MASSING & HIERARCHY:

- **FINE-GRAINED MASSING**
  - SMALLER GESTURES
  - PEDESTRIAN SCALE
  - INTIMATE SETTING
  - COMFORT
  - PRIVACY

- **GRAND MASSING**
  - LARGE GESTURES
  - ORDERLY
  - AUSTERE
  - DISCIPLINED
  - STATIC

- **VARIETY OF MASSING**
  - DYNAMIC
  - PLAYFUL
  - DIVERSE
  - ECLECTIC
  - INVITING
AREA 1
RESIDENTIAL CONDOMINIUMS

AREA 2
RESIDENTIAL CONDOMINIUMS

AREA 3
RETAIL & RESTAURANT WITH DRIVE-THRU

AREA 4
RESIDENTIAL CONDOMINIUMS WITH
RETAIL & RESTAURANTS

AREA 5
MULTISTORY RETAIL, RESTAURANTS, HOTEL & PARKING GARAGE

AREA 6
SHOPPING MALL, ANCHOR STORES, PARKING GARAGES

AREA 7
RETAIL & RESTAURANT WITH DRIVE-THRU

AREA 8
PRIVATE STREET & COMMUNITY PLAZA

NOTE: THE BOUNDARIES DOCUMENTED IN THIS AREA MAP ARE TO DESIGNATE PLANNING AREAS ONLY AND DIFFER FROM THE LOT LINES ESTABLISHED BY THE TENTATIVE TRACT MAP.
RESIDENTIAL CONDOMINIUMS (AREA 2)
RESIDENTIAL COURTYARDS (AREA 1)
RESIDENTIAL COURTYARDS (AREA 4)
PUBLIC PLAZA (AREA 8)
SAN FERNANDO PROMENADE (AREA 8)
HOTEL COURTYARD (AREA 5)
PEDESTRIAN CIRCULATION

LEGEND
- Internal Pedestrian Connection
- Pedestrian Path of Travel
- Private Access Point
- Crosswalk

VEHICULAR CIRCULATION

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

BTC
BURBANK, CA

CC DEVELOPMENT PARTNERS, LLC & TCA # 2015-082
CAPREF Manager, LLC & CROWN
PD AMENDMENT SUBMITTAL (EXHIBIT 1) JUNE 27, 2016

PEDESTRIAN & VEHICULAR CIRCULATION PLANS
BTC
BURBANK, CA
CC DEVELOPMENT PARTNERS, LLC & CAPREF Manager, LLC
PD AMENDMENT SUBMITTAL
(Exhibit 1)
JUNE 27, 2016

CONCEPTUAL PARKING DISTRIBUTION PLAN
G-4.6

Parking Assumptions
Studio & 1 BR Apartments
2 BR & 3 BR Apartments
Guest Hotel
Movie Theater
Proposed blended PD-89-4
Retail Parking Ratio 4.50 stalls/1000 adjusted GSF

REQUIRED PARKING STALLS
PROVIDED PARKING STALLS*

6,998
7,422

*Parking tabulations are schematic and subject to change.

Legend
Parking Area
Resident Parking
Guest Parking
Retail Parking

REQUIRED PARKING STALLS
PROVIDED PARKING STALLS*
7,422
6,998

*Parking tabulations are schematic and subject to change.

REQUIRED PARKING STALLS
PROVIDED PARKING STALLS*

6,998
7,422

*Parking tabulations are schematic and subject to change.

REQUIRED PARKING STALLS
PROVIDED PARKING STALLS*

6,998
7,422

*Parking tabulations are schematic and subject to change.
NOTE: Phasing plan is conceptual and subject to change at the developer’s discretion.
PD AMENDMENT SUBMITTAL
(EXHIBIT 1)
JUNE 27, 2016

ARTIST RENDERING:
PEDESTRIAN VIEW FROM N. SAN FERNANDO BLVD.
LOOKING TOWARD PLAZA