

MANHATTAN VILLAGE

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May 9, 2016

Ms. Marisa Lundstedt
Community Development Director
City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, CA 90266

Dear Ms. Lundstedt,

The JLL Management Team at Manhattan Village Shopping Center is thrilled to announce that Mall Ownership has approved \$150M in funding to rebalance and rejuvenate the entire project with renovation plans of the existing center and the redevelopment expansion plans. As an operating property, the planned projects will be completed in phases that include an interior mall renovation, community center facelift, Village Shops and Macy's consolidation.

At this time, we are requesting a night construction building permit to be issued for our planned Interior Mall Renovation Project scheduled to begin June 8, 2016 and completed May 1, 2017. Night work will be performed Monday through Sunday from the hours 9pm – 10am, excluding holidays.

Our \$8.5 million Interior Mall Renovation Project is the first step of the overall project that requires a night construction permit issuance in order to complete invasive scopes of work while the mall shops are closed. The Interior Mall Renovation includes the replacement of inefficient skylights/roof curbs overhead, new ceiling treatments overhead, new energy efficient lighting overhead, new flooring, updated public restrooms and corridor, interior way-finding signage, interior mall wall treatments, new artwork, updated fountain, new concierge desk, new landscaping plans, new seating areas and new furniture.

We anticipate using the following construction equipment: concrete flat saws, jack hammers and compressors to remove the old flooring, electric boom lifts to complete the skylight and ceiling work, miscellaneous hand tools (drills, hammers, saws, etc.) and various cranes, forklifts and trucks to support the work. Interior construction sounds will remain limited to the interior occurrence and will not travel outside of the mall; a true benefit of the existing mall masonry walls that serve as a superior sound barrier for surrounding businesses and residents. For example; the interior floor demolition sound will not travel outside the enclosed mall.

Performing this large scale interior renovation work during mall operating hours would be prohibitive as it would expose our customers to the hazardous nature of construction and would have a serious impact on store accessibility, operations and sales. The night construction building permit issuance will allow the interior mall renovation work to occur during non-mall hours. Thus, allowing all mall stores to operate safely for mall employees and customers while minimizing the threat of dangerous overhead work or treacherous flooring conditions.

Safety remains a primary concern for any construction project, especially when extensive overhead and flooring work is being conducted. The risks are elevated when non-construction workers are present without proper protective gear. For these reasons, malls all across America always perform large scale interior renovations like this at night, while the mall is closed.

We appreciate City Staff support and encourage City Council to grant authority to staff to issue a June 8, 2016 night construction building permit to us for this exciting project during the scheduled June 7, 2016 meeting. It is essential we begin this work as soon as possible in order to complete certain portions of work prior to the upcoming holidays. It is imperative that Manhattan Village Shopping Center remain relevant today and moving forward with the exciting plans ahead.

We look forward to working with you and your staff.

Respectfully,



Liz Griggs
Vice President, General Manager
Manhattan Village Shopping Center



Phil Friedl
Senior Vice President
JLL Project and Development Services

cc. Mark Deveau
Mark Danaj