



**EXHIBIT 1**

# SHEET INDEX

PLANNING REFERENCE NUMBER: 600 N. San Fernando Blvd.; VTTM No. 74158  
 PD AMENDMENT SUBMITTAL: June 27th, 2016; RE-SUBMITTAL #1: August 9th, 2016

## ARCHITECTURE & LANDSCAPE:

SECTION	PAGE(S)	CONTENT
G	0.0 0.1 1.0 2.0 2.1 2.2 2.3 3.0 3.1 3.2 3.3 4.0 4.1 4.2 4.3 4.4 4.5 4.6 4.7 5.0 5.1	COVER SHEET SHEET INDEX PROJECT SUMMARY CONTEXT NARRATIVE SITE CONTEXT SITE PHOTOGRAPHS SITE PHOTOGRAPHS THE BIG IDEA THE VISION FOR BURBANK TOWN CENTER SITE INFLUENCES MASSING & HIERARCHY PLANNED DEVELOPMENT BOUNDARY PLAN PLANNED DEVELOPMENT AREA PLAN AREA 1,2,4,5 AND 8 – LANDSCAPE PLAN AREA 1,2,4,5 AND 8 – GROUND LEVEL PEDESTRIAN & VEHICULAR CIRCULATION PLAN BIKE PARKING & CIRCULATION AND SERVICING & LOADING ACCESS PLANS CONCEPTUAL PARKING DISTRIBUTION PLAN CONCEPTUAL PHASING PLAN ARTIST RENDERING ARTIST RENDERING
A1	1.0 1.1 1.2 1.3 2.0 2.1 3.0 4.0	AREA 1 – RESIDENTIAL PODIUM APARTMENTS DEVELOPMENT SUMMARY BUILDING PLANS – LEVEL 1 (GROUND) THRU LEVEL B3 (PARKING) BUILDING PLANS – LEVEL 2 THRU ROOF ELEVATIONS – THIRD STREET & BURBANK BLVD. ELEVATIONS – WEST & GRINNELL DR. BUILDING SECTIONS TYPICAL UNIT PLANS
L1	1.0 1.1	CONCEPTUAL LANDSCAPE PLAN PLANTING PLAN
A2	1.0 1.1 1.2 2.0 2.1 4.0	AREA 2 – RESIDENTIAL CONDOMINIUMS DEVELOPMENT SUMMARY BUILDING PLANS & SECTION ELEVATIONS – N. SAN FERNANDO BLVD. & GRINNELL DR. ELEVATIONS – NORTH & EAST TYPICAL UNIT PLANS
L2	1.0 1.1	CONCEPTUAL LANDSCAPE PLAN PLANTING PLAN
A3	----	NO DEVELOPMENT PLANS ARE PROPOSED AS PART OF THIS APPLICATION
A4	1.0 1.1 1.2 1.3 1.4 1.5 1.6 1.7 1.8 1.9 1.10 1.11 2.0 2.1 2.2 2.3 2.4 2.5 2.6 2.7 3.0 4.0	AREA 4 – RESIDENTIAL PODIUM APARTMENTS WITH RETAIL & RESTAURANTS DEVELOPMENT SUMMARY BUILDING PLAN – LEVEL B1 (PARKING) BUILDING PLAN – LEVEL 1 (GROUND) BUILDING PLAN – LEVEL 1.5 (PARKING) BUILDING PLAN – LEVEL 2 (PODIUM) BUILDING PLAN – LEVEL 3 BUILDING PLAN – LEVEL 4 BUILDING PLAN – LEVEL 5 BUILDING PLAN – LEVEL 6 BUILDING PLAN – LEVEL 7 ROOF PLAN ELEVATION – THIRD STREET ELEVATION – CYPRESS AVE. ELEVATION – N. SAN FERNANDO BLVD. ELEVATION – GRINNELL DR. ELEVATION – PODIUM COURTYARD EAST ELEVATION – PODIUM COURTYARD WEST ELEVATION – PODIUM COURTYARD SOUTH ELEVATION – PODIUM COURTYARD NORTH BUILDING SECTIONS TYPICAL UNIT PLANS
L4	1.0 1.1 2.0 3.0 4.0	CONCEPTUAL LANDSCAPE PLAN PLANTING PLAN RESORT POOL & ENTERTAINMENT COURTYARD ENLARGEMENT RETREAT & DINING COURTYARD ENLARGEMENT ROOF DECKS
A5	1.0 1.1 1.2 2.0 2.1	AREA 5 – HOTEL DEVELOPMENT SUMMARY BUILDING PLANS & SECTION ELEVATIONS – N. SAN FERNANDO BLVD. & NORTH ELEVATIONS – WEST & CYPRESS AVE.
L5	1.0 1.1	CONCEPTUAL LANDSCAPE PLAN PLANTING PLAN
A6	----	NO DEVELOPMENT PLANS ARE PROPOSED AS PART OF THIS APPLICATION
A7	----	NO DEVELOPMENT PLANS ARE PROPOSED AS PART OF THIS APPLICATION
A8	1.0 1.1	AREA 8 – N. SAN FERNANDO BLVD. & THE PLAZA DEVELOPMENT SUMMARY
L8	1.0 1.1	CONCEPTUAL LANDSCAPE PLAN PLANTING PLAN
APPX.	1.0	EXTERIOR MATERIALS

## CIVIL:

SECTION	PAGE(S)	CONTENT
C	01-09 01 01 01 01-06 01-03 XX XX	TENTATIVE TRACT MAP PRELIMINARY GRADING PLAN CUT/FILL MAP DEMOLITION PLAN ALTA SURVEY OVERALL EXHIBIT ALTA SURVEY MALL PARCELS ALTA SURVEY IKEA & OTHER PARCELS HYDROLOGY STUDY PRELIMINARY LID PLAN REPORT

## SIGNAGE:

SECTION	PAGE(S)	CONTENT
S	00 A A-i A-ii A-iii A-iii-a A-iv A-v A-w-a A-w-b A-vi A-vi-a A-vi-b A-vi-c A-vi-d A-vii A-vii-a A-viii	COVER SHEET EXISTING SIGNS SITE PLAN SITE SIGN PHOTOS – AREA 1 SITE SIGN PHOTOS – AREA 2 SITE SIGN PHOTOS – AREA 3 SITE SIGN PHOTOS – AREA 4 SITE SIGN PHOTOS – AREA 5 SITE SIGN PHOTOS – AREA 5 SITE SIGN PHOTOS – AREA 6 SITE SIGN PHOTOS – AREA 7 SITE SIGN PHOTOS – AREA 7 SITE SIGN PHOTOS – AREA 7 SITE SIGN PHOTOS – AREA 8 PROPOSED SIGNS SITE PLAN PROPOSED SITE PLAN – AREA 1 PROPOSED SITE PLAN – AREA 1 PROPOSED SITE PLAN – AREA 2 BLDG SIGN OO2.1&OO2.2 PROPOSED SITE PLAN – AREA 3 ICON TOWER IC3.1 PYLON SIGN IC3.1 PROPOSED SITE PLAN – AREA 4 BLDG. SIGN OO4.1 BLDG. SIGN OO4.9 BLDG. SIGN OO4.7 BLDG. SIGN OO4.7 PROPOSED SITE PLAN - AREA 5 BLDG. SIGN OO5.1 BLDG. SIGN OO5.2 BLDG. SIGN OO5.4 BLDG. SIGN OO5.3 GARAGE SIGN OO5.5 PROPOSED SITE PLAN - AREA 6 GARAGE TOWER OO6.1 GARAGE SIGN OO6.2, OO6.3, OO6.4, OO6.5 WALL SIGN OO6.9, OO6.10, OO6.11 NEW MALL ENTRY WALL SIGN OO6.6, OO6.7, OO6.8 NEW MALL ENTRY WALL SIGN OO6.12, OO6.13, OO6.14 & OO6.15 PYLON SIGN ID6.28 THIRD/MAGNOLIA BLVD. PROPOSED SITE PLAN - AREA 7 PYLON SIGN PY7.1 PYLON SIGN PY7.2 PROPOSED SITE PLAN - AREA 8 PLAZA DIGITAL SCREEN DS8.1 PLAZA KIOSK SIGNS OO8.1 - OO8.8 SIGNAGE SUMMARY - AREA 1 SIGNAGE SUMMARY - AREA 2 SIGNAGE SUMMARY - AREA 3 SIGNAGE SUMMARY - AREA 3 SIGNAGE SUMMARY - AREA 4 SIGNAGE SUMMARY - AREA 4 SIGNAGE SUMMARY - AREA 5 SIGNAGE SUMMARY - AREA 5 SIGNAGE SUMMARY - AREA 6 SIGNAGE SUMMARY - AREA 6 SIGNAGE SUMMARY - AREA 6 SIGNAGE SUMMARY - AREA 6 SIGNAGE SUMMARY - AREA 7 SIGNAGE SUMMARY - AREA 7 SIGNAGE SUMMARY - AREA 8 SIGNAGE SUMMARY - AREA 8 SITE PLAN & TABLE OF CONTENTS
S	B B-01 B-02 B-03 B-04 B-05 B-06 B-07 B-08 B-09 B-10 B-11 B-12 B-13 B-14 B-15 B-16 B-17 B-18 B-19 B-20 B-21 B-22 B-23 B-24 B-25 B-26 B-27 B-28 B-29 B-30 B-31 B-32 B-33 B-34 B-35 B-36 B-37 B-38 B-39 B-40 B-41 B-42 B-43 B-44 B-45 B-46 B-47	

## LIGHTING:

SECTION	PAGE(S)	CONTENT
LD0	0.0 0.1	LIGHTING FIXTURE SCHEDULE LIGHTING FIXTURE SCHEDULE
LD1	1.1 2.0 2.1	LIGHTING BUILDING PLAN - AREA 1 RESIDENTIAL LIGHTING BUILDING ELEVATIONS - AREA 1 RESIDENTIAL LIGHTING BUILDING ELEVATIONS - AREA 1 RESIDENTIAL
LD2	1.1 2.0 2.1	LIGHTING BUILDING PLAN - AREA 2 RESIDENTIAL CONDOMINIUMS LIGHTING BUILDING ELEVATIONS - AREA 2 RESIDENTIAL CONDOMINIUMS LIGHTING BUILDING ELEVATIONS - AREA 2 RESIDENTIAL CONDOMINIUMS
LD4	1.3 2.0 2.1 2.2 2.3 2.4 2.5 2.6 2.7	LIGHTING BUILDING PLAN - AREA 4 RESIDENTIAL LIGHTING BUILDING ELEVATIONS - AREA 4 RESIDENTIAL
LD5	1.1 2.0 2.1	LIGHTING BUILDING PLAN - AREA 5 HOTEL LIGHTING BUILDING ELEVATIONS - AREA 5 HOTEL LIGHTING BUILDING ELEVATIONS - AREA 5 HOTEL
LD	100 200 400 800	LIGHTING SITE PLAN - AREA 1 RESIDENTIAL LIGHTING SITE PLAN - AREA 2 TOWER LIGHTING SITE PLAN - AREA 4 RESIDENTIAL LIGHTING SITE PLAN - AREA 8 PLAZA

## ELECTRICAL:

SECTION	PAGE(S)	CONTENT
E	1.1 1.2 2 3 4 5 6 7 8 9 10 11	SITE PLAN - LEVEL 1.5 & SITE LOAD CALCULATIONS SITE PLAN - LEVEL 1 AREA 1 - HOUSE ELECTRICAL SERVICE LOAD CALCULATIONS & SINGLE LINE DIAGRAM AREA 1 - RESIDENTIAL ELECTRICAL SERVICE LOAD CALCULATIONS & SINGLE LINE DIAGRAM AREA 2 - HOUSE ELECTRICAL SERVICE LOAD CALCULATIONS & SINGLE LINE DIAGRAM AREA 2 - RESIDENTIAL ELECTRICAL SERVICE LOAD CALCULATIONS & SINGLE LINE DIAGRAM AREA 4 - HOUSE ELECTRICAL SERVICE LOAD CALCULATIONS & SINGLE LINE DIAGRAM AREA 4A - RESIDENTIAL ELECTRICAL SERVICE LOAD CALCULATIONS & SINGLE LINE DIAGRAM AREA 4B - RESIDENTIAL ELECTRICAL SERVICE LOAD CALCULATIONS & SINGLE LINE DIAGRAM AREA 4C - RESIDENTIAL ELECTRICAL SERVICE LOAD CALCULATIONS & SINGLE LINE DIAGRAM AREA 4D - RESIDENTIAL ELECTRICAL SERVICE LOAD CALCULATIONS & SINGLE LINE DIAGRAM AREA 5 - HOTEL HOUSE ELECTRICAL SERVICE LOAD CALCULATIONS & SINGLE LINE DIAGRAM

# PROJECT TEAM

## DEVELOPER:

**CC Development Partners, a joint venture between:**  
 Crown Realty & Development, Inc. P: 949.476.2200  
 3000 Airway Ave., Suite 200 F: 949.862.1044  
 Costa Mesa, CA 92626  
 Contact: Jim O'Neil www.crowndev.com



## CAPREF Manager, LLC

CAPREF Manager, LLC P: 214-347-7533  
 8333 Douglas Ave., Suite 975 F:  
 Dallas, TX 75225  
 Contact: Lance Taylor

## ARCHITECT:

**TCA Architects**  
 19782 MacArthur Blvd., Suite 300 P: 949.862.0270  
 Irvine, California 92612 F: 949.862.0289  
 Contact: Irwin Yau, AIA & Sarah McGee www.tca-arch.com



## LANDSCAPE ARCHITECT:

**MJS Landscape Architecture**  
 507 30th St. P: 949.675.9964  
 Newport Beach, CA 92663 F:  
 Contact: Matt Jackson & Doug Jones www.mjs-la.com



## CIVIL ENGINEER:

**DRC Engineering**  
 160 S. Old Springs Road, Suite 210 P: 714.685.6860  
 Anaheim Hills, CA 92808 F: 714.685.6801  
 Contact: Ron Sklepko www.drc-eng.com



## SIGNAGE:

**LDA Design Group**  
 3500 West Burbank Blvd. P: 818.972.5080  
 Burbank, CA 91505 F: 818.848.3895  
 Contact: Richard Brett www.ldadesigngroup.com



## LIGHTING:

**JK Design Group**  
 16921 Parthenia Street P: 818.895.7000  
 North Hills, CA 91343 F:  
 Contact: Jay Winters www.jkdesigngroup.com



## SUSTAINABILITY:

**VCA Green**  
 2200 W. Orangewood Ave, Suite 155 P: 714.363.4700  
 Orange, CA 92868 F: 714.363.4747  
 Contact: Moe Fakih www.vca-green.com



## LEGAL:

**Mayer Brown**  
 350 S. Grand Avenue, 25th Floor P: 213.229.9500  
 Los Angeles, CA 90071 F: 213.625.0248  
 Contact: Edgar Khalatian www.mayerbrown.com



## MECHANICAL, ELECTRICAL, PLUMBING:

**Davidovich & Associates**  
 6059 Bristol Parkway, Suite 200 P: 310.348.5101  
 Culver City, CA 90230 F: 310.348.5102  
 Contact: Vladimir Davidovich www.davidovich.com



# PROJECT DATA

## PROJECT LOCATION:

The Project Site is bounded on the south by Magnolia boulevard, on the west by the Golden State Freeway, on the north by Burbank Boulevard and Corner Bakery property, and on the east by Third Street as shown in the vicinity map below.

## EXISTING LAND USE:

Governed by the requirements set forth in PD-89-4

## PROPOSED LAND USE:

As defined by the amended and reinstated PD-89-4

## ASSESSOR PARCEL NUMBERS:

Area 1: 2460-023-060  
 Area 2: 2460-031-045  
 Area 3: 2460-023-061, 2460-023-062  
 Area 4: 2460-023-044  
 Area 5: 2460-023-045, 2460-023-046, 2460-023-047  
 Area 6: 2460-023-048, 2460-023-049, 2460-023-050, 2460-023-051,  
 2460-023-052, 2460-023-054, 2460-023-063,  
 Area 7: 2460-023-056, 2460-023-057  
 Area 8: 2460-023-055

## BUILDING CODE:

2013 California Building Code (CBC)

## TYPES OF CONSTRUCTION:

Type IIIA Sprinklered, NFPA-13 (Residential)  
 Type IA Sprinklered, NFPA-13 (Garage, Retail & Condominium)

## OCCUPANCY CLASSIFICATION:

R-2 Residential Units  
 M Retail & Restaurant  
 S-2 Garage  
 B Leasing Office, Bike Storage, Co-working, Roof Deck, Lounge  
 A-3 Fitness Center, Club Room

## LOT AREA: (as determined from Civil TTM)

Area 1: ± 75,578 SF 1.74 AC  
 Area 2: ± 18,921 SF 0.43 AC  
 Area 3: ± 112,289 SF 2.58 AC  
 Area 4: ± 300,572 SF 6.90 AC  
 Area 5: ± 187,308 SF 4.30 AC  
 Area 6: ± 672,597 SF 15.44 AC  
 Area 7: ± 117,892 SF 2.70 AC  
 Area 8: ± 142,449 SF 3.27 AC  
 Total: ± 1,627,606 SF 37.36 AC

# PROJECT DESCRIPTION

## NARRATIVE:

Our mission is to reinvigorate Burbank Town Center so that it can continue to serve as an economic anchor in the City of Burbank's downtown core, and so that it can enhance the community's offerings with more diverse retail, residential, and entertainment options, making Burbank a highly desirable place to live with an excellent quality of life.

Burbank Town Center will be an animated vital hub within the City of Burbank and the project will support a variety of uses and different scales while maintaining a 'village' feel. Burbank Town Center will have an urban mixed-use core, a place of innovative design and strong relationships to the active downtown, the Empire Center, and the adjacent North San Fernando Boulevard corridor. It will accommodate a blend of uses including residential, retail, restaurant, hotel, and entertainment. The proposed development will bring approximately 1,094 new residences, over 45,000 SF of new retail and restaurant space, and a 200 room hotel.

The masterplan is broken down into 8 distinct areas:

### Area 1 – Office Depot Site:

259 apartment residences; 7-story podium

### Area 2 – Corner Bakery Site:

70 condominium residences; 15-story high-rise

### Area 3 – In-n-out Site:

No new development is proposed in this area at this time

### Area 4 – Ikea Site:

765 apartment residences; 35,000 SF retail/restaurant; 7-story podium

### Area 5 – Chevy's/CPK Site:

200 room hotel; 10,000 SF restaurant; 7-story podium

### Area 6 – Burbank Town Center Mall Site:

Proposed interior and exterior renovation

### Area 7 – Ashley Furniture Site:

No new development is proposed in this area at this time

### Area 8 – N. San Fernando Blvd. & The Plaza:

Extension of the downtown core; community events

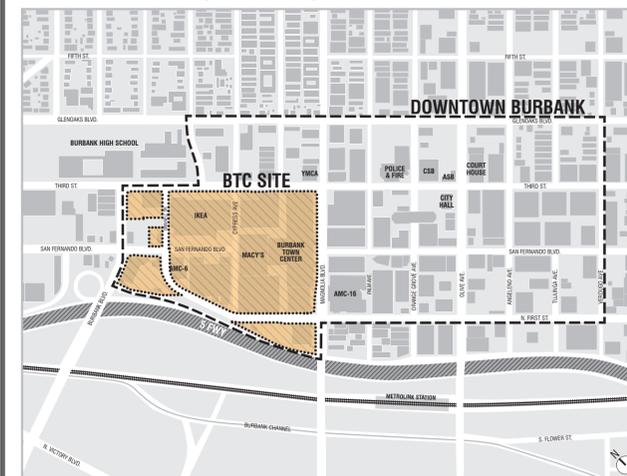
## ZONING DISTRICT:

Amended and restated PD-89-4

## GENERAL & SPECIFIC PLAN AREAS:

General Plan 2035  
 Burbank Center Plan (City Center subarea)

## VICINITY MAP: (not to scale)



# SCOPE OF WORK

## PURPOSE:

Amend and reinstate the existing Planned Development No. 89-4 to address the redevelopment of the Property.

## NOTE:

THE ARCHITECTURAL AND LANDSCAPE DOCUMENTATION SUBMITTED IN THIS PACKAGE ONLY PERTAINS TO AREA 1, AREA 2, AREA 4, AREA 5, AND AREA 8.

NO DEVELOPMENT PLANS ARE PROPOSED AS A PART OF THIS APPLICATION FOR AREA 3, AREA 6, AND AREA 7.

DETAILED PROJECT STATISTICS CAN BE FOUND ON THE FOLLOWING PAGES:

<b>AREA 1</b>	SHEET	A1-1.1	<b>AREA 5</b>	SHEET	A5-1.1
<b>AREA 2</b>	SHEET	A2-1.1	<b>AREA 6</b>	NOT INCLUDED	
<b>AREA 3</b>	NOT INCLUDED		<b>AREA 7</b>	NOT INCLUDED	
<b>AREA 4</b>	SHEET	A4-1.1	<b>AREA 8</b>	SHEET	A8-1.1

## DENSITY:

ALLOWED 87 DU/AC  
 PROPOSED 29.3 DU/AC

AREA 1:  
 259 Dwelling Units

AREA 2:  
 70 Dwelling Units

AREA 4:  
 765 Dwelling Units

AREA 3, 5, 6, 7 AND 8:  
 N/A

### TOTAL:

1,094 Dwelling Units / 37.36 ACRES = 29.3 DU/AC

## FAR: (residential and parking garages exempt)

ALLOWED 2.5 FAR  
 PROPOSED 0.74 FAR

AREA 1 & 2:  
 N/A

AREA 5:  
 218,891 SF

AREA 3:  
 65,000 SF\*

AREA 6:  
 835,000 SF\*

AREA 4:  
 37,420 SF

AREA 7:  
 40,000 SF\*

### TOTAL:

1,196,311 SF / 37.36 ACRES = 0.74 FAR

\*NO DEVELOPMENT PLANS ARE PROPOSED AS A PART OF THIS APPLICATION FOR AREA 3, AREA 6, AND AREA 7. THE NUMBERS LISTED ABOVE INDICATE WHAT WOULD BE ALLOWED UNDER THE AMENDED AND REINSTATED PD-89-4.

## BUILDING STORIES/HEIGHT:

ALLOWED 15 STORIES/ 205' PER PD-89-4  
 PROPOSED VARIES (detailed in project area statistics)

## PARKING ASSUMPTIONS:

RETAIL & RESTAURANT  
 4.50 STALLS/ADJUSTED GSF

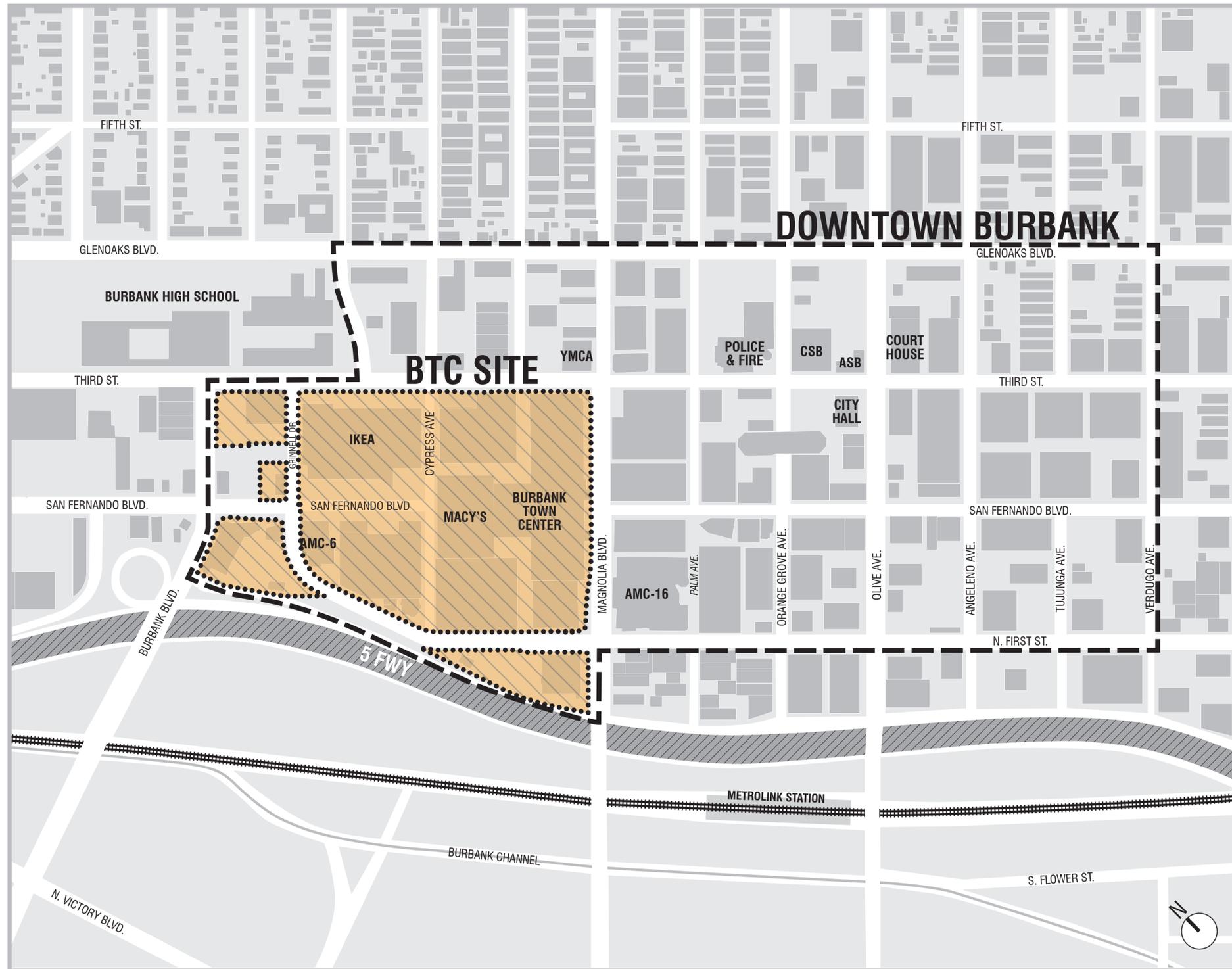
APARTMENT RESIDENTIAL\*  
 STUDIO & 1BR = 1.75 STALLS/UNIT  
 2 BR & 3 BR = 2.0 STALLS/UNIT  
 GUEST = 0.25 STALLS/UNIT

CONDOMINIUM RESIDENTIAL\*  
 RESIDENT = 2.0 STALLS/UNIT  
 GUEST = 0.25 STALLS/UNIT

HOTEL  
 THEATER = 1.0 STALL/5 SEATS

\*DEDICATED TANDEM PARKING ALLOWED FOR 2&3 BEDROOM UNITS  
 COMPACT STALLS ALLOWED (5% RESIDENTIAL, 25% RETAIL)

## CONTEXT NARRATIVE:



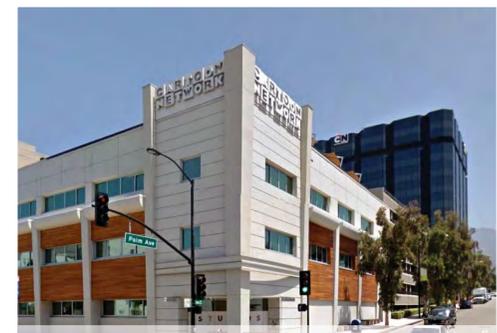
“THROUGHOUT ITS 100 YEAR HISTORY, BURBANK HAS EMBODIED A FORWARD-THINKING CITY THAT PROVIDES A HIGH QUALITY OF LIFE AND STRONG SENSE OF COMMUNITY TO ITS RESIDENTS. IN KEEPING WITH THIS TRADITION, THE CITY WILL CONTINUE TO COMBINE 21ST CENTURY TECHNOLOGY WITH THE SAME SMALL TOWN FEEL THAT WILL MAKE BURBANK AN IDEAL PLACE TO LIVE, WORK, AND PLAY FOR YEARS TO COME.”

- CITY OF BURBANK

BURBANK TOWN CENTER IS **CENTRALLY LOCATED** IN THE CITY OF BURBANK AND OCCUPIES APPROXIMATELY ONE THIRD OF THE DOWNTOWN CORE. BURBANK’S **LARGE AND DIVERSE WORK FORCE** ROOTED IN MEDIA PRODUCTION COMBINED WITH A **DECLINE IN NEW HOUSING DEVELOPMENT** HAS POSITIONED THE RE-DEVELOPMENT OF BURBANK TOWN CENTER WITH THE PERFECT **OPPORTUNITY** TO DEVELOP A NEW **VIBRANT MIXED-USE COMMUNITY** THAT WILL ENCOURAGE PEOPLE TO LIVE, WORK, AND PLAY IN BURBANK.



1 BURBANK HIGH SCHOOL



2 CARTOON NETWORK STUDIOS



3 COMMUNITY SERVICES BUILDING

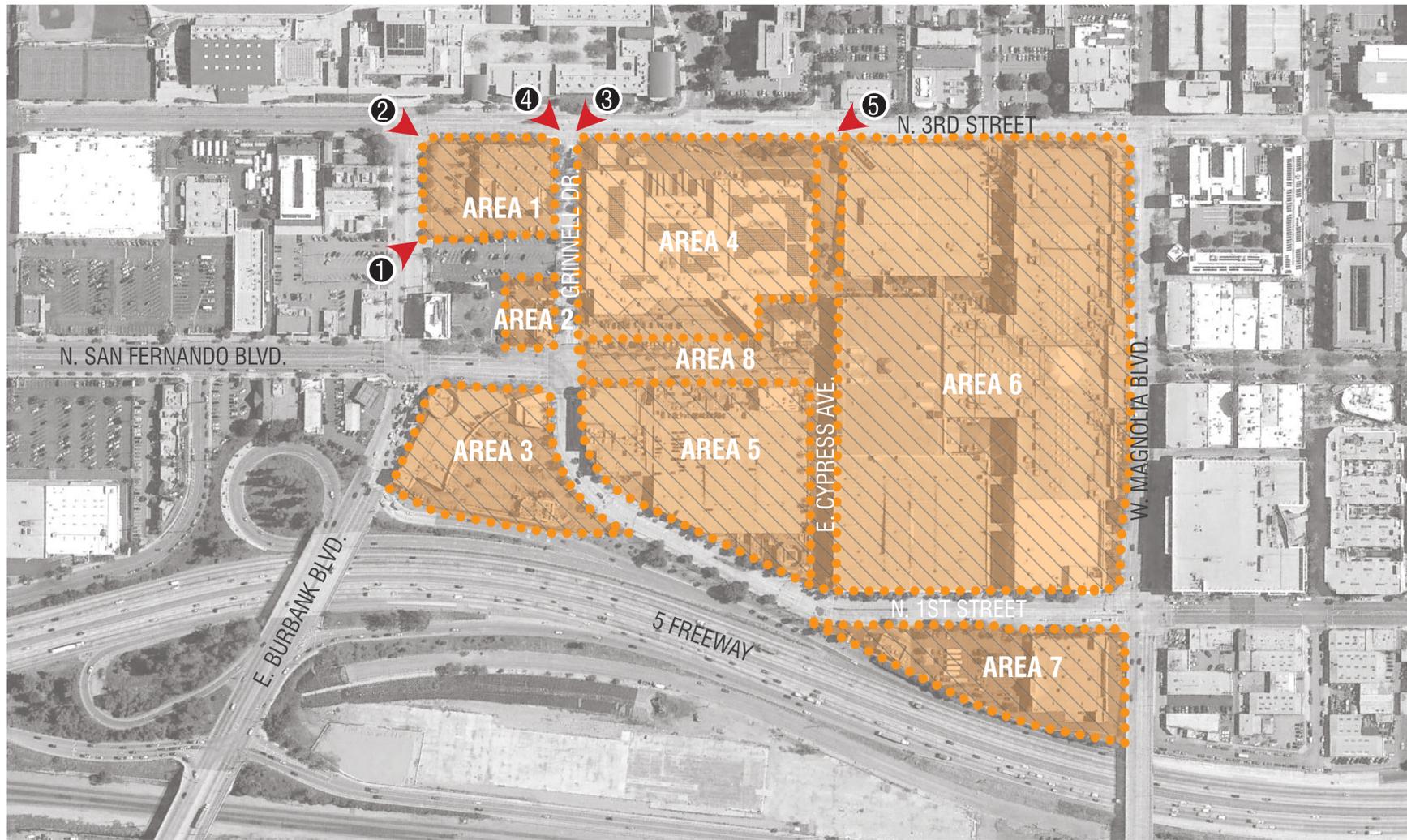


4 DOWNTOWN DISTRICT



**LEGEND**

-  BUS STOP
-  LOW DENSITY RESIDENTIAL (R-2)
-  MEDIUM DENSITY RES. (R-3)
-  HIGH DENSITY RES. (R-4)
-  GENERAL INDUSTRIAL
-  METROLINK STATION
-  CIVIC
-  MEDIA
-  RETAIL
-  COMMERCIAL MANUFACTURING



① OFFICE DEPOT SITE - SOUTHWEST CORNER ON BURBANK BLVD.



② OFFICE DEPOT SITE - CORNER OF BURBANK BLVD. & N. THIRD ST.



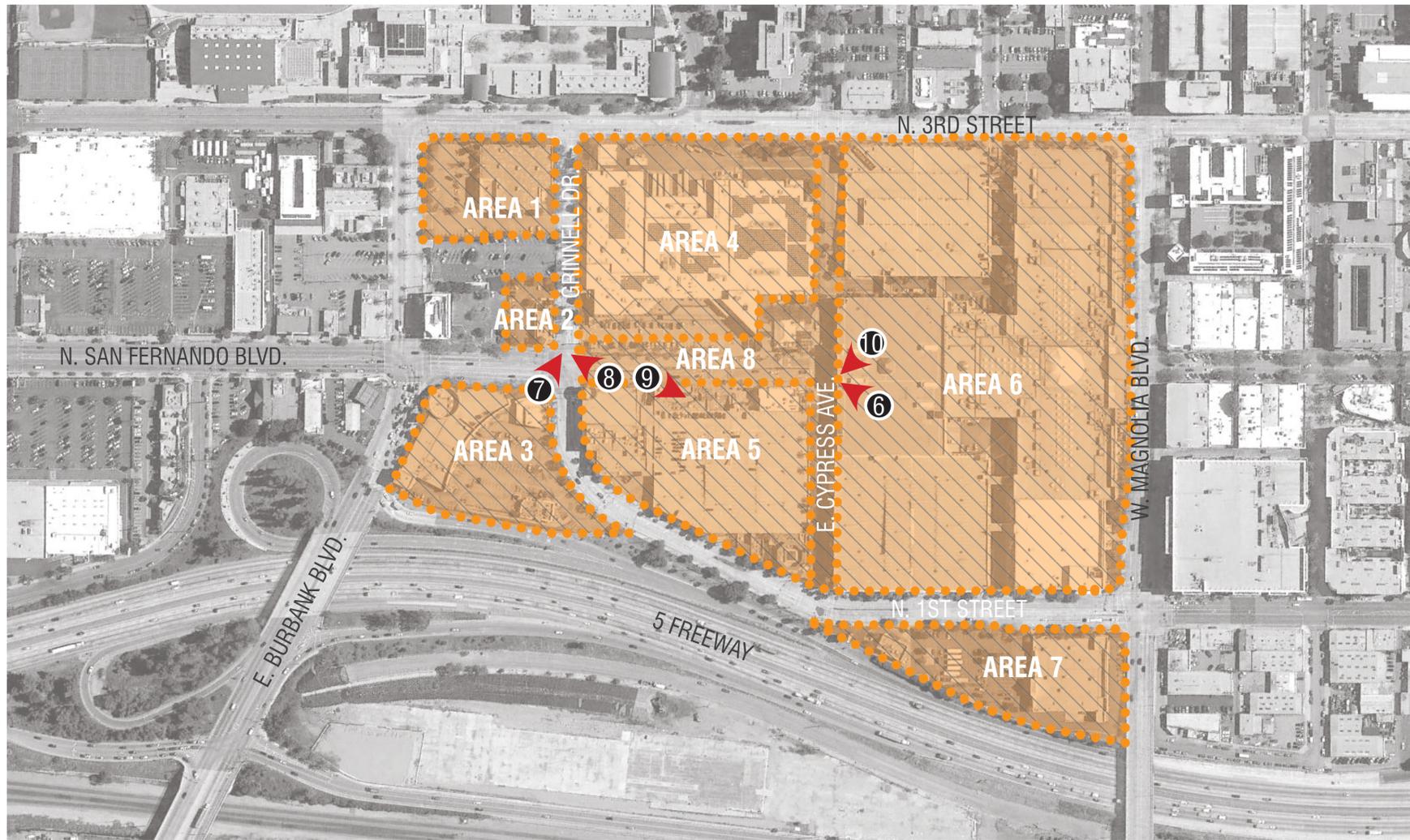
⑤ IKEA SITE - CORNER OF E. CYPRESS AVE & N. THIRD ST.



④ IKEA SITE - CORNER OF GRINNELL DR. & N. THIRD ST.



③ OFFICE DEPOT SITE - CORNER OF GRINNELL DR. & N. THIRD ST.



⑥ IKEA SITE - CORNER OF E. CYPRESS AVE. & N. SAN FERNANDO BLVD.



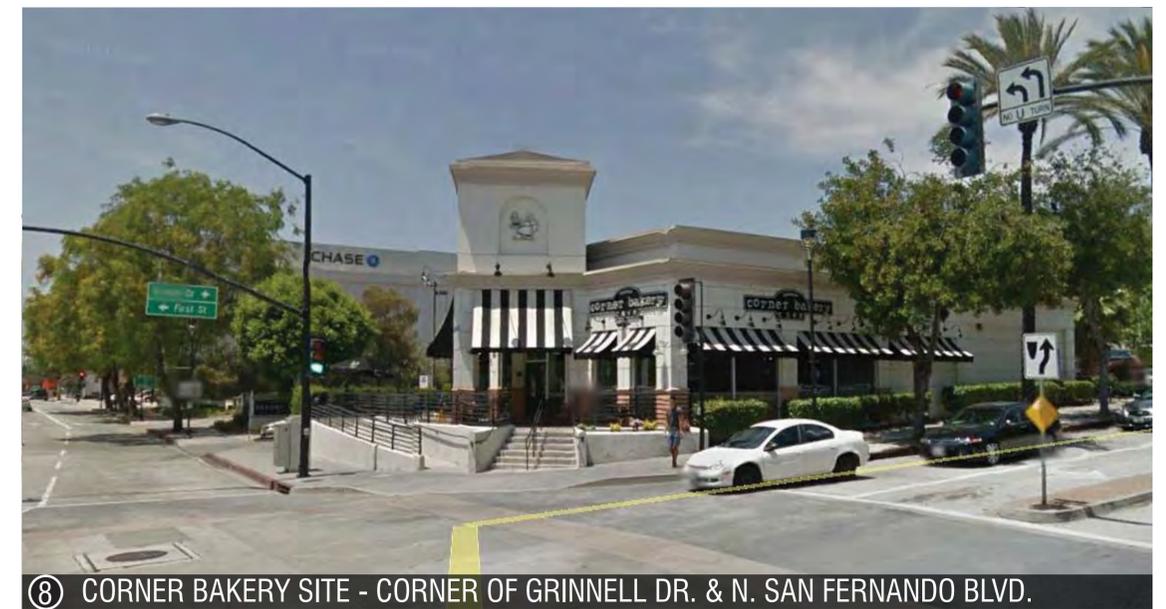
⑦ IKEA SITE - CORNER OF GRINNELL DR. & N. SAN FERNANDO BLVD.



⑩ CHEVY'S/CPK SITE - CORNER OF FIRST ST. & N. SAN FERNANDO



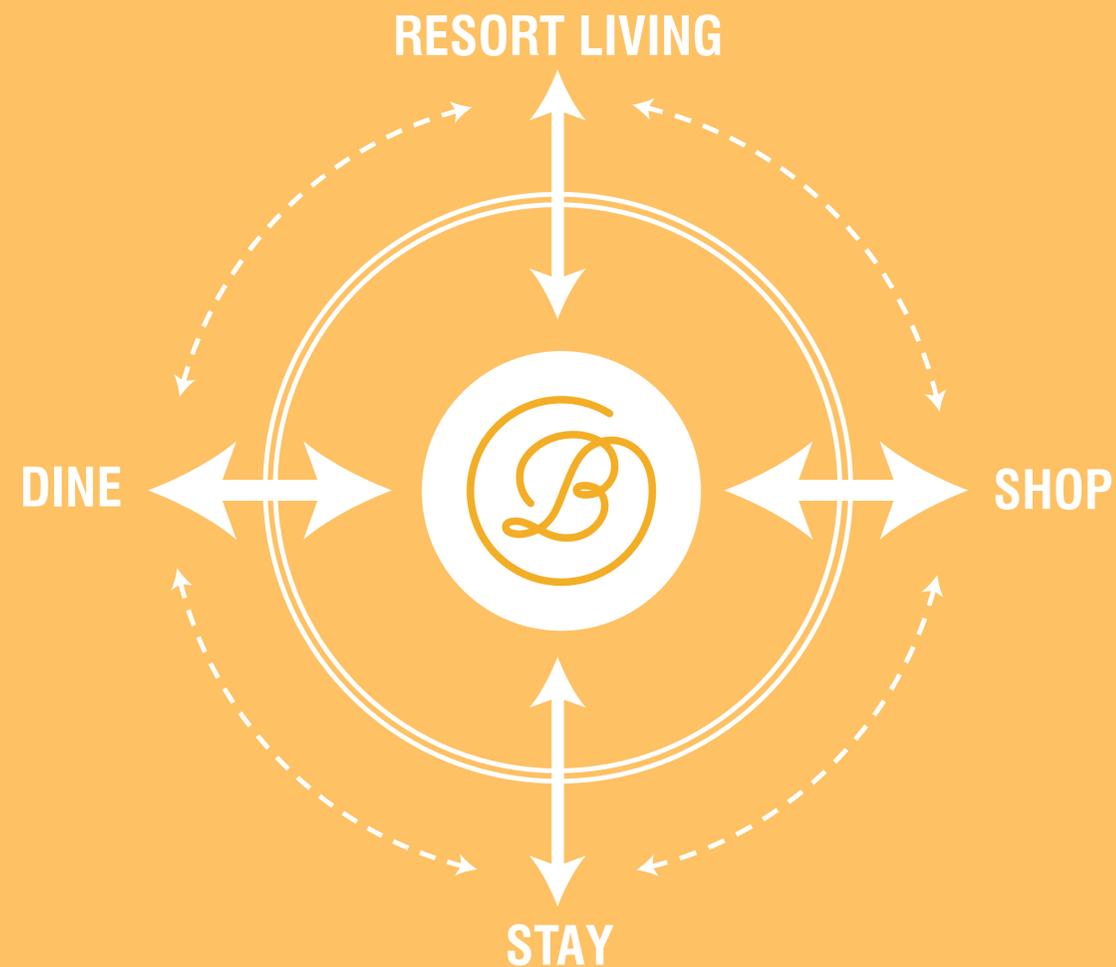
⑨ CHEVY'S/CPK SITE - CORNER OF FIRST ST. & N. SAN FERNANDO



⑧ CORNER BAKERY SITE - CORNER OF GRINNELL DR. & N. SAN FERNANDO BLVD.

# THE BIG IDEA:

## MIXED-USE + LOCAL VIBE + NEW VISION



- REINVIGORATE BURBANK TOWN CENTER
- CREATE AN ECONOMIC ANCHOR IN THE DOWNTOWN CORE
- INTRODUCE DIVERSE RETAIL, RESIDENTIAL, AND ENTERTAINMENT OPTIONS
- DESIGN AESTHETICS FOCUSED ON APPEALING TO THE LOCAL VIBE
- CREATE A NEW VISION FOR THE FUTURE OF BURBANK

COMMUNITY EVENTS



UNIQUE SHOPPING



LOCAL RESTAURANTS



BURBANK TOWN CENTER

RESORT STYLE APARTMENT LIVING

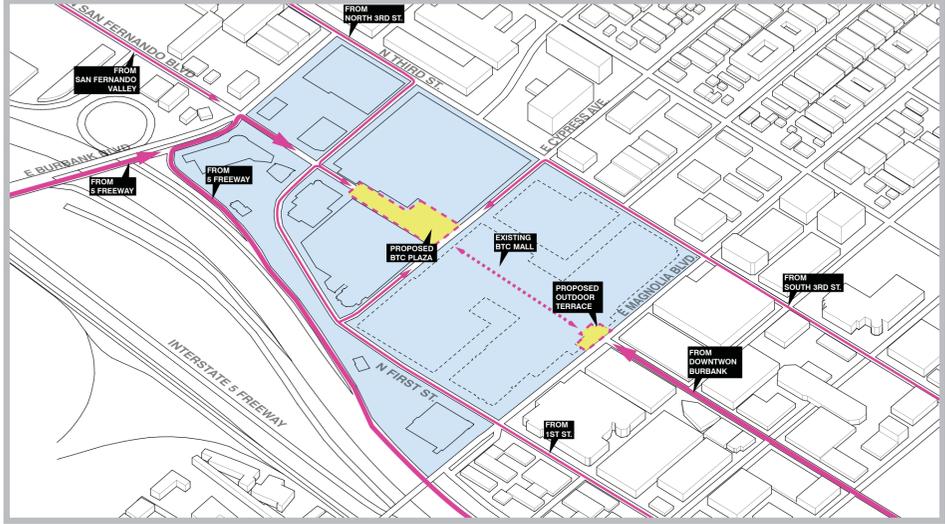


CONDOMINIUM RESIDENCES

SELECT SERVICE HOTEL

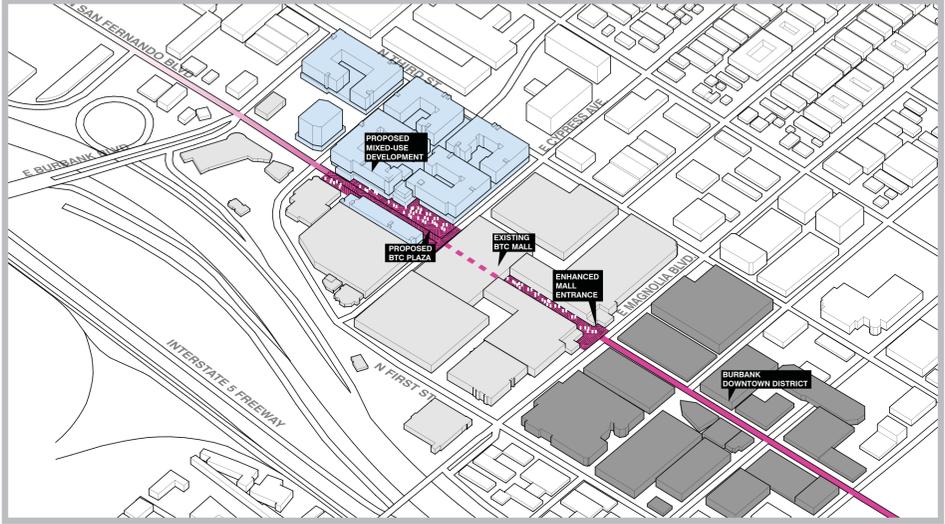
# SITE INFLUENCES:

## ARRIVAL



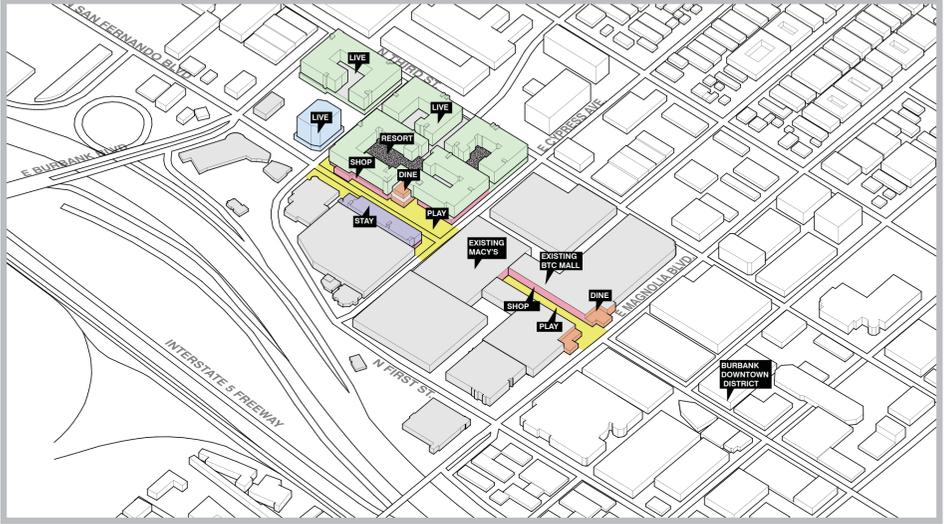
- **REGIONAL** draw from the San Fernando Valley, Glendale and Downtown LA via the 5 Freeway
- **LOCAL** draw from adjacent residential neighborhoods and Burbank work force
- **PEDESTRIAN** draw from Downtown Burbank along N. San Fernando Blvd.

## CONNECTIVITY



- **EXTEND** the downtown retail experience along N. San Fernando Blvd.
- **ENHANCE** the BTC mall to encourage connectivity between the downtown core and the new mixed-use development
- **CREATE** activated zones at each end of the mall to draw the community inward

## DESTINATION



- **MIXED-USE DEVELOPMENT** which includes a variety of retail, residential, and entertainment options to create a sustainable community for work, live, play, and service.
- **HOST COMMUNITY EVENTS** to encourage regular patronage of the Burbank Town Center
- **CREATE AN EXCITING NEW PLACE** that becomes an integral part of the community