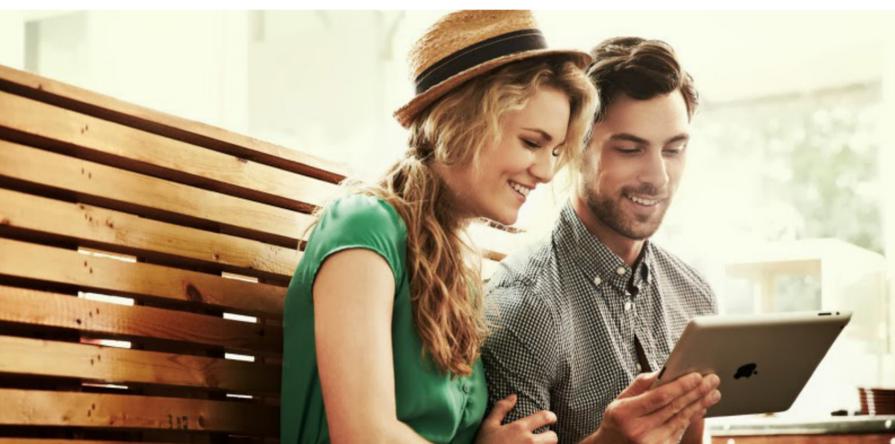


WELCOME TO

Burbank



JOBS/HOUSING BALANCE IN BURBANK

- BETWEEN 2011 AND 2016, IN BURBANK
 - ONLY 55 HOUSING UNITS WERE BUILT
 - MEANWHILE, THERE WAS AN INCREASE OF 13,470 JOBS
- HOUSING AVAILABILITY IS CRITICAL TO JOB GROWTH AND BURBANK'S ECONOMY
- HEALTHIER JOBS/HOUSING BALANCE MEANS:
 - FEWER COMMUTE TRIPS
 - SHORTER COMMUTE TIMES
 - FEWER GREENHOUSE GAS EMISSIONS
 - IMPROVED QUALITY OF LIFE FOR ALL

*SOURCE: BURBANK AFFORDABLE HOUSING ANALYSIS AND STRATEGY; JULY 11, 2017.



DOWNTOWN BURBANK

GLENOAKS BLVD.

GLENOAKS BLVD.

BURBANK HIGH SCHOOL

THIRD ST.

BTC SITE

YMCA

POLICE & FIRE

CSB

ASB

COURT HOUSE

THIRD ST.

OFFICE DEPOT

GRINNELL DR.

IKEA

CYPRESS AVE.

PARKING

CITY HALL

SAN FERNANDO BLVD.

SAN FERNANDO BLVD

MACY'S

MALL

SAN FERNANDO BLVD.

AMC-6

PARKING

IN-N-OUT

PARKING

SEARS

AMC-16

PALM AVE.

ORANGE GROVE AVE.

OLIVE AVE.

ANGELENO AVE.

TUJUNGA AVE.

VERDUGO AVE.

BURBANK BLVD.

5 FWY

ASHLEY

MAGNOLIA BLVD.

N. FIRST ST.

METROLINK

BURBANK CHANNEL

S. FLOWER ST.

N. VICTORY BLVD.



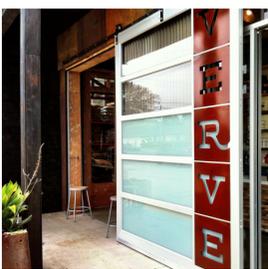
COMMUNITY EVENTS



UNIQUE SHOPPING

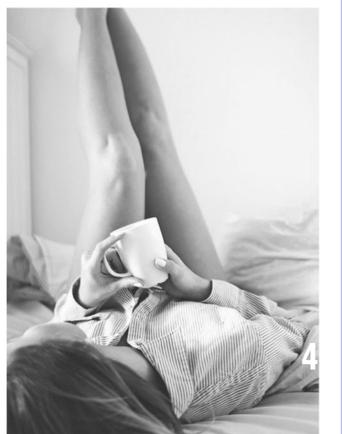
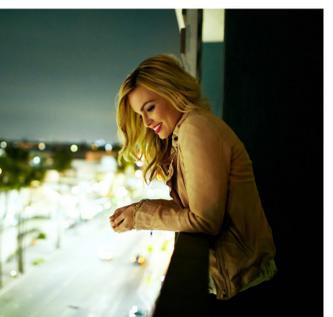
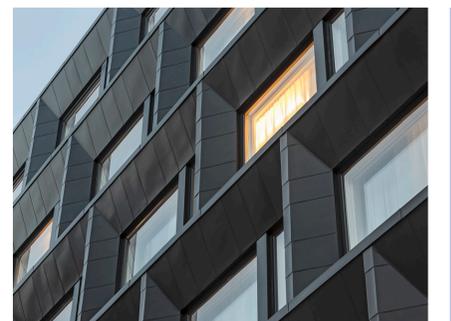


RESTAURANTS



BURBANK TOWN CENTER

RESORT STYLE APARTMENT LIVING



CONDOMINIUM RESIDENCES

SELECT SERVICE HOTEL



THE BURBANK TOWN CENTER

GOAL: BUILD A GREAT DOWNTOWN BURBANK NEIGHBORHOOD

PROJECT OBJECTIVES

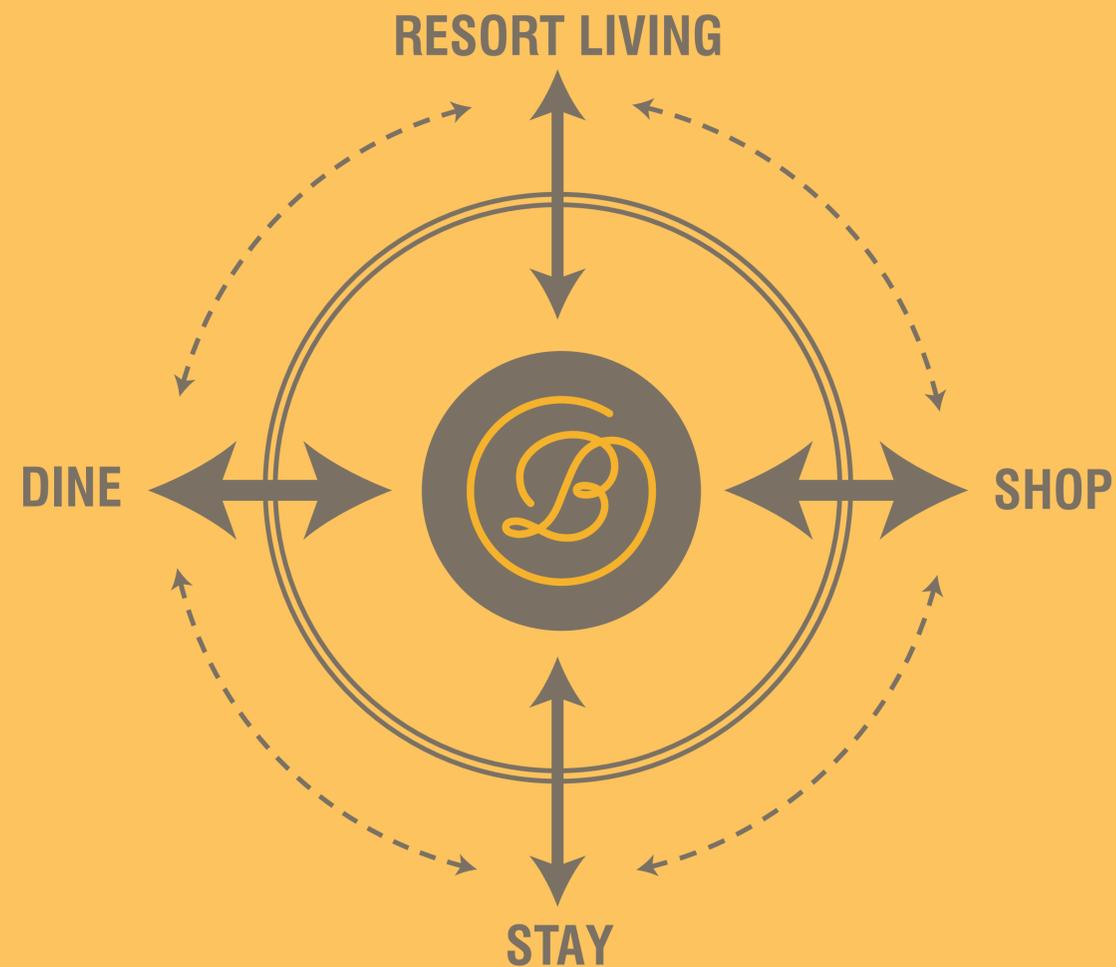
- 1. SUPPORT THE GOALS AND POLICIES OF THE BURBANK2035 GENERAL PLAN**
- 2. RESPECT BURBANK'S HERITAGE AND LIVABILITY**
- 3. BUILD ON DOWNTOWN BURBANK'S STRENGTHS**
- 4. ENHANCE DOWNTOWN BURBANK'S LIVABILITY**
- 5. INCORPORATE SUSTAINABILITY IN EVERY FACET**



ELEVATED VIEW FROM MAGNOLIA BLVD. LOOKING TOWARD BURBANK TOWN CENTER RETAIL

THE BIG IDEA:

MIXED-USE + LOCAL VIBE + NEW VISION



- REINVIGORATE BURBANK TOWN CENTER
- CREATE AN ECONOMIC ANCHOR IN THE DOWNTOWN CORE
- INTRODUCE DIVERSE RETAIL, RESIDENTIAL, AND ENTERTAINMENT OPTIONS
- DESIGN AESTHETICS FOCUSED ON APPEALING TO THE LOCAL VIBE
- URBAN LIVING THAT FITS BURBANK

BURBANK2035 GENERAL PLAN GOALS

- LOCATE DENSITY IN AREAS THAT CAN BETTER ACCOMMODATE IT DUE TO THEIR PROXIMITY TO TRANSIT
- REDUCE DEVELOPMENT PRESSURE ON RESIDENTIAL NEIGHBORHOODS
- IMPROVE THE JOB-HOUSING BALANCE IN THE CITY

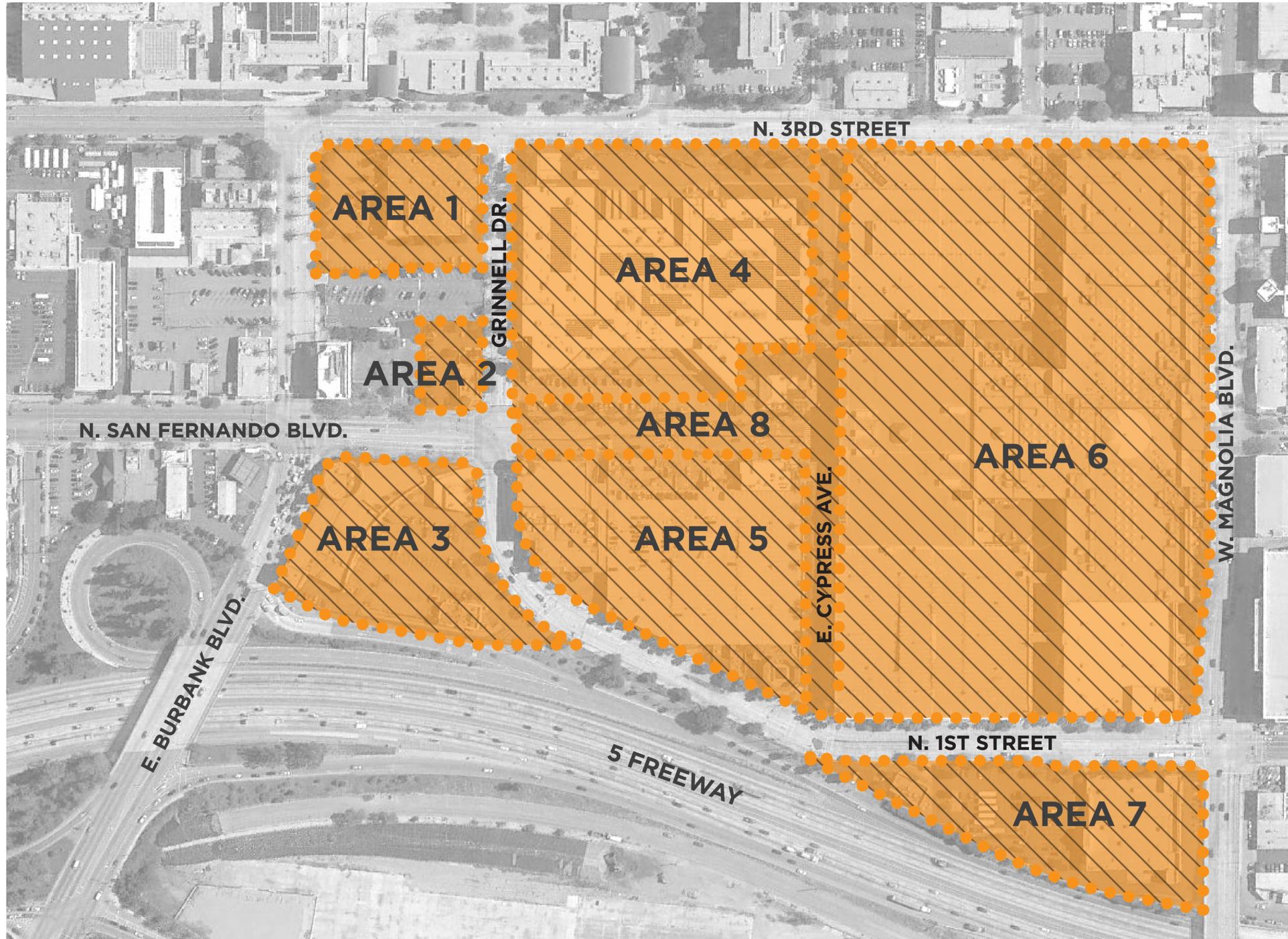


PEDESTRIAN VIEW FROM N. SAN FERNANDO BLVD. LOOKING TOWARD PLAZA



PEDESTRIAN VIEW FROM MACY'S LOOKING TOWARD PLAZA

PLANNING AREAS



EXISTING USES

- AREA 1 - OFFICE DEPOT SITE**
- AREA 2 - CORNER BAKERY SITE**
- AREA 3 - IN-N-OUT SITE**
- AREA 4 - IKEA SITE**
- AREA 5 - CHEVY'S & CPK**
- AREA 6 - SHOPPING MALL**
- AREA 7 - ASHLEY FURNITURE SITE**
- AREA 8 - N. SAN FERNANDO BLVD.**

PROPOSED PROJECT TOTALS

- DWELLING UNITS : UP TO 1,173
- DENSITY : UP TO 31.46 DU/AC
- FAR : UP TO 0.79:1
- HEIGHT : UP TO 15 STORIES

AREA 8 - N. SAN FERNANDO BLVD.



PRIVATE STREETS,
SIDEWALKS, PLAZA,
PUBLICLY
ACCESSIBLE OPEN
SPACE



AREA 8 INCLUDES

- ° PLAZA : 22,339 SF
- ° EXPANDED PLAZA : 4,850 SF
- ° SAN FERNANDO SIDEWALK : 17,277 SF



COMMUNITY EVENTS

- MOVIE SCREENINGS
- ICE-SKATING RINK
- HOLIDAY EVENTS





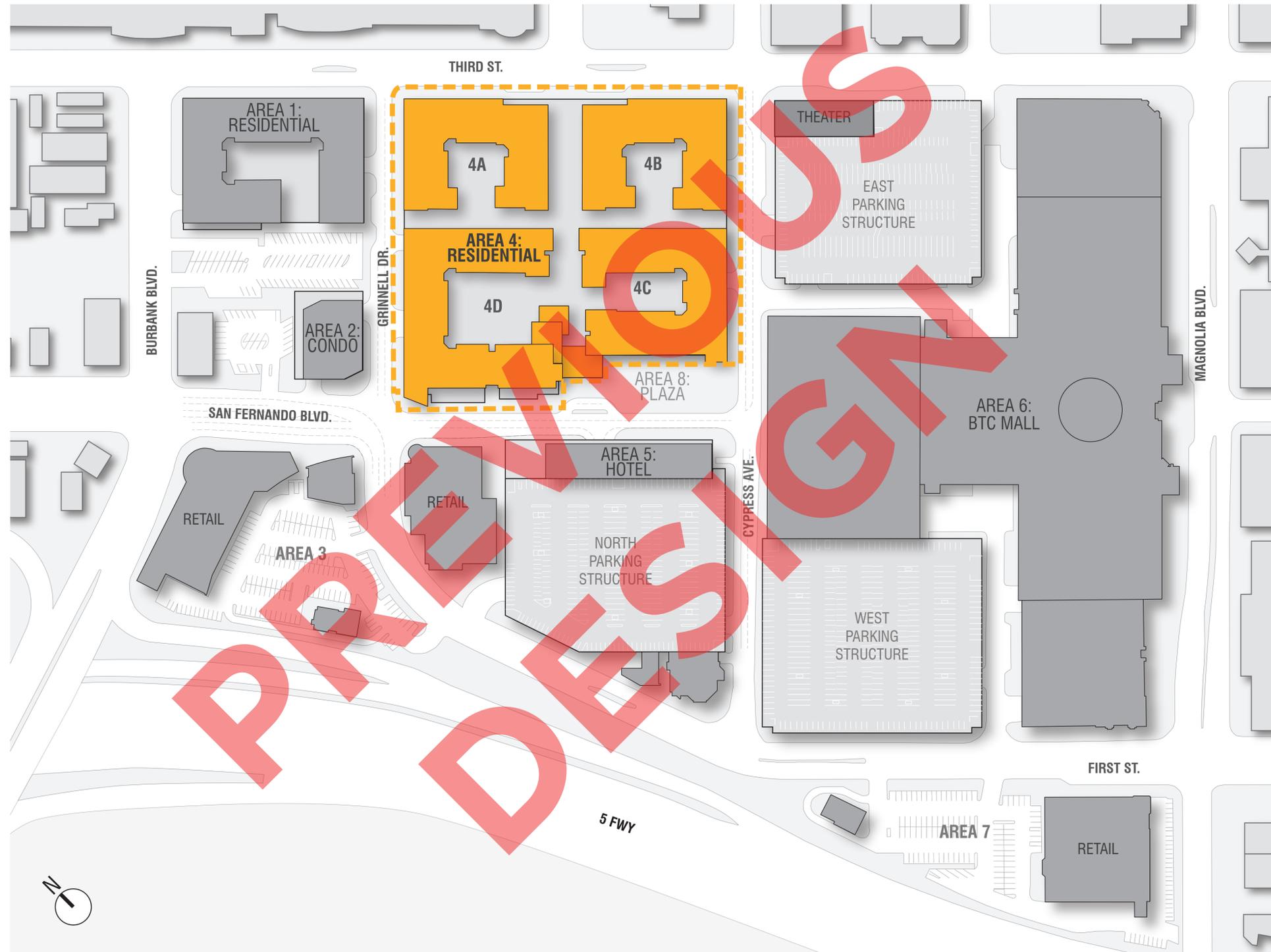
PEDESTRIAN VIEW OF PLAZA FROM MACY'S



VIEW OF PLAZA FROM PATIO LOUNGE AT THE BOUTIQUE HOTEL



AREA 4 - IKEA SITE



RESIDENTIAL APARTMENTS WITH RETAIL & RESTAURANTS

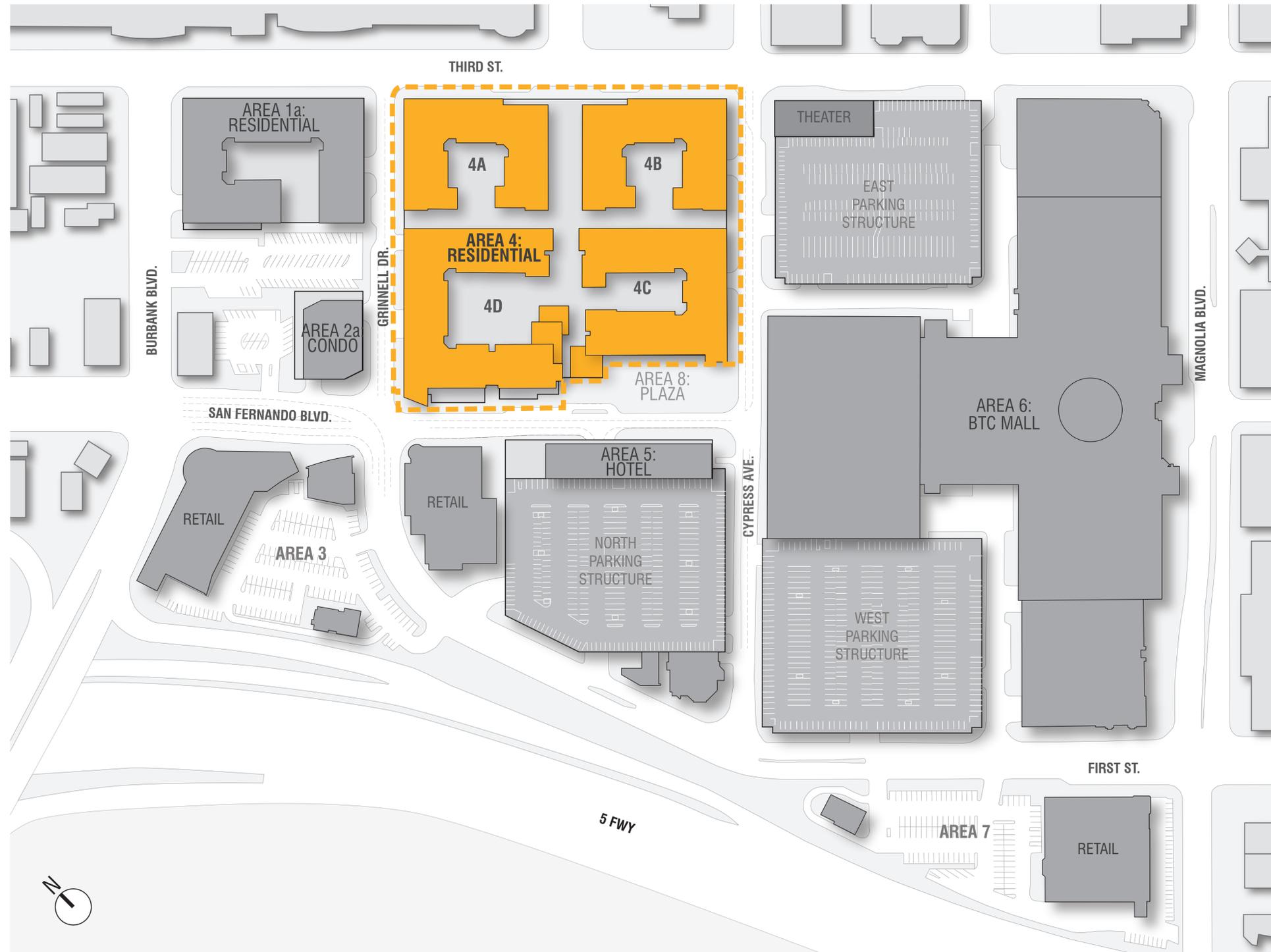


765 UNITS
37,420 SF GROUND LEVEL RETAIL



7 STORIES

AREA 4 - IKEA SITE



RESIDENTIAL APARTMENTS WITH RETAIL & RESTAURANTS



801 UNITS
37,135 SF GROUND LEVEL RETAIL



7 STORIES



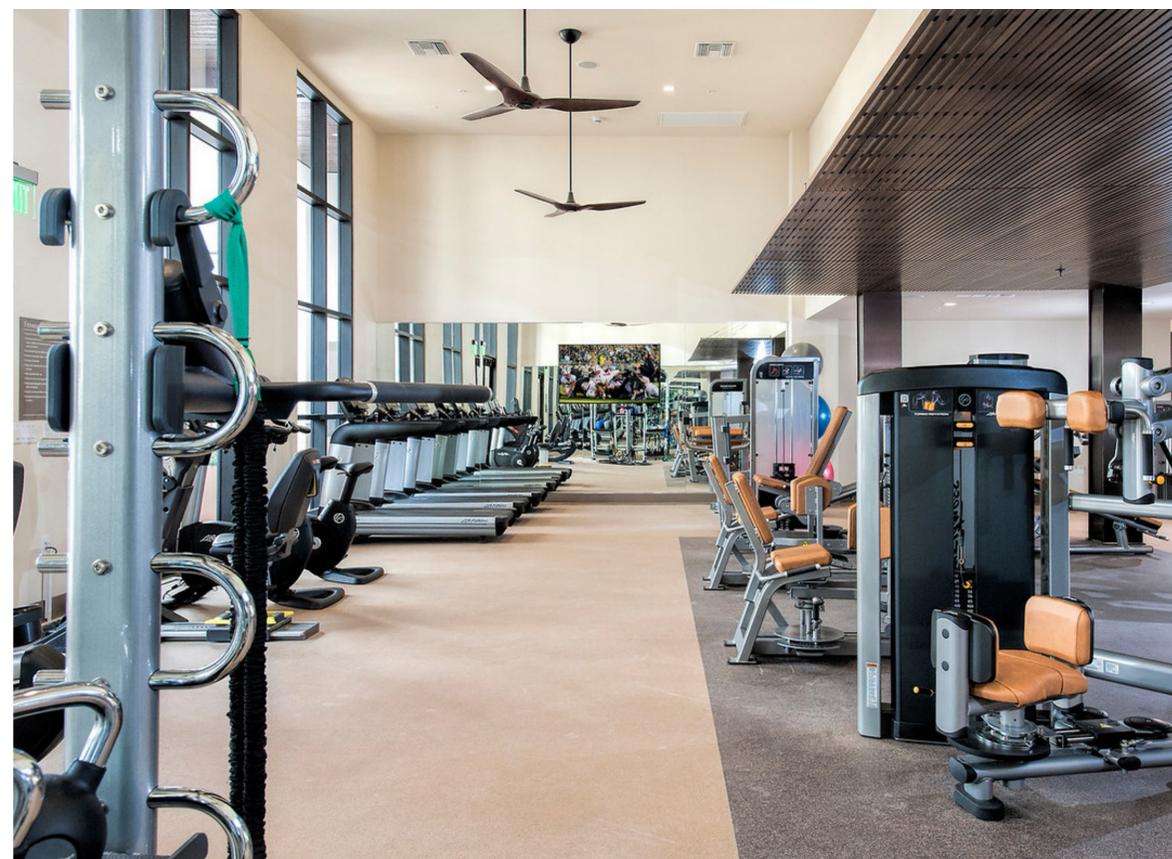
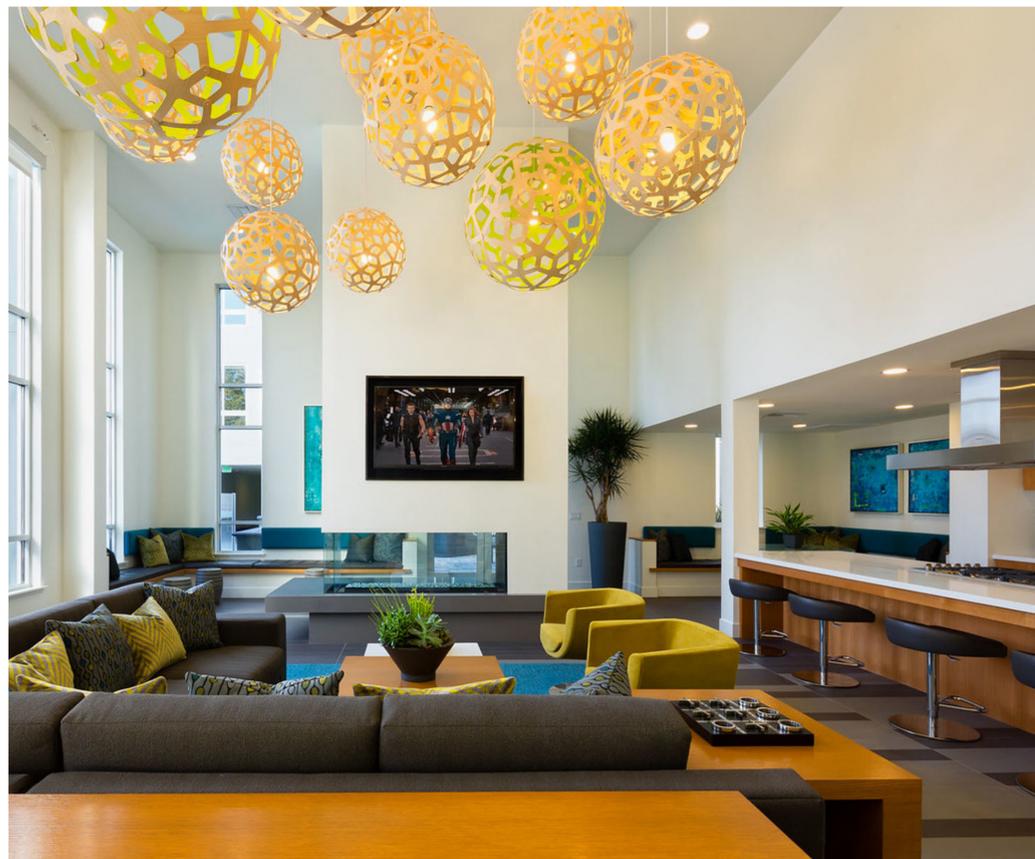
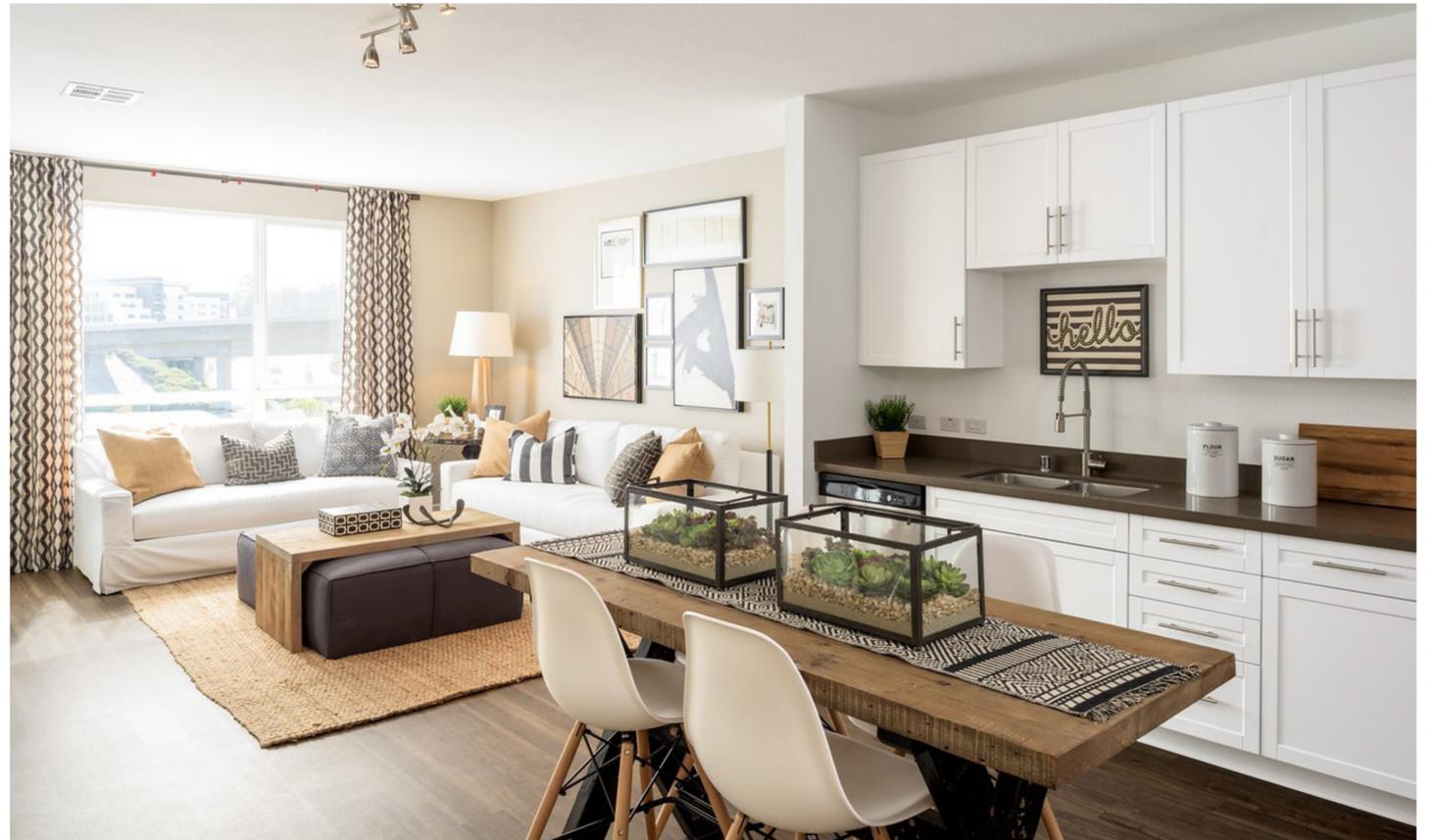
VIEW OF RESIDENTIAL STOOPS ALONG THIRD STREET



VIEW OF PUBLICLY ACCESSIBLE PASEO LINKING N. SAN FERNANDO BLVD TO THIRD STREET



SITE PLAN AND REPRESENTATIVE IMAGES



APARTMENT & AMENITY INTERIORS

AREA 5 - CPK & CHEVY'S SITE

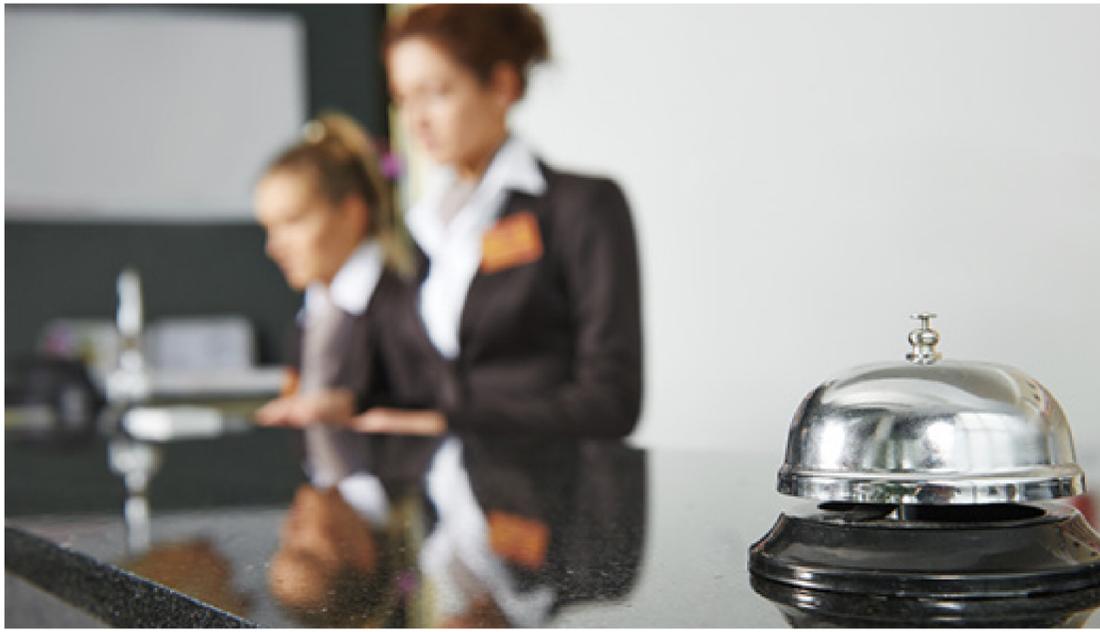


BOUTIQUE HOTEL & RESTAURANTS AT GROUND LEVEL, SOME EXISTING USES TO REMAIN

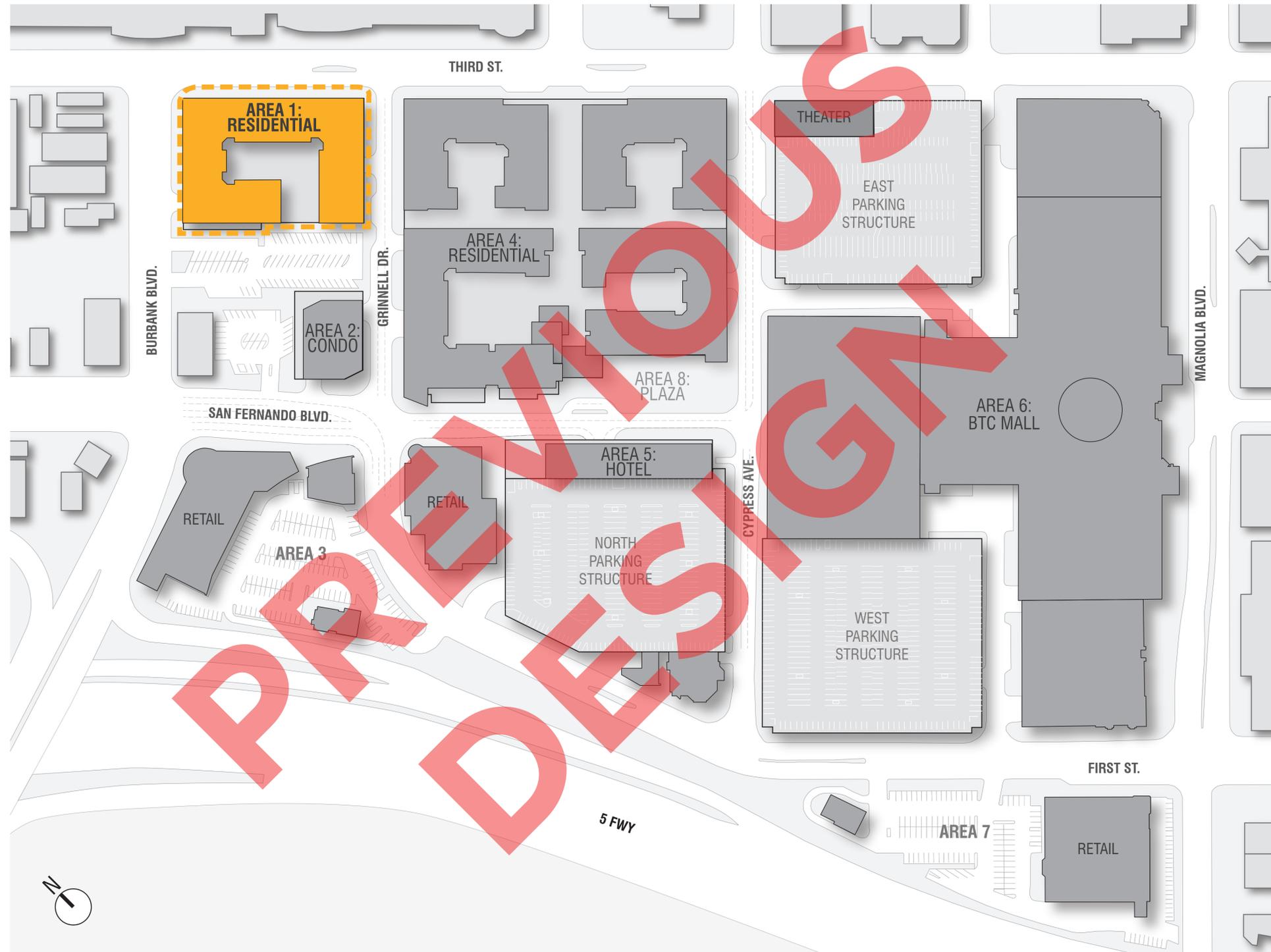
PROPOSED:
 - 200 ROOMS
 - 10,000 SF
 NEW RESTAURANTS



EXISTING TO REMAIN INCLUDES:
 - NORTH PARKING GARAGE
 - 83,000 SF
 COMMERCIAL



AREA 1 - OFFICE DEPOT SITE



RESIDENTIAL APARTMENTS

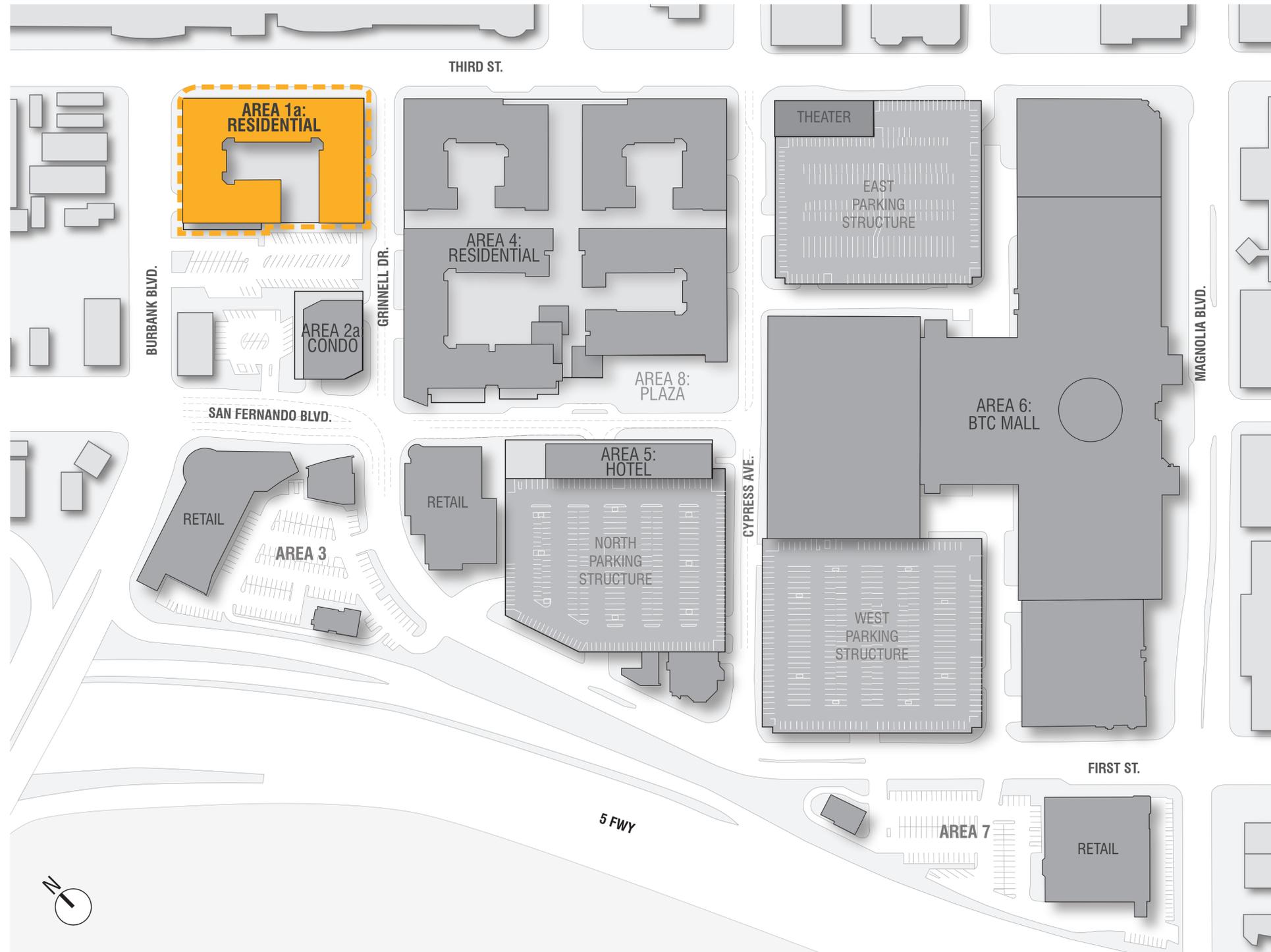


259 UNITS



7 STORIES

AREA 1A - OFFICE DEPOT SITE



RESIDENTIAL APARTMENTS



271 UNITS



7 STORIES



VIEW OF PEDESTRIAN PASEO DOWN GRINNELL DRIVE CONNECTING THIRD STREET TO N. SAN FERNANDO BLVD.

AREA 1B - OFFICE DEPOT SITE



OFFICE
LIVE WORK UNITS
TOWNHOME UNITS



148,735 SF OFFICE
5 LIVE WORK UNITS
5 TOWNHOME UNITS



7 STORIES



VIEW FROM THE CORNER OF THIRD ST. AND GRINNELL DR.

AREA 2A - CORNER BAKERY SITE



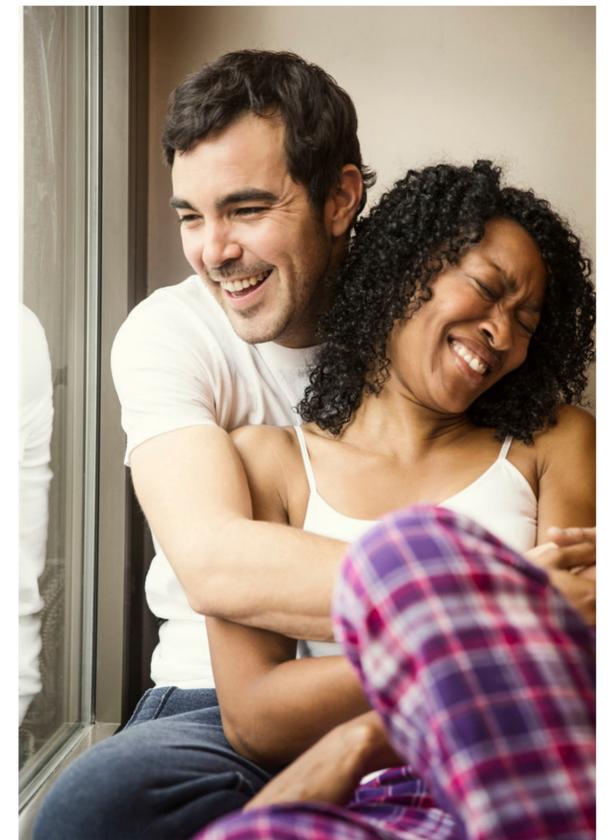
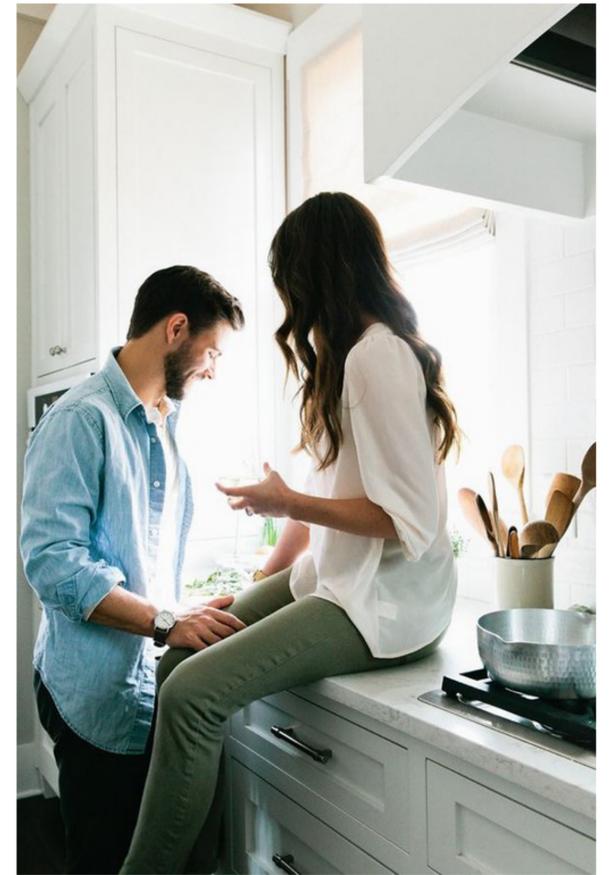
RESIDENTIAL
CONDOMINIUMS



70 UNITS



15 STORIES



AREA 2B - CORNER BAKERY SITE



RESIDENTIAL
MICRO UNITS



101 UNITS

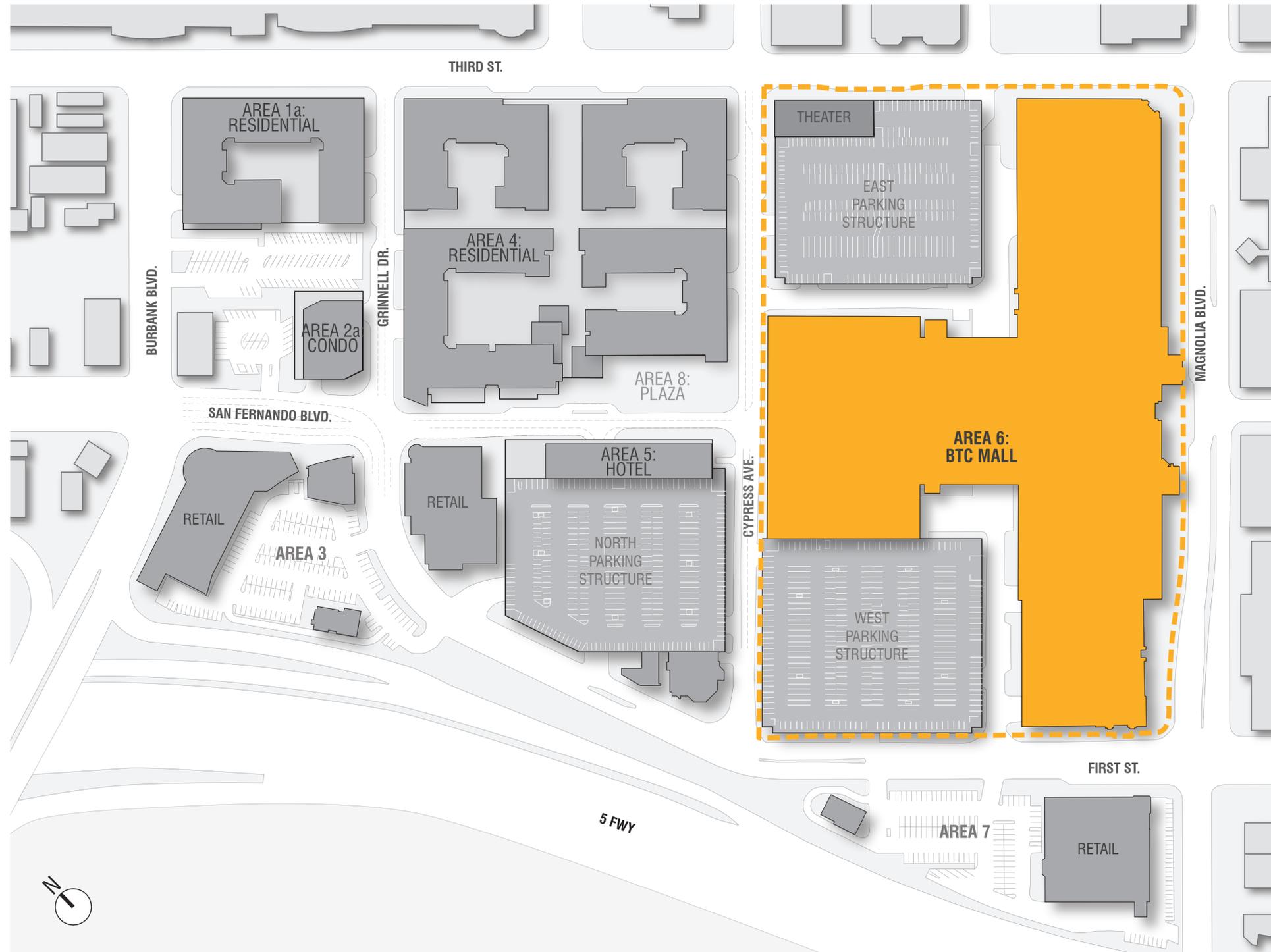


7 STORIES



MICRO RESIDENTIAL IMAGERY

AREA 6 - BURBANK TOWN CENTER MALL



RENOVATION TO EXISTING MALL



NEW RETAIL,
RESTAURANTS,
SCHOOL/
INSTITUTIONAL AND
ENTERTAINMENT



1,069,892 SF EXISTING
1,075,000 SF
ALLOWABLE MAX



NEW OUTDOOR
FOOD COURT
TERRACE



PROPOSED MALL RENOVATION



PROPOSED MALL RENOVATION

AREA 3 - RETAIL & RESTAURANT



NO NEW DEVELOPMENT PROPOSED AT THIS TIME



RETAIL &
RESTAURANT



37,969 SF
EXISTING

40,000 SF
ALLOWABLE



IN N OUT & RETAIL IMAGERY

AREA 7 - RETAIL & RESTAURANT



NO NEW DEVELOPMENT PROPOSED AT THIS TIME



RETAIL & RESTAURANT

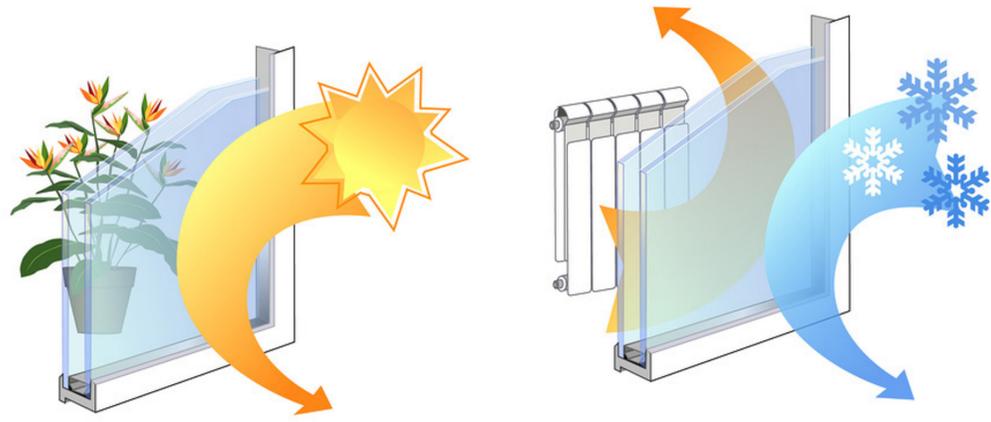


33,081 SF EXISTING

35,000 SF ALLOWABLE



SUSTAINABILITY



BURBANK TOWN CENTER

SUSTAINABILITY

1. REDUCE HEAT ISLAND EFFECT

- COOL ROOFS
- COVERED PARKING
- SHADE TREES
- LIGHT-COLORED PAVED SURFACES

2. ENERGY EFFICIENCIES

- SOLAR PANELS
- HIGH EFFICIENCY, GAS POWERED CENTRAL BOILERS TO BE INSTALLED
- EFFICIENTLY PANED WINDOWS AND INSULATIONS
- LED LIGHTS

3. WATER EFFICIENCIES

- WATER-EFFICIENT SHOWER HEADS, FAUCETS, LOW FLUSH TOILETS, WATERLESS URINALS
- RECYCLED IRRIGATION VIA DRIP AND BUBBLER SYSTEMS

4. INDOOR AIR QUALITY IMPROVEMENTS

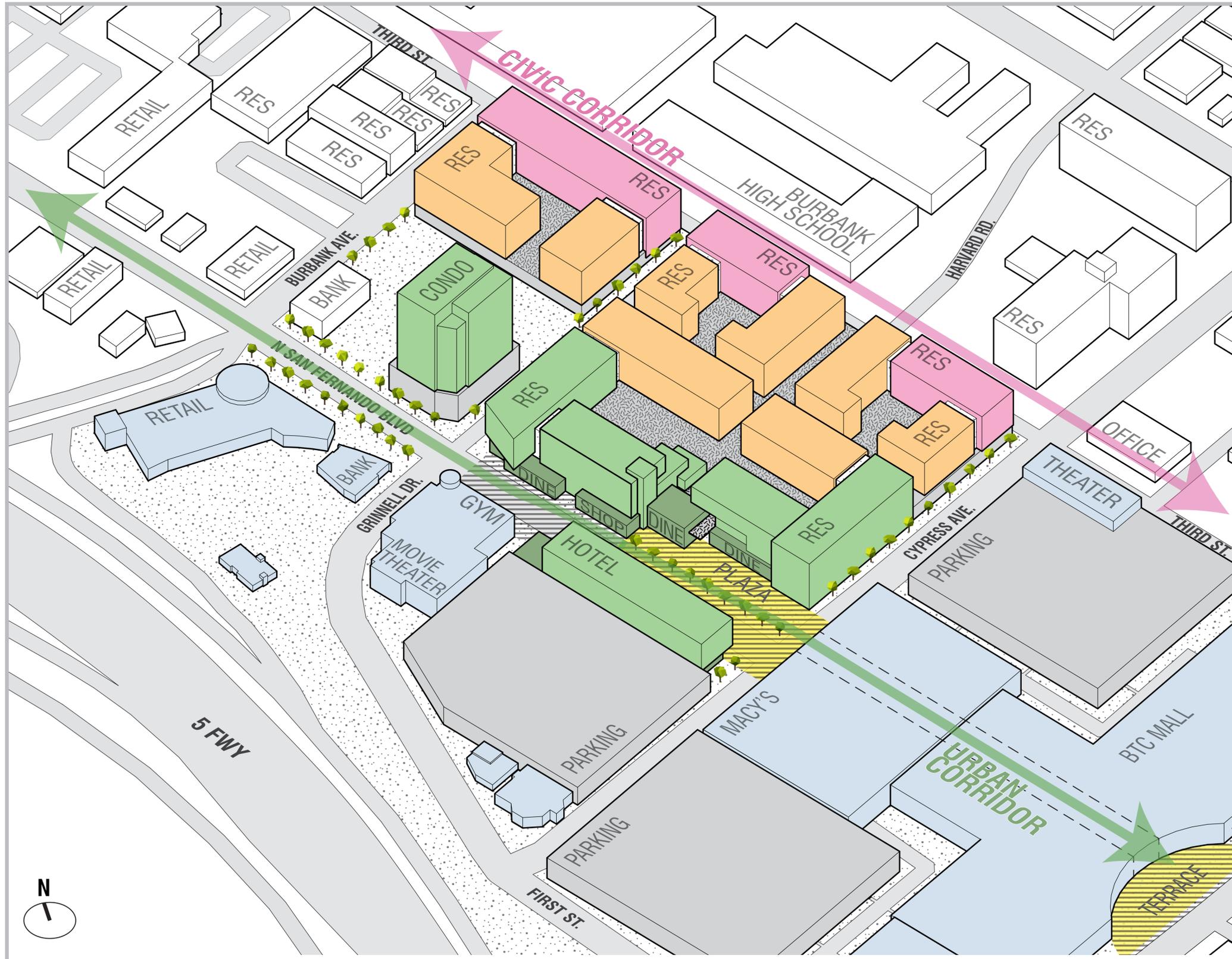
- CONTINUOUS FRESH AIR VENTILATION WITH IMPROVED AIR FILTERS
- OPERABLE WINDOWS TO ALLOW FOR NATURAL VENTILATION
- ENVIRONMENTALLY FRIENDLY PAINT, PRIMER, CARPET SYSTEMS, AND SEALANTS

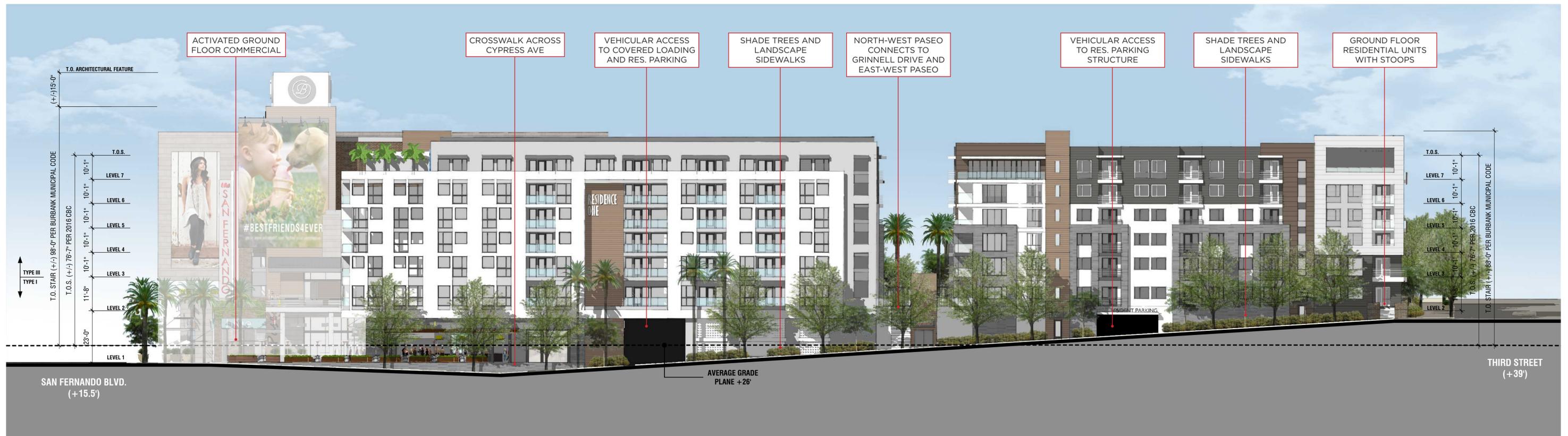
5. CONSTRUCTION MATERIALS

- RECYCLE DEMOLISHED BUILDINGS AND CONSTRUCTION WASTE
- USE RECYCLED CONCRETE AND STEEL

6. SUPPORT ALTERNATIVE TRANSPORTATION MODES

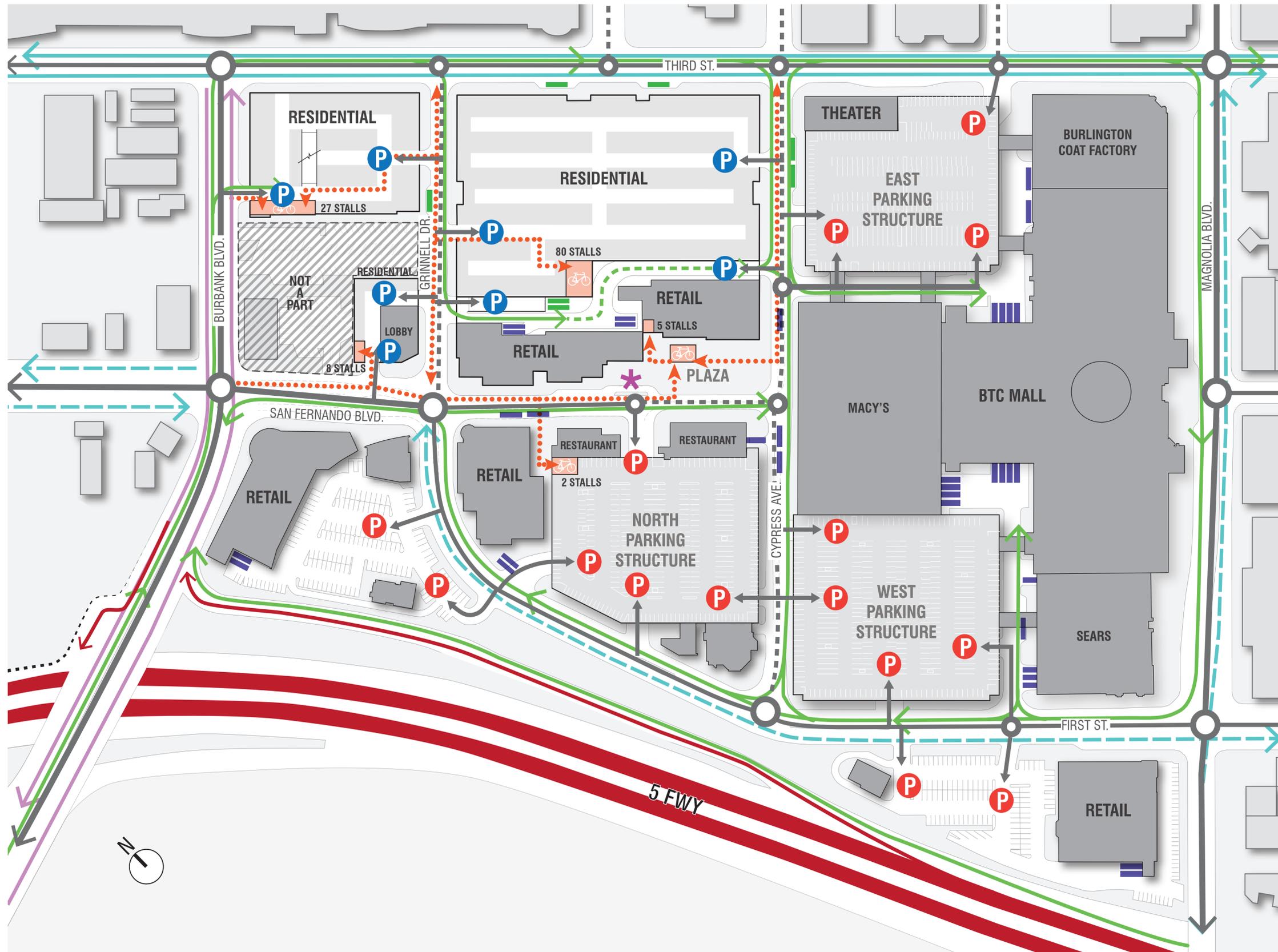
- PROVIDE SHADED, DIRECT PEDESTRIAN CONNECTIONS
- PROVIDE BICYCLE PARKING AND REPAIR FACILITY
- ACCOMMODATE FOR RIDE-SHARE AND CARPOOL





VIEW OF CYPRESS AVE. ELEVATION LOOKING TOWARD NORTH

BICYCLE PARKING, VEHICULAR CIRCULATION, SERVICING & LOADING ACCESS



VEHICULAR CIRCULATION

- Primary Street
- Secondary Street
- Tertiary Street
- Major Vehicular Node
- Minor Vehicular Node
- Parking Entrance
- Public Parking
- Private Resident Parking
- Valet Drop-off
- Freeway
- On/Off Ramp

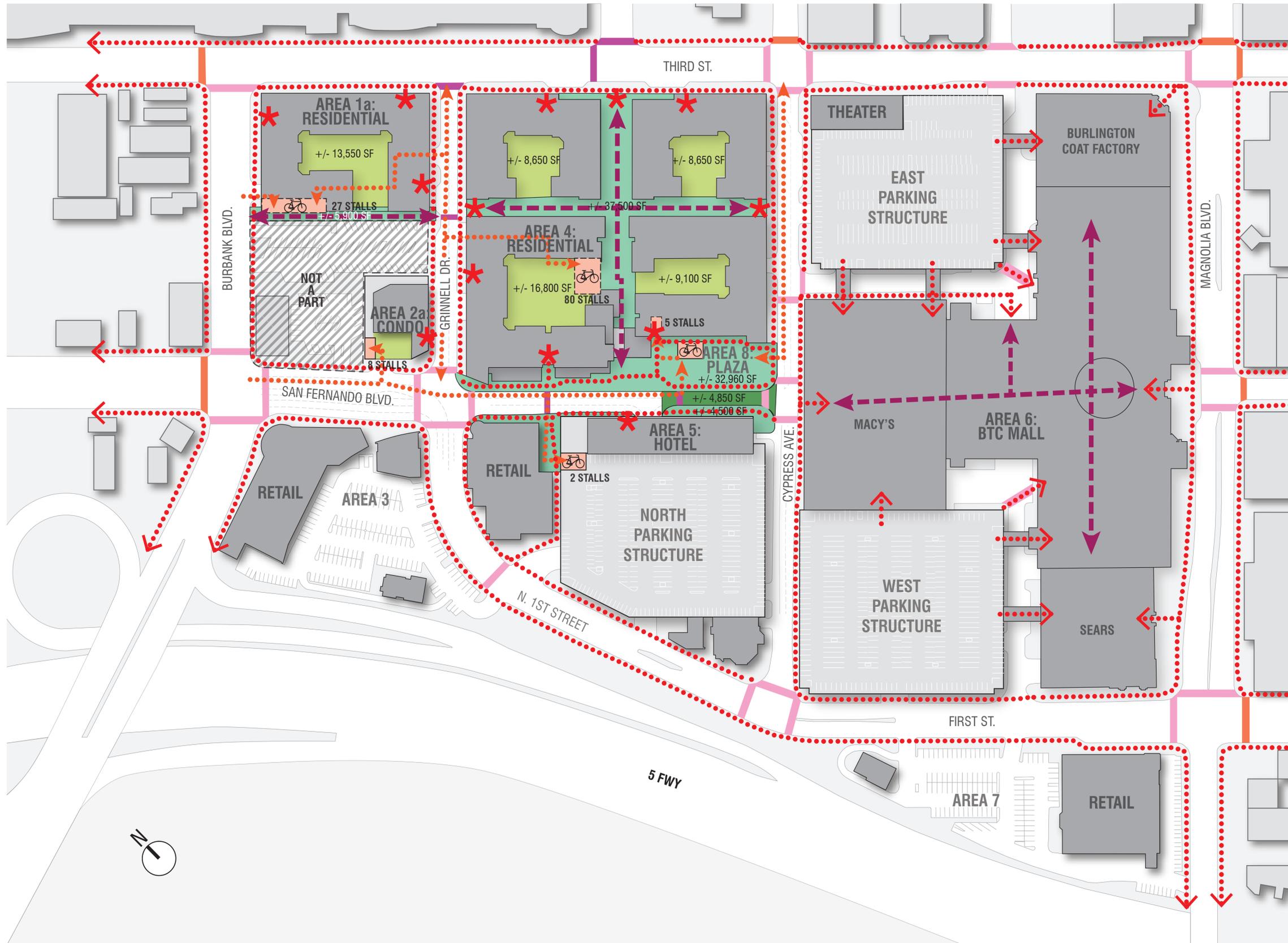
BICYCLE PARKING & CIRCULATION

- Existing Class II Bike Lane
- Proposed Class II Bike Lane (Per Burbank Bicycle Master Plan)
- Existing Class III Bike Route
- Access to Bike Parking
- Long-term & Short-term Bike Parking

SERVICING & LOADING ACCESS

- Service Vehicle Route
- Residential Loading Bay
- Retail Loading Bay

PEDESTRIAN CIRCULATION, OPEN SPACE & BIKE FACILITIES



PEDESTRIAN CIRCULATION

- Internal Pedestrian Connection
- Pedestrian Path of Travel
- Private Access Point
- Existing Crosswalk
- Proposed Crosswalk
- Existing Crosswalk N.A.P.
- Access to Bike Parking
- Long-term & Short-term Bike Parking

OPEN SPACE

- Publicly Accessible Open Space (+/- 90,060 SF) - 23%
- Street closure Publicly Accessible Open Space (+/- 4,850 SF) - 1%
- Residential Common Open Space (+/- 56,750 SF) - 15%

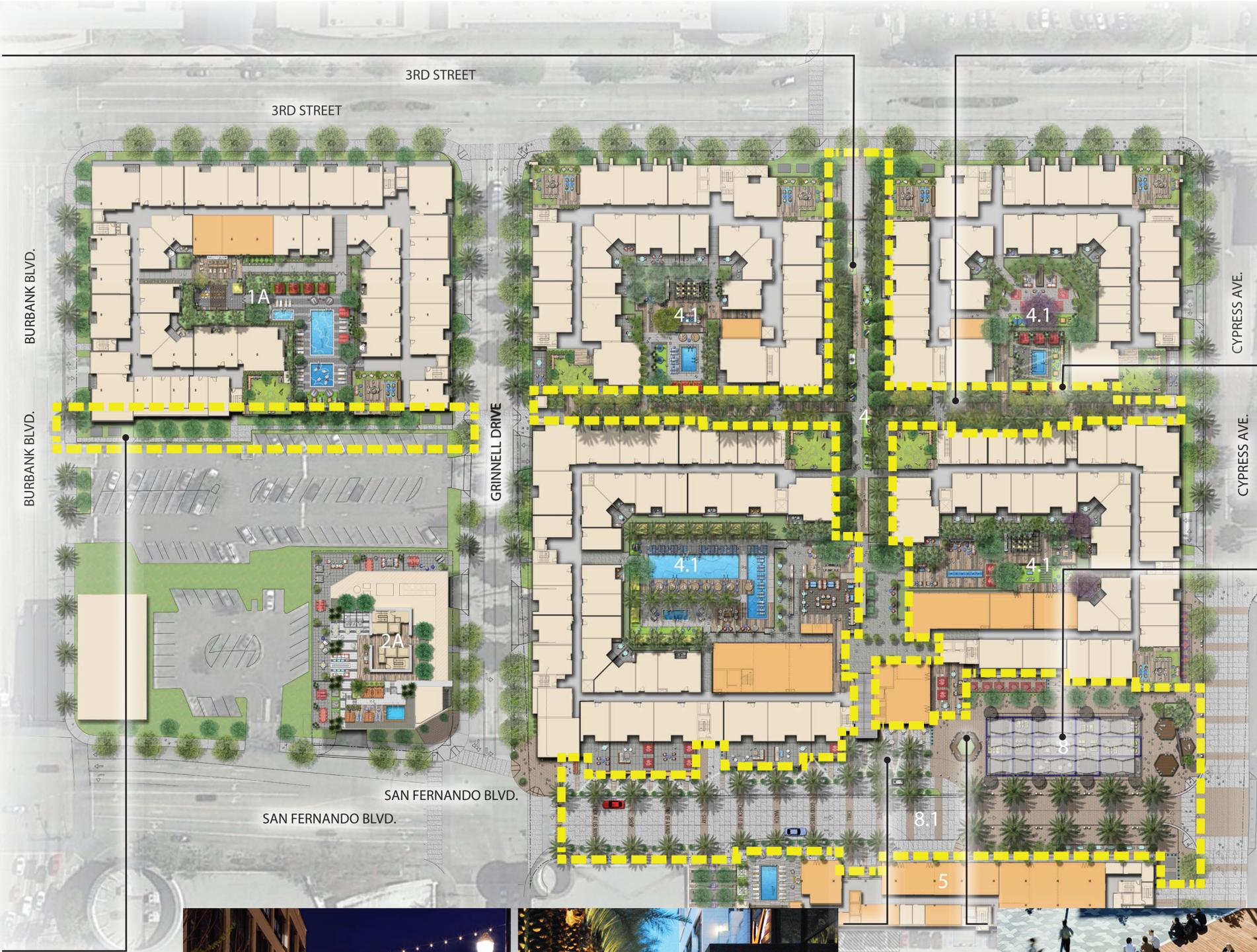
TOTAL : 151,660 SF / 389,850 SF
(total Areas 1+4+8) = 39%



ACTIVATED PASEO



LANDSCAPED PEDESTRIAN CORRIDOR



LANDSCAPING AT PASEO

LIMITS OF PUBLICLY ACCESSIBLE SPACE



OVERHEAD STRUCTURE AT PLAZA



FESTIVAL LIGHTS at PROMENADE



DATE PALMS at PROMENADE



PLAZA SEATING



PUBLICLY ACCESSIBLE OPEN SPACE

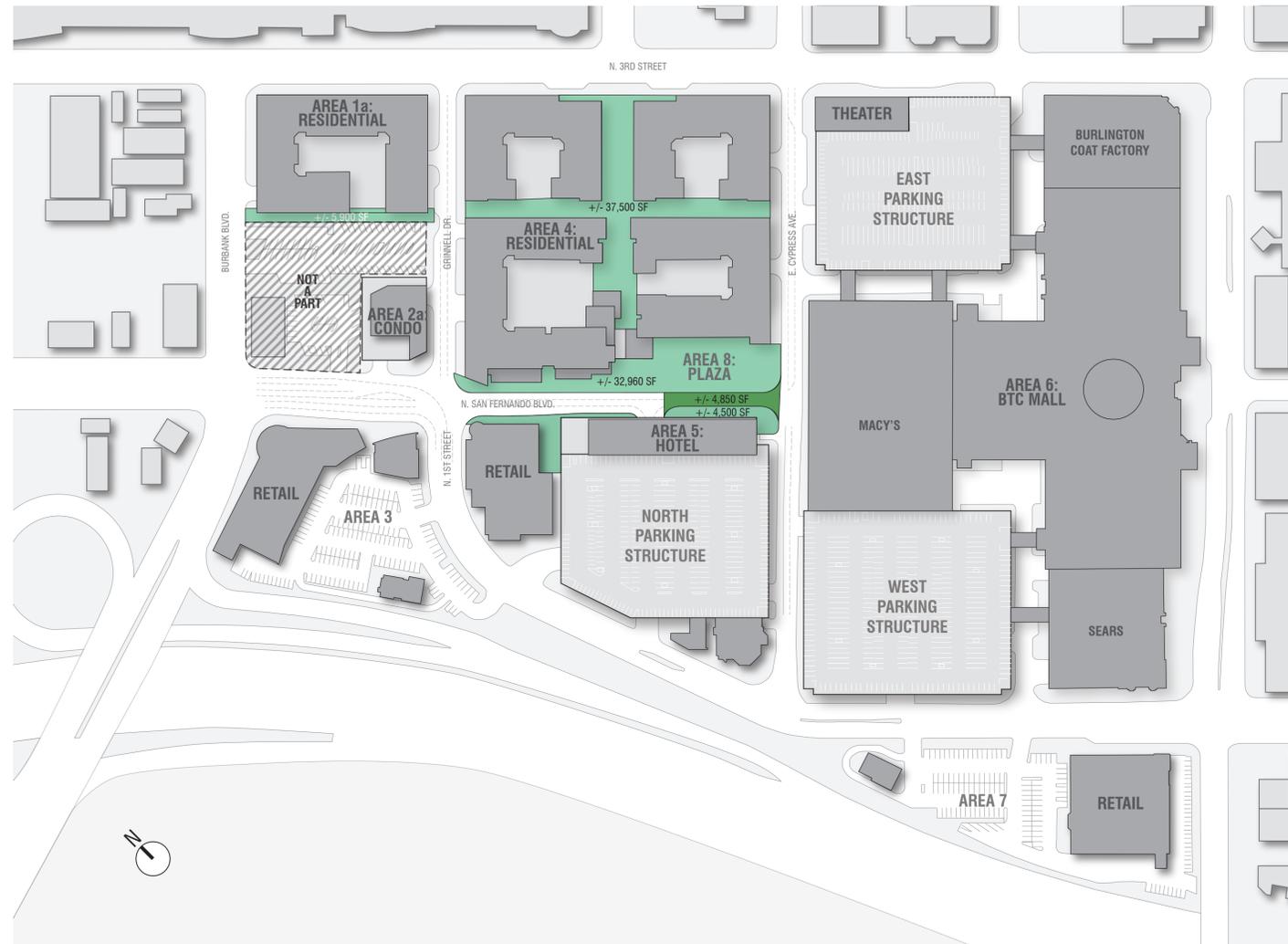


VIEW OF PLAZA FROM PATIO LOUNGE AT THE BOUTIQUE HOTEL



VIEW OF PUBLICLY ACCESSIBLE PASEO LINKING N. SAN FERNANDO BLVD TO THIRD STREET

PUBLICLY ACCESSIBLE OPEN SPACE



RESIDENT OPEN SPACE



LEGEND

- Publicly Accessible Open Space
(+/- 90,060 SF) - 23%
- Street closure Publicly Accessible Open Space
(+/- 4,850 SF) - 1%
- Residential Common Open Space
(+/- 56,750 SF) - 15%

TOTAL : 151,660 SF / 389,850 SF (total Areas 1+4+8) = 39%



BURBANK TOWN CENTER

SANDWICH SPOT

Decaffeinated Coffee	Cottage Cheese	Orange Juice
Hot Black Tea	Hot Tomatoes	Grapefruit Juice
Hot Tea	Fresh Olives	Cranberry Juice
Hot Chocolate	Apple Sauce	Pineapple Juice
Milk		Tomato Juice
Chocolate Milk		