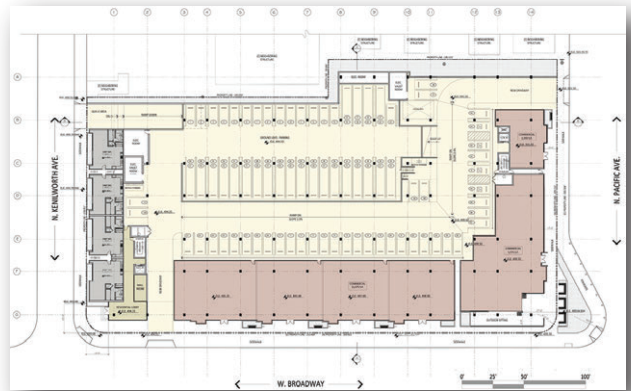


515 Broadway Mixed-Use Project



Lead Agency: City of Glendale

Meridian Consultants prepared an Environmental Impact Report (EIR) that evaluated the development of a mixed-use project consisting of a 5-story, mixed-use building with 180 residential units and 18,200 square feet of commercial space with a single-level subterranean parking garage and at-grade parking. The project would designate 22,000 square feet of common open space that includes the courtyard, recreation room, and 3,200 square feet of publicly accessible open space at the street front. The maximum height of the structure would be 65 feet above grade. The project would include commercial space on the ground floor. These uses would be located along West Broadway and South Pacific Avenue to promote pedestrian activity.



North Elevation



East Elevation



South Elevation



West Elevation

The project site consists of nine parcels located at 515 West Broadway and 104 North Kenilworth Avenue. The site is 1.78 acres (77,757 square feet) and is developed with a single-story retail store (Office Depot) and accompanying surface parking lot on West Broadway and North Kenilworth Avenue, a 2-story apartment building containing approximately 10 residential units, and a small two-car garage facing N. Kenilworth Avenue. The site is designated as Mixed Use on the City of Glendale General Plan Land Use Map and Commercial / Residential Mixed-Use (SFMU) on the City's Zoning Map.

Major issues identified for this project included shade impacts on adjacent land uses, recreation, noise and vibration impacts during construction, and cumulative fire protection, police protection, and solid waste impacts.

