

Economic Development *Major Projects Update*



PROJECTS IN CONSTRUCTION



The Shops at Montebello



Stores currently under construction/renovation:

- **Cotton On: New Tenant - Opens October 2016**
- **Brow Arc & Dry Bar: New Tenant – Opens End of 2016**
- **Prinkepia : New Tenant – Opens September 2016**
- **H&M: New Tenant – Opens November 2016**
- **Sheikh Shoes: New Tenant – Opens November 2016**

The Shops at Montebello



Stores and locations currently under construction/renovation:

- **Torrid: Remodel – Opens November 2016**
- **Journeys: New Tenant – Opened May 2016**
- **Food Court Entry: In Construction – Opens January 2017**
- **Food Court: In Construction – Opens September 2016**
- **Public Restrooms: In Construction – Opens in November 2016**

Mart of Montebello



- Located at Montebello/Beverly Blvd.
- Mart undergoing a \$5.5 Million renovation.
- Chipotle and the Habit Burger Grill - Opens November 2016.

Fatburger



- ▶ Located at 1014 W. Beverly Blvd.
- ▶ Anticipated opening October 2016

Angry Horse Brewing Company



- ▶ Located at 603 Whittier Blvd.
- ▶ Status: In plan check
- ▶ Open late 2016

COMING PROJECTS



Hilton Home2 Suites

Current Condition



- ▶ Located at 988 N. Via San Clemente.
- ▶ Hotel development.
- ▶ Currently the golf course maintenance yard.

Hilton Home2 Suites

Proposed



- ▶ **129,394 sq. ft. development with 203 hotel rooms, 8 levels, and underground parking.**
- ▶ **Set to open December of 2017.**

Best Western Inn

current condition



- ▶ **The Best Western Inn project will be located at 524 Washington Blvd.**

Best Western Inn

proposed



- ▶ **Modern Design 3 stories, 52 hotel room development.**
- ▶ **Set to open by the end of 2017.**

KU Mixed Use

current condition



- ▶ Located on Whittier Blvd. between 5th and 6th streets.
- ▶ 1.8 acre site; mixed use hotel, residential, retail and restaurant development.

KU Mixed Use

proposed



- ▶ **6 stories, 130 rooms, 45 residential units, and 8,500 square ft. retail/restaurant space.**

City Ventures - 311 Greenwood

current condition



- ▶ Located at 311 Greenwood Ave.
- ▶ Site work is in progress

City Ventures - 311 Greenwood

proposed



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

- ▶ **3 story structure with 44 new townhomes consisting of 2, 3, and 4 bedrooms.**
- ▶ **Set to open in June of 2017.**

City Ventures - 815 Olympic

current condition



► Located at 815-825 Olympic Blvd.

City Ventures - 815 Olympic

proposed



- ▶ The development consists of 35 new townhomes.
- ▶ Completion by the end of 2017.

Ford of Montebello Expansion

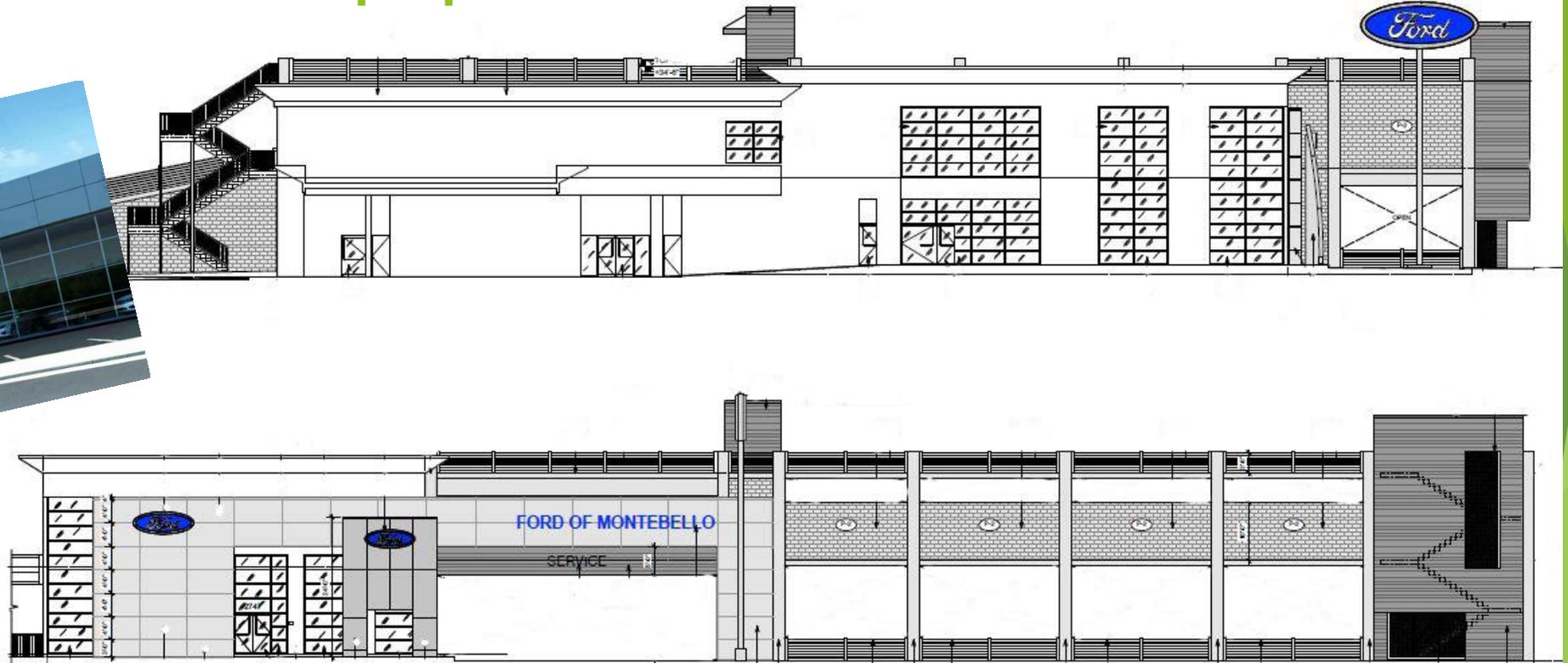
current condition



- ▶ Located at 2747 Via Campo
- ▶ 91,750 sq. ft. expansion

Ford of Montebello Expansion

proposed



- ▶ New two-story structure with rooftop parking
- ▶ Increase of total space from 20,730 sq. ft. to 112,480 sq. ft.

Tierra Mia Coffee

current condition



- ▶ Located at 1416 W. Beverly Blvd.

Tierra Mia Coffee

concept



- ▶ In plan check phase.
- ▶ Estimated completion in the first half of 2017

Housing Development on Whittier Blvd.

current condition (former French Café)



- ▶ **Located at Whittier Blvd. & 21st Street.**
- ▶ **5 story structure with 64 new units.**
- ▶ **In plan check phase.**
- ▶ **Estimated completion by the end of 2017.**

Housing Development on Whittier Blvd.

proposed



- ▶ The project will consist of a 5 story structure with 64 new units.
- ▶ Opening by the end of 2017.

Starbucks at Whittier & Garfield

current condition



- ▶ Located at 9535 Whittier Blvd. at Garfield Ave.

Starbucks at Whittier & Garfield

proposed



- ▶ Pending Final Design
- ▶ Starbucks coffee house with drive-thru
- ▶ Estimated completion by Mid 2017

Telegraph & Slauson Ave.

current condition



► Located at 8000 Slauson Ave.

Telegraph & Slauson Ave.

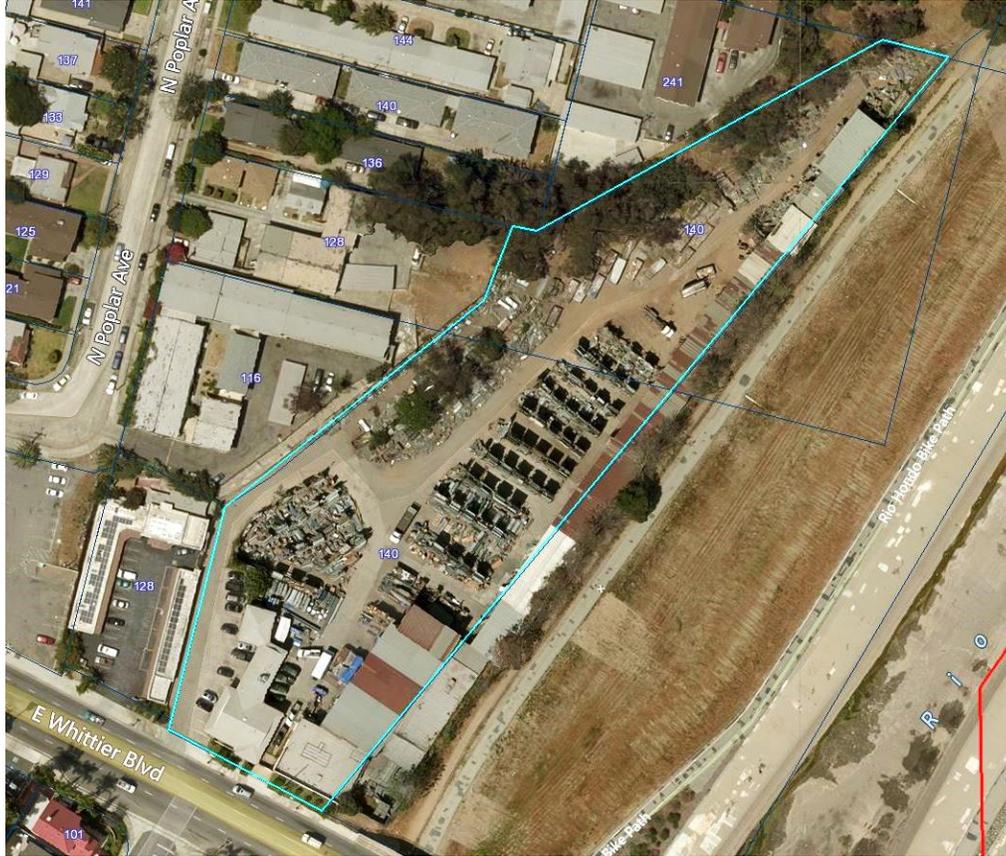
proposed



- ▶ **Current Status: Approved by Planning Commission on 8/2/16.**
- ▶ **Proposed use: two fast food restaurants and a service station.**
- ▶ **Estimated completion by the end of 2017.**

River Gate Townhomes

current condition



➤ Located at 140 Whittier Blvd.

River Gate Townhomes

proposed



- **80 units for sale – market rate project.**

Cook Hill Development



- ▶ Located in the Montebello Hills.
- ▶ 488 acres, of which 315 acres will be preserved.
- ▶ 5 planned communities built on 173 acres.

Cook Hill Development



- ▶ **1200 new single family detached homes.**
- ▶ **8.1 acres walkways and trails and 5.5 acre public park.**
- ▶ **Opening date to be determined.**

OPPORTUNITY SITES



Jimmie's Restaurant



- ▶ Located at 701 W. Whittier Blvd.
- ▶ Former site of Jimmie's Restaurant.
- ▶ 9,749 sq. ft. lot with a 4,099 sq. ft. building.

Downtown Whittier at N. 5th & 6th Street



- ▶ **Housing Successor Agency Owned Assets.**
- ▶ **Potential Mixed Use Development.**
- ▶ **Located at 520, 522 & 528 W. Whittier Blvd.; 114 N. 6th St; and 117 & 125 N. 5th St.**

Parking Districts



- ▶ **City owned Parking District Lots.**
- ▶ **Parking District Lot No. 1 – 65,534 sq. ft.**

Parking Districts



- ▶ City owned Parking District Lots.
- ▶ Parking District Lot No. 2 – 25,468 sq. ft.

Parking Districts



- ▶ **City owned Parking District Lots.**
- ▶ **Parking District Lot No. 6 – 18,305 sq. ft.**

Taylor Ranch



- ▶ Located at 737 N. Montebello Blvd.

THANK YOU

