



**ATTACHMENT E**  
**PC MTG 6-26-13**

**M A N H A T T A N**  
**V I L L A G E**  
SHOPPING CENTER

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

**FOR THE PLANNING COMMISSION  
MEETING ON JUNE 26, 2013**

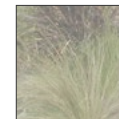
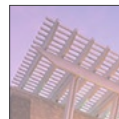


- LEGEND:**
- Existing Mall
  - Existing Retail
  - Expansion Space (1 Level)
  - Expansion Space (2 Level)
  - +26' Building Heights
  - XXX Parking Count
  - MVSC Property Boundary
  - Component Boundary
  - Indicates Existing Accessible Parking Stalls



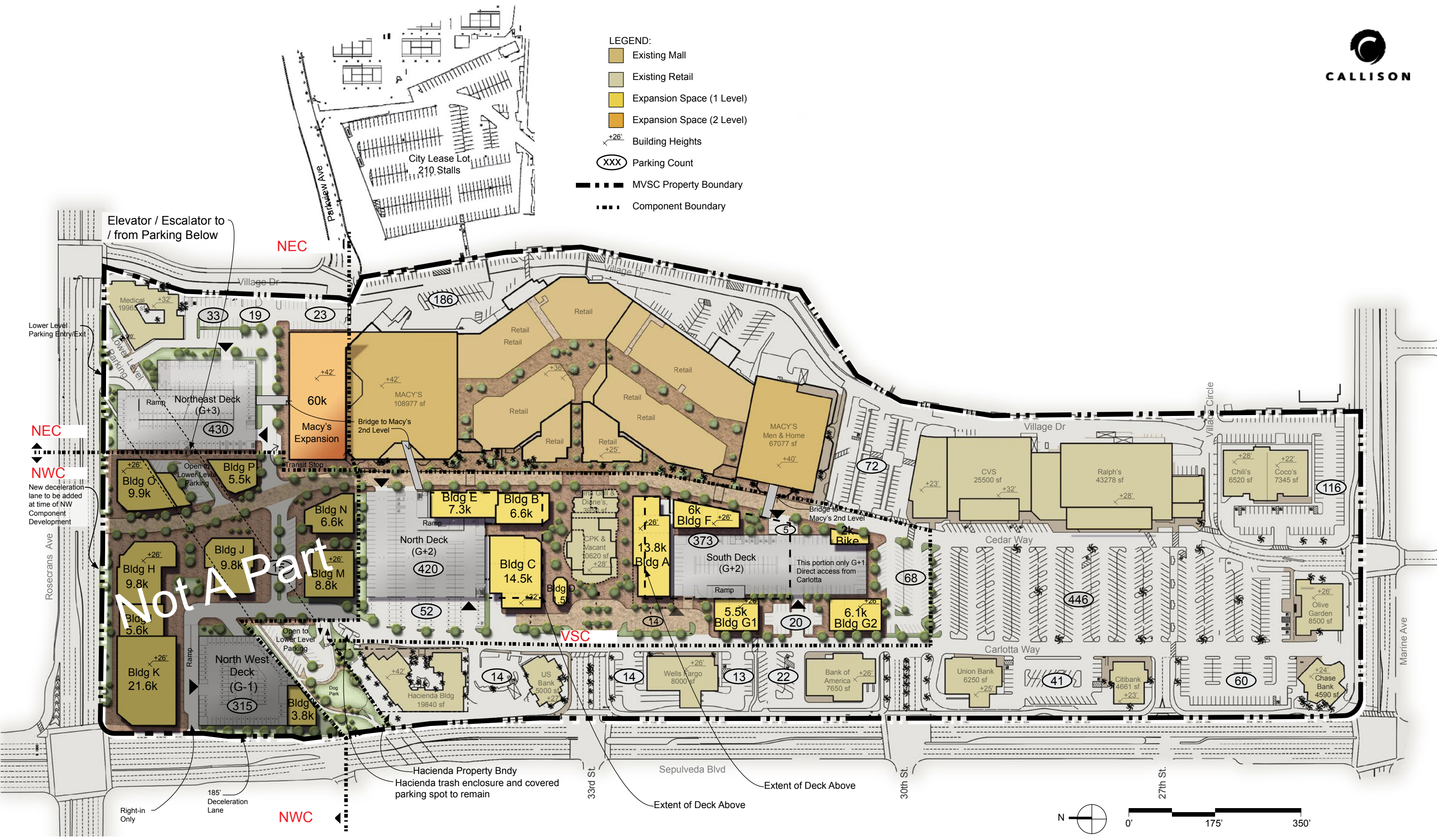


# Project Concept Plan





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**LEGEND**

●●●●	Development Area
<b>BUILDING ENVELOPES (to top of parapet)</b>	
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)	

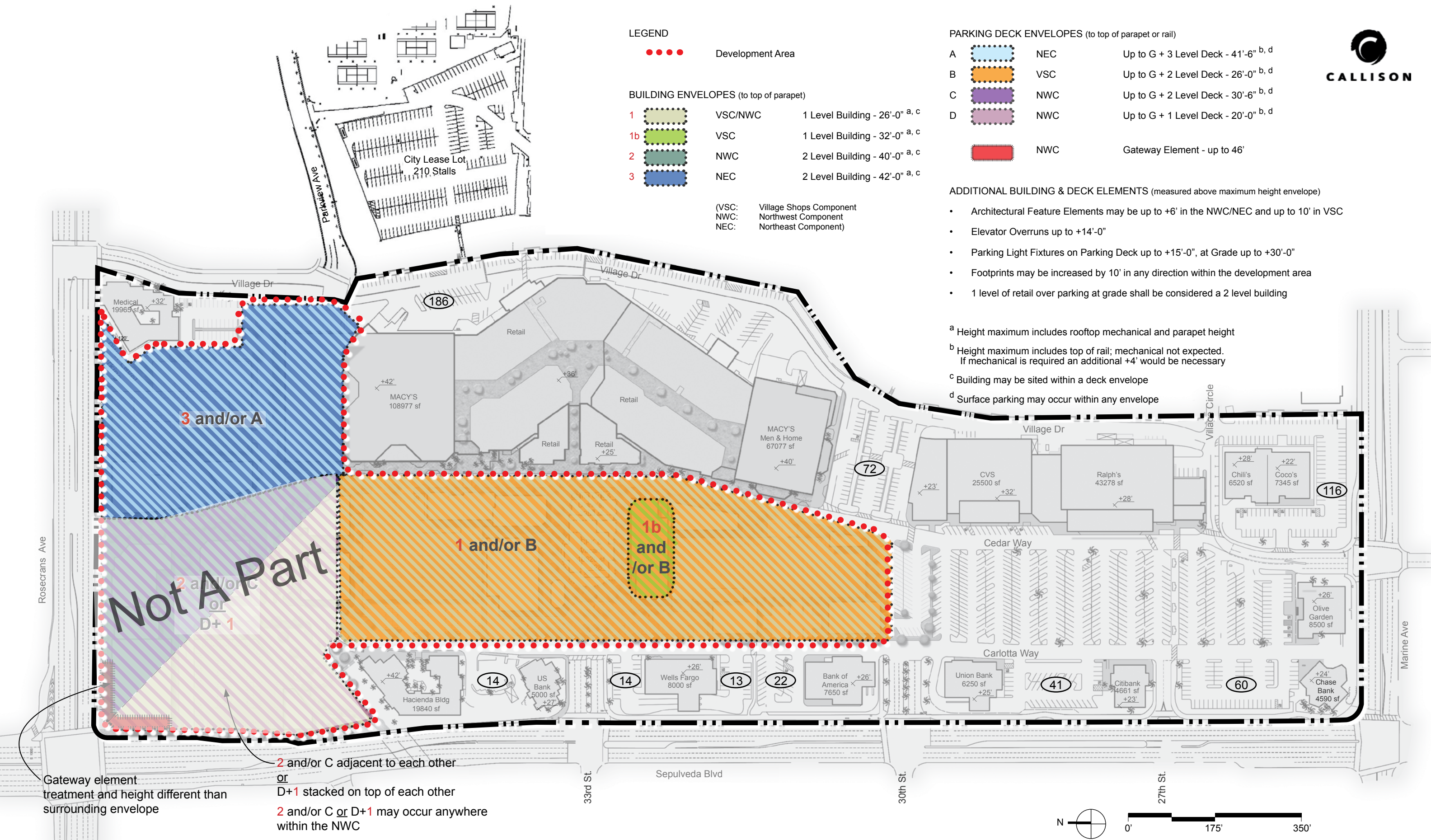
**PARKING DECK ENVELOPES (to top of parapet or rail)**

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





**Mahattan Village Heights Table**

				<b>Adds:</b>				
<b>Village Shops</b>				Bldgs: Adds to roof height				
				Decks: Adds to top deck level				
	Floors	Roof or deck floor	Parapet or Deck rail	Mechanical	Elevator Overrun	Arch Feature	Light Poles	
<b>Buildings</b>	A - G (not C)	1	22	4	4	NA	10	NA
	cumulative height:		22	26	26	NA	32	
	Bldg C	1	28	4	4	NA	10	NA
	cumulative height:		28	32	32	NA	38	
<b>Decks</b>	NDeck G + 2	2	22	4	4	18	10	15
	cumulative height:		22	26	26	40	32	37
	SDeck G + 2	2	22	4	4	18	10	15
	cumulative height:		22	26	26	40	32	37

**Northeast Component (Macy's Expansion)**

				<b>Adds:</b>				
	Floors	Roof or deck floor	Parapet or Deck rail	Mechanical	Elevator Overrun	Arch Feature	Light Poles	
<b>Building</b>	2	38	4	4	18	6	NA	
	cumulative height:		38	42	56	44		
<b>Deck</b>	NEDeck G+1	2	11	4	4	18	6	15
	cumulative height:		11	15	15	29	17	26

**Northwest Component (Fry's Expansion)**

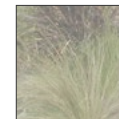
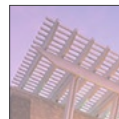
				<b>Adds:</b>				
	Floors	Roof or deck floor	Parapet or Deck rail	Mechanical	Elevator Overrun	Arch Feature	Light Poles	
<b>Building</b>	1	22	4	4	18	6	NA	
	cumulative height:		22	26	NA	28		
	max height / 2 floors:		36	40	40	54	42	
<b>Deck</b>	NWD G+2	2	26.5	4	4	18	6	15
	cumulative height:		26.5	30.5	30.5	44.5	32.5	41.5
<b>Deck</b>	NEDeck G+3	3	31	4	4	18	6	15
	cumulative height:		31	35	35	49	37	46

Not A Part





## Phased Plans





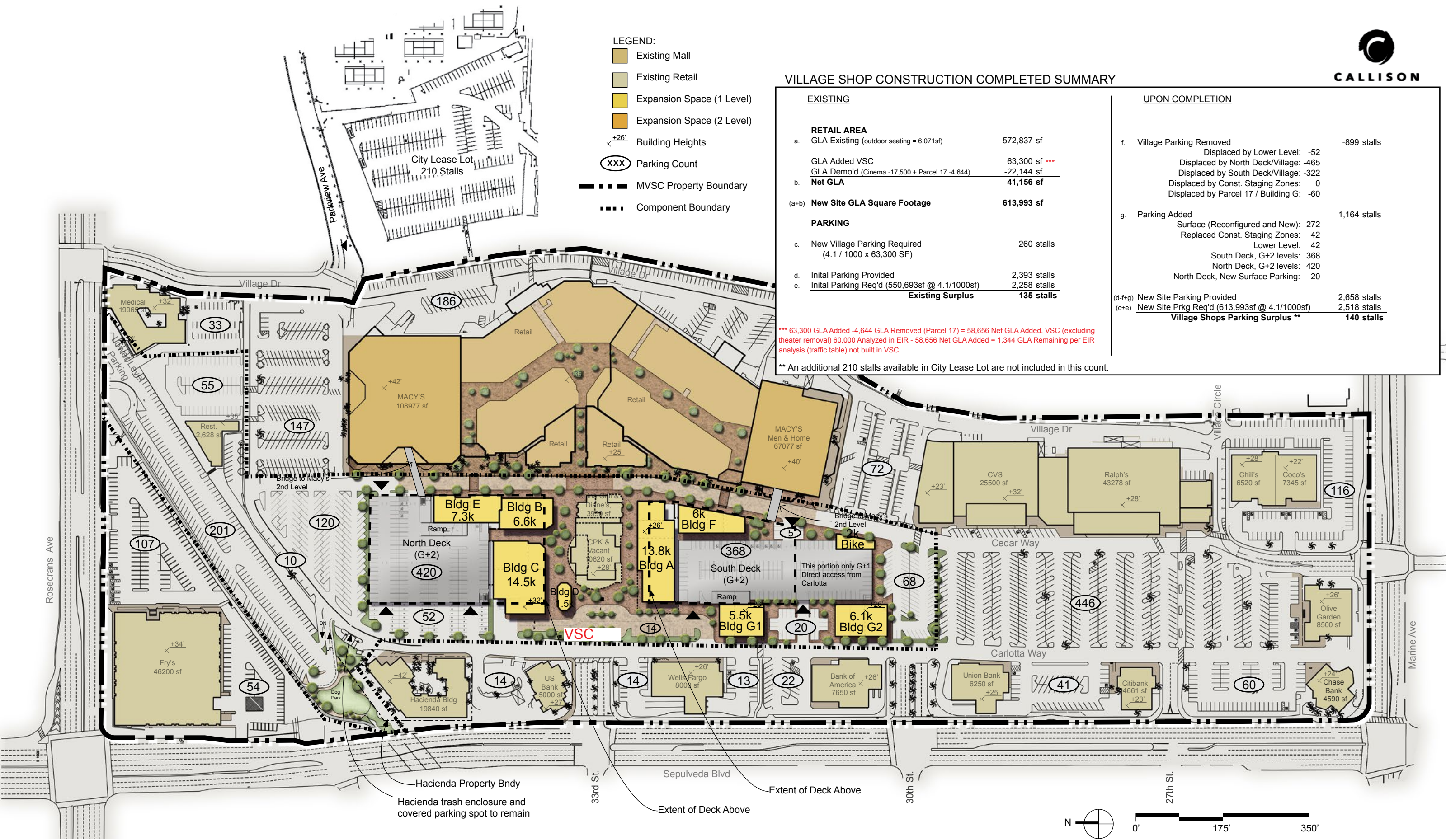
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**VILLAGE SHOP CONSTRUCTION COMPLETED SUMMARY**

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 VSC	63,300 sf ***	Displaced by Lower Level:	-52
GLA Demo'd (Cinema -17,500 + Parcel 17 -4,644)	-22,144 sf	Displaced by North Deck/Village:	-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>

\*\*\* 63,300 GLA Added -4,644 GLA Removed (Parcel 17) = 58,656 Net GLA Added. VSC (excluding theater removal) 60,000 Analyzed in EIR - 58,656 Net GLA Added = 1,344 GLA Remaining per EIR analysis (traffic table) not built in VSC

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





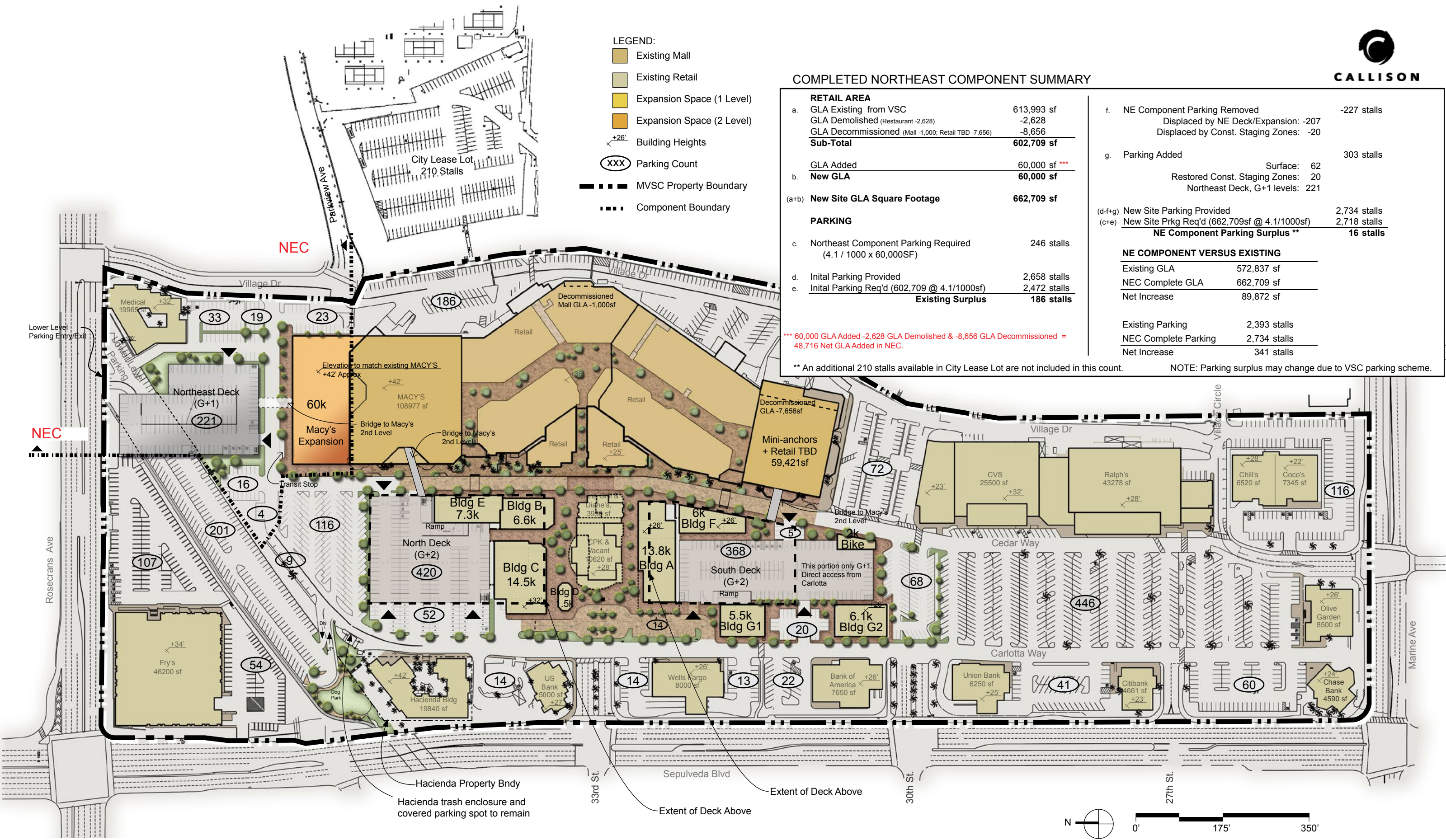
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**COMPLETED NORTHEAST COMPONENT SUMMARY**

RETAIL AREA			
a.	GLA Existing from VSC	613,993 sf	
	GLA Demolished (Restaurant -2,628)	-2,628	
	GLA Decommissioned (Mall -1,000; Retail TBD -7,656)	-8,656	
	<b>Sub-Total</b>	<b>602,709 sf</b>	
	GLA Added	60,000 sf ***	
b.	<b>New GLA</b>	<b>60,000 sf</b>	
(a+b)	<b>New Site GLA Square Footage</b>	<b>662,709 sf</b>	
PARKING			
c.	Northeast Component Parking Required (4.1 / 1000 x 60,000SF)	246 stalls	
d.	Initial Parking Provided	2,658 stalls	
e.	Initial Parking Req'd (602,709 @ 4.1/1000sf)	2,472 stalls	
	<b>Existing Surplus</b>	<b>186 stalls</b>	
f.	NE Component Parking Removed	-227 stalls	
	Displaced by NE Deck/Expansion:	-207	
	Displaced by Const. Staging Zones:	-20	
g.	Parking Added	303 stalls	
	Surface:	62	
	Restored Const. Staging Zones:	20	
	Northeast Deck, G+1 levels:	221	
(d-f+g)	New Site Parking Provided	2,734 stalls	
(c+e)	New Site Prkg Req'd (662,709sf @ 4.1/1000sf)	2,718 stalls	
	<b>NE Component Parking Surplus **</b>	<b>16 stalls</b>	
NE COMPONENT VERSUS EXISTING			
	Existing GLA	572,837 sf	
	NEC Complete GLA	662,709 sf	
	Net Increase	89,872 sf	
	Existing Parking	2,393 stalls	
	NEC Complete Parking	2,734 stalls	
	Net Increase	341 stalls	

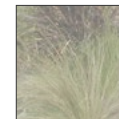
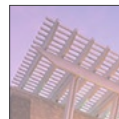
\*\*\* 60,000 GLA Added -2,628 GLA Demolished & -8,656 GLA Decommissioned = 48,716 Net GLA Added in NEC.

\*\* 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.





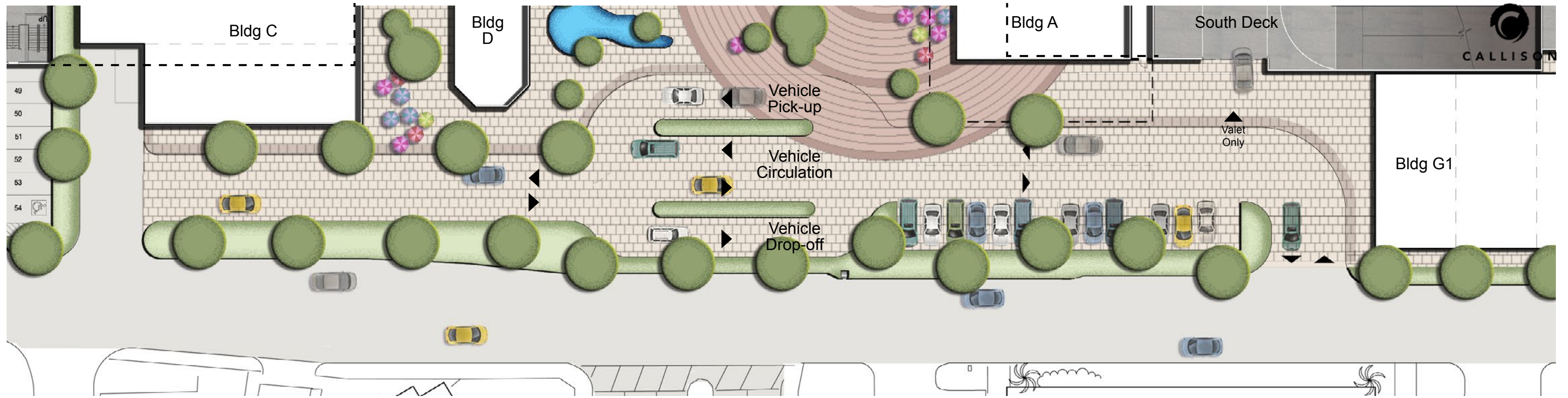
## Enlarged Plans & Perspectives





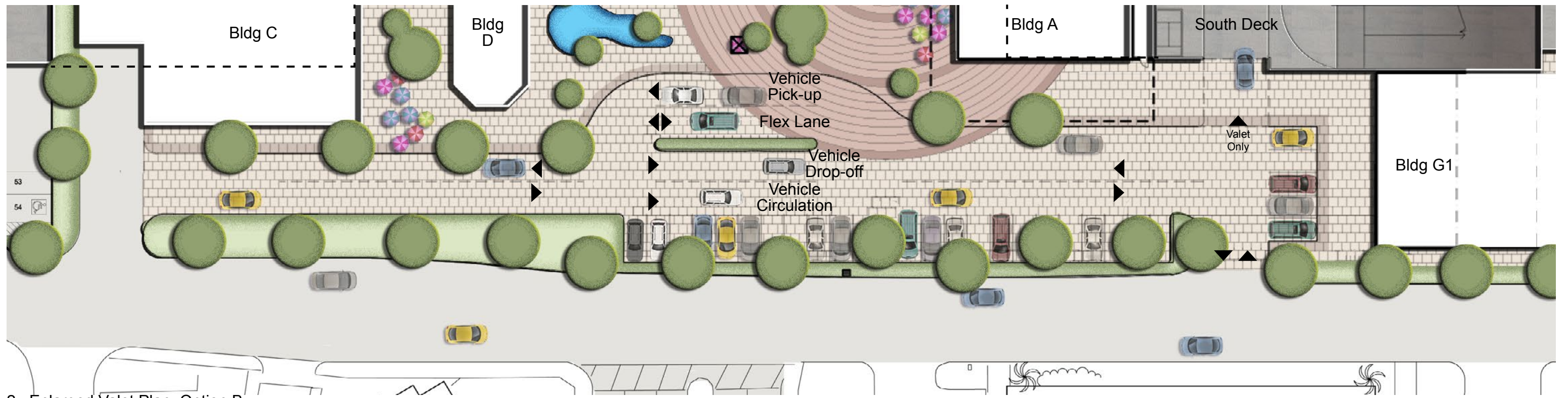






1. Enlarged Valet Plan, Option A

Scale: 1" = 60'



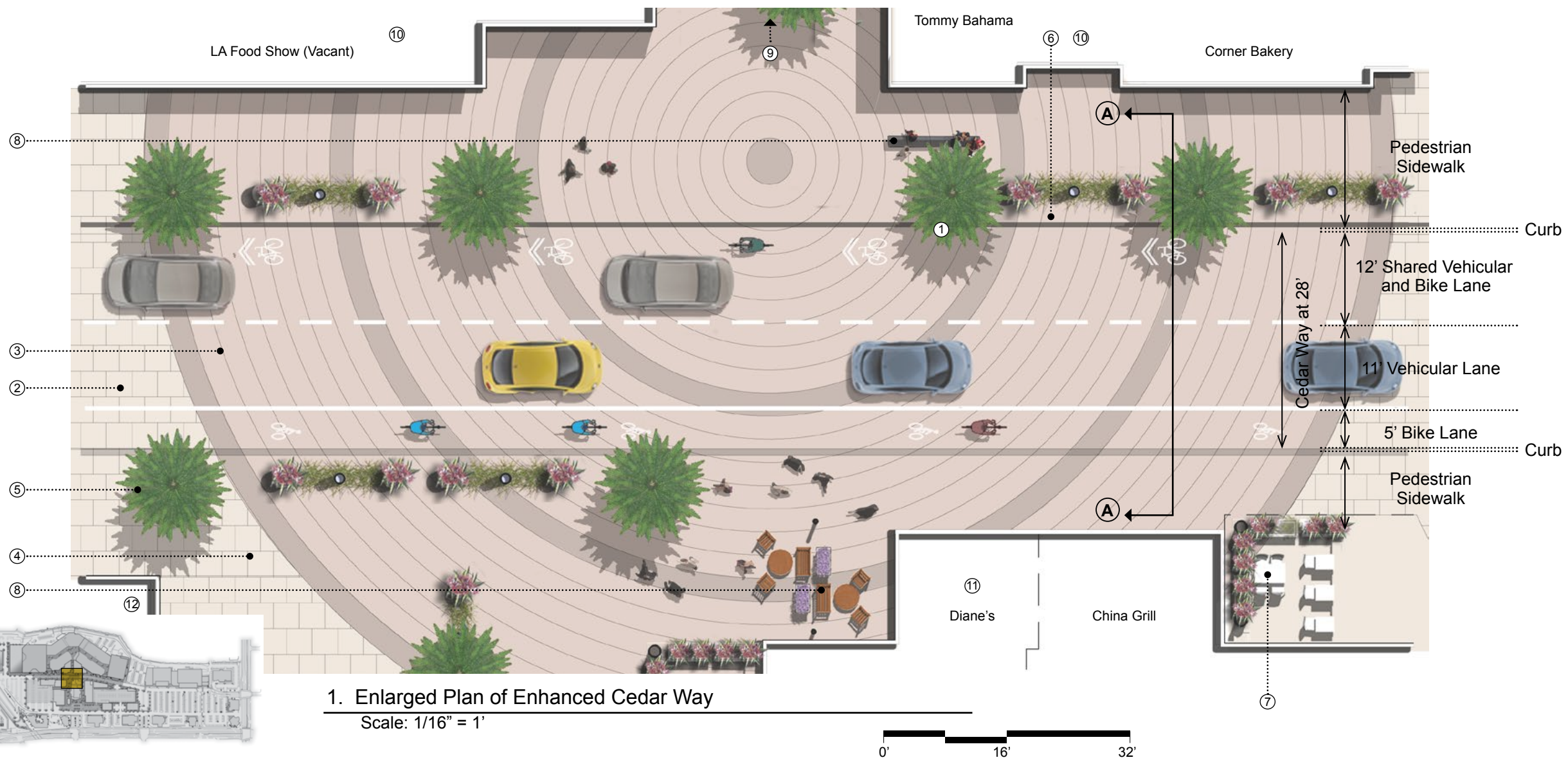
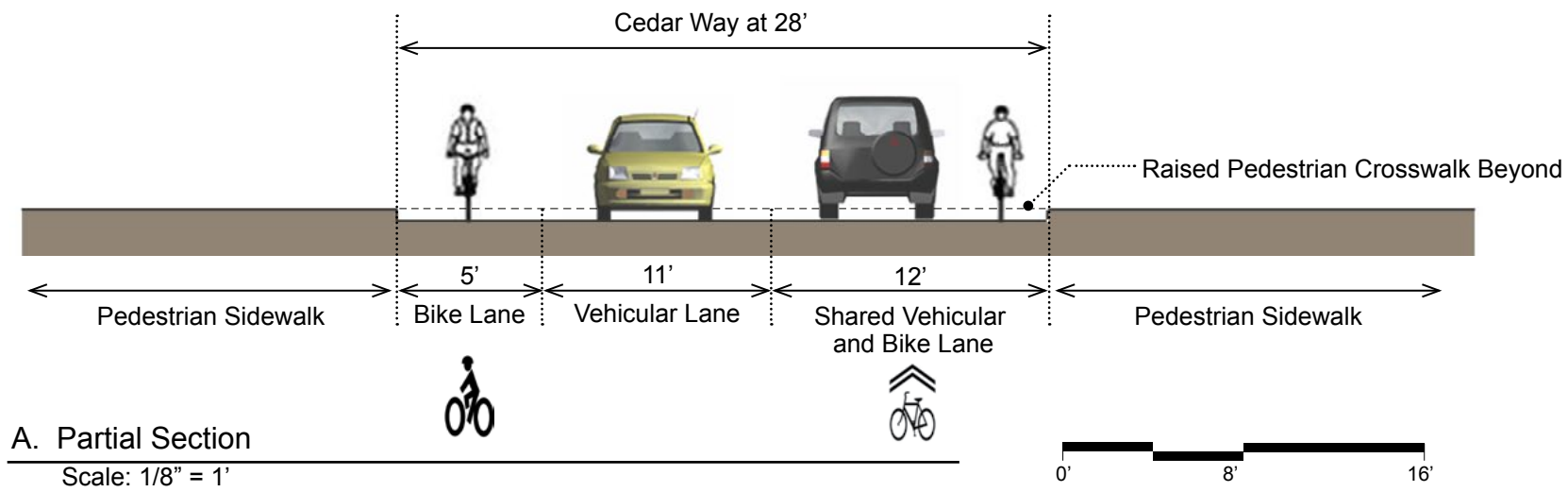
2. Enlarged Valet Plan, Option B

Scale: 1" = 60'

**FOR ILLUSTRATIVE PURPOSES ONLY**

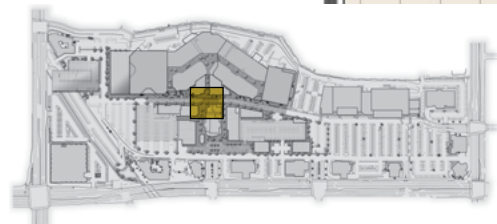






**Notes**

- 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



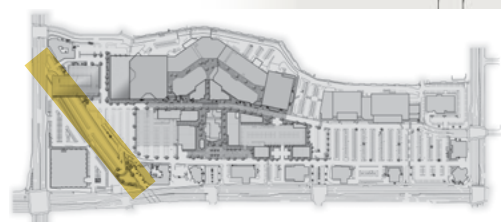
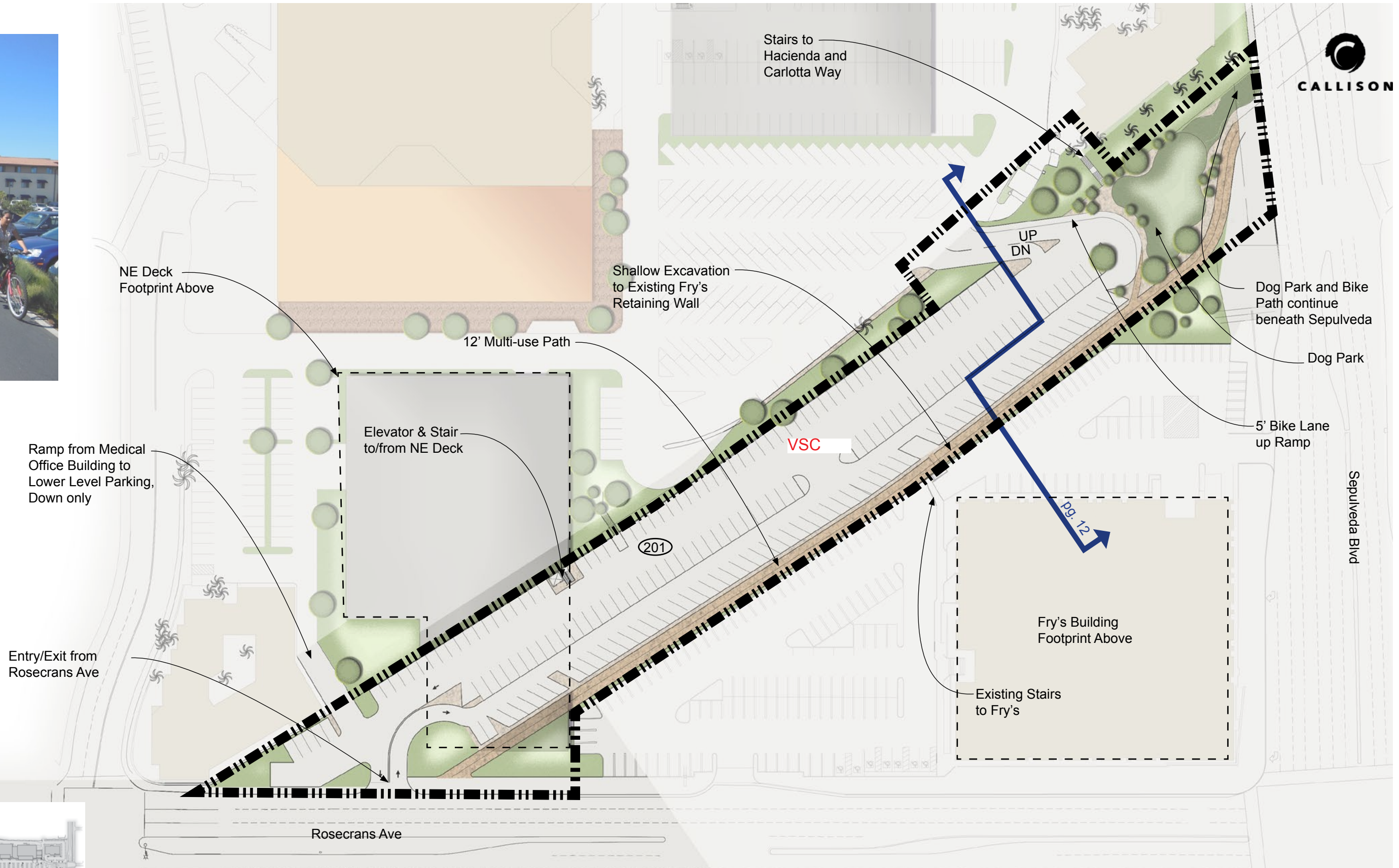
Key Plan







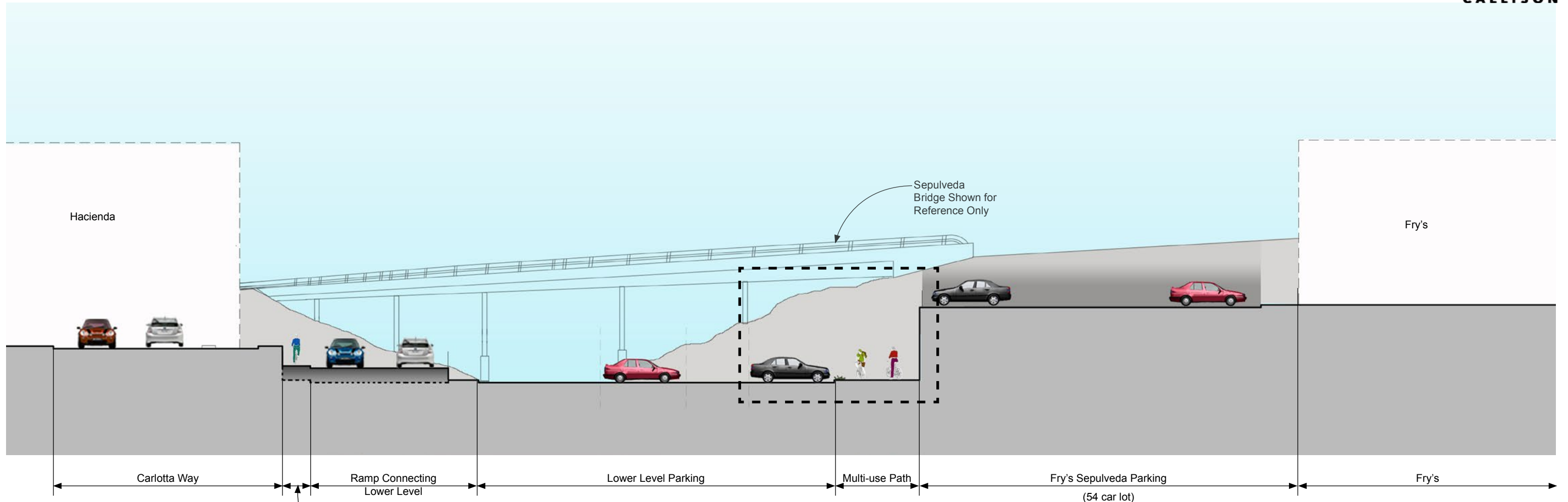
Multi-use Path Example



Key Plan

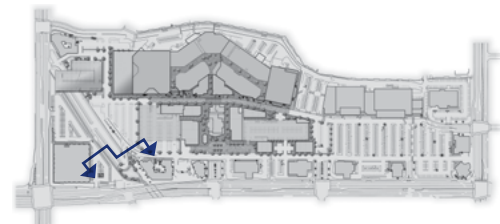
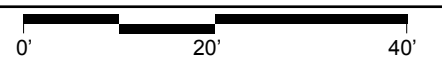






1. Section at Lower Level

Scale: 1" = 20'

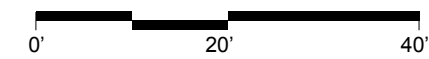
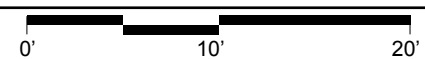


Key Plan



2. Section at Lower Level

Scale: 1" = 10'

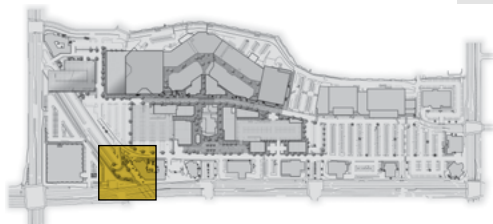




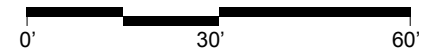


**Notes**

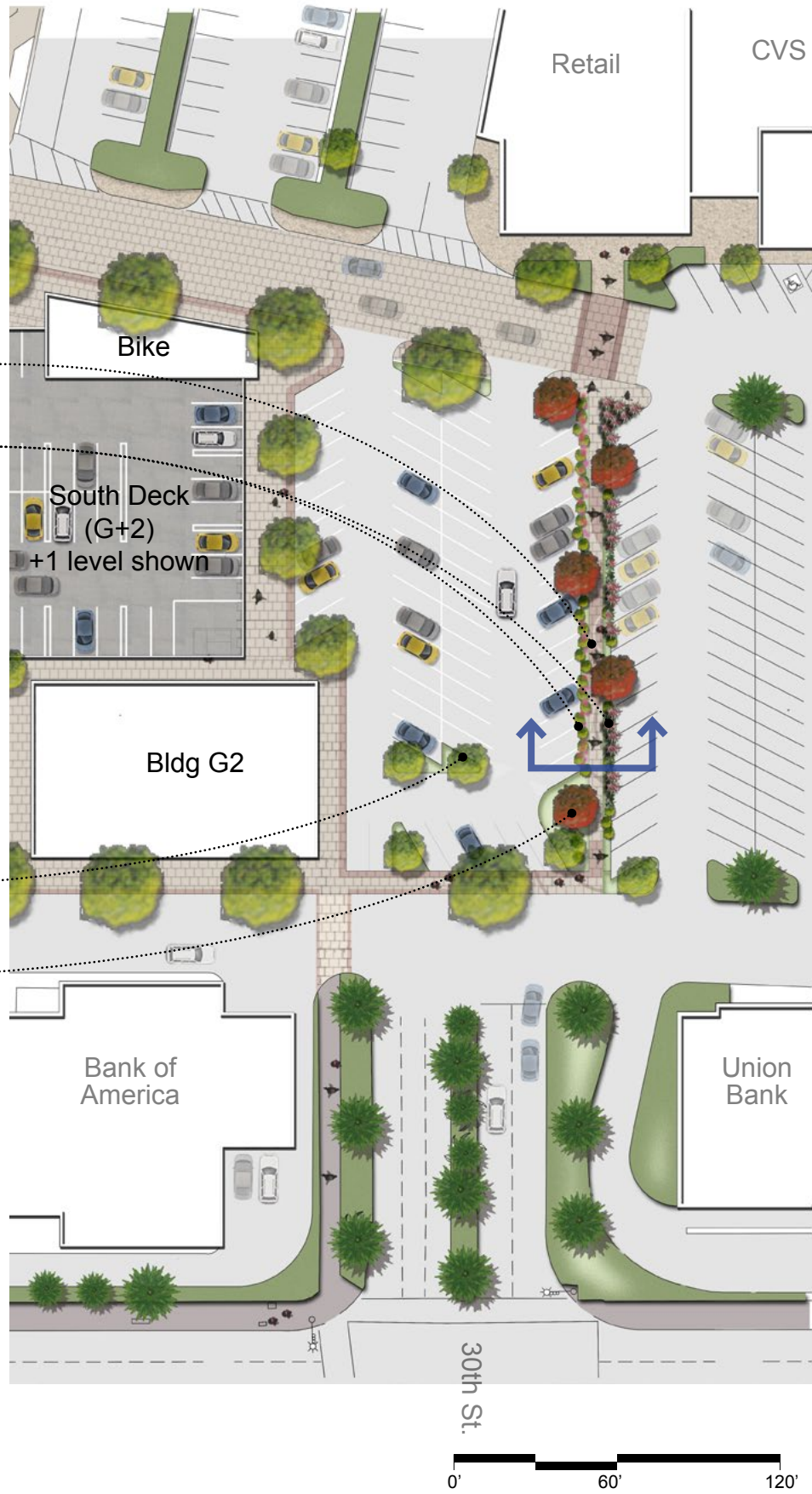
- ① Dog Park
- ② 12' Multi-use Path
- ③ Ramp Up to Carlotta Way
- ④ Ramp Down from Carlotta Way
- ⑤ 5' Bike Lane Ramp
- ⑥ Stairs from Lower Level Up
- ⑦ Bike Racks
- ⑧ Dog Park & Bike Lane Continue Under Sepulveda
- ⑨ Hacienda Covered Parking Spot
- ⑩ Hacienda Trash
- ⑪ Hacienda Pipes
- ⑫ Lower Level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

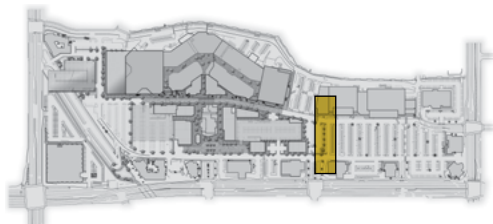
Ornamental Tree

Bank of America

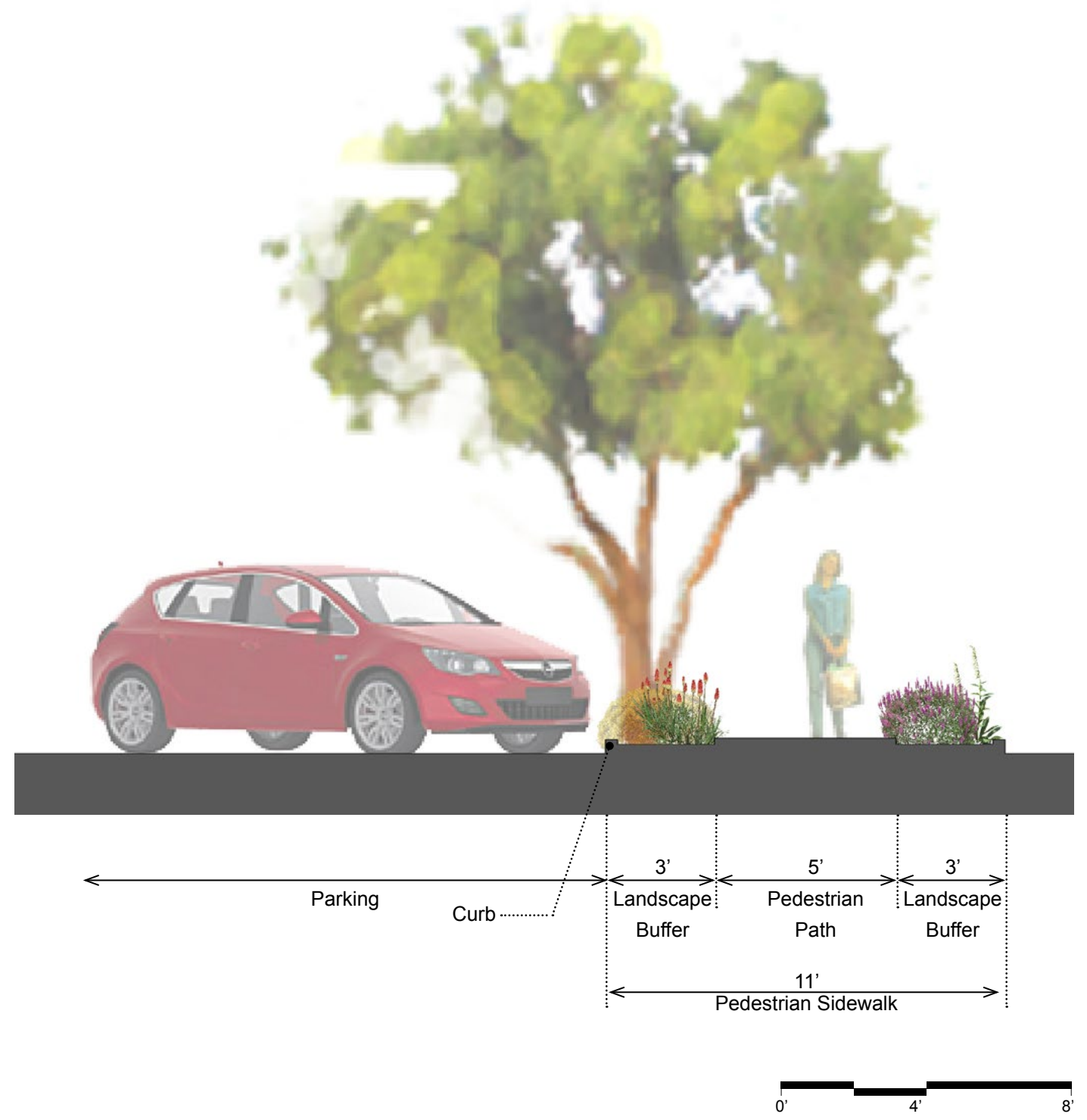
Union Bank

30th St.

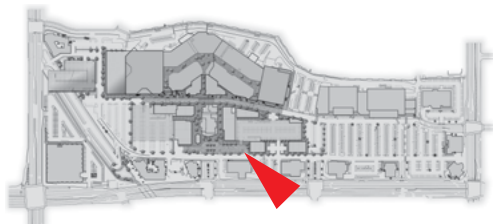
0' 60' 120'



Key Plan

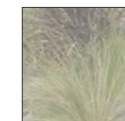
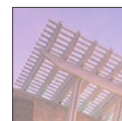




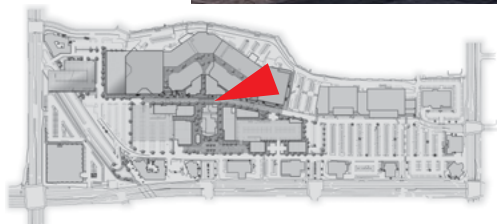


Key Plan

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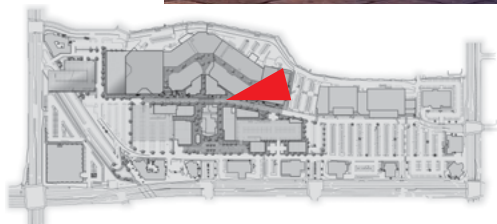


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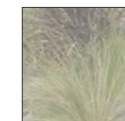
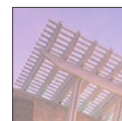






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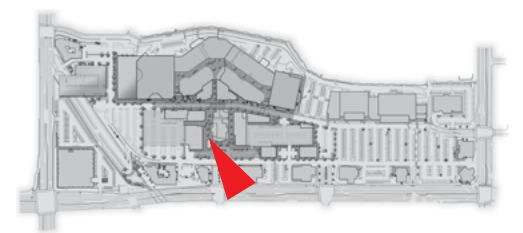


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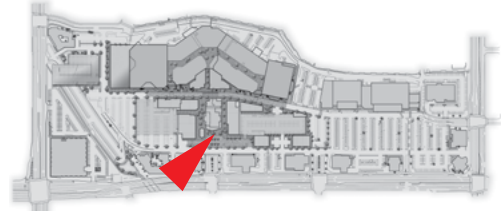


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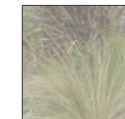




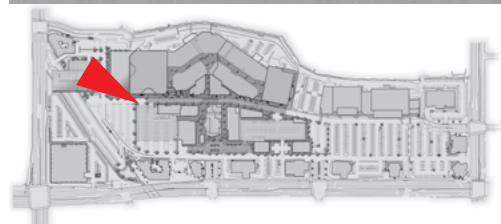


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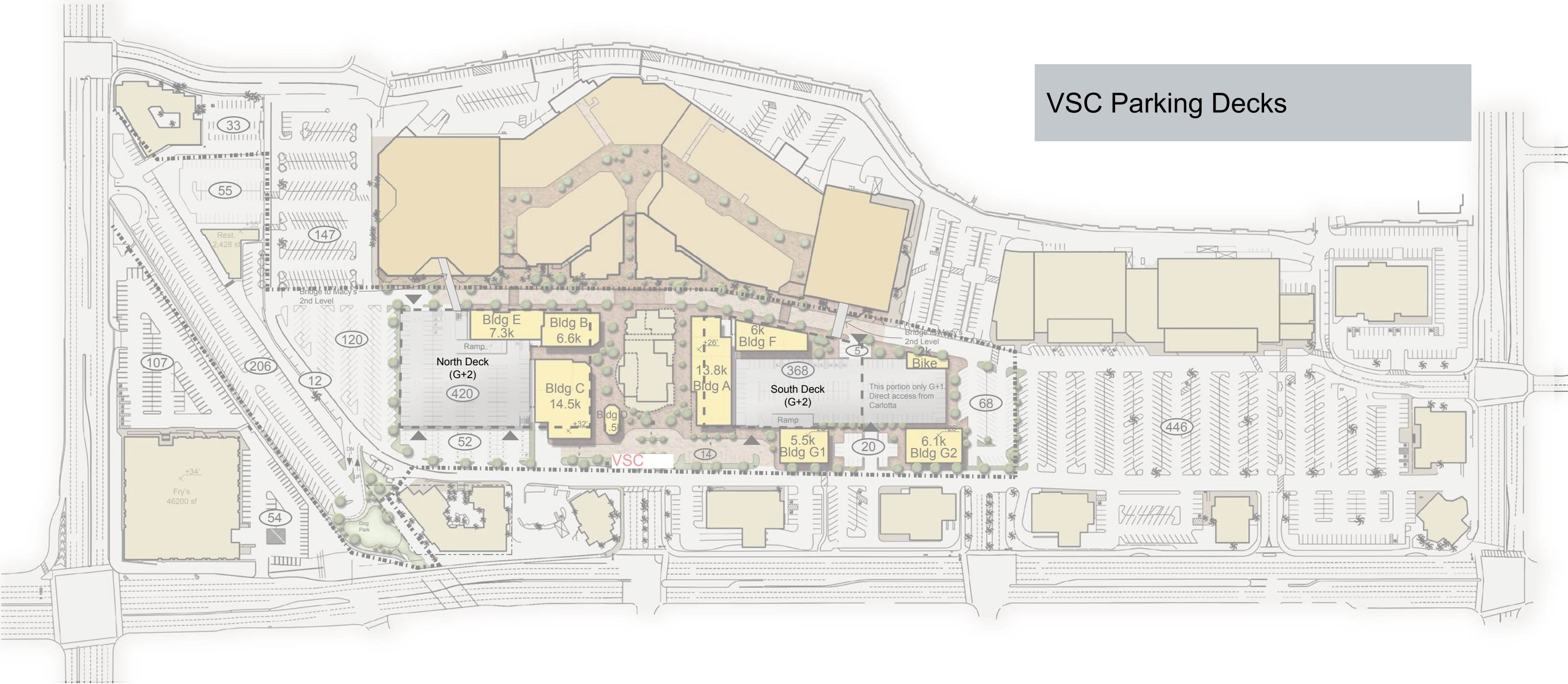
Key Plan

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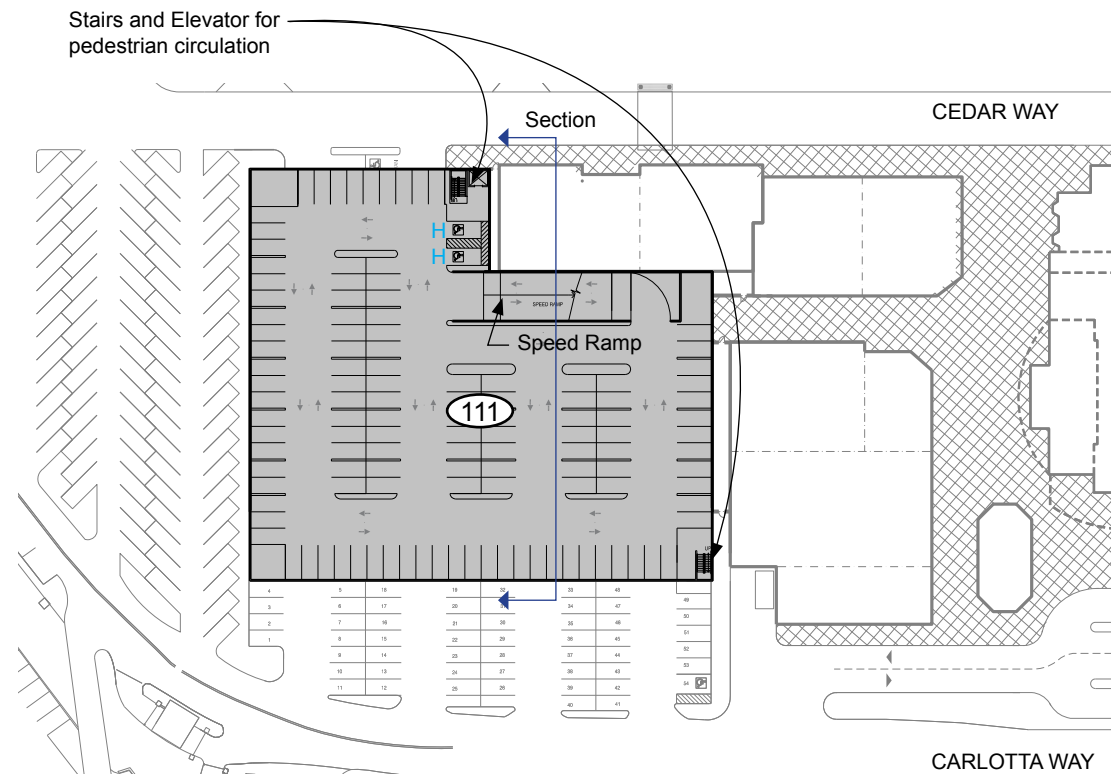




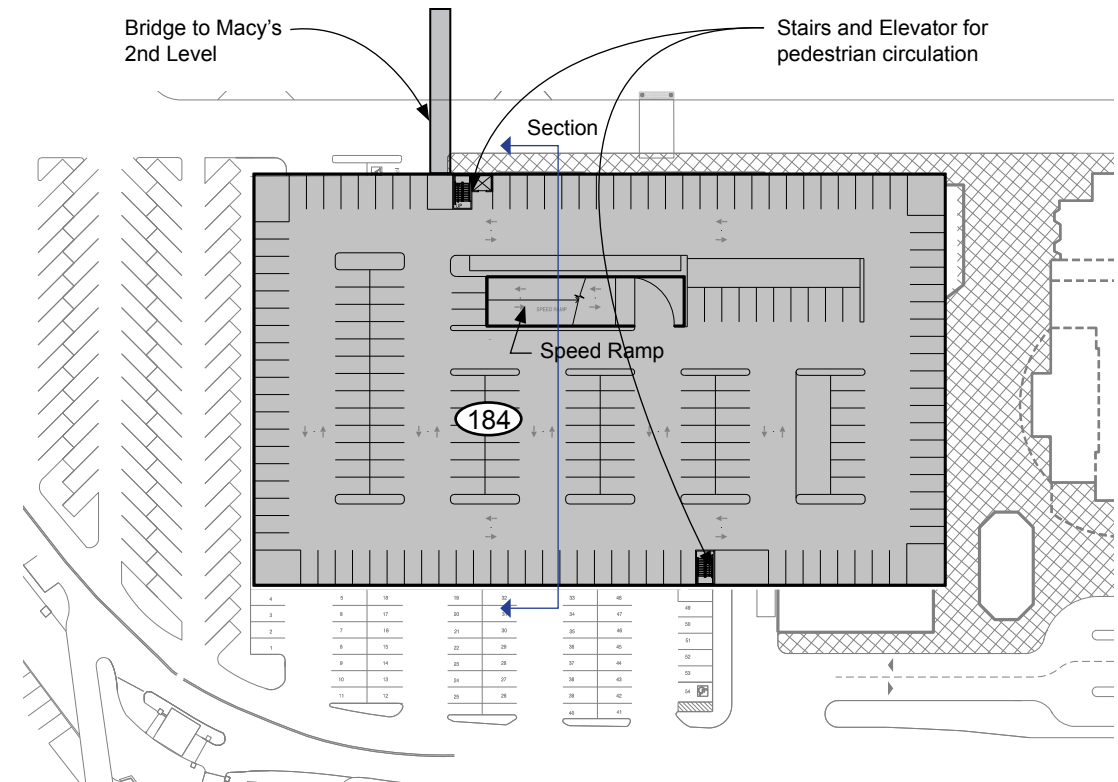
# VSC Parking Decks



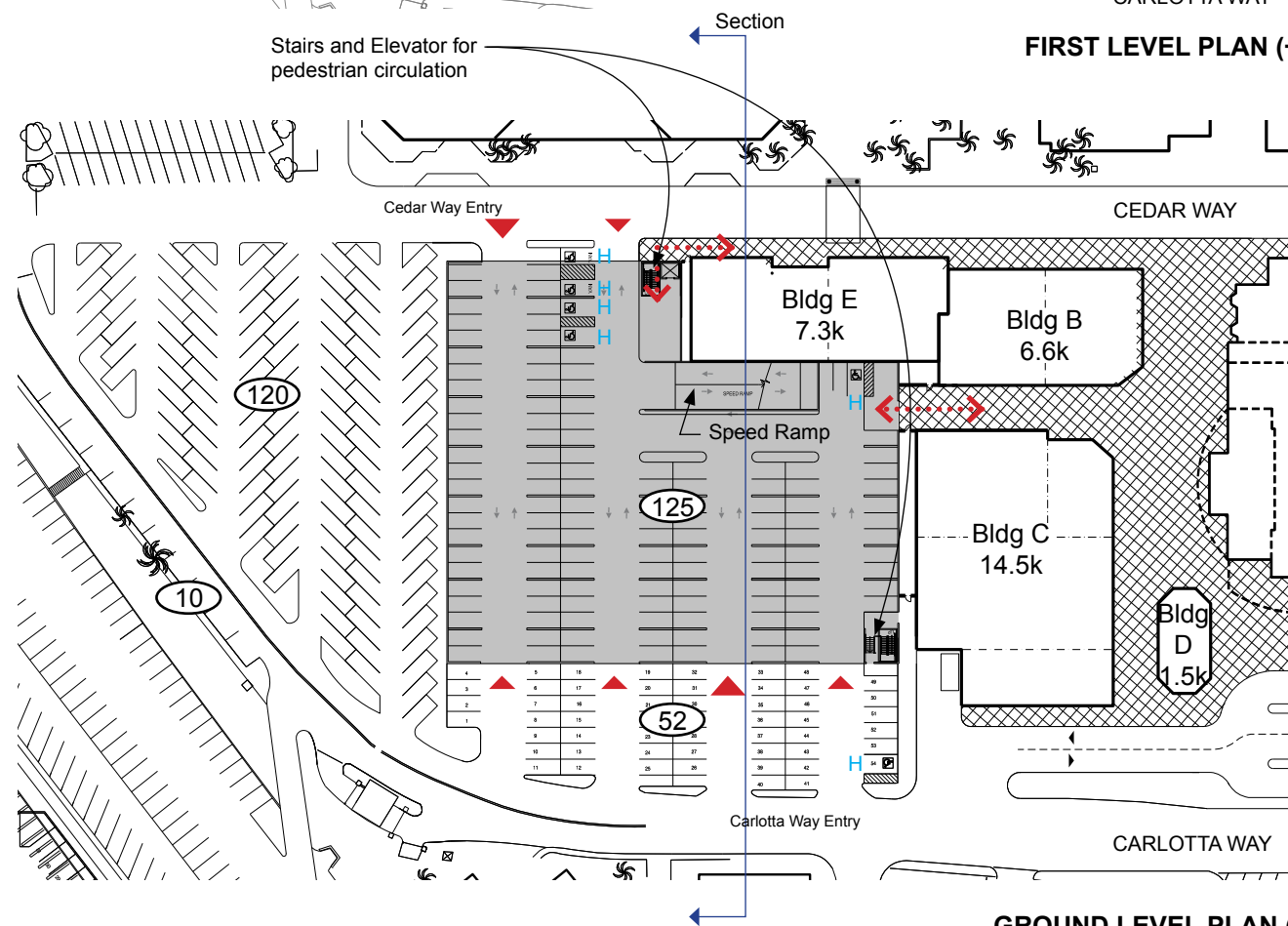




**FIRST LEVEL PLAN (+1)**



**SECOND LEVEL PLAN (+2)**



**GROUND LEVEL PLAN (G)**

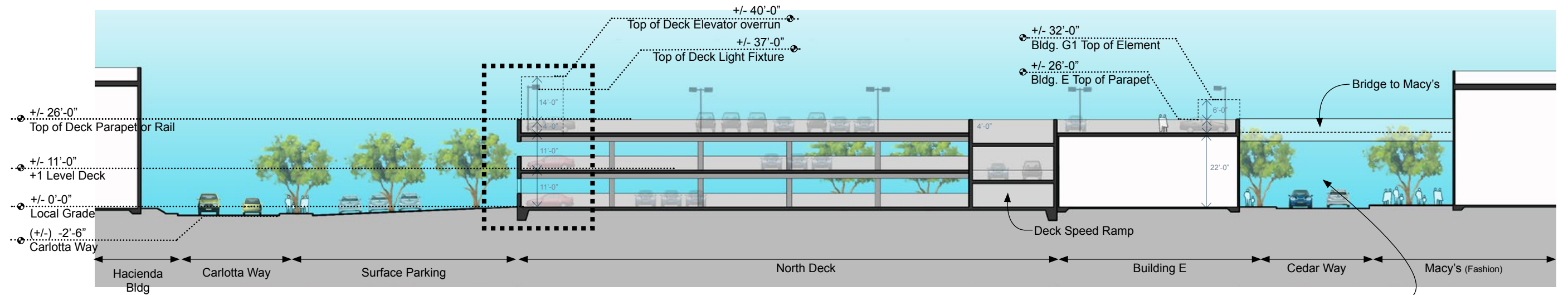
**NORTH LOT TOTALS**

Surface:	182 stalls
Deck:	420 stalls
	602 stalls

**NORTH DECK TOTAL - 420 STALLS**

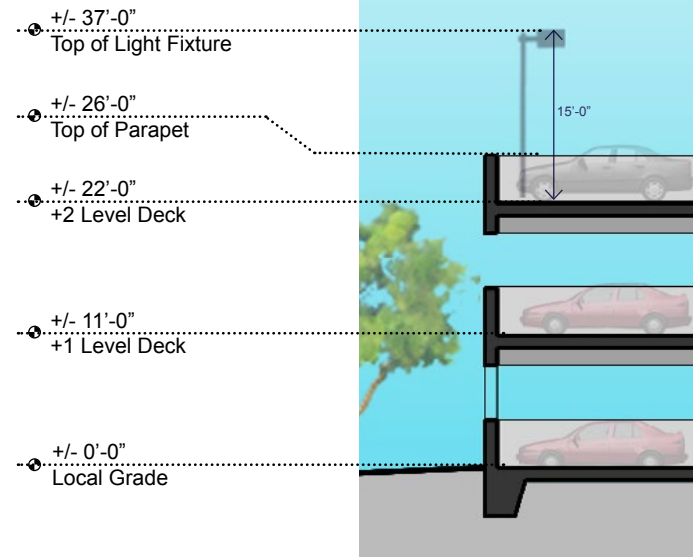
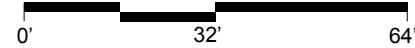






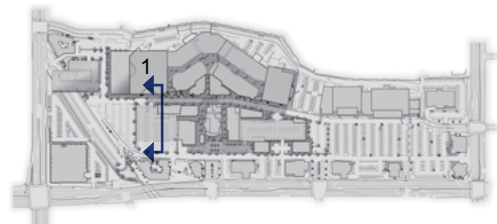
1. North Deck Section, Looking North

Scale: 1/32" = 1'



2. Enlarged North Deck Section, w Typical Light Fixture

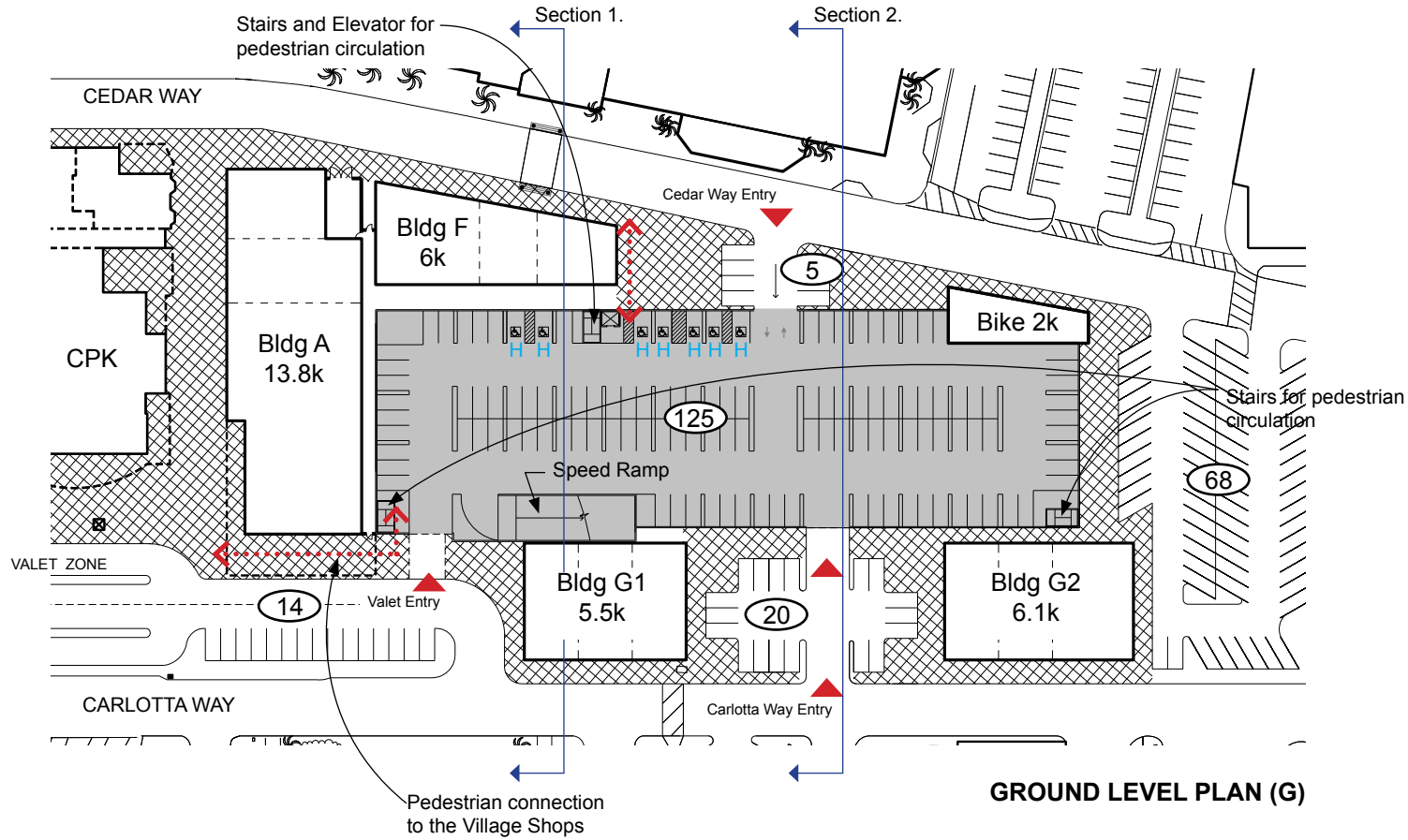
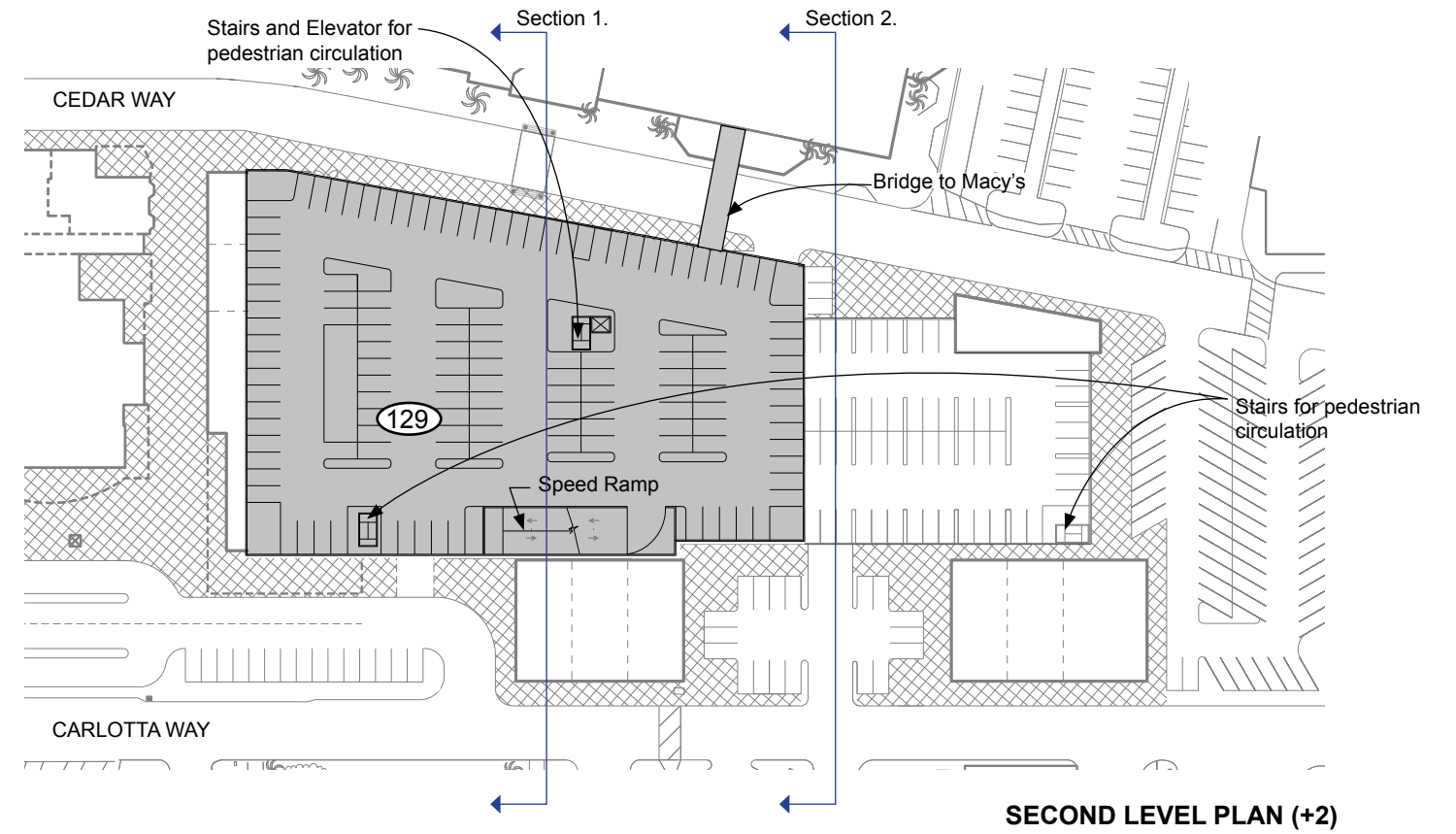
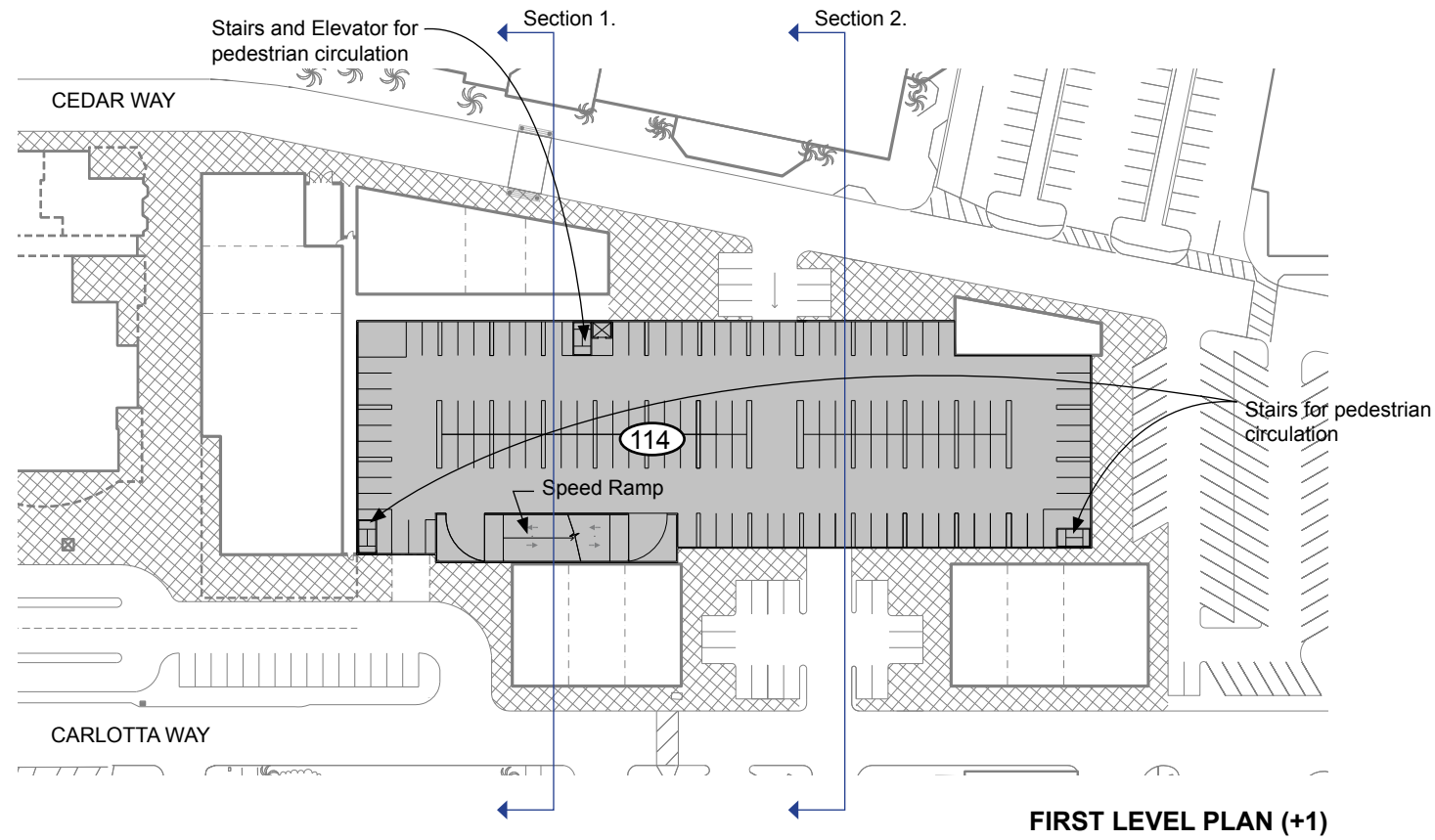
Scale: 1/16" = 1'



Key Plan



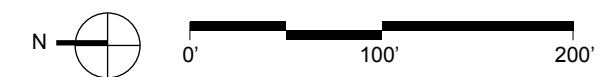




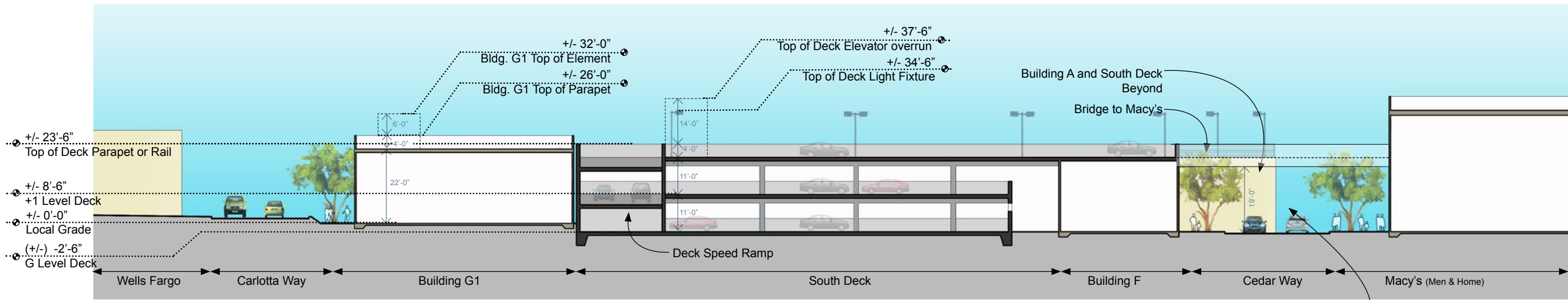
**SOUTH LOT TOTALS**

Surface:	107 stalls
Deck:	368 stalls
	475 stalls

**SOUTH DECK TOTAL - 368 STALLS**

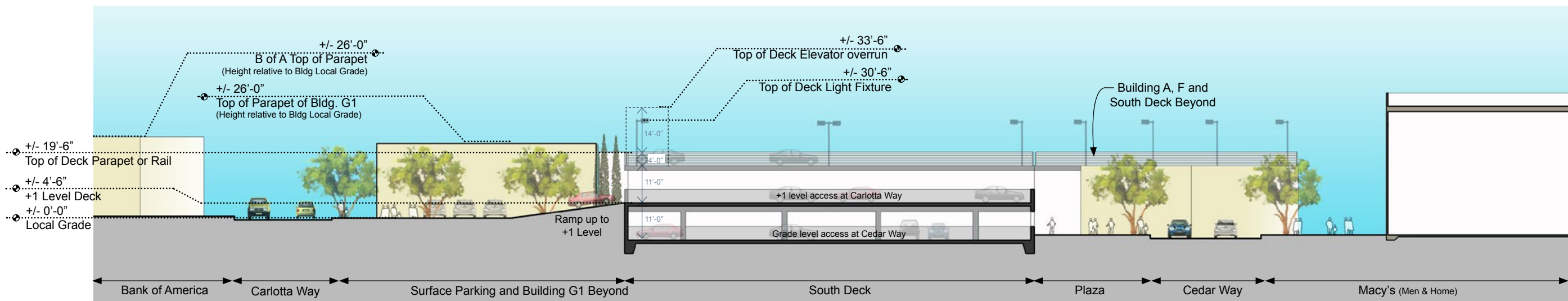






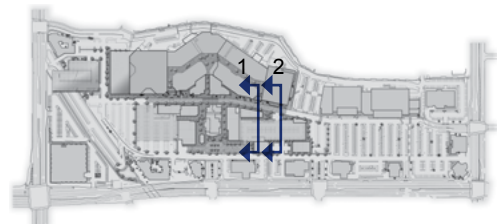
1. South Deck Section, Looking North

Scale: 1/32" = 1'

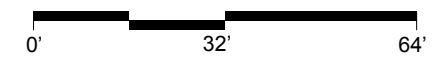


2. South Deck Section, Looking North

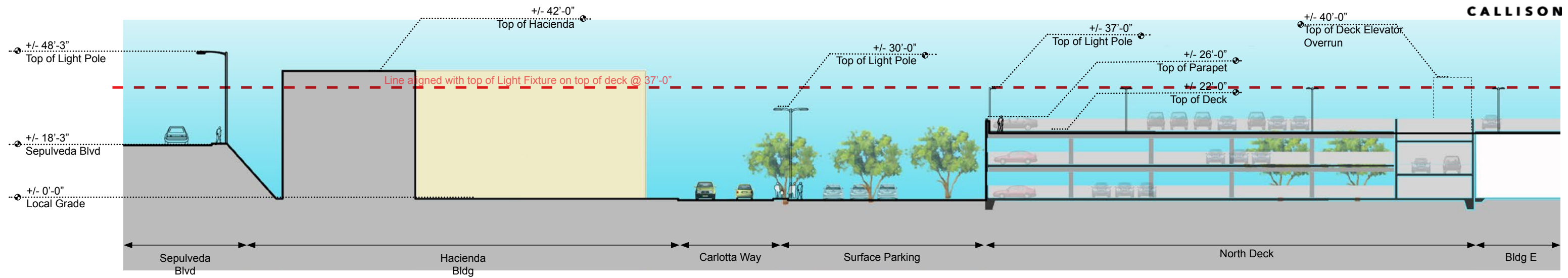
Scale: 1/32" = 1'



Key Plan

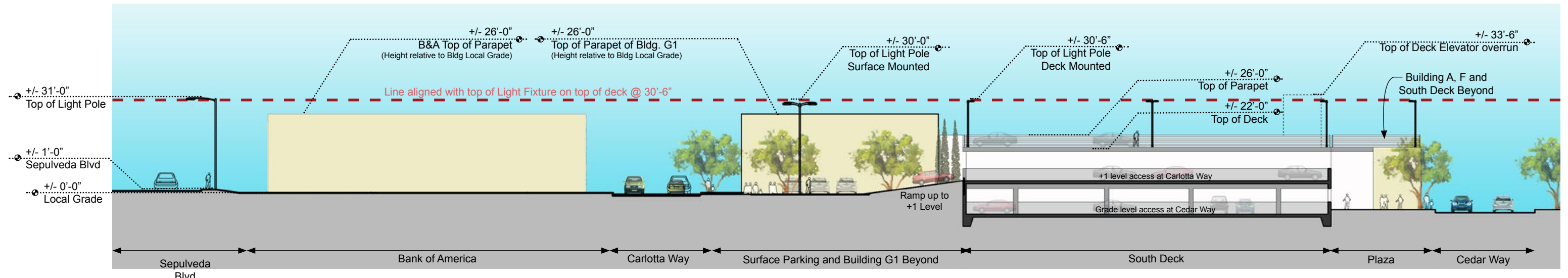
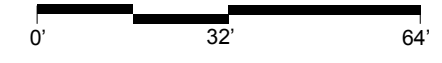






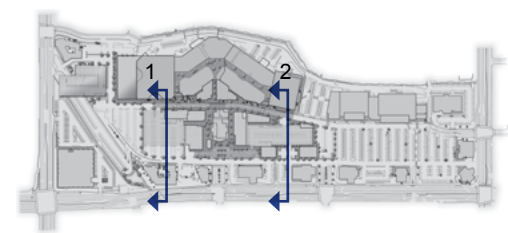
1. North Deck Section, Looking North

Scale: 1/32" = 1'



2. South Deck Section, Looking North

Scale: 1/32" = 1'



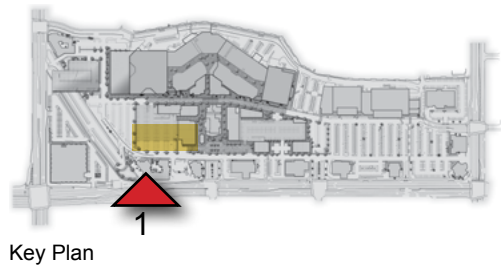
Key Plan



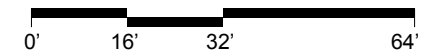




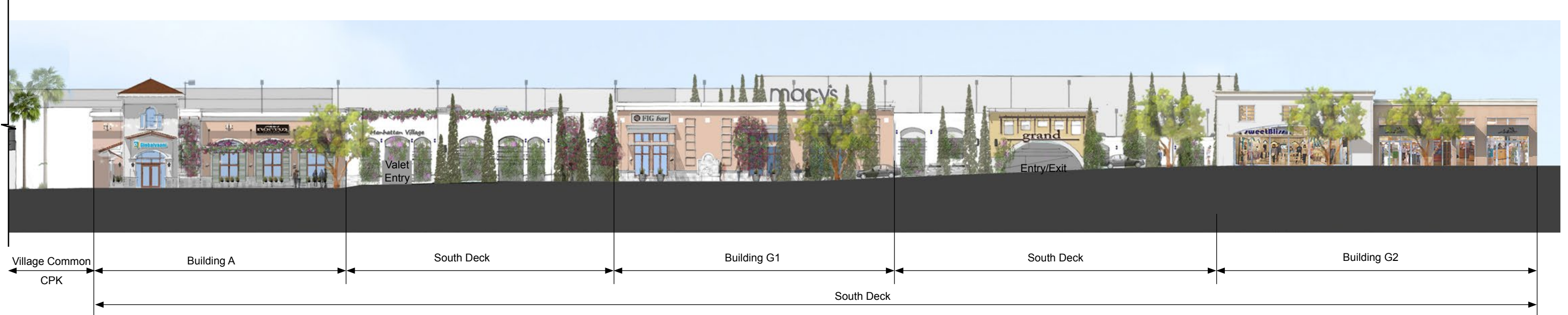
1. North Village Shops and North Deck Elevation Facing Carlotta Way  
 Scale: 1/32" = 1'



Key Plan

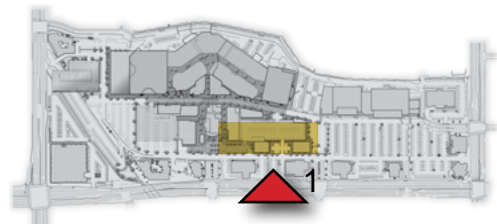
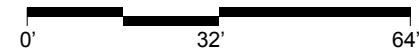






1. South Village Shops and South Deck Elevation Facing Carlotta Way

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

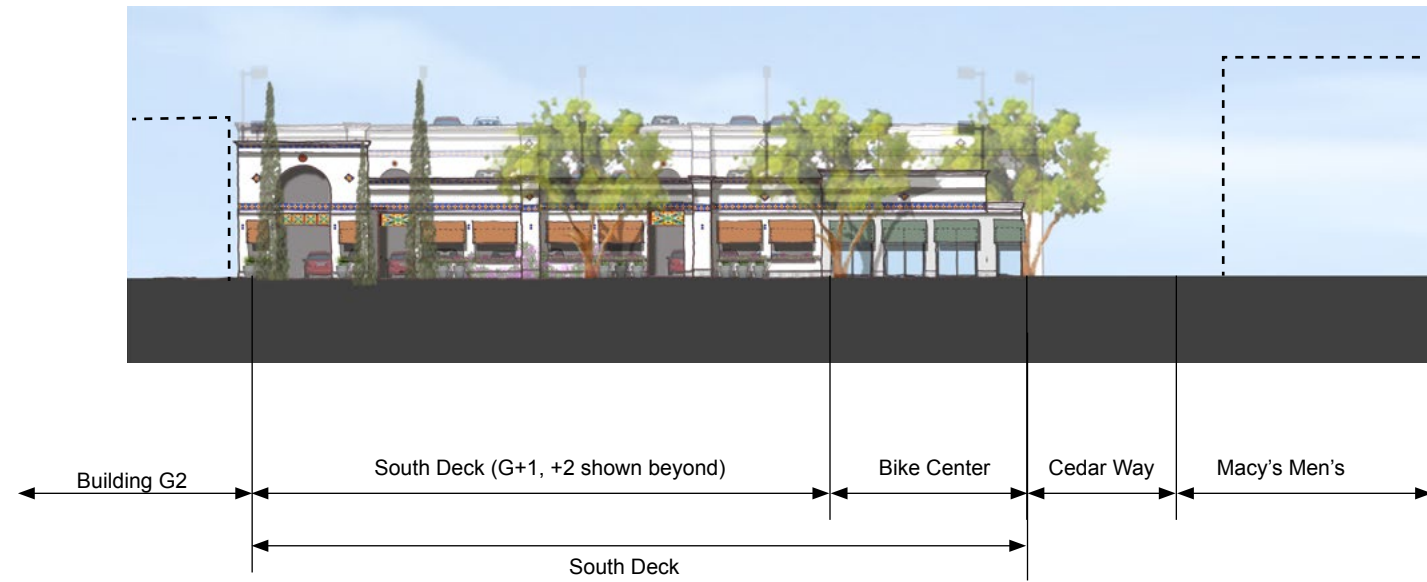


2. Enlarged South Deck & Bldg G1 Elevation

Scale: 1/16" = 1'

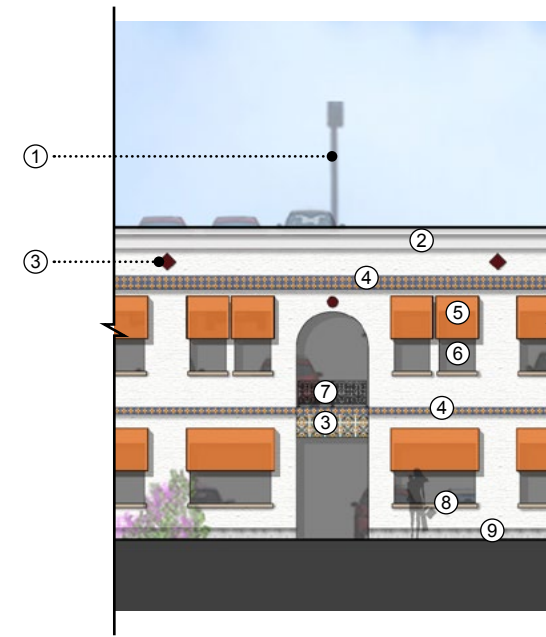






1. South Deck Elevation Facing South

Scale: 1/32" = 1'

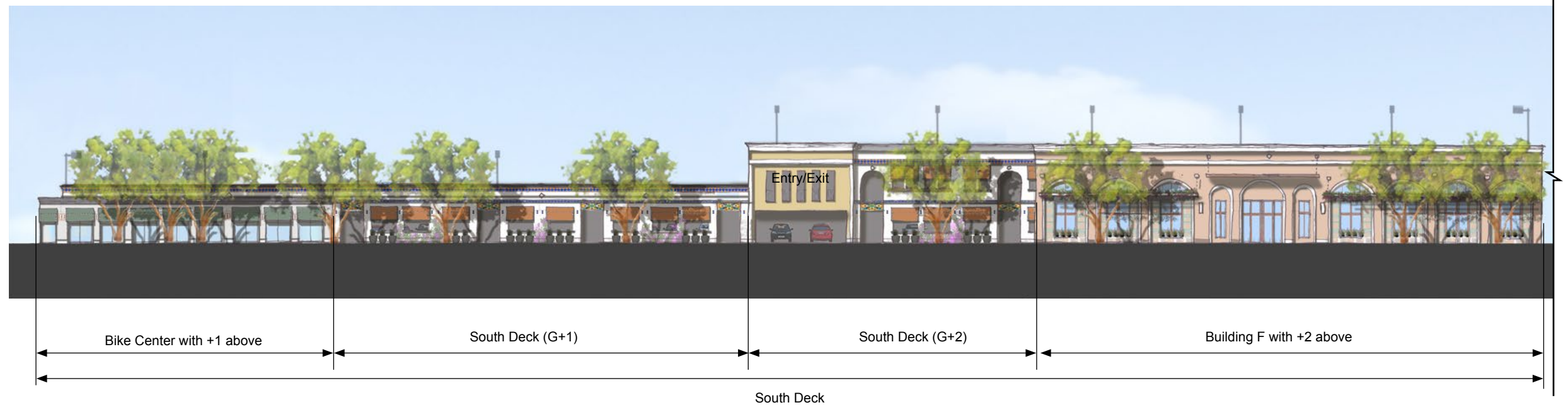
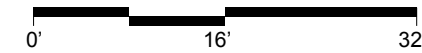


**Notes**

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

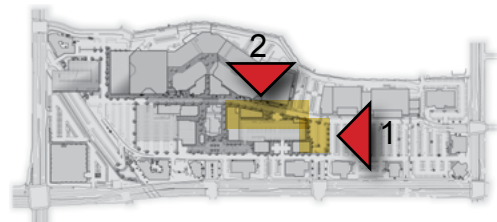
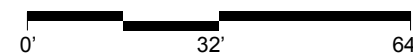
3. Enlarged Parking Deck Typical Bay

Scale: 1/16" = 1'



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

Scale: 1/32" = 1'



Key Plan







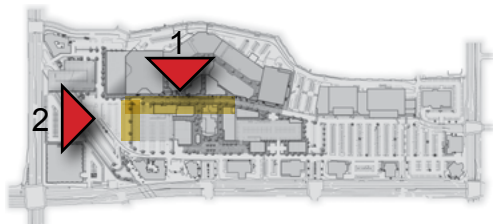
1. North Deck Elevation Facing Cedar Way

Scale: 1/32" = 1'

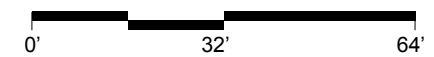


2. North Deck Elevation Facing Rosecrans

Scale: 1/32" = 1'



Key Plan

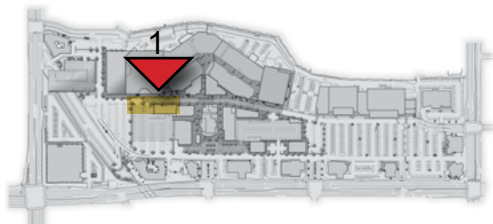




- +/- 36'-0" Architectural Element
- +/- 26'-0" Top of Parapet
- +/- 15'-0" Typical Storefront
- +/- 0'-0" Local Grade



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



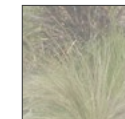
Key Plan



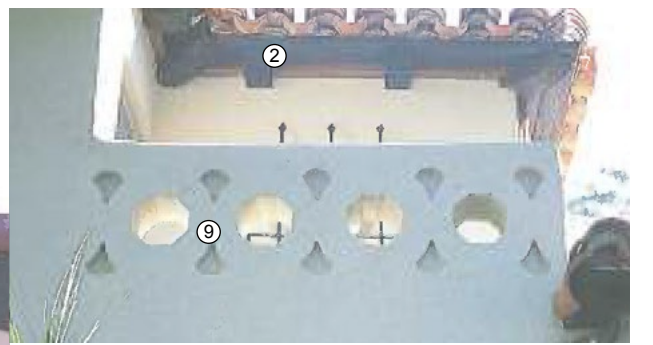
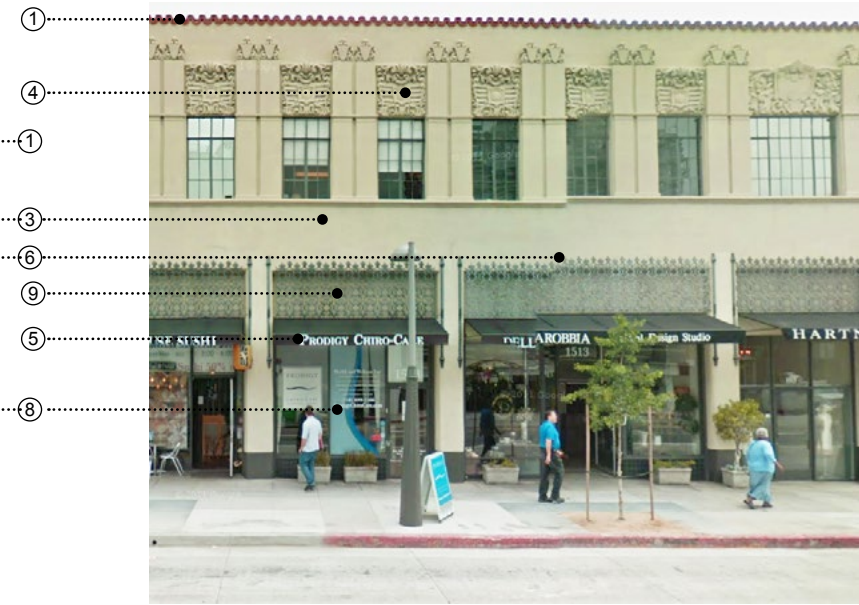


## Architectural Style, VSC - Village Shops Component

\*\*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

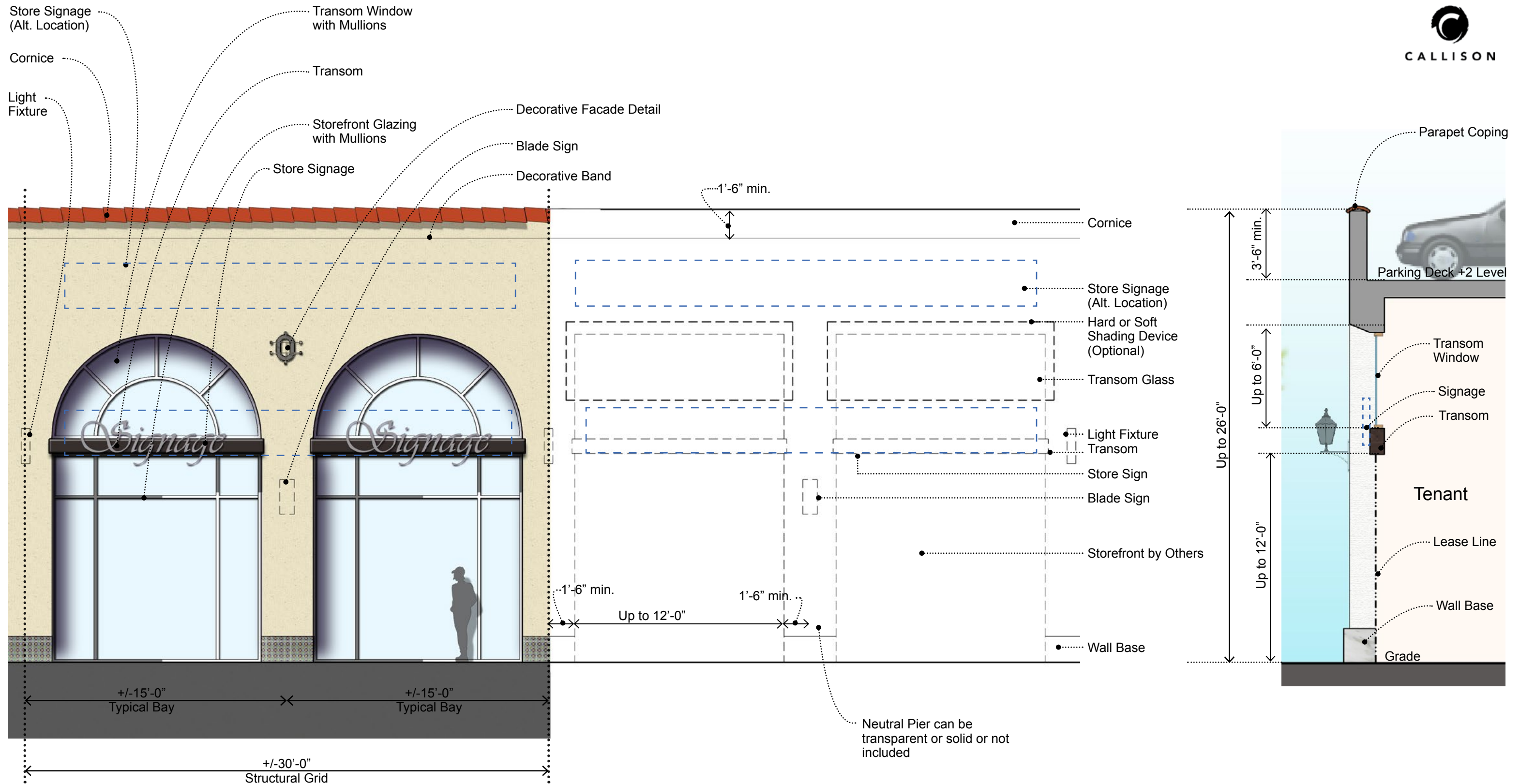
1. Electronic Sign Examples

2. G+2 Parking Deck in Walnut Creek

FOR ILLUSTRATIVE PURPOSES ONLY



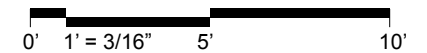




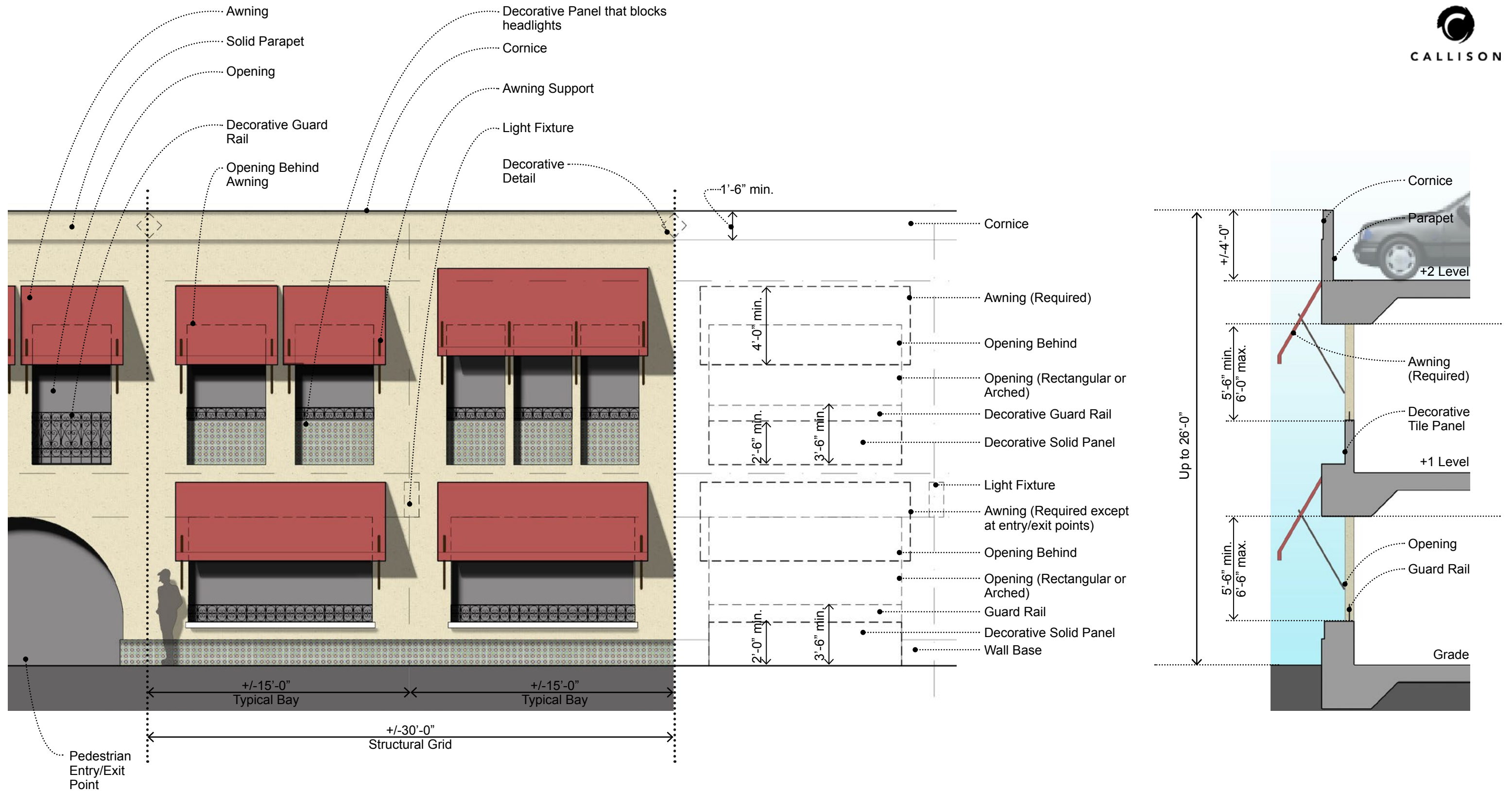
**FOR ILLUSTRATIVE PURPOSES ONLY**

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

NOTE: Only one sign location will be chosen per building







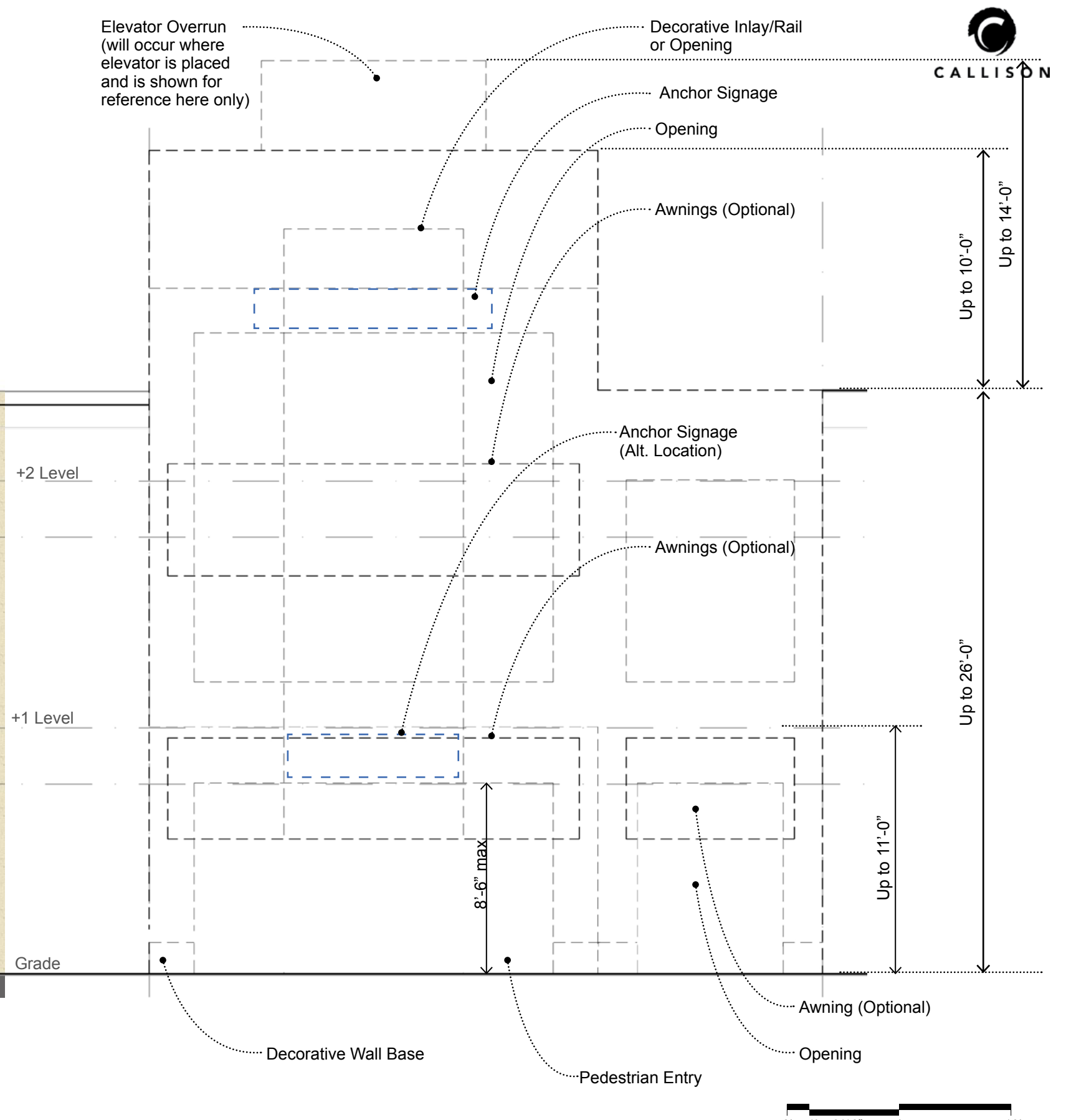
**FOR ILLUSTRATIVE PURPOSES ONLY**

1. Typical Building Bay Illustration, Elevation & Section

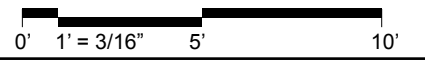
Scale: 3/16" = 1'







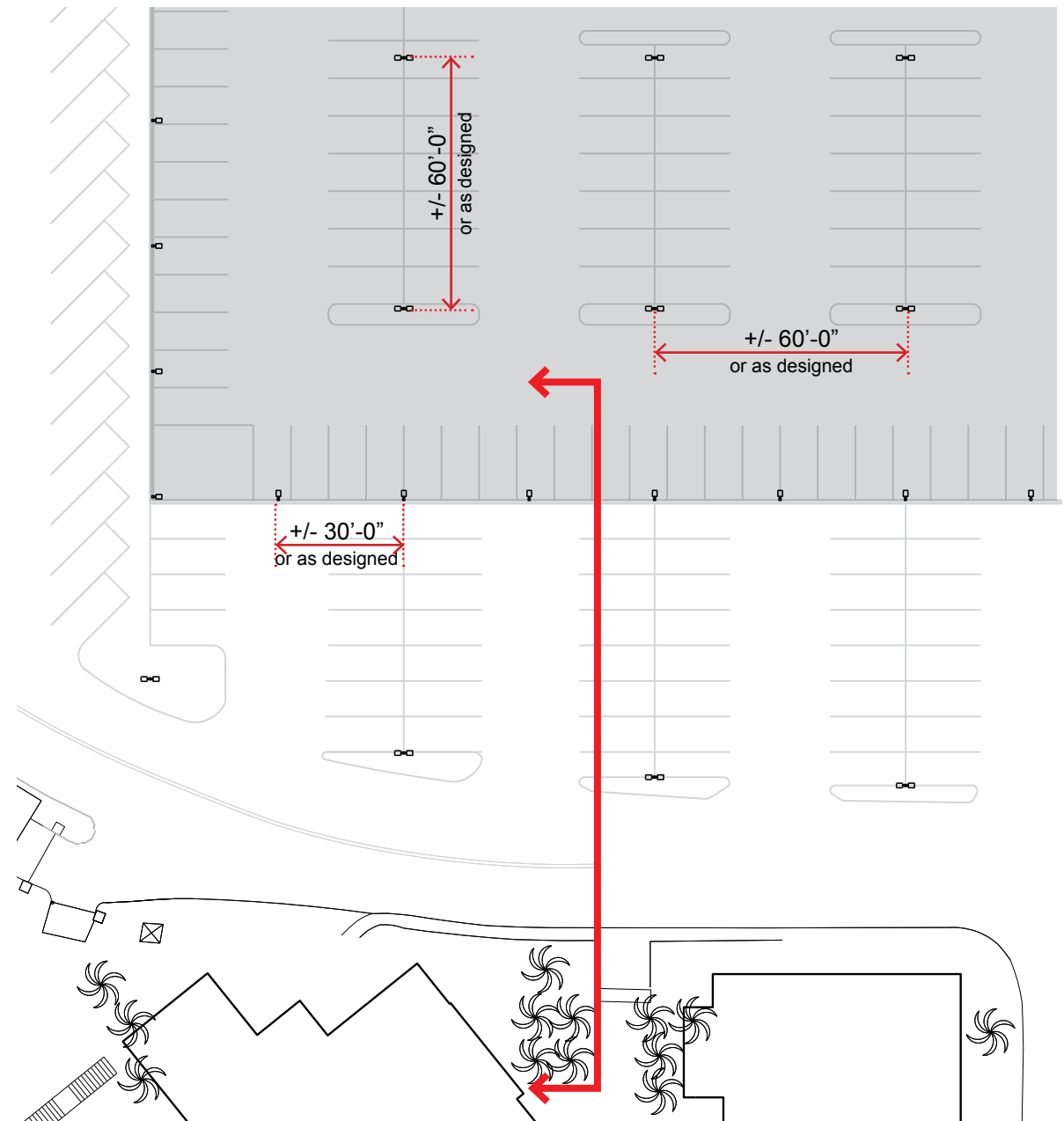
**FOR ILLUSTRATIVE PURPOSES ONLY**









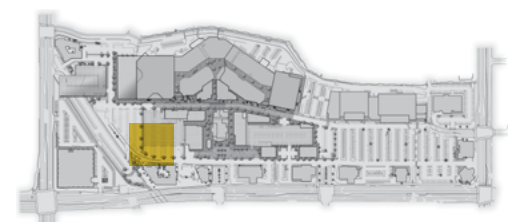


1. Deck Lighting Plan, Typical

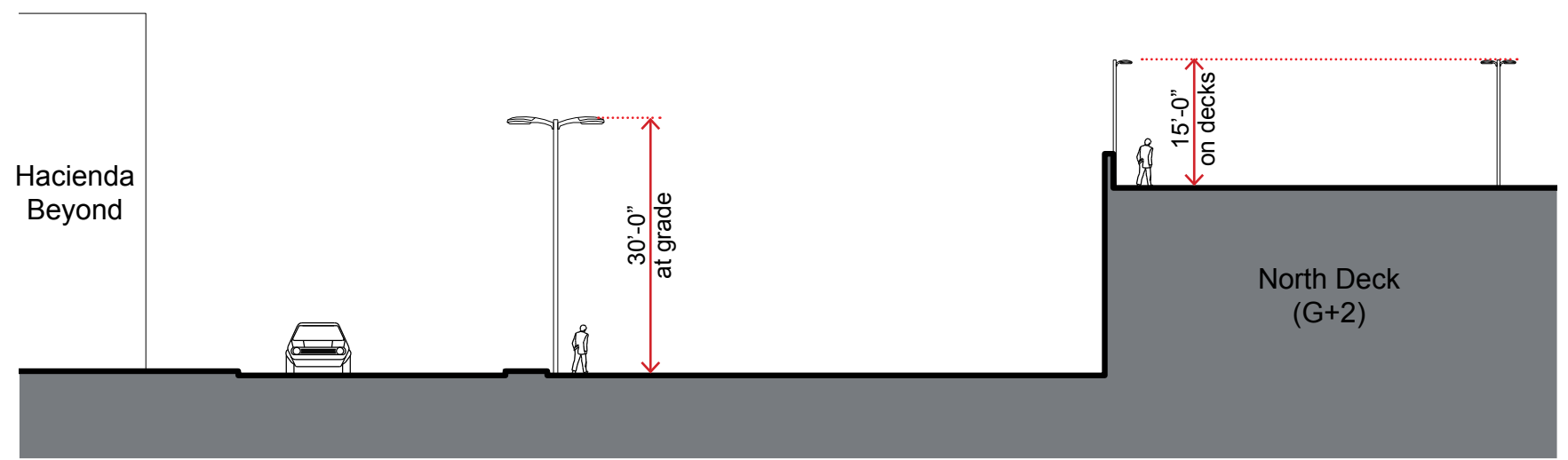
Scale: 1" = 40'



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

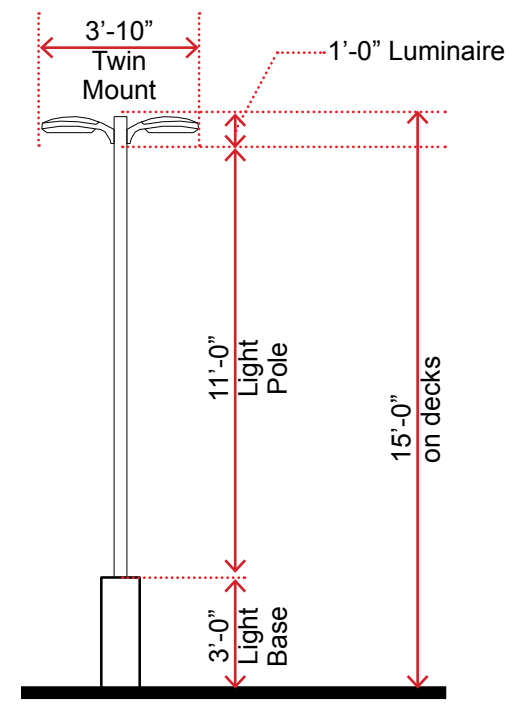


Key Plan



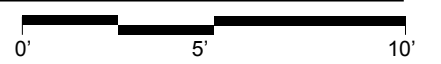
2. Deck Lighting Section, Typical

Scale: 1" = 20'



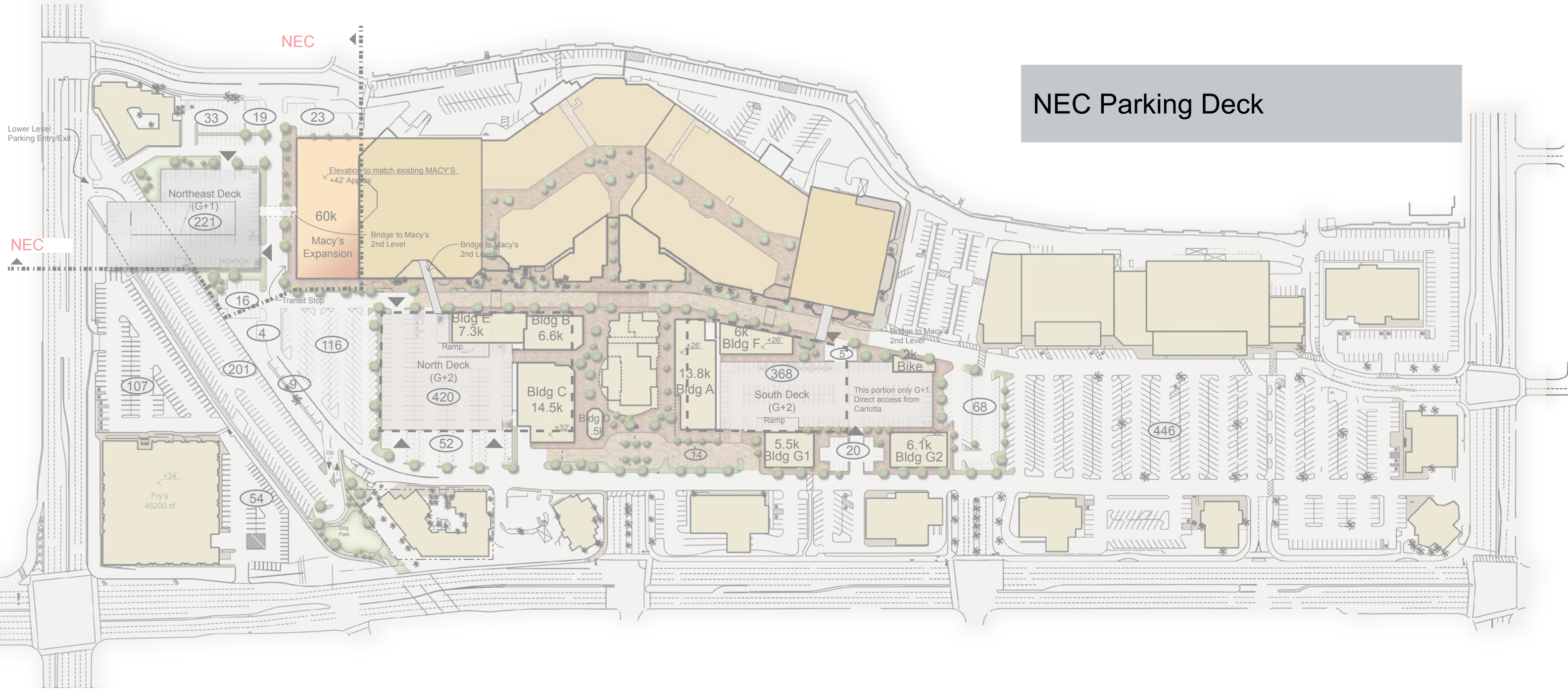
3. Enlarged Deck Lighting Section, Typical

Scale: 1" = 5'

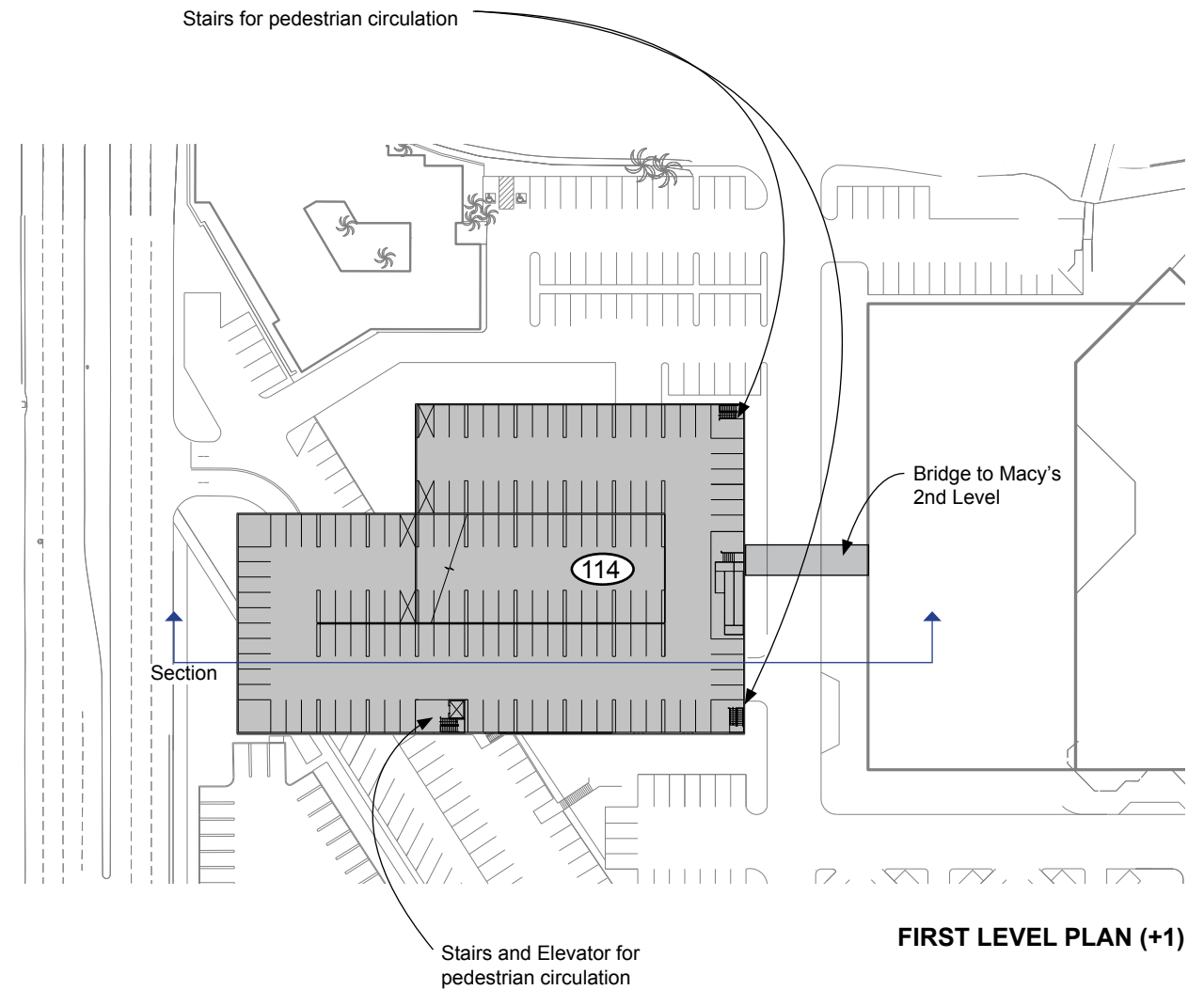
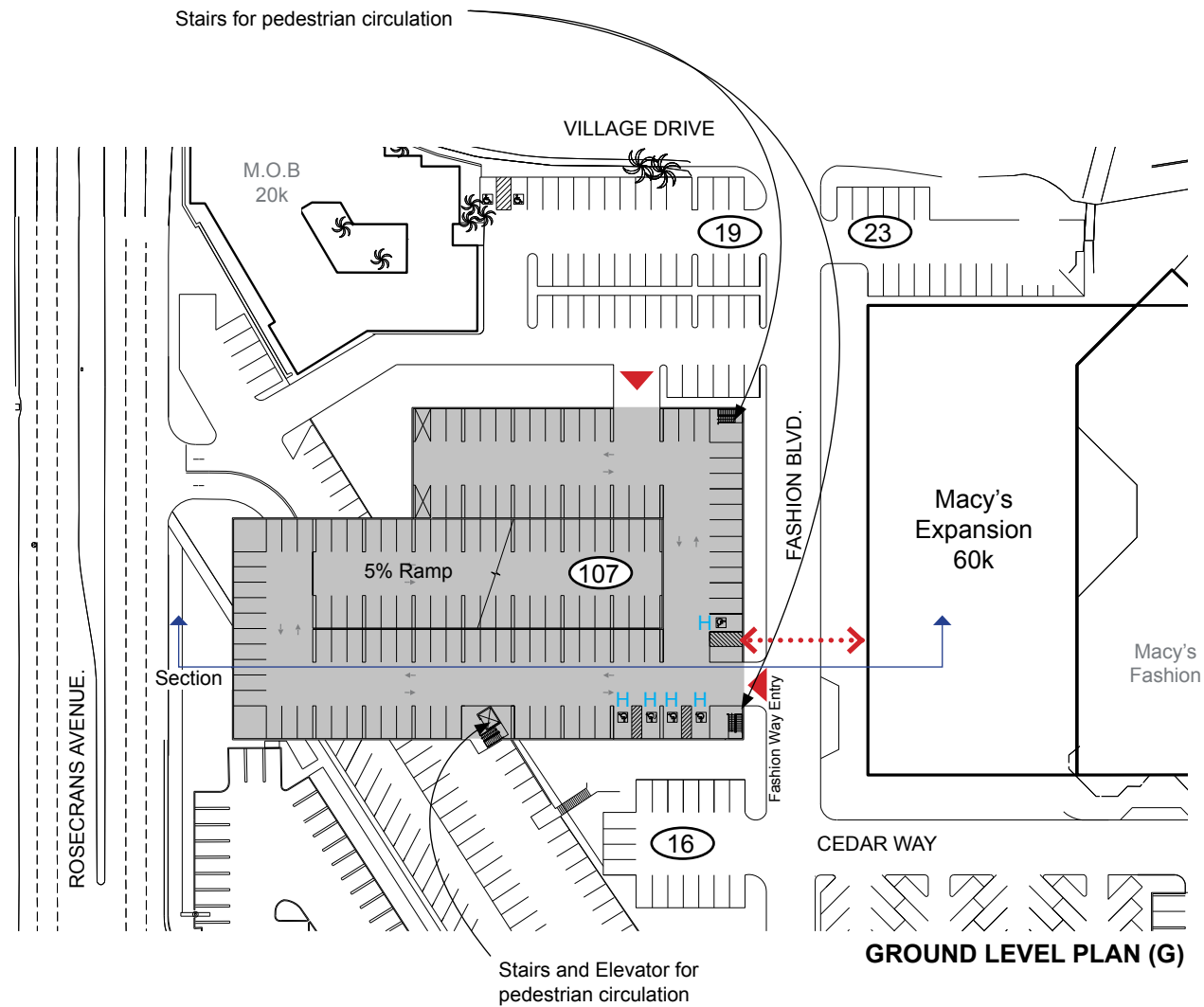




# NEC Parking Deck



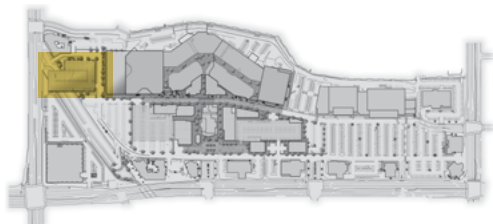




**NORTH LOT TOTALS**

Surface:	58 stalls
Deck:	221 stalls
	279 stalls

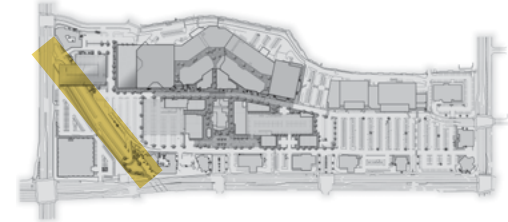
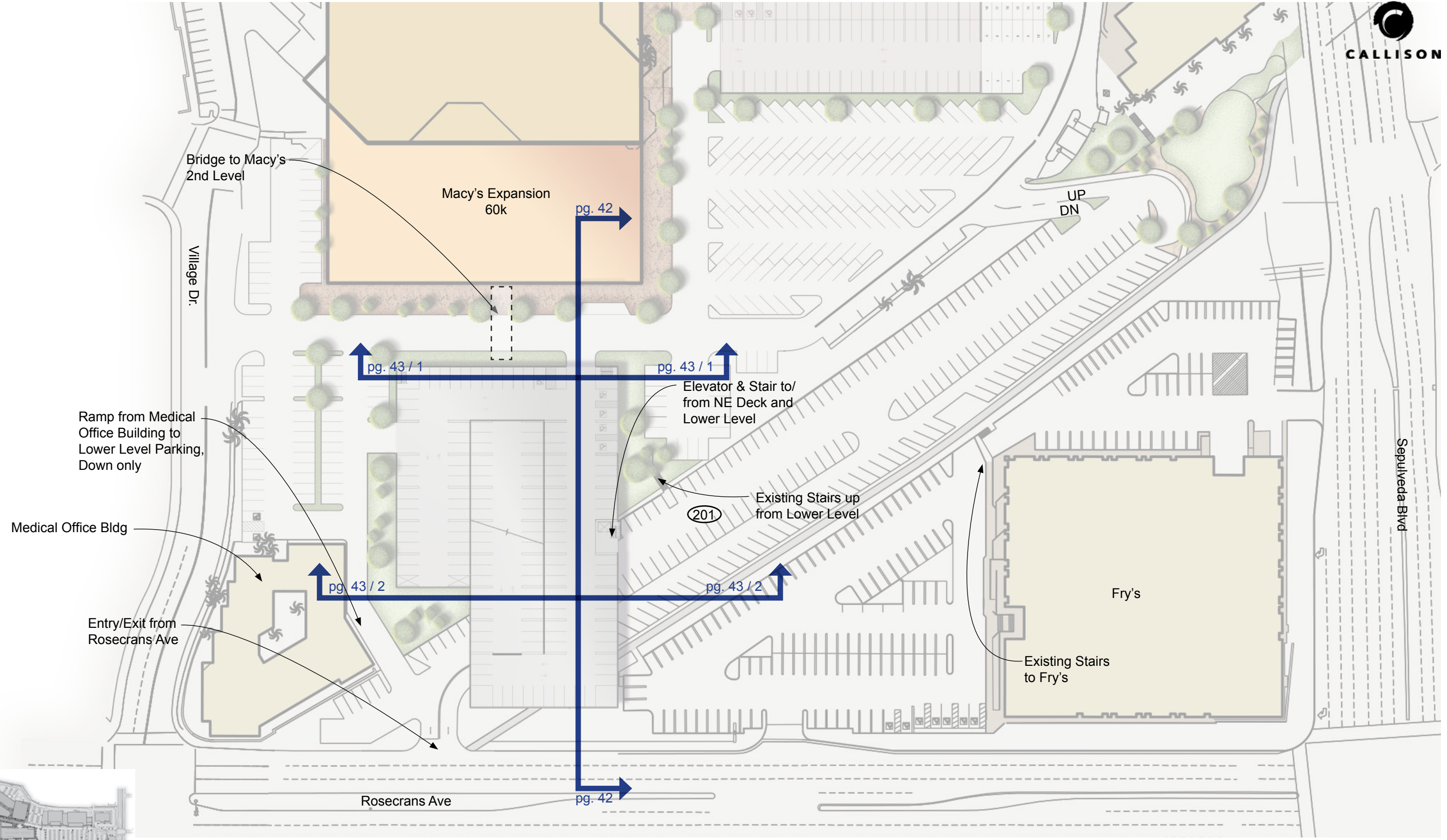
**NEC DECK TOTAL - 221 STALLS**



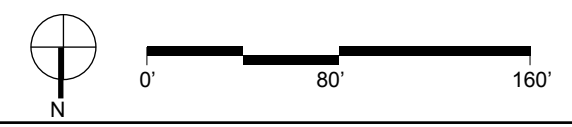
Key Plan



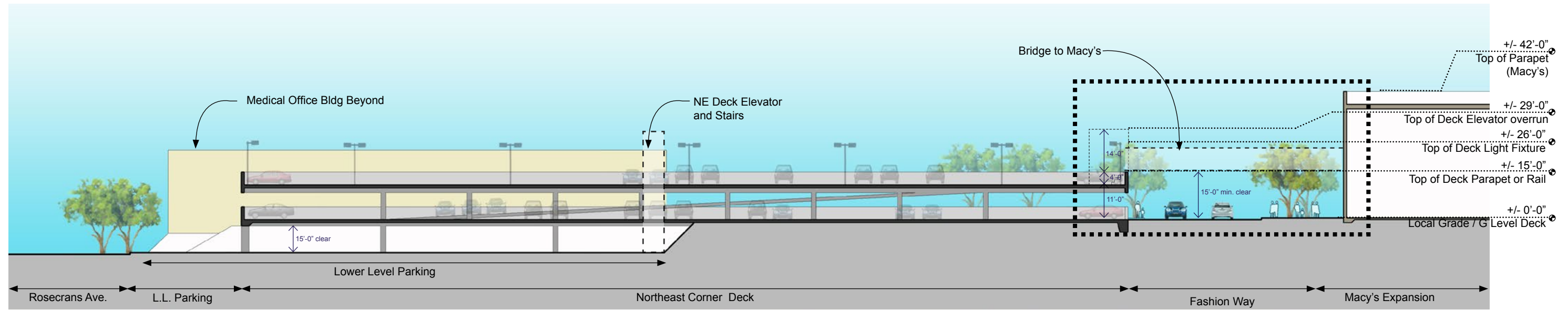




Key Plan

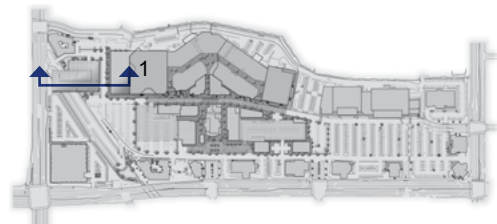




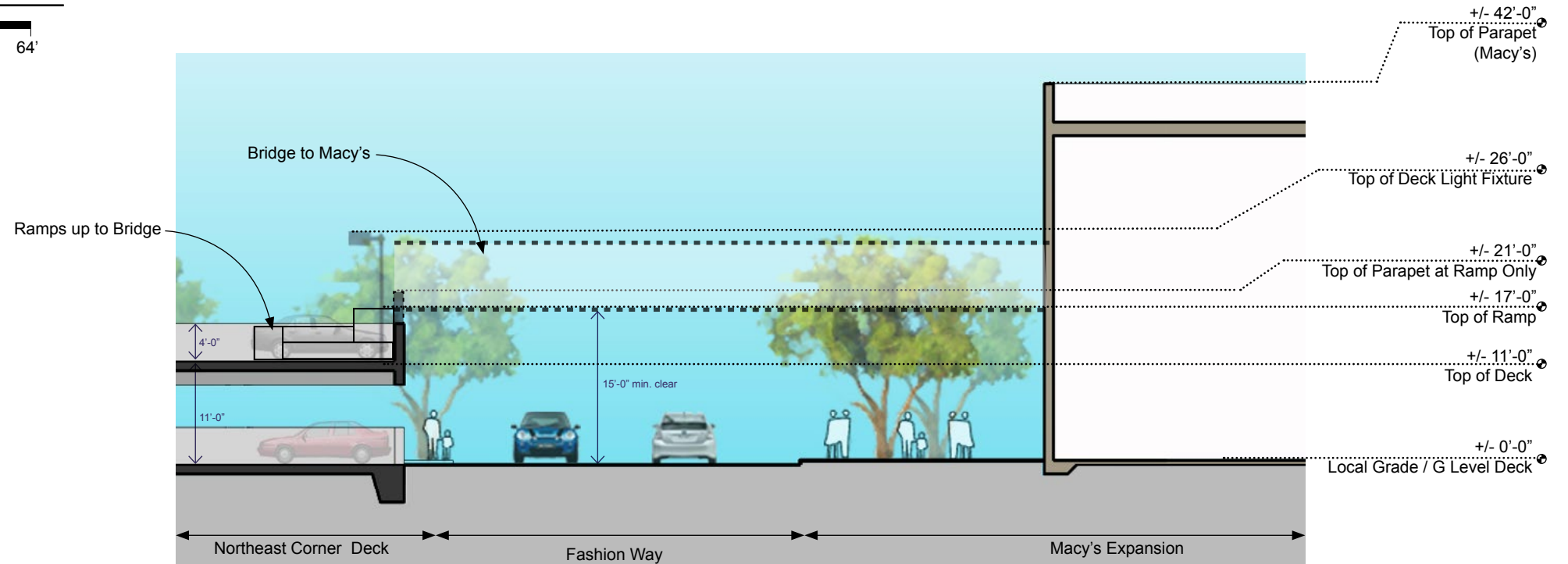


1. Northeast Corner Deck Section, Looking East

Scale: 1/32" = 1'

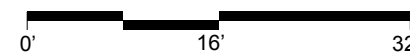


Key Plan

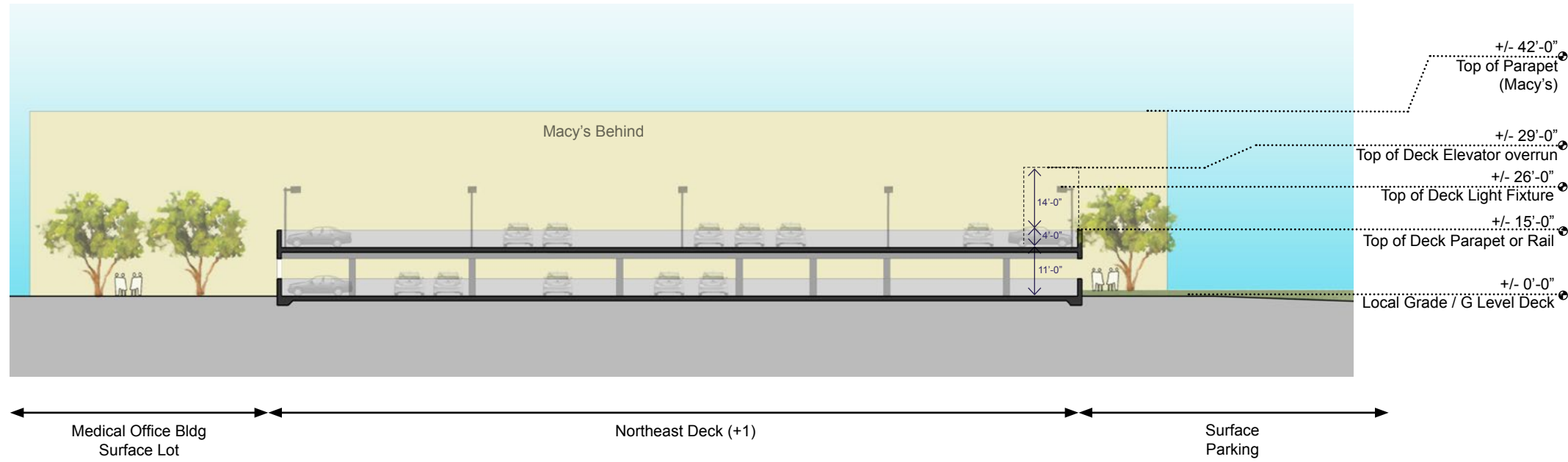


2. Northeast Corner Deck Enlarged Section, Looking East

Scale: 1/16" = 1'

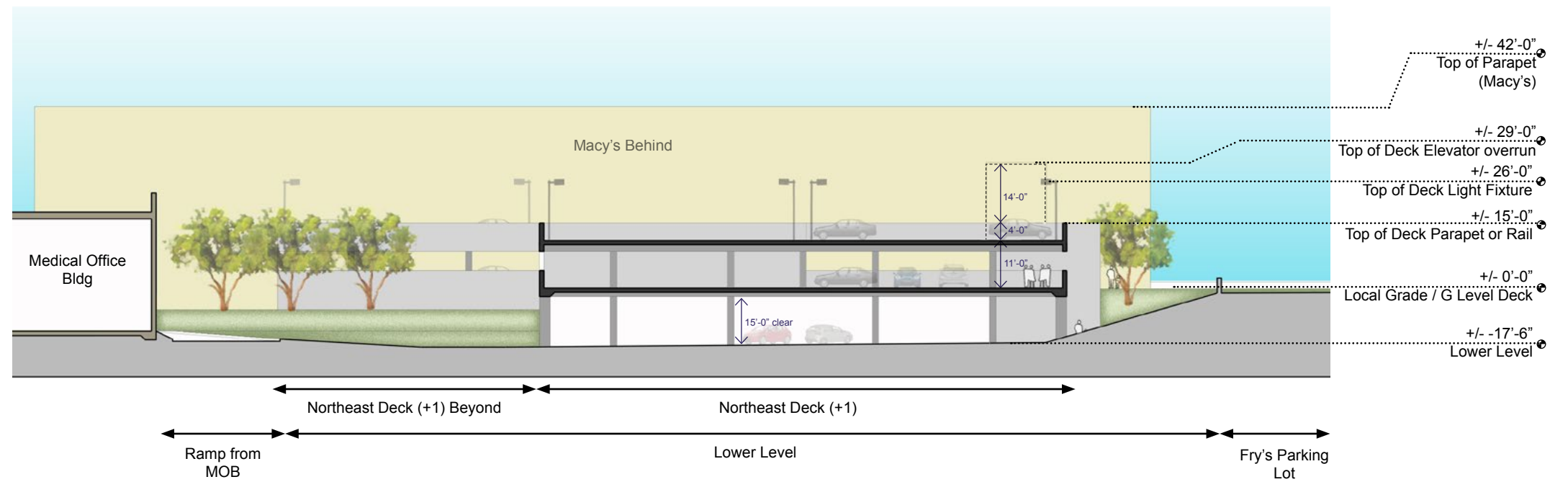






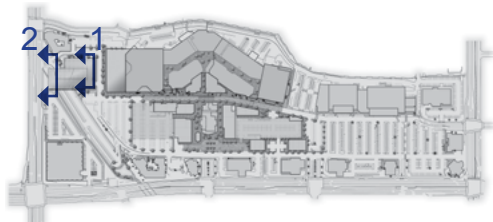
1. Northeast Corner Deck Section, Looking North

Scale: 1/32" = 1'

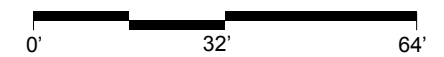


2. Northeast Corner Deck Section, Looking North

Scale: 1/32" = 1'



Key Plan







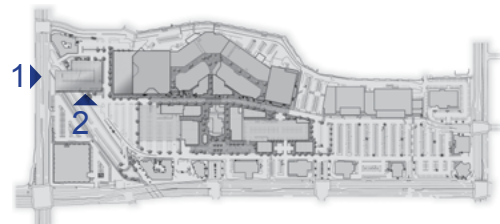
1. NE Corner - North Elevation Facing Rosecrans Ave (G+1)

Scale: 1/32" = 1'

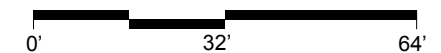


2. NE Corner - West Elevation (G+1)

Scale: 1/32" = 1'



Key Plan



**FOR ILLUSTRATIVE PURPOSES ONLY**



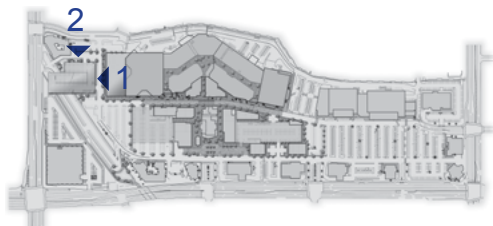




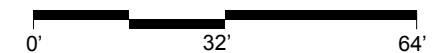
1. NE Corner - South Elevation Facing Fashion Blvd (G+1)  
Scale: 1/32" = 1'



2. NE Corner - East Elevation Facing Village Dr (G+1)  
Scale: 1/32" = 1'



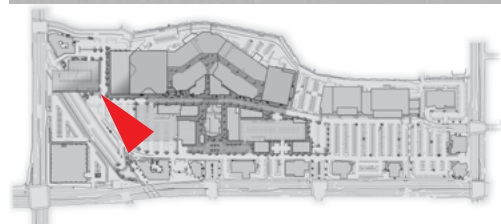
Key Plan



**FOR ILLUSTRATIVE PURPOSES ONLY**

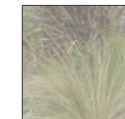






Key Plan

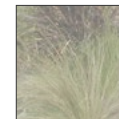
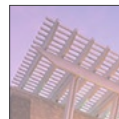
**FOR ILLUSTRATIVE PURPOSES ONLY**





## Architectural Style, NEC - 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

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

Enlarged Macy's Fashion West Facade Entrance

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

Macy's Fashion West Facade

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

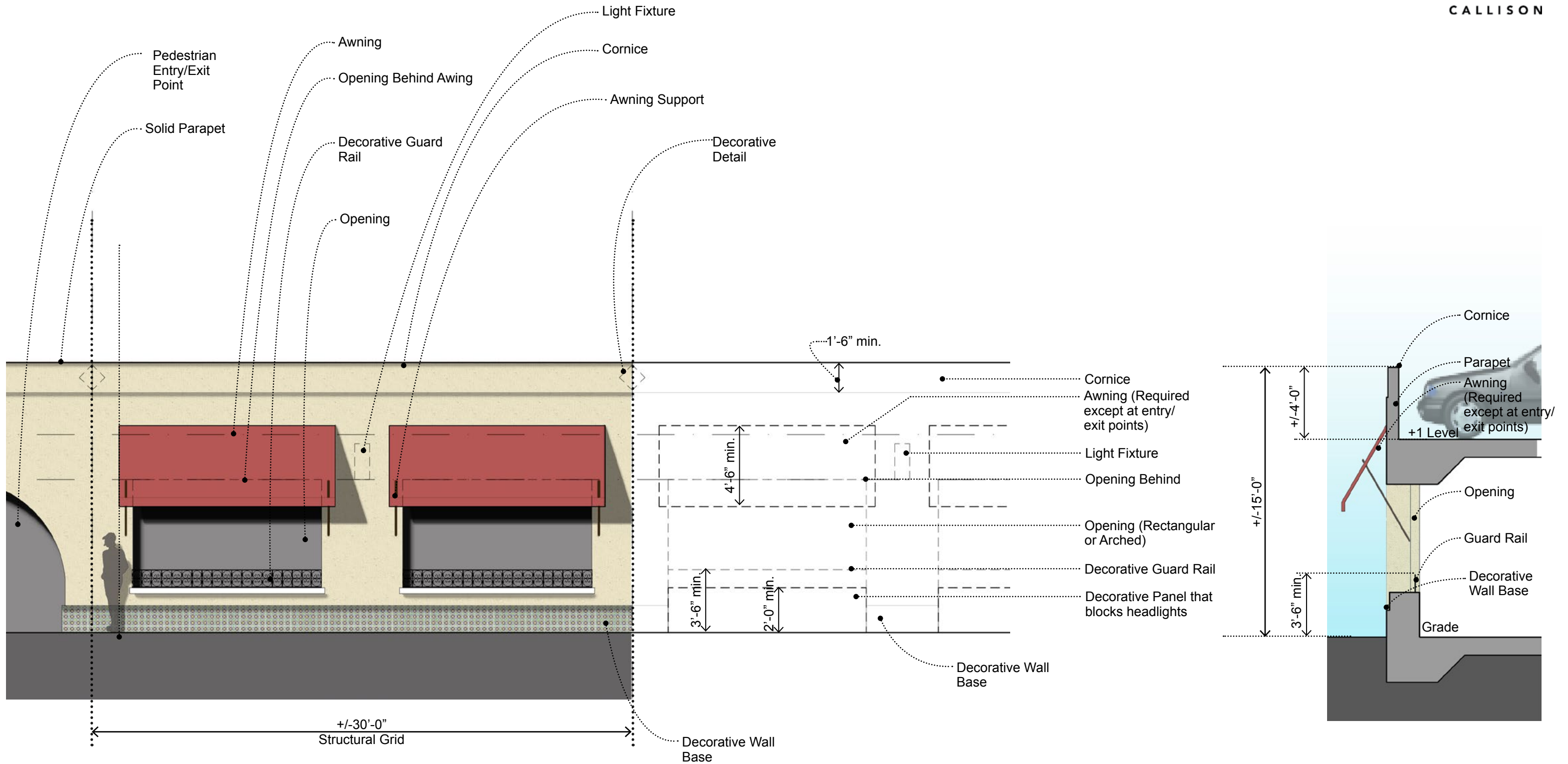
1. Electronic Sign Examples

2. G+2 Parking Deck in Walnut Creek

FOR ILLUSTRATIVE PURPOSES ONLY



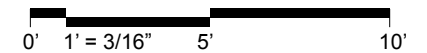




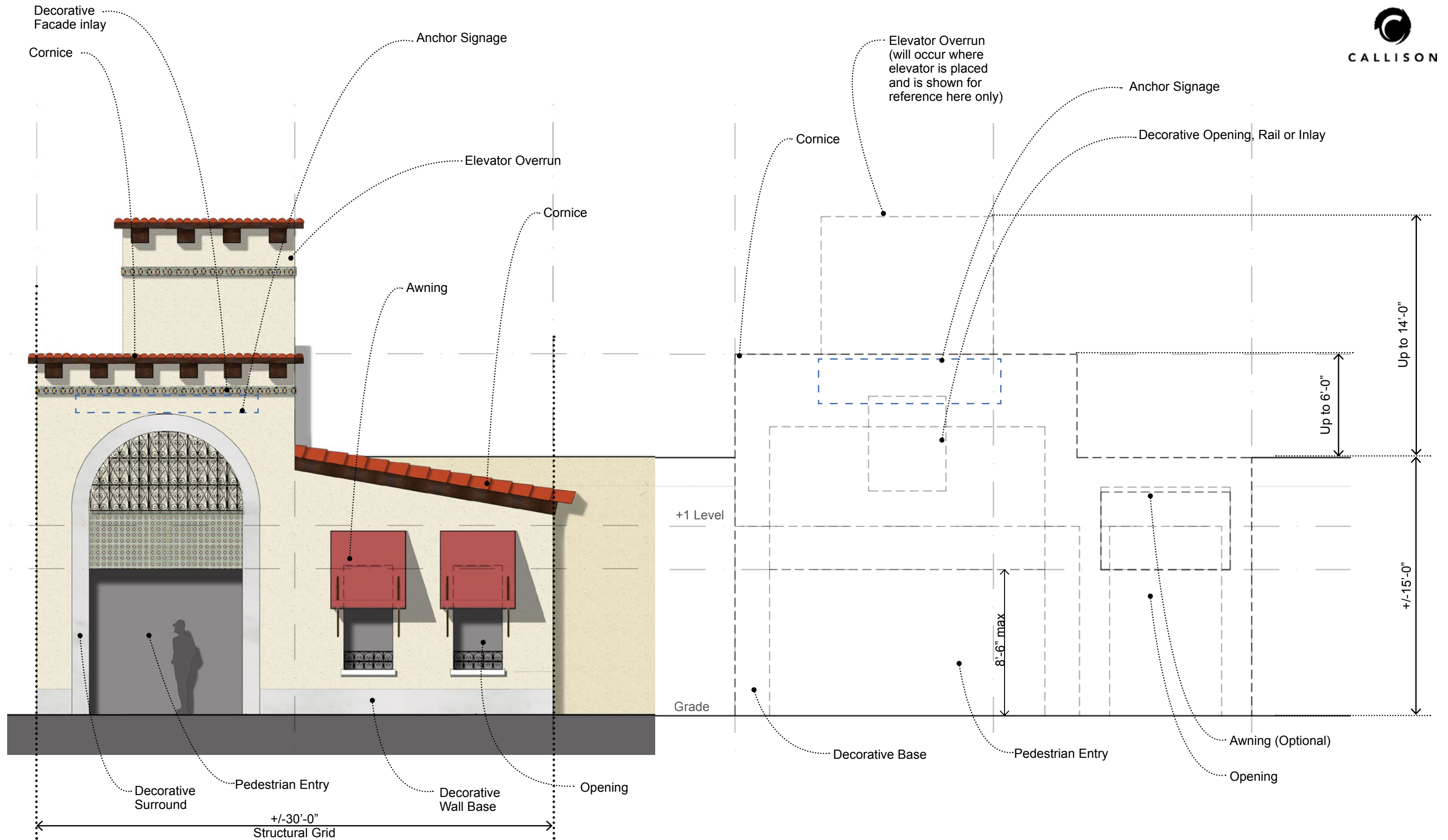
**FOR ILLUSTRATIVE PURPOSES ONLY**

1. Typical Building Bay Illustration, Elevation & Section

Scale: 3/16" = 1'



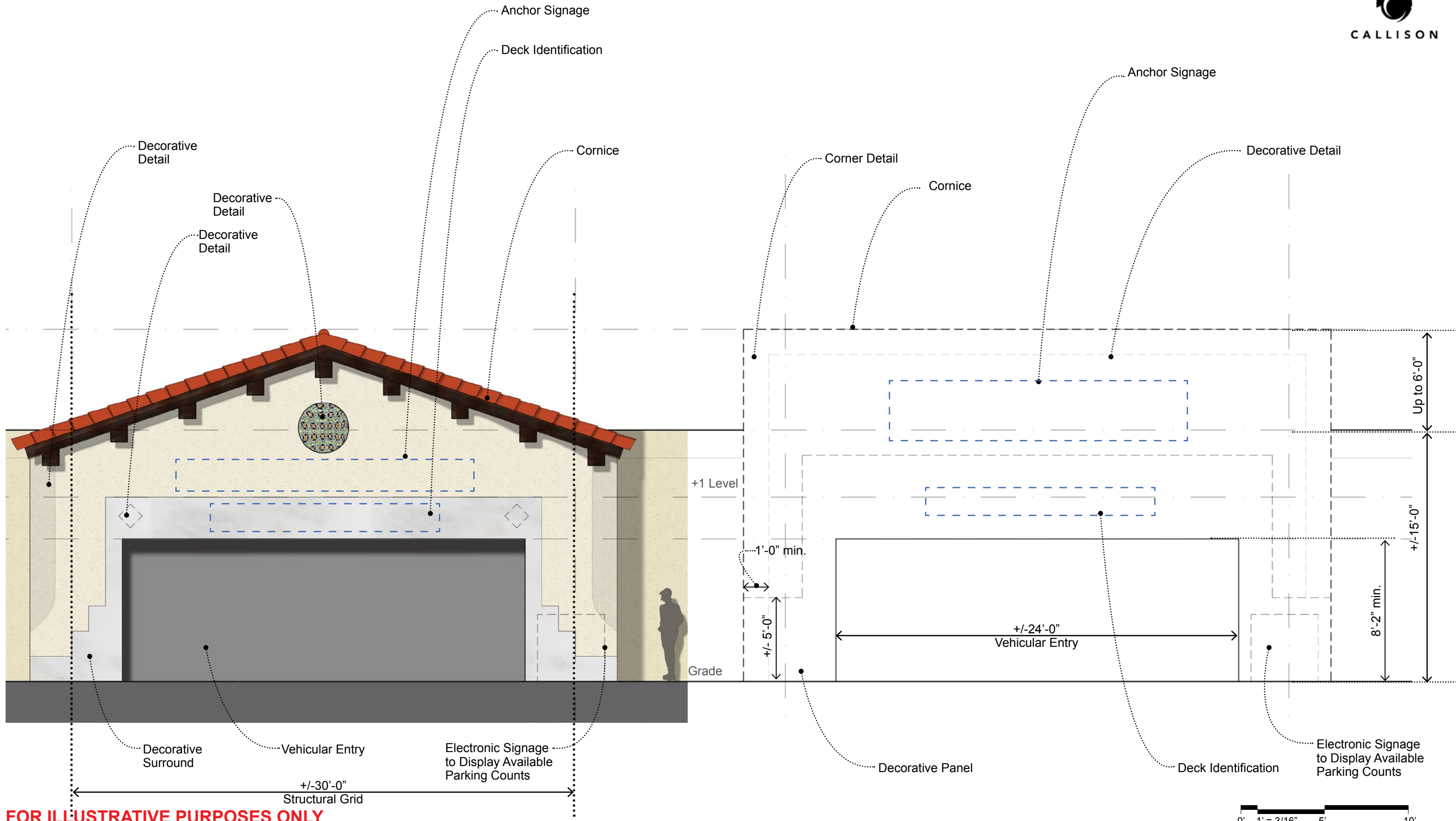




**FOR ILLUSTRATIVE PURPOSES ONLY**



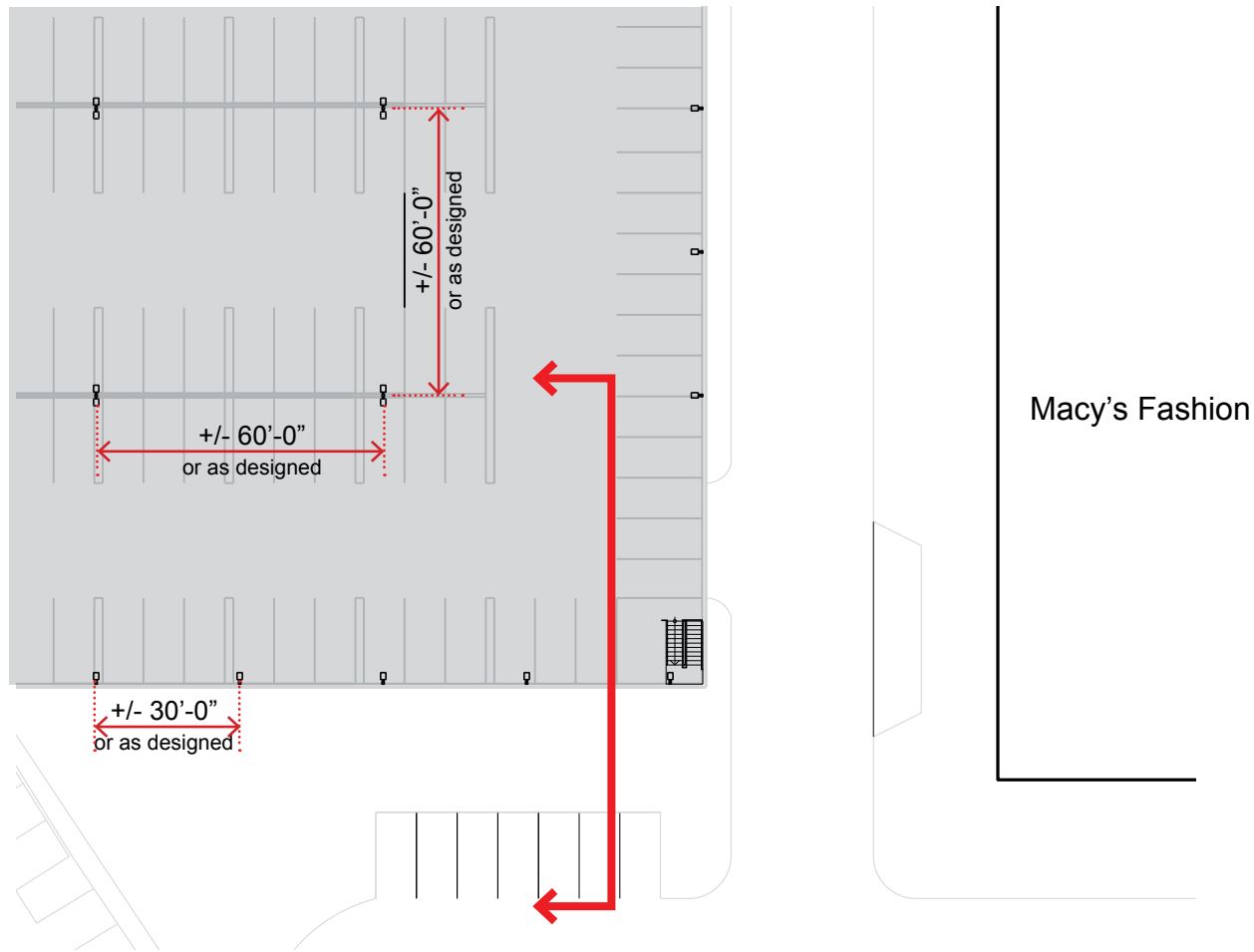




**FOR ILLUSTRATIVE PURPOSES ONLY**

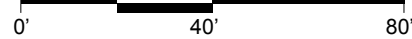




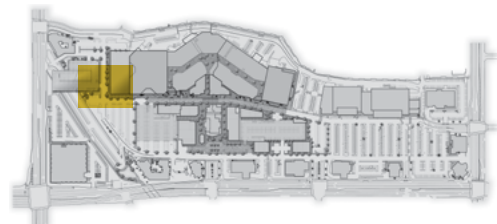


1. Deck Lighting Plan, Typical

Scale: 1" = 40'



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

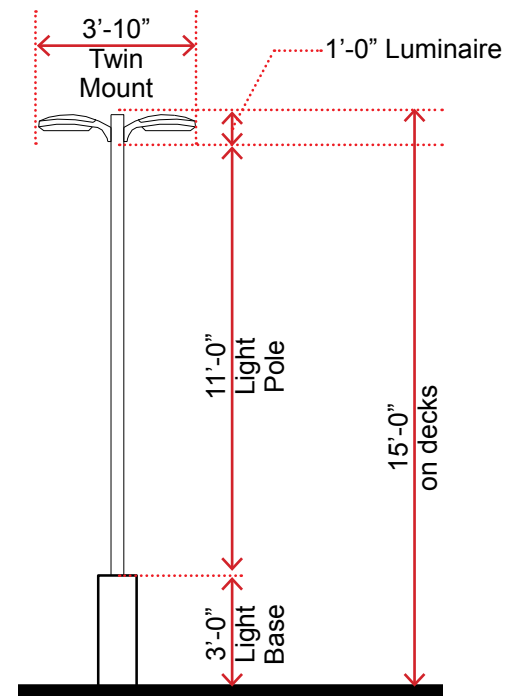
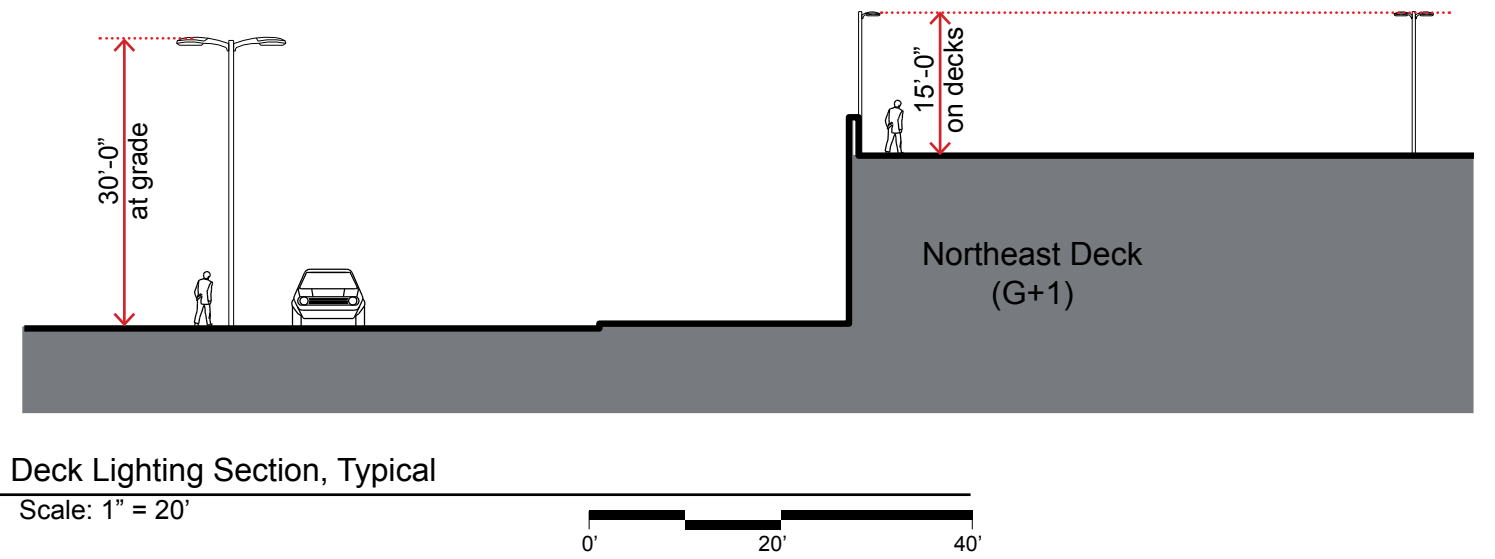


Key Plan

Macy's Fashion

2. Deck Lighting Section, Typical

Scale: 1" = 20'



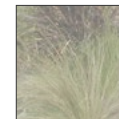
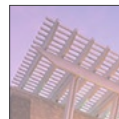
3. Enlarged Deck Lighting Section, Typical

Scale: 1" = 5'





## Signage Plans



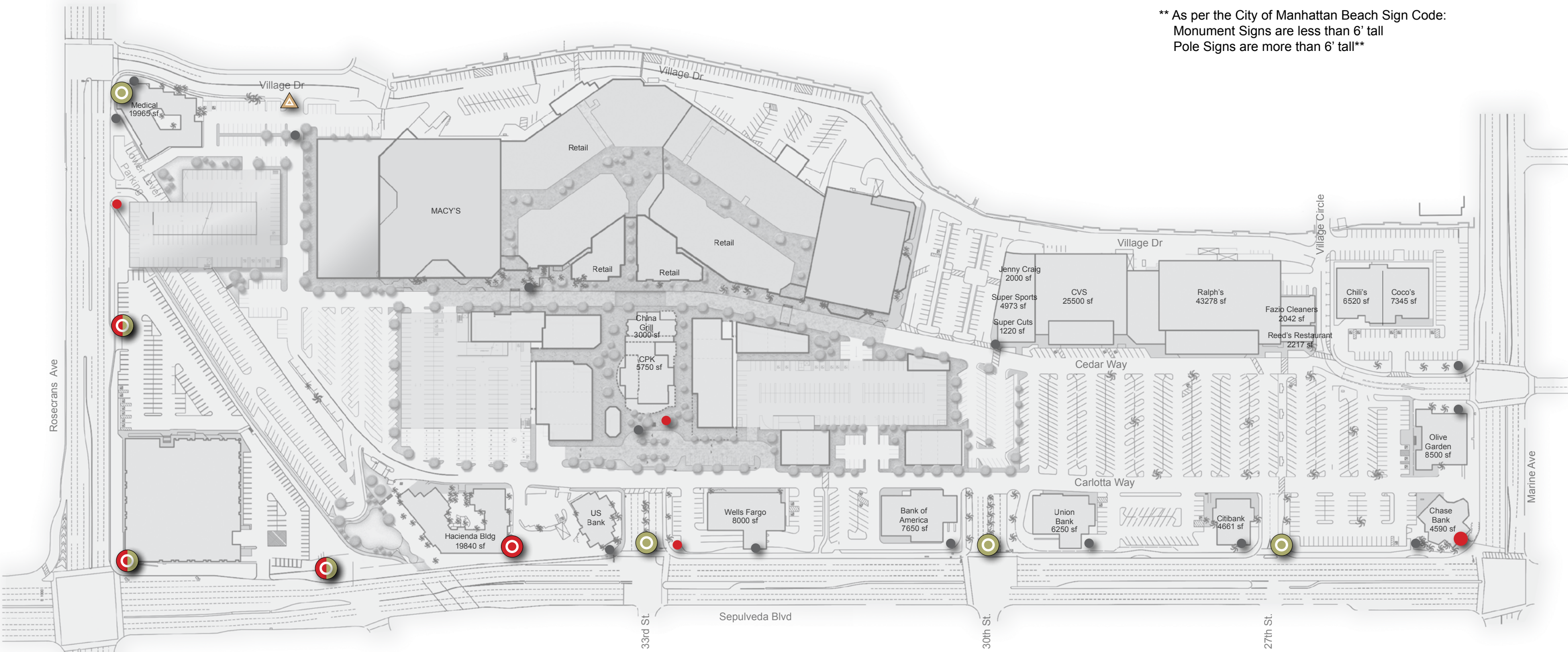


**SIGNAGE LEGEND**

- Existing Project Pole Sign (Each to display up to 4 tenant panels)
- Existing Directional Sign
- Existing Monument Sign

- Future Replacement Pole Sign
- Future Monument Sign (Entry)
- Future Monument Sign

\*\* As per the City of Manhattan Beach Sign Code:  
Monument Signs are less than 6' tall  
Pole Signs are more than 6' tall\*\*



**FOR ILLUSTRATIVE PURPOSES ONLY**



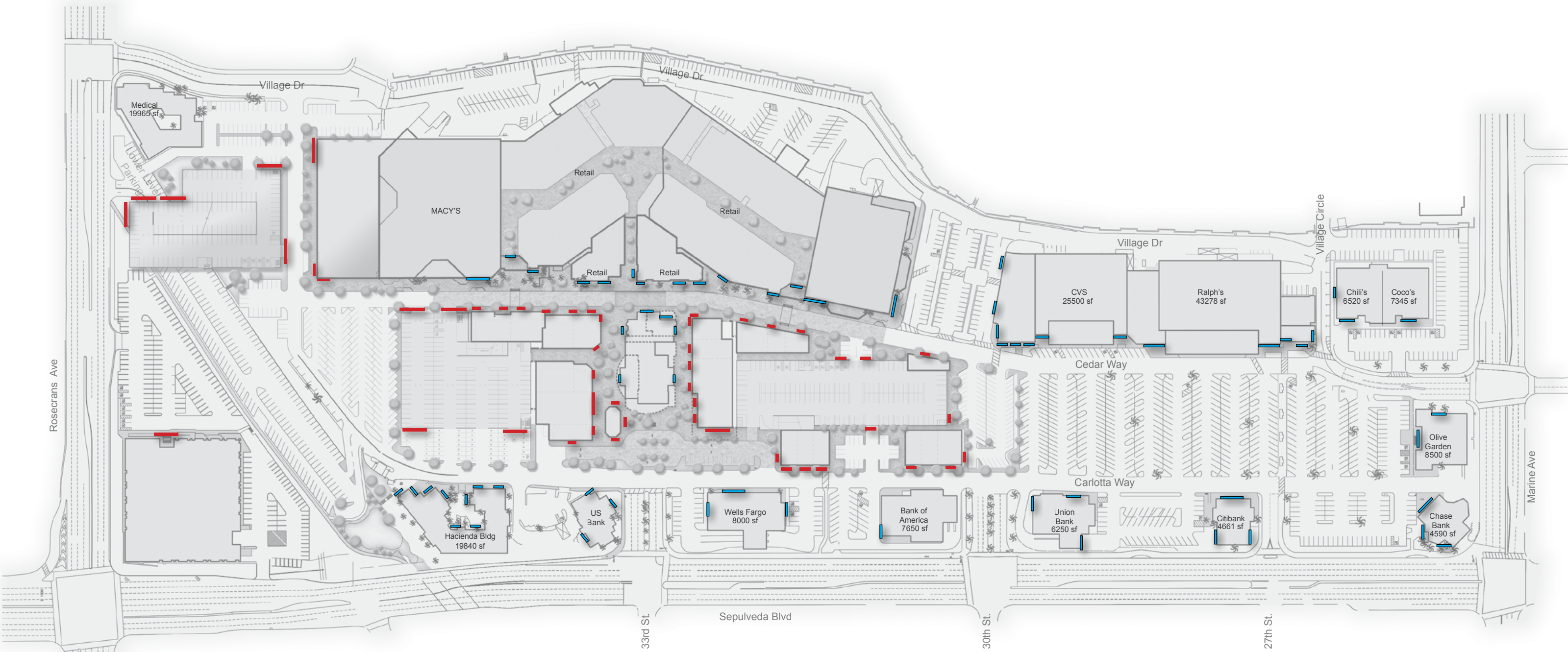


**SIGNAGE LEGEND**

— Existing Wall Mounted Signage

— Future Building/Anchor Signage \*

\* Signs to be within the designated areas - not using full width

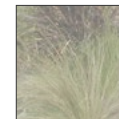
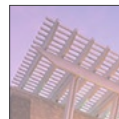


**FOR ILLUSTRATIVE PURPOSES ONLY**





VSC Panorama



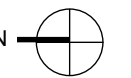




5. ENLARGED PANORAMA B - EXISTING  
Existing Village Shops as seen from Sepulveda Blvd.

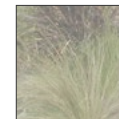
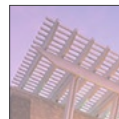


6. ENLARGED PANORAMA B - PROPOSED  
Proposed Village Shops as seen from Sepulveda Blvd.

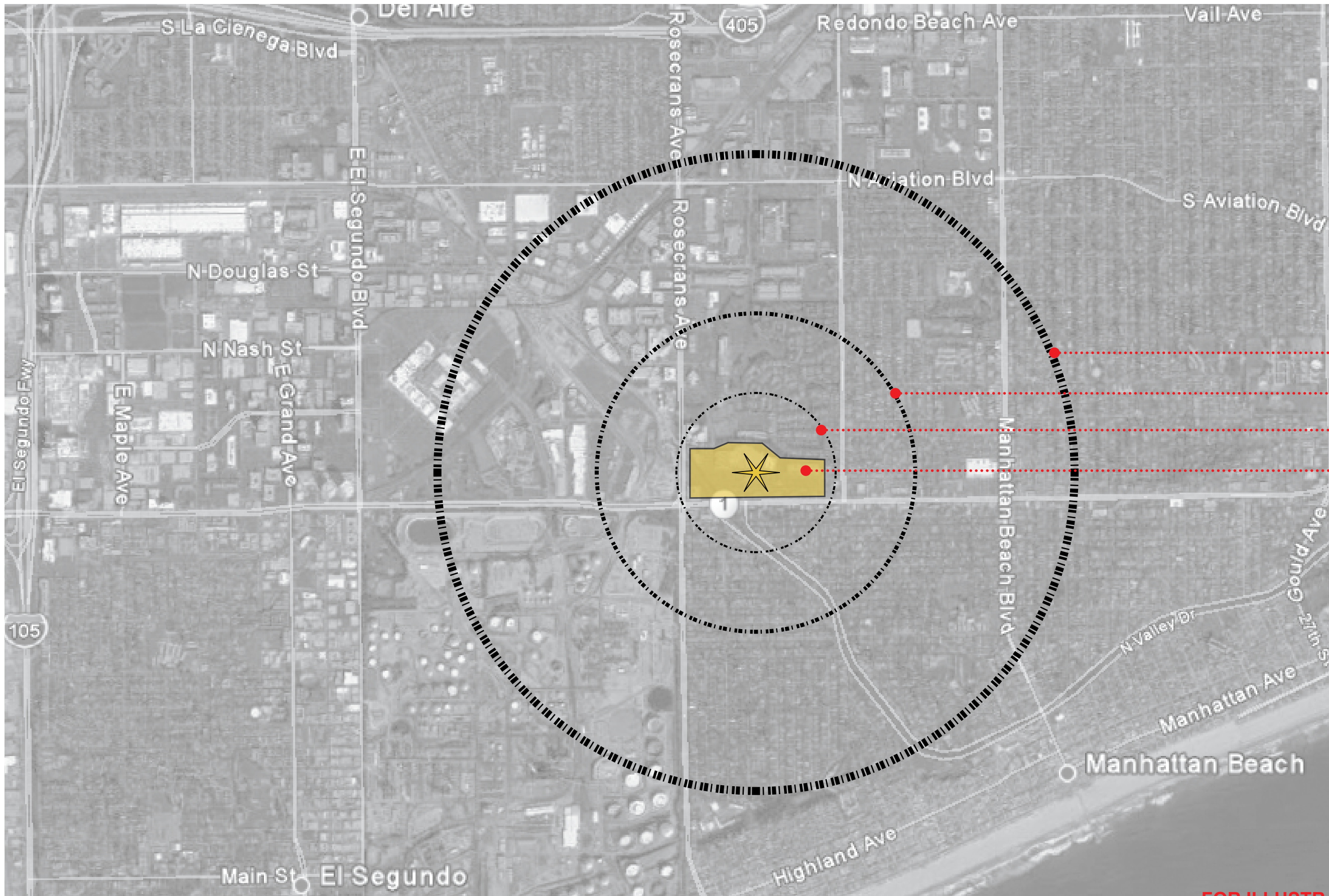




## Site Diagrams









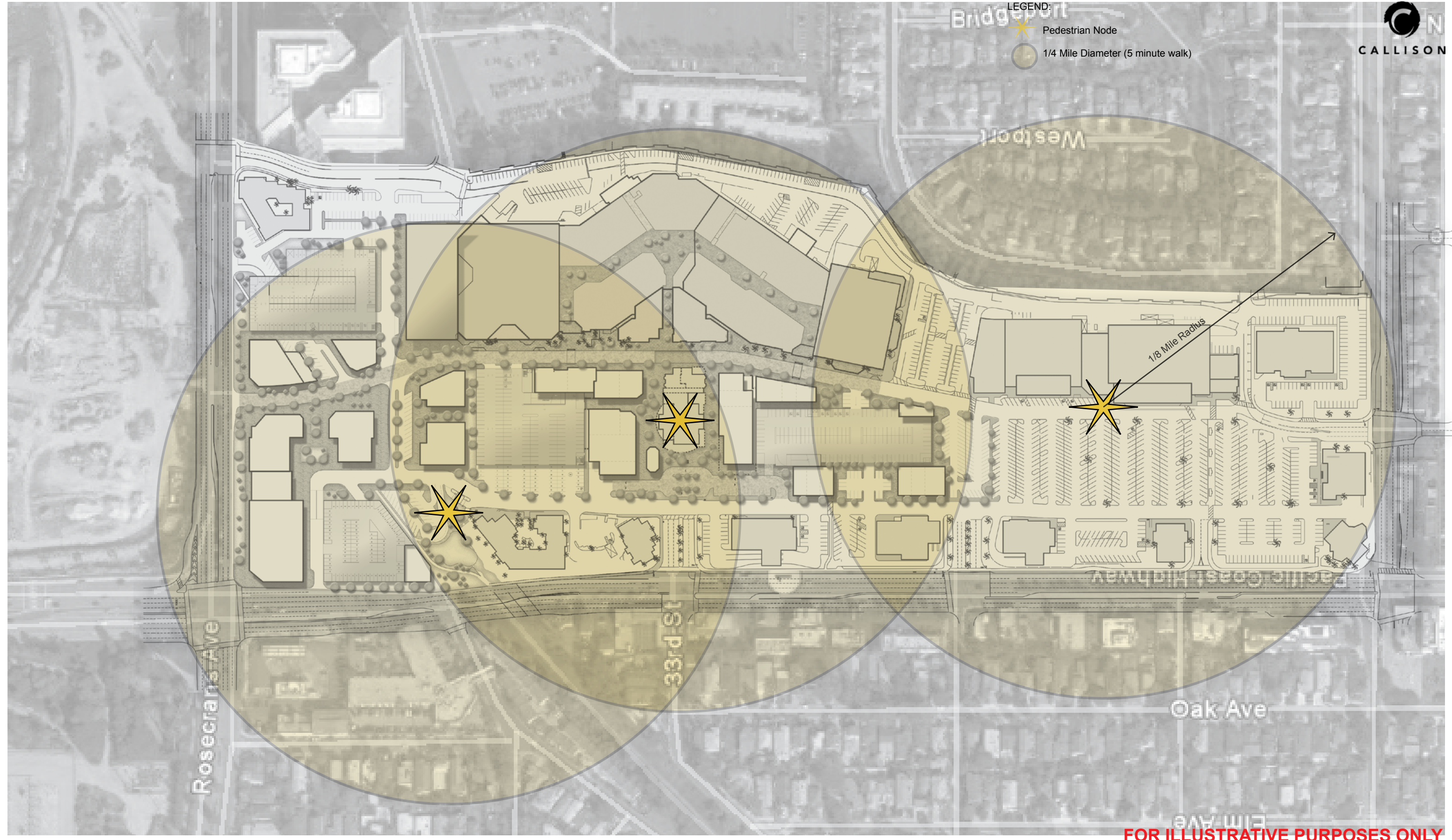
- ..... 1 Mile Radius (20 minute walk)
- ..... 1/2 Mile Radius (10 minute walk)
- ..... 1/4 Mile Radius (5 Minute walk)
- ..... Manhattan Village Shopping Center

**FOR ILLUSTRATIVE PURPOSES ONLY**





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



FOR ILLUSTRATIVE PURPOSES ONLY





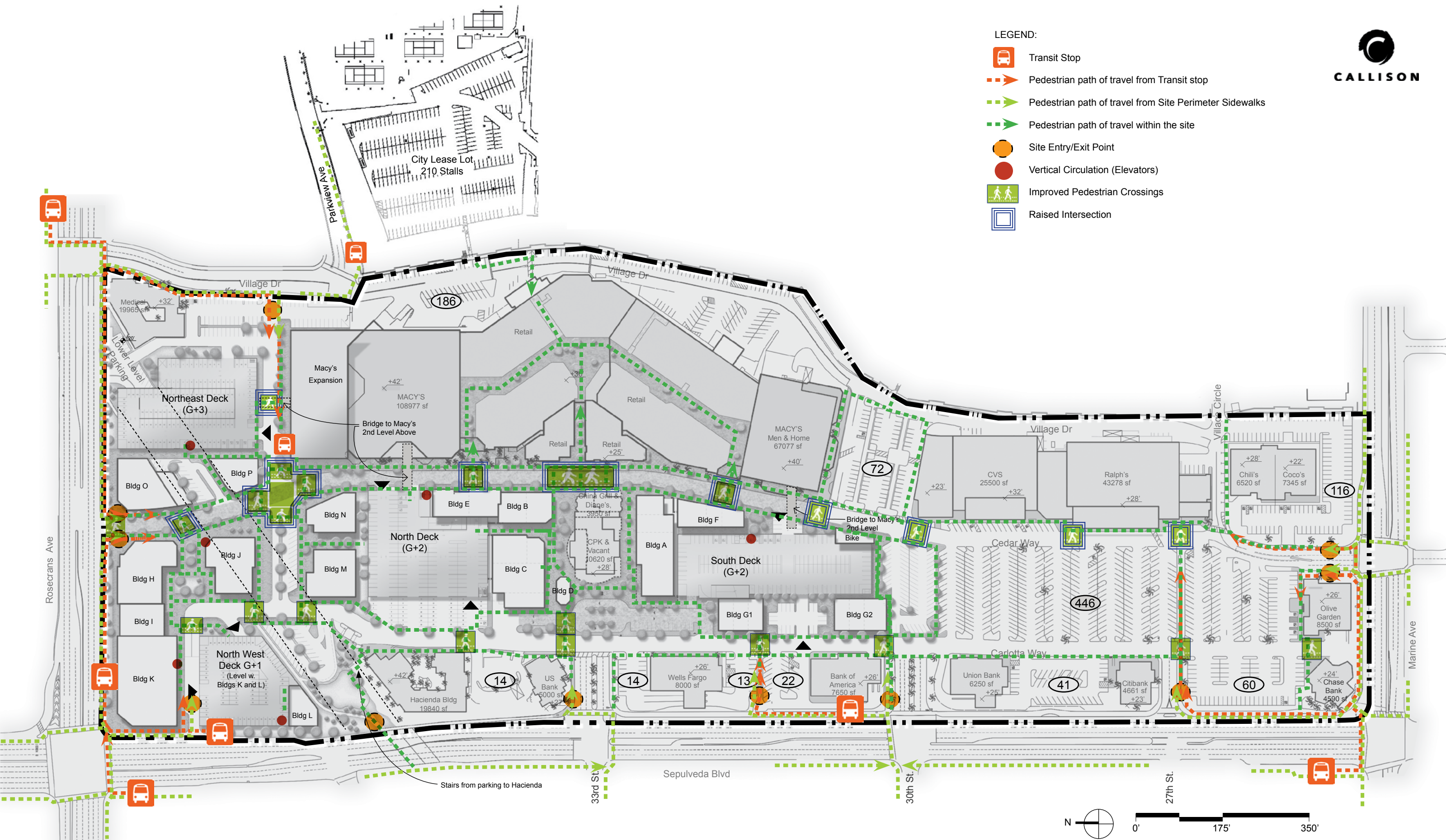
## FEIR Circulation Diagrams





LEGEND:

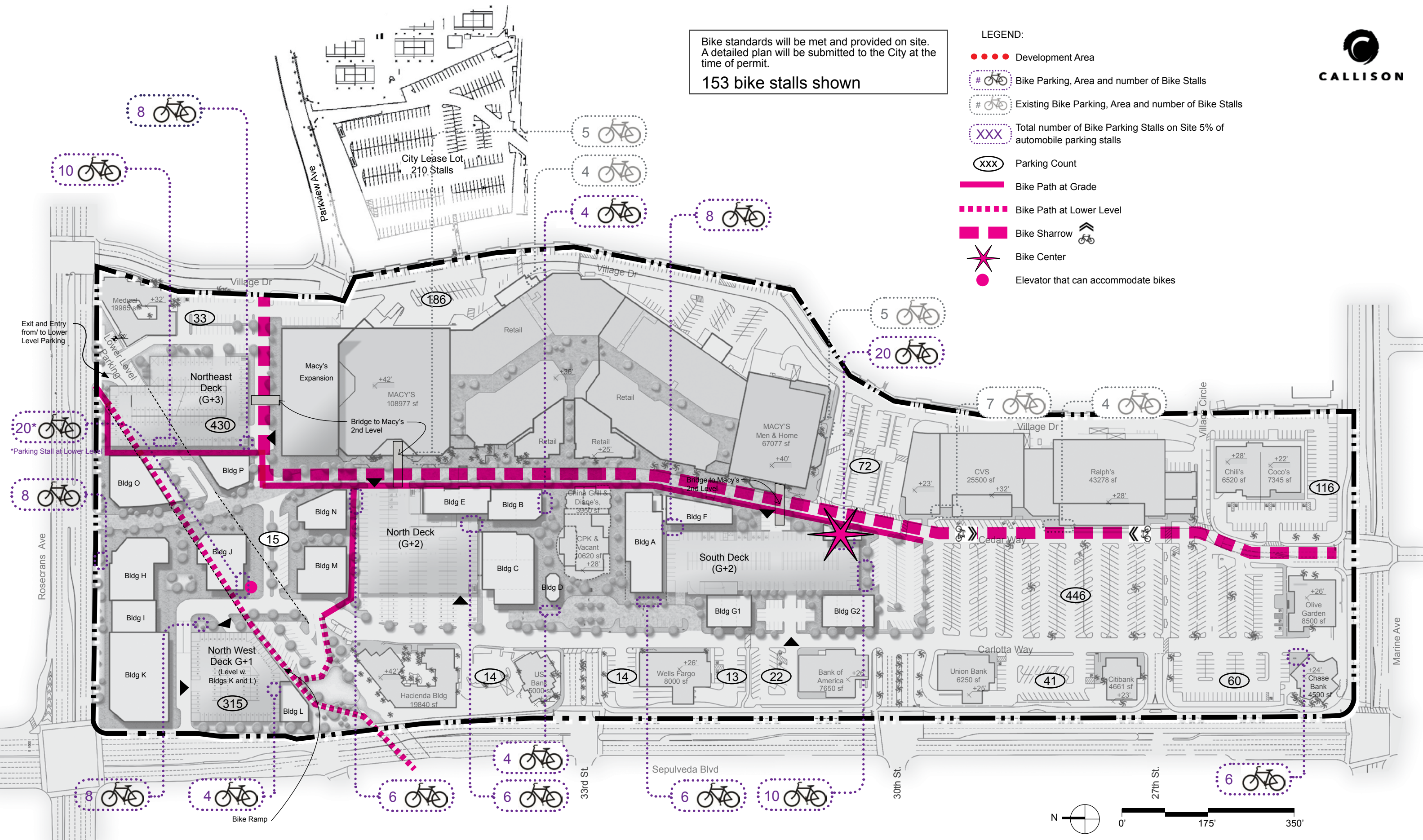
- Transit Stop
- Pedestrian path of travel from Transit stop
- Pedestrian path of travel from Site Perimeter Sidewalks
- Pedestrian path of travel within the site
- Site Entry/Exit Point
- Vertical Circulation (Elevators)
- Improved Pedestrian Crossings
- Raised Intersection





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

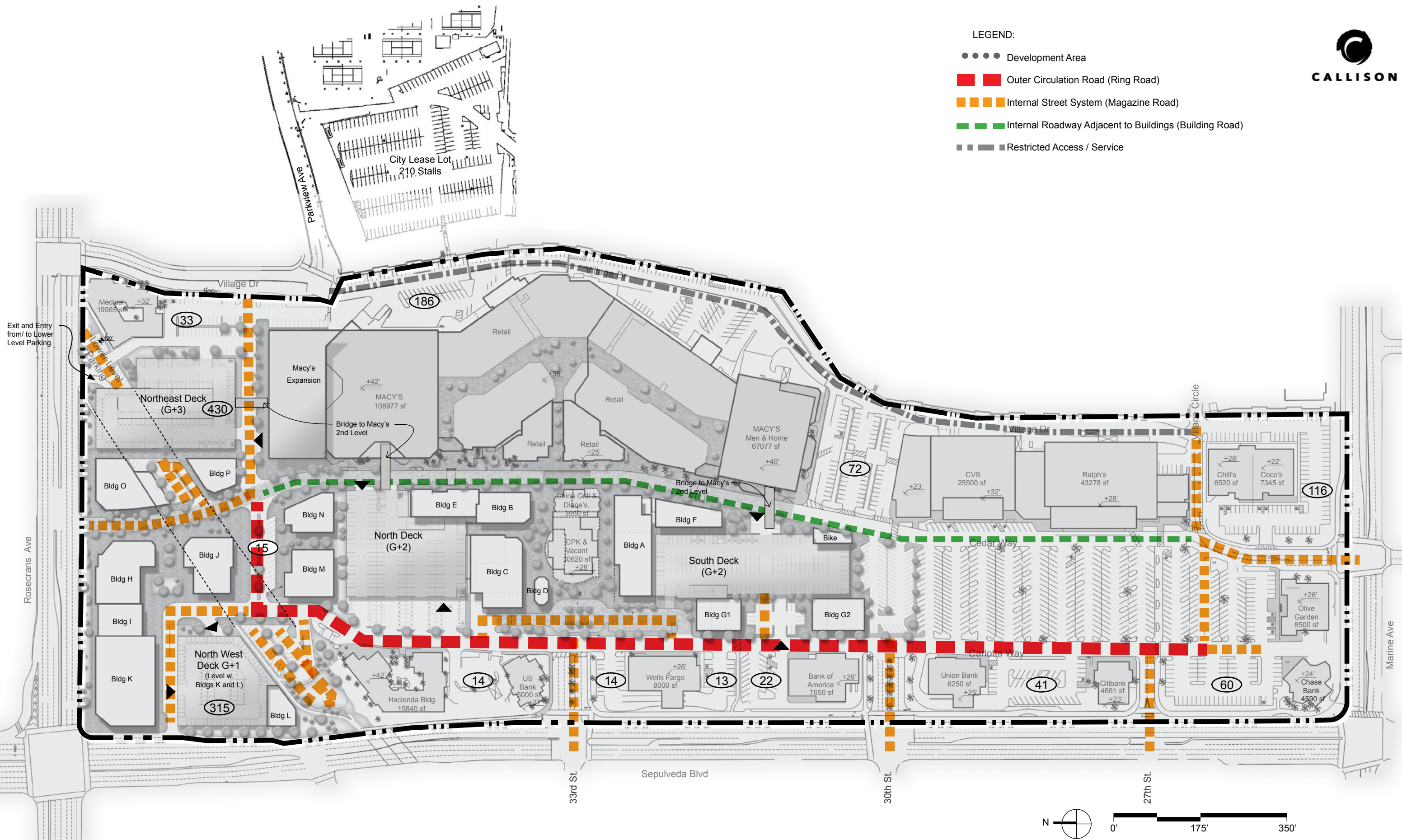
- LEGEND:**
- Development Area
  - # [Bike Icon] Bike Parking, Area and number of Bike Stalls
  - # [Bike Icon] Existing Bike Parking, Area and number of Bike Stalls
  - XXX Total number of Bike Parking Stalls on Site 5% of automobile parking stalls
  - XXX Parking Count
  - Bike Path at Grade
  - - - Bike Path at Lower Level
  - Bike Sharrow
  - ★ Bike Center
  - Elevator that can accommodate bikes





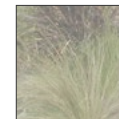
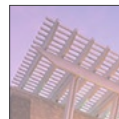
LEGEND:

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





## VSC & NEC Circulation Diagrams





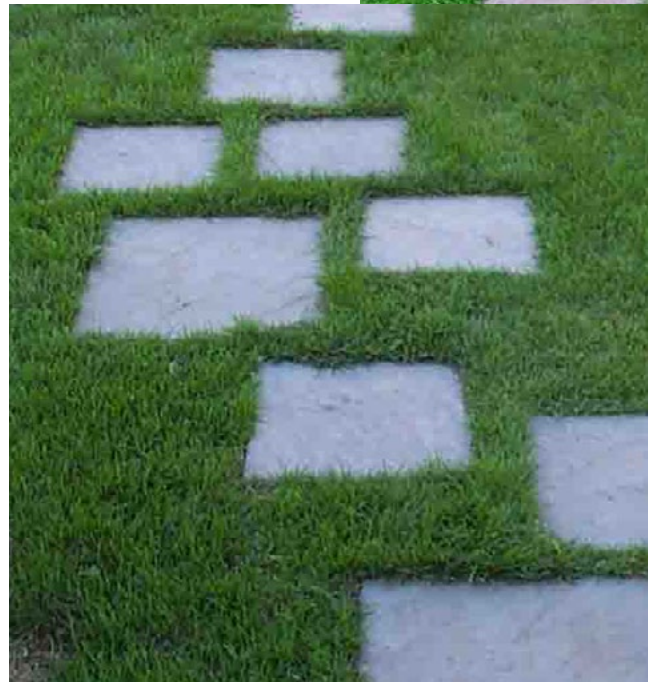
LEGEND:

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

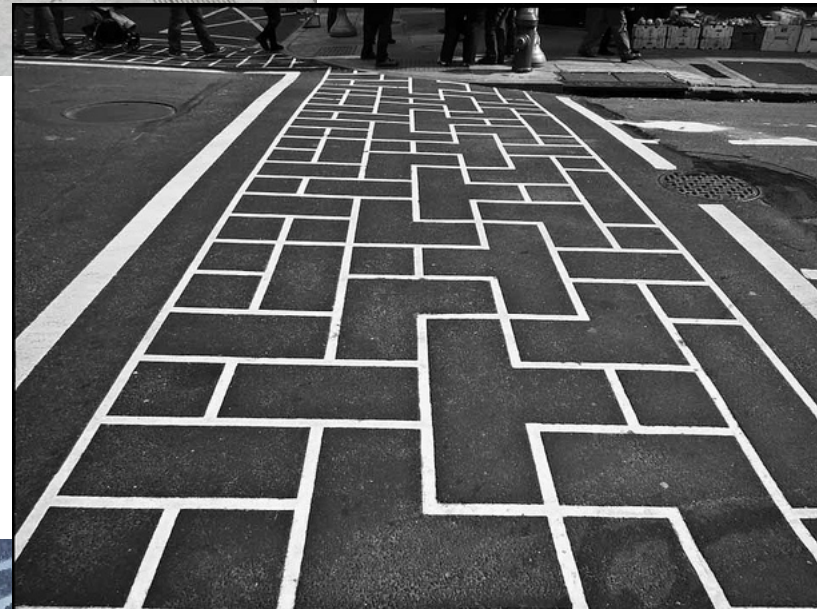




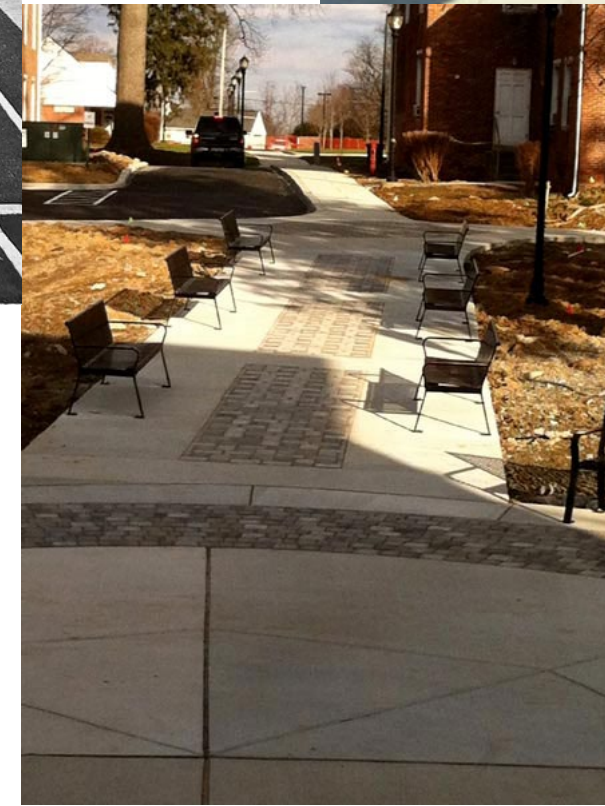
Stepping Stones Ideas



Enhanced Crosswalk Ideas



Enhanced Paving Ideas





LEGEND:

- Existing Pedestrian path of travel within the site
- Proposed Stepping Stone Enhancement
- Proposed/Enhanced Crosswalk
- Proposed/Enhanced Pedestrian path of travel and/or paving
- Site Entry/Exit Point
- Improved Pedestrian Crossings
- Raised Intersection














LEGEND:

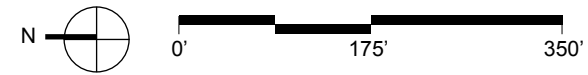
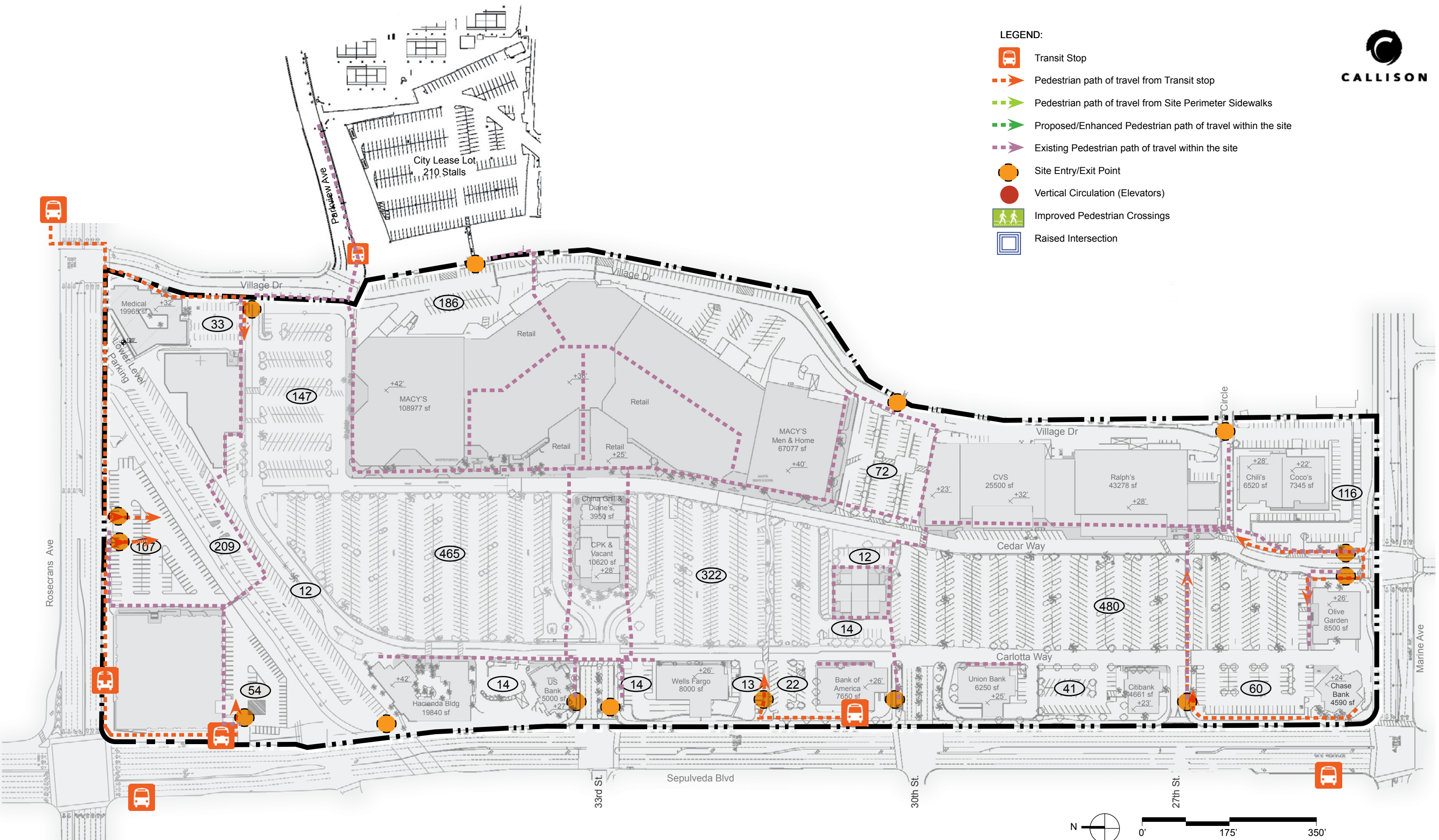
- Existing Pedestrian path of travel within the site
- Proposed Stepping Stone Enhancement
- Proposed/Enhanced Crosswalk
- Proposed/Enhanced Pedestrian path of travel and/or paving
- Site Entry/Exit Point
- Improved Pedestrian Crossings
- Raised Intersection














LEGEND:

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














**LEGEND:**

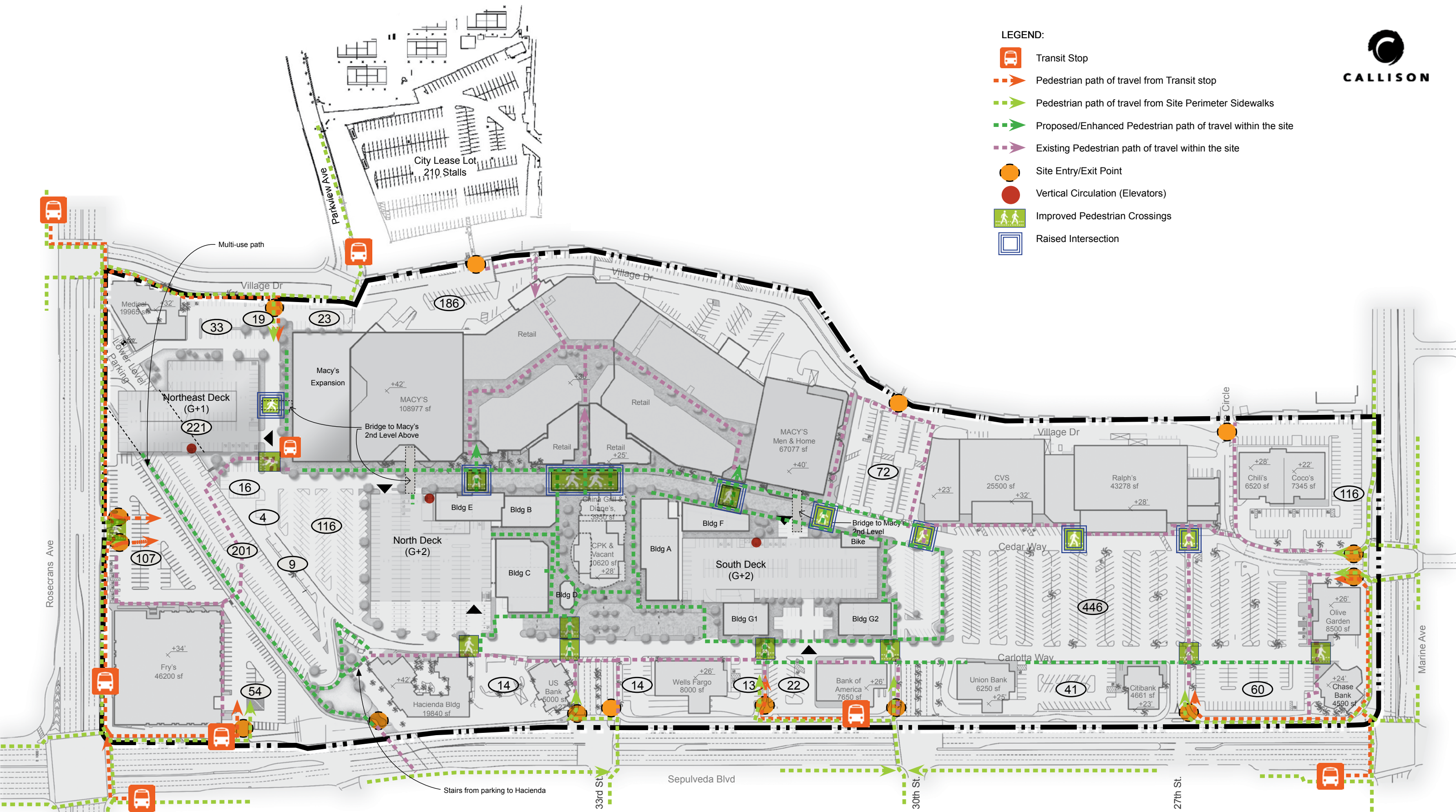
-  Transit Stop
-  Pedestrian path of travel from Transit stop
-  Pedestrian path of travel from Site Perimeter Sidewalks
-  Proposed/Enhanced Pedestrian path of travel within the site
-  Existing Pedestrian path of travel within the site
-  Site Entry/Exit Point
-  Vertical Circulation (Elevators)
-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





LEGEND:

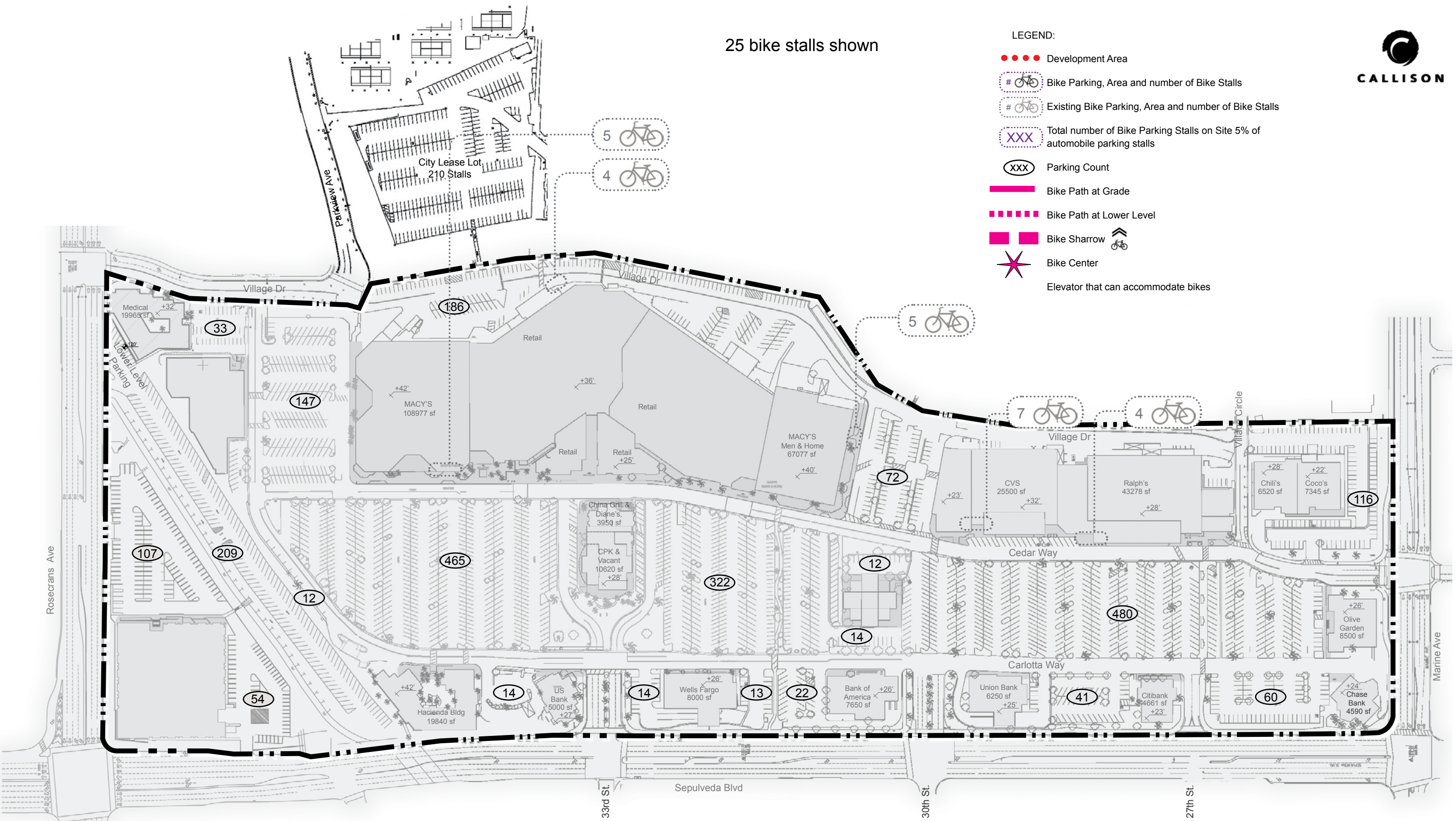
-  Transit Stop
-  Pedestrian path of travel from Transit stop
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-  Proposed/Enhanced Pedestrian path of travel within the site
-  Existing Pedestrian path of travel within the site
-  Site Entry/Exit Point
-  Vertical Circulation (Elevators)
-  Improved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





25 bike stalls shown

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

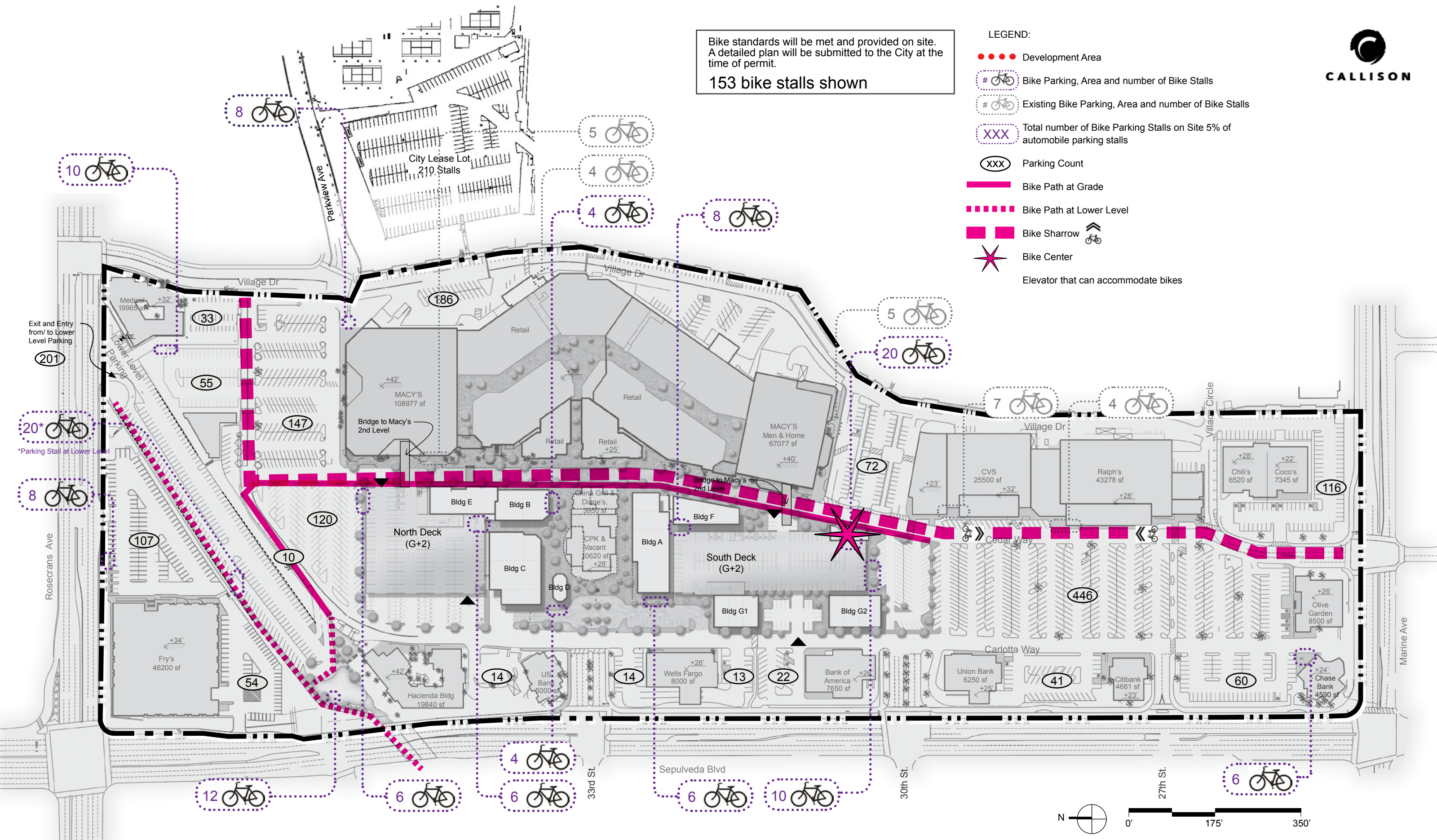




Bike standards will be met and provided on site.  
A detailed plan will be submitted to the City at the time of permit.  
**153 bike stalls shown**

LEGEND:

- Development Area
- # [Bike Icon] Bike Parking, Area and number of Bike Stalls
- # [Bike Icon] Existing Bike Parking, Area and number of Bike Stalls
- XXX Total number of Bike Parking Stalls on Site 5% of automobile parking stalls
- XXX Parking Count
- Bike Path at Grade
- - - Bike Path at Lower Level
- Bike Sharrow
- ★ Bike Center
- ⬆ Elevator that can accommodate bikes





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

LEGEND:

- Development Area
- # [Bike Icon] Bike Parking, Area and number of Bike Stalls
- # [Bike Icon] Existing Bike Parking, Area and number of Bike Stalls
- XXX Total number of Bike Parking Stalls on Site 5% of automobile parking stalls
- XXX Parking Count
- Bike Path at Grade
- - - Bike Path at Lower Level
- Bike Sharrow
- ★ Bike Center
- ▲ Elevator that can accommodate bikes

