



**CITY OF DUARTE
CURRENT & PLANNED
DEVELOPMENT PROJECT LIST
6/30/2016**

Project	Description	Current Status	Land Use	Location
ENTITLED PROJECTS - UNDER CONSTRUCTION				
Starbucks and Retail Center	Drive-thru Starbucks at 1,800 s.f.. Remaining retail center at 2,600 s.f. , designed for retail and service uses.	Under construction. Completion expected summer 2016	CG-General Commercial	NEC - Huntington Dr. & Buena Vista St.
Grocery Outlet	Remodel of vacant retail store into 19,933 s.f. Grocery Outlet market.	Under construction. Completion expected September 2016.	CG-General Commercial	SEC - Huntington Dr. & Buena Vista St.
ENTITLED PROJECTS - NOT CONSTRUCTED				
Rose Gardens at Santa Teresita	Phased Development. Build out in four phases, with Phase 1 located partially in Monrovia and partially in Duarte. Remaining Phases 2, 3, and 4 are located solely in the City of Duarte. The site will be developed with a mix of skilled nursing facilities, including assisted and independent living units while retaining integral uses and buildings already located within the project area. The project site is approximately 12 acres. The project increases the building square footage from 292,336 square feet to 521,628 square feet (increase of 229,292 net new square feet) and increases the number of beds from the existing 169 to 360.	"Good Shepard Cottage' (assisted-living cottage) built in the City of Monrovia in 2012 (appx. 24 units).	Specific Plan Zone – see project description for land uses.	800 Block of Buena Vista Street
Duarte Station Specific Plan (T.O.D.)	Transit-oriented development (TOD) adjacent to the new Duarte Goldline Station. Project approved for up to 475 residential dwelling units, 400,000 s.f. office, 250 hotel rooms and 12,000 s.f. retail over 19 acres	Approved 12/2013. Project not under construction, but development interest strong.	Specific Plan Zone – see project description for land uses.	NWC - Highland Ave. and Duarte Rd.



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SUBMITTED PROJECTS (IN PROCESS) - NO ENTITLEMENTS				
Town Center Specific Plan	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.	Draft EIR and Specific Plan out for public review. Anticipated hearing date before City Council - September 2016.	Specific Plan Zone - see project description for land uses.	Generally, 1200 block Huntington Drive to Santo Domingo Ave., Highland Ave. & Buena Vista St. from Central Ave. to Huntington Dr.
City of Hope Specific Plan	Consideration of the long-term construction of approximately 1,018,293 net s.f. of outpatient, inpatient, research, office, hospitality, assembly, warehouse, industrial, 2,100 net new parking spaces & housing land uses and associated EIR.	EIR and specific plan are being drafted. Anticipated winter 2017 public hearing before City Council	Currently Hospital (H) zone. Application for Specific Plan zoning.	1500 Duarte Rd.
3rd & Oak Residential Development (Tipping Development)	City-initiated zone change and general plan amendment from Open Space (O) and Public Facilities (PF) zones to R-3, Medium Density Residential zone/general plan area on 1.71 acres. Proposed demolition of appx. 11,000 s.f. of a montessori school, chamber of commerce offices and auxiliary municipal yard, and Third Street Park all on City-owned property. Proposed construction of 18 for sale, townhouse units (appx. 28,000 s.f.) and new Third Street Park.	Purchase and Sale Agreement ratified by City Council June 2016. Anticipated Winter 2017 public hearing before City Council.	From PF & O to R-3	1634 Third Street and 1101 Oak Avenue