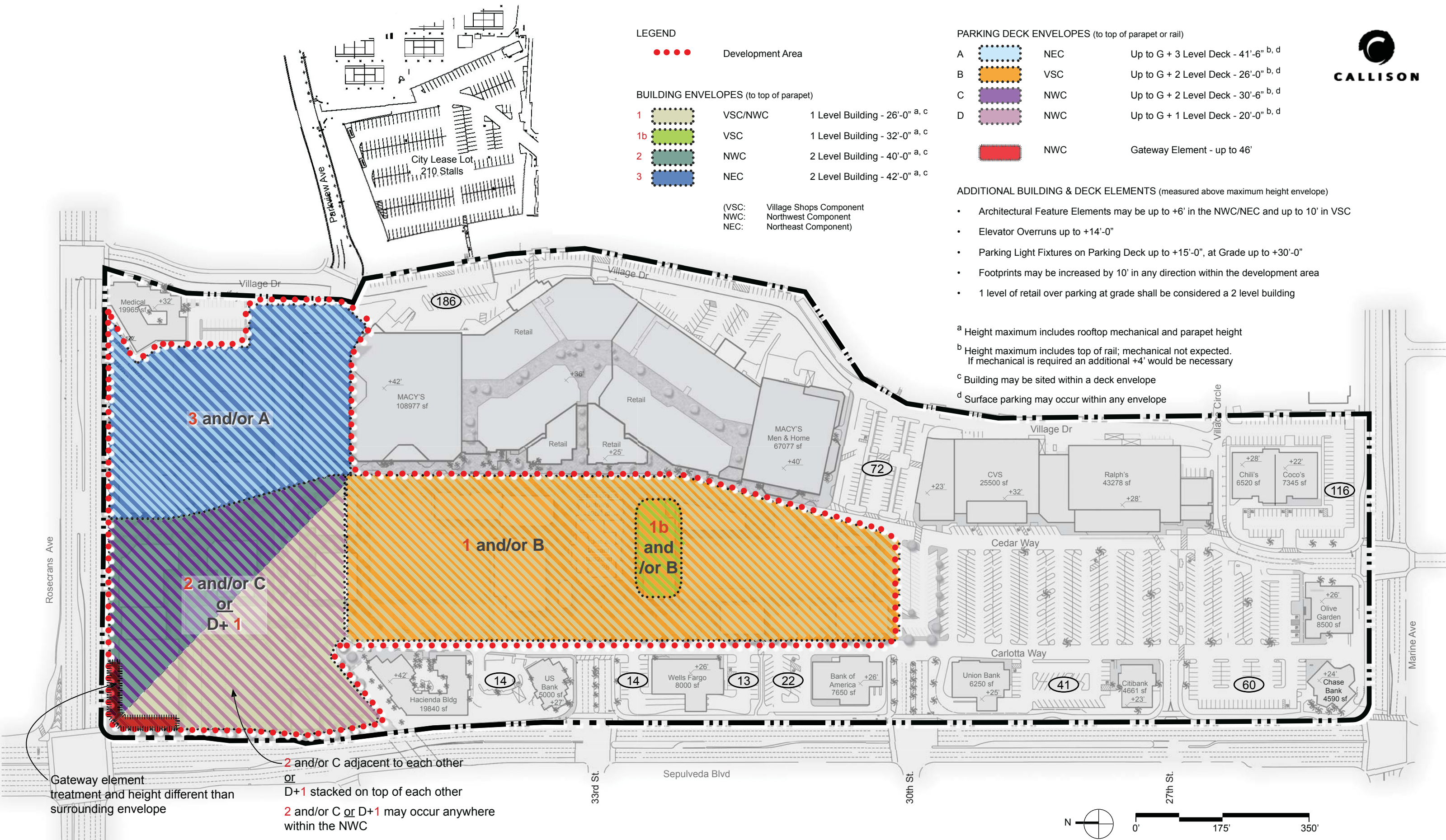
PARKING DECK ENVELOPES (to top of parapet or rail)

- A NEC Up to G + 3 Level Deck - 41'-6" b, d
- B VSC Up to G + 2 Level Deck - 26'-0" b, d
- C NWC Up to G + 2 Level Deck - 30'-6" b, d
- D NWC Up to G + 1 Level Deck - 20'-0" b, d
- NWC Gateway Element - up to 46'

ADDITIONAL BUILDING & DECK ELEMENTS (measured above maximum height envelope)

- Architectural Feature Elements may be up to +6' in the NWC/NEC and up to 10' in VSC
- Elevator Overruns up to +14'-0"
- Parking Light Fixtures on Parking Deck up to +15'-0", at Grade up to +30'-0"
- Footprints may be increased by 10' in any direction within the development area
- 1 level of retail over parking at grade shall be considered a 2 level building

- a Height maximum includes rooftop mechanical and parapet height
- b Height maximum includes top of rail; mechanical not expected. If mechanical is required an additional +4' would be necessary
- c Building may be sited within a deck envelope
- d Surface parking may occur within any envelope



Gateway element treatment and height different than surrounding envelope

2 and/or C adjacent to each other
OR
D+1 stacked on top of each other
2 and/or C or D+1 may occur anywhere within the NWC



Phased Plans

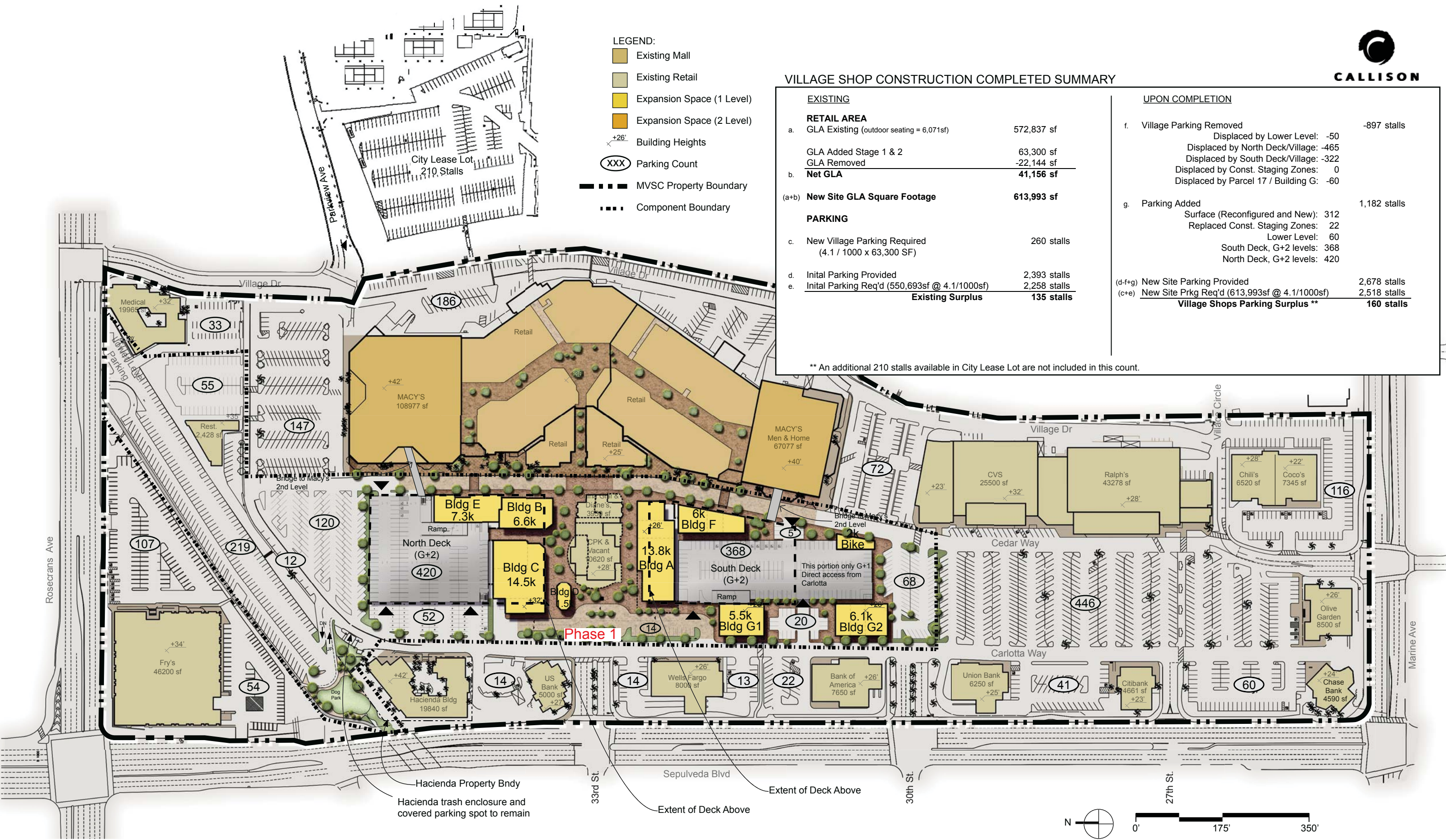


- LEGEND:**
- Existing Mall
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 - Expansion Space (1 Level)
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VILLAGE SHOP CONSTRUCTION COMPLETED SUMMARY

EXISTING		UPON COMPLETION	
RETAIL AREA			
a. GLA Existing (outdoor seating = 6,071sf)	572,837 sf	f. Village Parking Removed	-897 stalls
GLA Added Stage 1 & 2	63,300 sf	Displaced by Lower Level:	-50
GLA Removed	-22,144 sf	Displaced by North Deck/Village:	-465
b. Net GLA	41,156 sf	Displaced by South Deck/Village:	-322
		Displaced by Const. Staging Zones:	0
		Displaced by Parcel 17 / Building G:	-60
(a+b) New Site GLA Square Footage	613,993 sf	g. Parking Added	1,182 stalls
PARKING			
c. New Village Parking Required (4.1 / 1000 x 63,300 SF)	260 stalls	Surface (Reconfigured and New):	312
d. Initial Parking Provided	2,393 stalls	Replaced Const. Staging Zones:	22
e. Initial Parking Req'd (550,693sf @ 4.1/1000sf)	2,258 stalls	Lower Level:	60
		South Deck, G+2 levels:	368
		North Deck, G+2 levels:	420
	Existing Surplus 135 stalls	(d+f+g) New Site Parking Provided	2,678 stalls
		(c+e) New Site Prkg Req'd (613,993sf @ 4.1/1000sf)	2,518 stalls
		Village Shops Parking Surplus**	160 stalls

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



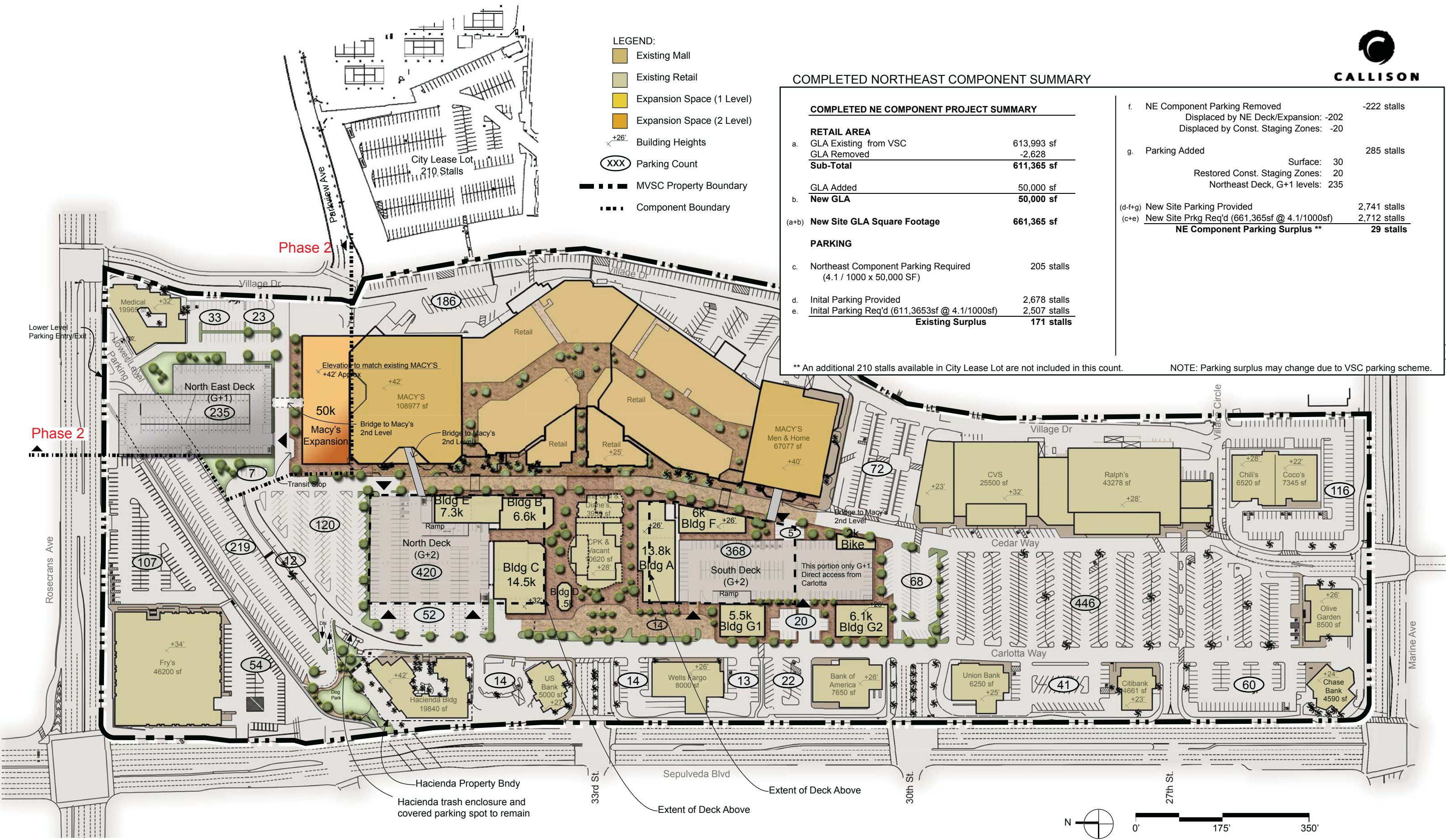
- LEGEND:**
- Existing Mall
 - Existing Retail
 - Expansion Space (1 Level)
 - Expansion Space (2 Level)
 - Building Heights
 - XXX Parking Count
 - MVSC Property Boundary
 - Component Boundary

COMPLETED NORTHEAST COMPONENT SUMMARY

COMPLETED NE COMPONENT PROJECT SUMMARY		
RETAIL AREA		
a. GLA Existing from VSC	613,993 sf	
GLA Removed	-2,628	
Sub-Total	611,365 sf	
GLA Added	50,000 sf	
b. New GLA	50,000 sf	
(a+b) New Site GLA Square Footage	661,365 sf	
PARKING		
c. Northeast Component Parking Required (4.1 / 1000 x 50,000 SF)	205 stalls	
d. Initial Parking Provided	2,678 stalls	
e. Initial Parking Req'd (611,365sf @ 4.1/1000sf)	2,507 stalls	
Existing Surplus	171 stalls	
f. NE Component Parking Removed	-222 stalls	
Displaced by NE Deck/Expansion:	-202	
Displaced by Const. Staging Zones:	-20	
g. Parking Added	285 stalls	
Surface:	30	
Restored Const. Staging Zones:	20	
Northeast Deck, G+1 levels:	235	
(d-f+g) New Site Parking Provided	2,741 stalls	
(c+e) New Site Prkg Req'd (661,365sf @ 4.1/1000sf)	2,712 stalls	
NE Component Parking Surplus **	29 stalls	

** 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.



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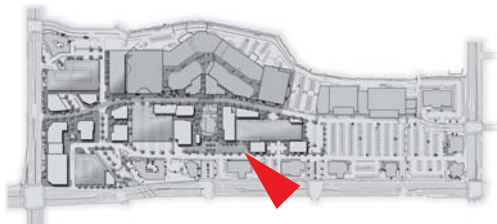
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Enlarged Plans & Perspectives

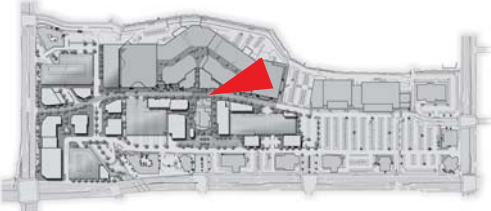






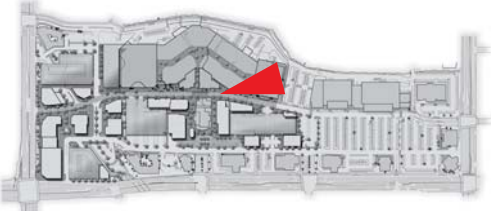
Key Plan





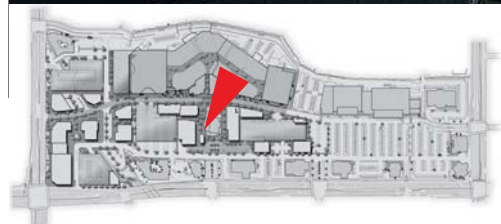
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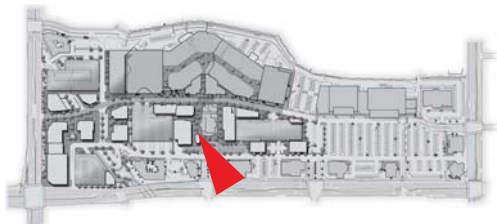
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Key Plan





Key Plan

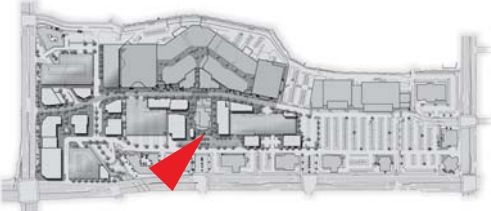




CALLISON



CPK

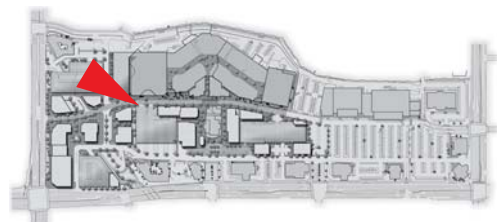


Key Plan





CALLISON



Key Plan

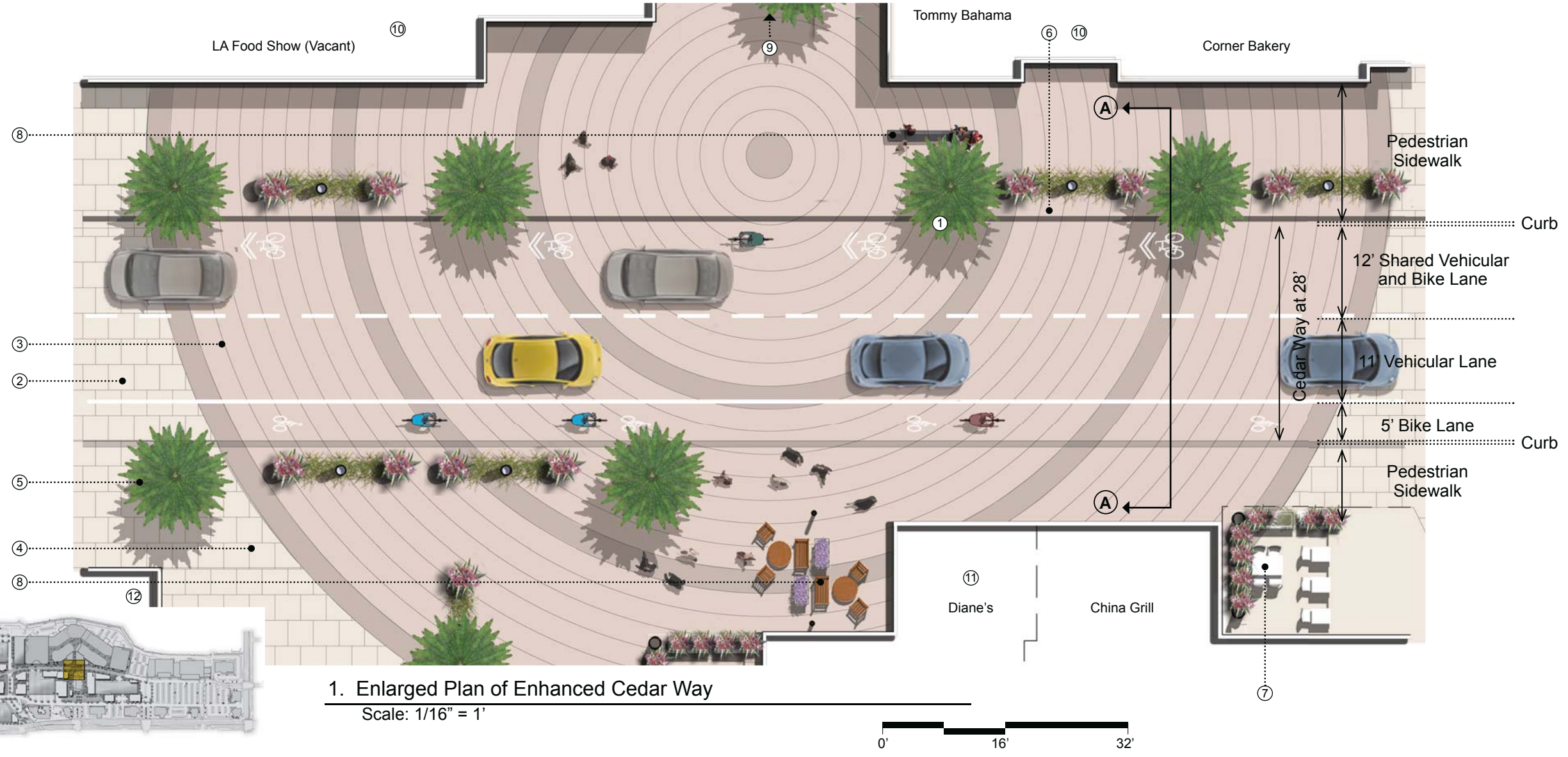
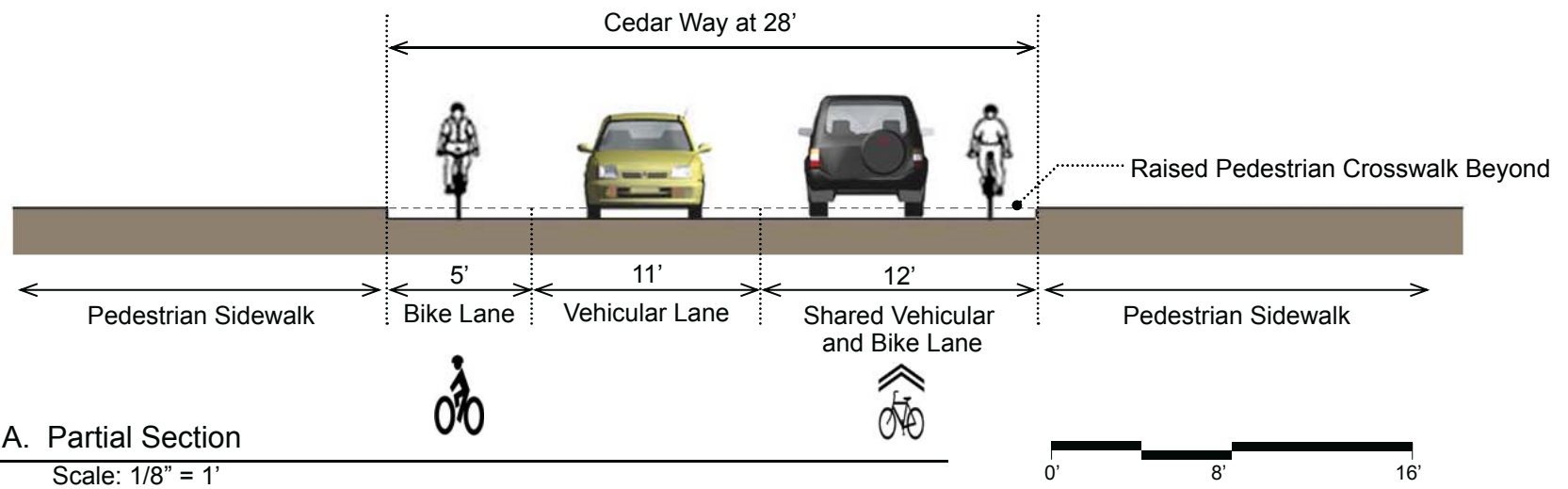
MANHATTAN
VILLAGE



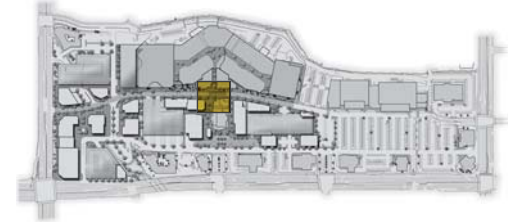
MVSC Enhancement Project
April 24, 2013 #206340.00



Perspective: Village Shops
North Deck Looking Southeast

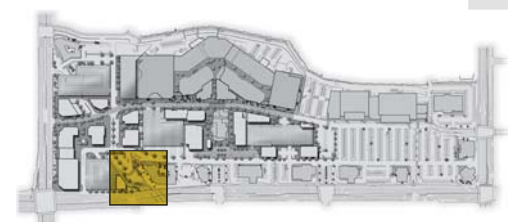


- Notes**
- ① Raised Crosswalk without Curb
 - ② Street Specialty Paving
 - ③ Crosswalk Specialty Paving
 - ④ Village Commons Paving
 - ⑤ Street Trees
 - ⑥ Landscape pots
 - ⑦ Cafe seating
 - ⑧ Street Furniture
 - ⑨ Entry to Interior Mall
 - ⑩ Existing Mall Shops
 - ⑪ Existing CPK Building
 - ⑫ Building B, Village Shops

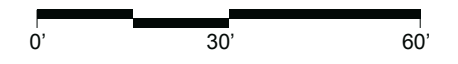




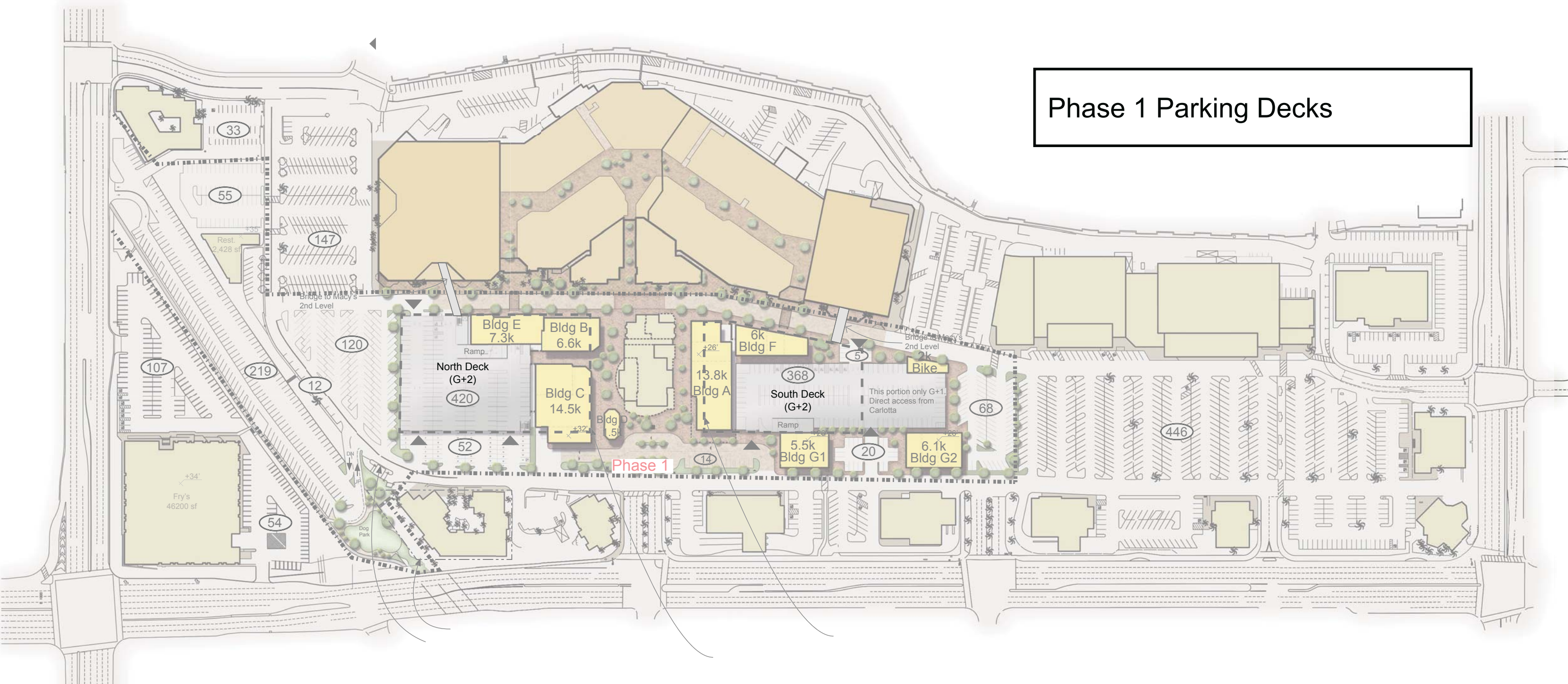
- Notes**
- ① Dog Park
 - ② 12' Bike Lane
 - ③ Ramp Up to Carlotta Way
 - ④ Ramp Down from Carlotta Way
 - ⑤ 12' Bike Lane Ramp
 - ⑥ Stairs from Lower Level Up
 - ⑦ Bike Racks
 - ⑧ Dog Park & Bike Lane Continue Under Sepulveda
 - ⑨ Hacienda Covered Parking Spot
 - ⑩ Hacienda Trash
 - ⑪ Hacienda Pipes
 - ⑫ Lower Level Parking
 - ⑬ Fry's Parking

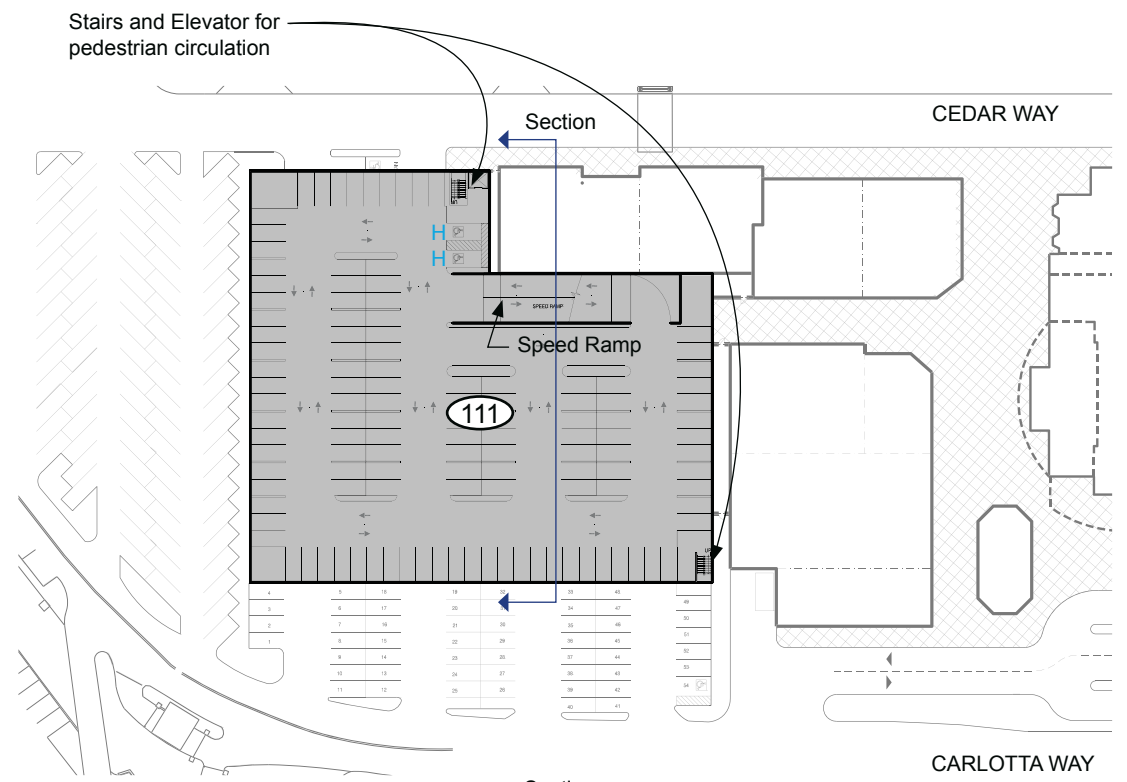


Key Plan

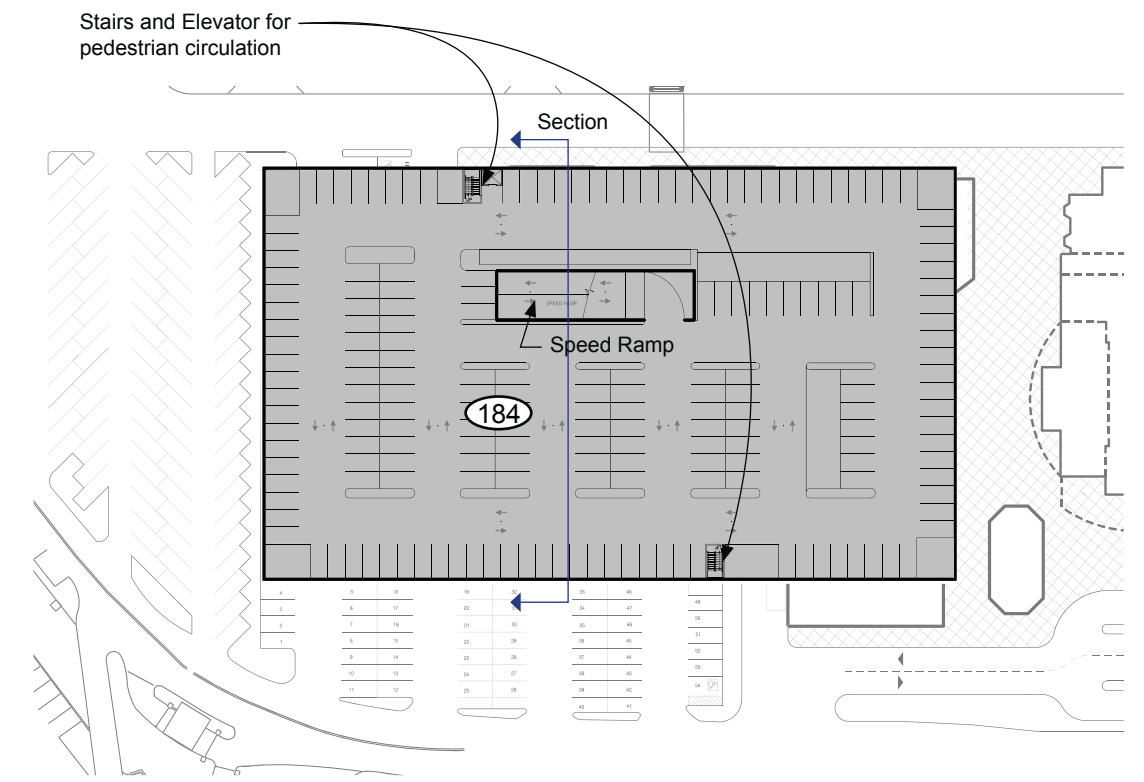


Phase 1 Parking Decks

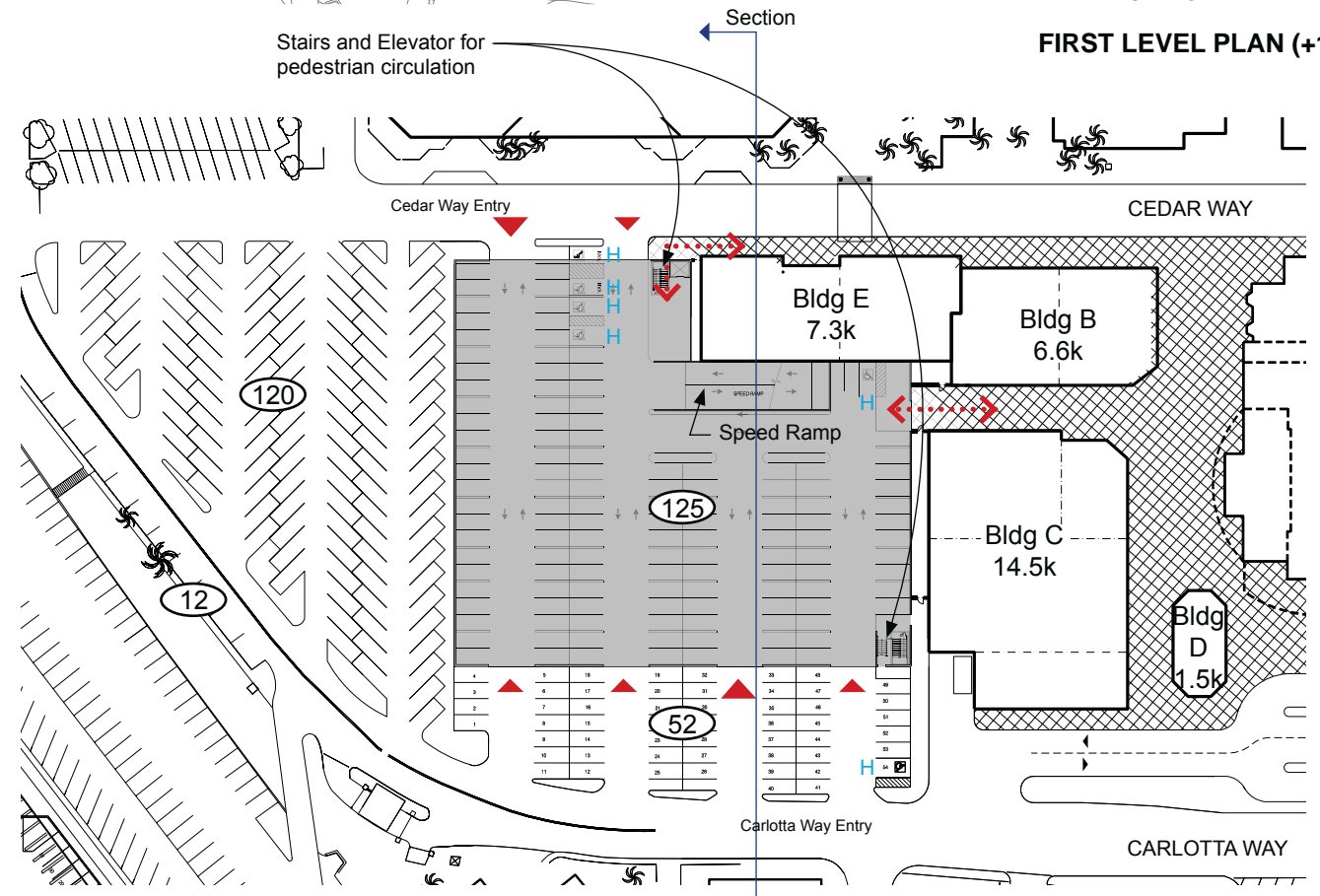




FIRST LEVEL PLAN (+1)



SECOND LEVEL PLAN (+2)



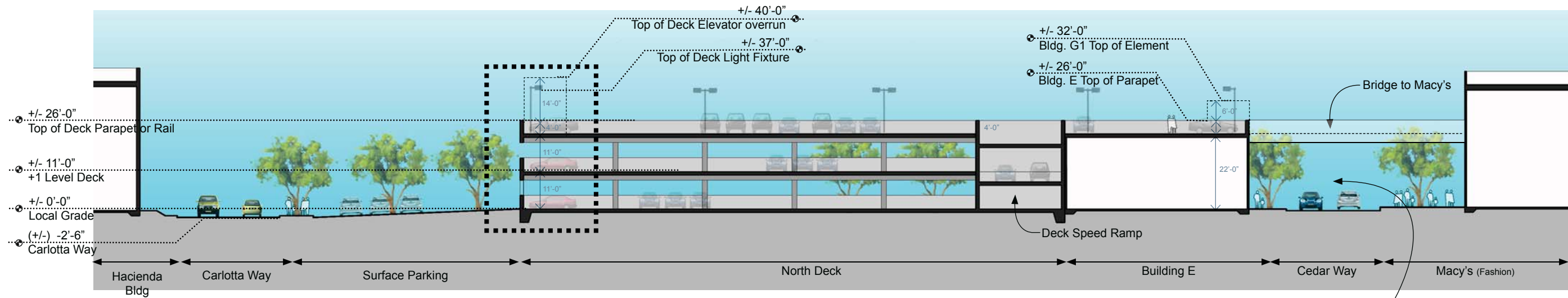
GROUND LEVEL PLAN (G)

NORTH LOT TOTALS

Surface:	184 stalls
Deck:	420 stalls
	604 stalls

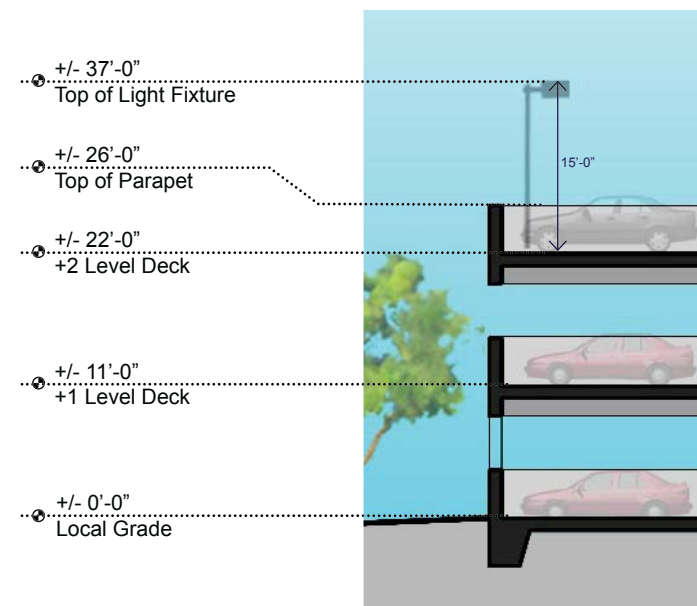
NORTH DECK TOTAL - 420 STALLS





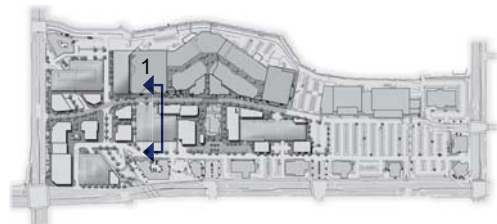
1. North Deck Section, Looking North

Scale: 1/32" = 1'



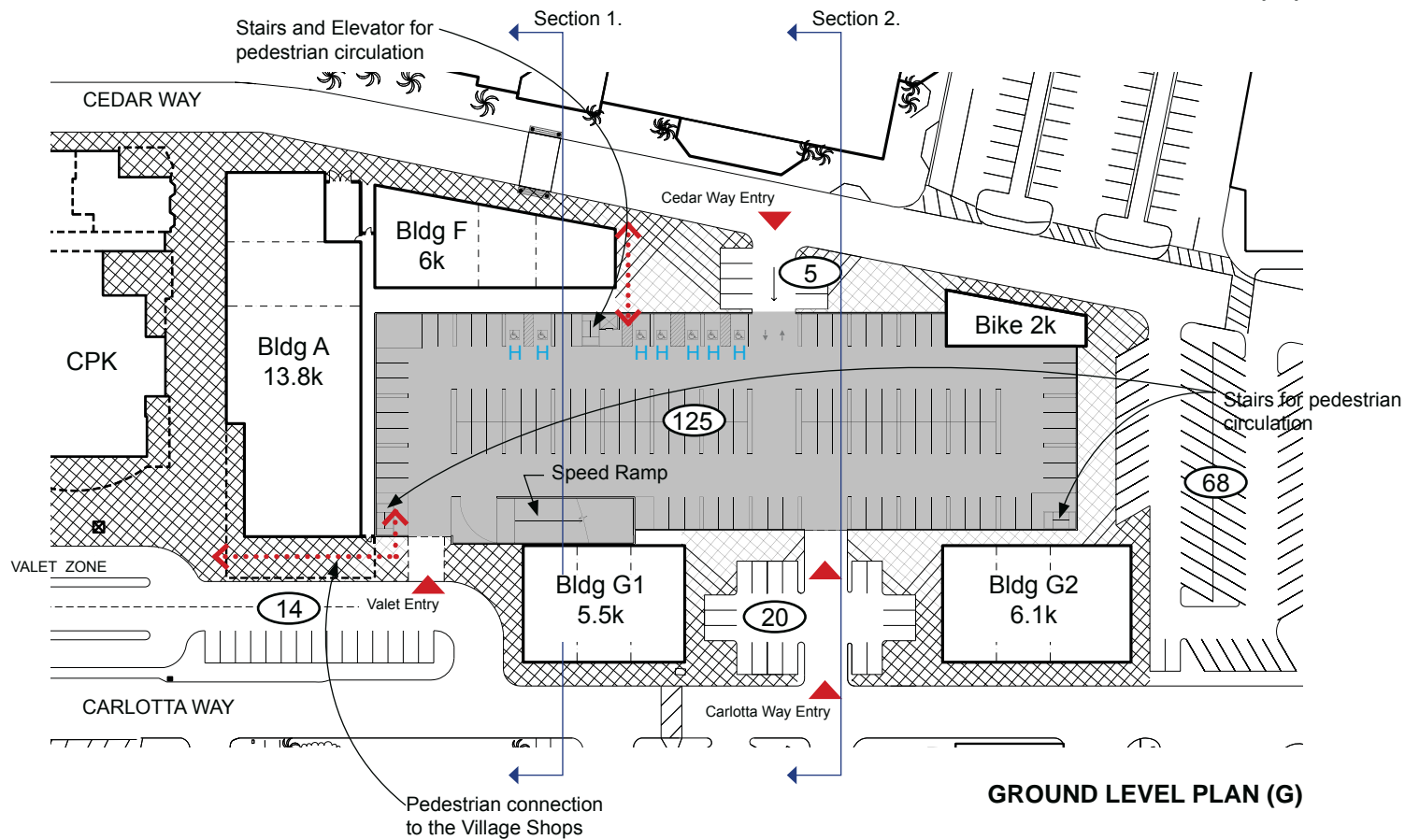
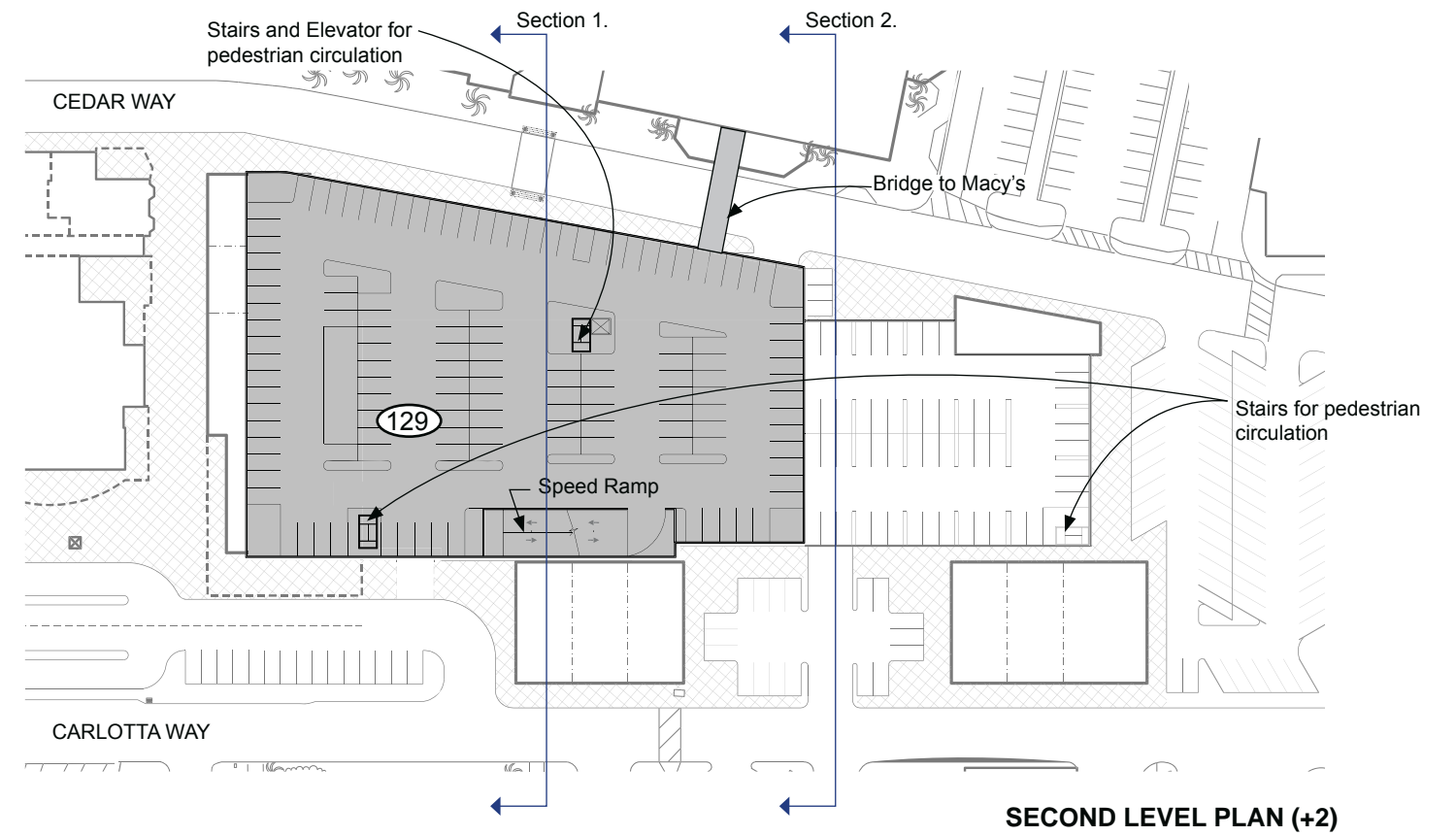
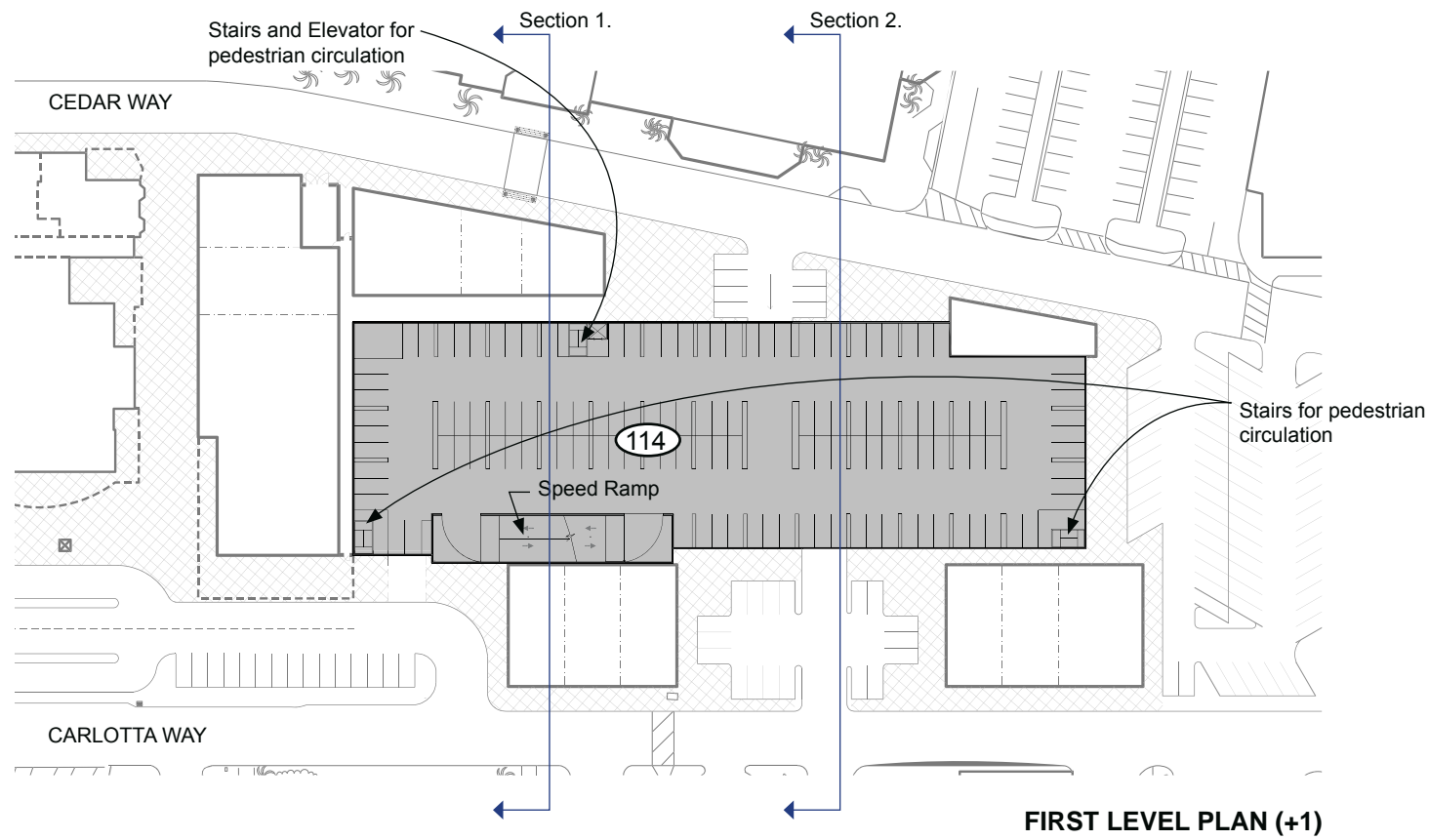
2. Enlarged North Deck Section, w Typical Light Fixture

Scale: 1/16" = 1'



Key Plan



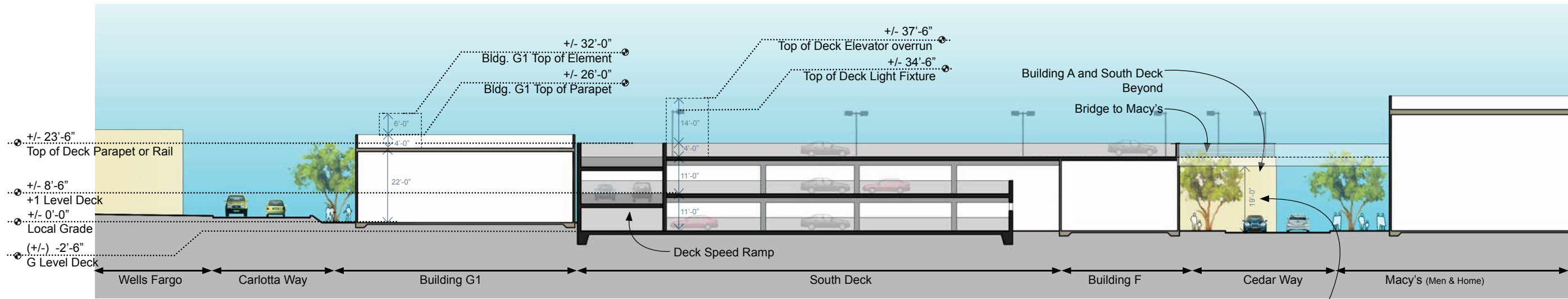


SOUTH LOT TOTALS

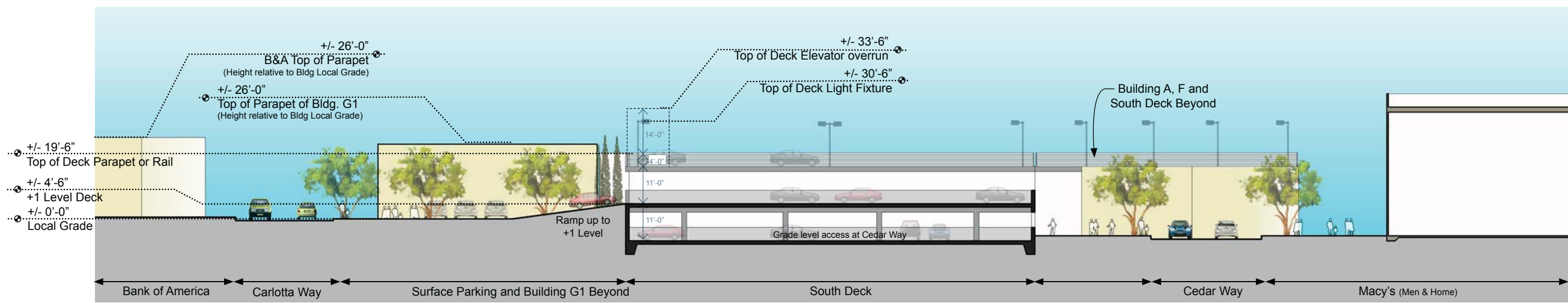
Surface:	107 stalls
Deck:	368 stalls
	475 stalls

SOUTH DECK TOTAL - 368 STALLS

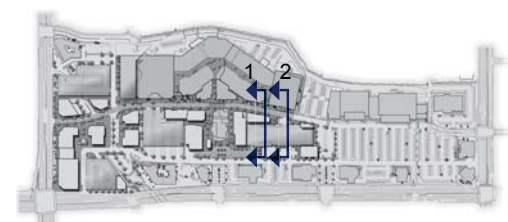




1. South Deck Section, Looking North
Scale: 1/32" = 1'



2. South Deck Section, Looking North
Scale: 1/32" = 1'

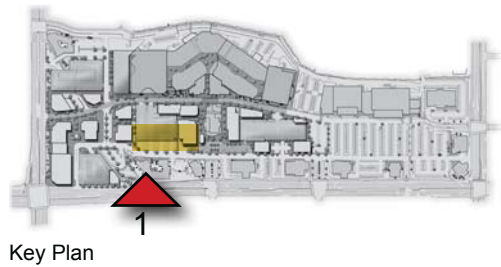


Key Plan

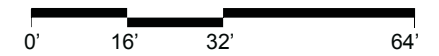


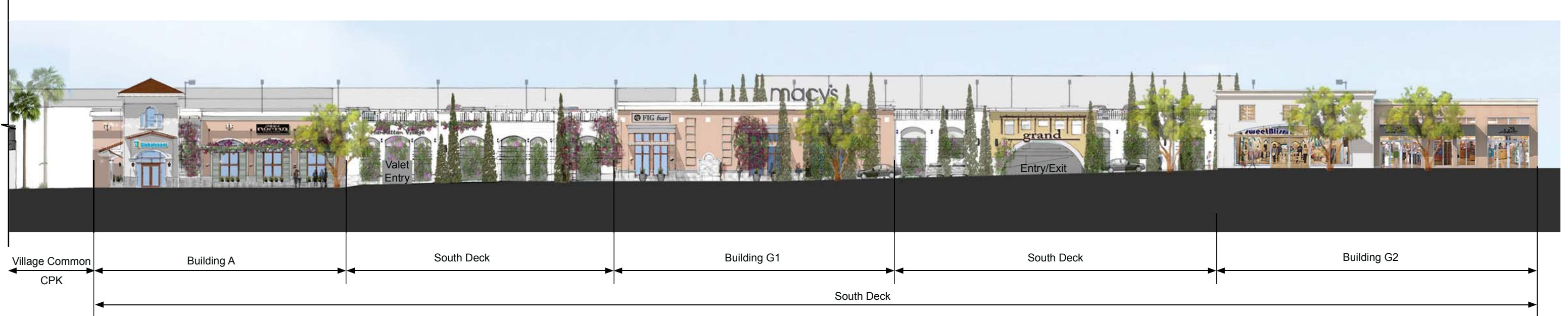


1. North Village Shops and North Deck Elevation Facing Carlotta Way
 Scale: 1/32" = 1'



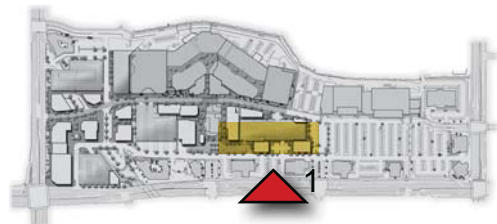
Key Plan





1. South Village Shops and South Deck Elevation Facing Carlotta Way

Scale: 1/32" = 1'



Key Plan

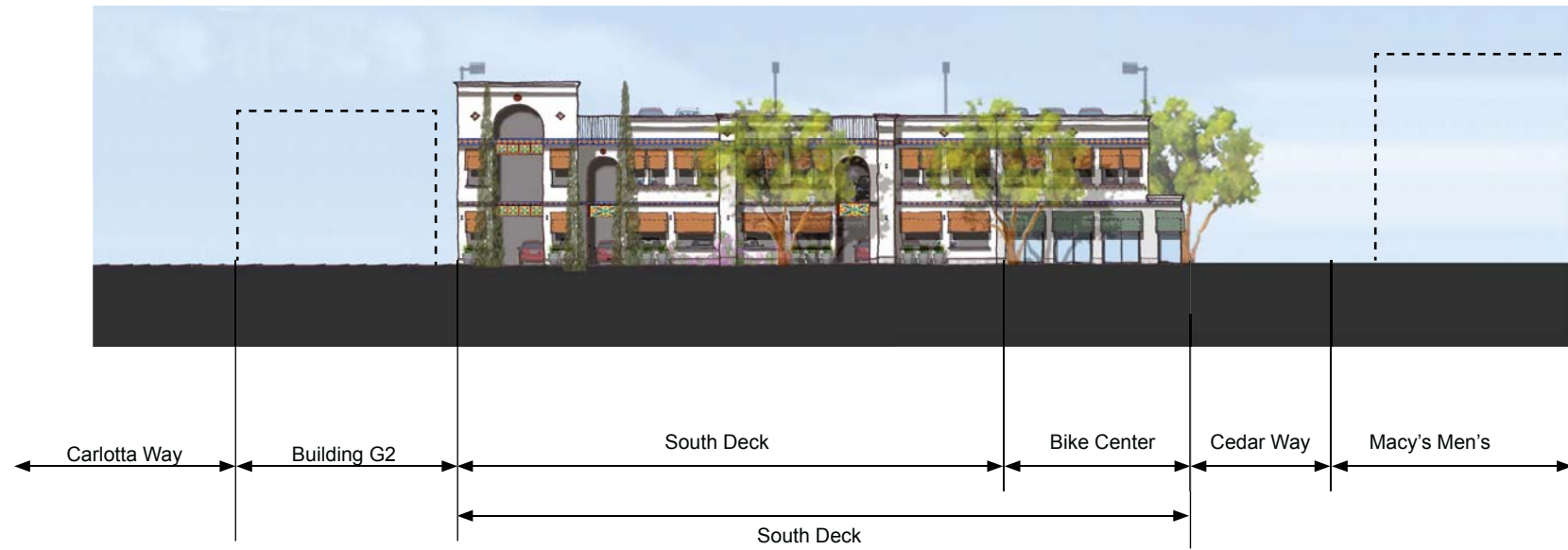
- +/- 37'-0" Top of Light Fixture
- +/- 26'-0" Top of Parapet
- +/- 22'-0" +2 Level Deck
- +/- 11'-0" +1 Level Deck
- +/- 0'-0" Local Grade



2. Enlarged South Deck & Bldg G1 Elevation

Scale: 1/16" = 1'





1. South Deck Elevation Facing South

Scale: 1/32" = 1'

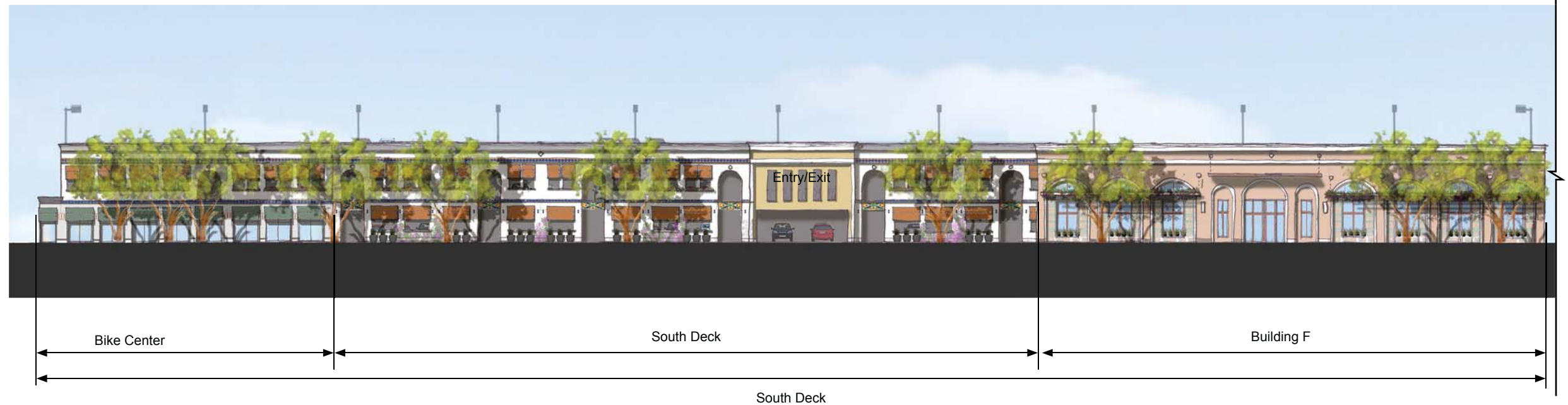


Notes

- ① Light Fixture
- ② Cornice
- ③ Decorative Tile
- ④ Tile Band
- ⑤ Awning
- ⑥ Opening
- ⑦ Railing
- ⑧ Sill Detail
- ⑨ Stone Base

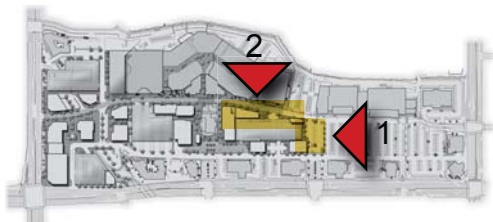
3. Enlarged Parking Deck Typical Bay

Scale: 1/16" = 1'



2. South Village Shops and South Deck Elevation Facing Cedar Way

Scale: 1/32" = 1'



Key Plan





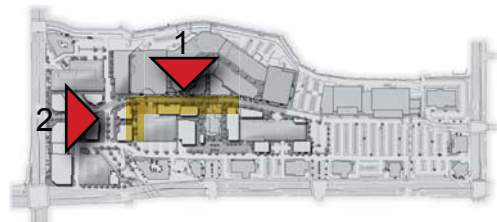
1. North Deck Elevation Facing Cedar Way

Scale: 1/32" = 1'



2. North Deck Elevation Facing Rosecrans

Scale: 1/32" = 1'



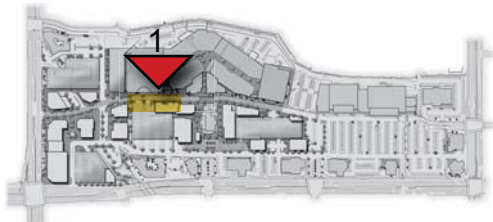
Key Plan



- +/- 36'-0" Architectural Element
- +/- 26'-0" Top of Parapet
- +/- 15'-0" Typical Storefront
- +/- 0'-0" Local Grade



1. Enlarged North Deck & Bldg E Elevation
 Scale: 1/16" = 1'



Key Plan

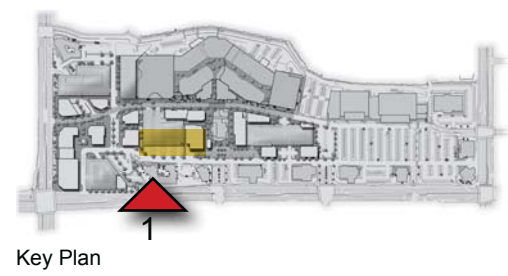




1. EIR North Village Shops and North Deck Elevation Facing Carlotta Way
Scale: 1/32" = 1'

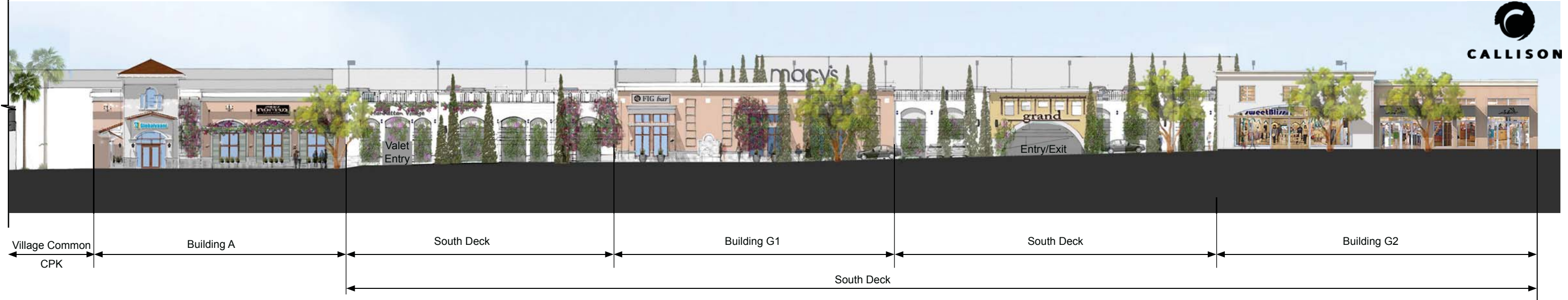


2. MUP North Village Shops and North Deck Elevation Facing Carlotta Way
Scale: 1/32" = 1'

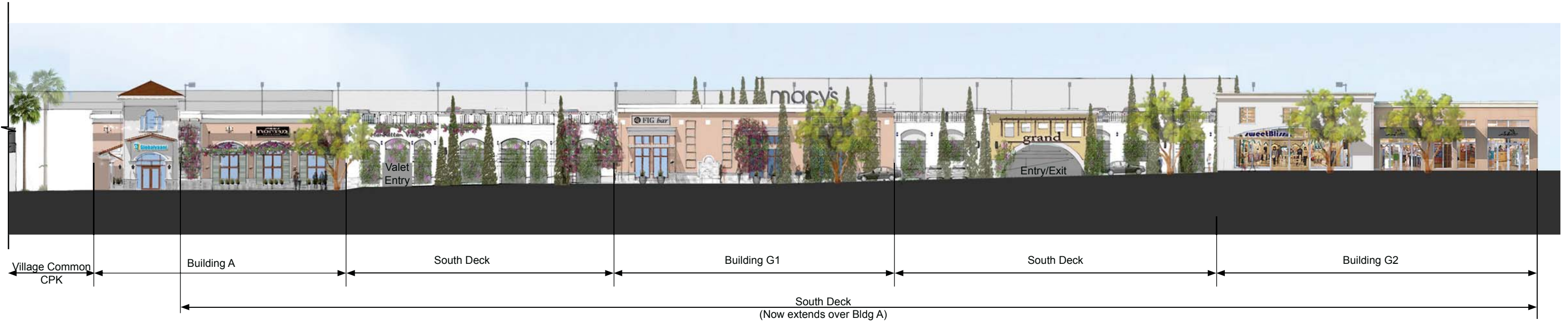


Key Plan

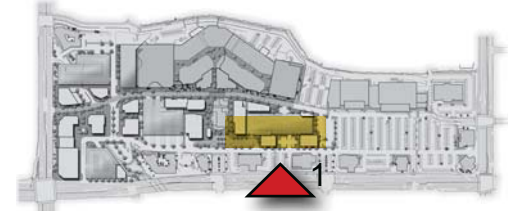




1. EIR South Village Shops and South Deck Elevation Facing Carlotta Way
 Scale: 1/32" = 1'



2. MUP South Village Shops and South Deck Elevation Facing Carlotta Way
 Scale: 1/32" = 1'



Key Plan

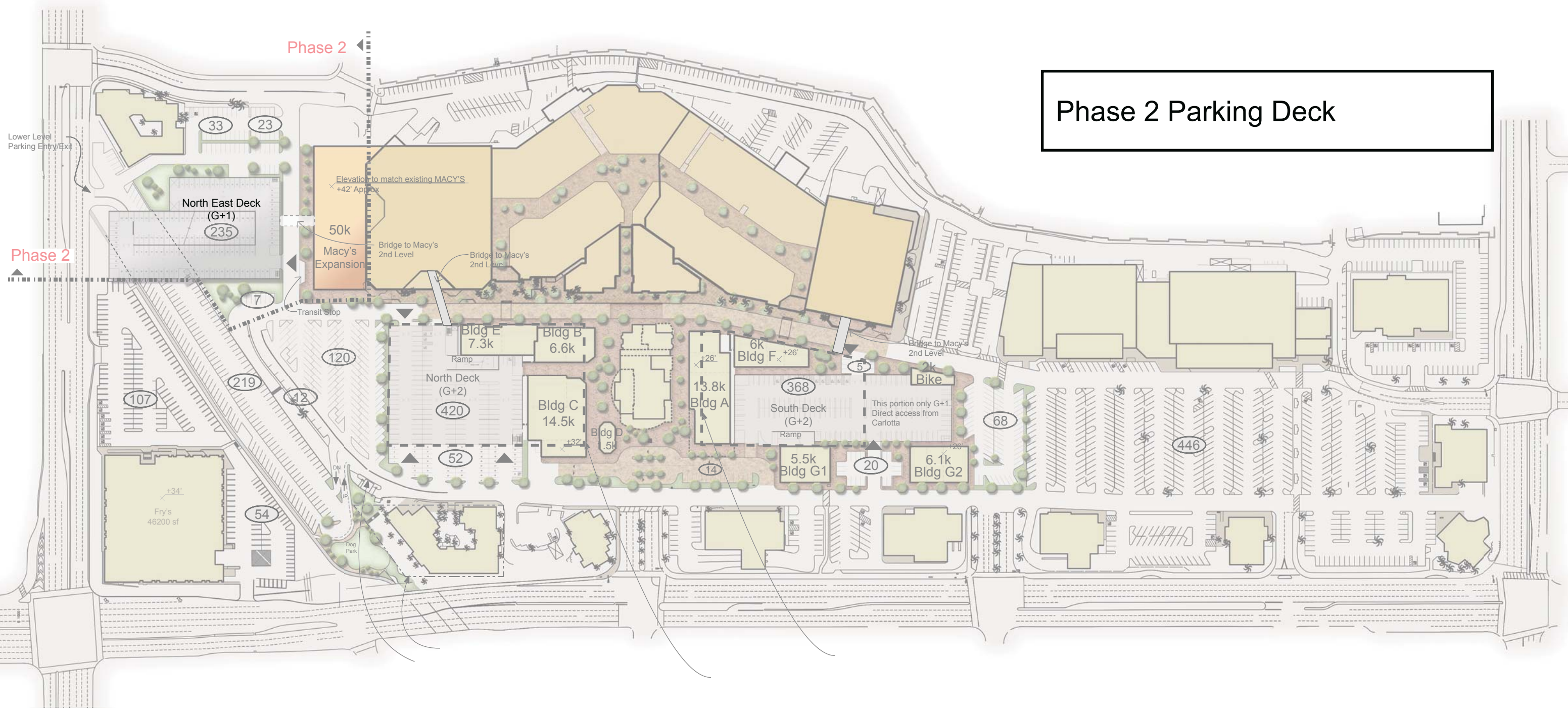


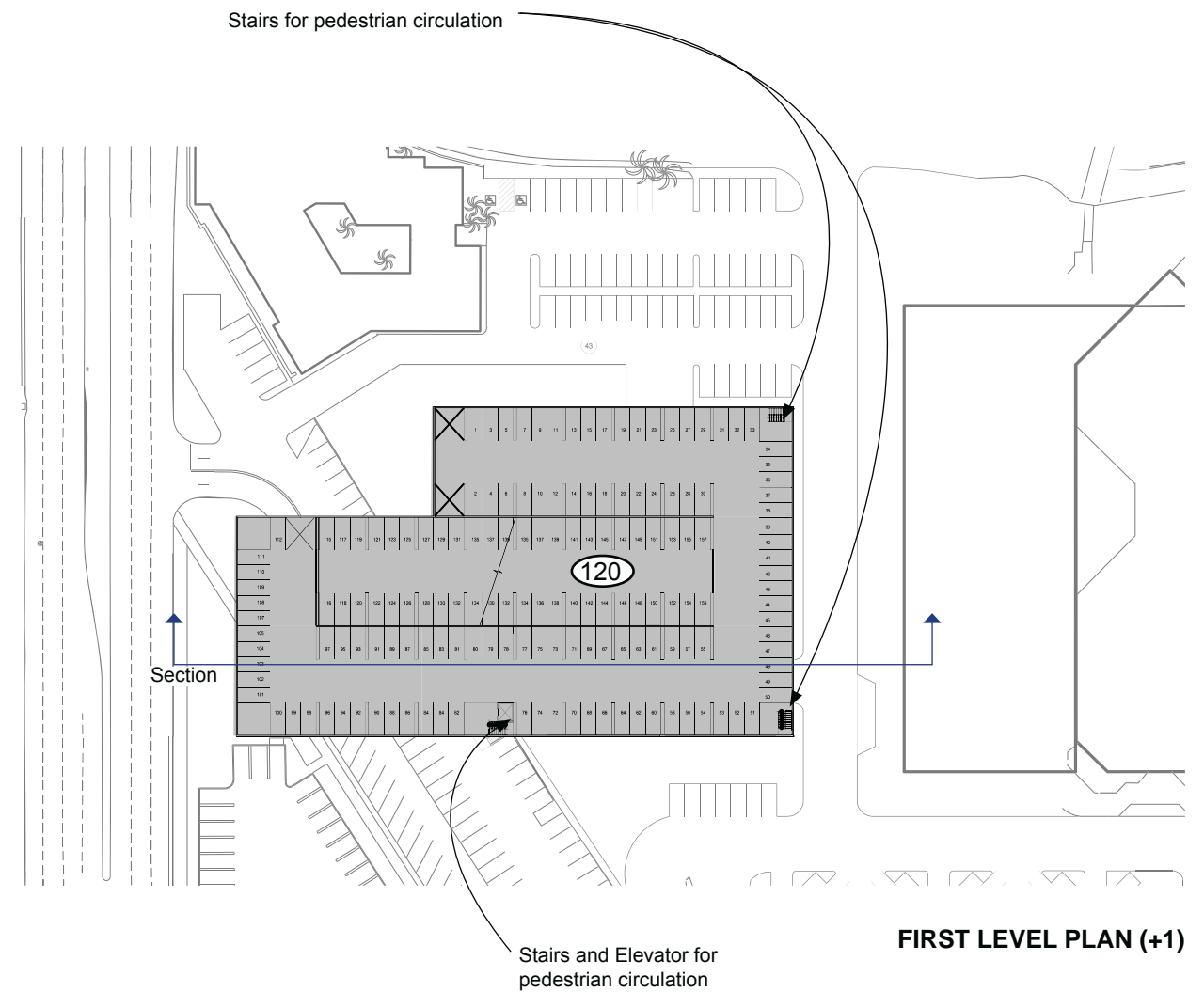
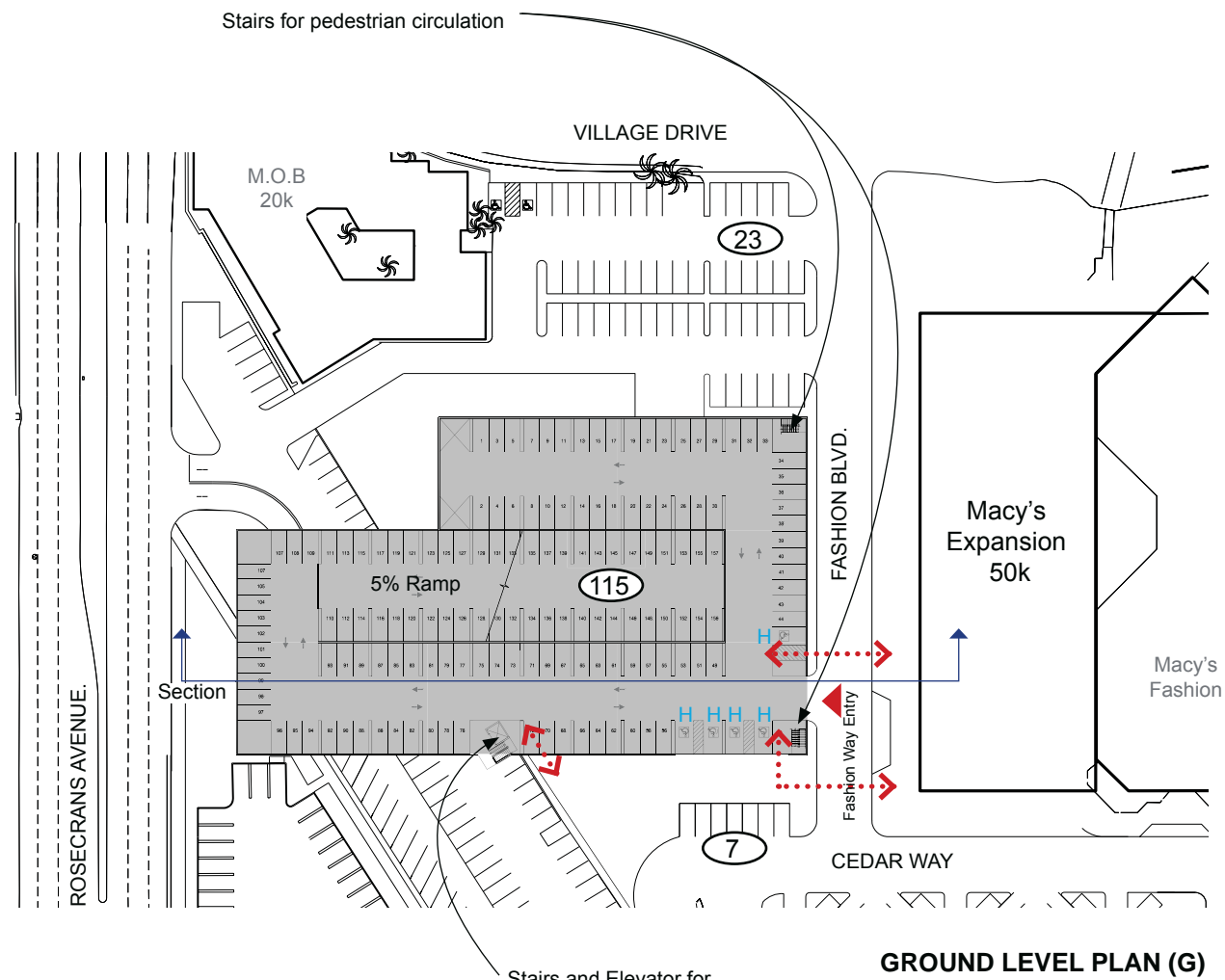
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Phase 2 Parking Deck

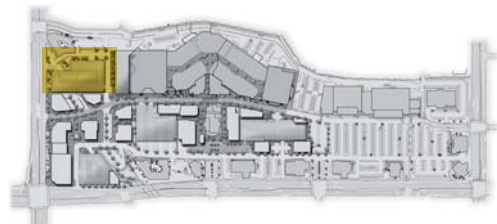




NORTH LOT TOTALS

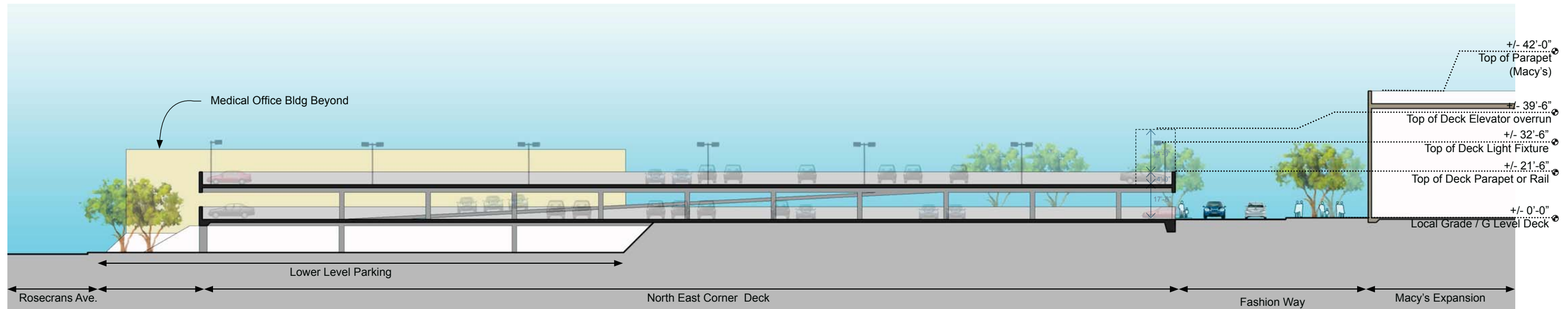
Surface:	30 stalls
Deck:	235 stalls
	265 stalls

NEC DECK TOTAL - 235 STALLS



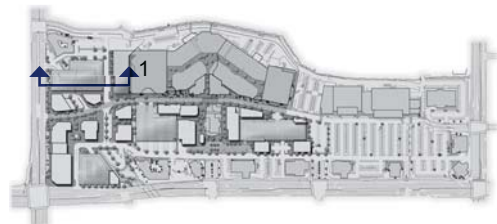
Key Plan





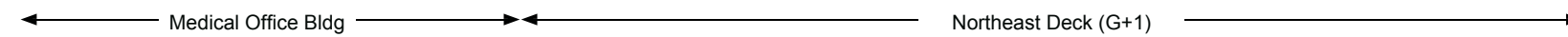
1. North-East-Corner Deck Section, Looking East

Scale: 1/32" = 1'



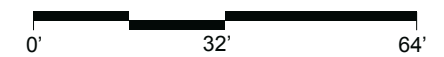
Key Plan





1. NE Corner - Rosecrans Ave Elevation (G+1)

Scale: 1/32" = 1'

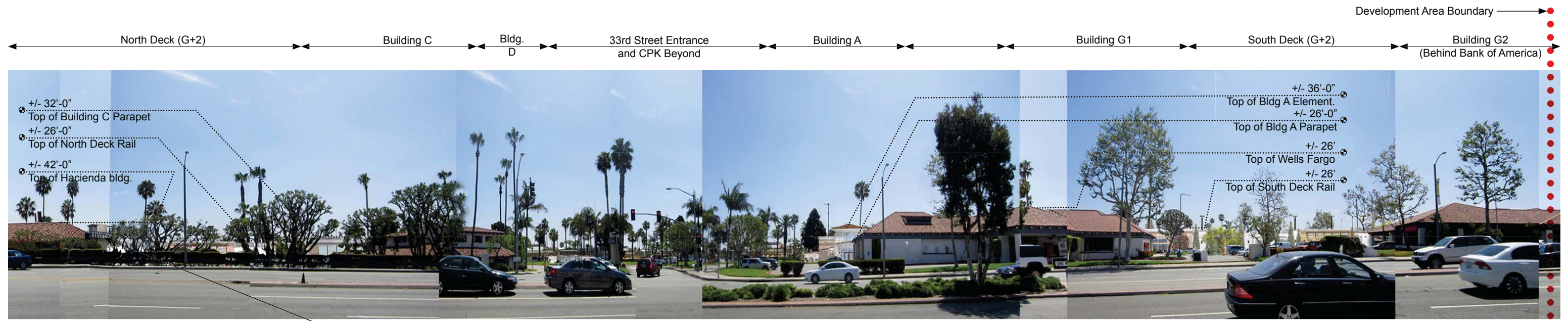


Phase 1 Panorama

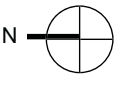




5. ENLARGED PANORAMA B - EXISTING
Existing Village Shops as seen from Sepulveda Blvd.

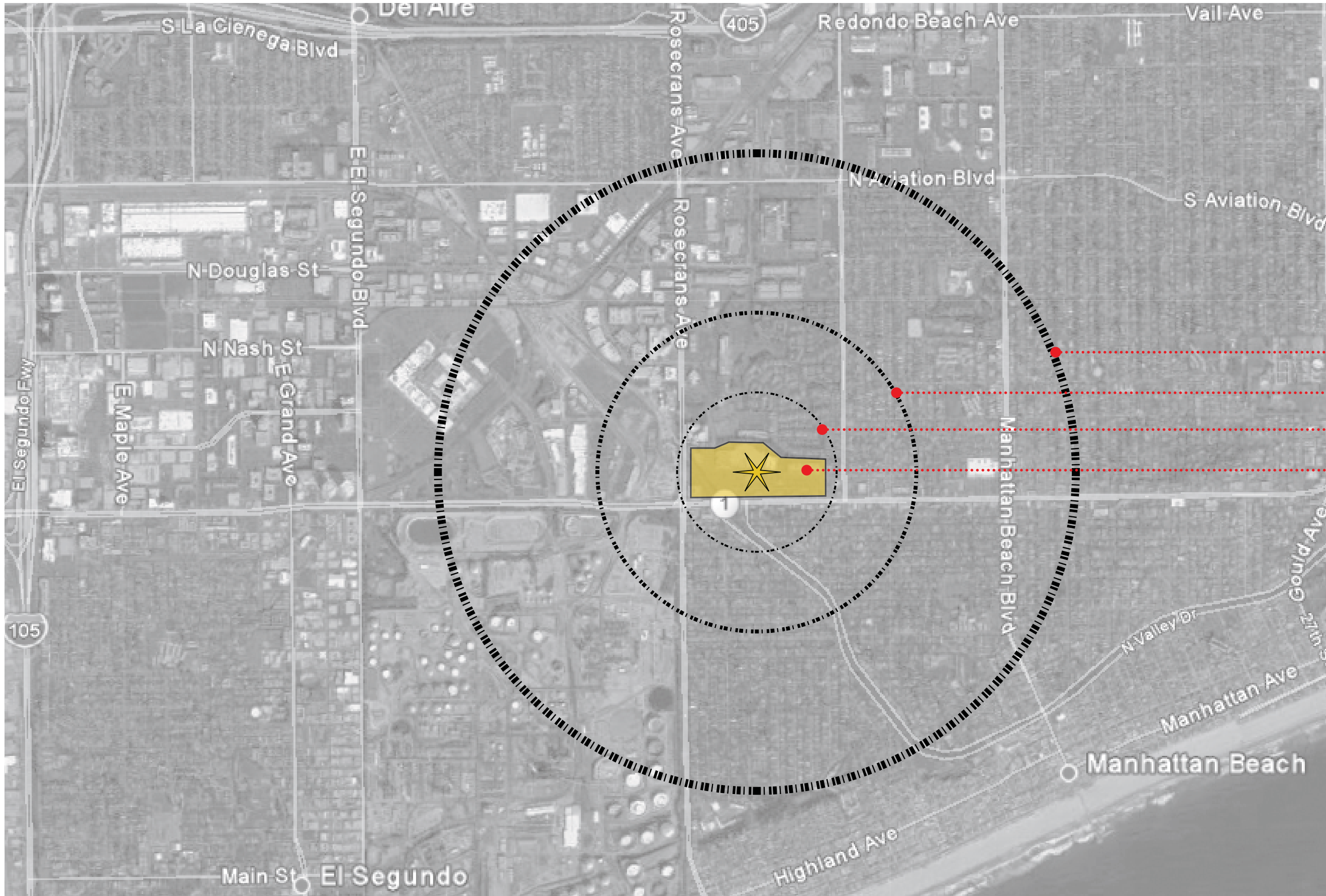


6. ENLARGED PANORAMA B - PROPOSED
Proposed Village Shops as seen from Sepulveda Blvd.





Site Diagrams

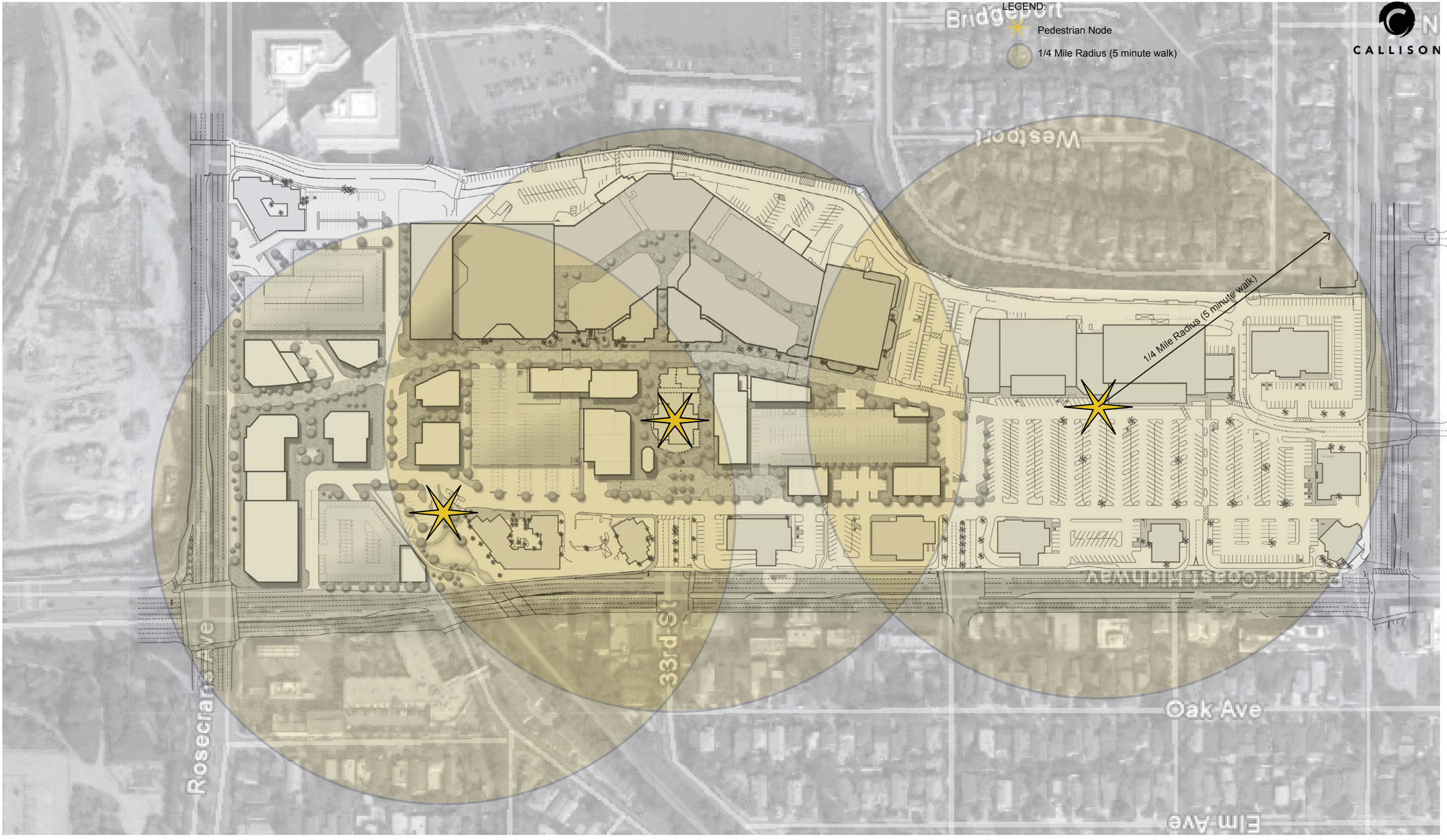




- 1 Mile Radius (20 minute walk)
- 1/2 Mile Radius (10 minute walk)
- 1/4 Mile Radius (5 Minute walk)
- Manhattan Village Shopping Center



LEGEND:
 Pedestrian Node
 1/4 Mile Radius (5 minute walk)



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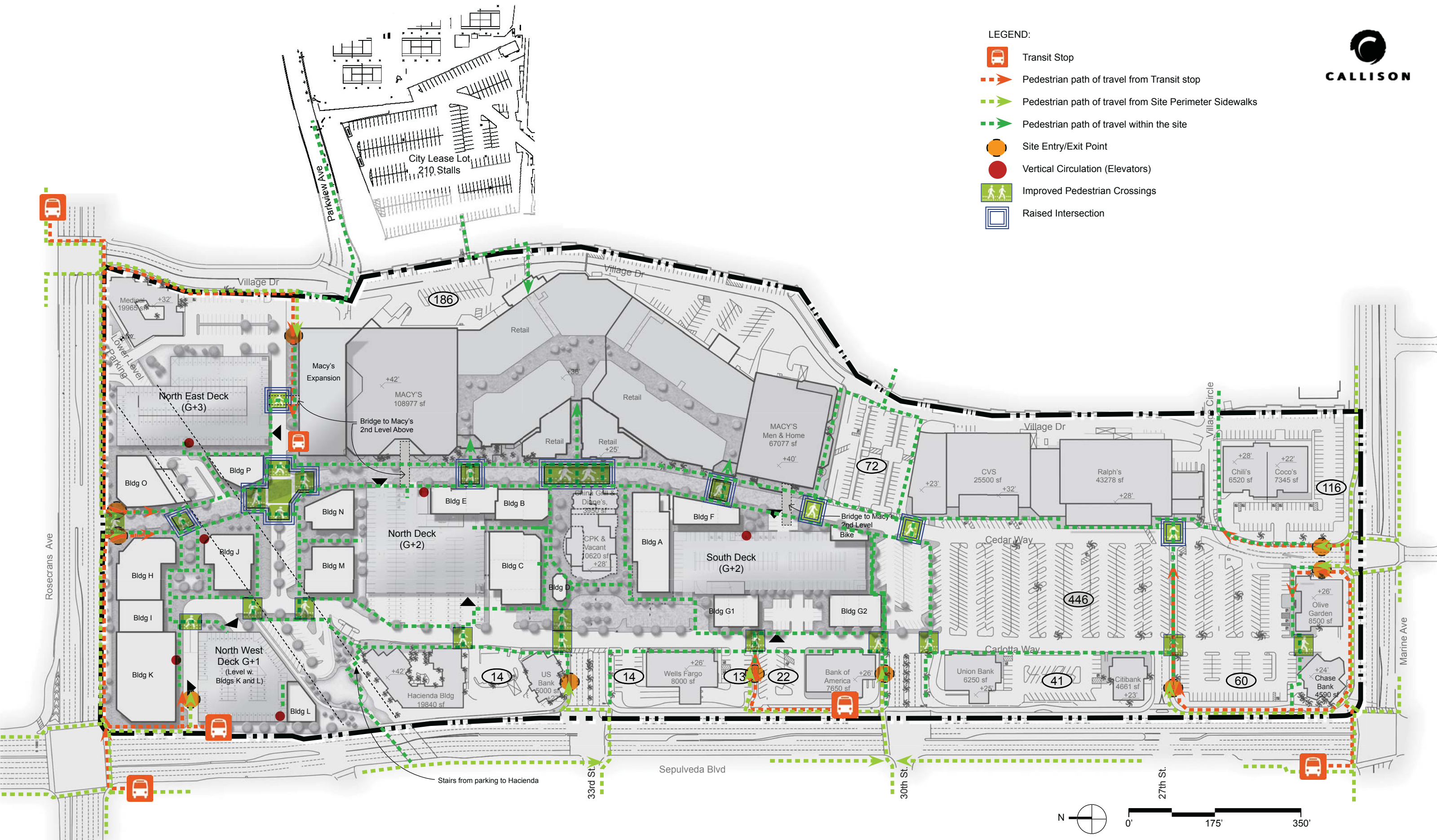
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FEIR Circulation Diagrams



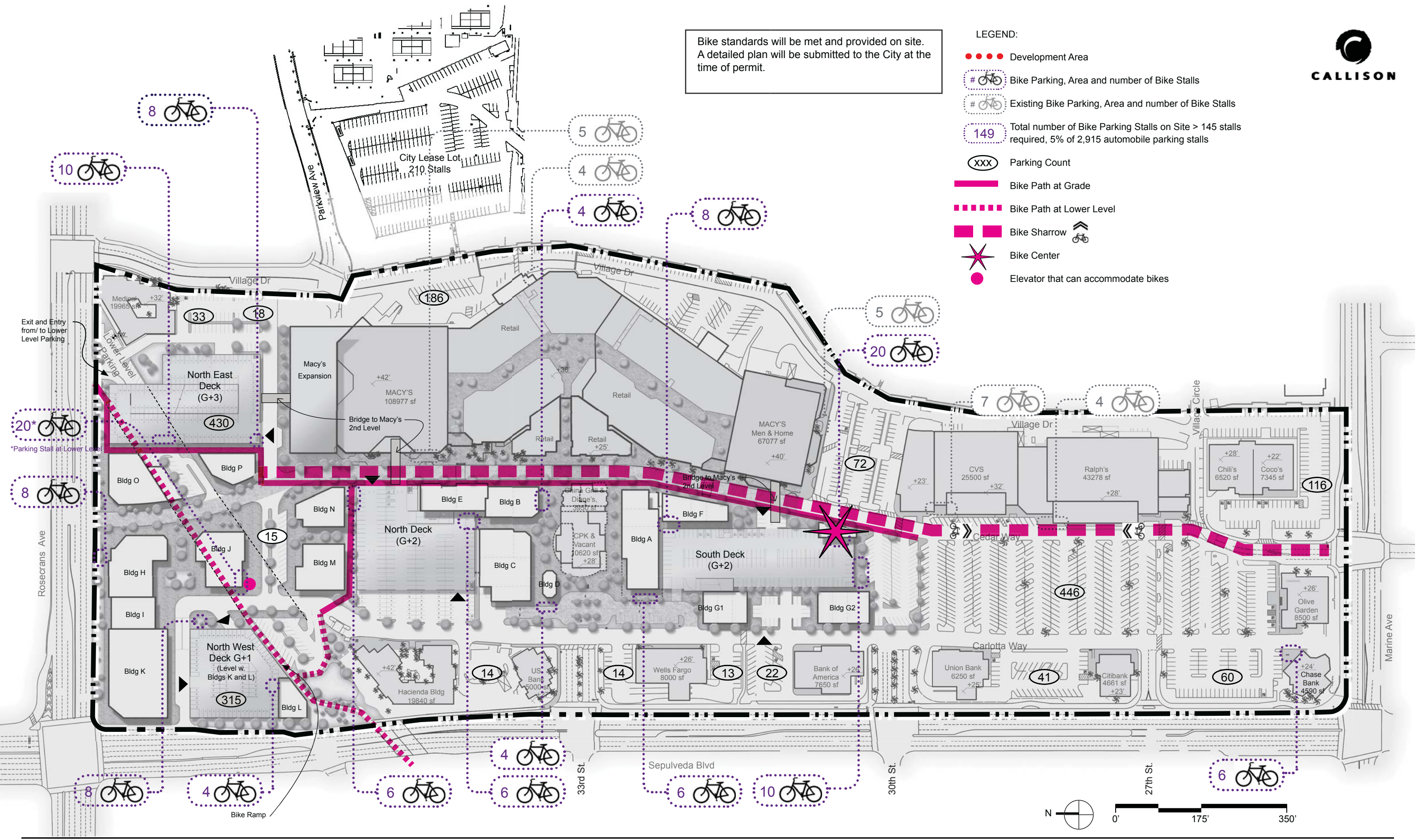
LEGEND:

- Transit Stop
- Pedestrian path of travel from Transit stop
- Pedestrian path of travel from Site Perimeter Sidewalks
- Pedestrian path of travel within the site
- Site Entry/Exit Point
- Vertical Circulation (Elevators)
- Improved Pedestrian Crossings
- Raised Intersection



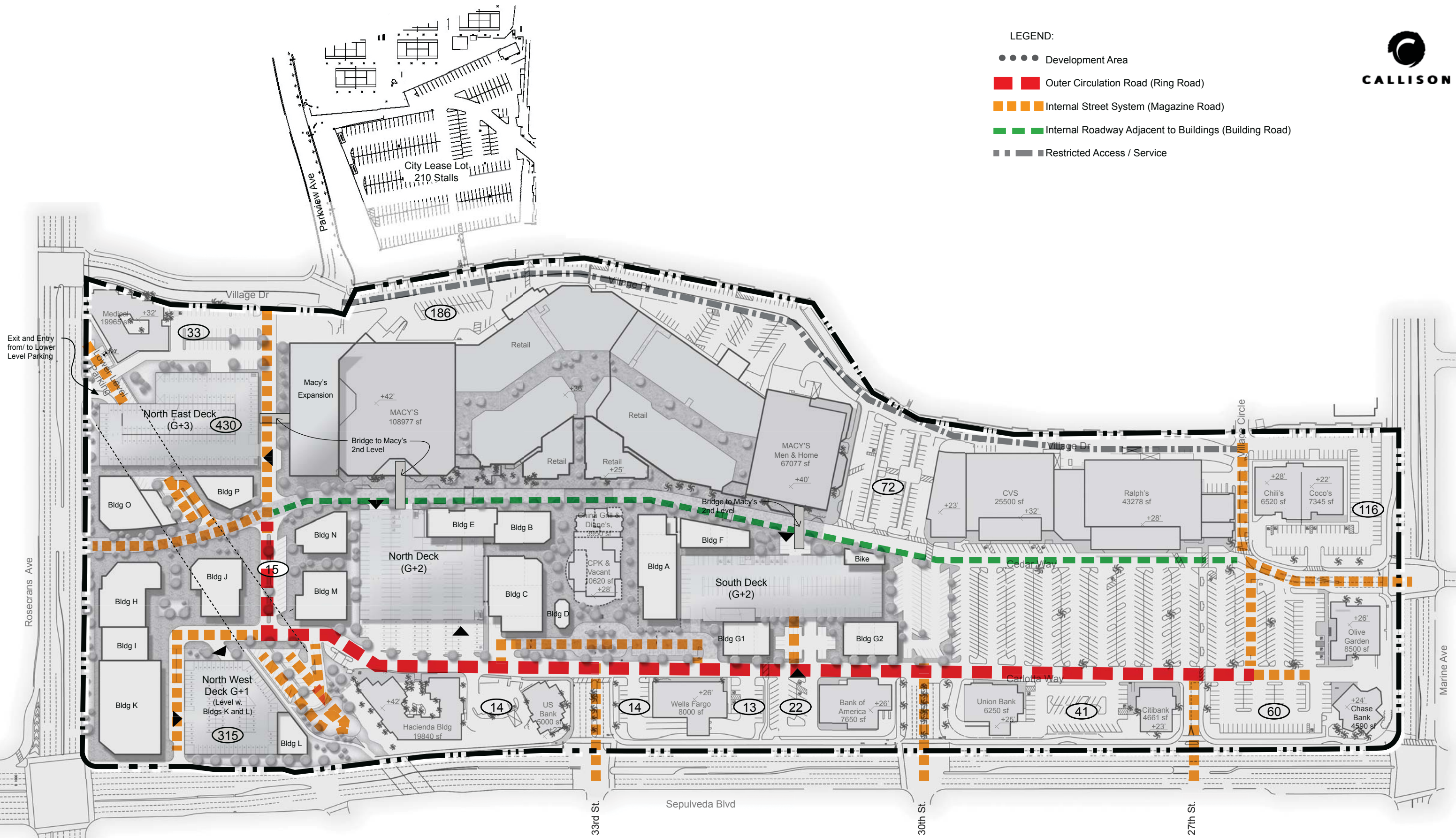
Bike standards will be met and provided on site.
A detailed plan will be submitted to the City at the time of permit.

- LEGEND:**
- Development Area
 - # [Bike Icon] Bike Parking, Area and number of Bike Stalls
 - # [Bike Icon] Existing Bike Parking, Area and number of Bike Stalls
 - 149 Total number of Bike Parking Stalls on Site > 145 stalls required, 5% of 2,915 automobile parking stalls
 - (XXX) Parking Count
 - Bike Path at Grade
 - - - Bike Path at Lower Level
 - [Pink Box] Bike Sharrow
 - [Star] Bike Center
 - [Pink Circle] Elevator that can accommodate bikes



LEGEND:

- ● ● ● Development Area
- Outer Circulation Road (Ring Road)
- Internal Street System (Magazine Road)
- Internal Roadway Adjacent to Buildings (Building Road)
- ■ ■ ■ Restricted Access / Service



Phase 1 & 2 Circulation Diagrams

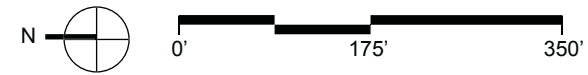
LEGEND:

- Pedestrian path of travel within the site
- Site Entry/Exit Point
- Improved Pedestrian Crossings
- Raised Intersection



LEGEND:

- Pedestrian path of travel within the site
- Site Entry/Exit Point
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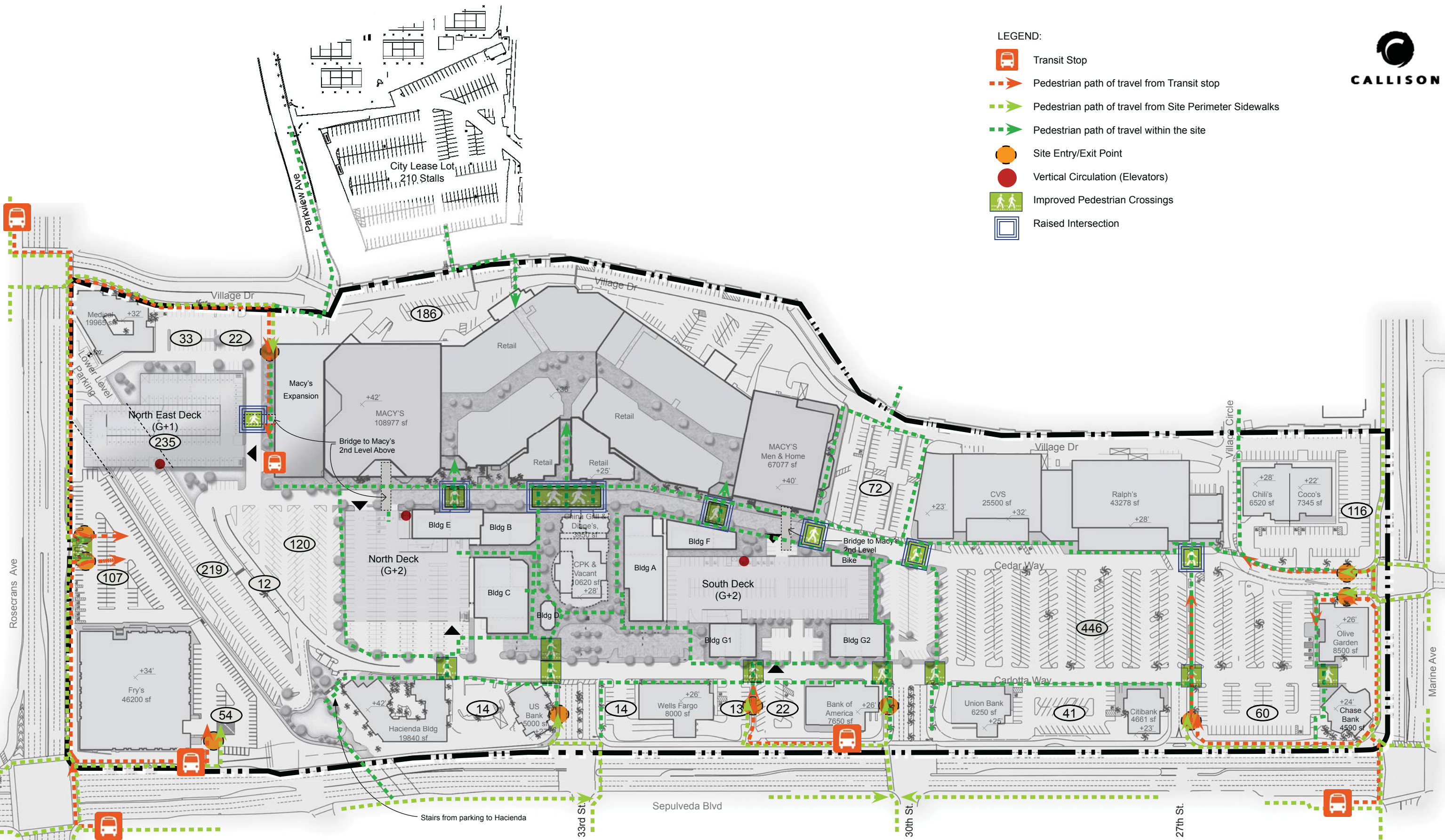
LEGEND:

- Transit Stop
- Pedestrian path of travel from Transit stop
- Pedestrian path of travel from Site Perimeter Sidewalks
- Pedestrian path of travel within the site
- Site Entry/Exit Point
- Vertical Circulation (Elevators)
- Improved Pedestrian Crossings
- Raised Intersection



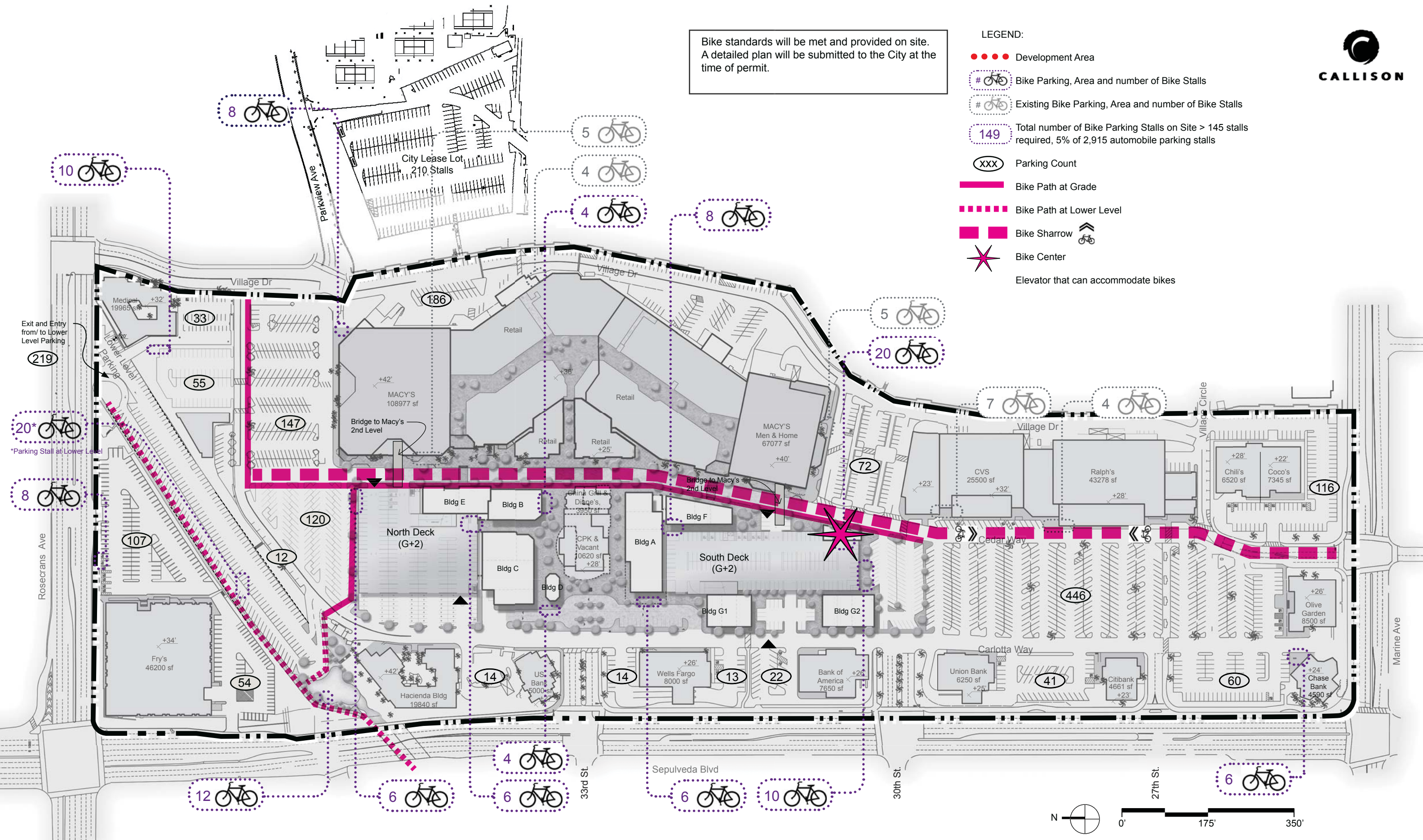
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- Pedestrian path of travel from Transit stop
- Pedestrian path of travel from Site Perimeter Sidewalks
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