
BURO HAPPOLD

Memorandum

To	City of Glendale	Date	April 24, 2024
From	Buro Happold	Job no	0051385
Copied to			
Subject	Glendale Bike Plan Final Phasing and Cost Estimate		

1 Introduction

The attached cost estimates are planning-level costs that reflect a high-level estimation of the project costs. Each estimation represents a starting point for separate bikeway projects and are expected to be further refined as projects move through design stages. Cost estimates do not necessarily include the full cost of the associated capital project since bike projects are done with larger repaving or reconfiguration projects that often include full street paving and ADA upgrades. The estimated costs do not encompass these associated non-bike improvements, making them subject to change based on future developments.

For all facility types except Class I and Class III bike routes, high- and low-cost estimates are provided to identify a range of potential project costs. The differences account for ranges in treatment considerations, with high-cost estimates typically reflecting additional facility design features and roadway improvements such as full or partial repaving of the roadway.

Total estimated project costs of the proposed 20-year network are shown in Table 3. The high proportion of Class IV protected bikeways in the proposed network (52% of the network by mileage) results in a safer and more inviting network that also costs more on a per-mile basis. The estimated costs also do not reflect locations where complementary improvements are already partially existing, such as speed hump and cushions and traffic circles, which may result in costs lower than estimated for those Class III bike boulevard corridors.

2 Methodology & Data Sources

Opinions of probable cost were developed by identifying major pay items and establishing rough quantities to determine a rough order of magnitude cost. Contingencies are included to cover items that are undefined or are typically unknown early in the planning phase of a project. Unit costs are based on 2023 dollars and were assigned based on historical cost data from the Caltrans Contract Cost Data. Unit costs were determined through recent bids provided by the City of Glendale¹ and through Caltrans Cost Data, and are noted within the Master Unit Costs table.

Cost opinions do not include easement and right-of-way acquisition; permitting; surveying, geotechnical investigation, environmental documentation, special site remediation, escalation, or the cost for ongoing maintenance. A general cost has been assigned to certain general categories such as utility relocations; however, these costs can vary widely depending on the exact details and nature of the work. The overall cost opinions are intended to be general and used only for planning purposes. TDG Engineering, Inc. makes no guarantees or

¹ San Fernando Road Beautification Project; La Crescenta Ave Rehabilitation Project; North Brand Complete Street Demonstration Project; Palmer Ave and Green Street Rehabilitation Project; Fiscal Year 2023 Slurry Seal and Crack Seal Program

warranties regarding the cost estimate herein. Construction costs will vary based on the ultimate project scope, actual site conditions and constraints, schedule, and economic conditions at the time of construction.

Actual costs may vary based on project scope and current market conditions. Caltrans maintains historical cost indices and forecast at: <http://www.dot.ca.gov/design/pjs/index.html>

Assumptions for each facility type are documented in the cost estimates, creating an estimated cost per mile of that facility treatment. Those costs were then applied to proposed project lengths. For proposed Class II climbing lanes, typical Class II bike lane costs were applied, as the costs involved in striping removal are approximately the same, and the cost difference of the downhill striping is expected to be offset by the addition of required shared lane markings.

2.1 Soft Costs and Contingencies

As applicable, contingencies for construction, environmental impacts, drainage, utilities, and design are assumed. Contingencies that vary facility type to facility type are based upon our experience with the complexities of implementing them. Costs associated with outreach and engagement activities that occur during project design phases are incorporated into Engineering and Design Costs.

Soft costs are described below in Table 1.

Table 1 Contingency Costs, by percent of Construction Costs

Contingency	Percentage
Engineering and Design Costs, Outreach	25%
Mobilization	5%
Traffic Control	5%
Construction Management	10%
Construction Cost Contingency	20%
Utility Contingency	5%
Drainage Contingency	5%
Environmental Contingency	5%

3 Cost Estimates

For Class III bike boulevards, Class II bike lanes, and Class IV protected lanes, separate low and high costs are provided to account for variations in potential treatments and details of implementation, such as repaving.

Class III Bike Routes and Class I Shared Use Paths make up a small portion of the network by mileage and have a more limited range in possible treatment designs. As such, both of those facility types received a single cost estimate.

3.1 Explanation of Low Cost

For low end costs, the below details per facility broadly include:

- Class III Bike Boulevard: Speed humps, bikeway directional signage and speed hump signage, shared lane markings, and road lane striping
- Class II Bike Lane: Removal of existing roadway striping, installation of bike lane striping, installation of green conflict marking striping at intersections

- Class IV Protected Bike Lane: Bike detection loops, installation of bicycle traffic signals, curb ramps and crosswalk striping at signalized intersections, signage, traffic and buffer striping, green conflict markings at intersections, and K-71 bollards

3.2 Explanation of High Cost

Estimated high-end costs reflect implementation of additional facility design considerations and roadway improvements, as well as items such as paving. High-end cost estimations, by facility include:

- Class III Bike Boulevard: All improvements identified under low-cost, as well as installation of landscaped traffic circles at regular intervals and upgraded curb ramps at intersections with traffic circles
- Class II Bike Lane: Roadway repaving, all improvements identified under low cost save for the removal of existing roadway striping
- Class IV Bike Lane: Installation of concrete curb buffer, partial roadway repaving for bike lanes and within the sawcut boundaries for the installation of the concrete buffer, and all improvements under low cost save for bollards

3.3 Unit Cost by Facility Type

Table 2 Proposed Network Per Mile Estimates

Facility Type	Rounded Per Mile Cost Estimate (2023)	
	Low Cost	High Cost
Class I	\$ 9,000,000	
Class II	\$ 710,000	\$ 3,330,000
Class III - Bike Route	\$ 470,000	
Class III - Bike Boulevard	\$ 880,000	\$ 1,770,000
Class IV	\$ 2,590,000	\$ 9,170,000

3.4 Total Cost by Phase

Table 3 Cost Estimates by Phase

Phase	Rounded Cost Estimate (2023)	
	Low Cost	High Cost
1	\$ 50,232,000	\$ 180,219,000
2	\$ 53,160,000	\$ 166,800,000
3	\$ 30,750,000	\$ 103,470,000
4	\$ 24,418,000	\$ 81,451,000
Total	\$ 158,560,000	\$ 531,940,000

3.5 Comparison with Public Works Estimates

Additional estimates provided by Department of Public Works (PW) detail probable costs based on road classification and Pavement Condition Index (PCI) records as of Winter 2024. Ranges provided vary by pavement condition, with better condition (over 74) resulting in lower estimates. Where condition was especially poor

(below 40), further investigation was noted and no estimate provided. A 10% contingency for design and planning soft costs and a 10% contingency for operations and maintenance costs were requested.

These estimates vary from the BTP estimates as they reflect the assumption of bicycle facility implementation as part of a larger capital project. The PW estimates include non-bicycle related treatments including full road repaving and ADA upgrades (sidewalks and curb ramps). Whereas the BTP estimates reflect the incremental cost of the bicycle facility. Overall, the PW approach is more expansive, assigning the full capital expense to the bicycle facility, whereas the BTP approach only incorporates some of these treatments. The PW costs do not specify what treatment types, such as Class IV bike lane separator or Class III bike boulevard traffic calming treatments, are integrated into their assumptions.

As shown in Table 4, the greatest differences occur in treatments where full or partial repaving is not integrated (Class II low costs and both Class III – Bike Boulevard costs). It should be noted that exact comparisons between costs may be misleading given the range of assumptions covered in PW capital project costs.

Table 4 Public Works Estimates Comparison (Cost per Mile)

Facility Type	Local Roads – PW Estimate	Arterial and Collector Roads – PW Estimate	BTP Cost Estimates
Class I	Not provided	Not provided	\$ 9,000,000
Class II	\$3,000,000 - \$4,800,000	\$4,800,000 - \$7,200,000	\$710,000- \$3,330,000
Class III - Bike Route	Not provided	Not provided	\$470,000
Class III - Bike Boulevard	\$1,800,000 - \$3,600,000	\$3,600,000 - \$6,000,000	\$880,000 - \$1,770,00
Class IV	\$4,200,000 - \$6,000,000	\$6,000,000 - \$8,400,000	\$2,590,000 - \$9,170,000

4 Appendix

See attached table.

Street Name	From	To	Proposed Facility	Zone	Phase	Centerline Length (Miles)	Low Cost (2023)	High Cost (2023)	Weighted Score
Phase 1									
PACIFIC AV	Glenoaks Blvd	Kenneth Rd	class ii	Central Glendale	1	0.72	\$ 520,000	\$ 2,400,000	92%
KENNETH RD	Grandview Ave	Sonora Ave	class iii blvd	Central Glendale	1	0.11	\$ 100,000	\$ 200,000	86%
KENNETH RD	Western Glendale City Limits	Brand Blvd	class ii	Central Glendale	1	2.33	\$ 1,660,000	\$ 7,760,000	75%
HONOLULU AV	Verdugo Rd	Las Palmas	class iii blvd	North Glendale	1	0.39	\$ 350,000	\$ 700,000	88%
HONOLULU AV	Las Palmas	Boston Ave	class iv protected	North Glendale	1	2.18	\$ 5,650,000	\$ 20,000,000	69%
PENNSYLVANIA AV	Honolulu Ave	Montrose Ave	class iv protected	North Glendale	1	0.31	\$ 810,000	\$ 2,850,000	59%
NEW YORK AV	Honolulu Ave	Markridge Rd	class ii climbing	North Glendale	1	1.55	\$ 1,110,000	\$ 5,170,000	58%
LA CRESCENTA AV	Verdugo Rd	Honolulu Ave	class iv protected	North Glendale	1	1.26	\$ 3,270,000	\$ 11,560,000	53%
NEW YORK AV	Verdugo Wash	Honolulu Ave	class iii blvd	North Glendale	1	0.22	\$ 200,000	\$ 390,000	51%
LA CRESCENTA AV	Montrose Ave	Honolulu Ave	class ii	North Glendale	1	0.31	\$ 230,000	\$ 1,040,000	29%
ACACIA AV	Chevy Chase Dr	Verdugo Rd	class iv protected	South Glendale	1	0.36	\$ 940,000	\$ 3,310,000	93%
WILSON AV	San Fernando Rd	Eastern Glendale Border	class iv protected	South Glendale	1	2.57	\$ 6,660,000	\$ 23,570,000	91%
BRAND BLVD	Glenoaks Blvd	Mountain St	class iv protected	South Glendale	1	0.52	\$ 1,322,000	\$ 4,679,000	91%
CENTRAL AV	Glenoaks Blvd	San Fernando Rd	class iv protected	South Glendale	1	2.26	\$ 5,860,000	\$ 20,730,000	90%
ADAMS ST	Chevy Chase Dr - Colorado St	Wilson Ave - Doran St	class iii blvd	South Glendale	1	1.03	\$ 910,000	\$ 1,830,000	85%
ADAMS ST	Colorado St	Wilson Ave	class ii	South Glendale	1	0.38	\$ 270,000	\$ 1,270,000	81%
CHEVY CHASE DR	Western Glendale City Limits	Tyler St	class iv protected	South Glendale	1	1.51	\$ 3,920,000	\$ 13,850,000	79%
PALMER AV	Adams St	Adams St	class ii	South Glendale	1	0.01	\$ 10,000	\$ 40,000	74%
GLENOAKS BLVD	Western Glendale Limits	Geneva St	class iv protected	West Glendale	1	3.36	\$ 8,710,000	\$ 30,820,000	88%
SONORA AV	Glenoaks Blvd	Kenneth Rd	class ii	West Glendale	1	0.43	\$ 300,000	\$ 1,400,000	86%
SONORA AV	Southern Glendale border	Glenoaks Blvd	class iv protected	West Glendale	1	0.88	\$ 2,280,000	\$ 8,070,000	62%
VICTORY BLVD	Western Glendale Border	Riverside Dr	class iv protected	West Glendale	1	0.58	\$ 1,510,000	\$ 5,320,000	51%
FLOWER ST	Fairmont Ave	Allen Ave	class iv protected	West Glendale	1	1.27	\$ 3,290,000	\$ 11,650,000	45%
PELANCONI AV	San Fernando Rd	Glenoaks Blvd	class ii	West Glendale	1	0.25	\$ 180,000	\$ 840,000	28%
FLOWER ST	San Fernando Rd	Fairmont Ave	class ii	West Glendale	1	0.23	\$ 170,000	\$ 770,000	26%

Street Name	From	To	Proposed Facility	Zone	Phase	Centerline Length (Miles)	Low Cost (2023)	High Cost (2023)	Weighted Score
Phase 2									
VERDUGO RD	Glendale Ave	Honolulu Ave	class iv protected	Central Glendale	2	3.00	\$ 7,770,000	\$ 27,510,000	79%
GRANDVIEW AV	Kenneth Rd	Mountain St	class iii blvd	Central Glendale	2	0.55	\$ 490,000	\$ 980,000	63%
GRANDVIEW AV	Glenaoks Blvd	Kenneth Rd	class ii	Central Glendale	2	0.53	\$ 380,000	\$ 1,770,000	62%
MOUNTAIN ST	Western Glendale Border	Grandview	class iii blvd	Central Glendale	2	1.28	\$ 1,130,000	\$ 2,270,000	58%
HIGHLAND AV	Glenwood Rd	Mountain St	class iii blvd	Central Glendale	2	0.72	\$ 640,000	\$ 1,280,000	51%
MONTEREY RD	Naranja Dr	Verdugo Rd	class iii blvd	Central Glendale	2	0.13	\$ 120,000	\$ 240,000	44%
GALER PL	134 Freeway	Monterey Rd	class iii route	Central Glendale	2	0.04	\$ 20,000	\$ 20,000	27%
VERDUGO BLVD	Honolulu Ave	Eastern Glendale Border	class iv protected	North Glendale	2	0.60	\$ 1,530,000	\$ 5,420,000	78%
FOOTHILL BLVD	Western Glendale Limits	Eastern Glendale Border	class iv protected	North Glendale	2	1.25	\$ 3,240,000	\$ 11,470,000	76%
RAMSDELL AV	Montrose Ave	La Crescenta Ave	class ii climbing	North Glendale	2	0.31	\$ 230,000	\$ 1,040,000	61%
DUNSMORE AV	Honolulu Ave	Markridge Rd	class ii climbing	North Glendale	2	1.47	\$ 1,050,000	\$ 4,900,000	58%
MONTROSE AV	Pennsylvania Ave	Roselawn Ave	class iv protected	North Glendale	2	0.97	\$ 2,520,000	\$ 8,900,000	54%
ROSEMONT AV	Sycamore Ave	Montrose Ave	class iii blvd	North Glendale	2	0.35	\$ 310,000	\$ 620,000	52%
LOWELL AV	Honolulu Ave	Mayfield Ave	class ii climbing	North Glendale	2	0.16	\$ 120,000	\$ 540,000	49%
LAS PALMAS AV	La Crescenta Ave	Honolulu Ave	class iii blvd	North Glendale	2	0.52	\$ 460,000	\$ 930,000	49%
ROSELAWN AV	La Crescenta Ave	Sycamore Ave	class iii blvd	North Glendale	2	0.39	\$ 350,000	\$ 700,000	49%
MARKRIDGE RD	New York Ave	Boston Ave	class iii blvd	North Glendale	2	0.50	\$ 440,000	\$ 890,000	46%
MAYFIELD AV	Lowell Ave	Boston Ave	class iii blvd	North Glendale	2	0.32	\$ 290,000	\$ 570,000	27%
BOSTON AV	Honolulu Ave	Mayfield Ave	class iii blvd	North Glendale	2	0.19	\$ 170,000	\$ 340,000	23%
COLUMBUS AV	Chevy Chase Dr	134 Freeway	class iii blvd	South Glendale	2	1.55	\$ 1,370,000	\$ 2,750,000	92%
SAN FERNANDO RD	Grandview Ave	Colorado St	class iv protected	South Glendale	2	1.53	\$ 3,970,000	\$ 14,040,000	89%
VERDUGO RD	Southern Glendale Border	Mountain St	class iv protected	South Glendale	2	2.15	\$ 5,570,000	\$ 19,720,000	88%
SAN FERNANDO RD	Colorado St	Southern Glendale Border	class iv protected	South Glendale	2	1.90	\$ 4,930,000	\$ 17,430,000	87%
DORAN ST	Concord St - Brand Blvd	Maryland Ave - Naranja Dr	class iii blvd	South Glendale	2	1.57	\$ 1,390,000	\$ 2,780,000	82%
LEXINGTON DR	Central Ave	Maryland Ave	class iv protected	South Glendale	2	0.24	\$ 630,000	\$ 2,210,000	78%
LEXINGTON DR	Kennilworth Dr - Central Ave	Maryland Ave - Verdugo Rd	class iii blvd	South Glendale	2	1.49	\$ 1,320,000	\$ 2,640,000	74%
LOUISE ST	Glenoaks Blvd	Maple St	class iii blvd	South Glendale	2	1.36	\$ 1,200,000	\$ 2,410,000	73%
MAPLE ST	Pacific Ave	Verdugo Rd	class iii blvd	South Glendale	2	1.77	\$ 1,560,000	\$ 3,140,000	73%
DORAN ST	Central Ave - Maryland	Concord St - San Fernando Rd	class iv protected	South Glendale	2	0.48	\$ 1,250,000	\$ 4,410,000	67%
ADAMS ST	Chevy Chase Blvd	Southern Glendale Border	class ii	South Glendale	2	0.59	\$ 420,000	\$ 1,970,000	61%
ROCK GLEN AV	Lincoln Ave	Verdugo Rd	class iii blvd	South Glendale	2	0.23	\$ 210,000	\$ 410,000	57%
FAIRMONT AV	Flower St	Concord St	class iv protected	West Glendale	2	0.75	\$ 1,950,000	\$ 6,880,000	69%
STOCKER ST	Brand Blvd	Pacific Ave	class ii	West Glendale	2	0.57	\$ 410,000	\$ 1,900,000	66%
WESTERN AV	Victory Blvd	Riverside Dr	class ii	West Glendale	2	0.17	\$ 130,000	\$ 570,000	53%
WESTERN AV	Glenoaks Blvd	San Fernando Rd/Victory Blvd	class iv protected	West Glendale	2	0.64	\$ 1,660,000	\$ 5,870,000	48%
WESTERN AV	San Fernando Rd	Flower St	class i	West Glendale	2	0.28	\$ 2,520,000	\$ 2,520,000	44%
GRANDVIEW AV	Flower St	Glenoaks Blvd	class iv protected	West Glendale	2	0.51	\$ 1,330,000	\$ 4,680,000	33%
HAZEL ST	5 Freeway	Flower St	class iii route	West Glendale	2	0.16	\$ 80,000	\$ 80,000	23%

Street Name	From	To	Proposed Facility	Zone	Phase	Centerline Length (Miles)	Low Cost (2023)	High Cost (2023)	Weighted Score
Phase 3									
STOCKER ST	Rossmont Ave	Brand Blvd	class iii blvd	Central Glendale	3	0.78	\$ 690,000	\$ 1,390,000	80%
CANADA BLVD	Verdugo Rd	Verdugo Rd	class iv protected	Central Glendale	3	1.72	\$ 4,460,000	\$ 15,780,000	76%
ALLEN AV	Glenoaks Blvd	Mountain St	class iii blvd	Central Glendale	3	0.96	\$ 840,000	\$ 1,690,000	70%
OPECHEE WAY	Verdugo Ct	Verdugo Rd	class iii route	Central Glendale	3	0.43	\$ 210,000	\$ 210,000	54%
GLENOAKS BLVD	Ethel St	Verdugo Rd	class iv protected	Central Glendale	3	0.32	\$ 830,000	\$ 2,940,000	44%
GLENOAKS BLVD	Geneva St	Ethel St	class iii blvd	Central Glendale	3	0.36	\$ 320,000	\$ 640,000	39%
GLORIETTA AV	Canada Blvd	Verdugo Rd	class iii route	Central Glendale	3	0.20	\$ 100,000	\$ 100,000	23%
GLENDALE AV	Colorado St	Verdugo Rd	class iv protected	South Glendale	3	1.52	\$ 3,940,000	\$ 13,940,000	91%
PACIFIC AV	Colorado St	Glenoaks Blvd	class iv protected	South Glendale	3	1.17	\$ 3,040,000	\$ 10,730,000	91%
COLORADO ST	San Fernando Rd	Eastern Glendale City Limits	class iv protected	South Glendale	3	2.34	\$ 6,070,000	\$ 21,460,000	90%
GLENDALE AV	Colorado St	San Fernando Rd	class iv protected	South Glendale	3	1.40	\$ 3,630,000	\$ 12,840,000	87%
HARVARD ST	Glendale Ave	Adams St	class iii blvd	South Glendale	3	0.36	\$ 320,000	\$ 640,000	80%
PACIFIC AV	Elk Ave	San Fernando Rd	class iii blvd	South Glendale	3	0.32	\$ 290,000	\$ 570,000	79%
ORANGE ST	Doran St	Broadway	class iv protected	South Glendale	3	0.57	\$ 1,480,000	\$ 5,230,000	75%
LOS FELIZ RD	Gardena Ave	Glendale Ave	class iv protected	South Glendale	3	0.47	\$ 1,220,000	\$ 4,310,000	72%
CENTRAL AV	Glendale Transportation Center	San Fernando Rd	class iii blvd	South Glendale	3	0.15	\$ 140,000	\$ 270,000	68%
PACIFIC AV	Colorado St	Elk Ave	class ii	South Glendale	3	0.06	\$ 50,000	\$ 200,000	64%
CERRITOS AV	San Fernando Rd	Glendale Ave	class ii	South Glendale	3	0.21	\$ 150,000	\$ 670,000	63%
CONCORD ST	Broadway	Glenoaks Blvd	class ii	South Glendale	3	0.91	\$ 650,000	\$ 3,040,000	60%
CERRITOS AV	Glendale Transportation Center	San Fernando Rd	class iii blvd	South Glendale	3	0.13	\$ 120,000	\$ 240,000	58%
KENILWORTH AV	South St	Concord St	class iii blvd	West Glendale	3	0.12	\$ 110,000	\$ 220,000	74%
KENILWORTH AV	South St	Glenoaks Blvd	class iii blvd	West Glendale	3	0.23	\$ 210,000	\$ 410,000	74%
CONCORD ST	Glenoaks Blvd	Glenwood	class iii blvd	West Glendale	3	0.37	\$ 330,000	\$ 660,000	67%
GLENWOOD RD	Virginia Ave	School St	class iii route	West Glendale	3	0.24	\$ 120,000	\$ 120,000	67%
GLENWOOD RD	Pacific Ave	Virginia Ave	class ii	West Glendale	3	0.20	\$ 150,000	\$ 670,000	63%
GOODE AV	Brand Blvd	Central Ave	class iv protected	West Glendale	3	0.17	\$ 450,000	\$ 1,560,000	48%
HIGHLAND AV	Glenoaks Blvd	San Fernando Rd	class iv protected	West Glendale	3	0.32	\$ 830,000	\$ 2,940,000	31%

Street Name	From	To	Proposed Facility	Zone	Phase	Centerline Length (Miles)	Low Cost (2023)	High Cost (2023)	Weighted Score
Phase 4									
BRAND BLVD	Mountain St	Kenneth Rd	class iii route	Central Glendale	4	0.30	\$ 50,000	\$ 50,000	82%
GLENOAKS BLVD	Verdugo Rd	Arcade Place	class ii	Central Glendale	4	1.84	\$ 1,310,000	\$ 6,130,000	79%
CHEVY CHASE DR	Solway St	Eastern Glendale Border	class ii	Central Glendale	4	2.69	\$ 1,910,000	\$ 8,960,000	72%
JACKSON ST	Doran St	Glenoaks Blvd	class iv protected	Central Glendale	4	0.25	\$ 650,000	\$ 2,300,000	68%
MOUNTAIN ST	Ethel St	Verdugo Rd	class iii route	Central Glendale	4	0.12	\$ 60,000	\$ 60,000	65%
MONTEREY RD	Jackson St	Naranja Dr	class iv protected	Central Glendale	4	0.64	\$ 1,660,000	\$ 5,870,000	62%
ETHEL ST	Glenoaks Blvd	Mountain St	class iii blvd	Central Glendale	4	0.59	\$ 520,000	\$ 1,050,000	55%
VALLEY VIEW RD	Cumberland Rd	Kenneth Rd	class iii blvd	Central Glendale	4	0.13	\$ 120,000	\$ 240,000	51%
ALAMEDA AV	Bel Aire Dr	Glenoaks Blvd	class iii blvd	Central Glendale	4	0.64	\$ 570,000	\$ 1,140,000	46%
CUMBERLAND RD	Valley View Rd	Highland Ave	class iii blvd	Central Glendale	4	0.66	\$ 590,000	\$ 1,170,000	27%
ROSSMOYNE AV	Dryden St	Stocker St	class iii route	Central Glendale	4	0.09	\$ 50,000	\$ 50,000	21%
ROSSMOYNE AV	Dryden St	Ethel St	class iii blvd	Central Glendale	4	0.06	\$ 60,000	\$ 110,000	21%
BROADVIEW DR	Roselawn Ave	Verdugo Rd	class iii blvd	North Glendale	4	0.57	\$ 510,000	\$ 1,010,000	62%
CALIFORNIA AV	Brand Blvd - Isabel St	Glendale Ave - Cedar St	class iii blvd	South Glendale	4	0.43	\$ 380,000	\$ 770,000	93%
CALIFORNIA AV	Isabel St	Glendale Ave	class ii	South Glendale	4	0.18	\$ 130,000	\$ 600,000	93%
BRAND BLVD	Colorado St	Glenoaks Blvd	class iv protected	South Glendale	4	1.16	\$ 3,008,000	\$ 10,641,000	91%
CHEVY CHASE DR	Acacia Ave	Solway St	class iv protected	South Glendale	4	2.11	\$ 5,470,000	\$ 19,350,000	89%
BRAND BLVD	Southern Glendale City Limits	Colorado St	class iv protected	South Glendale	4	1.50	\$ 3,890,000	\$ 13,760,000	87%
JACKSON ST	California Ave	Broadway	class ii	South Glendale	4	0.25	\$ 180,000	\$ 840,000	86%
JACKSON ST	Harvard St	Stocker St	class iii blvd	South Glendale	4	0.83	\$ 740,000	\$ 1,470,000	79%
LINCOLN AV	Rock Glen Ave	Colorado St	class iii blvd	South Glendale	4	0.17	\$ 150,000	\$ 310,000	77%
HARVARD ST	Brand Blvd	Glendale Ave	class ii	South Glendale	4	0.40	\$ 290,000	\$ 1,340,000	77%
PALMER AV	Glendale Ave	Adams St	class iii blvd	South Glendale	4	0.56	\$ 500,000	\$ 1,000,000	76%
CEDAR ST	Lexington Dr	Colorado St	class iii blvd	South Glendale	4	0.64	\$ 570,000	\$ 1,140,000	61%
GARDENA AV	Central Ave	Cerritos Ave	class iii blvd	South Glendale	4	0.14	\$ 130,000	\$ 250,000	51%
GARDENA AV	Los Feliz Boulevard	Central Ave	class iii blvd	South Glendale	4	0.14	\$ 130,000	\$ 250,000	46%
LAKE ST	Western Glendale Border	Davis Ave	class iii blvd	West Glendale	4	0.76	\$ 670,000	\$ 1,350,000	29%
DAVIS AV	Garden St	Lake St	class iii blvd	West Glendale	4	0.13	\$ 120,000	\$ 240,000	26%