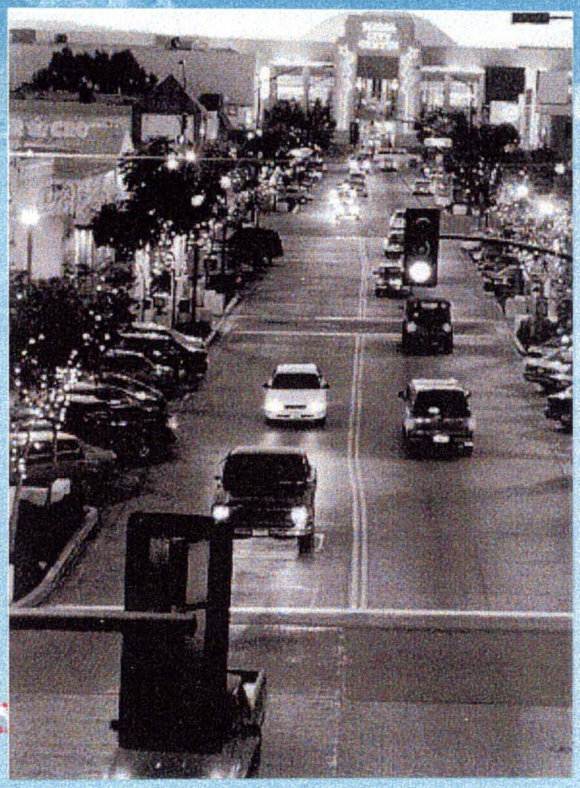

burbank center plan june 1997

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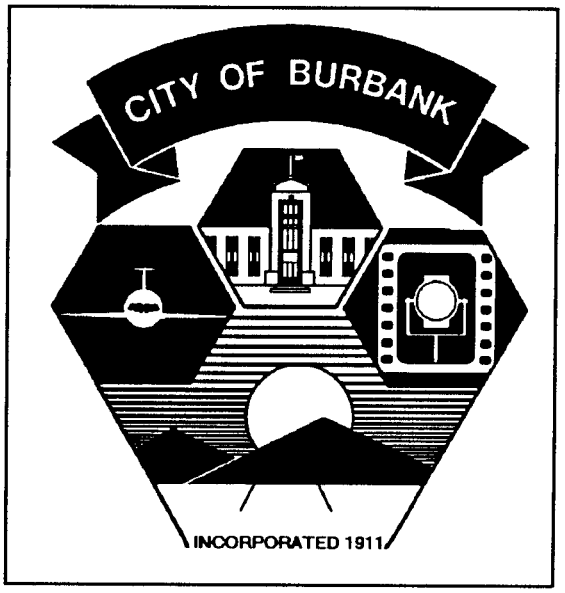
Appendix F Water Facility Master Plan for the Burbank Center Study Area

city of burbank



Burbank Center Plan

Appendix Volume

April 1997

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Appendix A

Development Scenarios for Opportunity Sites in Burbank Center Plan Area

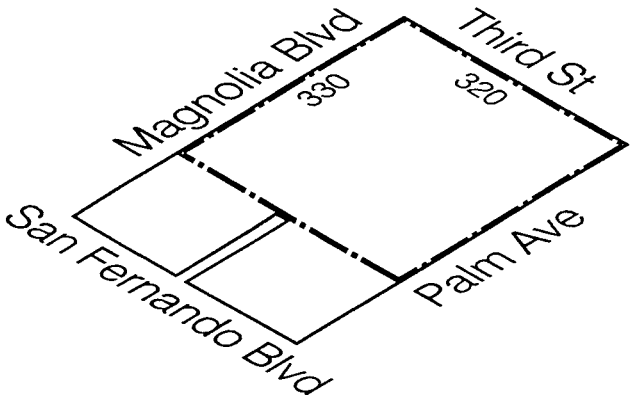
City Council/Planning Board Joint Study Session

November 3, 1994

Burbank Center Plan

Development Scenarios
for
Ten Opportunity Sites Within
the Burbank Center Plan Area

Opportunity Site 1
Magnolia at Third
(Pic-n-Save)



105,600 square feet = 2.42 acres

All options:

Retain/rehab existing retail frontage on San Fernando Boulevard
300-space public parking structure

Proposed Project: Residential over Retail

176 dwelling units, 24,000 square feet retail, 300 public parking spaces

Option 1. High Density Residential

210 dwelling units, 300 public parking spaces.

Option 2. Office over Retail

158,000 square feet office, 24,000 square feet retail, 300 public parking spaces.

Option 3. Residential over Supermarket or other retail.

50,000 square feet supermarket, 120 dwelling units, 300 public parking spaces

Option 4. Freestanding Retail.

50,000 square feet single-user destination retail, 300 public parking spaces

Proposed Project. Residential Over Retail

Design objectives:
Maintain retail frontage on Palm Avenue
Provide parking for existing retail uses on San Fernando Boulevard
Provide housing near downtown commercial district.
Development Assumptions:
Residential over Retail
144 1-br units at 600 sq ft = 86,400 square feet
32 2-br units at 950 sq ft = 30,400 square feet
176 units total
24,000 square feet retail on Palm Avenue
300 public parking spaces

Option 1. High Density Residential

Design objectives:
Provide housing near downtown employment and transit.
Development Assumptions:
210 dwelling units at 87 units/acre with parking below.
300 public parking spaces in parking structure on west side of site.

Option 2. Office over Retail

Design objectives:
Provide retail frontage on Palm Avenue.
Development Assumptions:
158,000 square feet office
24,000 square feet retail
300 public parking spaces.

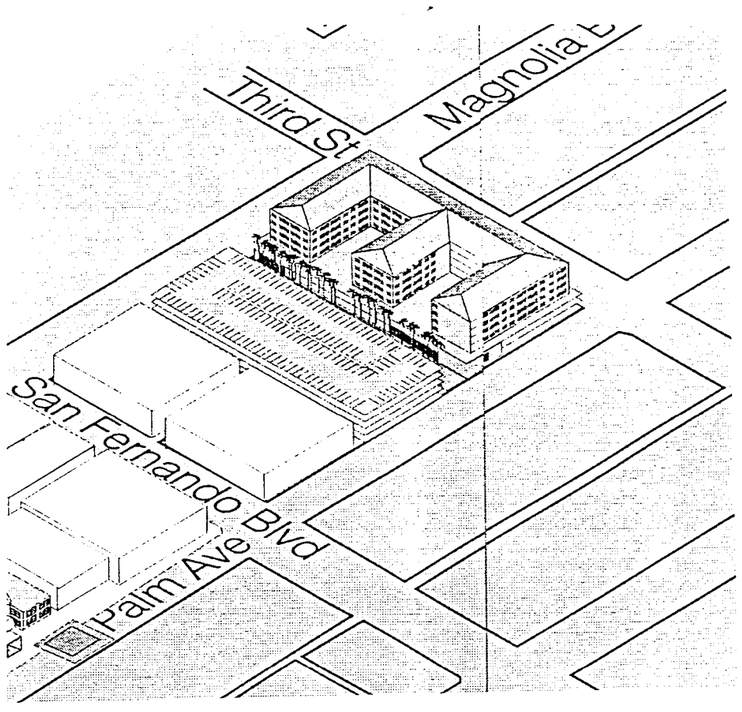
Option 3. Residential over Supermarket or Other Retail

Design objectives:
Provide supermarket for nearby residential areas.
Provide housing near downtown employment and transit
Development Assumptions:
50,000 square foot supermarket
120 dwelling units at 50/acre.
300 public parking spaces.

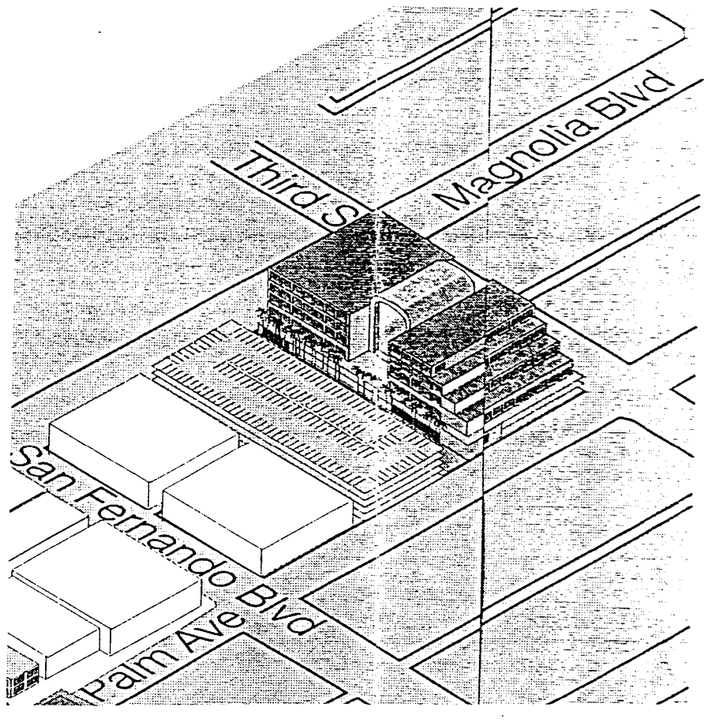
Option 4. Freestanding Retail

Design objectives:
Provide retail frontage on Palm Avenue.
Development Assumptions:
50,000 square foot retail

300 public parking spaces.



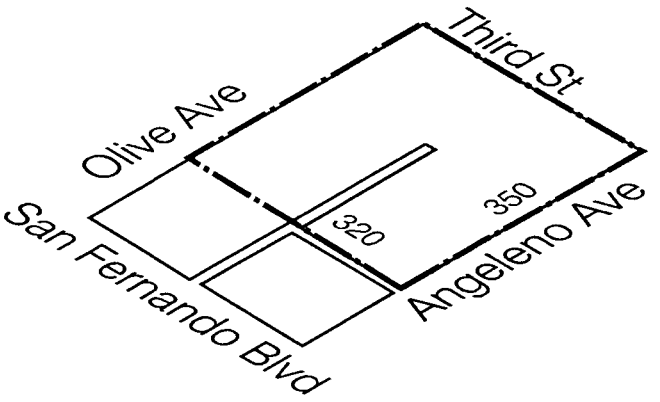
Proposed Project



Option 2

Site 1

Opportunity Site 2
West Side of Third, Olive to Angeleno
(Current Police Facility)



112,000 square feet = 2.57 acres

All options:

Retain/rehab existing retail frontage on San Fernando Boulevard
Pedestrian plaza at 3rd and Olive
Public parking structure

Option 1. Cultural Center with Office

120,000 square feet museum, performing arts, etc., 10,000 square feet related retail, 100,000 square feet office, 300 public parking spaces

Option 2. Office over Retail

158,000 square feet low-rise or midrise office, 25,000 square feet retail, 200 public parking spaces.

Option 3. Office over Retail plus Residential.

75,000 square feet low-rise or midrise office, 25,000 square feet retail, 60 dwelling units at 50/acre, 200 public parking spaces.

Option 4. Theater Complex with residential.

10-screen theater plus Imax, 120 Residential Units, 300 public parking spaces.

Option 1. Cultural, Performing Arts with Office

Design objectives:
Maintain pedestrian activity along 3rd Street
Provide parking for existing retail uses on San Fernando Boulevard
Development Assumptions:
120,000 square feet museum, performing arts, etc.,
10,000 square feet related retail,
100,000 square feet office
300 public parking spaces

Option 2. Office over Retail

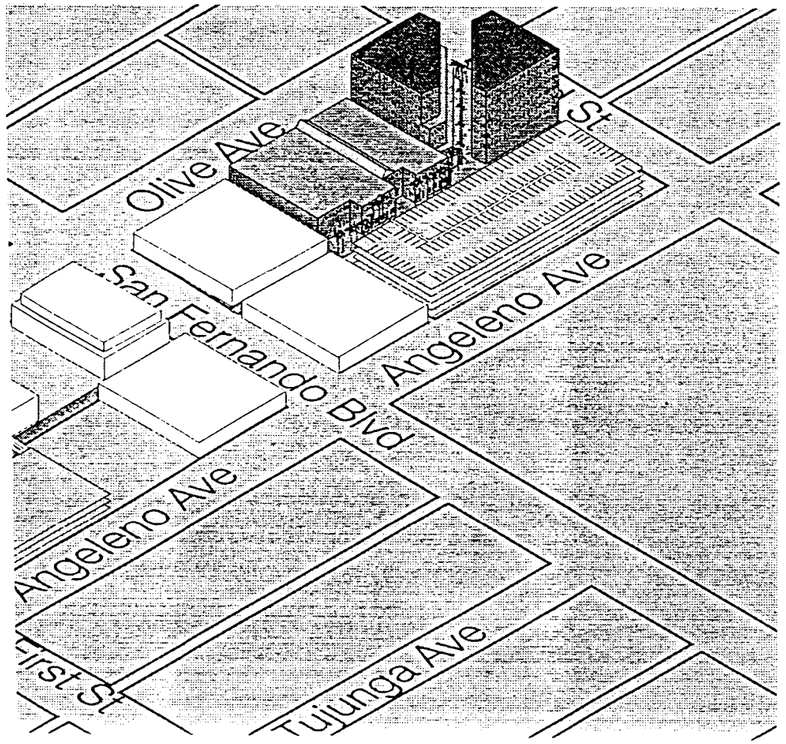
Design objectives:
Maintain retail uses on Third Street
Sustain existing retail frontage on San Fernando Boulevard.
Development Assumptions:
158,000 square feet low-rise or midrise office over retail
25,000 square feet retail on Third Street
200 public parking spaces for existing retail uses.

Option 3. Office over Retail with Residential

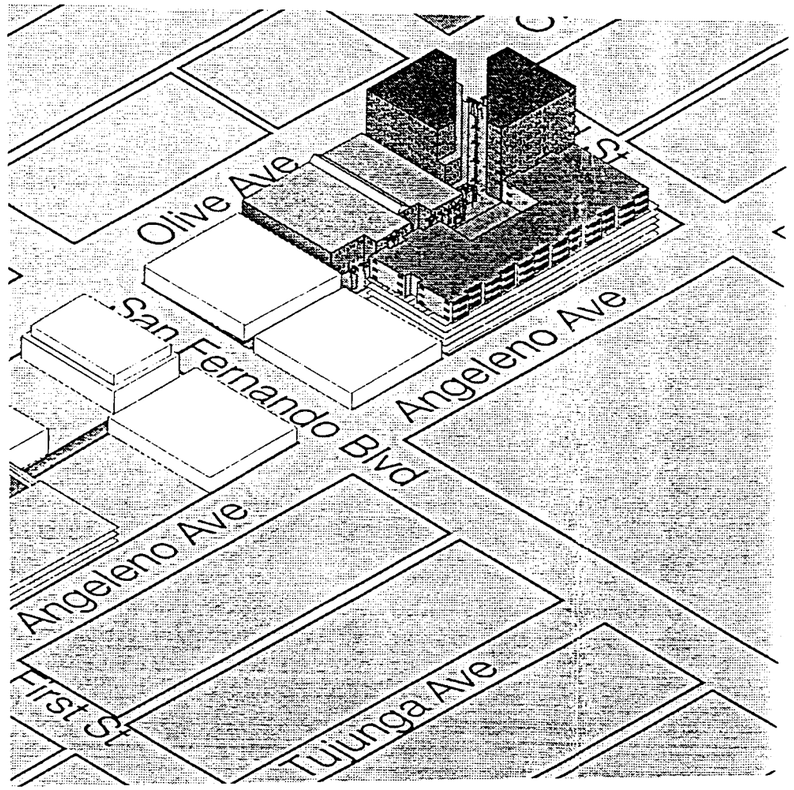
Design objectives:
Maintain retail uses on Third Street
Sustain existing retail frontage on San Fernando Boulevard.
Provide housing near employoment.
Development Assumptions:
75,000 square feet low-rise or midrise office over retail on 3rd Street
25,000 square feet retail
60 units residential at 50 units/acre on Angeleno
200 public parking spaces.

Option 4. Theater Complex

Design objectives:
Provide pedestrian interest and retail frontage on 3rd Street
Sustain existing retail on San Fernando Boulevard
Development Assumptions:
10-screen theater complex
2 specialty theaters including Imax theater
15,000 square feet retail on 3rd Street
200 public parking spaces.



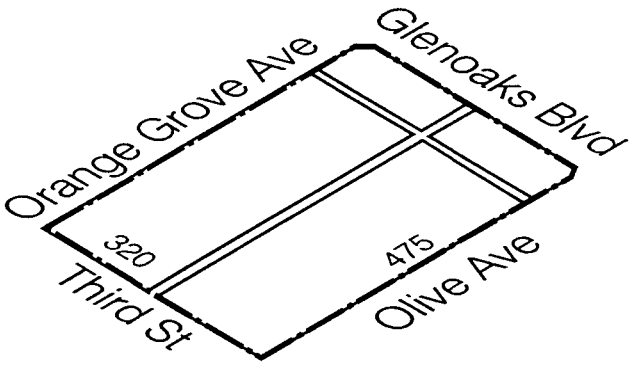
Option 2



Option 3

Site 2

Opportunity Site 3
East Side of Third, Orange Grove to Olive
(Current Fire Facility)



152,000 square feet = 3.49 acres

All options include new Library
Retain existing public parking.

Option 1. High-Rise Office
380,000 square feet, one 10-story and one 11-story structure.

Option 2. High Density Housing
200 housing units at 87/acre, 35,000 square feet professional office, 50,000 square feet library.

Option 3. Cultural and Performing Arts Center.
120,000 square feet performing arts center, 50,000 square feet library, 300 public parking spaces.

Option 1. High-Rise Office

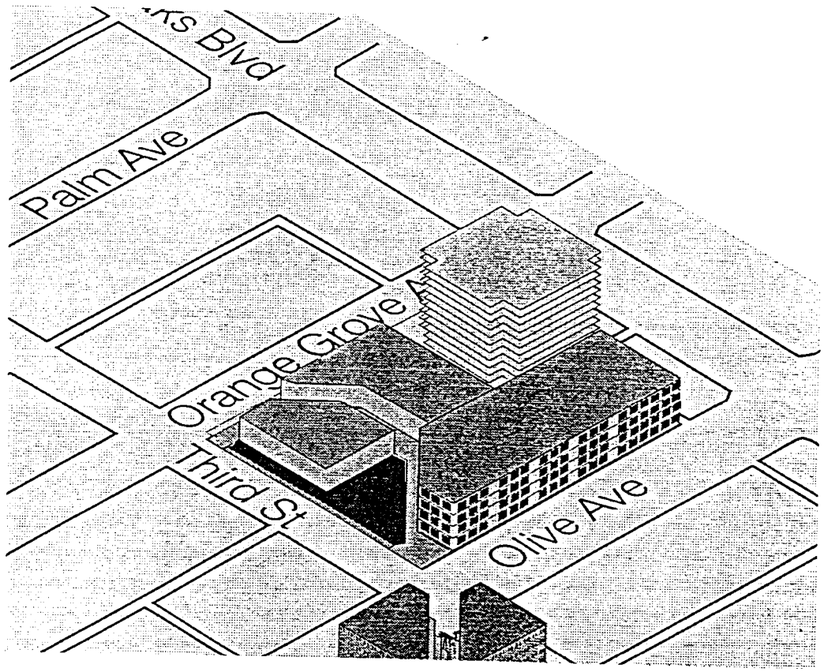
Design objectives:
Pedestrian linkage to City Hall block
Development Assumptions:
380,000 square feet office in two towers over parking structure
50,000-square-foot library
200 public parking spaces

Option 2. Senior Housing

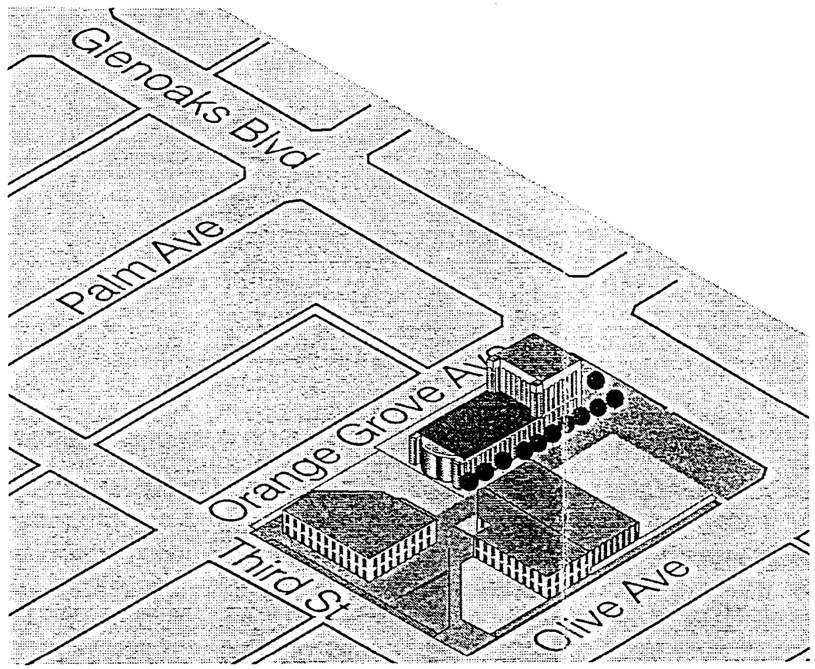
Design objectives:
Pedestrian linkage to City Hall block
Development Assumptions:
150 senior housing units, 20,000 square feet retail, 50,000 square feet library.
50,000-square-foot library
200 public parking spaces in parking structure on west side of site.

Option 3. Cultural and Performing Arts Center

Design objectives:
Pedestrian linkage to City Hall block
Development Assumptions:
100,000-square-foot performing arts facility
25,000 square feet museum
50,000-square-foot library
400 public parking spaces.



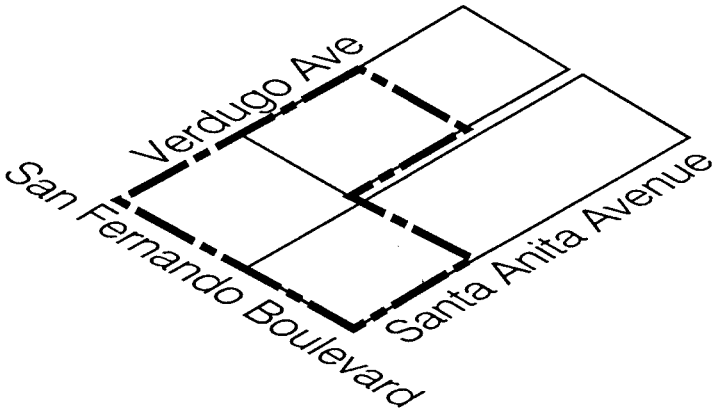
Option 2



Option 4

Site 3

Opportunity Site 4
East Side of San Fernando Boulevard, Verdugo to Santa Anita



101,350 square feet = 2.33 acres

Option 1. High Density Residential
200 dwelling units
Option 2. Medium High Density Residential over Retail
25,000 square feet retail, 116 dwelling units
Option 3. Supermarket.
50,000 square feet supermarket

Option 1. High Density Residential

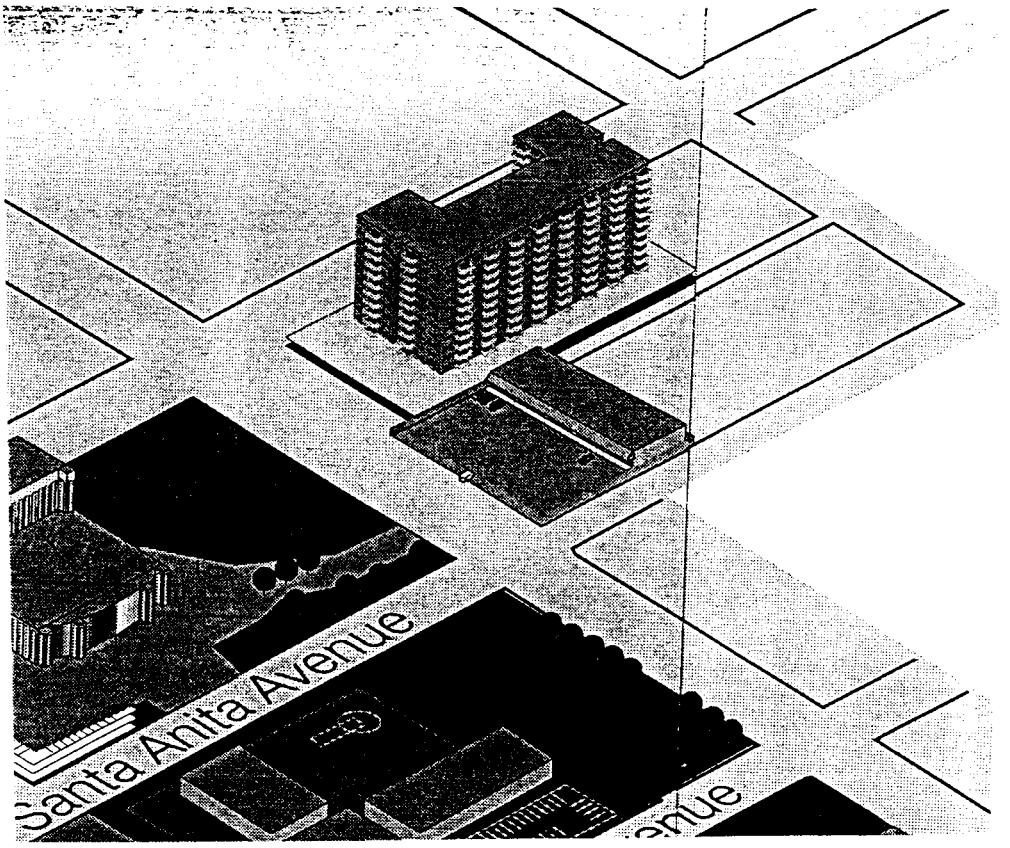
Design objectives:
Provide housing near downtown employment
Provide pedestrian amenities on San Fernando Boulevard.
Development Assumptions:
200 dwelling units at 87 units/acre.

Option 2. Medium High Density Residential over Retail

Design objectives:
Provide housing near downtown employment
Provide pedestrian amenities on San Fernando Boulevard.
Provide convenience retail uses to serve nearby residences and senior housing.
Development Assumptions:
116 dwelling units at 50/acre
25,000 square feet retail on San Fernando Boulevard.

Option 3. Supermarket

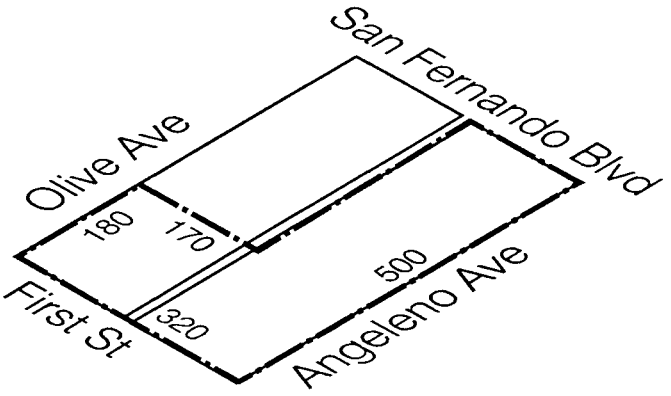
Design objectives:
Provide pedestrian amenities on San Fernando Boulevard.
Provide convenient supermarket for nearby residences.
Development Assumptions:
50,000 square feet supermarket with some structured parking.



Option 1

Site 9

Opportunity Site 5
East Side of First Street, Olive to Angeleno



133,000 square feet = 3.05 acres

Option 1. Midrise Office over Retail
153,000 square feet midrise office, 15,000 square feet retail frontage on Olive and First, 300 public parking spaces.

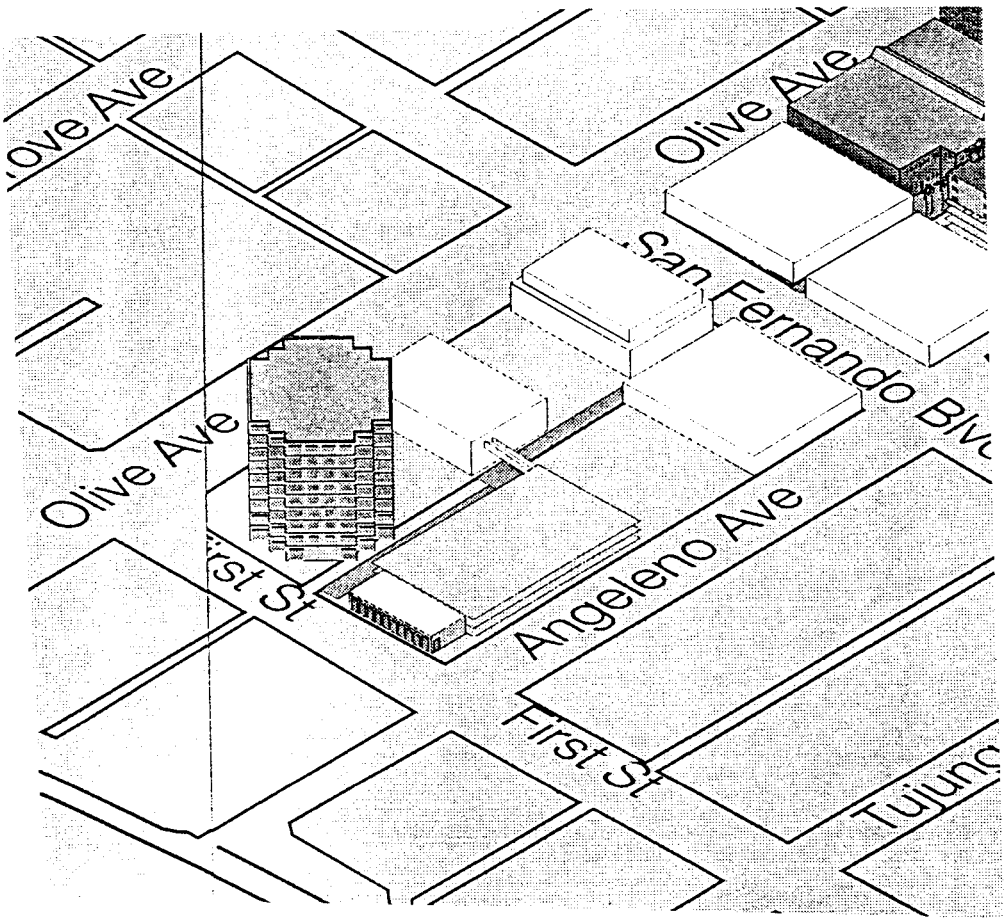
Option 2. High Rise Office over Retail
265,000 square feet high-rise office, 15,000 square feet retail frontage on Olive and First, 300 public parking spaces.

Option 1. Midrise Office over Retail

Design objectives:
Provide retail frontage on Olive and First
Development Assumptions:
Retain existing bank
1.5 FAR for remainder of site, = 168,000 square feet
15,000 square feet retail frontage on Olive and First
300 public parking spaces.

Option 2. High Rise Office over Retail

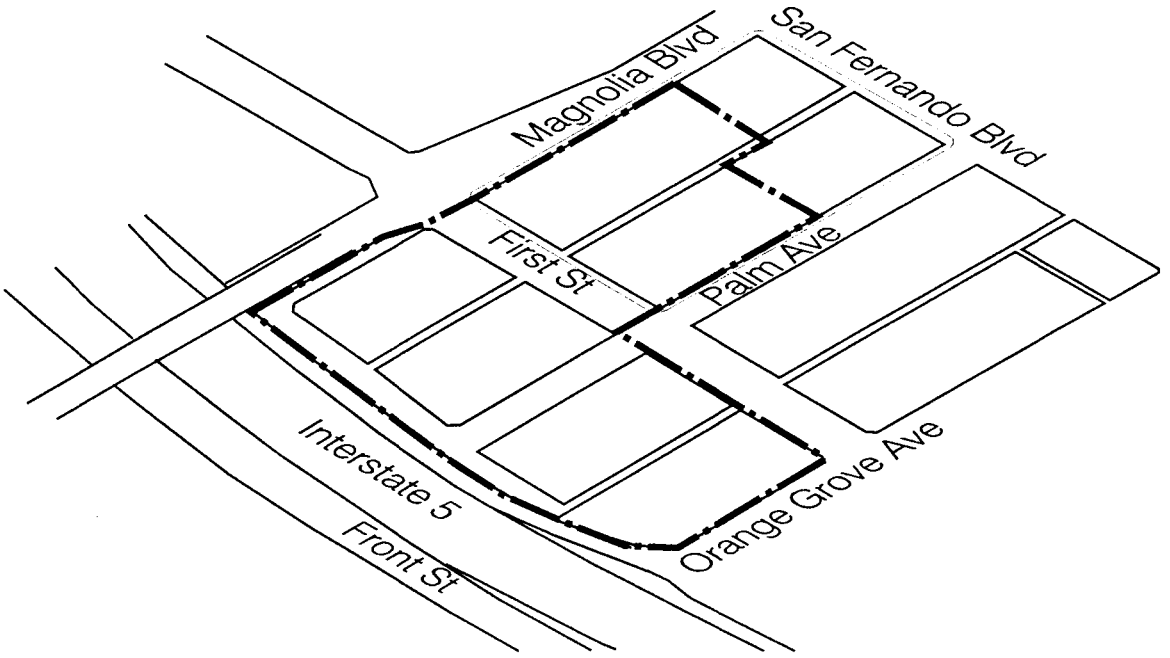
Design objectives:
Provide retail frontage on Olive and First
Development Assumptions:
Retain existing bank
2.5 FAR for remainder of site, = 280,000 square feet
15,000 square feet retail frontage on Olive and First
300 public parking spaces.



Option 1

Site 5

Opportunity Site 6
First at Magnolia



293,200 square feet = 6.73 acres

For all options:
Bus plaza on First Street
Pedestrian freeway crossing to RITC at/near Palm Avenue

Option 1. Signature office tower, 3.0 FAR
730,000 square feet office, 150,000 square feet retail.
Option 2. Midrise office, 1.5 FAR
340,000 square feet office, 100,000 square feet retail.
Option 3. Midrise office plus professional/careeer residential (Option 2 substituting residential over retail on east side of First Street).
260,000 square feet office, 80,000 square feet retail, 100 dwelling units.
Interim Use: Bus transfer area, open/landscaped public parking, landscaped open space with internal walkways and benches.

Option 1. Signature Office Tower

Design objectives:
High floor area, tall structure with strong visual character.
Maintain pedestrian orientation on First and Palm
Strong pedestrian and continuous retail connection between RITC and Mall.
Main office plaza at second level, pedestrian bridge across First Street.
Development Assumptions:
Assume 3.0 FAR for entire site = 880,000 square feet.
Allow 100-150,000 square feet retail/restaurant to provide retail continuity
20-story, 300-foot office tower over parking First/Magnolia.
12-15-story, 200-foot office tower over parking First/Palm.
10-12-story office over retail east side of First between Magnolia and Palm.

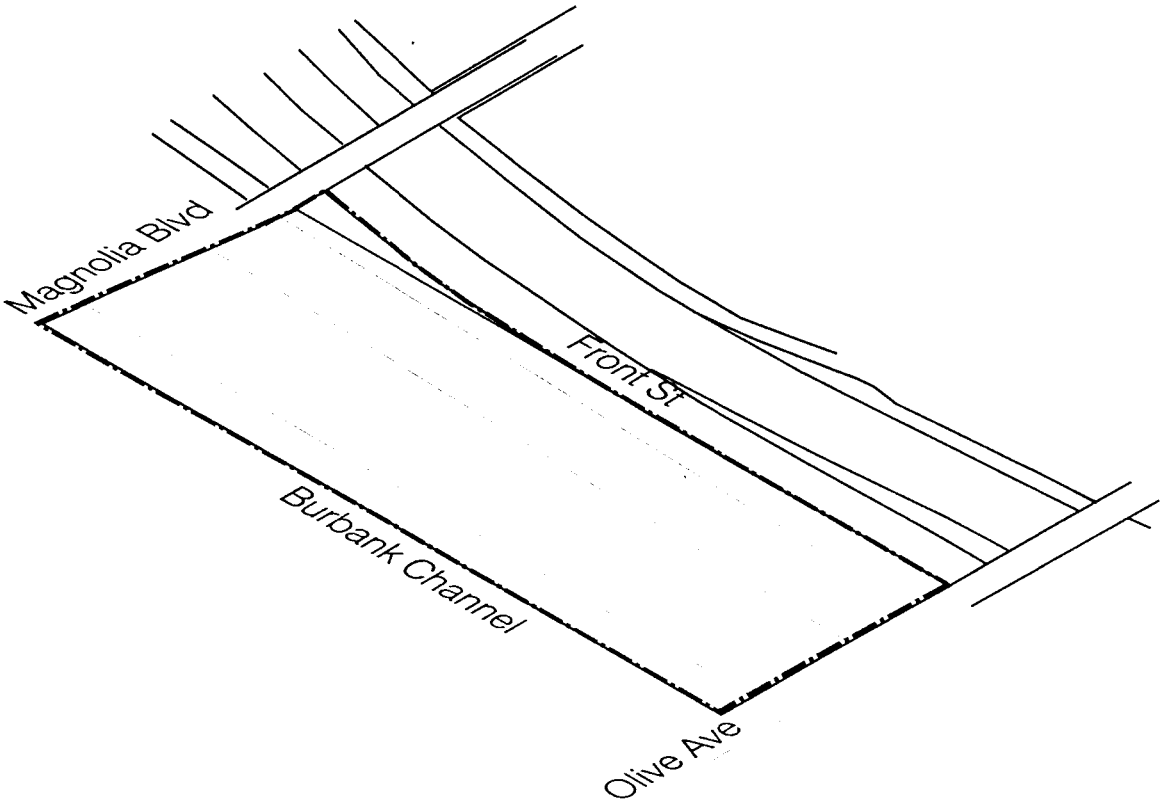
Option 2. Midrise Office over Retail

Design objectives:
Strong design statement but less height than Option 1.
Maintain pedestrian orientation on First and Palm
Strong pedestrian and continuous retail connection between RITC and Mall.
Main office plaza at second level, pedestrian bridge across First Street.
Development Assumptions:
Assume 1.5 FAR for entire site = 440,000 square feet.
Allow 100,000 square feet retail/restaurant to provide retail continuity
Two 7-story, 100-foot office towers over parking and retail west side of First.
Low-rise office with retail east side of First.

Option 3. Midrise Office over Retail, Residential on East Block

Design objectives:
Strong design statement but less height than Option 1.
Maintain pedestrian orientation on First and Palm
Strong pedestrian and continuous retail connection between RITC and Mall.
Main office plaza at second level, pedestrian bridge across First Street.
Development Assumptions:
Assume 1.5 FAR for nonresidential portion = 300,000 square feet.
Two 7-story, 100-foot office towers over parking and retail west side of First, 260,000 square feet.
2-level retail/restaurant east side of First, 40,000 square feet.
3 story, 100 units at 50 units/acre residential over retail east side of First.

Opportunity Site 7
RITC



313,000 square feet = 7.19 acres

For all options:
Regional Intermodal Transportation Center
Pedestrian freeway crossing at/near Palm Avenue
Transit-related retail
Potential for child care.
Parking structure

Option 1. Mid-Rise Office
300,000 square feet mid-rise office, 5,000 square feet retail.

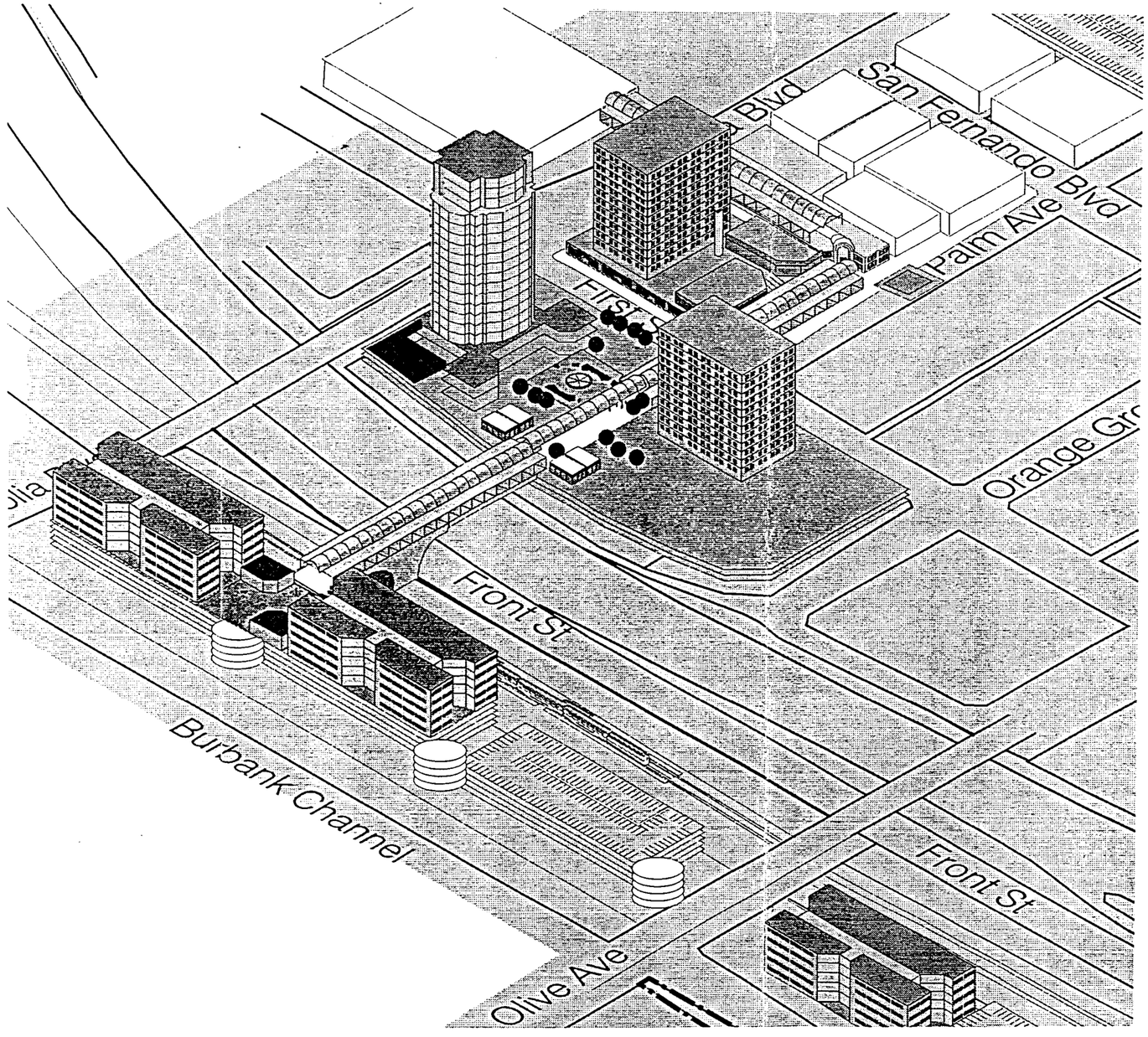
Option 2. High-Rise Office
750,000 square feet office, 5,000 square feet retail.
Mirror site across freeway.

Option 1. Mid-Rise Office

Design objectives:
Strong pedestrian and continuous retail connection between RITC and Mall.
Employment-intensive activities which can take advantage of transit connection.
Visual excitement at freeway-visible site.
Development Assumptions:
low-rise or mid-rise office, 1.5 FAR.
5,000 square feet retail for service to office employees and RITC users.
2,000-space parking structure for RITC and office.

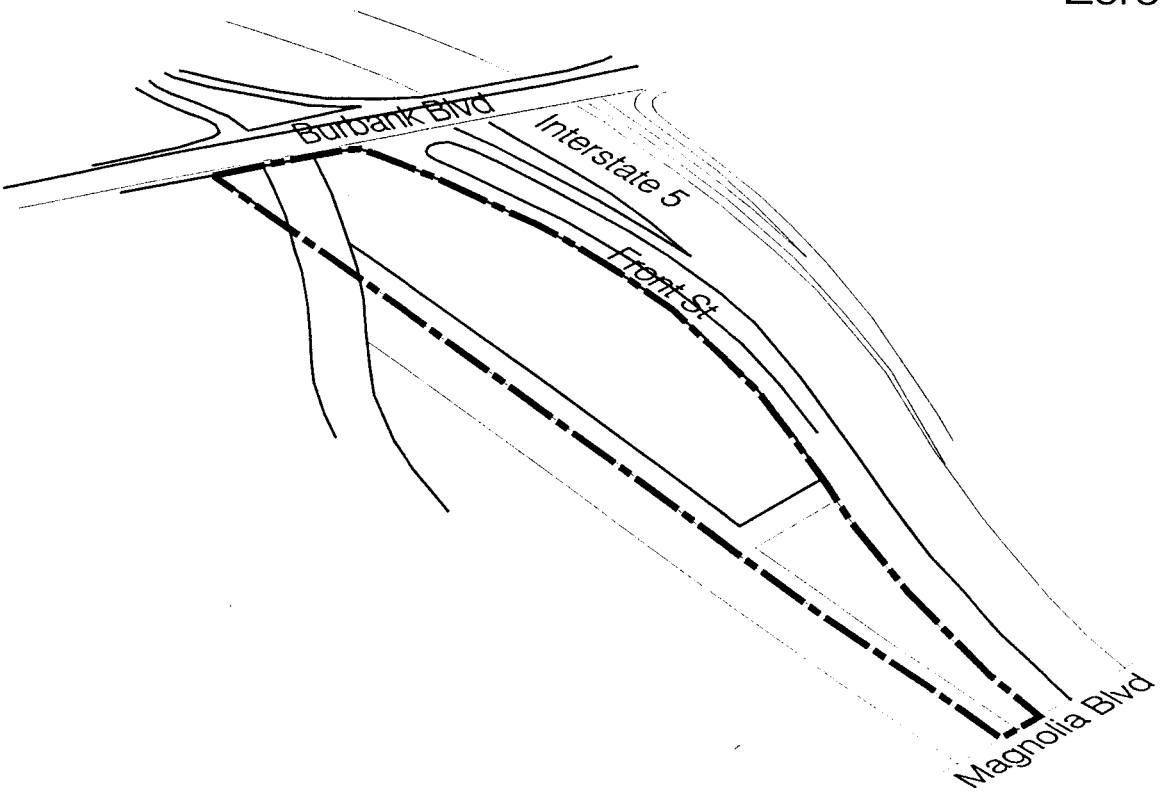
Option 2. Office/Commercial

Design objectives:
Mirror site across freeway at First/Magnolia with strong visual impact, strong pedestrian and continuous retail connection between RITC and Mall.
Employment-intensive activities which can take advantage of transit connection.
Visual excitement at freeway-visible site.
Development Assumptions:
Mid-rise or high-rise office, 2.5 FAR.
20,000 square feet retail for service to office employees and RITC users.
3,000-space parking structure for RITC and office.


San Fernando Blvd
Palm Ave
Front St.
Burbank Channel
Olive Ave
Front St.

Site 6
Site 7

Opportunity Site 8
Zero



Option 1. Auto Mall
Option 2. Big Box/Power Center Retail
Option 3. Mid-Rise Office

Option 1. Auto Mall

Development Assumptions:
5 car dealers with service facilities.
Design objectives:
Provide visual excitement for freeway-adjacent site with supergraphics and large structures.

Option 2. Big Box/Power Center Retail

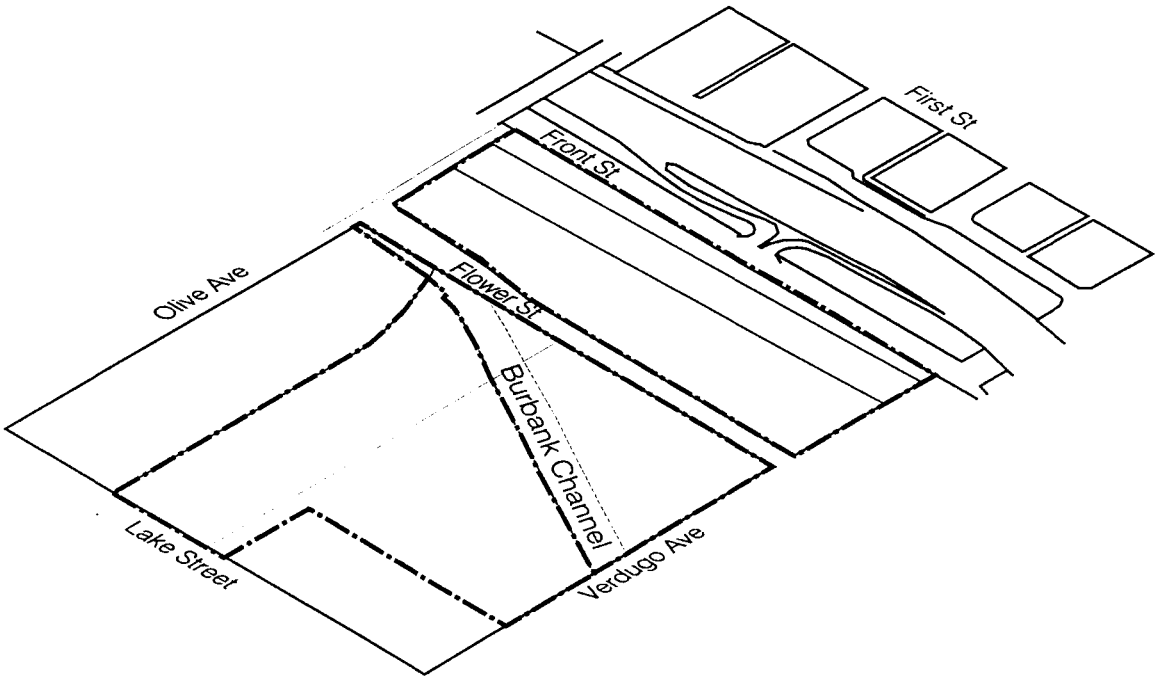
Development Assumptions:
square feet retail

Design objectives:
Improve freeway access
Provide visual excitement for freeway-adjacent site with supergraphics and large structures.

Option 3. Mid-Rise Office

Development Assumptions:
square feet midrise office.
Design objectives:
Provide visual excitement for freeway-adjacent site with supergraphics and large structures.
Provide employment near transit center.

Opportunity Site 9
West of I-5, Olive to Verdugo
(Jergens, Option to Include Public Works Yard)



Jergens site = 5 acres
Public Works Yard = 15 acres

Option 1. High Intensity Light Industrial/Office Mix

Option 2. Big-Box Retail

Option 3. Auto Mall.

Option 1. High Intensity Light Industrial/Office Mix

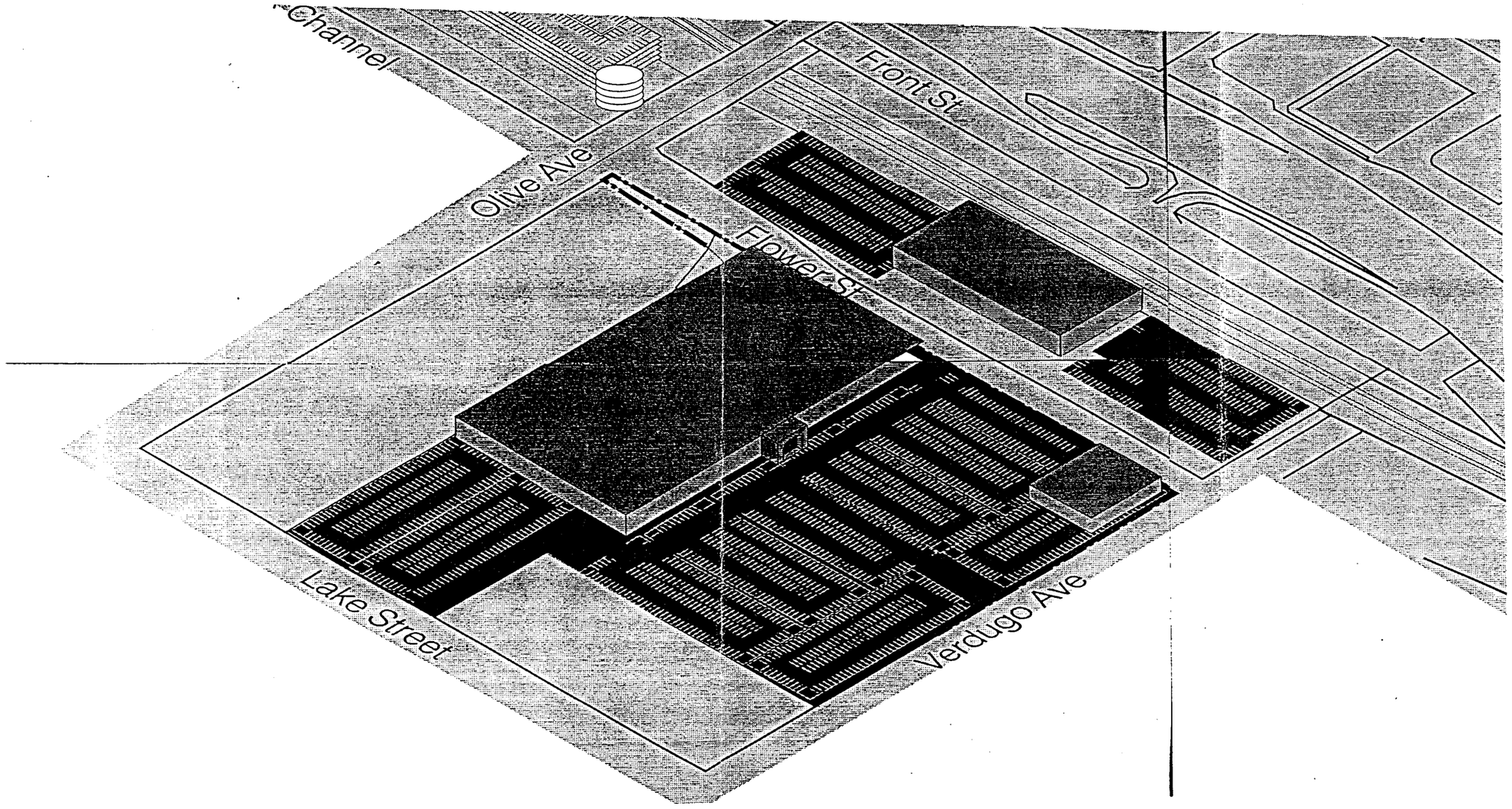
Design objectives:
Visual excitement for freeway-visible site through supergraphics, megastructures.
Employment-intensive uses to take advantage of transit proximity.
Development Assumptions:
Jergens and adjacent only:
1.0 FAR
300 public parking spaces in parking structure on west side of site.
Public Works Yard:

Option 2. Big-Box Retail

Design objectives:
Visual excitement for freeway-visible site through supergraphics, megastructures.
Provide substantially improved freeway and arterial access.
Development Assumptions:
Jergens and adjacent only:
square feet retail
Public Works Yard

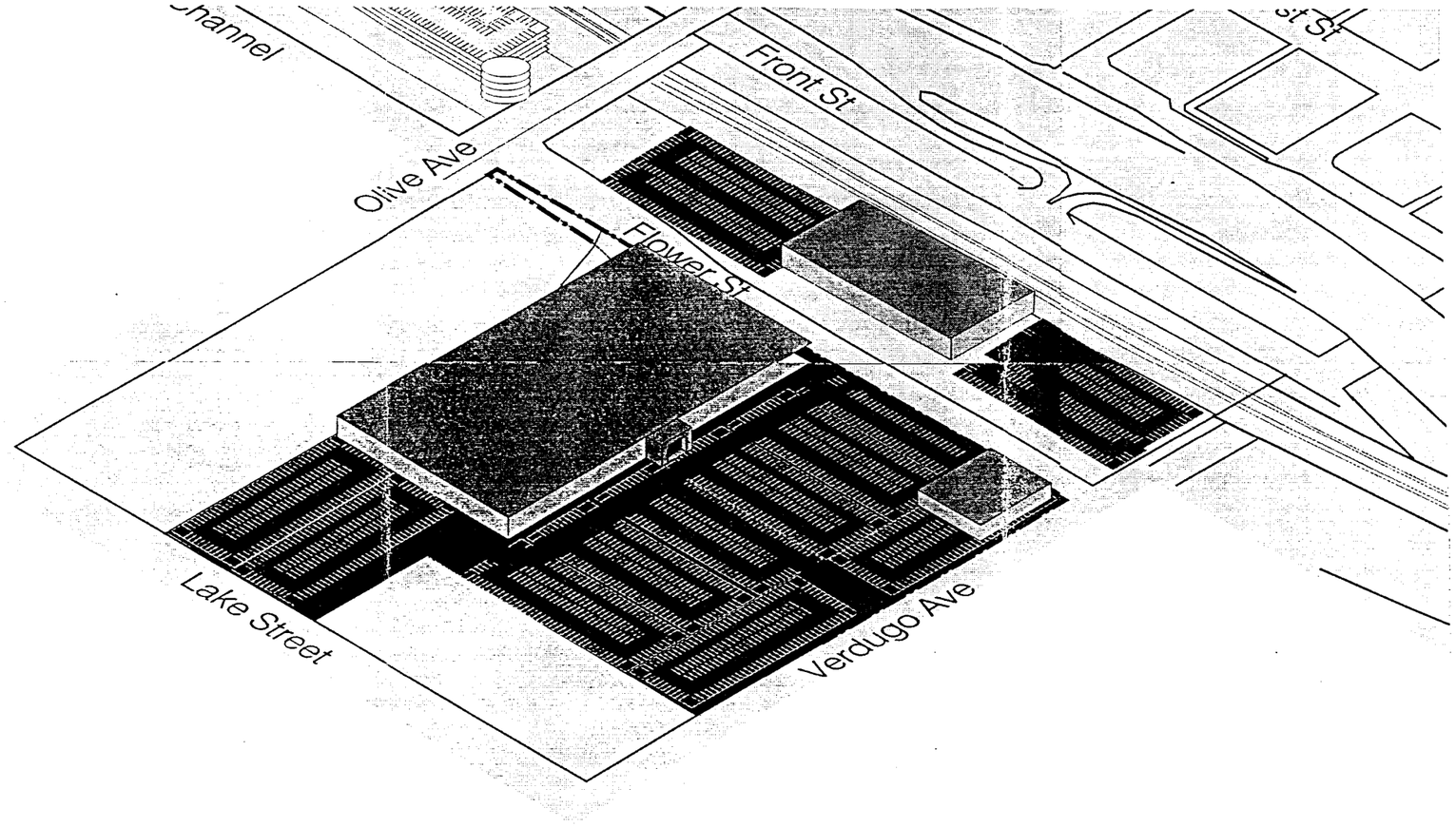
Option 3. Auto Mall

Design objectives:
Visual excitement for freeway-visible site through supergraphics, megastructures.
Development Assumptions:
Jergens and adjacent only:
10 auto dealers with service facilities
Public Works Yard



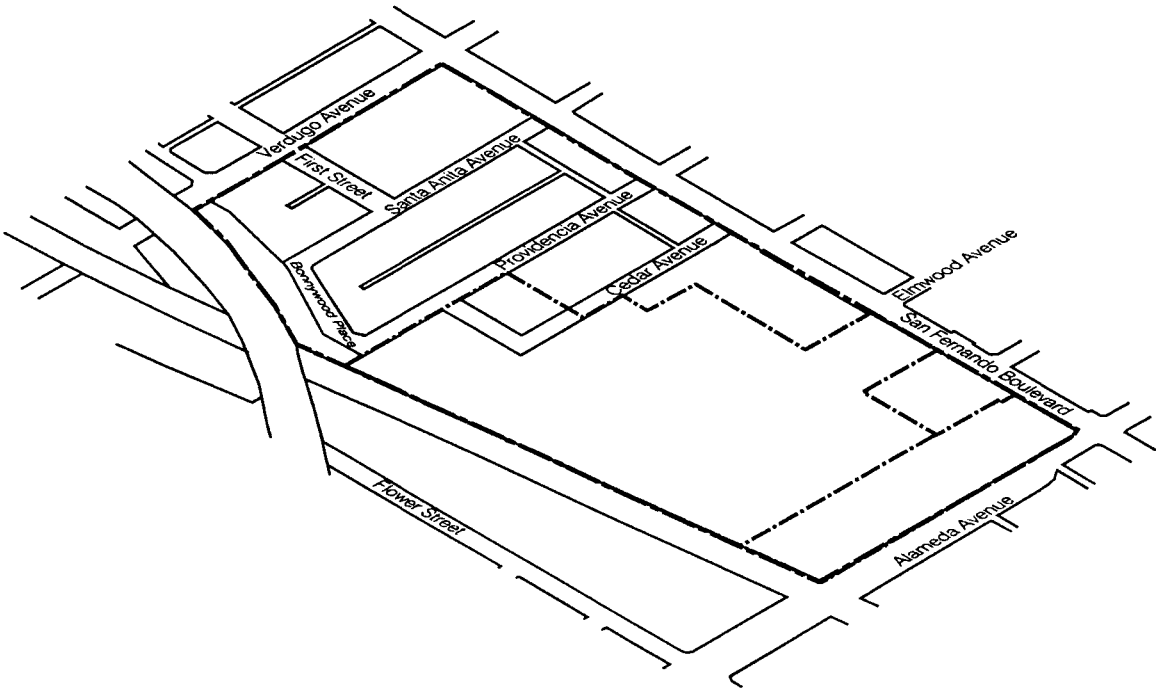
Option 1

Site 9



Option 2
Site 9

Opportunity Site 10
Menasco and Adjacent



Menasco Property: = 26 acres
Adjacent Areas of Opportunity Site: 19 acres

Option 1. High Density Transit-oriented Mixed-use Center with Civic Auditorium
High-intensity Office, Retail, Residential with Civic Auditorium, Neighborhood Park and Mini-school.

Option 2. High Density Transit-oriented Mixed-use Center
High-intensity Office, Retail, Residential with Neighborhood Park and Mini-school.

Option 3. Midrise Office and Retail Complex with Civic Auditorium and Neighborhood Park.

Option 4. Midrise Office and Retail Complex

Option 1. High Density Transit-oriented Mixed-use Center with Civic Auditorium

Design objectives:
Provide high-density employment and residential uses to maximize transit opportunity and provide a living/working environment.
Development Assumptions:
High-intensity Office
Retail
Residential
Civic Auditorium
Neighborhood Park
Mini-school.

Option 2. High Density Transit-oriented Mixed-use Center

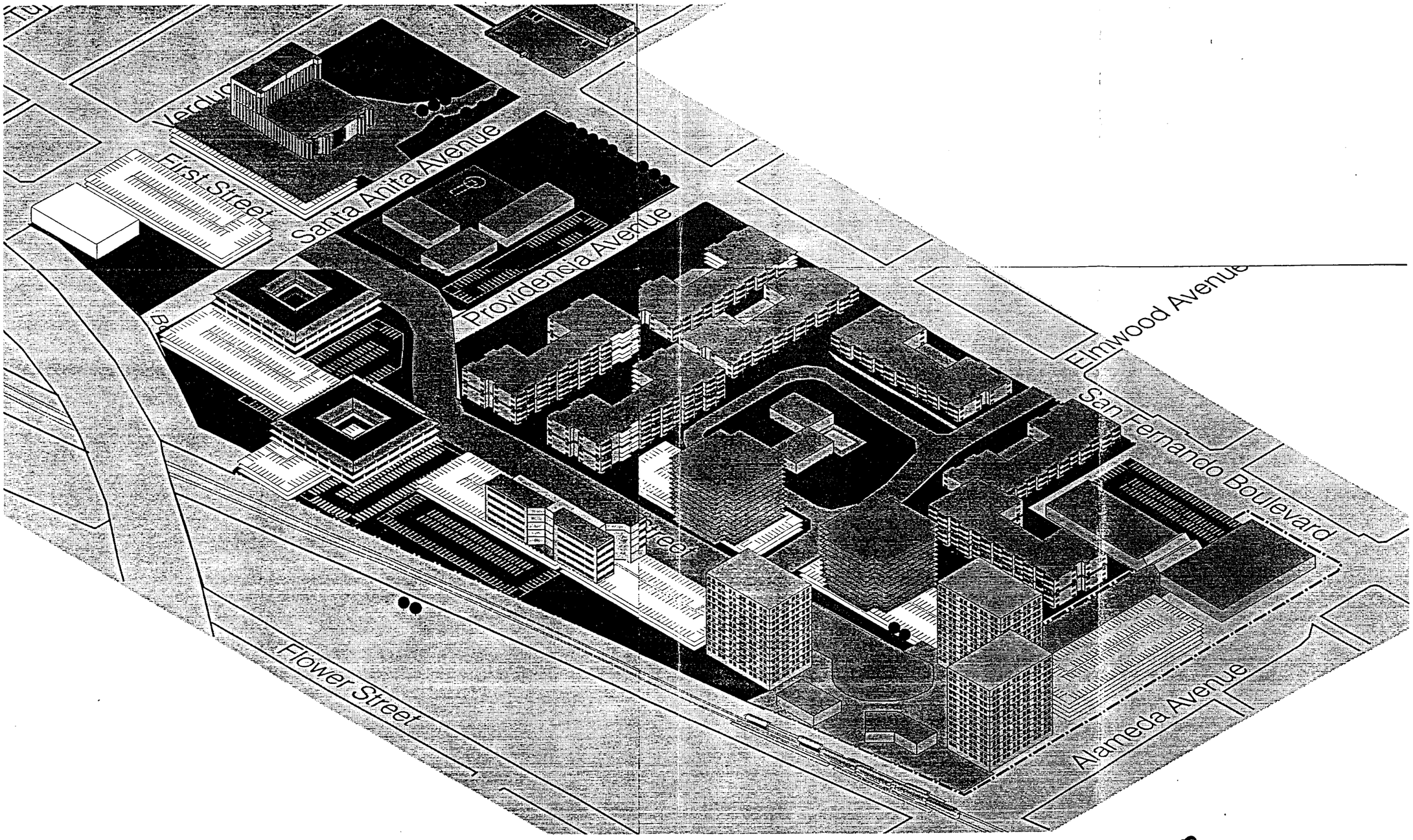
Design objectives:
Provide high-density employment and residential uses to maximize transit opportunity and provide a living/working environment.
Development Assumptions:
High-intensity Office
Retail
Residential
Neighborhood Park
Mini-school.

Option 3. High Density Transit-oriented Employment and Retail Center with Civic Auditorium

Design objectives:
Provide high-density employment near transit to maximize transit opportunity.
Development Assumptions:
High-intensity Office
Retail
Civic Auditorium
Neighborhood Park

Option 4. High Density Transit-oriented Employment and Retail Center

Design objectives:
Provide high-density employment near transit to maximize transit opportunity.
Development Assumptions:
High-intensity Office
Retail
Neighborhood Park
Mini-school.



Option 1

Site 10

PRINTED: 11/22/95

*** BURBANK COMMUNITY DEVELOPMENT ***

CITY OF BURBANK
DEVELOPMENT OPPORTUNITY SITES / BUILDINGS

	SITE NAME / AP NUMBER	LOCATION	LOT SIZE (ACRES)	BUILDING SQ FT AVAILABLE	ZONE	REDEV. PROJECT AREA	OWNERSHIP	CONTACT	FIRM	PHONE	COMMENTS
1	LOCKHEED (B-1 SITE)										
	2462-017-007	VICTORY PLACE & EMPIRE AVE. (B-1)	77.45		M-2	YES	LOCKHEED MARTIN	KEN PHILBRECK	LOCKHEED	410-962-1322	SITE IS CLEARED, UNDERGOING SOIL REMEDIATION
	2462-017-004	VICTORY PLACE & VICTORY BLVD. (199)	13.72		M-2	YES	CORP.	DIR. OF REAL ESTATE	MARTIN		SITE IS CLEARED, SOIL REMEDIATION COMPLETED
	2462-001-001	BUENA VISTA & EMPIRE AVE. (180)	10.88		M-2	YES		(NOT ON MARKET)			SITE IS CLEARED, UNDERGOING SOIL REMEDIATION
			101.85	NA							
2	BUILDING 85										
	2464-004-909	3101 EMPIRE AVE.	9.57		PD	YES	BURBANK	ROBERT TAGUE	CITY OF	818-238-5176	SITE IS ENTITLED FOR 650,000 SQ. FT. OF OFFICE
	2464-004-910		0.80		PD	YES	REDEVELOPMENT	CDD DIRECTOR	BURBANK		SITE IS CLEAN AND HAS EPA CLEARANCE
			10.37	NA							
3	LOCKHEED (A-1 SOUTH)										
	2463-001-003 , (IN ESCROW)	2311 N. HOLLYWOOD WAY (FRY'S)	10.43		M-2	NO	LOCKHEED	BOYD HIGGINS	SEELEY	213-627-1214	CONTAINS 90,000 SQ FT OFFICE BUILDING (IN ESCROW WITH FRY'S)
	2463-001-002, S O L D	3011 VAHALLA DRIVE (POST OFFICE)	2.00		M-2	NO	CORP.				CONTAINS 31,034 SQ FT OFFICE, SOLD TO LOCKHEED EMP. FCU - 3/94
	2463-001-???	3400 VANOWEN (VACANT PARKING LOT)	1.78		M-2	NO					VACANT - PARKING LOT
	2463-001-001, S O L D	3400 VANOWEN (AGFA)	4.98		M-2	NO					IMPROVED WITH NEW 105,000 SQ. FT. BUILDING - AGFA FILM
			19.15	NA							
4	WEBER AIRCRAFT / HANSON										
	2466-021-019	2820 ONTARIO ST.	11.36		M-2	YES	PH HOLDINGS	GREG BARSAMIAN	CB COMMERCIAL	818-502-6700	SITE IS CLEARED, UNDERGOING SOIL REMEDIATION
	2466-004-007	NWC ONTARIO & SAN FERNANDO	2.87		M-2	YES	INC.				IMPROVED WITH PARKING LOT, NO SOIL PROBLEMS
	2466-004-020		1.34		M-2	YES					SITE IS CLEARED, UNDERGOING SOIL REMEDIATION
			15.37	NA							
5	OTI										
	2473-013-007	2835 NAOMI ST.	2.64		M-2	YES	OCEAN	GREG BARSAMIAN	CB COMMERCIAL	818-502-6700	SITE IS CLEARED, UNDERGOING SOIL REMEDIATION
	2473-013-009	2835 NAOMI ST.	1.02		M-2	YES	TECHNOLOGY				SITE IS CLEARED
			3.66	NA							
6	UNC / PACIFIC AIRMOTIVE										
	2466-007-033	2940 N. HOLLYWOOD WAY	5.46		M-2	YES	PACIFIC AIRMOTIVE	PETER POULSON	CB COMMERCIAL	818-502-6714	PORTION OF SITE REQUIRES SOIL REMEDIATION
	2466-007-034	2940 N. HOLLYWOOD WAY (TEST CELL)	1.29		M-2	YES					
			6.75								
7	JERGENS										
	2451-006-006	99 WEST VERDUGO AVE.	2.63		M-2	NO	ANDREW	GREG BARSAMIAN	CB COMMERCIAL	818-502-6700	SITE IS IMPROVED WITH OLD MANUFACTURING BUILDING
	2451-006-010		2.28		M-2	NO	JERGENS				VACANT PARKING LOT
	2451-007-005		1.04		M-2	NO					PARKING LOT ACROSS STREET
			5.95								
8	ITT										
	5624-022-001	SEC ALAMEDA & FLOWER	4.70		M-2	NO	ITT	BOB BRIGGS	ITT AEROSPACE	805-295-4000	LEASED TO ITT
	5624-022-006	SEC ALAMEDA & FLOWER	9.17		M-2	NO		(NOT ON MARKET)	CONTROLS		ITT RELOCATED TO NEW FACILITY IN VALENCIA - 3RD QTR '94
	5624-022-005	ALLEN & FLOWER (GLENDALE)	1.96			NA					SITE IS CLEARED
			15.83	NA							
9	SOUTH MAGNOLIA BLOCK										
	2453-003-006 -> 903	NEC MAGNOLIA BLVD. & FIRST ST.	2.01	VARIOUS	C-2/ C-4	YES	VARIOUS	ROBERT TAGUE CDD DIRECTOR (NOT ON MARKET)	CITY OF BURBANK	818-238-5176	CITY & AGENCY OWN APPROXIMATELY 32% OF SITE EXCELLENT RETAIL/ENTERTAINMENT/OFFICE LOCATION
10	FORE/IT CITY BLOCK										
	2453-004-ALL	MAGNOLIA/1ST/PALM/BONNYWOOD PALM/1ST/ORANGE GROVE	2.12 2.43 0.41 4.96	VARIOUS	M-1/ M-2	YES	VARIOUS	(NOT ON MARKET)			SITE PRESENTS ITSELF AS A EXCELLENT FUTURE OFFICE DEVELOPMENT CLOSE TO RETAIL AND TRANSPORTATION AMENITIES
11	EXISTING POLICE BLOCK										
	2453-013-ALL	THIRD/ANGELENO/SAN FERNANDO/OLIVE SAN FERNANDO FRONTAGE	2.71 1.01 3.72		C-1/ C-2	YES	VARIOUS	ROBERT TAGUE CDD DIRECTOR	CITY OF BURBANK	818-238-5176	SITE SHOULD BE AVAILABLE FOR DEVELOPMENT IN EARLY 1996
12	SOUTH TRIANGLE / NBC PLAZA	SITE									
	2483-023-VARIOUS	SEC CALIFORNIA & OLIVE	3.01		MDR-4	YES	BURBANK HOLDINGS	RICHARD POUCH	BANK OF NY	212-635-7022	SITE ENTITLED FOR 715,837 SQ FT OF OFFICE
	2483-023-441	3320 W. OLIVE AVE.	0.34		MDC-2		MOTEL	ISHVERBHAI PATEL			TWO OFFICE TOWERS - 15 & 18 STORY'S W/ SUBTERRANEAN PARKING
	2483-023-438	3400 W. OLIVE AVE.	0.42		MDC-2		MOTEL	BABU PATEL			
			4.36	NA							
13	NORTH TRIANGLE SITE										
	2483-023-419->435	ALAMEDA / OLIVE / 134 FWY	APPROX. 5.17 INCLUDING STREETS		MDR-4/ MDC-2	YES	HOPE / VARIOUS BURBANK REDEV. VARIOUS BURBANK REDEV. LESTER T. HOPE	LINDA HOPE ROBERT TAGUE ROBERT TAGUE LINDA HOPE	HOPE ENTERPRIS. CITY OF BURBANK CITY OF BURBANK HOPE ENTERPRIS.	818-841-2020 818-238-5176 818-238-5176 818-841-2020	MEDIA DISTRICT SPECIFIC PLAN - FUTURE OFFICE SITE MAXIMUM MDSP OFFICE DENSITY WITHOUT DENSITY TRANSFERS IS APPROX. 247,726 SQ. FT. (1.1 MDSP MAX OFFICE FAR)
	2483-023-900->901										
	2483-024-401->406										
	2483-024-901,902,904										
	2484-024-400										
14	WORLD WIDE PICTURES/ ST. JOSEPH HOSPITAL										
	2484-018-001 (IN ESCROW)	SWC BUENA VISTA & OLIVE	1.05	20,000	MDC-3	NO	WORLD WIDE PICTUR	CRAIG STEVENS	LEE & ASSOC.	310-820-3733	MAXIMUM MDSP OFFICE DENSITY WITHOUT DENSITY TRANSFERS
	2484-018-002->013	BLOCK BOUNDED BY OLIVE / BUENA VIST	1.77	RESIDENTIAL/ PARKING	MDR-4	NO	SISTERS OF PROVIDE	(NOT ON MARKET)			IS APPROX. 270,248 SQ. FT. (1.1 MDSP MAX OFFICE FAR)
	2484-020-ALL	ALAMEDA AND FREDERIC	2.83			NO	SISTERS OF PROVIDE	(NOT ON MARKET)			
			5.64								
15	CNBC / BOB HOPE DRIVE										
	2484-025-001	SEC ALAMEDA ST. & BOB HOPE DRIVE (CNBC BUILDING)	8.78	UNKNOWN	MDM-1		NBC	(NOT ON MARKET)			MAXIMUM MDSP OFFICE DENSITY WITHOUT DENSITY TRANSFERS IS APPROX. 420,702 SQ. FT. (1.1 MDSP MAX OFFICE FAR)
	TOTAL		214.17								

SEC OLIVE + FIG - OFFICE 700-1000¢

VACANT BUILDINGS

16	LOCKHEED BUILDING 170										
	2464-001-018	1835 N. BUENA VISTA	7.31	130,531 80,482	M-2	YES	LOCKHEED	WAYNE SALDANA	SEELEY	818-905-5800	SITE IMPROVED WITH 130,000 SQ FT OFFICE DASSAULT SYSTEMES OCCUPIES 50,000 SQ FT 80,000 SQ FT AVAILABLE FOR LEASE
17	LOCKHEED BUILDING 90										
	2464-004-011	3110 THORNTON AVE. (SILVER BUILDING)	5.51	100,000	M-2	YES	LOCKHEED	BOYD HIGGINS	SEELEY	213-627-1214	SITE IMPROVED WITH 100,000 SQ FT OFFICE
	2466-010-024	(VSP PARKING LOT, ACROSS STREET)	3.39	100,000							SITE IMPROVED WITH PARKING LOT
			8.90								PROJECT IN ESCROW WITH M. DAVID PAUL & ASSOCIATES – 310-369-9953
18	LOCKHEED BUILDING 300										
	2466-007-004	2777 ONTARIO STREET	4.42	122,500 122,500	M-2	YES	LOCKHEED	JOE KRAUS	SEELEY	818-905-5800	SITE IMPROVED WITH 70,000 SQ FT OFFICE + 52,500 SQ FT WAREHOUSE SITE INCLUDES PARKING FOR 220 CARS
19	ZERO BUILDING										
	2449-037-011	777 FRONT STREET	9.20	286,000	M-2	NO	ZERO CORP.	STAN COOK	CB COMMERCIAL	818-502-6718	22,000 SQ FT OFFICE, 264,000 SQ FT MANUF/WAREHOUSE

Appendix B

Burbank Center Plan
East-West Access Study

BURBANK CENTER PLAN EAST-WEST ACCESS STUDY

Technical Memorandum: Evaluation of Alternative Improvements

Prepared for:

COTTON/BELAND/ASSOCIATES

CITY OF BURBANK

Prepared by:

PARSONS BRINCKERHOFF QUADE & DOUGLAS, INC.

April 1995

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EVALUATION OF ALTERNATIVE IMPROVEMENTS

Burbank Center Plan East-West Access Study

INTRODUCTION

The City of Burbank is currently preparing a specific plan for the Burbank Center area. In general, the Burbank Center area encompasses Burbank Boulevard to the north, Alameda Avenue to the south, Glenoaks Boulevard to the east and Victory Boulevard to the west. A map of the specific plan area is provided in Figure 1. The specific plan is being developed in two phases. The first phase includes the development of draft land use plans and feasible circulation and access improvements. The second phase will involve detailed land use and transportation analysis, CEQA review and specific plan adoption.

A feasible circulation plan that enhances the east-west access in the area of the freeway and railroad is a key element in the specific plan. As part of Phase 1, the City desires to identify potential circulation and access improvements in the Burbank Center Plan area and evaluate the feasibility of each improvement, as well as the costs associated with each. The objective of this effort is to identify a list of improvements which can be further developed in Phase 2 and integrated into a circulation system capable of supporting the circulation and access needs of the specific plan area.

This technical memorandum defines and evaluates several alternatives for improving the circulation and access throughout the specific plan area with an emphasis on east-west travel across I-5 and the railroad facilities. This memorandum also presents order of magnitude estimates of the costs associated with implementing these improvements.

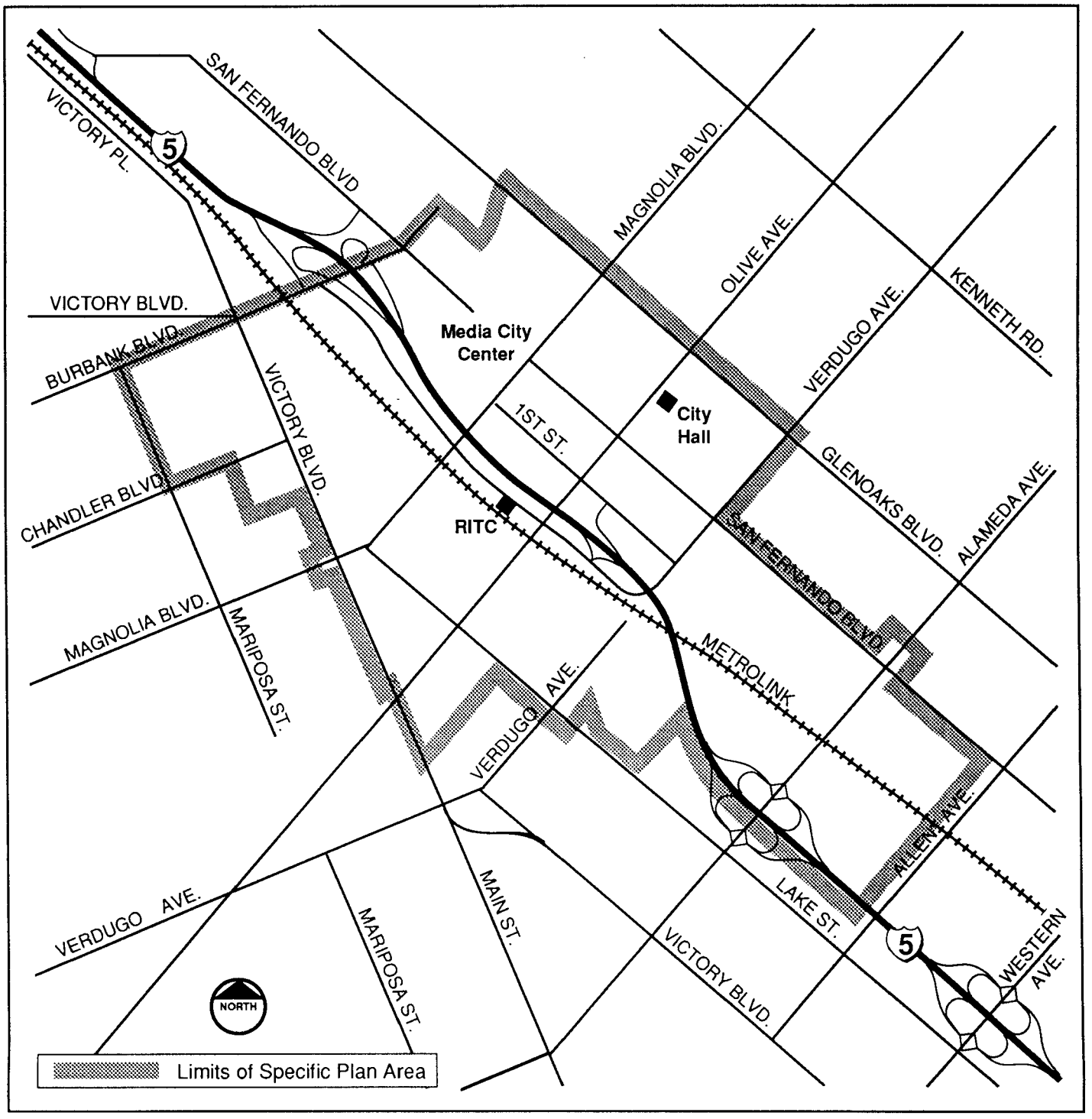
DEFINITION OF ALTERNATIVE IMPROVEMENTS

The transportation needs in the Burbank Center Plan area focus mainly on east-west access across the barriers of Interstate Highway 5 (I-5) and the Los Angeles County Metropolitan Transportation Authority (LACMTA) rail corridor. Vehicular and pedestrian access from the downtown area to the Metrolink train station and planned land uses west of the freeway and rail lines is very limited. Vehicular access to Front Street from downtown is limited to Burbank Boulevard and Verdugo Avenue and each of these roadways is constrained. For example, the Burbank Boulevard / Front Street intersection is unsignalized and located amidst the congested interchange with I-5. Verdugo Avenue terminates at the Front Street intersection just east of the rail corridor, and provides no circulation to areas west of the rail corridor. East-west pedestrian access is limited to the Magnolia Boulevard and Olive Avenue bridges. Due to the their elevation, length and aesthetic treatment, these bridges are not pedestrian friendly.

Figure 1

STUDY AREA

Burbank Center Plan East-West Access Study



While improvements in east-west access are clearly necessary, other circulation improvements are also necessary to provide access to planned (re)development sites. Due to the intensity and extent of the planned land uses in this area the existing system of secondary and collector roadways will also need to be enhanced, including north-south connections.

Several transportation improvements have been proposed and planned to address specific needs in this area. These improvements are defined in general terms in this section, based on the input of City staff and other agencies. The improvements are divided into two categories according to their level of development. Planned, programmed or otherwise policy supported improvements form the first category, while the second category includes potential improvements which have been proposed in the past or developed as part of this study.

Planned Improvements

There are several transportation projects currently planned or proposed for the downtown area. These projects are summarized below.

Interstate 5 (I-5) HOV Improvements

The Los Angeles County Metropolitan Transportation Authority's (LACMTA) Long Range (20 year) HOV plan includes the addition of two HOV lanes (one per direction) in the median of I-5 through the City of Burbank. According to the plan, final engineering for the project would be complete by the fall of 1998 and construction complete by mid 1999. There are no HOV drop ramps planned for this segment at this time. The planned HOV lanes would be added within the existing right of way. It should be noted that this plan is subject to funding variations and prioritization with other competing transportation projects in the County.

Five Points Reconfiguration

The intersection of Victory Boulevard, North Victory Boulevard, Burbank Boulevard, and Victory Place (Five Points) is a very congested intersection and poses a constraint to east-west traffic flow into the project area. Various improvements have been proposed at this site. Most of these are targeted at reconfiguring the intersection to eliminate the fifth leg.

Burbank Boulevard Bridge Widening

The Streets and Roads Plan recommends the widening of Burbank Boulevard from two to three lanes each direction. This improvement is considered necessary from a citywide circulation standpoint and will provide east-west circulation benefits in the downtown area as well.

Chandler Transitway

The existing rail right of way (40 feet) along Chandler Boulevard from Lankershim Boulevard to just west of Victory Boulevard is being relinquished to the City by the LACMTA. The City plans to use this corridor as a bicycle and pedestrian travelway which could ultimately connect to the planned Regional Intermodal Transportation

Center (RITC) and the downtown area. Improvements will be needed to make these connections. The right of way relinquishment does not include the railway connection from the main north-south rail line to Victory Boulevard which serves as a rail spur to Terry Lumber Company.

Proposed Alternative Access Improvements

Several alternative improvements have been proposed to improve east-west circulation in the downtown area. The City suggested that several of these potential alternatives be considered as part of this study. Some of the proposed alternatives were modified to produce more feasible alternatives, and several additional alternatives were also identified as part of this effort. Each of the alternatives is described below in terms of extent, limits, and concept. The feasibility issues associated with each of the alternatives are also addressed in general terms. Some of the alternatives work in conjunction with each other to improve access within the specific plan area and may not be practical as stand alone alternatives.

Widen Olive Avenue Bridge

Potential widening of the Olive Avenue bridge is limited to one traffic lane (12 feet) along the north side of the bridge, due to the proximity of new buildings on the south side of the structure. The additional width could be used for a peak hour reversible through lane, or for an accel/decel lane for vehicles accessing a possible future parking structure on the property just east of the rail corridor. Vehicles would access an upper level of the parking structure via a driveway connecting the parking structure to the bridge. The widened portion of the bridge could also accommodate pedestrian improvements.

Due to the widening of the bridge, the at-grade connection from Flower Street to Olive Street on the north side of the bridge would have to be widened as well. In order to allow vehicles to merge safely onto Olive from the connection, Olive Street would be widened on the north side to at least Lake Street and preferably Victory Boulevard. Also, the bridge widening would result in the elimination of the access road on the north side of the bridge between First Street and the freeway.

Widen Magnolia Boulevard Bridge

As with the Olive Avenue bridge, the Magnolia Boulevard bridge can only be widened by approximately one traffic lane (12 feet), due to right of way constraints. Based on the existing right of way constraints and roadway geometry the bridge could be widened along its south side. The additional width would accommodate a peak hour reversible through lane, or an accel/decel lane for vehicles accessing a possible future parking structure on the property just east of the rail corridor. Pedestrian improvements could also be accommodated. The existing at-grade connections which currently provide access to properties north of the Burbank channel would remain open after the widening.

New pedestrian/vehicle bridge on Palm Avenue

Ultimately, the planned development of the RITC includes the construction of a pedestrian bridge at Palm Avenue over I-5 and the railroad. The pedestrian bridge would provide access to the RITC and redevelopment sites west of the freeway. In order to encourage pedestrian use, the design of the Palm Avenue bridge would be "pier-like" with an atrium-enclosed wide walkway providing room for benches, plants, and retail shops along the walkway or at either end. The bridge could also incorporate vehicular access for shuttle-type transit.

New pedestrian/vehicle bridge on Orange Grove Avenue

This alternative is very similar to the proposed Palm Avenue "pier" type pedestrian/vehicle bridge. It would provide access to properties on either side of the freeway that are planned for redevelopment by the City as well as provide access to the RITC. The pedestrian overcrossing would be constructed on the north side of the street to coincide with the location of the redevelopment sites.

New Orange Grove Avenue bridge that angles back into Olive Avenue west of I-5

This alternative proposes to extend Orange Grove Avenue over I-5, Front Street, and the railroad where it would then curve south to intersect Olive Avenue at grade. Due to the grade constraints involved in crossing over the three facilities and returning to grade at its proposed intersection with Olive Street, this alternative was determined to be infeasible. No modifications were identified that would improve the feasibility of this alternative.

Verdugo Avenue extension

This alternative involves extending Verdugo Avenue under or across the rail corridor in order to provide an additional major east-west vehicular connection across both the freeway and railroad within the specific plan area. Due to Public Utility Commission requirements, an at-grade crossing with the railroad tracks is considered infeasible and an elevated crossing is not feasible due to the close proximity of the existing I-5 undercrossing.

The construction of a Verdugo Avenue undercrossing of the rail lines requires the reconstruction and modification of several existing facilities. In order to provide adequate clearance under the rail lines, the existing profile of Verdugo Boulevard would have to be lowered considerably. In order to avoid reconstructing the freeway bridge as a result of this lowering, abutment and foundation modifications (pile removal and abutment tiebacks) to the existing undercrossing structure would be required. Also the lowering of Verdugo affects the existing profiles of several intersecting streets including Flower Street, Front Street, and First Street. Several hundred feet of both Flower and Front Streets would need to be reconstructed in order to match the new Verdugo Avenue profile. As a result of lowering Front Street to the north of Verdugo, the existing on- and off-ramps with southbound I-5 would have to be reconstructed as well. The reconstruction of the ramps may require the addition of an auxiliary lane on the freeway prior to the off-ramp and subsequent to the on-ramp, due to the vertical grades involved.

Olive Avenue bridge parking structure - direct access

As discussed relative to the widening of the Olive Avenue Bridge, a connection could be made between the bridge and a future parking structure west of the rail corridor. Vehicles would access an upper level of the parking structure via a driveway connecting the parking structure to the bridge. This access would be most beneficial to the westbound traffic, since eastbound traffic can access this area at grade. Limiting access to right turn in/out for the westbound traffic would also eliminate the need for a controlled intersection on the bridge.

Magnolia Boulevard bridge parking structure - direct access

As discussed relative to the widening of the Magnolia Boulevard Bridge, a connection could be made between the bridge and a future parking structure west of the rail corridor. Vehicles would access an upper level of the parking structure via a driveway connecting the parking structure to the bridge. This access would be most beneficial to the westbound traffic, since eastbound traffic can access this area at grade. Limiting access to right turn in/out for the westbound traffic would also eliminate the need for a controlled intersection on the bridge.

Cypress Avenue bridge/tunnel from mall to realigned Front Street

Due to the existing grades on Cypress Avenue and elevations of the freeway and rail lines, a Cypress Avenue extension in tunnel would not be feasible. Instead, this alternative involves extending Cypress Avenue from the mall area to Victory Boulevard via a bridge structure over First Street, the I-5 Freeway, the Metrolink tracks, and Front Street. The Cypress Street extension would meet Victory Boulevard at Chandler Avenue creating a fourth leg of the existing "T" intersection. This overcrossing could accommodate up to four lanes and would act as an additional east-west connection across I-5 within the specific plan area.

Possible access could be provided to the upper levels of future parking structures located in the Zero Manufacturing site. The parking structures would be connected to the overcrossing via driveways similar to those proposed on the Olive and Magnolia bridges. Access to the Flower Street extension could be provided with a 'T' intersection. Access to Front Street could not be provided due to differences in the elevation and the proximity of the Magnolia bridge.

Due to grade and clearance constraints over the freeway, the Cypress bridge would not be able to meet with First Street at its existing grade. As a result, it would have to join with the existing grade of Cypress north of First Street and cross over First Street. This structure would adversely effect the current access in the mall area and negatively impact the new development at the east side of First Street. The infeasibility of a connection with First Street renders this alternative ineffective.

Grinnell Drive Extension to Victory Boulevard

This alternative evolved as a modification to the proposed Cypress Avenue overcrossing in hopes of providing a connection to First Street and minimizing right of way impacts. It involves extending Grinnell Avenue from the point where it curves south to join First Street to the existing Victory Boulevard/Chandler Street intersection. Like the Cypress overcrossing the Grinnell extension would be a four lane structure that

would cross over the I-5 Freeway, the Metrolink tracks, and Front Street serving as an additional east-west connection within the specific plan area. However, access to First Street would be maintained by realigning First Street north of Cypress Avenue and constructing a 'T' intersection at Grinnell Drive about 200 feet south of its intersection with San Fernando Road.

From the Grinnell Drive extension access could be provided to Zero site parking garages as discussed with the Cypress overcrossing. Access to the Flower Street extension could be provided as an elevated 'T' intersection. Access to Front Street would be provided via ramps. Two ramps would connect with Front Street just north of the Magnolia Bridge and would be located along each side of Front Street south of the Grinnell overcrossing. The two ramps would tie into the east side of the Grinnell overcrossing forming two closely spaced intersections that could be signalized, if necessary. One of the two ramps would allow vehicles traveling northbound on Front Street to access both the eastbound and westbound directions on the Grinnell overcrossing. Conversely, vehicles traveling both eastbound and westbound on Grinnell could use the other ramp to access southbound Front Street. Ramp connections from Front Street to the north side of the Grinnell overcrossing are not feasible due to the proximity of Burbank Boulevard.

Front Street Realignment

The City is considering the realignment of Front Street between Magnolia Avenue and Burbank Boulevard in conjunction with the redevelopment of the Zero Manufacturing site. The roadway would be realigned along the eastside of the LACMTA rail right of way to join Burbank Boulevard at the southbound I-5 off-ramp intersection. Signal and intersection improvements would be required at this location. This would greatly enhance the exchange of traffic between Front Street and Burbank Boulevard. This realignment would require modifications to the Burbank Channel, assuming that the realigned Front Street would be constructed on retained fill as it approaches Burbank Boulevard.

Flower Street Extension

Flower Street would be extended to the north in this alternative from its current terminus at Olive Avenue to either the Grinnell overcrossing or Cypress Avenue. It could be constructed directly over the existing Burbank drainage channel to minimize the impact on the properties planned for redevelopment on the east side of the channel. The roadway would be constructed as the top of the drainage channel at or just above the existing ground level. It would be constructed as a secondary arterial per city standards with room for up to four lanes. Flower Street would have to be diverted off the channel to the east for a short distance under the Magnolia bridge to gain sufficient vertical clearance.

The Flower Street extension could connect with either the Grinnell Drive or Cypress Avenue overcrossings as an elevated 'T' intersection. If neither the Grinnell Drive nor Cypress Avenue alternatives is pursued, the Flower Street extension would terminate at the existing terminus of Cypress Avenue.

Complete Railroad Grade Separation
This alternative involves lowering the profile of the rail corridor throughout the study area to provide grade separated crossings at all locations. A depressed or trenched rail alignment through the study would be very costly but not necessarily infeasible.

Realignment of I-5
This alternative involves the realignment of I-5 to the west from Burbank Boulevard to Alameda Avenue. The freeway would be aligned between the Burbank Channel and the rail corridor which would provide sufficient width for the ultimate facility including five general purpose lanes and 1 HOV lane per direction. The profile of the freeway would be lowered through this segment providing for complete grade separation with crossing facilities both existing and planned. The realignment allows for direct access from the downtown area to the RITC and other redevelopment sites east of the rail corridor, including the reuse of the existing freeway right of way. Although beneficial in many ways, this alternative would be extremely costly and difficult to implement.

EVALUATION AND RESULTS

Each of the proposed alternatives was analyzed in general terms to address its overall physical feasibility. For each improvement this analysis consisted of drafting conceptual plans to scale on current City base mapping, field review, as-built plan review, general engineering and circulation analysis (based on professional judgment), and discussions with City staff. The key feasibility issues related to each alternative are discussed above. Based on this general analysis and City staff concurrence, several of the proposed improvements were dropped from further consideration and evaluation.

Nine of the proposed improvements were considered viable by City staff and warrant further analysis in Phase 2. These improvements would provide the basis for circulation system improvements for the Burbank Center Plan. These alternatives could be further defined in terms of size and design to meet the needs which will be identified in the Phase 2 circulation analysis. The alternatives are listed below and illustrated conceptually on the aerial map included in the Appendix.

- Olive Avenue Bridge Widening
- Magnolia Boulevard Bridge Widening
- Palm Avenue Pedestrian Bridge
- Orange Grove Avenue Pedestrian Bridge
- Verdugo Avenue Extension (RR Undercrossing)
- Olive Avenue Bridge Parking Structure Access
- Magnolia Boulevard Bridge Parking Structure Access
- Front Street Realignment
- Flower Street Extension

As directed by City Staff, several of these improvements were analyzed to determine potential capacity benefits and order of magnitude capital cost estimates. Each of the alternative improvements are described below along with the capacity and cost

findings where applicable. The capital cost estimating worksheets are included in the Appendix. The worksheets outline the unit costs, quantities and costing assumptions applied.

Olive Avenue Bridge Widening

The north side of the Olive Avenue bridge would be widened 12 feet to provide an additional lane of capacity. This additional lane could be used as a peak hour reversible through lane or an accel/decel lane for vehicles accessing the upper level of a future parking structure west of the rail corridor. Depending on the specified use, the lane could provide capacity of up to 1000 vehicles per hour. The widened portion of the bridge could also include pedestrian improvements. The bridge widening would require the widening of Olive Avenue west of the bridge to Victory Boulevard to gain an additional westbound traffic lane. This widening could be minimized by eliminating on-street parking on the westbound side.

The construction of these improvements including bridge widening and street widening as described above and excluding right of way is estimated to cost $3.46 million.

Magnolia Boulevard Bridge Widening

The south side of the Magnolia Boulevard bridge would be widened 12 feet to provide an additional lane of capacity. This additional lane could be used as a peak hour reversible through lane or an accel/decel lane for vehicles accessing the upper level of a future parking structure west of the rail corridor. Depending on the use, the lane could provide capacity of up to 1000 vehicles per hour. The widened portion of the bridge could also include pedestrian oriented improvements.

The construction of the bridge widening as described above, excluding right of way, is estimated to cost $3.06 million.

Palm Avenue/Orange Grove Avenue Pedestrian Bridges

For this improvement, Palm Avenue and/or Orange Grove Avenue would be extended over I-5 and the railroad in the form of a pedestrian bridge. The pedestrian bridges would provide access to and from the RITC and other properties on the west side of the freeway that are planned for redevelopment. Due to the currently undefined nature of these facilities, no costs have been estimated.

Verdugo Avenue Extension (RR Undercrossing)

Verdugo Avenue would be extended to cross under the rail corridor. There are several improvements associated with the extension of Verdugo Avenue as follows:

- Reconstruction of the Verdugo Avenue/First Street intersection.
- Reconstruction of Verdugo Avenue from First Street to Front Street.
- Reconstruction of the I-5 undercrossing.
- Reconstruction of the Verdugo Avenue/Front Street intersection.
- Reconstruction of Front Street from Verdugo Avenue to north of the I-5 ramps intersection.
- Reconstruction of the I-5 on- and off-ramps. (Auxiliary lanes may be required on I-5 to accommodate the new steeper ramps.)
- Construction of the Railroad undercrossing.

- Reconstruction of Verdugo Avenue from Front Street to Varney Street.
- Reconstruction of Verdugo Avenue/Flower Street intersection.
- Reconstruction of Flower Street approximately 500 feet north and south of Verdugo Avenue.
- Construction of a pump station and drainage system.

This improvement represents a key capacity and access improvement in the plan area. The extension would support up to four lanes of traffic capacity (two lanes per direction).

This improvement including the elements listed above and excluding right of way costs is estimated to cost $13.7 million. Depending on the final design and the forecasted traffic volumes, the reconstruction of the I-5 hook ramps may require the addition of an auxiliary lane for several hundred feet prior to the off-ramp and continuing from the on-ramp to the off-ramp at Alameda Avenue. This finding is based on advisory standards in the Caltrans Highway Design Manual. The addition of these auxiliary lanes raise the estimated costs by approximately five million dollars to $18.7 million.

Olive Avenue/Magnolia Boulevard Bridge Parking Structure Access

The concept of parking structure access directly from the Olive or Magnolia bridges will be carried into the Phase 2 analysis. Due to the currently undefined nature of these facilities, no costs have been estimated.

Front Street Realignment

Front Street would be realigned between Magnolia Avenue and Burbank Boulevard. The roadway would be realigned along the eastside of the LACMTA rail right of way to join Burbank Boulevard at the southbound I-5 off-ramp intersection. This improvement would increase the capacity of the Front Street/Burbank Boulevard intersection and increase the effectiveness of Front Street as the primary access to the RITC.

This Front Street realignment including the intersection improvements at Burbank Boulevard and excluding right of way costs is estimated to cost $3.52 million.

Flower Street Extension

Flower Street would be extended to the north from its current terminus underneath the Olive Avenue overcrossing to Cypress Avenue. The roadway would curve into the existing terminus of Cypress Avenue. Depending on the relative costs of right of way and construction, it could be constructed directly over the existing Burbank drainage channel to maximize the extent of developable land between the rail corridor and the channel, or constructed along the east side of the channel to avoid the costs of channel reconstruction. It would be constructed as a secondary arterial per city standards to accommodate up to four lanes of traffic. The extension would include the construction of intersections, possibly signalized, at Olive Avenue and Magnolia Boulevard.

Excluding right of way, the Flower Street Extension is estimated to cost $8.98 million if constructed over the Burbank Channel or $2.98 million if constructed beside the channel.

APPENDIX TO THE

BURBANK CENTER PLAN

EAST-WEST ACCESS STUDY

DELAWARE ROAD
BURBANK BLVD.
GRINNELL DRIVE
CYPRESS AVENUE
MAGNOLIA BLVD.
PALM AVENUE
ORANGE GROVE AVE.
OLIVE AVENUE
ANGELENO AVENUE
TUJUNGA AVENUE
VERDUGO AVENUE
SANTA ANITA AVE
PROVIDENCIA AVE
ZERO MFG. SITE
GOLDEN STATE FREEWAY (I-5)
Front street realignment
Magnolia blvd. bridge widening
Possible future development
VICTORY BOULEVARD
CYPRESS AVENUE
MOSS STREET
VARNEY STREET
LAKE STREET
Flower street extension
RITC
Palm avenue pedestrian bridge
FRONT ST.
FIRST
SAN FERNANDO
Orange Grove avenue pedestrian bridge
Olive avenue bridge widening
Possible future parking structure
Rail Corridor
Widen to accommodate additional westbound lane
BURBANK WESTERN FLOOD CONTROL CHANNEL
Verdugo ave. railroad undercrossing and surrounding grade changes
FLOWER STREET
Auxiliary Lane (may be required)
Extension of first street to Providencia avenue
NORTH

BURBANK CENTER PLAN EAST-WEST ACCESS STUDY
IMPROVEMENT COSTS
Olive Avenue bridge widening including widening to Victory Blvd.

DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
Remove A.C. pavement	SY	0	$ 2.00	$ -
Remove P.C.C. pavement	SY	0	$ 3.00	$ -
Remove existing curb & gutter	LF	1140	$ 3.30	$ 3,762
Remove existing sidewalk	SF	7440	$ 2.50	$ 18,600
Aggregate base 10" thick	SF	7440	$ 1.60	$ 11,904
Asphalt concrete 5" thick	SF	7440	$ 1.50	$ 11,160
Roadway excavation	CY	413	$ 15.00	$ 6,195
Concrete curb & gutter	LF	1140	$ 18.00	$ 20,520
Traffic striping	LF	1140	$ 0.90	$ 1,026
Install 4" P.C.C. sidewalk (10' wide)	SF	0	$ 4.00	$ -
Excavation to roadway	CY	-	$ 15.00	$ -
Structure	SF	16,680	$ 120.00	$ 2,001,600
Retaining wall	SF	0	$ 31.00	$ -
			Subtotal Roadway Cost	$ 2,074,767
			Traffic Control (2%)	$ 41,495
			Drainage (5%)	$ 103,738
			Utility Relocation (5%)	$ 103,738
			Landscaping (5%)	$ 103,738
			Mobilization (2%)	$ 41,495
			Subtotal costruction cost	$ 2,468,973
			Contingency (20%)	$ 493,795
			Design (10%)	$ 246,897
			Construction Mgmt. (10%)	$ 246,897
			Subtotal misc. cost	$ 987,589
			Total Construction Cost	**$ 3,456,562**
			Call	**$ 3,460,000**

BURBANK CENTER PLAN EAST-WEST ACCESS STUDY
IMPROVEMENT COSTS
Magnolia Bl. Bridge Widening

DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
Remove A.C. pavement	SY	0	$ 2.00	$ -
Remove P.C.C. pavement	SY	0	$ 3.00	$ -
Remove existing curb & gutter	LF	0	$ 3.30	$ -
Remove existing sidewalk	SF	0	$ 2.50	$ -
Aggregate base 10" thick	SF	0	$ 1.60	$ -
Asphalt concrete 5" thick	SF	0	$ 1.50	$ -
Roadway excavation	CY	0	$ 15.00	$ -
Concrete curb & gutter	LF	0	$ 18.00	$ -
Traffic striping	LF	8350	$ 0.90	$ 7,515.00
Install 4" P.C.C. sidewalk (10' wide)	SF	0	$ 4.00	$ -
Excavation to roadway	CY	-	$ 15.00	$ -
Structure	SF	15,240	$ 120.00	$ 1,828,800
Retaining wall	SF	0	$ 31.00	$ -
			Subtotal Roadway Cost	$ 1,836,315
			Traffic Control (2%)	$ 36,726
			Drainage (5%)	$ 91,816
			Utility Relocation (5%)	$ 91,816
			Landscaping (5%)	$ 91,816
			Mobilization (2%)	$ 36,726
			Subtotal costruction cost	$ 2,185,215
			Contingency (20%)	$ 437,043
			Design (10%)	$ 218,521
			Construction Mgmt. (10%)	$ 218,521
			Subtotal misc. cost	$ 874,086
			Total Construction Cost	**$ 3,059,301**
			Call	**$ 3,060,000**

BURBANK CENTER PLAN EAST-WEST ACCESS STUDY
IMPROVEMENT COSTS ASSOCIATED WITH VERDUGO AVE. RAILROAD UNDERCROSSING
First Street Instersection

DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
Remove A.C. pavement	SY	533	$ 2.00	$ 1,067
Remove P.C.C. pavement	SY		$ 3.00	$ -
Remove existing curb & gutter	LF	160	$ 3.30	$ 528
Remove existing sidewalk	SF	1,600	$ 2.50	$ 4,000
Aggregate base 10" thick	SF	4,800	$ 1.60	$ 7,680
Asphalt concrete 5" thick	SF	4,800	$ 1.50	$ 7,200
Roadway excavation	CY	711	$ 15.00	$ 10,667
Concrete curb & gutter	LF	160	$ 18.00	$ 2,880
Traffic striping	LF	320	$ 0.90	$ 288
Install 4" P.C.C. sidewalk (10' wide)	SF	1,600	$ 4.00	$ 6,400
Borrowed Fill	CY	-	$ 15.00	$ -
Structure	SF	-	$ 100.00	$ -
Retaining wall	SF	-	$ 29.00	$ -
		Subtotal Roadway Costs		$ 40,709

BURBANK CENTER PLAN EAST-WEST ACCESS STUDY
IMPROVEMENT COSTS ASSOCIATED WITH VERDUGO AVE. RAILROAD UNDERCROSSING
Verdugo Ave. (North of First St. to I-5 Undercrossing)

DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
Remove A.C. pavement	SY	2,578	$ 2.00	$ 5,156
Remove P.C.C. pavement	SY	-	$ 3.00	$ -
Remove existing curb & gutter	LF	800	$ 3.30	$ 2,640
Remove existing sidewalk	SF	6,400	$ 2.50	$ 16,000
Aggregate base 10" thick	SF	23,200	$ 1.60	$ 37,120
Asphalt concrete 5" thick	SF	23,200	$ 1.50	$ 34,800
Roadway excavation	CY	1,289	$ 15.00	$ 19,333
Concrete curb & gutter	LF	800	$ 18.00	$ 14,400
Traffic striping	LF	1,600	$ 0.90	$ 1,440
Install 4" P.C.C. sidewalk (8' wide)	SF	6,400	$ 4.00	$ 25,600
Excavation to roadway	CY	5,728	$ 15.00	$ 85,920
Structure	SF	-	$ 100.00	$ -
Retaining wall	SF	4,180	$ 26.00	$ 108,680
		Subtotal Roadway Costs		$ 351,089

BURBANK CENTER PLAN EAST-WEST ACCESS STUDY
IMPROVEMENT COSTS ASSOCIATED WITH VERDUGO AVE. RAILROAD UNDERCROSSING
Verdugo Ave. Undercrossing

DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
Remove A.C. pavement	SY	768	$ 2.00	$ 1,536
Remove P.C.C. pavement	SY	-	$ 3.00	$ -
Remove existing curb & gutter	LF	320	$ 3.30	$ 1,056
Remove existing sidewalk	SF	5,120	$ 2.50	$ 12,800
Aggregate base 10" thick	SF	7,680	$ 1.60	$ 12,288
Asphalt concrete 5" thick	SF	7,680	$ 1.50	$ 11,520
Roadway excavation	CY	320	$ 15.00	$ 4,800
Concrete curb & gutter	LF	320	$ 18.00	$ 5,760
Traffic striping	LF	640	$ 0.90	$ 576
Install 4" P.C.C. sidewalk (6.75' wide)	SF	2,160	$ 4.00	$ 8,640
Excavation to roadway	CY	6,000	$ 15.00	$ 90,000
Structure	SF		$ 100.00	$ -
Tie backs on existing portion of wall	LS	1	$ 186,000	$ 186,000
Retaining wall (Tie Back)	SF	6,370	$ 70.00	$ 445,900
Pump station	LS	1	$ 750,000	$ 750,000
		Subtotal Roadway Costs		$ 1,530,876

BURBANK CENTER PLAN EAST-WEST ACCESS STUDY
IMPROVEMENT COSTS ASSOCIATED WITH VERDUGO AVE. RAILROAD UNDERCROSSING
Verdugo Ave. from undercrossing to Front St.

DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
Remove A.C. pavement	SY	480	$ 2.00	$ 960
Remove P.C.C. pavement	SY	480	$ 3.00	$ 1,440
Remove existing curb & gutter	LF	150	$ 3.30	$ 495
Remove existing sidewalk	SF	2400	$ 2.50	$ 6,000
Aggregate base 10" thick	SF	4400	$ 1.60	$ 7,040
Asphalt concrete 5" thick	SF	4400	$ 1.50	$ 6,600
Roadway excavation	CY	200	$ 15.00	$ 3,000
Concrete curb & gutter	LF	150	$ 18.00	$ 2,700
Traffic striping	LF	600	$ 0.90	$ 540
Install 4" P.C.C. sidewalk (6' wide)	SF	900	$ 4.00	$ 3,600
Excavation to roadway	CY	3,630	$ 15.00	$ 54,450
Structure	SF		$ 100.00	$ -
Retaining wall	SF	1750	$ 41.00	$ 71,750
			Subtotal Roadway Costs	$ 158,575

BURBANK CENTER PLAN EAST-WEST ACCESS STUDY
IMPROVEMENT COSTS ASSOCIATED WITH VERDUGO AVE. RAILROAD UNDERCROSSING
Verdugo Ave. (Front St. to south of Flower St.)

DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
Remove A.C. pavement	SY	2,226	$ 2.00	$ 4,452
Remove P.C.C. pavement	SY	-	$ 3.00	$ -
Remove existing curb & gutter	LF	980	$ 3.30	$ 3,234
Remove existing sidewalk	SF	7,840	$ 2.50	$ 19,600
Aggregate base 10" thick	SF	28,560	$ 1.60	$ 45,696
Asphalt concrete 5" thick	SF	28,560	$ 1.50	$ 42,840
Roadway excavation	CY	1,360	$ 15.00	$ 20,400
Concrete curb & gutter	LF	1,280	$ 18.00	$ 23,040
Traffic striping	LF	2,720	$ 0.90	$ 2,448
Install 4" P.C.C. sidewalk (9' wide)	SF	11,520	$ 4.00	$ 46,080
Excavation to roadway	CY	15,833	$ 15.00	$ 237,495
Railroad bridge structure	SF	6,000	$ 90.00	$ 540,000
Retaining wall	SF	9,200	$ 35.00	$ 322,000
			Subtotal Roadway Costs	$ 1,307,285

BURBANK CENTER PLAN EAST-WEST ACCESS STUDY
IMPROVEMENT COSTS ASSOCIATED WITH VERDUGO AVE. RAILROAD UNDERCROSSING
Front St. (Verdugo to Olive)

DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
Remove A.C. pavement	SY	4,400	$ 2.00	$ 8,800
Remove P.C.C. pavement	SY	-	$ 3.00	$ -
Remove existing curb & gutter	LF	2,000	$ 3.30	$ 6,600
Remove existing sidewalk	SF	10,000	$ 2.50	$ 25,000
Aggregate base 10" thick	SF	40,000	$ 1.60	$ 64,000
Asphalt concrete 5" thick	SF	40,000	$ 1.50	$ 60,000
Roadway excavation	CY	2,200	$ 15.00	$ 33,000
Concrete curb & gutter	LF	1,840	$ 18.00	$ 33,120
Traffic striping	LF	4,000	$ 0.90	$ 3,600
Install 4" P.C.C. sidewalk (10' wide)	SF	10,000	$ 4.00	$ 40,000
Excavation to roadway	CY	25,407	$ 15.00	$ 381,105
Structure	SF	-	$ 90.00	$ -
Retaining wall	SF	26,320	$ 36.00	$ 947,520
		Subtotal Roadway Costs		$ 1,602,745

BURBANK CENTER PLAN EAST-WEST ACCESS STUDY
IMPROVEMENT COSTS ASSOCIATED WITH VERDUGO AVE. RAILROAD UNDERCROSSING
Flower St. north and south of Verdugo

DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
Remove A.C. pavement	SY	4,180	$ 2.00	$ 8,360
Remove P.C.C. pavement	SY	-	$ 3.00	$ -
Remove existing curb & gutter	LF	1,900	$ 3.30	$ 6,270
Remove existing sidewalk	SF	19,000	$ 2.50	$ 47,500
Aggregate base 10" thick	SF	38,000	$ 1.60	$ 60,800
Asphalt concrete 5" thick	SF	38,000	$ 1.50	$ 57,000
Roadway excavation	CY	2,090	$ 15.00	$ 31,350
Concrete curb & gutter	LF	1,900	$ 18.00	$ 34,200
Traffic striping	LF	5,700	$ 0.90	$ 5,130
Install 4" P.C.C. sidewalk (10' wide)	SF	19,000	$ 4.00	$ 76,000
Excavation to roadway	CY	7,133	$ 15.00	$ 106,995
Structure	SF	-	$ 90.00	$ -
Retaining wall	SF	6,420	$ 31.00	$ 199,020
		Subtotal Roadway Costs		$ 632,625

BURBANK CENTER PLAN EAST-WEST ACCESS STUDY
IMPROVEMENT COSTS ASSOCIATED WITH VERDUGO AVE. RAILROAD UNDERCROSSING
I-5 SB off-ramp

DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
Remove A.C. pavement	SY	1,649	$ 2.00	$ 3,298
Remove P.C.C. pavement	SY	-	$ 3.00	$ -
Remove existing curb & gutter	LF	100	$ 3.30	$ 330
Remove existing sidewalk	SF	-	$ 2.50	$ -
0.35' AC Type B	TON	377	$ 28.00	$ 10,544
0.65' RMCTB CL A	CY	357	$ 42.00	$ 15,005
0.8' CL 3 AB	CY	440	$ 20.00	$ 8,794
Roadway excavation	CY	989	$ 15.00	$ 14,840
Concrete curb & gutter	LF	100	$ 18.00	$ 1,800
Traffic striping	LF	50	$ 0.90	$ 45
Install 4" P.C.C. sidewalk (10' wide)	SF	-	$ 4.00	$ -
Excavation to roadway	CY	3,430	$ 15.00	$ 51,450
Structure	SF	-	$ 90.00	$ -
Retaining wall	SF	6,740	$ 27.00	$ 181,980
		Subtotal Roadway Costs		$ 288,086

BURBANK CENTER PLAN EAST-WEST ACCESS STUDY
IMPROVEMENT COSTS ASSOCIATED WITH VERDUGO AVE. RAILROAD UNDERCROSSING
I-5 SB on-ramp

DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
Remove A.C. pavement	SY	987	$ 2.00	$ 1,974
Remove P.C.C. pavement	SY	-	$ 3.00	$ -
Remove existing curb & gutter	LF	100	$ 3.30	$ 330
Remove existing sidewalk	SF	-	$ 2.50	$ -
0.35' AC Type B	TON	225	$ 28.00	$ 6,312
0.65' RMCTB CL A	CY	214	$ 42.00	$ 8,983
0.8' CL 3 AB	CY	263	$ 20.00	$ 5,265
Roadway excavation	CY	592	$ 15.00	$ 8,884
Concrete curb & gutter	LF	100	$ 18.00	$ 1,800
Traffic striping	LF	50	$ 0.90	$ 45
Install 4" P.C.C. sidewalk (10' wide)	SF	-	$ 4.00	$ -
Excavation to roadway	CY	2,103	$ 15.00	$ 31,545
Structure	SF	-	$ 90.00	$ -
Retaining wall	SF	5,346	$ 27.00	$ 144,342
			Subtotal Roadway Costs	$ 209,480

BURBANK CENTER PLAN EAST-WEST ACCESS STUDY
IMPROVEMENT COSTS ASSOCIATED WITH VERDUGO AVE. RAILROAD UNDERCROSSING
Summary Cost Sheet

Segment	Roadway Cost
First Street Instersection	$ 2,132,050
Verdugo Ave. (North of First St. to I-5 Undercrossing)	$ 351,089
Verdugo Ave. Undercrossing	$ 1,530,876
Verdugo Ave. from undercrossing to Front St.	$ 158,575
Verdugo Ave. (Front St. to south of Flower St.)	$ 1,307,285
Front St. (Verdugo to Olive)	$ 1,602,745
Flower St. north and south of Verdugo	$ 632,625
I-5 SB off-ramp	$ 288,086
I-5 SB on-ramp	$ 209,480
Total Roadway Cost	$ 8,212,810
Traffic Control (2%)	$ 164,256
Drainage (5%)	$ 410,641
Utility Relocation (5%)	$ 410,641
Landscaping (5%)	$ 410,641
Mobilization (2%)	$ 164,256
Subtotal costruction cost	$ 9,773,244
Contingency (20%)	$ 1,954,649
Design (10%)	$ 977,324
Construction Mgmt. (10%)	$ 977,324
Subtotal misc. cost	$ 3,909,298
Total Construction Cost	**$ 13,682,542**
ruction Cost of Possible Freeway Widening (approx.)	**$ 5,000,000**
Total Cost With Freeway Widening	**$ 18,682,542**

Call w/o Freeway Widening	**$ 13,700,000**
Call with Freeway Widening	**$ 18,700,000**

BURBANK CENTER PLAN EAST-WEST ACCESS STUDY
IMPROVEMENT COSTS
Front Street (Burbank Blvd. to Palm Ave.)

DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
Remove A.C. pavement	SY	10,760	$ 2.00	$ 21,520
Remove P.C.C. pavement	SY	-	$ 3.00	$ -
Remove existing curb & gutter	LF	4,840	$ 3.30	$ 15,972
Remove existing sidewalk	SF	17,000	$ 2.50	$ 42,500
Aggregate base 10" thick	SF	98,800	$ 1.60	$ 158,080
Asphalt concrete 5" thick	SF	98,800	$ 1.50	$ 148,200
Roadway excavation	CY	5,490	$ 15.00	$ 82,350
Concrete curb & gutter	LF	2,940	$ 18.00	$ 52,920
Traffic striping	LF	9,880	$ 0.90	$ 8,892
Install 4" P.C.C. sidewalk (6' wide)	SF	29,640	$ 4.00	$ 118,560
Signal Modification	EA	1	$ 70,000	$ 70,000
Borrowed Fill	CY	24,542	$ 15.00	$ 368,130
Structure	SF	-	$ 100.00	$ -
Retaining wall	SF	25,486	$ 41.00	$ 1,044,926
			Subtotal Roadway Costs	$ 2,132,050
			Traffic Control (1%)	$ 21,321
			Drainage (5%)	$ 106,603
			Utility Relocation (5%)	$ 106,603
			Landscaping (5%)	$ 106,603
			Mobilization (2%)	$ 42,641
			Subtotal Construction Cost	$ 2,515,819
			Contingency (20%)	$ 503,164
			Design (10%)	$ 251,582
			Construction Mgmt. (10%)	$ 251,582
			Subtotal Misc. Costs	$ 1,006,328
			Total Construction Cost	**$ 3,522,147**
			Call	**$ 3,520,000**

BURBANK CENTER PLAN EAST-WEST ACCESS STUDY
IMPROVEMENT COSTS
Flower St. (south of Olive to Cypress at grade)

DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
Remove A.C. pavement	SY	1,333	$ 2.00	$ 2,667
Remove P.C.C. pavement	SY	-	$ 3.00	$ -
Remove existing curb & gutter	LF	600	$ 3.30	$ 1,980
Remove existing sidewalk	SF	4,800	$ 2.50	$ 12,000
Aggregate base 10" thick	SF	99,200	$ 1.60	$ 158,720
Asphalt concrete 5" thick	SF	99,200	$ 1.50	$ 148,800
Roadway excavation	CY	5,511	$ 15.00	$ 82,667
Concrete curb & gutter	LF	4,960	$ 18.00	$ 89,280
Traffic striping	LF	9,920	$ 0.90	$ 8,928
Install 4" P.C.C. sidewalk (10' wide)	SF	49,600	$ 4.00	$ 198,400
Borrowed Fill	CY	-	$ 15.00	-
Structure	SF	2,320	$ 70.00	$ 162,400
Retaining wall	SF	0	$ 29.00	$ -
		Subtotal Roadway Costs		$ 865,841
		Traffic Control (0%)		$ -
		Drainage (5%)		$ 274,080
		Utility Relocation (5%)		$ 274,080
		Landscaping (5%)		$ 274,080
		Mobilization (2%)		$ 109,632
		Subtotal Construction Cost		$ 1,797,712
		Contingency (20%)		$ 359,542
		Design (10%)		$ 179,771
		Construction Mgmt. (10%)		$ 641,346
		Subtotal Misc. Costs		$ 1,180,660
		Total Construction Cost		$ **2,978,372**
		Call		$ **2,980,000**

Note: Traffic signalization costs are not included. Intersections at Olive Avenue and Magnolia Boulevard are assumed to be stop controlled.

BURBANK CENTER PLAN EAST-WEST ACCESS STUDY
IMPROVEMENT COSTS
Flower St. (south of Olive to Cypress on top of drainage channel)

DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL
Remove A.C. pavement	SY	1,333	$ 2.00	$ 2,667
Remove P.C.C. pavement	SY	-	$ 3.00	$ -
Remove existing curb & gutter	LF	600	$ 3.30	$ 1,980
Remove existing sidewalk	SF	4,800	$ 2.50	$ 12,000
Aggregate base 10" thick	SF	43,000	$ 1.60	$ 68,800
Asphalt concrete 5" thick	SF	43,000	$ 1.50	$ 64,500
Roadway excavation	CY	2,389	$ 15.00	$ 35,833
Concrete curb & gutter	LF	2,770	$ 18.00	$ 49,860
Traffic striping	LF	11,080	$ 0.90	$ 9,972
Install 4" P.C.C. sidewalk (6' wide)	SF	16,620	$ 4.00	$ 66,480
Borrowed Fill	CY	-	$ 15.00	0
Structure	SF	73,850	$ 70.00	$ 5,169,500
Retaining wall	SF	0	$ 29.00	$ -
			Subtotal Roadway Costs	$ 5,481,592
			Traffic Control (0%)	$ -
			Drainage (5%)	$ 274,080
			Utility Relocation (5%)	$ 274,080
			Landscaping (5%)	$ 274,080
			Mobilization (2%)	$ 109,632
			Subtotal Construction Cost	$ 6,413,463
			Contingency (20%)	$ 1,282,693
			Design (10%)	$ 641,346
			Construction Mgmt. (10%)	$ 641,346
			Subtotal Misc. Costs	$2,565,385.06
			Total Construction Cost	**$ 8,978,848**
			Call	**$ 8,980,000**

Note: Traffic signalization costs are not included. Intersections at Olive Avenue and Magnolia Boulevard are assumed to be stop controlled.

Appendix C

Draft Blight Assessment Study

DRAFT

BLIGHT ASSESSMENT STUDY

FOR THE CITY OF BURBANK

SAN FERNANDO BOULEVARD PROJECT AREA

Prepared for:

City of Burbank
275 East Olive Avenue
Burbank, California 91510

Prepared by:

Rosenow Spevacek Group, Inc.
540 North Golden Circle, Suite 305
Santa Ana, California 92705

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EXECUTIVE SUMMARY

The Rosenow Spevacek Group, Inc. ("RSG"), in conjunction with Cotton/Beland/Associates ("CBA") has been retained by the City of Burbank (the "City") to identify the physical and economic blighting conditions present within the proposed San Fernando Boulevard Project Area (the "Survey Area"), and to determine the feasibility of establishing a redevelopment project area. For the purposes of this Blight Assessment Study (the "Study"), the Survey Area has been divided into two separate Subareas (the "East Area" and the "West Area"); and analyzes three separate scenarios for establishing a project area: (1) adopt the entire Survey Area; (2) adopt the Subareas separately, and (3) adopt only one of the Subareas. As a result of RSG's examination and identification of the physical and economic blighting conditions present within the Survey Area, RSG has determined that the entire Survey Area qualifies for and would benefit from redevelopment. The properties contained within the Survey Area exhibit conditions of physical and economic blight which cannot be alleviated by private enterprise and/or government action, without redevelopment.

As described by this Study, the East Area is characterized by deteriorated and dilapidated buildings, properties of substandard design, incompatible uses, and high crime rates. The land uses contained in the East Area are predominately industrial, manufacturing, and retail commercial. The majority of the industrial and commercial properties are dilapidated, in need of substantial rehabilitation due to their age, and sited on inadequately sized lots. There are some industrial and commercial structures constructed of unreinforced brick of cinderblock that are seismically deficient and structurally unfit or unsafe for residents. Most of the residential uses are insufficiently buffered from the adjacent commercial and industrial properties, and many are deteriorated. Property values within the East Area have shown a steady decline and vacancies are prevalent. Without local assistance through the tools of redevelopment, the East Area properties will continue to decline in value, economic viability, and the health and safety of the residents will be diminished.

The properties in the West Area are characterized by deteriorated structures, properties of substandard design, and vacant lots. The West Area's land use is predominantly industrial manufacturing. The majority of the properties exhibit a need for rehabilitation and are economically impaired due to inadequate lot sizes to accommodate adequate parking and loading facilities. Adequate set-backs and landscaping is nonexistent. Assessed property values have also decreased in the West Area. Without redevelopment these blighting conditions will worsen, causing a physical burden on the community and diminish the economic viability of the area.

SURVEY AREA BOUNDARIES

The East Area is generally bounded by Verdugo Avenue to the north, the City limits to the south, the Santa Ana (I-5) freeway to the west, and the commercial and industrial properties along San Fernando Boulevard to the east. According to the City's Zoning Map (February, 1987), the East Area is entirely within the Medium Manufacturing (M-2) Zone. The East Area is a mixture of retail, commercial, light and heavy industrial manufacturing, with some

scattered single and multifamily residential uses. There is a variety of commercial uses along San Fernando Boulevard and Verdugo Avenue, light industrial uses on Flower Street and Providencia Avenue, and scattered residential uses throughout the East Area. There are a few vacant lots and buildings scattered throughout this area.

The West Area is generally bounded by Mariposa Street and Burbank Boulevard to the north, the I-5 freeway to the east, Tujunga Avenue and Lake Street to the south, and Chandler and Victory Boulevards to the west. According to the City's Zoning Map (February, 1987), the West Area is within the Light and Medium Industrial Manufacturing (M-1, -2) and Retail Commercial (C-3, -4) Zones, with some Multifamily (R-2) Zones. Throughout the West Area there are a variety of retail commercial uses along Victory and Burbank Boulevards; light and heavy industrial uses on Isabel, Chestnut, Varney, and Moss Streets; and multifamily residential uses along Mariposa Street. There are several vacant lots and buildings suited for industrial and commercial use scattered throughout the West Area. Two large City-owned public facilities are within the West Area, both located on Lake Street, between Magnolia Boulevard and Verdugo Avenue.

RECOMMENDATIONS

Because of the documented condition of blight present within the Survey Area, RSG recommends that the City move forward to consider the adoption of a redevelopment plan for the area. Based upon the economic feasibility analysis conducted on the three project alternatives: (1) adopt the entire Survey Area; (2) adopt the Subareas separately; and (3) adopt only one of the Subareas. RSG supports the adoption of the entire Survey Area as the clearly superior alternative. Due to the new legal limitations imposed by Assembly Bill ("AB 1290") generally the smaller in size an area the more limited is its financial feasibility. RSG also recommends limiting, if possible, the number of residential properties ultimately included in the proposed redevelopment project area to reduce or ameliorate the perception that redevelopment in residential areas connotes impending displacement activity. Further, those residential areas that do fall within the Survey Area should be addressed through creation of buffer zones, and public improvements amenities to enhance their viability and compatibility.

DESCRIPTION OF THE PHYSICAL AND ECONOMIC CONDITIONS EXISTING WITHIN THE SURVEY AREA

INTRODUCTION

Section 33030 of the California Community Redevelopment Law (the "Law") states that "there exist in many communities blighted areas which constitute physical and economic liabilities, requiring redevelopment in the interest of the health, safety, and general welfare of the people of these communities and of the state." This Study describes the existing physical and economic conditions present within the Survey Area that create blight, the factors which cause a reduction of or a lack of proper utilization of the Survey Area, why these blighting conditions create a burden on the community, and why private enterprise acting alone is unable to reverse or alleviate the blighting conditions found within the Survey Area. Where possible, information presented in the Study has been segregated by Subarea.

Section 33030 of the Law states a blighted area is one that contains both of the following:

1. "An area that is predominantly urbanized, as that term is defined in Section 33320.1, and is an area in which the combination of conditions set forth in Section 33031 are so prevalent and so substantial that it causes a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical or economic burden on the community which cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment."

2. "An area that is characterized by either of the following:

    a. One or more conditions set forth in any paragraph of subdivision (a) of Section 33031 and one or more conditions set forth in any paragraph of subdivision (b) of Section 33031;

    b. The condition described in paragraph (4) of subdivision (a) of Section 33031."

This Study describes the blighting conditions, set forth in Section 33031 of the Law, found within the Survey Area. Section 33031 describes both physical and economic conditions that cause blight. The "physical" conditions that cause blight, as detailed in subdivision (a) of Section 33031, are as follows:

1. "Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions can be caused by serious building code violations, dilapidation and deterioration, defective design or physical construction, faulty or inadequate utilities, or other similar factors.

2. Factors that prevent or substantially hinder the economically viable use or capacity of buildings or lots. This condition can be caused by a substandard design, inadequate size given present standards and market conditions, lack of parking, or other similar factors.

3. Adjacent or nearby uses that are incompatible with each other and which prevent the economic development of those parcels or other portions of the Survey Area.

4. The existence of subdivided lots of irregular form and shape and inadequate size for proper usefulness and development that are in multiple ownership."

The "economic" conditions that cause blight, as stated in subdivision (b) of Section 33031, are as follows:

1. "Depreciated or stagnant property values or impaired investments, including, but not necessarily limited to, those properties containing hazardous wastes that require the use of an agency's authority as specified in Article 12.5 (commencing with Section 33459).

2. Abnormally high business vacancies, abnormally low lease rates, high turnover rates, abandoned buildings, or excessive vacant lots within an area developed for urban use and served by utilities.

3. A lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions.

4. Residential overcrowding or an excess of bars, liquor stores, or other businesses that cater exclusively to adults, that has led to problems of public safety and welfare.

5. A high crime rate that constitutes a serious threat to the public safety and welfare."

This analysis, and the assessment of the blighting conditions found within the Survey Area, is based upon the following:

1. A parcel level windshield survey of the properties within the Survey Area conducted during January and February of 1995 by RSG, redevelopment consultants to the City;

2. Information and data on housing conditions, socio-economic data, and crime rates provided by various Departments of the City; and

3. Parcel ownership, sales, and assessed valuation data from Metroscan Information Service derived from the most recent assessment roll of the County of Los Angeles Assessor's Office.

DESCRIPTION OF THE PHYSICAL AND ECONOMIC CONDITIONS EXISTING WITHIN THE SURVEY AREA

A map of the Survey Area, illustrating its division into Subareas is attached as Exhibit 1 of this Study. Exhibit 2 is a map of the Survey Area identifying properties with the physical and economic blighting conditions set forth in Section 33031 of the Law.

Table A set forth below quantifies, by Subarea, the number of parcels affected by the physical and economic blighting conditions set forth in subdivision (a) of Section 33031 of the Law which is included as Table A.

TABLE A

City of Burbank Blight Analysis
Blighting Conditions Within the Survey Area

	Number of Parcels	Percentage of Area
East Area		
Unsafe or Illegal Structures	2	1.14%
Deteriorated and/or Dilapidated Structures	152	57.58%
Storage of Materials Obstructing Traffic or Visibility	1	0.38%
Obsolete Buildings	1	0.38%
Substandard Design	52	19.70%
Incompatible Uses	24	9.09%
Economic Disuse	9	3.41%
Inadequate Public Improvements	10	3.79%
Hazardous Waste	18	6.82%
High Vacancies	13	4.92%
Abandoned Buildings	2	0.76%
Vacant Lots	2	0.76%
West Area		
Unsafe or Illegal Structures	0	0.00%
Deteriorated and/or Dilapidated Structures	266	66.67%
Storage of Materials Obstructing Traffic or Visibility	1	0.25%
Obsolete Buildings	0	0.00%
Substandard Design	81	20.30%
Incompatible Uses	23	5.76%
Economic Disuse	12	3.01%
Inadequate Public Improvements	9	2.26%
Hazardous Waste	36	9.02%
High Vacancies	20	5.01%
Abandoned Buildings	0	0.00%
Vacant Lots	14	3.51%

The opinions and conclusions presented herein are based upon the examination by RSG of economic factors and property conditions within the Survey Area to City-wide and regional trends, whenever possible.

PHYSICAL CONDITIONS WHICH CAUSE A REDUCTION OR LACK OF PROPER UTILIZATION OF THE SURVEY AREA

The following describes the physical condition of properties found within the Survey Area (by Subarea) using data and information derived from the survey conducted by RSG and data provided by the City staff and other sources. The RSG survey identified buildings that are considered potentially unsafe or unhealthy for individuals to occupy as homes or work places. These structures were singled out because of their serious deterioration or dilapidation, defective design[1], faulty construction, code violations, or other factors that could make these structures potentially unsafe or unhealthy.

The following criteria was utilized during the RSG survey in order to distinguish different structural conditions:

1. Sound: There are no noticeable deficiencies in the structural condition of the roof, walls, or foundation. The structure appears to have adequate plumbing and electrical service and is subject to a regular program of maintenance. The exterior walls and other surfaces are well painted and clean, and the windows and doors are intact.

2. Deficient: The structure has been maintained adequately enough to eliminate any major structural defects. The exterior of the building shows signs of deferred maintenance such as peeling paint, dirty exterior walls and other surfaces, weathered and worn wood facades, and/or cracked plaster or foundations.

3. Deteriorated: There are obvious indications that proper maintenance to the structure is very infrequent. The building shows signs of structural deterioration such as a sagging roof or walls, or a crumbling foundation. Patchwork repairs may be apparent, and paint may be largely peeled or faded. The exterior walls and other surfaces are very dirty and show signs of neglect.

4. Dilapidated: The building appears structurally unsound, and maintenance is nonexistent. Its fitness for human habitation is highly questionable, and its state of deterioration and neglect is such that it is a candidate for demolition.

For the purposes of this analysis, structures identified as seriously deteriorated or dilapidated, structurally deficient, or containing serious code violations are considered to be unsafe or unhealthy for persons to live or work.

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1. Defective Design: *The design or layout of a structure that lacks necessary or desirable elements, or contains imperfections that seriously affect the efficiency and usefulness of the property.*

PHYSICAL CONDITIONS WHICH CAUSE A REDUCTION OR LACK OF PROPER UTILIZATION OF THE SURVEY AREA

In January and February of 1995, a parcel level windshield survey of the properties within the Survey Area was conducted by RSG staff. The purpose of this survey was to document the existing physical and economic conditions present within the Survey Area. In addition to the physical survey, RSG researched available City records and other data sources to document the conditions and characteristics of the Survey Area. The survey and research provides the basis for the following description, by Subarea, of the blighting conditions which are present within the Survey Area.

EAST AREA

1. Buildings in Which it is Unsafe or Unhealthy for Persons to Live or Work

a. Unsafe or Illegal Building Structures

In the East Area there are 2 commercial parcels with structures that are considered to be unsafe or unhealthy for persons to work. Located at 601 South San Fernando Boulevard and 718 South San Fernando Boulevard within the East Area, these structures are identified by the City's Buildings and Safety Division as unreinforced masonry buildings and are therefore seismically unsafe.

The unreinforced, deteriorated, and dilapidated brick building at 601 South San Fernando Boulevard is located at the southwest corner of San Fernando Boulevard and Providencia Avenue. This structure is currently occupied by Tristar Motors. Adjacent to this building is a deteriorated used car sales lot to the east and an alley abutting 2 vacant dirt lots to the west.

The other deteriorated, unreinforced brick building at 718 South San Fernando Boulevard is located on the west block of San Fernando Boulevard, north of Elmwood Avenue. This seismically unsafe structure is occupied by Urgent Care, and is located adjacent to the Golden Palace Arbat Restaurant and the Manasco Aerosystems office building. A restaurant use situated adjacent to an unreinforced brick building presents a safety hazard to its patrons because of the seismic activity prevalent in southern California.

b. Deterioration and Dilapidation

The East Area includes 152 parcels with structures which suffer from deterioration and dilapidation. These parcels represent 58% of the parcels in the East Area. These structures suffer from extensive signs of weathered exteriors, peeling paint, age and obsolescence, lack of regular maintenance, and are in need of extensive repairs. As a result of the lack of maintenance, the age of the buildings, and the outdated construction materials, these structures will continue to deteriorate.

In the commercial strip located along the north block of San Fernando Boulevard, between Valencia Avenue and Alameda Avenue, there are 10 out of 14 parcels that contain severely deteriorated and dilapidated commercial structures. Most of these buildings are comprised of retrofitted, reinforced brick construction and were built between the 1920s and 1940s. These structures contain an auto sales use, cocktail bar (the Blue Room), machine works, and a restaurant.

Along the north side of San Fernando Boulevard, from Verdugo Avenue to Spazier Avenue, there are a total of 26 parcels that suffer from deteriorated and dilapidated commercial structures. Along the south side of San Fernando Boulevard there are 15 parcels containing commercial structures that exhibit deterioration and dilapidation due to their age, outdated construction, and lack of maintenance. The Hughes Market and shopping center, located at San Fernando Boulevard and Spazier Avenue, has some shops with deteriorated roofs in need of repair (see Photo 1-8).

Along Flower Street, between the I-5 freeway and the City limits, there are 27 out of 43 parcels containing commercial and industrial buildings that are deteriorated and dilapidated. These structures exhibit deterioration of exterior building materials and sagging roofs. The exterior walls and other surfaces show signs of neglect and require painting. All of these structures are in need of extensive repairs. There are also 12 deteriorated residential structures within this area situated along the I-5 freeway. Most of these units were built in the 1940s and 1950s (see Photo 1-28).

The residential structure on the north block of Prospect Avenue, west of San Fernando Boulevard, was built in 1925 and suffers from deterioration and dilapidation. This residential structure appears to have been used for some type of commercial purpose prior to abandonment (see Photo 1-17). Unsightly debris, such as trash and old furniture, is placed on the sidewalk, blocking the public right-of-way which poses a safety hazard and is generally unattractive. These factors affect the economic viability of the parcels and the potential of the Survey Area to privately redevelop.

c. Storage of Materials Which Obstruct Traffic or Visibility

On San Fernando Boulevard, north of Cedar Avenue, there is one parcel that has various unscreened materials stored which obstruct traffic or visibility. The parcel is adjacent to a dental office, auto repair, and professional offices, and is currently being used for used automobile sales.

2. Factors that Prevent or Substantially Hinder the Economically Viable Use or Compatibility of Buildings or Lots

a. Obsolete Buildings

On the south block of Providencia Avenue, west of San Fernando Boulevard, there is one parcel identified that contains an obsolete industrial building. This structure was built in 1975 and is situated on an 8,250 square foot parcel. The building is adjacent to a light manufacturing use with a 4-unit residential use to the south.

b. Substandard Design

In the East Area there are 52 parcels out of 264 (20%) which suffer from the substandard design of lots and/or buildings. The cost of remedying these physical conditions or the substandard design of these structures may be prohibitively expensive because of faulty construction. Many of these parcels have inadequate parking and/or landscaping which limits their economic viability.

The area west of Flower Street and east of the I-5 freeway has 20 parcels which are plagued with substandard design of lots and/or buildings. The majority of these industrial structures, which were built in the 1920s, 1940s, and 1950s, lack adequate parking facilities and landscaping.

On the west side of San Fernando Boulevard, between Valencia and Alameda Avenues, there are 10 out of 14 commercial parcels which suffer from substandard design due to the lack of adequate, safe, and convenient parking facilities. Most customers park off-site with some parking allowed in the rear alley. Most of the commercial structures on this block are of reinforced or retrofitted brick construction and were built in the 1920s and 1940s.

On the north block of Providencia Avenue, west of San Fernando Boulevard, there are 5 commercial and 2 industrial parcels that lack adequate parking, and display excessive open and unscreened storage items (see Photo 1-26). These properties include the Burbank Body Shop, located along the alley which is adjacent to Valley Grinding, and Allied Signal. Of these parcels, one suffers from substandard design because of its nonconforming setback which is inconsistent with the adjacent industrial properties and the City's zoning standards.

c. Economic Disuse

On the south side of Providencia Avenue, just west of San Fernando Boulevard, there are 2 deteriorated vacant lots that need repaving and one parcel with a vacant industrial building that limits the economic potential of this area.

One of the vacant parcels, which is approximately 5,500 square feet, is being utilized for storage of various items including inoperative vehicles. The other vacant parcel, of approximately 5,000 square feet, has deteriorated pavement and is infested with overgrown weeds (see Photos 1-2 and 1-30).

The industrial structure at the northwest corner of Flower Street and Ash Avenue exhibits general deterioration from lack of maintenance and open storage of various machinery and equipment (see Photo 1-10). This older structure was built in 1966, and outdated mechanical cooling devices were observed on the roof. Similarly, the industrial structure on Varney Street, between Ash and Valencia Avenues, shows signs of deterioration of exterior building materials. The substandard lot design prohibits adequate parking areas and sufficient storage space (see Photo 1-13). This parcel is adjacent to a dirt parking lot which fronts Flower Street.

There is a seriously deteriorated older single family residential structure, built in 1925, located west of San Fernando Boulevard on Prospect Avenue. The residential dwelling is abandoned with plywood boards covering some of the front broken windows. The roof is in need of repair and the building structure needs paint. There is an excessive amount of trash, old furniture and other debris that has been discarded on the public right-of-way, which presents a safety hazard (see Photo 1-17). This residential unit is located adjacent to an auto repair facility and across from the industrial use, Aluma Kool.

The auto repair shop, located at the corner of San Fernando Boulevard and Prospect Avenue, is also deteriorated (see Photo 1-19). This parcel also has excessive open storage of wood trunks, branches, and various trash items.

The "Pipiripau Tacos" Mexican fast food shop is located within a parking lot and adjacent to a reinforced brick commercial building structure. This small shop is approximately 80 square feet in size, suffers from deteriorated roofing materials, and needs new paint. Behind the shop is open storage of various materials and stored boxes. The taco shop is next to a bowling alley, a liquor store, and a locksmith (see Photo 1-1).

3. Adjacent or Nearby Uses that are Incompatible

In the East Area 24 parcels out of 264 (9%) are located adjacent and without buffering to land uses considered incompatible to the adjacent properties. The presence of incompatible uses hinders the adjacent uses and creates and contributes to the blighting conditions within the East Area. The presence of these conflicting uses can, in many cases, create unsafe or hazardous conditions to the occupants or workers of the adjoining properties. Most of these are single family and multifamily residential parcels that have insufficient or inadequate buffers protecting them from the incompatible adjacent commercial and industrial uses. This mixture of incompatible uses prevents the economic revitalization and redevelopment of the area.

Within the East Area, west of Flower Street and east of the I-5 freeway, there are 12 parcels whose uses are incompatible to the adjacent uses. These parcels contain residential structures located adjacent to industrial hazardous material users such as an auto paint shop, ironworks, and glass manufacturer, along the I-5 Freeway. None of these residential parcels are adequately buffered from the I-5 Freeway.

On Santa Anita, Providencia, and Cedar Avenues, west of San Fernando Boulevard, there are 9 parcels located adjacent to incompatible uses. Most of these parcels consist of residential uses located adjacent to light manufacturing uses. Some of the light industrial uses surrounding these residential properties, including Allied Signal, Josiff Auto Repair, and Marion Fabrics, Inc., are identified as hazardous materials users.

4. Inadequate Public Improvements

Although not a blighting condition in and of itself, inadequate public improvements contribute directly to the deterioration and lack of economic potential of an area. The presence of inadequate or insufficient public improvements impedes the development and redevelopment of an area. The East Area suffers from inadequate freeway and east/west access. Additionally, the East Area contains 10 commercial parcels out of 264 (4%) which suffer from inadequate public improvements such as cracked sidewalks and deteriorated curbs and gutters. The north block of San Fernando Boulevard, between Valencia and Alameda Avenues, is plagued with contributory blight including deteriorated curbs, gutters, and cracked sidewalks.

PHYSICAL CONDITIONS WHICH CAUSE A REDUCTION OR LACK OF PROPER UTILIZATION OF THE SURVEY AREA

WEST AREA

1. Buildings in Which it is Unsafe or Unhealthy for Persons to Live or Work

a. Deterioration and Dilapidation

The West Area includes 266 parcels with structures which exhibit deterioration and dilapidation. These parcels represent 67% of the parcels within the West Area. These structures suffer from the lack of proper maintenance, structural deterioration, and require extensive repairs. Many of the commercial structures were built in the 1940s and 1950s and are constructed of brick or cinderblock.

In the block bounded by Flower Street, Varney Street, Verdugo and Providencia Avenues, there are 20 out of 28 parcels with industrial structures that are severely deteriorated and dilapidated. There are also 2 residential parcels with a total of 5 residential units that also suffer from deterioration and dilapidation, indicating that proper maintenance is infrequent or nonexistent.

On the south side of Victory Boulevard, between Burbank and Chancellor Boulevards, there are 4 out of 10 parcels that contain industrial structures that suffer from deterioration and dilapidation. On the southern blocks on Victory Boulevard, between Chandler and Magnolia Boulevards, 13 out of 23 parcels contain deteriorated and dilapidated commercial structures.

In the block bounded by Moss and Varney Streets, Cypress Avenue, and Magnolia Boulevard, there are 22 out of 33 parcels with deteriorated and dilapidated structures. This block contains 2 single family residential units suffering from deterioration, with no adequate buffer between the residential and industrial uses.

At the northwest corner of Victory and Magnolia Boulevards there is a vacant retail commercial property that seriously suffers from deterioration and dilapidation due to the age of the structure, obsolescence, and lack of maintenance. This structure was built in 1945 on a 3,000 square foot lot and is off-set from the rest of the commercial strip. The structure is in need of paint, repair, and proper maintenance. Visually undesirable, a fence with barbed wire is used to secure the property (see Photo 2-5).

On Magnolia Boulevard, south of the I-5 freeway, there is an industrial structure which exhibits deterioration due to age, obsolescence, and lack of maintenance. The building contains a safety hazard of an exit door located on the 2nd floor without stair access. There is also an excessive amount of open and unscreened storage of hazardous materials, equipment, and other debris.

At the southwest corner of Olive Avenue and Flower Street there exists a heavy industrial steel manufacturer (Barrington Steel) that exhibits signs of deterioration and dilapidation due to outdated building materials, lack of maintenance, and the age of the structures. These structures were built in 1952 and suffer from deterioration exhibited by the rust prevalent to the exterior walls and roof, which are constructed of corrugated tin and/or steel (see Photo 3-9).

At the northwest corner of Lake Street and Orange Grove Avenue there is an industrial building that suffers from serious deterioration and dilapidation due to age, outdated building materials, and lack of maintenance. This structure was built in 1937 and is being used for storage of various construction materials. The building needs repairs to the roof, exterior walls, and is in need of paint (see Photos 3-7 and 3-8).

b. Storage of Materials which Obstruct Traffic or Visibility

At the southwest corner of Cypress Avenue and Varney Street there is a industrial property which manufactures drainage products, that lacks adequate parking facilities. This lack of parking forces employees and customers to park off-site, creating vehicular traffic and parking congestion (see Photo 3-2). There are other industrial uses, kennels, residential uses, and offices surrounding this site. Conditions such as these, which are common to the area, hinder business operation and the economic viability of the area.

2. Factors that Prevent or Substantially Hinder the Economically Viable Use or Compatibility of Buildings or Lots

a. Substandard Design

In the West Area there are 81 parcels out of 399 (20%) that exhibit substandard design of buildings or lots. The majority of these parcels suffer from the lack of adequate parking and loading facilities and/or landscaping.

In the block bounded by Flower and Varney Streets, and Providencia and Verdugo Avenues there are 18 out of 28 parcels that lack adequate parking facilities, and 15 of these parcels lack landscaping. In this block there are at least 7 parcels with structures constructed of reinforced brick, with most of these industrial structures built in the 1950s and 1960s. There is also a 4-unit multifamily dwelling and a single family residence, both of which were built in 1922. These dwellings suffer from deterioration because of age and poor maintenance, and contain dilapidated fences, sagging roofs, and are in need of paint (see Photo 3-3).

In the west block of Victory Boulevard, between Chandler and Magnolia Boulevards, there are 12 out of 22 commercial parcels that suffer from the lack of adequate, safe, and convenient parking.

In the area west of Flower Street and east of the I-5 freeway, 20 parcels exhibit substandard design of lots and/or buildings. Of these 20 parcels, all lack adequate parking facilities and 2 parcels lack adequate landscaping.

b. Economic Disuse

There are a total of 12 parcels which suffer from economic disuse in the West Area. On Moss and Varney Streets, between Cypress Avenue and Magnolia Boulevard, there are 9 parcels that suffer from economic disuse. The majority of these parcels contain residential structures utilized for commercial enterprises operating without proper access or parking facilities. These properties are deficient, occupied for the most part by marginal economy users. Residential structures retrofitted for commercial uses significantly affect and hinder the economic viability of the West Area.

Six of the single family residences on Varney and Moss Streets are serving as commercial enterprises or offices. Most of these units, built in the 1940s and 1950s, suffer from various levels of deterioration. Due to the age and design of these structures, there is a lack of adequate parking, causing traffic congestion problems. Within this block there are various industrial uses, including IERC, American Drainage Products, and various kennels, mixed with several residential units. There is also a single family residential unit, built in 1938, located adjacent to an alley and the IERC industrial use that suffers from deterioration and dilapidation. The unit is in need of repair due to age, obsolescence, and lack of maintenance.

3. Adjacent or Nearby Uses that are Incompatible

In the West Area there are 23 out of 399 parcels (6%) that are incompatible with their adjoining uses and are not adequately buffered.

Along Mariposa Street, on the east block side, there are 8 residential parcels located adjacent to commercial and light industrial uses. No adequate buffering exists to protect these residential units from the more intense and deleterious commercial and industrial uses. A number of the industrial enterprises are hazardous material users, including Thermoplastics and Flooring Manufacturers.

Industrial uses located adjacent to or nearby residential properties include GI Trucking Company, a building materials shipping and receiving warehouse, and a studio prop company. The industrial uses were built in the 1940s and 1950s and suffer from deterioration due to age, lack of maintenance, and outdated construction materials (see Photos 2-6, 2-7, 2-8, 2-1). The photos also depict problems of open and unscreened storage which are particularly unattractive and undesirable when located adjacent to residential dwellings.

4. Inadequate Public Improvements

Inadequate public improvements, in and of themselves, do not constitute blight under the Law. However, the presence of inadequate and insufficient public improvements does contribute to blight and will impede the redevelopment of an area. Inadequate east/west and freeway access is a major hindrance to the revitalization of the West Area. A number of properties in the West Area exhibit inadequate public improvements, mostly of cracked sidewalks or deteriorated curbs and gutters. On Moss Street, between Cypress Avenue and Magnolia Boulevard, there are 3 industrial parcels which suffer from inadequate public improvements.

Along the north blocks of Magnolia Boulevard, west of the I-5 freeway, there are 2 parcels which exhibit inadequate public improvements such as deteriorated curbs, gutters, cracked sidewalks, and deteriorating roadways.

The property located at the southeast corner of Lake Street and Olive Avenue, suffers from contributory blight as a result of cracked sidewalks and deteriorated curbs.

Flower Street, between Cypress Avenue and Burbank Boulevard, does not exist as access is prohibited because of the location of the water reclamation plant and other properties owned by the City.

ECONOMIC CONDITIONS WHICH CAUSE A REDUCTION OR LACK OF PROPER UTILIZATION OF THE SURVEY AREA

The Law requires that for an area to qualify for inclusion in a redevelopment project area it must not only exhibit conditions of physical blight, but also must contain and suffer from economic blight. Economic blighting conditions are those enumerated on page 4 of this Study.

The Survey Area has been visually examined to identify economic blighting conditions. Further, information and data has been gathered from City, County, and private sources to document the deteriorating economic conditions of the Survey Area. The following describes, by Subarea, the economic blighting conditions which are present and which contribute to the lack of proper utilization of the properties within the Survey Area.

EAST AREA

1. Hazardous Waste Locations

Because of the concentration of industrial uses within the East Area, numerous businesses deal with hazardous materials on a daily basis. Within the East Area there are 18 out of 264 parcels (7%) which display a "Toxic Material Indicator". The majority of these hazardous material users are located in the industrial zones along Santa Anita Avenue and Graham Place, west of San Fernando Boulevard and Flower Street, between the I-5 freeway and the City limits.

2. High Vacancies

High vacancy rates or high turnovers in business and/or industrial users provide another indicator of the presence of economic blight. The downsizing of the aerospace industry has had a profound affect on the industrial and commercial properties within the East Area. For example, the closure of ITT Aerospace Controls, located on Flower Street north of Allen Avenue, has resulted in the vacancy of a large industrial building on a 310,582 square foot parcel of land. The closure of two major aerospace industrial uses within the Survey Area, and the Lockheed plant located in the City although outside of the Survey Area, has had serious impacts on the demand for industrial properties within the East Area. Additionally, the closure and relocation of Manasco Aerosystems to Texas has resulted in the loss of over 400 direct jobs and an unknown number of indirect jobs within the East Area. To date, the Manasco Aerosystems property has only been partially leased. Further, other smaller industrial uses that provided parts or products to large aerospace enterprises have also closed, or have had to downsize. These economic factors have directly resulted in higher vacancy rates for properties located within the East Area.

Within the East Area, 4 of the industrially zoned properties have been identified as containing vacancies. There are also 7 vacant commercial properties, and 1 vacant residential use. Of these 12 properties, 3 appear to be partially vacant, while others appear to have spaces "for lease". The majority of these vacant properties are industrial structures that appear to have surpassed their useful economic life. These structures are impeded by their age, size, and deteriorating conditions. Additionally, most of these properties lack adequate parking, landscaping, and necessary loading facilities. The industrial and business vacancies within the East Area are indicative of the stagnant and/or declining real estate market.

3. Abandoned Buildings

In the East Area there are 2 abandoned buildings, 1 commercial and 1 industrial structure. Both of these structures show varying degrees of dilapidation and suggest that they have been abandoned for a long period of time. Abandoned buildings are considered as indicators of economic blight and indicative of a long term economic stagnation or market decline.

4. Vacant Lots

In the East Area there are 2 vacant commercially zoned lots. Both vacant lots are located adjacent to each other and on Providencia Avenue, west of San Fernando Boulevard. These vacant lots are inadequately maintained, unsightly, and a potential location for illegal dumping, inoperative vehicle storage, and excessive weed growth.

5. A High Crime Rate that Constitutes a Serious Threat to the Public Safety and Welfare

a. High Crime Rate

The presence of crime in any community can have severe impacts. High crime rates create fear, negatively impact residents, commercial and industrial enterprises, public safety and welfare, and the aesthetic integrity of an area. Crime contributes to the economic distress of an area.

Crime statistics, provided by the City of Burbank Police Department, show that a serious crime problem exists throughout the Survey Area. Within the East Area, there have been a total of 1,076 offenses committed during the last five (5) years (1990 through 1994). According to the Burbank Police Department statistics, 570 violent crimes and 506 property crimes were committed during this period. In the East Area, violent crime predominantly includes thefts, stolen vehicles, and

burglary. Vandalism is also a prevalent property crime within the East Area. The total average crime rate for the East Area during 1990 through 1994 is calculated at 21.75 crimes (violent and property) committed per capita as compared to .05 per capita for the City.

b. Gang Activity

Gang activity has negative effects on the residential and business community. Destruction of public and private property by gang activity negatively impacts property values. The resulting decline in property values is equal to many more times the actual cost of the vandalism.

There are 4 gangs in Burbank claiming the East Area as their "turf". These gangs include: Burbank Trese Rifa ("BTR"), West Side Locos ("WSL"), Pinoy Boys Gang ("PBG"), and Armenian Power ("AP"). Graffiti reflecting gang activity is apparent, but to date has been limited to the alleys of San Fernando Boulevard.

6. Unemployment Rate

As previously discussed, the downsizing of the aerospace industry nation-wide has had a profound affect on both the City and the Survey Area. Major aerospace employers within the City, which have closed or relocated, include Lockheed, Manasco Aerosystems, ITT Aerospace Controls, and Zero Industries, with the last three located within the Survey Area. The relocation of Manasco Aerosystems alone has resulted in the loss of over 400 jobs within the East Area.

The average annual unemployment rate for the City in 1990 was 4.1%. Since 1990, the City experienced a significant increase in unemployment due to the State's general economic decline and the specific downsizing of the aerospace industry. The City's unemployment rate for 1994 has been estimated at 6.5%.[2].

As illustrated in Table B, data from the 1990 census shows that all the census tracts that encompass the East Area had higher unemployment rates than the national and City-wide averages. The increase in unemployment illustrates the economic maladjustment in the East Area. Economic blight is both caused and reflected in the cycle of economic recession, loss of jobs, and vacant or under occupied, unmaintained structures.

2 *Source: City of Burbank, Planning Division*

TABLE B

East Area Unemployment Rates
(Based Upon 1990 Census Data)

Census Tract	1990 Unemployment Rate
3107	6.0%
3118	6.7%
City-Wide	4.1%
State-Wide	6.6%
Nation-Wide	5.5%

7. Low Lease Rates

According to CB Commercial Office of Los Angeles, real estate professionals, lease rates for industrial buildings within the East Area range from $0.55 to $0.60 a square foot per month. For retail commercial, average lease rates range from $0.70 to $0.90 a square foot per month. CB Commercial has indicated that lease rates in other areas of the City are higher for commercial/studio spaces. Real estate professionals in the area have stated that the factors leading to low lease rates in the East Area include the age, condition, and size of the industrial and commercial structures that are available.

8. Depreciated or Stagnant Property Values or Impaired Investments

Significant downward trends in, or stagnation of the assessed value of properties within the Survey Area indicates impaired investment or stagnant property values.

TABLE C

SECURED ASSESSED PROPERTY VALUES*
ASSESSED VALUATION TRENDS
JURISDICTIONAL COMPARISON

JURISDICTION/AREA	FISCAL YEAR 1993-94	FISCAL YEAR 1994-95	CHANGE	% CHANGE
SURVEY AREA TOTAL SECURED	$314,492,209	$305,240,990	($9,251,219)	-2.94%
EAST AREA TOTAL SECURED	$126,078,021	$118,971,865	($7,106,156)	-5.64%
WEST AREA TOTAL SECURED	$188,414,188	$186,269,125	($2,145,063)	-1.14%
CITY OF BURBANK TOTAL SECURED	$5,836,014,617	$5,959,755,321	$123,740,704	2.12%
CITY OF GLENDALE TOTAL SECURED	$9,071,805,143	$9,157,826,348	$86,021,205	0.95%
CITY OF PASADENA TOTAL SECURED	$7,796,673,474	$8,080,549,173	$283,875,699	3.64%
COUNTY OF LOS ANGELES TOTAL SECURED	$481,657,370,292	$488,017,056,997	$6,359,686,705	1.32%

* *Note: Secured values do not include public utilities and are gross of exemption values.*

ECONOMIC CONDITIONS WHICH CAUSE A REDUCTION OR LACK OF PROPER UTILIZATION OF THE SURVEY AREA

In examining and comparing assessed valuation trends for the Survey Area and the Subareas, it is clear that all three areas have experienced a significant decline. This decline is more pronounced when compared to the City, other surrounding cities, and the County-at-large.

From 1993-94 to 1994-95, the East Area suffered a significant decrease of 5.64% in the total assessed valuation.

An examination of Los Angeles County Assessor appeals case records indicates that over the last 3 years the Survey Area has experienced significant appeals activity. The examination has identified 25 unresolved (pending) 1993 and 1994 appeals cases within the East Area. These 25 open appeals cases put approximately $54.6 million of secured assessed value at risk (see Table D). If the value of the properties under appeal were reduced by an assumed 5.64% which represents the drop in value experienced by the East Area between 1993-94 and 1994-95, the East Area's total secured assessed value would be reduced by an additional $3.1 million.

TABLE D

Los Angeles County Assessor
Property Tax Valuation Appeals Information

	East Area	West Area	Entire Survey Area
Appeals Pending	25	34	79
$ Under Appeal (In Millions)	$54.60	$28.33	$82.93
Appeals Settled - But Not Reflected on 1994-95 Roll	0	9	9
Appeals Reductions Not Reflected on 1994-95 Roll (In Millions)	0	$12.31	$12.31

Depreciation of property values within the East Area is a result of many factors. The downsizing and demise of the defense and aerospace industry within the Sate and, specifically the City, has resulted in the general depression of property values. The closure or relocation of important aerospace companies previously located within the City, such as Lockheed, Manasco Aerosystems, ITT Aerospace Controls, and Zero Industries, has greatly impacted property values by increasing the supply of available industrial space. These properties have not only glutted the sales and lease market, but their departure has affected other manufacturers who acted as subcontractors, many of whom are also located within the Survey Area. Specifically, the closure of ITT Aerospace Controls and the relocation of Manasco Aerosystems has had a significant affect on property values in the East Area, both directly and indirectly. On a direct basis, the Manasco Aerosystems relocation has resulted in the loss of $10 million in secured assessed value between 1993-94 and 1994-95. Further, Manasco Aerosystems has appealed their 1994-95 secured valuation with a request to reduce their current valuation by another $6 million. Indirectly, the availability of these industrial properties tends to reduce property values and lease rates.

ECONOMIC CONDITIONS WHICH CAUSE A REDUCTION OR LACK OF PROPER UTILIZATION OF THE SURVEY AREA

The age of the structures within the East Area, their relative obsolescence, as well as their location within an area with poor east/west and freeway access, significantly contributes to the stagnating and declining property values. According to the County's Metroscan information system, there were 26 structures built within the East Area before the 1930s, 87 before the 1950s, and 141 before the 1960s. Much of the East Area was developed during the 1940s, 1950s, and 1960s. The structures in the East Area suffer from varying levels of structural deterioration (see pages 8-9 of this Study). Structural deterioration and age cause or contribute to the decline and/or stagnation in property values because of the high costs associated with rehabilitation and modernization.

Parcelization patterns within the Survey Area also impact property values. Parcelization within the East Area reflects the antiquated subdivision standards of the 1930s and 1940s. Many of the older commercial structures on San Fernando Boulevard are situated on smaller, inadequately sized parcels of 2,000 to 4,000 square feet. Most of these commercial structures lack adequate parking and loading facilities and landscaping. Parcels of this size could not develop or redevelop privately without the addition of adjoining properties.

Many of the older industrial structures along Flower Street, Santa Anita and Providencia Avenues also suffer from substandard lot design. These structures are similarly located on inadequately sized lots and lack adequate parking facilities and storage space. Many parcels within the East Area display unsightly and unscreened stacks of various storage items along walls, driveways and alleys. The lack of adequate parking areas for these smaller lots results in excessive off-site vehicular parking that creates undesirable traffic congestion. These undesirable physical and economic conditions have contributed to the stagnation and decline in property values in the East Area.

WEST AREA

1. Hazardous Waste Locations

Because of the concentration of industrial uses within the West Area, numerous businesses deal with hazardous materials on a daily basis. Within the West Area there are 36 out of 399 commercial and industrial parcels (9%) that display a "Toxic Material Indicator". The majority of these hazardous material users are located within the industrial zones bounded by Burbank and Chandler Boulevards and Mariposa and Center Streets. Also, within the area east of Lake Street and south of Olive Avenue, there are 15 "Toxic Material Indicators" displayed on various industrial uses.

2. High Vacancies

High vacancy rates or high turnovers in business and/or industrial users provide another indicator of the presence of economic blight. The downsizing of the aerospace industry has had a profound affect on the industrial and commercial properties within the West Area. The closure of the Lockheed plant in Burbank (although outside of the Survey Area) has had a serious impact on the demand for industrial properties City-wide. Additionally, the closure of Zero Industries has resulted in loss of jobs both directly and indirectly to the West Area. Further, other smaller industrial uses, who provided parts or products to Lockheed and other closed aerospace industrial uses, have also closed or downsized. These local economic factors have directly resulted in higher vacancy rates for properties located within the West Area.

Within the West Area there are 4 industrial parcels and 6 commercial properties which exhibit vacancies. The majority of these vacancies appear to be in the area bounded by Victory Boulevard, Cypress Avenue, Olive Avenue, and west of the I-5 freeway. These commercial and industrial vacancies are indicative of a stagnant or declining market. There are also a few vacant stand-alone buildings located throughout the Survey Area.

3. Vacant Lots

In the West Area there are 8 vacant industrially zoned lots and 6 vacant commercially zoned lots. These vacant lots are inadequately maintained and unsightly. They have become prime targets for dumping debris, storage of inoperative vehicles, and other code violations. The 14 vacant commercial and industrial lots in the West Area are indicative of a stagnant economy and the inability of the area to redevelopment privately.

4. A High Crime Rate that Constitutes a Serious Threat to the Public Safety and Welfare

a. High Crime Rate

The presence of crime is apparent in the West Area, posing a threat to the public safety and welfare of the community. High crime rates negatively impact property values. Crime creates fear in both residents and workers, and can cause economic distress for businesses and industry.

Crime statistics provided by the City of Burbank Police Department depict a serious crime problem throughout the Survey Area. Within the West Area, there were a total of 1,302 offenses committed during 1990 through 1994. A breakdown of this total shows that 576 property crimes and 726 violent crimes were committed during this period. Based upon the crime statistics provided by

the Burbank Police Department, violent crimes prevalent are thefts, stolen vehicles, and burglary. Vandalism is also a prevalent crime within the West Area. The total average crime rate for the West Area during 1990 through 1994 is calculated at 16.2 crimes (violent and property) committed per capita as compared to .05 per capita for the City.

b. Gang Activity

Gang activity threatens the public safety and welfare of the community. Gang activity negatively affects all aspects of the economy of an area. Businesses, residents, and property values all suffer from gang activity.

In the West Area, gang activity is prevalent in the southern end and is claimed as "turf" by Barrio Elmwood Rifa ("BER"). As a result of this gang activity, graffiti predominates the south end area.

5. Unemployment Rate

The State-wide recession, and in particular the downsizing of the aerospace industry nation-wide, has had a significant impact on the City and Survey Area. The average unemployment rate for the City in 1990 was 4.1%. Since 1990, the City experienced a significant increase in the unemployment rate due to its economic decline. The City's unemployment rate for 1994 has been estimated at 6.5%.[3]

As illustrated in Table E, data from the 1990 census shows that all the census tracts that encompass the West Area had higher unemployment rates than the national and City-wide averages. An increase in the unemployment rate of an area contributes to a downward economic cycle. The loss of jobs and unemployment within the West Area demonstrates the economic decline and maladjustment currently being suffered by the area.

3 *Source: City of Burbank, Planning Division*

TABLE E

West Area Unemployment Rates
(Based Upon 1990 Census Data)

Census Tract	1990 Unemployment Rate
3107	6.0%
3108	6.7%
City-Wide	4.1%
State-Wide	6.6%
Nation-Wide	5.5%

6. Low Lease Rates

According to CB Commercial Office of Los Angeles, real estate professionals, lease rates for industrial buildings within the West Area range from $0.55 to $0.60 a square foot per month. For retail commercial, average lease rates range from $0.70 to $0.90 a square foot per month. CB Commercial indicates that lease rates in other areas of the City are higher for commercial/studio space. Real estate professionals have stated that the factors leading to low lease rates in the West Area include the age, condition, and size of the industrial and commercial structures that are available.

7. Depreciated or Stagnant Property Values or Impaired Investments

Depreciated or stagnant property values within the West Area are reflected by changes in the area's assessed valuation. These changes can be analyzed to determine market value trends and illustrate economic fluctuations.

TABLE F

SECURED ASSESSED PROPERTY VALUES*
ASSESSED VALUATION TRENDS
JURISDICTIONAL COMPARISON

JURISDICTION/AREA	FISCAL YEAR 1993-94	FISCAL YEAR 1994-95	CHANGE	% CHANGE
SURVEY AREA TOTAL SECURED	$314,492,209	$305,240,990	($9,251,219)	-2.94%
EAST AREA TOTAL SECURED	$126,078,021	$118,971,865	($7,106,156)	-5.64%
WEST AREA TOTAL SECURED	$188,414,188	$186,269,125	($2,145,063)	-1.14%
CITY OF BURBANK TOTAL SECURED	$5,836,014,617	$5,959,755,321	$123,740,704	2.12%
CITY OF GLENDALE TOTAL SECURED	$9,071,805,143	$9,157,826,348	$86,021,205	0.95%
CITY OF PASADENA TOTAL SECURED	$7,796,673,474	$8,080,549,173	$283,875,699	3.64%
COUNTY OF LOS ANGELES TOTAL SECURED	$481,657,370,292	$488,017,056,997	$6,359,686,705	1.32%

* *Note: Secured values do not include public utilities and are gross of exemption values.*

For the West Area there was a slight decrease in the 1994-95 total assessed valuation of 1.14% from the 1993-94 assessed values.

In examining and comparing assessed valuation trends for the Survey Area and Subareas, it is clear that all three areas have experienced a significant decline. This decline is more pronounced when compared to the City, other surrounding cities, and the County-at-large.

An examination of Los Angeles County Assessor's Appeals case records indicate that over the last 3 years the Survey Area has experienced significant appeals activity. The review of appeals filings for the West Area has identified 34 unresolved (pending) 1993 and 1994 appeals cases (see Table G). These 34 pending appeals cases put $28.33 million of secured assessed value at risk. Further, recently settled 1993 and 1994 appeals cases which are not reflected on the 1994-95 equalized assessment roll will decrease the 1995-96 secured value of the West Area by $12.3 million.

TABLE G

Los Angeles County Assessor

Property Tax Valuation Appeals Information

	East Area	West Area	Entire Survey Area
Appeals Pending	25	34	79
$ Under Appeal (In Millions)	$54.60	$28.33	$82.93
Appeals Settled - But Not Reflected on 1994-95 Roll	0	9	9
Appeals Reductions Not Reflected on 1994-95 Roll (In Millions)	0	$12.31	$12.31

Depreciation of property values within the West Area are a result of many factors. The downsizing and demise of the aerospace industry within the Sate and, specifically, the City, has resulted in the depression of property values. The closure and/or relocation of important aerospace companies, such as Lockheed, Manasco Aerosystems, ITT Control, and Zero Industries, has greatly impacted the supply of industrial space within the Survey Area. These vacant or underutilized properties not only glut the sales and lease market, but their departure has adversely affected their subcontractors, many of whom are located within the West Area. Specifically, the closure of Zero Industries within the West Area has had a significant effect on property values.

The age of structures within the West Area, their relative obsolescence, as well as their overall location within an area with very poor and limited freeway and east/west access has significantly contributed to the stagnation and decline in property values. The majority of the structures were built in the 1940s, 1950s and 1960s. According to the County's Metroscan information system, 28 structures were built within the West Area

before 1940; 65 in the 1940s; and 93 in the 1950s. As a result, levels of deterioration observed in the West Area reflect the lack of refurbishment, maintenance, or modernization of aged structures. The economic decline of the area and the high costs associated with modernizing and refurbishing older structures make it financially difficult for property owners to rehabilitate their properties.

Parcelization patterns within the West Area reflect antiquated subdivision standards. Many of the commercial uses along Victory Boulevard, north of Magnolia Boulevard, are situated on smaller, inadequately sized parcels ranging from 2,700 to 2,900 square feet. Due to their substandard lot design, most of these commercial structures lack adequate parking facilities and could not be developed or redeveloped without including adjoining parcels.

Many of the older industrial structures within the West Area located on Varney Street between Verdugo and Providencia Avenues, and between Cypress Avenue and Magnolia Boulevard, suffer from substandard lot design. These structures also lack adequate parking facilities and/or storage space. Many of these industrial properties display unsightly and unscreened stacks of various storage items along walls, driveways, and alleys. The lack of adequate parking areas for these smaller lots results in excessive off-site vehicular parking that causes undesirable traffic congestion and limits visibility. These undesirable physical and economic conditions have likely contributed to the decline in property values in the West Area.

COMMERCIAL REAL ESTATE MARKET IN THE SURVEY AREA

Over the past 4 years, the Survey Area has experienced a marked decrease in both retail and industrial/commercial real estate sales activity (see Tables H-J). This decline has been caused by a number of factors, including the age and condition of commercial properties within the Survey Area, as well as the relocation or closure of major industrial enterprises. Major Survey Area job intensive industries which have closed or relocated include Manasco Aerosystems, ITT Controls, and Zero Industries. Although not located in the Survey Area, the closing of the Lockheed facility has indirectly caused supporting business entities located within the Survey Area to relocate or shut down operations. Many of the industrial businesses in the Survey Area relied heavily on, and provided supporting products and services to, the aeronautics industry; many of these industrial buildings which housed these related businesses have been vacated.

For these reasons, both the retail and industrial/commercial real estate markets in the Survey Area are depressed as compared to the City and County. According to a sales transaction analysis compiled by COMPS in April 1995, the median sales price per square foot of retail commercial space in the Survey Area is less than half of that of the City in calendar year 1994. As shown in Table J, 1994 retail commercial sales in the Survey Area resulted in a median

price per square foot of $40.88. By comparison, the County of Los Angeles and the City of Burbank reflected median sales prices of $100.32 and $86.10, respectively. Historically, median sales prices per square foot in the Survey Area have been far below that of the City and the County.

TABLE H

Number of Retail Transactions

Location	1991	1992	1993	1994
County of Los Angeles	656	640	580	513
City of Burbank	11	23	8	7
Survey Area	2	3	1	1

Source: COMPS (April, 1995)

TABLE I

Number of Industrial Transactions

Location	1991	1992	1993	1994
County of Los Angeles	497	432	428	502
City of Burbank	5	18	12	19
Survey Area	2	10	5	2

Source: COMPS (April, 1995)

TABLE J

Retail Commercial Real Estate Sales Activity

	Median Price/S.F.			
Location	1991	1992	1993	1994
County of Los Angeles	$129.22	$125.33	$111.07	$100.32
City of Burbank	$133.33	$120.31	$102.26	$86.10
Survey Area	$47.76	$66.67	$90.26	$40.88

Source: COMPS (April, 1995)

Industrial properties in the Survey Area have also experienced a decline in value. While the number of industrial real estate sales within the City has remained relatively steady since 1992, industrial transactions in the Survey Area have declined by over 80% since 1992. At the same time, according to a review of assessment appeals filed by property owners in the Survey Area, many of these industrial properties are receiving substantial reductions in their assessed value. Currently, a total of 79 appeals cases are pending with owners requesting significant reductions in secured assessed value. A total of $82.9 million of secured assessed value is under appeal.

ECONOMIC FEASIBILITY OF THE SURVEY AREA

The City is considering the adoption of a redevelopment plan for the Survey Area. AB 1290, adopted in 1993, changed the Law by imposing upon redevelopment project areas new limits and financing provisions, as well as requiring mandatory pass throughs of tax increment to impacted taxing agencies. In general, the new provisions have had negative impact on the financial feasibility of new redevelopment project areas. Two provisions that have the greatest financial impact on new project area formations are: (1) the 20 year time limit on incurring (nonhousing fund) debt, and (2) the provision for mandatory tax increment pass throughs. The mandatory pass through provision allocates approximately 26% of all tax increment generated from a project area over the 45 year term for collecting tax increment to its taxing agencies. These funds are passed through to the affected taxing agencies (excluding the City) on a formula basis specified in the Law that increases the percentage allocated to the taxing agencies over time. The second provision limiting the amount of time an agency has to incur debt severely limits the dollars available to invest in the redevelopment of a project area, particularly as it relates to bonding capacity.

Based upon the three scenarios identified on page 1 of this Study, RSG has examined the condition of the Survey Area and documented both physical and economic blight. Further, tax increment revenue projections were constructed to examine the financial feasibility of the three scenarios. All projections assumed that the established base year would be 1995-96 (see Table 1). The estimated base year value utilized in the projections was arrived at by reducing the 1994-95 values commensurate with the reduction in values due to appeals settlements and then applying a 1.19% increase to the 1994-95 secured valuation of the Survey Area. The 1.19% is based upon correspondence between the State Board of Equalization and State-wide County Assessors establishing the 1.19% as the Proposition 13 inflation rate for the 1995-96 assessment roll. No unsecured assessed value has been utilized, however, the new development forecast does identify increases in unsecured assessed values from projected development. Table 1 also examines the increase or decrease between 1993-94 and 1994-95 equalized secured assessed valuation of the three scenarios. All three areas show a decline in value.

Table 2 presents an outline of projected new development. The new development forecast utilized for the projections was prepared by Keyser Marston Associates for the Burbank Redevelopment Agency in December of 1994. Their analysis identified potential redevelopment sites, types of new development values to be added, and projected timing of the developments. Table 2 summarizes the Keyser Marston Report presenting development values for the three scenarios.

To analyze the revenue generating potential of each of the scenarios, RSG has constructed tax increment revenue projections (Tables 3-A through 5-C). Tables 3-A through 5-C examines the use of various growth rates on the economic viability of the proposed scenarios. Tables 3-A through 3-C assume a base line growth rate of 2% with no new development.

Tables 4-A through 4-C utilize a 2% annual growth rate in addition to adding the value of projected new development presented in Table 2. New value added to the projections by the new development forecast substantially increases the amount of tax increment available over the term of the proposed redevelopment project for all three scenarios. The East Area gains a total of $199 million dollars of valuation from 1998-99 through 2003-04, the West Area gains $117 million over the same period, with the Survey Area gaining a total of $317 million.

Tables 5-A through 5-C are the most aggressive in terms of projecting potential future revenue. Table 5 projections include both forecasted new development values, as well as a steady increase in the overall annual growth rate in assessed valuation.

In an attempt to analyze what funds would be available for redevelopment implementation purposes the projection tables (3-A through 5-C) identify the maximum bonding capacity of each area for each scenario. Maximum potential bonding capacity is based upon the net redevelopment funds available to the subject area in year 20, which is consistent with the Law's 20 year limit to incur debt. The Low and Moderate Income Housing Fund's (the "Housing Fund") potential bonding capacity in year 20 has also been identified. The Law allows an agency to incur debt beyond the 20 year time limit to meet housing obligations.

The 20 year limit on incurring debt is a critically important in determining the financial feasibility of a potential project area. For a new project to generate sufficient revenue to address blight, new development value must be added before the 20 year deadline to enable an agency to finance (bond) needed area improvements.

Table 6 presents the bonding capacity of the three areas based upon the three growth alternatives. Clearly, the Survey Area provides the greatest revenue potential under all three growth alternatives.

TABLE 1

City of Burbank- San Fernando Boulevard Redevelopment Survey Area
Changes in Secured Assessed Values

	East Area		West Area		Total Survey Area	
Estimated 1995-96						
Total Secured	$120,387,630		$176,027,892		$296,415,522	
1994-95						
Land	$58,224,353	1%	$104,560,368	1%	$162,784,721	1%
Improvements	$45,419,948	6%	$75,146,234	2%	$120,566,182	3%
Other Secured	$15,327,564	-40%	$6,562,523	-39%	$21,890,087	-40%
Total	$118,971,865	-6%	$186,269,125	-1%	$305,240,990	-3%
1993-94						
Land	$57,781,364		$103,940,669		$161,722,033	
Improvements	$42,845,940		$73,734,257		$116,580,197	
Other Secured	$25,450,717		$10,739,262		$36,189,979	
Total	$126,078,021		$188,414,188		$314,492,209	

TABLE 2

San Fernando Boulevard Redevelopment Survey Area Development Forecast

Secured Values		East Area	West Area	Survey Area
KM Growth Scenario/12/9/94				
1 East Site/San Fernando Boulevard, Verdugo to Santa Anita	1998-99	$1,458,000		$1,458,000
East Site/San Fernando Boulevard, Verdugo to Santa Anita	1999-00	$5,578,000		$5,578,000
2 Manasco Site	2000-01	$13,035,000		$13,035,000
Manasco Site	2001-02	$76,345,000		$76,345,000
Manasco Site	2002-03	$76,345,000		$76,345,000
3 ITT/Sec Alameda & Flower	1999-00	$1,448,000		$1,448,000
ITT/Sec Alameda & Flower	2000-01	$8,400,000		$8,400,000
4 RITC	2000-01		$51,350,000	$51,350,000
5 ZERO Site	1998-99		$5,133,000	$5,133,000
ZERO Site	1999-00		$2,750,000	$2,750,000
6 West I-5/Olive to Verdugo/Jergens	2000-01		$3,761,000	$3,761,000
West I-5/Olive to Verdugo/Jergens	2001-02		$39,195,000	$39,195,000
West I-5/Olive to Verdugo/Jergens	2002-03			$0
	Total	$182,609,000	$102,189,000	$284,798,000
Projected Personal Property/Unsecured Values				
1 East Site/San Fernando Boulevard, Verdugo to Santa Anita	2000-01	$213,000		$213,000
2 Manasco Site	2002-03	$7,404,000		$7,404,000
Manasco Site	2003-04	$7,404,000		$7,404,000
3 ITT/Sec Alameda & Flower	2001-02	$1,700,000		$1,700,000
4 RITC	2001-02		$2,593,000	$2,593,000
6 West I-5/Olive to Verdugo/Jergens	2002-03		$6,533,000	$6,533,000
West I-5/Olive to Verdugo/Jergens	2003-04		$6,533,000	$6,533,000
	Total	$16,721,000	$15,659,000	$32,380,000
		$199,330,000	$117,848,000	$317,178,000

TABLE 3A - No Development

East Area - Projected Tax Increment Revenues

Fiscal Year	Secured Growth Rate	Secured Assessed Value	Added Development Value	Unsecured Value @ 0%	Total Assessed Value	Incremental Value	Gross Tax Increment	Housing Fund	Statutory Payments 81.45%	Net Redevelopment Fund
1994-95		118,971,865		-	118,971,865					
1995-96	Est. Base	120,387,630			120,387,630					
1 1996-97	2%	121,351,302		-	121,351,302					
2 1997-98	2%	123,778,328	-	-	123,778,328	3,390,698	33,907	6,781	5,524	21,602
3 1998-99	2%	126,253,895		-	126,253,895	5,866,265	58,663	11,733	9,556	37,374
4 1999-00	2%	128,778,973		-	128,778,973	8,391,343	83,913	16,783	13,670	53,461
5 2000-01	2%	131,354,552		-	131,354,552	10,966,922	109,669	21,934	17,865	69,870
6 2001-02	2%	133,981,643		-	133,981,643	13,594,013	135,940	27,188	22,145	86,607
7 2002-03	2%	136,661,276	-	-	136,661,276	16,273,646	162,736	32,547	26,510	103,679
8 2003-04	2%	139,394,502		-	139,394,502	19,006,872	190,069	38,014	30,963	121,092
9 2004-05	2%	142,182,392		-	142,182,392	21,794,762	217,948	43,590	35,504	138,854
10 2005-06	2%	145,026,040		-	145,026,040	24,638,409	246,384	49,277	40,137	156,971
11 2006-07	2%	147,926,560		-	147,926,560	27,538,930	275,389	55,078	44,862	175,450
12 2007-08	2%	150,885,092	-	-	150,885,092	30,497,461	304,975	60,995	53,730	190,250
13 2008-09	2%	153,902,793		-	153,902,793	33,515,163	335,152	67,030	62,775	205,346
14 2009-10	2%	156,980,849		-	156,980,849	36,593,219	365,932	73,186	72,001	220,745
15 2010-11	2%	160,120,466		-	160,120,466	39,732,836	397,328	79,466	81,412	236,451
16 2011-12	2%	163,322,876		-	163,322,876	42,935,245	429,352	85,870	91,011	252,471
17 2012-13	2%	166,589,333		-	166,589,333	46,201,703	462,017	92,403	100,802	268,812
18 2013-14	2%	169,921,120		-	169,921,120	49,533,490	495,335	99,067	110,789	285,479
19 2014-15	2%	173,319,542		-	173,319,542	52,931,912	529,319	105,864	120,975	302,480
20 2015-16	2%	176,785,933		-	176,785,933	56,398,303	563,983	112,797	131,365	319,821
21 2016-17	2%	180,321,652		-	180,321,652	59,934,021	599,340	119,868	141,963	337,509
22 2017-18	2%	183,928,085	-	-	183,928,085	63,540,454	635,405	127,081	152,773	355,550
23 2018-19	2%	187,606,646		-	187,606,646	67,219,016	672,190	134,438	163,800	373,953
24 2019-20	2%	191,358,779		-	191,358,779	70,971,149	709,711	141,942	175,046	392,723
25 2020-21	2%	195,185,955		-	195,185,955	74,798,325	747,983	149,597	186,518	411,869
26 2021-22	2%	199,089,674		-	199,089,674	78,702,044	787,020	157,404	198,219	431,397
27 2022-23	2%	203,071,467		-	203,071,467	82,683,837	826,838	165,368	210,154	451,317
28 2023-24	2%	207,132,897		-	207,132,897	86,745,267	867,453	173,491	222,328	471,634
29 2024-25	2%	211,275,555		-	211,275,555	90,887,925	908,879	181,776	234,745	492,358
30 2025-26	2%	215,501,066		-	215,501,066	95,113,436	951,134	190,227	247,411	513,497
31 2026-27	2%	219,811,087		-	219,811,087	99,423,457	994,235	198,847	260,330	535,058
32 2027-28	2%	224,207,309		-	224,207,309	103,819,679	1,038,197	207,639	277,517	553,040
33 2028-29	2%	228,691,455		-	228,691,455	108,303,825	1,083,038	216,608	295,049	571,382
34 2029-30	2%	233,265,284		-	233,265,284	112,877,654	1,128,777	225,755	312,931	590,090
35 2030-31	2%	237,930,590		-	237,930,590	117,542,960	1,175,430	235,086	331,171	609,173
36 2031-32	2%	242,689,202		-	242,689,202	122,301,571	1,223,016	244,603	349,776	628,637
37 2032-33	2%	247,542,986		-	247,542,986	127,155,356	1,271,554	254,311	368,752	648,491
38 2033-34	2%	252,493,845		-	252,493,845	132,106,215	1,321,062	264,212	388,109	668,741
39 2034-35	2%	257,543,722		-	257,543,722	137,156,092	1,371,561	274,312	407,852	689,397
40 2035-36	2%	262,694,597		-	262,694,597	142,306,967	1,423,070	284,614	427,990	710,466
41 2036-37	2%	267,948,489		-	267,948,489	147,560,859	1,475,609	295,122	448,531	731,956
42 2037-38	2%	273,307,458		-	273,307,458	152,919,828	1,529,198	305,840	469,483	753,876
43 2038-39	2%	278,773,608		-	278,773,608	158,385,977	1,583,860	316,772	490,854	776,234
44 2039-40	2%	284,349,080		-	284,349,080	163,961,450	1,639,614	327,923	512,652	799,039
45 2040-41	2%	290,036,061		-	290,036,061	169,648,431	1,696,484	339,297	534,886	822,301
				-		Cumulative Total	33,058,670	6,611,734	8,880,436	17,566,500
						Net Present Value (7%)	5,419,256	1,083,851	1,278,837	3,056,568

Maximum potential bonding capacity of Subarea (125% coverage, 30yr. bond @ 7%, proceeds equal 95% of principal)

Redevelopment Fund potential bond proceeds (tax exempt)	$3,025,750
Housing Fund potential bond proceeds at year 20 (tax exempt)	$1,064,000

TABLE 3B - No Development

West Area - Projected Tax Increment Revenues

Fiscal Year	Secured Growth Rate	Secured Assessed Value	Added Development Value	Unsecured Value @ 0%	Total Assessed Value	Incremental Value	Gross Tax Increment	Housing Fund	Statutory Payments 81.45%	Net Redevelopment Fund
1994-95		186,269,125		-	186,269,125					
1995-96	Est. Base	176,027,892			176,027,892					
1 1996-97	2%	189,994,508		-	189,994,508					
2 1997-98	2%	193,794,398	-	-	193,794,398	17,766,506	177,665	35,533	28,942	113,190
3 1998-99	2%	197,670,286		-	197,670,286	21,642,394	216,424	43,285	35,256	137,883
4 1999-00	2%	201,623,691		-	201,623,691	25,595,800	255,958	51,192	41,696	163,070
5 2000-01	2%	205,656,165		-	205,656,165	29,628,273	296,283	59,257	48,265	188,761
6 2001-02	2%	209,769,288		-	209,769,288	33,741,397	337,414	67,483	54,966	214,965
7 2002-03	2%	213,964,674	-	-	213,964,674	37,936,782	379,368	75,874	61,800	241,694
8 2003-04	2%	218,243,968		-	218,243,968	42,216,076	422,161	84,432	68,771	268,957
9 2004-05	2%	222,608,847		-	222,608,847	46,580,955	465,810	93,162	75,882	296,766
10 2005-06	2%	227,061,024		-	227,061,024	51,033,132	510,331	102,066	83,135	325,131
11 2006-07	2%	231,602,244		-	231,602,244	55,574,353	555,744	111,149	90,532	354,062
12 2007-08	2%	236,234,289	-	-	236,234,289	60,206,398	602,064	120,413	142,780	338,871
13 2008-09	2%	240,958,975		-	240,958,975	64,931,083	649,311	129,862	156,942	362,507
14 2009-10	2%	245,778,155		-	245,778,155	69,750,263	697,503	139,501	171,387	386,615
15 2010-11	2%	250,693,718		-	250,693,718	74,665,826	746,658	149,332	186,121	411,206
16 2011-12	2%	255,707,592		-	255,707,592	79,679,700	796,797	159,359	201,149	436,288
17 2012-13	2%	260,821,744		-	260,821,744	84,793,852	847,939	169,588	216,479	461,872
18 2013-14	2%	266,038,179		-	266,038,179	90,010,287	900,103	180,021	232,114	487,968
19 2014-15	2%	271,358,942		-	271,358,942	95,331,051	953,311	190,662	248,063	514,585
20 2015-16	2%	276,786,121		-	276,786,121	100,758,229	1,007,582	201,516	264,331	541,735
21 2016-17	2%	282,321,844		-	282,321,844	106,293,952	1,062,940	212,588	280,923	569,428
22 2017-18	2%	287,968,281	-	-	287,968,281	111,940,389	1,119,404	223,881	297,848	597,675
23 2018-19	2%	293,727,646		-	293,727,646	117,699,754	1,176,998	235,400	315,111	626,487
24 2019-20	2%	299,602,199		-	299,602,199	123,574,307	1,235,743	247,149	332,720	655,875
25 2020-21	2%	305,594,243		-	305,594,243	129,566,351	1,295,664	259,133	350,680	685,850
26 2021-22	2%	311,706,128		-	311,706,128	135,678,236	1,356,782	271,356	369,000	716,426
27 2022-23	2%	317,940,250		-	317,940,250	141,912,359	1,419,124	283,825	387,687	747,612
28 2023-24	2%	324,299,055		-	324,299,055	148,271,164	1,482,712	296,542	406,747	779,423
29 2024-25	2%	330,785,037		-	330,785,037	154,757,145	1,547,571	309,514	426,188	811,869
30 2025-26	2%	337,400,737		-	337,400,737	161,372,846	1,613,728	322,746	446,018	844,965
31 2026-27	2%	344,148,752		-	344,148,752	168,120,860	1,681,209	336,242	466,244	878,722
32 2027-28	2%	351,031,727		-	351,031,727	175,003,835	1,750,038	350,008	555,824	844,206
33 2028-29	2%	358,052,362		-	358,052,362	182,024,470	1,820,245	364,049	583,273	872,923
34 2029-30	2%	365,213,409		-	365,213,409	189,185,517	1,891,855	378,371	611,270	902,214
35 2030-31	2%	372,517,677		-	372,517,677	196,489,785	1,964,898	392,980	639,827	932,091
36 2031-32	2%	379,968,031		-	379,968,031	203,940,139	2,039,401	407,880	668,956	962,565
37 2032-33	2%	387,567,391		-	387,567,391	211,539,499	2,115,395	423,079	698,667	993,649
38 2033-34	2%	395,318,739		-	395,318,739	219,290,847	2,192,908	438,582	728,972	1,025,355
39 2034-35	2%	403,225,114		-	403,225,114	227,197,222	2,271,972	454,394	759,883	1,057,694
40 2035-36	2%	411,289,616		-	411,289,616	235,261,724	2,352,617	470,523	791,413	1,090,681
41 2036-37	2%	419,515,408		-	419,515,408	243,487,517	2,434,875	486,975	823,573	1,124,327
42 2037-38	2%	427,905,717		-	427,905,717	251,877,825	2,518,778	503,756	856,377	1,158,646
43 2038-39	2%	436,463,831		-	436,463,831	260,435,939	2,604,359	520,872	889,836	1,193,652
44 2039-40	2%	445,193,108		-	445,193,108	269,165,216	2,691,652	538,330	923,965	1,229,357
45 2040-41	2%	454,096,970		-	454,096,970	278,069,078	2,780,691	556,138	958,776	1,265,777
			-			Cumulative Total	57,239,983	11,447,997	16,978,389	28,813,598
						Net Present Value (7%)	10,173,717	2,034,743	2,600,044	5,538,930

Maximum potential bonding capacity of Subarea (125% coverage, 30yr. bond @ 7%, proceeds equal 95% of principal)

Redevelopment Fund potential bond proceeds (tax exempt)	$5,125,250
Housing Fund potential bond proceeds at year 20 (tax exempt)	$1,900,000

TABLE 3C - No Development

Entire Survey Area - Projected Tax Increment Revenues

Fiscal Year	Secured Growth Rate	Secured Assessed Value	Added Development Value	Unsecured Value @ 0%	Total Assessed Value	Incremental Value	Gross Tax Increment	Housing Fund	Statutory Payments 81.45%	Net Redevelopment Fund
1994-95		305,240,990		-	305,240,990					
1995-96	Est. Base	308,873,358			308,873,358					
1 1996-97	2%	311,345,810		-	311,345,810					
2 1997-98	2%	317,572,726	-	-	317,572,726	8,699,368	86,994	17,399	14,172	55,423
3 1998-99	2%	323,924,181		-	323,924,181	15,050,823	150,508	30,102	24,518	95,888
4 1999-00	2%	330,402,664		-	330,402,664	21,529,306	215,293	43,059	35,072	137,163
5 2000-01	2%	337,010,717		-	337,010,717	28,137,360	281,374	56,275	45,837	179,262
6 2001-02	2%	343,750,932		-	343,750,932	34,877,574	348,776	69,755	56,817	222,204
7 2002-03	2%	350,625,950	-	-	350,625,950	41,752,593	417,526	83,505	68,016	266,004
8 2003-04	2%	357,638,469		-	357,638,469	48,765,112	487,651	97,530	79,440	310,681
9 2004-05	2%	364,791,239		-	364,791,239	55,917,881	559,179	111,836	91,092	356,251
10 2005-06	2%	372,087,064		-	372,087,064	63,213,706	632,137	126,427	102,977	402,733
11 2006-07	2%	379,528,805		-	379,528,805	70,655,447	706,554	141,311	115,100	450,144
12 2007-08	2%	387,119,381	-	-	387,119,381	78,246,023	782,460	156,492	196,852	429,116
13 2008-09	2%	394,861,769		-	394,861,769	85,988,411	859,884	171,977	220,059	467,848
14 2009-10	2%	402,759,004		-	402,759,004	93,885,646	938,856	187,771	243,731	507,355
15 2010-11	2%	410,814,184		-	410,814,184	101,940,826	1,019,408	203,882	267,875	547,651
16 2011-12	2%	419,030,468		-	419,030,468	110,157,110	1,101,571	220,314	292,503	588,754
17 2012-13	2%	427,411,077		-	427,411,077	118,537,719	1,185,377	237,075	317,623	630,679
18 2013-14	2%	435,959,299		-	435,959,299	127,085,941	1,270,859	254,172	343,246	673,442
19 2014-15	2%	444,678,485		-	444,678,485	135,805,127	1,358,051	271,610	369,381	717,060
20 2015-16	2%	453,572,054		-	453,572,054	144,698,696	1,446,987	289,397	396,038	761,551
21 2016-17	2%	462,643,495		-	462,643,495	153,770,138	1,537,701	307,540	423,229	806,932
22 2017-18	2%	471,896,365	-	-	471,896,365	163,023,007	1,630,230	326,046	450,964	853,220
23 2018-19	2%	481,334,293		-	481,334,293	172,460,935	1,724,609	344,922	479,253	900,434
24 2019-20	2%	490,960,978		-	490,960,978	182,087,621	1,820,876	364,175	508,109	948,592
25 2020-21	2%	500,780,198		-	500,780,198	191,906,840	1,919,068	383,814	537,541	997,714
26 2021-22	2%	510,795,802		-	510,795,802	201,922,444	2,019,224	403,845	567,562	1,047,818
27 2022-23	2%	521,011,718		-	521,011,718	212,138,360	2,121,384	424,277	598,183	1,098,924
28 2023-24	2%	531,431,952		-	531,431,952	222,558,595	2,225,586	445,117	629,417	1,151,052
29 2024-25	2%	542,060,591		-	542,060,591	233,187,234	2,331,872	466,374	661,275	1,204,222
30 2025-26	2%	552,901,803		-	552,901,803	244,028,445	2,440,284	488,057	693,771	1,258,457
31 2026-27	2%	563,959,839		-	563,959,839	255,086,481	2,550,865	510,173	726,917	1,313,775
32 2027-28	2%	575,239,036		-	575,239,036	266,365,678	2,663,657	532,731	913,019	1,217,906
33 2028-29	2%	586,743,817		-	586,743,817	277,870,459	2,778,705	555,741	957,999	1,264,964
34 2029-30	2%	598,478,693		-	598,478,693	289,605,335	2,896,053	579,211	1,003,879	1,312,964
35 2030-31	2%	610,448,267		-	610,448,267	301,574,909	3,015,749	603,150	1,050,676	1,361,923
36 2031-32	2%	622,657,232		-	622,657,232	313,783,875	3,137,839	627,568	1,098,409	1,411,862
37 2032-33	2%	635,110,377		-	635,110,377	326,237,019	3,262,370	652,474	1,147,097	1,462,799
38 2033-34	2%	647,812,584		-	647,812,584	338,939,227	3,389,392	677,878	1,196,758	1,514,756
39 2034-35	2%	660,768,836		-	660,768,836	351,895,478	3,518,955	703,791	1,247,413	1,567,751
40 2035-36	2%	673,984,213		-	673,984,213	365,110,855	3,651,109	730,222	1,299,081	1,621,806
41 2036-37	2%	687,463,897		-	687,463,897	378,590,539	3,785,905	757,181	1,351,782	1,676,942
42 2037-38	2%	701,213,175		-	701,213,175	392,339,817	3,923,398	784,680	1,405,537	1,733,181
43 2038-39	2%	715,237,439		-	715,237,439	406,364,081	4,063,641	812,728	1,460,367	1,790,545
44 2039-40	2%	729,542,187		-	729,542,187	420,668,830	4,206,688	841,338	1,516,294	1,849,056
45 2040-41	2%	744,133,031		-	744,133,031	435,259,673	4,352,597	870,519	1,573,340	1,908,738
			-			Cumulative Total	84,817,205	16,963,441	26,778,220	41,075,544
						Net Present Value (7%)	13,903,951	2,780,790	3,829,726	7,293,435

Maximum potential bonding capacity of Subarea (125% coverage, 30yr. bond @ 7%, proceeds equal 95% of principal)

Redevelopment Fund potential bond proceeds (tax exempt)	$7,205,750
Housing Fund potential bond proceeds at year 20 (tax exempt)	$2,731,250

TABLE 4A - 10 Year Development

East Area - Projected Tax Increment Revenues

Fiscal Year	Secured Growth Rate	Secured Assessed Value	Added Development Value	Unsecured Value Added 0%	Total Assessed Value	Incremental Value	Gross Tax Increment	Housing Fund	Statutory Payments 81.45%	Net Redevelopment Fund
1994-95		118,971,865		-	118,971,865					
1995-96	Est. Base	120,387,630			120,387,630					
1 1996-97	2%	122,795,383		-	122,795,383					
2 1997-98	2%	125,251,290		-	125,251,290	4,863,660	48,637	9,727	7,923	30,986
3 1998-99	2%	127,756,316	1,458,000	-	129,214,316	8,826,686	88,267	17,653	14,379	56,235
4 1999-00	2%	131,798,603	7,026,000	-	138,824,603	18,436,972	184,370	36,874	30,034	117,461
5 2000-01	2%	141,601,095	21,435,000	-	163,036,095	42,648,464	426,485	85,297	69,476	271,712
6 2001-02	2%	166,296,817	76,345,000	213,000	242,854,817	122,467,186	1,224,672	244,934	199,503	780,235
7 2002-03	2%	247,494,653	76,345,000	1,913,000	325,752,653	205,365,023	2,053,650	410,730	334,546	1,308,374
8 2003-04	2%	330,316,446		9,317,000	339,633,446	219,245,816	2,192,458	438,492	357,158	1,396,808
9 2004-05	2%	336,922,775		16,721,000	353,643,775	233,256,145	2,332,561	466,512	379,981	1,486,068
10 2005-06	2%	343,661,230		16,721,000	360,382,230	239,994,600	2,399,946	479,989	390,959	1,528,998
11 2006-07	2%	350,534,455		16,721,000	367,255,455	246,867,825	2,468,678	493,736	402,155	1,572,787
12 2007-08	2%	357,545,144		16,721,000	374,266,144	253,878,514	2,538,785	507,757	423,169	1,607,859
13 2008-09	2%	364,696,047		16,721,000	381,417,047	261,029,417	2,610,294	522,059	444,603	1,643,632
14 2009-10	2%	371,989,968		16,721,000	388,710,968	268,323,338	2,683,233	536,647	466,466	1,680,120
15 2010-11	2%	379,429,767		16,721,000	396,150,767	275,763,137	2,757,631	551,526	488,767	1,717,339
16 2011-12	2%	387,018,363		16,721,000	403,739,363	283,351,732	2,833,517	566,703	511,513	1,755,301
17 2012-13	2%	394,758,730		16,721,000	411,479,730	291,092,100	2,910,921	582,184	534,714	1,794,023
18 2013-14	2%	402,653,904		16,721,000	419,374,904	298,987,274	2,989,873	597,975	558,379	1,833,519
19 2014-15	2%	410,706,982		16,721,000	427,427,982	307,040,352	3,070,404	614,081	582,517	1,873,805
20 2015-16	2%	418,921,122		16,721,000	435,642,122	315,254,492	3,152,545	630,509	607,139	1,914,897
21 2016-17	2%	427,299,545		16,721,000	444,020,545	323,632,914	3,236,329	647,266	632,252	1,956,811
22 2017-18	2%	435,845,535		16,721,000	452,566,535	332,178,905	3,321,789	664,358	657,868	1,999,563
23 2018-19	2%	444,562,446		16,721,000	461,283,446	340,895,816	3,408,958	681,792	683,996	2,043,170
24 2019-20	2%	453,453,695		16,721,000	470,174,695	349,787,065	3,497,871	699,574	710,647	2,087,649
25 2020-21	2%	462,522,769		16,721,000	479,243,769	358,856,139	3,588,561	717,712	737,831	2,133,018
26 2021-22	2%	471,773,224		16,721,000	488,494,224	368,106,594	3,681,066	736,213	765,558	2,179,294
27 2022-23	2%	481,208,689		16,721,000	497,929,689	377,542,059	3,775,421	755,084	793,840	2,226,496
28 2023-24	2%	490,832,863		16,721,000	507,553,863	387,166,232	3,871,662	774,332	822,688	2,274,642
29 2024-25	2%	500,649,520		16,721,000	517,370,520	396,982,890	3,969,829	793,966	852,113	2,323,750
30 2025-26	2%	510,662,510		16,721,000	527,383,510	406,995,880	4,069,959	813,992	882,126	2,373,841
31 2026-27	2%	520,875,761		16,721,000	537,596,761	417,209,130	4,172,091	834,418	912,739	2,424,934
32 2027-28	2%	531,293,276		16,721,000	548,014,276	427,626,646	4,276,266	855,253	953,468	2,467,545
33 2028-29	2%	541,919,141		16,721,000	558,640,141	438,252,511	4,382,525	876,505	995,012	2,511,008
34 2029-30	2%	552,757,524		16,721,000	569,478,524	449,090,894	4,490,909	898,182	1,037,386	2,555,341
35 2030-31	2%	563,812,675		16,721,000	580,533,675	460,146,044	4,601,460	920,292	1,080,609	2,600,560
36 2031-32	2%	575,088,928		16,721,000	591,809,928	471,422,298	4,714,223	942,845	1,124,695	2,646,683
37 2032-33	2%	586,590,707		16,721,000	603,311,707	482,924,076	4,829,241	965,848	1,169,663	2,693,729
38 2033-34	2%	598,322,521		16,721,000	615,043,521	494,655,891	4,946,559	989,312	1,215,531	2,741,716
39 2034-35	2%	610,288,971		16,721,000	627,009,971	506,622,341	5,066,223	1,013,245	1,262,316	2,790,663
40 2035-36	2%	622,494,751		16,721,000	639,215,751	518,828,120	5,188,281	1,037,656	1,310,036	2,840,589
41 2036-37	2%	634,944,646		16,721,000	651,665,646	531,278,015	5,312,780	1,062,556	1,358,711	2,891,513
42 2037-38	2%	647,643,538		16,721,000	664,364,538	543,976,908	5,439,769	1,087,954	1,408,360	2,943,455
43 2038-39	2%	660,596,409		16,721,000	677,317,409	556,929,779	5,569,298	1,113,860	1,459,001	2,996,437
44 2039-40	2%	673,808,337		16,721,000	690,529,337	570,141,707	5,701,417	1,140,283	1,510,656	3,050,478
45 2040-41	2%	687,284,504		16,721,000	704,005,504	583,617,874	5,836,179	1,167,236	1,563,343	3,105,600
			182,609,000			Cumulative Total	149,915,595	29,983,119	32,703,829	87,228,647
						Net Present Value (7%)	30,557,960	6,111,592	5,916,423	18,529,945

Maximum potential bonding capacity of Subarea (125% coverage; 30yr. bond @ 7%, proceeds equal 95% of principal)

Redevelopment Fund potential bond proceeds (tax-exempt)	$18,097,500
Housing Fund potential bond proceeds at year 20 (tax-exempt)	$5,947,000

TABLE 4B - 10 Year Development

West Area - Projected Tax Increment Projections

Fiscal Year	Secured Growth Rate	Secured Assessed Value	Added Development Value	Unsecured Value Added 0%	Total Assessed Value	Incremental Value	Gross Tax Increment	Housing Fund	Statutory Payments 81.45%	Net Redevelopment Fund
1994-95		186,269,125		-	186,269,125					
1995-96	Est. Base	176,027,892			176,027,892					
1 1996-97	2%	179,548,450		-	179,548,450					
2 1997-98	2%	183,139,419		-	183,139,419	7,111,527	71,115	14,223	11,585	45,307
3 1998-99	2%	186,802,207	5,133,000	-	191,935,207	15,907,315	159,073	31,815	25,914	101,345
4 1999-00	2%	195,773,911	2,750,000	-	198,523,911	22,496,019	224,960	44,992	36,647	143,321
5 2000-01	2%	202,494,389	55,111,000	-	257,605,389	81,577,498	815,775	163,155	132,892	519,728
6 2001-02	2%	262,757,497	39,195,000	2,593,000	304,545,497	128,517,605	1,285,176	257,035	209,359	818,782
7 2002-03	2%	307,991,547		9,126,000	317,117,547	141,089,655	1,410,897	282,179	229,839	898,878
8 2003-04	2%	314,151,378		15,659,000	329,810,378	153,782,486	1,537,825	307,565	250,516	979,743
9 2004-05	2%	320,434,406		15,659,000	336,093,406	160,065,514	1,600,655	320,131	260,752	1,019,772
10 2005-06	2%	326,843,094		15,659,000	342,502,094	166,474,202	1,664,742	332,948	271,192	1,060,602
11 2006-07	2%	333,379,956		15,659,000	349,038,956	173,011,064	1,730,111	346,022	281,840	1,102,248
12 2007-08	2%	340,047,555		15,659,000	355,706,555	179,678,663	1,796,787	359,357	200,761	1,236,668
13 2008-09	2%	346,848,506		15,659,000	362,507,506	186,479,614	1,864,796	372,959	221,147	1,270,690
14 2009-10	2%	353,785,476		15,659,000	369,444,476	193,416,584	1,934,166	386,833	241,940	1,305,393
15 2010-11	2%	360,861,185		15,659,000	376,520,185	200,492,294	2,004,923	400,985	263,149	1,340,790
16 2011-12	2%	368,078,409		15,659,000	383,737,409	207,709,517	2,077,095	415,419	284,782	1,376,895
17 2012-13	2%	375,439,977		15,659,000	391,098,977	215,071,085	2,150,711	430,142	306,847	1,413,721
18 2013-14	2%	382,948,777		15,659,000	398,607,777	222,579,885	2,225,799	445,160	329,354	1,451,285
19 2014-15	2%	390,607,752		15,659,000	406,266,752	230,238,861	2,302,389	460,478	352,311	1,489,600
20 2015-16	2%	398,419,907		15,659,000	414,078,907	238,051,016	2,380,510	476,102	375,728	1,528,680
21 2016-17	2%	406,388,306		15,659,000	422,047,306	246,019,414	2,460,194	492,039	399,612	1,568,543
22 2017-18	2%	414,516,072		15,659,000	430,175,072	254,147,180	2,541,472	508,294	423,975	1,609,203
23 2018-19	2%	422,806,393		15,659,000	438,465,393	262,437,501	2,624,375	524,875	448,824	1,650,676
24 2019-20	2%	431,262,521		15,659,000	446,921,521	270,893,629	2,708,936	541,787	474,171	1,692,978
25 2020-21	2%	439,887,771		15,659,000	455,546,771	279,518,880	2,795,189	559,038	500,024	1,736,127
26 2021-22	2%	448,685,527		15,659,000	464,344,527	288,316,635	2,883,166	576,633	526,395	1,780,138
27 2022-23	2%	457,659,237		15,659,000	473,318,237	297,290,346	2,972,903	594,581	553,293	1,825,030
28 2023-24	2%	466,812,422		15,659,000	482,471,422	306,443,530	3,064,435	612,887	580,729	1,870,820
29 2024-25	2%	476,148,670		15,659,000	491,807,670	315,779,779	3,157,798	631,560	608,713	1,917,525
30 2025-26	2%	485,671,644		15,659,000	501,330,644	325,302,752	3,253,028	650,606	637,257	1,965,165
31 2026-27	2%	495,385,077		15,659,000	511,044,077	335,016,185	3,350,162	670,032	666,373	2,013,757
32 2027-28	2%	505,292,778		15,659,000	520,951,778	344,923,887	3,449,239	689,848	630,127	2,129,264
33 2028-29	2%	515,398,634		15,659,000	531,057,634	355,029,742	3,550,297	710,059	669,638	2,170,600
34 2029-30	2%	525,706,607		15,659,000	541,365,607	365,337,715	3,653,377	730,675	709,939	2,212,763
35 2030-31	2%	536,220,739		15,659,000	551,879,739	375,851,847	3,758,518	751,704	751,046	2,255,769
36 2031-32	2%	546,945,153		15,659,000	562,604,153	386,576,262	3,865,763	773,153	792,975	2,299,635
37 2032-33	2%	557,884,057		15,659,000	573,543,057	397,515,165	3,975,152	795,030	835,742	2,344,379
38 2033-34	2%	569,041,738		15,659,000	584,700,738	408,672,846	4,086,728	817,346	879,365	2,390,018
39 2034-35	2%	580,422,572		15,659,000	596,081,572	420,053,681	4,200,537	840,107	923,860	2,436,569
40 2035-36	2%	592,031,024		15,659,000	607,690,024	431,662,132	4,316,621	863,324	969,246	2,484,051
41 2036-37	2%	603,871,644		15,659,000	619,530,644	443,502,753	4,435,028	887,006	1,015,539	2,532,483
42 2037-38	2%	615,949,077		15,659,000	631,608,077	455,580,185	4,555,802	911,160	1,062,757	2,581,884
43 2038-39	2%	628,268,059		15,659,000	643,927,059	467,899,167	4,678,992	935,798	1,110,921	2,632,273
44 2039-40	2%	640,833,420		15,659,000	656,492,420	480,464,528	4,804,645	960,929	1,160,047	2,683,669
45 2040-41	2%	653,650,088		15,659,000	669,309,088	493,281,197	4,932,812	986,562	1,210,156	2,736,093
			102,189,000			Cumulative Total	119,312,673	23,862,535	22,827,277	72,622,862
						Net Present Value (7%)	23,842,254	4,768,451	4,029,956	15,043,847

Maximum potential bonding capacity of Subarea (125% coverage, 30yr. bond @ 7%, proceeds equal 95% of principal)

Redevelopment Fund potential bond proceeds (tax exempt)	$14,440,000
Housing Fund potential bond proceeds at year 20 (tax exempt)	$4,488,750

TABLE 4C - 10 Year Development

Entire Survey Area - Projected Tax Increment Revenues

Fiscal Year	Secured Growth Rate	Secured Assessed Value	Added Development Value	Unsecured Value Added 0%	Total Assessed Value	Incremental Value	Gross Tax Increment	Housing Fund	Statutory Payments 81.45%	Net Redevelopment Fund
1994-95		305,240,990		-	305,240,990					
1995-96	Est. Base	296,415,522			296,415,522					
1 1996-97	2%	302,343,832		-	302,343,832					
2 1997-98	2%	308,390,709		-	308,390,709	11,975,187	119,752	23,950	19,508	76,294
3 1998-99	2%	314,558,523	6,591,000	-	321,149,523	24,734,001	247,340	49,468	40,292	157,580
4 1999-00	2%	327,572,514	9,776,000	-	337,348,514	40,932,992	409,330	81,866	66,681	260,783
5 2000-01	2%	344,095,484	76,546,000	-	420,641,484	124,225,962	1,242,260	248,452	202,368	791,440
6 2001-02	2%	429,054,314	115,540,000	2,593,000	547,187,314	250,771,792	2,507,718	501,544	408,515	1,597,659
7 2002-03	2%	555,486,200	76,345,000	9,126,000	640,957,200	344,541,678	3,445,417	689,083	561,269	2,195,064
8 2003-04	2%	644,467,824		15,659,000	660,126,824	363,711,302	3,637,113	727,423	592,497	2,317,193
9 2004-05	2%	657,357,180		15,659,000	673,016,180	376,600,658	3,766,007	753,201	613,494	2,399,311
10 2005-06	2%	670,504,324		15,659,000	686,163,324	389,747,802	3,897,478	779,496	634,911	2,483,071
11 2006-07	2%	683,914,410		15,659,000	699,573,410	403,157,889	4,031,579	806,316	656,757	2,568,506
12 2007-08	2%	697,592,699		15,659,000	713,251,699	416,836,177	4,168,362	833,672	911,621	2,423,068
13 2008-09	2%	711,544,553		15,659,000	727,203,553	430,788,031	4,307,880	861,576	953,441	2,492,863
14 2009-10	2%	725,775,444		15,659,000	741,434,444	445,018,922	4,450,189	890,038	996,097	2,564,055
15 2010-11	2%	740,290,953		15,659,000	755,949,953	459,534,431	4,595,344	919,069	1,039,606	2,636,670
16 2011-12	2%	755,096,772		15,659,000	770,755,772	474,340,250	4,743,402	948,680	1,083,985	2,710,737
17 2012-13	2%	770,198,707		15,659,000	785,857,707	489,442,185	4,894,422	978,884	1,129,252	2,786,286
18 2013-14	2%	785,602,681		15,659,000	801,261,681	504,846,159	5,048,462	1,009,692	1,175,424	2,863,345
19 2014-15	2%	801,314,735		15,659,000	816,973,735	520,558,213	5,205,582	1,041,116	1,222,519	2,941,946
20 2015-16	2%	817,341,030		15,659,000	833,000,030	536,584,508	5,365,845	1,073,169	1,270,557	3,022,119
21 2016-17	2%	833,687,850		15,659,000	849,346,850	552,931,328	5,529,313	1,105,863	1,319,555	3,103,895
22 2017-18	2%	850,361,607		15,659,000	866,020,607	569,605,085	5,696,051	1,139,210	1,369,533	3,187,307
23 2018-19	2%	867,368,839		15,659,000	883,027,839	586,612,317	5,866,123	1,173,225	1,420,511	3,272,387
24 2019-20	2%	884,716,216		15,659,000	900,375,216	603,959,694	6,039,597	1,207,919	1,472,508	3,359,169
25 2020-21	2%	902,410,540		15,659,000	918,069,540	621,654,018	6,216,540	1,243,308	1,525,546	3,447,686
26 2021-22	2%	920,458,751		15,659,000	936,117,751	639,702,229	6,397,022	1,279,404	1,579,644	3,537,974
27 2022-23	2%	938,867,926		15,659,000	954,526,926	658,111,404	6,581,114	1,316,223	1,634,824	3,630,068
28 2023-24	2%	957,645,285		15,659,000	973,304,285	676,888,763	6,768,888	1,353,778	1,691,107	3,724,003
29 2024-25	2%	976,798,190		15,659,000	992,457,190	696,041,668	6,960,417	1,392,083	1,748,516	3,819,817
30 2025-26	2%	996,334,154		15,659,000	1,011,993,154	715,577,632	7,155,776	1,431,155	1,807,074	3,917,547
31 2026-27	2%	1,016,260,837		15,659,000	1,031,919,837	735,504,315	7,355,043	1,471,009	1,866,802	4,017,232
32 2027-28	2%	1,036,586,054		15,659,000	1,052,245,054	755,829,532	7,558,295	1,511,659	2,236,635	3,810,002
33 2028-29	2%	1,057,317,775		15,659,000	1,072,976,775	776,561,253	7,765,613	1,553,123	2,317,689	3,894,801
34 2029-30	2%	1,078,464,131		15,659,000	1,094,123,131	797,707,609	7,977,076	1,595,415	2,400,364	3,981,297
35 2030-31	2%	1,100,033,413		15,659,000	1,115,692,413	819,276,891	8,192,769	1,638,554	2,484,693	4,069,522
36 2031-32	2%	1,122,034,082		15,659,000	1,137,693,082	841,277,560	8,412,776	1,682,555	2,570,708	4,159,512
37 2032-33	2%	1,144,474,763		15,659,000	1,160,133,763	863,718,241	8,637,182	1,727,436	2,658,444	4,251,302
38 2033-34	2%	1,167,364,258		15,659,000	1,183,023,258	886,607,736	8,866,077	1,773,215	2,747,935	4,344,927
39 2034-35	2%	1,190,711,544		15,659,000	1,206,370,544	909,955,022	9,099,550	1,819,910	2,839,215	4,440,425
40 2035-36	2%	1,214,525,774		15,659,000	1,230,184,774	933,769,252	9,337,693	1,867,539	2,932,321	4,537,833
41 2036-37	2%	1,238,816,290		15,659,000	1,254,475,290	958,059,768	9,580,598	1,916,120	3,027,289	4,637,189
42 2037-38	2%	1,263,592,616		15,659,000	1,279,251,616	982,836,094	9,828,361	1,965,672	3,124,156	4,738,533
43 2038-39	2%	1,288,864,468		15,659,000	1,304,523,468	1,008,107,946	10,081,079	2,016,216	3,222,961	4,841,903
44 2039-40	2%	1,314,641,757		15,659,000	1,330,300,757	1,033,885,235	10,338,852	2,067,770	3,323,742	4,947,340
45 2040-41	2%	1,340,934,593		15,659,000	1,356,593,593	1,060,178,071	10,601,781	2,120,356	3,426,538	5,054,886
			284,798,000			Cumulative Total	262,927,068	52,585,414	70,327,104	140,014,550
						Net Present Value (7%)	52,962,052	10,592,410	12,189,688	30,179,954

Maximum potential bonding capacity of Subarea (125% coverage; 30yr. bond @ 7%, proceeds equal 95% of principal)

Redevelopment Fund potential bond proceeds (tax-exempt) $28,580,750

Housing Fund potential bond proceeds at year 20 (tax-exempt) $10,122,250

TABLE 5A - 10 Year Development With Added Growth In Valuation

East Area - Projected Tax Increment Revenues

Fiscal Year	Secured Growth Rate	Secured Assessed Value	Added Development Value	Unsecured Value Added 1%	Total Assessed Value	Incremental Value	Gross Tax Increment	Housing Fund	Statutory Payments 81.45%	Net Redevelopment Fund
1994-95		118,971,865		-	118,971,865					
1995-96	Est. Base	120,387,630			120,387,630					
1 1996-97	2%	122,795,383		-	122,795,383					
2 1997-98	2%	125,251,290		-	125,251,290	4,863,660	48,637	9,727	7,923	30,986
3 1998-99	2%	127,756,316	1,458,000	-	129,214,316	8,826,686	88,267	17,653	14,379	56,235
4 1999-00	3%	133,090,746	7,026,000	-	140,116,746	19,729,116	197,291	39,458	32,139	125,694
5 2000-01	3%	144,320,248	21,435,000	-	165,755,248	45,367,618	453,676	90,735	73,905	289,036
6 2001-02	3%	170,727,906	76,345,000	213,000	247,285,906	126,898,275	1,268,983	253,797	206,721	808,465
7 2002-03	3%	254,485,093	76,345,000	1,915,130	332,745,223	212,357,593	2,123,576	424,715	345,937	1,352,924
8 2003-04	3%	340,754,996		9,338,281	350,093,277	229,705,647	2,297,056	459,411	374,198	1,463,448
9 2004-05	4%	354,385,195		16,835,664	371,220,859	250,833,229	2,508,332	501,666	408,615	1,598,051
10 2005-06	4%	368,560,603		17,004,021	385,564,624	265,176,994	2,651,770	530,354	431,981	1,689,434
11 2006-07	4%	383,303,027		17,174,061	400,477,088	280,089,458	2,800,895	560,179	456,274	1,784,441
12 2007-08	4%	398,635,148		17,345,802	415,980,950	295,593,320	2,955,933	591,187	502,746	1,862,001
13 2008-09	4%	414,580,554		17,519,260	432,099,814	311,712,184	3,117,122	623,424	551,061	1,942,637
14 2009-10	4%	431,163,776		17,694,452	448,858,229	328,470,598	3,284,706	656,941	601,293	2,026,472
15 2010-11	4%	448,410,328		17,871,397	466,281,724	345,894,094	3,458,941	691,788	653,518	2,113,634
16 2011-12	4%	466,346,741		18,050,111	484,396,851	364,009,221	3,640,092	728,018	707,817	2,204,257
17 2012-13	4%	485,000,610		18,230,612	503,231,222	382,843,592	3,828,436	765,687	764,271	2,298,477
18 2013-14	4%	504,400,635		18,412,918	522,813,553	402,425,922	4,024,259	804,852	822,968	2,396,440
19 2014-15	5%	529,620,666		18,597,047	548,217,713	427,830,083	4,278,301	855,660	899,115	2,523,526
20 2015-16	5%	556,101,700		18,783,018	574,884,717	454,497,087	4,544,971	908,994	979,047	2,656,930
21 2016-17	5%	583,906,785		18,970,848	602,877,632	482,490,002	4,824,900	964,980	1,062,953	2,796,967
22 2017-18	5%	613,102,124		19,160,556	632,262,680	511,875,050	5,118,750	1,023,750	1,151,032	2,943,968
23 2018-19	5%	643,757,230		19,352,162	663,109,392	542,721,762	5,427,218	1,085,444	1,243,493	3,098,281
24 2019-20	5%	675,945,092		19,545,683	695,490,775	575,103,145	5,751,031	1,150,206	1,340,553	3,260,272
25 2020-21	5%	709,742,346		19,741,140	729,483,486	609,095,856	6,090,959	1,218,192	1,442,444	3,430,323
26 2021-22	5%	745,229,464		19,938,552	765,168,015	644,780,385	6,447,804	1,289,561	1,549,405	3,608,838
27 2022-23	5%	782,490,937		20,137,937	802,628,874	682,241,244	6,822,412	1,364,482	1,661,691	3,796,239
28 2023-24	5%	821,615,484		20,339,317	841,954,800	721,567,170	7,215,672	1,443,134	1,779,567	3,992,970
29 2024-25	5%	862,696,258		20,542,710	883,238,967	762,851,337	7,628,513	1,525,703	1,903,313	4,199,498
30 2025-26	5%	905,831,071		20,748,137	926,579,207	806,191,577	8,061,916	1,612,383	2,033,222	4,416,311
31 2026-27	5%	951,122,624		20,955,618	972,078,242	851,690,612	8,516,906	1,703,381	2,169,601	4,643,924
32 2027-28	5%	998,678,755		21,165,174	1,019,843,930	899,456,299	8,994,563	1,798,913	2,356,349	4,839,301
33 2028-29	5%	1,048,612,693		21,376,826	1,069,989,519	949,601,a89	9,496,019	1,899,204	2,552,402	5,044,413
34 2029-30	5%	1,101,043,328		21,590,594	1,122,633,922	1,002,246,292	10,022,463	2,004,493	2,758,225	5,259,746
35 2030-31	5%	1,156,095,494		21,806,500	1,177,901,994	1,057,514,364	10,575,144	2,115,029	2,974,305	5,485,810
36 2031-32	5%	1,213,900,269		22,024,565	1,235,924,834	1,115,537,204	11,155,372	2,231,074	3,201,155	5,723,142
37 2032-33	5%	1,274,595,282		22,244,811	1,296,840,093	1,176,452,463	11,764,525	2,352,905	3,439,314	5,972,306
38 2033-34	5%	1,338,325,046		22,467,259	1,360,792,305	1,240,404,675	12,404,047	2,480,809	3,689,346	6,233,891
39 2034-35	5%	1,405,241,299		22,691,932	1,427,933,230	1,307,545,600	13,075,456	2,615,091	3,951,846	6,508,519
40 2035-36	5%	1,475,503,364		22,918,851	1,498,422,215	1,378,034,584	13,780,346	2,756,069	4,227,435	6,796,842
41 2036-37	5%	1,549,278,532		23,148,039	1,572,426,571	1,452,038,941	14,520,389	2,904,078	4,516,767	7,099,544
42 2037-38	5%	1,626,742,458		23,379,520	1,650,121,978	1,529,734,348	15,297,343	3,059,469	4,820,531	7,417,344
43 2038-39	5%	1,708,079,581		23,613,315	1,731,692,896	1,611,305,266	16,113,053	3,222,611	5,139,447	7,750,995
44 2039-40	5%	1,793,483,560		23,849,448	1,817,333,009	1,696,945,378	16,969,454	3,393,891	5,474,272	8,101,291
45 2040-41	5%	1,883,157,738		24,087,943	1,907,245,681	1,786,858,051	17,868,581	3,573,716	5,825,801	8,469,063
			182,609,000			Cumulative Total	301,514,079	60,302,816	81,098,378	160,112,885
						Net Present Value (7%)	47,758,975	9,551,795	11,013,445	27,193,735

Maximum potential bonding capacity of Subarea (125% coverage, 30yr. bond @ 7%, proceeds equal 95% of principal)

Redevelopment Fund potential bond proceeds (tax exempt)	$25,118,000
Housing Fund potential bond proceeds at year 20 (tax exempt)	$8,573,750

TABLE 5B - 10 Year Development With Added Growth In Valuation

West Area - Projected Tax Increment Revenues

Fiscal Year	Secured Growth Rate	Secured Assessed Value	Added Development Value	Unsecured Value Added 1%	Total Assessed Value	Incremental Value	Gross Tax Increment	Housing Fund	Statutory Payments 81.45%	Net Redevelopment Fund
1994-95		186,269,125		-	186,269,125					
1995-96	Est. Base	176,027,892			176,027,892					
1 1996-97	2%	179,548,450		-	179,548,450					
2 1997-98	2%	183,139,419		-	183,139,419	7,111,527	71,115	14,223	11,585	45,307
3 1998-99	2%	186,802,207	5,133,000	-	191,935,207	15,907,315	159,073	31,815	25,914	101,345
4 1999-00	3%	197,693,263	2,750,000	-	200,443,263	24,415,371	244,154	48,831	39,773	155,550
5 2000-01	3%	206,456,561	55,111,000	-	261,567,561	85,539,669	855,397	171,079	139,347	544,971
6 2001-02	3%	269,414,588	39,195,000	2,593,000	311,202,588	135,174,696	1,351,747	270,349	220,204	861,194
7 2002-03	3%	317,867,876		9,126,000	326,993,876	150,965,984	1,509,660	301,932	245,928	961,800
8 2003-04	3%	327,403,912		15,750,260	343,154,172	167,126,280	1,671,263	334,253	272,254	1,064,756
9 2004-05	4%	340,500,068		15,907,763	356,407,831	180,379,939	1,803,799	360,760	293,844	1,149,195
10 2005-06	4%	354,120,071		16,066,840	370,186,911	194,159,019	1,941,590	388,318	316,291	1,236,981
11 2006-07	4%	368,284,874		16,227,509	384,512,382	208,484,491	2,084,845	416,969	339,628	1,328,248
12 2007-08	4%	383,016,269		16,389,784	399,406,053	223,378,161	2,233,782	446,756	286,287	1,500,738
13 2008-09	4%	398,336,920		16,553,682	414,890,601	238,862,709	2,388,627	477,725	332,701	1,578,201
14 2009-10	4%	414,270,396		16,719,218	430,989,615	254,961,723	2,549,617	509,923	380,956	1,658,738
15 2010-11	4%	430,841,212		16,886,411	447,727,623	271,699,731	2,716,997	543,399	431,127	1,742,471
16 2011-12	4%	448,074,861		17,055,275	465,130,135	289,102,244	2,891,022	578,204	483,289	1,829,529
17 2012-13	4%	465,997,855		17,225,827	483,223,682	307,195,791	3,071,958	614,392	537,523	1,920,043
18 2013-14	4%	484,637,769		17,398,086	502,035,855	326,007,963	3,260,080	652,016	593,911	2,014,152
19 2014-15	5%	508,869,658		17,572,067	526,441,724	350,413,833	3,504,138	700,828	667,066	2,136,245
20 2015-16	5%	534,313,141		17,747,787	552,060,928	376,033,036	3,760,330	752,066	743,857	2,264,407
21 2016-17	5%	561,028,798		17,925,265	578,954,063	402,926,171	4,029,262	805,852	824,467	2,398,942
22 2017-18	5%	589,080,238		18,104,518	607,184,755	431,156,864	4,311,569	862,314	909,086	2,540,169
23 2018-19	5%	618,534,249		18,285,563	636,819,812	460,791,921	4,607,919	921,584	997,915	2,688,420
24 2019-20	5%	649,460,962		18,468,419	667,929,380	491,901,489	4,919,015	983,803	1,091,163	2,844,049
25 2020-21	5%	681,934,010		18,653,103	700,587,113	524,559,221	5,245,592	1,049,118	1,189,052	3,007,422
26 2021-22	5%	716,030,710		18,839,634	734,870,344	558,842,452	5,588,425	1,117,685	1,291,813	3,178,926
27 2022-23	5%	751,832,246		19,028,030	770,860,276	594,832,384	5,948,324	1,189,665	1,399,690	3,358,969
28 2023-24	5%	789,423,858		19,218,310	808,642,169	632,614,277	6,326,143	1,265,229	1,512,938	3,547,976
29 2024-25	5%	828,895,051		19,410,493	848,305,545	672,277,653	6,722,777	1,344,555	1,631,826	3,746,395
30 2025-26	5%	870,339,804		19,604,598	889,944,402	713,916,510	7,139,165	1,427,833	1,756,635	3,954,697
31 2026-27	5%	913,856,794		19,800,644	933,657,438	757,629,547	7,576,295	1,515,259	1,887,661	4,173,375
32 2027-28	5%	959,549,634		19,998,651	979,548,285	803,520,393	8,035,204	1,607,041	1,981,271	4,446,892
33 2028-29	5%	1,007,527,115		20,198,637	1,027,725,753	851,697,861	8,516,979	1,703,396	2,169,630	4,643,953
34 2029-30	5%	1,057,903,471		20,400,624	1,078,304,095	902,276,203	9,022,762	1,804,552	2,367,374	4,850,835
35 2030-31	5%	1,110,798,645		20,604,630	1,131,403,275	955,375,383	9,553,754	1,910,751	2,574,975	5,068,028
36 2031-32	5%	1,166,338,577		20,810,676	1,187,149,253	1,011,121,361	10,111,214	2,022,243	2,792,923	5,296,047
37 2032-33	5%	1,224,655,506		21,018,783	1,245,674,289	1,069,646,397	10,696,464	2,139,293	3,021,737	5,535,434
38 2033-34	5%	1,285,888,281		21,228,971	1,307,117,252	1,131,089,360	11,310,894	2,262,179	3,261,959	5,786,756
39 2034-35	5%	1,350,182,695		21,441,261	1,371,623,956	1,195,596,064	11,955,961	2,391,192	3,514,159	6,050,609
40 2035-36	5%	1,417,691,830		21,655,673	1,439,347,503	1,263,319,611	12,633,196	2,526,639	3,778,936	6,327,621
41 2036-37	5%	1,488,576,421		21,872,230	1,510,448,651	1,334,420,760	13,344,208	2,668,842	4,056,919	6,618,447
42 2037-38	5%	1,563,005,242		22,090,952	1,585,096,195	1,409,068,303	14,090,683	2,818,137	4,348,766	6,923,780
43 2038-39	5%	1,641,155,505		22,311,862	1,663,467,366	1,487,439,475	14,874,395	2,974,879	4,655,172	7,244,344
44 2039-40	5%	1,723,213,280		22,534,980	1,745,748,260	1,569,720,368	15,697,204	3,139,441	4,976,863	7,580,899
45 2040-41	5%	1,809,373,944		22,760,330	1,832,134,274	1,656,106,382	16,561,064	3,312,213	5,314,605	7,934,246
			102,189,000			Cumulative Total	266,887,659	53,377,532	69,669,023	143,841,104
						Net Present Value (7%)	40,792,246	8,158,449	9,012,691	23,621,106

Maximum potential bonding capacity of Subarea (125% coverage, 30yr. bond @ 7%, proceeds equal 95% of principal)

Redevelopment Fund potential bond proceeds (tax-exempt)	$21,403,500
Housing Fund potential bond proceeds at year 20 (tax-exempt)	$7,091,750

TABLE 5C - 10 Year Development With Added Growth In Valuation

Entire Survey Area- Projected Tax Increment Revenues

Fiscal Year	Secured Growth Rate	Secured Assessed Value	Added Development Value	Unsecured Value Added 1%	Total Assessed Value	Incremental Value	Gross Tax Increment	Housing Fund	Statutory Payments 81.45%	Net Redevelopment Fund
1994-95		305,240,980		-	305,240,980					
1995-96	Est. Base	296,415,522			296,415,522					
1 1996-97	2%	302,343,832		-	302,343,832					
2 1997-98	2%	308,390,709		-	308,390,709	11,975,187	119,752	23,950	19,508	76,294
3 1998-99	2%	314,558,523	6,591,000	-	321,149,523	24,734,001	247,340	49,468	40,292	157,580
4 1999-00	3%	330,784,009	9,776,000	-	340,560,009	44,144,487	441,445	88,289	71,913	281,243
5 2000-01	3%	350,776,809	76,546,000	213,000	427,535,809	131,120,287	1,311,203	262,241	213,599	835,363
6 2001-02	3%	440,142,493	115,540,000	4,508,130	560,190,623	263,775,102	2,637,751	527,550	429,698	1,680,503
7 2002-03	3%	572,352,968	76,345,000	18,490,211	667,188,180	370,772,658	3,707,727	741,545	604,000	2,362,181
8 2003-04	3%	668,158,907		32,612,113	700,771,021	404,355,499	4,043,555	808,711	658,708	2,576,136
9 2004-05	4%	694,885,264		32,938,235	727,823,498	431,407,976	4,314,080	862,816	702,777	2,748,487
10 2005-06	4%	722,680,674		33,267,617	755,948,291	459,532,769	4,595,328	919,066	748,593	2,927,669
11 2006-07	4%	751,587,901		33,600,293	785,188,194	488,772,672	4,887,727	977,545	796,226	3,113,956
12 2007-08	4%	781,651,417		33,936,296	815,587,713	519,172,191	5,191,722	1,038,344	1,172,905	2,980,473
13 2008-09	4%	812,917,474		34,275,659	847,193,133	550,777,611	5,507,776	1,101,555	1,267,640	3,138,581
14 2009-10	4%	845,434,173		34,618,416	880,052,588	583,637,066	5,836,371	1,167,274	1,366,133	3,302,964
15 2010-11	4%	879,251,540		34,964,600	914,216,139	617,800,617	6,178,006	1,235,601	1,468,535	3,473,870
16 2011-12	4%	914,421,601		35,314,246	949,735,847	653,320,325	6,533,203	1,306,641	1,575,003	3,651,560
17 2012-13	4%	950,998,465		35,667,388	986,665,853	690,250,332	6,902,503	1,380,501	1,685,697	3,836,305
18 2013-14	4%	989,038,404		36,024,062	1,025,062,466	728,646,944	7,286,469	1,457,294	1,800,788	4,028,387
19 2014-15	5%	1,038,490,324		36,384,303	1,074,874,627	778,459,105	7,784,591	1,556,918	1,950,096	4,277,577
20 2015-16	5%	1,090,414,840		36,748,146	1,127,162,986	830,747,464	8,307,475	1,661,495	2,106,826	4,539,154
21 2016-17	5%	1,144,935,582		37,115,627	1,182,051,210	885,635,688	8,856,357	1,771,271	2,271,349	4,813,737
22 2017-18	5%	1,202,182,361		37,486,783	1,239,669,145	943,253,623	9,432,536	1,886,507	2,444,054	5,101,975
23 2018-19	5%	1,262,291,480		37,861,651	1,300,153,131	1,003,737,609	10,037,376	2,007,475	2,625,349	5,404,551
24 2019-20	5%	1,325,406,054		38,240,268	1,363,646,321	1,067,230,799	10,672,308	2,134,462	2,815,665	5,722,181
25 2020-21	5%	1,391,676,356		38,622,670	1,430,299,027	1,133,883,505	11,338,835	2,267,767	3,015,451	6,055,617
26 2021-22	5%	1,461,260,174		39,008,897	1,500,269,071	1,203,853,549	12,038,535	2,407,707	3,225,180	6,405,648
27 2022-23	5%	1,534,323,183		39,398,986	1,573,722,169	1,277,306,647	12,773,066	2,554,613	3,445,350	6,773,103
28 2023-24	5%	1,611,039,342		39,792,976	1,650,832,318	1,354,416,796	13,544,168	2,708,834	3,676,481	7,158,853
29 2024-25	5%	1,691,591,309		40,190,906	1,731,782,215	1,435,366,693	14,353,667	2,870,733	3,919,122	7,563,812
30 2025-26	5%	1,776,170,874		40,592,815	1,816,763,689	1,520,348,167	15,203,482	3,040,696	4,173,847	7,988,939
31 2026-27	5%	1,864,979,418		40,998,743	1,905,978,161	1,609,562,639	16,095,626	3,219,125	4,441,259	8,435,242
32 2027-28	5%	1,958,228,389		41,408,730	1,999,637,119	1,703,221,597	17,032,216	3,406,443	5,498,810	8,126,963
33 2028-29	5%	2,056,139,808		41,822,818	2,097,962,626	1,801,547,104	18,015,471	3,603,094	5,883,230	8,529,146
34 2029-30	5%	2,158,946,799		42,241,046	2,201,187,845	1,904,772,323	19,047,723	3,809,545	6,286,807	8,951,371
35 2030-31	5%	2,266,894,139		42,663,456	2,309,557,595	2,013,142,073	20,131,421	4,026,284	6,710,498	9,394,639
36 2031-32	5%	2,380,238,846		43,090,091	2,423,328,937	2,126,913,415	21,269,134	4,253,827	7,155,307	9,860,001
37 2032-33	5%	2,499,250,788		43,520,992	2,542,771,780	2,246,356,258	22,463,563	4,492,713	7,622,289	10,348,561
38 2033-34	5%	2,624,213,327		43,956,202	2,668,169,529	2,371,754,007	23,717,540	4,743,508	8,112,553	10,861,479
39 2034-35	5%	2,755,423,994		44,395,764	2,799,819,758	2,503,404,236	25,034,042	5,006,808	8,627,263	11,399,971
40 2035-36	5%	2,893,195,194		44,839,721	2,938,034,915	2,641,619,393	26,416,194	5,283,239	9,167,639	11,965,316
41 2036-37	5%	3,037,854,953		45,288,119	3,083,143,072	2,786,727,550	27,867,275	5,573,455	9,734,965	12,558,856
42 2037-38	5%	3,189,747,701		45,741,000	3,235,488,701	2,939,073,179	29,390,732	5,878,146	10,330,586	13,181,999
43 2038-39	5%	3,349,235,086		46,198,410	3,395,433,496	3,099,017,974	30,990,180	6,198,036	10,955,918	13,836,225
44 2039-40	5%	3,516,696,840		46,660,394	3,563,357,234	3,266,941,712	32,669,417	6,533,883	11,612,446	14,523,088
45 2040-41	5%	3,692,531,682		47,126,998	3,739,658,680	3,443,243,158	34,432,432	6,886,486	12,301,727	15,244,219
			284,798,000			Cumulative Total	568,657,320	113,731,464	174,732,081	280,193,775
						Net Present Value (7%)	88,679,300	17,735,860	23,446,310	47,497,130

Maximum potential bonding capacity of Subarea (125% coverage, 30yr. bond @ 7%, proceeds equal 95% of principal)

Redevelopment Fund potential bond proceeds (tax exempt)	$42,944,750
Housing Fund potential bond proceeds at year 20 (tax exempt)	$15,670,250

TABLE 6

Projected Bonding Potential by Growth Rate Alternatives
(Based Upon Tables 3-A through 5-C)
Entire Survey Area and Subareas

BONDING POTENTIAL/REDEVELOPMENT FUND ONLY			
ADOPTION AREA SCENARIO	2% Annual Growth Rate No New Development	2% Annual Growth Rate With New Development	Increasing Annual Growth Rates With New Development
East Area	$3,025,750	$18,097,500	$25,118,000
West Area	$5,125,250	$14,440,000	$21,403,500
Total Survey Area	$7,205,750	$28,580,750	$42,944,750
BONDING POTENTIAL/HOUSING FUND ONLY			
ADOPTION AREA SCENARIO	2% Annual Growth Rate No New Development	2% Annual Growth Rate With New Development	Increasing Annual Growth Rates With New Development
East Area	$1,064,000	$5,947,000	$8,573,750
West Area	$1,900,000	$4,488,750	$7,091,750
Total Survey Area	$2,731,250	$10,122,250	$15,670,250

Maximum bonding capacity of areas based upon revenue available in year 20 with 125% coverage
Projected interest rate at 7% for a 30 year tax exempt bond issue with proceeds equal to 95% of principal amount

ECONOMIC FEASIBILITY OF THE SURVEY AREA

RSG's examination of the Survey Area has identified 116 residential units, 80 located in the East Area and 36 in the West Area (see Tables J and K). Many of these residential uses are deteriorated and dilapidated.

Section 33385 of the Law states that when a substantial number of low or moderate income persons both reside within a project area and the redevelopment plan contains the eminent domain authority, or when a substantial number of low and moderate income persons will be displaced as a result of the implementation of a redevelopment plan, a Project Area Committee ("PAC") is required. The time and expense required to form a PAC is substantial. First, the City Council must adopt PAC formation procedures at a duly noticed public hearing. No less than one information meeting must be held with residents, property owners, and businesses within the proposed area notified by mail. An election meeting must then be held where the PAC elects itself from the qualifying individuals present at the election meeting. However, if none, or very few, residential units are included or affected by a project, a PAC may not be required. The Agency's legal counsel should consider the number of residential units involved and render an opinion as to whether a PAC is required. If a PAC is not required, the City Council could appoint (rather than go through a PAC election process) a Citizens Advisory Committee ("CAC") to advise them on the adoption process.

TABLE K

Residential Units Located Within the East Area

Parcel Number	Situs Address	Existing Land Use	Units	Zoning	Location
2453 023 015	264 East Verdugo Avenue	RES, 5+ UNITS, 4 STORY OR LESS	6	BUC3	Periphery
2453 023 021	223 East Santa Anita Avenue	RES, 5+ UNITS, 4 STORY OR LESS	20	BUC3	Periphery
2453 024 013	134 East Verdugo Avenue	RES, SINGLE FAMILY RESIDENCE	1	BUC3	Periphery
2453 025 003	65 East Santa Anita Avenue	RES, SINGLE FAMILY RESIDENCE	1	BUM2	Within
2453 026 008	58 East Santa Anita Avenue	RES, SINGLE FAMILY RESIDENCE	1	BUM2	Within
2453 026 013	50 East Santa Anita Avenue	RES, SINGLE FAMILY RESIDENCE	1	BUM2	Within
2453 027 005	148 East Santa Anita Avenue	RES, 5+ UNITS, 4 STORY OR LESS	16	BUM2	Within
2453 032 008	107 East Cedar Avenue	RES, 4 UNITS, 4 STORY OR LESS	4	BUM2	Within
2453 032 022	115 East Cedar Avenue	RES, 5+ UNITS, 4 STORY OR LESS	4	BUM2	Within
2453 033 013	112 East Cedar Avenue	RES, SINGLE FAMILY RESIDENCE	1	BUM2	Within
2453 033 014	116 East Cedar Avenue	RES, SINGLE FAMILY RESIDENCE	1	BUM2	Within
2453 040 026	233 East Alameda Avenue	RES, 5+ UNITS, 4 STORY OR LESS	6	BUC2	Periphery
5624 021 011	117 East Prospect Avenue	RES, SINGLE FAMILY RESIDENCE	1	BUM2YY	Within
5624 021 013	121 East Prospect Avenue	RES, SINGLE FAMILY RESIDENCE	1	BUM2YY	Within
5624 029 010	122 West Linden Court	RES, SINGLE FAMILY RESIDENCE	1	BUM2YY	Periphery
5624 029 011	124 West Linden Court	RES, 2 UNITS, 4 STORY OR LESS	2	BUM2YY	Periphery
5624 029 018	120 West Linden Avenue	RES, SINGLE FAMILY RESIDENCE	1	BUM2	Within
5624 029 019	118 West Linden Avenue	RES, SINGLE FAMILY RESIDENCE	1	BUM2YY	Within
5624 029 020	119 West Linden Court	RES, SINGLE FAMILY RESIDENCE	1	BUM2YY	Within
5624 029 021	117 West Linden Court	RES, SINGLE FAMILY RESIDENCE	1	BUM2YY	Within
5624 029 024	114 West Linden Avenue	RES, SINGLE FAMILY RESIDENCE	1	BUM2	Within
5624 029 025	110 West Linden Avenue	RES, SINGLE FAMILY RESIDENCE	1	BUM2	Within
5624 029 026	1221 South Flower Street	RES, 4 UNITS, 4 STORY OR LESS	4	BUM2YY	Within
5624 030 011	123 West Linden Avenue	RES, SINGLE FAMILY RESIDENCE	1	BUM2YY	Periphery
5624 030 012	127 West Linden Avenue	RES, SINGLE FAMILY RESIDENCE	1	BUM2YY	Periphery
5624 031 013	1111 South Flower Street	RES, SINGLE FAMILY RESIDENCE	1	BUM2YY	Within
		Total Units:	80		

In the West Area, 21 of the 36 units identified are located on the periphery of the area's boundaries. Table L identifies the residential units in the West Area by location.

TABLE L

Residential Units Located Within the West Area

Parcel Number	Situs Address	Existing Land Use	Units	Zoning	Location
2449 011 032	916 North Mariposa Street	RES, SINGLE FAMILY RESIDENCE	1	BUR2	Periphery
2449 011 033	910 North Mariposa Street	RES, SINGLE FAMILY RESIDENCE	1	BUR2	Periphery
2449 011 034	904 North Mariposa Street	RES, SINGLE FAMILY RESIDENCE	1	BUR2	Periphery
2449 011 035	900 North Mariposa Street	RES, SINGLE FAMILY RESIDENCE	1	BUR2	Periphery
2449 012 022	818 North Mariposa Street	RES, SINGLE FAMILY RESIDENCE	1	BUR2	Periphery
2449 012 023	814 North Mariposa Street	RES, SINGLE FAMILY RESIDENCE	1	BUR2	Periphery
2449 012 024	810 North Mariposa Street	RES, SINGLE FAMILY RESIDENCE	1	BUR2	Periphery
2449 013 032	730 North Mariposa Street	RES, 5+ UNITS, 4 STORY OR LESS	7	BUR2	Periphery
2449 033 004	421 North Moss Street	RES, SINGLE FAMILY RESIDENCE	1	BUM2	Within
2449 033 010	445 North Moss Street	RES, SINGLE FAMILY RESIDENCE	1	BUM2	Within
2449 033 011	451 North Moss Street	RES, SINGLE FAMILY RESIDENCE	1	BUM2	Within
2449 034 013	450 North Moss Street	RES, SINGLE FAMILY RESIDENCE	1	BUM2	Within
2449 034 014	444 North Moss Street	RES, SINGLE FAMILY RESIDENCE	1	BUM2	Within
2449 034 023	415 South Varney Street	RES, SINGLE FAMILY RESIDENCE	1	BUM2	Within
2449 034 031	451 North Varney Street	RES, SINGLE FAMILY RESIDENCE	1	BUM2	Within
2449 035 016	446 North Varney Street	RES, SINGLE FAMILY RESIDENCE	1	BUM2	Within
2451 003 011	171 West Providencia Avenue	RES, SINGLE FAMILY RESIDENCE	1	BUC3YY	Periphery
2451 004 001	422 South Lake Street	RES, 5+ UNITS, 4 STORY OR LESS	5	BUR4	Periphery
2451 004 002	418 South Lake Street	RES, SINGLE FAMILY RESIDENCE	1	BUR4-M2	Periphery
2451 005 034	429 South Flower Street	RES, 3 UNITS, 4 STORIES OR LESS	3	BUM2	Within
2451 005 055	118 West Verdugo Avenue	RES, 4 UNITS, 4 STORY OR LESS	4	BUM2	Within
		Total Units:	36		

CONCLUSIONS AND RECOMMENDATIONS

Based upon the analysis conducted and documented in this Study, it is the opinion of RSG that the Survey Area is blighted, meeting all the requirements of the Law. Further, that the boundaries as presented are supportable, however, consideration should be given to excluding as many residential units as possible. This recommendation to reduce residential units from inclusion in the Survey Area is made to address the perception of redevelopment in residential areas connotes impending displacement activity.

The overall financial feasibility of the proposed redevelopment program is greatly affected by the assumptions utilized in the analysis. As detailed in Tables 3A through 5c and 6, available capital varies greatly with the growth and development scenarios utilized. Financially, the larger area (the Survey Area) is the most supportable. Because of the limitation in the Law, smaller project areas without substantial vacant land are the most difficult to finance. Redevelopment has traditionally relied on bonding as a way to generate up-front capital to invest in the revitalization of a project area. The 20-year time limit to incur debt greatly affects the total bonding capacity of an area. This limitation is additionally compounded by the size of an area. The smaller (in size) a project area, the more reduced is its financing capacity. This negative effect occurs because: (1) the assessed value base is usually lower in smaller areas, so the annual growth in value is less in total dollars; and (2) the smaller in size an area is, the less potential reuse of development sites there may be to generate value increases. It is therefore RSG's recommendation that the City proceed with the adoption of the entire Survey Area rather than the smaller Subareas. The adoption process should still proceed with the proposed project area containing the two identified Subareas. All documents would provide data and analysis by Subarea, giving the City Council the option of deleting one of the Subareas if absolutely necessary. However, by reducing the size of the proposed project area, one would also reduce the financial feasibility of the project.

Appendix D

Project Area
Tax Increment Projections

Rosenow Spevacek Group, Inc.
540 North Golden Circle, Suite 305
Santa Ana, California 92705

TRANSMITTAL

DATE: 6/15/95 **TIME:** 4:27 PM

TO: ROGER BAKER
SENIOR PLANNER, COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF BURBANK

FROM: Felise Acosta, Principal
RSG

RE: PROPOSED SAN FERNANDO BLVD. PROJECT AREA-TAX INCREMENT PROJECTIONS
SCHOOL DISTRICTS SHARE PER MANDATORY PASS THROUGHS

Number of pages including cover sheet: 10
cc: Pat Mann, Cotton/Beland/Associates

Message

Pursuant to our meeting of June 6, 1995, we have revised our tax increment projection tables included in the Blight Report to identify the mandatory pass through revenue that will flow to the school districts. We have shown the pass through amounts for each of the 9 projection scenarios. Please forward these tables to the attendees of the June 6, 1995 meeting. Thank you for your continued cooperation. FA

TABLE 3A - No Development
East Subarea-Redevelopment Survey Area
Projected Tax Increment Revenues

	Fiscal Year	Secured Growth Rate	Secured Assessed Value	Added Development Value	Unsecured Value @ 0%	Total Assessed Value	Incremental Value	Gross Tax Increment	Housing Fund	*Co. Office of Educ.* [1] *0.00437*	*L.A. City Comm. Coll.* [1] *0.03154*	*Burbank Unif. S. D.* [1] *0.19541*	Statutory Payments 81.45%	Net Redevelopment Fund
	1994-95		118,971,865		-	118,971,865								
	1995-96	est. base	120,387,630			**120,387,630**								
1	1996-97	2%	121,351,302		-	121,351,302								
2	1997-98	2%	123,778,328	-	-	123,778,328	3,390,698	33,907	6,781	*30*	*214*	*1,325*	5,524	21,602
3	1998-99	2%	126,253,895		-	126,253,895	5,866,265	58,663	11,733	*51*	*370*	*2,293*	9,556	37,374
4	1999-00	2%	128,778,973		-	128,778,973	8,391,343	83,913	16,783	*73*	*529*	*3,280*	13,670	53,461
5	2000-01	2%	131,354,552		-	131,354,552	10,966,922	109,669	21,934	*96*	*692*	*4,286*	17,865	69,870
6	2001-02	2%	133,981,643		-	133,981,643	13,594,013	135,940	27,188	*119*	*858*	*5,313*	22,145	86,607
7	2002-03	2%	136,661,276	-	-	136,661,276	16,273,646	162,736	32,547	*142*	*1,027*	*6,360*	26,510	103,679
8	2003-04	2%	139,394,502		-	139,394,502	19,006,872	190,069	38,014	*166*	*1,199*	*7,428*	30,963	121,092
9	2004-05	2%	142,182,392		-	142,182,392	21,794,762	217,948	43,590	*190*	*1,375*	*8,518*	35,504	138,854
10	2005-06	2%	145,026,040		-	145,026,040	24,638,409	246,384	49,277	*215*	*1,554*	*9,629*	40,137	156,971
11	2006-07	2%	147,926,560		-	147,926,560	27,538,930	275,389	55,078	*241*	*1,737*	*10,763*	44,862	175,450
12	2007-08	2%	150,885,092	-	-	150,885,092	30,497,461	304,975	60,995	*288*	*2,081*	*12,890*	53,730	190,250
13	2008-09	2%	153,902,793		-	153,902,793	33,515,163	335,152	67,030	*337*	*2,431*	*15,060*	62,775	205,346
14	2009-10	2%	156,980,849		-	156,980,849	36,593,219	365,932	73,186	*386*	*2,788*	*17,274*	72,001	220,745
15	2010-11	2%	160,120,466		-	160,120,466	39,732,836	397,328	79,466	*437*	*3,152*	*19,532*	81,412	236,451
16	2011-12	2%	163,322,876		-	163,322,876	42,935,245	429,352	85,870	*488*	*3,524*	*21,834*	91,011	252,471
17	2012-13	2%	166,589,333		-	166,589,333	46,201,703	462,017	92,403	*541*	*3,903*	*24,183*	100,802	268,812
18	2013-14	2%	169,921,120		-	169,921,120	49,533,490	495,335	99,067	*594*	*4,290*	*26,579*	110,789	285,479
19	2014-15	2%	173,319,542		-	173,319,542	52,931,912	529,319	105,864	*649*	*4,684*	*29,023*	120,975	302,480
20	2015-16	2%	176,785,933		-	176,785,933	56,398,303	563,983	112,797	*705*	*5,087*	*31,516*	131,365	319,821
21	2016-17	2%	180,321,652		-	180,321,652	59,934,021	599,340	119,868	*762*	*5,497*	*34,058*	141,963	337,509
22	2017-18	2%	183,928,085	-	-	183,928,085	63,540,454	635,405	127,081	*820*	*5,916*	*36,652*	152,773	355,550
23	2018-19	2%	187,606,646		-	187,606,646	67,219,016	672,190	134,438	*879*	*6,343*	*39,297*	163,800	373,953
24	2019-20	2%	191,358,779		-	191,358,779	70,971,149	709,711	141,942	*939*	*6,778*	*41,995*	175,046	392,723
25	2020-21	2%	195,185,955		-	195,185,955	74,798,325	747,983	149,597	*1,001*	*7,222*	*44,747*	186,518	411,869
26	2021-22	2%	199,089,674		-	199,089,674	78,702,044	787,020	157,404	*1,063*	*7,676*	*47,555*	198,219	431,397
27	2022-23	2%	203,071,467		-	203,071,467	82,683,837	826,838	165,368	*1,128*	*8,138*	*50,418*	210,154	451,317
28	2023-24	2%	207,132,897		-	207,132,897	86,745,267	867,453	173,491	*1,193*	*8,609*	*53,339*	222,328	471,634
29	2024-25	2%	211,275,555		-	211,275,555	90,887,925	908,879	181,776	*1,259*	*9,090*	*56,318*	234,745	492,358
30	2025-26	2%	215,501,066		-	215,501,066	95,113,436	951,134	190,227	*1,327*	*9,580*	*59,356*	247,411	513,497
31	2026-27	2%	219,811,087		-	219,811,087	99,423,457	994,235	198,847	*1,397*	*10,081*	*62,456*	260,330	535,058
32	2027-28	2%	224,207,309		-	224,207,309	103,819,679	1,038,197	207,639	*1,489*	*10,746*	*66,579*	277,517	553,040
33	2028-29	2%	228,691,455		-	228,691,455	108,303,825	1,083,038	216,608	*1,583*	*11,425*	*70,785*	295,049	571,382
34	2029-30	2%	233,265,284		-	233,265,284	112,877,654	1,128,777	225,755	*1,679*	*12,117*	*75,075*	312,931	590,090
35	2030-31	2%	237,930,590		-	237,930,590	117,542,960	1,175,430	235,086	*1,777*	*12,824*	*79,451*	331,171	609,173
36	2031-32	2%	242,689,202		-	242,689,202	122,301,571	1,223,016	244,603	*1,877*	*13,544*	*83,914*	349,776	628,637
37	2032-33	2%	247,542,986		-	247,542,986	127,155,356	1,271,554	254,311	*1,978*	*14,279*	*88,467*	368,752	648,491
38	2033-34	2%	252,493,845		-	252,493,845	132,106,215	1,321,062	264,212	*2,082*	*15,028*	*93,111*	388,109	668,741
39	2034-35	2%	257,543,722		-	257,543,722	137,156,092	1,371,561	274,312	*2,188*	*15,793*	*97,848*	407,852	689,397
40	2035-36	2%	262,694,597		-	262,694,597	142,306,967	1,423,070	284,614	*2,296*	*16,573*	*102,679*	427,990	710,466
41	2036-37	2%	267,948,489		-	267,948,489	147,560,859	1,475,609	295,122	*2,406*	*17,368*	*107,607*	448,531	731,956
42	2037-38	2%	273,307,458		-	273,307,458	152,919,828	1,529,198	305,840	*2,519*	*18,180*	*112,633*	469,483	753,876
43	2038-39	2%	278,773,608		-	278,773,608	158,385,977	1,583,860	316,772	*2,634*	*19,007*	*117,761*	490,854	776,234
44	2039-40	2%	284,349,080		-	284,349,080	163,961,450	1,639,614	327,923	*2,750*	*19,851*	*122,990*	512,652	799,039
45	2040-41	2%	290,036,061		-	290,036,061	169,648,431	1,696,484	339,297	*2,870*	*20,712*	*128,324*	534,886	822,301
				-			Cumulative Total	33,058,670	6,611,734	*47,645*	*343,872*	*2,130,501*	8,880,436	17,566,500
							Net Present Value (7%)	5,419,256	1,083,851	*6,861*	*49,520*	*306,805*	1,278,837	3,056,568

Maximum potential bonding capacity of Subarea (125% coverage; 30yr. bond @ 7%, proceeds equal 95% of principal)

Redevelopment Fund potential bond proceeds (tax exempt)	$3,016,250
Housing Fund potential bond proceeds at year 20 (tax exempt)	$1,064,000

Notes:

(1) Each of these pass through payments represents a portion of the total Statutory Payment.

TABLE 3B - No Development
West Subarea-Redevelopment Survey Area
Projected Tax Increment Revenues

Fiscal Year		Secured Growth Rate	Secured Assessed Value	Added Development Value	Unsecured Value @ 0%	Total Assessed Value	Incremental Value	Gross Tax Increment	Housing Fund	*Co. Office of Educ.* [1] *0.00437*	*L.A. City Comm. Coll.* [1] *0.03154*	*Burbank Unif. S. D.* [1] *0.19541*	Statutory Payments 81.45%	Net Redevelopment Fund
	1994-95		186,269,125		-	186,269,125								
	1995-96	est. base	176,027,892			**176,027,892**								
1	1996-97	2%	189,994,508		-	189,994,508								
2	1997-98	2%	193,794,398	-	-	193,794,398	17,766,506	177,665	35,533	*155*	*1,121*	*6,944*	28,942	113,190
3	1998-99	2%	197,670,286		-	197,670,286	21,642,394	216,424	43,285	*189*	*1,365*	*8,458*	35,256	137,883
4	1999-00	2%	201,623,691		-	201,623,691	25,595,800	255,958	51,192	*224*	*1,615*	*10,003*	41,696	163,070
5	2000-01	2%	205,656,165		-	205,656,165	29,628,273	296,283	59,257	*259*	*1,869*	*11,579*	48,265	188,761
6	2001-02	2%	209,769,288		-	209,769,288	33,741,397	337,414	67,483	*295*	*2,128*	*13,187*	54,966	214,965
7	2002-03	2%	213,964,674	-	-	213,964,674	37,936,782	379,368	75,874	*332*	*2,393*	*14,826*	61,800	241,694
8	2003-04	2%	218,243,968		-	218,243,968	42,216,076	422,161	84,432	*369*	*2,663*	*16,499*	68,771	268,957
9	2004-05	2%	222,608,847		-	222,608,847	46,580,955	465,810	93,162	*407*	*2,938*	*18,205*	75,882	296,766
10	2005-06	2%	227,061,024		-	227,061,024	51,033,132	510,331	102,066	*446*	*3,219*	*19,945*	83,135	325,131
11	2006-07	2%	231,602,244		-	231,602,244	55,574,353	555,744	111,149	*486*	*3,506*	*21,720*	90,532	354,062
12	2007-08	2%	236,234,289	-	-	236,234,289	60,206,398	602,064	120,413	*766*	*5,529*	*34,254*	142,780	338,871
13	2008-09	2%	240,958,975		-	240,958,975	64,931,083	649,311	129,862	*842*	*6,077*	*37,652*	156,942	362,507
14	2009-10	2%	245,778,155		-	245,778,155	69,750,263	697,503	139,501	*920*	*6,637*	*41,117*	171,387	386,615
15	2010-11	2%	250,693,718		-	250,693,718	74,665,826	746,658	149,332	*999*	*7,207*	*44,652*	186,121	411,206
16	2011-12	2%	255,707,592		-	255,707,592	79,679,700	796,797	159,359	*1,079*	*7,789*	*48,258*	201,149	436,288
17	2012-13	2%	260,821,744		-	260,821,744	84,793,852	847,939	169,588	*1,161*	*8,383*	*51,935*	216,479	461,872
18	2013-14	2%	266,038,179		-	266,038,179	90,010,287	900,103	180,021	*1,245*	*8,988*	*55,686*	232,114	487,968
19	2014-15	2%	271,358,942		-	271,358,942	95,331,051	953,311	190,662	*1,331*	*9,606*	*59,513*	248,063	514,585
20	2015-16	2%	276,786,121		-	276,786,121	100,758,229	1,007,582	201,516	*1,418*	*10,236*	*63,415*	264,331	541,735
21	2016-17	2%	282,321,844		-	282,321,844	106,293,952	1,062,940	212,588	*1,507*	*10,878*	*67,396*	280,923	569,428
22	2017-18	2%	287,968,281	-	-	287,968,281	111,940,389	1,119,404	223,881	*1,598*	*11,533*	*71,457*	297,848	597,675
23	2018-19	2%	293,727,646		-	293,727,646	117,699,754	1,176,998	235,400	*1,691*	*12,202*	*75,598*	315,111	626,487
24	2019-20	2%	299,602,199		-	299,602,199	123,574,307	1,235,743	247,149	*1,785*	*12,884*	*79,823*	332,720	655,875
25	2020-21	2%	305,594,243		-	305,594,243	129,566,351	1,295,664	259,133	*1,881*	*13,579*	*84,132*	350,680	685,850
26	2021-22	2%	311,706,128		-	311,706,128	135,678,236	1,356,782	271,356	*1,980*	*14,289*	*88,527*	369,000	716,426
27	2022-23	2%	317,940,250		-	317,940,250	141,912,359	1,419,124	283,825	*2,080*	*15,012*	*93,010*	387,687	747,612
28	2023-24	2%	324,299,055		-	324,299,055	148,271,164	1,482,712	296,542	*2,182*	*15,750*	*97,582*	406,747	779,423
29	2024-25	2%	330,785,037		-	330,785,037	154,757,145	1,547,571	309,514	*2,287*	*16,503*	*102,247*	426,188	811,869
30	2025-26	2%	337,400,737		-	337,400,737	161,372,846	1,613,728	322,746	*2,393*	*17,271*	*107,004*	446,018	844,965
31	2026-27	2%	344,148,752		-	344,148,752	168,120,860	1,681,209	336,242	*2,501*	*18,054*	*111,856*	466,244	878,722
32	2027-28	2%	351,031,727		-	351,031,727	175,003,835	1,750,038	350,008	*2,982*	*21,523*	*133,348*	555,824	844,206
33	2028-29	2%	358,052,362		-	358,052,362	182,024,470	1,820,245	364,049	*3,129*	*22,586*	*139,933*	583,273	872,923
34	2029-30	2%	365,213,409		-	365,213,409	189,185,517	1,891,855	378,371	*3,280*	*23,670*	*146,650*	611,270	902,214
35	2030-31	2%	372,517,677		-	372,517,677	196,489,785	1,964,898	392,980	*3,433*	*24,776*	*153,501*	639,827	932,091
36	2031-32	2%	379,968,031		-	379,968,031	203,940,139	2,039,401	407,880	*3,589*	*25,904*	*160,489*	668,956	962,565
37	2032-33	2%	387,567,391		-	387,567,391	211,539,499	2,115,395	423,079	*3,748*	*27,054*	*167,617*	698,667	993,649
38	2033-34	2%	395,318,739		-	395,318,739	219,290,847	2,192,908	438,582	*3,911*	*28,228*	*174,887*	728,972	1,025,355
39	2034-35	2%	403,225,114		-	403,225,114	227,197,222	2,271,972	454,394	*4,077*	*29,425*	*182,303*	759,883	1,057,694
40	2035-36	2%	411,289,616		-	411,289,616	235,261,724	2,352,617	470,523	*4,246*	*30,645*	*189,868*	791,413	1,090,681
41	2036-37	2%	419,515,408		-	419,515,408	243,487,517	2,434,875	486,975	*4,419*	*31,891*	*197,583*	823,573	1,124,327
42	2037-38	2%	427,905,717		-	427,905,717	251,877,825	2,518,778	503,756	*4,595*	*33,161*	*205,453*	856,377	1,158,646
43	2038-39	2%	436,463,831		-	436,463,831	260,435,939	2,604,359	520,872	*4,774*	*34,457*	*213,480*	889,836	1,193,652
44	2039-40	2%	445,193,108		-	445,193,108	269,165,216	2,691,652	538,330	*4,957*	*35,778*	*221,668*	923,965	1,229,357
45	2040-41	2%	454,096,970		-	454,096,970	278,069,078	2,780,691	556,138	*5,144*	*37,126*	*230,019*	958,776	1,265,777
				-			Cumulative Total	57,239,983	11,447,997	*91,092*	*657,444*	*4,073,277*	16,978,389	28,813,598
							Net Present Value (7%)	10,173,717	2,034,743	*13,950*	*100,680*	*623,775*	2,600,044	5,538,930

Maximum potential bonding capacity of Subarea (125% coverage, 30yr. bond @ 7%, proceeds equal 95% of principal)

Redevelopment Fund potential bond proceeds (tax exempt)	$5,111,000
Housing Fund potential bond proceeds at year 20 (tax exempt)	$1,900,000

Notes:

(1) Each of these pass through payments represents a portion of the total Statutory Payment.

TABLE 3C - No Development
Full Redevelopment Survey Area
Projected Tax Increment Revenues

Fiscal Year		Secured Growth Rate	Secured Assessed Value	Added Development Value	Unsecured Value @ 0%	Total Assessed Value	Incremental Value	Gross Tax Increment	Housing Fund	*Co. Office of Educ.* [1] *0.00437*	*L.A. City Comm. Coll.* [1] *0.03154*	*Burbank Unif. S. D.* [1] *0.19541*	Statutory Payments 81.45%	Net Redevelopment Fund
	1994-95		305,240,990		-	305,240,990								
	1995-96	est. base	308,873,358			**308,873,358**								
1	1996-97	2%	311,345,810		-	311,345,810								
2	1997-98	2%	317,572,726	-	-	317,572,726	8,699,368	86,994	17,399	*76*	*549*	*3,400*	14,172	55,423
3	1998-99	2%	323,924,181		-	323,924,181	15,050,823	150,508	30,102	*132*	*949*	*5,882*	24,518	95,888
4	1999-00	2%	330,402,664		-	330,402,664	21,529,306	215,293	43,059	*188*	*1,358*	*8,414*	35,072	137,163
5	2000-01	2%	337,010,717		-	337,010,717	28,137,360	281,374	56,275	*246*	*1,775*	*10,997*	45,837	179,262
6	2001-02	2%	343,750,932		-	343,750,932	34,877,574	348,776	69,755	*305*	*2,200*	*13,631*	56,817	222,204
7	2002-03	2%	350,625,950	-	-	350,625,950	41,752,593	417,526	83,505	*365*	*2,634*	*16,318*	68,016	266,004
8	2003-04	2%	357,638,469		-	357,638,469	48,765,112	487,651	97,530	*426*	*3,076*	*19,058*	79,440	310,681
9	2004-05	2%	364,791,239		-	364,791,239	55,917,881	559,179	111,836	*489*	*3,527*	*21,854*	91,092	356,251
10	2005-06	2%	372,087,064		-	372,087,064	63,213,706	632,137	126,427	*552*	*3,988*	*24,705*	102,977	402,733
11	2006-07	2%	379,528,805		-	379,528,805	70,655,447	706,554	141,311	*618*	*4,457*	*27,614*	115,100	450,144
12	2007-08	2%	387,119,381	-	-	387,119,381	78,246,023	782,460	156,492	*1,056*	*7,623*	*47,227*	196,852	429,116
13	2008-09	2%	394,861,769		-	394,861,769	85,988,411	859,884	171,977	*1,181*	*8,521*	*52,794*	220,059	467,848
14	2009-10	2%	402,759,004		-	402,759,004	93,885,646	938,856	187,771	*1,308*	*9,438*	*58,473*	243,731	507,355
15	2010-11	2%	410,814,184		-	410,814,184	101,940,826	1,019,408	203,882	*1,437*	*10,373*	*64,266*	267,875	547,651
16	2011-12	2%	419,030,468		-	419,030,468	110,157,110	1,101,571	220,314	*1,569*	*11,326*	*70,174*	292,503	588,754
17	2012-13	2%	427,411,077		-	427,411,077	118,537,719	1,185,377	237,075	*1,704*	*12,299*	*76,201*	317,623	630,679
18	2013-14	2%	435,959,299		-	435,959,299	127,085,941	1,270,859	254,172	*1,842*	*13,291*	*82,348*	343,246	673,442
19	2014-15	2%	444,678,485		-	444,678,485	135,805,127	1,358,051	271,610	*1,982*	*14,303*	*88,618*	369,381	717,060
20	2015-16	2%	453,572,054		-	453,572,054	144,698,696	1,446,987	289,397	*2,125*	*15,336*	*95,013*	396,038	761,551
21	2016-17	2%	462,643,495		-	462,643,495	153,770,138	1,537,701	307,540	*2,271*	*16,388*	*101,537*	423,229	806,932
22	2017-18	2%	471,896,365	-	-	471,896,365	163,023,007	1,630,230	326,046	*2,419*	*17,462*	*108,191*	450,964	853,220
23	2018-19	2%	481,334,293		-	481,334,293	172,460,935	1,724,609	344,922	*2,571*	*18,558*	*114,977*	479,253	900,434
24	2019-20	2%	490,960,978		-	490,960,978	182,087,621	1,820,876	364,175	*2,726*	*19,675*	*121,900*	508,109	948,592
25	2020-21	2%	500,780,198		-	500,780,198	191,906,840	1,919,068	383,814	*2,884*	*20,815*	*128,961*	537,541	997,714
26	2021-22	2%	510,795,802		-	510,795,802	201,922,444	2,019,224	403,845	*3,045*	*21,977*	*136,163*	567,562	1,047,818
27	2022-23	2%	521,011,718		-	521,011,718	212,138,360	2,121,384	424,277	*3,209*	*23,163*	*143,510*	598,183	1,098,924
28	2023-24	2%	531,431,952		-	531,431,952	222,558,595	2,225,586	445,117	*3,377*	*24,373*	*151,003*	629,417	1,151,052
29	2024-25	2%	542,060,591		-	542,060,591	233,187,234	2,331,872	466,374	*3,548*	*25,606*	*158,646*	661,275	1,204,222
30	2025-26	2%	552,901,803		-	552,901,803	244,028,445	2,440,284	488,057	*3,722*	*26,864*	*166,442*	693,771	1,258,457
31	2026-27	2%	563,959,839		-	563,959,839	255,086,481	2,550,865	510,173	*3,900*	*28,148*	*174,394*	726,917	1,313,775
32	2027-28	2%	575,239,036		-	575,239,036	266,365,678	2,663,657	532,731	*4,898*	*35,354*	*219,042*	913,019	1,217,906
33	2028-29	2%	586,743,817		-	586,743,817	277,870,459	2,778,705	555,741	*5,140*	*37,096*	*229,833*	957,999	1,264,964
34	2029-30	2%	598,478,693		-	598,478,693	289,605,335	2,896,053	579,211	*5,386*	*38,873*	*240,840*	1,003,879	1,312,964
35	2030-31	2%	610,448,267		-	610,448,267	301,574,909	3,015,749	603,150	*5,637*	*40,685*	*252,067*	1,050,676	1,361,923
36	2031-32	2%	622,657,232		-	622,657,232	313,783,875	3,137,839	627,568	*5,893*	*42,533*	*263,519*	1,098,409	1,411,862
37	2032-33	2%	635,110,377		-	635,110,377	326,237,019	3,262,370	652,474	*6,154*	*44,418*	*275,199*	1,147,097	1,462,799
38	2033-34	2%	647,812,584		-	647,812,584	338,939,227	3,389,392	677,878	*6,421*	*46,341*	*287,114*	1,196,758	1,514,756
39	2034-35	2%	660,768,836		-	660,768,836	351,895,478	3,518,955	703,791	*6,693*	*48,303*	*299,266*	1,247,413	1,567,751
40	2035-36	2%	673,984,213		-	673,984,213	365,110,855	3,651,109	730,222	*6,970*	*50,304*	*311,662*	1,299,081	1,621,806
41	2036-37	2%	687,463,897		-	687,463,897	378,590,539	3,785,905	757,181	*7,253*	*52,344*	*324,305*	1,351,782	1,676,942
42	2037-38	2%	701,213,175		-	701,213,175	392,339,817	3,923,398	784,680	*7,541*	*54,426*	*337,202*	1,405,537	1,733,181
43	2038-39	2%	715,237,439		-	715,237,439	406,364,081	4,063,641	812,728	*7,835*	*56,549*	*350,356*	1,460,367	1,790,545
44	2039-40	2%	729,542,187		-	729,542,187	420,668,830	4,206,688	841,338	*8,135*	*58,715*	*363,773*	1,516,294	1,849,056
45	2040-41	2%	744,133,031		-	744,133,031	435,259,673	4,352,597	870,519	*8,441*	*60,924*	*377,459*	1,573,340	1,908,738
				-			Cumulative Total	84,817,205	16,963,441	*143,669*	*1,036,917*	*6,424,350*	26,778,220	41,075,544
							Net Present Value (7%)	13,903,951	2,780,790	*20,547*	*148,296*	*918,788*	3,829,726	7,293,435

Maximum potential bonding capacity of subarea (125% coverage, 30yr. bond @ 7%, proceeds equal 95% of principal)

Redevelopment Fund potential bond proceeds (tax exempt)	$7,182,000
Housing Fund potential bond proceeds at year 20 (tax exempt)	$2,731,250

Notes:

(1) Each of these pass through payments represents a portion of the total Statutory Payment.

TABLE 4A - 10 Year Development
East Subarea-Redevelopment Survey Area
Projected Tax Increment Revenues

Fiscal Year		Secured Growth Rate	Secured Assessed Value	Added Development Value	Unsecured Value added 0%	Total Assessed Value	Incremental Value	Gross Tax Increment	Housing Fund	*Co. Office of Educ.* [1] *0.00437*	*L.A. City Comm. Coll.* [1] *0.03154*	*Burbank Unif. S. D.* [1] *0.19541*	Statutory Payments 81.45%	Net Redevelopment Fund
	1994-95		118,971,865		-	118,971,865								
	1995-96	est. base	120,387,630			**120,387,630**								
1	1996-97	2%	122,795,383		-	122,795,383								
2	1997-98	2%	125,251,290		-	125,251,290	4,863,660	48,637	9,727	*43*	*307*	*1,901*	7,923	30,986
3	1998-99	2%	127,756,316	1,458,000	-	129,214,316	8,826,686	88,267	17,653	*77*	*557*	*3,450*	14,379	56,235
4	1999-00	2%	131,798,603	7,026,000	-	138,824,603	18,436,972	184,370	36,874	*161*	*1,163*	*7,206*	30,034	117,461
5	2000-01	2%	141,601,095	21,435,000	-	163,036,095	42,648,464	426,485	85,297	*373*	*2,690*	*16,668*	69,476	271,712
6	2001-02	2%	166,296,817	76,345,000	213,000	242,854,817	122,467,186	1,224,672	244,934	*1,070*	*7,725*	*47,863*	199,503	780,235
7	2002-03	2%	247,494,653	76,345,000	1,913,000	325,752,653	205,365,023	2,053,650	410,730	*1,795*	*12,954*	*80,261*	334,546	1,308,374
8	2003-04	2%	330,316,446		9,317,000	339,633,446	219,245,816	2,192,458	438,492	*1,916*	*13,830*	*85,686*	357,158	1,396,808
9	2004-05	2%	336,922,775		16,721,000	353,643,775	233,256,145	2,332,561	466,512	*2,039*	*14,714*	*91,161*	379,981	1,486,068
10	2005-06	2%	343,661,230		16,721,000	360,382,230	239,994,600	2,399,946	479,989	*2,098*	*15,139*	*93,795*	390,959	1,528,998
11	2006-07	2%	350,534,455		16,721,000	367,255,455	246,867,825	2,468,678	493,736	*2,158*	*15,572*	*96,481*	402,155	1,572,787
12	2007-08	2%	357,545,144		16,721,000	374,266,144	253,878,514	2,538,785	507,757	*2,270*	*16,386*	*101,522*	423,169	1,607,859
13	2008-09	2%	364,696,047		16,721,000	381,417,047	261,029,417	2,610,294	522,059	*2,385*	*17,216*	*106,665*	444,603	1,643,632
14	2009-10	2%	371,989,968		16,721,000	388,710,968	268,323,338	2,683,233	536,647	*2,503*	*18,063*	*111,910*	466,466	1,680,120
15	2010-11	2%	379,429,767		16,721,000	396,150,767	275,763,137	2,757,631	551,526	*2,622*	*18,926*	*117,260*	488,767	1,717,339
16	2011-12	2%	387,018,363		16,721,000	403,739,363	283,351,732	2,833,517	566,703	*2,744*	*19,807*	*122,717*	511,513	1,755,301
17	2012-13	2%	394,758,730		16,721,000	411,479,730	291,092,100	2,910,921	582,184	*2,869*	*20,705*	*128,283*	534,714	1,794,023
18	2013-14	2%	402,653,904		16,721,000	419,374,904	298,987,274	2,989,873	597,975	*2,996*	*21,622*	*133,960*	558,379	1,833,519
19	2014-15	2%	410,706,982		16,721,000	427,427,982	307,040,352	3,070,404	614,081	*3,125*	*22,556*	*139,751*	582,517	1,873,805
20	2015-16	2%	418,921,122		16,721,000	435,642,122	315,254,492	3,152,545	630,509	*3,257*	*23,510*	*145,658*	607,139	1,914,897
21	2016-17	2%	427,299,545		16,721,000	444,020,545	323,632,914	3,236,329	647,266	*3,392*	*24,482*	*151,683*	632,252	1,956,811
22	2017-18	2%	435,845,535		16,721,000	452,566,535	332,178,905	3,321,789	664,358	*3,530*	*25,474*	*157,829*	657,868	1,999,563
23	2018-19	2%	444,562,446		16,721,000	461,283,446	340,895,816	3,408,958	681,792	*3,670*	*26,486*	*164,097*	683,996	2,043,170
24	2019-20	2%	453,453,695		16,721,000	470,174,695	349,787,065	3,497,871	699,574	*3,813*	*27,518*	*170,491*	710,647	2,087,649
25	2020-21	2%	462,522,769		16,721,000	479,243,769	358,856,139	3,588,561	717,712	*3,959*	*28,571*	*177,013*	737,831	2,133,018
26	2021-22	2%	471,773,224		16,721,000	488,494,224	368,106,594	3,681,066	736,213	*4,107*	*29,644*	*183,665*	765,558	2,179,294
27	2022-23	2%	481,208,689		16,721,000	497,929,689	377,542,059	3,775,421	755,084	*4,259*	*30,739*	*190,450*	793,840	2,226,496
28	2023-24	2%	490,832,863		16,721,000	507,553,863	387,166,232	3,871,662	774,332	*4,414*	*31,856*	*197,371*	822,688	2,274,642
29	2024-25	2%	500,649,520		16,721,000	517,370,520	396,982,890	3,969,829	793,966	*4,572*	*32,996*	*204,430*	852,113	2,323,750
30	2025-26	2%	510,662,510		16,721,000	527,383,510	406,995,880	4,069,959	813,992	*4,733*	*34,158*	*211,630*	882,126	2,373,841
31	2026-27	2%	520,875,761		16,721,000	537,596,761	417,209,130	4,172,091	834,418	*4,897*	*35,343*	*218,975*	912,739	2,424,934
32	2027-28	2%	531,293,276		16,721,000	548,014,276	427,626,646	4,276,266	855,253	*5,116*	*36,921*	*228,746*	953,468	2,467,545
33	2028-29	2%	541,919,141		16,721,000	558,640,141	438,252,511	4,382,525	876,505	*5,338*	*38,529*	*238,713*	995,012	2,511,008
34	2029-30	2%	552,757,524		16,721,000	569,478,524	449,090,894	4,490,909	898,182	*5,566*	*40,170*	*248,879*	1,037,386	2,555,341
35	2030-31	2%	563,812,675		16,721,000	580,533,675	460,146,044	4,601,460	920,292	*5,798*	*41,844*	*259,248*	1,080,609	2,600,560
36	2031-32	2%	575,088,928		16,721,000	591,809,928	471,422,298	4,714,223	942,845	*6,034*	*43,551*	*269,825*	1,124,695	2,646,683
37	2032-33	2%	586,590,707		16,721,000	603,311,707	482,924,076	4,829,241	965,848	*6,275*	*45,292*	*280,613*	1,169,663	2,693,729
38	2033-34	2%	598,322,521		16,721,000	615,043,521	494,655,891	4,946,559	989,312	*6,522*	*47,068*	*291,617*	1,215,531	2,741,716
39	2034-35	2%	610,288,971		16,721,000	627,009,971	506,622,341	5,066,223	1,013,245	*6,773*	*48,880*	*302,842*	1,262,316	2,790,663
40	2035-36	2%	622,494,751		16,721,000	639,215,751	518,828,120	5,188,281	1,037,656	*7,029*	*50,728*	*314,290*	1,310,036	2,840,589
41	2036-37	2%	634,944,646		16,721,000	651,665,646	531,278,015	5,312,780	1,062,556	*7,290*	*52,613*	*325,968*	1,358,711	2,891,513
42	2037-38	2%	647,643,538		16,721,000	664,364,538	543,976,908	5,439,769	1,087,954	*7,556*	*54,535*	*337,879*	1,408,360	2,943,455
43	2038-39	2%	660,596,409		16,721,000	677,317,409	556,929,779	5,569,298	1,113,860	*7,828*	*56,496*	*350,028*	1,459,001	2,996,437
44	2039-40	2%	673,808,337		16,721,000	690,529,337	570,141,707	5,701,417	1,140,283	*8,105*	*58,496*	*362,421*	1,510,656	3,050,478
45	2040-41	2%	687,284,504		16,721,000	704,005,504	583,617,874	5,836,179	1,167,236	*8,388*	*60,536*	*375,061*	1,563,343	3,105,600
				182,609,000			Cumulative Total	149,915,595	29,983,119	*175,461*	*1,266,371*	*7,845,960*	32,703,829	87,228,647
							Net Present Value (7%)	30,557,960	6,111,592	*31,743*	*229,098*	*1,419,406*	5,916,423	18,529,945

Maximum potential bonding capacity of Subarea (125% coverage, 30yr. bond @ 7%, proceeds equal 95% of principal)

Redevelopment Fund potential bond proceeds (tax exempt)	**$18,059,500**
Housing Fund potential bond proceeds at year 20 (tax exempt)	**$5,947,000**

Notes:

(1) Each of these pass through payments represents a portion of the total Statutory Payment.

TABLE 4B - 10 Year Development
West Subarea-Redevelopment Survey Area
Projected Tax Increment Revenues

	Fiscal Year	Secured Growth Rate	Secured Assessed Value	Added Development Value	Unsecured Value added 0%	Total Assessed Value	Incremental Value	Gross Tax Increment	Housing Fund	*Co. Office of Educ.* [1] *0.00437*	*L.A. City Comm. Coll.* [1] *0.03154*	*Burbank Unif. S. D.* [1] *0.19541*	Statutory Payments 81.45%	Net Redevelopment Fund
	1994-95		186,269,125		-	186,269,125								
	1995-96	est. base	176,027,892			**176,027,892**								
1	1996-97	2%	179,548,450		-	179,548,450								
2	1997-98	2%	183,139,419		-	183,139,419	7,111,527	71,115	14,223	*62*	*449*	*2,779*	11,585	45,307
3	1998-99	2%	186,802,207	5,133,000	-	191,935,207	15,907,315	159,073	31,815	*139*	*1,003*	*6,217*	25,914	101,345
4	1999-00	2%	195,773,911	2,750,000	-	198,523,911	22,496,019	224,960	44,992	*197*	*1,419*	*8,792*	36,647	143,321
5	2000-01	2%	202,494,389	55,111,000	-	257,605,389	81,577,498	815,775	163,155	*713*	*5,146*	*31,882*	132,892	519,728
6	2001-02	2%	262,757,497	39,195,000	2,593,000	304,545,497	128,517,605	1,285,176	257,035	*1,123*	*8,107*	*50,227*	209,359	818,782
7	2002-03	2%	307,991,547		9,126,000	317,117,547	141,089,655	1,410,897	282,179	*1,233*	*8,900*	*55,141*	229,839	898,878
8	2003-04	2%	314,151,378		15,659,000	329,810,378	153,782,486	1,537,825	307,565	*1,344*	*9,701*	*60,101*	250,516	979,743
9	2004-05	2%	320,434,406		15,659,000	336,093,406	160,065,514	1,600,655	320,131	*1,399*	*10,097*	*62,557*	260,752	1,019,772
10	2005-06	2%	326,843,094		15,659,000	342,502,094	166,474,202	1,664,742	332,948	*1,455*	*10,501*	*65,061*	271,192	1,060,602
11	2006-07	2%	333,379,956		15,659,000	349,038,956	173,011,064	1,730,111	346,022	*1,512*	*10,914*	*67,616*	281,840	1,102,248
12	2007-08	2%	340,047,555		15,659,000	355,706,555	179,678,663	1,796,787	359,357	*1,077*	*7,774*	*48,165*	200,761	1,236,668
13	2008-09	2%	346,848,506		15,659,000	362,507,506	186,479,614	1,864,796	372,959	*1,186*	*8,563*	*53,055*	221,147	1,270,690
14	2009-10	2%	353,785,476		15,659,000	369,444,476	193,416,584	1,934,166	386,833	*1,298*	*9,368*	*58,044*	241,940	1,305,393
15	2010-11	2%	360,861,185		15,659,000	376,520,185	200,492,294	2,004,923	400,985	*1,412*	*10,190*	*63,132*	263,149	1,340,790
16	2011-12	2%	368,078,409		15,659,000	383,737,409	207,709,517	2,077,095	415,419	*1,528*	*11,027*	*68,322*	284,782	1,376,895
17	2012-13	2%	375,439,977		15,659,000	391,098,977	215,071,085	2,150,711	430,142	*1,646*	*11,882*	*73,616*	306,847	1,413,721
18	2013-14	2%	382,948,777		15,659,000	398,607,777	222,579,885	2,225,799	445,160	*1,767*	*12,753*	*79,015*	329,354	1,451,285
19	2014-15	2%	390,607,752		15,659,000	406,266,752	230,238,861	2,302,389	460,478	*1,890*	*13,642*	*84,523*	352,311	1,489,600
20	2015-16	2%	398,419,907		15,659,000	414,078,907	238,051,016	2,380,510	476,102	*2,016*	*14,549*	*90,141*	375,728	1,528,680
21	2016-17	2%	406,388,306		15,659,000	422,047,306	246,019,414	2,460,194	492,039	*2,144*	*15,474*	*95,871*	399,612	1,568,543
22	2017-18	2%	414,516,072		15,659,000	430,175,072	254,147,180	2,541,472	508,294	*2,275*	*16,417*	*101,716*	423,975	1,609,203
23	2018-19	2%	422,806,393		15,659,000	438,465,393	262,437,501	2,624,375	524,875	*2,408*	*17,380*	*107,677*	448,824	1,650,676
24	2019-20	2%	431,262,521		15,659,000	446,921,521	270,893,629	2,708,936	541,787	*2,544*	*18,361*	*113,758*	474,171	1,692,978
25	2020-21	2%	439,887,771		15,659,000	455,546,771	279,518,880	2,795,189	559,038	*2,683*	*19,362*	*119,961*	500,024	1,736,127
26	2021-22	2%	448,685,527		15,659,000	464,344,527	288,316,635	2,883,166	576,633	*2,824*	*20,383*	*126,287*	526,395	1,780,138
27	2022-23	2%	457,659,237		15,659,000	473,318,237	297,290,346	2,972,903	594,581	*2,968*	*21,425*	*132,740*	553,293	1,825,030
28	2023-24	2%	466,812,422		15,659,000	482,471,422	306,443,530	3,064,435	612,887	*3,116*	*22,487*	*139,322*	580,729	1,870,820
29	2024-25	2%	476,148,670		15,659,000	491,807,670	315,779,779	3,157,798	631,560	*3,266*	*23,571*	*146,036*	608,713	1,917,525
30	2025-26	2%	485,671,644		15,659,000	501,330,644	325,302,752	3,253,028	650,606	*3,419*	*24,676*	*152,884*	637,257	1,965,165
31	2026-27	2%	495,385,077		15,659,000	511,044,077	335,016,185	3,350,162	670,032	*3,575*	*25,804*	*159,869*	666,373	2,013,757
32	2027-28	2%	505,292,778		15,659,000	520,951,778	344,923,887	3,449,239	689,848	*3,381*	*24,400*	*151,174*	630,127	2,129,264
33	2028-29	2%	515,398,634		15,659,000	531,057,634	355,029,742	3,550,297	710,059	*3,593*	*25,930*	*160,653*	669,638	2,170,600
34	2029-30	2%	525,706,607		15,659,000	541,365,607	365,337,715	3,653,377	730,675	*3,809*	*27,491*	*170,321*	709,939	2,212,763
35	2030-31	2%	536,220,739		15,659,000	551,879,739	375,851,847	3,758,518	751,704	*4,029*	*29,082*	*180,183*	751,046	2,255,769
36	2031-32	2%	546,945,153		15,659,000	562,604,153	386,576,262	3,865,763	773,153	*4,254*	*30,706*	*190,242*	792,975	2,299,635
37	2032-33	2%	557,884,057		15,659,000	573,543,057	397,515,165	3,975,152	795,030	*4,484*	*32,362*	*200,503*	835,742	2,344,379
38	2033-34	2%	569,041,738		15,659,000	584,700,738	408,672,846	4,086,728	817,346	*4,718*	*34,051*	*210,968*	879,365	2,390,018
39	2034-35	2%	580,422,572		15,659,000	596,081,572	420,053,681	4,200,537	840,107	*4,957*	*35,774*	*221,643*	923,860	2,436,569
40	2035-36	2%	592,031,024		15,659,000	607,690,024	431,662,132	4,316,621	863,324	*5,200*	*37,532*	*232,531*	969,246	2,484,051
41	2036-37	2%	603,871,644		15,659,000	619,530,644	443,502,753	4,435,028	887,006	*5,449*	*39,324*	*243,637*	1,015,539	2,532,483
42	2037-38	2%	615,949,077		15,659,000	631,608,077	455,580,185	4,555,802	911,160	*5,702*	*41,153*	*254,966*	1,062,757	2,581,884
43	2038-39	2%	628,268,059		15,659,000	643,927,059	467,899,167	4,678,992	935,798	*5,960*	*43,018*	*266,520*	1,110,921	2,632,273
44	2039-40	2%	640,833,420		15,659,000	656,492,420	480,464,528	4,804,645	960,929	*6,224*	*44,920*	*278,306*	1,160,047	2,683,669
45	2040-41	2%	653,650,088		15,659,000	669,309,088	493,281,197	4,932,812	986,562	*6,493*	*46,860*	*290,328*	1,210,156	2,736,093
				102,189,000			Cumulative Total	119,312,673	23,862,535	*122,472*	*883,927*	*5,476,481*	22,827,277	72,622,862
							Net Present Value (7%)	23,842,254	4,768,451	*21,621*	*156,050*	*966,825*	4,029,956	15,043,847

Maximum potential bonding capacity of Subarea (125% coverage, 30yr. bond @ 7%, proceeds equal 95% of principal)

Redevelopment Fund potential bond proceeds (tax exempt)	**$14,416,250**
Housing Fund potential bond proceeds at year 20 (tax exempt)	**$4,488,750**

Notes:

(1) Each of these pass through payments represents a portion of the total Statutory Payment.

TABLE 4C - 10 Year Development
Full Redevelopment Survey Area
Projected Tax Increment Revenues

	Fiscal Year	Secured Growth Rate	Secured Assessed Value	Added Development Value	Unsecured Value added 0%	Total Assessed Value	Incremental Value	Gross Tax Increment	Housing Fund	*Co. Office of Educ.* [1] *0.00437*	*L.A. City Comm. Coll.* [1] *0.03154*	*Burbank Unif. S. D.* [1] *0.19541*	Statutory Payments 81.45%	Net Redevelopment Fund
	1994-95		305,240,990		-	305,240,990								
	1995-96	est. base	296,415,522			**296,415,522**								
1	1996-97	2%	302,343,832		-	302,343,832								
2	1997-98	2%	308,390,709		-	308,390,709	11,975,187	119,752	23,950	*105*	*755*	*4,680*	19,508	76,294
3	1998-99	2%	314,558,523	6,591,000	-	321,149,523	24,734,001	247,340	49,468	*216*	*1,560*	*9,667*	40,292	157,580
4	1999-00	2%	327,572,514	9,776,000	-	337,348,514	40,932,992	409,330	81,866	*358*	*2,582*	*15,997*	66,681	260,783
5	2000-01	2%	344,095,484	76,546,000	-	420,641,484	124,225,962	1,242,260	248,452	*1,086*	*7,836*	*48,550*	202,368	791,440
6	2001-02	2%	429,054,314	115,540,000	2,593,000	547,187,314	250,771,792	2,507,718	501,544	*2,192*	*15,819*	*98,007*	408,515	1,597,659
7	2002-03	2%	555,486,200	76,345,000	9,126,000	640,957,200	344,541,678	3,445,417	689,083	*3,011*	*21,734*	*134,654*	561,269	2,195,064
8	2003-04	2%	644,467,824		15,659,000	660,126,824	363,711,302	3,637,113	727,423	*3,179*	*22,943*	*142,146*	592,497	2,317,193
9	2004-05	2%	657,357,180		15,659,000	673,016,180	376,600,658	3,766,007	753,201	*3,291*	*23,756*	*147,183*	613,494	2,399,311
10	2005-06	2%	670,504,324		15,659,000	686,163,324	389,747,802	3,897,478	779,496	*3,406*	*24,585*	*152,321*	634,911	2,483,071
11	2006-07	2%	683,914,410		15,659,000	699,573,410	403,157,889	4,031,579	806,316	*3,524*	*25,431*	*157,562*	656,757	2,568,506
12	2007-08	2%	697,592,699		15,659,000	713,251,699	416,836,177	4,168,362	833,672	*4,891*	*35,300*	*218,707*	911,621	2,423,068
13	2008-09	2%	711,544,553		15,659,000	727,203,553	430,788,031	4,307,880	861,576	*5,115*	*36,920*	*228,740*	953,441	2,492,863
14	2009-10	2%	725,775,444		15,659,000	741,434,444	445,018,922	4,450,189	890,038	*5,344*	*38,571*	*238,973*	996,097	2,564,055
15	2010-11	2%	740,290,953		15,659,000	755,949,953	459,534,431	4,595,344	919,069	*5,578*	*40,256*	*249,411*	1,039,606	2,636,670
16	2011-12	2%	755,096,772		15,659,000	770,755,772	474,340,250	4,743,402	948,680	*5,816*	*41,975*	*260,058*	1,083,985	2,710,737
17	2012-13	2%	770,198,707		15,659,000	785,857,707	489,442,185	4,894,422	978,884	*6,059*	*43,727*	*270,918*	1,129,252	2,786,286
18	2013-14	2%	785,602,681		15,659,000	801,261,681	504,846,159	5,048,462	1,009,692	*6,306*	*45,515*	*281,995*	1,175,424	2,863,345
19	2014-15	2%	801,314,735		15,659,000	816,973,735	520,558,213	5,205,582	1,041,116	*6,559*	*47,339*	*293,294*	1,222,519	2,941,946
20	2015-16	2%	817,341,030		15,659,000	833,000,030	536,584,508	5,365,845	1,073,169	*6,817*	*49,199*	*304,819*	1,270,557	3,022,119
21	2016-17	2%	833,687,850		15,659,000	849,346,850	552,931,328	5,529,313	1,105,863	*7,080*	*51,096*	*316,574*	1,319,555	3,103,895
22	2017-18	2%	850,361,607		15,659,000	866,020,607	569,605,085	5,696,051	1,139,210	*7,348*	*53,032*	*328,564*	1,369,533	3,187,307
23	2018-19	2%	867,368,839		15,659,000	883,027,839	586,612,317	5,866,123	1,173,225	*7,621*	*55,006*	*340,794*	1,420,511	3,272,387
24	2019-20	2%	884,716,216		15,659,000	900,375,216	603,959,694	6,039,597	1,207,919	*7,900*	*57,019*	*353,269*	1,472,508	3,359,169
25	2020-21	2%	902,410,540		15,659,000	918,069,540	621,654,018	6,216,540	1,243,308	*8,185*	*59,073*	*365,993*	1,525,546	3,447,686
26	2021-22	2%	920,458,751		15,659,000	936,117,751	639,702,229	6,397,022	1,279,404	*8,475*	*61,168*	*378,972*	1,579,644	3,537,974
27	2022-23	2%	938,867,926		15,659,000	954,526,926	658,111,404	6,581,114	1,316,223	*8,771*	*63,304*	*392,210*	1,634,824	3,630,068
28	2023-24	2%	957,645,285		15,659,000	973,304,285	676,888,763	6,768,888	1,353,778	*9,073*	*65,484*	*405,713*	1,691,107	3,724,003
29	2024-25	2%	976,798,190		15,659,000	992,457,190	696,041,668	6,960,417	1,392,083	*9,381*	*67,707*	*419,486*	1,748,516	3,819,817
30	2025-26	2%	996,334,154		15,659,000	1,011,993,154	715,577,632	7,155,776	1,431,155	*9,695*	*69,974*	*433,534*	1,807,074	3,917,547
31	2026-27	2%	1,016,260,837		15,659,000	1,031,919,837	735,504,315	7,355,043	1,471,009	*10,016*	*72,287*	*447,864*	1,866,802	4,017,232
32	2027-28	2%	1,036,586,054		15,659,000	1,052,245,054	755,829,532	7,558,295	1,511,659	*12,000*	*86,608*	*536,590*	2,236,635	3,810,002
33	2028-29	2%	1,057,317,775		15,659,000	1,072,976,775	776,561,253	7,765,613	1,553,123	*12,435*	*89,746*	*556,036*	2,317,689	3,894,801
34	2029-30	2%	1,078,464,131		15,659,000	1,094,123,131	797,707,609	7,977,076	1,595,415	*12,878*	*92,948*	*575,870*	2,400,364	3,981,297
35	2030-31	2%	1,100,033,413		15,659,000	1,115,692,413	819,276,891	8,192,769	1,638,554	*13,331*	*96,213*	*596,102*	2,484,693	4,069,522
36	2031-32	2%	1,122,034,082		15,659,000	1,137,693,082	841,277,560	8,412,776	1,682,555	*13,792*	*99,544*	*616,737*	2,570,708	4,159,512
37	2032-33	2%	1,144,474,763		15,659,000	1,160,133,763	863,718,241	8,637,182	1,727,436	*14,263*	*102,941*	*637,786*	2,658,444	4,251,302
38	2033-34	2%	1,167,364,258		15,659,000	1,183,023,258	886,607,736	8,866,077	1,773,215	*14,743*	*106,407*	*659,256*	2,747,935	4,344,927
39	2034-35	2%	1,190,711,544		15,659,000	1,206,370,544	909,955,022	9,099,550	1,819,910	*15,233*	*109,941*	*681,155*	2,839,215	4,440,425
40	2035-36	2%	1,214,525,774		15,659,000	1,230,184,774	933,769,252	9,337,693	1,867,539	*15,732*	*113,547*	*703,492*	2,932,321	4,537,833
41	2036-37	2%	1,238,816,290		15,659,000	1,254,475,290	958,059,768	9,580,598	1,916,120	*16,242*	*117,224*	*726,275*	3,027,289	4,637,189
42	2037-38	2%	1,263,592,616		15,659,000	1,279,251,616	982,836,094	9,828,361	1,965,672	*16,762*	*120,975*	*749,515*	3,124,156	4,738,533
43	2038-39	2%	1,288,864,468		15,659,000	1,304,523,468	1,008,107,946	10,081,079	2,016,216	*17,292*	*124,801*	*773,219*	3,222,961	4,841,903
44	2039-40	2%	1,314,641,757		15,659,000	1,330,300,757	1,033,885,235	10,338,852	2,067,770	*17,832*	*128,703*	*797,397*	3,323,742	4,947,340
45	2040-41	2%	1,340,934,593		15,659,000	1,356,593,593	1,060,178,071	10,601,781	2,120,356	*18,384*	*132,684*	*822,059*	3,426,538	5,054,886
				284,798,000			Cumulative Total	262,927,068	52,585,414	*377,316*	*2,723,235*	*16,872,142*	70,327,104	140,014,550
							Net Present Value (7%)	52,962,052	10,592,410	*65,400*	*472,014*	*2,924,422*	12,189,688	30,179,954

Maximum potential bonding capacity of Subarea (125% coverage, 30yr. bond @ 7%, proceeds equal 95% of principal)

Redevelopment Fund potential bond proceeds (tax exempt)	$28,500,000
Housing Fund potential bond proceeds at year 20 (tax exempt)	$10,122,250

Notes:

(1) Each of these pass through payments represents a portion of the total Statutory Payment.

TABLE 5A - 10 Year Development With Added Growth In Valuation
East Subarea-Redevelopment Survey Area
Projected Tax Increment Revenues

	Fiscal Year	Secured Growth Rate	Secured Assessed Value	Added Development Value	Unsecured Value added 1%	Total Assessed Value	Incremental Value	Gross Tax Increment	Housing Fund	*Co. Office of Educ.* [1] *0.00437*	*L.A. City Comm. Coll.* [1] *0.03154*	*Burbank Unif. S. D.* [1] *0.19541*	Statutory Payments 81.45%	Net Redevelopment Fund
	1994-95		118,971,865		-	118,971,865								
	1995-96	est. base	120,387,630			**120,387,630**								
1	1996-97	2%	122,795,383		-	122,795,383								
2	1997-98	2%	125,251,290		-	125,251,290	4,863,660	48,637	9,727	*43*	*307*	*1,901*	7,923	30,986
3	1998-99	2%	127,756,316	1,458,000	-	129,214,316	8,826,686	88,267	17,653	*77*	*557*	*3,450*	14,379	56,235
4	1999-00	3%	133,090,746	7,026,000	-	140,116,746	19,729,116	197,291	39,458	*172*	*1,245*	*7,711*	32,139	125,694
5	2000-01	3%	144,320,248	21,435,000	-	165,755,248	45,367,618	453,676	90,735	*397*	*2,862*	*17,731*	73,905	289,036
6	2001-02	3%	170,727,906	76,345,000	213,000	247,285,906	126,898,275	1,268,983	253,797	*1,109*	*8,005*	*49,594*	206,721	808,465
7	2002-03	3%	254,485,093	76,345,000	1,915,130	332,745,223	212,357,593	2,123,576	424,715	*1,856*	*13,396*	*82,994*	345,937	1,352,924
8	2003-04	3%	340,754,996		9,338,281	350,093,277	229,705,647	2,297,056	459,411	*2,008*	*14,490*	*89,774*	374,198	1,463,448
9	2004-05	4%	354,385,195		16,835,664	371,220,859	250,833,229	2,508,332	501,666	*2,192*	*15,823*	*98,031*	408,615	1,598,051
10	2005-06	4%	368,560,603		17,004,021	385,564,624	265,176,994	2,651,770	530,354	*2,318*	*16,727*	*103,636*	431,981	1,689,434
11	2006-07	4%	383,303,027		17,174,061	400,477,088	280,089,458	2,800,895	560,179	*2,448*	*17,668*	*109,465*	456,274	1,784,441
12	2007-08	4%	398,635,148		17,345,802	415,980,950	295,593,320	2,955,933	591,187	*2,697*	*19,468*	*120,614*	502,746	1,862,001
13	2008-09	4%	414,580,554		17,519,260	432,099,814	311,712,184	3,117,122	623,424	*2,957*	*21,338*	*132,205*	551,061	1,942,637
14	2009-10	4%	431,163,776		17,694,452	448,858,229	328,470,598	3,284,706	656,941	*3,226*	*23,284*	*144,256*	601,293	2,026,472
15	2010-11	4%	448,410,328		17,871,397	466,281,724	345,894,094	3,458,941	691,788	*3,506*	*25,306*	*156,785*	653,518	2,113,634
16	2011-12	4%	466,346,741		18,050,111	484,396,851	364,009,221	3,640,092	728,018	*3,798*	*27,408*	*169,812*	707,817	2,204,257
17	2012-13	4%	485,000,610		18,230,612	503,231,222	382,843,592	3,828,436	765,687	*4,100*	*29,594*	*183,356*	764,271	2,298,477
18	2013-14	4%	504,400,635		18,412,918	522,813,553	402,425,922	4,024,259	804,852	*4,415*	*31,867*	*197,438*	822,968	2,396,440
19	2014-15	5%	529,620,666		18,597,047	548,217,713	427,830,083	4,278,301	855,660	*4,824*	*34,816*	*215,706*	899,115	2,523,526
20	2015-16	5%	556,101,700		18,783,018	574,884,717	454,497,087	4,544,971	908,994	*5,253*	*37,911*	*234,883*	979,047	2,656,930
21	2016-17	5%	583,906,785		18,970,848	602,877,632	482,490,002	4,824,900	964,980	*5,703*	*41,160*	*255,013*	1,062,953	2,796,967
22	2017-18	5%	613,102,124		19,160,556	632,262,680	511,875,050	5,118,750	1,023,750	*6,175*	*44,571*	*276,144*	1,151,032	2,943,968
23	2018-19	5%	643,757,230		19,352,162	663,109,392	542,721,762	5,427,218	1,085,444	*6,672*	*48,151*	*298,326*	1,243,493	3,098,281
24	2019-20	5%	675,945,092		19,545,683	695,490,775	575,103,145	5,751,031	1,150,206	*7,192*	*51,909*	*321,612*	1,340,553	3,260,272
25	2020-21	5%	709,742,346		19,741,140	729,483,486	609,095,856	6,090,959	1,218,192	*7,739*	*55,855*	*346,056*	1,442,444	3,430,323
26	2021-22	5%	745,229,464		19,938,552	765,168,015	644,780,385	6,447,804	1,289,561	*8,313*	*59,997*	*371,717*	1,549,405	3,608,838
27	2022-23	5%	782,490,937		20,137,937	802,628,874	682,241,244	6,822,412	1,364,482	*8,915*	*64,345*	*398,655*	1,661,691	3,796,239
28	2023-24	5%	821,615,484		20,339,317	841,954,800	721,567,170	7,215,672	1,443,134	*9,548*	*68,909*	*426,935*	1,779,567	3,992,970
29	2024-25	5%	862,696,258		20,542,710	883,238,967	762,851,337	7,628,513	1,525,703	*10,212*	*73,701*	*456,623*	1,903,313	4,199,498
30	2025-26	5%	905,831,071		20,748,137	926,579,207	806,191,577	8,061,916	1,612,383	*10,909*	*78,731*	*487,789*	2,033,222	4,416,311
31	2026-27	5%	951,122,624		20,955,618	972,078,242	851,690,612	8,516,906	1,703,381	*11,640*	*84,012*	*520,508*	2,169,601	4,643,924
32	2027-28	5%	998,678,755		21,165,174	1,019,843,930	899,456,299	8,994,563	1,798,913	*12,642*	*91,244*	*565,311*	2,356,349	4,839,301
33	2028-29	5%	1,048,612,693		21,376,826	1,069,989,519	949,601,889	9,496,019	1,899,204	*13,694*	*98,835*	*612,346*	2,552,402	5,044,413
34	2029-30	5%	1,101,043,328		21,590,594	1,122,633,922	1,002,246,292	10,022,463	2,004,493	*14,798*	*106,805*	*661,724*	2,758,225	5,259,746
35	2030-31	5%	1,156,095,494		21,806,500	1,177,901,994	1,057,514,364	10,575,144	2,115,029	*15,958*	*115,172*	*713,564*	2,974,305	5,485,810
36	2031-32	5%	1,213,900,269		22,024,565	1,235,924,834	1,115,537,204	11,155,372	2,231,074	*17,175*	*123,956*	*767,988*	3,201,155	5,723,142
37	2032-33	5%	1,274,595,282		22,244,811	1,296,840,093	1,176,452,463	11,764,525	2,352,905	*18,452*	*133,179*	*825,124*	3,439,314	5,972,306
38	2033-34	5%	1,338,325,046		22,467,259	1,360,792,305	1,240,404,675	12,404,047	2,480,809	*19,794*	*142,860*	*885,109*	3,689,346	6,233,891
39	2034-35	5%	1,405,241,299		22,691,932	1,427,933,230	1,307,545,600	13,075,456	2,615,091	*21,202*	*153,025*	*948,085*	3,951,846	6,508,519
40	2035-36	5%	1,475,503,364		22,918,851	1,498,422,215	1,378,034,584	13,780,346	2,756,069	*22,681*	*163,696*	*1,014,202*	4,227,435	6,796,842
41	2036-37	5%	1,549,278,532		23,148,039	1,572,426,571	1,452,038,941	14,520,389	2,904,078	*24,233*	*174,900*	*1,083,616*	4,516,767	7,099,544
42	2037-38	5%	1,626,742,458		23,379,520	1,650,121,978	1,529,734,348	15,297,343	3,059,469	*25,863*	*186,663*	*1,156,491*	4,820,531	7,417,344
43	2038-39	5%	1,708,079,581		23,613,315	1,731,692,896	1,611,305,266	16,113,053	3,222,611	*27,574*	*199,012*	*1,233,002*	5,139,447	7,750,995
44	2039-40	5%	1,793,483,560		23,849,448	1,817,333,009	1,696,945,378	16,969,454	3,393,891	*29,370*	*211,977*	*1,313,330*	5,474,272	8,101,291
45	2040-41	5%	1,883,157,738		24,087,943	1,907,245,681	1,786,858,051	17,868,581	3,573,716	*31,256*	*225,589*	*1,397,665*	5,825,801	8,469,063
				182,609,000			Cumulative Total	301,514,079	60,302,816	*435,105*	*3,140,325*	*19,456,273*	81,098,378	160,112,885
							Net Present Value (7%)	47,758,975	9,551,795	*59,089*	*426,467*	*2,642,230*	11,013,445	27,193,735

Maximum potential bonding capacity of Subarea (125% coverage, 30yr. bond @ 7%, proceeds equal 95% of principal)

Redevelopment Fund potential bond proceeds (tax exempt)	**$25,056,250**
Housing Fund potential bond proceeds at year 20 (tax exempt)	**$8,573,750**

Notes:

(1) Each of these pass through payments represents a portion of the total Statutory Payment.

TABLE 5B - 10 Year Development With Added Growth In Valuation
West Subarea-Redevelopment Survey Area
Projected Tax Increment Revenues

	Fiscal Year	Secured Growth Rate	Secured Assessed Value	Added Development Value	Unsecured Value added 1%	Total Assessed Value	Incremental Value	Gross Tax Increment	Housing Fund	*Co. Office of Educ.* [1] *0.00437*	*L.A. City Comm. Coll.* [1] *0.03154*	*Burbank Unif. S. D.* [1] *0.19541*	Statutory Payments 81.45%	Net Redevelopment Fund
	1994-95		186,269,125		-	186,269,125								
	1995-96	est. base	176,027,892			**176,027,892**								
1	1996-97	2%	179,548,450		-	179,548,450								
2	1997-98	2%	183,139,419		-	183,139,419	7,111,527	71,115	14,223	*62*	*449*	*2,779*	11,585	45,307
3	1998-99	2%	186,802,207	5,133,000	-	191,935,207	15,907,315	159,073	31,815	*139*	*1,003*	*6,217*	25,914	101,345
4	1999-00	3%	197,693,263	2,750,000	-	200,443,263	24,415,371	244,154	48,831	*213*	*1,540*	*9,542*	39,773	155,550
5	2000-01	3%	206,456,561	55,111,000	-	261,567,561	85,539,669	855,397	171,079	*748*	*5,396*	*33,431*	139,347	544,971
6	2001-02	3%	269,414,588	39,195,000	2,593,000	311,202,588	135,174,696	1,351,747	270,349	*1,181*	*8,527*	*52,829*	220,204	861,194
7	2002-03	3%	317,867,876		9,126,000	326,993,876	150,965,984	1,509,660	301,932	*1,319*	*9,523*	*59,001*	245,928	961,800
8	2003-04	3%	327,403,912		15,750,260	343,154,172	167,126,280	1,671,263	334,253	*1,461*	*10,542*	*65,316*	272,254	1,064,756
9	2004-05	4%	340,500,068		15,907,763	356,407,831	180,379,939	1,803,799	360,760	*1,577*	*11,378*	*70,496*	293,844	1,149,195
10	2005-06	4%	354,120,071		16,066,840	370,186,911	194,159,019	1,941,590	388,318	*1,697*	*12,248*	*75,881*	316,291	1,236,981
11	2006-07	4%	368,284,874		16,227,509	384,512,382	208,484,491	2,084,845	416,969	*1,822*	*13,151*	*81,480*	339,628	1,328,248
12	2007-08	4%	383,016,269		16,389,784	399,406,053	223,378,161	2,233,782	446,756	*1,536*	*11,086*	*68,683*	286,287	1,500,738
13	2008-09	4%	398,336,920		16,553,682	414,890,601	238,862,709	2,388,627	477,725	*1,785*	*12,883*	*79,818*	332,701	1,578,201
14	2009-10	4%	414,270,396		16,719,218	430,989,615	254,961,723	2,549,617	509,923	*2,044*	*14,752*	*91,395*	380,956	1,658,738
15	2010-11	4%	430,841,212		16,886,411	447,727,623	271,699,731	2,716,997	543,399	*2,313*	*16,694*	*103,431*	431,127	1,742,471
16	2011-12	4%	448,074,861		17,055,275	465,130,135	289,102,244	2,891,022	578,204	*2,593*	*18,714*	*115,946*	483,289	1,829,529
17	2012-13	4%	465,997,855		17,225,827	483,223,682	307,195,791	3,071,958	614,392	*2,884*	*20,814*	*128,957*	537,523	1,920,043
18	2013-14	4%	484,637,769		17,398,086	502,035,855	326,007,963	3,260,080	652,016	*3,186*	*22,998*	*142,485*	593,911	2,014,152
19	2014-15	5%	508,869,658		17,572,067	526,441,724	350,413,833	3,504,138	700,828	*3,579*	*25,830*	*160,035*	667,066	2,136,245
20	2015-16	5%	534,313,141		17,747,787	552,060,928	376,033,036	3,760,330	752,066	*3,991*	*28,804*	*178,458*	743,857	2,264,407
21	2016-17	5%	561,028,798		17,925,265	578,954,063	402,926,171	4,029,262	805,852	*4,423*	*31,925*	*197,798*	824,467	2,398,942
22	2017-18	5%	589,080,238		18,104,518	607,184,755	431,156,864	4,311,569	862,314	*4,877*	*35,202*	*218,098*	909,086	2,540,169
23	2018-19	5%	618,534,249		18,285,563	636,819,812	460,791,921	4,607,919	921,584	*5,354*	*38,642*	*239,409*	997,915	2,688,420
24	2019-20	5%	649,460,962		18,468,419	667,929,380	491,901,489	4,919,015	983,803	*5,854*	*42,252*	*261,780*	1,091,163	2,844,049
25	2020-21	5%	681,934,010		18,653,103	700,587,113	524,559,221	5,245,592	1,049,118	*6,379*	*46,043*	*285,265*	1,189,052	3,007,422
26	2021-22	5%	716,030,710		18,839,634	734,870,344	558,842,452	5,588,425	1,117,685	*6,931*	*50,022*	*309,918*	1,291,813	3,178,926
27	2022-23	5%	751,832,246		19,028,030	770,860,276	594,832,384	5,948,324	1,189,665	*7,510*	*54,199*	*335,799*	1,399,690	3,358,969
28	2023-24	5%	789,423,858		19,218,310	808,642,169	632,614,277	6,326,143	1,265,229	*8,117*	*58,585*	*362,968*	1,512,938	3,547,976
29	2024-25	5%	828,895,051		19,410,493	848,305,545	672,277,653	6,722,777	1,344,555	*8,755*	*63,188*	*391,491*	1,631,826	3,746,395
30	2025-26	5%	870,339,804		19,604,598	889,944,402	713,916,510	7,139,165	1,427,833	*9,425*	*68,021*	*421,433*	1,756,635	3,954,697
31	2026-27	5%	913,856,794		19,800,644	933,657,438	757,629,547	7,576,295	1,515,259	*10,128*	*73,095*	*452,868*	1,887,661	4,173,375
32	2027-28	5%	959,549,634		19,998,651	979,548,285	803,520,393	8,035,204	1,607,041	*10,630*	*76,720*	*475,326*	1,981,271	4,446,892
33	2028-29	5%	1,007,527,115		20,198,637	1,027,725,753	851,697,861	8,516,979	1,703,396	*11,640*	*84,013*	*520,515*	2,169,630	4,643,953
34	2029-30	5%	1,057,903,471		20,400,624	1,078,304,095	902,276,203	9,022,762	1,804,552	*12,701*	*91,670*	*567,956*	2,367,374	4,850,835
35	2030-31	5%	1,110,798,645		20,604,630	1,131,403,275	955,375,383	9,553,754	1,910,751	*13,815*	*99,709*	*617,761*	2,574,975	5,068,028
36	2031-32	5%	1,166,338,577		20,810,676	1,187,149,253	1,011,121,361	10,111,214	2,022,243	*14,984*	*108,149*	*670,049*	2,792,923	5,296,047
37	2032-33	5%	1,224,655,506		21,018,783	1,245,674,289	1,069,646,397	10,696,464	2,139,293	*16,212*	*117,009*	*724,944*	3,021,737	5,535,434
38	2033-34	5%	1,285,888,281		21,228,971	1,307,117,252	1,131,089,360	11,310,894	2,262,179	*17,501*	*126,311*	*782,575*	3,261,959	5,786,756
39	2034-35	5%	1,350,182,695		21,441,261	1,371,623,956	1,195,596,064	11,955,961	2,391,192	*18,854*	*136,077*	*843,080*	3,514,159	6,050,609
40	2035-36	5%	1,417,691,830		21,655,673	1,439,347,503	1,263,319,611	12,633,196	2,526,639	*20,275*	*146,330*	*906,603*	3,778,936	6,327,621
41	2036-37	5%	1,488,576,421		21,872,230	1,510,448,651	1,334,420,760	13,344,208	2,668,842	*21,766*	*157,094*	*973,293*	4,056,919	6,618,447
42	2037-38	5%	1,563,005,242		22,090,952	1,585,096,195	1,409,068,303	14,090,683	2,818,137	*23,332*	*168,395*	*1,043,310*	4,348,766	6,923,780
43	2038-39	5%	1,641,155,505		22,311,862	1,663,467,366	1,487,439,475	14,874,395	2,974,879	*24,976*	*180,259*	*1,116,820*	4,655,172	7,244,344
44	2039-40	5%	1,723,213,280		22,534,980	1,745,748,260	1,569,720,368	15,697,204	3,139,441	*26,702*	*192,716*	*1,193,997*	4,976,863	7,580,899
45	2040-41	5%	1,809,373,944		22,760,330	1,832,134,274	1,656,106,382	16,561,064	3,312,213	*28,514*	*205,794*	*1,275,024*	5,314,605	7,934,246
				102,189,000			Cumulative Total	266,887,659	53,377,532	*373,785*	*2,697,753*	*16,714,262*	69,669,023	143,841,104
							Net Present Value (7%)	40,792,246	8,158,449	*48,354*	*348,993*	*2,162,230*	9,012,691	23,621,106

Maximum potential bonding capacity of Subarea (125% coverage, 30yr. bond @ 7%, proceeds equal 95% of principal)

Redevelopment Fund potential bond proceeds (tax exempt)	**$21,356,000**
Housing Fund potential bond proceeds at year 20 (tax exempt)	**$7,091,750**

Notes:

(1) Each of these pass through payments represents a portion of the total Statutory Payment.

TABLE 5c - 10 Year Development With Added Growth In Valuation
Full Redevelopment Survey Area
Projected Tax Increment Revenues

Fiscal Year		Secured Growth Rate	Secured Assessed Value	Added Development Value	Unsecured Value added 1%	Total Assessed Value	Incremental Value	Gross Tax Increment	Housing Fund	*Co. Office of Educ.* [1] *0.00437*	*L.A. City Comm. Coll.* [1] *0.03154*	*Burbank Unif. S. D.* [1] *0.19541*	Statutory Payments 81.45%	Net Redevelopment Fund
	1994-95		305,240,990		-	305,240,990								
	1995-96	est. base	296,415,522			**296,415,522**								
1	1996-97	2%	302,343,832		-	302,343,832								
2	1997-98	2%	308,390,709		-	308,390,709	11,975,187	119,752	23,950	*105*	*755*	*4,680*	19,508	76,294
3	1998-99	2%	314,558,523	6,591,000	-	321,149,523	24,734,001	247,340	49,468	*216*	*1,560*	*9,667*	40,292	157,580
4	1999-00	3%	330,784,009	9,776,000	-	340,560,009	44,144,487	441,445	88,289	*386*	*2,785*	*17,253*	71,913	281,243
5	2000-01	3%	350,776,809	76,546,000	213,000	427,535,809	131,120,287	1,311,203	262,241	*1,146*	*8,271*	*51,244*	213,599	835,363
6	2001-02	3%	440,142,493	115,540,000	4,508,130	560,190,623	263,775,102	2,637,751	527,550	*2,305*	*16,639*	*103,089*	429,698	1,680,503
7	2002-03	3%	572,352,968	76,345,000	18,490,211	667,188,180	370,772,658	3,707,727	741,545	*3,241*	*23,388*	*144,905*	604,000	2,362,181
8	2003-04	3%	668,158,907		32,612,113	700,771,021	404,355,499	4,043,555	808,711	*3,534*	*25,507*	*158,030*	658,708	2,576,136
9	2004-05	4%	694,885,264		32,938,235	727,823,498	431,407,976	4,314,080	862,816	*3,771*	*27,213*	*168,603*	702,777	2,748,487
10	2005-06	4%	722,680,674		33,267,617	755,948,291	459,532,769	4,595,328	919,066	*4,016*	*28,987*	*179,595*	748,593	2,927,669
11	2006-07	4%	751,587,901		33,600,293	785,188,194	488,772,672	4,887,727	977,545	*4,272*	*30,832*	*191,022*	796,226	3,113,956
12	2007-08	4%	781,651,417		33,936,296	815,587,713	519,172,191	5,191,722	1,038,344	*6,293*	*45,418*	*281,391*	1,172,905	2,980,473
13	2008-09	4%	812,917,474		34,275,659	847,193,133	550,777,611	5,507,776	1,101,555	*6,801*	*49,086*	*304,119*	1,267,640	3,138,581
14	2009-10	4%	845,434,173		34,618,416	880,052,588	583,637,066	5,836,371	1,167,274	*7,330*	*52,900*	*327,748*	1,366,133	3,302,964
15	2010-11	4%	879,251,540		34,964,600	914,216,139	617,800,617	6,178,006	1,235,601	*7,879*	*56,865*	*352,316*	1,468,535	3,473,870
16	2011-12	4%	914,421,601		35,314,246	949,735,847	653,320,325	6,533,203	1,306,641	*8,450*	*60,988*	*377,858*	1,575,003	3,651,560
17	2012-13	4%	950,998,465		35,667,388	986,665,853	690,250,332	6,902,503	1,380,501	*9,044*	*65,274*	*404,415*	1,685,697	3,836,305
18	2013-14	4%	989,038,404		36,024,062	1,025,062,466	728,646,944	7,286,469	1,457,294	*9,662*	*69,731*	*432,026*	1,800,788	4,028,387
19	2014-15	5%	1,038,490,324		36,384,303	1,074,874,627	778,459,105	7,784,591	1,556,918	*10,463*	*75,512*	*467,847*	1,950,096	4,277,577
20	2015-16	5%	1,090,414,840		36,748,146	1,127,162,986	830,747,464	8,307,475	1,661,495	*11,303*	*81,581*	*505,448*	2,106,826	4,539,154
21	2016-17	5%	1,144,935,582		37,115,627	1,182,051,210	885,635,688	8,856,357	1,771,271	*12,186*	*87,952*	*544,918*	2,271,349	4,813,737
22	2017-18	5%	1,202,182,361		37,486,783	1,239,669,145	943,253,623	9,432,536	1,886,507	*13,113*	*94,640*	*586,352*	2,444,054	5,101,975
23	2018-19	5%	1,262,291,480		37,861,651	1,300,153,131	1,003,737,609	10,037,376	2,007,475	*14,085*	*101,660*	*629,846*	2,625,349	5,404,551
24	2019-20	5%	1,325,406,054		38,240,268	1,363,646,321	1,067,230,799	10,672,308	2,134,462	*15,106*	*109,029*	*675,505*	2,815,665	5,722,181
25	2020-21	5%	1,391,676,356		38,622,670	1,430,299,027	1,133,883,505	11,338,835	2,267,767	*16,178*	*116,766*	*723,435*	3,015,451	6,055,617
26	2021-22	5%	1,461,260,174		39,008,897	1,500,269,071	1,203,853,549	12,038,535	2,407,707	*17,304*	*124,887*	*773,751*	3,225,180	6,405,648
27	2022-23	5%	1,534,323,183		39,398,986	1,573,722,169	1,277,306,647	12,773,066	2,554,613	*18,485*	*133,412*	*826,572*	3,445,350	6,773,103
28	2023-24	5%	1,611,039,342		39,792,976	1,650,832,318	1,354,416,796	13,544,168	2,708,834	*19,725*	*142,362*	*882,023*	3,676,481	7,158,853
29	2024-25	5%	1,691,591,309		40,190,906	1,731,782,215	1,435,366,693	14,353,667	2,870,733	*21,027*	*151,758*	*940,235*	3,919,122	7,563,812
30	2025-26	5%	1,776,170,874		40,592,815	1,816,763,689	1,520,348,167	15,203,482	3,040,696	*22,393*	*161,621*	*1,001,346*	4,173,847	7,988,939
31	2026-27	5%	1,864,979,418		40,998,743	1,905,978,161	1,609,562,639	16,095,626	3,219,125	*23,828*	*171,976*	*1,065,500*	4,441,259	8,435,242
32	2027-28	5%	1,958,228,389		41,408,730	1,999,637,119	1,703,221,597	17,032,216	3,406,443	*29,502*	*212,927*	*1,319,217*	5,498,810	8,126,963
33	2028-29	5%	2,056,139,808		41,822,818	2,097,962,626	1,801,547,104	18,015,471	3,603,094	*31,564*	*227,813*	*1,411,443*	5,883,230	8,529,146
34	2029-30	5%	2,158,946,799		42,241,046	2,201,187,845	1,904,772,323	19,047,723	3,809,545	*33,730*	*243,440*	*1,508,265*	6,286,807	8,951,371
35	2030-31	5%	2,266,894,139		42,663,456	2,309,557,595	2,013,142,073	20,131,421	4,026,284	*36,003*	*259,847*	*1,609,912*	6,710,498	9,394,639
36	2031-32	5%	2,380,238,846		43,090,091	2,423,328,937	2,126,913,415	21,269,134	4,253,827	*38,389*	*277,071*	*1,716,626*	7,155,307	9,860,001
37	2032-33	5%	2,499,250,788		43,520,992	2,542,771,780	2,246,356,258	22,463,563	4,492,713	*40,895*	*295,153*	*1,828,660*	7,622,289	10,348,561
38	2033-34	5%	2,624,213,327		43,956,202	2,668,169,529	2,371,754,007	23,717,540	4,743,508	*43,525*	*314,138*	*1,946,279*	8,112,553	10,861,479
39	2034-35	5%	2,755,423,994		44,395,764	2,799,819,758	2,503,404,236	25,034,042	5,006,808	*46,287*	*334,068*	*2,069,763*	8,627,263	11,399,971
40	2035-36	5%	2,893,195,194		44,839,721	2,938,034,915	2,641,619,393	26,416,194	5,283,239	*49,186*	*354,993*	*2,199,404*	9,167,639	11,965,316
41	2036-37	5%	3,037,854,953		45,288,119	3,083,143,072	2,786,727,550	27,867,275	5,573,455	*52,230*	*376,961*	*2,335,511*	9,734,965	12,558,856
42	2037-38	5%	3,189,747,701		45,741,000	3,235,488,701	2,939,073,179	29,390,732	5,878,146	*55,425*	*400,025*	*2,478,406*	10,330,586	13,181,999
43	2038-39	5%	3,349,235,086		46,198,410	3,395,433,496	3,099,017,974	30,990,180	6,198,036	*58,780*	*424,240*	*2,628,429*	10,955,918	13,836,225
44	2039-40	5%	3,516,696,840		46,660,394	3,563,357,234	3,266,941,712	32,669,417	6,533,883	*62,303*	*449,662*	*2,785,936*	11,612,446	14,523,088
45	2040-41	5%	3,692,531,682		47,126,998	3,739,658,680	3,443,243,158	34,432,432	6,886,486	*66,001*	*476,353*	*2,951,301*	12,301,727	15,244,219
				284,798,000			Cumulative Total	568,657,320	113,731,464	*937,464*	*6,766,047*	*41,919,890*	174,732,081	280,193,775
							Net Present Value (7%)	88,679,300	17,735,860	*125,793*	*907,898*	*5,624,993*	23,446,310	47,497,130

Maximum potential bonding capacity of Subarea (125% coverage, 30yr. bond @ 7%, proceeds equal 95% of principal)

Redevelopment Fund potential bond proceeds (tax exempt)	$42,807,000
Housing Fund potential bond proceeds at year 20 (tax exempt)	$15,670,250

Notes:

(1) Each of these pass through payments represents a portion of the total Statutory Payment.

TABLE 3A - No Development
East Subarea-Redevelopment Survey Area
Projected Tax Increment Revenues

Fiscal Year		Secured Growth Rate	Secured Assessed Value	Added Development Value	Unsecured Value @ 0%	Total Assessed Value	Incremental Value	Gross Tax Increment	Housing Fund	*Co. Office of Educ.* [1] *0.00437*	*L.A. City Comm. Coll.* [1] *0.03154*	*Burbank Unif. S. D.* [1] *0.19541*	Statutory Payments 81.45%	Net Redevelopment Fund
	1994-95		118,971,865		-	118,971,865								
	1995-96	est. base	120,387,630			**120,387,630**								
1	1996-97	2%	121,351,302		-	121,351,302								
2	1997-98	2%	123,778,328	-	-	123,778,328	3,390,698	33,907	6,781	*30*	*214*	*1,325*	5,524	21,602
3	1998-99	2%	126,253,895		-	126,253,895	5,866,265	58,663	11,733	*51*	*370*	*2,293*	9,556	37,374
4	1999-00	2%	128,778,973		-	128,778,973	8,391,343	83,913	16,783	*73*	*529*	*3,280*	13,670	53,461
5	2000-01	2%	131,354,552		-	131,354,552	10,966,922	109,669	21,934	*96*	*692*	*4,286*	17,865	69,870
6	2001-02	2%	133,981,643		-	133,981,643	13,594,013	135,940	27,188	*119*	*858*	*5,313*	22,145	86,607
7	2002-03	2%	136,661,276	-	-	136,661,276	16,273,646	162,736	32,547	*142*	*1,027*	*6,360*	26,510	103,679
8	2003-04	2%	139,394,502		-	139,394,502	19,006,872	190,069	38,014	*166*	*1,199*	*7,428*	30,963	121,092
9	2004-05	2%	142,182,392		-	142,182,392	21,794,762	217,948	43,590	*190*	*1,375*	*8,518*	35,504	138,854
10	2005-06	2%	145,026,040		-	145,026,040	24,638,409	246,384	49,277	*215*	*1,554*	*9,629*	40,137	156,971
11	2006-07	2%	147,926,560		-	147,926,560	27,538,930	275,389	55,078	*241*	*1,737*	*10,763*	44,862	175,450
12	2007-08	2%	150,885,092	-	-	150,885,092	30,497,461	304,975	60,995	*288*	*2,081*	*12,890*	53,730	190,250
13	2008-09	2%	153,902,793		-	153,902,793	33,515,163	335,152	67,030	*337*	*2,431*	*15,060*	62,775	205,346
14	2009-10	2%	156,980,849		-	156,980,849	36,593,219	365,932	73,186	*386*	*2,788*	*17,274*	72,001	220,745
15	2010-11	2%	160,120,466		-	160,120,466	39,732,836	397,328	79,466	*437*	*3,152*	*19,532*	81,412	236,451
16	2011-12	2%	163,322,876		-	163,322,876	42,935,245	429,352	85,870	*488*	*3,524*	*21,834*	91,011	252,471
17	2012-13	2%	166,589,333		-	166,589,333	46,201,703	462,017	92,403	*541*	*3,903*	*24,183*	100,802	268,812
18	2013-14	2%	169,921,120		-	169,921,120	49,533,490	495,335	99,067	*594*	*4,290*	*26,579*	110,789	285,479
19	2014-15	2%	173,319,542		-	173,319,542	52,931,912	529,319	105,864	*649*	*4,684*	*29,023*	120,975	302,480
20	2015-16	2%	176,785,933		-	176,785,933	56,398,303	563,983	112,797	*705*	*5,087*	*31,516*	131,365	319,821
21	2016-17	2%	180,321,652		-	180,321,652	59,934,021	599,340	119,868	*762*	*5,497*	*34,058*	141,963	337,509
22	2017-18	2%	183,928,085	-	-	183,928,085	63,540,454	635,405	127,081	*820*	*5,916*	*36,652*	152,773	355,550
23	2018-19	2%	187,606,646		-	187,606,646	67,219,016	672,190	134,438	*879*	*6,343*	*39,297*	163,800	373,953
24	2019-20	2%	191,358,779		-	191,358,779	70,971,149	709,711	141,942	*939*	*6,778*	*41,995*	175,046	392,723
25	2020-21	2%	195,185,955		-	195,185,955	74,798,325	747,983	149,597	*1,001*	*7,222*	*44,747*	186,518	411,869
26	2021-22	2%	199,089,674		-	199,089,674	78,702,044	787,020	157,404	*1,063*	*7,676*	*47,555*	198,219	431,397
27	2022-23	2%	203,071,467		-	203,071,467	82,683,837	826,838	165,368	*1,128*	*8,138*	*50,418*	210,154	451,317
28	2023-24	2%	207,132,897		-	207,132,897	86,745,267	867,453	173,491	*1,193*	*8,609*	*53,339*	222,328	471,634
29	2024-25	2%	211,275,555		-	211,275,555	90,887,925	908,879	181,776	*1,259*	*9,090*	*56,318*	234,745	492,358
30	2025-26	2%	215,501,066		-	215,501,066	95,113,436	951,134	190,227	*1,327*	*9,580*	*59,356*	247,411	513,497
31	2026-27	2%	219,811,087		-	219,811,087	99,423,457	994,235	198,847	*1,397*	*10,081*	*62,456*	260,330	535,058
32	2027-28	2%	224,207,309		-	224,207,309	103,819,679	1,038,197	207,639	*1,489*	*10,746*	*66,579*	277,517	553,040
33	2028-29	2%	228,691,455		-	228,691,455	108,303,825	1,083,038	216,608	*1,583*	*11,425*	*70,785*	295,049	571,382
34	2029-30	2%	233,265,284		-	233,265,284	112,877,654	1,128,777	225,755	*1,679*	*12,117*	*75,075*	312,931	590,090
35	2030-31	2%	237,930,590		-	237,930,590	117,542,960	1,175,430	235,086	*1,777*	*12,824*	*79,451*	331,171	609,173
36	2031-32	2%	242,689,202		-	242,689,202	122,301,571	1,223,016	244,603	*1,877*	*13,544*	*83,914*	349,776	628,637
37	2032-33	2%	247,542,986		-	247,542,986	127,155,356	1,271,554	254,311	*1,978*	*14,279*	*88,467*	368,752	648,491
38	2033-34	2%	252,493,845		-	252,493,845	132,106,215	1,321,062	264,212	*2,082*	*15,028*	*93,111*	388,109	668,741
39	2034-35	2%	257,543,722		-	257,543,722	137,156,092	1,371,561	274,312	*2,188*	*15,793*	*97,848*	407,852	689,397
40	2035-36	2%	262,694,597		-	262,694,597	142,306,967	1,423,070	284,614	*2,296*	*16,573*	*102,679*	427,990	710,466
41	2036-37	2%	267,948,489		-	267,948,489	147,560,859	1,475,609	295,122	*2,406*	*17,368*	*107,607*	448,531	731,956
42	2037-38	2%	273,307,458		-	273,307,458	152,919,828	1,529,198	305,840	*2,519*	*18,180*	*112,633*	469,483	753,876
43	2038-39	2%	278,773,608		-	278,773,608	158,385,977	1,583,860	316,772	*2,634*	*19,007*	*117,761*	490,854	776,234
44	2039-40	2%	284,349,080		-	284,349,080	163,961,450	1,639,614	327,923	*2,750*	*19,851*	*122,990*	512,652	799,039
45	2040-41	2%	290,036,061		-	290,036,061	169,648,431	1,696,484	339,297	*2,870*	*20,712*	*128,324*	534,886	822,301
				-			Cumulative Total	33,058,670	6,611,734	*47,645*	*343,872*	*2,130,501*	8,880,436	17,566,500
							Net Present Value (7%)	5,419,256	1,083,851	*6,861*	*49,520*	*306,805*	1,278,837	3,056,568

Maximum potential bonding capacity of Subarea (125% coverage, 30yr. bond @ 7%, proceeds equal 95% of principal)

Redevelopment Fund potential bond proceeds (tax exempt)	$3,016,250
Housing Fund potential bond proceeds at year 20 (tax exempt)	$1,064,000

Notes:

(1) Each of these pass through payments represents a portion of the total Statutory Payment.

TABLE 3B - No Development
West Subarea-Redevelopment Survey Area
Projected Tax Increment Revenues

Fiscal Year		Secured Growth Rate	Secured Assessed Value	Added Development Value	Unsecured Value @ 0%	Total Assessed Value	Incremental Value	Gross Tax Increment	Housing Fund	Co. Office of Educ. (1) 0.00437	L.A. City Comm. Coll. (1) 0.03154	Burbank Unif. S. D. (1) 0.19541	Statutory Payments 81.45%	Net Redevelopment Fund
	1994-95		186,269,125		-	186,269,125								
	1995-96	est. base	176,027,892			176,027,892								
1	1996-97	2%	189,994,508		-	189,994,508								
2	1997-98	2%	193,794,398	-	-	193,794,398	17,766,506	177,665	35,533	155	1,121	6,944	28,942	113,190
3	1998-99	2%	197,670,286		-	197,670,286	21,642,394	216,424	43,285	189	1,365	8,458	35,256	137,883
4	1999-00	2%	201,623,691		-	201,623,691	25,595,800	255,958	51,192	224	1,615	10,003	41,696	163,070
5	2000-01	2%	205,656,165		-	205,656,165	29,628,273	296,283	59,257	259	1,869	11,579	48,265	188,761
6	2001-02	2%	209,769,288		-	209,769,288	33,741,397	337,414	67,483	295	2,128	13,187	54,966	214,965
7	2002-03	2%	213,964,674	-	-	213,964,674	37,936,782	379,368	75,874	332	2,393	14,826	61,800	241,694
8	2003-04	2%	218,243,968		-	218,243,968	42,216,076	422,161	84,432	369	2,663	16,499	68,771	268,957
9	2004-05	2%	222,608,847		-	222,608,847	46,580,955	465,810	93,162	407	2,938	18,205	75,882	296,766
10	2005-06	2%	227,061,024		-	227,061,024	51,033,132	510,331	102,066	446	3,219	19,945	83,135	325,131
11	2006-07	2%	231,602,244		-	231,602,244	55,574,353	555,744	111,149	486	3,506	21,720	90,532	354,062
12	2007-08	2%	236,234,289	-	-	236,234,289	60,206,398	602,064	120,413	766	5,529	34,254	142,780	338,871
13	2008-09	2%	240,958,975		-	240,958,975	64,931,083	649,311	129,862	842	6,077	37,652	156,942	362,507
14	2009-10	2%	245,778,155		-	245,778,155	69,750,263	697,503	139,501	920	6,637	41,117	171,387	386,615
15	2010-11	2%	250,693,718		-	250,693,718	74,665,826	746,658	149,332	999	7,207	44,652	186,121	411,206
16	2011-12	2%	255,707,592		-	255,707,592	79,679,700	796,797	159,359	1,079	7,789	48,258	201,149	436,288
17	2012-13	2%	260,821,744		-	260,821,744	84,793,852	847,939	169,588	1,161	8,383	51,935	216,479	461,872
18	2013-14	2%	266,038,179		-	266,038,179	90,010,287	900,103	180,021	1,245	8,988	55,686	232,114	487,968
19	2014-15	2%	271,358,942		-	271,358,942	95,331,051	953,311	190,662	1,331	9,606	59,513	248,063	514,585
20	2015-16	2%	276,786,121		-	276,786,121	100,758,229	1,007,582	201,516	1,418	10,236	63,415	264,331	541,735
21	2016-17	2%	282,321,844		-	282,321,844	106,293,952	1,062,940	212,588	1,507	10,878	67,396	280,923	569,428
22	2017-18	2%	287,968,281	-	-	287,968,281	111,940,389	1,119,404	223,881	1,598	11,533	71,457	297,848	597,675
23	2018-19	2%	293,727,646		-	293,727,646	117,699,754	1,176,998	235,400	1,691	12,202	75,598	315,111	626,487
24	2019-20	2%	299,602,199		-	299,602,199	123,574,307	1,235,743	247,149	1,785	12,884	79,823	332,720	655,875
25	2020-21	2%	305,594,243		-	305,594,243	129,566,351	1,295,664	259,133	1,881	13,579	84,132	350,680	685,850
26	2021-22	2%	311,706,128		-	311,706,128	135,678,236	1,356,782	271,356	1,980	14,289	88,527	369,000	716,426
27	2022-23	2%	317,940,250		-	317,940,250	141,912,359	1,419,124	283,825	2,080	15,012	93,010	387,687	747,612
28	2023-24	2%	324,299,055		-	324,299,055	148,271,164	1,482,712	296,542	2,182	15,750	97,582	406,747	779,423
29	2024-25	2%	330,785,037		-	330,785,037	154,757,145	1,547,571	309,514	2,287	16,503	102,247	426,188	811,869
30	2025-26	2%	337,400,737		-	337,400,737	161,372,846	1,613,728	322,746	2,393	17,271	107,004	446,018	844,965
31	2026-27	2%	344,148,752		-	344,148,752	168,120,860	1,681,209	336,242	2,501	18,054	111,856	466,244	878,722
32	2027-28	2%	351,031,727		-	351,031,727	175,003,835	1,750,038	350,008	2,982	21,523	133,348	555,824	844,206
33	2028-29	2%	358,052,362		-	358,052,362	182,024,470	1,820,245	364,049	3,129	22,586	139,933	583,273	872,923
34	2029-30	2%	365,213,409		-	365,213,409	189,185,517	1,891,855	378,371	3,280	23,670	146,650	611,270	902,214
35	2030-31	2%	372,517,677		-	372,517,677	196,489,785	1,964,898	392,980	3,433	24,776	153,501	639,827	932,091
36	2031-32	2%	379,968,031		-	379,968,031	203,940,139	2,039,401	407,880	3,589	25,904	160,489	668,956	962,565
37	2032-33	2%	387,567,391		-	387,567,391	211,539,499	2,115,395	423,079	3,748	27,054	167,617	698,667	993,649
38	2033-34	2%	395,318,739		-	395,318,739	219,290,847	2,192,908	438,582	3,911	28,228	174,887	728,972	1,025,355
39	2034-35	2%	403,225,114		-	403,225,114	227,197,222	2,271,972	454,394	4,077	29,425	182,303	759,883	1,057,694
40	2035-36	2%	411,289,616		-	411,289,616	235,261,724	2,352,617	470,523	4,246	30,645	189,868	791,413	1,090,681
41	2036-37	2%	419,515,408		-	419,515,408	243,487,517	2,434,875	486,975	4,419	31,891	197,583	823,573	1,124,327
42	2037-38	2%	427,905,717		-	427,905,717	251,877,825	2,518,778	503,756	4,595	33,161	205,453	856,377	1,158,646
43	2038-39	2%	436,463,831		-	436,463,831	260,435,939	2,604,359	520,872	4,774	34,457	213,480	889,836	1,193,652
44	2039-40	2%	445,193,108		-	445,193,108	269,165,216	2,691,652	538,330	4,957	35,778	221,668	923,965	1,229,357
45	2040-41	2%	454,096,970		-	454,096,970	278,069,078	2,780,691	556,138	5,144	37,126	230,019	958,776	1,265,777
				-			Cumulative Total	57,239,983	11,447,997	91,092	657,444	4,073,277	16,978,389	28,813,598
							Net Present Value (7%)	10,173,717	2,034,743	13,950	100,680	623,775	2,600,044	5,538,930

Maximum potential bonding capacity of Subarea (125% coverage, 30yr. bond @ 7%, proceeds equal 95% of principal)

Redevelopment Fund potential bond proceeds (tax exempt)	$5,111,000
Housing Fund potential bond proceeds at year 20 (tax exempt)	$1,900,000

Notes:
(1) Each of these pass through payments represents a portion of the total Statutory Payment.

TABLE 3C - No Development
Full Redevelopment Survey Area
Projected Tax Increment Revenues

	Fiscal Year	Secured Growth Rate	Secured Assessed Value	Added Development Value	Unsecured Value @ 0%	Total Assessed Value	Incremental Value	Gross Tax Increment	Housing Fund	*Co. Office of Educ.* [1] *0.00437*	*L.A. City Comm. Coll.* [1] *0.03154*	*Burbank Unif. S. D.* [1] *0.19541*	Statutory Payments 81.45%	Net Redevelopment Fund
	1994-95		305,240,990		-	305,240,990								
	1995-96	est. base	308,873,358			**308,873,358**								
1	1996-97	2%	311,345,810		-	311,345,810								
2	1997-98	2%	317,572,726	-	-	317,572,726	8,699,368	86,994	17,399	*76*	*549*	*3,400*	14,172	55,423
3	1998-99	2%	323,924,181		-	323,924,181	15,050,823	150,508	30,102	*132*	*949*	*5,882*	24,518	95,888
4	1999-00	2%	330,402,664		-	330,402,664	21,529,306	215,293	43,059	*188*	*1,358*	*8,414*	35,072	137,163
5	2000-01	2%	337,010,717		-	337,010,717	28,137,360	281,374	56,275	*246*	*1,775*	*10,997*	45,837	179,262
6	2001-02	2%	343,750,932		-	343,750,932	34,877,574	348,776	69,755	*305*	*2,200*	*13,631*	56,817	222,204
7	2002-03	2%	350,625,950	-	-	350,625,950	41,752,593	417,526	83,505	*365*	*2,634*	*16,318*	68,016	266,004
8	2003-04	2%	357,638,469		-	357,638,469	48,765,112	487,651	97,530	*426*	*3,076*	*19,058*	79,440	310,681
9	2004-05	2%	364,791,239		-	364,791,239	55,917,881	559,179	111,836	*489*	*3,527*	*21,854*	91,092	356,251
10	2005-06	2%	372,087,064		-	372,087,064	63,213,706	632,137	126,427	*552*	*3,988*	*24,705*	102,977	402,733
11	2006-07	2%	379,528,805		-	379,528,805	70,655,447	706,554	141,311	*618*	*4,457*	*27,614*	115,100	450,144
12	2007-08	2%	387,119,381	-	-	387,119,381	78,246,023	782,460	156,492	*1,056*	*7,623*	*47,227*	196,852	429,116
13	2008-09	2%	394,861,769		-	394,861,769	85,988,411	859,884	171,977	*1,181*	*8,521*	*52,794*	220,059	467,848
14	2009-10	2%	402,759,004		-	402,759,004	93,885,646	938,856	187,771	*1,308*	*9,438*	*58,473*	243,731	507,355
15	2010-11	2%	410,814,184		-	410,814,184	101,940,826	1,019,408	203,882	*1,437*	*10,373*	*64,266*	267,875	547,651
16	2011-12	2%	419,030,468		-	419,030,468	110,157,110	1,101,571	220,314	*1,569*	*11,326*	*70,174*	292,503	588,754
17	2012-13	2%	427,411,077		-	427,411,077	118,537,719	1,185,377	237,075	*1,704*	*12,299*	*76,201*	317,623	630,679
18	2013-14	2%	435,959,299		-	435,959,299	127,085,941	1,270,859	254,172	*1,842*	*13,291*	*82,348*	343,246	673,442
19	2014-15	2%	444,678,485		-	444,678,485	135,805,127	1,358,051	271,610	*1,982*	*14,303*	*88,618*	369,381	717,060
20	2015-16	2%	453,572,054		-	453,572,054	144,698,696	1,446,987	289,397	*2,125*	*15,336*	*95,013*	396,038	761,551
21	2016-17	2%	462,643,495		-	462,643,495	153,770,138	1,537,701	307,540	*2,271*	*16,388*	*101,537*	423,229	806,932
22	2017-18	2%	471,896,365	-	-	471,896,365	163,023,007	1,630,230	326,046	*2,419*	*17,462*	*108,191*	450,964	853,220
23	2018-19	2%	481,334,293		-	481,334,293	172,460,935	1,724,609	344,922	*2,571*	*18,558*	*114,977*	479,253	900,434
24	2019-20	2%	490,960,978		-	490,960,978	182,087,621	1,820,876	364,175	*2,726*	*19,675*	*121,900*	508,109	948,592
25	2020-21	2%	500,780,198		-	500,780,198	191,906,840	1,919,068	383,814	*2,884*	*20,815*	*128,961*	537,541	997,714
26	2021-22	2%	510,795,802		-	510,795,802	201,922,444	2,019,224	403,845	*3,045*	*21,977*	*136,163*	567,562	1,047,818
27	2022-23	2%	521,011,718		-	521,011,718	212,138,360	2,121,384	424,277	*3,209*	*23,163*	*143,510*	598,183	1,098,924
28	2023-24	2%	531,431,952		-	531,431,952	222,558,595	2,225,586	445,117	*3,377*	*24,373*	*151,003*	629,417	1,151,052
29	2024-25	2%	542,060,591		-	542,060,591	233,187,234	2,331,872	466,374	*3,548*	*25,606*	*158,646*	661,275	1,204,222
30	2025-26	2%	552,901,803		-	552,901,803	244,028,445	2,440,284	488,057	*3,722*	*26,864*	*166,442*	693,771	1,258,457
31	2026-27	2%	563,959,839		-	563,959,839	255,086,481	2,550,865	510,173	*3,900*	*28,148*	*174,394*	726,917	1,313,775
32	2027-28	2%	575,239,036		-	575,239,036	266,365,678	2,663,657	532,731	*4,898*	*35,354*	*219,042*	913,019	1,217,906
33	2028-29	2%	586,743,817		-	586,743,817	277,870,459	2,778,705	555,741	*5,140*	*37,096*	*229,833*	957,999	1,264,964
34	2029-30	2%	598,478,693		-	598,478,693	289,605,335	2,896,053	579,211	*5,386*	*38,873*	*240,840*	1,003,879	1,312,964
35	2030-31	2%	610,448,267		-	610,448,267	301,574,909	3,015,749	603,150	*5,637*	*40,685*	*252,067*	1,050,676	1,361,923
36	2031-32	2%	622,657,232		-	622,657,232	313,783,875	3,137,839	627,568	*5,893*	*42,533*	*263,519*	1,098,409	1,411,862
37	2032-33	2%	635,110,377		-	635,110,377	326,237,019	3,262,370	652,474	*6,154*	*44,418*	*275,199*	1,147,097	1,462,799
38	2033-34	2%	647,812,584		-	647,812,584	338,939,227	3,389,392	677,878	*6,421*	*46,341*	*287,114*	1,196,758	1,514,756
39	2034-35	2%	660,768,836		-	660,768,836	351,895,478	3,518,955	703,791	*6,693*	*48,303*	*299,266*	1,247,413	1,567,751
40	2035-36	2%	673,984,213		-	673,984,213	365,110,855	3,651,109	730,222	*6,970*	*50,304*	*311,662*	1,299,081	1,621,806
41	2036-37	2%	687,463,897		-	687,463,897	378,590,539	3,785,905	757,181	*7,253*	*52,344*	*324,305*	1,351,782	1,676,942
42	2037-38	2%	701,213,175		-	701,213,175	392,339,817	3,923,398	784,680	*7,541*	*54,426*	*337,202*	1,405,537	1,733,181
43	2038-39	2%	715,237,439		-	715,237,439	406,364,081	4,063,641	812,728	*7,835*	*56,549*	*350,356*	1,460,367	1,790,545
44	2039-40	2%	729,542,187		-	729,542,187	420,668,830	4,206,688	841,338	*8,135*	*58,715*	*363,773*	1,516,294	1,849,056
45	2040-41	2%	744,133,031		-	744,133,031	435,259,673	4,352,597	870,519	*8,441*	*60,924*	*377,459*	1,573,340	1,908,738
				-			Cumulative Total	84,817,205	16,963,441	*143,669*	*1,036,917*	*6,424,350*	26,778,220	41,075,544
							Net Present Value (7%)	13,903,951	2,780,790	*20,547*	*148,296*	*918,788*	3,829,726	7,293,435

Maximum potential bonding capacity of Subarea (125% coverage, 30yr. bond @ 7%, proceeds equal 95% of principal)

Redevelopment Fund potential bond proceeds (tax exempt)	$7,182,000
Housing Fund potential bond proceeds at year 20 (tax exempt)	$2,731,250

Notes:

(1) Each of these pass through payments represents a portion of the total Statutory Payment.

TABLE 4A - 10 Year Development
East Subarea-Redevelopment Survey Area
Projected Tax Increment Revenues

	Fiscal Year	Secured Growth Rate	Secured Assessed Value	Added Development Value	Unsecured Value added 0%	Total Assessed Value	Incremental Value	Gross Tax Increment	Housing Fund	*Co. Office of Educ. (1) 0.00437*	*L.A. City Comm. Coll. (1) 0.03154*	*Burbank Unif. S. D. (1) 0.19541*	Statutory Payments 81.45%	Net Redevelopment Fund
	1994-95		118,971,865		-	118,971,865								
	1995-96	est. base	120,387,630			**120,387,630**								
1	1996-97	2%	122,795,383		-	122,795,383								
2	1997-98	2%	125,251,290		-	125,251,290	4,863,660	48,637	9,727	*43*	*307*	*1,901*	7,923	30,986
3	1998-99	2%	127,756,316	1,458,000	-	129,214,316	8,826,686	88,267	17,653	*77*	*557*	*3,450*	14,379	56,235
4	1999-00	2%	131,798,603	7,026,000	-	138,824,603	18,436,972	184,370	36,874	*161*	*1,163*	*7,206*	30,034	117,461
5	2000-01	2%	141,601,095	21,435,000	-	163,036,095	42,648,464	426,485	85,297	*373*	*2,690*	*16,668*	69,476	271,712
6	2001-02	2%	166,296,817	76,345,000	213,000	242,854,817	122,467,186	1,224,672	244,934	*1,070*	*7,725*	*47,863*	199,503	780,235
7	2002-03	2%	247,494,653	76,345,000	1,913,000	325,752,653	205,365,023	2,053,650	410,730	*1,795*	*12,954*	*80,261*	334,546	1,308,374
8	2003-04	2%	330,316,446		9,317,000	339,633,446	219,245,816	2,192,458	438,492	*1,916*	*13,830*	*85,686*	357,158	1,396,808
9	2004-05	2%	336,922,775		16,721,000	353,643,775	233,256,145	2,332,561	466,512	*2,039*	*14,714*	*91,161*	379,981	1,486,068
10	2005-06	2%	343,661,230		16,721,000	360,382,230	239,994,600	2,399,946	479,989	*2,098*	*15,139*	*93,795*	390,959	1,528,998
11	2006-07	2%	350,534,455		16,721,000	367,255,455	246,867,825	2,468,678	493,736	*2,158*	*15,572*	*96,481*	402,155	1,572,787
12	2007-08	2%	357,545,144		16,721,000	374,266,144	253,878,514	2,538,785	507,757	*2,270*	*16,386*	*101,522*	423,169	1,607,859
13	2008-09	2%	364,696,047		16,721,000	381,417,047	261,029,417	2,610,294	522,059	*2,385*	*17,216*	*106,665*	444,603	1,643,632
14	2009-10	2%	371,989,968		16,721,000	388,710,968	268,323,338	2,683,233	536,647	*2,503*	*18,063*	*111,910*	466,466	1,680,120
15	2010-11	2%	379,429,767		16,721,000	396,150,767	275,763,137	2,757,631	551,526	*2,622*	*18,926*	*117,260*	488,767	1,717,339
16	2011-12	2%	387,018,363		16,721,000	403,739,363	283,351,732	2,833,517	566,703	*2,744*	*19,807*	*122,717*	511,513	1,755,301
17	2012-13	2%	394,758,730		16,721,000	411,479,730	291,092,100	2,910,921	582,184	*2,869*	*20,705*	*128,283*	534,714	1,794,023
18	2013-14	2%	402,653,904		16,721,000	419,374,904	298,987,274	2,989,873	597,975	*2,996*	*21,622*	*133,960*	558,379	1,833,519
19	2014-15	2%	410,706,982		16,721,000	427,427,982	307,040,352	3,070,404	614,081	*3,125*	*22,556*	*139,751*	582,517	1,873,805
20	2015-16	2%	418,921,122		16,721,000	435,642,122	315,254,492	3,152,545	630,509	*3,257*	*23,510*	*145,658*	607,139	1,914,897
21	2016-17	2%	427,299,545		16,721,000	444,020,545	323,632,914	3,236,329	647,266	*3,392*	*24,482*	*151,683*	632,252	1,956,811
22	2017-18	2%	435,845,535		16,721,000	452,566,535	332,178,905	3,321,789	664,358	*3,530*	*25,474*	*157,829*	657,868	1,999,563
23	2018-19	2%	444,562,446		16,721,000	461,283,446	340,895,816	3,408,958	681,792	*3,670*	*26,486*	*164,097*	683,996	2,043,170
24	2019-20	2%	453,453,695		16,721,000	470,174,695	349,787,065	3,497,871	699,574	*3,813*	*27,518*	*170,491*	710,647	2,087,649
25	2020-21	2%	462,522,769		16,721,000	479,243,769	358,856,139	3,588,561	717,712	*3,959*	*28,571*	*177,013*	737,831	2,133,018
26	2021-22	2%	471,773,224		16,721,000	488,494,224	368,106,594	3,681,066	736,213	*4,107*	*29,644*	*183,665*	765,558	2,179,294
27	2022-23	2%	481,208,689		16,721,000	497,929,689	377,542,059	3,775,421	755,084	*4,259*	*30,739*	*190,450*	793,840	2,226,496
28	2023-24	2%	490,832,863		16,721,000	507,553,863	387,166,232	3,871,662	774,332	*4,414*	*31,856*	*197,371*	822,688	2,274,642
29	2024-25	2%	500,649,520		16,721,000	517,370,520	396,982,890	3,969,829	793,966	*4,572*	*32,996*	*204,430*	852,113	2,323,750
30	2025-26	2%	510,662,510		16,721,000	527,383,510	406,995,880	4,069,959	813,992	*4,733*	*34,158*	*211,630*	882,126	2,373,841
31	2026-27	2%	520,875,761		16,721,000	537,596,761	417,209,130	4,172,091	834,418	*4,897*	*35,343*	*218,975*	912,739	2,424,934
32	2027-28	2%	531,293,276		16,721,000	548,014,276	427,626,646	4,276,266	855,253	*5,116*	*36,921*	*228,746*	953,468	2,467,545
33	2028-29	2%	541,919,141		16,721,000	558,640,141	438,252,511	4,382,525	876,505	*5,338*	*38,529*	*238,713*	995,012	2,511,008
34	2029-30	2%	552,757,524		16,721,000	569,478,524	449,090,894	4,490,909	898,182	*5,566*	*40,170*	*248,879*	1,037,386	2,555,341
35	2030-31	2%	563,812,675		16,721,000	580,533,675	460,146,044	4,601,460	920,292	*5,798*	*41,844*	*259,248*	1,080,609	2,600,560
36	2031-32	2%	575,088,928		16,721,000	591,809,928	471,422,298	4,714,223	942,845	*6,034*	*43,551*	*269,825*	1,124,695	2,646,683
37	2032-33	2%	586,590,707		16,721,000	603,311,707	482,924,076	4,829,241	965,848	*6,275*	*45,292*	*280,613*	1,169,663	2,693,729
38	2033-34	2%	598,322,521		16,721,000	615,043,521	494,655,891	4,946,559	989,312	*6,522*	*47,068*	*291,617*	1,215,531	2,741,716
39	2034-35	2%	610,288,971		16,721,000	627,009,971	506,622,341	5,066,223	1,013,245	*6,773*	*48,880*	*302,842*	1,262,316	2,790,663
40	2035-36	2%	622,494,751		16,721,000	639,215,751	518,828,120	5,188,281	1,037,656	*7,029*	*50,728*	*314,290*	1,310,036	2,840,589
41	2036-37	2%	634,944,646		16,721,000	651,665,646	531,278,015	5,312,780	1,062,556	*7,290*	*52,613*	*325,968*	1,358,711	2,891,513
42	2037-38	2%	647,643,538		16,721,000	664,364,538	543,976,908	5,439,769	1,087,954	*7,556*	*54,535*	*337,879*	1,408,360	2,943,455
43	2038-39	2%	660,596,409		16,721,000	677,317,409	556,929,779	5,569,298	1,113,860	*7,828*	*56,496*	*350,028*	1,459,001	2,996,437
44	2039-40	2%	673,808,337		16,721,000	690,529,337	570,141,707	5,701,417	1,140,283	*8,105*	*58,496*	*362,421*	1,510,656	3,050,478
45	2040-41	2%	687,284,504		16,721,000	704,005,504	583,617,874	5,836,179	1,167,236	*8,388*	*60,536*	*375,061*	1,563,343	3,105,600
				182,609,000			Cumulative Total	149,915,595	29,983,119	*175,461*	*1,266,371*	*7,845,960*	32,703,829	87,228,647
							Net Present Value (7%)	30,557,960	6,111,592	*31,743*	*229,098*	*1,419,406*	5,916,423	18,529,945

Maximum potential bonding capacity of Subarea (125% coverage, 30yr. bond @ 7%, proceeds equal 95% of principal)

Redevelopment Fund potential bond proceeds (tax exempt)	$18,059,500
Housing Fund potential bond proceeds at year 20 (tax exempt)	$5,947,000

Notes:

(1) Each of these pass through payments represents a portion of the total Statutory Payment.

TABLE 4B - 10 Year Development
West Subarea-Redevelopment Survey Area
Projected Tax Increment Revenues

Fiscal Year		Secured Growth Rate	Secured Assessed Value	Added Development Value	Unsecured Value added 0%	Total Assessed Value	Incremental Value	Gross Tax Increment	Housing Fund	*Co. Office of Educ.* [1] *0.00437*	*L.A. City Comm. Coll.* [1] *0.03154*	*Burbank Unif. S. D.* [1] *0.19541*	Statutory Payments 81.45%	Net Redevelopment Fund
	1994-95		186,269,125		-	186,269,125								
	1995-96	est. base	176,027,892			**176,027,892**								
1	1996-97	2%	179,548,450		-	179,548,450								
2	1997-98	2%	183,139,419		-	183,139,419	7,111,527	71,115	14,223	*62*	*449*	*2,779*	11,585	45,307
3	1998-99	2%	186,802,207	5,133,000	-	191,935,207	15,907,315	159,073	31,815	*139*	*1,003*	*6,217*	25,914	101,345
4	1999-00	2%	195,773,911	2,750,000	-	198,523,911	22,496,019	224,960	44,992	*197*	*1,419*	*8,792*	36,647	143,321
5	2000-01	2%	202,494,389	55,111,000	-	257,605,389	81,577,498	815,775	163,155	*713*	*5,146*	*31,882*	132,892	519,728
6	2001-02	2%	262,757,497	39,195,000	2,593,000	304,545,497	128,517,605	1,285,176	257,035	*1,123*	*8,107*	*50,227*	209,359	818,782
7	2002-03	2%	307,991,547		9,126,000	317,117,547	141,089,655	1,410,897	282,179	*1,233*	*8,900*	*55,141*	229,839	898,878
8	2003-04	2%	314,151,378		15,659,000	329,810,378	153,782,486	1,537,825	307,565	*1,344*	*9,701*	*60,101*	250,516	979,743
9	2004-05	2%	320,434,406		15,659,000	336,093,406	160,065,514	1,600,655	320,131	*1,399*	*10,097*	*62,557*	260,752	1,019,772
10	2005-06	2%	326,843,094		15,659,000	342,502,094	166,474,202	1,664,742	332,948	*1,455*	*10,501*	*65,061*	271,192	1,060,602
11	2006-07	2%	333,379,956		15,659,000	349,038,956	173,011,064	1,730,111	346,022	*1,512*	*10,914*	*67,616*	281,840	1,102,248
12	2007-08	2%	340,047,555		15,659,000	355,706,555	179,678,663	1,796,787	359,357	*1,077*	*7,774*	*48,165*	200,761	1,236,668
13	2008-09	2%	346,848,506		15,659,000	362,507,506	186,479,614	1,864,796	372,959	*1,186*	*8,563*	*53,055*	221,147	1,270,690
14	2009-10	2%	353,785,476		15,659,000	369,444,476	193,416,584	1,934,166	386,833	*1,298*	*9,368*	*58,044*	241,940	1,305,393
15	2010-11	2%	360,861,185		15,659,000	376,520,185	200,492,294	2,004,923	400,985	*1,412*	*10,190*	*63,132*	263,149	1,340,790
16	2011-12	2%	368,078,409		15,659,000	383,737,409	207,709,517	2,077,095	415,419	*1,528*	*11,027*	*68,322*	284,782	1,376,895
17	2012-13	2%	375,439,977		15,659,000	391,098,977	215,071,085	2,150,711	430,142	*1,646*	*11,882*	*73,616*	306,847	1,413,721
18	2013-14	2%	382,948,777		15,659,000	398,607,777	222,579,885	2,225,799	445,160	*1,767*	*12,753*	*79,015*	329,354	1,451,285
19	2014-15	2%	390,607,752		15,659,000	406,266,752	230,238,861	2,302,389	460,478	*1,890*	*13,642*	*84,523*	352,311	1,489,600
20	2015-16	2%	398,419,907		15,659,000	414,078,907	238,051,016	2,380,510	476,102	*2,016*	*14,549*	*90,141*	375,728	1,528,680
21	2016-17	2%	406,388,306		15,659,000	422,047,306	246,019,414	2,460,194	492,039	*2,144*	*15,474*	*95,871*	399,612	1,568,543
22	2017-18	2%	414,516,072		15,659,000	430,175,072	254,147,180	2,541,472	508,294	*2,275*	*16,417*	*101,716*	423,975	1,609,203
23	2018-19	2%	422,806,393		15,659,000	438,465,393	262,437,501	2,624,375	524,875	*2,408*	*17,380*	*107,677*	448,824	1,650,676
24	2019-20	2%	431,262,521		15,659,000	446,921,521	270,893,629	2,708,936	541,787	*2,544*	*18,361*	*113,758*	474,171	1,692,978
25	2020-21	2%	439,887,771		15,659,000	455,546,771	279,518,880	2,795,189	559,038	*2,683*	*19,362*	*119,961*	500,024	1,736,127
26	2021-22	2%	448,685,527		15,659,000	464,344,527	288,316,635	2,883,166	576,633	*2,824*	*20,383*	*126,287*	526,395	1,780,138
27	2022-23	2%	457,659,237		15,659,000	473,318,237	297,290,346	2,972,903	594,581	*2,968*	*21,425*	*132,740*	553,293	1,825,030
28	2023-24	2%	466,812,422		15,659,000	482,471,422	306,443,530	3,064,435	612,887	*3,116*	*22,487*	*139,322*	580,729	1,870,820
29	2024-25	2%	476,148,670		15,659,000	491,807,670	315,779,779	3,157,798	631,560	*3,266*	*23,571*	*146,036*	608,713	1,917,525
30	2025-26	2%	485,671,644		15,659,000	501,330,644	325,302,752	3,253,028	650,606	*3,419*	*24,676*	*152,884*	637,257	1,965,165
31	2026-27	2%	495,385,077		15,659,000	511,044,077	335,016,185	3,350,162	670,032	*3,575*	*25,804*	*159,869*	666,373	2,013,757
32	2027-28	2%	505,292,778		15,659,000	520,951,778	344,923,887	3,449,239	689,848	*3,381*	*24,400*	*151,174*	630,127	2,129,264
33	2028-29	2%	515,398,634		15,659,000	531,057,634	355,029,742	3,550,297	710,059	*3,593*	*25,930*	*160,653*	669,638	2,170,600
34	2029-30	2%	525,706,607		15,659,000	541,365,607	365,337,715	3,653,377	730,675	*3,809*	*27,491*	*170,321*	709,939	2,212,763
35	2030-31	2%	536,220,739		15,659,000	551,879,739	375,851,847	3,758,518	751,704	*4,029*	*29,082*	*180,183*	751,046	2,255,769
36	2031-32	2%	546,945,153		15,659,000	562,604,153	386,576,262	3,865,763	773,153	*4,254*	*30,706*	*190,242*	792,975	2,299,635
37	2032-33	2%	557,884,057		15,659,000	573,543,057	397,515,165	3,975,152	795,030	*4,484*	*32,362*	*200,503*	835,742	2,344,379
38	2033-34	2%	569,041,738		15,659,000	584,700,738	408,672,846	4,086,728	817,346	*4,718*	*34,051*	*210,968*	879,365	2,390,018
39	2034-35	2%	580,422,572		15,659,000	596,081,572	420,053,681	4,200,537	840,107	*4,957*	*35,774*	*221,643*	923,860	2,436,569
40	2035-36	2%	592,031,024		15,659,000	607,690,024	431,662,132	4,316,621	863,324	*5,200*	*37,532*	*232,531*	969,246	2,484,051
41	2036-37	2%	603,871,644		15,659,000	619,530,644	443,502,753	4,435,028	887,006	*5,449*	*39,324*	*243,637*	1,015,539	2,532,483
42	2037-38	2%	615,949,077		15,659,000	631,608,077	455,580,185	4,555,802	911,160	*5,702*	*41,153*	*254,966*	1,062,757	2,581,884
43	2038-39	2%	628,268,059		15,659,000	643,927,059	467,899,167	4,678,992	[illegible]798	*5,960*	*43,018*	*266,520*	1,110,921	2,632,273
44	2039-40	2%	640,833,420		15,659,000	656,492,420	480,464,528	4,804,645	960,929	*6,224*	*44,920*	*278,306*	1,160,047	2,683,669
45	2040-41	2%	653,650,088		15,659,000	669,309,088	493,281,197	4,932,812	986,562	*6,493*	*46,860*	*290,328*	1,210,156	2,736,093
				102,189,000			Cumulative Total	119,312,673	23,862,535	*122,472*	*883,927*	*5,476,481*	22,827,277	72,622,862
							Net Present Value (7%)	23,842,254	4,768,451	*21,621*	*156,050*	*966,825*	4,029,956	15,043,847

Maximum potential bonding capacity of Subarea (125% coverage, 30yr. bond @ 7%, proceeds equal 95% of principal)

Redevelopment Fund potential bond proceeds (tax exempt)	$14,416,250
Housing Fund potential bond proceeds at year 20 (tax exempt)	$4,488,750

Notes:

(1) Each of these pass through payments represents a portion of the total Statutory Payment.

TABLE 4C - 10 Year Development
Full Redevelopment Survey Area
Projected Tax Increment Revenues

Fiscal Year		Secured Growth Rate	Secured Assessed Value	Added Development Value	Unsecured Value added 0%	Total Assessed Value	Incremental Value	Gross Tax Increment	Housing Fund	*Co. Office of Educ.* [1] *0.00437*	*L.A. City Comm. Coll.* [1] *0.03154*	*Burbank Unif. S. D.* [1] *0.19541*	Statutory Payments 81.45%	Net Redevelopment Fund
	1994-95		305,240,990		-	305,240,990								
	1995-96	est. base	296,415,522			**296,415,522**								
1	1996-97	2%	302,343,832		-	302,343,832								
2	1997-98	2%	308,390,709		-	308,390,709	11,975,187	119,752	23,950	*105*	*755*	*4,680*	19,508	76,294
3	1998-99	2%	314,558,523	6,591,000	-	321,149,523	24,734,001	247,340	49,468	*216*	*1,560*	*9,667*	40,292	157,580
4	1999-00	2%	327,572,514	9,776,000	-	337,348,514	40,932,992	409,330	81,866	*358*	*2,582*	*15,997*	66,681	260,783
5	2000-01	2%	344,095,484	76,546,000	-	420,641,484	124,225,962	1,242,260	248,452	*1,086*	*7,836*	*48,550*	202,368	791,440
6	2001-02	2%	429,054,314	115,540,000	2,593,000	547,187,314	250,771,792	2,507,718	501,544	*2,192*	*15,819*	*98,007*	408,515	1,597,659
7	2002-03	2%	555,486,200	76,345,000	9,126,000	640,957,200	344,541,678	3,445,417	689,083	*3,011*	*21,734*	*134,654*	561,269	2,195,064
8	2003-04	2%	644,467,824		15,659,000	660,126,824	363,711,302	3,637,113	727,423	*3,179*	*22,943*	*142,146*	592,497	2,317,193
9	2004-05	2%	657,357,180		15,659,000	673,016,180	376,600,658	3,766,007	753,201	*3,291*	*23,756*	*147,183*	613,494	2,399,311
10	2005-06	2%	670,504,324		15,659,000	686,163,324	389,747,802	3,897,478	779,496	*3,406*	*24,585*	*152,321*	634,911	2,483,071
11	2006-07	2%	683,914,410		15,659,000	699,573,410	403,157,889	4,031,579	806,316	*3,524*	*25,431*	*157,562*	656,757	2,568,506
12	2007-08	2%	697,592,699		15,659,000	713,251,699	416,836,177	4,168,362	833,672	*4,891*	*35,300*	*218,707*	911,621	2,423,068
13	2008-09	2%	711,544,553		15,659,000	727,203,553	430,788,031	4,307,880	861,576	*5,115*	*36,920*	*228,740*	953,441	2,492,863
14	2009-10	2%	725,775,444		15,659,000	741,434,444	445,018,922	4,450,189	890,038	*5,344*	*38,571*	*238,973*	996,097	2,564,055
15	2010-11	2%	740,290,953		15,659,000	755,949,953	459,534,431	4,595,344	919,069	*5,578*	*40,256*	*249,411*	1,039,606	2,636,670
16	2011-12	2%	755,096,772		15,659,000	770,755,772	474,340,250	4,743,402	948,680	*5,816*	*41,975*	*260,058*	1,083,985	2,710,737
17	2012-13	2%	770,198,707		15,659,000	785,857,707	489,442,185	4,894,422	978,884	*6,059*	*43,727*	*270,918*	1,129,252	2,786,286
18	2013-14	2%	785,602,681		15,659,000	801,261,681	504,846,159	5,048,462	1,009,692	*6,306*	*45,515*	*281,995*	1,175,424	2,863,345
19	2014-15	2%	801,314,735		15,659,000	816,973,735	520,558,213	5,205,582	1,041,116	*6,559*	*47,339*	*293,294*	1,222,519	2,941,946
20	2015-16	2%	817,341,030		15,659,000	833,000,030	536,584,508	5,365,845	1,073,169	*6,817*	*49,199*	*304,819*	1,270,557	3,022,119
21	2016-17	2%	833,687,850		15,659,000	849,346,850	552,931,328	5,529,313	1,105,863	*7,080*	*51,096*	*316,574*	1,319,555	3,103,895
22	2017-18	2%	850,361,607		15,659,000	866,020,607	569,605,085	5,696,051	1,139,210	*7,348*	*53,032*	*328,564*	1,369,533	3,187,307
23	2018-19	2%	867,368,839		15,659,000	883,027,839	586,612,317	5,866,123	1,173,225	*7,621*	*55,006*	*340,794*	1,420,511	3,272,387
24	2019-20	2%	884,716,216		15,659,000	900,375,216	603,959,694	6,039,597	1,207,919	*7,900*	*57,019*	*353,269*	1,472,508	3,359,169
25	2020-21	2%	902,410,540		15,659,000	918,069,540	621,654,018	6,216,540	1,243,308	*8,185*	*59,073*	*365,993*	1,525,546	3,447,686
26	2021-22	2%	920,458,751		15,659,000	936,117,751	639,702,229	6,397,022	1,279,404	*8,475*	*61,168*	*378,972*	1,579,644	3,537,974
27	2022-23	2%	938,867,926		15,659,000	954,526,926	658,111,404	6,581,114	1,316,223	*8,771*	*63,304*	*392,210*	1,634,824	3,630,068
28	2023-24	2%	957,645,285		15,659,000	973,304,285	676,888,763	6,768,888	1,353,778	*9,073*	*65,484*	*405,713*	1,691,107	3,724,003
29	2024-25	2%	976,798,190		15,659,000	992,457,190	696,041,668	6,960,417	1,392,083	*9,381*	*67,707*	*419,486*	1,748,516	3,819,817
30	2025-26	2%	996,334,154		15,659,000	1,011,993,154	715,577,632	7,155,776	1,431,155	*9,695*	*69,974*	*433,534*	1,807,074	3,917,547
31	2026-27	2%	1,016,260,837		15,659,000	1,031,919,837	735,504,315	7,355,043	1,471,009	*10,016*	*72,287*	*447,864*	1,866,802	4,017,232
32	2027-28	2%	1,036,586,054		15,659,000	1,052,245,054	755,829,532	7,558,295	1,511,659	*12,000*	*86,608*	*536,590*	2,236,635	3,810,002
33	2028-29	2%	1,057,317,775		15,659,000	1,072,976,775	776,561,253	7,765,613	1,553,123	*12,435*	*89,746*	*556,036*	2,317,689	3,894,801
34	2029-30	2%	1,078,464,131		15,659,000	1,094,123,131	797,707,609	7,977,076	1,595,415	*12,878*	*92,948*	*575,870*	2,400,364	3,981,297
35	2030-31	2%	1,100,033,413		15,659,000	1,115,692,413	819,276,891	8,192,769	1,638,554	*13,331*	*96,213*	*596,102*	2,484,693	4,069,522
36	2031-32	2%	1,122,034,082		15,659,000	1,137,693,082	841,277,560	8,412,776	1,682,555	*13,792*	*99,544*	*616,737*	2,570,708	4,159,512
37	2032-33	2%	1,144,474,763		15,659,000	1,160,133,763	863,718,241	8,637,182	1,727,436	*14,263*	*102,941*	*637,786*	2,658,444	4,251,302
38	2033-34	2%	1,167,364,258		15,659,000	1,183,023,258	886,607,736	8,866,077	1,773,215	*14,743*	*106,407*	*659,256*	2,747,935	4,344,927
39	2034-35	2%	1,190,711,544		15,659,000	1,206,370,544	909,955,022	9,099,550	1,819,910	*15,233*	*109,941*	*681,155*	2,839,215	4,440,425
40	2035-36	2%	1,214,525,774		15,659,000	1,230,184,774	933,769,252	9,337,693	1,867,539	*15,732*	*113,547*	*703,492*	2,932,321	4,537,833
41	2036-37	2%	1,238,816,290		15,659,000	1,254,475,290	958,059,768	9,580,598	1,916,120	*16,242*	*117,224*	*726,275*	3,027,289	4,637,189
42	2037-38	2%	1,263,592,616		15,659,000	1,279,251,616	982,836,094	9,828,361	1,965,672	*16,762*	*120,975*	*749,515*	3,124,156	4,738,533
43	2038-39	2%	1,288,864,468		15,659,000	1,304,523,468	1,008,107,946	10,081,079	2,016,216	*17,292*	*124,801*	*773,219*	3,222,961	4,841,903
44	2039-40	2%	1,314,641,757		15,659,000	1,330,300,757	1,033,885,235	10,338,852	2,067,770	*17,832*	*128,703*	*797,397*	3,323,742	4,947,340
45	2040-41	2%	1,340,934,593		15,659,000	1,356,593,593	1,060,178,071	10,601,781	2,120,356	*18,384*	*132,684*	*822,059*	3,426,538	5,054,886
				284,798,000			Cumulative Total	262,927,068	52,585,414	*377,316*	*2,723,235*	*16,872,142*	70,327,104	140,014,550
							Net Present Value (7%)	52,962,052	10,592,410	*65,400*	*472,014*	*2,924,422*	12,189,688	30,179,954

Maximum potential bonding capacity of Subarea (125% coverage, 30yr. bond @ 7%, proceeds equal 95% of principal)

Redevelopment Fund potential bond proceeds (tax exempt)	$28,500,000
Housing Fund potential bond proceeds at year 20 (tax exempt)	$10,122,250

Notes:

(1) Each of these pass through payments represents a portion of the total Statutory Payment.

TABLE 5A - 10 Year Development With Added Growth In Valuation

East Subarea-Redevelopment Survey Area

Projected Tax Increment Revenues

	Fiscal Year	Secured Growth Rate	Secured Assessed Value	Added Development Value	Unsecured Value added 1%	Total Assessed Value	Incremental Value	Gross Tax Increment	Housing Fund	*Co. Office of Educ. (1) 0.00437*	*L.A. City Comm. Coll. (1) 0.03154*	*Burbank Unif S. D. (1) 0.19541*	Statutory Payments 81.45%	Net Redevelopment Fund
	1994-95		118,971,865		-	118,971,865								
	1995-96	est. base	120,387,630			**120,387,630**								
1	1996-97	2%	122,795,383		-	122,795,383								
2	1997-98	2%	125,251,290		-	125,251,290	4,863,660	48,637	9,727	*43*	*307*	*1,901*	7,923	30,986
3	1998-99	2%	127,756,316	1,458,000	-	129,214,316	8,826,686	88,267	17,653	*77*	*557*	*3,450*	14,379	56,235
4	1999-00	3%	133,090,746	7,026,000	-	140,116,746	19,729,116	197,291	39,458	*172*	*1,245*	*7,711*	32,139	125,694
5	2000-01	3%	144,320,248	21,435,000	-	165,755,248	45,367,618	453,676	90,735	*397*	*2,862*	*17,731*	73,905	289,036
6	2001-02	3%	170,727,906	76,345,000	213,000	247,285,906	126,898,275	1,268,983	253,797	*1,109*	*8,005*	*49,594*	206,721	808,465
7	2002-03	3%	254,485,093	76,345,000	1,915,130	332,745,223	212,357,593	2,123,576	424,715	*1,856*	*13,396*	*82,994*	345,937	1,352,924
8	2003-04	3%	340,754,996		9,338,281	350,093,277	229,705,647	2,297,056	459,411	*2,008*	*14,490*	*89,774*	374,198	1,463,448
9	2004-05	4%	354,385,195		16,835,664	371,220,859	250,833,229	2,508,332	501,666	*2,192*	*15,823*	*98,031*	408,615	1,598,051
10	2005-06	4%	368,560,603		17,004,021	385,564,624	265,176,994	2,651,770	530,354	*2,318*	*16,727*	*103,636*	431,981	1,689,434
11	2006-07	4%	383,303,027		17,174,061	400,477,088	280,089,458	2,800,895	560,179	*2,448*	*17,668*	*109,465*	456,274	1,784,441
12	2007-08	4%	398,635,148		17,345,802	415,980,950	295,593,320	2,955,933	591,187	*2,697*	*19,468*	*120,614*	502,746	1,862,001
13	2008-09	4%	414,580,554		17,519,260	432,099,814	311,712,184	3,117,122	623,424	*2,957*	*21,338*	*132,205*	551,061	1,942,637
14	2009-10	4%	431,163,776		17,694,452	448,858,229	328,470,598	3,284,706	656,941	*3,226*	*23,284*	*144,256*	601,293	2,026,472
15	2010-11	4%	448,410,328		17,871,397	466,281,724	345,894,094	3,458,941	691,788	*3,506*	*25,306*	*156,785*	653,518	2,113,634
16	2011-12	4%	466,346,741		18,050,111	484,396,851	364,009,221	3,640,092	728,018	*3,798*	*27,408*	*169,812*	707,817	2,204,257
17	2012-13	4%	485,000,610		18,230,612	503,231,222	382,843,592	3,828,436	765,687	*4,100*	*29,594*	*183,356*	764,271	2,298,477
18	2013-14	4%	504,400,635		18,412,918	522,813,553	402,425,922	4,024,259	804,852	*4,415*	*31,867*	*197,438*	822,968	2,396,440
19	2014-15	5%	529,620,666		18,597,047	548,217,713	427,830,083	4,278,301	855,660	*4,824*	*34,816*	*215,706*	899,115	2,523,526
20	2015-16	5%	556,101,700		18,783,018	574,884,717	454,497,087	4,544,971	908,994	*5,253*	*37,911*	*234,883*	979,047	2,656,930
21	2016-17	5%	583,906,785		18,970,848	602,877,632	482,490,002	4,824,900	964,980	*5,703*	*41,160*	*255,013*	1,062,953	2,796,967
22	2017-18	5%	613,102,124		19,160,556	632,262,680	511,875,050	5,118,750	1,023,750	*6,175*	*44,571*	*276,144*	1,151,032	2,943,968
23	2018-19	5%	643,757,230		19,352,162	663,109,392	542,721,762	5,427,218	1,085,444	*6,672*	*48,151*	*298,326*	1,243,493	3,098,281
24	2019-20	5%	675,945,092		19,545,683	695,490,775	575,103,145	5,751,031	1,150,206	*7,192*	*51,909*	*321,612*	1,340,553	3,260,272
25	2020-21	5%	709,742,346		19,741,140	729,483,486	609,095,856	6,090,959	1,218,192	*7,739*	*55,855*	*346,056*	1,442,444	3,430,323
26	2021-22	5%	745,229,464		19,938,552	765,168,015	644,780,385	6,447,804	1,289,561	*8,313*	*59,997*	*371,717*	1,549,405	3,608,838
27	2022-23	5%	782,490,937		20,137,937	802,628,874	682,241,244	6,822,412	1,364,482	*8,915*	*64,345*	*398,655*	1,661,691	3,796,239
28	2023-24	5%	821,615,484		20,339,317	841,954,800	721,567,170	7,215,672	1,443,134	*9,548*	*68,909*	*426,935*	1,779,567	3,992,970
29	2024-25	5%	862,696,258		20,542,710	883,238,967	762,851,337	7,628,513	1,525,703	*10,212*	*73,701*	*456,623*	1,903,313	4,199,498
30	2025-26	5%	905,831,071		20,748,137	926,579,207	806,191,577	8,061,916	1,612,383	*10,909*	*78,731*	*487,789*	2,033,222	4,416,311
31	2026-27	5%	951,122,624		20,955,618	972,078,242	851,690,612	8,516,906	1,703,381	*11,640*	*84,012*	*520,508*	2,169,601	4,643,924
32	2027-28	5%	998,678,755		21,165,174	1,019,843,930	899,456,299	8,994,563	1,798,913	*12,642*	*91,244*	*565,311*	2,356,349	4,839,301
33	2028-29	5%	1,048,612,693		21,376,826	1,069,989,519	949,601,889	9,496,019	1,899,204	*13,694*	*98,835*	*612,346*	2,552,402	5,044,413
34	2029-30	5%	1,101,043,328		21,590,594	1,122,633,922	1,002,246,292	10,022,463	2,004,493	*14,798*	*106,805*	*661,724*	2,758,225	5,259,746
35	2030-31	5%	1,156,095,494		21,806,500	1,177,901,994	1,057,514,364	10,575,144	2,115,029	*15,958*	*115,172*	*713,564*	2,974,305	5,485,810
36	2031-32	5%	1,213,900,269		22,024,565	1,235,924,834	1,115,537,204	11,155,372	2,231,074	*17,175*	*123,956*	*767,988*	3,201,155	5,723,142
37	2032-33	5%	1,274,595,282		22,244,811	1,296,840,093	1,176,452,463	11,764,525	2,352,905	*18,452*	*133,179*	*825,124*	3,439,314	5,972,306
38	2033-34	5%	1,338,325,046		22,467,259	1,360,792,305	1,240,404,675	12,404,047	2,480,809	*19,794*	*142,860*	*885,109*	3,689,346	6,233,891
39	2034-35	5%	1,405,241,299		22,691,932	1,427,933,230	1,307,545,600	13,075,456	2,615,091	*21,202*	*153,025*	*948,085*	3,951,846	6,508,519
40	2035-36	5%	1,475,503,364		22,918,851	1,498,422,215	1,378,034,584	13,780,346	2,756,069	*22,681*	*163,696*	*1,014,202*	4,227,435	6,796,842
41	2036-37	5%	1,549,278,532		23,148,039	1,572,426,571	1,452,038,941	14,520,389	2,904,078	*24,233*	*174,900*	*1,083,616*	4,516,767	7,099,544
42	2037-38	5%	1,626,742,458		23,379,520	1,650,121,978	1,529,734,348	15,297,343	3,059,469	*25,863*	*186,663*	*1,156,491*	4,820,531	7,417,344
43	2038-39	5%	1,708,079,581		23,613,315	1,731,692,896	1,611,305,266	16,113,053	3,222,611	*27,574*	*199,012*	*1,233,002*	5,139,447	7,750,995
44	2039-40	5%	1,793,483,560		23,849,448	1,817,333,009	1,696,945,378	16,969,454	3,393,891	*29,370*	*211,977*	*1,313,330*	5,474,272	8,101,291
45	2040-41	5%	1,883,157,738		24,087,943	1,907,245,681	1,786,858,051	17,868,581	3,573,716	*31,256*	*225,589*	*1,397,665*	5,825,801	8,469,063
				182,609,000			Cumulative Total	301,514,079	60,302,816	*435,105*	*3,140,325*	*19,456,273*	81,098,378	160,112,885
							Net Present Value (7%)	47,758,975	9,551,795	*59,089*	*426,467*	*2,642,230*	11,013,445	27,193,735

Maximum potential bonding capacity of Subarea (125% coverage, 30yr. bond @ 7%, proceeds equal 95% of principal)

Redevelopment Fund potential bond proceeds (tax exempt)	$25,056,250
Housing Fund potential bond proceeds at year 20 (tax exempt)	$8,573,750

Notes:

(1) Each of these pass through payments represents a portion of the total Statutory Payment.

TABLE 5B - 10 Year Development With Added Growth In Valuation
West Subarea-Redevelopment Survey Area
Projected Tax Increment Revenues

Fiscal Year		Secured Growth Rate	Secured Assessed Value	Added Development Value	Unsecured Value added 1%	Total Assessed Value	Incremental Value	Gross Tax Increment	Housing Fund	*Co. Office of Educ.* [1] *0.00437*	*L.A. City Comm. Coll.* [1] *0.03154*	*Burbank Unif. S. D.* [1] *0.19541*	Statutory Payments 81.45%	Net Redevelopment Fund
	1994-95		186,269,125		-	186,269,125								
	1995-96	est. base	176,027,892			**176,027,892**								
1	1996-97	2%	179,548,450		-	179,548,450								
2	1997-98	2%	183,139,419		-	183,139,419	7,111,527	71,115	14,223	*62*	*449*	*2,779*	11,585	45,307
3	1998-99	2%	186,802,207	5,133,000	-	191,935,207	15,907,315	159,073	31,815	*139*	*1,003*	*6,217*	25,914	101,345
4	1999-00	3%	197,693,263	2,750,000	-	200,443,263	24,415,371	244,154	48,831	*213*	*1,540*	*9,542*	39,773	155,550
5	2000-01	3%	206,456,561	55,111,000	-	261,567,561	85,539,669	855,397	171,079	*748*	*5,396*	*33,431*	139,347	544,971
6	2001-02	3%	269,414,588	39,195,000	2,593,000	311,202,588	135,174,696	1,351,747	270,349	*1,181*	*8,527*	*52,829*	220,204	861,194
7	2002-03	3%	317,867,876		9,126,000	326,993,876	150,965,984	1,509,660	301,932	*1,319*	*9,523*	*59,001*	245,928	961,800
8	2003-04	3%	327,403,912		15,750,260	343,154,172	167,126,280	1,671,263	334,253	*1,461*	*10,542*	*65,316*	272,254	1,064,756
9	2004-05	4%	340,500,068		15,907,763	356,407,831	180,379,939	1,803,799	360,760	*1,577*	*11,378*	*70,496*	293,844	1,149,195
10	2005-06	4%	354,120,071		16,066,840	370,186,911	194,159,019	1,941,590	388,318	*1,697*	*12,248*	*75,881*	316,291	1,236,981
11	2006-07	4%	368,284,874		16,227,509	384,512,382	208,484,491	2,084,845	416,969	*1,822*	*13,151*	*81,480*	339,628	1,328,248
12	2007-08	4%	383,016,269		16,389,784	399,406,053	223,378,161	2,233,782	446,756	*1,536*	*11,086*	*68,683*	286,287	1,500,738
13	2008-09	4%	398,336,920		16,553,682	414,890,601	238,862,709	2,388,627	477,725	*1,785*	*12,883*	*79,818*	332,701	1,578,201
14	2009-10	4%	414,270,396		16,719,218	430,989,615	254,961,723	2,549,617	509,923	*2,044*	*14,752*	*91,395*	380,956	1,658,738
15	2010-11	4%	430,841,212		16,886,411	447,727,623	271,699,731	2,716,997	543,399	*2,313*	*16,694*	*103,431*	431,127	1,742,471
16	2011-12	4%	448,074,861		17,055,275	465,130,135	289,102,244	2,891,022	578,204	*2,593*	*18,714*	*115,946*	483,289	1,829,529
17	2012-13	4%	465,997,855		17,225,827	483,223,682	307,195,791	3,071,958	614,392	*2,884*	*20,814*	*128,957*	537,523	1,920,043
18	2013-14	4%	484,637,769		17,398,086	502,035,855	326,007,963	3,260,080	652,016	*3,186*	*22,998*	*142,485*	593,911	2,014,152
19	2014-15	5%	508,869,658		17,572,067	526,441,724	350,413,833	3,504,138	700,828	*3,579*	*25,830*	*160,035*	667,066	2,136,245
20	2015-16	5%	534,313,141		17,747,787	552,060,928	376,033,036	3,760,330	752,066	*3,991*	*28,804*	*178,458*	743,857	2,264,407
21	2016-17	5%	561,028,798		17,925,265	578,954,063	402,926,171	4,029,262	805,852	*4,423*	*31,925*	*197,798*	824,467	2,398,942
22	2017-18	5%	589,080,238		18,104,518	607,184,755	431,156,864	4,311,569	862,314	*4,877*	*35,202*	*218,098*	909,086	2,540,169
23	2018-19	5%	618,534,249		18,285,563	636,819,812	460,791,921	4,607,919	921,584	*5,354*	*38,642*	*239,409*	997,915	2,688,420
24	2019-20	5%	649,460,962		18,468,419	667,929,380	491,901,489	4,919,015	983,803	*5,854*	*42,252*	*261,780*	1,091,163	2,844,049
25	2020-21	5%	681,934,010		18,653,103	700,587,113	524,559,221	5,245,592	1,049,118	*6,379*	*46,043*	*285,265*	1,189,052	3,007,422
26	2021-22	5%	716,030,710		18,839,634	734,870,344	558,842,452	5,588,425	1,117,685	*6,931*	*50,022*	*309,918*	1,291,813	3,178,926
27	2022-23	5%	751,832,246		19,028,030	770,860,276	594,832,384	5,948,324	1,189,665	*7,510*	*54,199*	*335,799*	1,399,690	3,358,969
28	2023-24	5%	789,423,858		19,218,310	808,642,169	632,614,277	6,326,143	1,265,229	*8,117*	*58,585*	*362,968*	1,512,938	3,547,976
29	2024-25	5%	828,895,051		19,410,493	848,305,545	672,277,653	6,722,777	1,344,555	*8,755*	*63,188*	*391,491*	1,631,826	3,746,395
30	2025-26	5%	870,339,804		19,604,598	889,944,402	713,916,510	7,139,165	1,427,833	*9,425*	*68,021*	*421,433*	1,756,635	3,954,697
31	2026-27	5%	913,856,794		19,800,644	933,657,438	757,629,547	7,576,295	1,515,259	*10,128*	*73,095*	*452,868*	1,887,661	4,173,375
32	2027-28	5%	959,549,634		19,998,651	979,548,285	803,520,393	8,035,204	1,607,041	*10,630*	*76,720*	*475,326*	1,981,271	4,446,892
33	2028-29	5%	1,007,527,115		20,198,637	1,027,725,753	851,697,861	8,516,979	1,703,396	*11,640*	*84,013*	*520,515*	2,169,630	4,643,953
34	2029-30	5%	1,057,903,471		20,400,624	1,078,304,095	902,276,203	9,022,762	1,804,552	*12,701*	*91,670*	*567,956*	2,367,374	4,850,835
35	2030-31	5%	1,110,798,645		20,604,630	1,131,403,275	955,375,383	9,553,754	1,910,751	*13,815*	*99,709*	*617,761*	2,574,975	5,068,028
36	2031-32	5%	1,166,338,577		20,810,676	1,187,149,253	1,011,121,361	10,111,214	2,022,243	*14,984*	*108,149*	*670,049*	2,792,923	5,296,047
37	2032-33	5%	1,224,655,506		21,018,783	1,245,674,289	1,069,646,397	10,696,464	2,139,293	*16,212*	*117,009*	*724,944*	3,021,737	5,535,434
38	2033-34	5%	1,285,888,281		21,228,971	1,307,117,252	1,131,089,360	11,310,894	2,262,179	*17,501*	*126,311*	*782,575*	3,261,959	5,786,756
39	2034-35	5%	1,350,182,695		21,441,261	1,371,623,956	1,195,596,064	11,955,961	2,391,192	*18,854*	*136,077*	*843,080*	3,514,159	6,050,609
40	2035-36	5%	1,417,691,830		21,655,673	1,439,347,503	1,263,319,611	12,633,196	2,526,639	*20,275*	*146,330*	*906,603*	3,778,936	6,327,621
41	2036-37	5%	1,488,576,421		21,872,230	1,510,448,651	1,334,420,760	13,344,208	2,668,842	*21,766*	*157,094*	*973,293*	4,056,919	6,618,447
42	2037-38	5%	1,563,005,242		22,090,952	1,585,096,195	1,409,068,303	14,090,683	2,818,137	*23,332*	*168,395*	*1,043,310*	4,348,766	6,923,780
43	2038-39	5%	1,641,155,505		22,311,862	1,663,467,366	1,487,439,475	14,874,395	2,974,879	*24,976*	*180,259*	*1,116,820*	4,655,172	7,244,344
44	2039-40	5%	1,723,213,280		22,534,980	1,745,748,260	1,569,720,368	15,697,204	3,139,441	*26,702*	*192,716*	*1,193,997*	4,976,863	7,580,899
45	2040-41	5%	1,809,373,944		22,760,330	1,832,134,274	1,656,106,382	16,561,064	3,312,213	*28,514*	*205,794*	*1,275,024*	5,314,605	7,934,246
				102,189,000			Cumulative Total	266,887,659	53,377,532	*373,785*	*2,697,753*	*16,714,262*	69,669,023	143,841,104
							Net Present Value (7%)	40,792,246	8,158,449	*48,354*	*348,993*	*2,162,230*	9,012,691	23,621,106

Maximum potential bonding capacity of Subarea (125% coverage, 30yr bond @ 7%, proceeds equal 95% of principal)

Redevelopment Fund potential bond proceeds (tax exempt)	$21,356,000
Housing Fund potential bond proceeds at year 20 (tax exempt)	$7,091,750

Notes:

(1) Each of these pass through payments represents a portion of the total Statutory Payment.

TABLE 5c - 10 Year Development With Added Growth In Valuation
Full Redevelopment Survey Area
Projected Tax Increment Revenues

Fiscal Year		Secured Growth Rate	Secured Assessed Value	Added Development Value	Unsecured Value added 1%	Total Assessed Value	Incremental Value	Gross Tax Increment	Housing Fund	*Co. Office of Educ.* [1] *0.00437*	*L.A. City Comm. Coll.* [1] *0.03154*	*Burbank Unif. S. D.* [1] *0.19541*	Statutory Payments 81.45%	Net Redevelopment Fund
	1994-95		305,240,990		-	305,240,990								
	1995-96	est. base	296,415,522			**296,415,522**								
1	1996-97	2%	302,343,832		-	302,343,832								
2	1997-98	2%	308,390,709		-	308,390,709	11,975,187	119,752	23,950	*105*	*755*	*4,680*	19,508	76,294
3	1998-99	2%	314,558,523	6,591,000	-	321,149,523	24,734,001	247,340	49,468	*216*	*1,560*	*9,667*	40,292	157,580
4	1999-00	3%	330,784,009	9,776,000	-	340,560,009	44,144,487	441,445	88,289	*386*	*2,785*	*17,253*	71,913	281,243
5	2000-01	3%	350,776,809	76,546,000	213,000	427,535,809	131,120,287	1,311,203	262,241	*1,146*	*8,271*	*51,244*	213,599	835,363
6	2001-02	3%	440,142,493	115,540,000	4,508,130	560,190,623	263,775,102	2,637,751	527,550	*2,305*	*16,639*	*103,089*	429,698	1,680,503
7	2002-03	3%	572,352,968	76,345,000	18,490,211	667,188,180	370,772,658	3,707,727	741,545	*3,241*	*23,388*	*144,905*	604,000	2,362,181
8	2003-04	3%	668,158,907		32,612,113	700,771,021	404,355,499	4,043,555	808,711	*3,534*	*25,507*	*158,030*	658,708	2,576,136
9	2004-05	4%	694,885,264		32,938,235	727,823,498	431,407,976	4,314,080	862,816	*3,771*	*27,213*	*168,603*	702,777	2,748,487
10	2005-06	4%	722,680,674		33,267,617	755,948,291	459,532,769	4,595,328	919,066	*4,016*	*28,987*	*179,595*	748,593	2,927,669
11	2006-07	4%	751,587,901		33,600,293	785,188,194	488,772,672	4,887,727	977,545	*4,272*	*30,832*	*191,022*	796,226	3,113,956
12	2007-08	4%	781,651,417		33,936,296	815,587,713	519,172,191	5,191,722	1,038,344	*6,293*	*45,418*	*281,391*	1,172,905	2,980,473
13	2008-09	4%	812,917,474		34,275,659	847,193,133	550,777,611	5,507,776	1,101,555	*6,801*	*49,086*	*304,119*	1,267,640	3,138,581
14	2009-10	4%	845,434,173		34,618,416	880,052,588	583,637,066	5,836,371	1,167,274	*7,330*	*52,900*	*327,748*	1,366,133	3,302,964
15	2010-11	4%	879,251,540		34,964,600	914,216,139	617,800,617	6,178,006	1,235,601	*7,879*	*56,865*	*352,316*	1,468,535	3,473,870
16	2011-12	4%	914,421,601		35,314,246	949,735,847	653,320,325	6,533,203	1,306,641	*8,450*	*60,988*	*377,858*	1,575,003	3,651,560
17	2012-13	4%	950,998,465		35,667,388	986,665,853	690,250,332	6,902,503	1,380,501	*9,044*	*65,274*	*404,415*	1,685,697	3,836,305
18	2013-14	4%	989,038,404		36,024,062	1,025,062,466	728,646,944	7,286,469	1,457,294	*9,662*	*69,731*	*432,026*	1,800,788	4,028,387
19	2014-15	5%	1,038,490,324		36,384,303	1,074,874,627	778,459,105	7,784,591	1,556,918	*10,463*	*75,512*	*467,847*	1,950,096	4,277,577
20	2015-16	5%	1,090,414,840		36,748,146	1,127,162,986	830,747,464	8,307,475	1,661,495	*11,303*	*81,581*	*505,448*	2,106,826	4,539,154
21	2016-17	5%	1,144,935,582		37,115,627	1,182,051,210	885,635,688	8,856,357	1,771,271	*12,186*	*87,952*	*544,918*	2,271,349	4,813,737
22	2017-18	5%	1,202,182,361		37,486,783	1,239,669,145	943,253,623	9,432,536	1,886,507	*13,113*	*94,640*	*586,352*	2,444,054	5,101,975
23	2018-19	5%	1,262,291,480		37,861,651	1,300,153,131	1,003,737,609	10,037,376	2,007,475	*14,085*	*101,660*	*629,846*	2,625,349	5,404,551
24	2019-20	5%	1,325,406,054		38,240,268	1,363,646,321	1,067,230,799	10,672,308	2,134,462	*15,106*	*109,029*	*675,505*	2,815,665	5,722,181
25	2020-21	5%	1,391,676,356		38,622,670	1,430,299,027	1,133,883,505	11,338,835	2,267,767	*16,178*	*116,766*	*723,435*	3,015,451	6,055,617
26	2021-22	5%	1,461,260,174		39,008,897	1,500,269,071	1,203,853,549	12,038,535	2,407,707	*17,304*	*124,887*	*773,751*	3,225,180	6,405,648
27	2022-23	5%	1,534,323,183		39,398,986	1,573,722,169	1,277,306,647	12,773,066	2,554,613	*18,485*	*133,412*	*826,572*	3,445,350	6,773,103
28	2023-24	5%	1,611,039,342		39,792,976	1,650,832,318	1,354,416,796	13,544,168	2,708,834	*19,725*	*142,362*	*882,023*	3,676,481	7,158,853
29	2024-25	5%	1,691,591,309		40,190,906	1,731,782,215	1,435,366,693	14,353,667	2,870,733	*21,027*	*151,758*	*940,235*	3,919,122	7,563,812
30	2025-26	5%	1,776,170,874		40,592,815	1,816,763,689	1,520,348,167	15,203,482	3,040,696	*22,393*	*161,621*	*1,001,346*	4,173,847	7,988,939
31	2026-27	5%	1,864,979,418		40,998,743	1,905,978,161	1,609,562,639	16,095,626	3,219,125	*23,828*	*171,976*	*1,065,500*	4,441,259	8,435,242
32	2027-28	5%	1,958,228,389		41,408,730	1,999,637,119	1,703,221,597	17,032,216	3,406,443	*29,502*	*212,927*	*1,319,217*	5,498,810	8,126,963
33	2028-29	5%	2,056,139,808		41,822,818	2,097,962,626	1,801,547,104	18,015,471	3,603,094	*31,564*	*227,813*	*1,411,443*	5,883,230	8,529,146
34	2029-30	5%	2,158,946,799		42,241,046	2,201,187,845	1,904,772,323	19,047,723	3,809,545	*33,730*	*243,440*	*1,508,265*	6,286,807	8,951,371
35	2030-31	5%	2,266,894,139		42,663,456	2,309,557,595	2,013,142,073	20,131,421	4,026,284	*36,003*	*259,847*	*1,609,912*	6,710,498	9,394,639
36	2031-32	5%	2,380,238,846		43,090,091	2,423,328,937	2,126,913,415	21,269,134	4,253,827	*38,389*	*277,071*	*1,716,626*	7,155,307	9,860,001
37	2032-33	5%	2,499,250,788		43,520,992	2,542,771,780	2,246,356,258	22,463,563	4,492,713	*40,895*	*295,153*	*1,828,660*	7,622,289	10,348,561
38	2033-34	5%	2,624,213,327		43,956,202	2,668,169,529	2,371,754,007	23,717,540	4,743,508	*43,525*	*314,138*	*1,946,279*	8,112,553	10,861,479
39	2034-35	5%	2,755,423,994		44,395,764	2,799,819,758	2,503,404,236	25,034,042	5,006,808	*46,287*	*334,068*	*2,069,763*	8,627,263	11,399,971
40	2035-36	5%	2,893,195,194		44,839,721	2,938,034,915	2,641,619,393	26,416,194	5,283,239	*49,186*	*354,993*	*2,199,404*	9,167,639	11,965,316
41	2036-37	5%	3,037,854,953		45,288,119	3,083,143,072	2,786,727,550	27,867,275	5,573,455	*52,230*	*376,961*	*2,335,511*	9,734,965	12,558,856
42	2037-38	5%	3,189,747,701		45,741,000	3,235,488,701	2,939,073,179	29,390,732	5,878,146	*55,425*	*400,025*	*2,478,406*	10,330,586	13,181,999
43	2038-39	5%	3,349,235,086		46,198,410	3,395,433,496	3,099,017,974	30,990,180	6,198,036	*58,780*	*424,240*	*2,628,429*	10,955,918	13,836,225
44	2039-40	5%	3,516,696,840		46,660,394	3,563,357,234	3,266,941,712	32,669,417	6,533,883	*62,303*	*449,662*	*2,785,936*	11,612,446	14,523,088
45	2040-41	5%	3,692,531,682		47,126,998	3,739,658,680	3,443,243,158	34,432,432	6,886,486	*66,001*	*476,353*	*2,951,301*	12,301,727	15,244,219
				284,798,000			Cumulative Total	568,657,320	113,731,464	*937,464*	*6,766,047*	*41,919,890*	174,732,081	280,193,775
							Net Present Value (7%)	88,679,300	17,735,860	*125,793*	*907,898*	*5,624,993*	23,446,310	47,497,130

Maximum potential bonding capacity of Subarea(125% coverage, 30yr. bond @ 7%, proceeds equal 95% of principal)

Redevelopment Fund potential bond proceeds (tax exempt)	$42,807,000
Housing Fund potential bond proceeds at year 20 (tax exempt)	$15,670,250

Notes:

(1) Each of these pass through payments represents a portion of the total Statutory Payment.

Appendix E

Master Plan of Public Improvements: City Centre Project Area

MASTER PLAN OF PUBLIC IMPROVEMENTS CITY CENTRE PROJECT AREA

burbank
redevelopment
agency

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MASTER PLAN OF PUBLIC IMPROVEMENTS (MPPI)
CITY CENTRE PROJECT AREA

PURPOSE

The City Council, the Redevelopment Agency and the Community at large share the goal to improve the physical environment of the City Centre. This master plan is intended to form a comprehensive framework for public and private improvements. The plan recognizes the most prominent intersections and streets. Levels of "quality or investment" are described within this document.

To achieve the master plan, a coordinated effort of public and private improvements are required. Improvements are expected to be done to streets, alleys, crosswalks, sidewalks, landscaping, signage and utilities. Developers are expected to participate in the improvements of sidewalks adjacent to their property.

The Master Plan Public Improvements Report is divided into specific elements: streets; sidewalks; street furniture; signage and utilities; and three levels of quality (based on design criteria; urban setting and cost of improvements). Landscaping plans are subject to the approval of the Department of Parks and Recreation, and the Assistant Executive Director of the Redevelopment Agency. These elements and quality levels are designed to establish a cohesive urban design in the City Centre by targeting the most visible and pedestrian oriented elements. The other goal of the report is to assist in the current revitalization of the City Centre.

HOW TO USE THIS REPORT

An overall map of the City Centre Project Area is included. Specific element diagrams follow. Each element is described by diagrams that show typical improvements for various quality levels. Generally, there are three quality levels per element. Some however, have two quality levels. All diagrams are intended as the typical description of the element and quality level. The actual installation and location are subject to the requirements of each individual site as determined by the City of Burbank and the Redevelopment Agency. Following the element descriptions, are single block diagrams and their respective quality level matrices. Each matrix is divided up into streets and intersections that border the block. These are given a numerical designation that describes the quality level under each element. To find the designated quality level, turn to the appropriate section describing the element and look up the respective quality level.

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CITY CENTRE PROJECT AREA

0 50 100 200 400

NORTH

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STREET AND INTERSECTION TREATMENTS

Diagrams describing streets and intersections are in two parts: paving material and intersection treatment. There are three levels of quality for intersections. Each diagram describes paving material and pattern for the crosswalk, the transition material between the crosswalk and the street, and the material for the street intersection.

After finding the quality level designation on the individual block matrix, turn to the appropriate section for design diagrams.

QUALITY LEVEL 1

CONCRETE PAVING

QUALITY LEVEL 2

ASPHALT PAVING

PAVING MATERIAL

STREET INTERSECTION
TREATMENT

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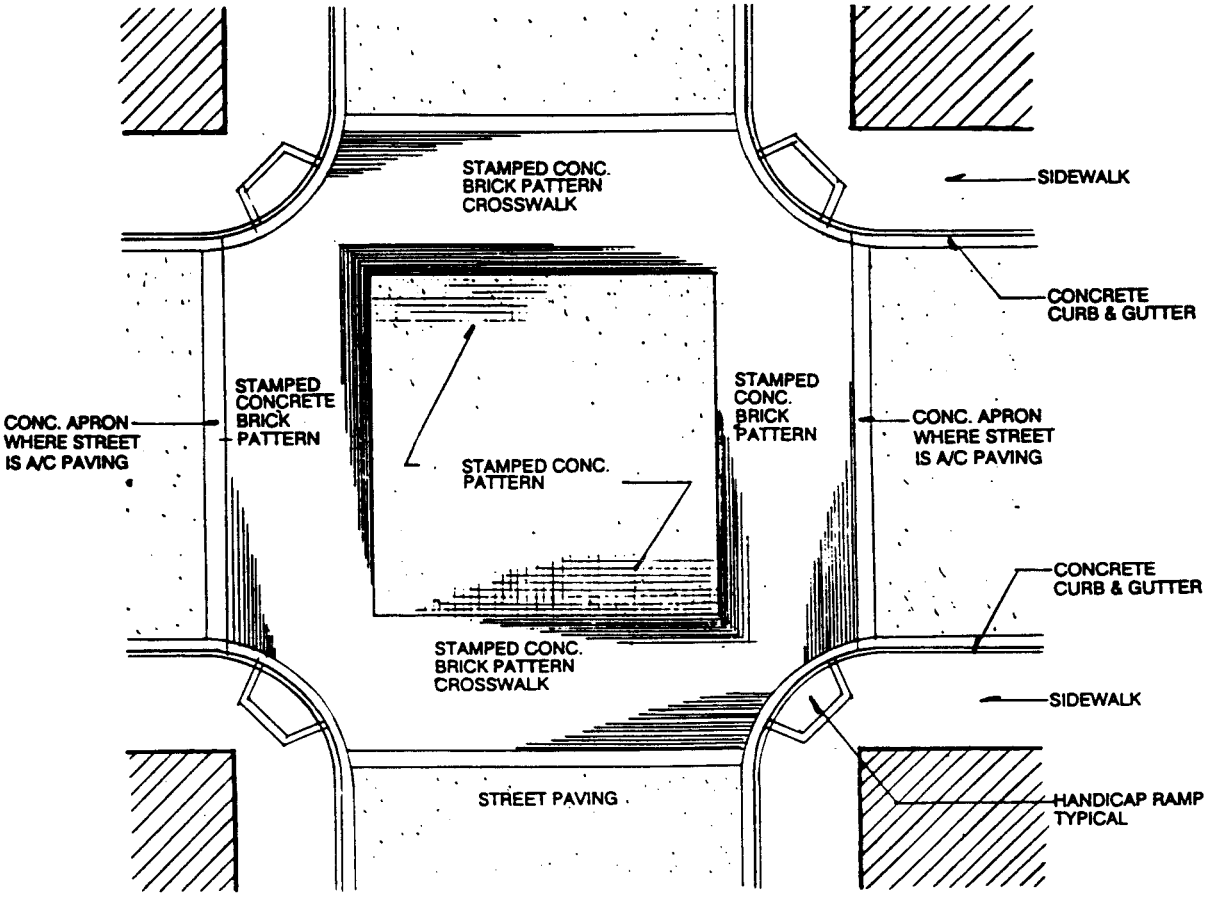
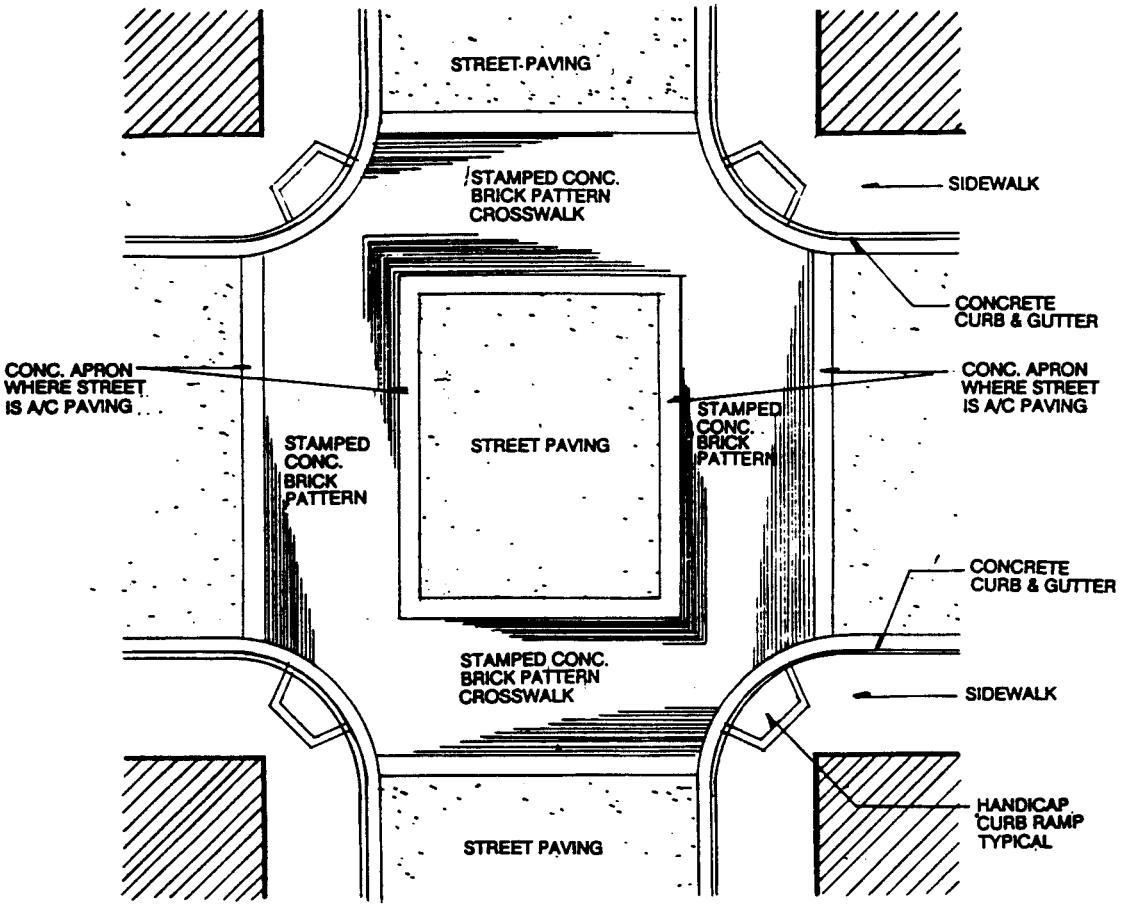
agency



STREETS - INTERSECTION/CROSSWALK

1 HIGHEST QUALITY LEVEL



STREETS - INTERSECTION/CROSSWALK

2 GOOD QUALITY LEVEL

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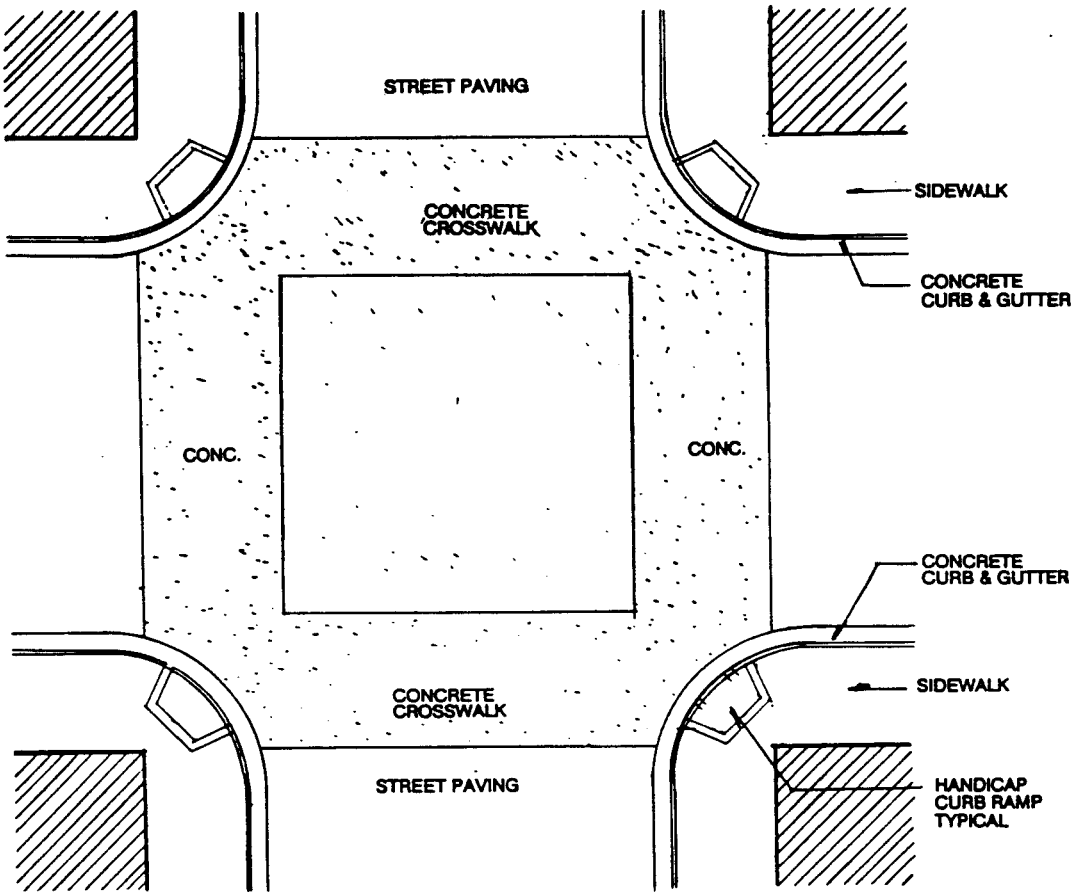
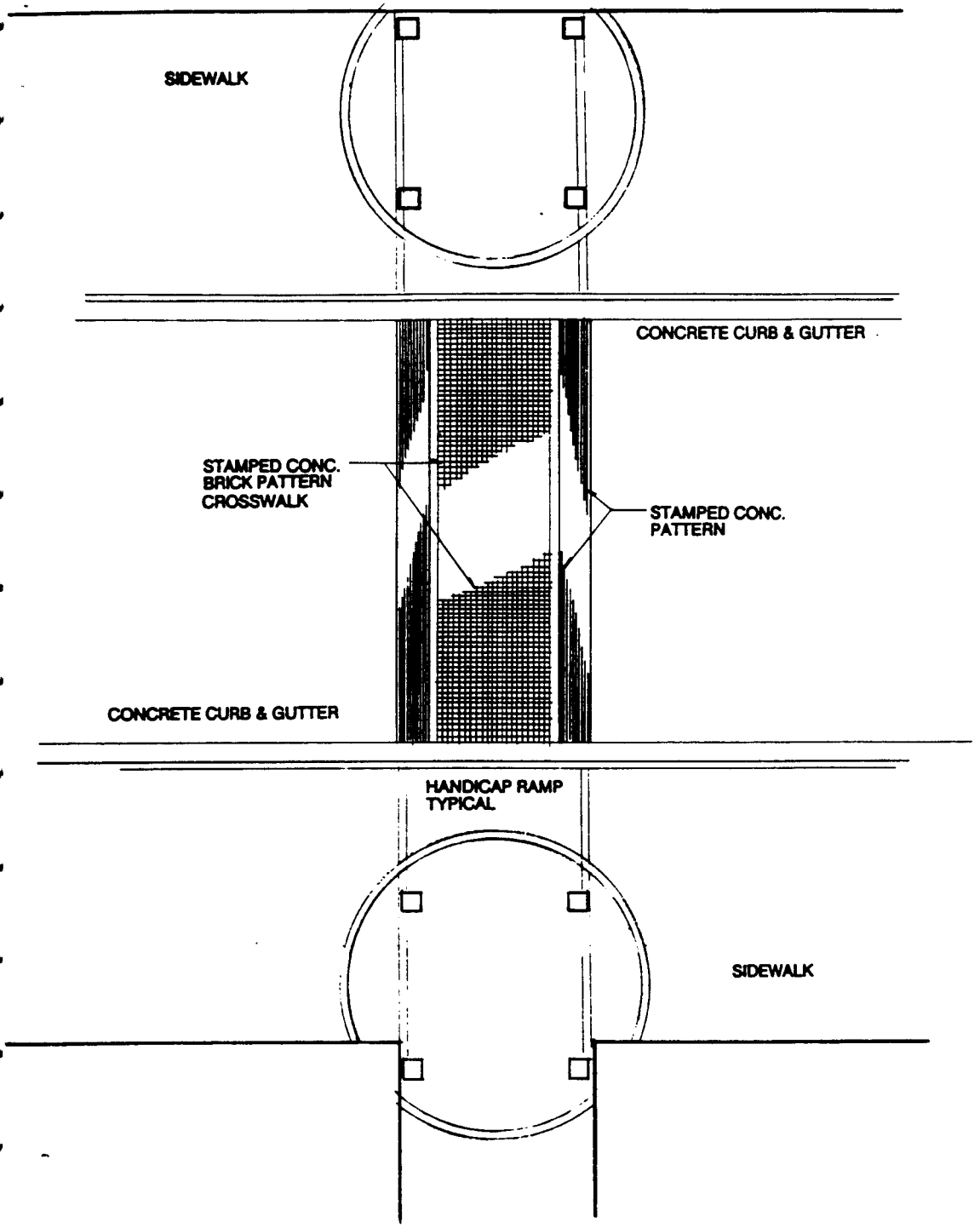


STREETS - INTERSECTION/CROSSWALK

3 MODERATE QUALITY LEVEL



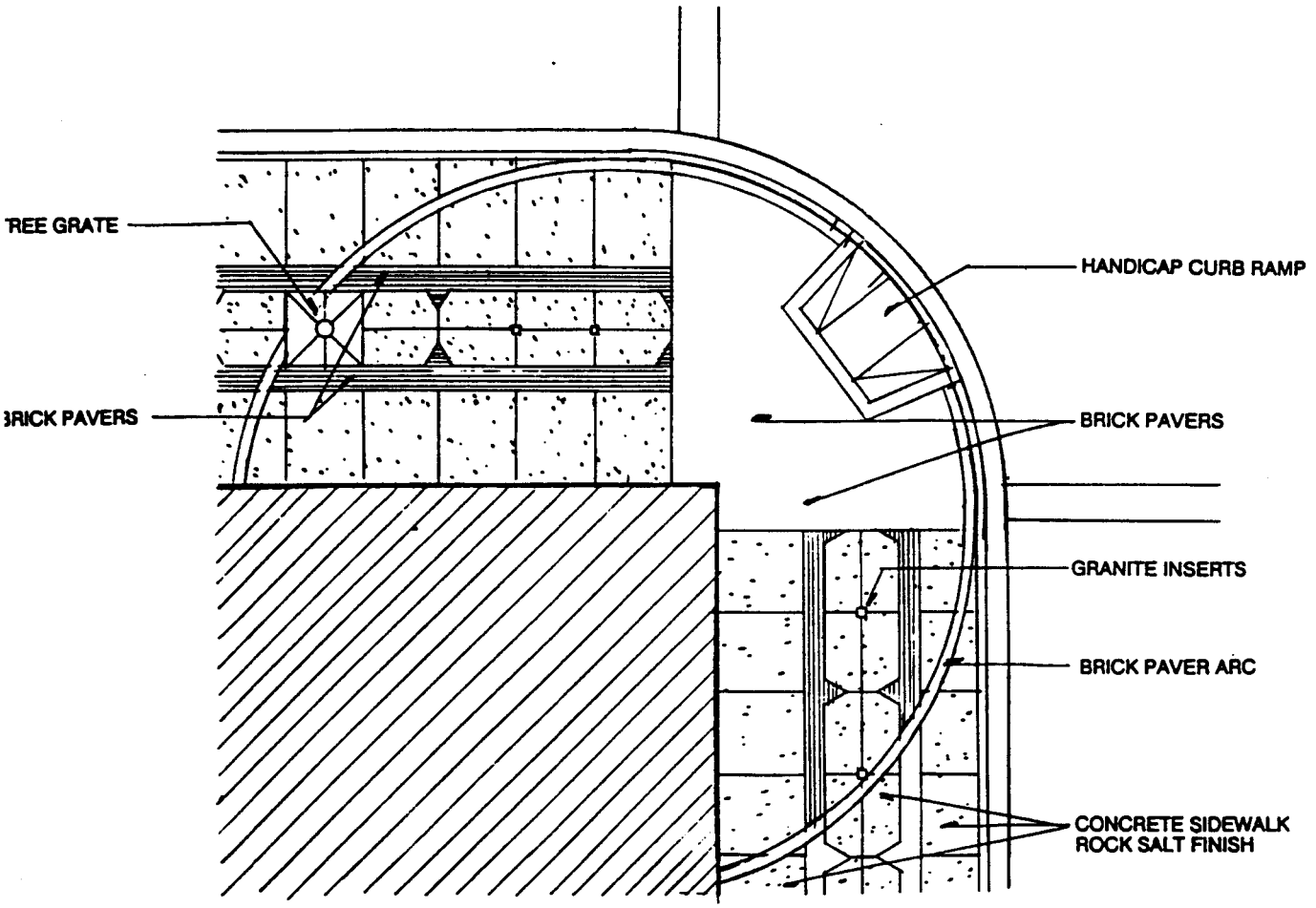
STREETS - INTERSECTION/CROSSWALK

1 HIGHEST QUALITY LEVEL

SIDEWALK TREATMENTS

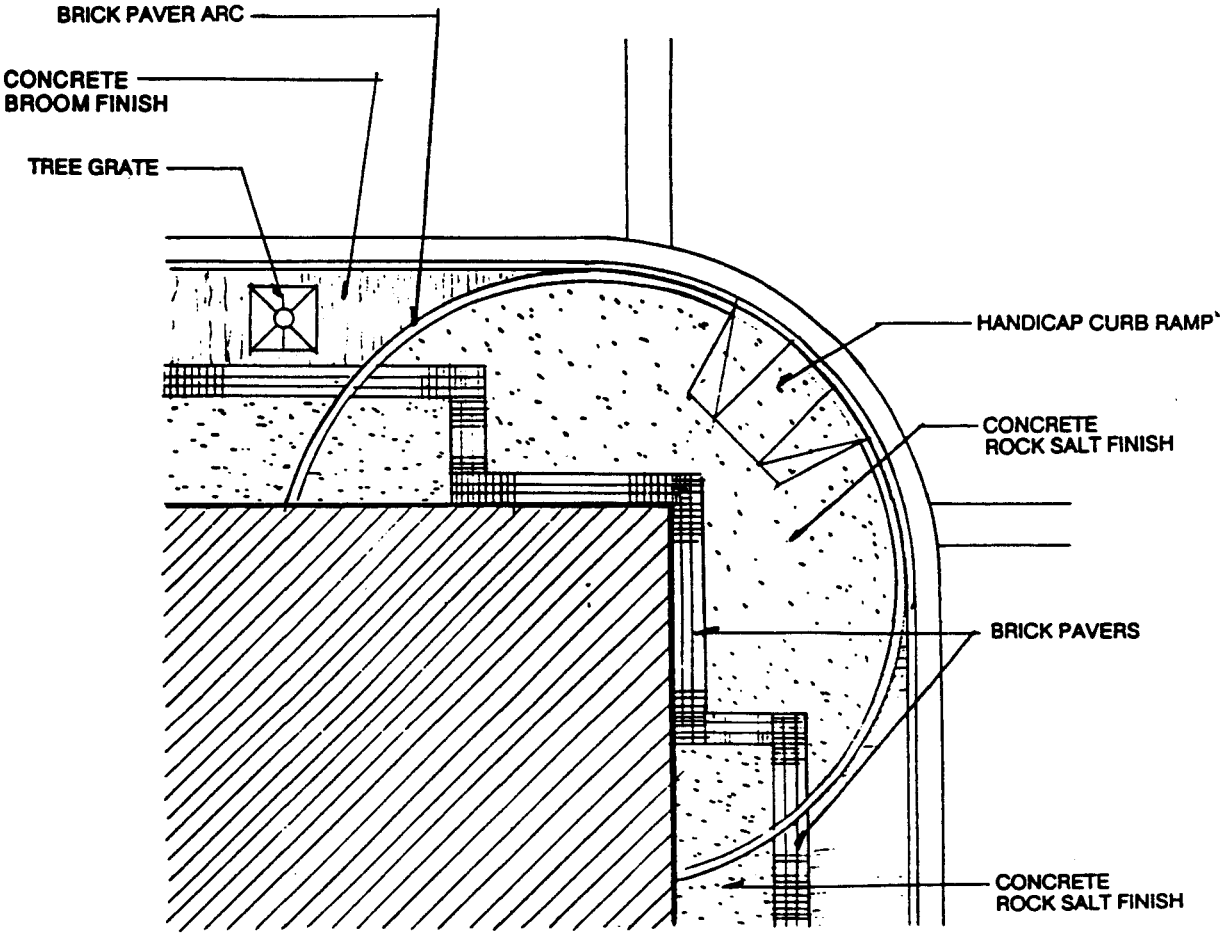
The diagrams in this section describe the three levels of quality for sidewalk materials and patterns. Diagrams show typical corners. Patterns continue the length of the sidewalk unless otherwise noted. All corners shall have handicap curb ramps conforming to the City of Burbank Standards. This section is related to sections on the street and intersections and street paving.

After finding the quality level designation on the individual block matrix, turn to this section for the appropriate diagram.



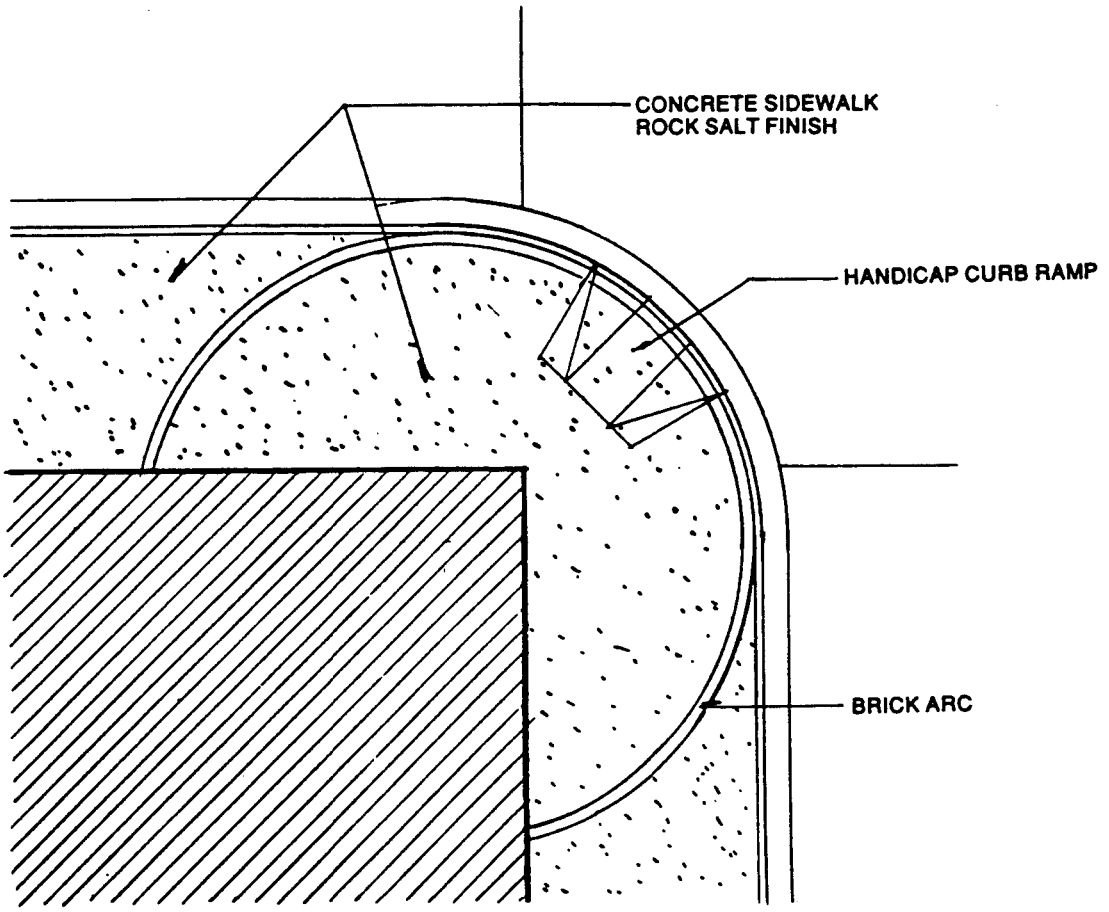
SIDEWALKS

1 HIGHEST QUALITY LEVEL



SIDEWALKS

2 GOOD QUALITY LEVEL



SIDEWALKS

3 MODERATE QUALITY LEVEL

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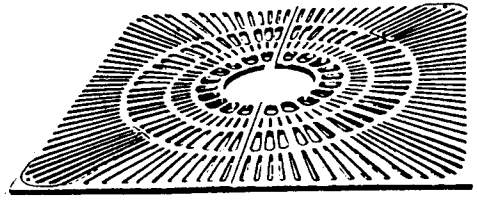
LANDSCAPING TREATMENT

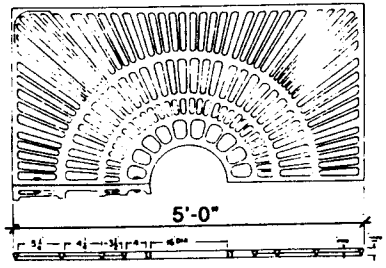
Landscape elements are not covered in this report. These elements include: trees, low planting and flowering pots in and along the public right-of-way and in parking lots. All plantings require coordination and approval from the Department of Parks and Recreation, and the Assistant Executive Director of the Redevelopment Agency, City of Burbank.

STREET FURNITURE TREATMENT

The diagrams in this section describe two levels of street furniture. Diagrams show street furniture for the City Centre Project Area. Locations are shown on the Typical Street Furniture at Corners and Typical Street Furniture at Paseos diagram. Locations in other areas are subject to the directive of the City of Burbank and the Redevelopment Agency.

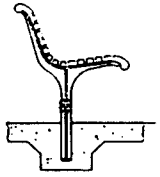
After finding the quality level designation on the individual block matrix, turn to this section for the appropriate diagram.



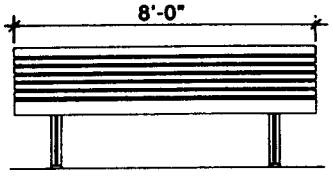


HALF PLAN AND SECTION

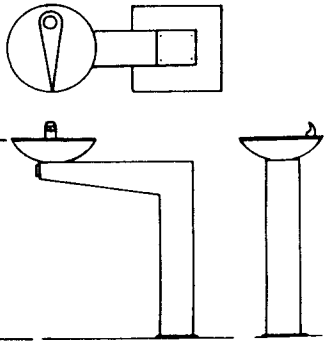
IRON TREE GRATE
IRONSMITH, INC. STARBURST M4814
OR EQUIVALENT



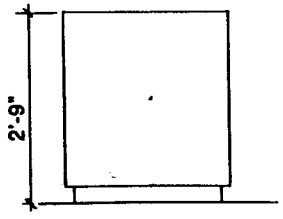
EMBEDDED



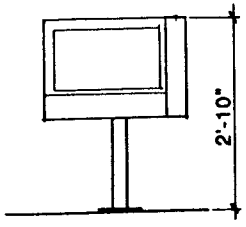
BENCH
CANTERBURY INTERNATIONAL MODEL 502-3 PROMENADE
OR EQUIVALENT



WATER FOUNTAIN
HAWS DRINKING FAUCET CO. MODEL 3378
OR EQUIVALENT

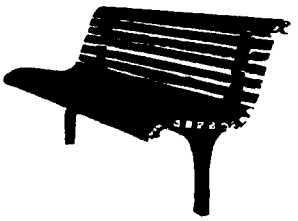


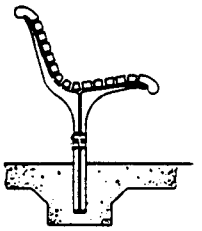
TRASH RECEPTACLE
HANSON CONCRETE PRODUCTS MODEL NO. 130
OR EQUIVALENT



NEWSPAPER RACK

STREET FURNITURE
1 HIGHEST QUALITY LEVEL





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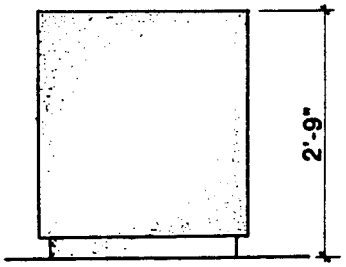
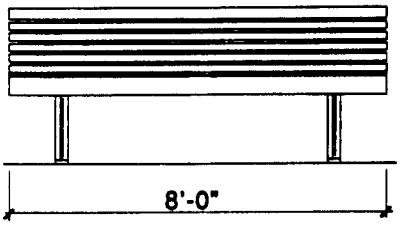
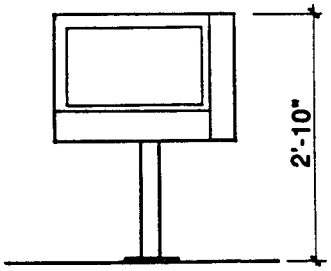


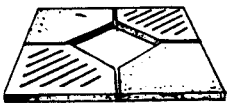
TRASH RECEPTACLE
CONCRETE PRODUCTS MODEL NO. 130
ALENT



BENCH
CANTERBURY INTERNATIONAL MODEL 502-3 PROMENADE
OR EQUIVALENT

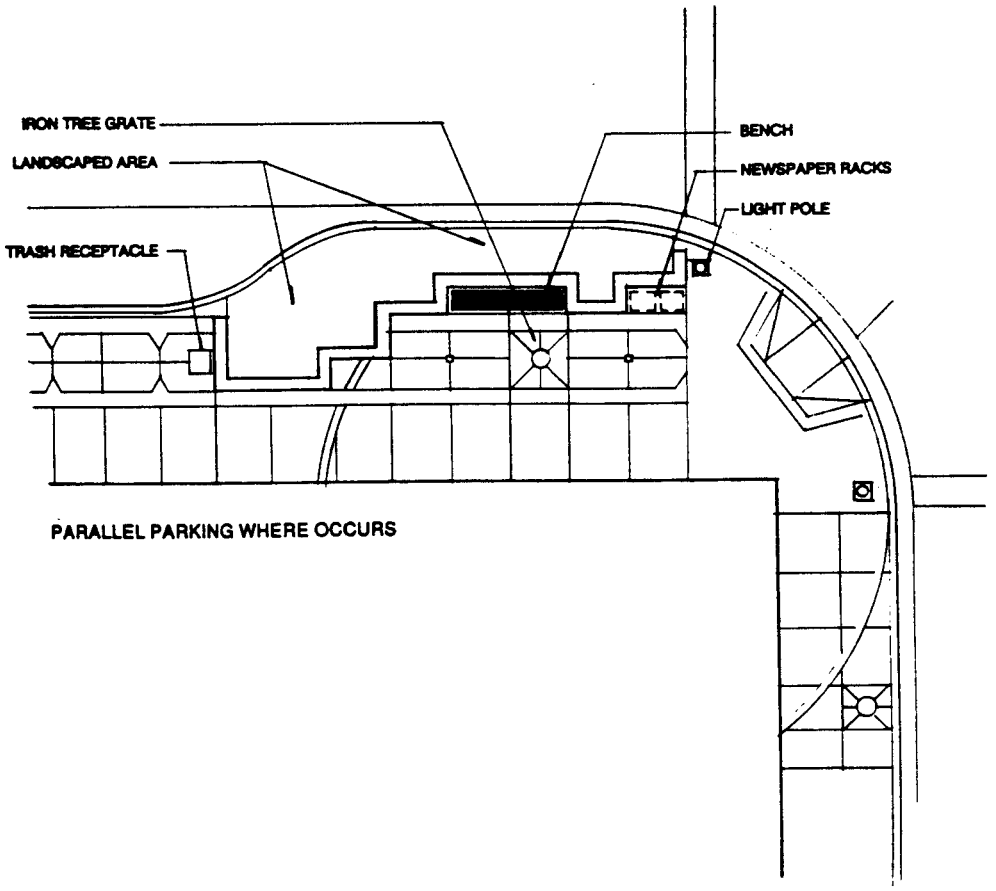


NEWSPAPER RACK

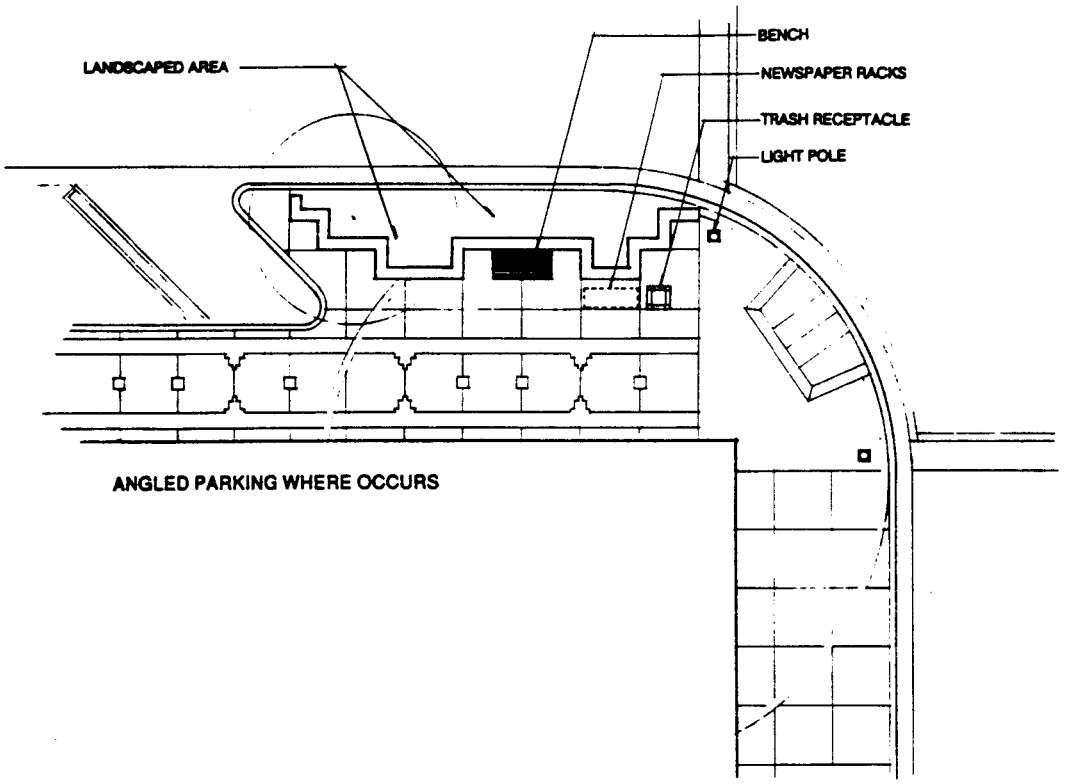


CONCRETE TREE GRATE
DURA ART STONE DESIGN 4 TGS-1
OR EQUIVALENT

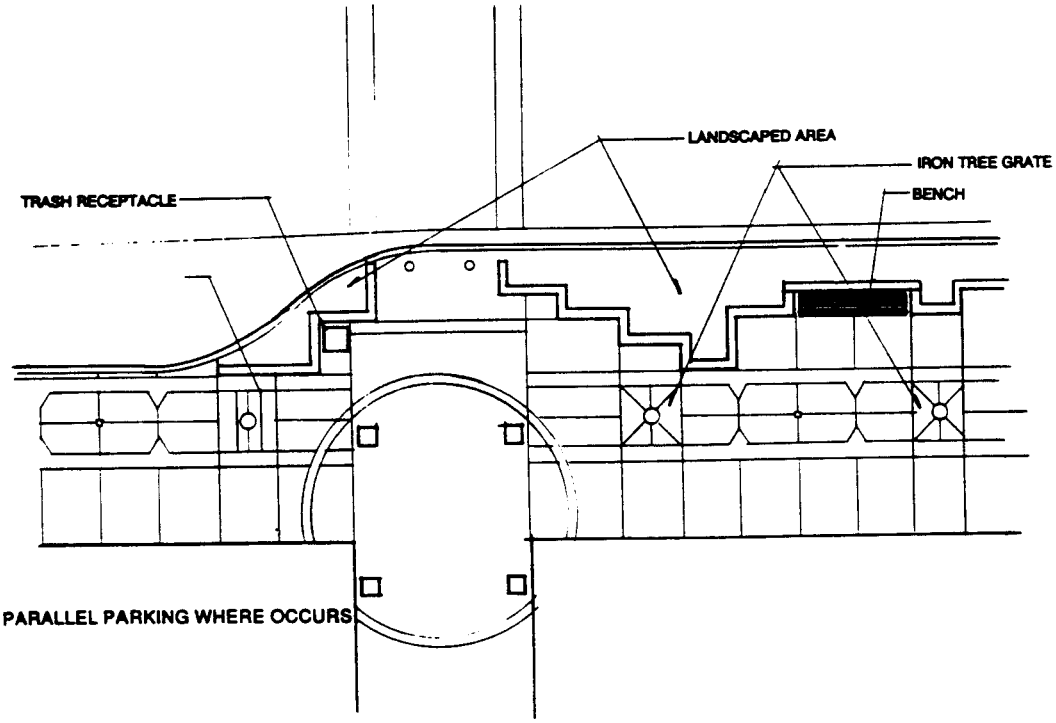
STREET FURNITURE
2 GOOD QUALITY LEVEL



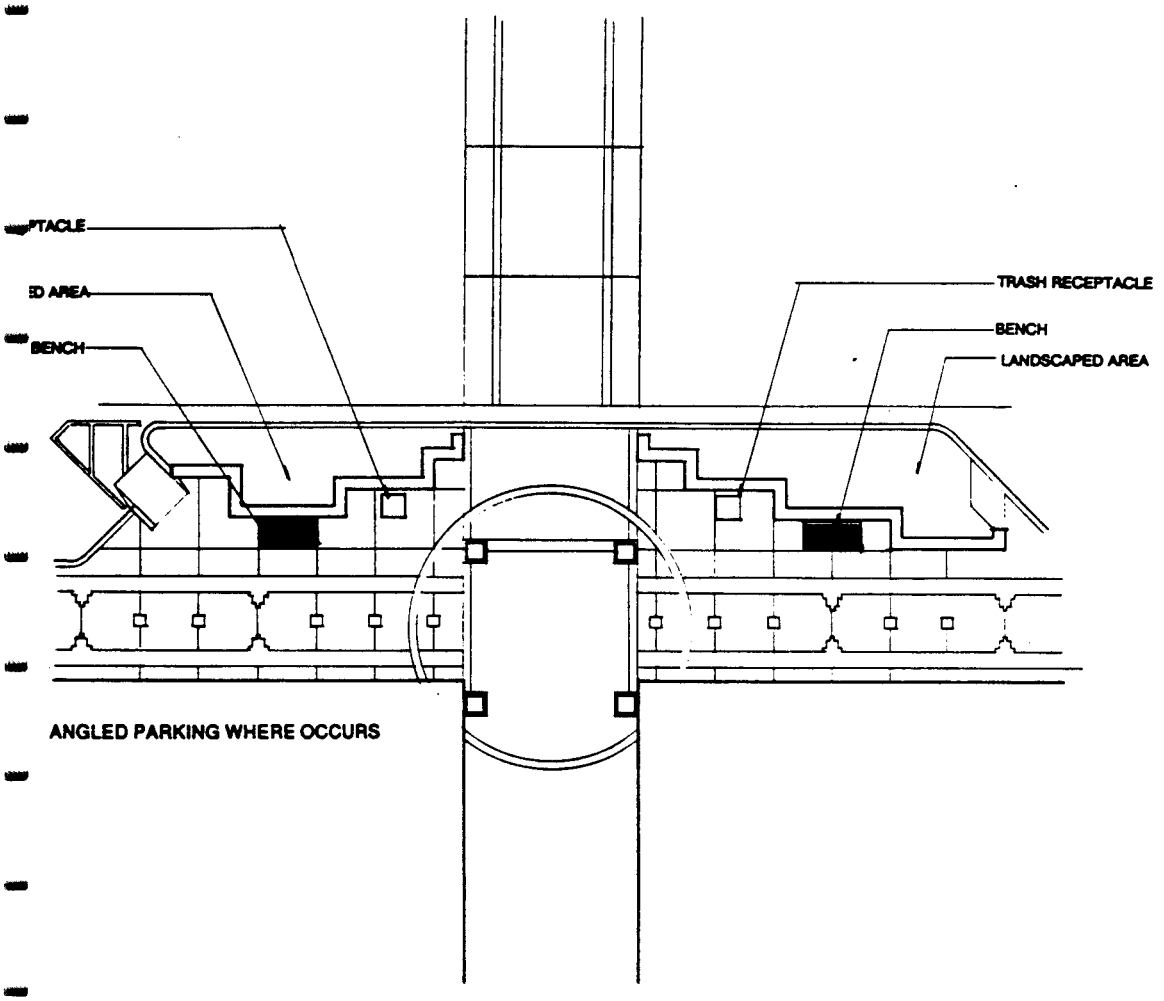
TYPICAL STREET FURNITURE LAYOUT AT CORNER
FOR PAVING QUALITY LEVEL SEE INDIVIDUAL BLOCKS



TYPICAL STREET FURNITURE LAYOUT AT CORNER
FOR PAVING QUALITY LEVEL SEE INDIVIDUAL BLOCKS



TYPICAL STREET FURNITURE LAYOUT AT PASEO
FOR PAVING QUALITY LEVEL SEE INDIVIDUAL BLOCKS



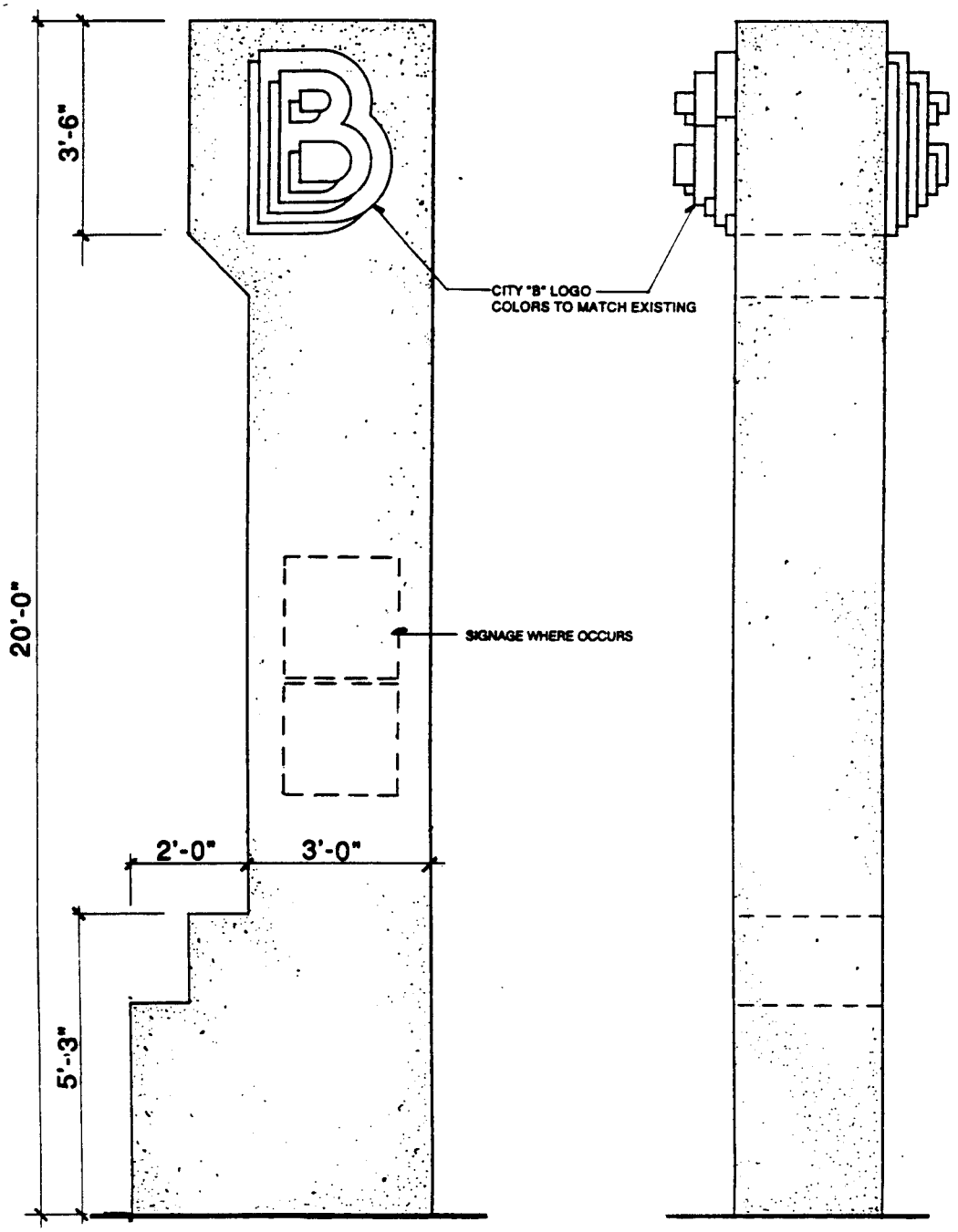
TYPICAL STREET FURNITURE LAYOUT AT PASEO
FOR PAVING QUALITY LEVEL SEE INDIVIDUAL BLOCKS

SIGNAGE TREATMENT

There are two parts to the diagrams describing the signage treatments: support system and sign type. The matrices may designate more than one type of signage element from each of the two parts. Informational signage (street names, place descriptions and place directional signs) and standard traffic control signs are used together. They are not mutually exclusive. The same is true of the support system for signage.

Signage is to assist in the movement of people and goods, and requires clarity and organization of placement. The City of Burbank and the Redevelopment Agency will direct final placement.

After finding the quality level designation on the individual block matrix, turn to this section for the appropriate diagram.



GATEWAY PYLON

SIGNAGE - SUPPORT
1 HIGHEST QUALITY LEVEL

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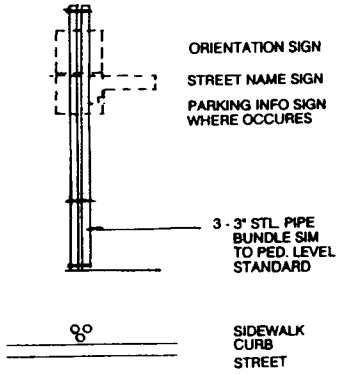
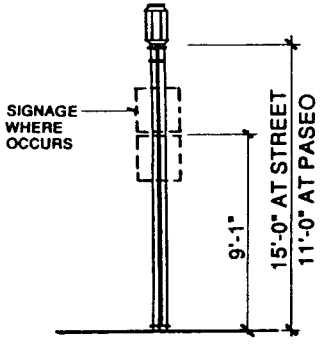
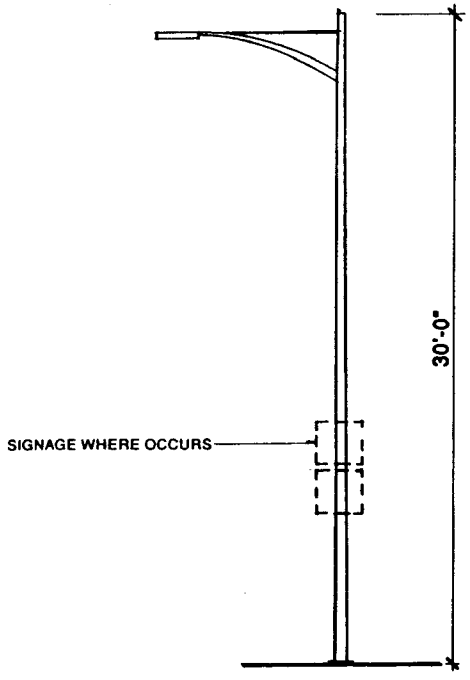


SIGNAGE SUPPORT POLE



PEDESTRIAN LEVEL STANDARD
GOLDEN MALL STANDARD



TYPICAL STREET LIGHT STANDARD
CITY CENTRE STANDARD

COLORS OF STREET ELEMENTS

TRAFFIC SIGNAL/STREET LIGHT BASES, POLES, ARMS AND FIXTURES	DARK BLUE
TRAFFIC SIGNAL AND ELECTRICAL SERVICE CABINETS	LIGHT GREY
PASEO TRELLIS AND 'BUD' LIGHT TRACKS AND ANY EXPOSED CONDUIT	LIGHT GREEN
PASEO LIGHT ENCLOSURE	DARK GREY
PEDESTRIAN 3-PIPE STREET AND PASEO LIGHT POLES	DARK GREY
BENCH SUPPORTS AND FRAMES	DARK GREY

COLORS

DARK BLUE: MATCH CITY OF BURANK COLOR SAMPLE

DARK GREY: TNEMIC BG12

LIGHT GREY: TNEMIC BF42

LIGHT GREEN: TNEMIC AU82

SIGNAGE - SUPPORT
2 GOOD QUALITY LEVEL

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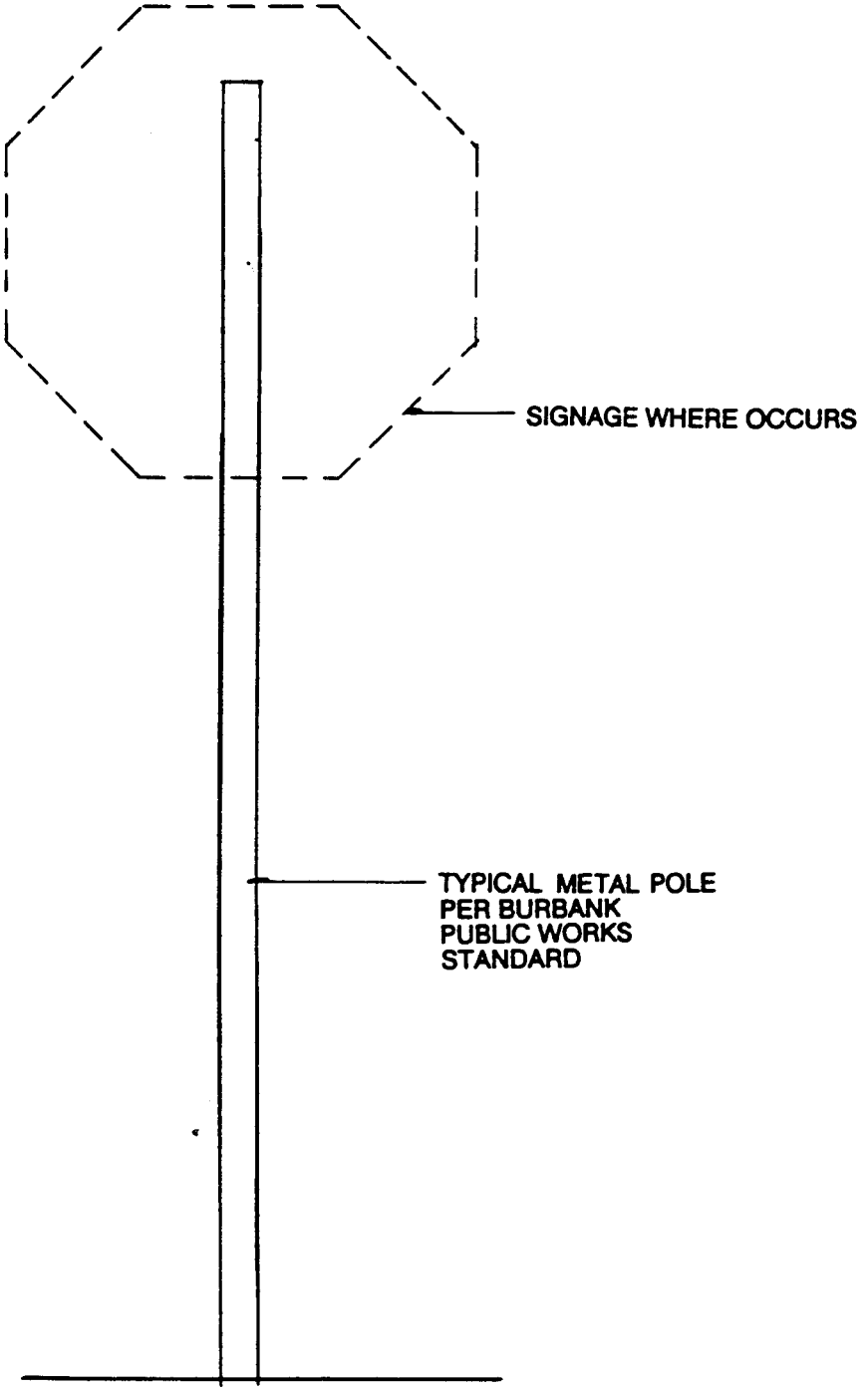

SIGNAGE - SUPPORT

3 MODERATE QUALITY LEVEL

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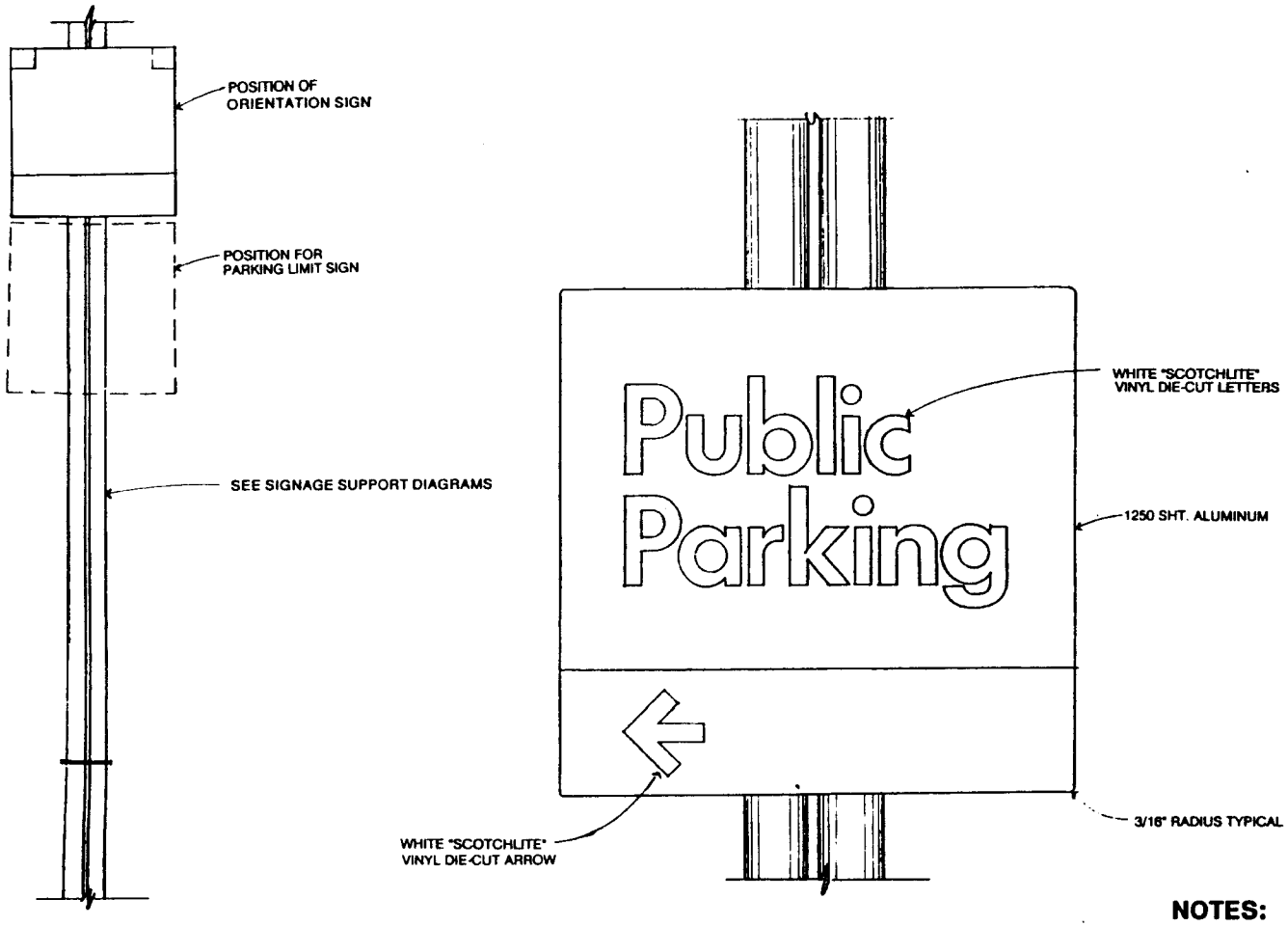
agency

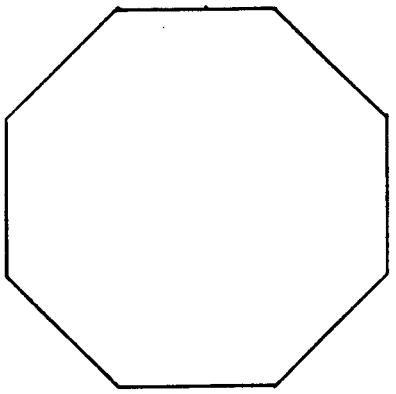


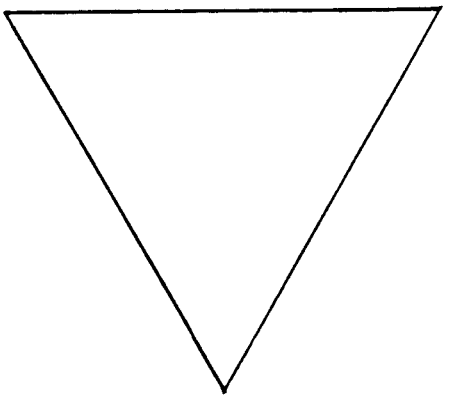
TYPICAL ORIENTATION SIGN

NOTES:

1. STREET NAME SIGNS TO CONFORM TO CITY STANDARD DESIGN
2. ALL SIGNAGE COLORS TO BE BASED ON THE PALETTE DEVELOPED FOR SAN FERNANDO BLVD.
3. ORIENTATION SIGNS TO INCLUDE BUT NOT LIMITED TO:
   - CITY HALL
   - SAN FERNANDO BLVD.
   - MEDIA DISTRICT
   - AIRPORT
   - PUBLIC PARKING
   - PARTICULAR STREET (ie.: OLIVE)
   - HOSPITALS
   - POLICE STATION
   - COURTHOUSE

SIGNAGE - SIGN TYPE
1 HIGHEST QUALITY LEVEL





TYPE AND LOCATION OF STANDARD TRAFFIC SIGNS TO BE
DETERMINED BY CITY OF BURBANK DEPARTMENT OF PUBLIC WORKS

SIGNAGE - SIGN TYPE
2 GOOD QUALITY LEVEL

UTILITY TREATMENT

Utilities cover many services necessary for a City to function: telephone; electricity; water; sewer; and gas. Most of these utilities are underground. As work progresses in the Project Area, all utilities will eventually be underground. The block matrices show streets targeted for undergrounding.

After finding the quality level designation on the individual block matrix, turn to this section for the appropriate diagram.

QUALITY LEVEL 1

UNDERGROUND

QUALITY LEVEL 2

ABOVE GROUND

UTILITY TREATMENT

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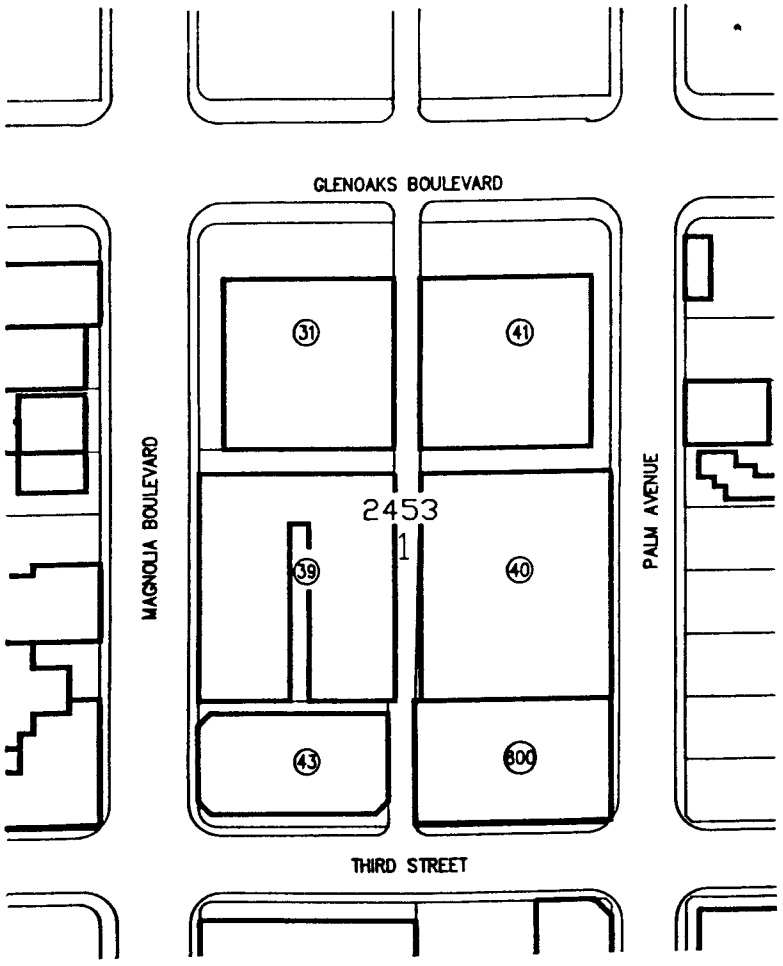

STREET NAME	CROSS STREET			STREET		SIDE-WALK	LAND-SCAPING	STREET FURN.	SIGNAGE		UTILITIES
	INTER-SECTION/ BLOCK	NORTH OR WEST	SOUTH OR EAST	STREET MATER.	INTER-SECTION CROSSWALK TREATMENT				SUPPORT	SIGN TYPE	
GLENOAKS		NORTH	SOUTH								
	I	MAGNOLIA		1	2	1	1	--	2	1/2	1
	B	MAGNOLIA	PALM	1	--	2	1	--	2	1/2	1
	I	PALM		1	2	2	1	--	2	1/2	1
THIRD		NORTH	SOUTH								
	I	MAGNOLIA		1	1	2	1	--	2	1/2	1
	B	MAGNOLIA	PALM	1	--	2	2	--	2	1/2	1
	I	PALM		1	2	2	2	--	2	1/2	1
MAGNOLIA		WEST	EAST								
	I	THIRD		1	1	2	1	--	2	1/2	1
	B	THIRD	GLENOAKS	1	--	2	1	--	2	1/2	1
	I	GLENOAKS		1	2	1	1	--	2	1/2	1
PALM		WEST	EAST								
	I	THIRD		1	2	2	2	--	2	1/2	1
	B	THIRD	GLENOAKS	1	--	2	2	--	2	1/2	1
	I	GLENOAKS		1	2	2	1	--	2	1/2	1

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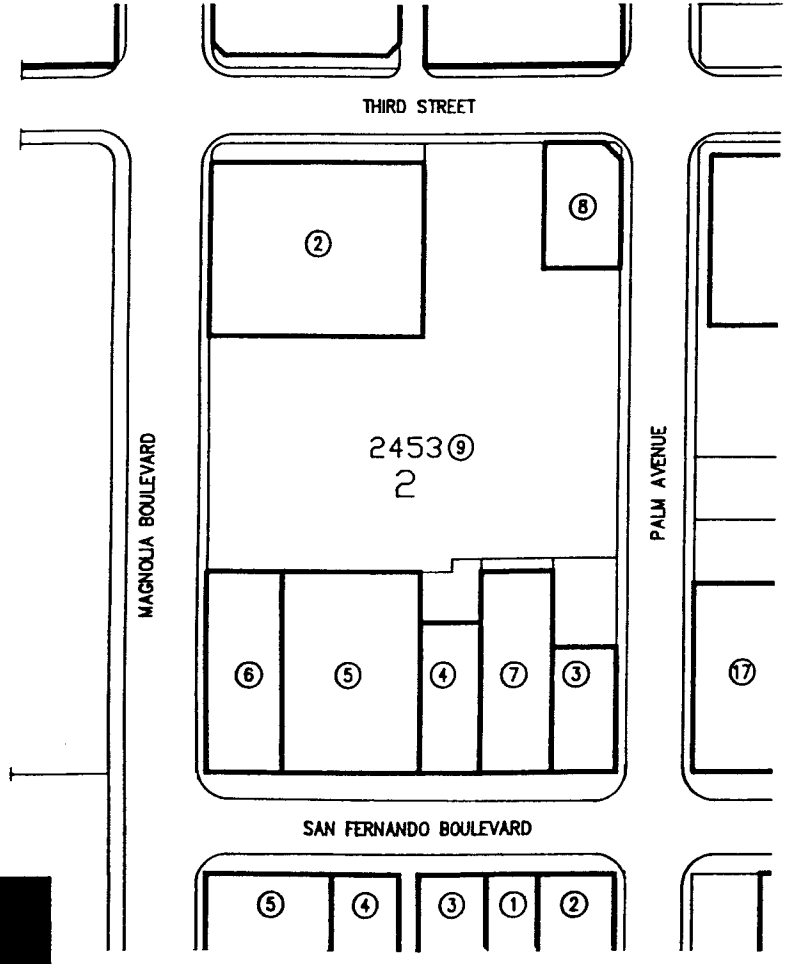

STREET NAME		CROSS STREET		STREET		SIDE-WALK	LAND-SCAPING	STREET FURN.	SIGNAGE		UTILITIES
	INTER-SECTION/ BLOCK	NORTH OR WEST	SOUTH OR EAST	STREET MATER.	INTER-SECTION CROSSWALK TREATMENT				SUPPORT	SIGN TYPE	
THIRD		NORTH	SOUTH								
	I	MAGNOLIA		1	1	2	1	--	2	1/2	1
	B	MAGNOLIA	PALM	1	--	2	2	--	2	1/2	1
	I	PALM		1	2	2	2	--	2	1/2	1
SAN FERNANDO		NORTH	SOUTH								
	I	MAGNOLIA		1	1	1	1	--	2	1/2	1
	B	MAGNOLIA	PALM	1	1	1	1	--	2	1/2	1
	I	PALM		1	1	1	1	--	2	1/2	1
MAGNOLIA		WEST	EAST								
	I	SAN FERNANDO		1	1	1	1	--	2	1/2	1
	B	SAN FERNANDO	THIRD	1	--	2	1	--	2	1/2	1
	I	THIRD		1	1	2	1	--	2	1/2	1
PALM		WEST	EAST								
	I	SAN FERNANDO		1	1	1	1	--	2	1/2	1
	B	SAN FERNANDO	THIRD	1	--	2	2	--	2	1/2	1
	I	THIRD		1	2	2	2	--	2	1/2	1

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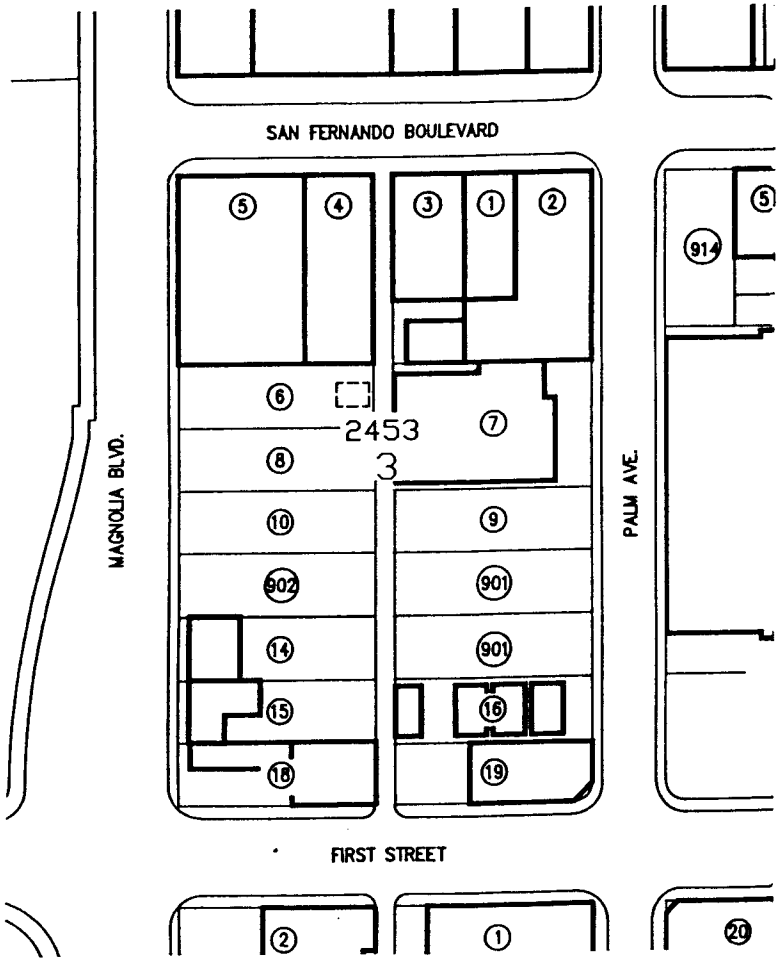
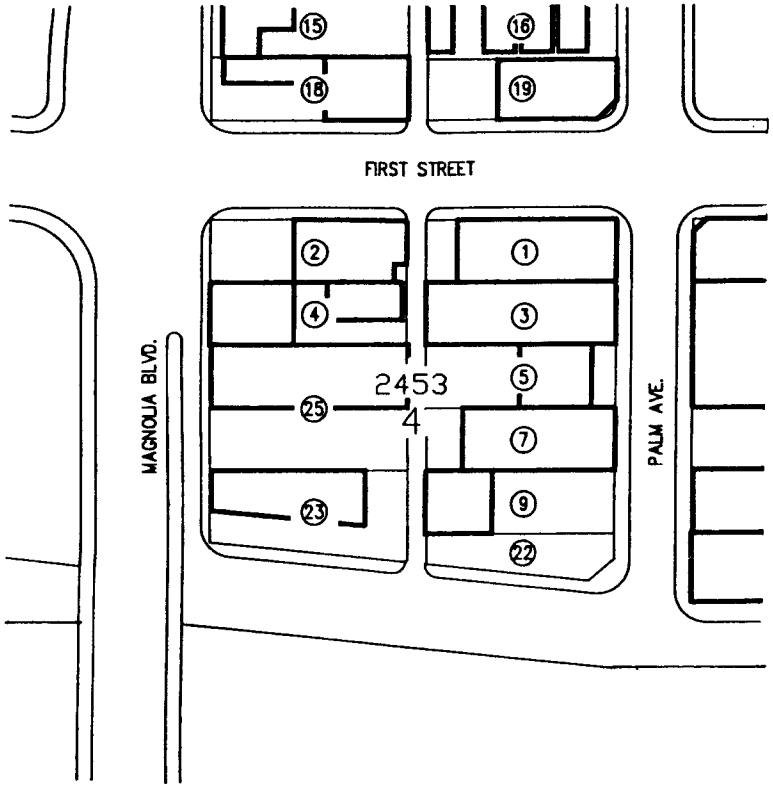
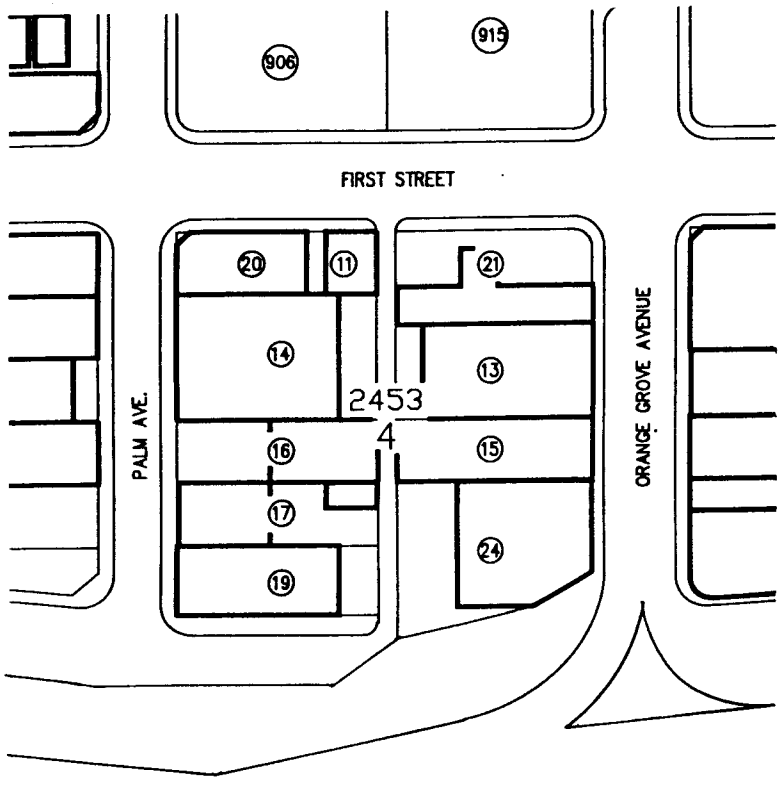


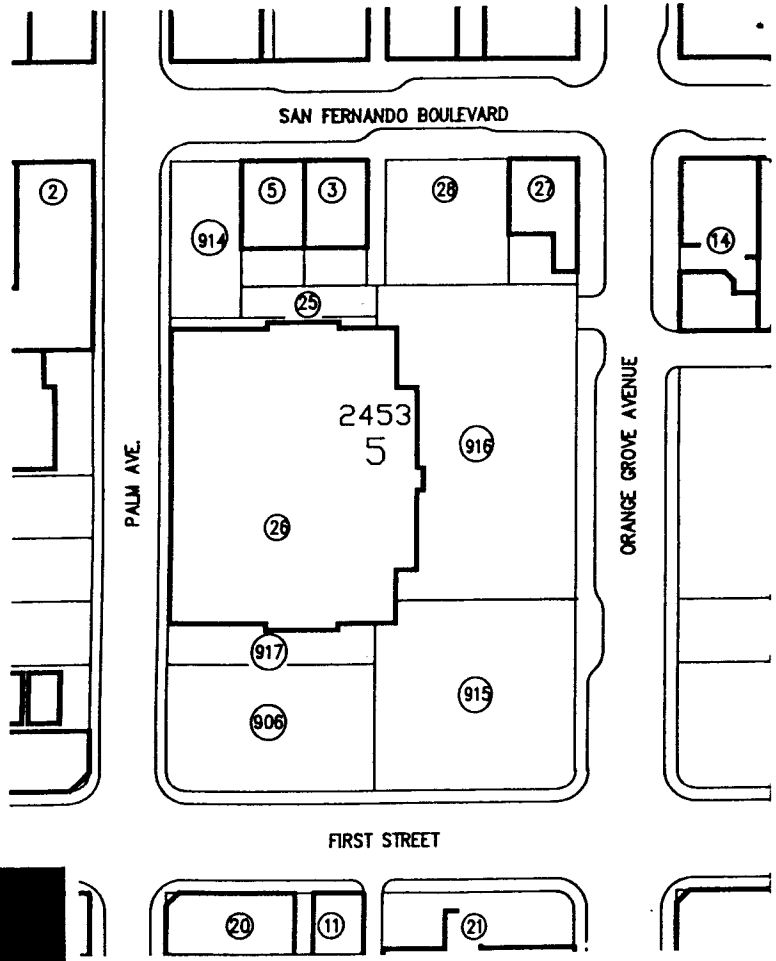
STREET NAME		CROSS STREET		STREET		SIDE-	LAND-	STREET	SIGNAGE		UTILITIES
	INTER-SECTION/ BLOCK	NORTH OR WEST	SOUTH OR EAST	STREET MATER.	INTER-SECTION CROSSWALK TREATMENT	WALK	SCAPING	FURN.	SUPPORT	SIGN TYPE	
SAN FERNANDO		NORTH	SOUTH								
	I	MAGNOLIA		1	1	1	1	--	2	1/2	1
	B	MAGNOLIA	PALM	1	--	1	1	--	2	1/2	1
	I	PALM		1	1	1	1	--	2	1/2	1
FIRST		NORTH	SOUTH								
	I	MAGNOLIA		1	1	1	1	--	1	1/2	1
	B	MAGNOLIA	PALM	1	--	2	2	--	2	1/2	1
	I	PALM		1	2	2	2	--	2	1/2	1
MAGNOLIA		WEST	EAST								
	I	FIRST		1	1	1	1	--	1	1/2	1
	B	FIRST	SAN FERNANDO	1	--	2	1	--	2	1/2	1
	I	SAN FERNANDO		1	1	1	1	--	2	1/2	1
PALM		WEST	EAST								
	I	FIRST		1	2	2	2	--	2	1/2	1
	B	FIRST	SAN FERNANDO	1	--	2	2	--	2	1/2	1
	I	SAN FERNANDO		1	1	1	1	--	2	1/2	1



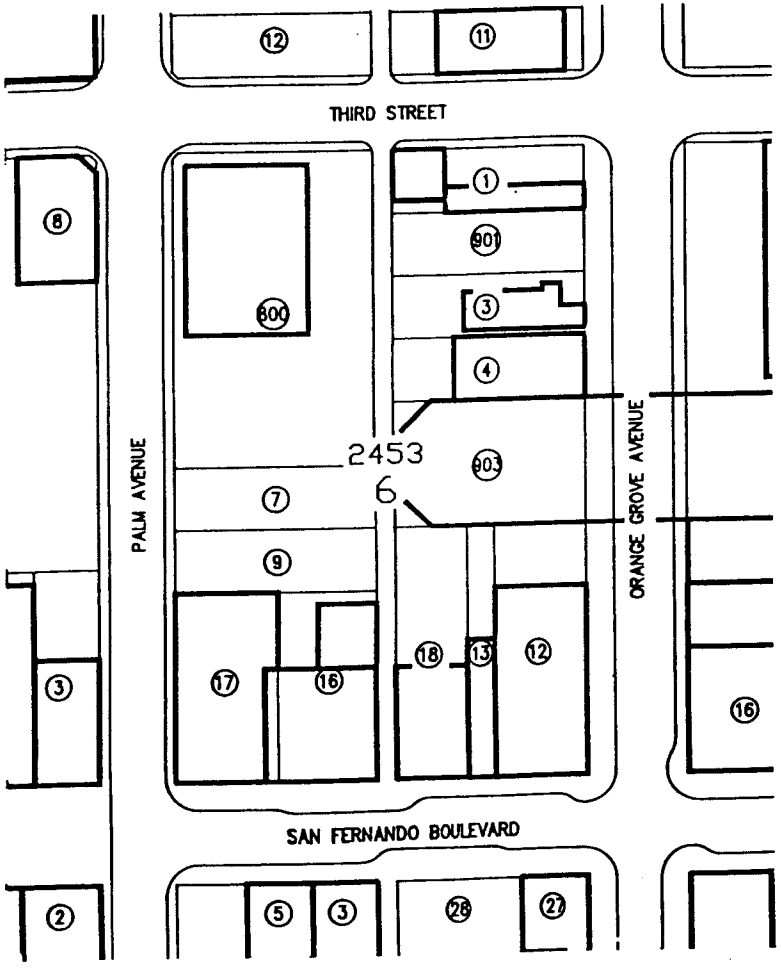
STREET NAME	CROSS STREET			STREET		SIDE-WALK	LAND-SCAPING	STREET FURN.	SIGNAGE		UTILITIES
	INTER-SECTION/ BLOCK	NORTH OR WEST	SOUTH OR EAST	STREET WATER.	INTER-SECTION CROSSWALK TREATMENT				SUPPORT	SIGN TYPE	
FIRST		NORTH	SOUTH								
	I	MAGNOLIA		1	1	1	1	--	1	1/2	1
	B	MAGNOLIA	PALM	1	--	2	2	--	2	1/2	1
	I	PALM		1	2	2	2	--	2	1/2	1
MAGNOLIA		WEST	EAST								
	B	BONNYWOOD	FIRST	1	--	2	1	--	2	1/2	1
	I	FIRST		1	1	1	1	--	1	1/2	1
PALM		WEST	EAST								
	B	BONNYWOOD	FIRST	2	--	3	2	--	2	1/2	2
	I	FIRST		1	2	2	2	--	2	1/2	1



STREET NAME	CROSS STREET			STREET		SIDE-WALK	LAND-SCAPING	STREET FURN.	SIGNAGE		UTILITIES
	INTER-SECTION/ BLOCK	NORTH OR WEST	SOUTH OR EAST	STREET WATER.	INTER-SECTION CROSSWALK TREATMENT				SUPPORT	SIGN TYPE	
FIRST		NORTH	SOUTH								
	I	PALM		1	2	2	2	--	2	1/2	1
	B	PALM	ORANGE GROVE	1	--	2	2	--	2	1/2	1
	I	ORANGE GROVE		1	2	2	2	--	2	1/2	1
PALM		WEST	EAST								
	B	BONNYWOOD	FIRST	2	--	3	2	--	2	1/2	2
	I	FIRST		1	2	2	2	--	2	1/2	1
ORANGE GROVE		WEST	EAST								
	B	BONNYWOOD	FIRST	2	--	3	2	--	2	1/2	1
	I	FIRST		1	2	2	2	--	2	1/2	1



STREET NAME		CROSS STREET		STREET		SIDE-WALK	LAND-SCAPING	STREET FURN.	SIGNAGE		UTILITIES
	INTER-SECTION/ BLOCK	NORTH OR WEST	SOUTH OR EAST	STREET WATER.	INTER-SECTION CROSSWALK TREATMENT				SUPPORT	SIGN TYPE	
SAN FERNANDO		NORTH	SOUTH								
	I	PALM		1	1	1	1	--	2	1/2	1
	B	PALM	ORANGE GROVE	1	--	1	1	--	2	1/2	1
	I	ORANGE GROVE		1	1	1	1	--	2	1/2	1
FIRST		NORTH	SOUTH								
	I	PALM		1	2	2	2	--	2	1/2	1
	B	PALM	ORANGE GROVE	1	--	2	2	--	2	1/2	1
	I	ORANGE GROVE		1	2	2	2	--	2	1/2	1
PALM		WEST	EAST								
	I	FIRST		1	2	2	2	--	2	1/2	1
	B	FIRST	SAN FERNANDO	1	--	2	2	--	2	1/2	1
	I	SAN FERNANDO		1	1	1	1	--	2	1/2	1
ORANGE GROVE		WEST	EAST								
	I	FIRST		1	2	2	2	--	2	1/2	1
	B	FIRST	SAN FERNANDO	1	--	2	2	--	2	1/2	1
	I	SAN FERNANDO		1	1	1	1	--	2	1/2	1



STREET NAME	CROSS STREET			STREET		SIDE-WALK	LAND-SCAPING	STREET FURN.	SIGNAGE		UTILITIES
	INTER-SECTION/ BLOCK	NORTH OR WEST	SOUTH OR EAST	STREET MATER.	INTER-SECTION CROSSWALK TREATMENT				SUPPORT	SIGN TYPE	
THIRD		NORTH	SOUTH								
	I	PALM		1	2	2	2	--	2	1/2	1
	B	PALM	ORANGE GROVE	1	--	2	2	--	2	1/2	1
	I	ORANGE GROVE		1	2	2	2	--	2	1/2	1
SAN FERNANDO		NORTH	SOUTH								
	I	PALM		1	1	1	1	--	2	1/2	1
	B	PALM	ORANGE GROVE	1	--	1	1	--	2	1/2	1
	I	ORANGE GROVE		1	1	1	1	--	2	1/2	1
PALM		WEST	EAST								
	I	SAN FERNANDO		1	1	1	1	--	2	1/2	1
	B	SAN FERNANDO	THIRD	1	--	2	2	--	2	1/2	1
	I	THIRD		1	2	2	2	--	2	1/2	1
ORANGE GROVE		WEST	EAST								
	I	SAN FERNANDO		1	1	1	1	--	2	1/2	1
	B	SAN FERNANDO	THIRD	1	--	2	2	--	2	1/2	1
	I	THIRD		1	2	2	2	--	2	1/2	1

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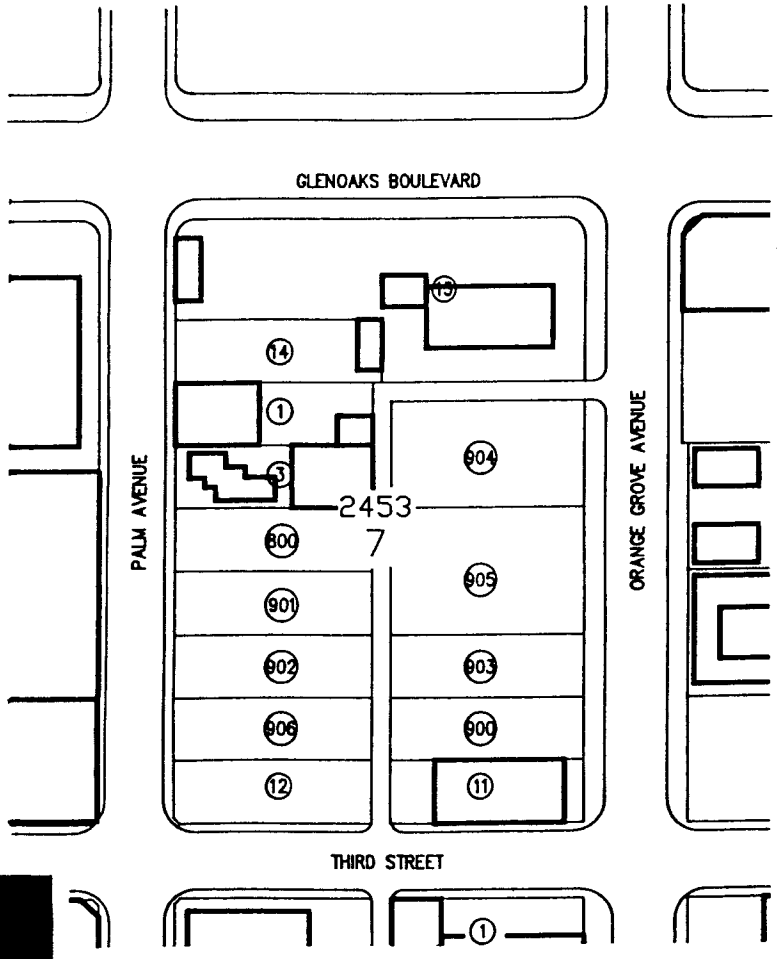

STREET NAME	CROSS STREET			STREET		SIDE-WALK	LAND-SCAPING	STREET FURN.	SIGNAGE		UTILITIES
	INTER-SECTION/ BLOCK	NORTH OR WEST	SOUTH OR EAST	STREET WATER.	INTER-SECTION CROSSWALK TREATMENT				SUPPORT	SIGN TYPE	
GLENOAKS		NORTH	SOUTH								
	I	PALM		1	2	2	1	--	2	1/2	1
	B	PALM	ORANGE GROVE	1	--	2	1	--	2	1/2	1
	I	ORANGE GROVE		1	2	2	1	--	2	1/2	1
THIRD		NORTH	SOUTH								
	I	PALM		1	2	2	2	--	2	1/2	1
	B	PALM	ORANGE GROVE	1	--	2	2	--	2	1/2	1
	I	ORANGE GROVE		1	--	2	2	--	2	1/2	1
PALM		WEST	EAST								
	I	THIRD		1	2	2	2	--	2	1/2	1
	B	THIRD	GLENOAKS	1	--	2	2	--	2	1/2	1
	I	GLENOAKS		1	2	2	1	--	2	1/2	1
ORANGE GROVE		WEST	EAST								
	I	THIRD		1	--	2	2	--	2	1/2	1
	B	THIRD	GLENOAKS	1	--	2	2	--	2	1/2	1
	I	GLENOAKS		1	2	2	1	--	2	1/2	1

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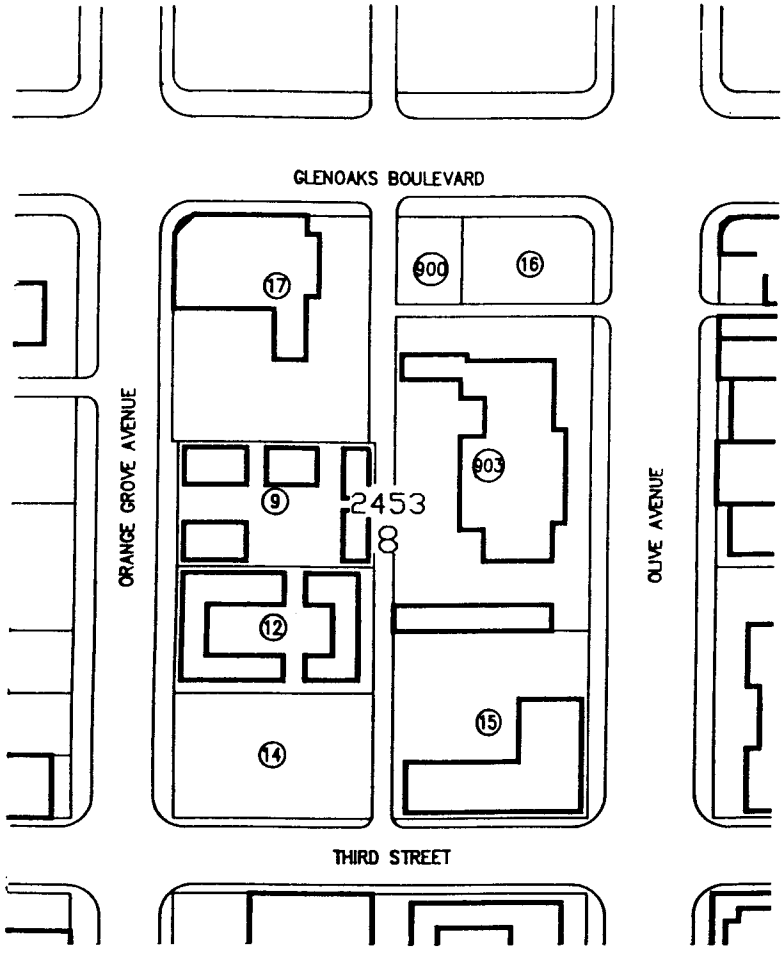

STREET NAME	CROSS STREET			STREET		SIDE-WALK	LAND-SCAPING	STREET FURN.	SIGNAGE		UTILITIES
	INTER-SECTION/ BLOCK	NORTH OR WEST	SOUTH OR EAST	STREET MATER.	INTER-SECTION CROSSWALK TREATMENT				SUPPORT	SIGN TYPE	
GLENOAKS		NORTH	SOUTH								
	I	ORANGE GROVE		1	2	2	1	--	2	1/2	1
	B	ORANGE GROVE	OLIVE	1	--	2	1	--	2	1/2	1
	I	OLIVE		1	1	1	1	--	2	1/2	1
THIRD		NORTH	SOUTH								
	I	ORANGE GROVE		1	2	2	2	--	2	1/2	1
	B	ORANGE GROVE	OLIVE	1	--	2	2	--	2	1/2	1
	I	OLIVE		1	1	1	1	--	1	1/2	1
ORANGE GROVE		WEST	EAST								
	I	THIRD		1	2	2	2	--	2	1/2	1
	B	THIRD	GLENOAKS	1	--	2	2	--	2	1/2	1
	I	GLENOAKS		1	2	2	1	--	2	1/2	1
OLIVE		WEST	EAST								
	I	THIRD		1	1	1	1	--	1	1/2	1
	B	THIRD	GLENOAKS	1	--	1	1	--	2	1/2	1
	I	GLENOAKS		1	1	1	1	--	1	1/2	1

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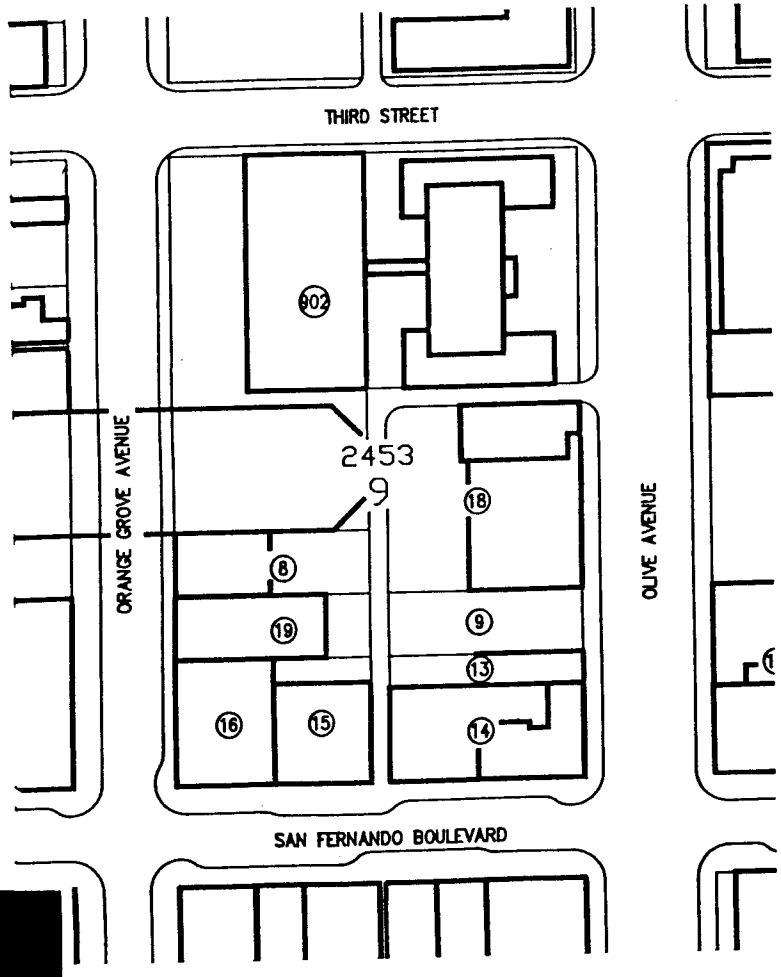

STREET NAME	CROSS STREET			STREET		SIDE-WALK	LAND-SCAPING	STREET FURN.	SIGNAGE		UTILITIES
	INTER-SECTION/ BLOCK	NORTH OR WEST	SOUTH OR EAST	STREET WATER.	INTER-SECTION CROSSWALK TREATMENT				SUPPORT	SIGN TYPE	
THIRD		NORTH	SOUTH								
	I	ORANGE GROVE		1	2	2	2	--	2	1/2	1
	B	ORANGE GROVE	OLIVE	1	--	2	2	--	2	1/2	1
	I	OLIVE		1	1	1	1	--	2	1/2	1
SAN FERNANDO		NORTH	SOUTH								
	I	ORANGE GROVE		1	1	1	1	--	2	1/2	1
	B	ORANGE GROVE	OLIVE	1	--	1	1	--	2	1/2	1
	I	OLIVE		1	1	1	1	--	2	1/2	1
ORANGE GROVE		WEST	EAST								
	I	SAN FERNANDO		1	1	1	1	--	2	1/2	1
	B	SAN FERNANDO	THIRD	1	--	2	2	--	2	1/2	1
	I	THIRD		1	2	2	2	--	2	1/2	1
OLIVE		WEST	EAST								
	I	SAN FERNANDO		1	1	1	1	--	2	1/2	1
	B	SAN FERNANDO	THIRD	1	--	1	1	--	2	1/2	1
	I	THIRD		1	1	1	1	--	1	1/2	1

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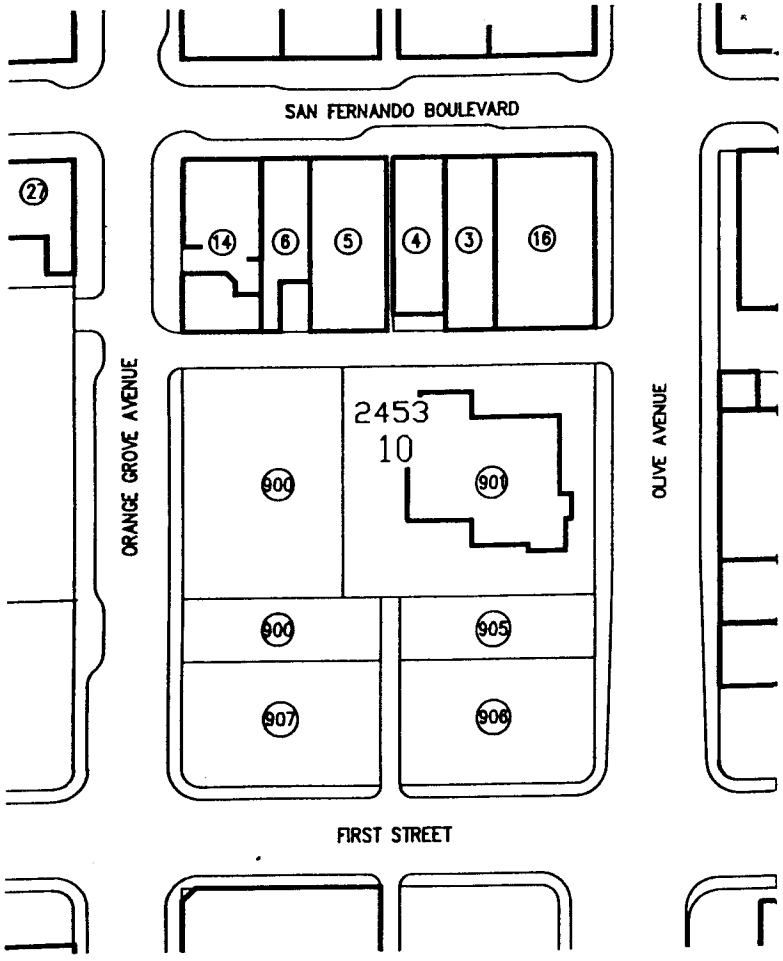

STREET NAME	CROSS STREET			STREET		SIDE-WALK	LAND-SCAPING	STREET FURN.	SIGNAGE		UTILITIES
	INTER-SECTION/ BLOCK	NORTH OR WEST	SOUTH OR EAST	STREET MATER.	INTER-SECTION CROSSWALK TREATMENT				SUPPORT	SIGN TYPE	
SAN FERNANDO		NORTH	SOUTH								
	I	ORANGE GROVE		1	1	1	1	--	2	1/2	1
	B	ORANGE GROVE	OLIVE	1	--	1	1	--	2	1/2	1
	I	OLIVE		1	1	1	1	--	2	1/2	1
FIRST		NORTH	SOUTH								
	I	ORANGE GROVE		1	2	2	2	--	2	1/2	1
	B	ORANGE GROVE	OLIVE	1	--	2	2	--	2	1/2	1
	I	OLIVE		1	2	2	2	--	2	1/2	1
ORANGE GROVE		WEST	EAST								
	I	FIRST		1	2	2	2	--	2	1/2	1
	B	FIRST	SAN FERNANDO	1	--	2	2	--	2	1/2	1
	I	SAN FERNANDO		1	1	1	1	--	2	1/2	1
OLIVE		WEST	EAST								
	I	FIRST		1	2	2	2	--	2	1/2	1
	B	FIRST	SAN FERNANDO	1	--	1	1	--	2	1/2	1
	I	SAN FERNANDO		1	1	1	1	--	2	1/2	1

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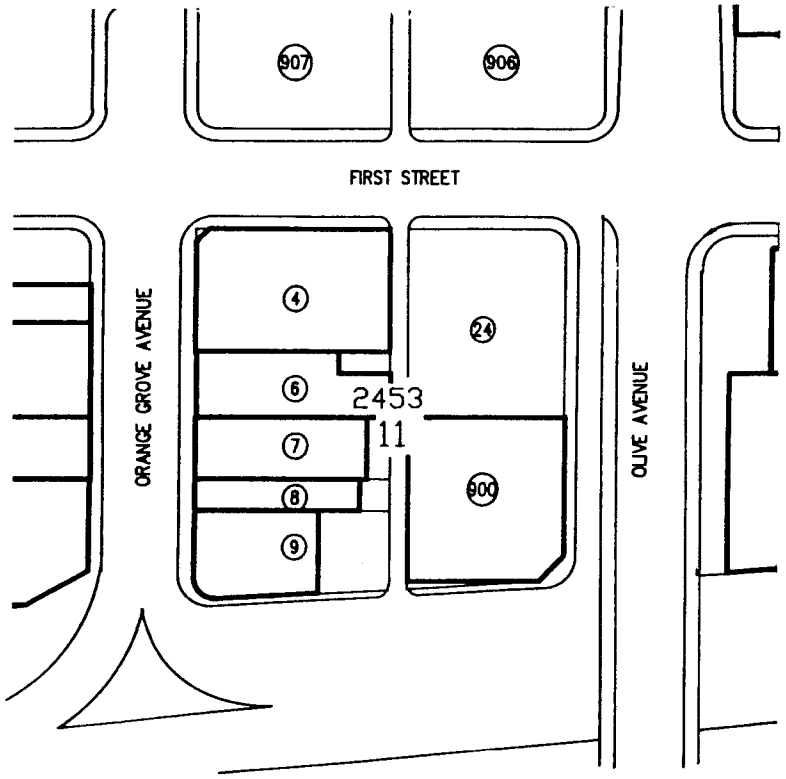

STREET NAME	CROSS STREET			STREET			SIDE-WALK	LAND-SCAPING	STREET FURN.	SIGNAGE		UTILITIES
	INTER-SECTION/ BLOCK	NORTH OR WEST	SOUTH OR EAST	STREET MATER.	INTER-SECTION CROSSWALK TREATMENT					SUPPORT	SIGN TYPE	
FIRST		NORTH	SOUTH									
	I	ORANGE GROVE		1	2		2	2	--	2	1/2	1
	B	ORANGE GROVE	OLIVE	1	--		2	2	--	2	1/2	1
	I	OLIVE		1	2		2	2	--	2	1/2	1
ORANGE GROVE		WEST	EAST									
	B	BONNYWOOD	FIRST	2	--		3	2	--	2	1/2	2
	I	FIRST		1	2		2	2	--	2	1/2	1
OLIVE		WEST	EAST									
	B	BONNYWOOD	FIRST	1	--		1	1	--	2	1/2	1
	I	FIRST		1	2		2	2	--	2	1/2	1

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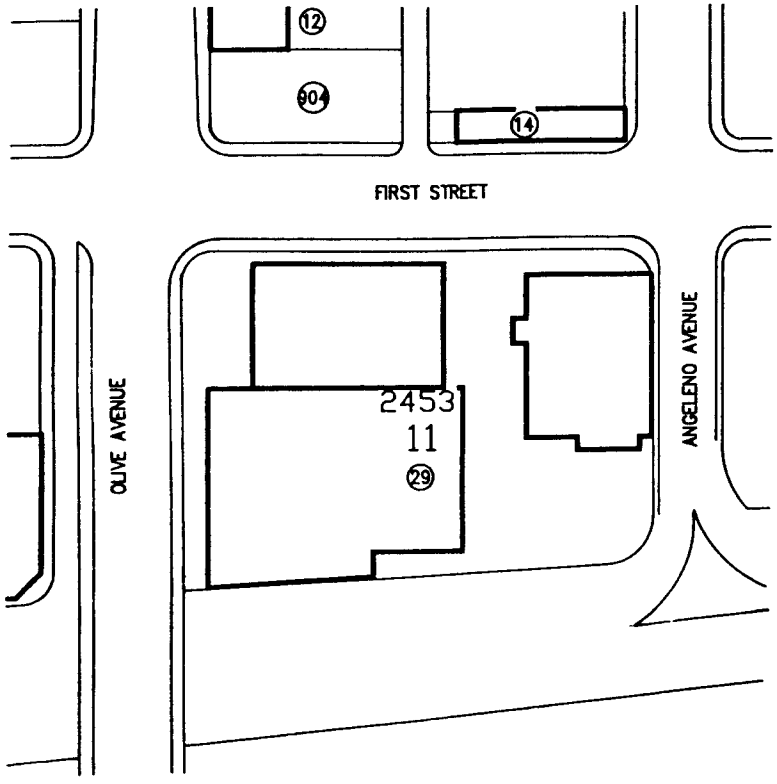
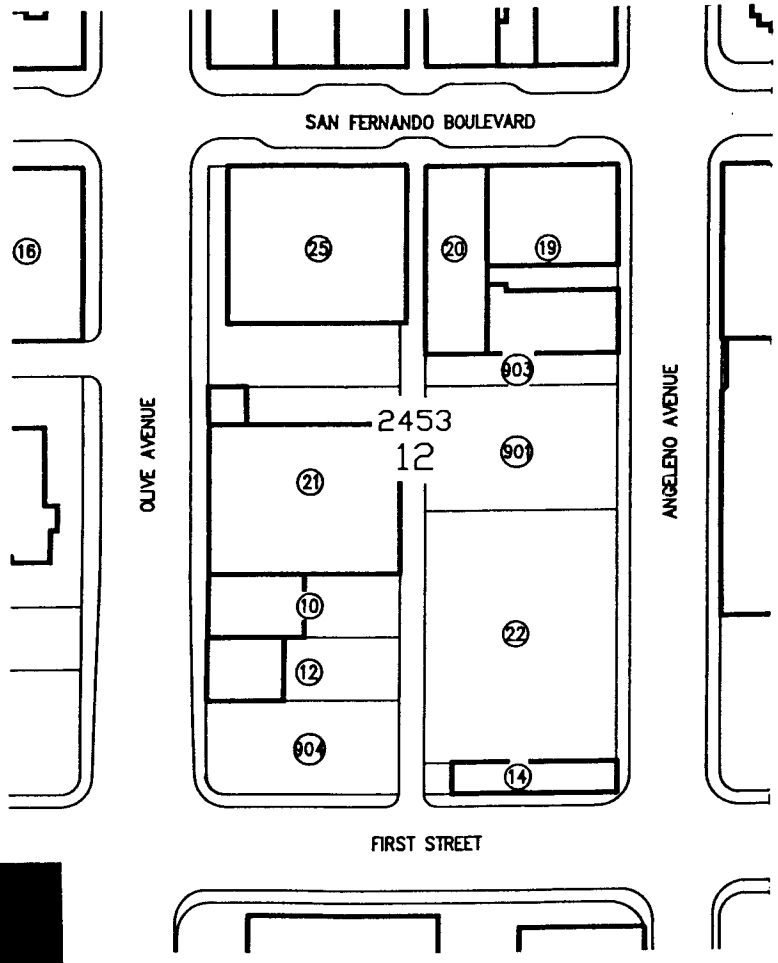
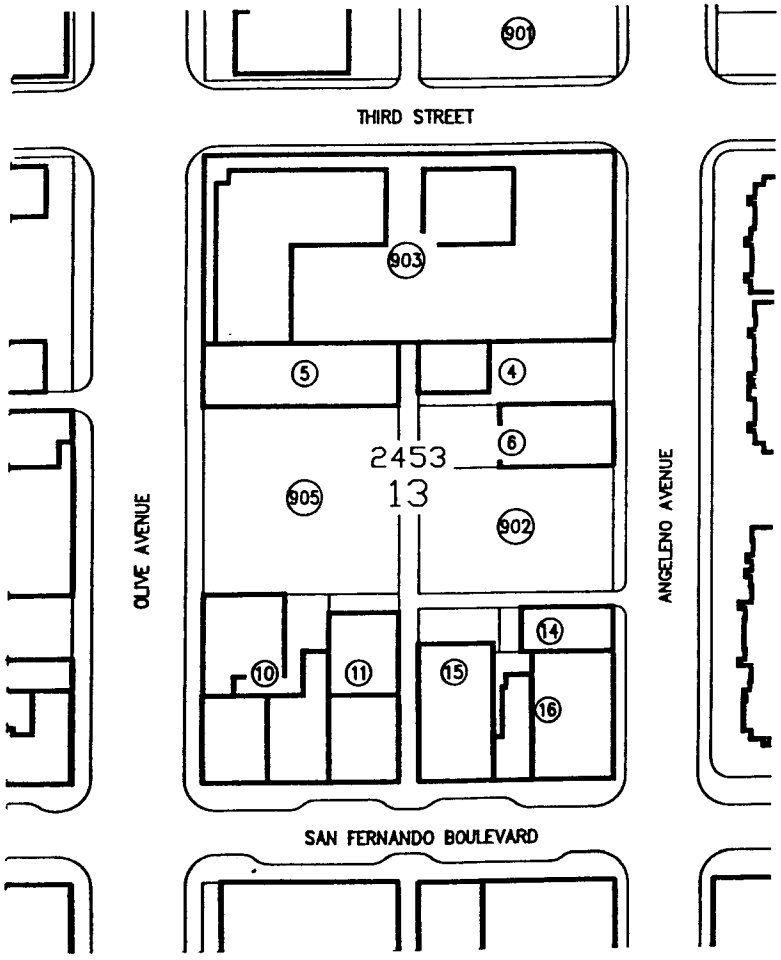


STREET NAME	CROSS STREET			STREET		SIDE-WALK	LAND-SCAPING	STREET FURN.	SIGNAGE		UTILITIES
	INTER-SECTION/ BLOCK	NORTH OR WEST	SOUTH OR EAST	STREET MATER.	INTER-SECTION CROSSWALK TREATMENT				SUPPORT	SIGN TYPE	
FIRST		NORTH	SOUTH								
	I	OLIVE		1	2	2	2	--	2	1/2	1
	B	OLIVE	ANGELENO	1	--	2	2	--	2	1/2	1
	I	ANGELENO		1	1	2	2	--	1	1/2	1
OLIVE		WEST	EAST								
	B	BONNYWOOD	FIRST	1	--	1	1	--	2	1	1
	I	FIRST		1	2	2	2	--	2	1/2	1
ANGELENO		WEST	EAST								
	B	BONNYWOOD	FIRST	2	--	3	2	--	2	1/2	2
	I	FIRST		1	1	2	2	--	1	1/2	1



STREET NAME		CROSS STREET		STREET		SIDE-WALK	LAND-SCAPING	STREET FURN.	SIGNAGE		UTILITIES
	INTER-SECTION/ BLOCK	NORTH OR WEST	SOUTH OR EAST	STREET MATER.	INTER-SECTION CROSSWALK TREATMENT				SUPPORT	SIGN TYPE	
SAN FERNANDO		NORTH	SOUTH								
	I	OLIVE		1	1	1	1	--	2	1/2	1
	B	OLIVE	ANGELENO	1	--	1	1	--	2	1/2	1
	I	ANGELENO		1	1	1	1	--	2	1/2	1
FIRST		NORTH	SOUTH								
	I	OLIVE		1	2	2	2	--	2	1/2	1
	B	OLIVE	ANGELENO	1	--	2	2	--	2	1/2	1
	I	ANGELENO		1	1	2	2	--	1	1/2	1
OLIVE		WEST	EAST								
	I	FIRST		1	2	2	2	--	2	1/2	1
	B	FIRST	SAN FERNANDO	1	--	1	1	--	2	1/2	1
	I	SAN FERNANDO		1	1	1	1	--	2	1/2	1
ANGELENO		WEST	EAST								
	I	FIRST		1	1	2	2	--	1	1/2	1
	B	FIRST	SAN FERNANDO	1	--	2	2	--	2	1/2	1
	I	SAN FERNANDO		1	1	1	1	--	2	1/2	1



STREET NAME	CROSS STREET			STREET		SIDE-WALK	LAND-SCAPING	STREET FURN.	SIGNAGE		UTILITIES
	INTER-SECTION/ BLOCK	NORTH OR WEST	SOUTH OR EAST	STREET MATER.	INTER-SECTION CROSSWALK TREATMENT				SUPPORT	SIGN TYPE	
THIRD		NORTH	SOUTH								
	I	OLIVE		1	1	1	1	--	1	1/2	1
	B	OLIVE	ANGELENO	1	--	2	2	--	2	1/2	1
	I	ANGELENO		1	1	1	1	--	2	1/2	1
SAN FERNANDO		NORTH	SOUTH								
	I	OLIVE		1	1	1	1	--	2	1/2	1
	B	OLIVE	ANGELENO	1	--	1	1	--	2	1/2	1
	I	ANGELENO		1	1	1	1	--	2	1/2	1
OLIVE		WEST	EAST								
	I	SAN FERNANDO		1	1	1	1	--	2	1/2	1
	B	SAN FERNANDO	THIRD	1	--	1	1	--	2	1/2	1
	I	THIRD		1	1	1	1	--	1	1/2	1
ANGELENO		WEST	EAST								
	I	SAN FERNANDO		1	1	1	1	--	2	1/2	1
	B	SAN FERNANDO	THIRD	1	--	2	2	--	2	1/2	1
	I	THIRD		1	1	1	1	--	2	1/2	1

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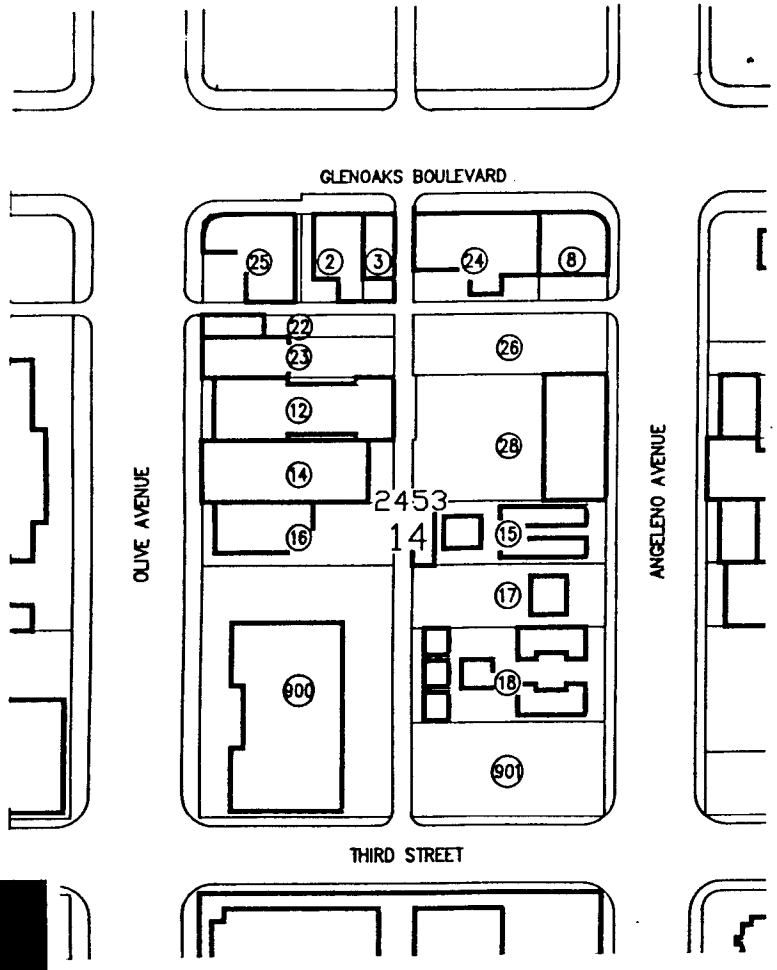
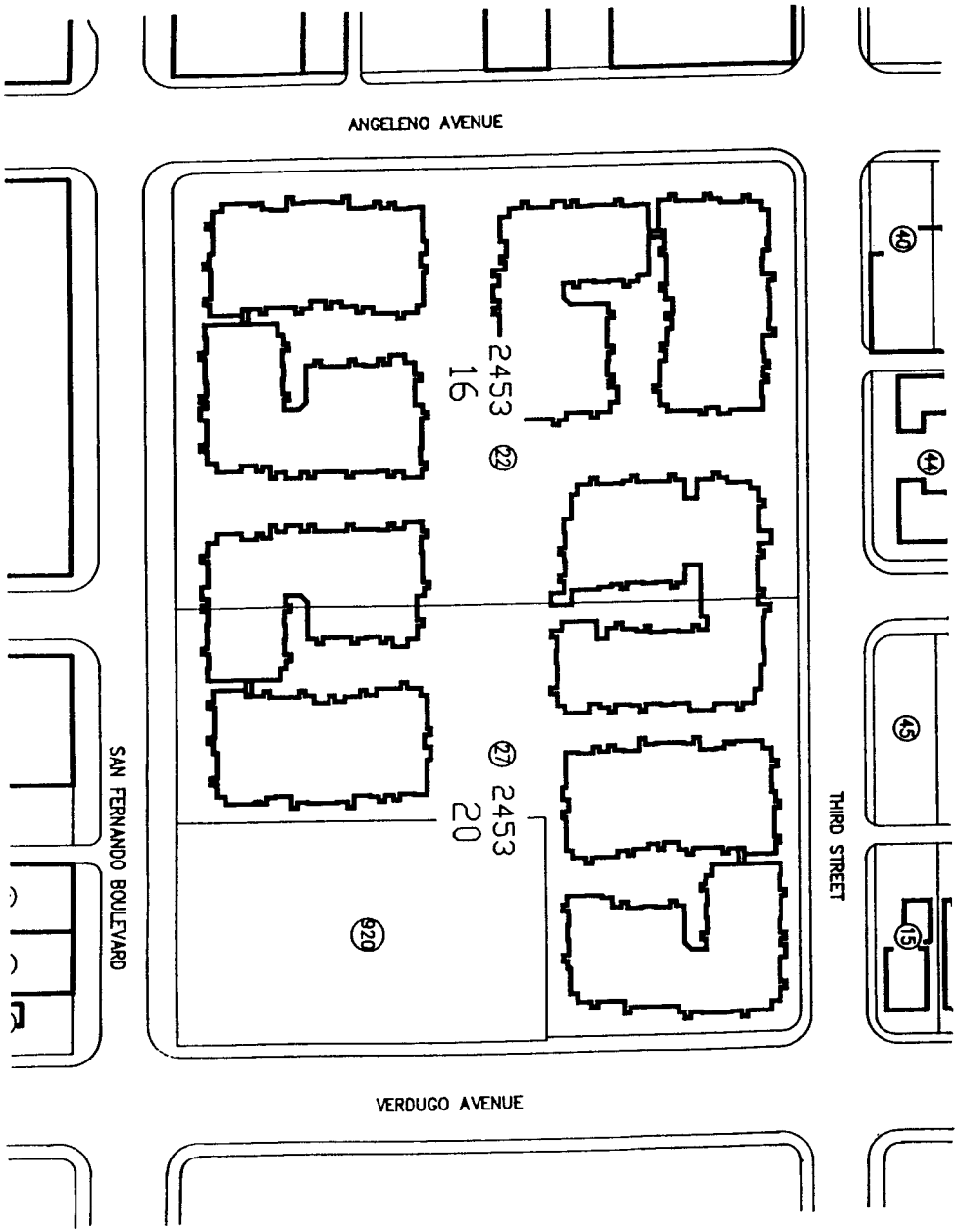


STREET NAME	CROSS STREET			STREET		SIDE-WALK	LAND-SCAPING	STREET FURN.	SIGNAGE		UTILITIES
	INTER-SECTION/ BLOCK	NORTH OR WEST	SOUTH OR EAST	STREET WATER.	INTER-SECTION CROSSWALK TREATMENT				SUPPORT	SIGN TYPE	
GLENOAKS		NORTH	SOUTH								
	I	OLIVE		1	1	1	1	--	2	1/2	1
	B	OLIVE	ANGELENO	1	--	2	1	--	2	1/2	1
	I	ANGELENO		1	2	2	1	--	2	1/2	1
THIRD		NORTH	SOUTH								
	I	OLIVE		1	1	1	1	-	1	1/2	1
	B	OLIVE	ANGELENO	1	--	2	2	-	2	1/2	1
	I	ANGELENO		1	2	2	2	-	2	1/2	1
OLIVE		WEST	EAST								
	I	THIRD		1	1	1	1	-	1	1/2	1
	B	THIRD	GLENOAKS	1	--	1	1	-	2	1/2	1
	I	GLENOAKS		1	1	1	1	-	2	1/2	1
ANGELENO		WEST	EAST								
	I	THIRD		1	2	2	2	--	2	1/2	1
	B	THIRD	GLENOAKS	1	--	2	2	--	2	1/2	1
	I	GLENOAKS		1	2	2	1	--	2	1/2	1



STREET NAME	CROSS STREET			STREET		SIDE-WALK	LAND-SCAPING	STREET FURN.	SIGNAGE		UTILITIES
	INTER-SECTION/ BLOCK	NORTH OR WEST	SOUTH OR EAST	STREET MATER.	INTER-SECTION CROSSWALK TREATMENT				SUPPORT	SIGN TYPE	
THIRD		NORTH	SOUTH								
	I	ANGELENO		1	2	2	2	--	2	1/2	1
	B	ANGELENO	TUJUNGA	1	--	2	2	--	2	1/2	1
	I	TUJUNGA		1	2	2	2	--	2	1/2	1
	B	TUJUNGA	VERDUGO	1	--	2	2	--	2	1/2	1
	I	VERDUGO		1	2	3	2	--	2	1/2	1
SAN FERNANDO		NORTH	SOUTH								
	I	ANGELENO		1	1	1	1	--	2	1/2	1
	B	ANGELENO	TUJUNGA	1	--	1	1	--	2	1/2	1
	I	TUJUNGA		1	1	1	1	--	2	1/2	1
	B	TUJUNGA	VERDUGO	1	--	1	1	--	2	1/2	1
	I	VERDUGO		1	1	1	1	--	2	1/2	1
ANGELENO		WEST	EAST								
	I	SAN FERNANDO		1	1	1	1	--	2	1/2	1
	B	SAN FERNANDO	THIRD	1	--	2	2	--	2	1/2	1
	I	THIRD		1	2	2	2	--	2	1/2	1
VERDUGO		WEST	EAST								
	I	SAN FERNANDO		1	1	1	1	--	2	1/2	1
	B	SAN FERNANDO	THIRD	1	--	3	2	--	2	1/2	1
	I	THIRD		1	2	3	2	--	2	1/2	1

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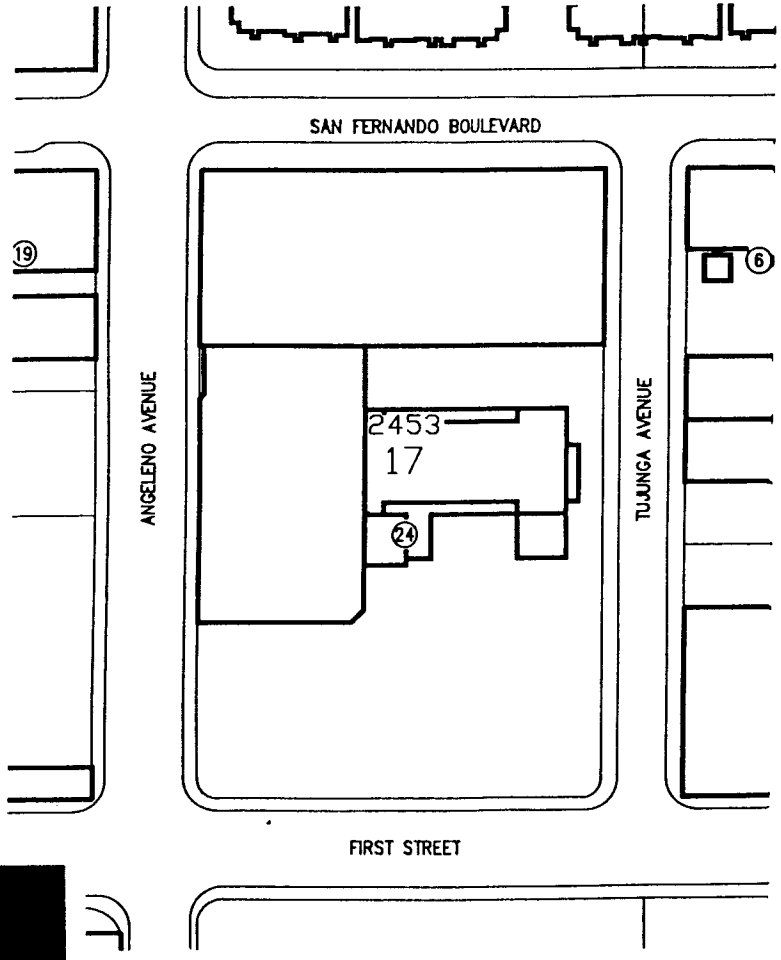
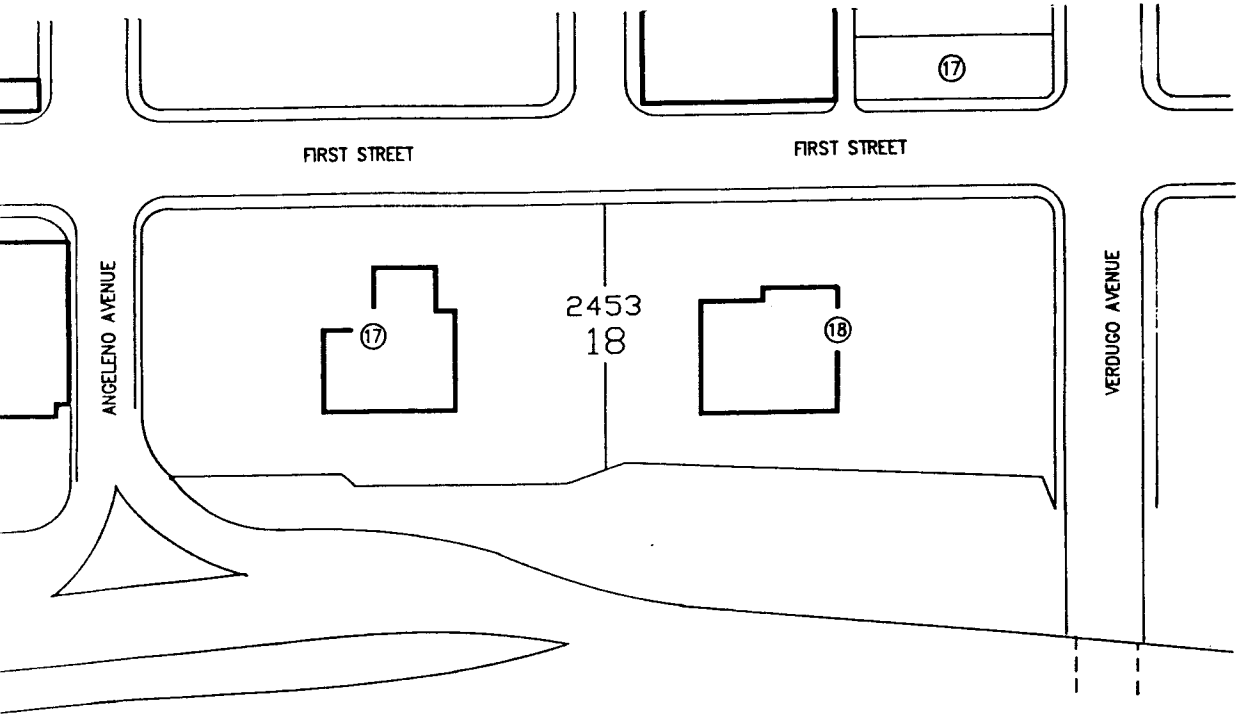
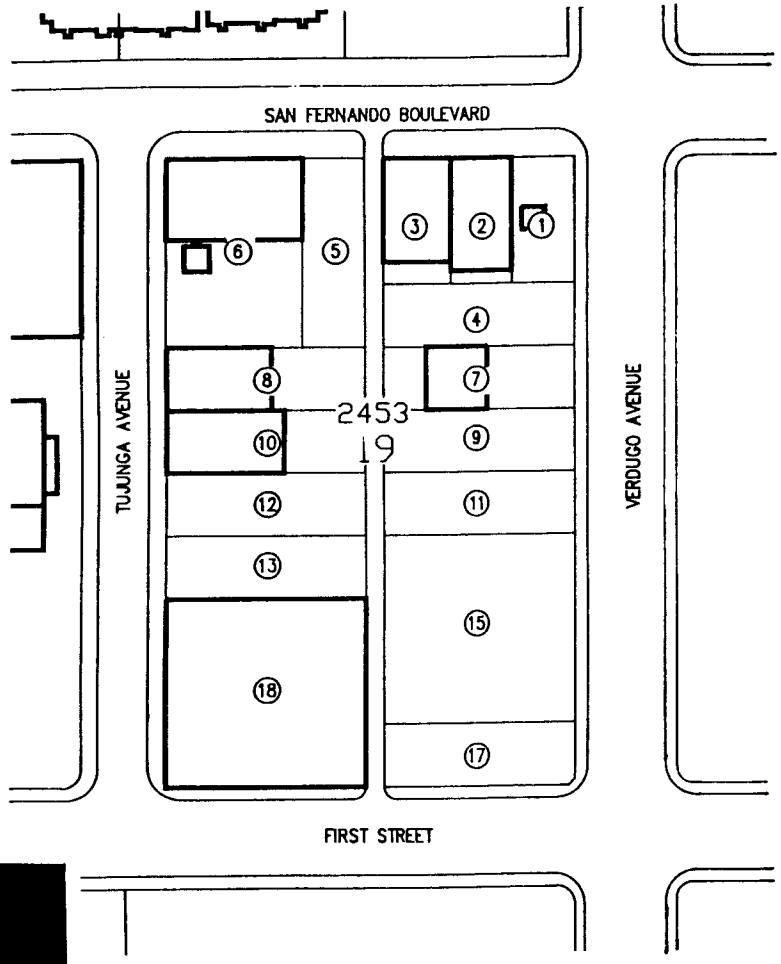


STREET NAME	CROSS STREET			STREET		SIDE-WALK	LAND-SCAPING	STREET FURN.	SIGNAGE		UTILITIES
	INTER-SECTION/ BLOCK	NORTH OR WEST	SOUTH OR EAST	STREET MATER.	INTER-SECTION CROSSWALK TREATMENT				SUPPORT	SIGN TYPE	
SAN FERNANDO		NORTH	SOUTH								
	I	ANGELENO		1	1	1	1	--	2	1/2	1
	B	ANGELENO	TUNJUGA	1	--	1	1	--	2	1/2	1
	I	TUNJUGA		1	1	1	1	--	2	1/2	1
FIRST		NORTH	SOUTH								
	I	ANGELENO		1	1	2	2	--	1	1/2	1
	B	ANGELENO	TUNJUGA	--	--	--	--	--	--	--	--
	I	TUNJUGA		1	2	2	2	--	2	1/2	1
ANGELENO		WEST	EAST								
	I	FIRST		1	1	2	2	--	1	1/2	1
	B	FIRST	SAN FERNANDO	1	--	2	2	--	2	1/2	1
	I	SAN FERNANDO		1	1	1	1	--	2	1/2	1
TUJUNGA		WEST	EAST								
	I	FIRST		1	2	2	2	--	2	1/2	1
	B	FIRST	SAN FERNANDO	--	--	--	--	--	--	--	--
	I	SAN FERNANDO		1	1	1	1	--	2	1/2	1



STREET NAME		CROSS STREET		STREET		SIDE-WALK	LAND-SCAPING	STREET FURN.	SIGNAGE		UTILITIES
	INTER-SECTION/ BLOCK	NORTH OR WEST	SOUTH OR EAST	STREET WATER.	INTER-SECTION CROSSWALK TREATMENT				SUPPORT	SIGN TYPE	
FIRST		NORTH	SOUTH								
	1	ANGELENO		1	1	2	2	--	1	1/2	1
	1	TUJUNGA		1	2	2	2	--	2	1/2	1
	1	VERDUGO		1	3	--	--	--	2	1/2	1
ANGELENO		WEST	EAST								
	B	BONNYWOOD	FIRST	2	--	3	2	--	2	1/2	2
	1	FIRST		1	1	2	2	--	1	1/2	1
VERDUGO		WEST	EAST								
	B	BONNYWOOD	FIRST	2	--	3	2	--	2	1/2	2
	1	FIRST		1	3	--	--	--	2	1/2	1



STREET NAME	INTER-SECTION/ BLOCK	CROSS STREET: NORTH OR WEST	CROSS STREET: SOUTH OR EAST	STREET: STREET MATER.	STREET: INTER-SECTION CROSSWALK TREATMENT	SIDE-WALK	LAND-SCAPING	STREET FURN.	SIGNAGE: SUPPORT	SIGNAGE: SIGN TYPE	UTILITIES
SAN FERNANDO		NORTH	SOUTH								
	I	TUJUNGA		1	1	1	1	--	2	1/2	1
	B	TUJUNGA	VERDUGO	1	--	1	1	--	2	1/2	1
	I	VERDUGO		1	1	1	1	--	2	1/2	1
FIRST		NORTH	SOUTH								
	I	TUJUNGA		1	2	2	2	--	2	1/2	1
	B	TUJUNGA	VERDUGO	--	--	--	--	--	--	--	--
	I	VERDUGO		1	3	--	--	--	2	1/2	1
TUJUNGA		WEST	EAST								
	I	FIRST		1	2	2	2	--	2	1/2	1
	B	FIRST	SAN FERNANDO	--	--	--	--	--	--	--	--
	I	SAN FERNANDO		1	1	1	1	--	2	1/2	1
VERDUGO		WEST	EAST								
	I	FIRST		1	3	--	--	--	2	1/2	1
	B	FIRST	SAN FERNANDO	1	--	3	2	--	2	1/2	1
	I	SAN FERNANDO		1	1	1	1	--	2	1/2	1

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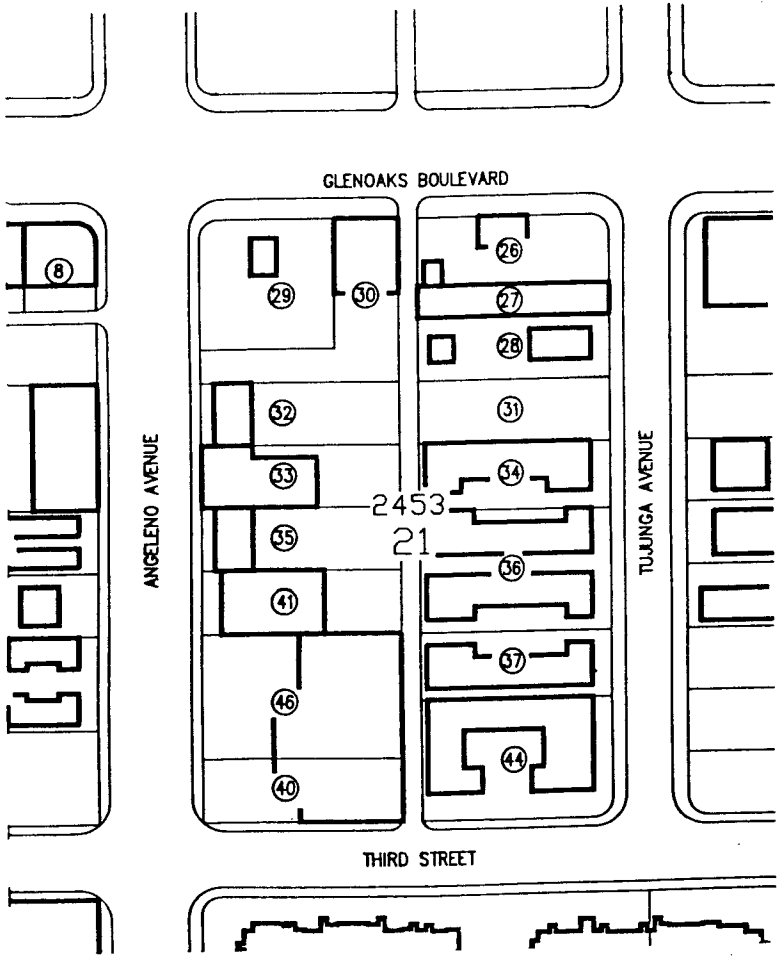

STREET NAME		CROSS STREET		STREET		SIDE-WALK	LAND-SCAPING	STREET FURN.	SIGNAGE		UTILITIES
	INTER-SECTION/ BLOCK	NORTH OR WEST	SOUTH OR EAST	STREET MATER.	INTER-SECTION CROSSWALK TREATMENT				SUPPORT	SIGN TYPE	
GLENOAKS		NORTH	SOUTH								
	I	ANGELENO		1	2	2	1	--	2	1/2	1
	B	ANGELENO	TUJUNGA	1	--	2	1	--	2	1/2	1
	I	TUJUNGA		1	2	2	1	--	2	1/2	1
THIRD		NORTH	SOUTH								
	I	ANGELENO		1	2	2	2	--	2	1/2	1
	B	ANGELENO	TUJUNGA	1	--	2	2	--	2	1/2	1
	I	TUJUNGA		1	2	2	2	--	2	1/2	1
ANGELENO		WEST	EAST								
	I	THIRD		1	2	2	2	--	2	1/2	1
	B	THIRD	GLENOAKS	1	--	2	2	--	2	1/2	1
	I	GLENOAKS		1	2	2	1	--	2	1/2	1
TUJUNGA		WEST	EAST								
	I	THIRD		1	2	2	2	--	2	1/2	1
	I	THIRD		1	--	2	2	--	2	1/2	1
	I	THIRD		1	2	2	1	--	2	1/2	1

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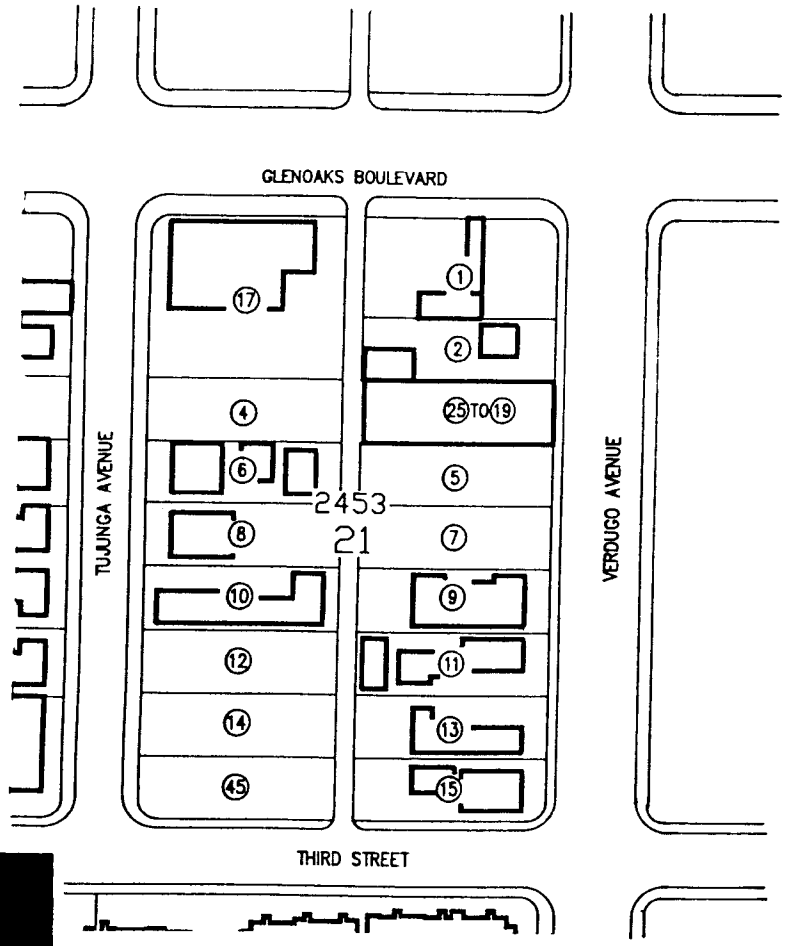
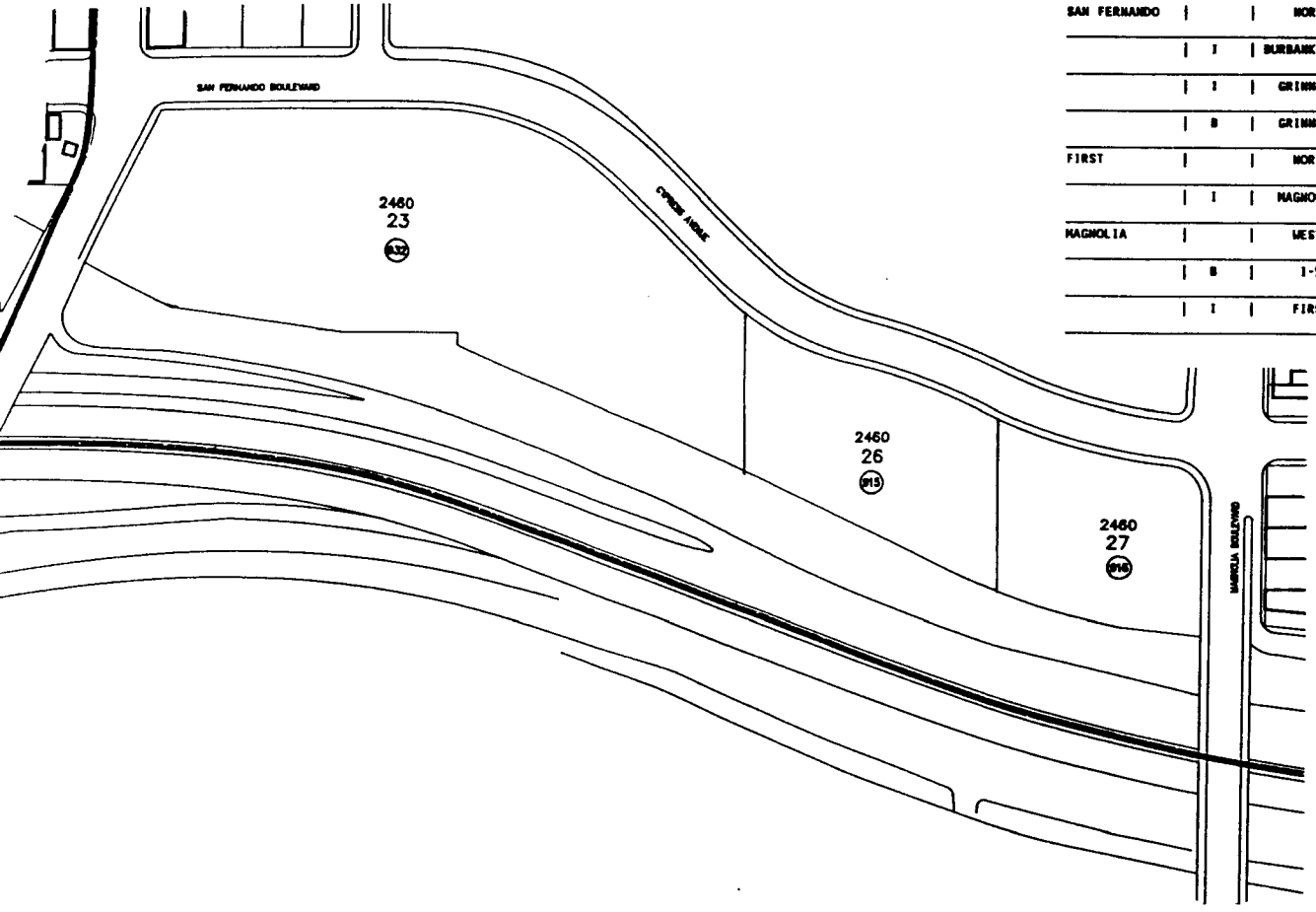


STREET NAME	INTER-SECTION/ BLOCK	CROSS STREET: NORTH OR WEST	CROSS STREET: SOUTH OR EAST	STREET: STREET MATER.	STREET: INTER-SECTION CROSSWALK TREATMENT	SIDE-WALK	LAND-SCAPING	STREET FURN.	SIGNAGE: SUPPORT	SIGNAGE: SIGN TYPE	UTILITIES
GLENOAKS		NORTH	SOUTH								
	I	TUJUNGA		1	2	2	1	--	2	1/2	1
	B	TUJUNGA	VERDUGO	1	--	2	1	--	2	1/2	1
	I	VERDUGO		1	1	1	1	--	1	1/2	1
THIRD		NORTH	SOUTH								
	I	TUJUNGA		1	2	2	2	--	2	1/2	1
	B	TUJUNGA	VERDUGO	1	--	2	2	--	2	1/2	1
	I	VERDUGO		1	2	3	2	--	2	1/2	1
TUJUNGA		WEST	EAST								
	I	THIRD		1	2	2	2	--	2	1/2	1
	B	THIRD	GLENOAKS	1	--	2	2	--	2	1/2	1
	I	GLENOAKS		1	2	2	1	--	2	1/2	1
VERDUGO		WEST	EAST								
	I	THIRD		1	2	3	2	--	2	1/2	1
	B	THIRD	GLENOAKS	1	--	3	2	--	2	1/2	1
	I	GLENOAKS		1	1	1	1	--	1	1/2	1

STREET NAME		CROSS STREET		STREET		SIDE-WALK	LAND-SCAPING	STREET FURN.	SIGNAGE		UTILITIES
	INTER-SECTION/ BLOCK	NORTH	SOUTH	STREET MATER.	INTER-SECTION CROSSWALK TREATMENT				SUPPORT	SIGN TYPE	
SAN FERNANDO		NORTH	SOUTH								
	I	BURBANK BLVD.		1	1	1	1	--	1	1/2	1
	I	GRINNELL		2	3	3	2	--	3	1/2	2
	B	GRINNELL	CYPRESS	2	--	3	2	--	3	2	2
FIRST		NORTH	SOUTH								
	I	MAGNOLIA		1	1	1	1	--	1	1/2	1
MAGNOLIA		WEST	EAST								
	B	I-5	FIRST	1	--	2	1	--	1	1/2	1
	I	FIRST		1	1	1	1	--	1	1/2	1



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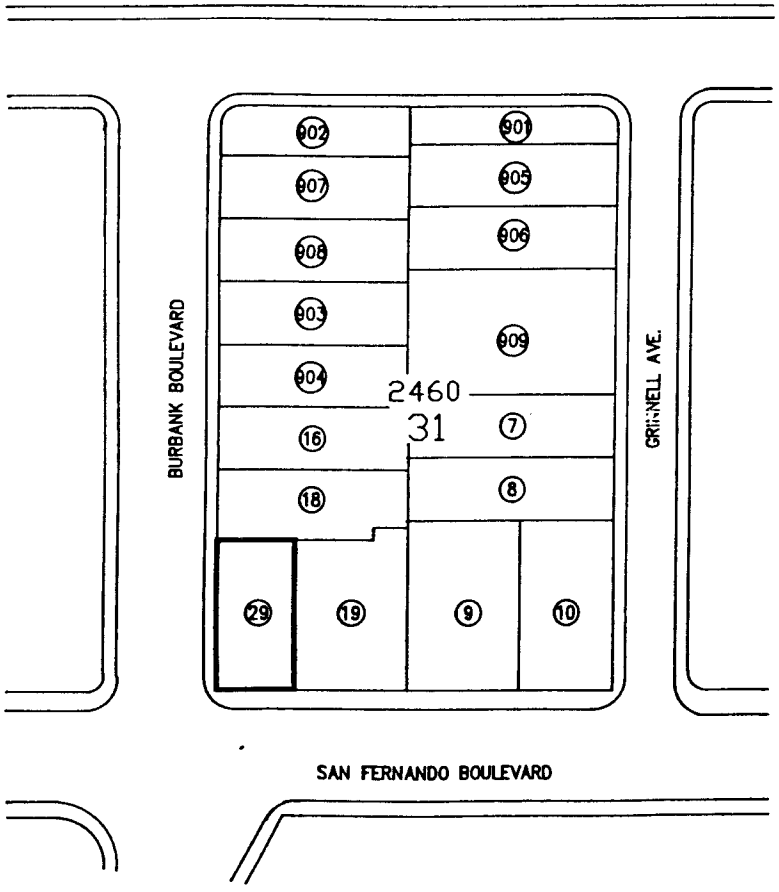
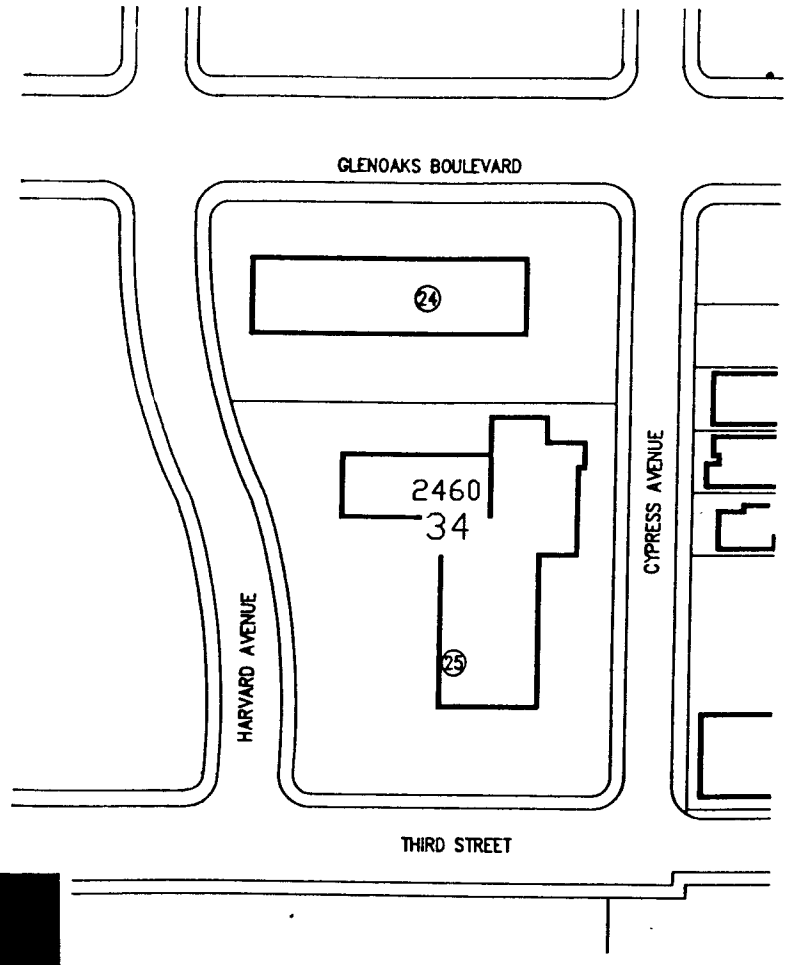
STREET NAME		CROSS STREET		STREET		SIDE-WALK	LAND-SCAPING	STREET FURN.	SIGNAGE		UTILITIES
	INTER-SECTION/ BLOCK	NORTH	SOUTH	STREET WATER.	INTER-SECTION CROSSWALK TREATMENT				SUPPORT	SIGN TYPE	
THIRD STREET		NORTH	SOUTH								
	I	GRINNELL		1	2	2	2	--	2	1/2	1
	I	HARVARD		1	2	2	2	--	2	1/2	1
	I	CYPRESS		1	2	2	2	--	2	1/2	1
	B	CYPRESS	SAN JOSE	1	--	2	1	--	2	1/2	1
	I	SAN JOSE		1	2	2	2	--	2	1/2	1
	B	SAN JOSE	MAGNOLIA	1	--	2	2	--	2	1/2	1
	I	MAGNOLIA		1	1	2	1	--	2	1/2	1
SAN FERNANDO		NORTH	SOUTH								
	I	GRINNELL		2	3	3	2	--	3	1/2	2
	B	GRINNELL	CYPRESS	2	--	3	2	--	3	2	2
FIRST		NORTH	SOUTH								
	I	MAGNOLIA		1	1	1	1	--	1	1/2	1
GRINNELL		WEST	EAST								
	I	SAN FERNANDO		2	3	3	2	--	3	1/2	2
	B	SAN FERNANDO	THIRD	2	--	3	2	--	3	2	2
	I	THIRD		1	2	2	2	--	2	1/2	1
MAGNOLIA		WEST	EAST								
	I	FIRST		1	1	1	1	--	1	1/2	1
	B	FIRST	GOLDEN MALL	1	--	2	1	--	1	1/2	1
	I	GOLDEN MALL		1	1	1	1	--	2	1/2	1
	B	GOLDEN MALL	THIRD	1	--	2	1	--	2	1/2	1
	I	THIRD		1	1	2	1	--	2	1/2	1



STREET NAME		CROSS STREET		STREET			SIDE-WALK	LAND-SCAPING	STREET FURN.	SIGNAGE		UTILITIES
	INTER-SECTION/ BLOCK	NORTH OR WEST	SOUTH OR EAST	STREET MATER.	INTER-SECTION CROSSWALK TREATMENT					SUPPORT	SIGN TYPE	
THIRD		NORTH	SOUTH									
	I	BURBANK		1	2		2	1	--	2	1/2	1
	I	GRINNELL		1	2		2	2	--	2	1/2	1
SAN FERNANDO		NORTH	SOUTH									
	I	BURBANK		1	1		1	1	--	1	1/2	1
	I	GRINNELL		2	3		3	2	--	3	1/2	2
BURBANK		WEST	EAST									
	I	SAN FERNANDO		1	1		1	1	--	1	1/2	1
	B	SAN FERNANDO	THIRD	1	--		2	1	--	2	1/2	1
	I	THIRD		1	2		2	1	--	2	1/2	1
GRINNELL		WEST	EAST									
	I	SAN FERNANDO		2	3		3	2	--	3	1/2	2
	B	SAN FERNANDO	THIRD	2	--		3	2	--	3	1/2	2
	I	THIRD		1	2		2	2	--	2	1/2	1



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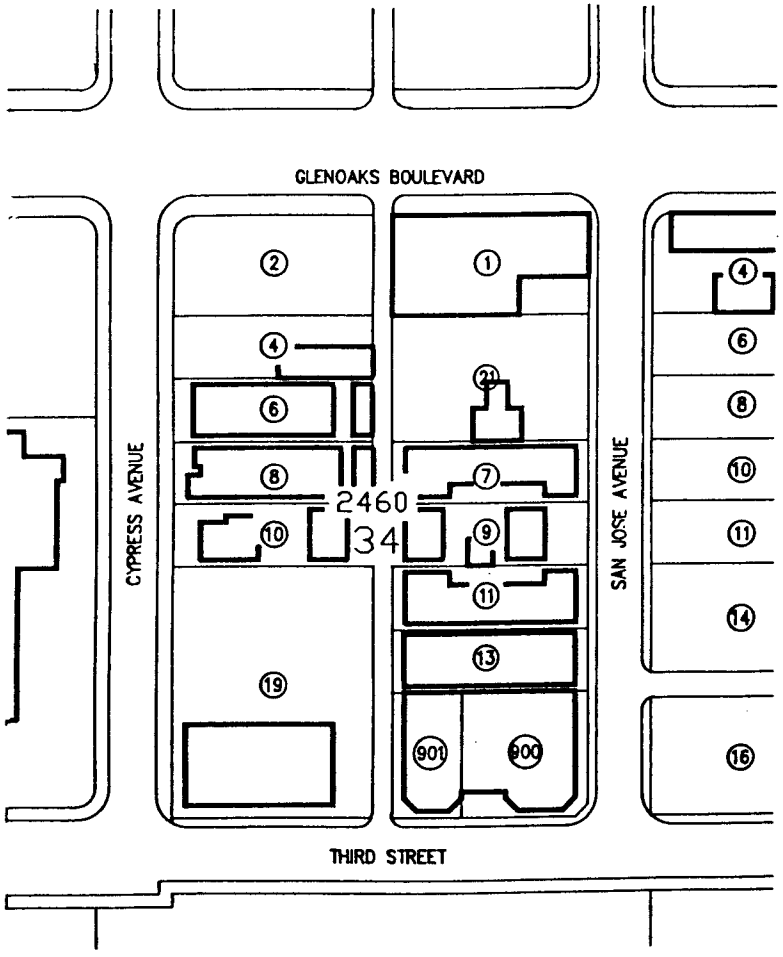
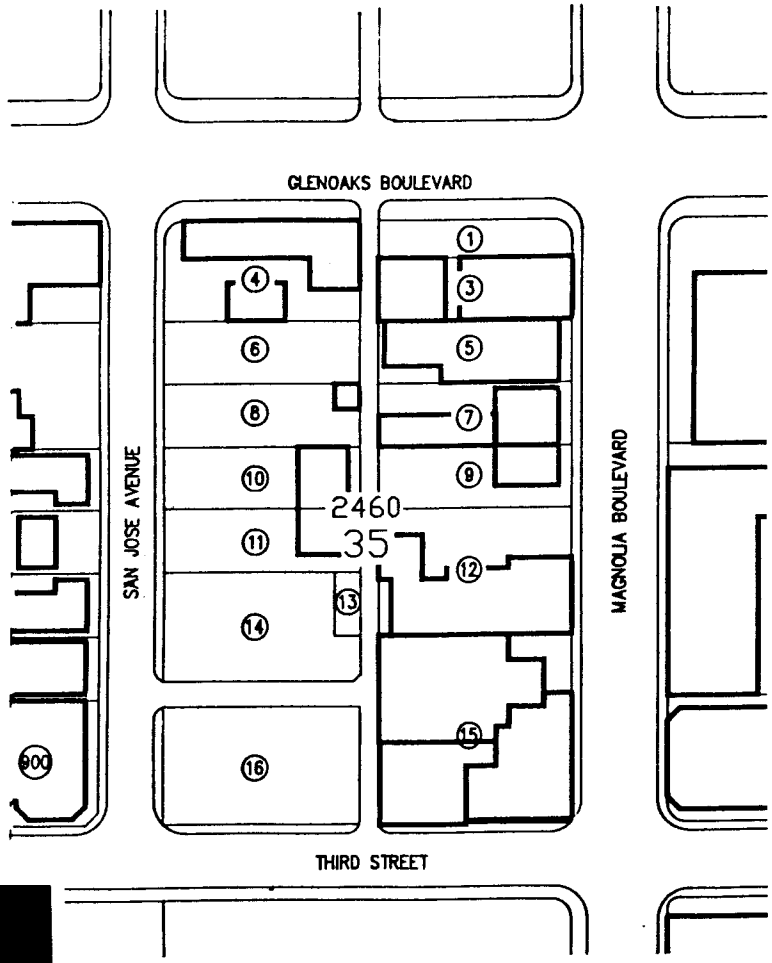
	INTER-SECTION/ BLOCK	NORTH OR WEST	SOUTH OR EAST	STREET MATER.	INTER-SECTION CROSSWALK TREATMENT				SUPPORT	SIGN TYPE	
GLENOAKS		NORTH	SOUTH								
	I	HARVARD		1	1	1	1	--	1	1/2	1
	B	HARVARD	CYPRESS	1	--	2	1	--	2	1/2	1
	I	CYPRESS		1	2	2	1	--	2	1/2	1
THIRD		NORTH	SOUTH								
	I	HARVARD		1	2	2	2	--	2	1/2	1
	I	CYPRESS		1	2	2	2	--	2	1/2	1
HARVARD		WEST	EAST								
	I	THIRD		1	2	2	2	--	2	1/2	1
	I	GLENOAKS		1	1	1	1	--	1	1/2	1
CYPRESS		WEST	EAST								
	I	THIRD		1	2	2	2	--	2	1/2	1
	B	THIRD	GLENOAKS	1	--	2	2	--	2	1/2	1
	I	GLENOAKS		1	2	2	1	--	2	1/2	1



STREET NAME	CROSS STREET			STREET			SIDE-WALK	LAND-SCAPING	STREET FURN.	SIGNAGE		UTILITIES
	INTER-SECTION/ BLOCK	NORTH OR WEST	SOUTH OR EAST	STREET MATER.	INTER-SECTION CROSSWALK TREATMENT					SUPPORT	SIGN TYPE	
GLENOAKS		NORTH	SOUTH									
	I	CYPRESS		1	2		2	1	--	2	1/2	1
	B	CYPRESS	SAN JOSE	1	--		2	1	--	2	1/2	1
	I	SAN JOSE		1	2		2	1	--	2	1/2	1
THIRD		NORTH	SOUTH									
	I	CYPRESS		1	2		2	2	--	2	1/2	1
	B	CYPRESS	SAN JOSE	1	2		2	2	--	2	1/2	1
	I	SAN JOSE		1	2		2	2	--	2	1/2	1
CYPRESS		WEST	EAST									
	I	THIRD		1	2		2	2	--	2	1/2	1
	B	THIRD	GLENOAKS	1	--		2	2	--	2	1/2	1
	I	GLENOAKS		1	2		2	1	--	2	1/2	1
SAN JOSE		WEST	EAST									
	I	THIRD		1	2		2	2	--	2	1/2	1
	B	THIRD	GLENOAKS	1	--		2	2	--	2	1/2	1
	I	GLENOAKS		1	2		2	1	--	2	1/2	1



STREET NAME	CROSS STREET		STREET		SIDE-WALK	LAND-SCAPING	STREET FURN.	SIGNAGE		UTILITIES
	INTER-SECTION/ BLOCK	NORTH OR WEST	SOUTH OR EAST	STREET MATER.	INTER-SECTION CROSSWALK TREATMENT				SUPPORT	SIGN TYPE	
GLENOAKS		NORTH	SOUTH								
	I	SAN JOSE		1	2	2	1	--	2	1/2	1
	B	SAN JOSE	MAGNOLIA	1	--	2	1	--	2	1/2	1
	I	MAGNOLIA		1	2	1	1	--	2	1/2	1
THIRD		NORTH	SOUTH								
	I	SAN JOSE		1	2	2	2	--	2	1/2	1
	B	SAN JOSE	MAGNOLIA	1	--	2	2	--	2	1/2	1
	I	MAGNOLIA		1	1	2	1	--	2	1/2	1
SAN JOSE		WEST	EAST								
	I	THIRD		1	2	2	2	--	2	1/2	1
	B	THIRD	GLENOAKS	1	--	2	2	--	2	1/2	1
	I	GLENOAKS		1	2	2	1	--	2	1/2	1
MAGNOLIA		WEST	EAST								
	I	THIRD		1	1	2	1	--	2	1/2	1
	B	THIRD	GLENOAKS	1	--	2	1	--	2	1/2	1
	I	GLENOAKS		1	2	1	1	--	2	1/2	1

ACKNOWLEDGEMENTS

CITY OF BURBANK

COMMUNITY DEVELOPMENT DEPARTMENT

PUBLIC WORKS DEPARTMENT

PARKS & RECREATION DEPARTMENT

CONSULTANT

LA CANADA DESIGN GROUP, INC.

February 1990

burbank
redevelopment
agency

Appendix F

Water Facility Master Plan for the Burbank Center Study Area

WATER DIVISION

WATER FACILITY MASTER PLAN

FOR THE

BURBANK CENTER STUDY AREA

BY

WATER ENGINEERING/PLANNING SECTION

JUNE 1996

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GENERAL INFORMATION

The City of Burbank Public Service Department (PSD), Water Division, provides potable water, reclaimed water and fire protection water for the City of Burbank. Burbank in recent years has also expanded its Reclaimed Water System, with service to the power plant, landfill, golf course, parks, and a middle school. Today the Water System serves a population of over 98,880 people (1995 estimate) through 26,277 water services. The sources of water supply to the City of Burbank include locally produced and treated groundwater and water from the Metropolitan Water District of Southern California (MWD). Burbank was one of 13 cities which originally formed the MWD in 1929. The ten-year average annual water demand is approximately 21,600 acre feet. Unaccounted-for water has averaged 6.6 percent during the past five years.

The annual water sales for 1990/91 through 1994/95 averaged approximately 7,880,000 billing units (1 billing unit = 100 cubic feet, or 1 CCF.) The water was used as follows:

Residential uses	68%
Commercial uses	22%
Industrial uses	5%
Other City Departments	5%
Fire Protection	less than 0.1%

The average daily demand is approximately 18.2 million gallons. The maximum daily demand is approximately 27.0 million gallons, and will usually occur in the months of June, July, August, or September.

The last rate change (decrease) for water rates within the City of Burbank became effective November 1, 1995. A water rate study and water system development charge schedule was prepared by a PSD consultant in 1988; the development charge (i.e. "connection fee") is updated annually. Rate changes and development charges are submitted annually to the Council

for approval. Water system master planning is performed by the PSD Water Division Engineering Section, supplemented on occasion by consultant assistance in various areas. A Five-Year Facility Plan is presented annually as part of the budget process. Information presented in the Burbank Center Study Area report is in general conformance with the Water Facility Master Plan and the Five-Year Facility Plan. Specific comments are made with regard to the water facilities within the Burbank Center Study Area (See Appendix A). Known system deficiencies for the City are also mentioned as they are impacted specifically by growth within individual planning areas of the City. A similar Water Facility Master Plan has been prepared for the City Centre Redevelopment Area, one of the three sub-areas of the Burbank Center Study Area.

PRESSURE ZONES

The Burbank Domestic Water Distribution System consists of three major pressure zones and ten smaller hillside zones. A schematic diagram of the Burbank water system is presented in Figure 1. The Reclaimed Water Distribution System consists of four pressure zones. A schematic of the Reclaimed Water System is presented in Figure 7, page 28.

The Domestic Water Distribution System Pressure zones are indicated as #1, #2, and #3. The Burbank Center Study Area is located within Zone #1 of the water system. Elevations in Zone #1 range from 480 feet at the southerly boundary at Chavez Street and Linden Avenue, to 830 feet on Belaire Drive at Orange Grove Avenue. The reservoirs that serve Zone #1 have a hydraulic grade line elevation of 904 feet. The operating pressure in the planning area ranges from approximately 100 to 175 psi. New water services located within this planning area will require pressure regulators as called for in Title 22 of the California Administrative Code; pressure regulators are required whenever the water system pressure exceeds 80 psi. The

Building Department of the City of Burbank, as part of the plan-check process, requires a pressure regulator to be incorporated within private plumbing systems in such instances.

SOURCE OF SUPPLY

Presently, Burbank has five connections to the MWD system, with a maximum rated capacity of 115.0 cfs (51,615 gallons per minute). See Table 1 for connection data, and see Figure 2 for connection locations.

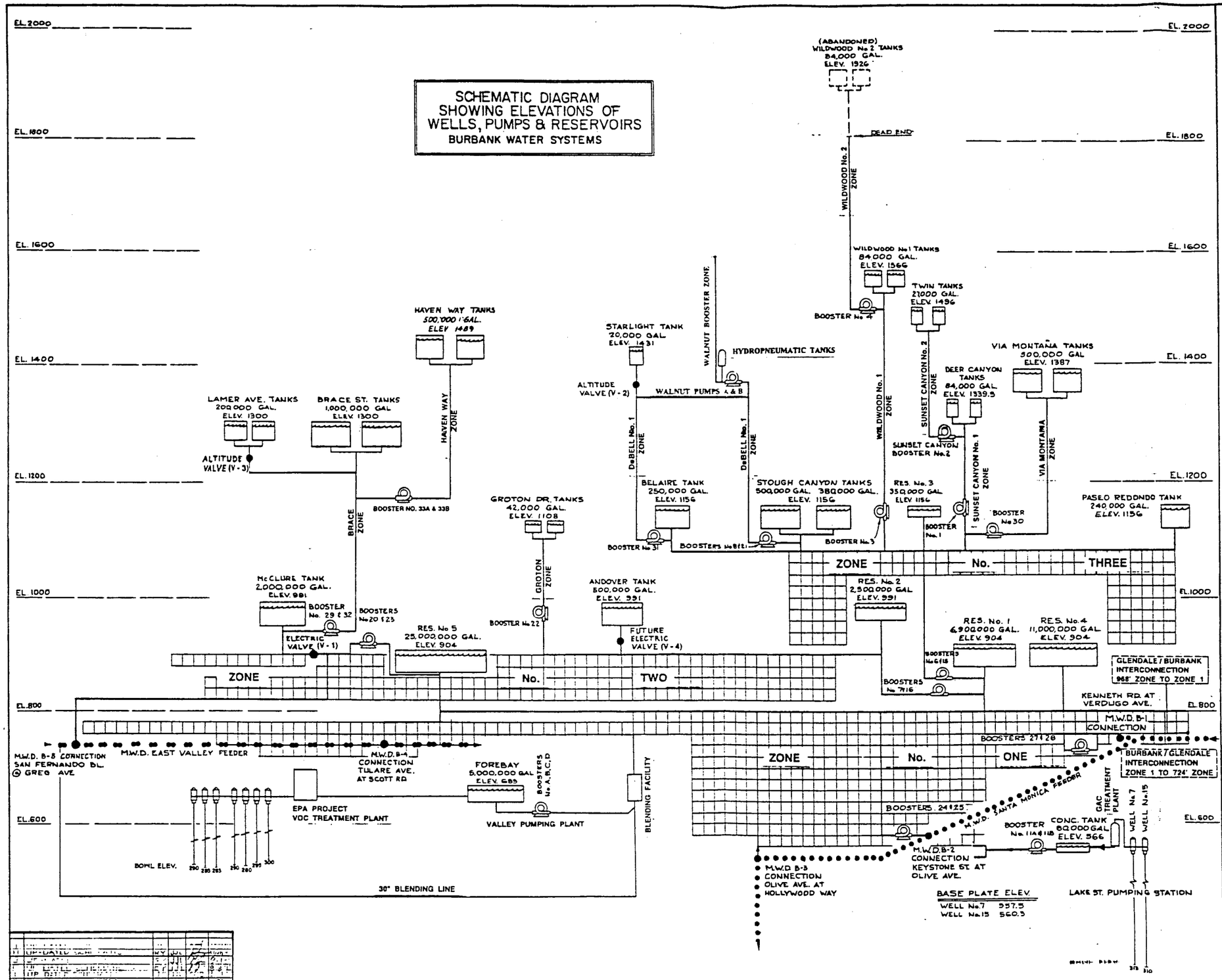
TABLE 1
MWD SERVICE CONNECTION CAPACITY

MWD CONNECTION	MINIMUM FLOW	NORMAL RANGE	90% OF MAXIMUM	MAXIMUM FLOW
B-1	3.0 CFS	15.0 - 22.0 CFS	27.0 CFS	30.0 CFS
B-2	1.5 CFS	3.0 - 7.0 CFS	13.5 CFS	15.0 CFS
B-3	1.0 CFS	3.0 - 4.0 CFS	9.0 CFS	10.0 CFS
B-4	2.0 CFS	11.0 - 14.0 CFS	18.0 CFS	20.0 CFS
B-5	4.0 CFS	7.0 - 26.0 CFS	36.0 CFS	40.0 CFS
	11.5 CFS	39.0 - 73.0 CFS	103.5 CFS	115.0 CFS

Water is occasionally pumped into the system from the MWD connections B-1 and B-2. The MWD B-3 connection is unable to provide water delivery at its rated capacity due to the pressure differential and piping restrictions between the MWD and Burbank water systems.

In addition to the MWD supply, the City historically utilized groundwater supply provided by ten wells located inside the City. All of Burbank's groundwater has become contaminated by Volatile Organic Chemicals (VOC's), typically used as industrial solvents. Two (2) of the ten wells currently meet State and Federal drinking water standards after removal of VOC's by Granular Activated Carbon (GAC) filters. This facility is located at 320 North Lake Street. The water from the remaining eight wells is not suitable for consumption without similar treatment to remove VOC's.

SCHEMATIC DIAGRAM SHOWING ELEVATIONS OF WELLS, PUMPS & RESERVOIRS
BURBANK WATER SYSTEMS



STORAGE CAPACITY

	OVERFLOW ELEVATION	GALLONS	TOTAL GALLONS
ZONE No. 1			
RESERVOIR No. 1	904	6,900,000	
RESERVOIR No. 4	904	11,000,000	
RESERVOIR No. 5	904	25,000,000	
			42,900,000
ZONE No. 2			
RESERVOIR No. 2	991	2,500,000	
ANDOVER TANK	991	500,000	
McCLURE TANK	991	2,000,000	
			5,000,000
ZONE No. 3			
RESERVOIR No. 3	1,156	350,000	
STOUGH CANYON TANK 1	1,156	380,000	
STOUGH CANYON TANK 2	1,156	500,000	
PASEO REDONDO TANK	1,156	240,000	
BEL AIRE TANK	1,156	250,000	
			1,720,000
HILLSIDE ZONES			
BRACE			
BRACE TANKS	1,300	1,000,000	
LAMER TANKS	1,300	200,000	
HAVEN WAY TANKS	1,487	500,000	
GROTON TANKS	1,108	42,000	
DeBELL			
STARLIGHT TANK	1,431	20,000	
WILDWOOD			
WILDWOOD No. 1 TANKS	1,566	84,000	
SUNSET CANYON			
DEER CANYON TANKS	1,340	84,000	
TWIN TANKS	1,496	27,000	
VIA MONTANA TANKS	1,387	500,000	
			2,457,000
TOTAL PRESSURE STORAGE			52,077,000
FOREBAY			
LAKE STREET PLANT	565	80,000	
VALLEY PLANT	655	5,000,000	
			5,080,000

BOOSTER PUMPS

No.	G.P.M.	ADDRESS	FROM ZONE	TO ZONE
1	100	530 COUNTRY CLUB DRIVE	No. 3	SUNST CYN No. 1
2	20	1212 COUNTRY CLUB DRIVE	SUNST.CYN No. 1	SUNST CYN No. 2
3	200	1200 HARVARD ROAD	No. 3	WILDWOOD No. 1
4	35	1801 WILDWOOD CANYON ROAD	WILDWOOD No. 1	WILDWOOD No. 2
5	1,000	300 N. SUNSET CANYON DRIVE	No. 1	No. 3
7	400	300 N. SUNSET CANYON DRIVE	No. 1	No. 2
8	600	1153 WALNUT AVENUE	No. 3	DeBELL No. 1
11A	1,700	320 N. LAKE STREET	LAKE STREET	No. 1
11B	2,000	320 N. LAKE STREET	LAKE STREET	No. 1
15	1,100	300 N. SUNSET CANYON DRIVE	No. 1	No. 3
16	1,125	300 N. SUNSET CANYON DRIVE	No. 1	No. 2
20	500	3200 SCOTT ROAD	No. 1	No. 2
21	200	1153 WALNUT AVENUE	No. 3	DeBELL No. 1
22	130	925 GROTON DRIVE	No. 2	GROTON
23	700	3200 SCOTT ROAD	No. 1	No. 2
24	2,000	2101 S. OLIVE AVENUE	M.W.D.	No. 1
25	2,000	2101 S. OLIVE AVENUE	M.W.D.	No. 1
27	5,000	301 S. KENNETH ROAD	M.W.D.	No. 1
28	5,000	301 S. KENNETH ROAD	M.W.D.	No. 1
29	400	3131 CREST RIDGE DRIVE	No. 2	BRACE
30	225	410 COUNTRY CLUB DRIVE	No. 3	VIA MONTANA
31	200	2125 N. BEL AIRE DRIVE	No. 3	DeBELL No. 1
32	300	3131 CREST RIDGE DRIVE	No. 2	BRACE
33A	300	3337 HAVEN WAY	BRACE	HAVEN WAY
33B	300	3337 HAVEN WAY	BRACE	HAVEN WAY
A	150	1661 WALNUT AVENUE	DeBELL No. 1	WALNUT
B	150	1661 WALNUT AVENUE	DeBELL No. 1	WALNUT
A	4,000	2030 N. HOLLYWOOD WAY	FOREBAY	No. 1
B	4,000	2030 N. HOLLYWOOD WAY	FOREBAY	No. 1
C	6,000	2030 N. HOLLYWOOD WAY	FOREBAY	No. 1
D	6,000	2030 N. HOLLYWOOD WAY	FOREBAY	No. 1

NOTE: BOOSTER No. 5 NOT USED. 5, 9, 10, 12, 13, 14, 17, 18, 19 & 26

WELLS

No.	ADDRESS	BASE PLATE ELEVATION
6A	3620 W. JEFFERIES AVENUE	637.5
7	320 N. LAKE STREET	557.5
10	2030 N. HOLLYWOOD WAY	646.9
11A	2030 N. HOLLYWOOD WAY	638.0
12	2030 N. HOLLYWOOD WAY	644.0
13A	3421 W. JEFFERIES AVENUE	631.5
14A	3308 W. VANOWEN STREET	661.8
15	320 N. LAKE STREET	560.3
17	3701 W. PACIFIC AVENUE	655.6
18	3818 W. VICTORY BOULEVARD	643.6

VALVES

No.	ADDRESS	TYPE
V-1	2780 KENNETH ROAD	ELECTRIC
V-2	1249 LOCKHEED VIEW DRIVE	ALTITUDE
V-3	3215 LAMER STREET	ALTITUDE
V-4	1201 RECLAMATION ROAD	FUTURE ELEC

M.W.D. CONNECTIONS

No.	ADDRESS
B-1	301 S. KENNETH ROAD
B-2	2101 OLIVE AVENUE
B-3	3701 OLIVE AVENUE
B-4	1516 TULARE AVENUE
B-5	3510 N. SAN FERNANDO BOULEVARD

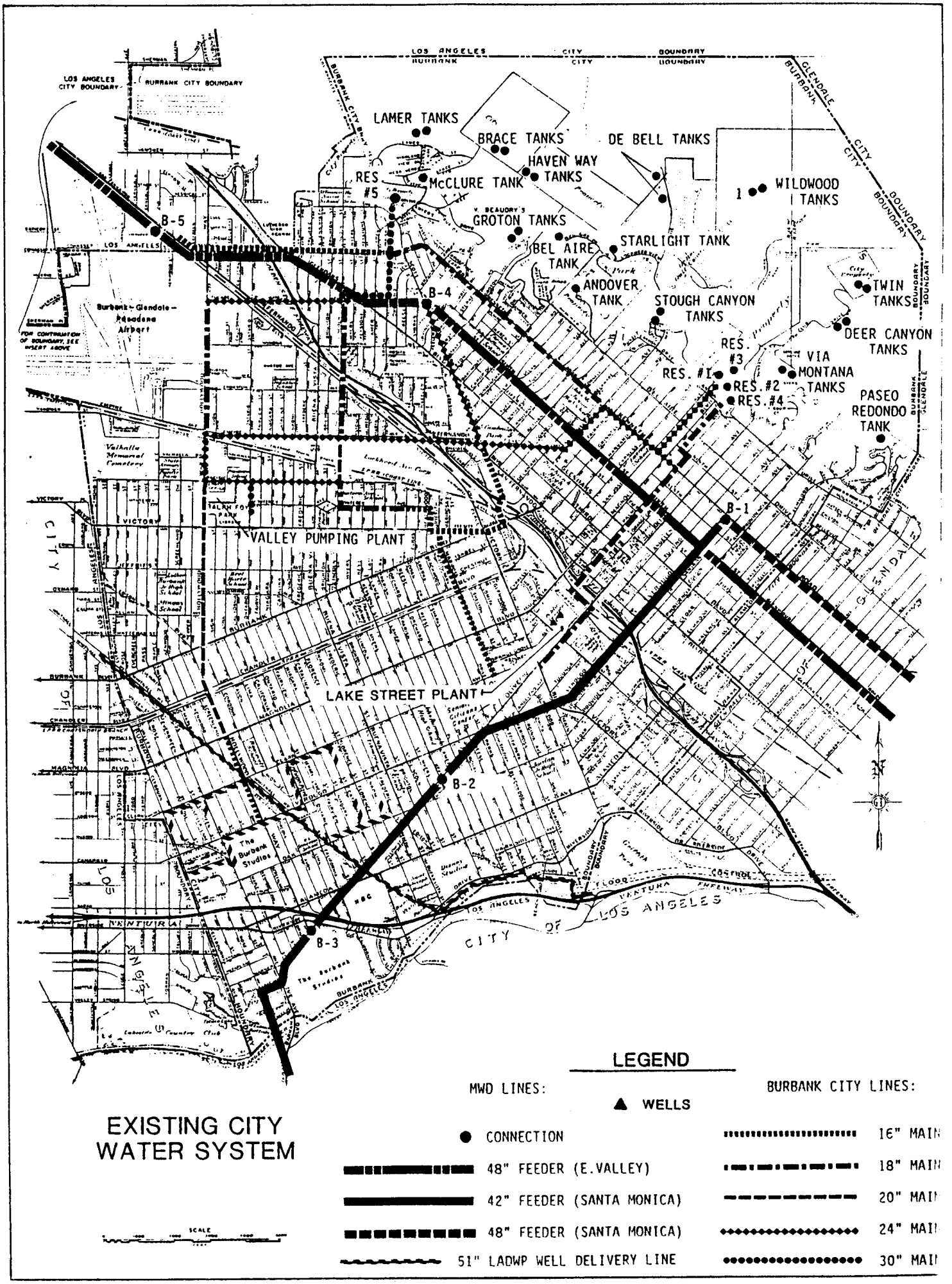
NO	DESCRIPTION	BY	CKD	APP'D	DATE
	UP-DATED WATER SYSTEM	WY	JWL		
	UP-DATED SCHEMATIC	EJ	JWL		8-3-76
	UP-DATED SCHEMATIC	JWL	KJ		11-29-77
	UP-DATED SCHEMATIC	TLN	JWL		11-1-78
D	UP-DATED SCHEMATIC	JWL	KJ		12-27-81
	UP-DATED SCHEMATIC	JWL	KJ		

REVISIONS

CITY OF BURBANK
PUBLIC SERVICE DEPARTMENT
SCHEMATIC DIAGRAM OF BURBANK WATER SYSTEM

DRAWN E.C.J. DATE 7-8-76 QA M.C. LONG.
CHECKED K.A.J. SCALE NONE QA
APPROVED [signature] SYS. MANAGER DWG EW-582 I

FIGURE 1



EXISTING CITY WATER SYSTEM

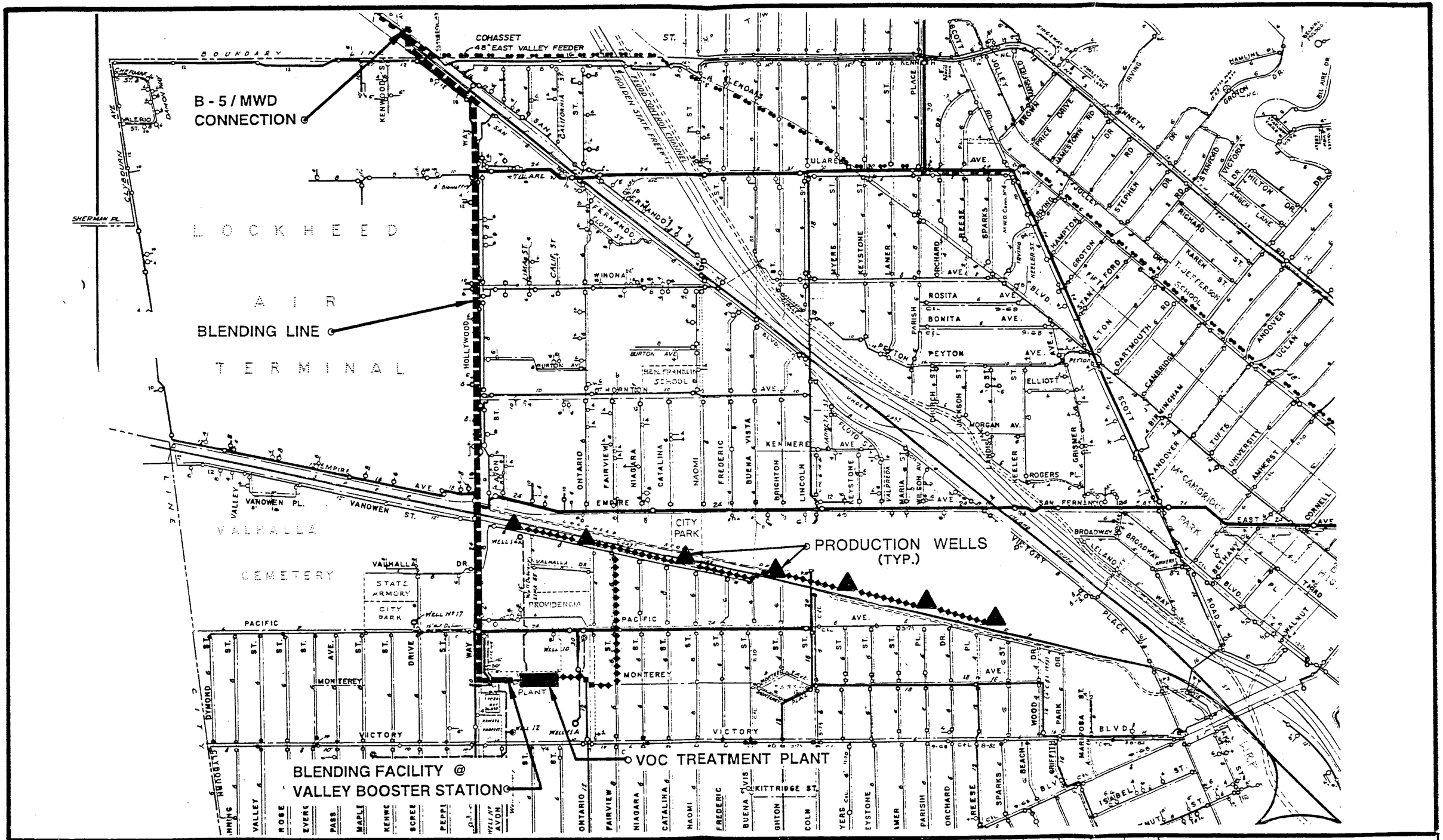
FIGURE 2

The Groundwater Recovery Project will increase domestic production capabilities from the contaminated aquifer as part of the basin groundwater cleanup, under the auspices of the EPA Superfund Program. A Consent Decree between the City, other Potentially Responsible Parties, and the EPA was entered in Los Angeles Federal District Court in August 1991. The project began production of local groundwater in January 1996. The Groundwater Recovery Project, located at 2030 North Hollywood Way, presently has a treatment capacity of 6,000 gpm, and will be expanded to 9,000 gpm by January 1998. The water requires blending to reduce nitrate levels to below state and federal drinking water standards. The City uses the blended Groundwater Recovery Project water as its primary water supply. The MWD B-5 service connection supplies the required blending water. (See Figure 3.)

DISTRIBUTION SYSTEM

The Water Distribution System in the City of Burbank is composed of pipelines ranging in size from 1½" to 30" in diameter, booster pumps, reservoirs, wells, and over 26,000 service connections. The water transmission lines sized 12" and larger in the study area are highlighted on Figure 4.

There are 30 reservoirs ranging in capacity from 13,500 gallons to 25 million gallons. Water is pumped from Zone #1, Zone #2, and Zone #3. Water is also pumped to the small, dead-end hillside zones, most of which have one or more regulating storage tanks. The storage capacity of all the reservoirs is approximately 57.2 million gallons. See Table 2 for reservoir data. The storage capacity for Zone #1, in which the Burbank Center Study Area is located, is approximately 42.9 million gallons. Storage requirements for the City are determined on an aggregate basis.



LEGEND

- EXISTING 30" BLENDING LINE BY ADMINISTRATIVE ORDER PARTIES
- WELL FEEDER MAIN
- ▲ WELL (7 TOTAL)

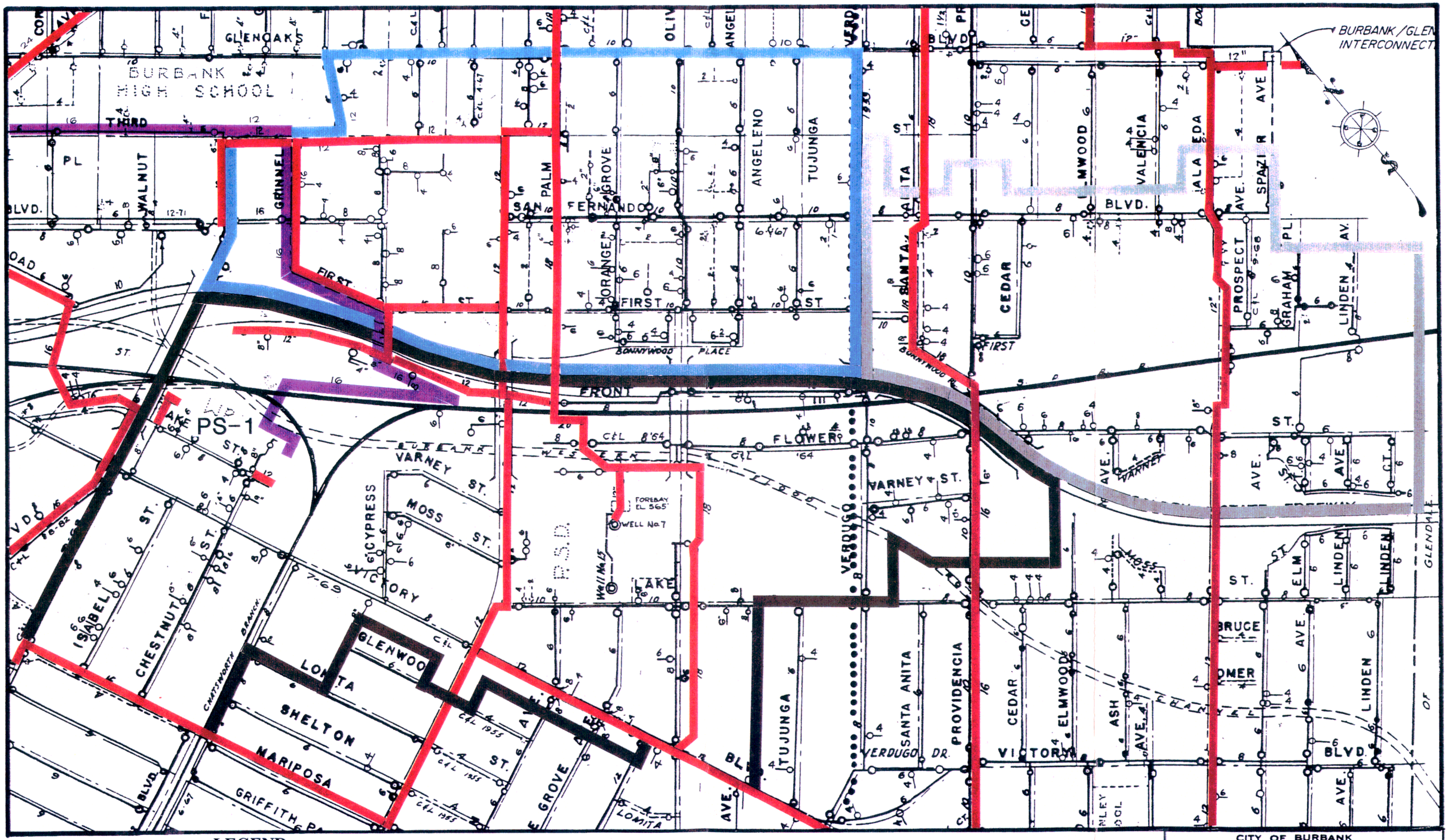
NO.	REVISIONS	BY	CHECK	APP'V'D	DATE

DRAWN	SCALE	CHECK	APP'V'D	DATE

CITY OF BURBANK
PUBLIC SERVICE DEPARTMENT

GROUNDWATER RECOVERY
PROJECT FACILITIES

FIGURE 3



LEGEND

- EXISTING 12" AND LARGER WATER MAINS
- EXISTING RECLAIMED WATER MAINS
- CITY CENTER WEST STUDY AREA
- CITY CENTRE REDEVELOPMENT AREA
- So. SAN FERNANDO STUDY AREA

CITY OF BURBANK
PUBLIC SERVICE DEPARTMENT

BURBANK CENTER STUDY AREA
EXISTING 12" AND LARGER WATER MAINS

FIGURE 4

TABLE 2

WATER SYSTEM RESERVOIR STORAGE

RESERVOIR	OVERFLOW ELEVATION	GALLONS	TOTAL GALLONS
NO. 1 SYSTEM			
Reservoir No. 1	904	6,900,000	
Reservoir No. 4	904	11,000,000	
Reservoir No. 5	904	25,000,000	**42,900,000**
NO. 2 SYSTEM			
Reservoir No. 2	991	2,500,000	
Andover Tank	991	500,000	
McClure Tank	991	2,000,000	**5,000,000**
NO. 3 SYSTEM			
Reservoir No. 3	1156	350,000	
Stough Cyn Tank 1	1156	380,000	
Stough Cyn Tank 2	1156	500,000	
Paseo Redondo Tank	1156	240,000	
BelAire Tank	1156	250,000	**1,720,000**
HILLSIDE SYSTEMS			
Brace			
Brace Tanks	1300	1,000,000	
Lamer Tanks	1300	200,000	
Haven Way Tanks	1487	500,000	
Groton Tanks	1108	42,000	
DeBell - Starlight Tank	1431	20,000	
Wildwood - Wildwood #1 Tanks	1566	84,000	
Sunset Canyon			
Deer Canyon Tanks	1340	84,000	
Twin Tanks	1496	27,000	
Via Montaña Tanks	1387	500,000	**2,457,000**
VALLEY FOREBAY	655	5,000,000	
LAKE FOREBAY	566	80,000	**5,080,000**
TOTAL STORAGE			**57,157,000**

The existing water system facilities are generally adequate to provide for present domestic service and fire flows to the planning area. New additions to the planning area will create additional demands on the water system. Transmission capability appears to be generally adequate within the Burbank Center Study Area for existing conditions. Sub-transmission, 12" diameter mains will be needed for future development. New water mains will follow the guidelines as set forth by the Insurance Service Office (ISO) for Grading Schedule of Municipal Fire Protection. Under these guidelines, 12" mains will be required in all major streets where a main of that size does not presently exist. PSD Rules and Regulations for Water Service require 12" mains to be either installed or paid for on a pro-rata basis for all new development in Commercial or Industrial areas where 12" mains don't already exist.

The secondary grid system will be able to provide the fire flow necessary for the high density and high-rise structures being proposed for the Burbank Center Study Area. Distribution lines, 6 inches and 8 inches in diameter, will be adequate for supplying most of the domestic water services. Individual site exceptions may be made to provide for special requirements of either the development or the Fire Department. The distribution system in the planning area includes several 4" water mains and dead-end 6" water mains. These mains are generally not capable of supporting fire flows required by the Fire Department. The distribution system also has a number of 2" water mains in alleys. While not required to provide fire flows, because larger mains exist in adjacent streets, these mains are mostly old and tend to leak. New developments are served from mains in the streets, and eventually all the small mains in alleys will be abandoned. Table 3 lists all the required 8" replacement main projects in the study area. Table 4 lists all the required 12" replacement mains. Figure 5 shows all future domestic water mains. These pipelines will require replacement as new development occurs.

Fire hydrant upgrade and additional fire hydrants will be required throughout the Burbank Center Study Area. Generally, where fire hydrants are not spaced at 300 feet to 350 feet, additional new hydrants will be needed. In areas where multiple-story structures are involved, existing fire hydrants may need to be replaced by hydrants that can provide additional capability to engine companies. There are several streets without water mains, services to which are provided by mains in alleys. Fire hydrant spacing in these areas is also inadequate, and must be remedied by installation of new mains in the streets, not in the alleys.

There are about 164 existing fire hydrants within the planning area. Roughly 26% of these fire hydrants will need to be replaced due to the inadequate number of outlets. Approximately 28 new fire hydrants will be needed to satisfy spacing requirements.

The expense for the new 12" mains, distribution mains, main replacements and new fire hydrants will be generally borne by new customers or development in the form of Development and Aid-in-Construction charges.

In general, domestic and fire services, as well as fire hydrants, should not be taken from transmission mains. For this reason, it may be necessary to install 8" mains in Palm Avenue and in Santa Anita Avenue in parallel with the existing 18" transmission mains. This work has been shown in Table 3 and in Figure 5.

Fire flows are established by the City's Fire Department based on requirements set forth in the ISO Guide for Determination of Required Fire Flow. An evaluation has been performed for the Burbank Center Study Area under existing conditions. The system is capable of delivering fire flows ranging from 1,170 gpm to 22,500 gpm. Average fire flow in this study area is 8,700 gpm. The fire flow includes the public and private fire system requirement for a single point of application from three adjacent fire hydrants. (See Appendix B.)

BURBANK CENTER STUDY AREA*

8-INCH LINE REPLACEMENTS AT $78.00 PER LINEAR FOOT					
STREET	LOCATION OF MAIN	ZONING	EXISTING MAIN SIZE (INCHES)	LENGTH (FEET)	ESTIMATED COST
LOMITA STREET	MAGNOLIA TO CHANDLER	C-3, R-3	6	1,340	$104,500
PALM AVENUE	GLENOAKS TO BONNYWOOD	C-1,C-2,C-3,C-4,M-2	18	2,170	$169,300
SAN FERNANDO BOULEVARD	SPAZIER TO PROSPECT	C-3	6	130	$10,100
SANTA ANITA AVENUE	BONNYWOOD TO SAN FERNANDO	C-3, M-2	4, 18	850	$66,300
SPAZIER AVENUE	EAST OF SAN FERNANDO	C-2, C-3, R-4	6	170	$13,300
TUJUNGA AVENUE	THIRD TO GLENOAKS	C-3, R-5	6	600	$46,800
			TOTALS =	5,260	$410,300

*INCLUSIVE OF CITY CENTRE REDEVELOPMENT AREA

TABLE 3

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BURBANK CENTER STUDY AREA*

12-INCH LINE REPLACEMENTS AT $144.00 PER LINEAR FOOT

STREET	LOCATION OF MAIN	ZONING	EXISTING MAIN SIZE (INCHES)	LENGTH (FEET)	ESTIMATED COST
ALLEY AND EASEMENT	SOUTH OF ALAMEDA TO GRAHAM (EXTENDED) EASEMENT WEST OF SAN FERNANDO	M-2	6	500	$72,000
ANGELENO AVENUE	GLENOAKS TO BONNYWOOD	C-3, C-2	6	2,130	$306,700
ASH AVENUE	VARNEY TO FLOWER	M-2	4	270	$38,900
BONNYWOOD PLACE	ORANGE GROVE TO OLIVE	C-3, M-2	6	370	$53,300
BONNYWOOD PLACE	OLIVE TO ANGELENO	C-2	6	400	$57,600
BURBANK BOULEVARD	LAKE TO MARIPOSA	C-2, C-3, M-2, R-4	8	1,720	$247,700
CEDAR AVENUE	FIRST TO SAN FERNANDO	C-3, M-2	6	820	$118,100
CHANDLER BOULEVARD	VICTORY TO MARIPOSA	M-2	6, 8	1,330	$191,500
CHESTNUT STREET	LAKE TO MARIPOSA	M-2, R-2	6, 8	1,740	$250,600
CYPRESS AVENUE	VARNEY TO VICTORY	M-2	6	950	$136,800
CYPRESS AVENUNE	THIRD TO GLENOAKS	C-2, C-3, R-4	N/A	570	$82,100
EASEMENT	BETWEEN GRAHAM (EXTENDED) EASEMENT TO LINDEN	M-2	6	380	$54,700
ELM COURT	VARNEY TO FLOWER	M-2	6	380	$54,700
FIRST STREET	PROVIDENCIA TO CEDAR	M-2	6	380	$54,700
FLOWER STREET	PROVIDENCIA TO LINDEN	M-2	6, 8	3,000	$432,000
FLOWER STREET	PROVIDENCIA TO PALM	M-2	8	2,840	$409,000
FRONT STREET	OLIVE TO PALM	GOLDEN STATE FWY	8	800	$115,200
GRAHAM PLACE	WEST OF SAN FERNANDO	M-2	6	480	$69,100
ISABEL STREET	VICTORY TO MARIPOSA	M-1, M-2, R-2	6	1,330	$191,500
LAKE STREET	BURBANK TO CHESTNUT	M-2	8	800	$115,200
LINDEN AVENUE	WEST OF SAN FERNANDO AT EASEMENT TO FLOWER	M-2	8	510	$73,400
LINDEN AVENUE	WEST OF SAN FERNANDO TO THE EASEMENT	M-2	4	340	$49,000
LINDEN AVENUE	FLOWER TO VARNEY	M-2	6	380	$54,700
			SUBTOTALS =	22,420	$3,228,500

TABLE 4

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Revision No. 1 02-Oct-96

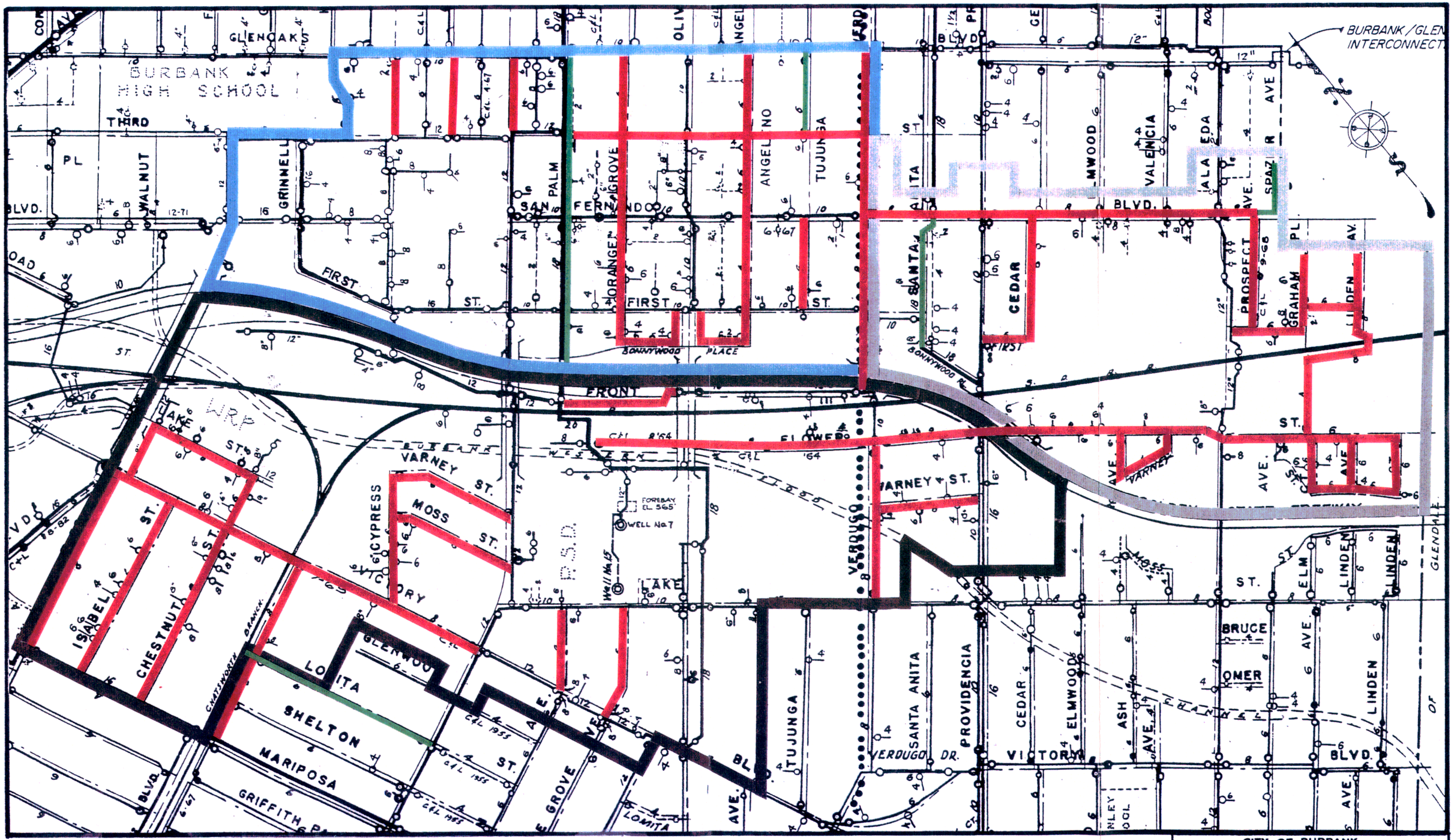
BURBANK CENTER STUDY AREA*

12-INCH LINE REPLACEMENTS AT $144.00 PER LINEAR FOOT					
STREET	LOCATION OF MAIN	ZONING	EXISTING MAIN SIZE (INCHES)	LENGTH (FEET)	ESTIMATED COST
LINDEN COURT	FLOWER TO VARNEY	M-2	6	400	$57,600
MAGNOLIA BOULEVARD	THIRD TO GLENOAKS	C-2, C-3	N/A	510	$73,400
MOSS STREET	CYPRESS TO MAGNOLIA	M-2	6	940	$135,400
OLIVE AVENUE (ACCESS RD.)	BONNYWOOD TO FIRST	C-3	2 - 6	700	$100,800
ORANGE GROVE AVENUE	GLENOAKS TO BONNYWOOD	C-2, C-3, C-4, M-2	6	2,170	$312,500
ORANGE GROVE AVENUE	VICTORY TO LAKE	C-4, M-1	6	690	$99,400
PALM AVENUE	VICTORY TO LAKE	C-4, M-1	6	520	$74,900
PROSPECT AVENUE	WEST OF SAN FERNANDO	C-3, M-2	6	700	$100,800
SAN FERNANDO BOULEVARD	VERDUGO TO PROSPECT	C-3	8	2,700	$388,800
SAN JOSE AVENUE	THIRD TO GLENOAKS	C-2, C-3, R-4	N/A	560	$80,600
THIRD STREET	PALM TO VERDUGO	C-2	N/A	2,000	$288,000
TUJUNGA AVENUE	SAN FERNANDO TO FIRST	C-2, C-3, R-5	6	580	$83,500
VALENCIA AVENUE	VARNEY TO FLOWER	M-2	4	140	$20,200
VARNEY STREET	ELM COURT TO LINDEN COURT	M-2	6	590	$85,000
VARNEY STREET	ASH TO VALENCIA	M-2	4	350	$50,400
VARNEY STREET	CYPRESS TO MAGNOLIA	M-2	6	910	$131,000
VARNEY STREET	VERDUGO TO PROVIDENCIA	M-2	6	740	$106,600
VERDUGO AVENUE	GLENOAKS TO GOLDEN STATE FWY	C-2, C-3, M-2	6, 8, 10	2,450	$352,800
VERDUGO AVENUE	FLOWER TO LAKE	M-2	8	1,090	$157,000
VICTORY BOULEVARD	BURBANK TO MAGNOLIA	C-3, M-2	8	2,500	$360,000
			SUBTOTALS =	21,240	$3,058,700
			TOTALS =	43,660	$6,287,200

*INCLUSIVE OF CITY CENTRE REDEVELOPMENT AREA

GRAND TOTALS FOR 8" AND 12" PIPES =	48,920	$6,697,500

TABLE 4 (cont.)



LEGEND

- FUTURE 8" WATER MAINS
- FUTURE 12" AND LARGER WATER MAINS
- CITY CENTER WEST STUDY AREA
- CITY CENTRE REDEVELOPMENT AREA
- So. SAN FERNANDO STUDY AREA

CITY OF BURBANK
PUBLIC SERVICE DEPARTMENT

BURBANK CENTER STUDY AREA
FUTURE 8" AND LARGER WATER MAINS

FIGURE 5

WATER DEMAND CALCULATION

The water demand for the Burbank Center Study Area has been estimated from an analysis of information provided by the Community Development Department for 1990 city-wide build-out levels, for the expected build-out increment for the years 2000 and 2010 in the Burbank Center Study Area, and Water Division water consumption records. This calculation is shown on Table 5. The existing conditions show a daily consumption of 1.351 million gallons per day. The increment for the 2010 built-out level would add approximately 1.214 million gallons per day, and would increase the City's annual average water demand by 6.7 percent.

BURBANK CENTER PLANNING AREA
WATER DEMANDS
FOR EXISTING AND FUTURE
DEVELOPMENTS

LAND USE	WATER DEMAND FACTOR AFY/KSF OR AFY/DU	1990				2000				2010			
		BUILDING AREA/UNITS (KSF OR DU'S)	WATER DEMAND (AFY)	WATER DEMAND (GPM)	WATER DEMAND (GPD)	BUILDING AREA/UNITS (KSF OR DU'S)	WATER DEMAND (AFY)	WATER DEMAND (GPM)	WATER DEMAND (GPD)	BUILDING AREA/UNITS (KSF OR DU'S)	WATER DEMAND (AFY)	WATER DEMAND (GPM)	WATER DEMAND (GPD)
COMMERCIAL	0.216	3,165.0	684	424	609,896	5,818.0	1,257	779	1,121,129	8,778.0	1,896	1,175	1,691,522
INDUSTRIAL	0.134	3,573.0	479	297	427,136	3,725.0	499	309	445,307	3,876.0	519	322	463,358
SUBTOTALS			1,162	720	1,037,032		1,756	1,088	1,566,436		2,415	1,496	2,154,880
RESIDENTIAL	0.337	1,045.0	352	218	314,177	1,205.0	406	252	362,281	1,365.0	460	285	410,384
GRAND TOTALS			1,515	938	1,351,209		2,162	1,339	1,928,717		2,875	1,781	2,565,264

NOTE: COMMERCIAL AND INDUSTRIAL LAND IS GIVEN IN UNITS OF 1000 SQ. FT. (KSF), RESIDENTIAL LAND IS INDICATED IN TERMS OF DWELLING UNITS (DU'S).

C1: F: \ SYM22 \ DATA \ CDDSTUFF \ BURBCTR \ BURBCTRA.WR1
CRB REV. #2
REV. DATE = 07-Dec-95
RUN DATE = 11-Jun-96

TABLE 5

DESIGN CRITERIA

Peaking factors have been developed by the Water Engineering Section, based on an analysis of water consumption records. The maximum day demand is 1.5 times average day demand, and the peak hour demand is assumed to be two times maximum day demand, or 3.0 times average day demand. C-values, for hydraulic analysis, have been assumed to be C-135 for pipelines 24" to 30" in diameter, C-130 for pipelines 12" to 20" in diameter, and C-120 for pipelines smaller than 12" in diameter.

SERVICE REQUIREMENTS

New or existing water services for any project within the planning area may be required to provide protective devices that prevent objectionable substances (not necessarily hazardous to health) from being introduced into the public water supply. The requirements for backflow prevention are provided under Title 17 of the California Administrative Code. The Backflow Prevention Program for the Water Division is being administered by the Reclaimed Section. Plumbing plans for all new construction will need to be reviewed by the Water Quality Specialist for the Reclaimed Section. If protective devices are required, they will need to be installed by the customer at his expense. The devices must be inspected and tested annually. The Water Division does not provide this test, but will send notices to the owners to obtain such test and will maintain records of the test's completion. These expenses for backflow prevention will be borne by the new customer. Large domestic and private fire protection services 3" in diameter and larger must be installed in vaults, located at or near the curb line. Services are not permitted on the premises of the building, such as in parking structures or basements. The customer will be required to pay the full cost of installation of all services, as required under the Public Service Department Water Rules and Regulations.

COST DATA

System analysis for some future demand scenarios may indicate that some additional 16" or 18" transmission mains will be required, costs for which should be approximately $143 or $167 per linear foot, respectively. Installation of the 5,260 feet of 8" diameter mains is estimated at $78 per linear foot, for a total of $410,300. (See Table 3.) Installation of the 43,660 feet of 12" diameter mains for the secondary grid should cost about $144 per linear foot, for a total of $6,287,200 (See Table 4). Table 6 summarizes the estimated costs for domestic services, fire services, and new fire hydrants.

Costs for purchased MWD water are currently $426 per acre-foot for non-interruptible treated water, and $344 per acre-foot for non-interruptible untreated water. Costs are expected to increase an average of around 2.75% per year for the next five years. More stringent regulatory standards are expected to go into effect, which will impose additional capital costs on MWD ranging from $150 million to several billion dollars. The increased cost per acre-foot could range from $13 to $250.

The water facility cost data are based on a November 1995 ENR Construction Cost Index of 6540.36 (Los Angeles).

BURBANK PSD WATER DIVISION

SUMMARY OF INSTALLATION COSTS, METER COSTS, AND CONNECTION FEES

DESCRIPTION		ESTIMATED COST TO INSTALL (ACCT. 0264)		METER COST (ACCT. 0524)	CONNECTION FEE ** (ACCT. 0283)	TOTAL COST
DOMESTIC SERVICES						
5/8" x 3/4"	SHORT SIDE	$2,000		$46 *	$394	$2,394
	LONG SIDE	$2,300		$46 *	$394	$2,694
3/4" x 1"	SHORT SIDE	$2,000		$80 *	$562	$2,562
	LONG SIDE	$2,300		$80 *	$562	$2,862
1"	SHORT SIDE	$2,150		$100	$887	$3,137
	LONG SIDE	$2,600		$100	$887	$3,587
1-1/2"	SHORT SIDE	$2,350		$260	$1,676	$4,286
	LONG SIDE	$3,300		$260	$1,676	$5,236
2"	SHORT SIDE	$3,200		$378	$2,524	$6,102
	LONG SIDE	$4,200		$378	$2,524	$7,102
3"	SHORT SIDE	$9,200		$1,772	$4,436	$15,408
	LONG SIDE	$10,800		$1,772	$4,436	$17,008
4"	SHORT SIDE	$9,550		$2,764	$6,900	$19,214
	LONG SIDE	$14,000		$2,764	$6,900	$23,664
6"	SHORT SIDE	$14,750		$3,979	$12,815	$31,544
	LONG SIDE	$19,200		$3,979	$12,815	$35,994
8"	SHORT SIDE	$15,000		$7,841	$18,927	$41,768
	LONG SIDE	$19,400		$7,841	$18,927	$46,168
FIRE SERVICES			BY-PASS METER SIZE			
2"	SHORT SIDE	$3,200	5/8" x 3/4"	$46 *		$3,200
	LONG SIDE	$4,200		$46 *		$4,200
4"	SHORT SIDE	$9,550	5/8" x 3/4"	$46 *		$9,550
	LONG SIDE	$14,000		$46 *		$14,000
6"	SHORT SIDE	$14,750	5/8" x 3/4"	$46 *		$14,750
	LONG SIDE	$19,200		$46 *		$19,200
8"	SHORT SIDE	$15,000	1"	$100		$15,100
	LONG SIDE	$19,400		$100		$19,500
10"	SHORT SIDE	$16,400	1-1/2"	$260		$16,660
	LONG SIDE	$20,800		$260		$21,060
FIRE HYDRANT						
FROM EXISTING MAIN		$4,750				$4,750

NOTES:

* 1. DOLLAR AMOUNT IS INCLUDED IN MASTER INVENTORY AND IS A PART OF THE JOB COSTS. DO NOT CREDIT TO ACCT. 0524

** 2. NEW SERVICES RECEIVE A CREDIT FOR EXISTING SERVICE WHEN UPGRADING TO LARGER SERVICES.

C1 : \ SYM22 \ PSDSTUFF \ COSTEST.WR1
CRB REV. #8
17-Aug-94 REVISION DATE
29-May-96 RUN DATE

TABLE 6

POLICE AND FIRE FACILITY

The City is beginning work on construction of a new joint Police and Fire headquarters facility, which will occupy the block bounded by Third Street, Orange Grove Avenue, Glenoaks Boulevard, and Palm Avenue. The following water system upgrades have been identified for the streets adjacent to the new facility:

- A 12-inch main in Orange Grove Avenue from Third Street to Glenoaks Boulevard (future)
- A 12-inch main in Third Street from Palm Avenue to Orange Grove Avenue (construction to begin in June 1996)
- An 8-inch main in Palm Avenue from Third Street to Glenoaks Boulevard (future)

OTHER POTENTIAL DEVELOPMENT

The Burbank Center Plan, Appendix A, November 1995, describes potential development scenarios for the following sites within the Burbank Center Study Area.

1. Magnolia at Third (Pic-n-Save). High-density residential over retail, with parking.
2. West side of Third, Olive to Angeleno (current Police facility). Cultural center with office, or office/retail with or without residential, or theater complex with residential, all with public parking.
3. East side of Third, Orange Grove to Olive (current Fire facility). New library, with high-rise office, high-density housing, or cultural/performing arts center.
4. East side of San Fernando, Verdugo to Santa Anita. High-density residential, medium-high-density residential over retail, or a supermarket.
5. East side of First Street, Olive to Angeleno. Mid-rise or high-rise office over retail, with public parking.
6. First Street at Magnolia, from Magnolia to Orange Grove on the west side and from Magnolia to Palm on the east side. High-rise or mid-rise office, possibly with residential, and including bus plaza on First Street.

7. West side of Front Street from Magnolia to Olive. Regional Intermodal Transportation Center, mid-rise or high-rise office with retail and parking.
8. Zero Corporation site on Front Street from Burbank to Magnolia. Auto mall, power center retail, or mid-rise office.
9. West of I-5, Olive to Verdugo, Option to include Public Works Yard. High-intensity light industrial/office mix, big-box retail, or auto mall.
10. Menasco and adjacent: total of 45 acres bounded by Verd ugo Avenue, San Fernando Boulevard, Alameda Avenue, SP Railroad tracks, and I-5. High-density mixed-use: office, retail, possibly including residential, civic auditorium, neighborhood park, and mini-school.

COORDINATED WORK IMPACT

Major developments can be expected to generate requirements for moving underground any above-grade utilities. Considerable street reconstruction may also be anticipated, as well as some street vacation and realignments requiring utility relocations. All proposed water main construction work will need to be coordinated with the above so as to minimize or eliminate the need for cutting the pavement soon thereafter. Traffic control on major streets will be accomplished with detailed traffic control plans in accordance with the ***Work Area Traffic Control Handbook***, and problems associated therewith are expected to be temporary in nature.

Considerable effort will be made to reduce adverse impacts that construction will temporarily have on access to adjacent businesses. Other adverse impacts will likely be increased noise and dust in the vicinity of work during construction. It is anticipated that those applicable portions of the Standard Specifications for Public Works Construction (Section 7-8, Project Site Maintenance, and Section 7-10, Public Convenience and Safety) will be strictly enforced.

FINANCIAL IMPACT

It is desirable that the financial impacts on the existing ratepayers be minimized. To this extent, costs for system improvements required by new development should be borne by the primary beneficiaries of system improvements, which in this case would be developers and adjacent landowners.

The City of Burbank, Public Service Department, Water Division has Rules and Regulations for Water Service. These Rules and Regulations set cost for water main replacement, connection fees, fire service and hydrants, hydrant upgrade, and hook-up fees for new service. This, in part, finances capital projects and improvements to the system.

A financing vehicle could be Burbank Redevelopment Agency bond proceeds, to be applied to those areas where it would be in the City's interest to assist new development, such as where costs for system improvements system improvements might otherwise inhibit desirable growth.

Along these lines, financing could also be provided by Utility Revenue Bonds wherever it is felt that the improvements would benefit the City as a whole.

A final option to consider would be the establishment of assessment districts. Under this scenario, those developers initiating the need for improvements would pay their fair share, while assessments would be levied against all other affected properties nearby that directly benefit from the improvements; no additional development would be allowed on those properties until the assessments were paid. This would require the City to provide funds initially to augment those of the primary developer, but would allow eventual recovery from other beneficiaries at some future time.

CONSERVATION

General Information:

The City of Burbank adopted an Urban Water Management Plan (UWMP) in November 1990. An updated UWMP was adopted in November 1995. The UWMP describes all Conservation activities in the City, including those Best Management Practices adopted by the City pursuant to the Memorandum of Understanding with the California Urban Water Conservation Council. Drought management is also addressed. Education, public service assistance, public information, and conservation literature to promote water conservation awareness are available. Burbank's water conservation program is evaluated and updated on a continuous basis.

Plumbing Fixtures:

The Burbank Public Service Department's Energy Conservation Section can provide devices for indoor plumbing, such as flow restrictors, toilet dams, and low flow shower heads. Conservation kits are free of charge to residents of Burbank, and contain shower flow restrictors, a toilet tank water displacement bag, and dye tablets to check the tank for leaks. Low flow shower heads and low flush toilets are required by the Building Code for new construction. The Burbank Public Service Department's Energy Conservation Section periodically has programs to provide a rebate to those customers replacing existing toilets with ultra-low-flow toilets.

Irrigation/Landscaping:

The public is encouraged to accept drought-resistant plants for landscaping and to use drip irrigation systems. The City of Burbank Public Service Department maintains a Xeriscape Garden for demonstrating drought-resistant landscaping, and provides California Poppy seeds free of charge.

MAJOR WATER USERS:

Major 1995 water users within the Burbank Center Study Area were:

Customer	Consumption (CCF)	Rank
Osco Drugs	38,780	4
Holiday Inn Burbank	20,511	10
Harvard Plaza	11,264	27
Thomas Realty Management Service	10,278	31
Alexander Haagen Co.	10,059	32
Pacific Manor	9,663	33
OroAmerica, Inc.	9,242	35
Bullocks, Inc. (Macy's)	8,581	37
Aries Beef Co.	8,148	42
Magnolia Car Wash	6,518	51
AMC Theaters	6,380	53

Note: Rank refers to rank in list of large users within the City of Burbank.

In the future, these customers will receive special assistance to encourage water conservation and, when available, the use of reclaimed water. (Alexander Haagen Co. and Bullocks, Inc. [Macy's] already have reclaimed water for landscape irrigation at the Media City Center Mall.)

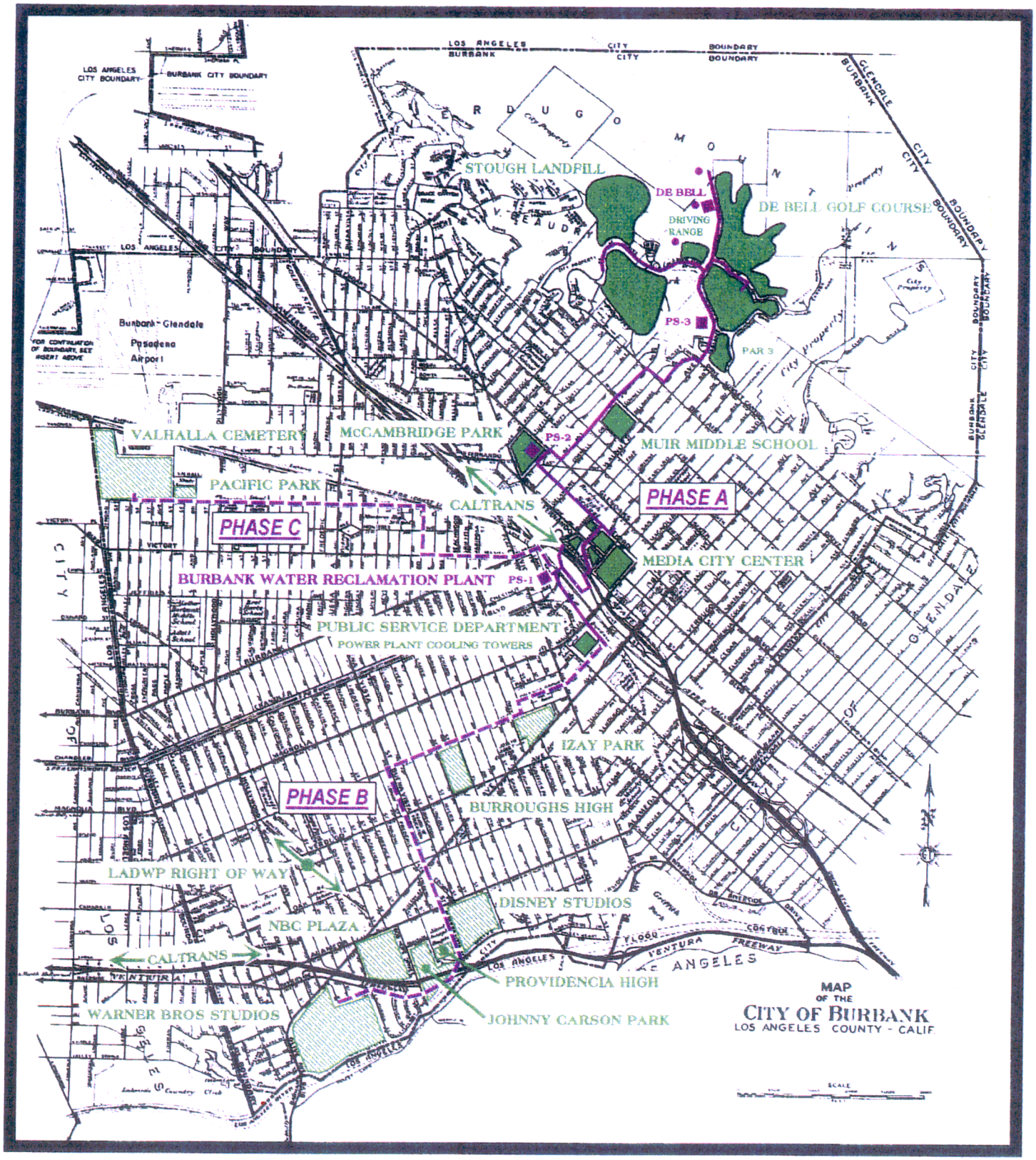
RECLAIMED WATER

The City of Burbank owns and operates the Burbank Water Reclamation Plant (BWRP), which reclaims over 5,000 acre-feet of municipal wastewater annually. The reclaimed water is currently being used for landscape irrigation and for PSD's Power Plant cooling towers. PSD is the purveyor for the reclaimed water. PSD proposes to expand its distribution system of reclaimed water. The three-phase expansion is shown on the attached Figure 6. A schematic diagram of existing Phase A is presented in Figure 7.

Any development with more than one acre of landscaped area or with over one million gallons of annual non-potable use that could be substituted with reclaimed water shall design for the eventual use of reclaimed water. As a minimum, development shall include:

1. Reduced pressure principal type backflow preventers (RP) at all potable water services or the provision for adding RP's at the service connection in the future.
2. A separate water service and distribution system shall be installed to handle the non-potable use. Only applications suitable for reclaimed water shall be allowed from this system to facilitate future conversion.
3. The future reclaimed water distribution system shall follow all requirements concerning identification and separation from the potable system.

Reclaimed water may be used for landscape irrigation, industrial processes (not involving food or beverages), vehicle washing or fire suppression. Since the use of reclaimed water is regulated by several state and local agencies, all proposals should be reviewed with the Reclaimed Water Section of PSD.



RECLAIMED WATER SYSTEM

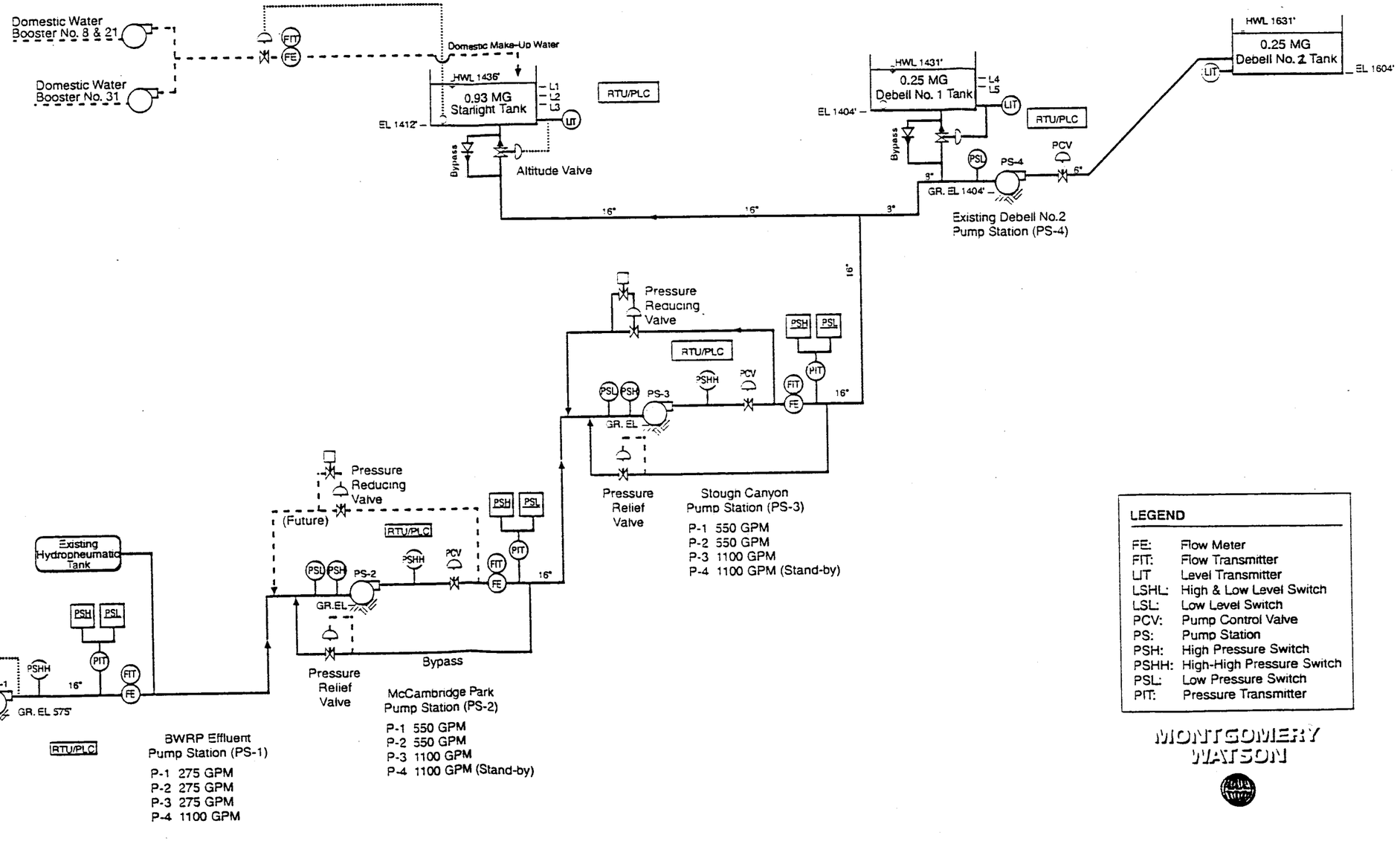
LEGEND

- Existing Reclaimed Mains
- Proposed Reclaimed Mains
- Reclaimed Pump Station
- Reclaimed Storage Tank
- Existing Reclaimed Users
- Proposed Reclaimed Users

City of Burbank
Public Service Department
Dec. 1995

FIGURE 6

City of Burbank
Reclaimed Water System (Phase A)
Pumping and Storage Facilities



LEGEND

FE:	Flow Meter
FIT:	Flow Transmitter
LIT	Level Transmitter
LSHL:	High & Low Level Switch
LSL:	Low Level Switch
PCV:	Pump Control Valve
PS:	Pump Station
PSH:	High Pressure Switch
PSHH:	High-High Pressure Switch
PSL:	Low Pressure Switch
PIT:	Pressure Transmitter

MONTGOMERY WATSON

FIGURE 7

Within the Burbank Center Study Area, CalTrans (along the Golden State Freeway) and the Media City Centre Mall are already using reclaimed water for landscape irrigation. Potential customers could include Burbank High School (adjacent to the Burbank Center Study Area, not in it); the possible future library and plaza on a site south of the Police and Fire facility; future development between First Street and the Freeway, from Magnolia Boulevard to Orange Grove Avenue; and the large area bounded by Verdugo, San Fernando, Alameda, the railroad tracks, and the freeway; if the amount of landscape irrigation water would justify the expense of extending the reclaimed water distribution system. Industrial customers might be found in the areas adjacent to Victory Boulevard from Burbank Boulevard to Olive Avenue.

RBD:CRB:nw:la

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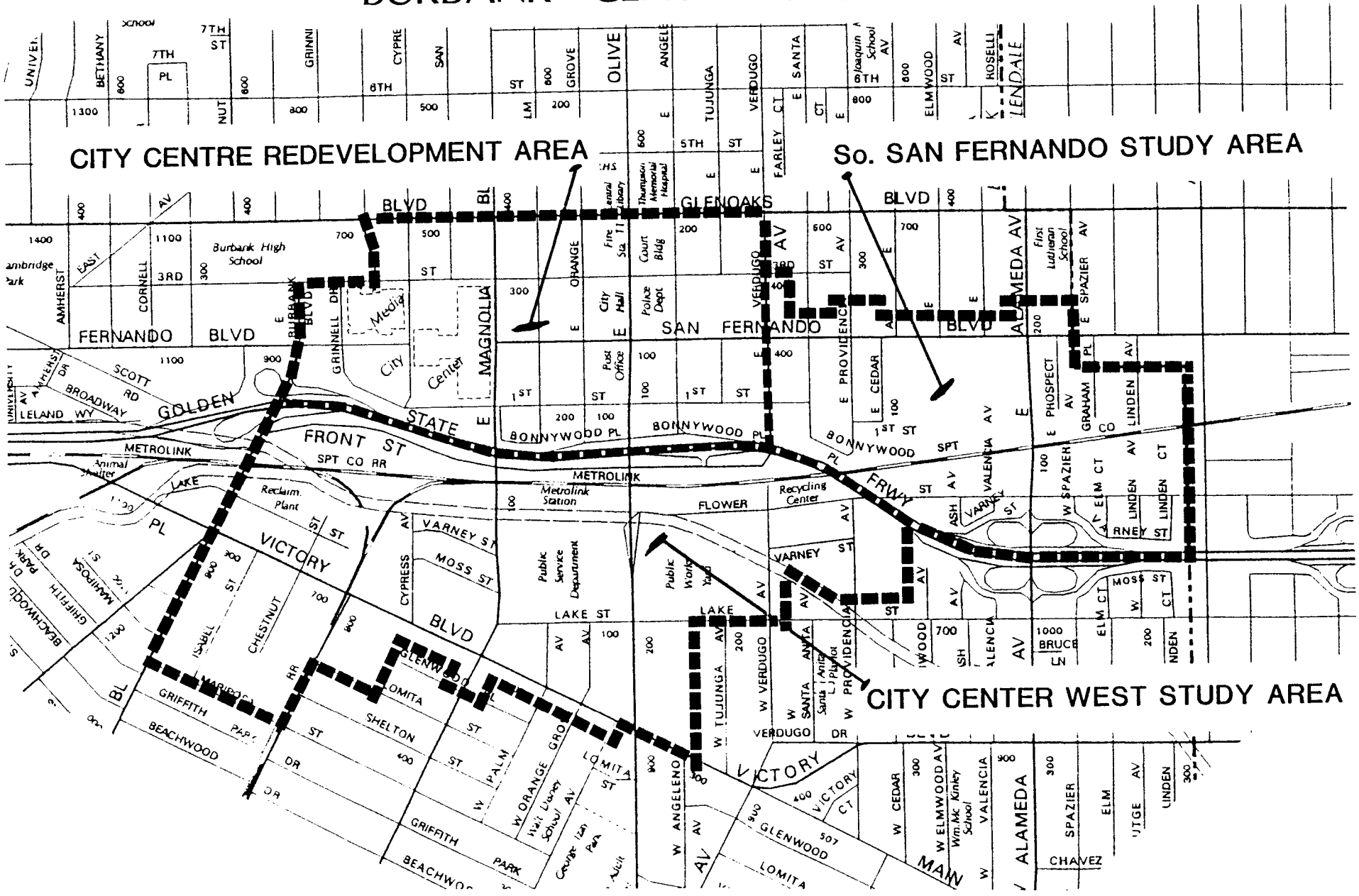
APPENDIX A

BURBANK CENTER STUDY AREA

BURBANK CENTER STUDY AREA



APPENDIX B

FIRE HYDRANT UPGRADES

BURBANK CENTER

DESCRIPTION	COLOR	S. SAN FERNANDO		CITY CENTER WEST		CITY CENTRE			TOTAL
		C-ZONE	M-ZONE	C-ZONE	M-ZONE	C-ZONE	M-ZONE	R-ZONE	
DOUBLE OPENING STEAMER (4" X 2 1/2" X 2 1/2")	GREEN	3	14	7	23	60	2	3	112
DOUBLE OPENING (2 1/2" X 2 1/2")	ORANGE	2	5	0	5	0	0	0	12
SINGLE OPENING STEAMER (4" X 2 1/2")	BLUE	3	2	0	16	8	0	0	29
SINGLE OPENING (2 1/2")	PURPLE	0	0	1	0	0	0	0	1
DOUBLE OPENING BASE VALVE STEAMER	YELLOW	0	1	5	2	2	0	0	10
TOTAL		8	22	13	46	70	2	3	164

NOTES:

1. 26 PERCENT OF THE HYDRANTS NEED TO BE UPGRADED.
2. FIRE DEPARTMENT TYPICALLY REQUESTS 4" X 2 1/2" X 2 1/2" IN C AND M ZONES AND 4" X 2 1/2" IN R ZONES.
3. 42 FIRE HYDRANTS THAT ARE TO BE UPGRADED ARE SHOWN SHADED.

APPENDIX C

FIRE FLOW TESTS

BURBANK CENTER STUDY AREA *
FIRE FLOW TESTS

FIRE FLOW TEST NO.	FIRE HYDRANT NUMBER	FLOW AVAILABLE AT 20 PSI	LOCATION	COMMENTS
170	29	7,471	MID-BLK GRINNEL BTWN SN FERN & THIRD	
113	656	4,471	THIRD & HARVARD	
218	1683	15,766	E/s FIRST 200' N/CYPRESS	
171	1672	5,676	SAN FERN & CYPRESS	
112	524	3,810	THIRD & SAN JOSE	
11	812	14,117	GLENOAKS & MAGNOLIA	
219	301	18,005	SAN FERNANDO & MAGNOLIA	
163	1677	13,952	FIRST & MAGNOLIA	
211	75	16,068	MID-BLK PALM BTWN THIRD & GLENOAKS	
256	1517	12,053	MID-BLK SAN FERN BTWN ORG GRV & PALM	
212	805	2,213	THIRD & ORANGE GROVE	OFF 6" CI
184	80	3,731	SAN FERNANDO & ORANGE GROVE	OFF 6" CI
93	707	5,892	ORG GRV BTWN FIRST & SAN FERN	OFF 6" CI
189	1516	9,019	MID-BLK SAN FERN BTWN OLIVE & ORG GRV	OFF 10" CI; LONG RUN
1	81	22,131	OLIVE & SAN FERNANDO	
92	804	8,685	OLIVE BTWN FIRST & SAN FERNANDO	OFF 10" CI; LONG RUN
179	1156	5,950	ANGELENO & THIRD	OFF 6" CI
88	702	6,035	FIRST & ANGELENO	OFF 6" CI
2	84	22,524	VERDUGO & SAN FERNANDO	OFF 10" CI; LONG RUN
215	807	8,501	MID-BLK VERDUGO BTWN SAN FERN & FIRST	OFF 8" CI
175	958	5,303	FIRST & CEDAR	OFF 6" CI
243	654	4,124	FLOWER & VALENCIA	OFF 8" CI
181	449	12,317	ALAMEDA W/o SAN FERNANDO	
20	447	19,753	ALAMEDA & FLOWER	OFF 6" CI JUST S/O 12" CI
70	1501	1,169	VARNEY & ELM CT	OFF 6" CI
78	1356	1,463	LINDEN @ SPRR TRACKS	OFF 8" CI
242	487	6,924	BURBANK & VICTORY	OFF 8" SS
124	957	5,622	FRONT & BURBANK	DEAD END 12" CI
66	591	9,064	LAKE BTWN BURBANK & CHESTNUT	OFF 8" CI
49	1035	7,326	1121 ISABEL	OFF 6" CI
76	1315	6,074	1021 CHESTNUT	OFF 8" CI
223	280	8,723	MARIPOSA & CHESTNUT	OFF 8" CI JUST E/O 16" CI
220	1386	3,678	CYPRESS & VARNEY	OFF 6" CI
233	1385	5,646	CYPRESS & MOSS	OFF 6" CI
264	1128	4,560	VICTORY & CYPRESS	
81	N/A	3,043	PSD YARD N/o 78,000 BRL FUEL TANK	N/A
186	646	8,824	FLOWER & OLIVE	OFF 8" SS
241	648	4,721	MID-BLK FLOWER & W/o VERDUGO	OFF 8" SS
259	910	3,823	LAKE S/o OLIVE	OFF 8" CI
192	649	18,242	FLOWER & VERDUGO	OFF 8" CI
149	1096	9,364	PROVIDENCIA & VARNEY	
		1,169	MINIMUM	
		22,524	MAXIMUM	
		8,679	AVERAGE	

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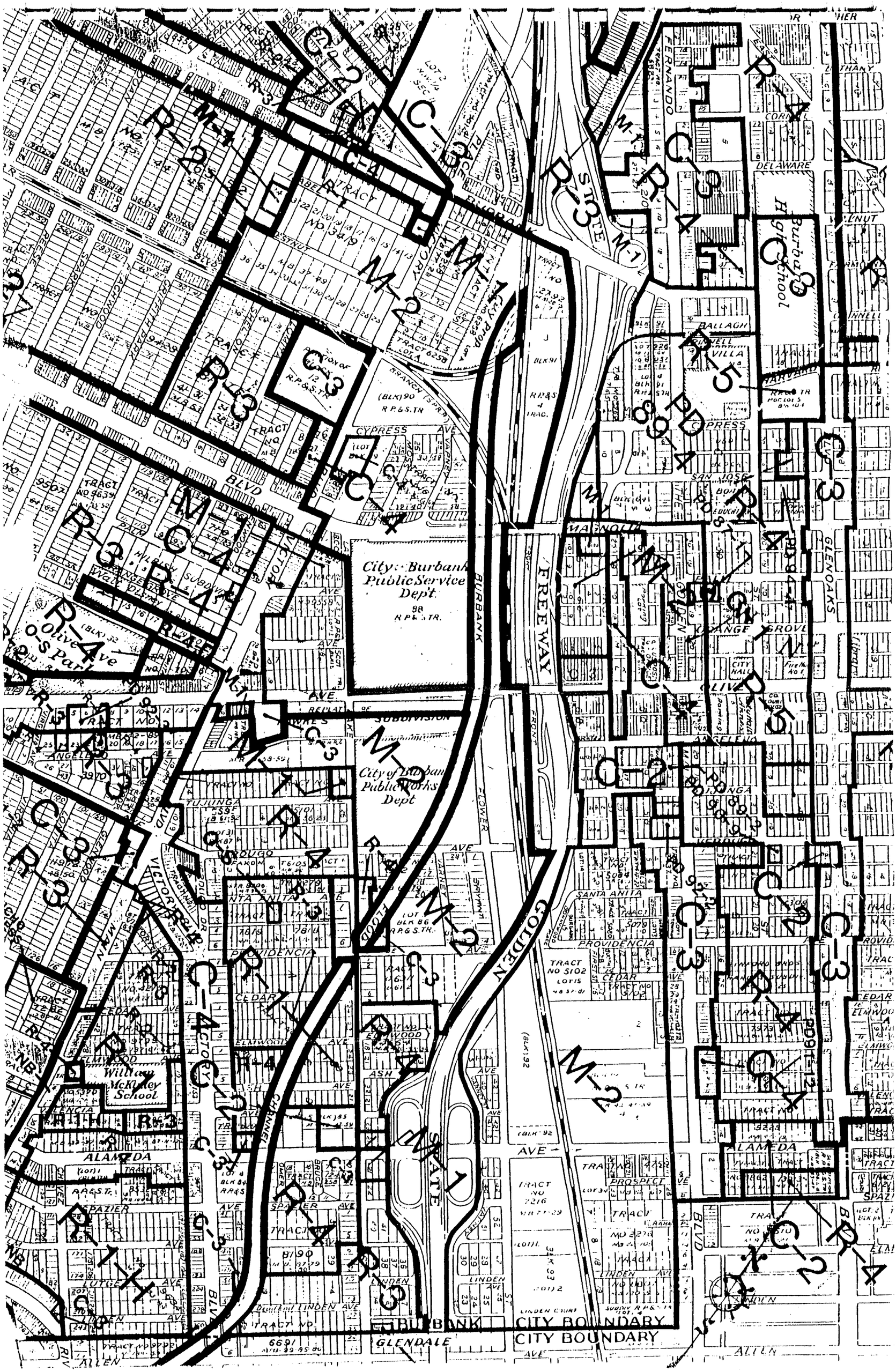
* INCLUSIVE OF CITY CENTRE REDEVELOPMENT AREA

APPENDIX D

LAND USE ZONING


City - Burbank Public Service Dept.
City of Burbank Public Works Dept
Burbank High School
William McKinley School
FREEWAY
GOLDEN STATE
BURBANK
FLOWER
FERNANDO
DELAWARE
CYPRESS
MAGNOLIA
GLENOAKS
ORANGE GROVE
OLIVE
SAN JOSE
ANGELENO
TUJUNGA
VERDUGO
SANTA ANITA
PROVIDENCIA
CEDAR
ELMWOOD
ASH
ALAMEDA
PROSPECT
LINDEN
SPAZIER
ALLEN
BURBANK
GLENDALE
CITY BOUNDARY
CITY BOUNDARY