

KEY FEATURES

SHAPED BY THE WARNER CENTER 2035 PLAN (WC2035) & DELIVERED IN THE MANNER YOU HAVE COME TO EXPECT FROM WESTFIELD

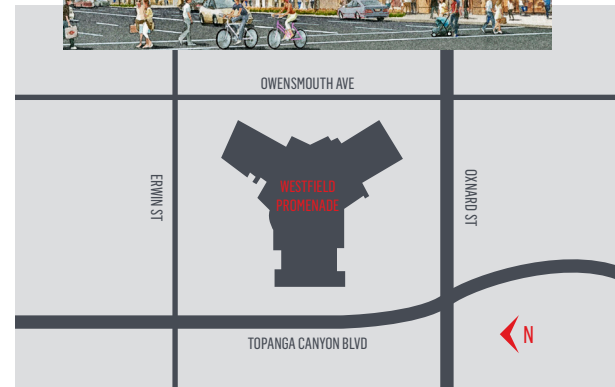
- Approved by the City in 2013, WC2035 created an urban 'blueprint' for the Valley and designated the Promenade property as a downtown work/live community.
- Guided by WC2035 Plan, Promenade 2035 also reflects more than two decades of conversations with our neighbors.
- Promenade 2035 is lower in both density and height than approved by the WC2035 Plan, yet honors its vision and goals for creating an authentic "Downtown District" that is sustainable, walkable and community friendly.

GREEN ON EVERY LEVEL TO REFLECT AN INDOOR/OUT-DOOR ACTIVE LIFESTYLE

- More than 10 acres of green space and open space including: over two acres of open space at ground level and hundreds of trees with more than 100 of those trees along street frontage; along with elevated open space featuring rooftop gardens and landscaping atop nearly every building.
- A lush and green Promenade Square will serve as the heart of the neighborhood, a gathering place to relax and will play host to a range of community activities. Pocket parks, public spaces as well as courtyards, called the Gardens, will also offer more intimate gathering spaces.

REIMAGINING ALL FOUR STREET FRONTAGES AND BREAKING UP BIG BLOCKS INTO A NUMBER OF NEW WALKABLE STREETS

- New tree-lined avenues and sidewalks to welcome pedestrians and increase walkability.
- Smaller private streets that can be closed to vehicles from time to time to facilitate pedestrian-focused events and activities.



A SUSTAINABLE FUTURE FOR THE VALLEY

- Meeting sustainability goals of the WC2035 Plan for a walkable, bikeable, transit-oriented work, live, play community, which has the potential to drastically reduce daily miles driven.
- Achieving LEED Silver for all buildings.
- Capturing and reusing rainwater for irrigation and landscaping.
- Reducing energy usage through a variety of measures including solar passive design, daylight harvesting, natural ventilation, recycling, use of sustainable materials, and thoughtful building design and orientation.



PROMENADE 2035:

YOUR COMMUNITY, YOUR LIFE, YOUR WAY.

A long-term vision that will transform the 34-acre Promenade property into a walkable, friendly downtown community with new office, entertainment, housing, dining and shopping options built in phases over time based on need/market demand.

| LIVE

Offers beautifully appointed apartment homes with attention given to the smallest of details. All in a tree-lined park-like setting that promotes an active indoor/outdoor lifestyle with everything at your door, or just steps away.

- Residential opportunities range from work/live studios to one, two and three bedroom apartments and luxury villas with appeal for artists, up-and-coming executives, young families or empty nesters – all with easy access to a lifestyle designed to cater to every need. (Approximately 1,400 residential units)
- Amenities offer the ease of a downtown life linked to the feel of a local neighborhood with concierge services, grocer and delivery available from many locations including from Westfield Topanga and The Village, as well as convenient access to beautifully landscaped outdoor spaces, community and cultural events, fitness centers, wellness classes, and much more.
- URW has worked with Councilmember Blumenfield and stakeholders to make Promenade 2035 the first major project in the WC2035 Downtown District to voluntarily commit to include a percentage of rent-restricted housing. A total of fifteen percent of the project's initial residential units will be targeted to affordable, workforce and stakeholder housing.

| WORK

Creates a new and dynamic work/live destination for businesses of all sizes connecting start-ups with established businesses and providing a sense of place for employees, residents and visitors alike.

- Creative office spaces with adjoining roof decks allowing convenient access outside for lunch or meetings outdoors. (Approximately 150,000 square feet)
- Class A office space that brings work and home together in unique and diverse ways with shopping, dining and entertainment just steps away where cars are not needed and commutes are walking distance. (Approximately 580,000 square feet)

| SHOP

Activates the entire community with a variety of storefronts and cafes interspersed throughout the property at ground level creating intimate and diverse options to dine and shop.

- Smaller, more localized retail opportunities, services and dining experiences along with a community grocery/pharmacy will complement The Village and Westfield Topanga offerings. (Approximately 280,000 square feet)

| STAY

- Provides two unique hospitality offerings for visitors with one 272-room hotel next to the creative office and another 300-room hotel connected to the Class A office space adjacent to Promenade Square.

| PLAY

Brings entertainment, culture and sporting events to the heart of the Valley within easy walking distance of home, work, shopping and dining.

- A versatile Entertainment and Sports Center will accommodate up to 10,000 seats and allow for a venue that could adapt for more intimate events and gatherings such as professional sports, community events, graduation ceremonies, as well as live music, performing arts and speaker series.
- The Center's seamless design will activate the pedestrian experience along Topanga Canyon Boulevard and connect to Promenade Square, allowing visitors to gather in the park space before and after events.

ECONOMIC BENEFITS: PROMENADE 2035 REPRESENTS AN ANTICIPATED \$1.5 BILLION LONG- TERM INVESTMENT IN THE VALLEY

During Construction:

- Creates more than 10,800 full- and part-time jobs.
- Generates nearly \$1.9 billion in total economic output.

At Full Completion:

- Creates more than 9,700 full- and part-time jobs.
- Generates an estimated \$1.7 billion in economic output.
- Generates nearly \$17.7 million in net new annual revenues to the City's General Fund.

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