

**City of Glendale Community Development Department
Major Projects List**

PROJECT ADDRESS	PROJECT NAME	DEVELOPER/APPLICANT	PROJECT DESCRIPTION	PROJECT STATUS	VALUE	START DATE	COMPLETION DATE	PROJECT APPROVALS/ENTITLEMENTS	
UNDER CONSTRUCTION (1,031 Units)									
1	232 S. Brand Blvd.	Masonic Temple	Caruso Affiliated	57,000 SF; seismic retrofit and adaptive reuse of former Masonic Temple for office, commercial, and potential ground floor retail uses.	Floors 5-9 completed; landlord work for Floors 1-4 still under construction.	N/A	May 2015	January 2016	Phase I HPC approval 4/16/15. Phase II approved 5/21/15.
2	313 W. California	Unnamed	Chandler Pratt & Partners	Mixed-use project with 84 residential units and 5,000 SF commercial. SB1818 project (4 units affordable).	Under construction.	\$14.0M	Oct. 2014	Fall 2016	Stage I design and General Plan/Zoning Map Amendments approved 1/15/13. Stage II design and DSP Covenant (open space) approved 3/5/13. Minor façade changes approved. SB 1818 project administratively. Foundation and superstructure permit issued 12/11/14.
3	144 S. Brand Blvd.	LA Fitness	LA Fitness	Reuse of existing Mann 4 theater at the Marketplace for a LA Fitness Health Club.	Under construction.	\$3.0M	Nov. 2014	February 2016	OPA amended to eliminate prohibition of fitness club exceeding 23,000 SF. Applicant received a non-disturbance agreement and separate parking agreement. Applicant received a non-disturbance agreement and separate parking agreement.
4	633 N. Central & 540 N. Central Ave.	North Central Apartments	Carmel Partners	Site A bounded by Pioneer, Central, Doran, and Doran Gardens project (315 units- 30 studio; 182 1BR; 88 2BR; 15 3BR) and 456 parking spaces. Site B bounded by Doran, Central, Orange, and McDonald's Office building (540 N. Central). 192 units- 18 Studio; 111 1 BR; 53 2 Br and 275 parking spaces.	Under construction.	\$50.0M	10/15/14 for Site B parking structure; 12/18/14 for Site B resid bldg; January 2015 remainder of project.	Partial TCO for Buildings A & B-Spring 2016	CEQA, zone change, General Plan amdt., Development Agreement (DSP open space & park fee), alley vacation and Stage II in progress approved 11/5/13.
5	315 S. Brand Blvd.	Hampton Inn	Vista Investment LLC	94 room Hampton Inn & Suites	Under construction.	\$12.43M	Oct. 2014	2016	Combined Stage I/II design & parking/loading variance schedule approved 2/26/13. Sign variances approved 5/27/14.
6	214 North Brand	Edan Burger	Edan Burger	Renovation of former Don Cucos space.	Under construction; permit (BB1417859) issued 11/14/14.	\$350,000	Nov. 2014	January 2016.	HPC review and parking exception approved due to expansion of floor area on 2nd level.

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7	125 N. Central & 318 W. Wilson Avenues	Unnamed	Molasky Group	68,710 SF site bisected by alley (to be vacated). Total of 166 units and 14,600 SF retail.	Submitted for Plan Check on June 27, 2014 (BB1417486). Shoring and grading issued 2/23/15. Superstructure (BB1417486) permit issued 4/17/15.	\$26.5M	Nov. 2014 (demo)	TBD	Stage I approval (with conditions) 9/17/13. Final entitlements including Stage II design; alley vacation; DA to lock in park fees DSP Led incentive approved by Council on 4/8/14.
8	319 N. Central & 304 Myrtle	TBD	Chandler Pratt & Partners	Mixed-use project with 94 residential units and 2,500 SF ground floor retail space on GUSD property (corner of Central/Myrtle).	Plan Check submitted 11/19/14. Shoring (BB1427843) issued 4/20/15. Foundation (BB1427837) & Superstructure (BB1427872) issued 6/23/15.	\$12.0M	May 2015	Fall 2016.	Submitted Stage I application on 3/2/14. Deemed complete 3/21/14. Final entitlements included combined Stage I/II design; SB 1818; DSP Instrument Imposing Covenants (open space). Approved by City Council on May 20, 2014. Needs lot tie covenant with 313 W. California prior to building permit.
9	124 W. Colorado	Colorado Gardens	Nick Lamm	50 Unit residential multi-family building	Under construction.	\$10.7M	TBD	2016	Original entitlements including DA (park fee), DSP covenant, and design review approved 11/15/11. Revised Stage II and DSP Covenants approved 10/9/12. Tentative Tract Map approved by PC 8/21/13. Shoring (BB1123913) and Foundation/Superstructure (BB1123911) issued 11/19/14. Demo permit issued 2/9/15.
10	111 East Wilson Avenue & 215 North Maryland Avenue Cinema Lofts	Laemmle Theatres	Mapleton/RDS Real Estate, LLC and Laemmle Theatres, LLC	Mixed use development that includes a five screen Laemmle Theatre (approx 600 seats), 5,000 SF restaurant/commercial space, 42 residential loft style units, and 46-space subterranean parking level.	Under construction.	\$12.9M	Jan. 2015	2017	DDA and Cooperation Agreement approved by Council/Agency 3/22/11; Combined Stage I/II, creative sign, sign program, parking reduction, DSP covenant approved 11/29/11. DA and City Agreement approved by City Council June 3, 2014. Permits issued 7/8/15.
11	625 S. Pacific	N/A	Kamran Aryai	27 unit, 5 story residential condo project.	Under Construction.	\$4.5M	8/7/2015	TBD	Submitted Stage I application on 12/4/13. Received final entitlements May 13, 2014. Combined Stage I/II design and CUP for residential in IMU-R. Parking exception approved administratively by CDD. Permit issued 8/7/15 (BB1424206).

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12 111 N. Louise St.	Louise Gardens (DPSS Phase II)	The Amidi Group	61-unit residential project.	Under construction. Shoring (BB1235544) and Foundation/Superstructure (BB1235522) issued 12/18/14. Demolition started October 2015.	\$15.2M	TBD	TBD	EIR certification, sign variance, parking variance, DDA, DA (DSP incentive), public art, parking lease agreement, and design review approved 12/8/07 for Phase I and II. C of O issued for Phase I renovation of DPSS building (Hollywood Productions) in August 2010.
13 222 E. Harvard St.	Central Library Renovation	City of Glendale	Renovation of the Central Library, relocation of main entrance on to Harvard, secondary entrance on to Central Park, FF&E and HVAC upgrades.	Under construction.	N/A	TBD	TBD	None. 2010 bond funds are allocated and approved with FOC .
14 225 W. Wilson Ave.	Hyatt Place	Hyatt/Komar Investments	11 stories, 173 hotel rooms; 1 level of subterranean parking. The hotel includes in-house amenities such as meeting areas, garden decks, and fitness center with pool.	Submitted for Plan Check 3/12/15 (BB1504451). Permit issued 11/24/15. Construction to start early 2016.	\$33.0M	Early 2016.	June 2017.	DDA and Ground Lease approved by Agency/Council, and DSP covenants approved by Council on 3/15/11. Stage I/II approved 12/09. Parking reduction approved 3/12. DOF approved Amended DDA 6/15/13. Design changes (one less story and 2 less rooms) to be approved administratively.
15 238 S. Brand	Masonic Temple Retail	Caruso Affiliated	9,737 SF one-story retail building with surface parking.	Foundation only permit (BB1527613) issued 11/25/15.	\$1.25M	December 2015	June 2016.	ADR and Parking Exception approved 9/8/15. Adm. Exception approved 11/24/15.

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FULLY ENTITLED PROJECTS (1,609 Units)									
1	515-525 W. Colorado St.	Unnamed	Chor Tan	Mixed-use with 91 multi-family units and 19,000SF ground floor medical and 1,000 SF café. SB1818 project with 4 affordable units.	Submitted for Plan Check June 13, 2014 (BB1417486).	\$15.0M	TBD	TBD	Received final entitlements 4/13/14 including combined Stage I/II design and EIR. SB 1818 project; DB Affordable Housing Plan has been completed and recorded.
2	435 Los Feliz Rd.	Tropico Apartments-North (formerly the "Mitaa Plaza")	Avalon Land Company, LLC/ Millcreek Residential	220 multi-family residential units on a 2.25 acre site.	Parking garage submitted 3/25/15 (BB1505370); residential submitted 4/17/15 (BB1507284); Los Feliz wall submitted 5/5/15 (BB1508504).	\$28.0M	January 2016	TBD	Stage II, CEQA, right-of-way vacation, purchase agreement for vacated wedge, and CUP for residential in SFMU zone required approved March 25 and April 22, 2014.
3	515 W. Broadway	N/A	N/A	Mixed-use project with 182 residential units and 18,200 SF retail. SB1818 project with 8 affordable units.	Submitted for plan check 4/22/15 (BB1506919).	N/A	January 2016	TBD	None. Stage I application received 2/27/14. Deemed complete 3/21/14. Stage I approved 7/8/14. Final entitlements including Stage II design and EIR approved 12/9/14.
4	201 West Lexington	CitiBank Site	Cypress Equity	489 residential unit with 3,000 SF of retail. Site does not include the CitiBank branch on S/E corner of Central/Milford.	Submitted for plan check on May 5, 2015.	N/A	February 2016	TBD	Combined Stage I & II and instrument Imposing Covenants (DSP open space incentive) approved 11/4/14.
5	1407 W. Glenoaks	N/A	Patrick Chraghchian	55-unit multi-family development with 81 parking spaces. Applicant is requesting a CUP to to allow residential units on the ground floor	Waiting for plan check submission.	N/A	Spring 2016	TBD	None. Zone Change/Design application (overlay zone PPD) received 2/13/14. Application deemed complete for Park Fee pipeline status 3/11/14.
6	3901 San Fernando	The Link	George Garikian	Mixed-use project with 142 multi-family units; 10,000 SF of retail/office and 5,000 SF of flex space for industrial/studio space, retail or live/work . SB 1818 project- 12 units affordable VL income.	Housing Plan and Density Bonus Housing Agreement needed prior to issuing building permits. Submitted for Plan Check 8/5/15.	\$24.8M	February 2016	TBD	Stage I approved 5/14/13. CEQA certification, Stage II design, sign program, and CUP for residential in IMU-R zone approved 12/10/13. SB 1818 project-requires Affordable Housing Plan and covenants.
7	411 N. Brand	N/A	Amidi Group	Live/Work project with 209 units and 5,000 SF of rental. Would redevelop parking structure for 400 North Brand Blvd.	Waiting for Plan Check submission.	\$30.0M	TBD	TBD	Stage I application received 2/27/14; deemed complete 3/27/14. Pipeline project for Park Fee. Final entitlements (combined Stage I/II) and alley vacation approved by City Council June 3, 2014.

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8	525 W. Elk Avenue	N/A	N/A	71 unit multi-family residential.	Waiting for Plan Check submission.	N/A	TBD	TBD	None. Stage I application deemed complete for pipeline status. Stage I/II design approved June 11, 2015.
9	144 N. Central Ave.	Central+Wilson	Holland Partners Group	Mixed use residential with 153 multi-family units and 4,900 SF retail.	Project can not proceed until tenants relocate. Waiting for Plan Check submission.	\$23.8M	TBD	TBD	Stage I design approved on 3/19/13. Stage II design and Development Agreement (14-year) approved 6/25/13. Alley vacation approved 10/1/13.
10	707 N. Pacific	Rite Aid	Starpoint Properties	12,700 SF Rite Aid on former Marie Calenders site.	Plan Check (BB1527714) submitted 11/30/15. Demolition to start January 2016.	N/A	January 2016	TBD	Conditional DRB approval issued 10/22/15.

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IN ENTITLEMENT (61 Units)									
1	1001 E. Colorado	Holiday Inn Suites Hotel	Aram Alajajian	134-room hotel on World's Gym site	CEQA document being prepared. PHO scheduled January 2016. Variance for number of stories (4 permitted, 5 proposed) being requested. DRB March 2016.	N/A	TBD	TBD	None.
2	1820 S. Brand	N/A	-	26 unit live/work on parking garage. Project would connect with and project parking for Seely project.	In conceptual design stage.	N/A	TBD	TBD	None.
3	230 N. Brand	Chess Park Tavern	Big Mamas and Papas Pizza	Tenant improvement to convert former bookstore to tavern/restaurant. Approximately 4,900 SF. Project includes portion of chess park for outdoor dining.	Undergoing Administrative Design Review.	N/A	Summer 2016	TBD	None.
4	128-132 S. Kenwood	N/A	N/A	35-unit residential project	Design Review and CEQA underway. Council consideration late February/early March 2016.	N/A	TBD	TBD	None.
5	239 N. Maryland Ave.	Hotel Indigo	R3	130 room Indigo Hotel and replacement of public parking.	Waiting for ENA execution.	N/A	TBD	TBD	None. 12/16/15 Council approved entering into a 6-month ENA; not executed.

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RECENTLY COMPLETED (1,768 Units)									
1	232 S. Brand Blvd.	Masonic Temple	Caruso Affiliated/CBRE	57,000 SF; seismic retrofit and adaptive reuse of former Masonic Temple for office, commercial, and potential ground floor retail uses.	Floors 5-9 completed; landlord work for Floors 1-4 still under construction.	N/A	May-15	1/4/16	Phase I HPC approval 4/16/15. Phase II approved 5/21/15.
2	300 N. Central Ave.	Legendary Tower Glendale	Legendary Developments LLC	27,465 sq ft. site located on the northeast corner of Central and California Ave.; proposing to develop a 80 condominium units, 8,000+ SF ground floor commercial with corner café . TCO issued 11/25/15 (excludes commercial).	Partial TCO 11/25/15.	\$19.5M	-	11/25/15	Agency/Council certification of EIR; Agency approval of Stage II design, sign program, parking exception; and Council approval of sign variances, parking plan and DSP covenants 3/16/10. DA (parks fee) approved 11/8/13. Roof top deck and conversion of live/work to commercial (ground floor) and apartments (2nd floor) approved in plan check.
3	1310 Airway	Grand Central Air Terminal	Disney	Adaptive reuse of the historic GCAT.	TCO issued 11/13/15.	N/A	-	11/13/15.	HPC approval 3/25/13.
4	613 N. Central Ave.	Nexus on Central	Millcreek Residential	235 unit residential project.	Completed.	\$29.5M	-	11/2/15	Combined Stage I/II and DA (park fee) approved 11/15/11. Administrative approval of revised Stage I/II approved 10/31/12. Ground breaking held 6/21/13. Foundation-only submitted issued 7/24/13(BB1237307). Superstructure issued 11/21/13 (BB1237306).
5	212-216 South Brand Blvd.	Museum of Neon Art (MONA)	Museum of Neon Art/Agency	Rehabilitation of existing building and operation of museum.	Completed.	N/A	Landlord- August 2013; TI- March 2015	Landlord Work: July 2014 Tenant Work: Sept. 2015	Ground lease agreement with MONA and Combined Stage I/II design approved 3/22/11; Bid Authorization authorized 10/12; award 2/5/13. Contract awarded 6/25/13 to W.E. O'Neil. Construction started 8/7/13.
6	218-222 S. Brand Blvd.	Central Park Paseo/Lot 10/ Colorado Lane Addition	Agency/ Public Works	Development of mid-block paseo and reconstruction/reconfiguration of alley/parking lot and west bound right-hand turn lane on Colorado.	Completed.	N/A	-	10/29/15	Schematic design approved 3/11. CD's approved by City depts. On hold pending receipt of FOC for bond funds from the State.
7	200 W. Broadway	Nordstrom Reuse/Dick's Sporting Goods	Caruso Affiliated	Reuse of the former Nordstrom anchor building at 200 West Broadway. Plan to subdivide into two separate tenant spaces (1st & 2nd floor; 3rd floor).	Completed.	\$490,000	Oct. 2014	10/27/2015	No discretionary entitlements required. Landlord work under construction (BB1419614). Dick's Sporting Goods TI (BB1500978) issued 3/6/15.

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8	142 S. Brand Blvd.	Buffalo Wild Wings	World Wide Wings, LLC	Landlord work to demise former Casual Male XL space into 3 separate tenancies (BB1423711) issued 1/14/15.	Completed.	\$750,000	Jan 2015	8/21/2015	Project signage will require a variance from the Marketplace sign program.
9	117 E. Broadway	King Taco	King Taco	5,800 SF restaurant tenant improvement at former Fortune Inn site (Broadway/Maryland)	Completed.	\$300,000	Feb. 2015	8/7/2015	No discretionary entitlements required.
10	1101 S. Brand Blvd.	Ford Dealership relocation (PDR 2011-064)	Star Ford	Proposed relocation of Ford from current site across the street to the current location of the Dodge dealership.	TCO. Waiting for COO.	\$5.2M	-	Summer 2015	Project approved by DRB November 2012. Alley vacation approved 8/6/13. Building permits (BB1303536) issued October 14, 2013.
11	118 S. Kenwood	Kenwood Terraces	8200 Fountain LLC	Multi-family residential building with about 35 units (9 one-bedroom, 22 two-bedroom, 4 3-bedroom)	Completed.	\$9.0M	-	June 30, 2015.	Original entitlements including DA (park fee), DSP covenant, and design review approved 11/15/11. Revised Stage II and DSP covenant approved 10/9/12. Superstructure (BB1211371) issued 4/16/13.
12	5500 San Fernando	Public Storage	Public Storage	108,000 SF storage facility.	Completed.	\$11.4M	Jul. 2014	5/5/15	Parking exception and variance for # of loading spaces; Stage I/II design approved on 1/21/14. Submitted for plan check 4/21/14. Permit issued 8/1/14.
13	120 W. Wilson	Brand+Wilson (former City Center II)	Holland Partners Group	Mixed use project with 235 units and 9,800 SF retail. Located on s/w corner of Brand/Wilson.	Completed.	\$36.6M	Summer 2013.	5/1/15	Stage I design approval 5/29/12. Stage II design and rescission of former DA approved 9/11/12. Shoring (BB1305691) issued 5/21/13. Foundation-only submitted 12/12/12 (BB1237777); issued 6/20/13. Superstructure (BB1304119) issued 12/19/13.
14	200 W. Wilson	Orange+Wilson (former Alexander Towers)	Holland Partners Group	166 units multi-family residential.	Completed.	\$28.0M	Summer 2013.	5/1/15	Combined Stage I/II approved on 10/30/12.

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15 3900 San Fernando Rd.	Glendale Triangle Project	Camden Property Trust	287 multi-family units (22 affordable) and 16 live/work units; 18,000 SF commercial office and retail. SB1818 project with 22 affordable units.	Completed.	\$50.5M	-	4/9/15	Stage II design, parking exception and DA (parks fee), Density Bonus Housing Plan and Agreement & Agreement approved 10/25/11. Revised Stage II approved 9/11/12. Foundation-only and Superstructure permits issued 1/31/13.
16 207 W. Goode	Equinox	Equinox	27,000 health club located on ground and second floor.	Completed.	\$3.0M	Nov. 2014	February 25, 2015.	Parking exception approved administratively by CDD. TI is approved through plan check.
17 148 S. Brand Blvd.	Guppy House	Kevin Kim	3,000 SF tenant improvement for restaurant	Complete.	\$120,000	May 2014	November 2014	None required for TI. Will require a sign permit.
18 400 N. Brand	Panini Café	Hootan Aiayan	2,000 SF restaurant in ground floor of office building located at Brand and Lexington	Completed	\$150,000	Jul. 2014	November 2014.	Tenant improvement; no entitlements required. Needs encroachment for ADA accessibility.
19 101 E. Glenoaks	Trader Joe's/Wal-Greens	Trader Joes/WalGreens	Renovation of vacant 25,000 SF commercial center on n/e corner of Brand and Glenoaks.	Completed	N/A	-	October 2014	DRB administrative. Only discretionary item is CUP.
20 815 Thompson	-	Ara Kirkjian	Tenant improvement for 30,000 SF warehouse for spec user.	Completed	N/A	-	September 2014.	No discretionary approval. Building permits (BB1318325) issued September 26, 2013.
21 216 N. Brand Blvd.	Alex Theatre Roof Replacement Project	Alex Theatre	Exterior paint; carpet replacements; forecourt renovations; lighting upgrades; and rigging upgrades.	Paint- July 2014; Carpet- September 2014; Forecourt- July 2014; Lighting- September 2014.	N/A	-	September 2014.	Included in lease agreement with Glendale Arts.
22 324 North Central/323 North Orange	Lex on Orange	AMLI Residential	310 unit residential project on two sites consisting of 106 units on Site "A" with 76 studio and one-bedroom units, 27 two bedroom units and 3 ground level live-work units located at 320-324 North Central Avenue; and 204 units on Site "B" with 156 studio and one bedroom units and 48 two-bedroom units located at 317-335 North Orange Street and 208 West Lexington.	Completed	\$51.6M		June 2014.	Agency/Council certification of EIR; Council approval of stage II, creative sign, sign variance, DSP covenant, property transfer & exchange agreement (bridge), and DA (parks fee) approved 10/18/11. Building permits issued 5/1/12 & 5/24/12.

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23 655 North Central	DreamWorks	DreamWorks	Tenant improvement 6th & 7th floor.	Completed.		-	May 2014.	None.
24 207 Goode	Avery Dennison	Avery Dennison	Tenant improvement of 5th and 6th floors for office use.	Completed.	N/A	-	January 2014.	No discretionary approvals needed for Avery. A sign program for the whole building is being processed.
25 655 N. Central	DreamWorks Expansion	DreamWorks	Expanding facilities to 24th & 25th of Unum building.	Completed.	\$1.07M	-	December 2013.	N/A
26 100 S. Brand/108 E. Broadway	Marshall's	The TJX Companies, Inc.	Reuse of the former Border's store on corner of Brand and Broadway (29,500 SF). The project does not include the former Gateway space on Broadway.	Completed.	\$850,000	-	October 3, 2013.	Retail to retail conversion does not require discretionary approvals. Applicant is subject to an existing sign program and may either submit signage consistent with the program or request amendment to the program.
27 Glendale Galleria/50, 100, 150 and 326 West Broadway; 110 and 145 S. Central Ave.; 100 S. Columbus Ave. and 101 S. Brand Blvd.	Galleria Remodel	General Growth Properties	Interior and exterior renovation of the Galleria I & II and associated public parking garages. Includes Landlord improvements for former Mervyns (Bloomingdales) and new identity, signage package.	Completed.	\$30.0M	-	October 2013.	Combined Stage I/II with sign program, creative sign, and sign variances approved 11/29/11. Revision to sign program approved on 3/5/13.
28 103 S. Brand	Bloomingdales	Macy's Inc.	Bloomingdales will occupy approximately 120,000 SF in the space vacated by Mervyns on the corner of Brand Blvd and Broadway.	Completed.	\$6.2M	-	October 2013	Combined Stage I/II design approved 8/21/12. Revised signage approved on 3/5/13 (w/ Galleria).
29 101 S. Brand	Living Fixtures	Living Fixtures	Living Fixtures will occupy 27,000 SF of the ground floor space vacated by Mervyns on the corner of Brand Blvd and Broadway.	Completed	\$3.1M	-	October 1, 2013	Combined Stage I/II design approved 8/21/12. Revised signage approved on 3/5/13 (w/ Galleria). Building permit (BB1238278), Electric (BE1238283) & mech (BM1238285) issued 4/9/13. Plumbing (BP 1238290) issued 5/1/13.
30 230 S. Orange St. and 123 W. Colorado St.	Nordstrom	Caruso Affiliated/ Nordstrom	131,000 SF expansion of the Americana at Brand. TCO for E-Bar and restaurant issued 8/9/13.	Completed.	\$13.3M	-	September 20, 2013.	General Plan/zoning and TCP amendment approved by Council 5/31/11; Combined Stage I/II and DA (park fee) approved by Council 10/25/11.

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31 167 Caruso Avenue	Americana at Brand	Caruso Affiliated	Pedestrian conversion of Caruso Avenue west of the alley; improvements to the alley between condos and Nordstrom; construction of lobby/corridor connecting Brand Blvd. with the alley through ground floor of condo building (BB1306665 issued 5/3/13).	Completed.	n/a	-	September 20, 2013.	No discretionary approvals required. Permit received for alley work and Caruso Avenue improvements. Lobby (Brand to alley) BB1306665 issued 5/3/13.
32 128-130 N. Maryland	MGN Five Star Cinema	MGN Five-Star Theater	Renovation of former Mann Theatre located In the Exchange	Completed.	\$600,000	-	Opened mid-August 2013.	Combined Stage I/II design, creative signage, and sign variance approved on 5/15/2012. Building permits broken into series of permits. Permit to demo dome and interior alteration issued 3/1/12; TI permit issued 7/20/12; space frame canopy 1/31/13.
33 207 Goode	Whole Foods	Whole Foods	Tenant improvement of 7th and 8th floors for office use.	Completed.	\$2.0M	-	April 2013	No discretionary approvals needed. Building permit (BB1236403) issued 4/10/13. A sign program for the whole building is being processed.
34 200 E. Broadway	Eleve (Broadway Lofts)	American Multifamily	5 story 165,000 SF mixed use; 208 residential studios, lofts, and two-bedroom units, ground floor restaurant and entertainment center uses (total commercial 23,000SF). Residential parking provided in 3-level subterranean garage (231 spaces). SB1818 project with 14 affordable units.	Completed.	\$37.7M		May 2013	Agency/Council certification of EIR and approval of DSP covenant; Agency approval of Stage II design, sign program, parking exception; and Council approval of a CUP for alcohol, sign variances, and Density Housing Plan & Agreement 12/7/10.
35 425-431 W. Los Feliz Rd.	Gateway Animal Hospital	Gateway Animal Hospital	Remodel and renovation of existing animal hospital. A façade remodel of four buildings on two adjoining lots. Other improvements include interior renovation, construction of an open elevated walkway/kennel connecting the two buildings, demolition and new landscaping.	Completed.	n/a	-	March 2013	Received administrative design review approval and received façade grant.
36 546 W. Colorado St. & 544-552 W. Elk Ave.	ICIS	Alliance Residential Co.	8,500 SF ground floor retail space; 2 adjacent sites; 5 level A mixed-use building and 186 rental units proposed for the larger site. 14 three-story townhomes to be built over a semi-subterranean parking structure on Elk site.	Completed	\$35.0M		January 2013	
37 238 S. Jackson	Residence at Jackson Glen	Encore Glendale Investments, LLC	Mixed-use with 26 multi-family condominium units and 3 office condominium units totaling 7,666 SF.	Completed	\$7.2M		January 2013	