



CITY OF DUARTE CURRENT & PLANNED MAJOR DEVELOPMENT PROJECT LIST

2/5/24

<u>Project</u>	<u>Location</u>	<u>Description</u>	<u>Land Use</u>	<u>Current Status</u>
ENTITLED PROJECTS - UNDER CONSTRUCTION				
Esperanza (The Residences at Duarte Station-Site A)	1700 Business Center Drive	Subdivision of property into two parcels and construction of two, multiple-story buildings. Esperanza consists of 344 dwelling units located within a six-story building that surrounds a seven-story parking structure with approx. 580 parking stalls and rooftop deck by MBK Homes. Related project is Solana. Project area is 591,792 sf – 351,955 sf in apartment & 239,837 sf in parking garage (4.34 acre, 79 du/ac)	Duarte Station Specific Plan	Project approved 10/21/19. Project complete. Certificate of occupancy issued 3/30/23. Deferred improvements complete 12/13/23. No outstanding items.
Solana (The Residences at Duarte Station-Site B)	1750 Business Center Drive	Subdivision of property into two parcels and construction of two, multiple-story buildings. Solana consists of 292 (originally 275) market-rate apartment units located within a six-story building, that wraps around a seven-story parking structure with approx. 428 parking stalls project by MBK Homes. Related project is Esperanza. (3.41 acres, 86 du/ac)	Duarte Station Specific Plan	Project approved 10/21/19. ARB approved site plan changes and 15 additional units for Site B on 4/13/20. Changes to project design conceptually approved 6/10/21. Permits obtained 6/29/22. Construction started October 2022. Topped-out 12/6/23. Apartment units are now being constructed. Anticipated completion late 2024.
Duarte Outpatient Clinic (DOC)	1500 Duarte Rd. (north-central portion of City of Hope campus, near Hope and East Circle Roads)	Construction of a new approximately 356,000 sq. ft., eight-story (plus basement) medical outpatient clinic containing: clinical, infusion, imaging, pharmaceutical, and ancillary food service spaces. Deferred construction of Graff Park and site, roadway and pedestrian improvements are associated with this project.	City of Hope Specific Plan – Core Medical District	Project design approved 1/11/21, pending approval of circulation plan. Circulation Plan approved 7/27/21. Site and landscape package approved 11/22/22. Building nearing completion. Anticipated completion expected late 2024.



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Ted Schwartz Family Hope and Healing Park (formerly Graff Park)	1500 Duarte Rd. (west of northeast parking structure-NEPS)	A new private park (Graff Park) and various site and roadway improvements, associated with the construction of a newly built six-level parking structure containing 987 parking stalls and a new 100 stall surface parking lot	City of Hope Specific Plan – Core Medical District	<p>Graff Park plans provided December 2021, approved November 2022. Construction in progress. Expected completion in late 2024.</p> <p>NEPS Project completed in March 2022. Roadway/pedestrian circulation improvements deferred through agreement.</p>
Parking Lots F and G Expansion	1500 Duarte Rd. (west side of City of Hope campus, between Cinco Robles Drive and Village Road)	Demolition of three single-family residential units and construction of surface parking lot area that will expand the existing parking areas of Lots F and G by 115 parking spaces. This project includes roadway improvements for Village Road and parkway improvements for Cinco Robles Drive.	City of Hope Specific Plan –	Project approved September 2020. Construction is largely complete, and parking lots operational. Remaining roadway and parkway improvements, and landscaping requirements to be completed under separate agreement, and pending the undergrounding of powerlines on Cinco Robles Drive. COH work with utility companies nearing finalization. As of late 2023, the majority of power poles were removed, and SCE lights have been energized. Still outstanding includes: removal of remaining poles and parcel lot merger.



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Route 66 Car Wash	2110 Huntington Drive	Re-open car wash using existing car wash building and equipment at this site. Rehab site and building.	General Commercial (CG)	Plans approved. Business open as of early November 2023.
ENTITLED PROJECTS - NOT IN CONSTRUCTION				
Hawthorne Suites by Wyndham	1230 Huntington Dr.	Demolition of existing structures and site clearance for construction and operation of new five-story, 178 room hotel and associated uses divided into two-phases. Phase I involves construction of a 72-room, five-story hotel with lobby, meeting space, breakfast/dining room, and a café. Phase II proposes a 106 room, five-story hotel and associated gym adjacent to phase one. Parking will be provided within a two-level subterranean parking lot.	Town Center Specific Plan – Town Center Commercial Core land use designation, Area 1	ARB approved 11/11/19. Planning Commission approved 11/18/19. Building demolition completed. Plan check submitted for Phase I April 2022, City responded in May 2022. Plan check #2 resubmitted 3/9/23. 2 nd comments provided to applicant 4/4/23. Plan Check #3 submitted 9/6/23 and comments returned 10/5/23.
Duarte-Azusa Animal Hospital	2714 Huntington Dr.	A 291 square foot rear addition to accommodate an expansion to the surgery and dental facilities used at the existing veterinary clinic, modifications to enclose and expand the existing kennel facility, exterior remodel, and property improvements.	Industrial (M) zone	Planning Commission approved CUP 22-02, Variance 22-01, and SPDR 22-14 on 6/6/22. Pending revised plans submitted for Plan Check.
Multiple-Family Development, 16 Units	928 Huntington Dr.	Demolition of existing commercial building and residential buildings on the property and construction of a new 16-unit, apartment building that consists of two residential levels, a parking level, and a level with common space amenities.	Multiple Family Residential High Density (R-4)	ARB approved 8/26/19. Planning Commission approved 10/7/19. Demolition Permit obtained 6/23/22. Billboard removed March 2023. Demolition occurred late 2023 and grading fees paid. Awaiting pre-construction meeting.



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				Anticipate grading to begin in early 2024.
Multiple-Family Development, 20 Units	1401 Santo Domingo Dr.	Construction of a 20-unit, three-story residential condominium development. The units, which range in size from 1,794 to 1,910 square-feet, will be spread out among seven buildings, each with two or three units.	Duarte Town Center Specific Plan, Area 8 Residential Town Center	Approved by City Council 3/22/22. Met with ownership in January 2024 to discuss potential timeframes for demolition and potential construction start dates.
Warsaw Courtyard	1500 Duarte Rd. (south of DOC, east of Helford)	Various landscaping, hardscaping, and grading improvements to a courtyard between medical offices.	City of Hope Specific Plan – Core Medical District	Director's entitlement approval granted November 2022. Plan Check extension granted until late 2024. Pending revised plans submitted for Plan Check.
Westminster Gardens, Morrison House	1420 Santo Domingo Ave.	Re-model and update to the Morrison House, a historic resource that serves as an administrative services and office building for the Westminster Gardens campus. Associated MND for primarily historic and cultural resources.	Westminster Gardens Specific Plan	ARB recommended approval of project on 2/13/23. PEDC approved on 3/20/23. Revised plans consisting of phased construction are now in Plan Check.



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BP Electric Vehicle Charging Station	2107 Huntington Drive	Construct an EV charging station that includes electric charging dispensers, vehicle canopies, and a building with a restroom and lounge.	General Commercial (CG)	PEDS approved the project 12/18/23. Awaiting plan check submittal.
Town Center Specific Plan	Generally, 1200 block Huntington Dr. to Santo Domingo Ave., Highland Ave. & Buena Vista St. from Central Ave. to Huntington Dr.	City-initiated specific plan to encourage and incentivize substantial growth of commercial, mixed-use, residential and lodging land uses within the City's town center core. Project will consider the development of 800 residential dwelling units, 703,000 commercial and 450 rooms of lodging.	Specific Plan Zone – see project description for land uses.	<p>Specific Plan approved 9/13/2016.</p> <p>Projects approved under Specific Plan:</p> <p>(1) See “The Huntington” Duarte Town Center Mixed Use project above;</p> <p>(2) See NE corner of Huntington and Buena Vista project above</p> <p>See “Hawthorne Suites by Wyndham” project above.</p> <p>Plan updated in March 2023 to provide new options for affordable housing and transfer of development rights.</p>
SUBMITTED PROJECTS (IN PROCESS) – NO ENTITLEMENTS				
Westminster Gardens Specific Plan	1420 Santo Domingo Ave.	Proposal to amend the Westminster Gardens Specific Plan through a comprehensive update, repealing in its entirety the 1997 Specific Plan, and replacing it with a new Specific Plan to facilitate redevelopment of the existing Life Plan Community (LPC).	Specific Plan Zone	EIR and specific plan are being drafted. NOP mailed to applicable agencies in compliance with CEQA.