



**CITY OF DUARTE
CURRENT & PLANNED
MAJOR DEVELOPMENT PROJECT LIST
10/21/24**

<u>Project</u>	<u>Location</u>	<u>Description</u>	<u>Land Use</u>	<u>Current Status</u>
ENTITLED PROJECTS - UNDER CONSTRUCTION				
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 or early 2025. First occupancy anticipated in February 2025.
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. Building permits issued 5/22/24. 10/21/24 - applicant working on revising plans for Fire Dept. and revising soils report.



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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 received certificate of occupancy on 5/30/24. Building is currently being used for training and testing. Building slated to be open to the public in February 2025. Deferred improvements agreement executed & completion required before January 31, 2025.
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	Project received certificate of occupancy on 5/30/24. Park is open for use, barring minor items covered under a separate agreement. Deferred improvements agreement executed, and completion required before January 31, 2025.
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 complete, and parking lots operational. As of late 2023, power poles were removed and SCE lights have been energized. Items that remain outstanding include: parcel lot merger and landscaping improvements.



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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. Plan Check #4 submitted 8/12/24 and comments returned 9/10/24. Waiting on applicant’s submittal of a complete civil, off-site, and utility plans, in addition to completion of pre-permit conditions of approval.
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. Revised plan check resubmitted on 6/24/24. 10/21/21 - Project appears close to permit issuance pending submittal of new plans.



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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 multiple times in 2024 to demolish and begin construction. Buildings demolished 8/12/24. Property believed to be in escrow. Awaiting submittal of construction drawings.
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 December 2024.
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. Phase 1 of the project issued as of 9/17/24 covering nearly all interior improvements.
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)	PEDC approved the project 12/18/23. Grading permits finalized. Awaiting issuance of building permits.



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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.