



MANHATTAN  
**VILLAGE**  
SHOPPING CENTER

PLANNING COMMISSION MEETING  
MAY 22, 2013

ATTACHMENT C  
PC MTG 5-22-13

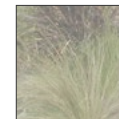
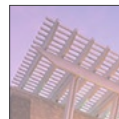


- LEGEND:**
- Existing Mall
  - Existing Retail
  - Expansion Space (1 Level)
  - Expansion Space (2 Level)
  - +26' Building Heights
  - XXX Parking Count
  - MVSC Property Boundary
  - Component Boundary
  - Indicates Existing Accessible Parking Stalls



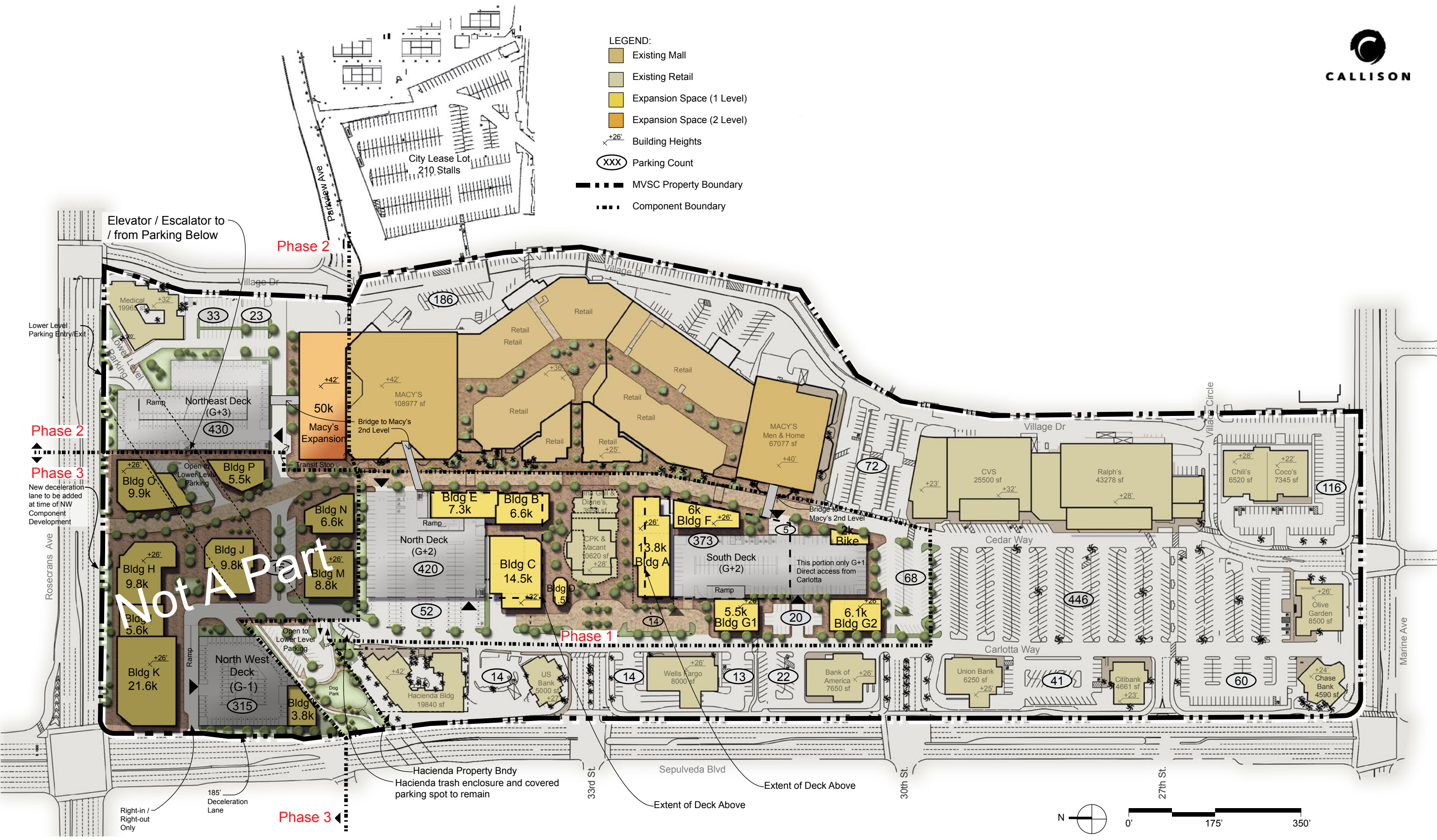


# Project Concept Plan





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Not A Part





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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)

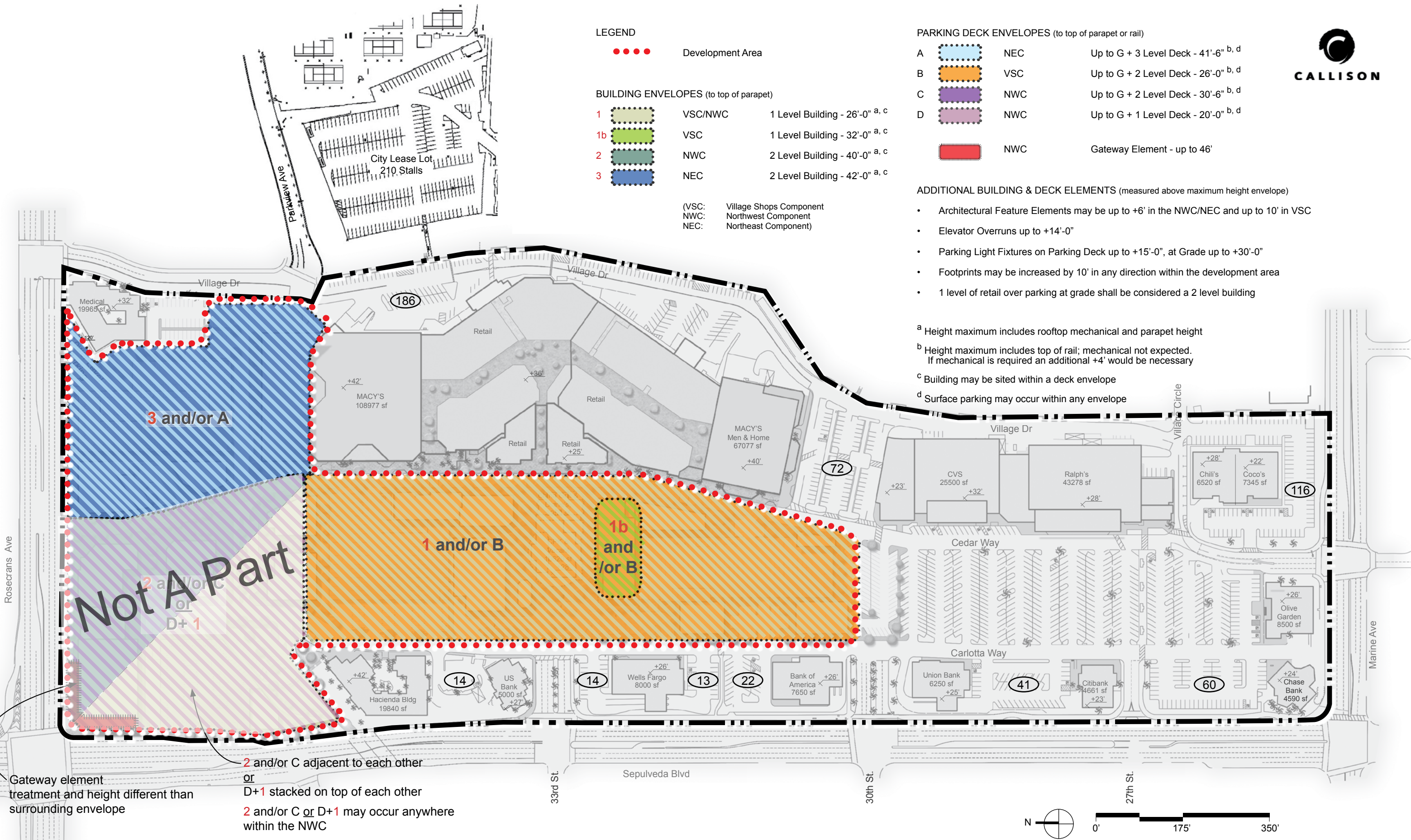
- Architectural Feature Elements may be up to +6' in the NWC/NEC and up to 10' in VSC
- Elevator Overruns up to +14'-0"
- Parking Light Fixtures on Parking Deck up to +15'-0", at Grade up to +30'-0"
- Footprints may be increased by 10' in any direction within the development area
- 1 level of retail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



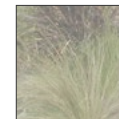
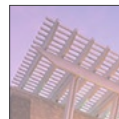
Gateway element treatment and height different than surrounding envelope

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



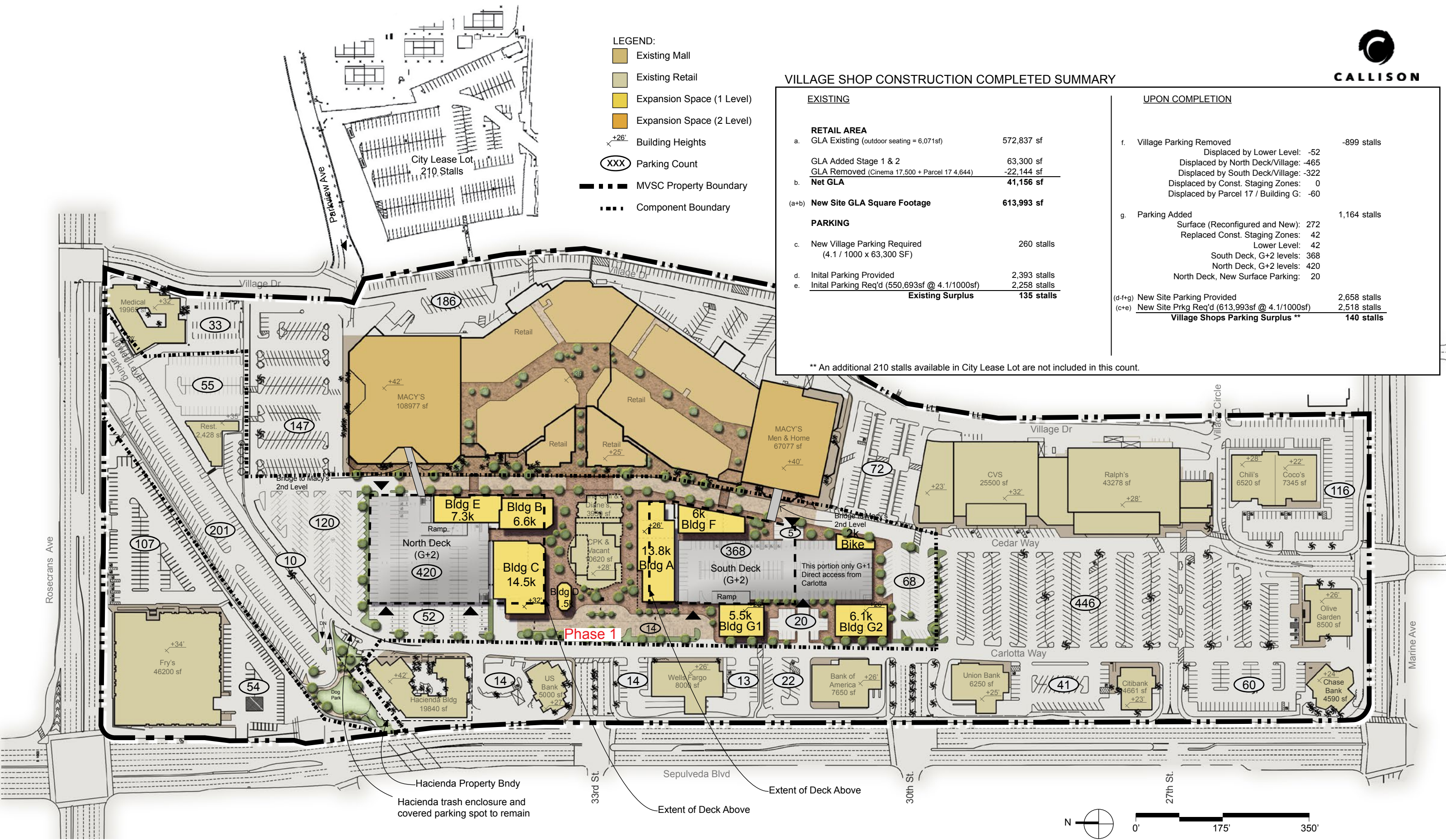


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**VILLAGE SHOP CONSTRUCTION COMPLETED SUMMARY**

EXISTING		UPON COMPLETION	
<b>RETAIL AREA</b>			
a. GLA Existing (outdoor seating = 6,071sf)	572,837 sf	f. Village Parking Removed	-899 stalls
GLA Added Stage 1 & 2	63,300 sf	Displaced by Lower Level:	-52
GLA Removed (Cinema 17,500 + Parcel 17 4,644)	-22,144 sf	Displaced by North Deck/Village:	-465
b. <b>Net GLA</b>	<b>41,156 sf</b>	Displaced by South Deck/Village:	-322
(a+b) <b>New Site GLA Square Footage</b>	<b>613,993 sf</b>	Displaced by Const. Staging Zones:	0
<b>PARKING</b>			
c. New Village Parking Required (4.1 / 1000 x 63,300 SF)	260 stalls	Displaced by Parcel 17 / Building G:	-60
d. Initial Parking Provided	2,393 stalls	g. Parking Added	1,164 stalls
e. Initial Parking Req'd (550,693sf @ 4.1/1000sf)	2,258 stalls	Surface (Reconfigured and New):	272
<b>Existing Surplus</b>	<b>135 stalls</b>	Replaced Const. Staging Zones:	42
		Lower Level:	42
		South Deck, G+2 levels:	368
		North Deck, G+2 levels:	420
		North Deck, New Surface Parking:	20
		(d-f+g) New Site Parking Provided	2,658 stalls
		(c+e) New Site Prkg Req'd (613,993sf @ 4.1/1000sf)	2,518 stalls
		<b>Village Shops Parking Surplus **</b>	<b>140 stalls</b>

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



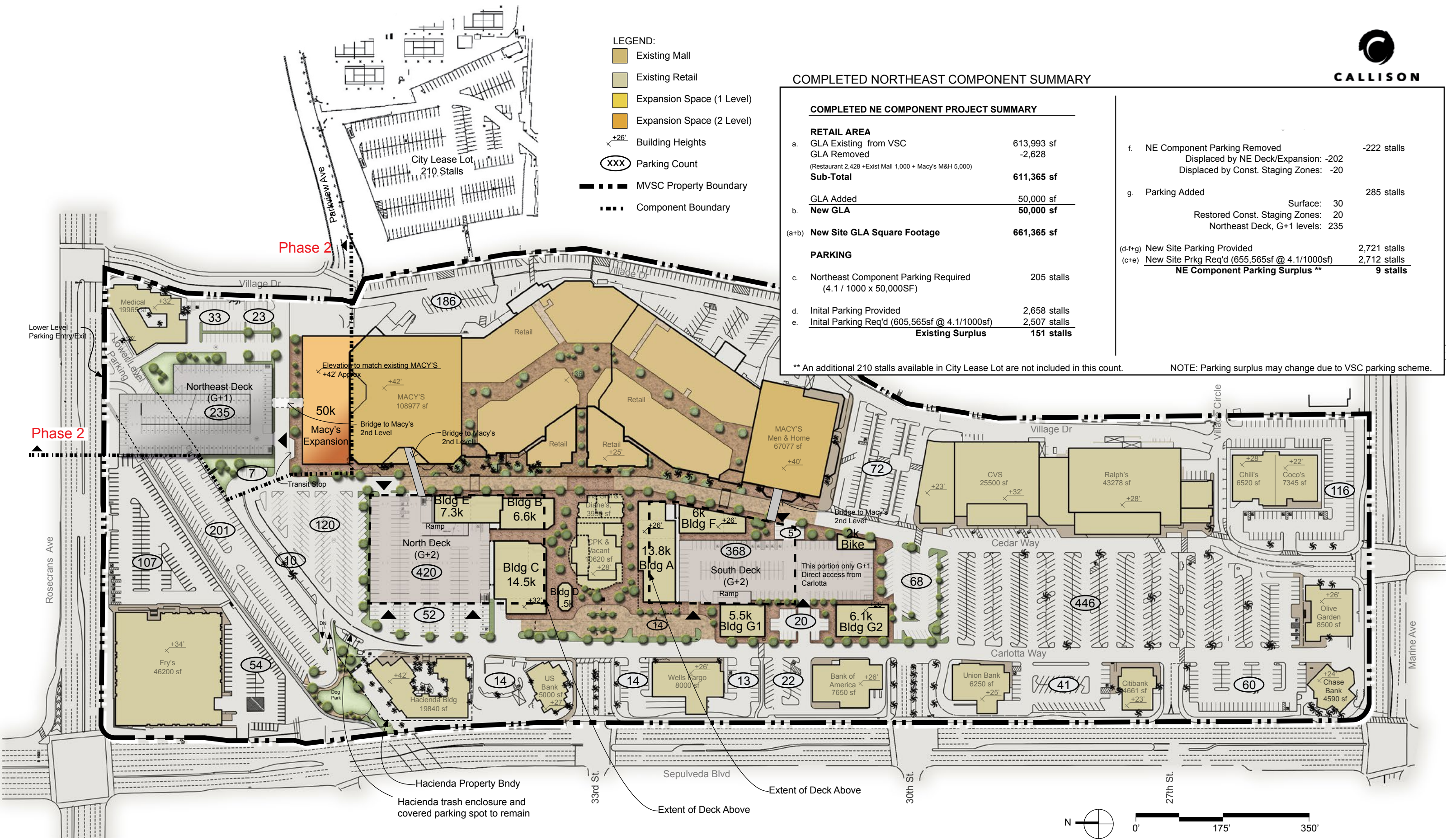


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**COMPLETED NORTHEAST COMPONENT SUMMARY**

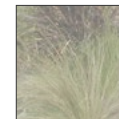
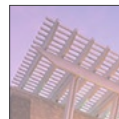
COMPLETED NE COMPONENT PROJECT SUMMARY		
<b>RETAIL AREA</b>		
a. GLA Existing from VSC	613,993 sf	
GLA Removed	-2,628	
<small>(Restaurant 2,428 + Exist Mall 1,000 + Macy's M&amp;H 5,000)</small>		
<b>Sub-Total</b>	<b>611,365 sf</b>	
<b>GLA Added</b>		
b. <b>New GLA</b>	<b>50,000 sf</b>	
<b>(a+b) New Site GLA Square Footage</b>	<b>661,365 sf</b>	
<b>PARKING</b>		
c. Northeast Component Parking Required <small>(4.1 / 1000 x 50,000SF)</small>	205 stalls	
d. Initial Parking Provided	2,658 stalls	
e. Initial Parking Req'd <small>(605,565sf @ 4.1/1000sf)</small>	2,507 stalls	
<b>Existing Surplus</b>	<b>151 stalls</b>	
f. NE Component Parking Removed	-222 stalls	
<small>Displaced by NE Deck/Expansion: -202</small>		
<small>Displaced by Const. Staging Zones: -20</small>		
g. Parking Added	285 stalls	
<small>Surface: 30</small>		
<small>Restored Const. Staging Zones: 20</small>		
<small>Northeast Deck, G+1 levels: 235</small>		
(d-f+g) New Site Parking Provided	2,721 stalls	
(c+e) <u>New Site Prkg Req'd (655,565sf @ 4.1/1000sf)</u>	2,712 stalls	
<b>NE Component Parking Surplus **</b>	<b>9 stalls</b>	

\*\* 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.





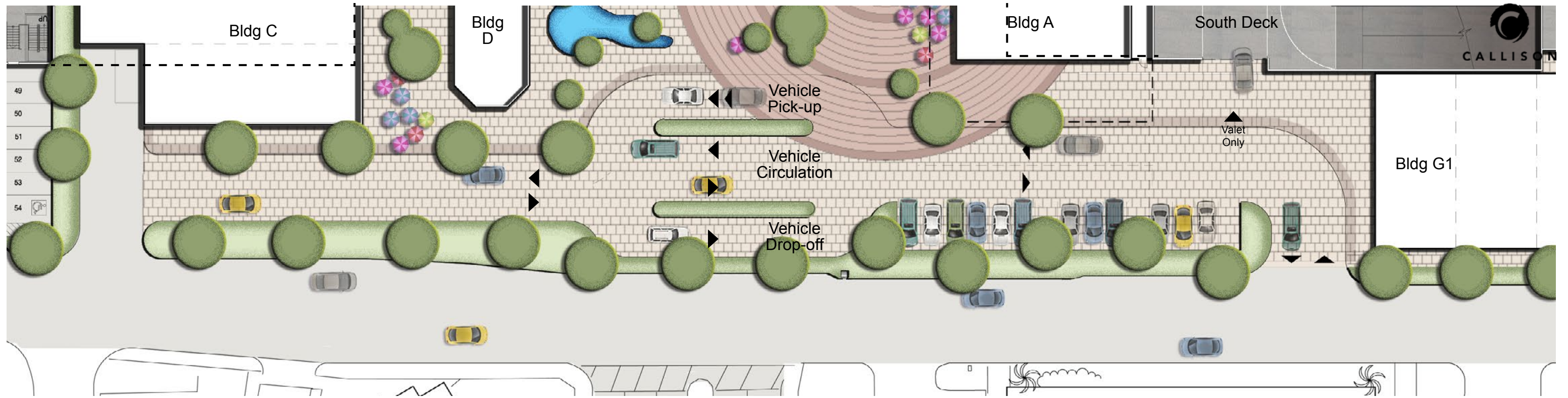
## Enlarged Plans & Perspectives



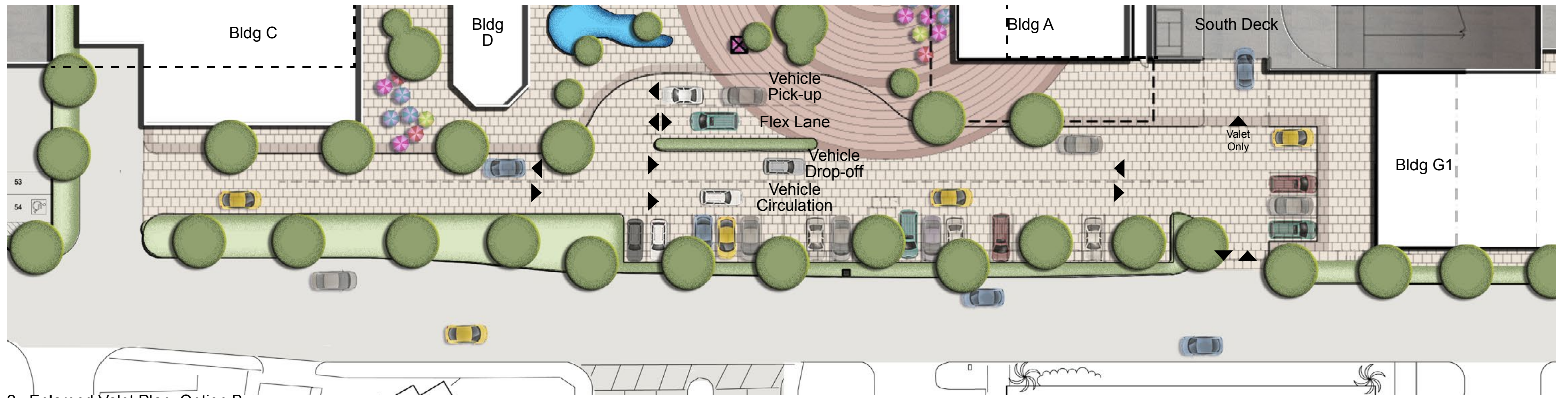








1. Enlarged Valet Plan, Option A  
Scale: 1" = 60'

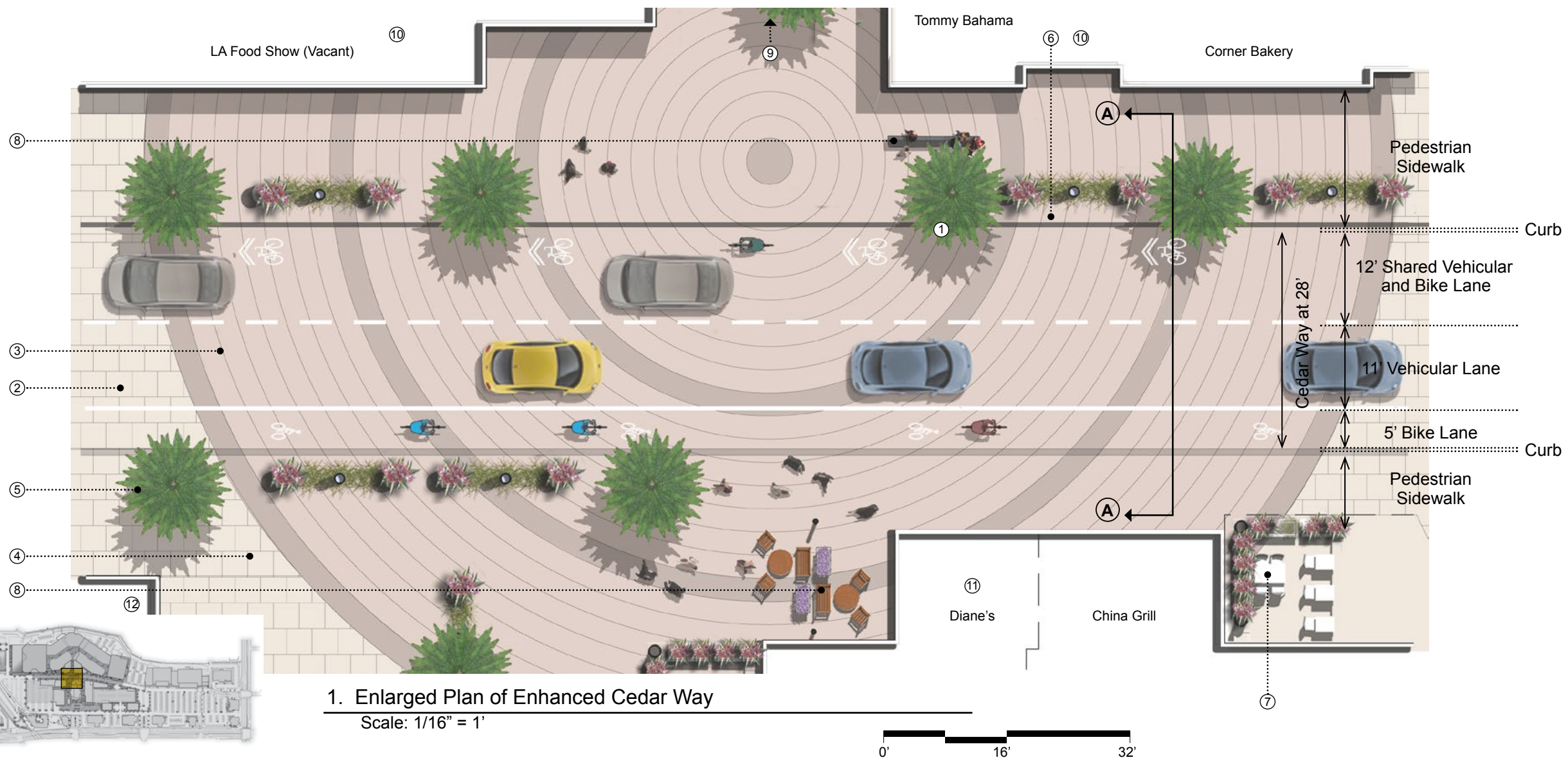
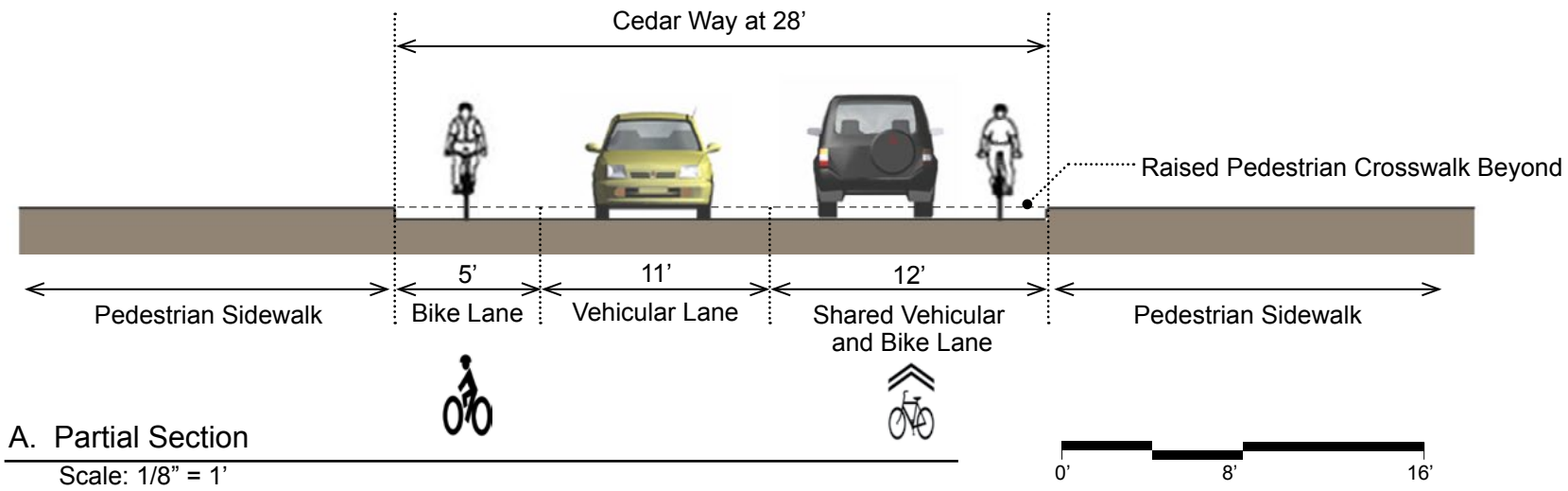


2. Enlarged Valet Plan, Option B  
Scale: 1" = 60'

**FOR ILLUSTRATIVE PURPOSES ONLY**

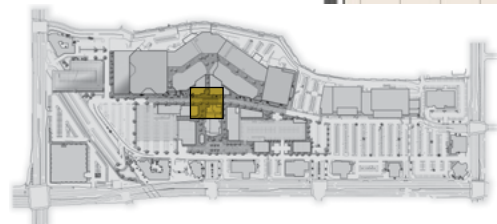






**Notes**

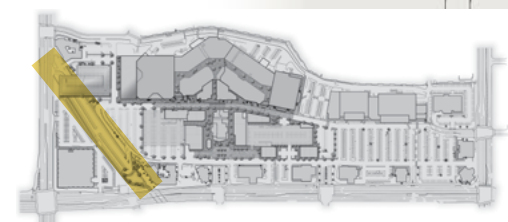
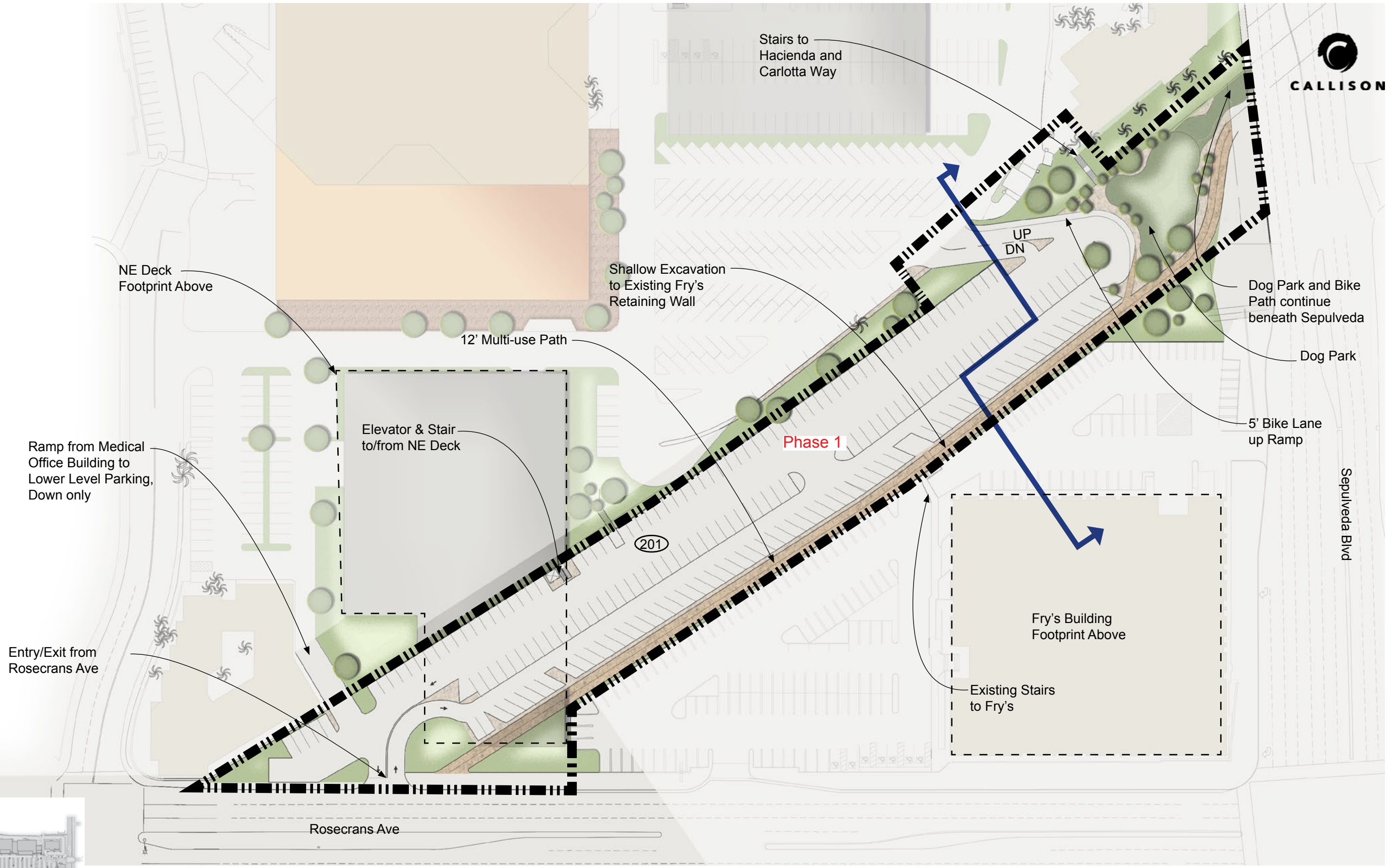
- ① Raised Crosswalk without Curb
- ② Street Specialty Paving
- ③ Crosswalk Specialty Paving
- ④ Village Commons Paving
- ⑤ Street Trees
- ⑥ Landscape pots
- ⑦ Cafe seating
- ⑧ Street Furniture
- ⑨ Entry to Interior Mall
- ⑩ Existing Mall Shops
- ⑪ Existing CPK Building
- ⑫ Building B, Village Shops



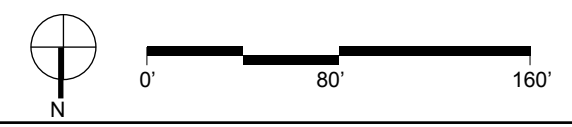
Key Plan



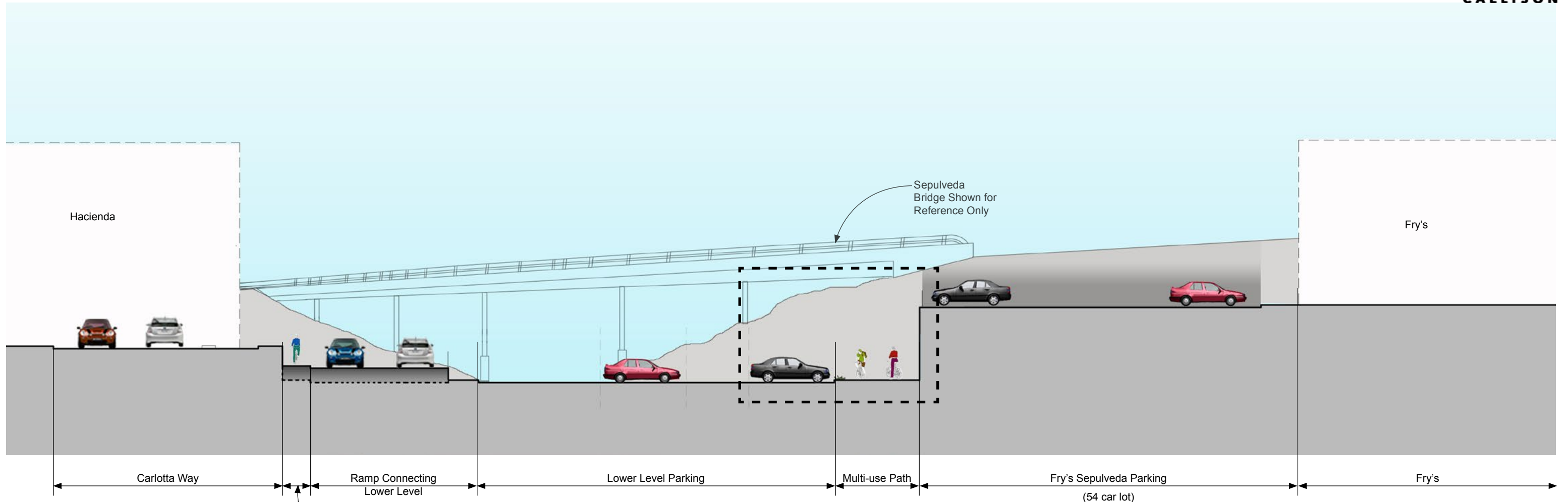




Key Plan

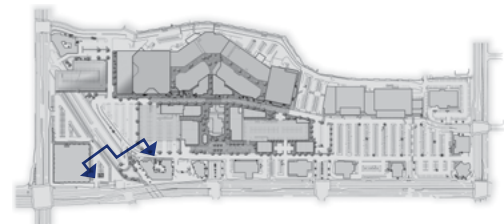
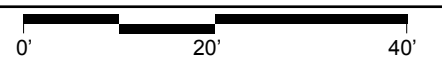






1. Section at Lower Level

Scale: 1" = 20'

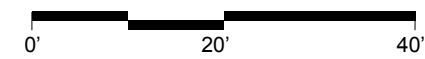
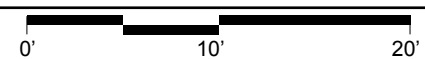


Key Plan



2. Section at Lower Level

Scale: 1" = 10'

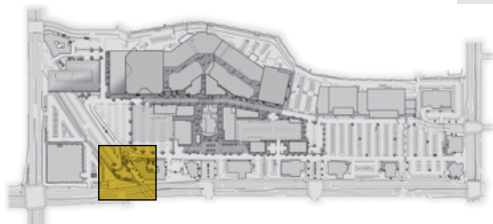




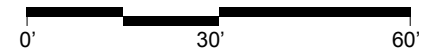


**Notes**

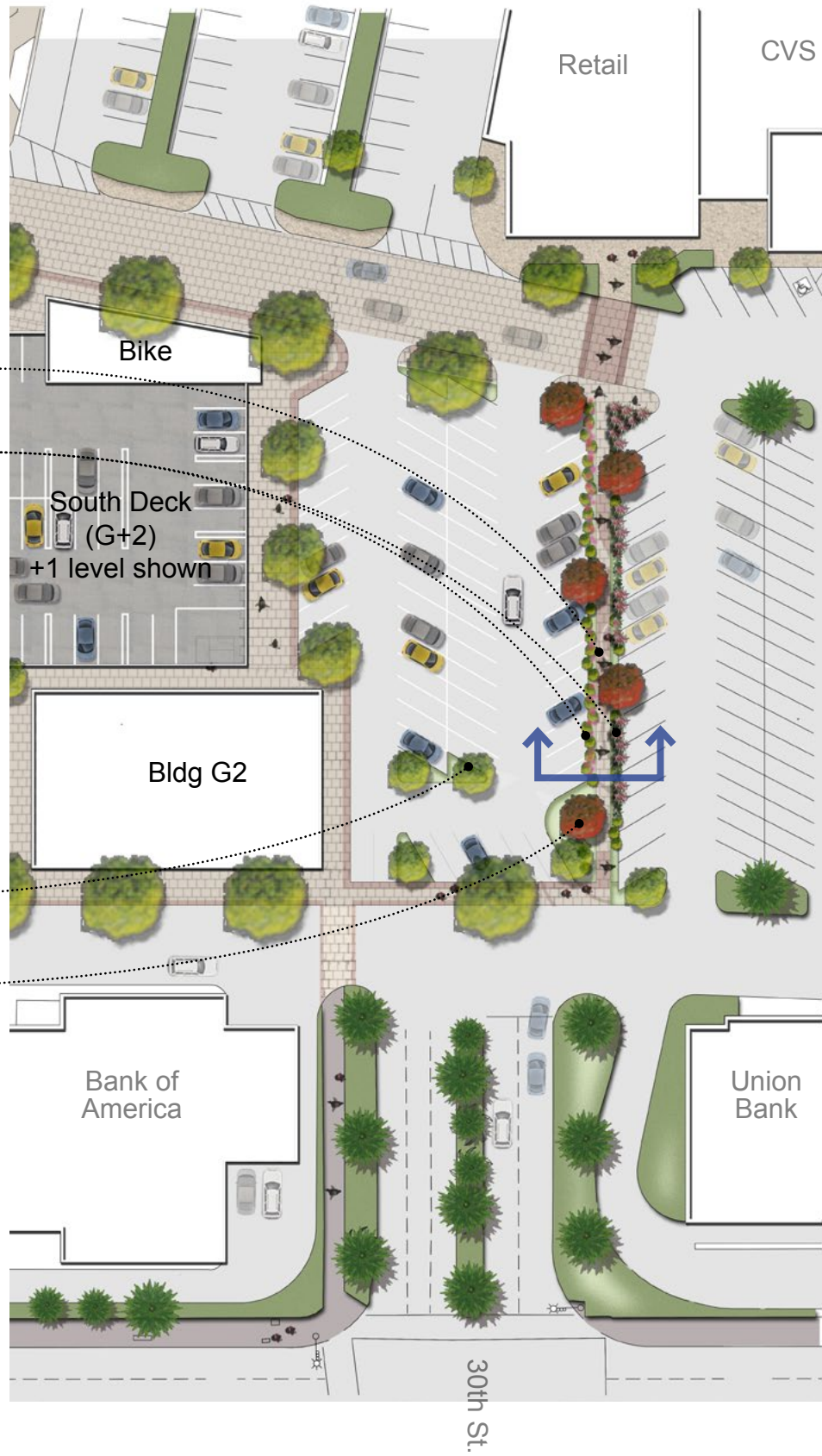
- ① Dog Park
- ② 12' Multi-use Path
- ③ Ramp Up to Carlotta Way
- ④ Ramp Down from Carlotta Way
- ⑤ 5' Bike Lane Ramp
- ⑥ Stairs from Lower Level Up
- ⑦ Bike Racks
- ⑧ Dog Park & Bike Lane Continue Under Sepulveda
- ⑨ Hacienda Covered Parking Spot
- ⑩ Hacienda Trash
- ⑪ Hacienda Pipes
- ⑫ Lower Level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



Key Plan







Pedestrian path with Enhanced Paving

Colorful Landscaping on both side of Path

South Deck (G+2)  
+1 level shown

Bldg G2

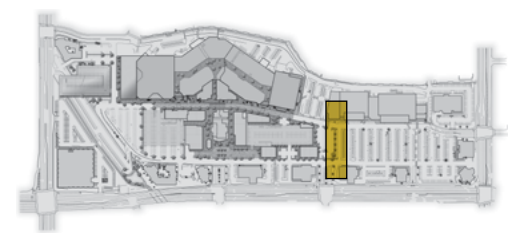
Shade Tree

Ornamental Tree

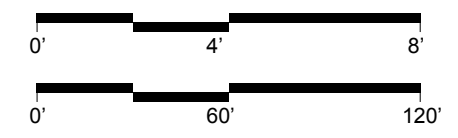
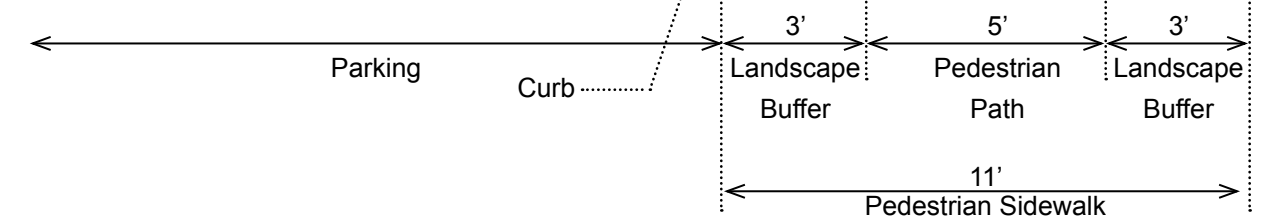
Bank of America

Union Bank

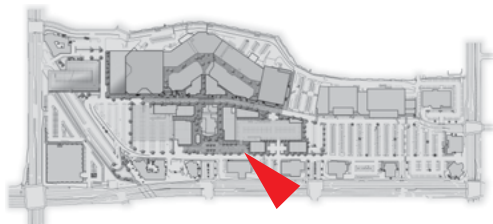
30th St.



Key Plan

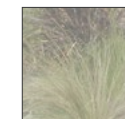
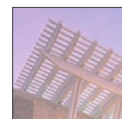




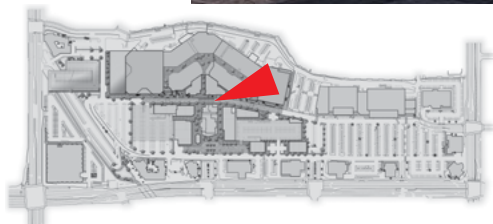


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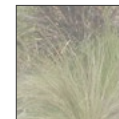
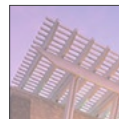




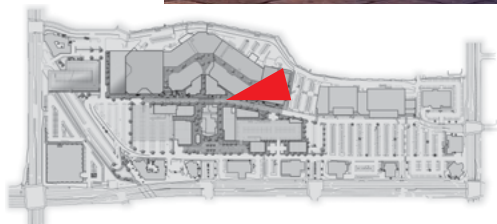


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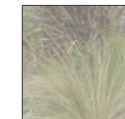






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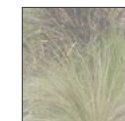
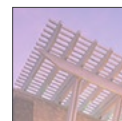
Key Plan

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**MANHATTAN  
VILLAGE**

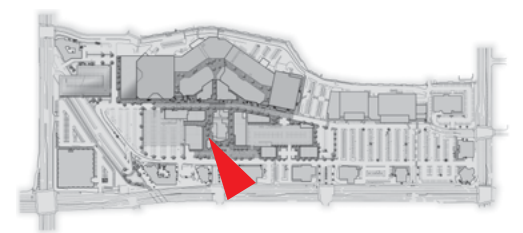


MVSC Enhancement Project  
May 22, 2013 #206340.00



**Perspective: Village Shops**  
Looking West at Building C



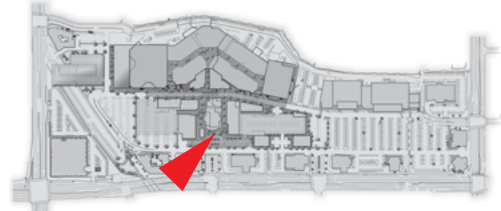


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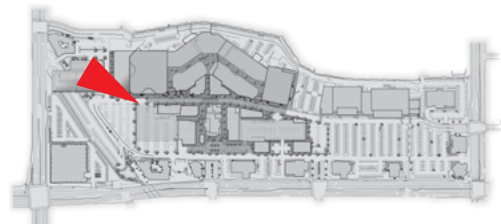


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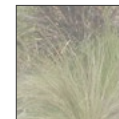
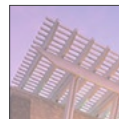






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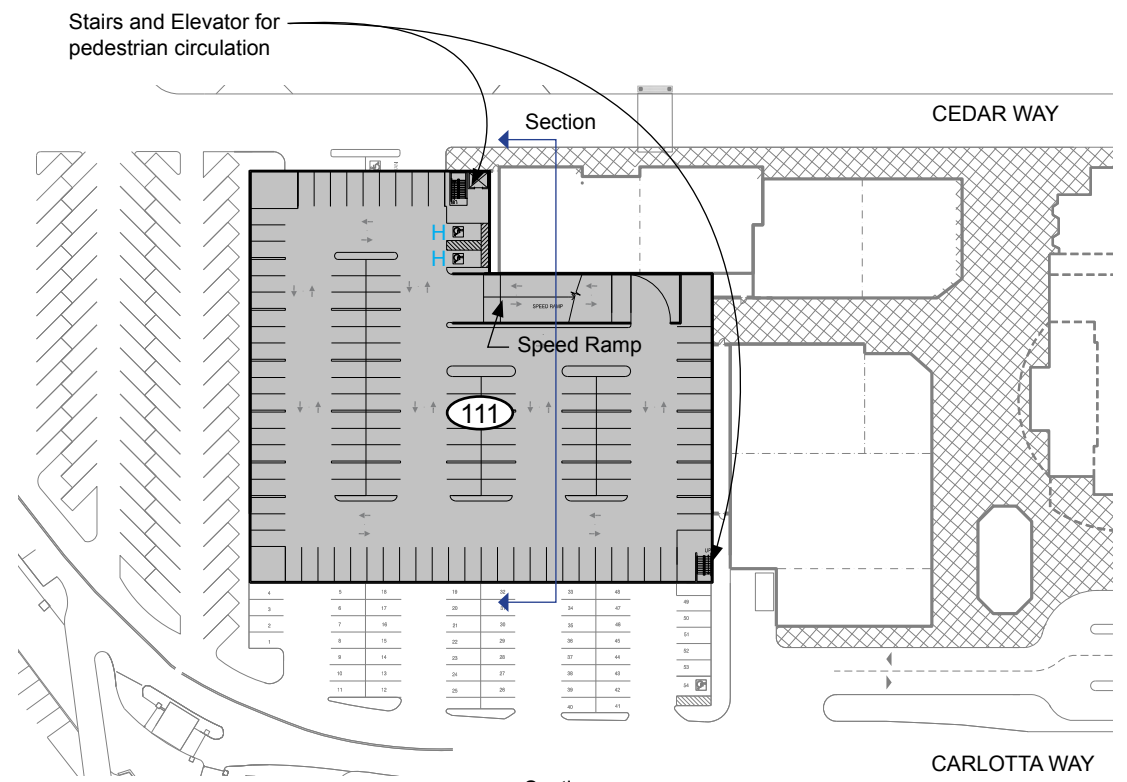




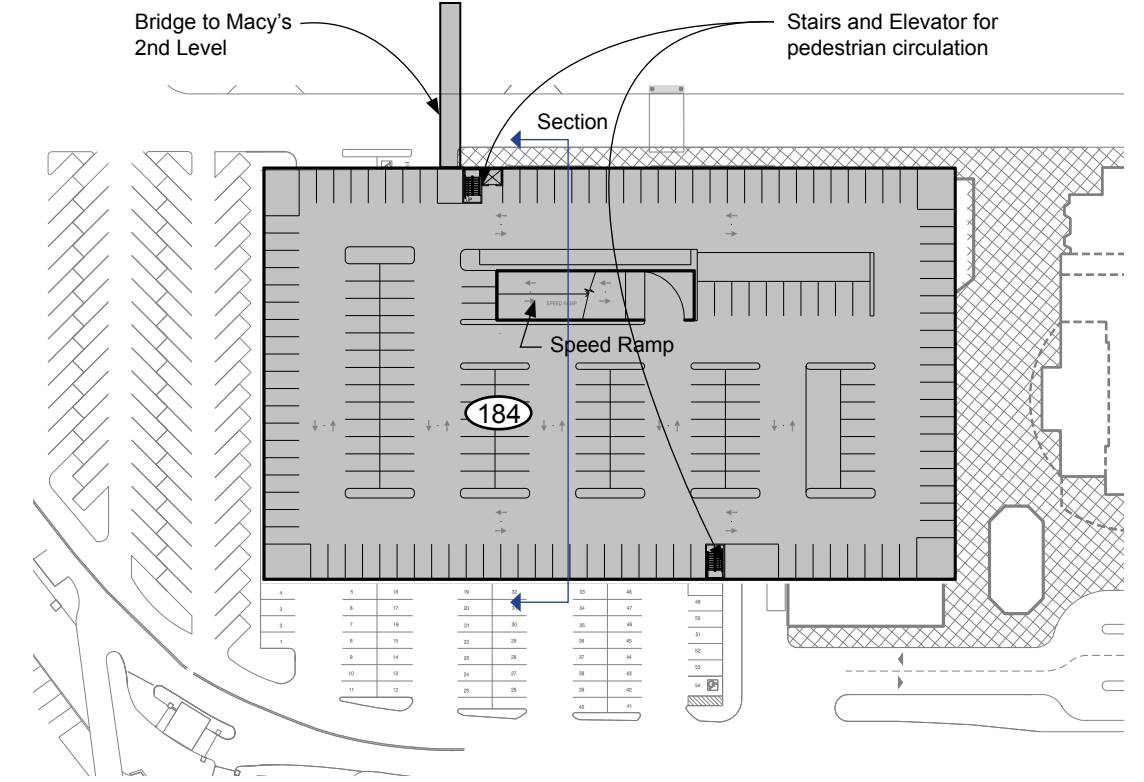
# Phase 1 Parking Decks



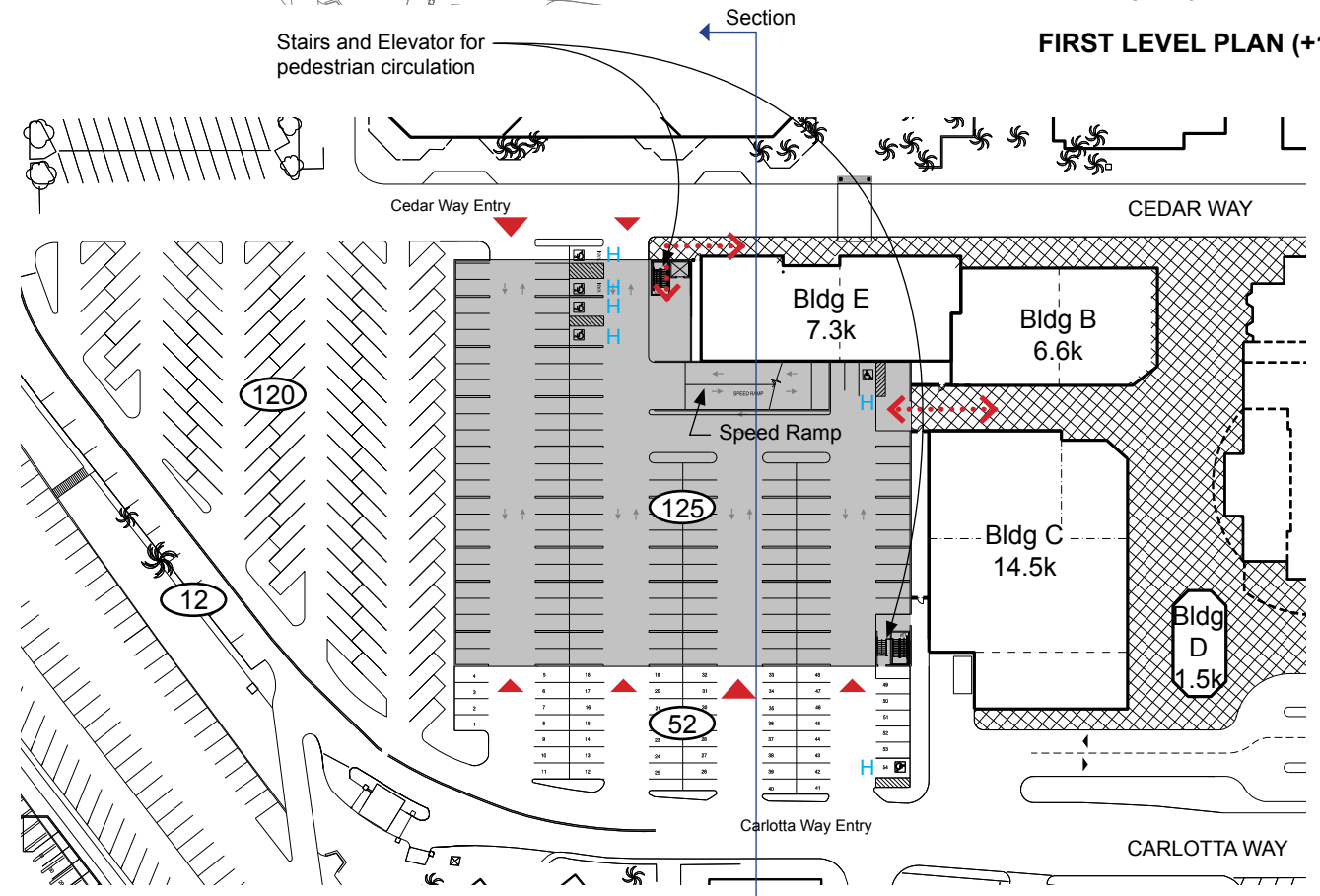




FIRST LEVEL PLAN (+1)



SECOND LEVEL PLAN (+2)



GROUND LEVEL PLAN (G)

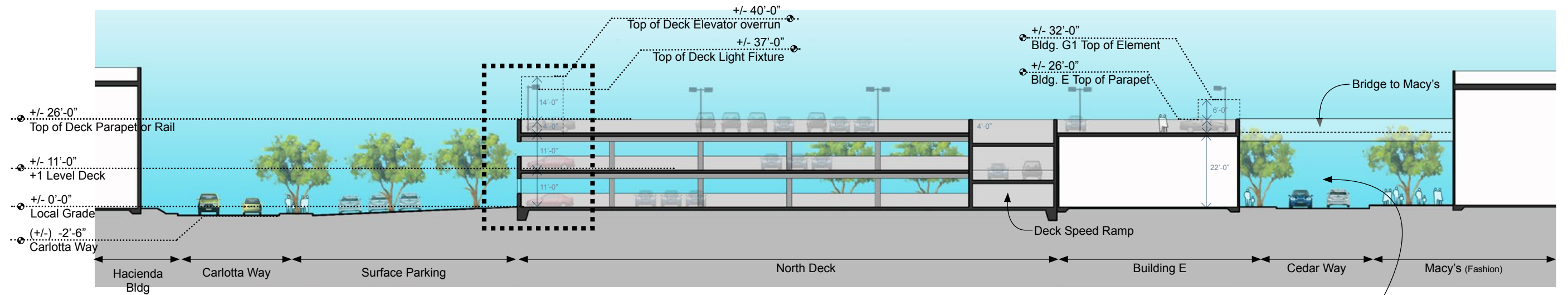
NORTH LOT TOTALS

Surface:	184 stalls
Deck:	420 stalls
	604 stalls

**NORTH DECK TOTAL - 420 STALLS**

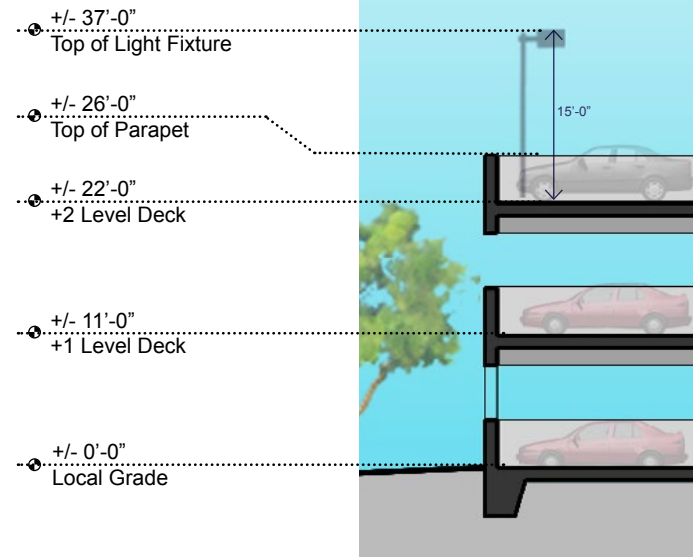
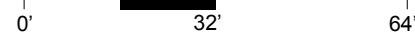






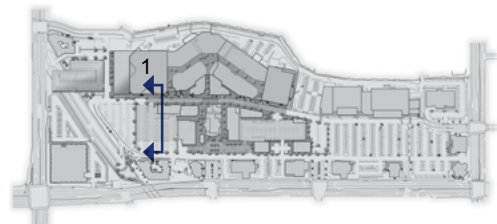
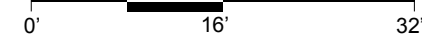
1. North Deck Section, Looking North

Scale: 1/32" = 1'



2. Enlarged North Deck Section, w Typical Light Fixture

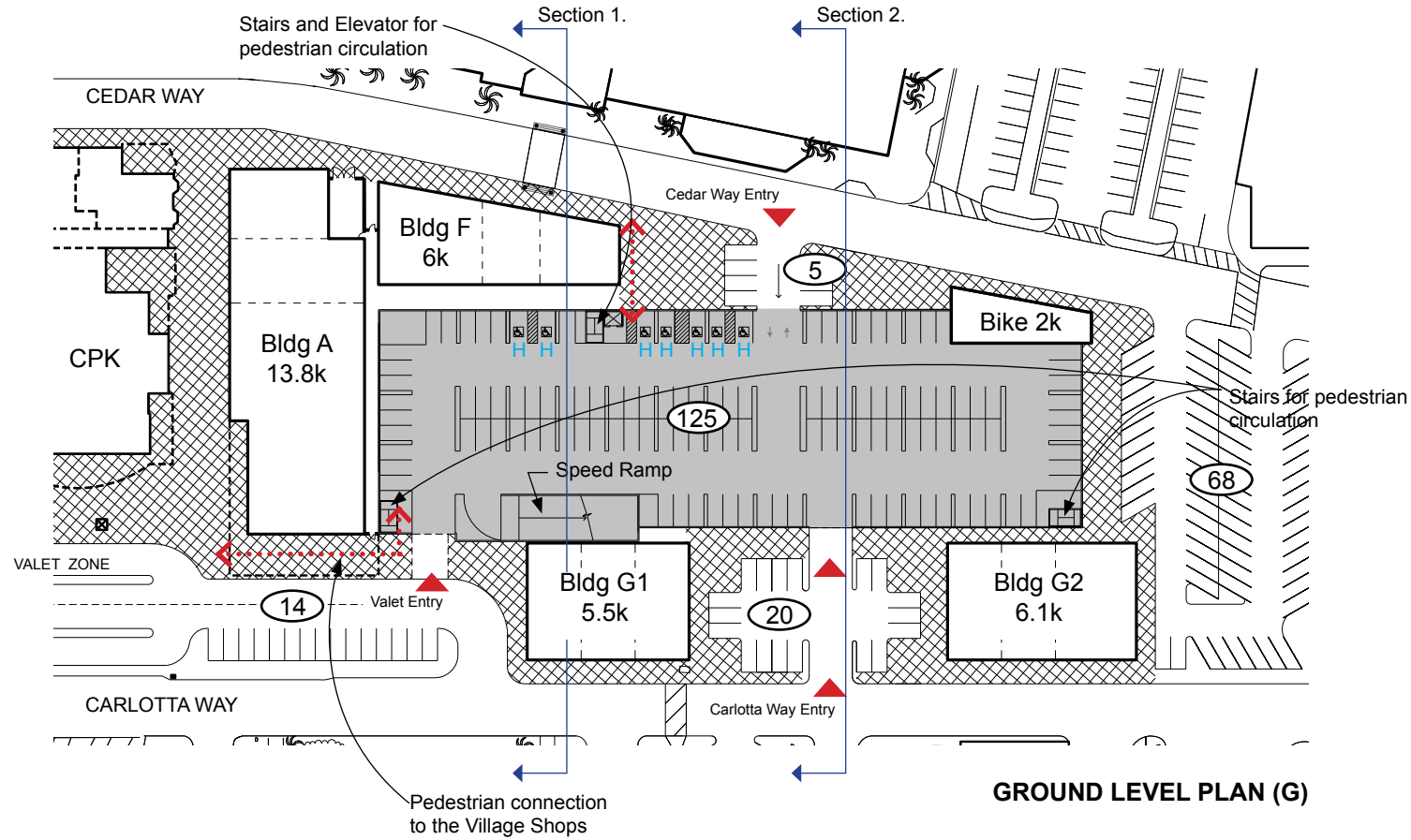
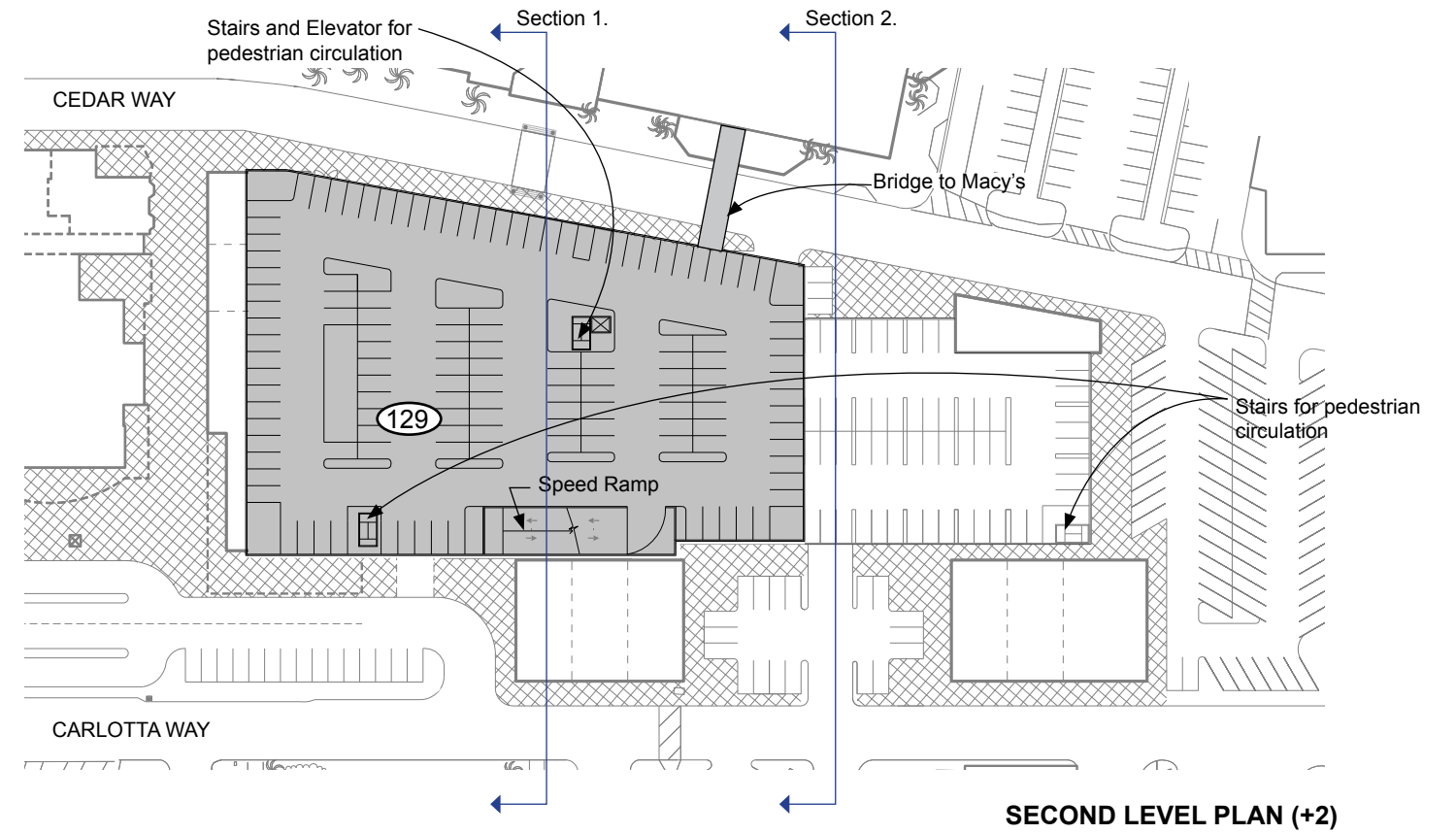
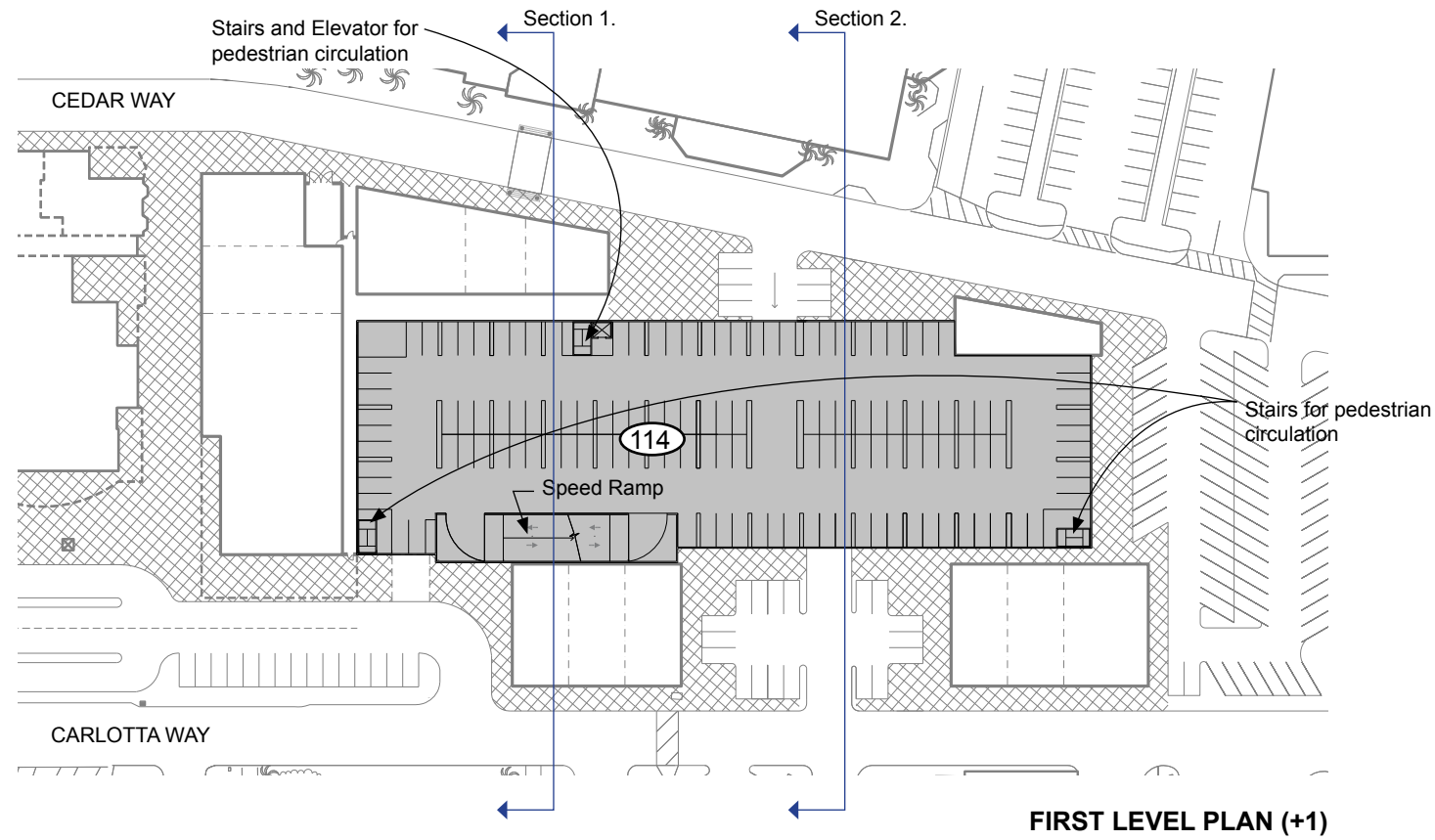
Scale: 1/16" = 1'



Key Plan



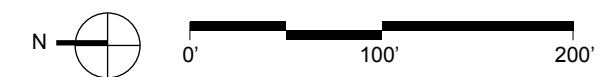




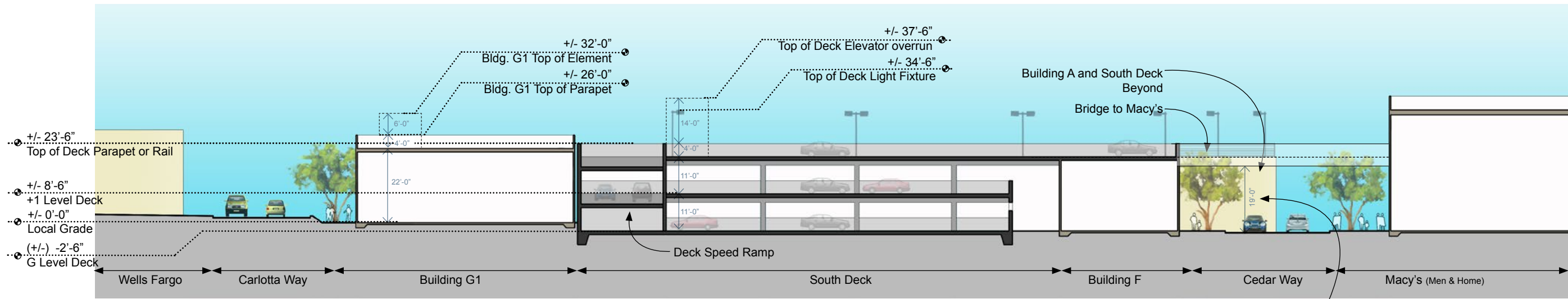
**SOUTH LOT TOTALS**

Surface:	107 stalls
Deck:	368 stalls
	475 stalls

**SOUTH DECK TOTAL - 368 STALLS**

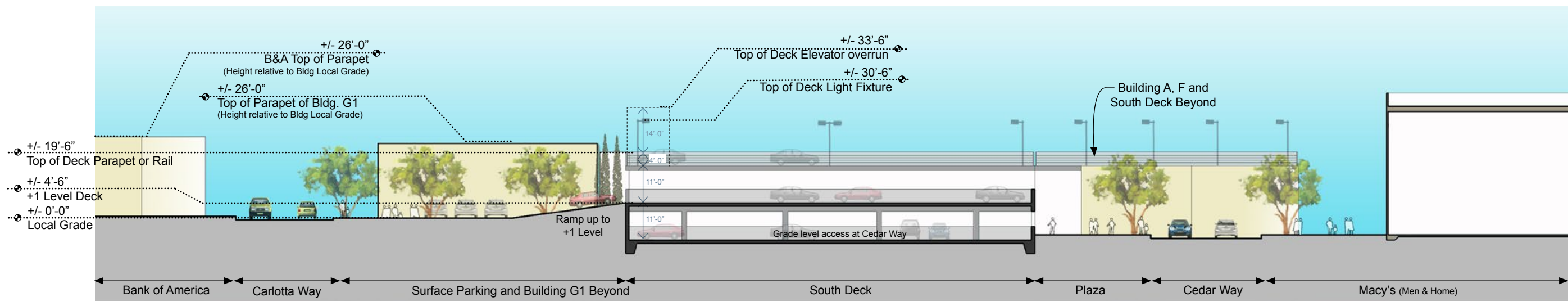






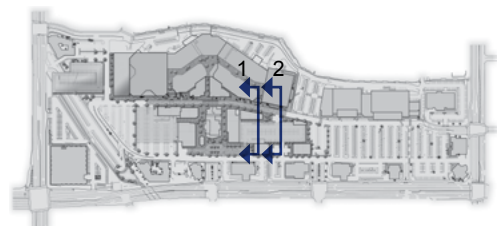
1. South Deck Section, Looking North

Scale: 1/32" = 1'

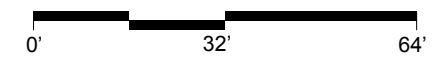


2. South Deck Section, Looking North

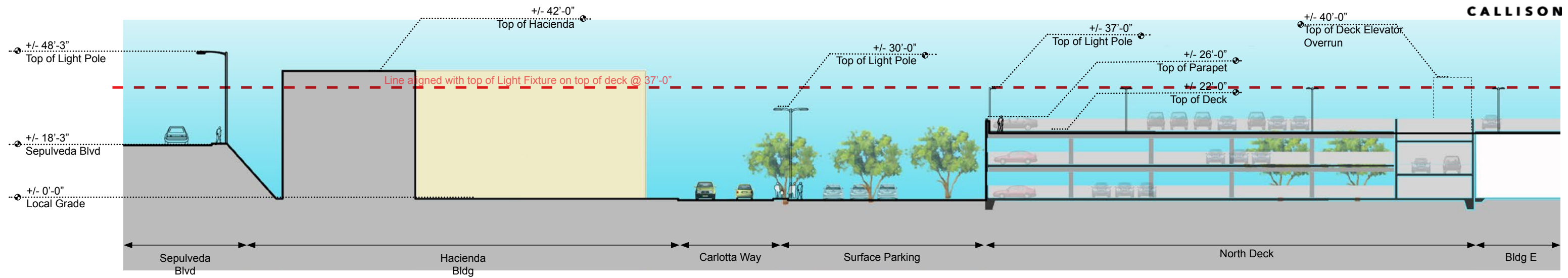
Scale: 1/32" = 1'



Key Plan

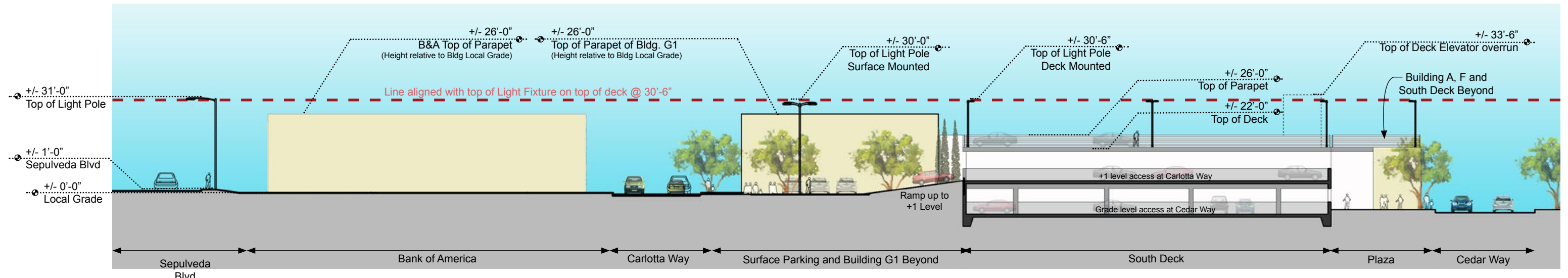
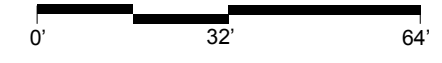






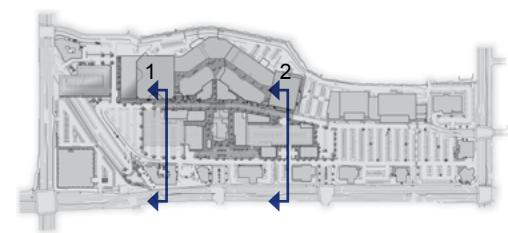
1. North Deck Section, Looking North

Scale: 1/32" = 1'



2. South Deck Section, Looking North

Scale: 1/32" = 1'



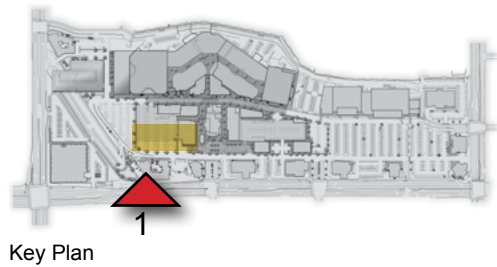
Key Plan



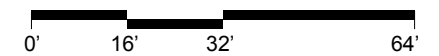




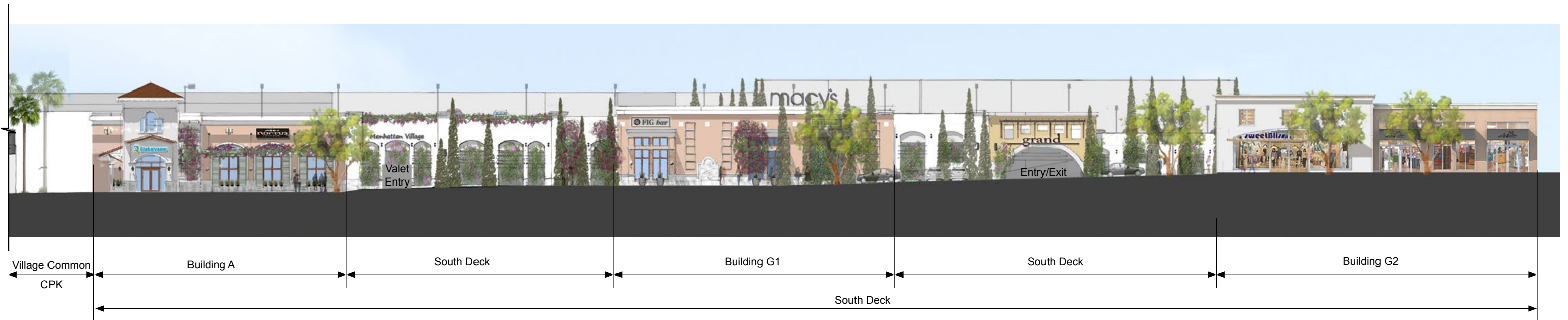
1. North Village Shops and North Deck Elevation Facing Carlotta Way  
 Scale: 1/32" = 1'



Key Plan

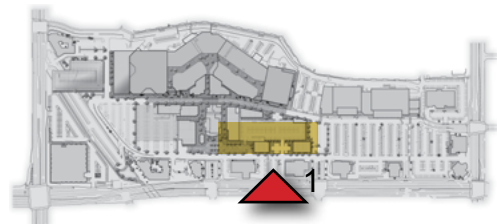
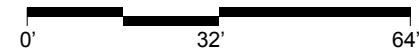






1. South Village Shops and South Deck Elevation Facing Carlotta Way

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

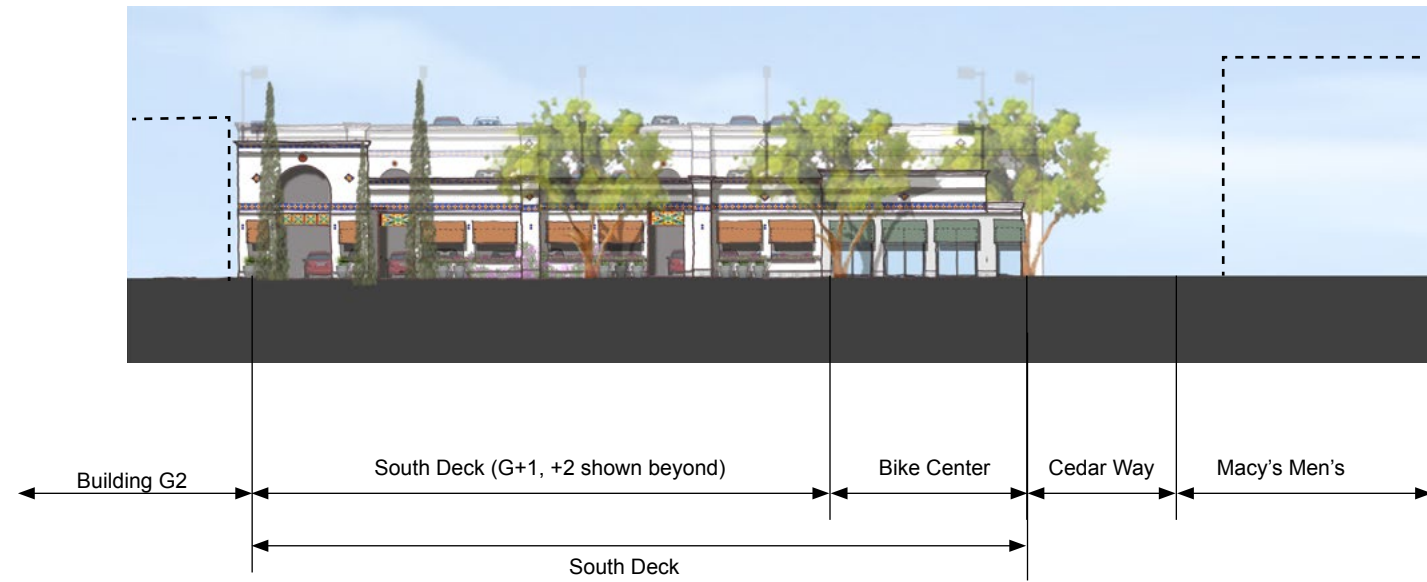


2. Enlarged South Deck & Bldg G1 Elevation

Scale: 1/16" = 1'

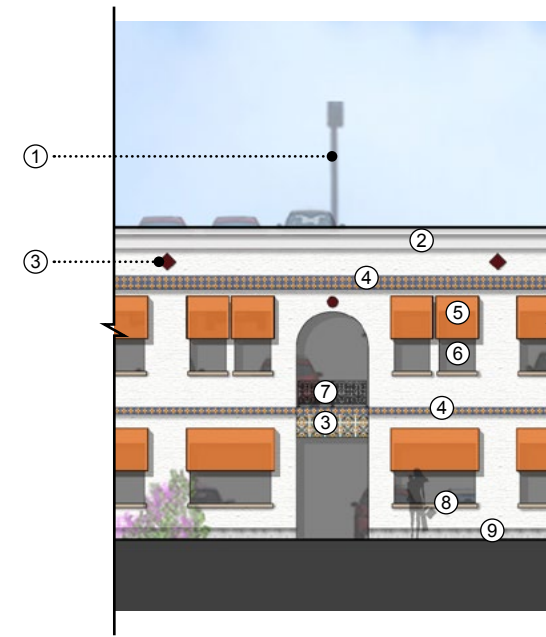






1. South Deck Elevation Facing South

Scale: 1/32" = 1'

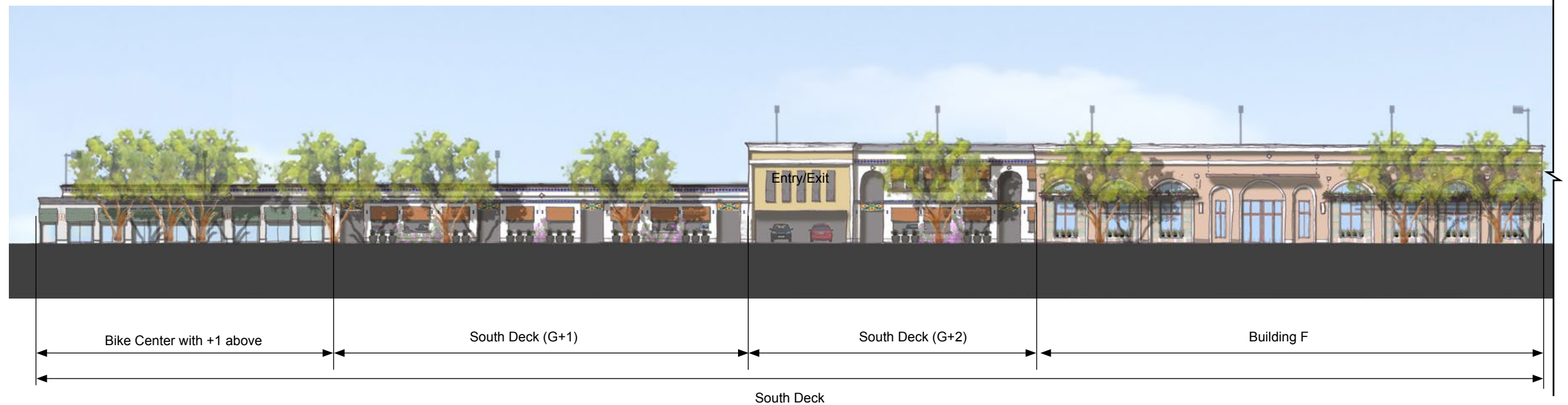
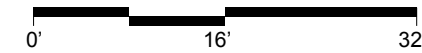


**Notes**

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

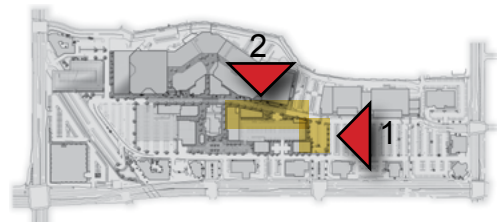
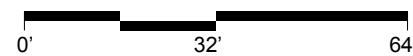
3. Enlarged Parking Deck Typical Bay

Scale: 1/16" = 1'



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

Scale: 1/32" = 1'



Key Plan

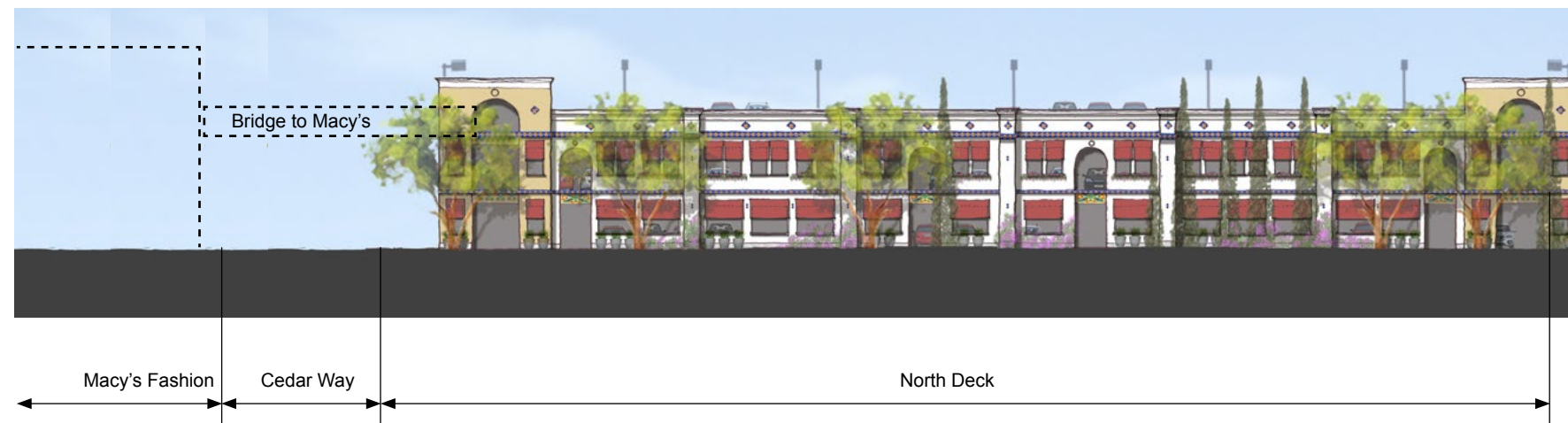






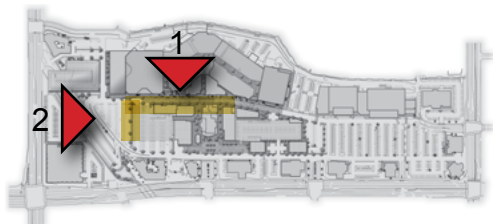
1. North Deck Elevation Facing Cedar Way

Scale: 1/32" = 1'

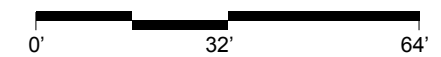


2. North Deck Elevation Facing Rosecrans

Scale: 1/32" = 1'



Key Plan



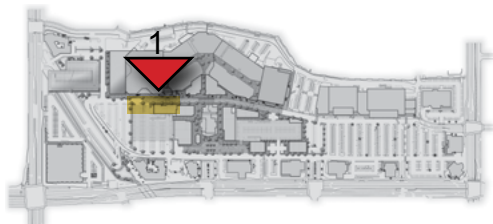


- +/- 36'-0" Architectural Element
- +/- 26'-0" Top of Parapet
- +/- 15'-0" Typical Storefront
- +/- 0'-0" Local Grade

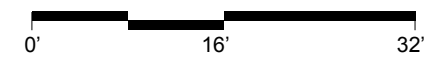


1. Enlarged North Deck & Bldg E Elevation

Scale: 1/16" = 1'



Key Plan



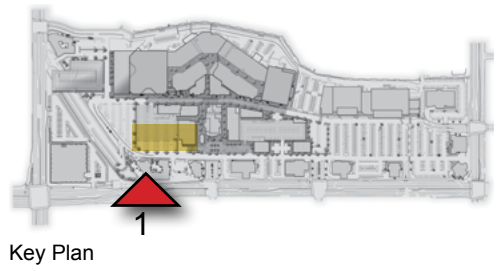




1. EIR North Village Shops and North Deck Elevation Facing Carlotta Way  
Scale: 1/32" = 1'



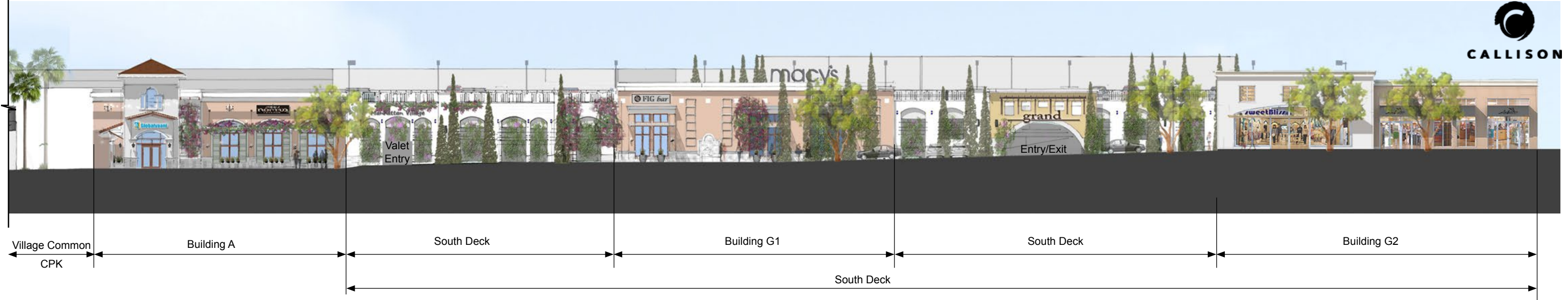
2. MUP North Village Shops and North Deck Elevation Facing Carlotta Way  
Scale: 1/32" = 1'



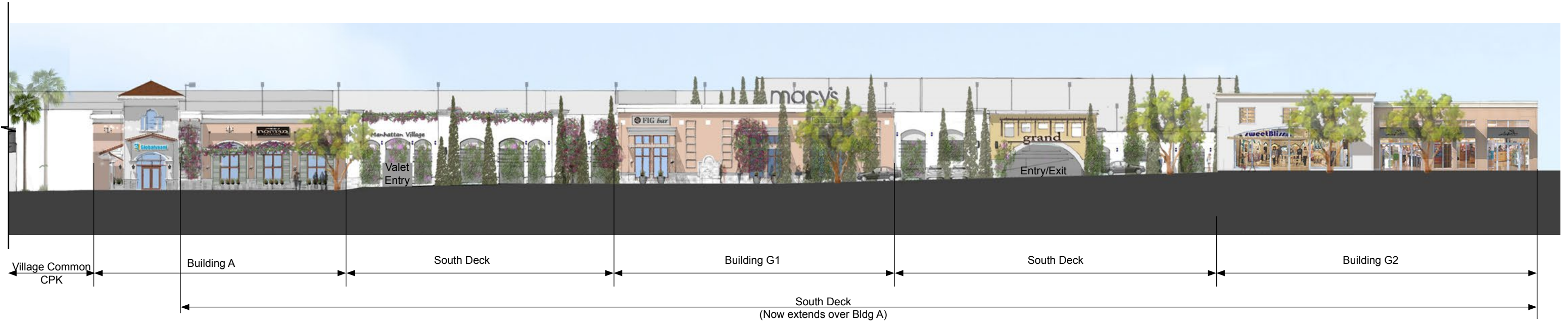
Key Plan



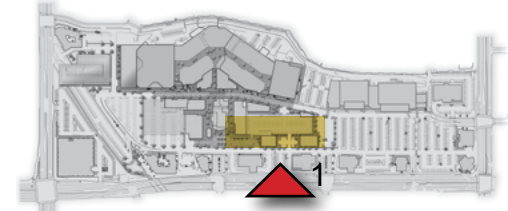




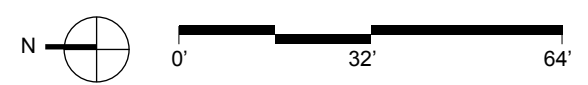
1. EIR South Village Shops and South Deck Elevation Facing Carlotta Way  
 Scale: 1/32" = 1'



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



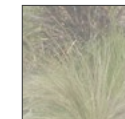
Key Plan



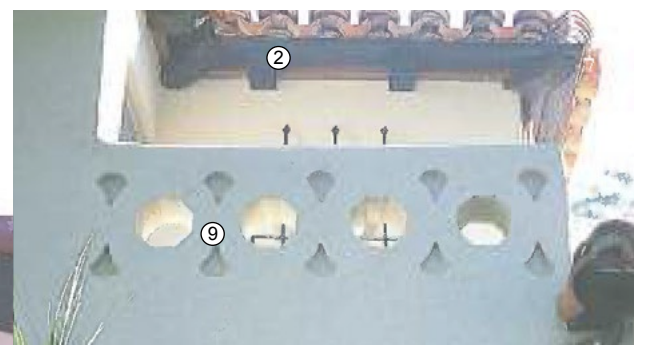
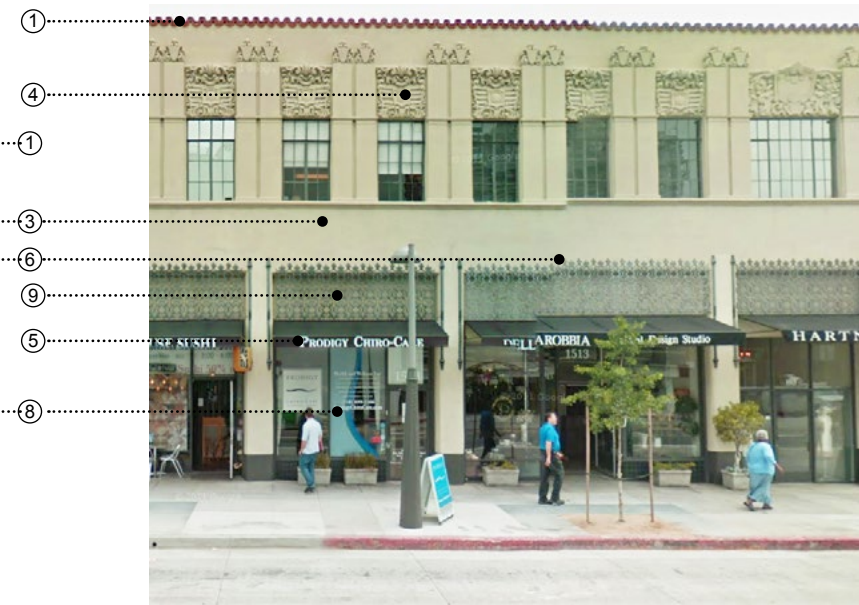


## Architectural Style, Phase 1 - Village Shop Component

\*\*Quality of Design and Materials shown, Architectural Style subject to change\*\*



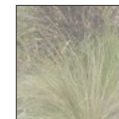
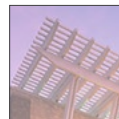




**Notes**

- ① Barrel Tile Roof
- ② Heavy Timber
- ③ Overall Simplicity
- ④ Moments of Decoration
- ⑤ Consistent Signage
- ⑥ Wrought-iron Details
- ⑦ Depth Expressed
- ⑧ Glass with Mullions
- ⑨ Decorative Panels
- ⑩ Asymmetry

**FOR ILLUSTRATIVE PURPOSES ONLY**







- Hide elevator overruns
- Parking behind the parapet
- Awnings over openings
- Window sized openings
- Building scale articulation
- Retail at Grade

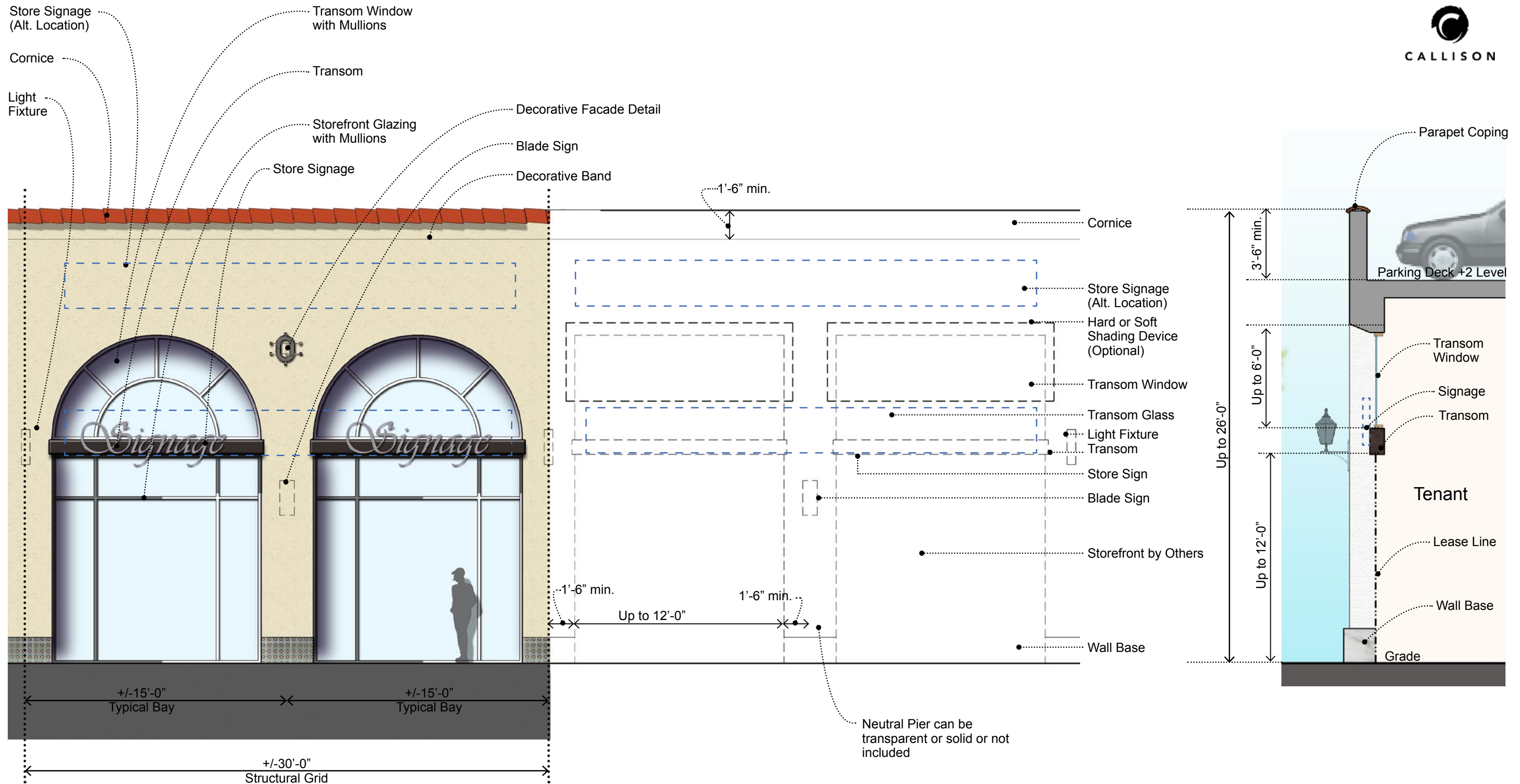
1. Electronic Sign Examples

2. G+2 Parking Deck in Walnut Creek

FOR ILLUSTRATIVE PURPOSES ONLY



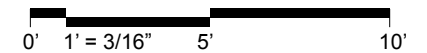




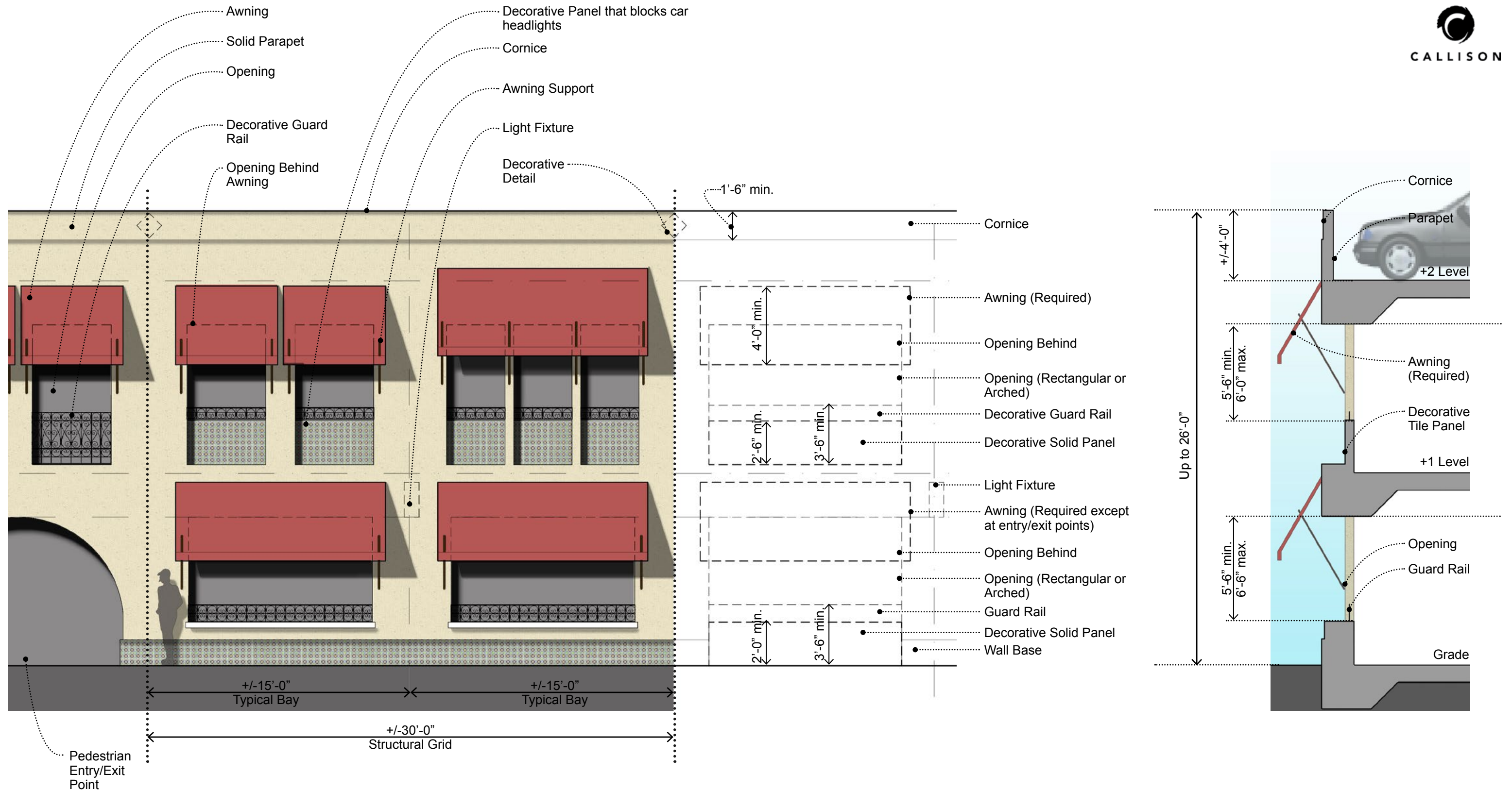
**FOR ILLUSTRATIVE PURPOSES ONLY**

1. Typical Building Bay Illustration, Elevation & Section  
Scale: 3/16" = 1'

NOTE: Only one sign location will be chosen per building







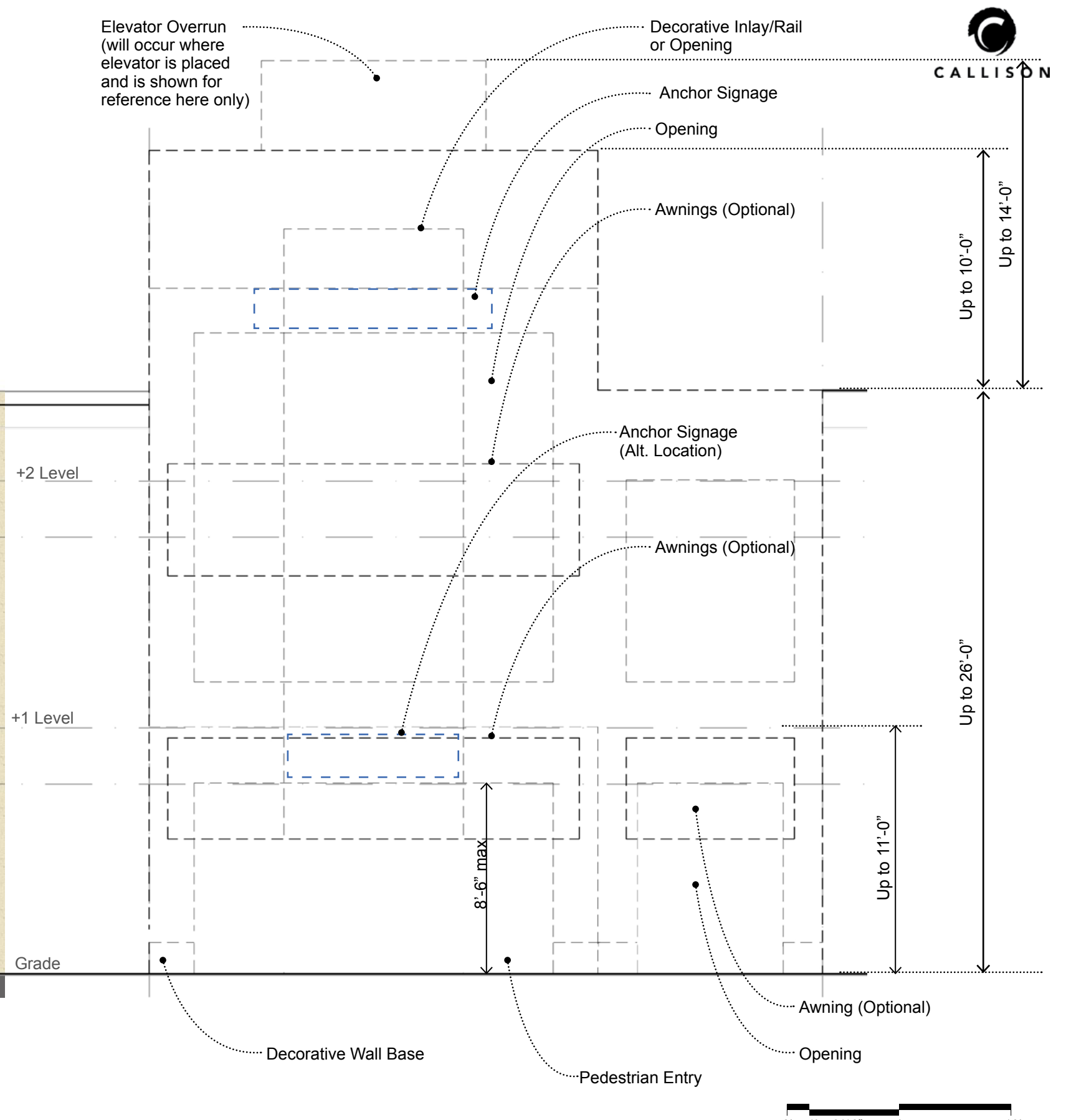
**FOR ILLUSTRATIVE PURPOSES ONLY**

1. Typical Building Bay Illustration, Elevation & Section

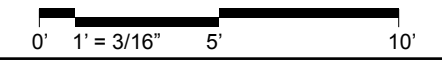
Scale: 3/16" = 1'



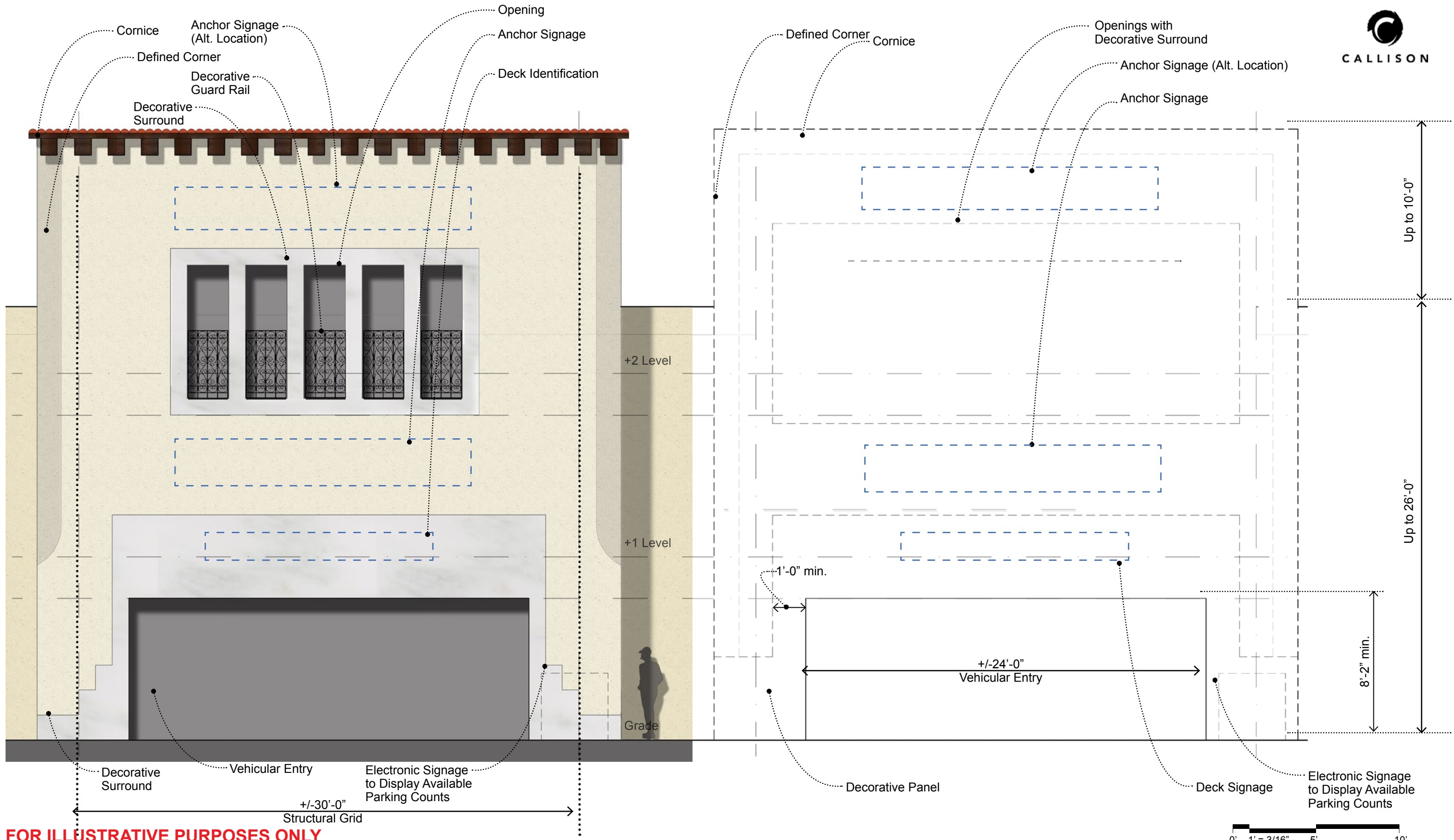




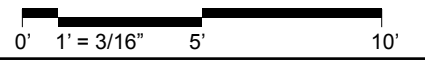
**FOR ILLUSTRATIVE PURPOSES ONLY**



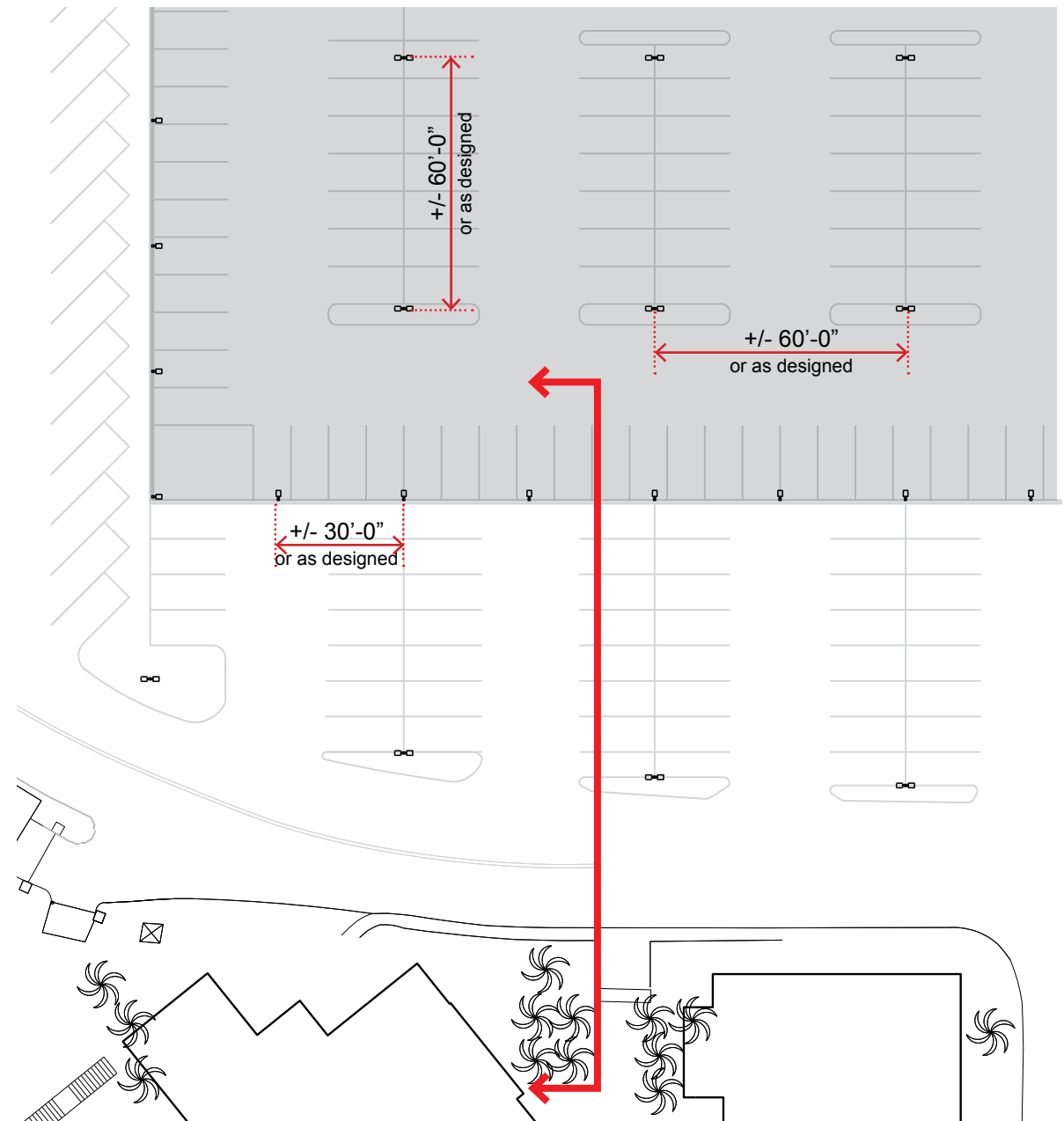




**FOR ILLUSTRATIVE PURPOSES ONLY**





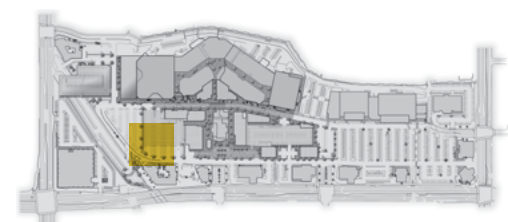


1. Deck Lighting Plan, Typical

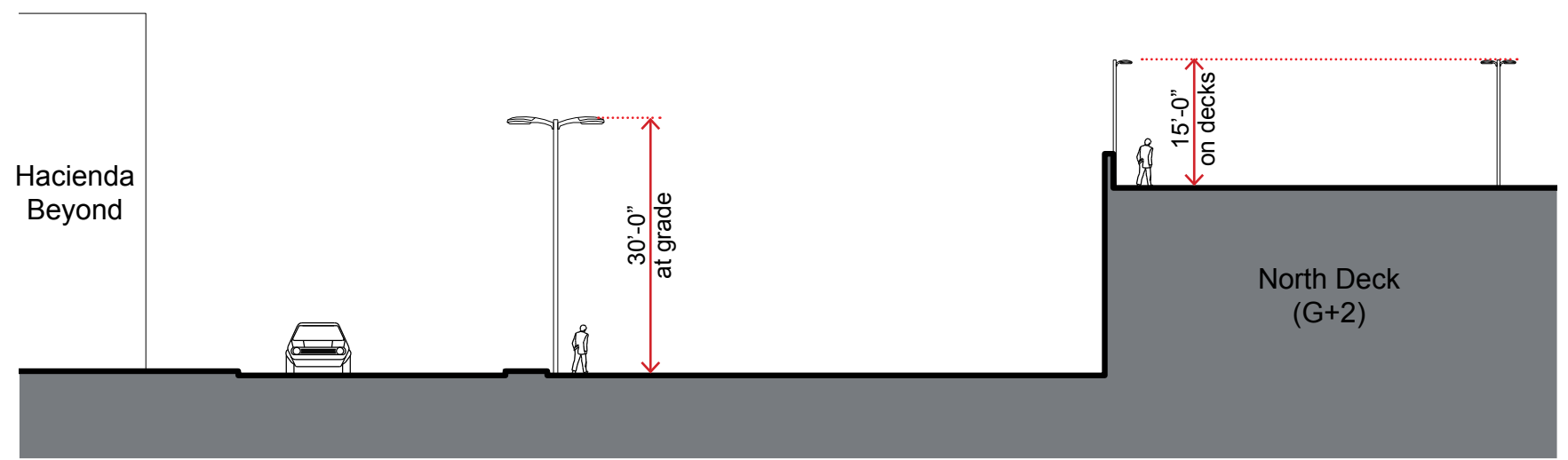
Scale: 1" = 40'



Please note that spacing is subject to change as the light design is completed.

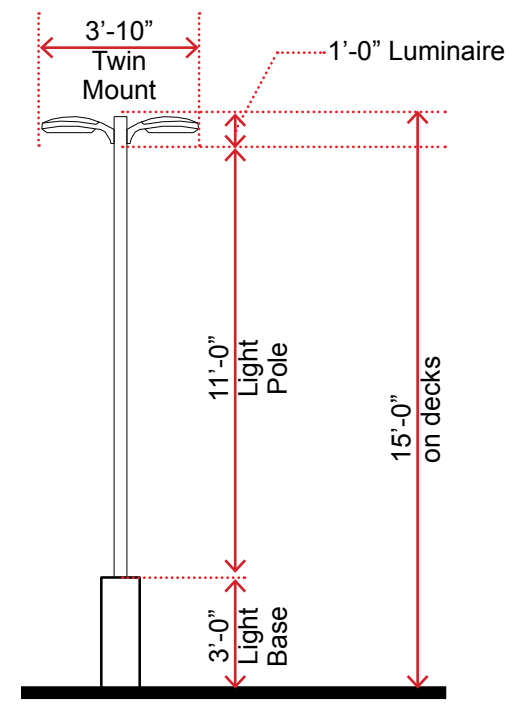


Key Plan



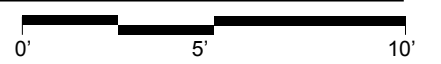
2. Deck Lighting Section, Typical

Scale: 1" = 20'



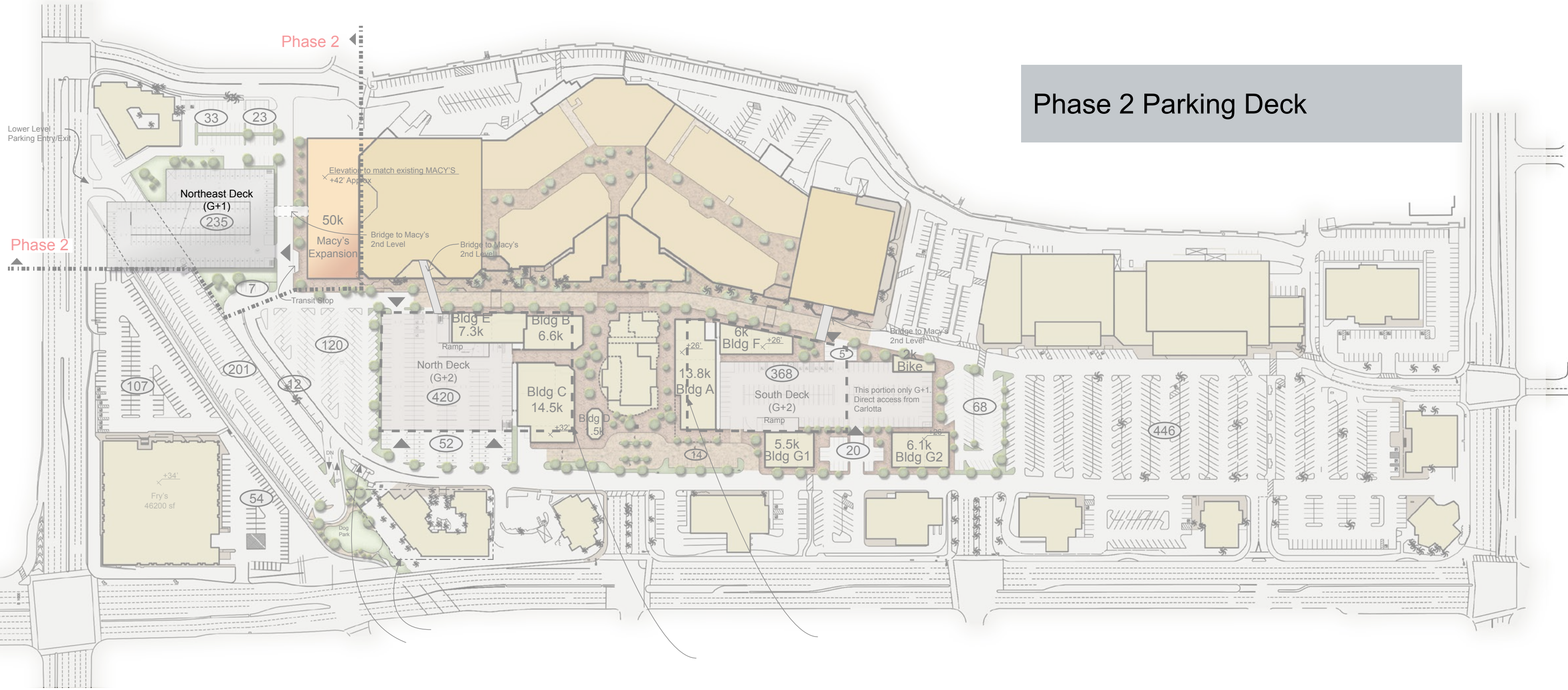
3. Enlarged Deck Lighting Section, Typical

Scale: 1" = 5'

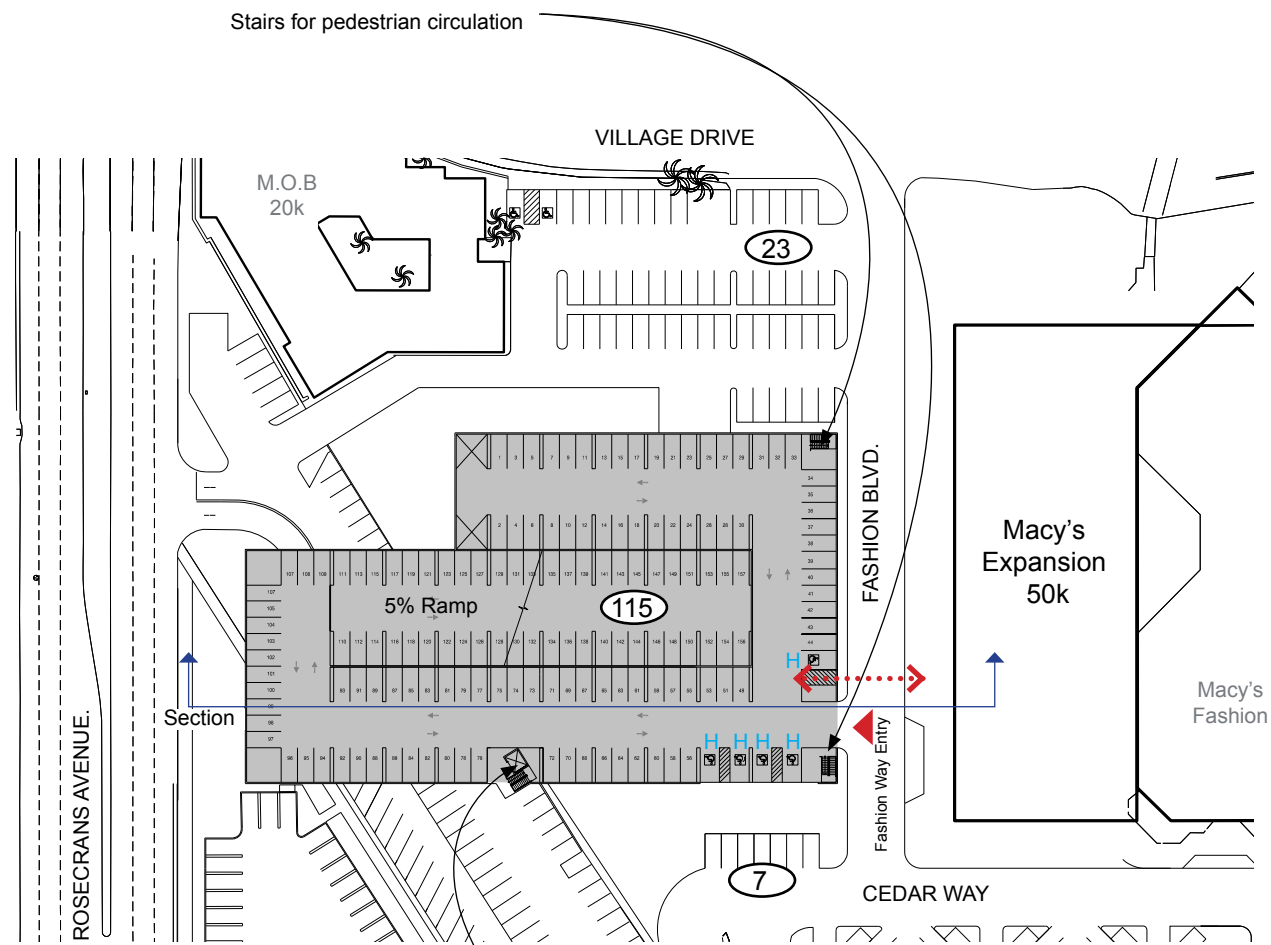




# Phase 2 Parking Deck

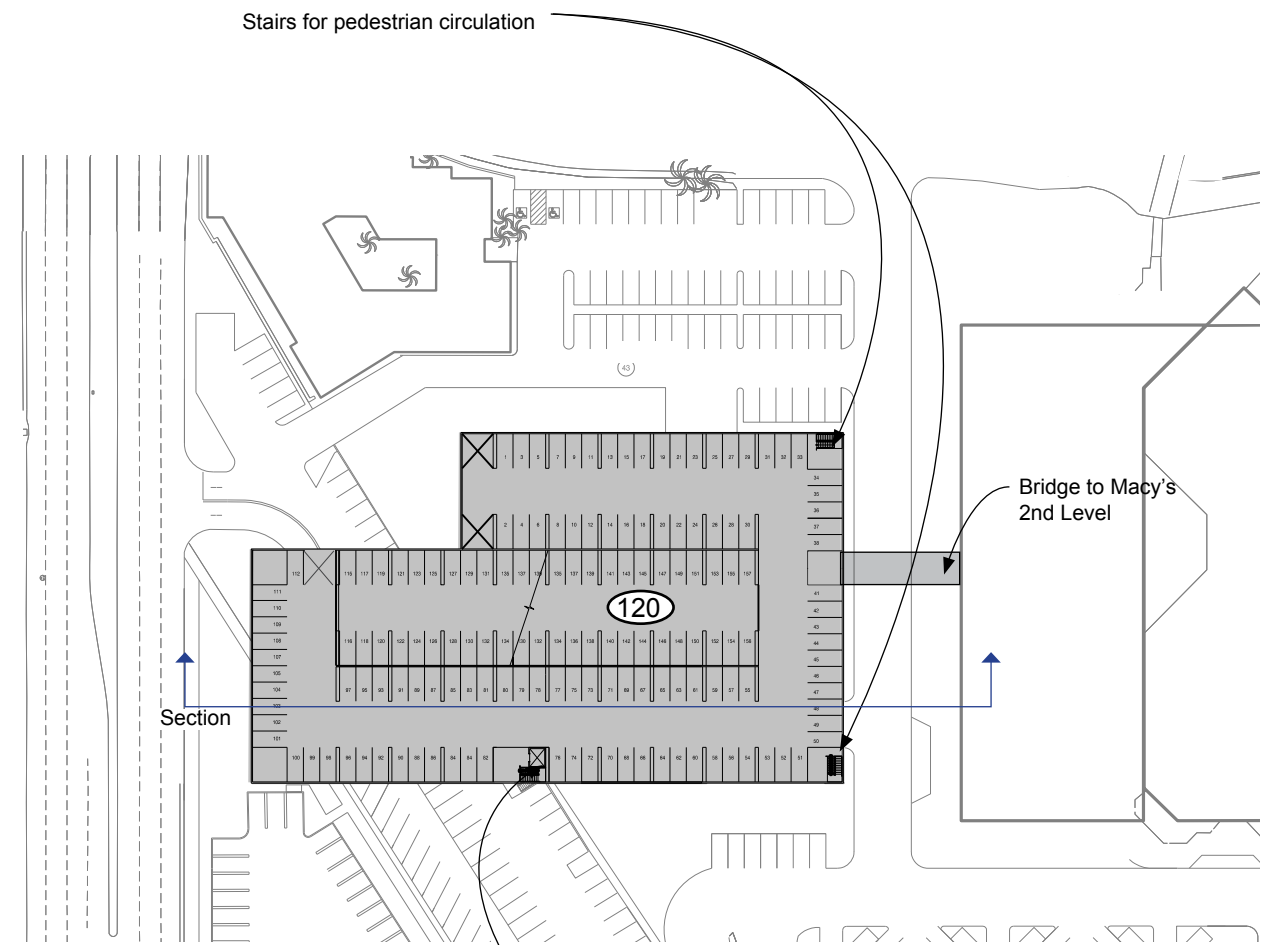






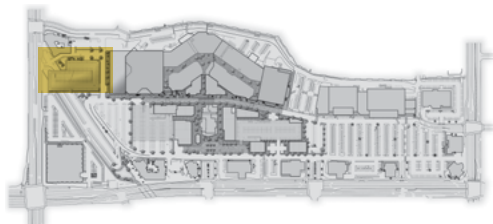
**GROUND LEVEL PLAN (G)**

Stairs and Elevator for pedestrian circulation



**FIRST LEVEL PLAN (+1)**

Stairs and Elevator for pedestrian circulation



Key Plan

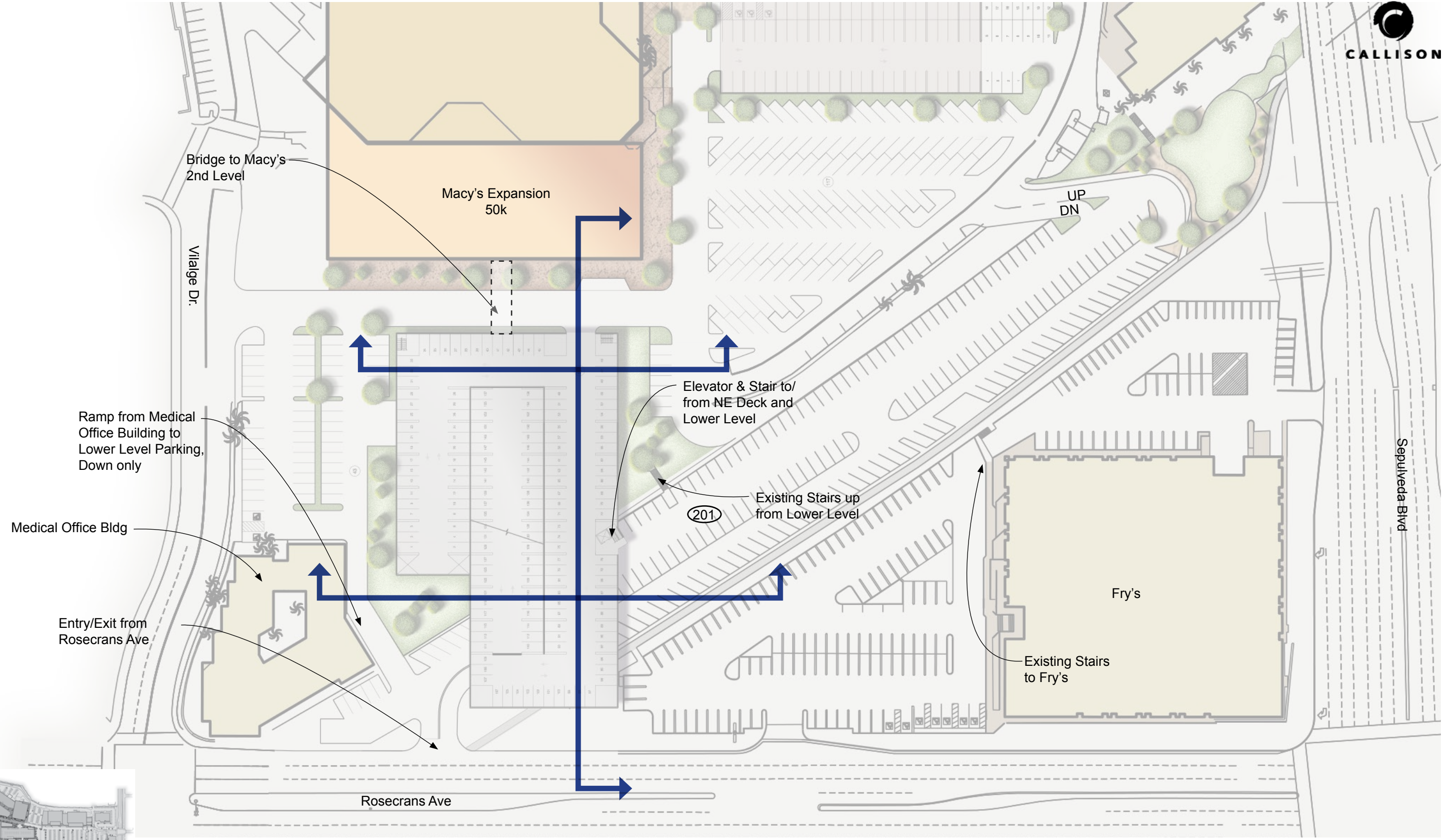
**NORTH LOT TOTALS**

Surface:	30 stalls
Deck:	235 stalls
	265 stalls

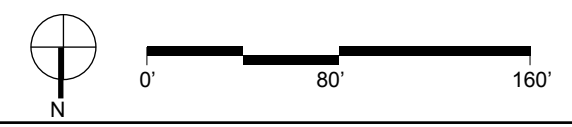
**NEC DECK TOTAL - 235 STALLS**



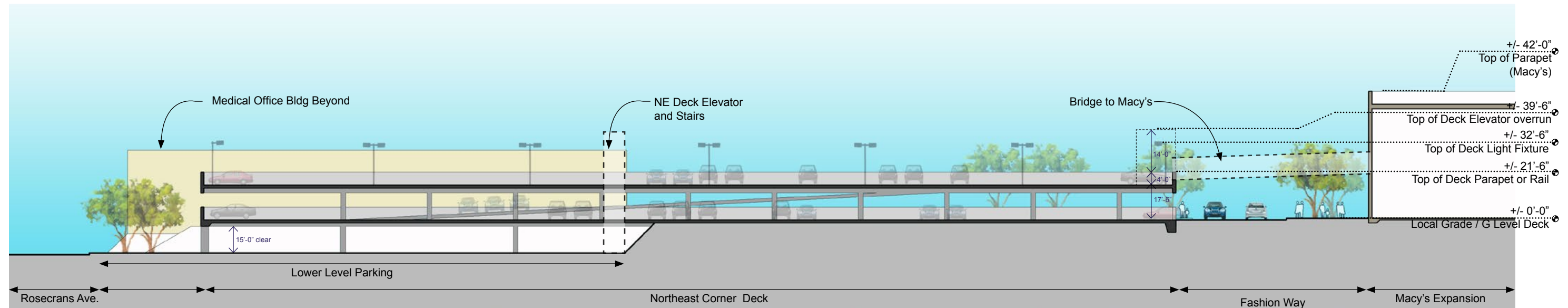




Key Plan

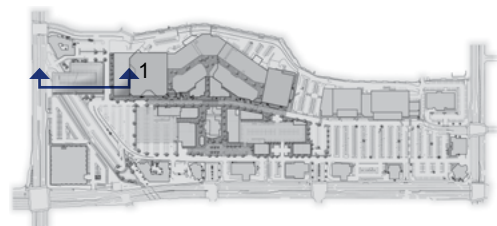




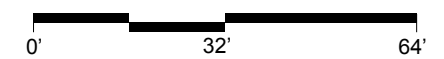


1. Northeast-Corner Deck Section, Looking East

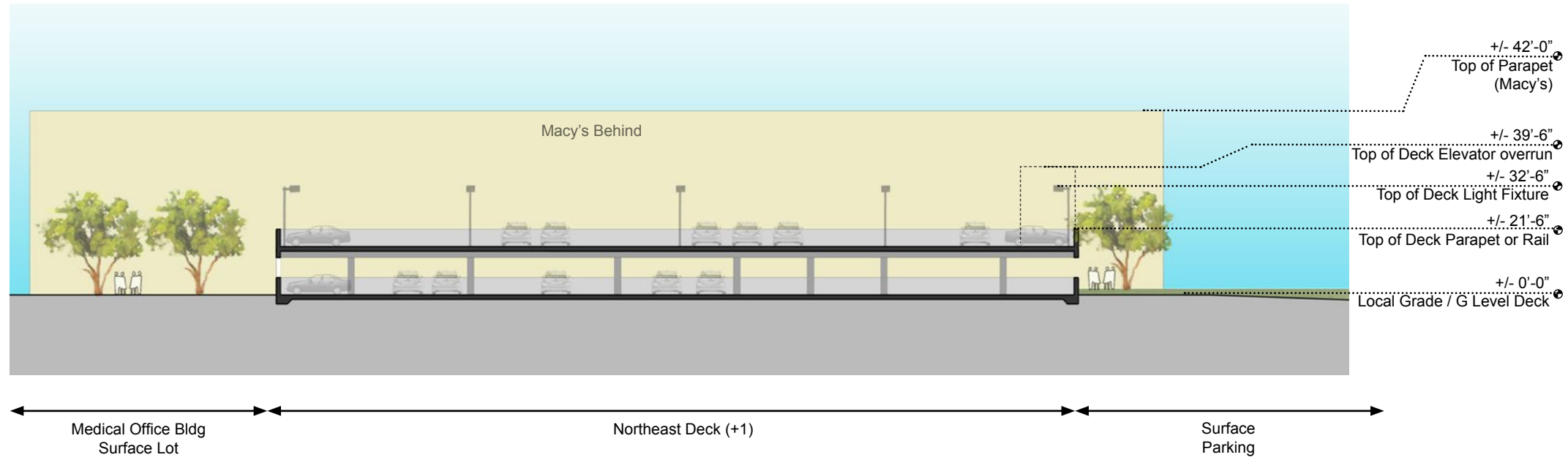
Scale: 1/32" = 1'



Key Plan

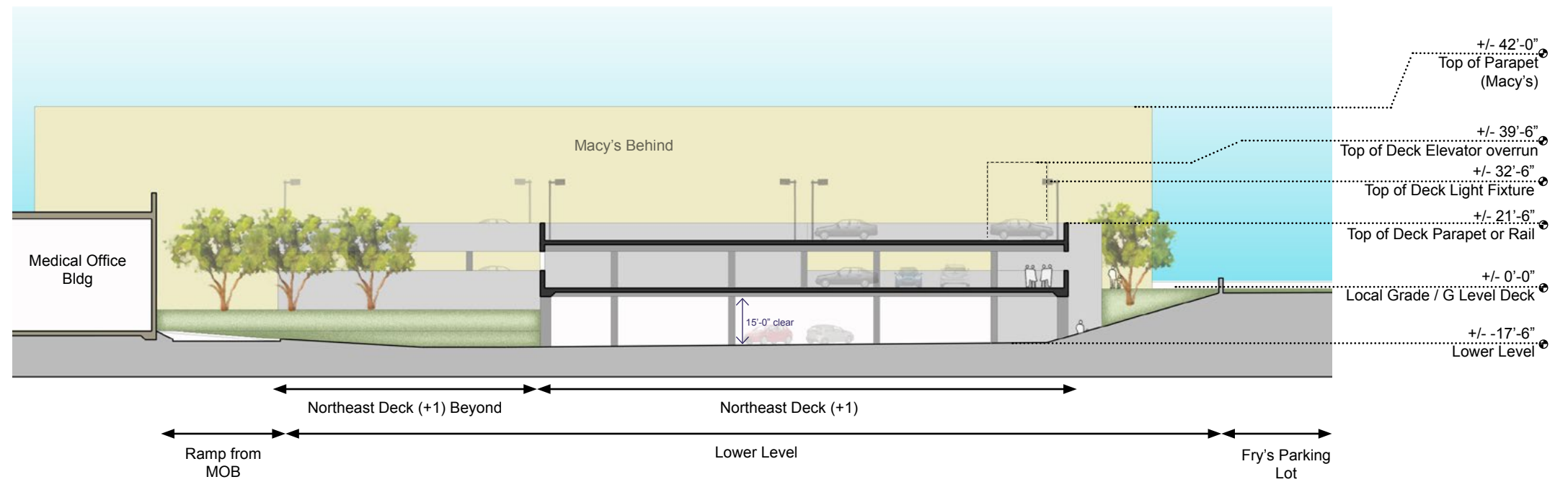






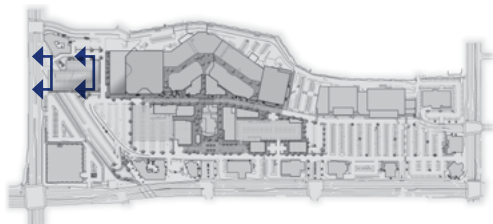
1. Northeast Corner Deck Section, Looking North

Scale: 1/32" = 1'

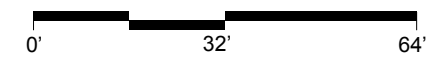


2. Northeast Corner Deck Section, Looking North

Scale: 1/32" = 1'



Key Plan



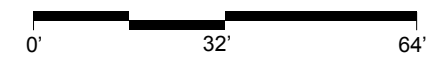




← Medical Office Bldg      ← Northeast Deck (G+1)      →

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

Scale: 1/32" = 1'





## Architectural Style, Phase 2 - Northeast Component

Quality of Design and Materials shown, Architectural Style subject to change





Macy's Fashion ← | → Macy's Men's & Home



Macy's Fashion Adjacent to North Mall Entrance

Enlarged Macy's Fashion West Facade Entrance

Macy's Fashion West Facade

Macy's Men's & Home Adjacent to South Mall Entrance

Macy's Men's & Home West and South Facades



Macy's from around California



FOR ILLUSTRATIVE PURPOSES ONLY







- Hide elevator overruns
- Parking behind the parapet
- Awnings over openings
- Window sized openings
- Building scale articulation
- Retail at Grade

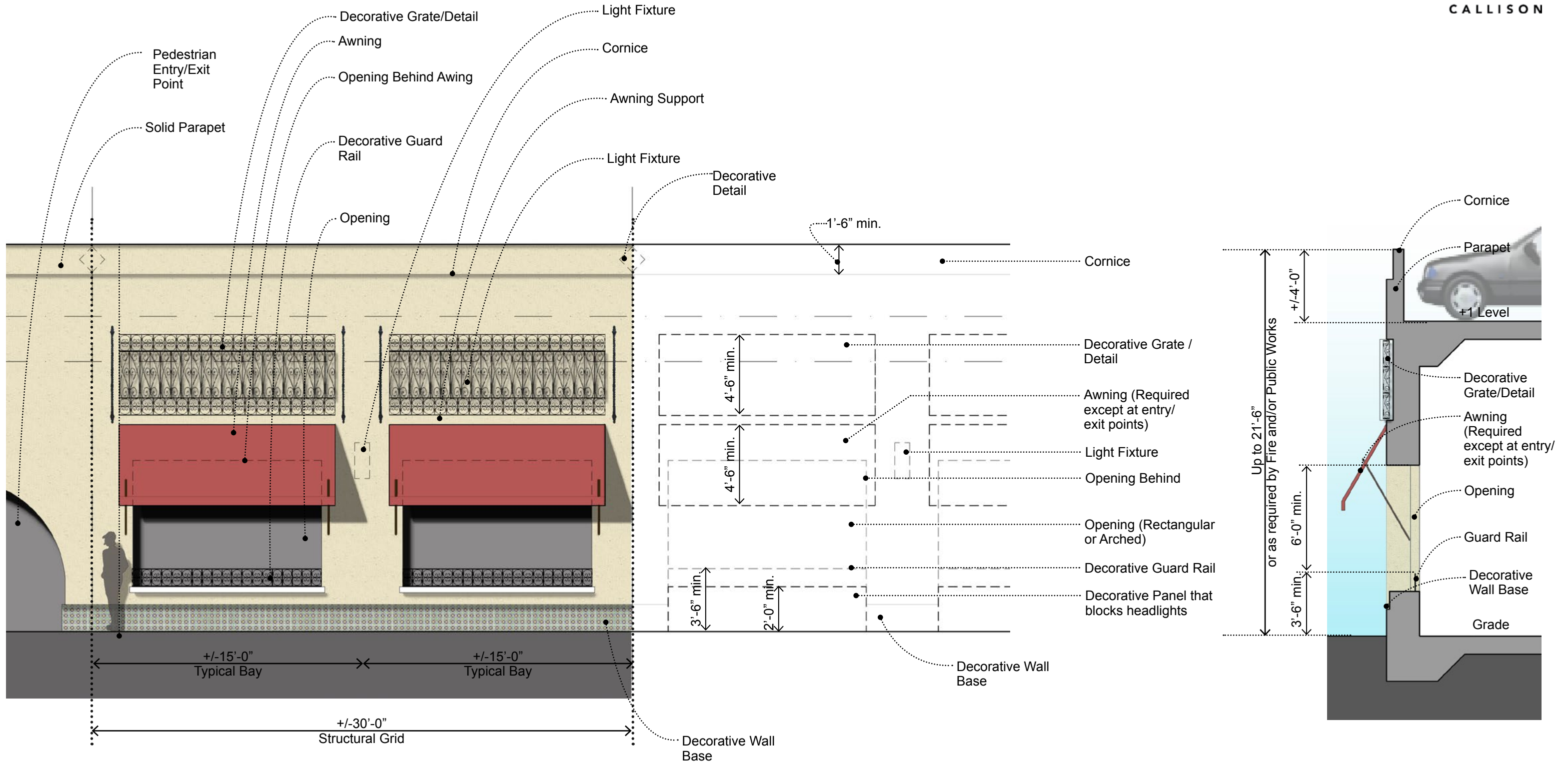
1. Electronic Sign Examples

2. G+2 Parking Deck in Walnut Creek

FOR ILLUSTRATIVE PURPOSES ONLY



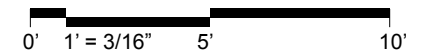




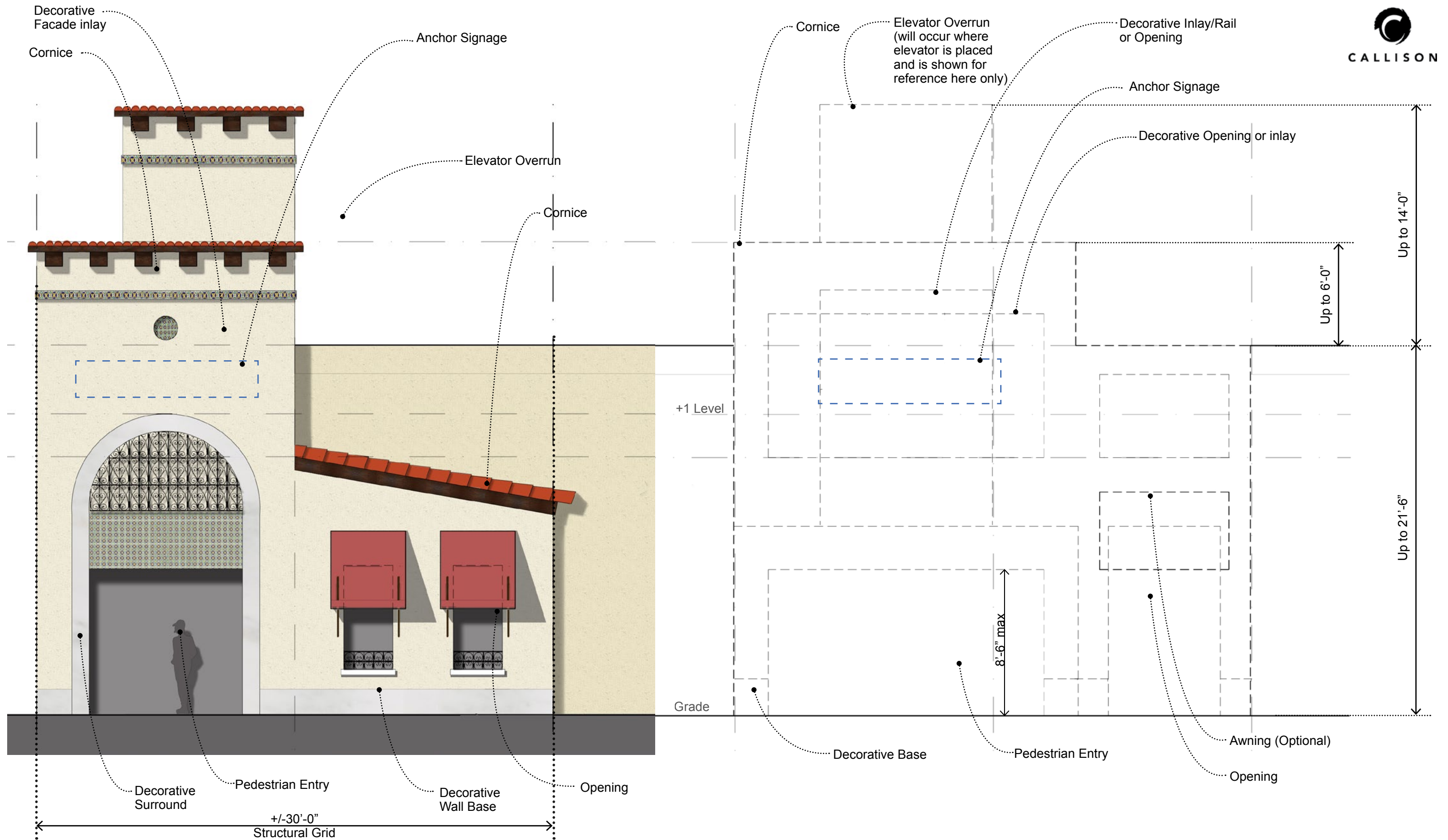
**FOR ILLUSTRATIVE PURPOSES ONLY**

1. Typical Building Bay Illustration, Elevation & Section

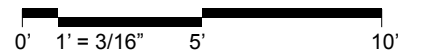
Scale: 3/16" = 1'



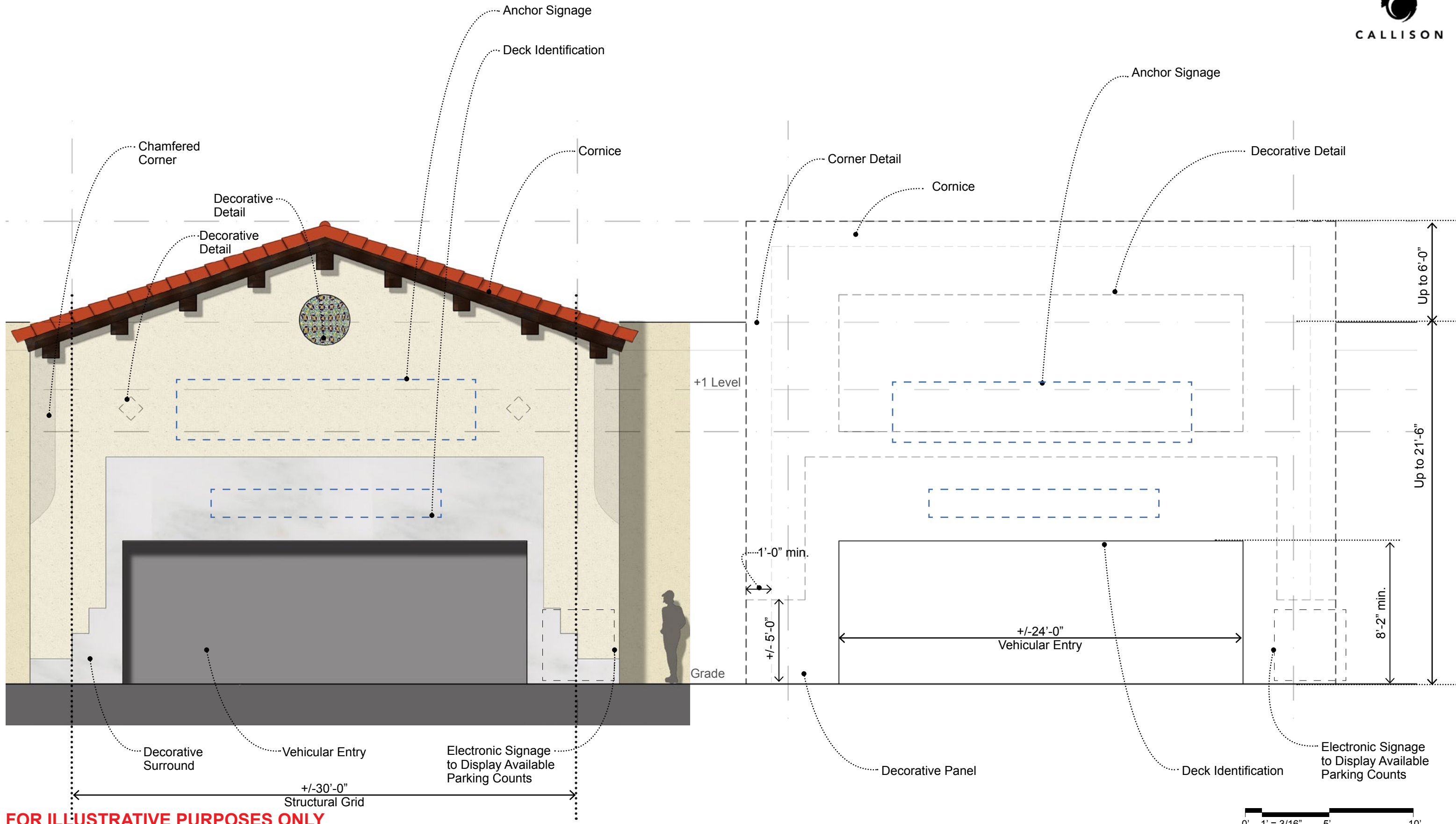




**FOR ILLUSTRATIVE PURPOSES ONLY**



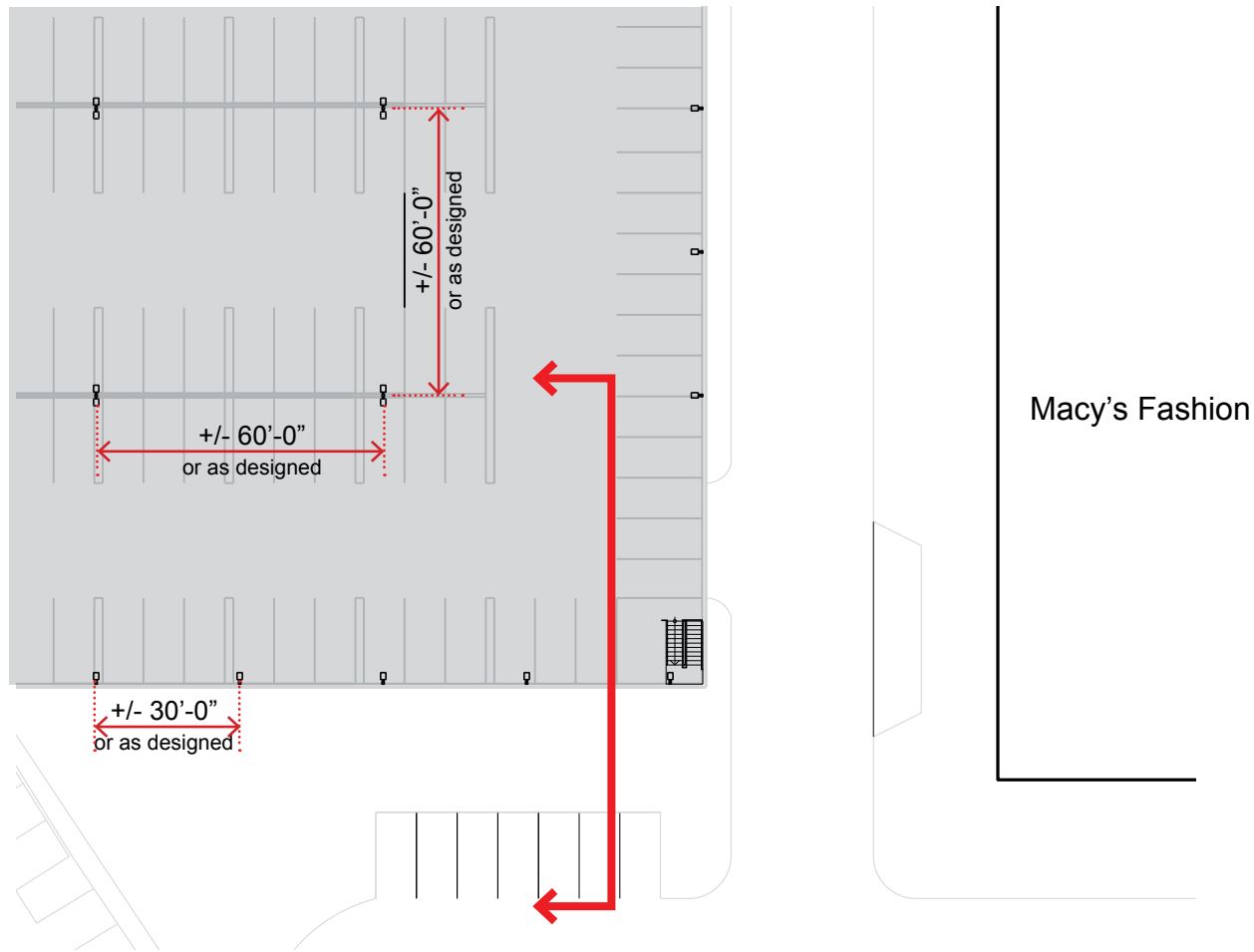




**FOR ILLUSTRATIVE PURPOSES ONLY**

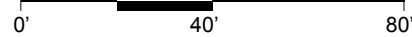




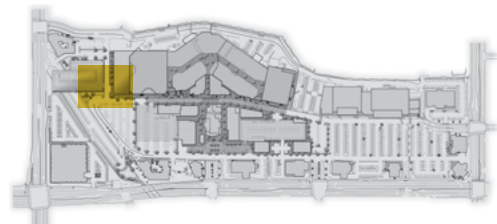


1. Deck Lighting Plan, Typical

Scale: 1" = 40'



Please note that spacing is subject to change as the light design is completed.

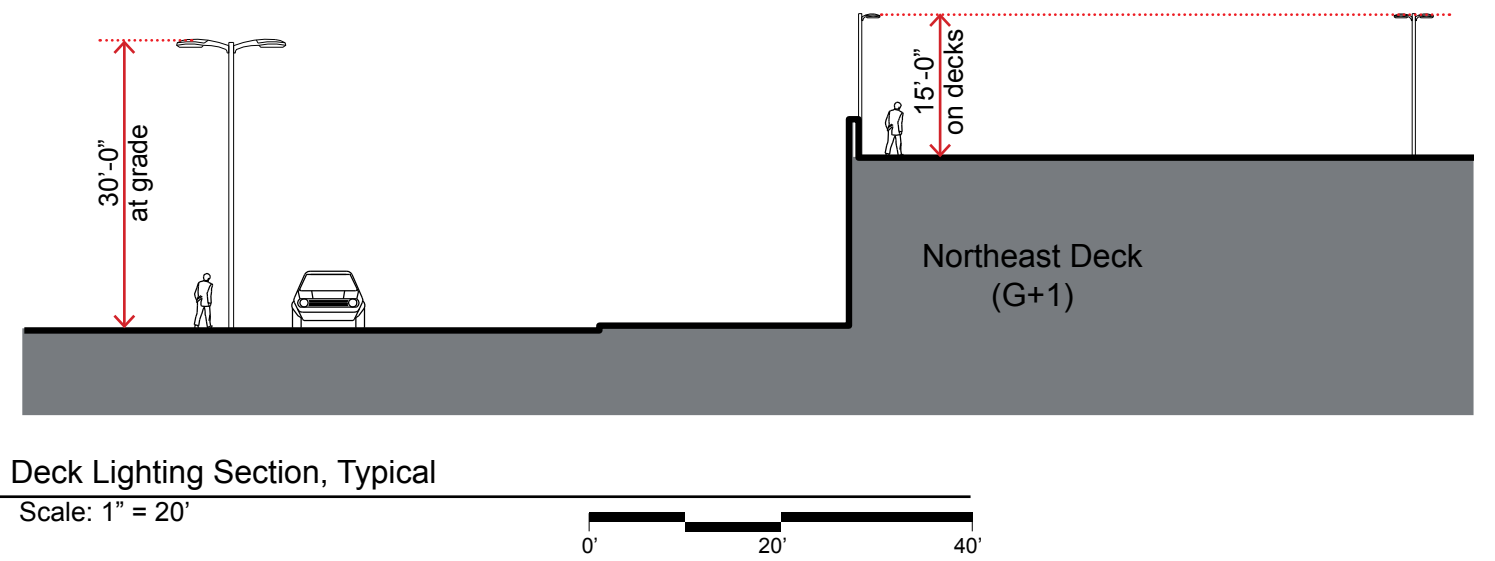


Key Plan

Macy's Fashion

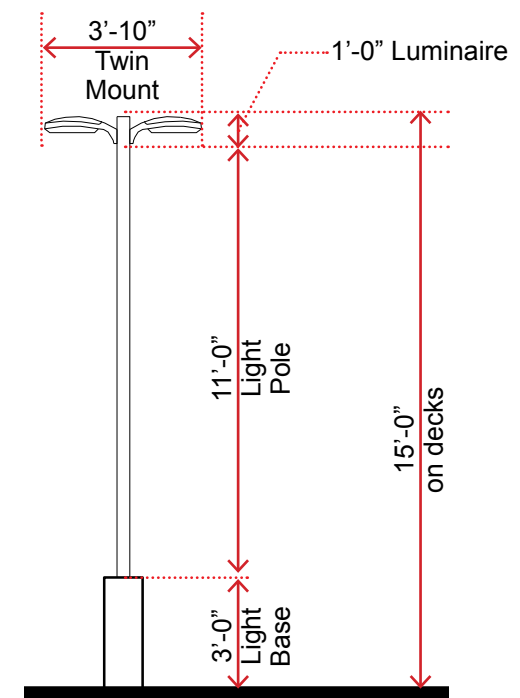
2. Deck Lighting Section, Typical

Scale: 1" = 20'



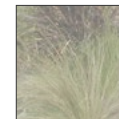
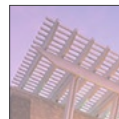
3. Enlarged Deck Lighting Section, Typical

Scale: 1" = 5'





## Phase 1 Panorama



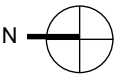




5. ENLARGED PANORAMA B - EXISTING  
Existing Village Shops as seen from Sepulveda Blvd.



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

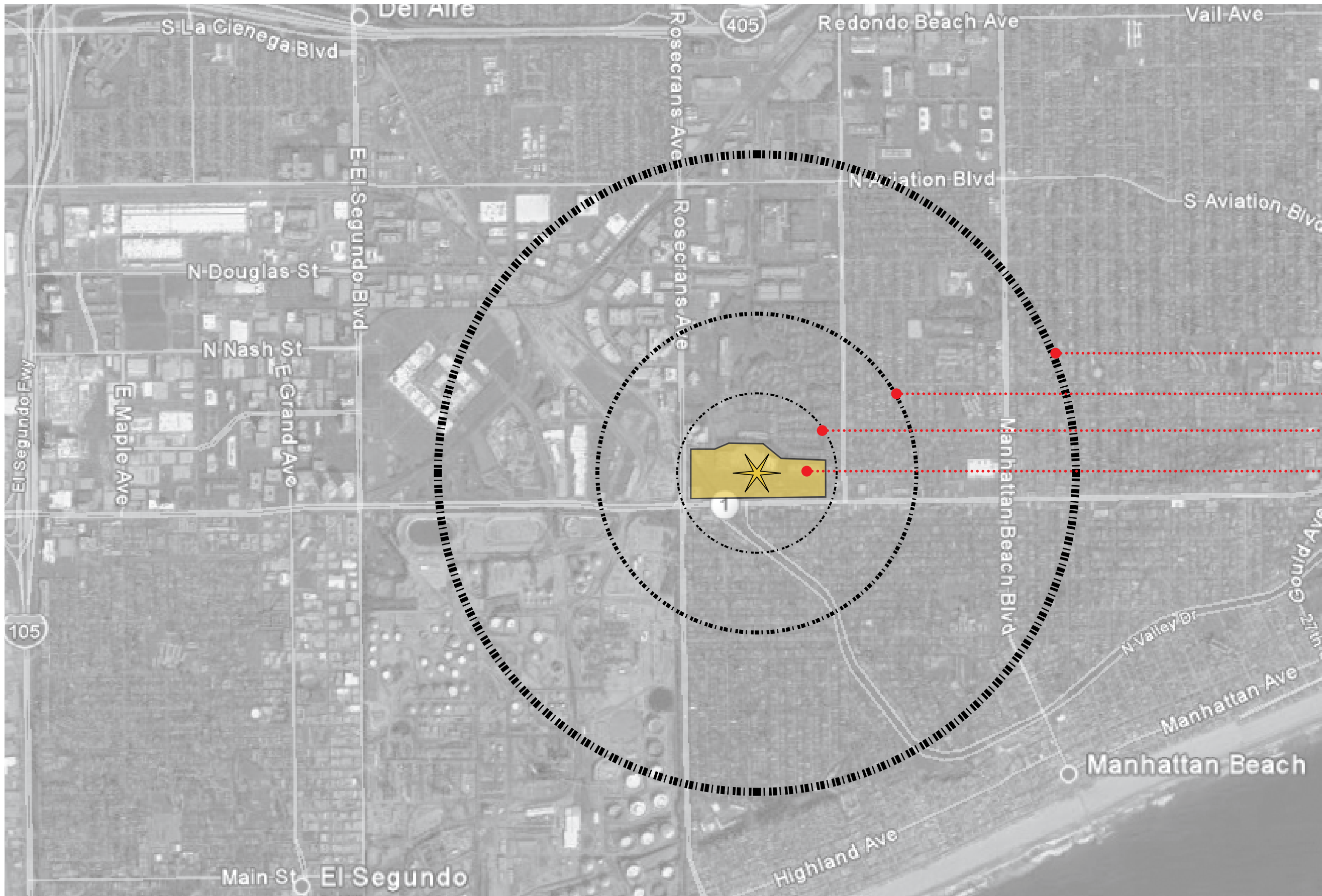




## Site Diagrams







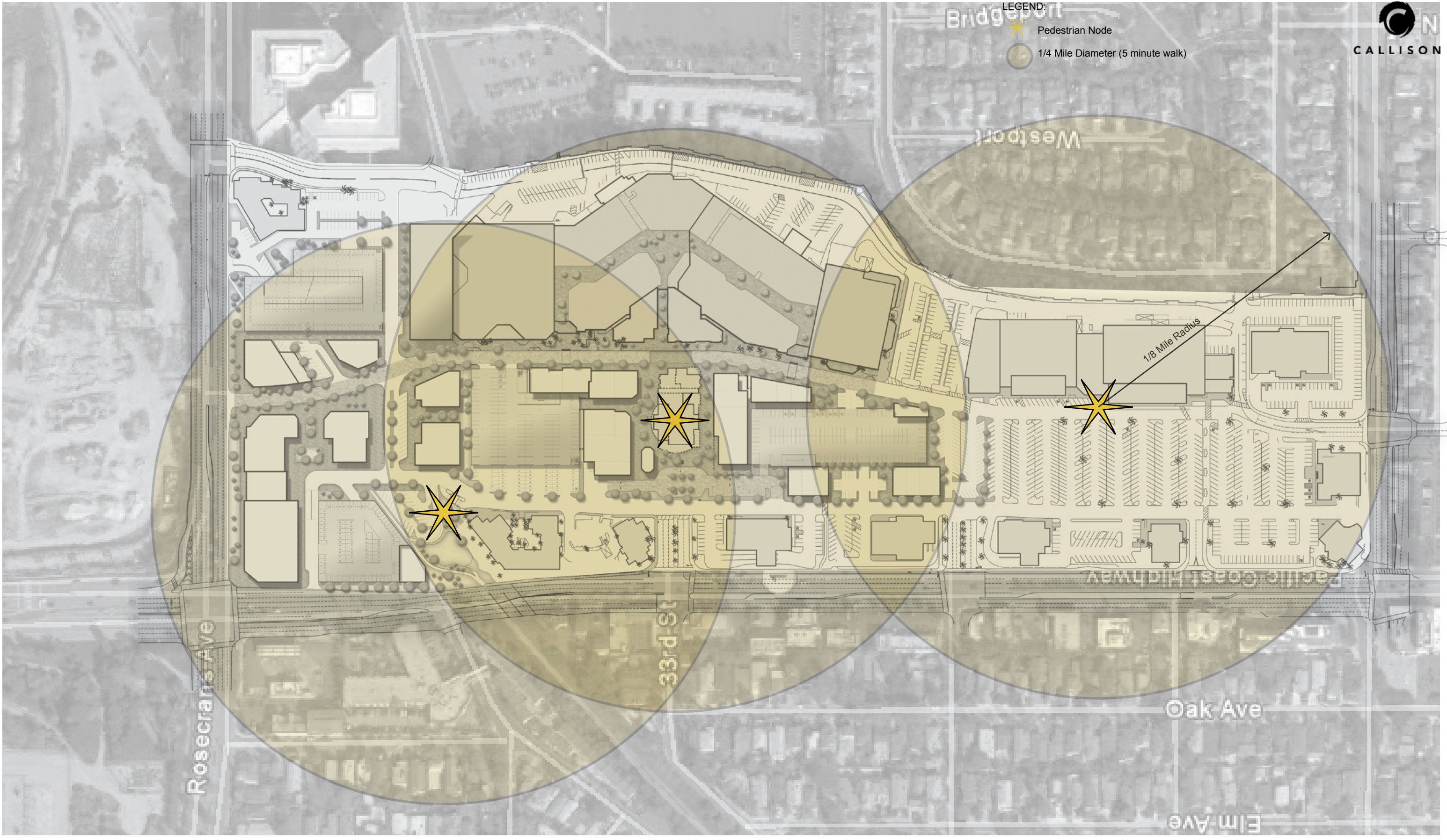


- ..... 1 Mile Radius (20 minute walk)
- ..... 1/2 Mile Radius (10 minute walk)
- ..... 1/4 Mile Radius (5 Minute walk)
- ..... Manhattan Village Shopping Center





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





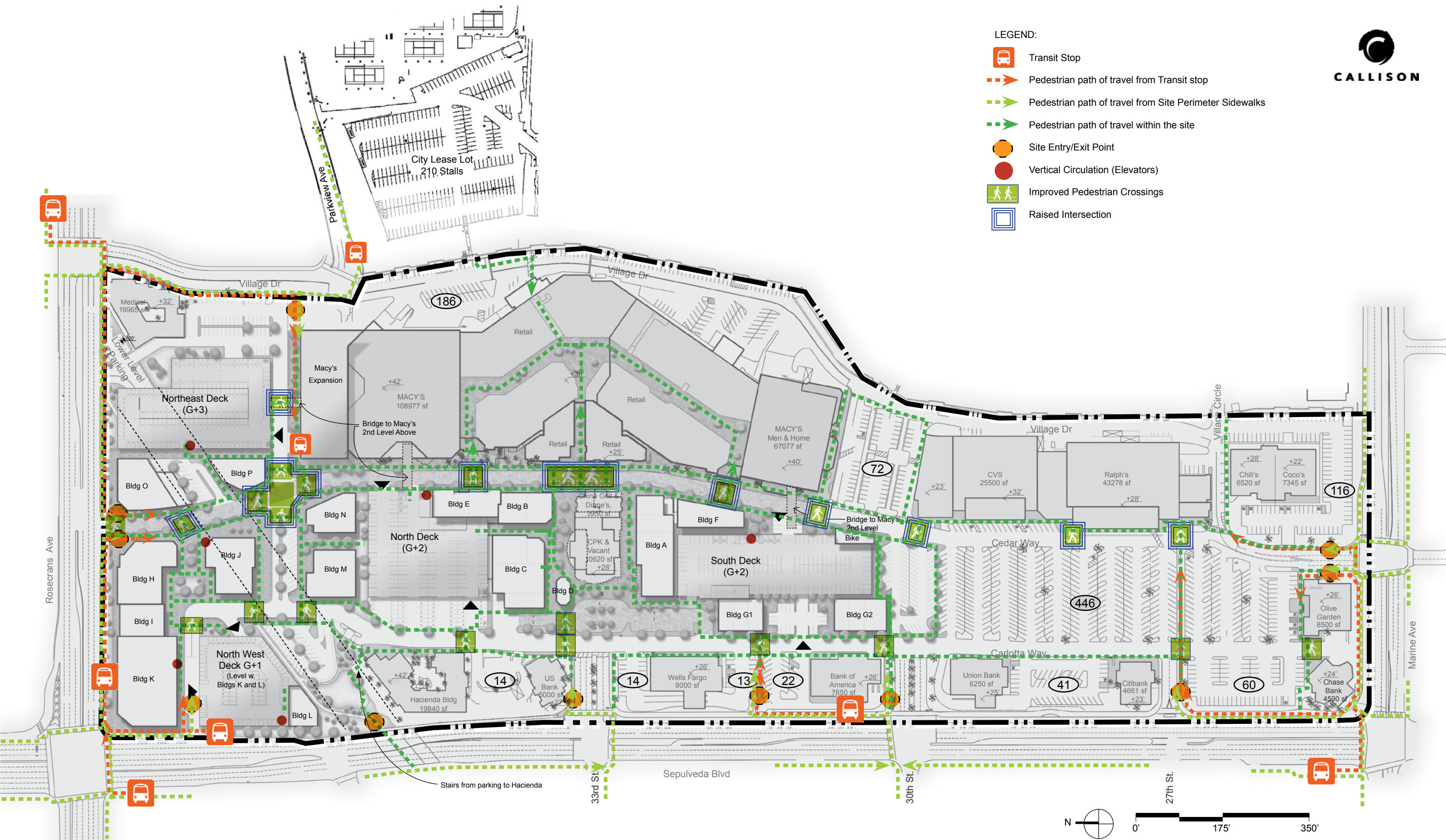
## FEIR Circulation Diagrams





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

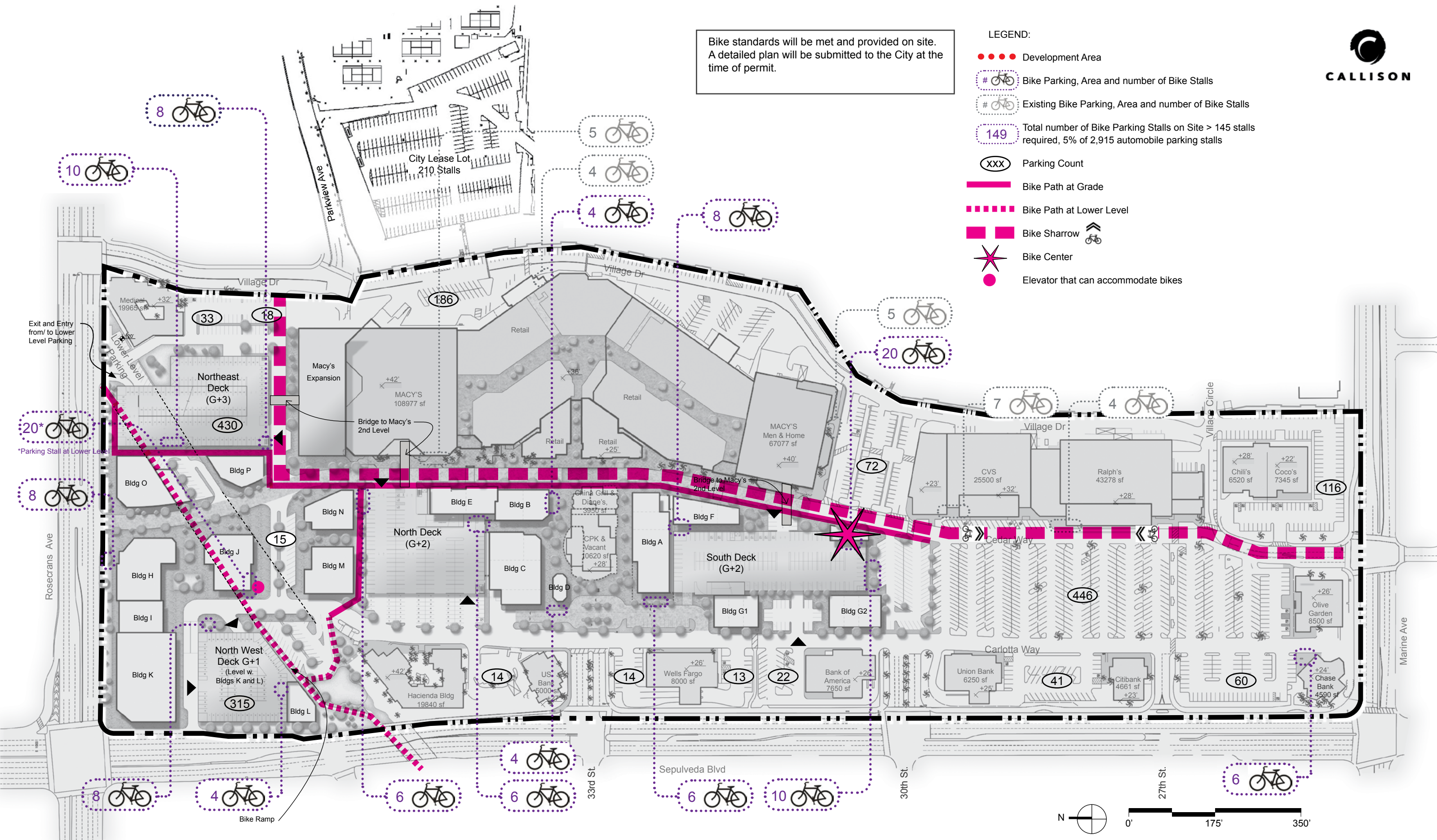




Bike standards will be met and provided on site.  
A detailed plan will be submitted to the City at the time of permit.

LEGEND:

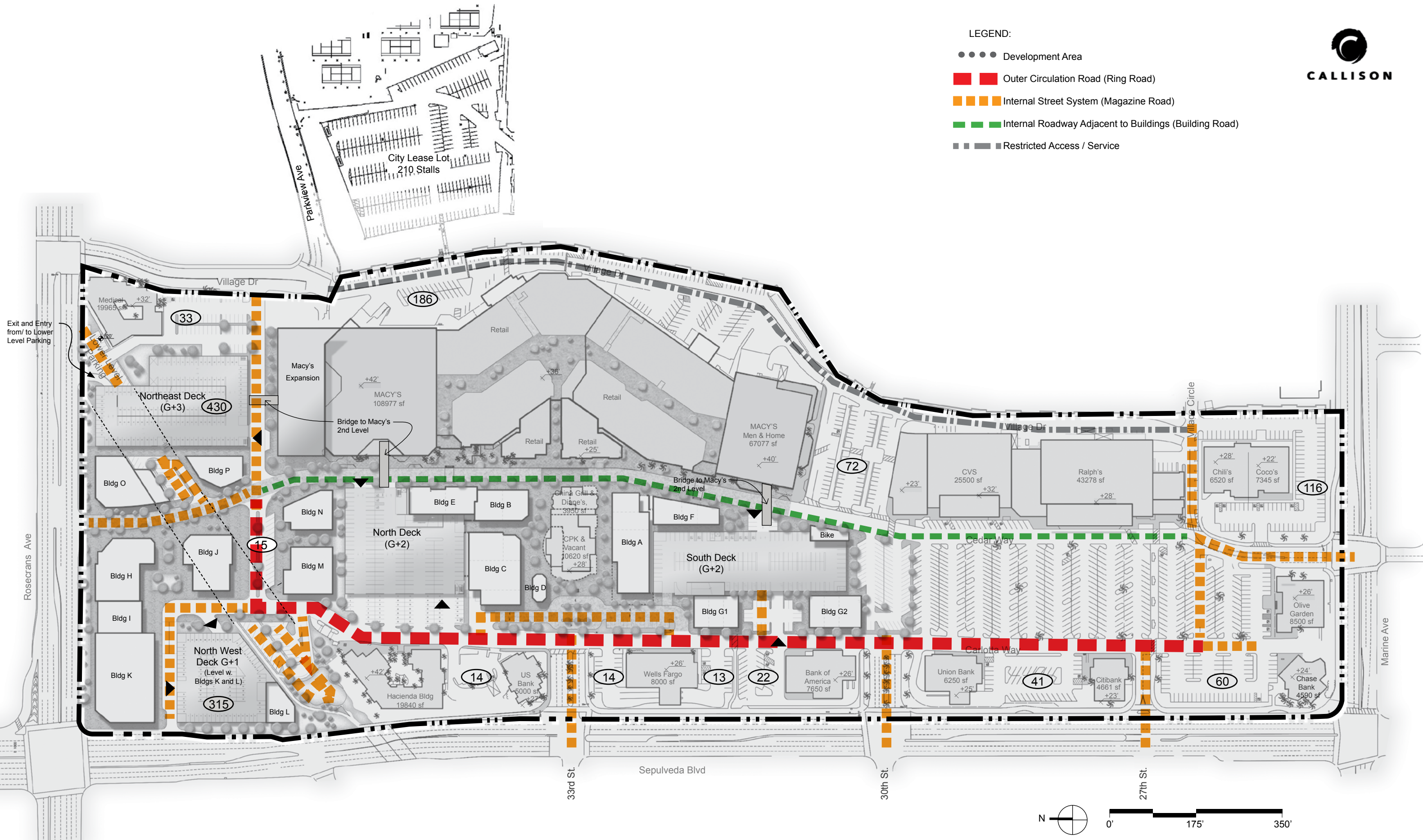
- Development Area
- # [Bike Icon] Bike Parking, Area and number of Bike Stalls
- # [Bike Icon] Existing Bike Parking, Area and number of Bike Stalls
- 149 Total number of Bike Parking Stalls on Site > 145 stalls required, 5% of 2,915 automobile parking stalls
- (XXX) Parking Count
- Bike Path at Grade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





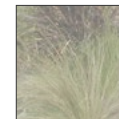
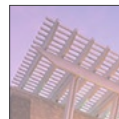
LEGEND:

- ● ● ● 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





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

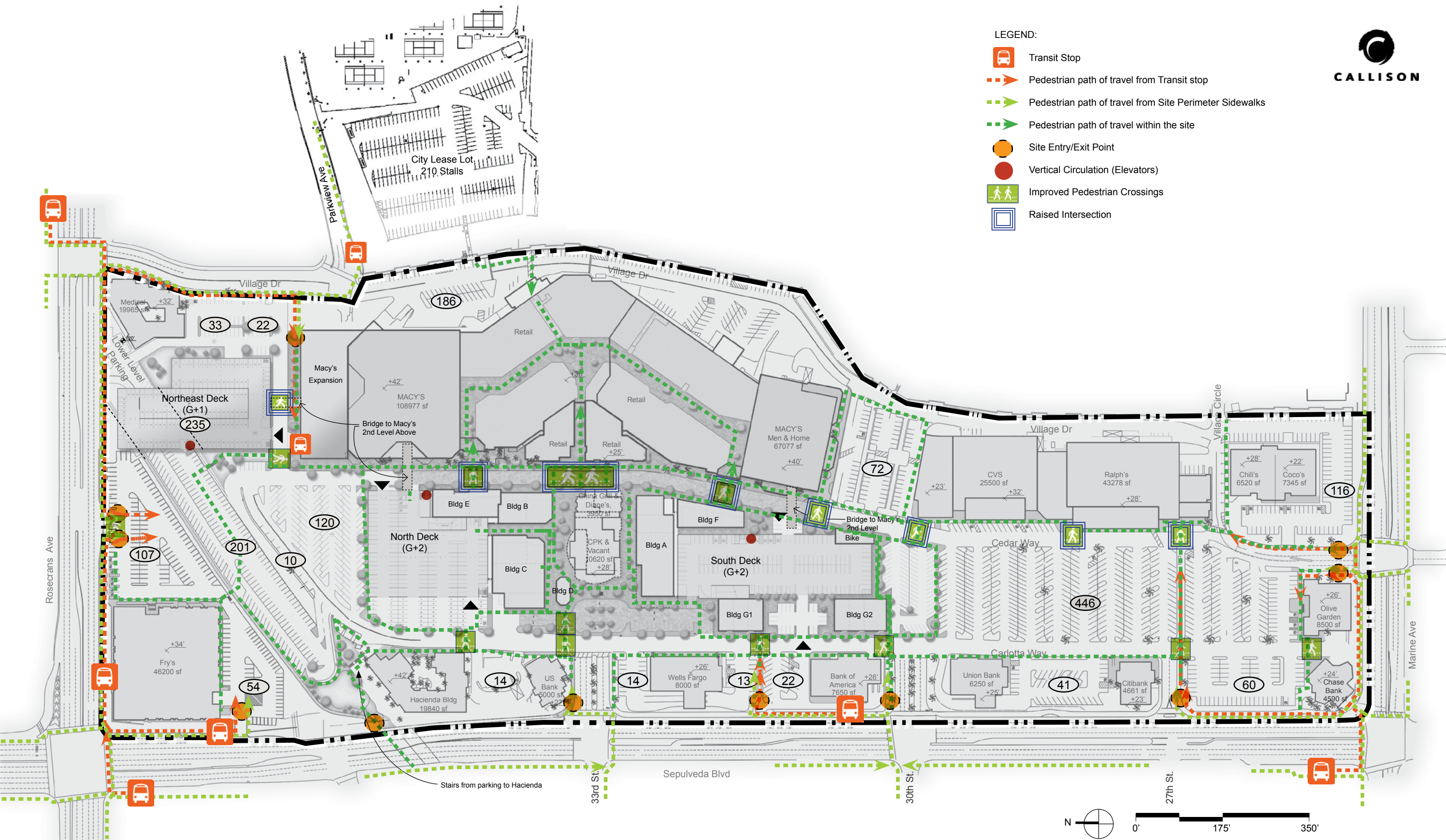
- Transit Stop
- Pedestrian path of travel from Transit stop
- Pedestrian path of travel from Site Perimeter Sidewalks
- Pedestrian path of travel within the site
- Site Entry/Exit Point
- Vertical Circulation (Elevators)
- Improved Pedestrian Crossings
- Raised Intersection





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

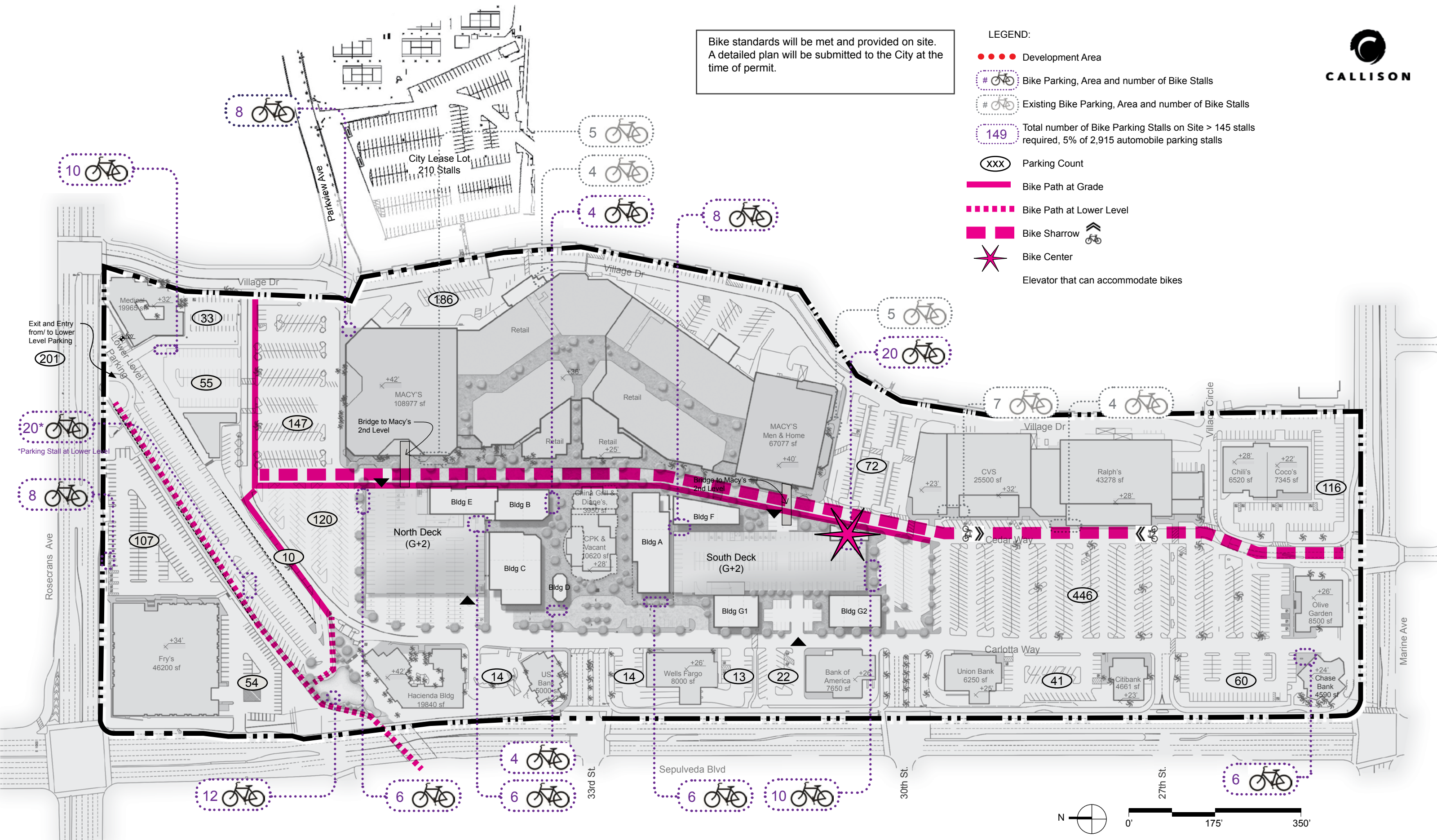




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