

UNION STATION MASTER PLAN
PARCEL DATA SUMMARY

prepared for
Catellus Development Corporation
Los Angeles, California

Ehrenkrantz & Eckstut Architects
January 1992

THE ALAMEDA DISTRICT PLAN

Master Plan Summary Parcel Data Notebooks

I. Introduction

The Alameda Plan envisions a distinct new district in Los Angeles based on the historical roots of the area within the larger downtown context, evolving from what exists today, and culminating in a rich urban environment to serve the needs and aspirations of a more urbanized region. More specifically, the district reinforces the connections with Downtown and the emerging rail transit system at Union Station, and enhances vehicular and pedestrian accessibility.

The strength of the plan is in the creation of linkages necessary for a single development strategy; not individual parcels, but rather a cohesive new district in Los Angeles: The Alameda District. This linked development of El Pueblo, Union Station, and the Terminal Annex will become the new, vital, logical extension of the Downtown.

The force behind such growth and development is the large investment of public funds in creating a truly meaningful regional transportation infrastructure for Los Angeles. Centered around Union Station as its hub, this multimodal regional system is planned to include Metrorail, light rail, HOV busway, commuter rail and Amtrak service, bringing commuters and visitors to the downtown from all corners of the five-county region. This creates the opportunity for Union Station and the Alameda District to be not just a point of distribution to Downtown, but a major new destination.

In the Alameda District Plan we have a wonderful opportunity. The chance to create a fully developed urban mixed-use district that will revitalize the area, reestablish the link to downtown and support the economic development of East Los Angeles. The potential for a quality plan that maximizes public benefits is great.

II. Process

The Alameda District Plan process is based on consensus planning. The involvement of public agencies and community groups has been sought from the beginning.

The design team has studied the existing conditions, considered the historical forces and incorporated the planned transportation improvements in an effort to learn, both from the place and from all of the various interests involved, what is appropriate and fitting.

tying public policy to development opportunities in a well conceived accountable manner.

The plan recognizes the cultural, historical, and architectural significance of El Pueblo, the birthplace of Los Angeles; Union Station, the historic rail gateway to the city and prominent architectural landmark; and Terminal Annex, the city's former major postal facility. As landmarks, they are important individual sites, but when integrated into an overall plan with lively public open spaces, inviting pedestrian connections, and vital new development, they create a historic ensemble that establishes the singular, authentic character of the district.

The Alameda is the seam knitting these areas to each other and to downtown. Proposed as a tree-lined boulevard, the Alameda is the linear open space that becomes the "front door" for the new district. From the Alameda, a new network of public open spaces throughout the district creates a truly urban pedestrian experience. Responding to both historic and contemporary surroundings, the open spaces shape the plan with quality environments of different character, ambience, size, and use, and settings for gathering, intimacy and surprise.

In addition to enriching the complexity of the urban fabric, the plan rejoins downtown with the Alameda District area to embrace the city's primary regional transportation hub. With Amtrak, commuter rail, MetroRail, express bus, and light rail service, Union Station will provide commuter and intercity access to a comprehensive transit network, and will be a vital resource for visitors, as well as residents, with its concentration of transit options and inviting alternatives to the automobile.

The Master Plan provides a framework for guiding development in the district over the next 30 years, anticipating the public and private infrastructure necessary for responsible growth and capitalizing on the significant public investment already committed for transportation improvements at Union Station.

Inspired by its rich architectural legacy and cultural diversity, and shaped by the city's critical need for transportation alternatives, the Alameda District Plan outlines an ambitious yet realistic vision for the future. It creates a complex, quality urban environment with public amenities that complete north downtown Los Angeles. In addition, the plan recognizes its importance as a vital, new transportation center of regional significance, able to serve the growing and changing mass transportation needs of Southern California. With a projected 250,000 daily transit riders, Union Station will truly become the Grand Central Station of the west.

V. The Parcel Data Notebooks

The Union Station Master Plan Parcel Data Summary is meant to be used in conjunction with the Master Plan Report issued on November of 1991.

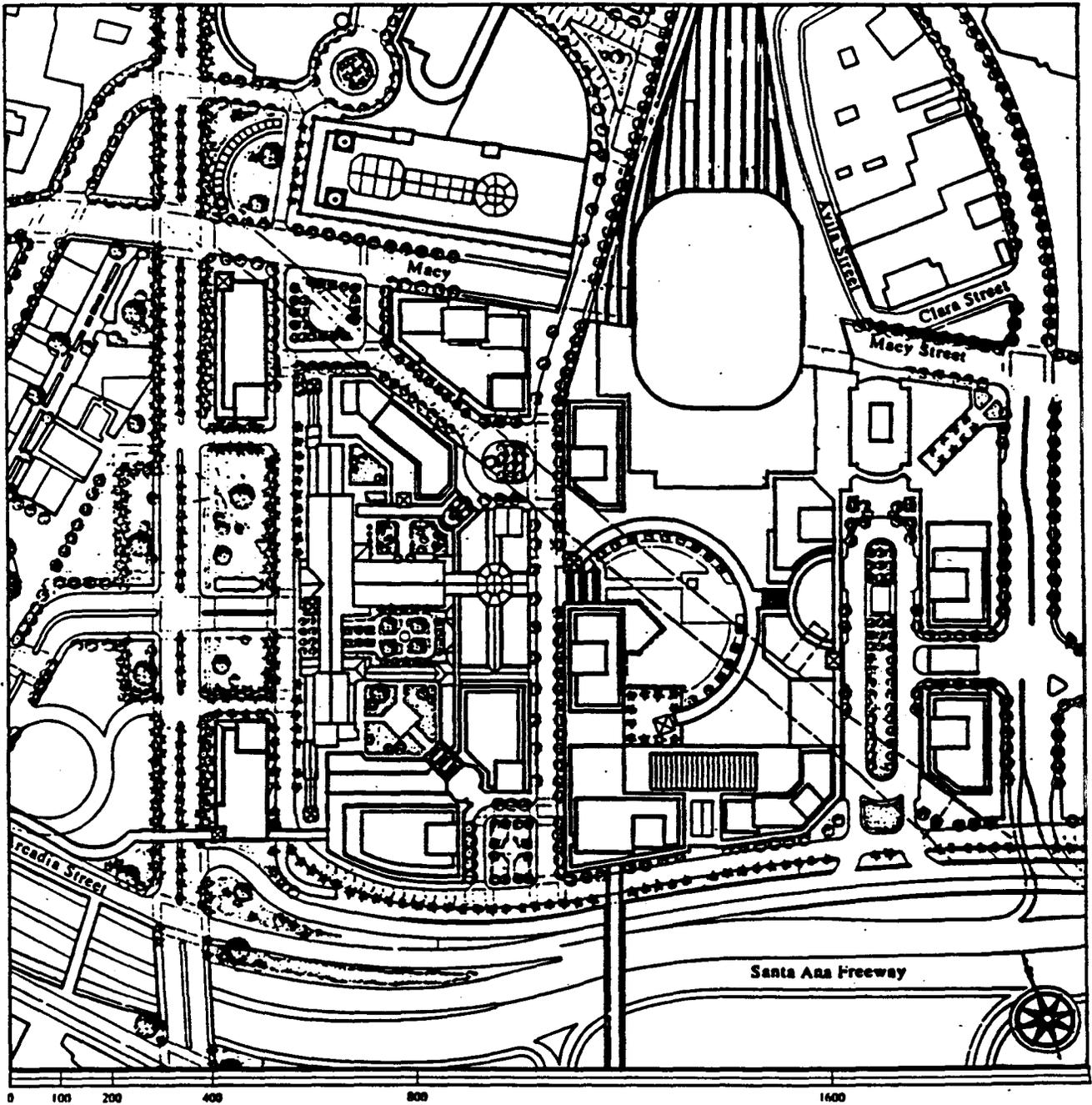
The Notebooks contain essential project information on a parcel-by-parcel format.

The first section contains the following items:

- General Master Plan Layout**
- Fact Sheets**
- Parcel Plan**
- Parking Garage Locations**
- Parking Allocations**
- Parcel Areas**
- Typical building footprints**
- Building Heights Summary**
- Level 295.0 Plan**
- Level 275.0 Plan**
- Typical Parking Level Plans**
- Key Phasing Plan**

The main body of the work contains a Parcel Development Description of the proposed 18 parcels. Each section contains:

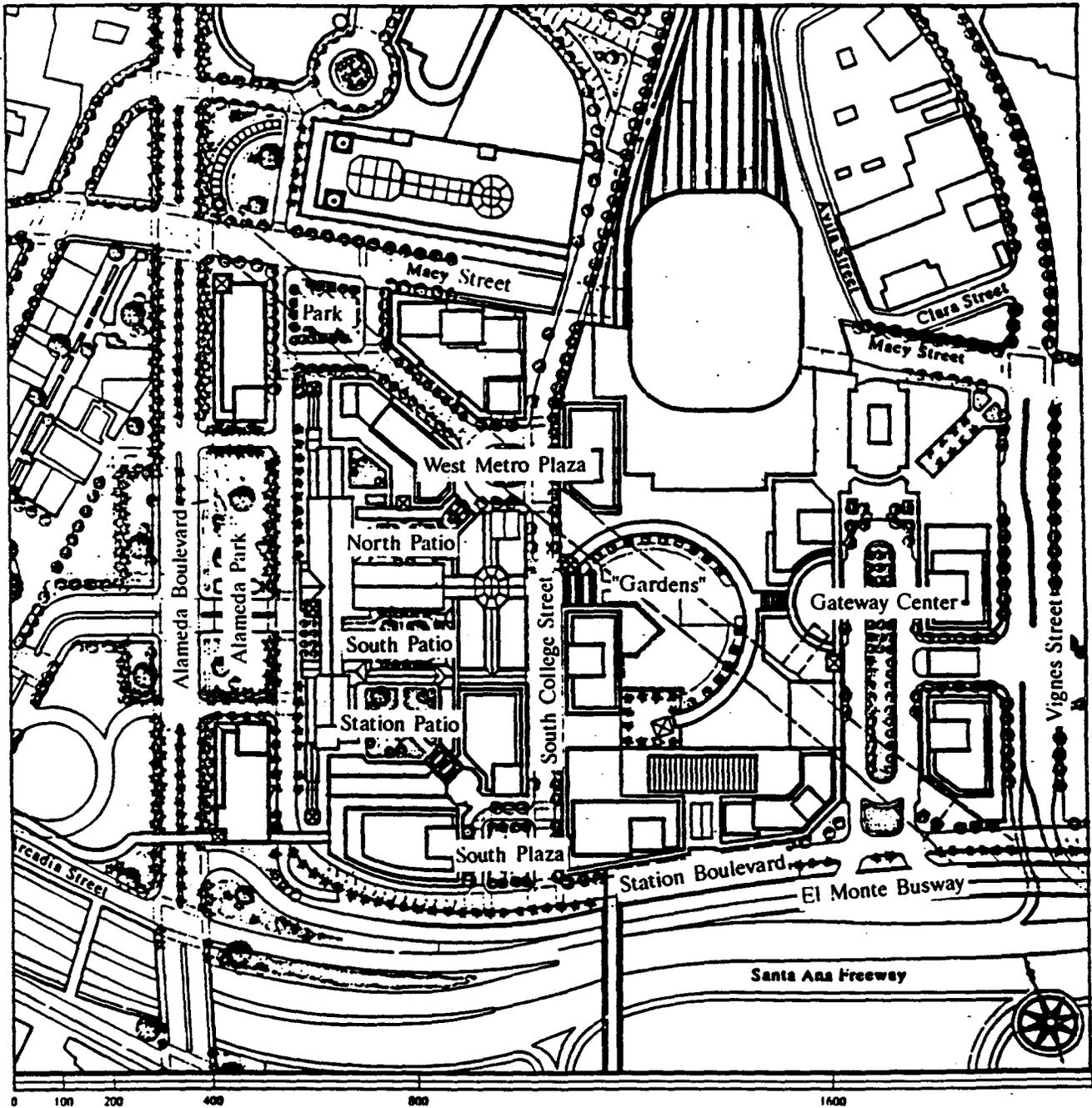
- Parcel constraints**
- Critical dimensions**
- Easements**
- Access conditions**
- Parking provided**
- Illustrative master plan model views**
- Building type precedents where applicable**



Master Plan (with arena)

DATA SUMMARY

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - January 16, 1992



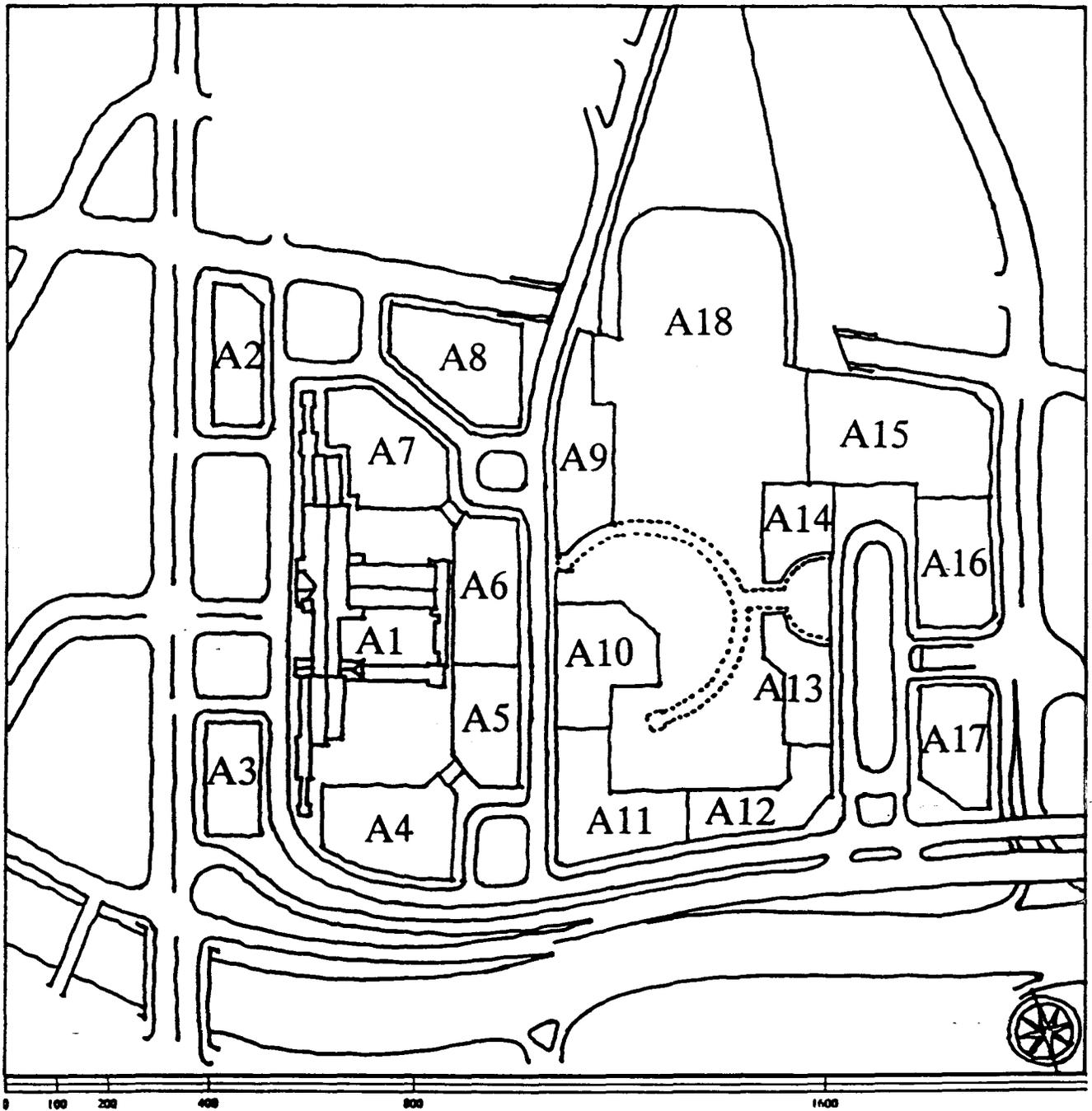
Designation of Streets and Open Spaces

DATA SUMMARY

Union Station Master Plan

Development Parcel Description

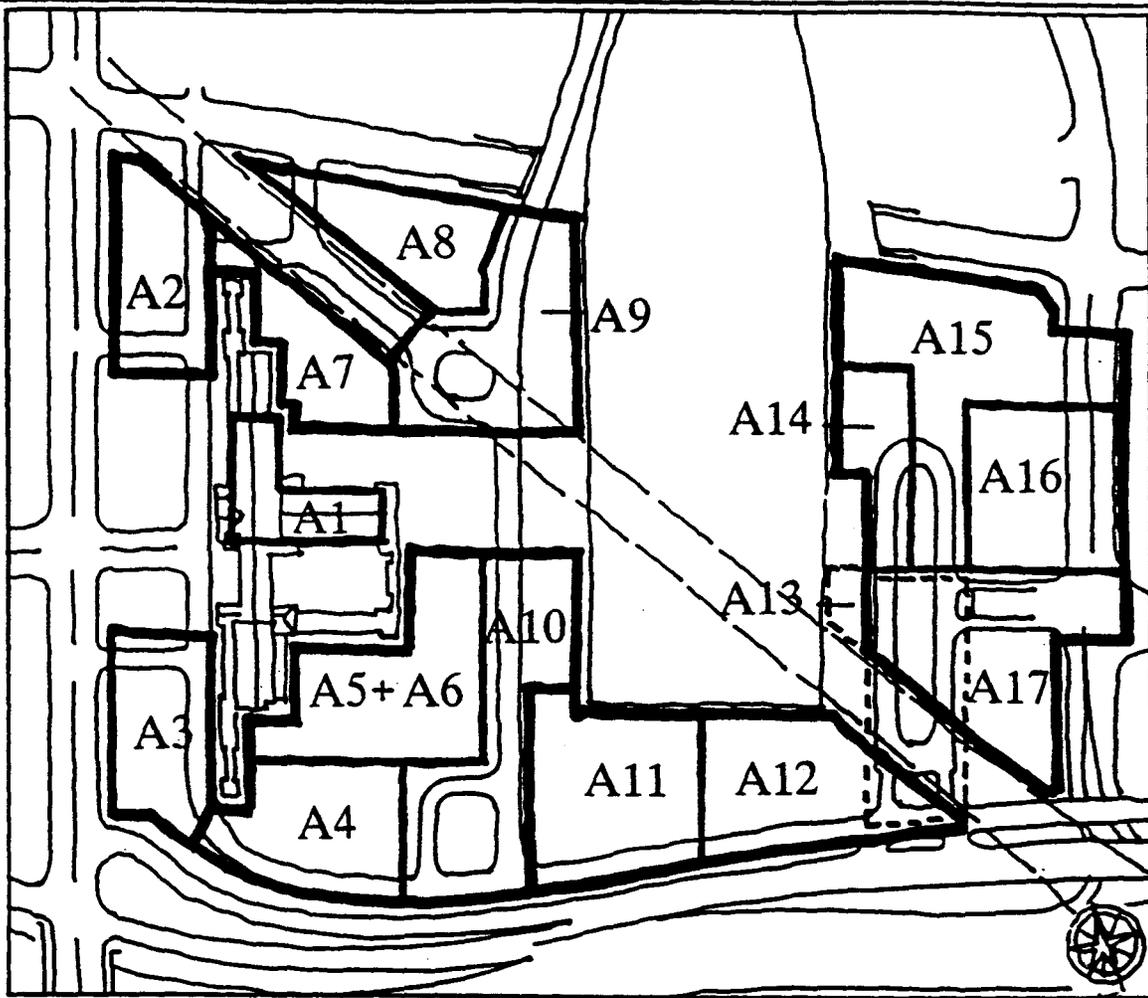
Ehrenkrantz & Eckstut - January 16, 1992



Parcel Plan

DATA SUMMARY

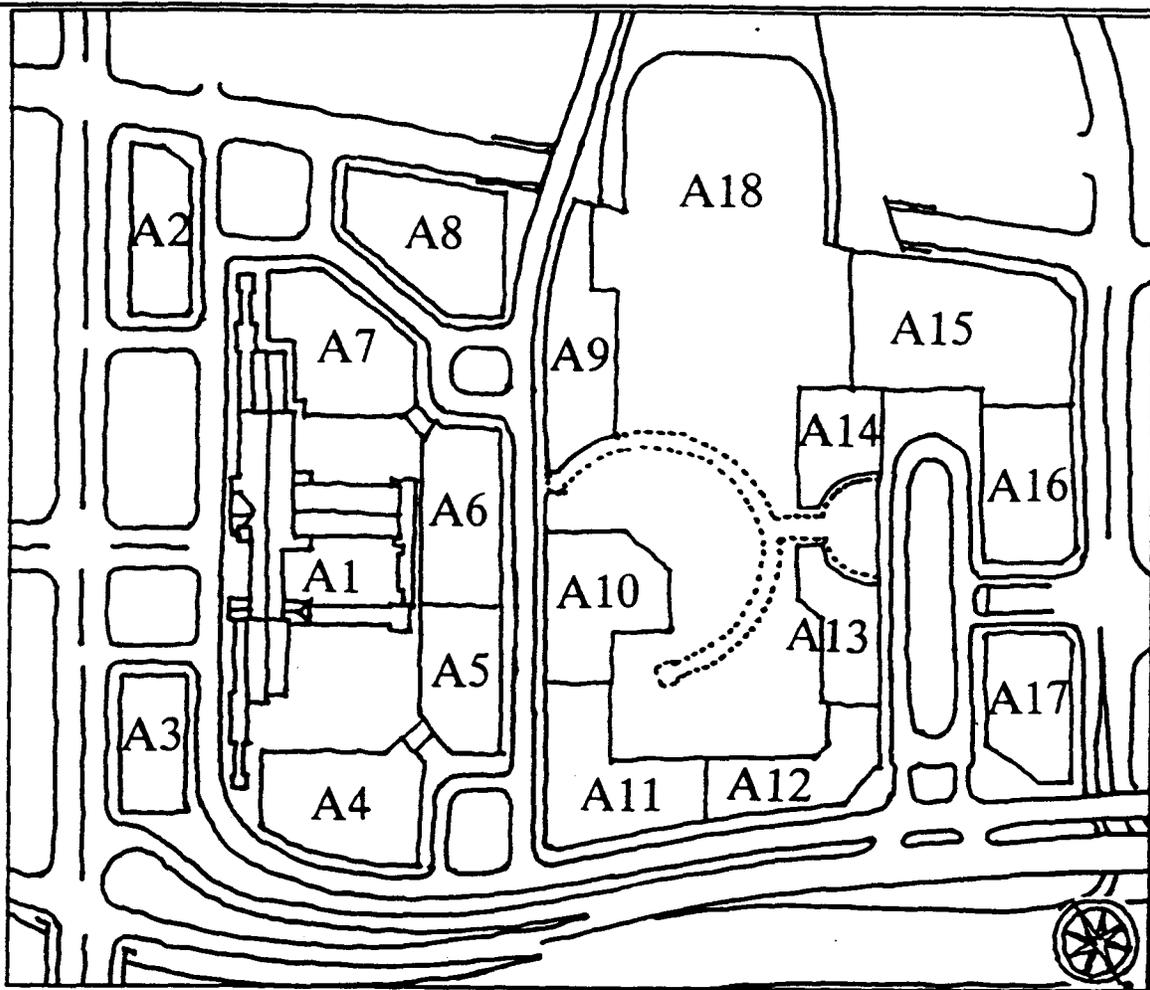
Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - January 16, 1992



Parking Allocation Per Parcel

DATA SUMMARY

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - January 16, 1992

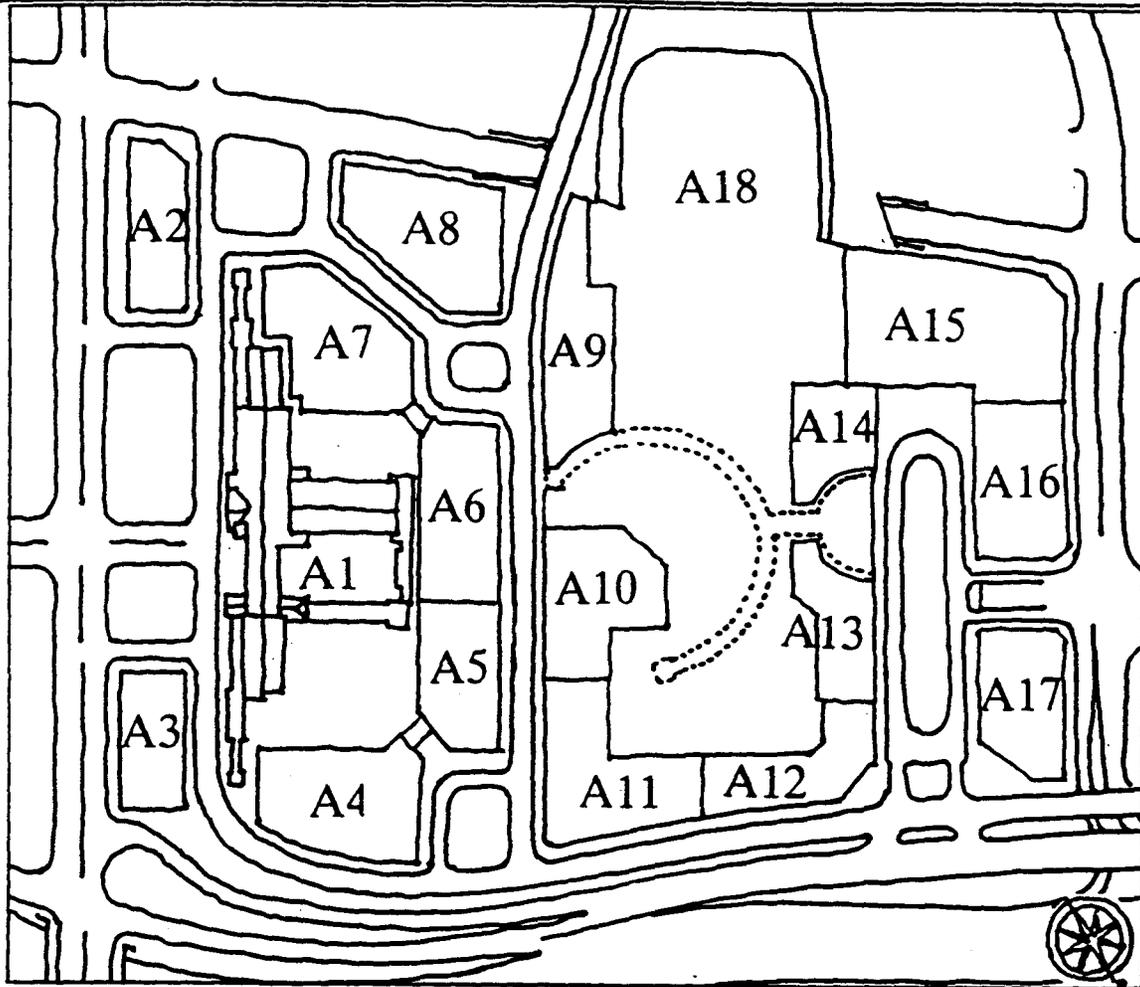


Typical Floorplates

			<i>Building GSF</i>
A1	191,000	A10	41,000
Union Station		Office	
A2	30,000	A11	49,000
Retail/Conf. C.		Office	
A3	25,700	A12	30,500
Museum		Hotel	
A4	42,500	A13	28,000
Office		Office	
A5	30,000	A14	23,000
Office		Office	
A6	40,000	A15	70,000
Retail		RTD HQ	
A7	48,000	A16	43,000
Hotel		Office	
A8	46,000	A17	35,000
Office/Residential		Office	
A9	40,000	A18	227,000
Office		Arena	

DATA SUMMARY

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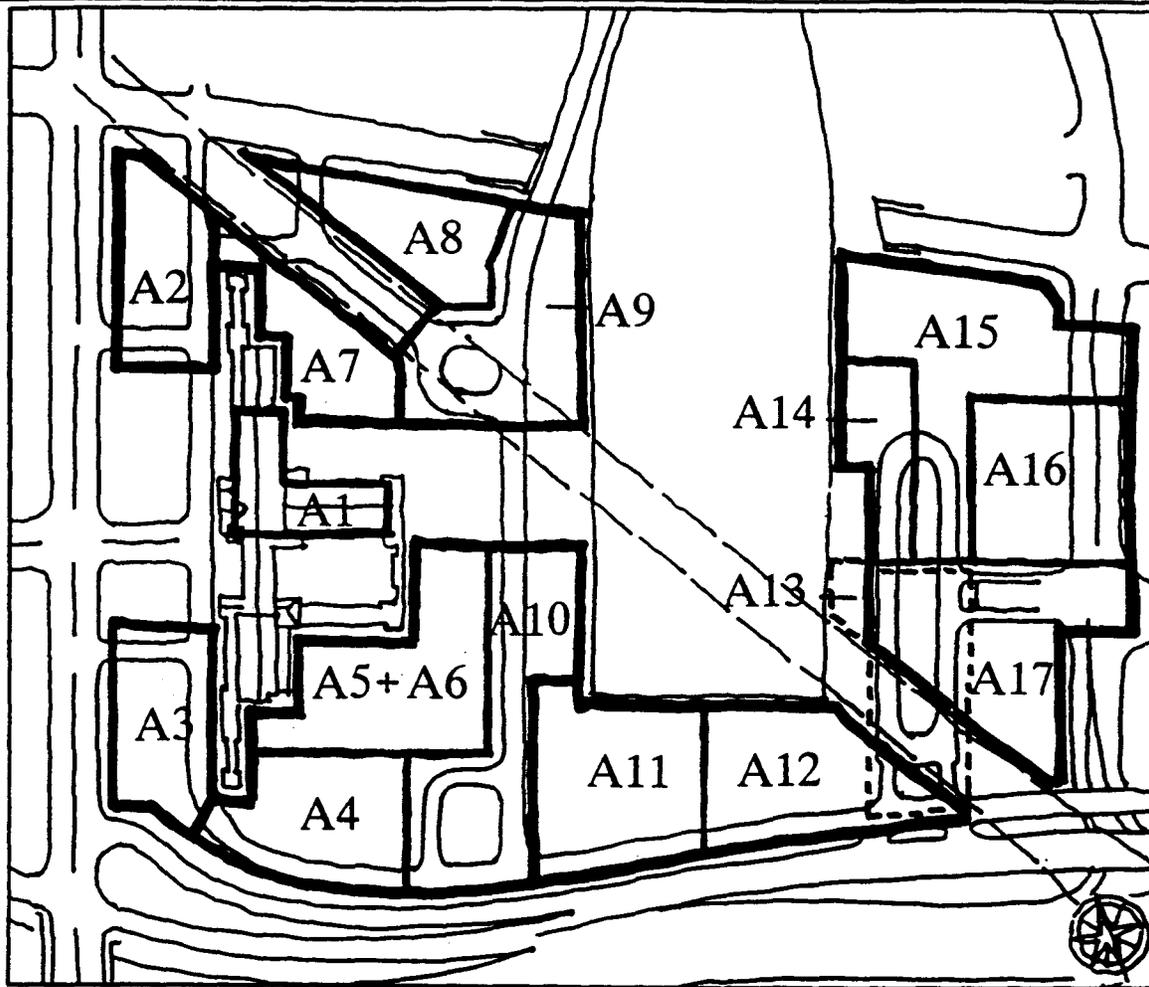


Building Heights

Building Label	Height	Floors	Building Label	Height	Floors
A1 Union Station	55'	1	A9 Office	Base 52' + 270' = 325'	23
A2 Retail/Conf. C.	50' - 55'	3	A10 Office	Base 52' + 202.5' = 255'	18
A3 Museum	50' - 55'	3	A11 Office	Base 52' + 297' = 350'	25
A4 Office	Base 50' + 175.5 = 225'	16	A12 Hotel (450 rms)	Base 52' + 280' = 335'	31
A5 Office	Base 50' + 108' = 160'	11	A13 Office	Base 50' + 54' = 105'	7
A6 Retail	50' - 55'	2	A14 Office	Base 50' + 216' = 265'	19
A7 Hotel	Base 50' + 108' = 160'	15	A15 RTD HQ	Base 50' + 351' = 405'	29
A8 Office-Resid. (300 du)	Base 50' + 54' + 160' = 265'	24	A16 Office	Base 50' + 378' = 430'	31
			A17 Office	Base 50' + 445.5' = 500'	36

DATA SUMMARY

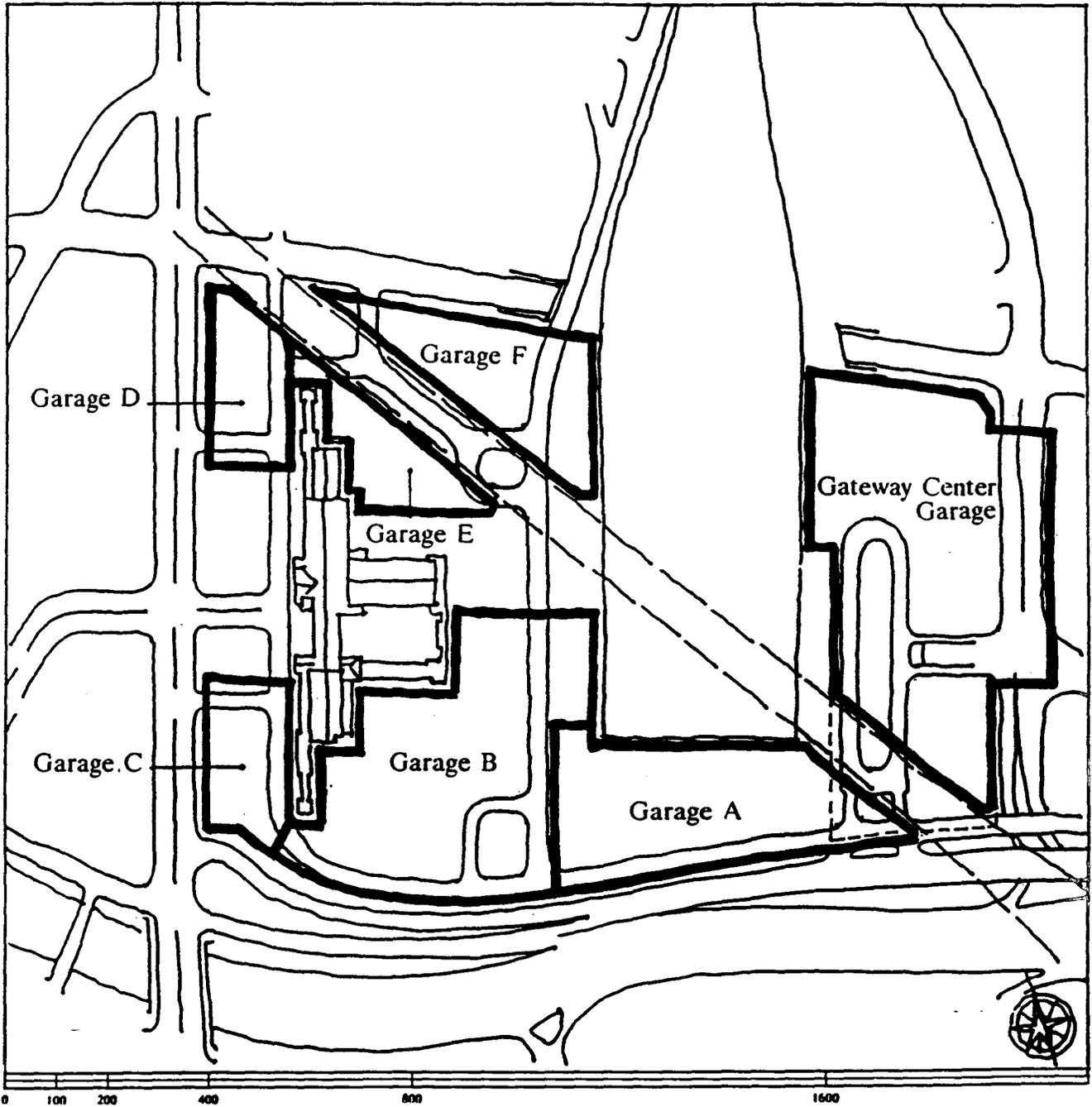
Union Station Master Plan
 Development Parcel Description
 Ehrenkrantz & Eckstut - January 16, 1992



Parking Allocation Per Parcel

DATA SUMMARY

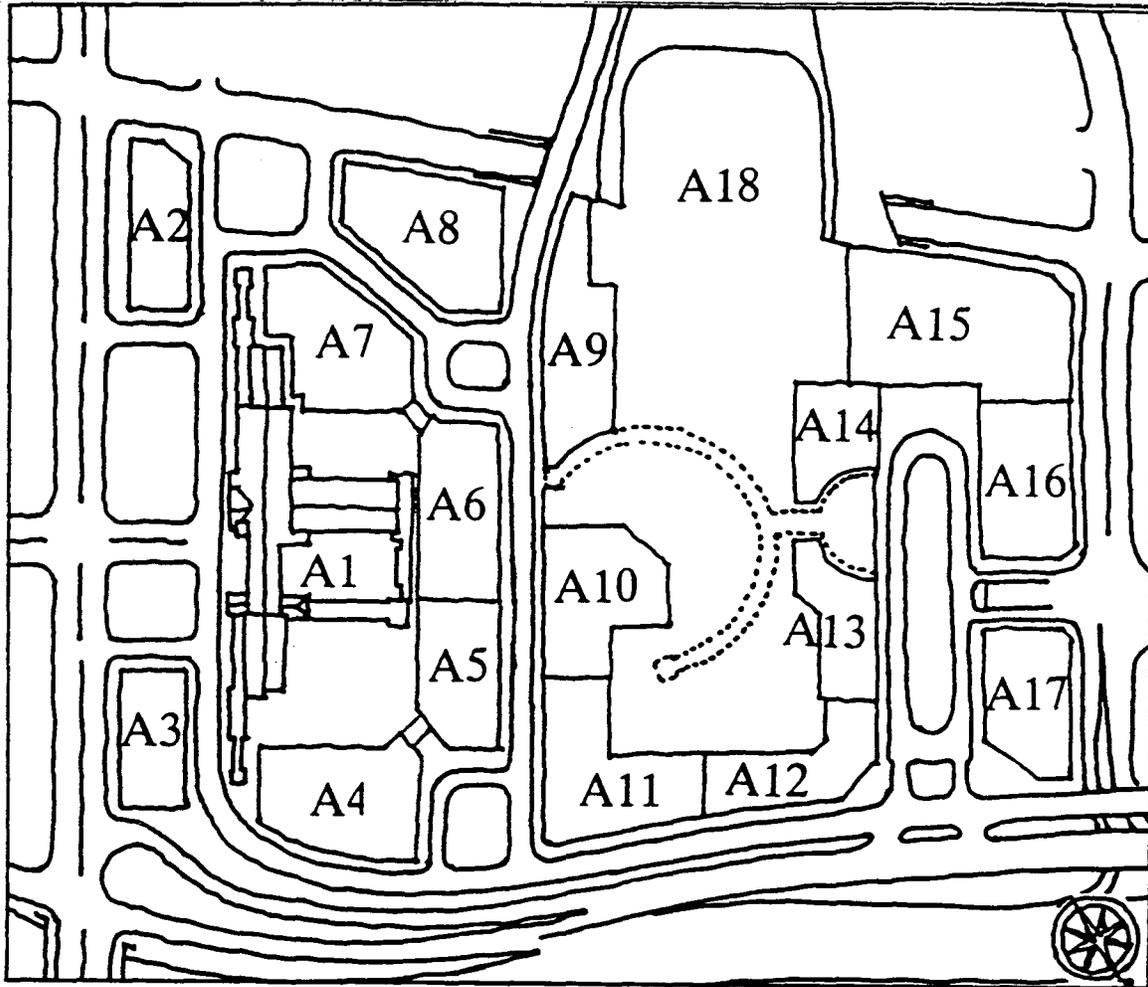
Union Station Master Plan
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Ehrenkrantz & Eckstut - January 16, 1992



Parking Garage Plan

DATA SUMMARY

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - January 16, 1992

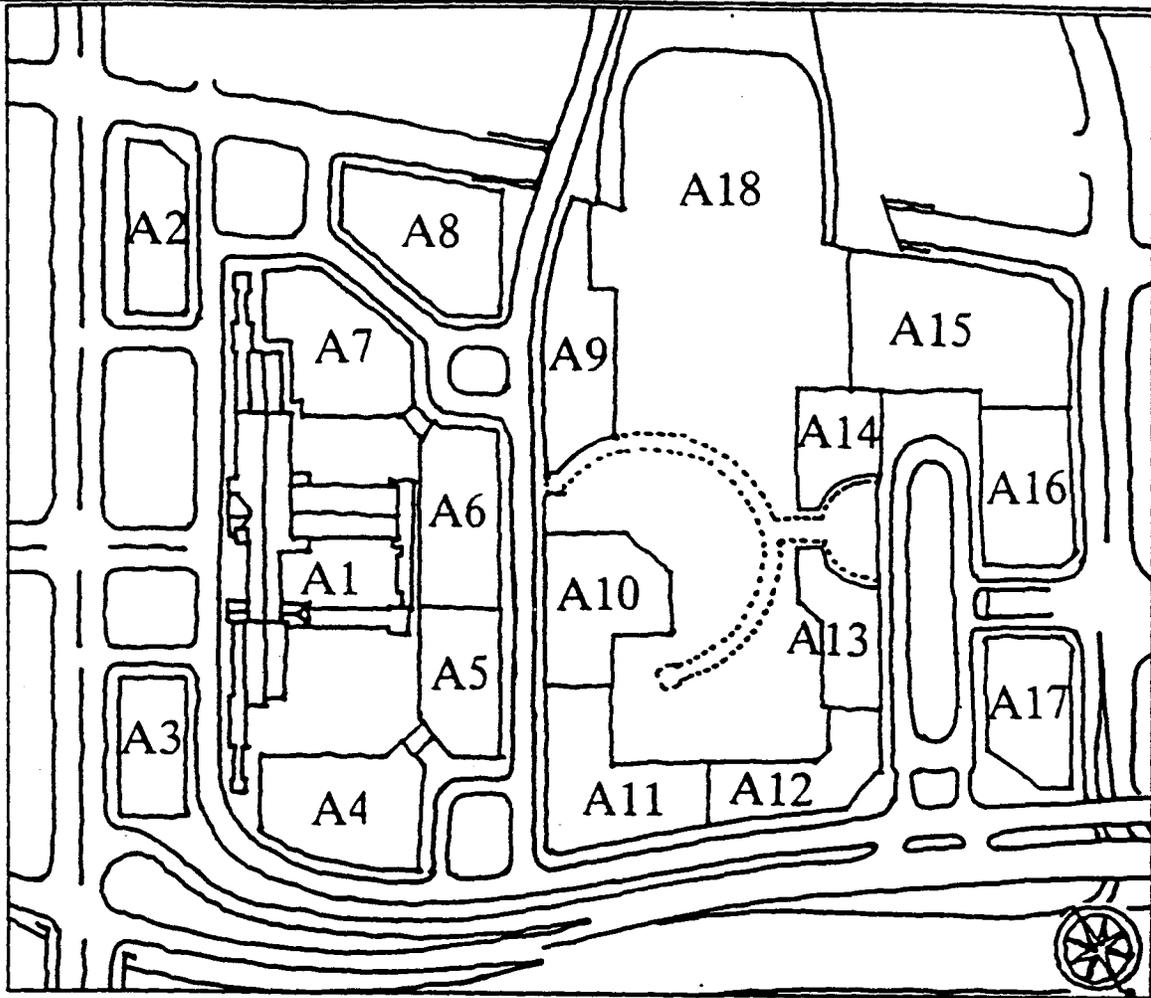


Parcel Areas

		<i>GSF</i>
A1	100,000	
Union Station		
A2	30,000	
Retail/Conf. C.		
A3	25,000	
Museum		
A4	42,000 - 25,000	
Office		
A5	30,000 - 25,000	
Office		
A6	40,000	
Retail		
A7	38,000 - 18,000	
Hotel		
A8	42,000 - 40,000	
Office		
Residential	20,500	
A9		30,000 - 23,000
Office		
A10		28,000 - 22,000
Office		
A11		40,000 - 24,500
Office		
A12		24,000 - 19,000
Hotel		
A13		28,000 - 14,000
Office		
A14		19,600
Office		
A15		40,000 - 18,500
RTD HQ		
A16		40,000 - 23,000
Office		
A17		35,000 - 24,000
Office		

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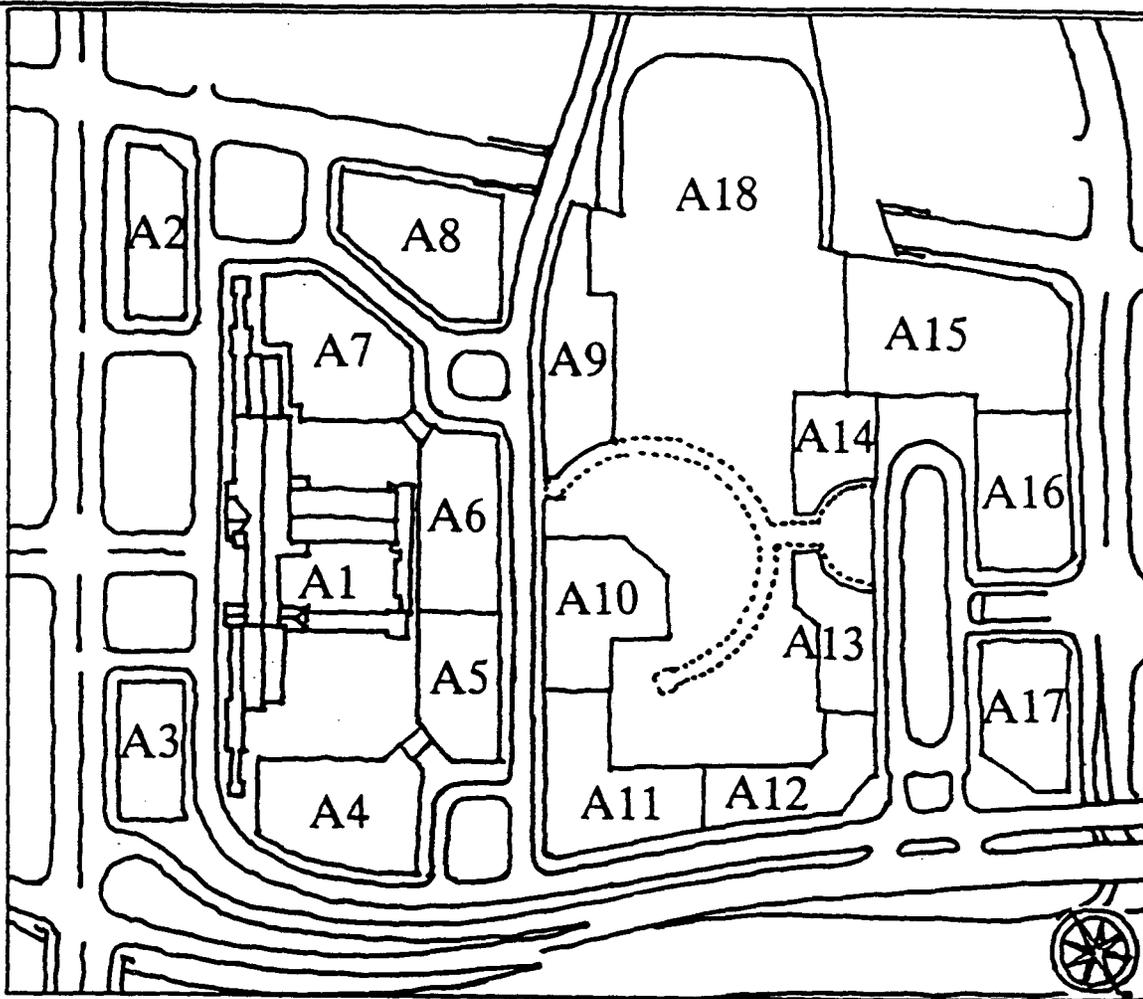


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Typical Floorplates

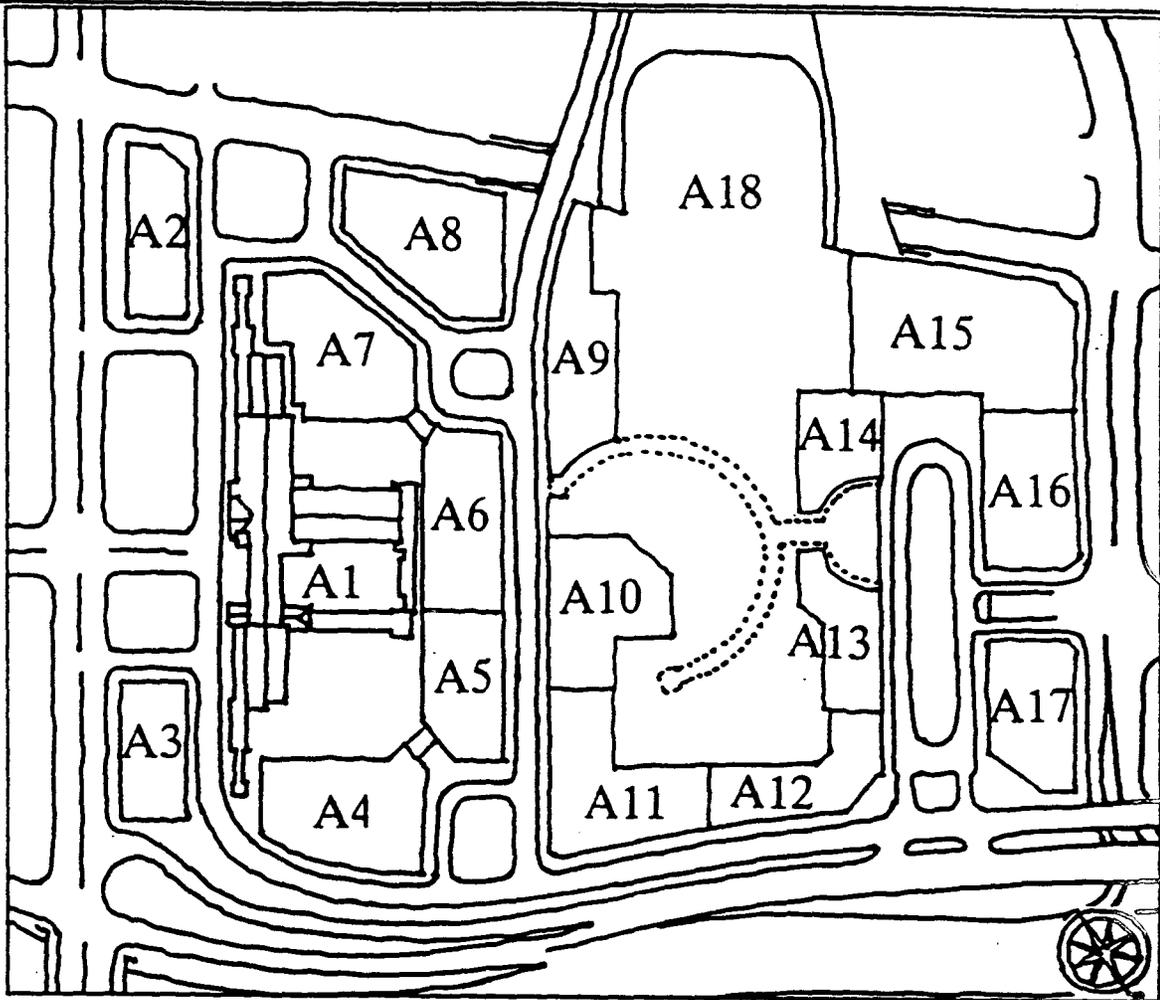
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Union Station Master Plan

Development Parcel Description

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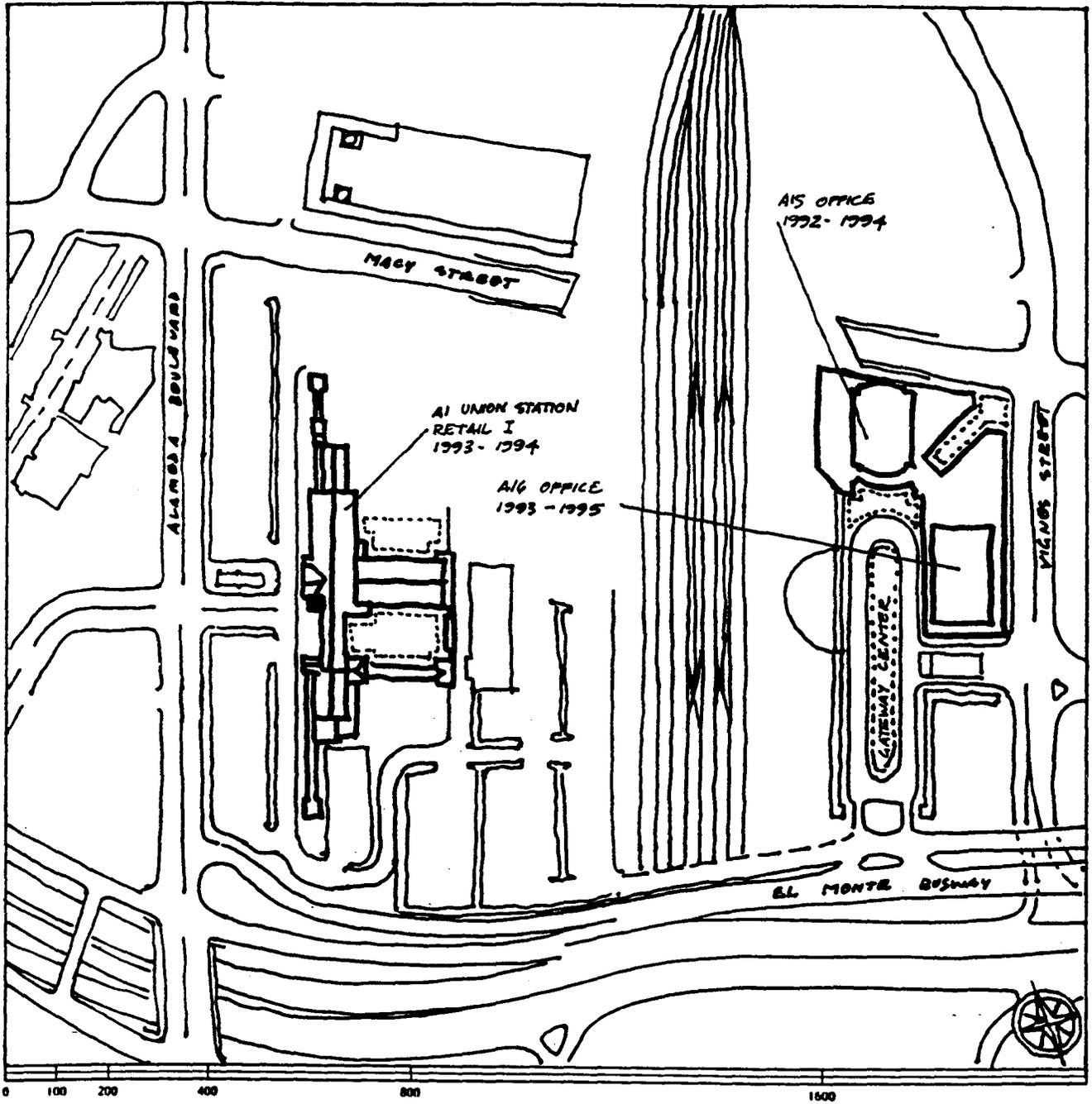


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Office		Office	
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Retail		Office	
A7	38,000 - 18,000	A15	40,000 - 18,500
Hotel		RTD HQ	
A8		A16	40,000 - 23,000
Office	42,000 - 40,000	Office	
Residential	20,500	A17	35,000 - 24,000
		Office	

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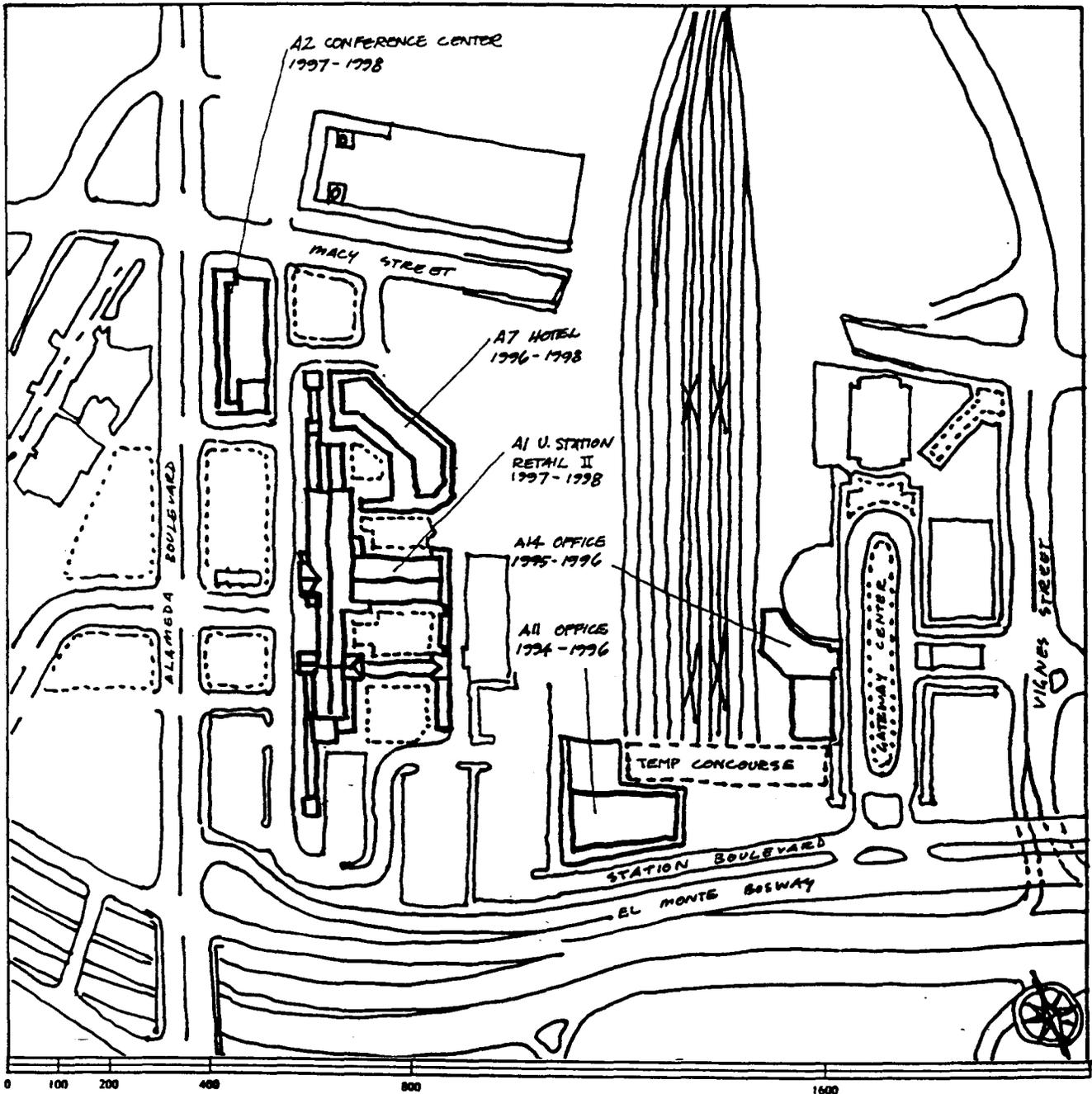
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Phase I : 1991-1995

DATA SUMMARY

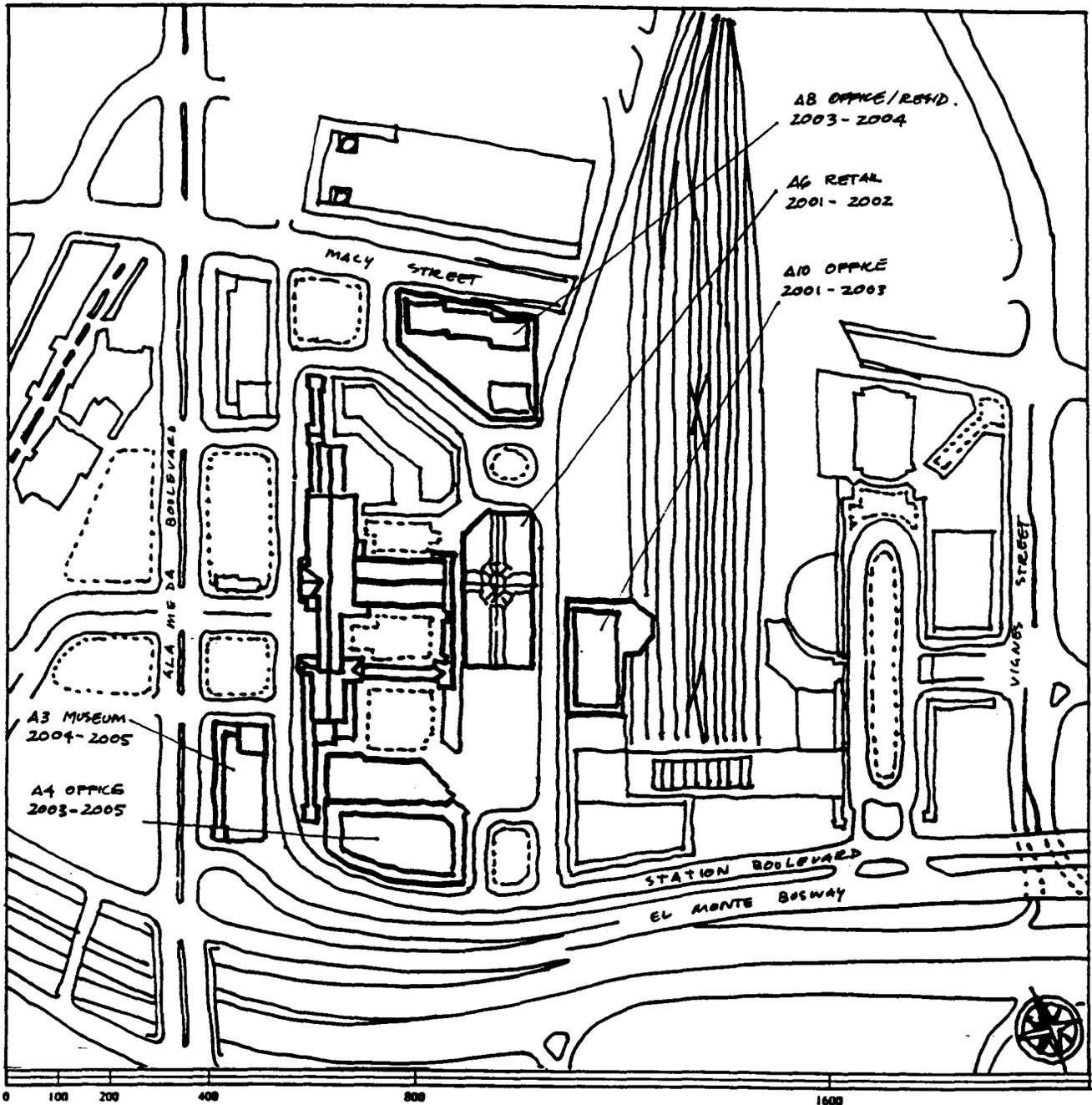
Union Station Master Plan
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Phase II : 1996-2000

DATA SUMMARY

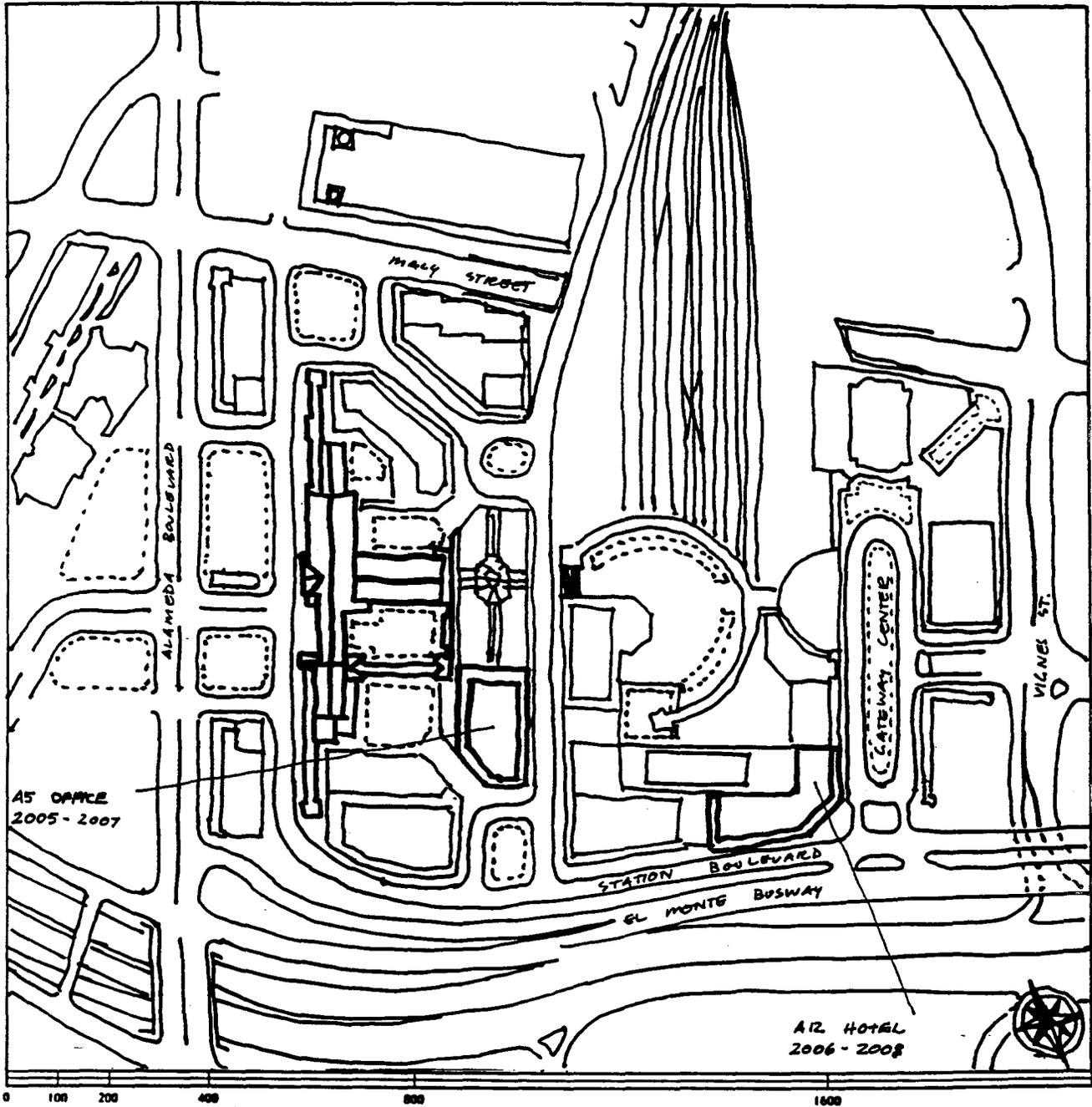
Union Station Master Plan
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 Ehrenkrantz & Eckstut - January 16, 1992



Phase III : 2001-2005

DATA SUMMARY

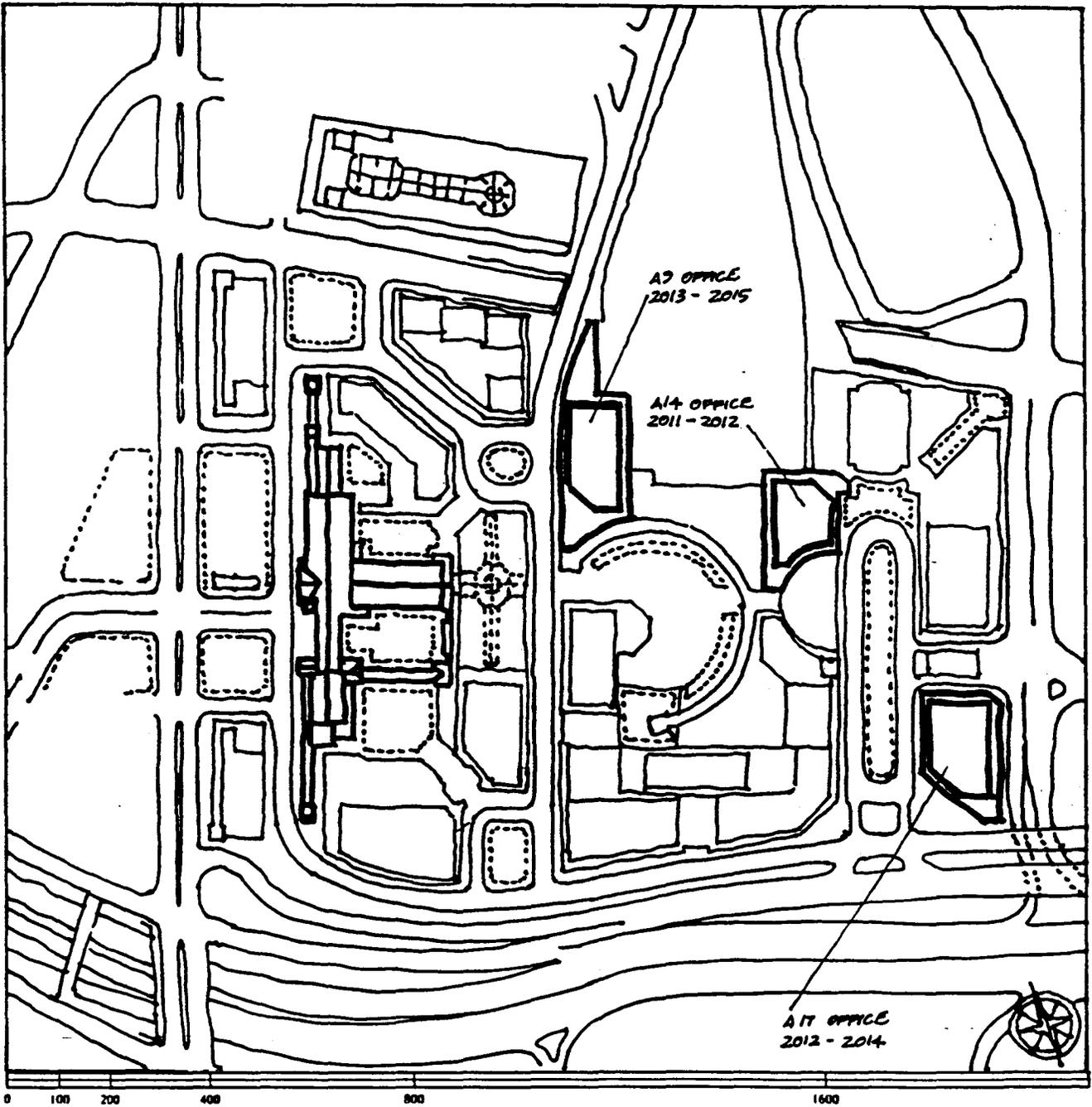
Union Station Master Plan
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 Ehrenkrantz & Eckstut - January 16, 1992



Phase IV : 2006-2010

DATA SUMMARY

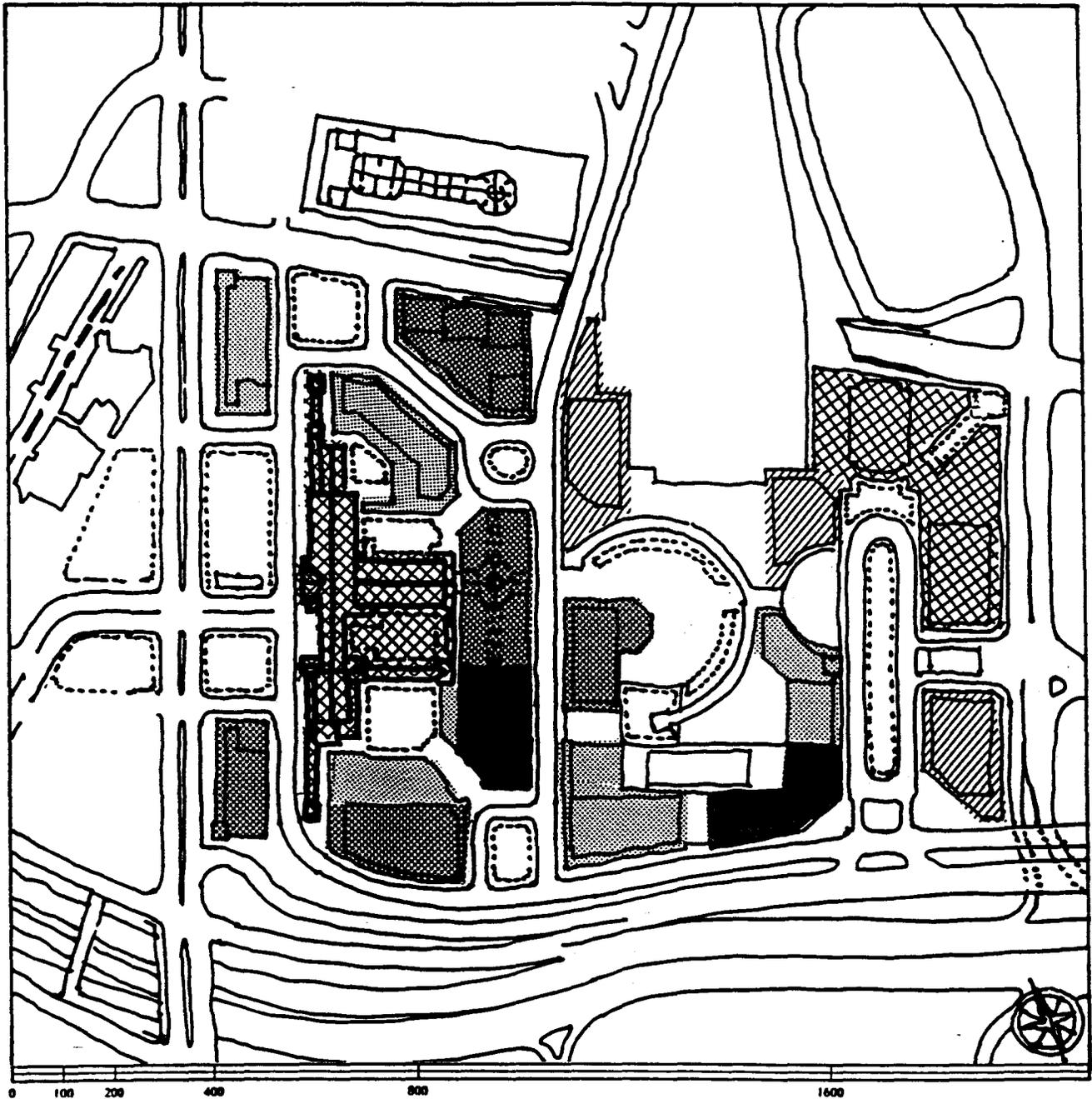
Union Station Master Plan
 Development Parcel Description
 Ehrenkrantz & Eckstut - January 16, 1992



Phase V : 2011-2015

DATA SUMMARY

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - January 16, 1992

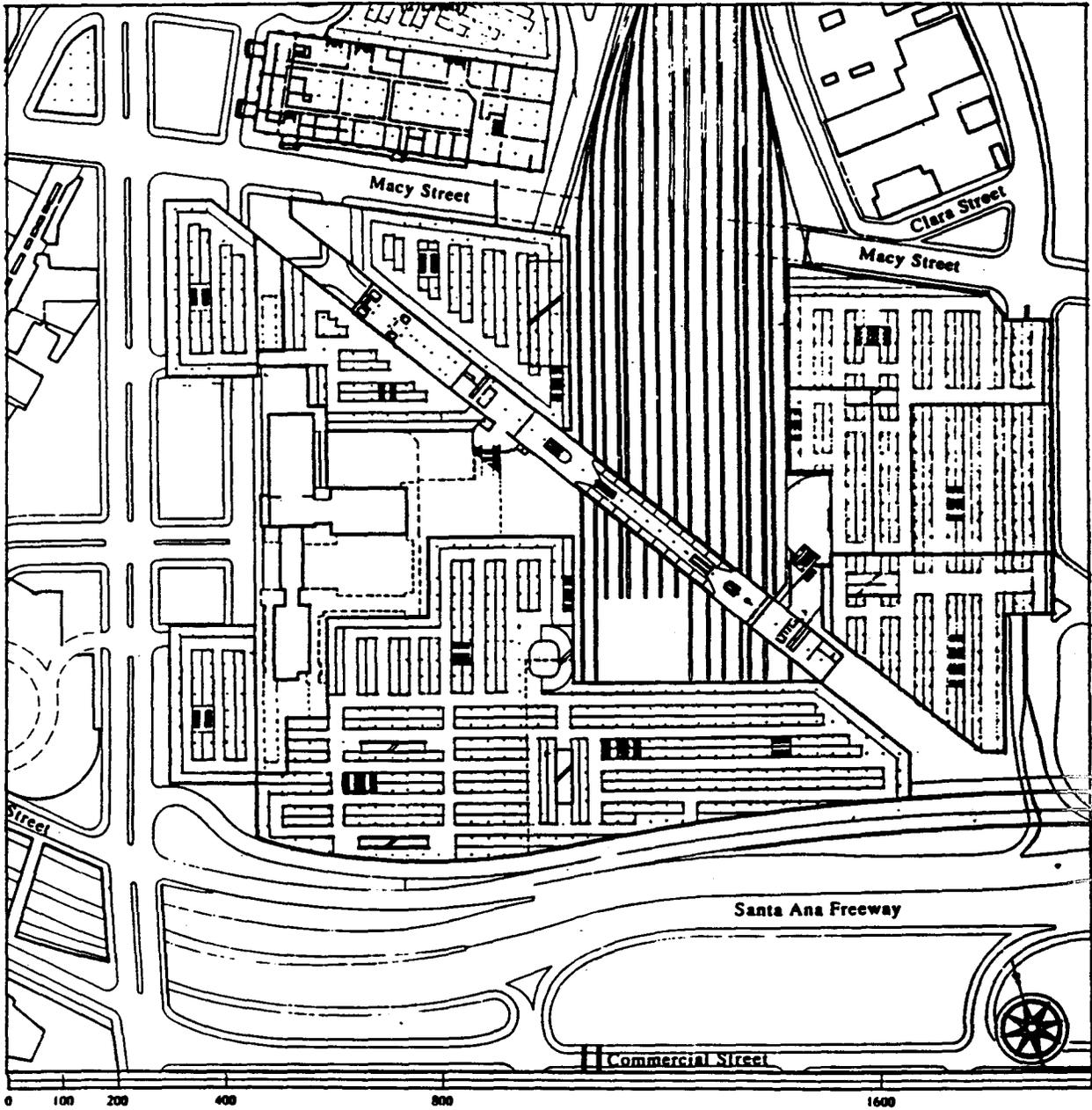


Key Phasing Plan : 25year Development Program

- | | |
|-------------------------------------------------------------------------------------|-----------------------|
|  | Phase I : 1991-1995 |
|  | Phase II : 1996-2000 |
|  | Phase III : 2001-2005 |
|  | Phase IV : 2006-2010 |
|  | Phase V : 2011-2015 |

DATA SUMMARY

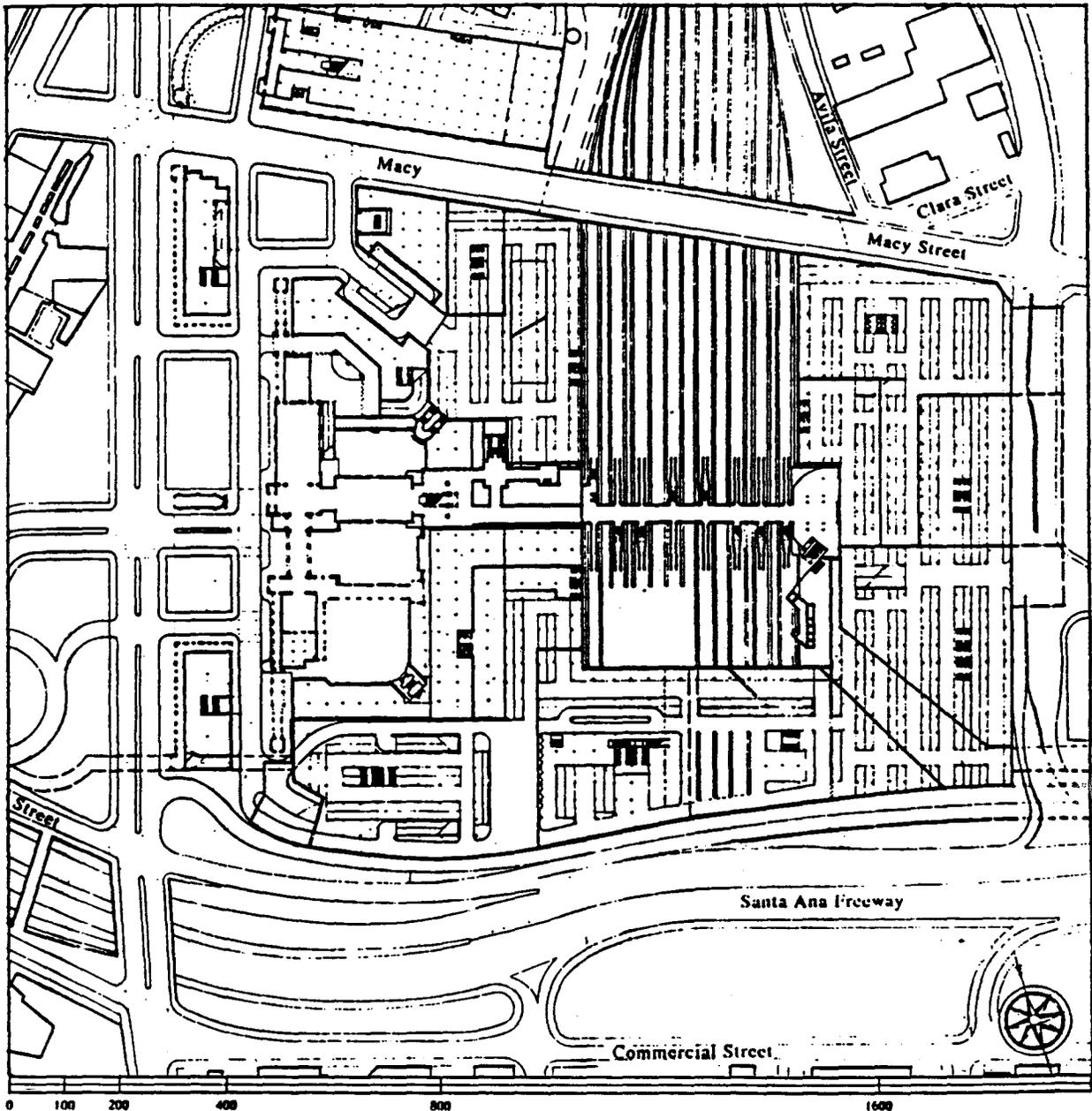
Union Station Master Plan
 Development Parcel Description
Ehrenkrantz & Eckstut - January 16, 1992



Typical Parking Floor Plan (levels -10, -20, -30)

DATA SUMMARY

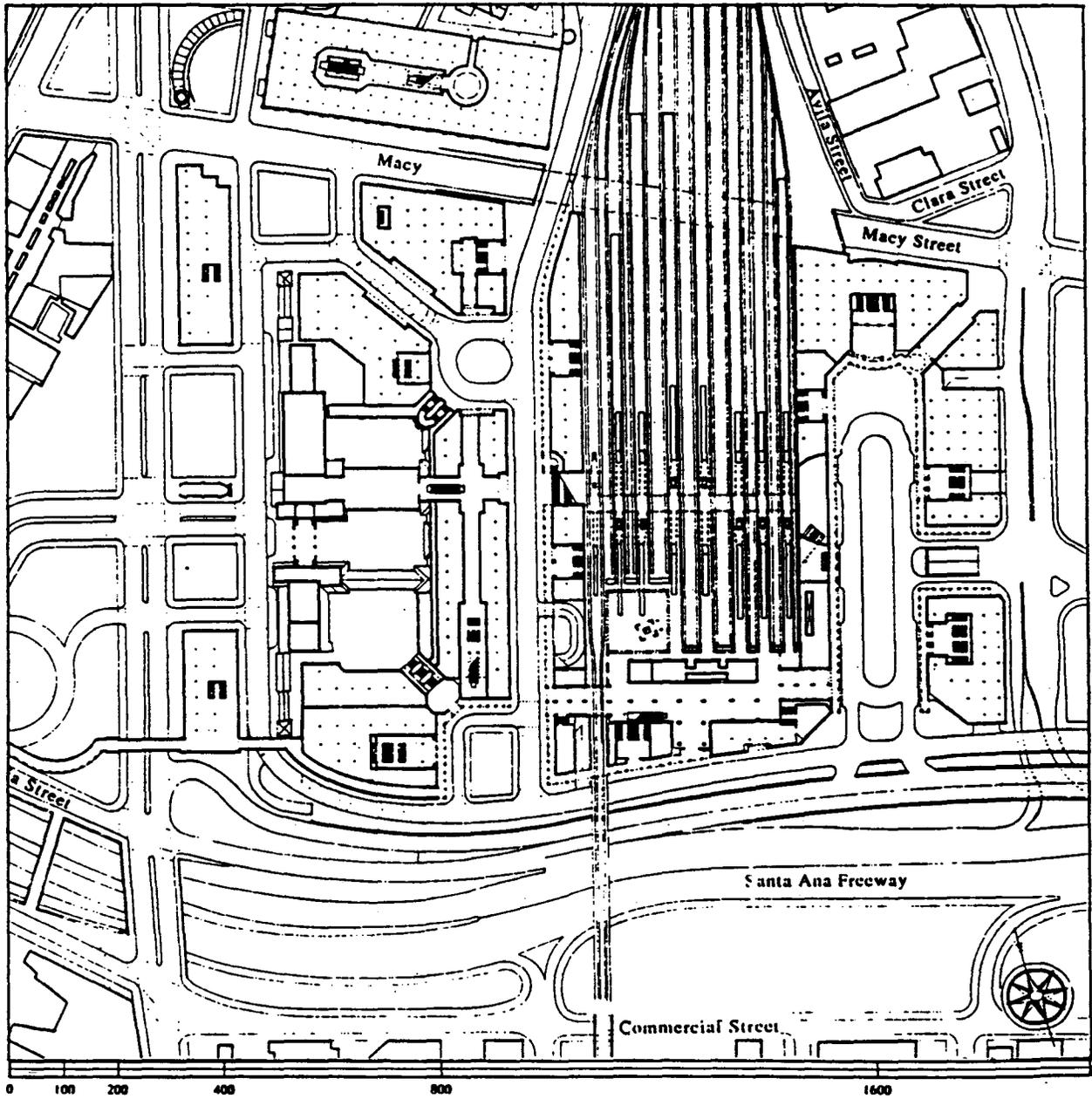
Union Station Master Plan
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El 275.0 Alameda Street Level Plan

DATA SUMMARY

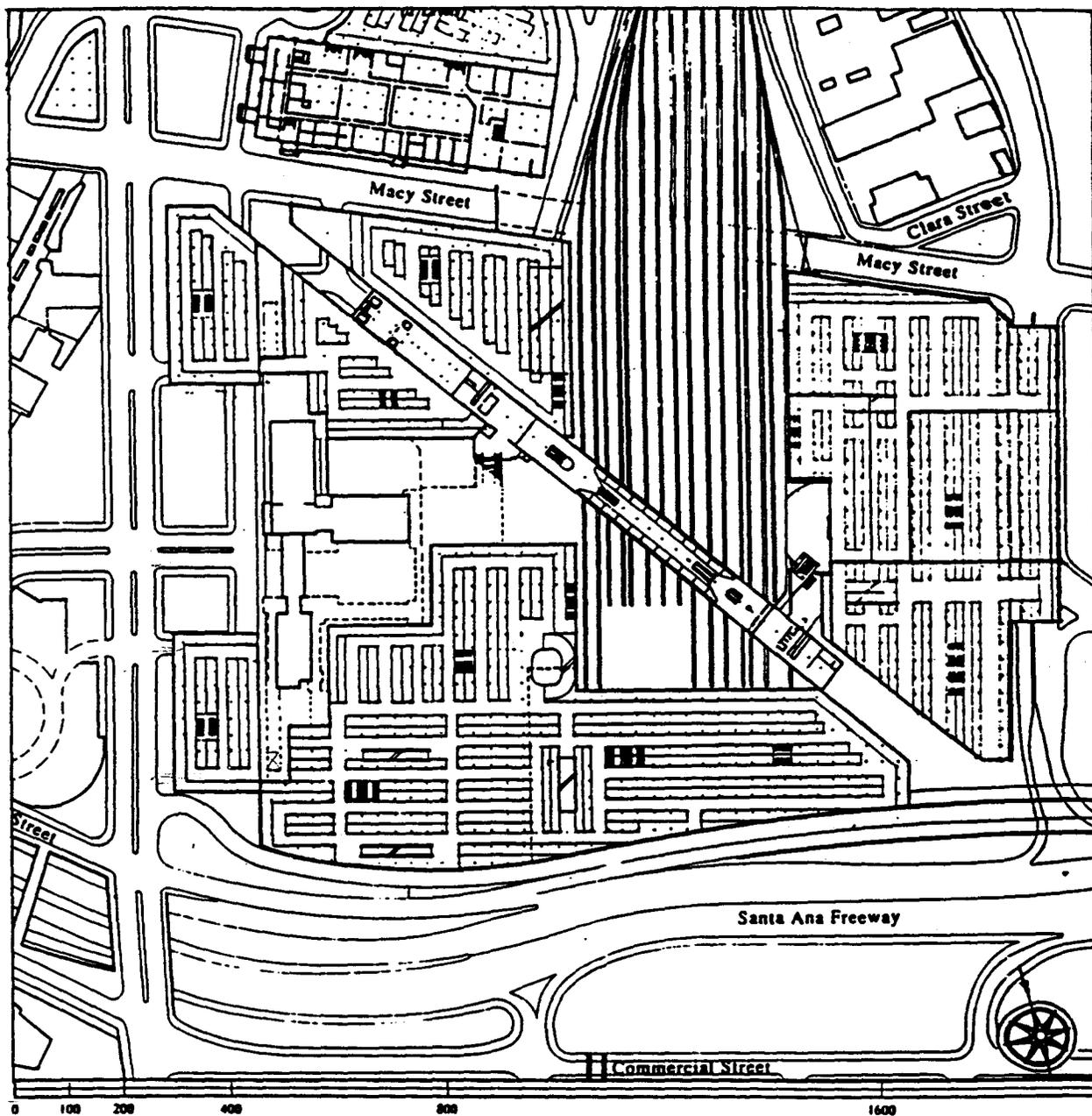
Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - January 16, 1992



El 295.0 Concourse Level Plan

DATA SUMMARY

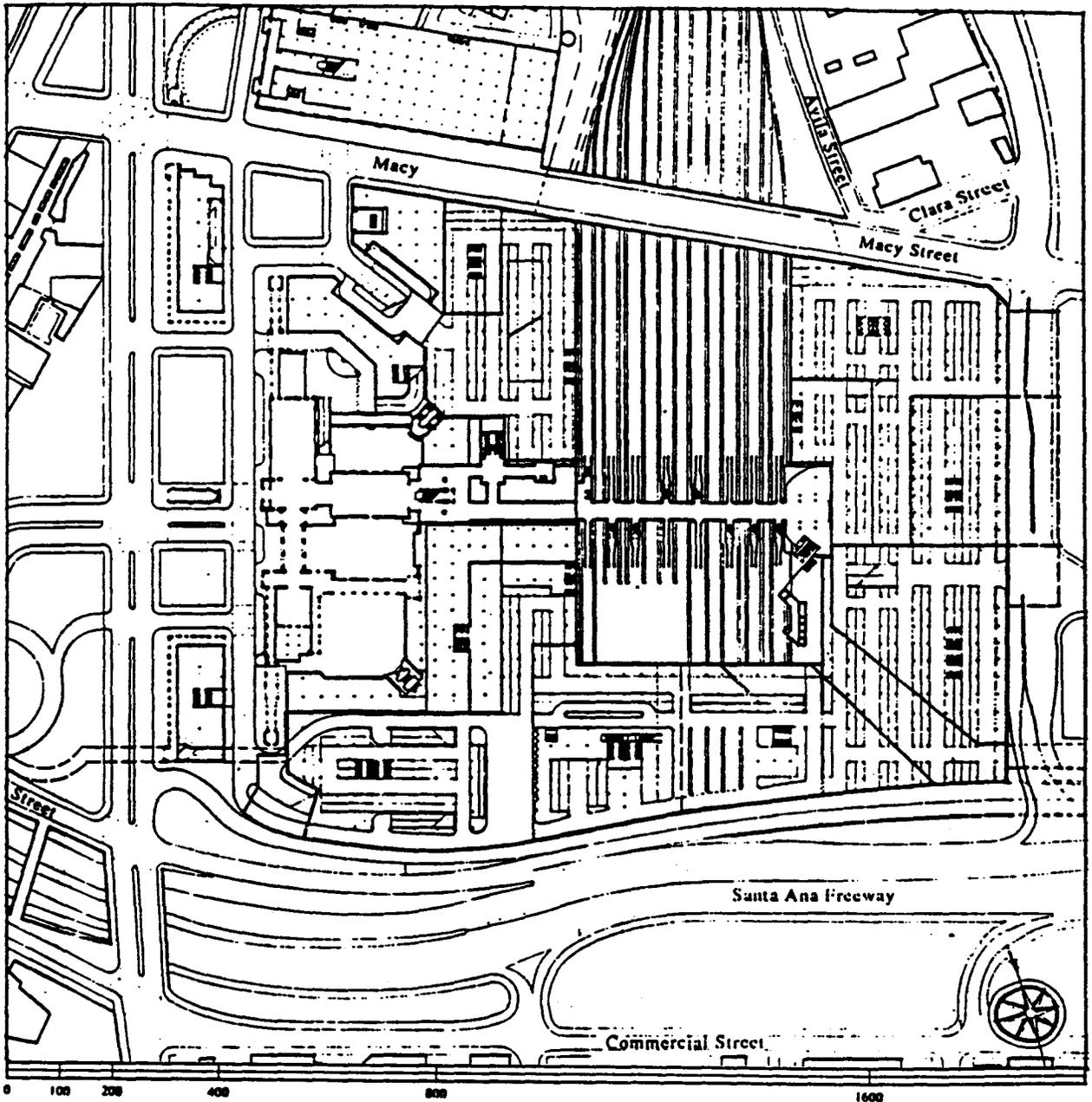
Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - January 16, 1992



Typical Parking Floor Plan (levels -10, -20, -30)

DATA SUMMARY

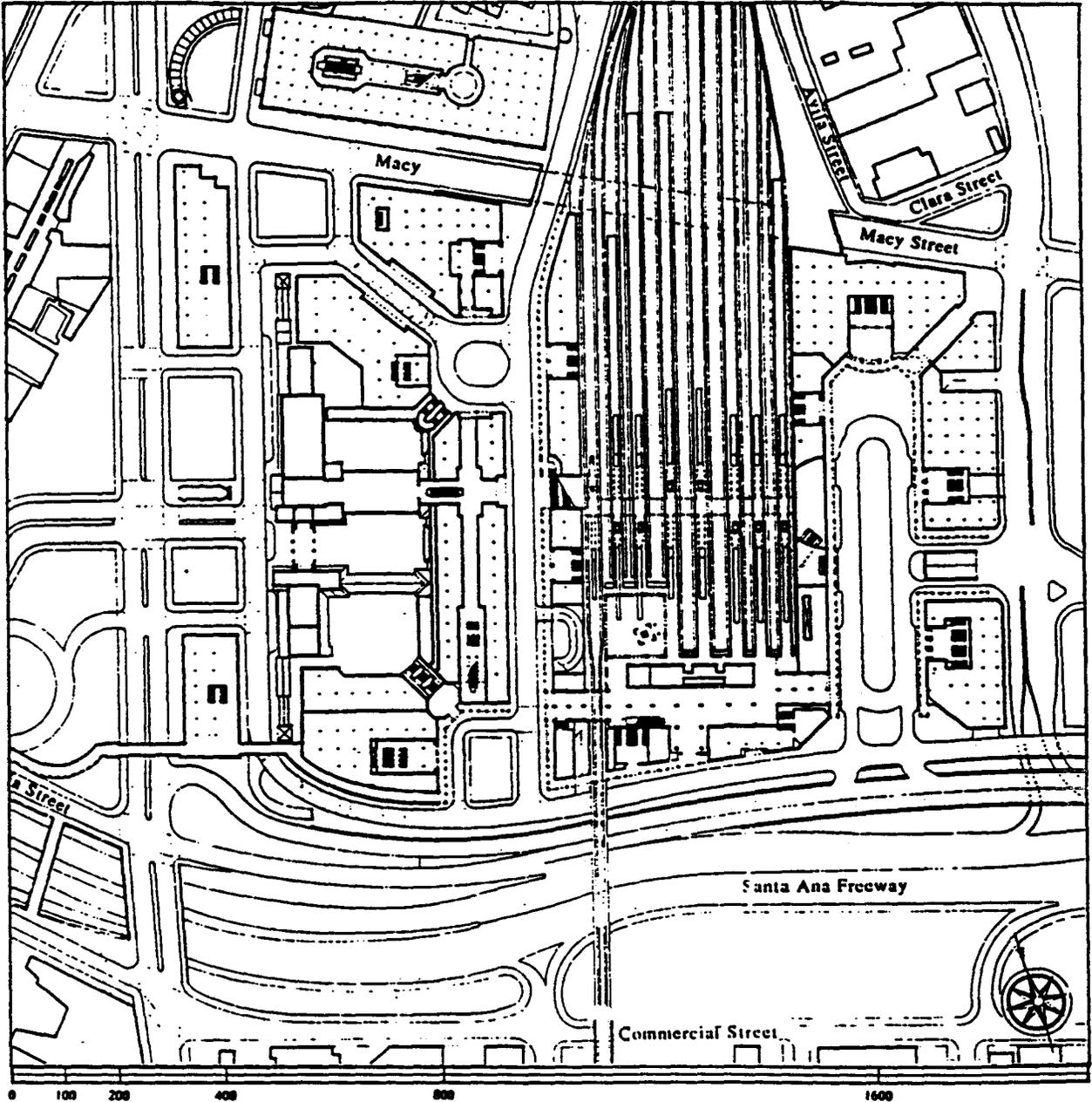
Union Station Master Plan
 Development Parcel Description
 Ehrenkrantz & Eckstut - January 16, 1992



El 275.0 Alameda Street Level Plan

DATA SUMMARY

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - January 16, 1992



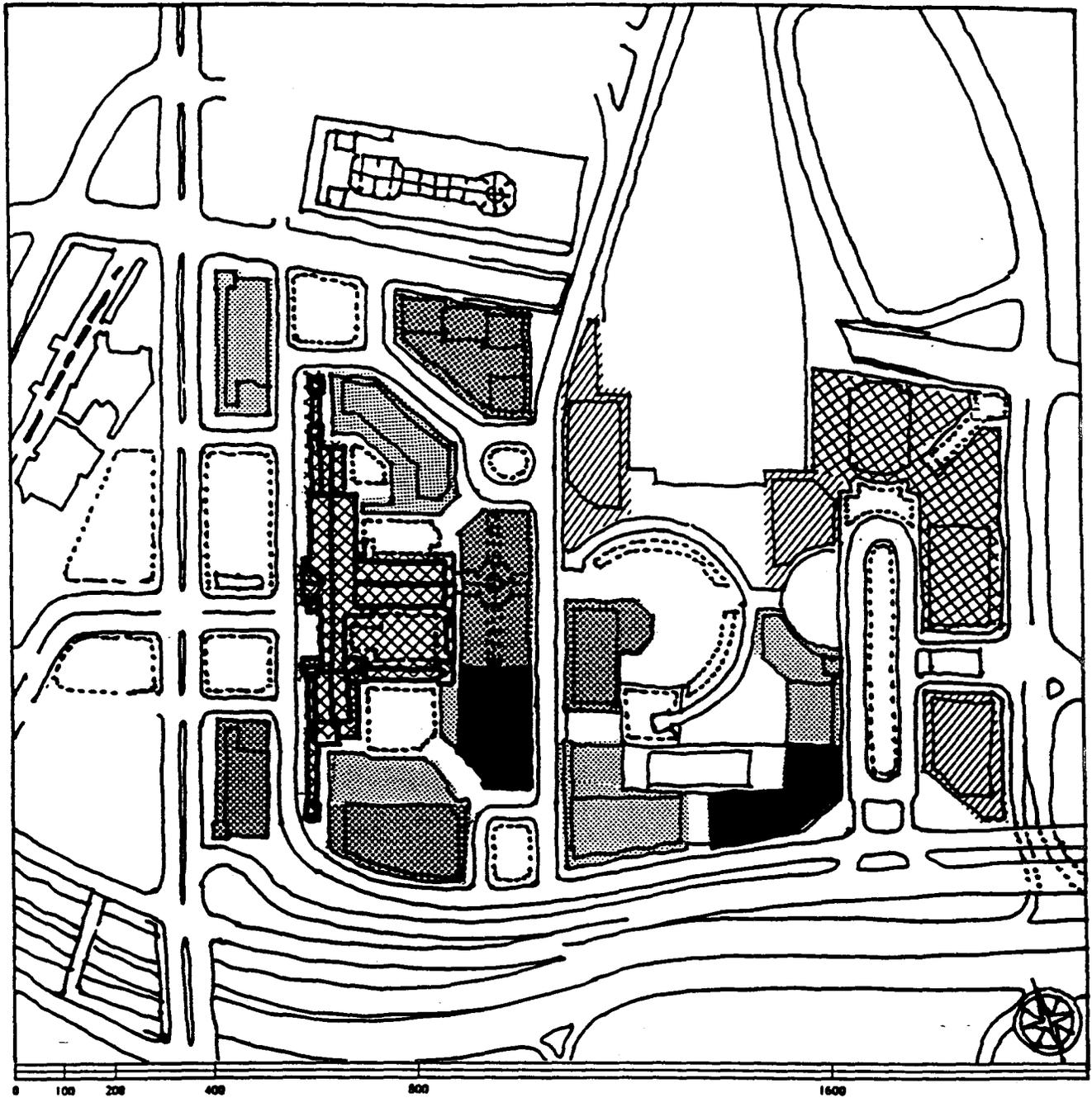
El 295.0 Concourse Level Plan

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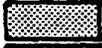
Union Station Master Plan

Development Parcel Description

Ehrenkrantz & Eckstut - January 16, 1992

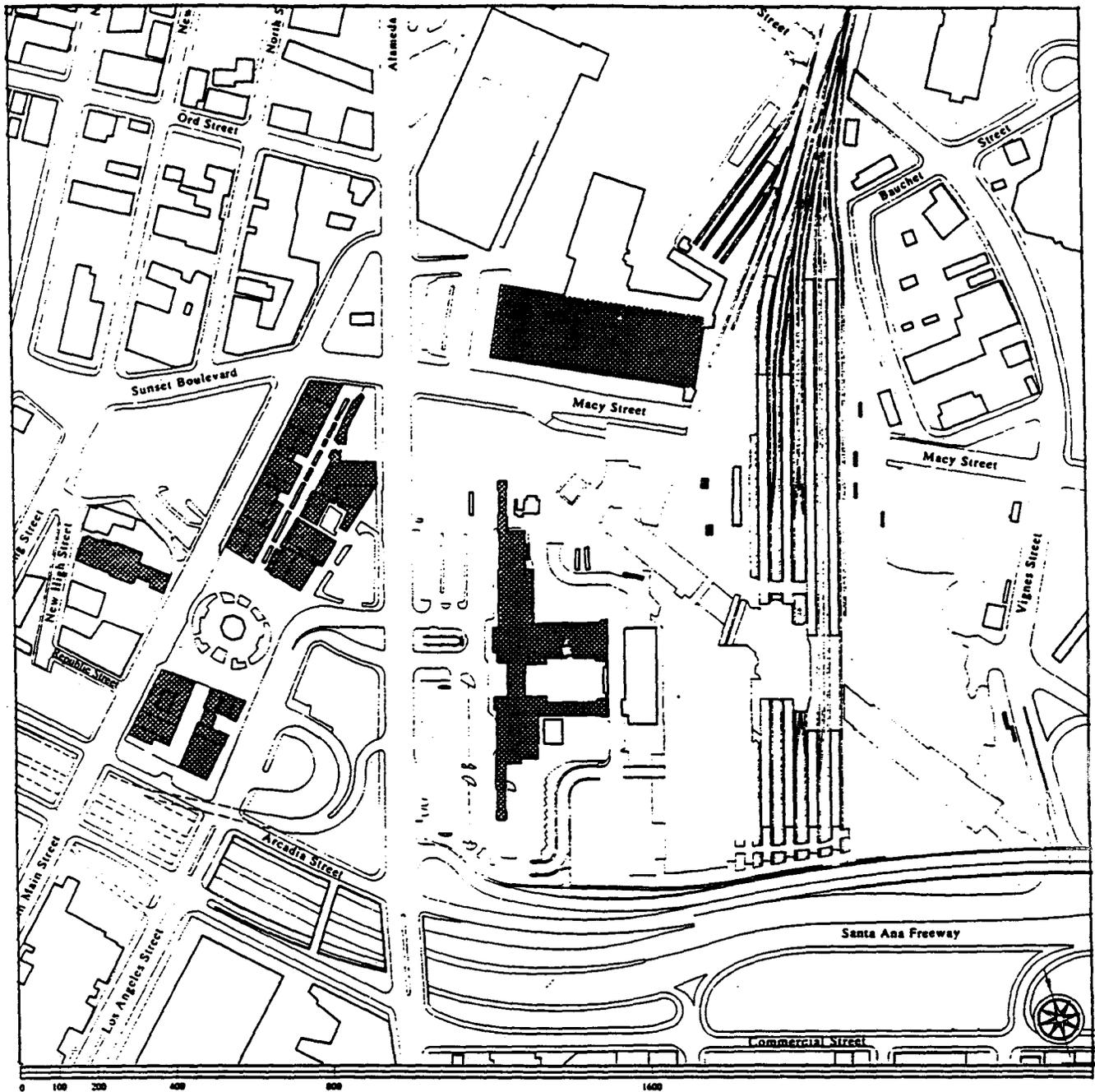


Key Phasing Plan : 25year Development Program

-  Phase I : 1991-1995
-  Phase II : 1996-2000
-  Phase III : 2001-2005
-  Phase IV : 2006-2010
-  Phase V : 2011-2015

DATA SUMMARY

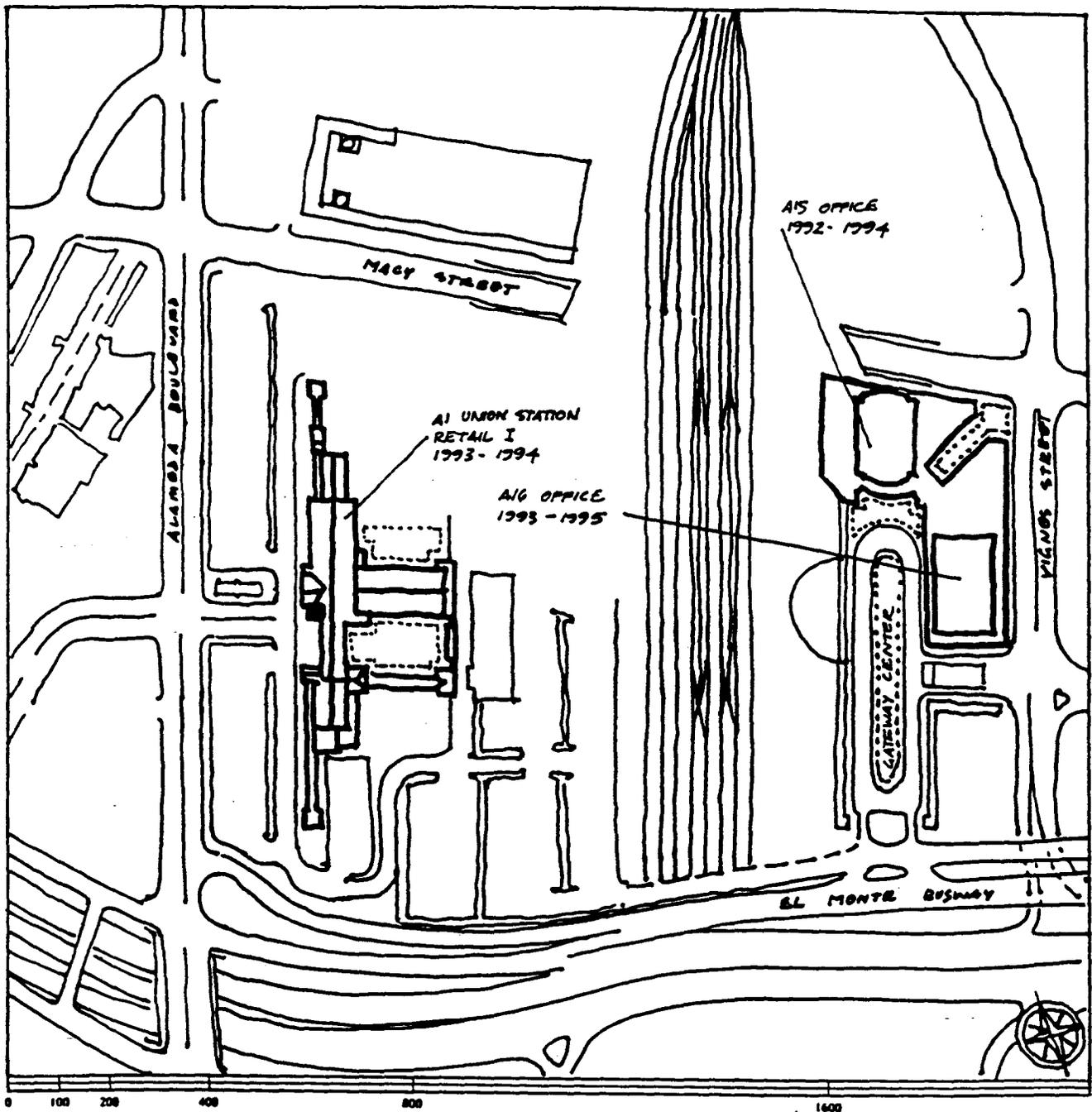
Union Station Master Plan
 Development Parcel Description
Ehrenkrantz & Eckstut - January 16, 1992



Existing Conditions

DATA SUMMARY

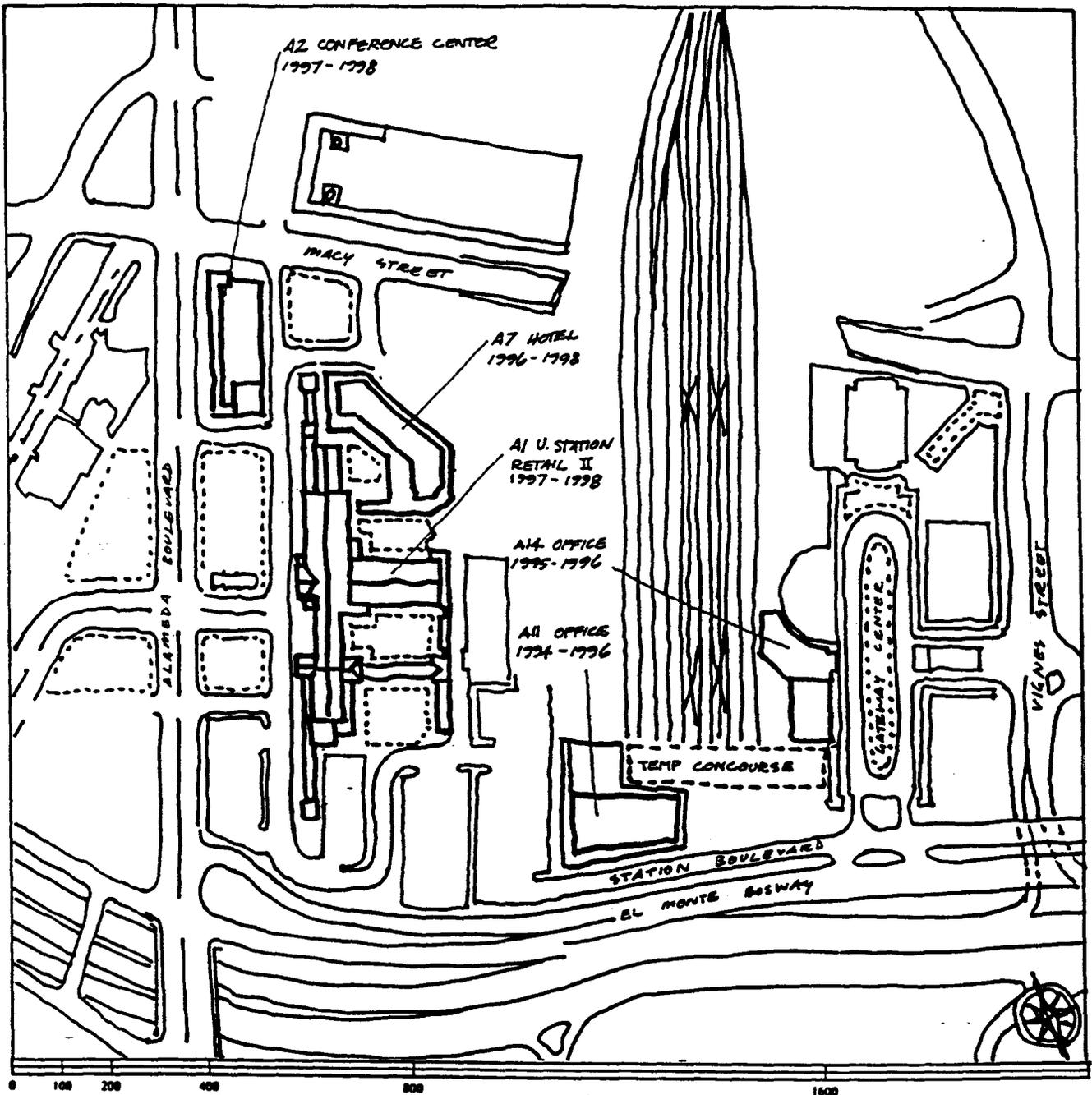
Union Station Master Plan
 Development Parcel Description
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Phase I: 1991-1995

DATA SUMMARY

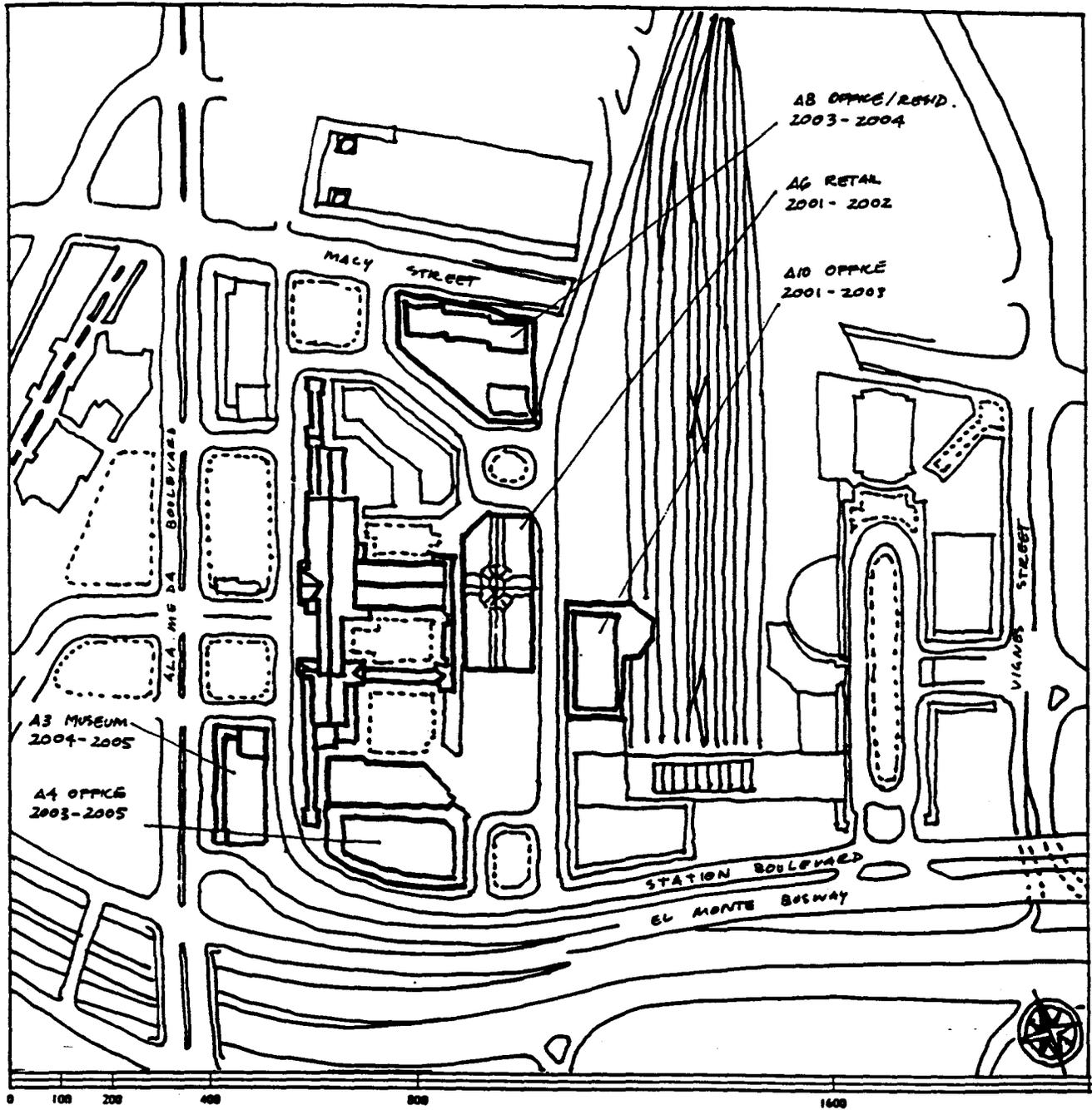
Union Station Master Plan
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Phase II : 1996-2000

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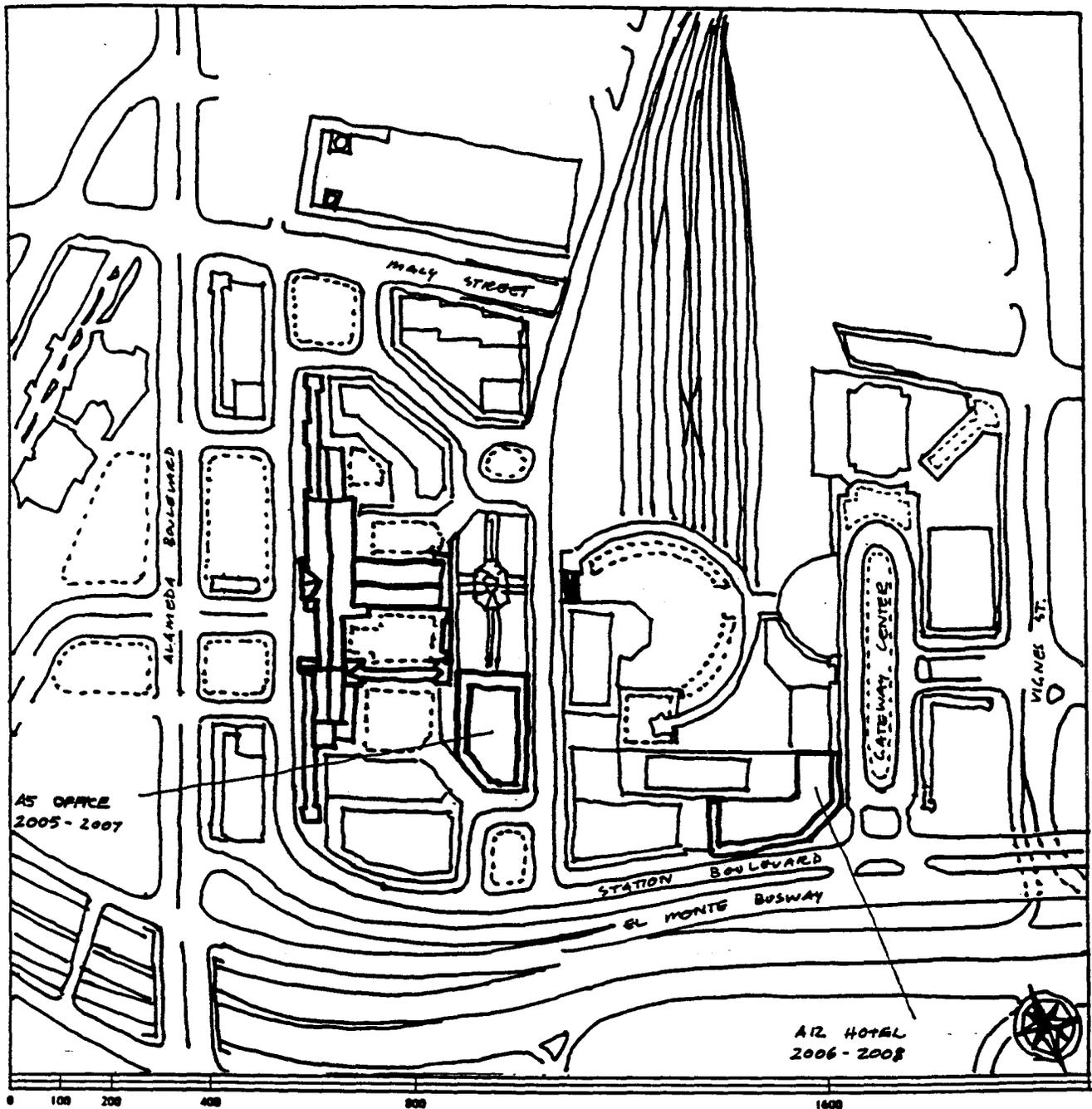
Union Station Master Plan
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Phase III : 2001-2005

DATA SUMMARY

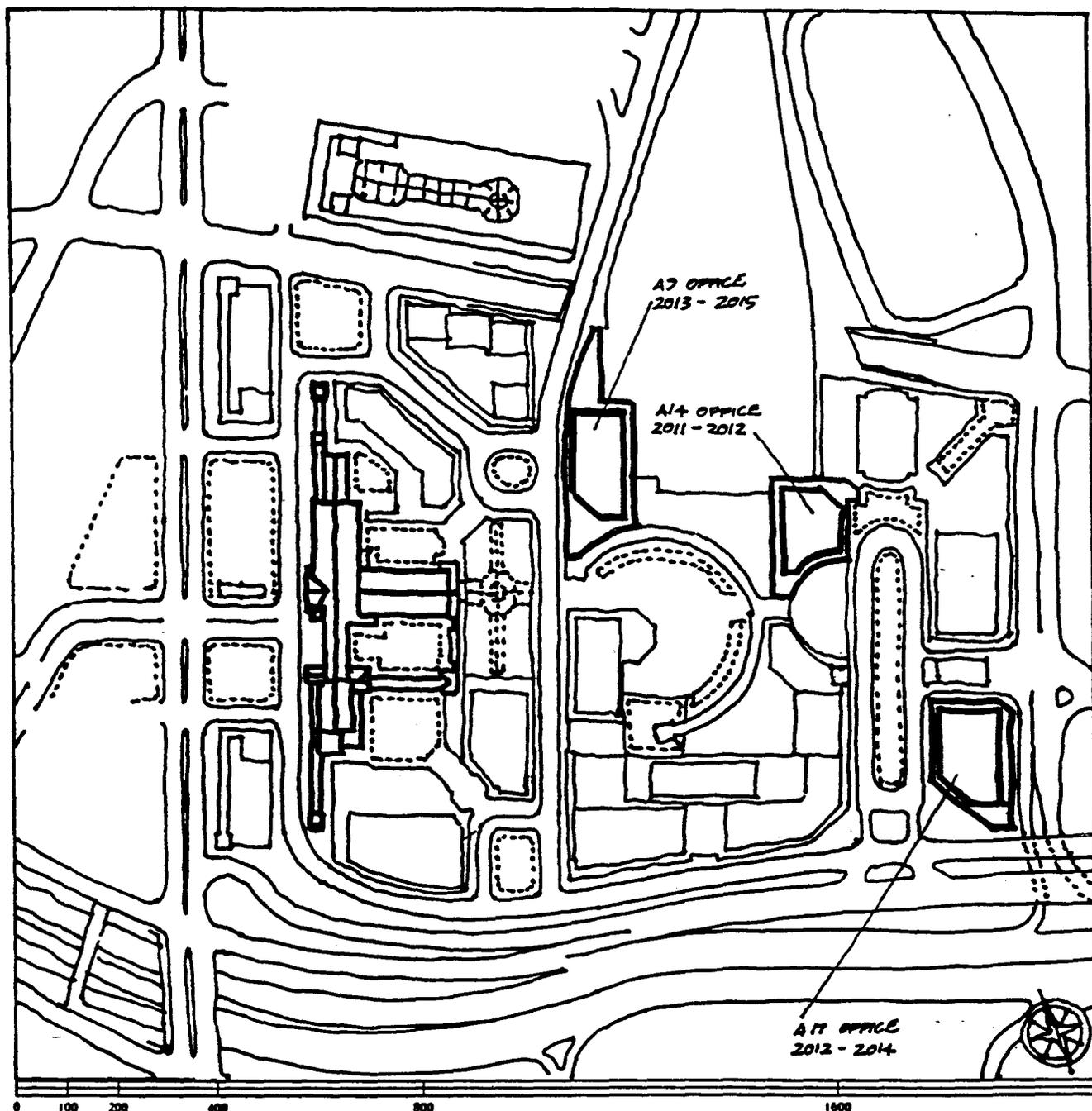
Union Station Master Plan
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 Ehrenkrantz & Eckstut - January 16, 1992



Phase IV : 2006-2010

DATA SUMMARY

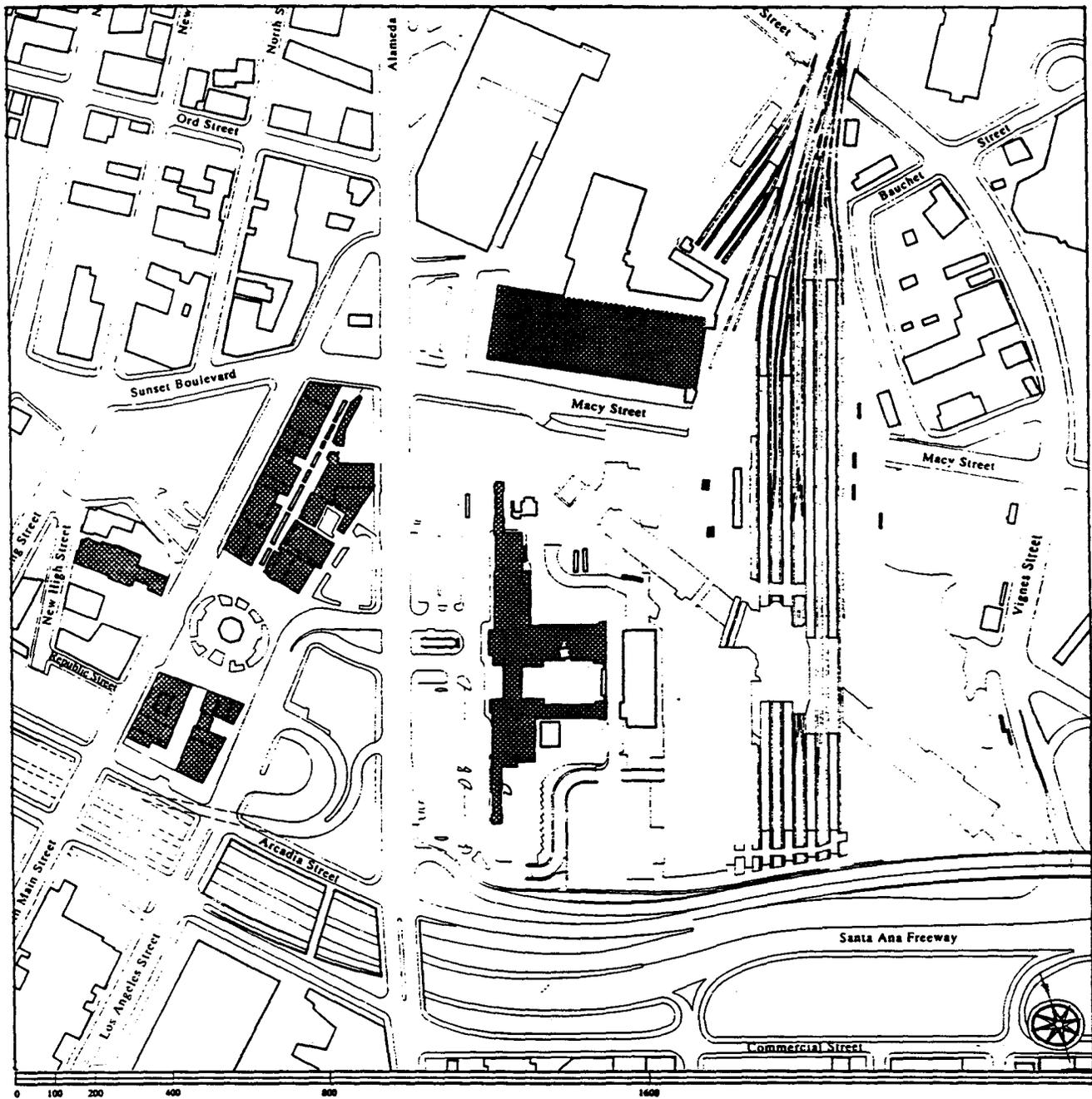
Union Station Master Plan
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Phase V : 2011-2015

DATA SUMMARY

Union Station Master Plan
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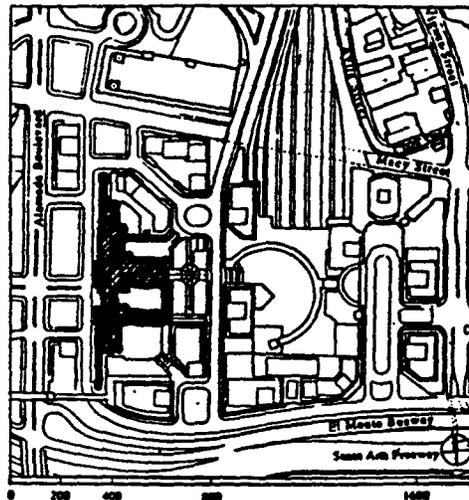
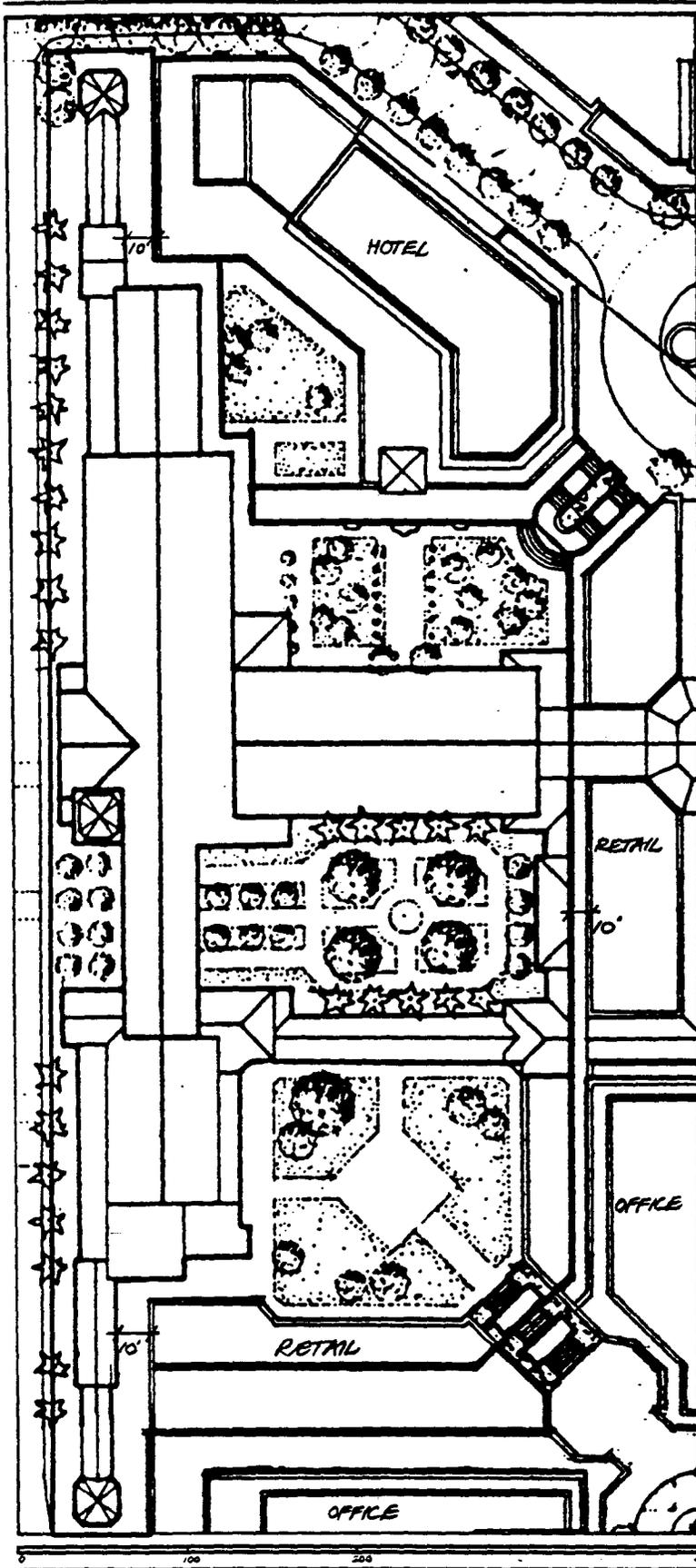


Existing Conditions

DATA SUMMARY

Union Station Master Plan
 Development Parcel Description
 Ehrenkrantz & Eckstut - January 16, 1992





**Union Station
1939 Railroad Passenger Station**

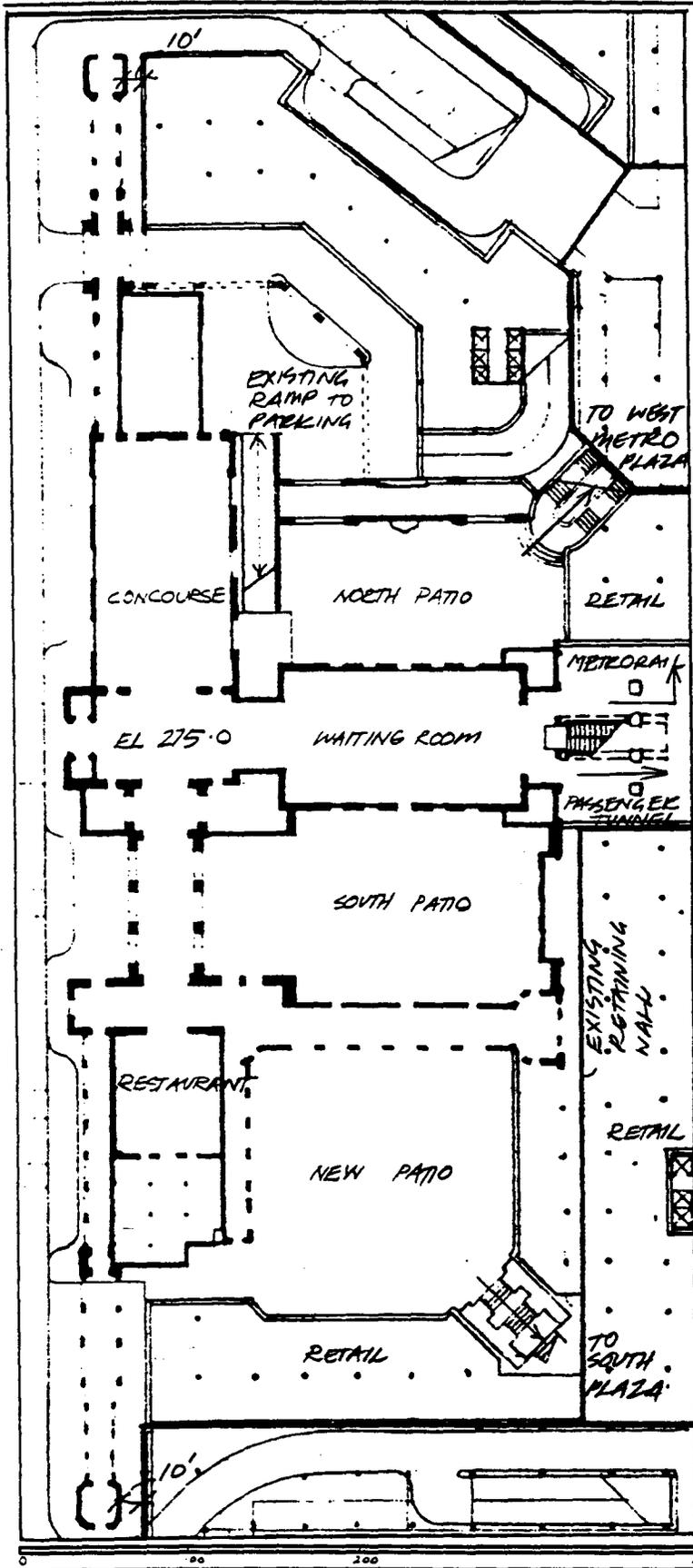
Parcel Area: 191,000 sf

Building Use: Retail
Adaptive re-use

Building GSF: 100,000 gsf

PARCEL A1

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - December 16, 1991

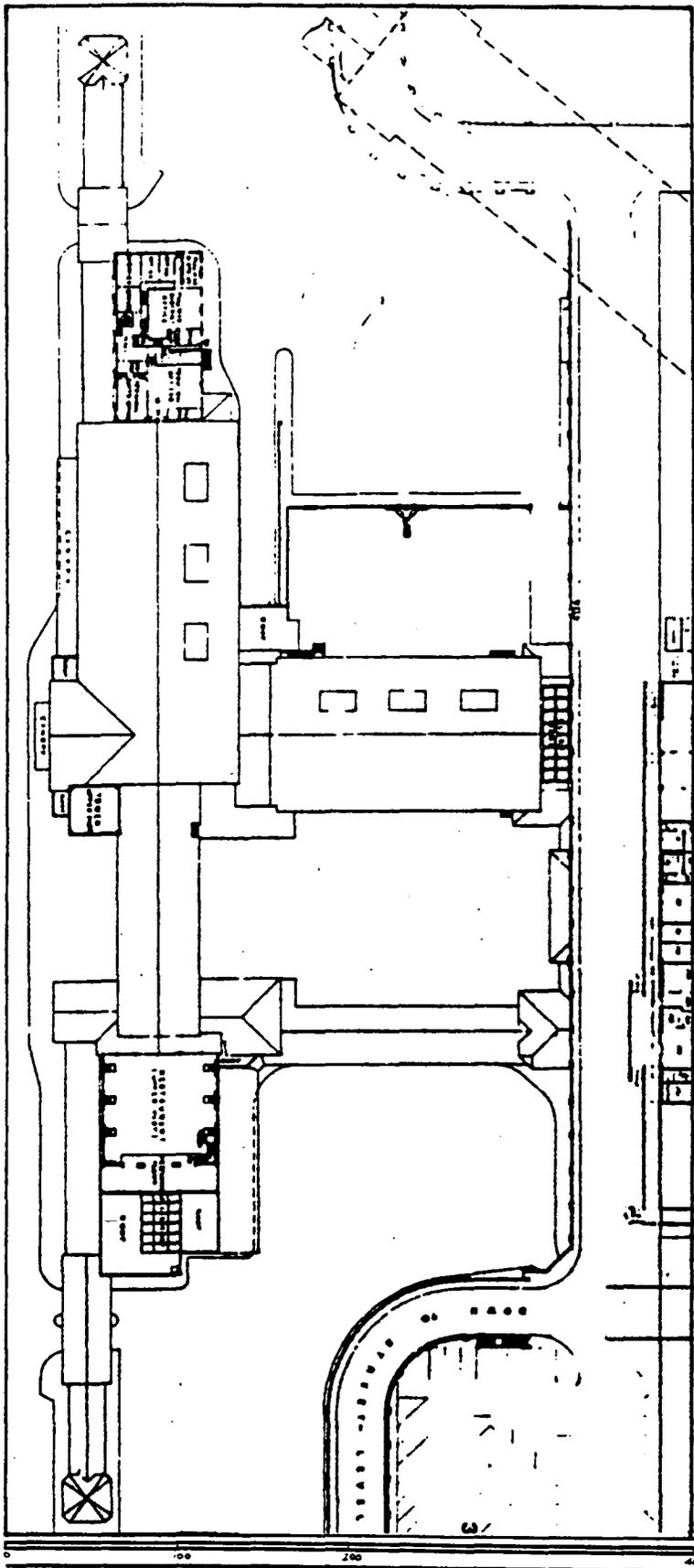


**Ground Floor Plan
EL 275.0**

- Constraints:**
- Preservation of the existing structure, including the rear retaining wall
 - 10 ft. clear setbacks required on all sides
 - Maintain circulation link to rail tracks via tunnel
 - Maintain circulation link to Metrorail West portal
 - Establish connections to West Metro Plaza and South Plaza with new stairs

PARCEL A1

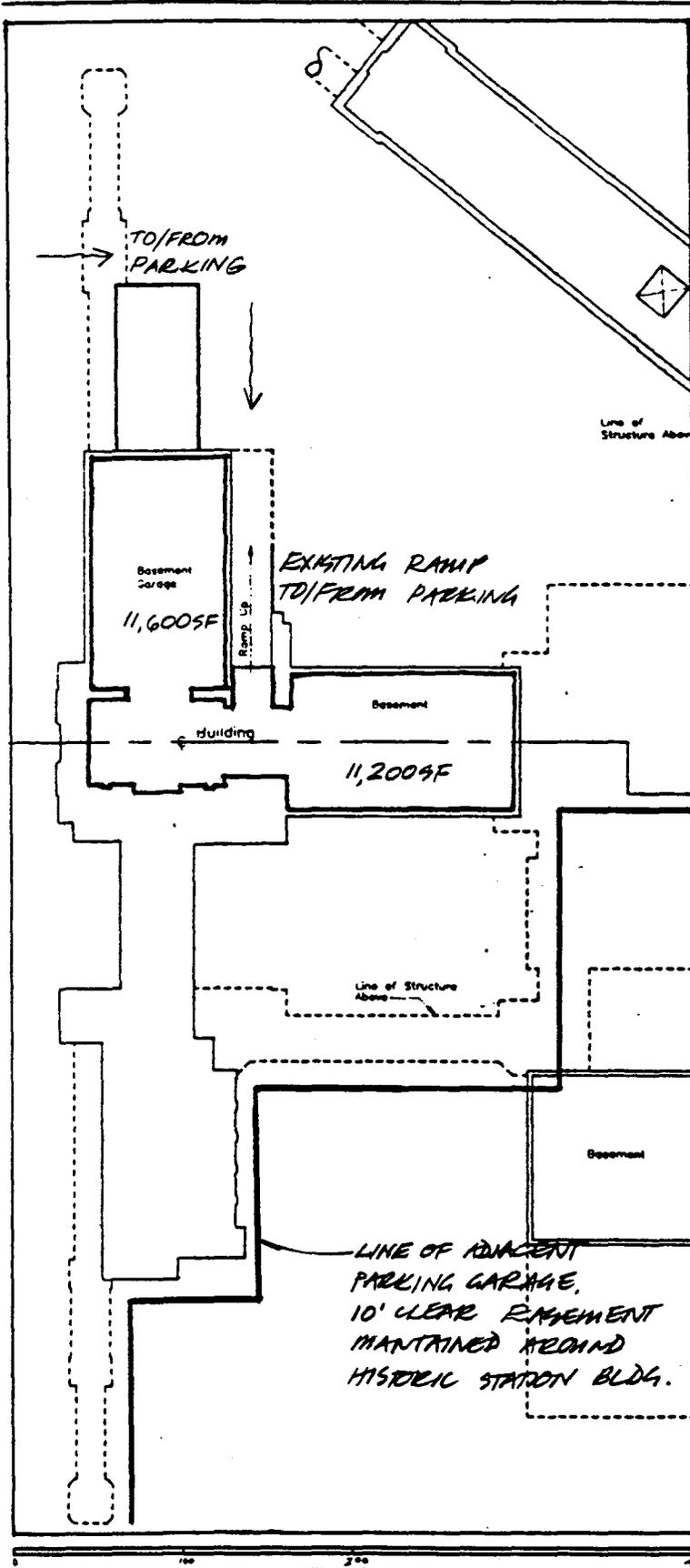
Union Station Master Plan
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Second Floor Areas:
Administrative

PARCEL A1

Union Station Master Plan
Development Parcel Description
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Basement Plan

Access: Via courtyard shared with hotel parcel (A7)

- Existing 2-way ramp retained

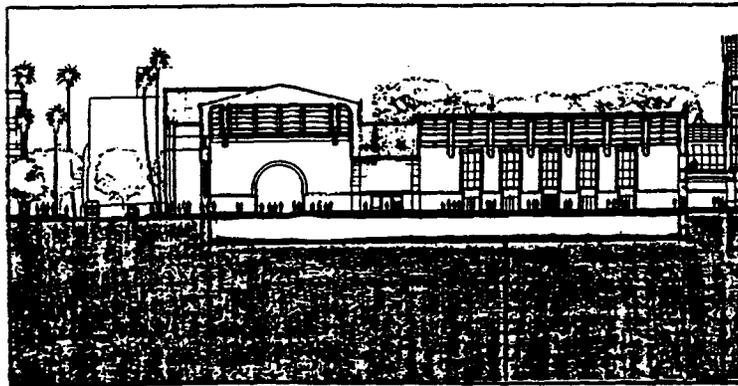
Garage Area: 22,800 gsf
 SF/Space: 350 gsf
 No. of Spaces: 65
 (124 spaces with tandem parking)

PARCEL A1

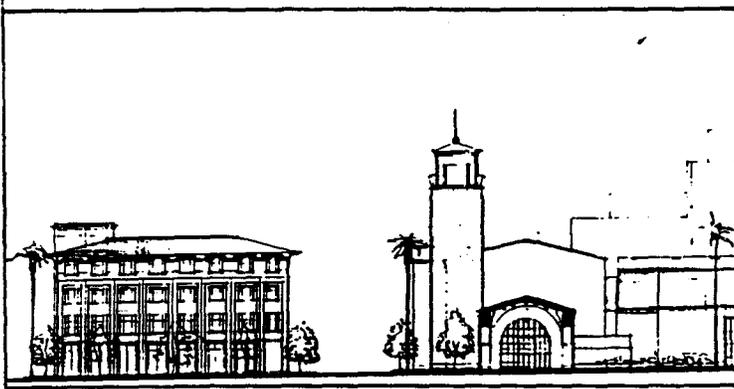
Union Station Master Plan
 Development Parcel Description
 Ehrenkrantz & Eckstut - December 16, 1991



ALAMEDA STREET FACADE



EAST-WEST SECTION



SOUTH FACADE

Section - Massing

Three expressed wall heights

- 33 ft. arcade element
- 55 ft. Station concourse walls
- 125 ft. clocktower

PARCEL A1

Union Station Master Plan

Development Parcel Description

Ehrenkrantz & Eckstut - December 16, 1991



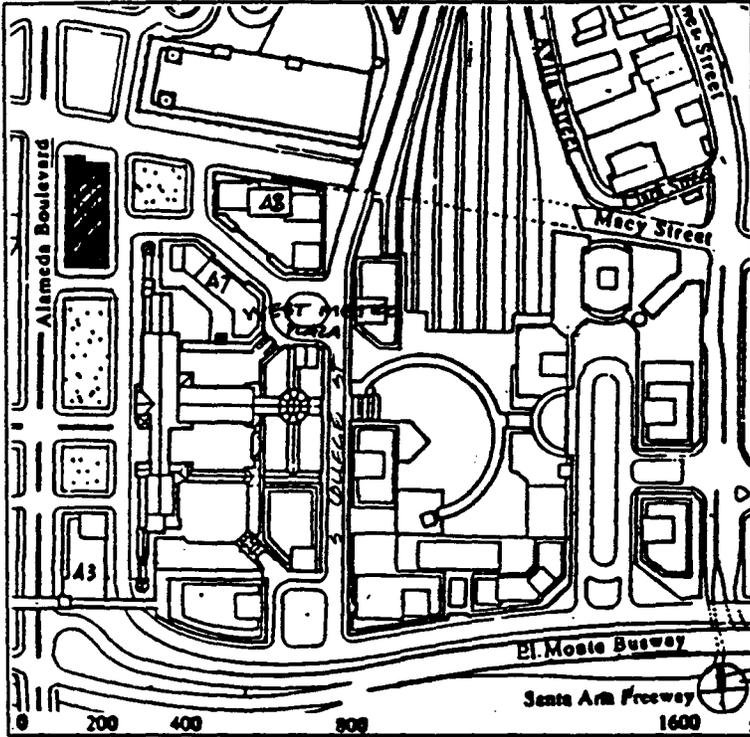
ALAMEDA BLVD
FACADE



VIEW OF THE SOUTH PATIO

PARCEL A1

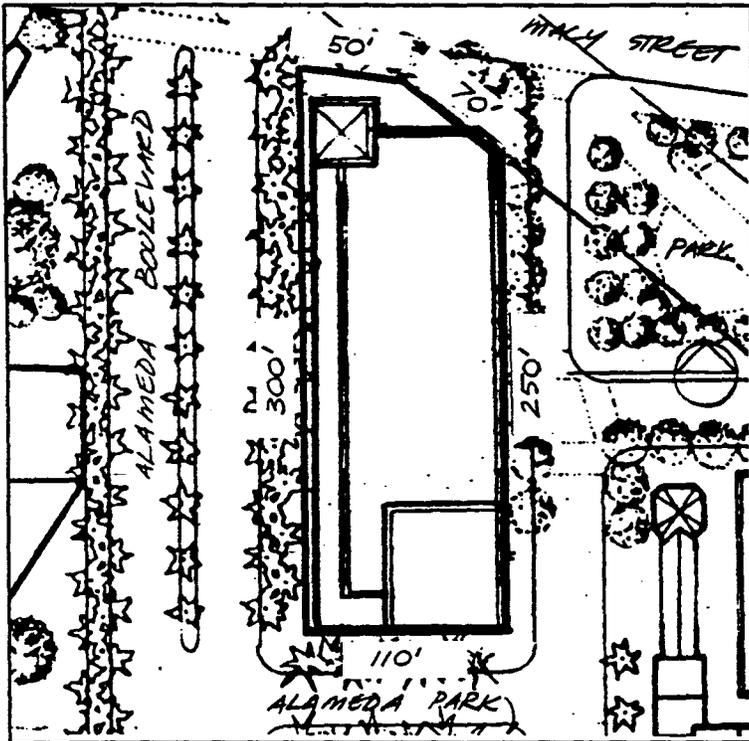
Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - January 16, 1992



Site Description

Location: Northwest of Union Station, on Alameda Blvd. at the corner of Macy St.

Address: Alameda Park
Entrance related to Building A3 or dual-entry, off Alameda Blvd.



Parcel Data

Area: 30,000 sf

Building Use:

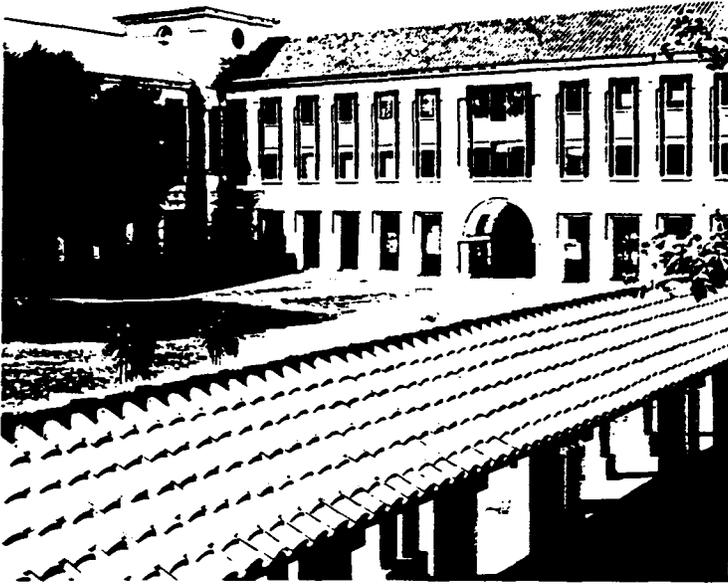
- Retail
- Conference facilities
- Health/fitness center

Building GSF: 90,000 gsf

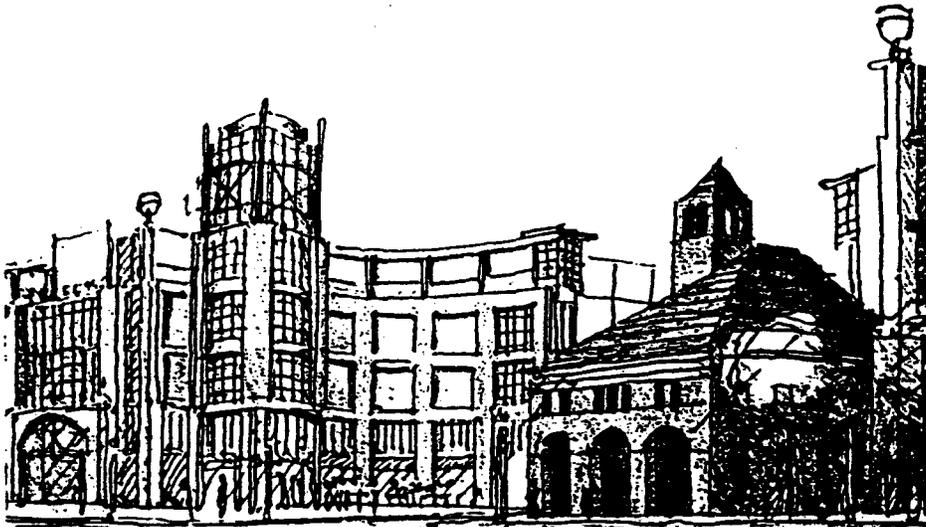
3 floors x 30,000 gsf

PARCEL A2

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - December 16, 1991



KOHN PEDERSON AND FOX
STANFORD U. ADMIN BLDG.



KIM AND KOETTER
UNIVERSITY PARK PROJECT

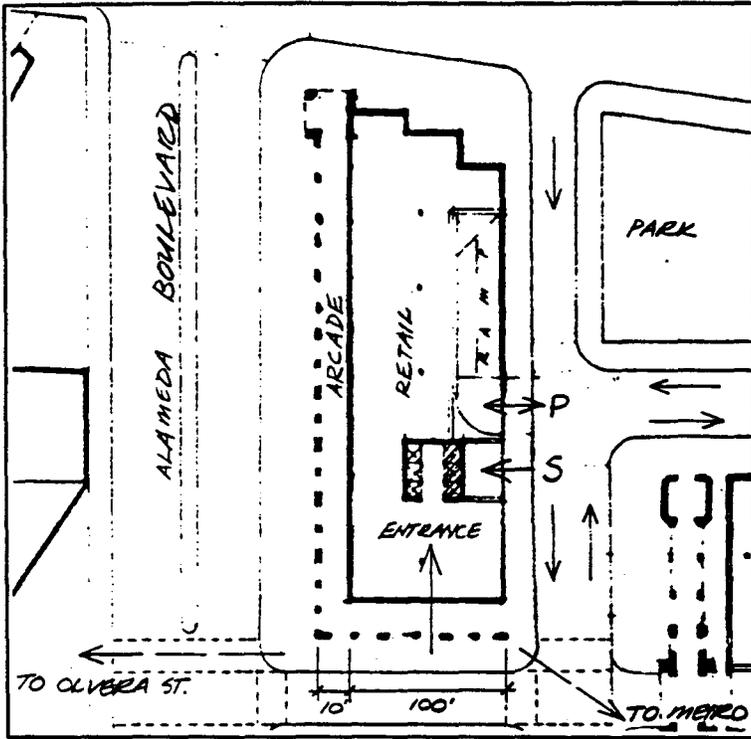


KIM AND KOETTER
CLARK BLDG. UNIVERSITY PARK, BOSTON

PRECEDENTS

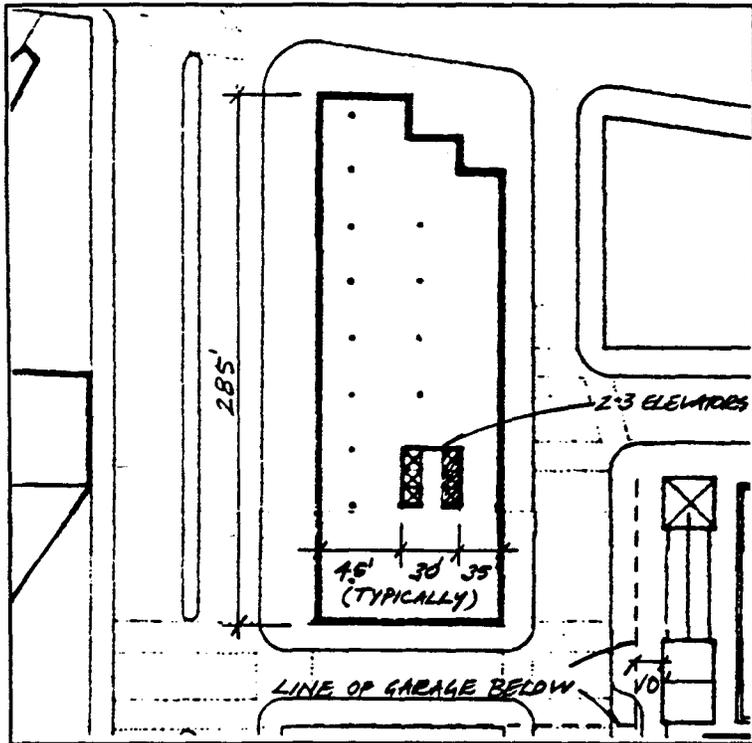
PARCEL A2

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - January 16, 1992



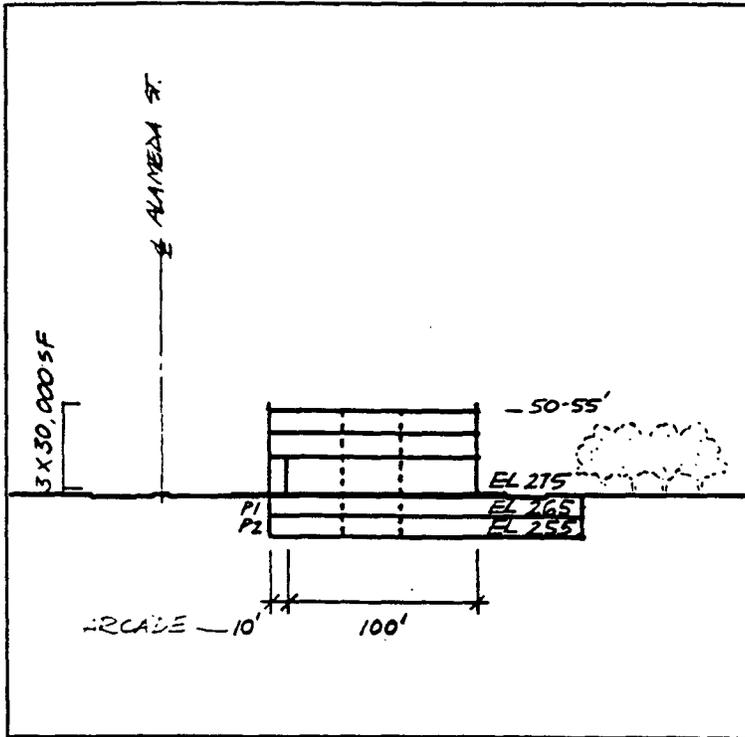
Ground Floor Plan
El. 275.0

- Constraints:** Metrorail structure chamfers on NE corner of parcel
- Easements:** 10 ft. deep arcade zone on west and south frontages
- Critical Dimensions:** Building width limited to 110 ft. (including arcade)
- Entrance:** Off Alameda Park
 - Or dual entry - off Alameda Blvd.
- Service:** At grade, located on east frontage
- Parking Access:** Located on east frontage (one-way street)



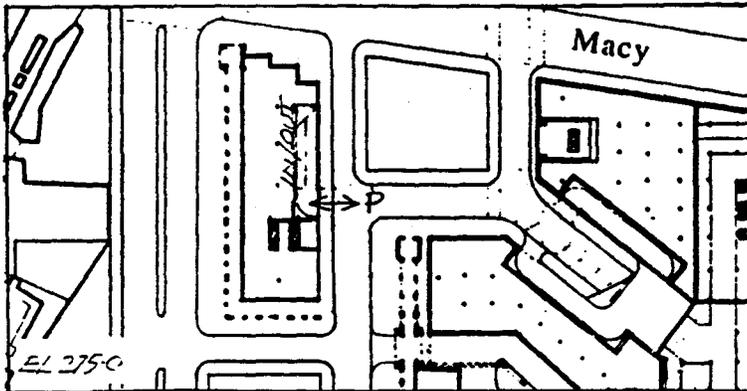
Typical Floor Plan

- Area:** 30,000 gsf
- Core:** 2-3 elevators, centralized location
- Layout:** Double-loaded corridor



Section - Massing

- Assumptions:**
- Lobby flr-flr: 18-20 ft.
 - Typical flr-flr: 13.5 ft.
- No. of Floors:** 3
- Total Building Height:** 50 - 55 ft.
- Arcade:** 18 - 20 ft. minimum height
- Corner Feature:** NW corner at Alameda Blvd. & Macy St.



Parking

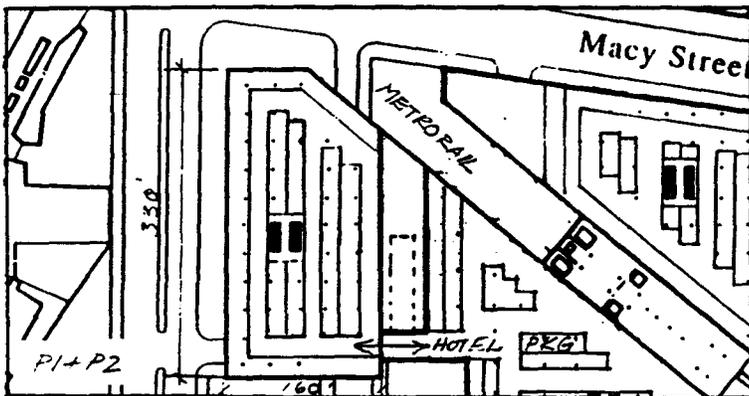
Garage Description: Independent garage with footprint extending beneath roadways to the south and east

- Assumptions:**
- 350 sf/space
 - 1 space/1,000 sf

No. of Spaces Required: 90

No. of Spaces Provided:

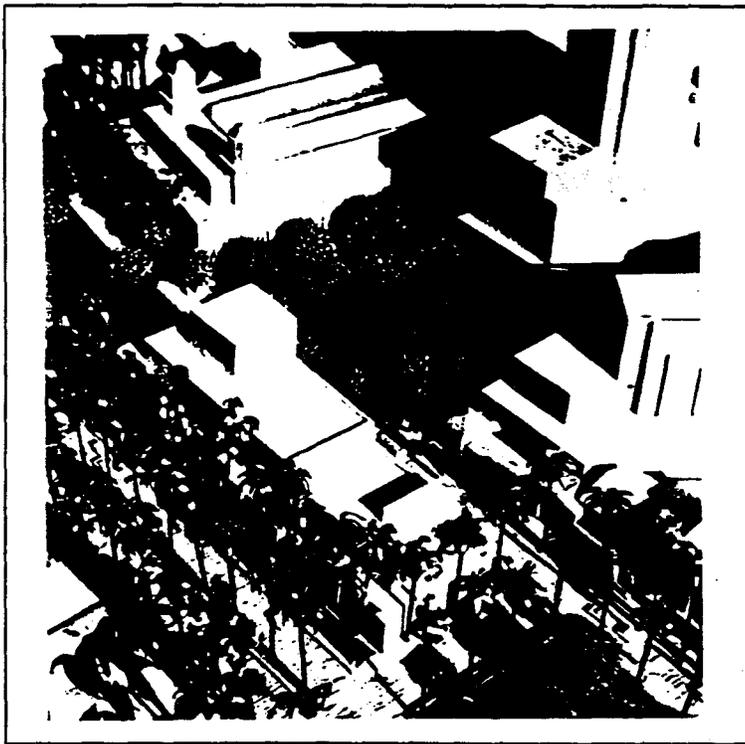
P1 56,000 sf - 160 spaces
 P2 56,000 sf - 160 spaces
 + 230 spaces



PARCEL A2

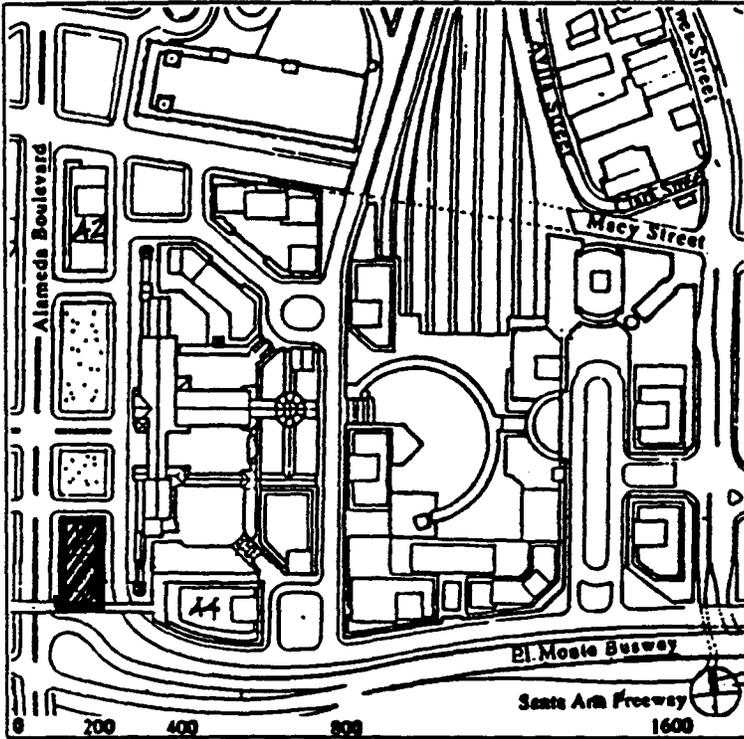
Union Station Master Plan
 Development Parcel Description
 Ehrenkrantz & Eckstut - December 16, 1991

Illustrative Model Views



PARCEL A2

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - January 16, 1992

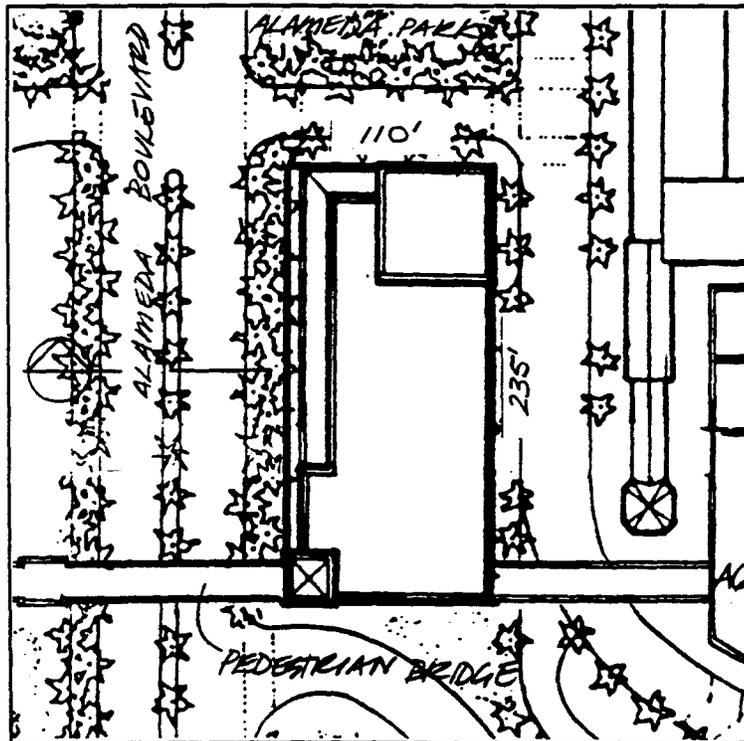


Site Description

Location: Southwest of Union Station on Alameda Blvd. as it bridges the Santa Ana Freeway

Address: Alameda Park
Entrance related to building A2 or dual-entry, off Alameda Blvd.

Pedestrian Linkage: E-W circulation from Station area to Olvera St. by elevated pedestrian bridge



Parcel Data

Area: 27,500 sf

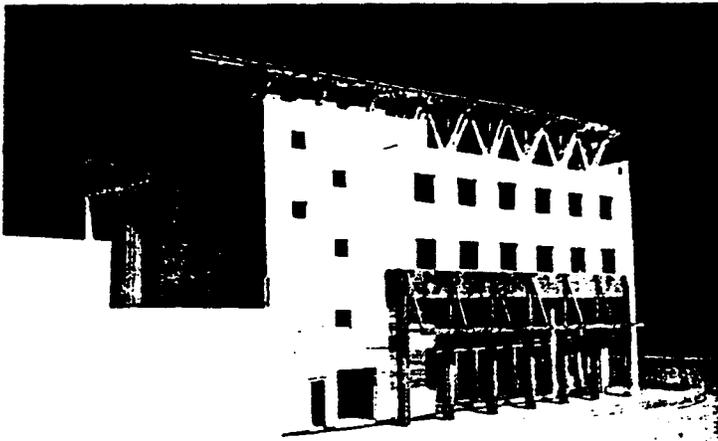
Building Use:

- Museum
- Institutional

Building GSF: 70,000 gsf
3 floors x 24,000 gsf

PARCEL A3

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - December 16, 1991



COMPETITION DESIGN
SAN FRANCISCO LIFE CENTER



KALLMANN, MCKINNELL + WOOD
CONVENTION CENTER, BOSTON

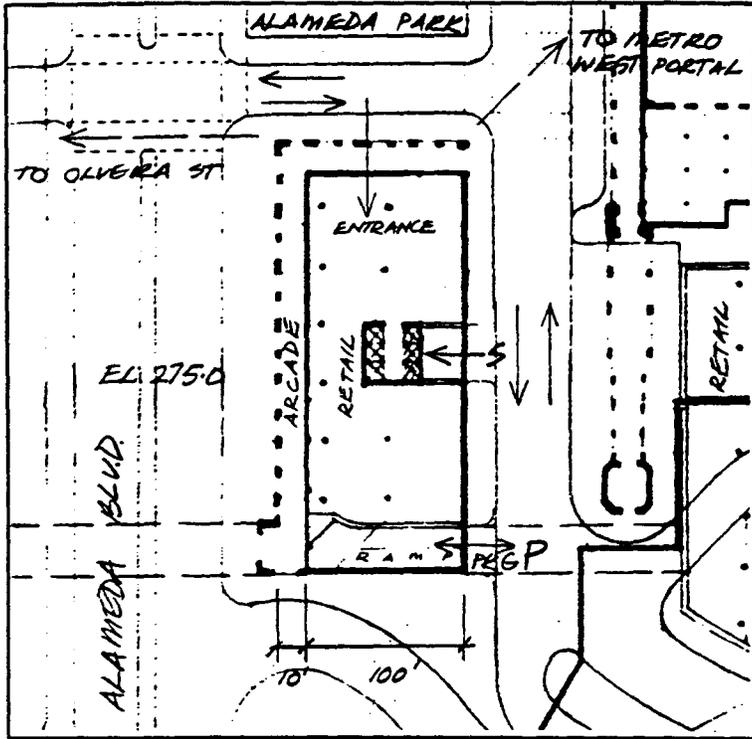


GRAHAM GUND
OFFICE, QUINCY MARKET, BOSTON

PRECEDENTS

PARCEL A3

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - January 16, 1992



**Ground Floor Plan
El. 275.0**

Constraints:

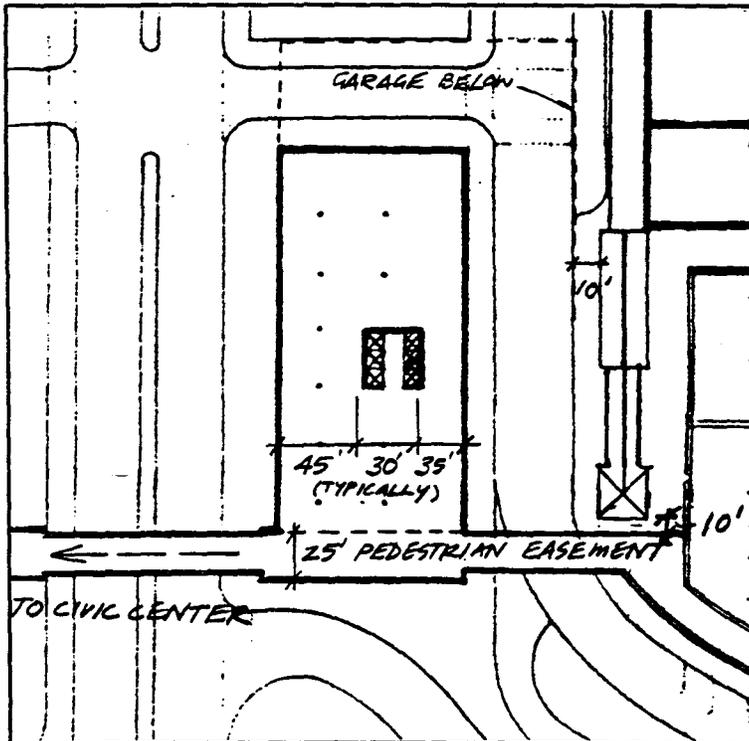
Easements: 10 ft. arcade on north and west frontages

Critical Dimensions: Limited 110 ft. building width (including arcade)

Entrance: Off Alameda Park or dual entry, off Alameda Blvd.

Service: At grade, on east frontage

Parking Access: SE corner



Typical Floor Plan

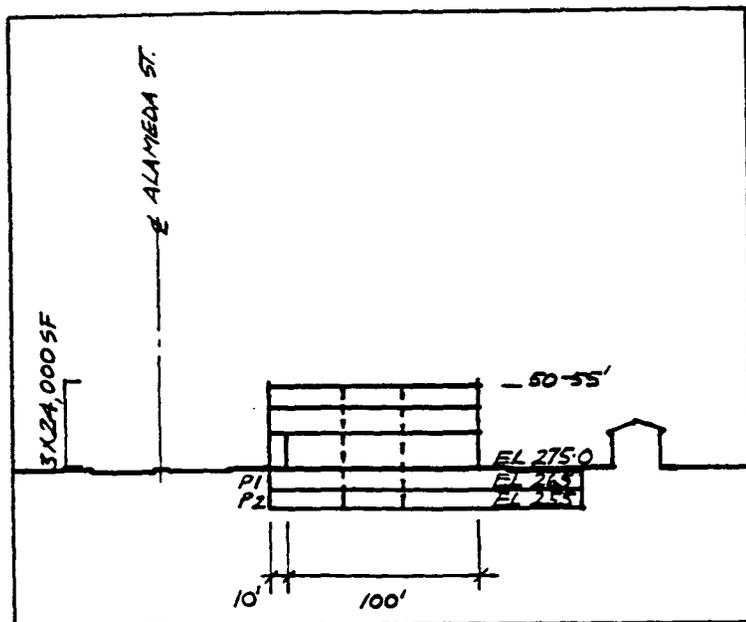
Area: 24,000 gsf

Core: 2 - 3 elevators required

Layout: Double-loaded corridor

PARCEL A3

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - December 16, 1991



Section - Massing

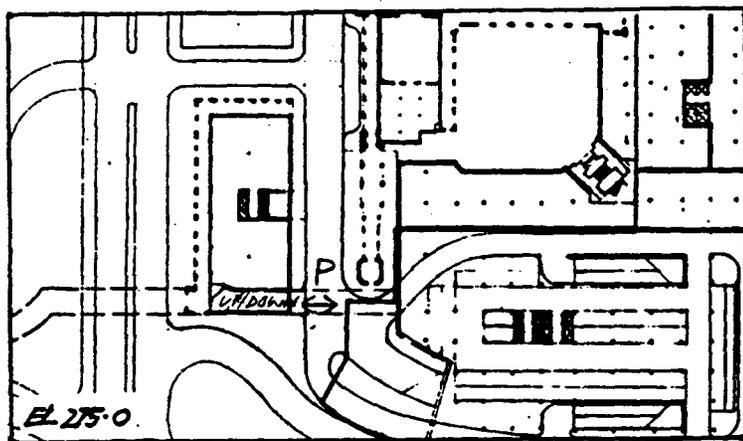
- Assumptions:**
- Lobby flr-flr: 18-20 ft.
 - Typical flr-flr: 13.5 ft.

No. of Floors: 3

Total Building Height: 50 - 55 ft.

Arcade: 18 - 20 ft. min height

Corner Feature: SW corner at the intersection of Alameda Blvd. & El Monte busway

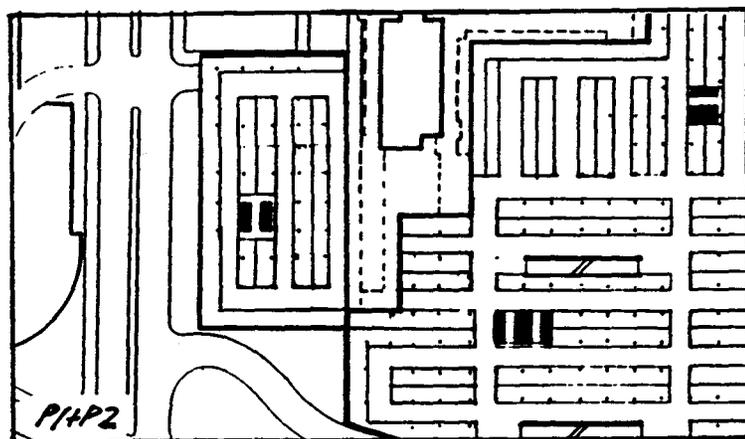


Parking

Garage Description: Independent garage with footprint extending beneath roadways to north and east

- Assumptions:**
- 350 sf/space
 - 1 space/1,000 sf

No. of Spaces Required: 70



No. of Spaces Provided: 314
 P1 55,000 sf - 157 spaces
 P2 55,000 sf - 157 spaces
 + 244 spaces

PARCEL A3

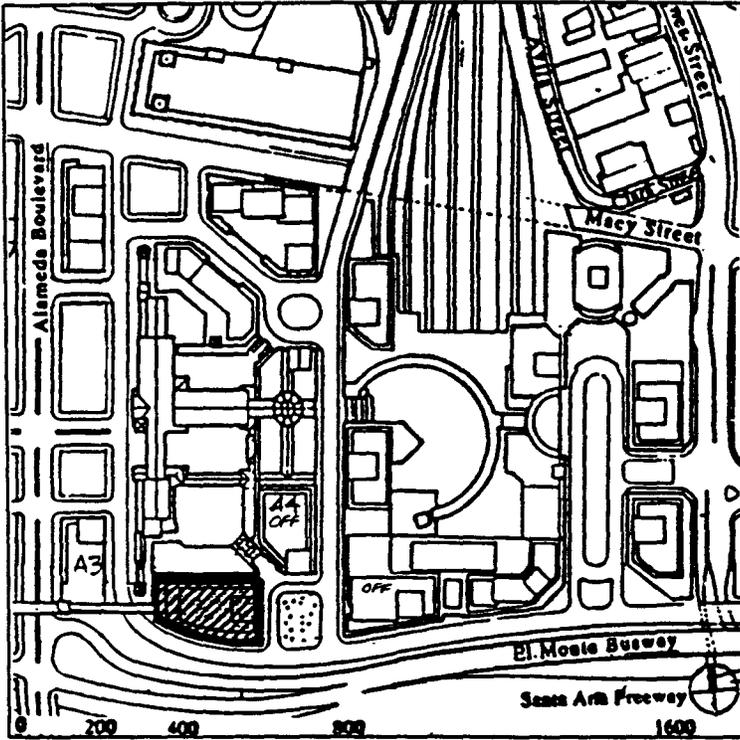
Union Station Master Plan
 Development Parcel Description
 Ehrenkrantz & Eckstut - December 16, 1991

Illustrative Model Views



PARCEL A3

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - January 16, 1992

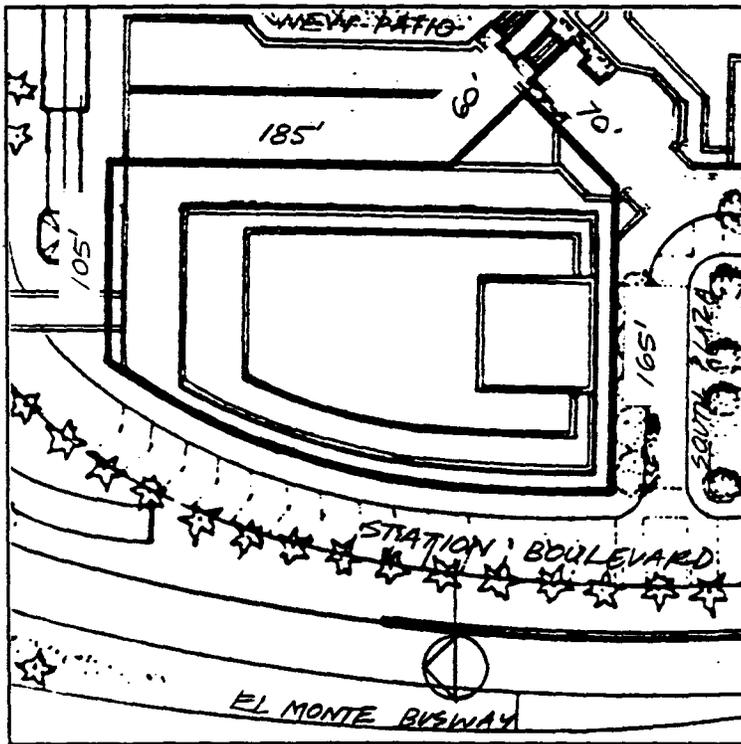


Site Description

Location: South of Union Station, fronting on the El Monte busway and Santa Ana Freeway

Address: South Plaza on Station Blvd.

Pedestrian Linkage: E-W circulation from concourse to the Civic Center area



Parcel Data

Area: 42,000 sf

Building Use:

- Office
- Retail at grade

Building GSF: 450,000 gsf

- Below 50 ft. base
3 x 42,000 - 126,000 gsf
- Above 50 ft. base
13 x 25,000 - 325,000 gsf

PARCEL A4

Union Station Master Plan
 Development Parcel Description
 Ehrenkrantz & Eckstut - December 16, 1991



S.O.M.
CANARY WHARF, LONDON

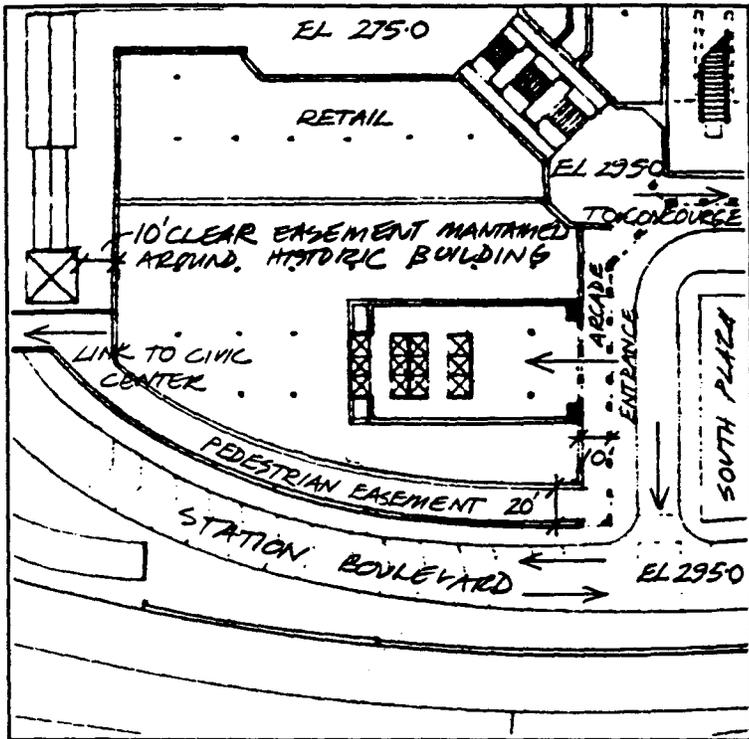


KEYES, CONDON + FLORENCE
WASHINGTON DC

PRECEDENTS: MID-RISE OFFICE

PARCEL A4

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - January 16, 1992



**Ground Floor Plan
El 295.0**

Constraints: • Grade change
El 275.0 - El 295.0 (20 ft.)

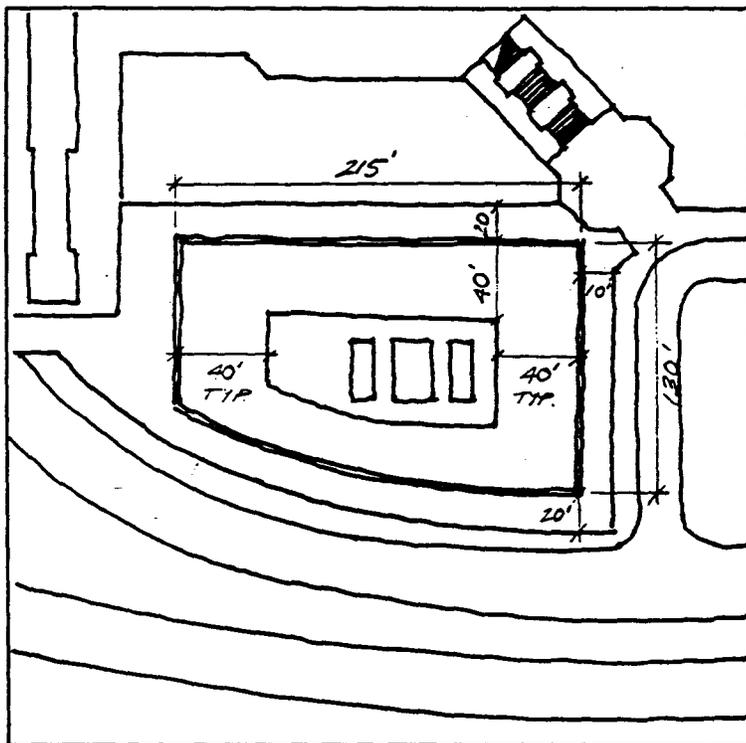
Easements: • 20 ft. pedestrian easement on south frontage
• 10 ft. arcade on east frontage
• 10 ft. setback from historical station structure

Critical Dimensions:

Entrance: Off South Plaza on east facade

Service: Lower level El 275.0

Other: Stairway configuration to be reciprocal to building A5



Typical Floor Plan

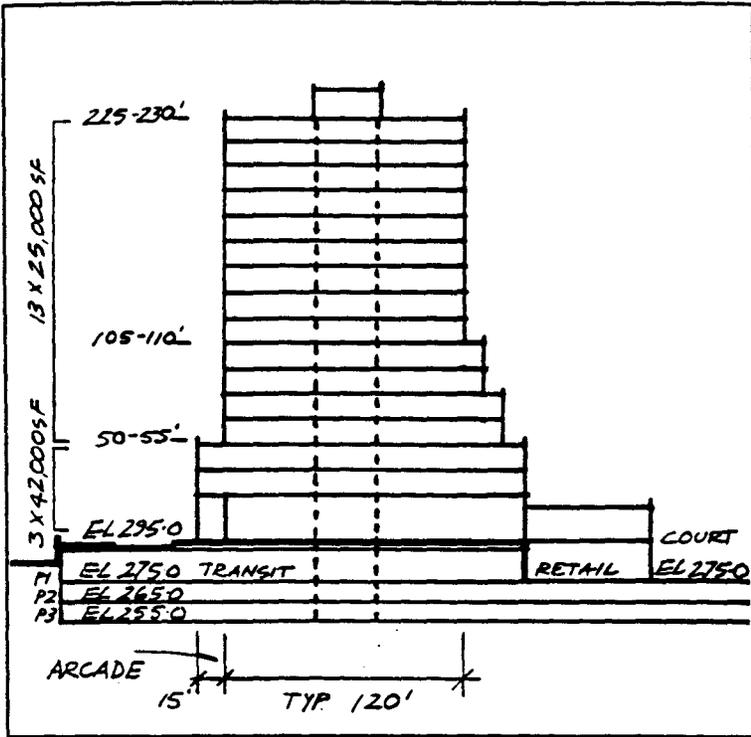
Area: 25,000 sf

Core: 9 - 10 elevators required

Layout: Centralized core with peripheral office

PARCEL A4

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - December 16, 1991



Section - Massing

- Assumptions:**
- Lobby fir-flr: 18-20 ft.
 - Typical fir-flr: 13.5 ft.

No. of Floors: 16

Building

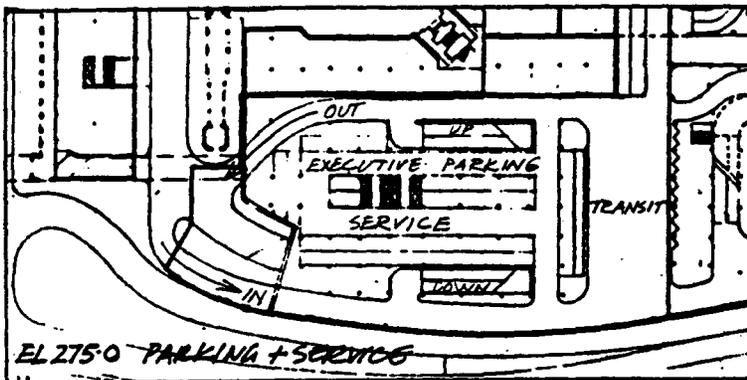
Height: Base 50 ft. + 175.5 ft. - 225 ft. (above EL 295.0)

Arcade: 18 - 20 ft. min. height

- Setbacks:**
- 15 ft. at 50-55 ft. base
 - 10 ft. at 105-110 ft. on North frontage facing Station.

Corner

Feature: SW corner



Parking

Garage

Description: Large, shared basement which includes public transit facilities. Extends beneath roadways and South Plaza. Buildable in 1-2 phases.

- Assumptions:**
- 350 sf/space
 - 1 space/1000 sf

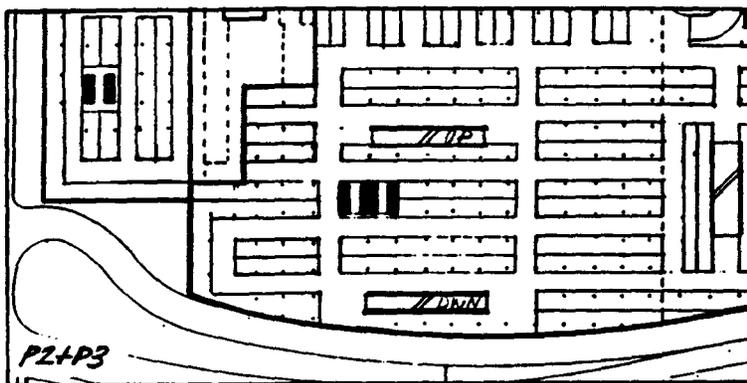
No. of Spaces Required: 450

No. of Spaces Provided: 410

P2 72,000 sf - 205 spaces

P3 73,000 sf - 205 spaces

- 40 spaces

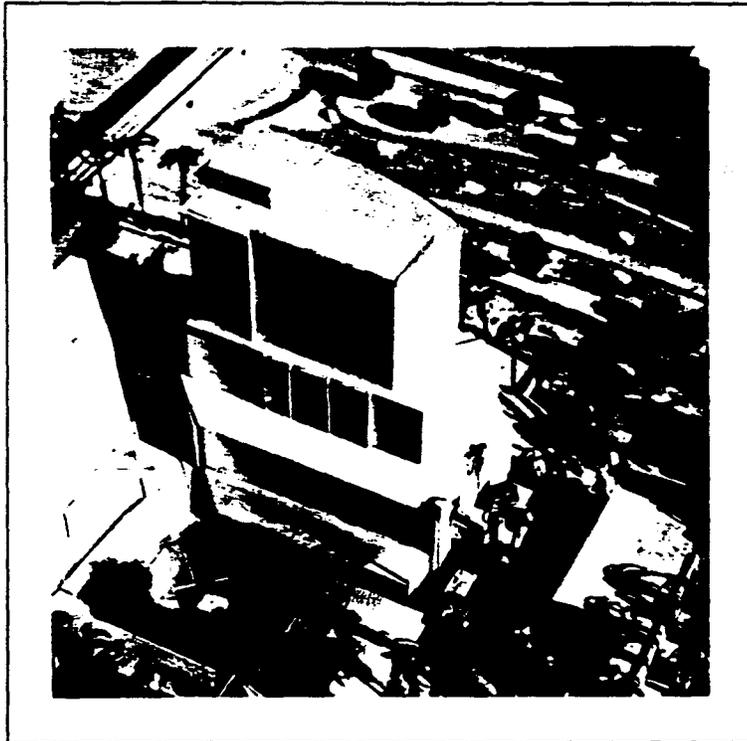
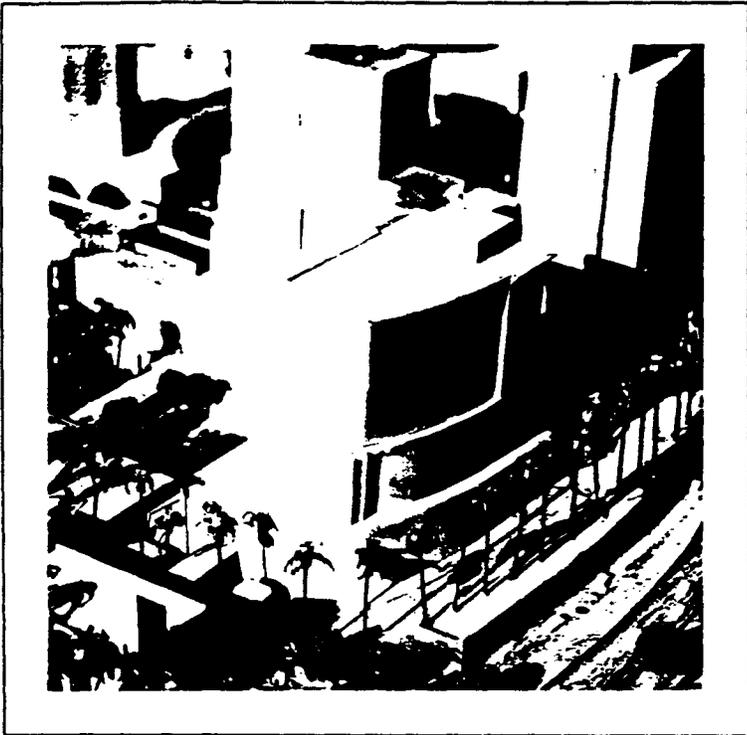


0 100 200 400 800

PARCEL A4

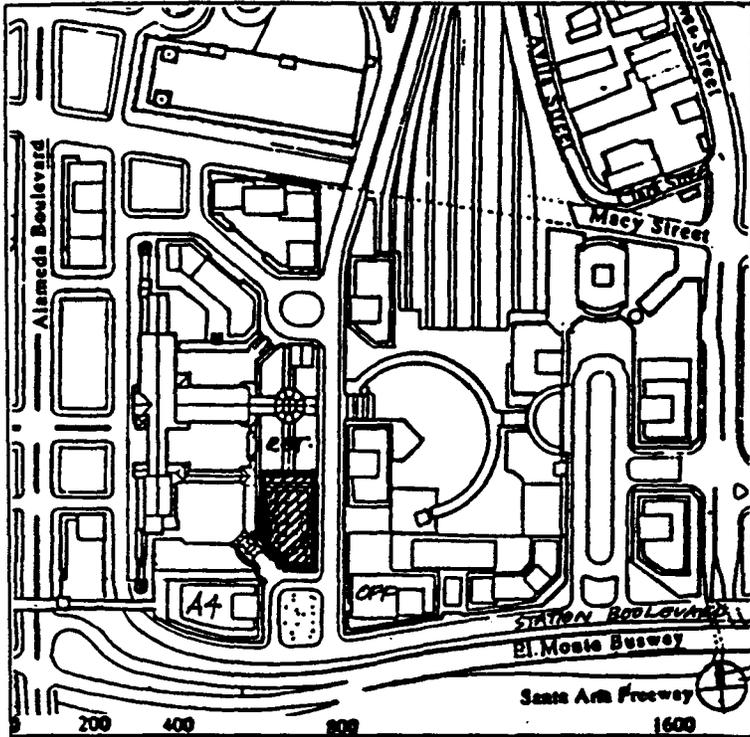
Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - December 16, 1991

Illustrative Model Views



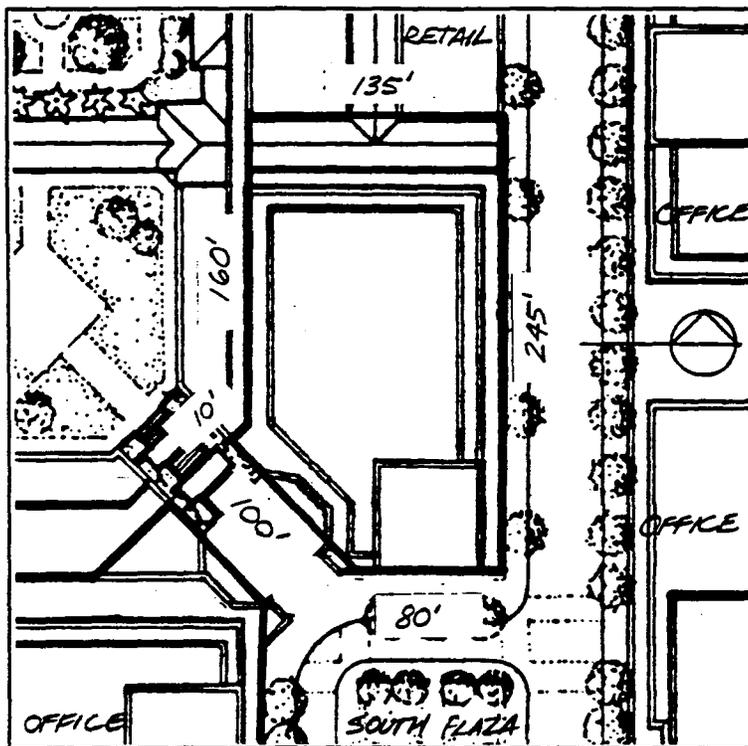
PARCEL A4

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - January 16, 1992



Site Description

- Location:** South College Street off Station Blvd.
- Address:** South Plaza
A grouping of 3 office buildings
- Pedestrian Linkage:**
- E-W from Union Station patio to concourse
 - N-S from South Plaza via retail gallery to west portal

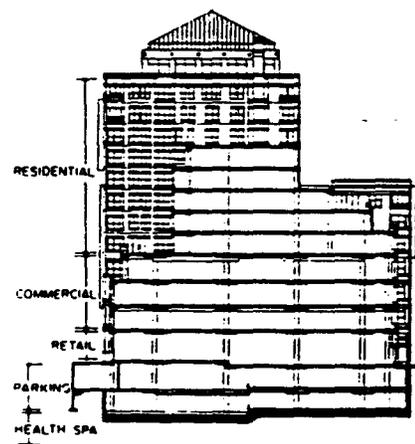
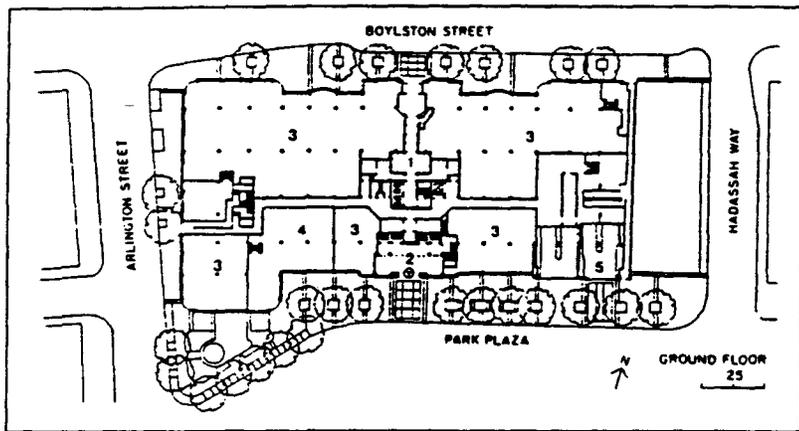
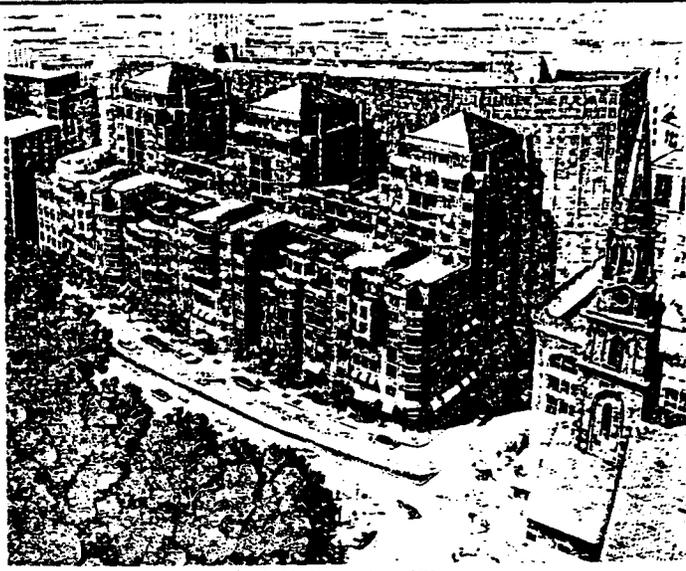


Parcel Data

- Area:** 30,000 sf
- Building Use:** Office
- Retail @ El 275.0 lower grade
 - Retail @ El 295.0 upper grade
- Building GSF:** 300,000 gsf
- Below 50 ft.
1 x 10,000 sf
 - 3 x 30,000 - 90,000 gsf
 - Above base
8 x 25,000 - 200,000 gsf

PARCEL A5

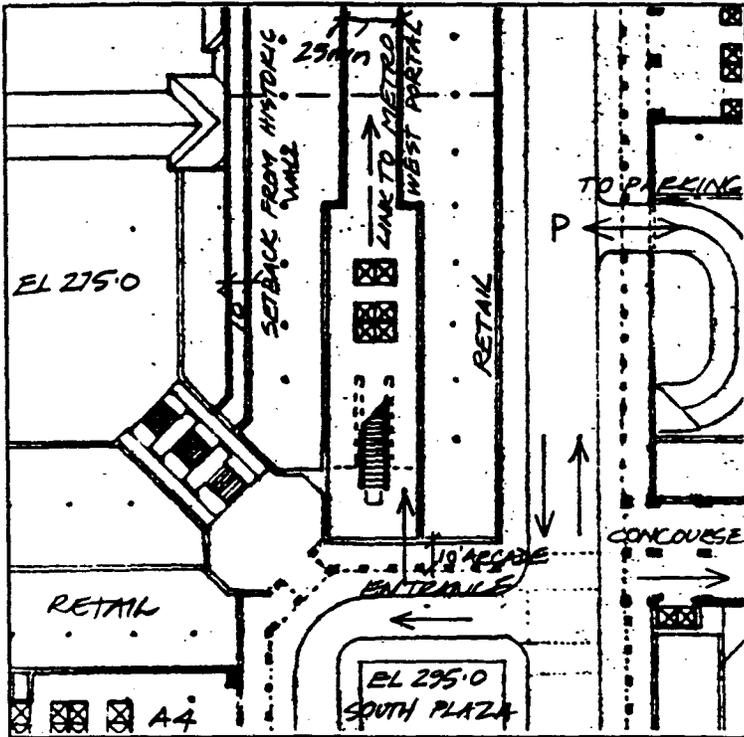
Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - December 16, 1991



PRECEDENTS: MID-RISE, MIXED-USE BLDGS.

PARCEL A5

Union Station Master Plan
 Development Parcel Description
 Ehrenkrantz & Eckstut - January 16, 1992



**Ground Floor Plan
El 295.0**

Constraints: Grade change behind station (20 ft.)

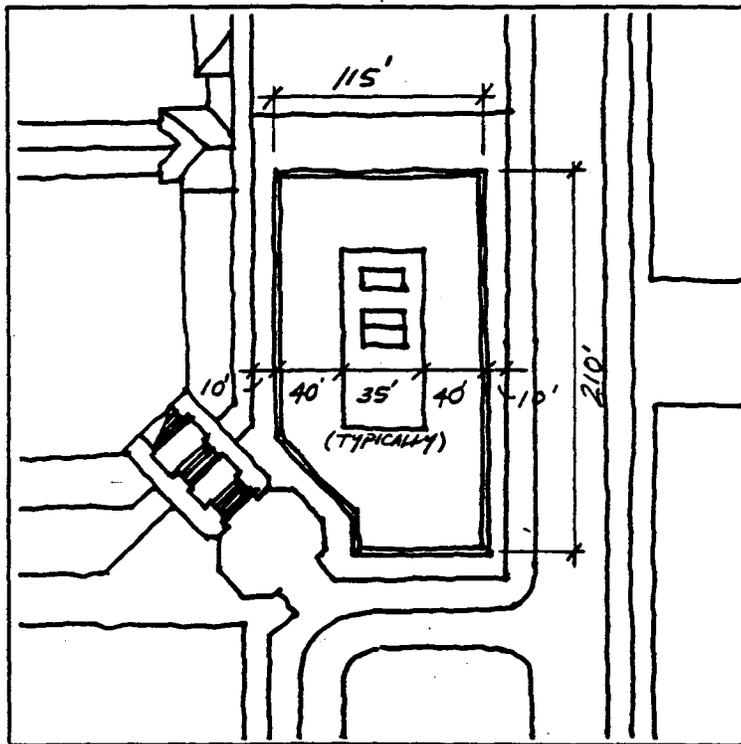
- Easements:**
- Maintain public circulation at El 295.0 to link retail gallery with South Plaza - 25 ft. min
 - 10 ft. arcade on south frontage
 - 10 ft. setback from retaining wall

Critical Dimensions:

Entrance: On south frontage

Service: On lower level El 275.0

Other: Stairway configuration to be reciprocal with bldg. A4



Typical Floor Plan

Area: 25,000 sf

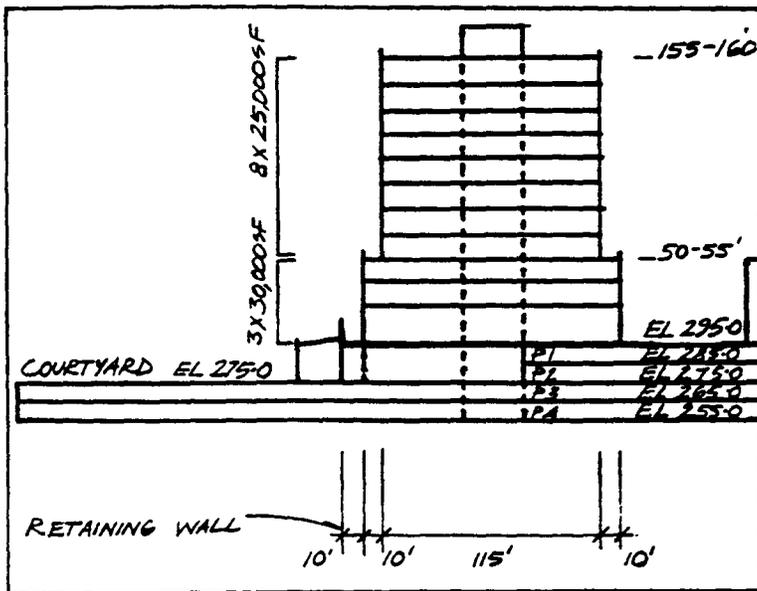
Core: 6 elevators

Layout: Circulation around centralized core with peripheral office



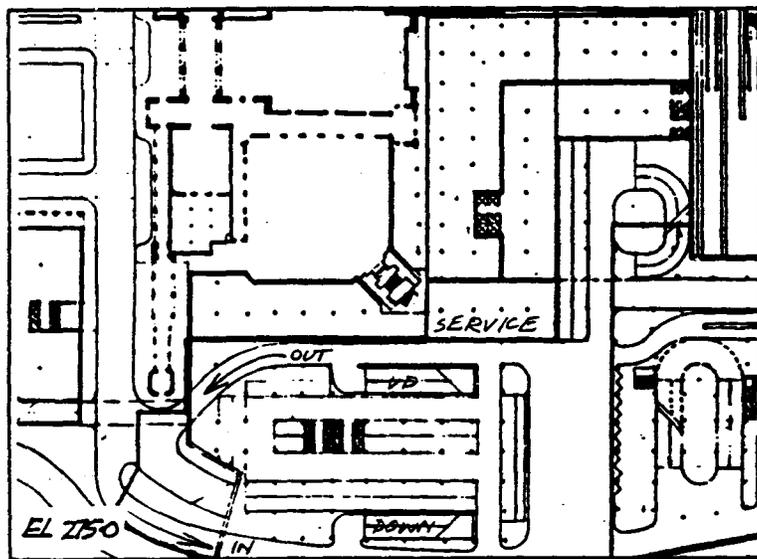
PARCEL A5

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - December 16, 1991



Section - Massing

- Assumptions:**
- Lobby flr-flr: 18-20 ft.
 - Typical flr-flr: 13.5 ft.
- No. of Floors:** 11
- Building Height:** Base 50 ft. + 108 ft. - 158 ft. Assume 155 - 160 ft.
- Arcade:** 18 - 20 ft. min height
- Setbacks:** 10 ft. at 50 - 55 ft. base



Parking

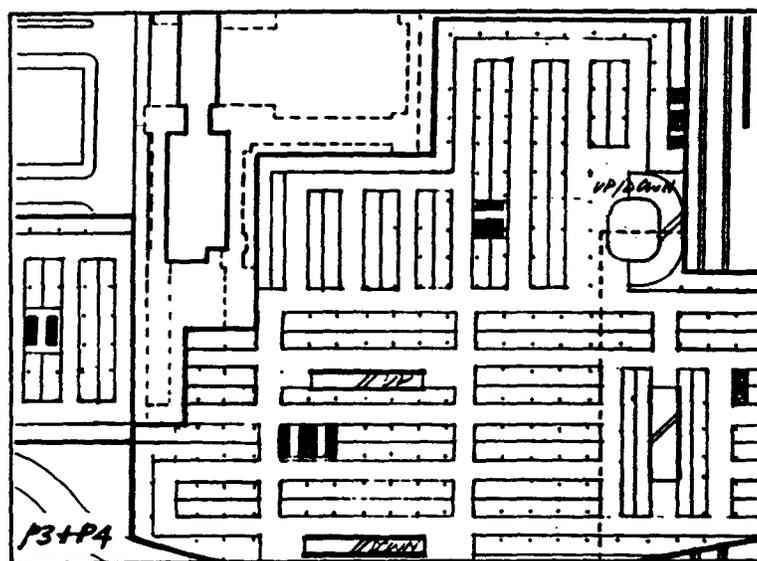
- Garage Description:** Large, shared basement which includes transit facilities. Extends beneath new Station patio, under Station Blvd. and South Plaza. Buildable in 1 - 2 phases. 2 points of entry/exit, 2 express ramp systems

- Assumptions:**
- 350 sf/space
 - 1 space/1000 sf

No. of Spaces Required: 300

No. of Spaces Provided: 300
 P1 52,500 sf - 150 spaces
 P2 52,500 sf - 150 spaces

(El 275.0/transit flr, no pkg assumed, limited executive parking possible)



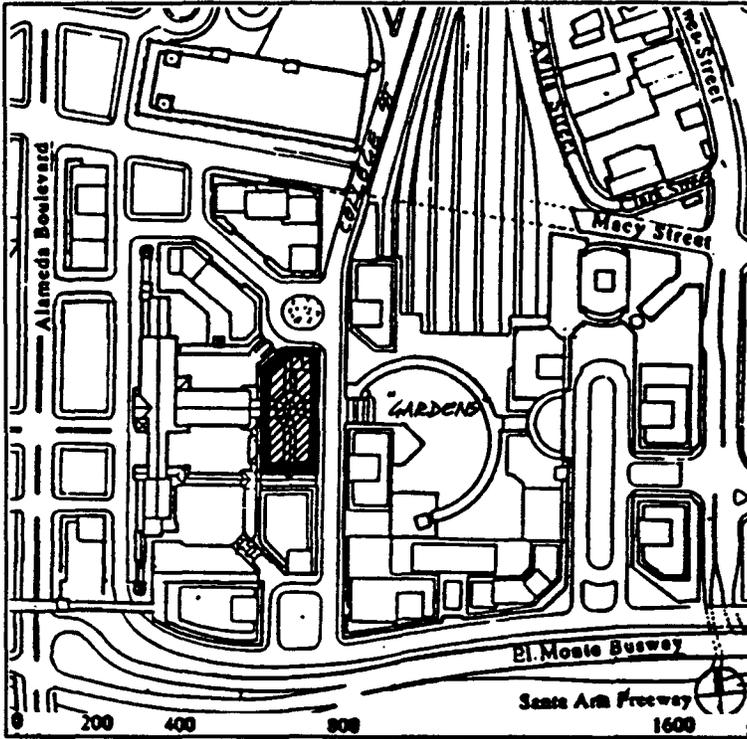
PARCEL A5

Union Station Master Plan
 Development Parcel Description
 Ehrenkrantz & Eckstut - December 16, 1991

Illustrative Model Views



PARCEL A5
Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - January 16, 1992



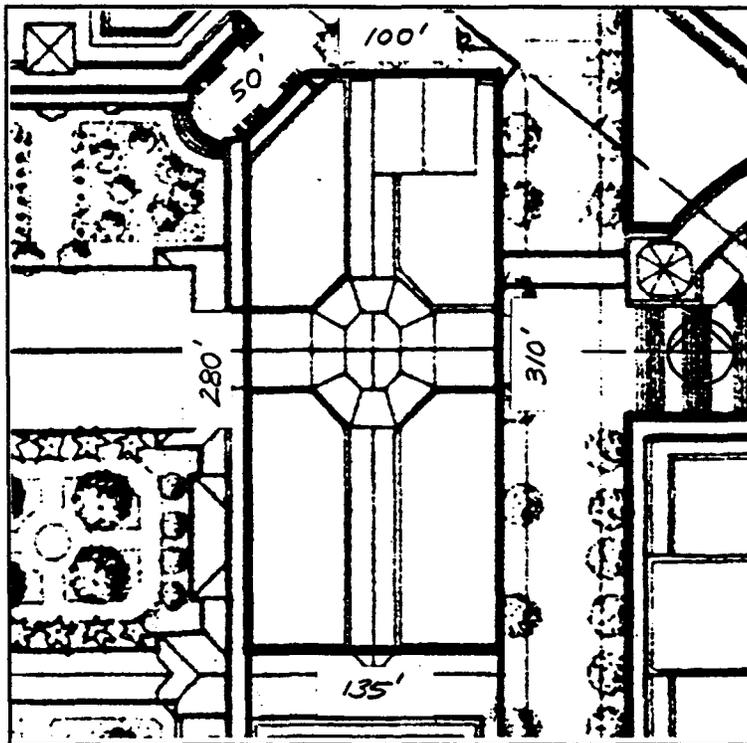
Site Description

Location: East of Union Station, between existing landscaped patios and south College Street

Address: West Metro Plaza
Entry off north frontage

Pedestrian Linkage:

- El 275.0 E-W link to passenger tunnel and metro west portal
- EL 295.0 E-W link to "Gardens"
- El 295.0 N-S link to north and south plazas



Parcel Data

Area: 40,000 sf

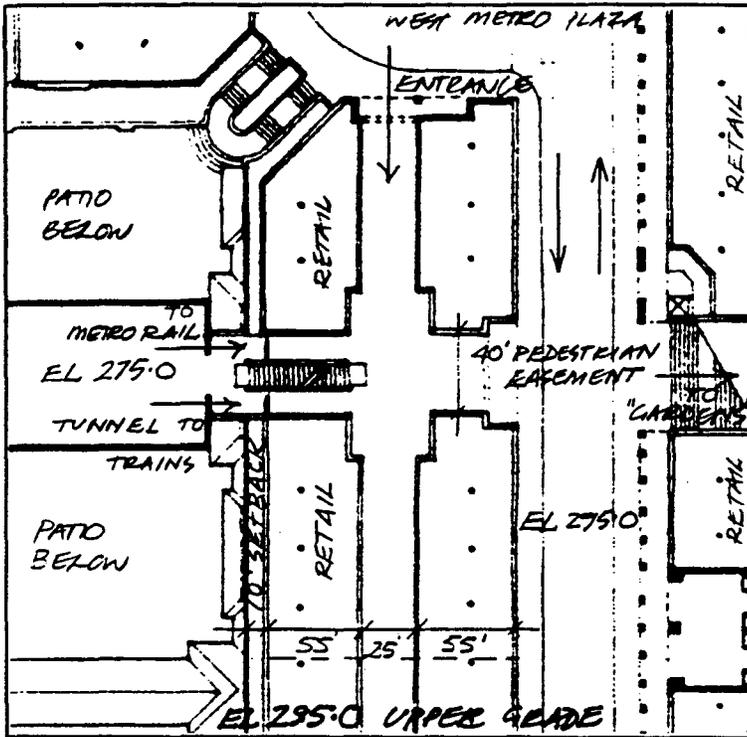
Building Use: Retail

Building GSF: 80,000 gsf

2 x 40,000 gsf

PARCEL A6

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - December 16, 1991



**Ground Floor Plan
El 295.0**

- Constraints:**
- Accommodation of rear Station lobby accessing tunnel and west portal
 - Grade change El 275.0 - El 295.0 (+20 ft.)

Critical Dimensions:

- Easements:**
- El 275.0 - existing circ. space/portal
 - El 295.0 - 25 ft. min N-S retail gallery circ. zone
 - El 295.0 - 40 ft. E-W circ. zone

Entrance: Off West Metro Plaza, a mixed-use building grouping

Service: Lower level EL 275.0

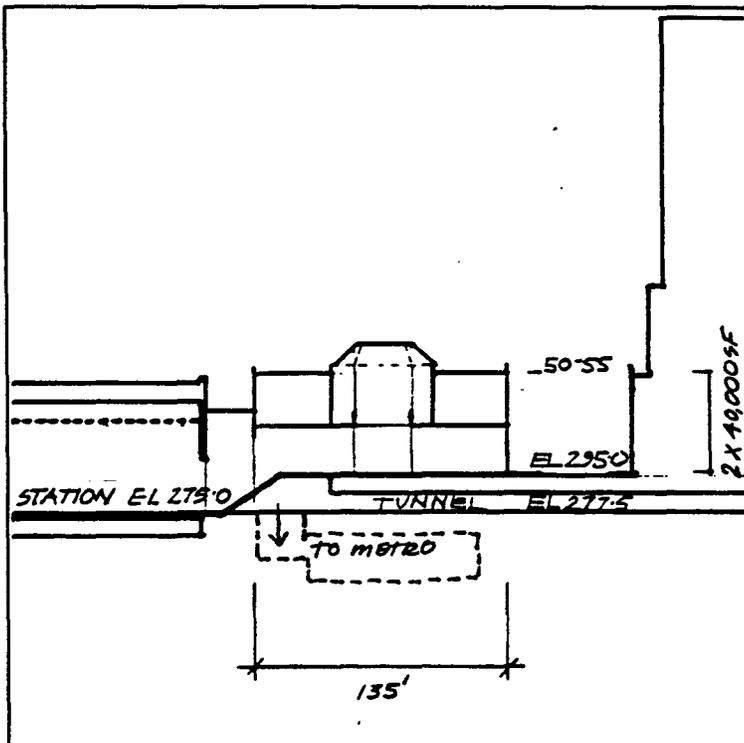
- Parking Access:**
- EL 295.0 - off South College St.
 - EL 275.0 - at ramp up to Station Blvd.

Section - Massing

Assumptions: • Flr-Flr: 25 ft.

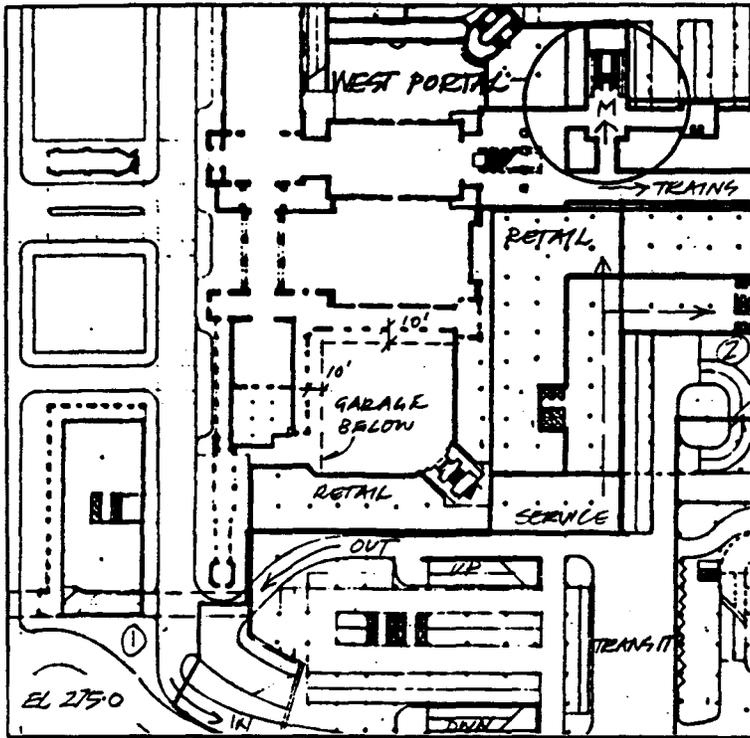
No. of Floors: 2

Building Height: 50 ft. (excluding atrium or other special element)



PARCEL A6

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - December 16, 1991



Parking

Garage Description:

Large, shared basement which includes public transit facilities. Extends beneath Station patio, College Street, and South Plaza

- Buildable in 1 - 2 phases
- 2 Entry/exit points, 2 express ramp systems

Assumptions:

- 350 sf/space
- 1 space/1,000 sf

No. of Spaces Required:

200

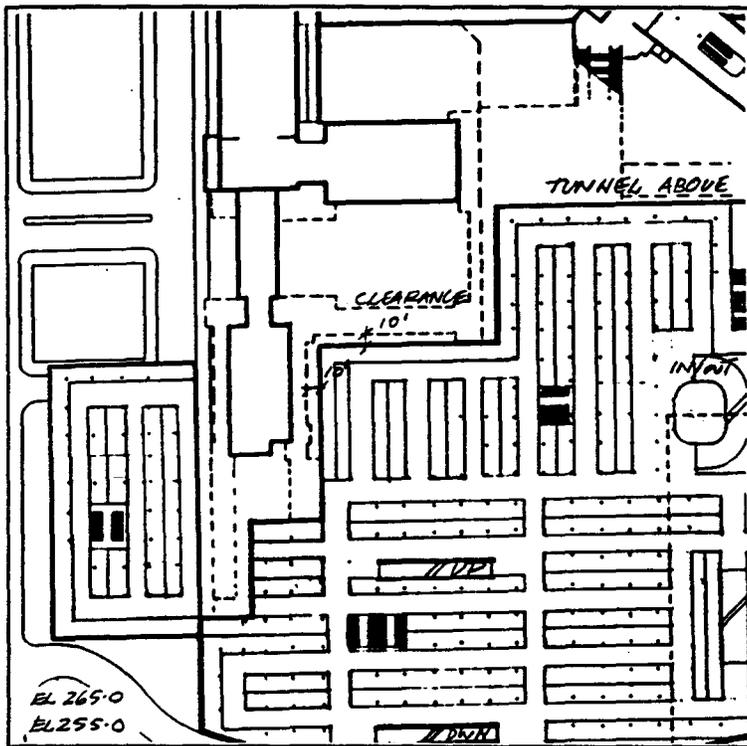
No. of Spaces Provided:

236

P1 41,300 - 118 spaces

P2 41,300 - 118 spaces

+ 36 spaces

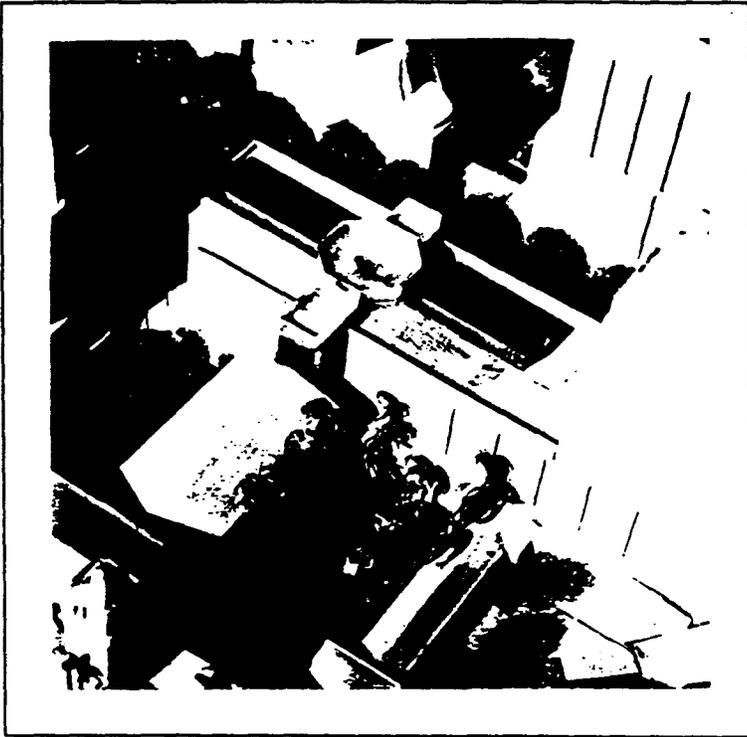


PARCEL A6

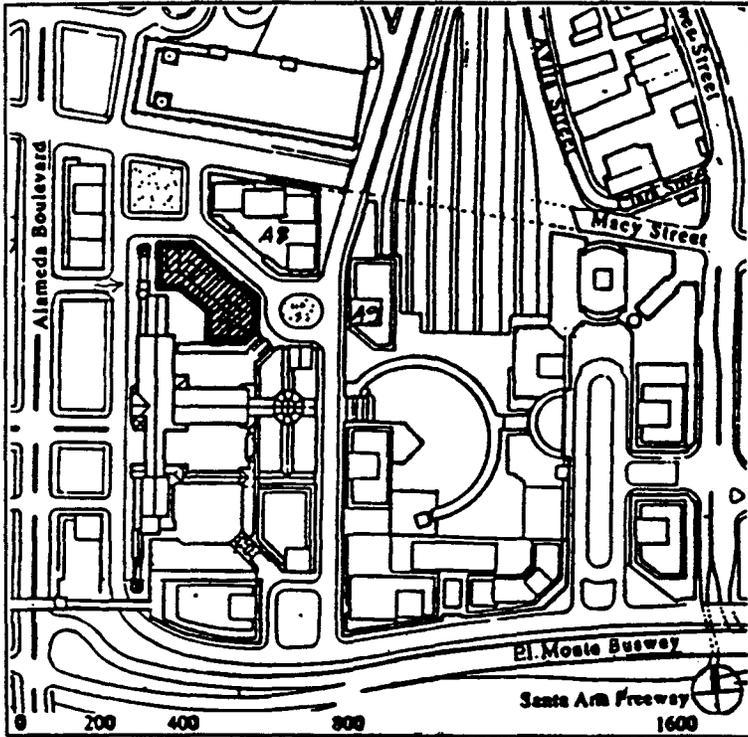
Union Station Master Plan

Development Parcel Description

Ehrenkrantz & Eckstut - December 16, 1991



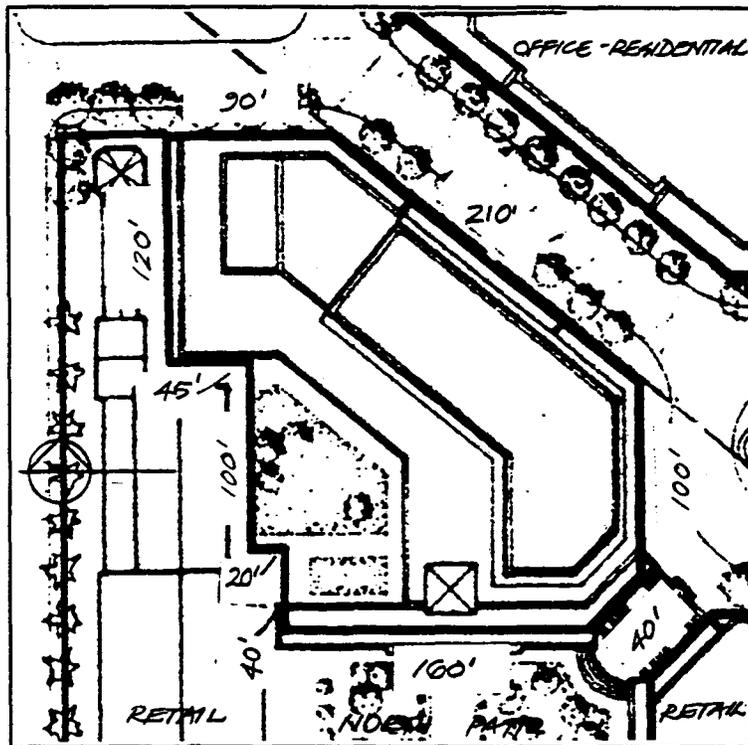
Illustrative Model View



Site Description

Location: North of Union Station, related to new park off Macy St. and West Metro Plaza

Address: Off Alameda Blvd.
New garden court
or
Split level entry, off West Metro Plaza at El 295.0



Parcel Data

Area: 48,000 sf

Building Use: Hotel 300 rooms
Retail at EL 295.0

Building GSF: 350,000 gsf

- Below 50 ft. base
3½ x 38,000-133,000 gsf
- Above base
12 x 18,500 - 222,000 gsf

PARCEL A7

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - December 16, 1991



HOTEL DON CESAR
ST. PETERSBURG, MIAMI

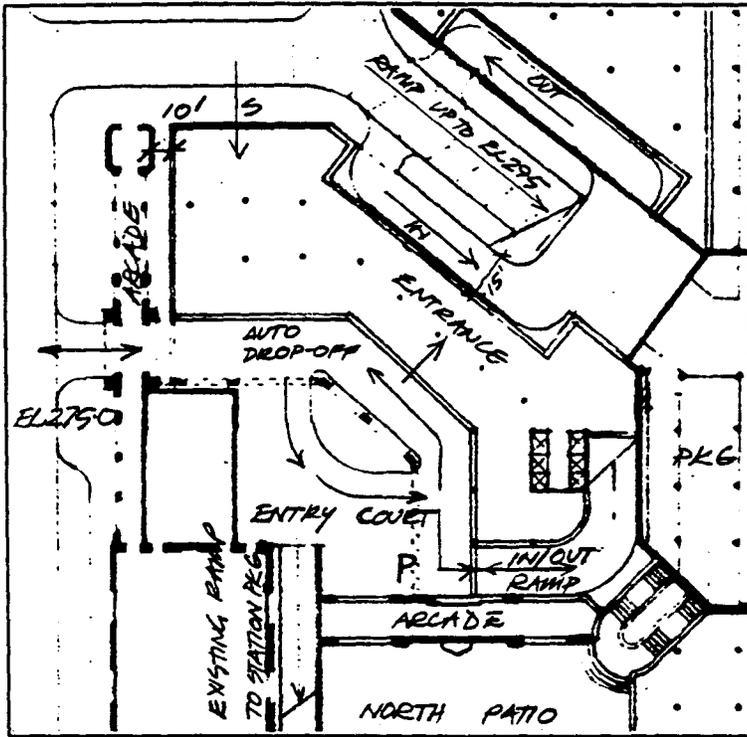


MIAMI BILTMORE
HOTEL

PRECEDENTS: COURTYARD HOTELS

PARCEL A7

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - January 16, 1992



Ground Floor Plan EL 275.0

- Constraints:**
- Grade change EL 275.0 - EL 295.0 (20 ft.)
 - Auto-court entry to penetrate existing arcade at portal
 - Accommodation of auto circulation to Union Station parking garage ramp
 - 15 ft. indentation of ramp on NE parcel boundary

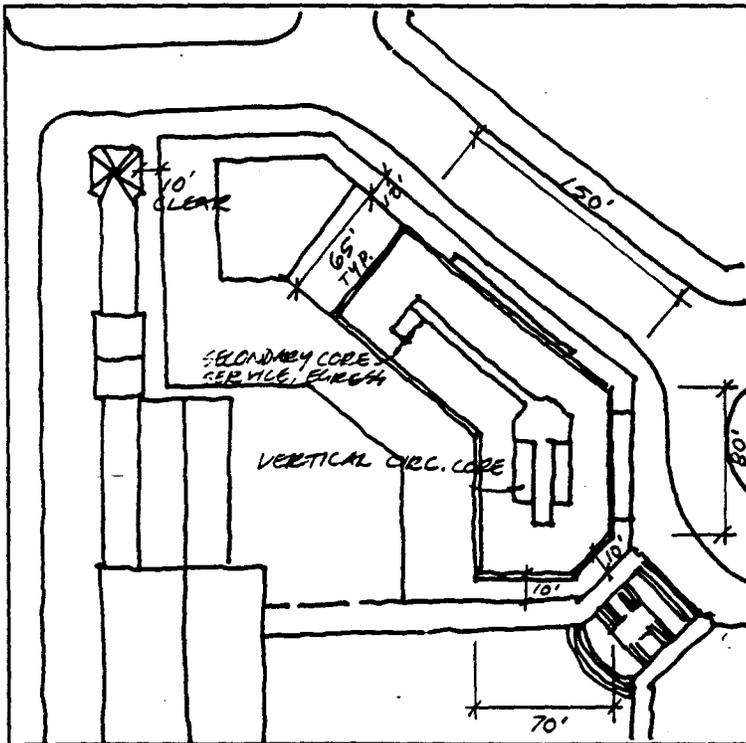
Easements: 10 ft. setback from existing arcade

Critical Dimensions:

Entrance: Garden court behind Union Station arcade

Service: At grade, located on north frontage

Parking Access: From entry court



Typical Floor

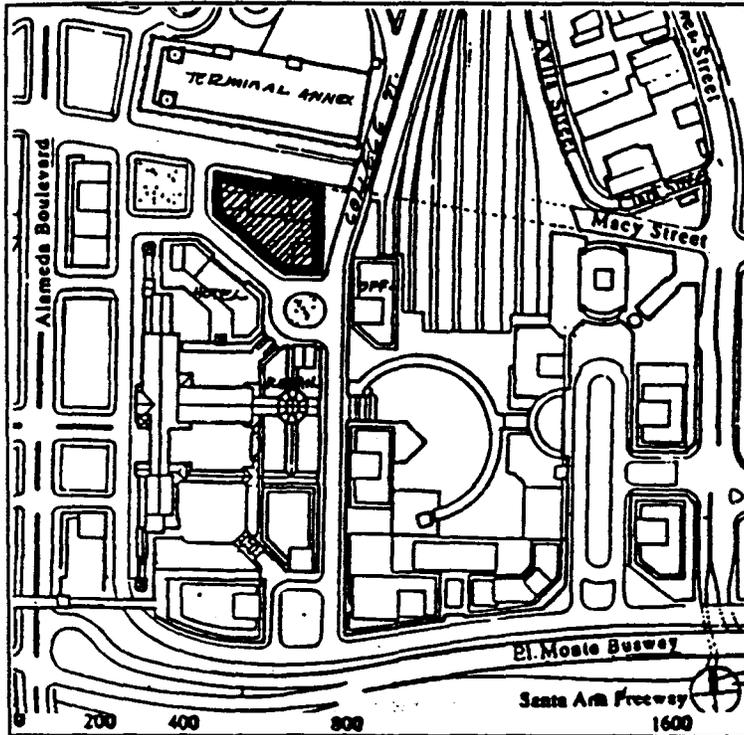
Area: 18,500 sf

Layout: Double-loaded corridor

Illustrative Model Views



PARCEL A7
Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - January 16, 1992



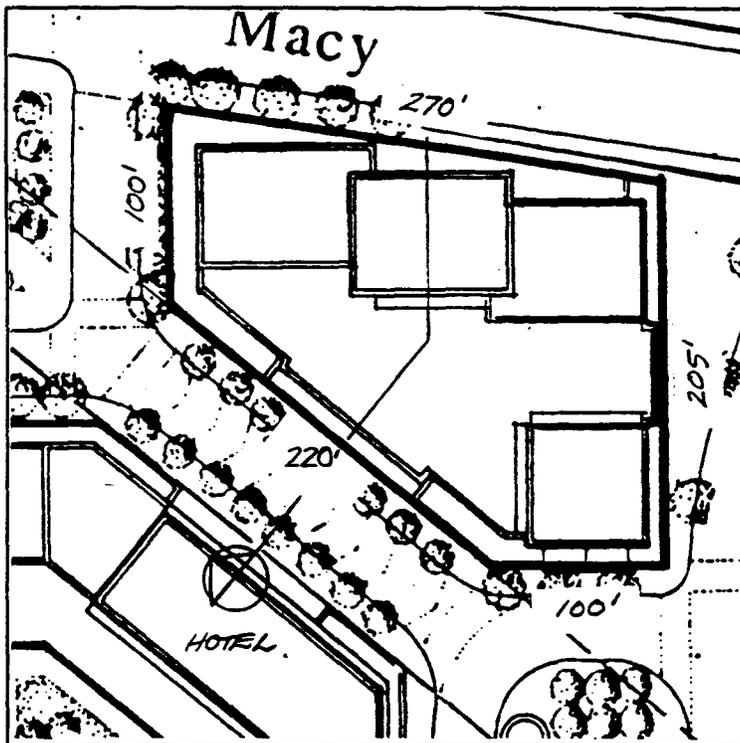
Site Description

Location: Off Macy St., on south College Street at West Metro plaza

Address: West Metro Plaza, a mixed-use building grouping.
Entry on south frontage

Pedestrian Linkage:

- Proximity to Metro west portal



Parcel Data

Area: 46,000 sf

Building Use:

- Office on lower levels
- Residential above
- Retail at grade

Building GSF: 600,000 gsf

Office - 300,000 sf

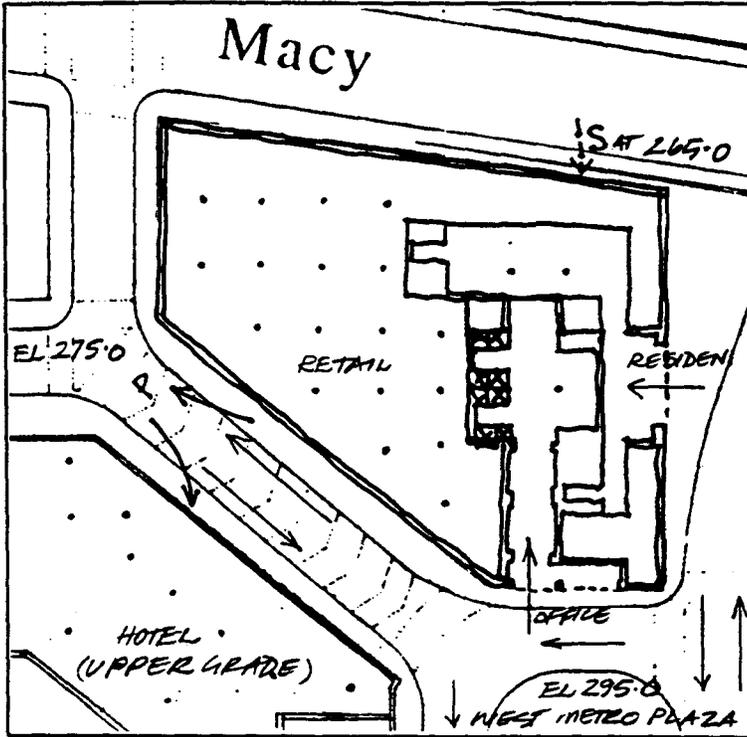
- Below 50 ft.
 - 1 x 20,000 gsf
 - 3 x 42,000 - 126,000 sf
- Below 110 ft.
 - 4 x 40,000 - 160,000 sf
- Residential
 - Above 110 ft.
 - 8 x 20,000 - 164,000 sf
 - 8 x 17,000 - 136,000 sf

PARCEL A8

Union Station Master Plan

Development Parcel Description

Ehrenkrantz & Eckstut - December 16, 1991



Ground Floor Plan El 295.0

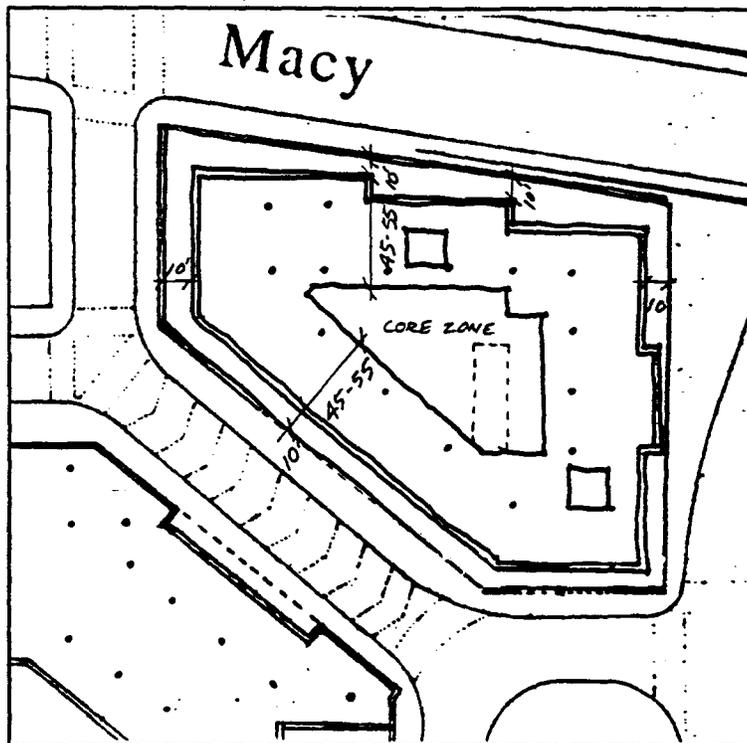
- Constraints:**
- Metrorail structure
 - Grade change El 275.0 - El 295.0 (+20 ft.)

- Critical Dimensions:**
- 60 ft. clearance between residential buildings (a traditional street r.o.w)

- Entrance:**
- Office
Off West Metro plaza
 - Residential
Off south College Street

- Service:** On lower level El 265.0, off Macy Street

- Parking Access:**
- Off street sloping up to West Metro Plaza
 - Off Macy Street at P1 parking level

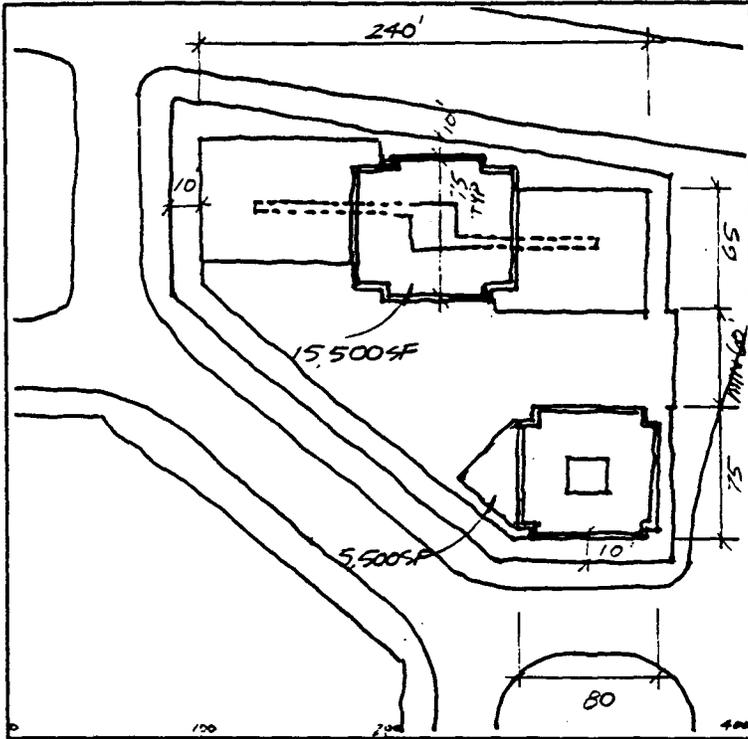


Typical Floor

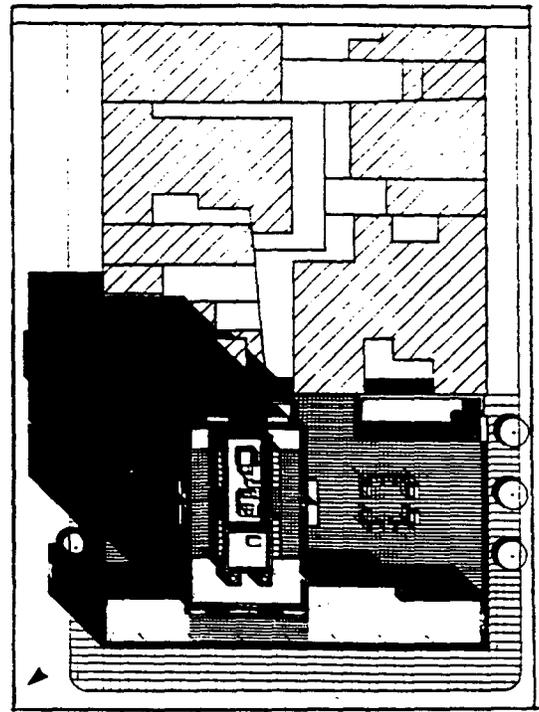
- Area:** 40,000 sf
- Core:** 2-3 separate cores
6 office elevators required
- Layout:**
- Office - circulation around centralized core, deep peripheral office space suitable for "open plan" organization
 - Residential - double-loaded corridor plan on lower levels, apartments off elevator lobby in point towers above

PARCEL A8

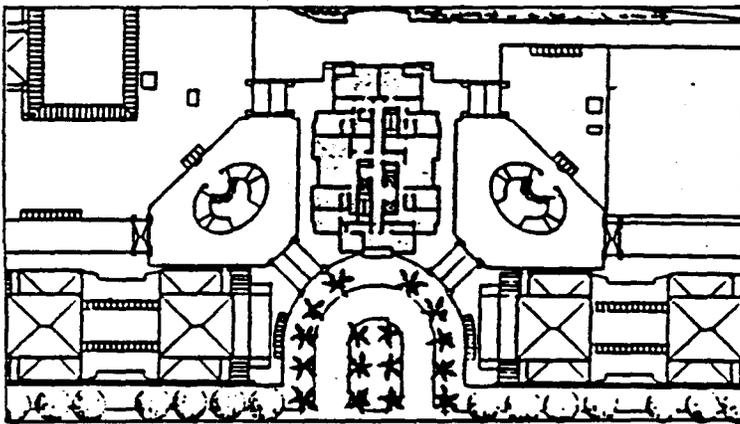
Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - December 16, 1991



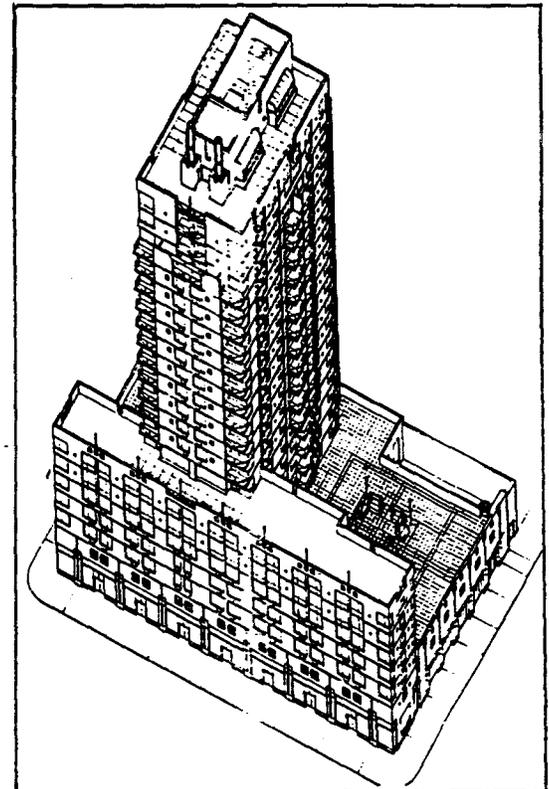
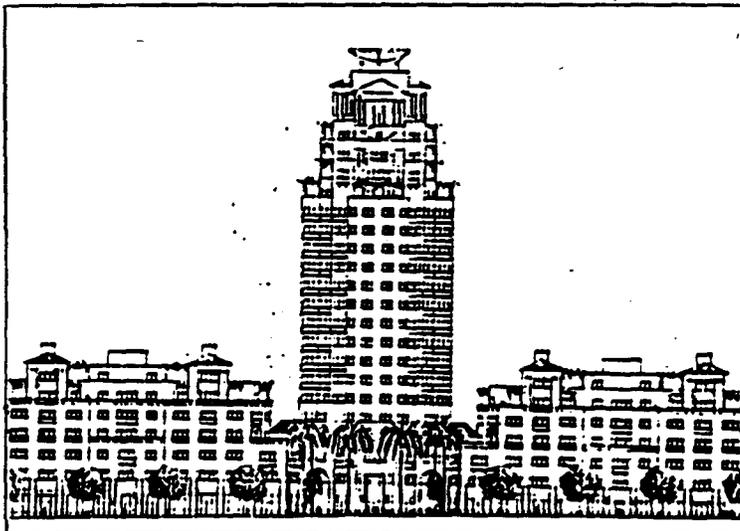
RESIDENTIAL FOOTPRINTS



8th AVE RESIDENTIAL CONDO
NYC. J. POLSHEK



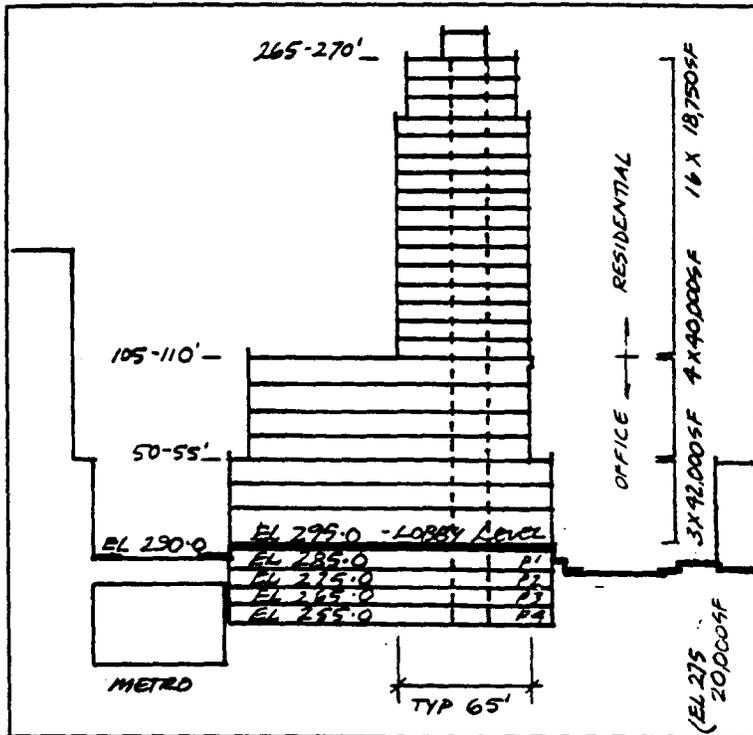
HILLCREST SQUARE, SAN DIEGO. R. STERN



PRECEDENTS: RESIDENTIAL BLDGS

PARCEL A8

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - December 16, 1991



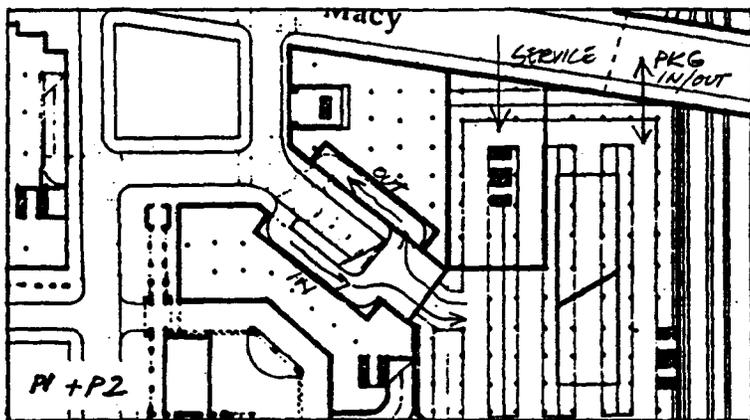
Section - Massing

- Assumptions:**
- Lobby flr-flr: 18 - 20 ft.
 - Typical office flr-flr: 13.5 ft.
 - Typical residential flr-flr: 9-10 ft.

No. of Floors: 24

Building Height: Lower base 50 ft. + upper base 55 ft. + 160 ft. - 265 ft.

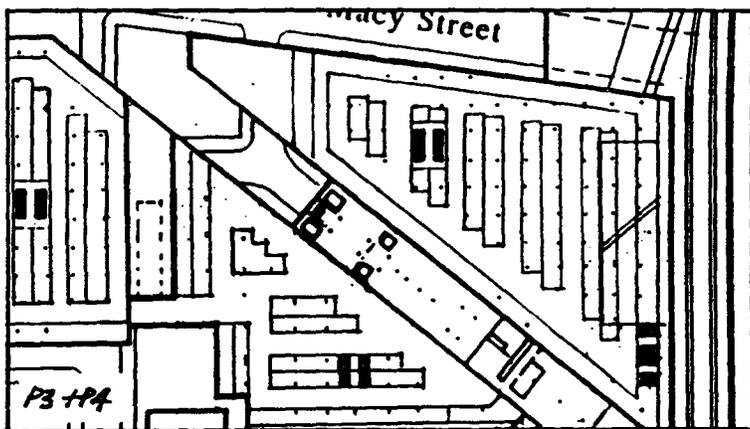
- Setbacks:**
- 10 ft. at 50 - 55 ft.
 - 10 ft. at 105 - 110 ft.



Parking

- Garage Description:**
- Basement shared with office parcel A9. Triangular-shaped footprint due to diagonal alignment of Metro.
 - Two points of entry/exit
 - 2-way internal circulation with parked ramp system.

- Assumptions:**
- 350 sf/space
 - Off. 1 space/1,000 sf
 - Res. 1 space/du



No. of Spaces Required: 600

- No. of Spaces Provided:**
- 496
 - P1 30,000 sf - 85 spaces
 - P2 30,000 sf - 85 spaces
 - P3 57,000 sf - 162 spaces
 - P4 57,000 sf - 162 spaces
- 104 spaces

PARCEL A8

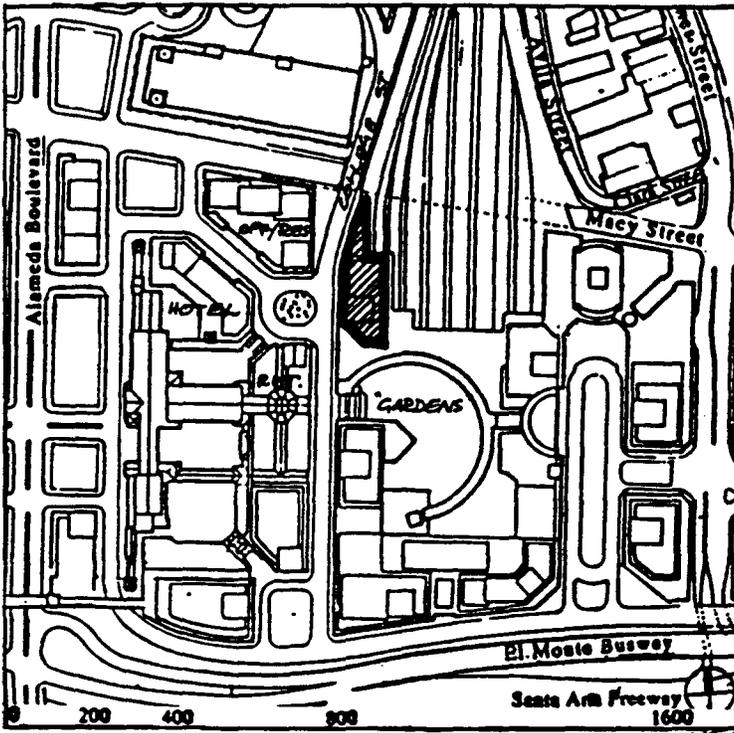
Union Station Master Plan
 Development Parcel Description
 Ehrenkrantz & Eckstut - December 16, 1991

Illustrative Model Views



PARCEL A8

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - January 16, 1992

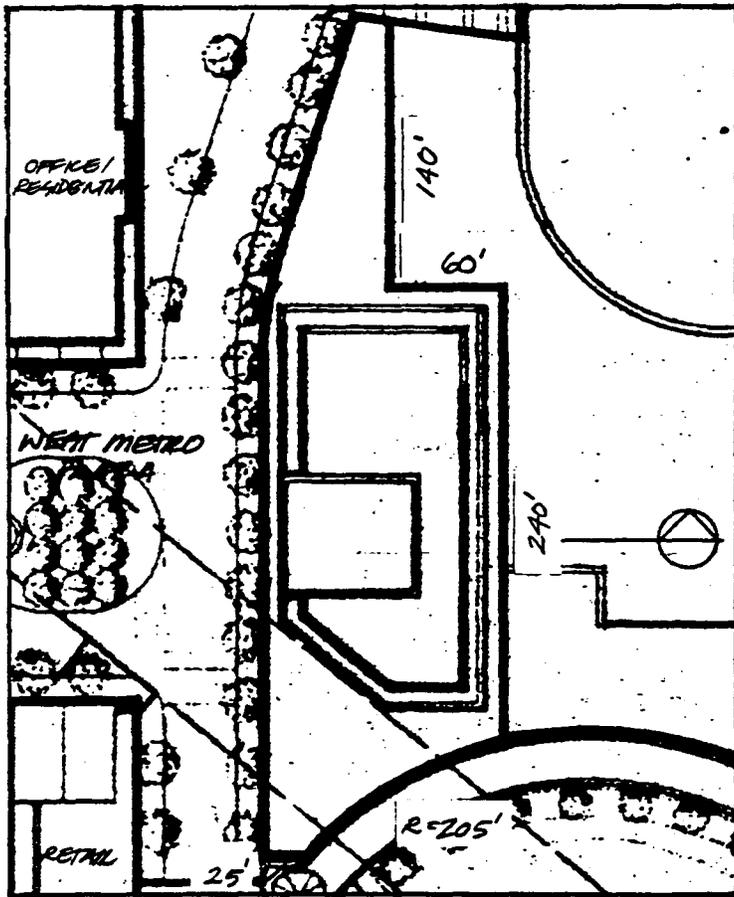


Site Description

Location: On south College Street at West Metro Plaza. Partially extends over rail tracks. Related to the "Gardens" on south edge.

Address: West Metro Plaza, a mixed-use building grouping

Pedestrian Linkage: Proximity to metro west portal



Parcel Data

Area: 40,000 sf

Building Use: Office
Retail at grade

Building GSF: 540,000 gsf

- Below 50 ft. base
 - 1 x 20,000 sf
 - 2 x 30,000 - 60,000 gsf
- Above base
 - 20 x 23,000 - 460,000 gsf

PARCEL A9

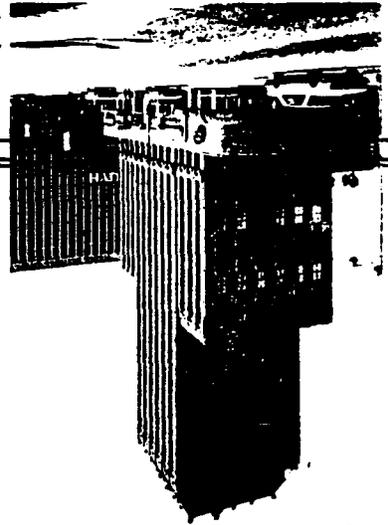
Union Station Master Plan

Development Parcel Description

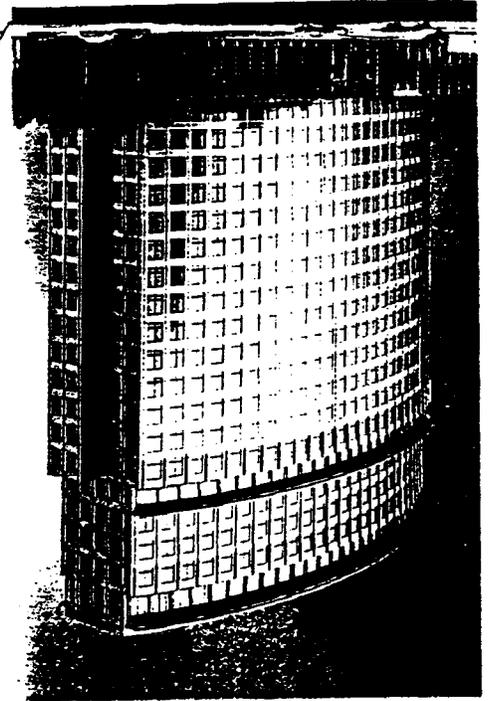
Ehrenkrantz & Eckstut - January 16, 1992

PRECEDENTS

ARTHE HARVEY
WILSHIRE PARK BLDG



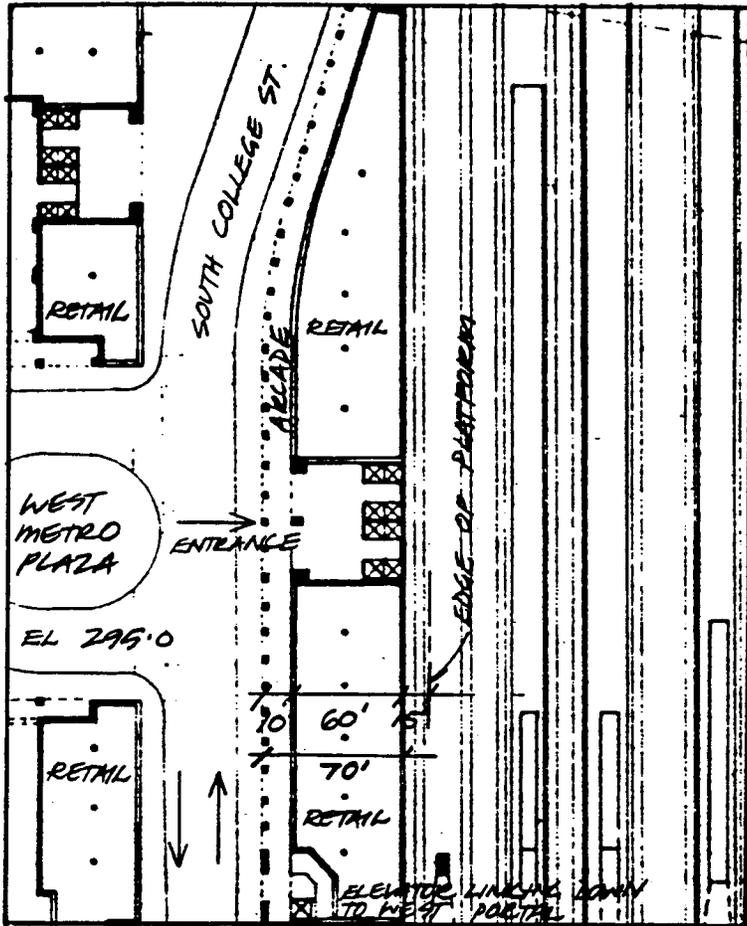
C. PELL
PLAZA TOWER, COSTA MESA



G. GUND - SCM
75 STATE ST. OFFICE, BOSTON



← B9



**Ground Floor Plan
El 295.0**

- Constraints:**
- Metrorail structure impacts south parcel edge
 - 70 ft. width from rail tracks to building line results in 20 ft. wide core zone
 - Structure supporting bldg. spanning over tracks to bear on platform center-lines

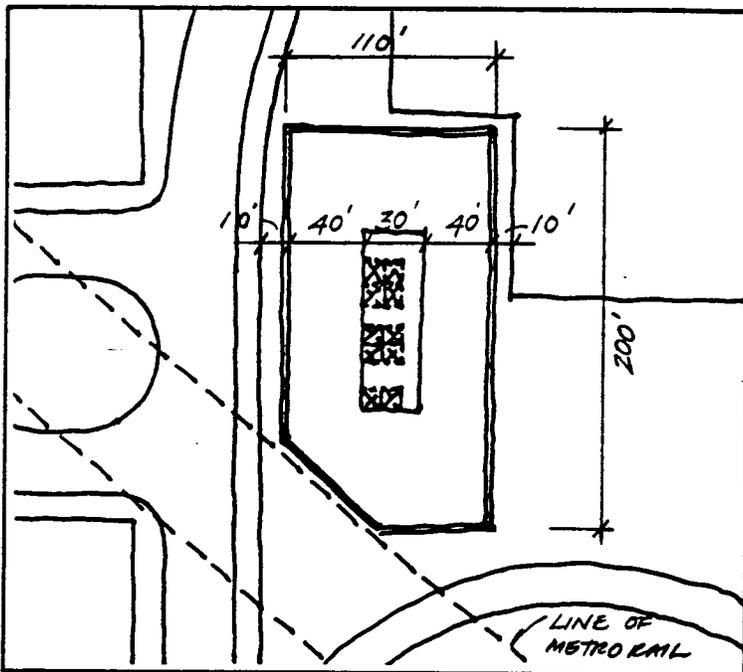
- Easements:**
- 10 ft. arcade on west frontage

- Critical Dimensions:**
- E-W string
 - 10 ft. arcade
 - 60 ft. bldg. width
 - 15 ft. track zone

Entrance: Off West Metro Plaza

- Service:**
- Alternative I - El 265.0 off Macy Street
 - Alternative II - El 295.0 off College Street

Parking Access: Macy Street



Typical Floor

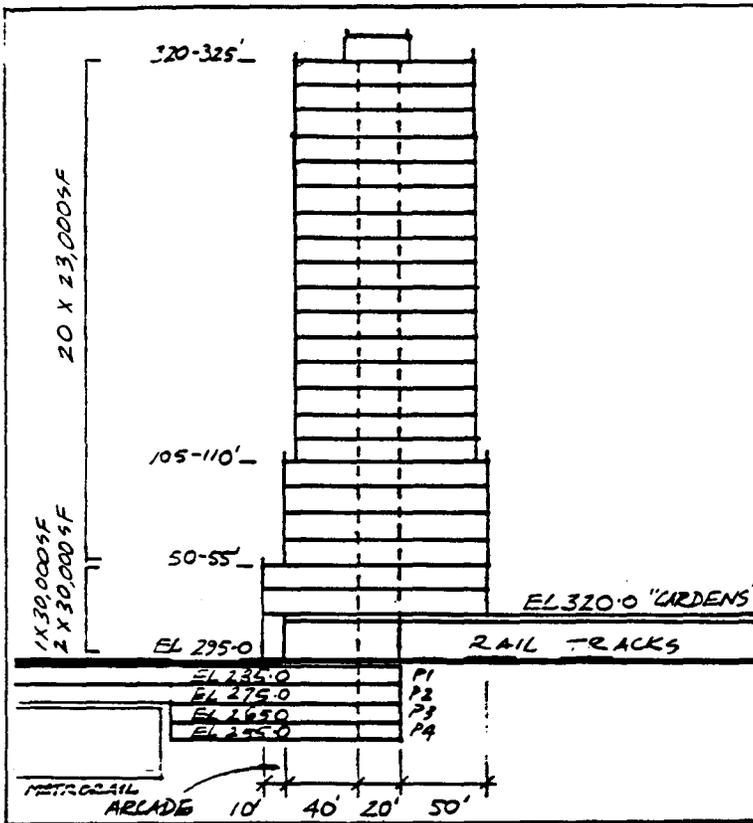
Area: 23,000 gsf

Core: 10 elevators required

Layout: Circulation around centralized core with peripheral office

PARCEL A9

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - December 16, 1991



Section - Massing

- Assumptions:**
- Lobby flr-flr: 25 ft. (2nd floor at "Gardens" level)
 - Typical flr-flr: 13.5 ft.

No. of Floors: 23

Building Height: 52 ft. base + 270 ft. - 322 ft.
Assume - 320 - 325 ft.

Arcade: 18 - 25 ft. min height

- Setbacks:**
- 10 ft. at 50 ft. base

Parking

Garage Description: Basement is shared with adjacent bldg. A8. Footprint extends over Metrorail structure for two levels, then sets back.

- 2 entry/exit points
- Parked ramp system

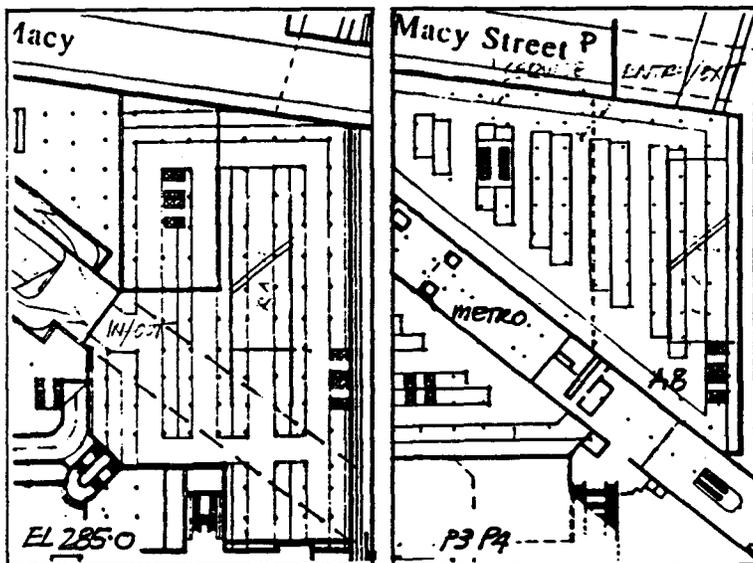
- Assumptions:**
- 350 sf/space
 - 1 space/1,000 sf

No. of Spaces Required: 540

No. of Spaces Provided: 690

- P1 79,000 sf - 225 spaces
- P2 79,000 sf - 225 spaces
- P3 42,000 sf - 120 spaces
- P4 42,000 sf - 120 spaces

+ 150 spaces



PARCEL A9

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - December 16, 1991

Illustrative Model Views



PARCEL A9

Union Station Master Plan

Development Parcel Description

Ehrenkrantz & Eckstut - January 16, 1992



KAEMPFER OFFICE BLDG.

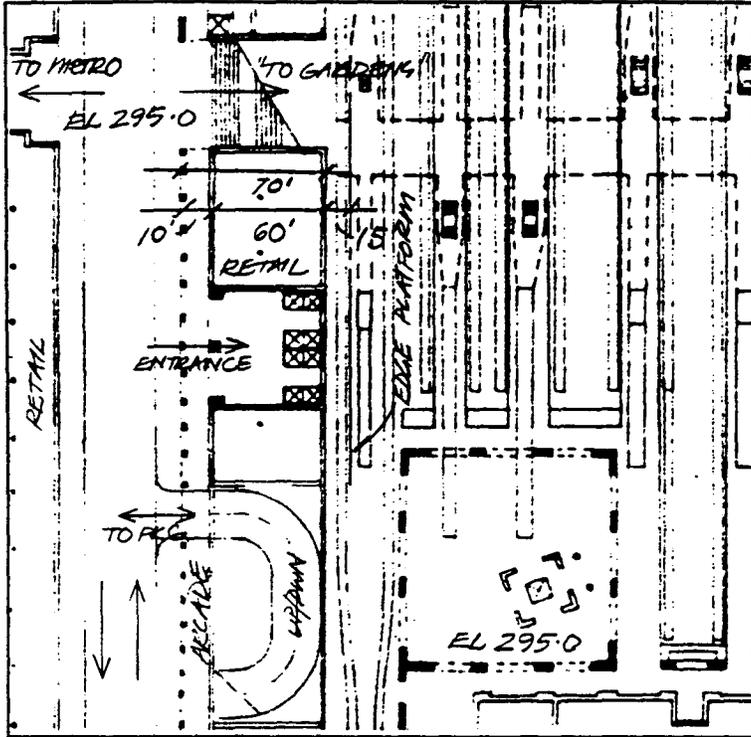


*40M
BISHOPSLATE OFFICE*

PRECEDENTS: MIDRISE OFFICE BLDGS.

PARCEL A10

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - January 16, 1992



Ground Floor Plan
El 295.0

- Constraints:**
- 70 ft. building width from west parcel line to edge of tracks (results in 20 ft. wide core zone)
 - Structure supporting bldg. spanning over tracks to bear on platform center-lines
 - Ramp location at south of parcel (t.b.d.)

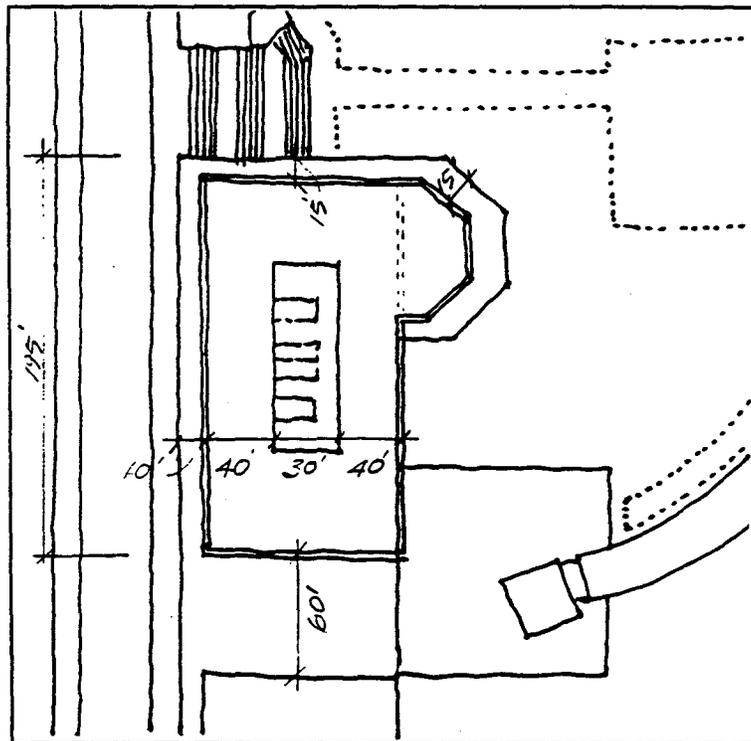
Easements: 10 ft. wide arcade on west frontage

- Critical Dimensions:**
- East-west string
 - 10 ft. arcade
 - 60 ft. building width
 - 15 ft. track zone

Entrance: Off south College Street

Service: On lower level El 275.0

Parking Access: Off south College Street



Typical Floor

Area: 23,000 sf

Core: 8 elevators required

Layout: Circulation around centralized core with peripheral office



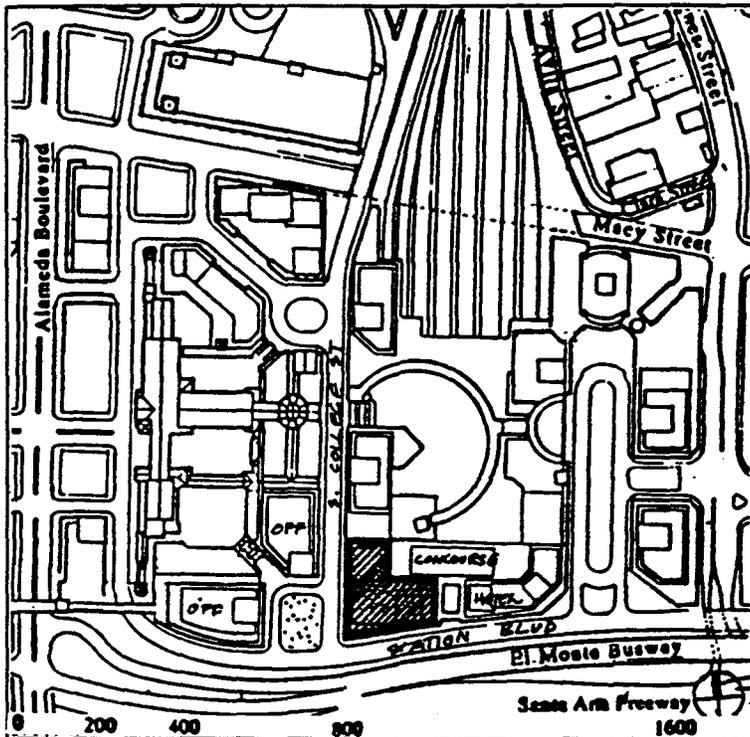
Illustrative Model Views



PARCEL A10

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - January 16, 1992





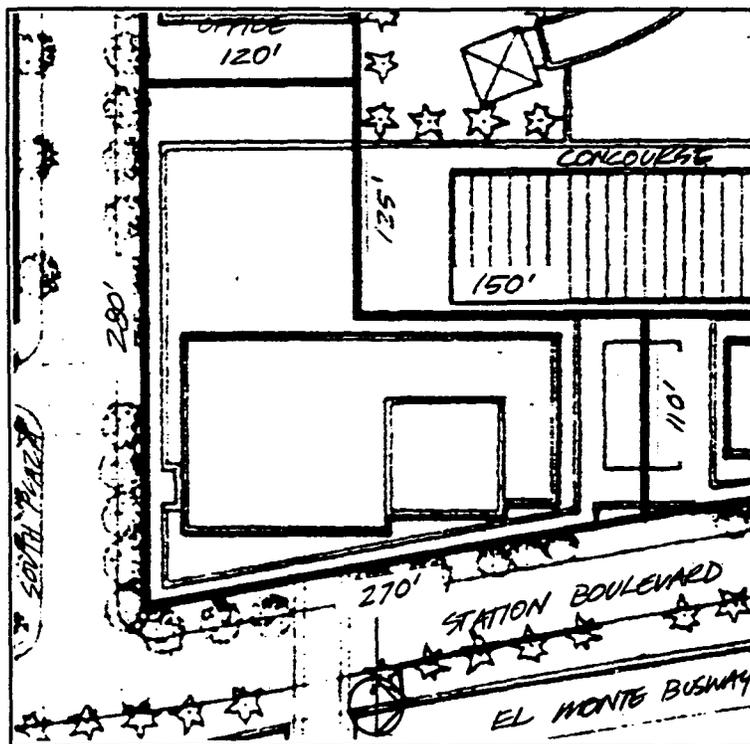
Site Description

Location: Fronts on the El Monte busway and Santa Ana Freeway, at South Plaza on Station Blvd.

Address: Station Boulevard

Pedestrian Linkage:

- E-W circulation route connecting train concourse with Civic Center area
- Vertical circulation down to public transit at El 275.0



Parcel Data

Area: 49,000 sf

Building Use: Office
Retail at grade

Building GSF: 675,000 gsf

- Below 50 ft. base
 - 1 x 12,000
 - 2 x 32,000 - 64,000 gsf
- Above base
 - 4 x 40,000 - 160,000 gsf
 - 18 x 24,400 - 439,000 gsf

PARCEL A11

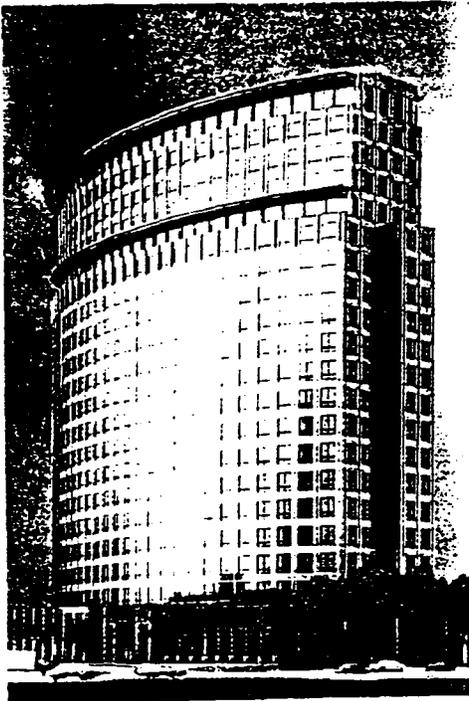
Union Station Master Plan

Development Parcel Description

Ehrenkrantz & Eckstut - December 16, 1991



G. GUND - SOM
75 STATE ST. OFFICE, BOSTON



C. PELLI
PLAZA TOWER, COSTA MESA

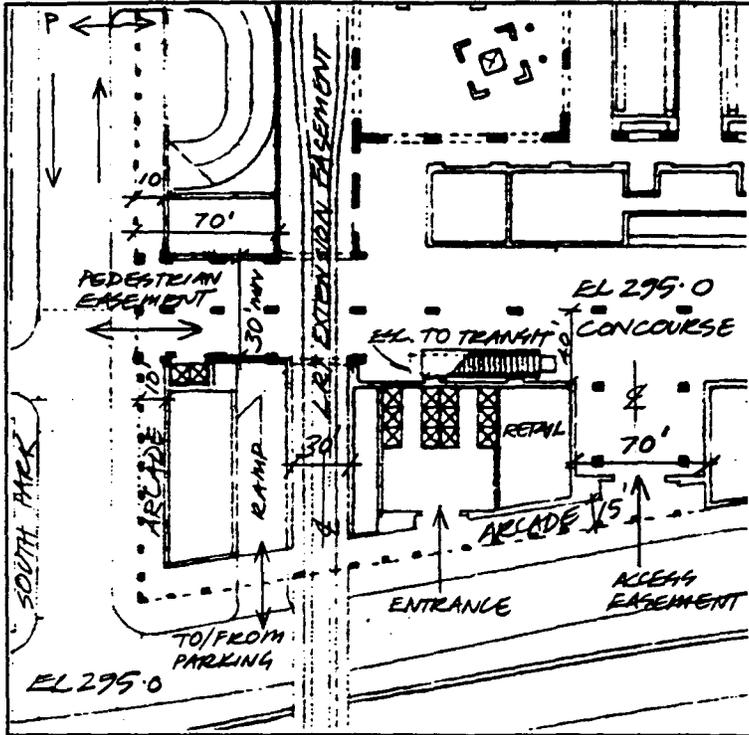


BETHNE HARVEY
WILSHIRE PARK BLDG

PRECEDENTS

PARCEL A11

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - January 16, 1992



Ground Floor Plan El 295.0

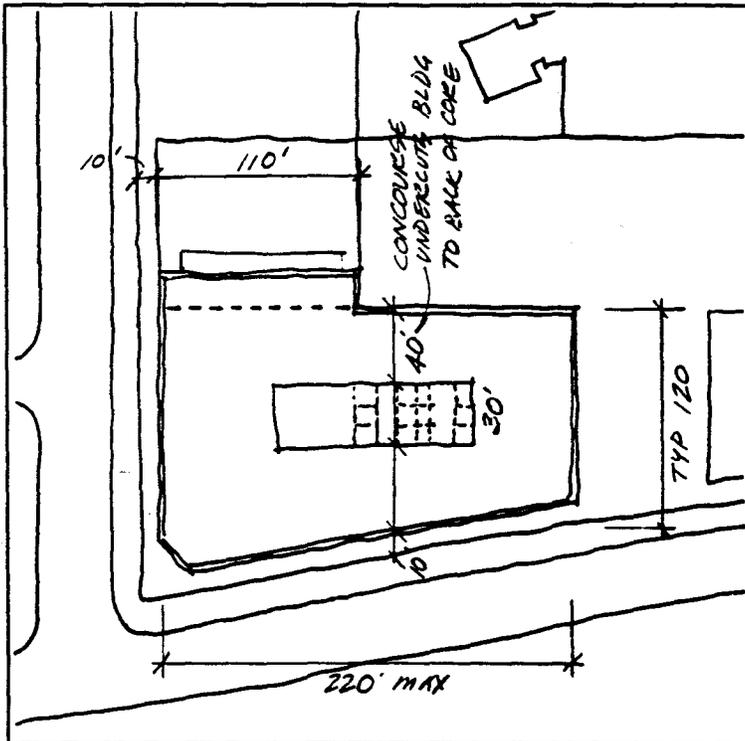
- Constraints:**
- Train concourse functions and access (plan and section impact)
 - LRT route extension possibility
 - Ramp locations - one on south frontage, second on N-W frontage

- Critical Dimensions:**
- Ramps 25 ft. min
 - 70 ft. building width where rear building wing extends over tracks. (10 ft. arcade + 60 ft. building width)

- Easements:**
- 15 ft south arcade
 - 10 ft. west arcade
 - 30 ft. min. pedestrian easement
 - 40 ft. concourse easement
 - 35 ft. concourse access
 - 30 ft. LRT easement

Entrance: On Station Boulevard

Service: Lower level El 275.0



Typical Floor

Area: 24,400 gsf

Core: 13 - 14 elevators required

Layout: Circulation around centralized core, peripheral office (lower footprints L-shaped)

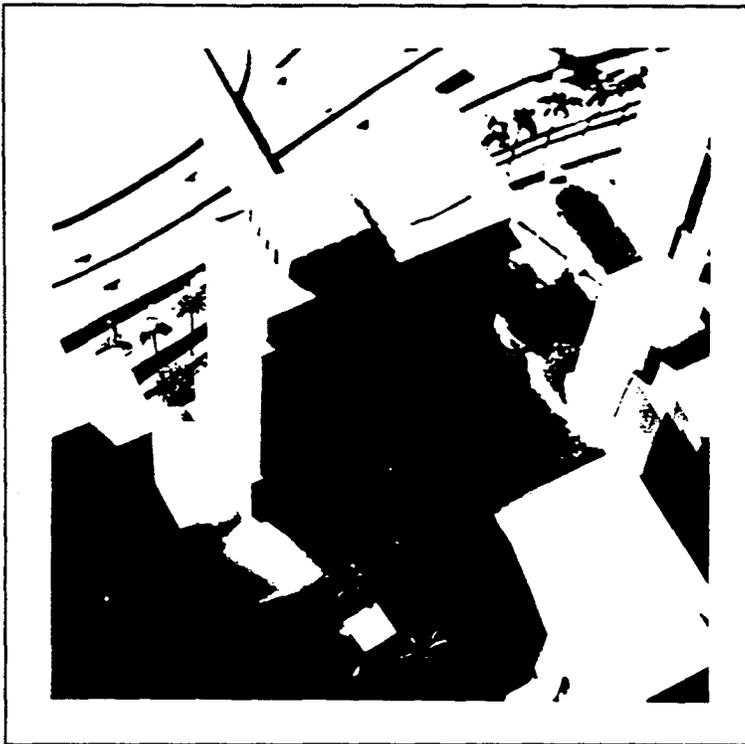
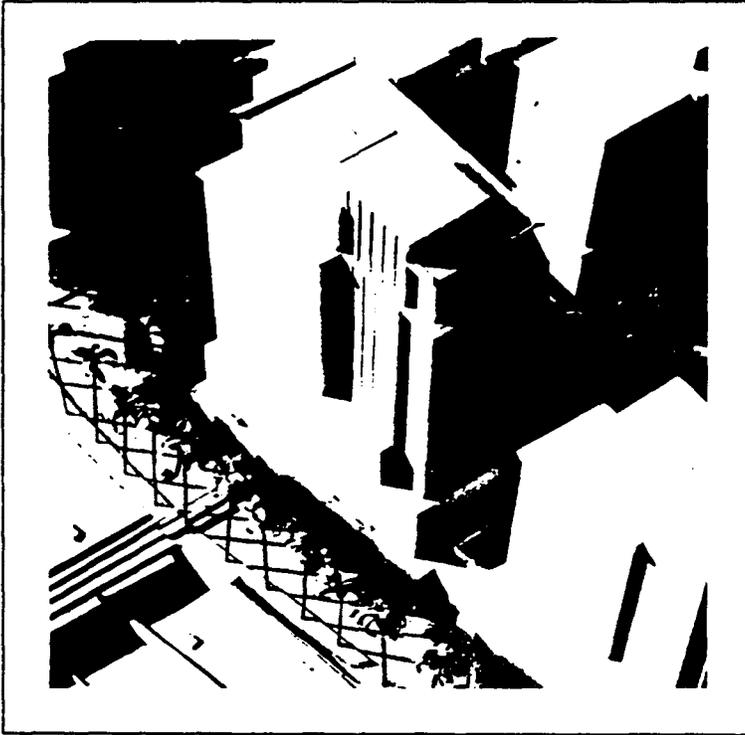
PARCEL A11

Union Station Master Plan

Development Parcel Description

Ehrenkrantz & Eckstut - December 16, 1991

Illustrative Model Views

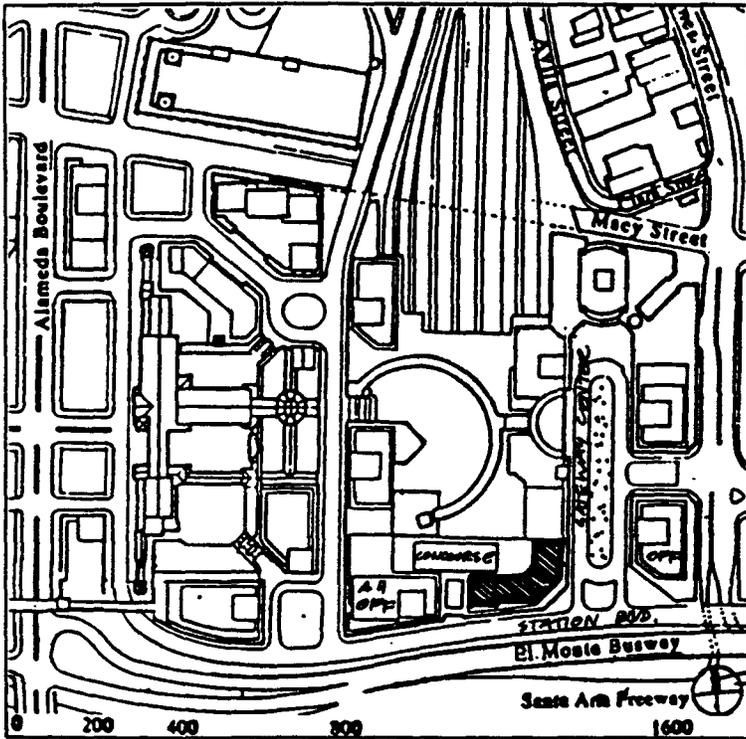


PARCEL A11

Union Station Master Plan

Development Parcel Description

Ehrenkrantz & Eckstut - January 16, 1992



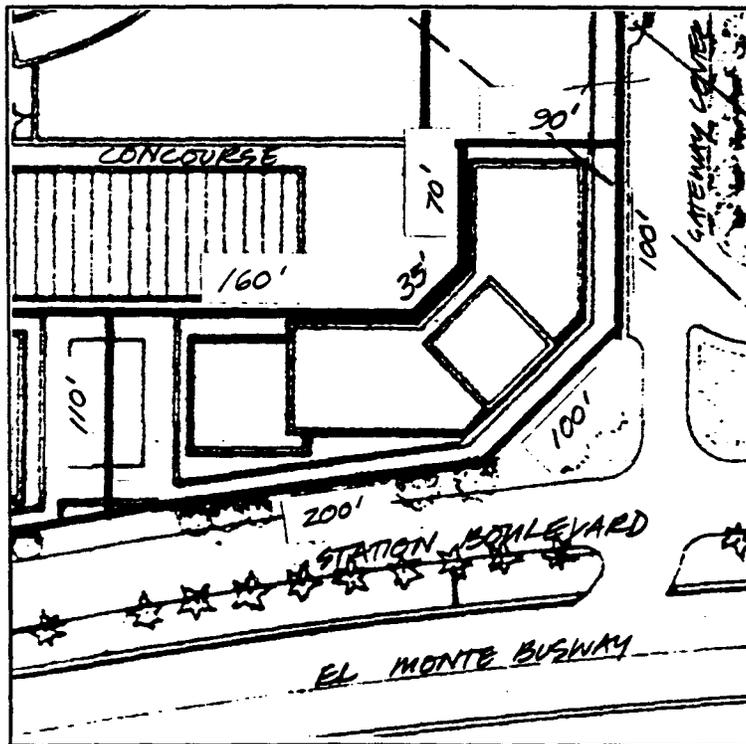
Site Description

Location: Fronts of Station Boulevard, on the north edge of the Santa Ana Freeway. Pivotal corner building site defining the entrance to Gateway Plaza

Address: Station Boulevard or Gateway Plaza

Pedestrian Linkage:

- E-W circulation from concourse to Gateway Plaza
- N-S arcade link to Metro east portal
- Direct access to RTD buses



Parcel Data

Area: 30,500 sf

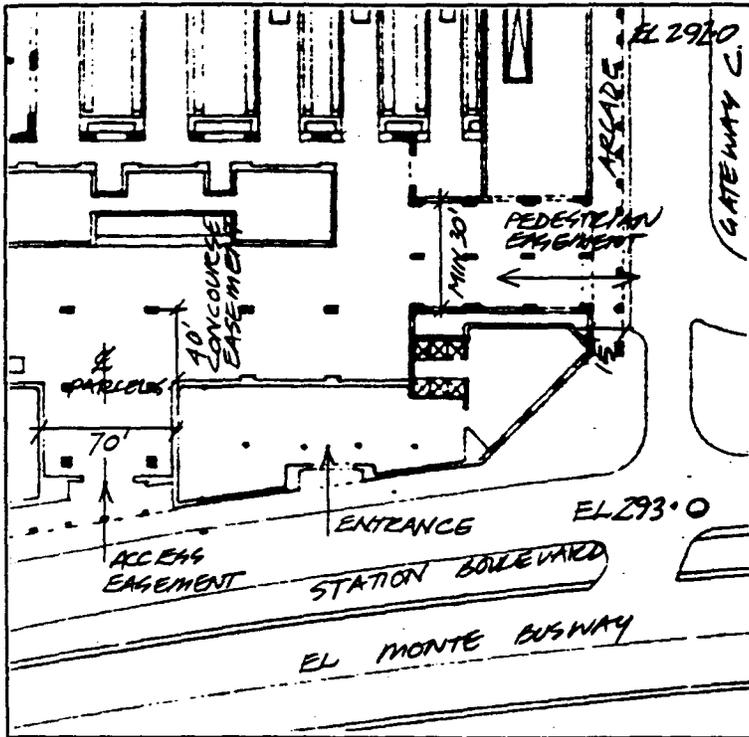
Building Use: Hotel 450 rooms
Function room - lower base
Retail at grade

Building GSF: 550,000 gsf

- Below 50 ft. base
 - 1 x 5,000
 - 2 x 12,000 - 24,000 gsf
- Above base
 - 28 x 19,000 - 532,000 gsf

PARCEL A12

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - December 16, 1991



Ground Floor
El 295.0

Constraints:

- Train concourse functions and access (plan and section impact)

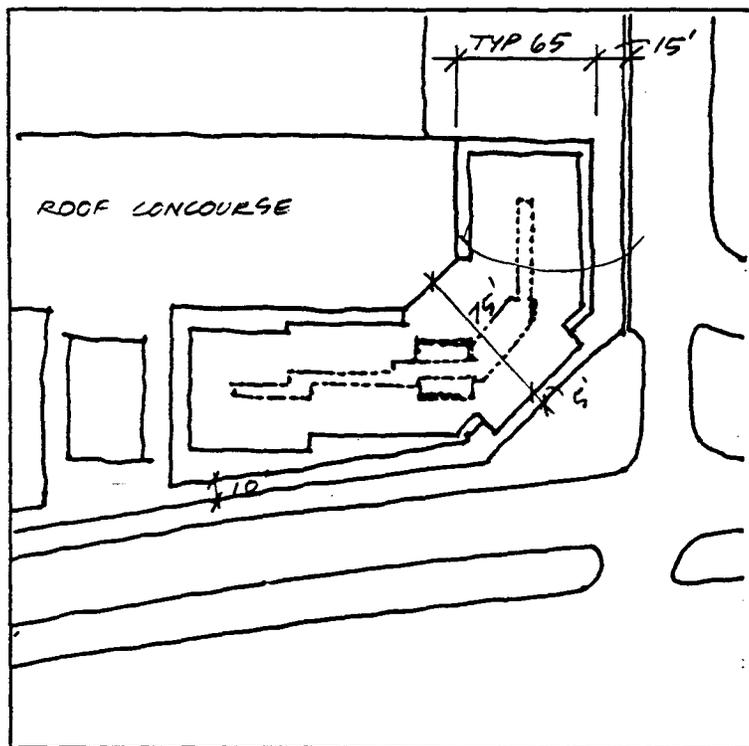
Easements:

- 30 ft. min pedestrian easement
- 40 ft. concourse easement
- 35 ft. concourse access
- 15 ft. east frontage arcade (Continuous south arcade desired)

Critical Dimensions:

40 ft. concourse "undercut" to be violated by hotel core if necessary (curvature of Station Boulevard reduces building depth)

Entrance: Located on Station Boulevard or SW corner



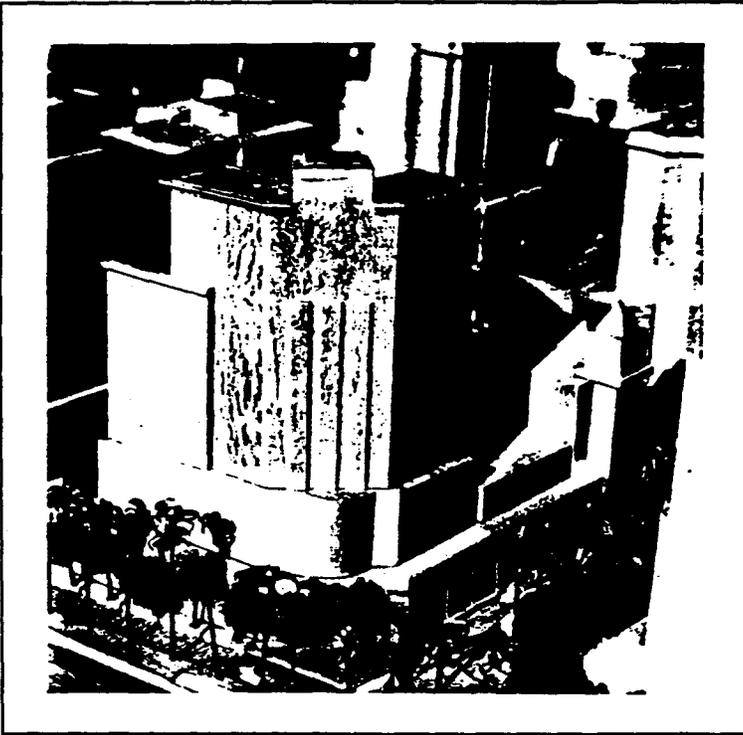
Typical Floor

Area: 19,000 gsf

Layout: Rooms off double-loaded corridor, a primary circulation core and possible secondary service/egress core.



Illustrative Model Views



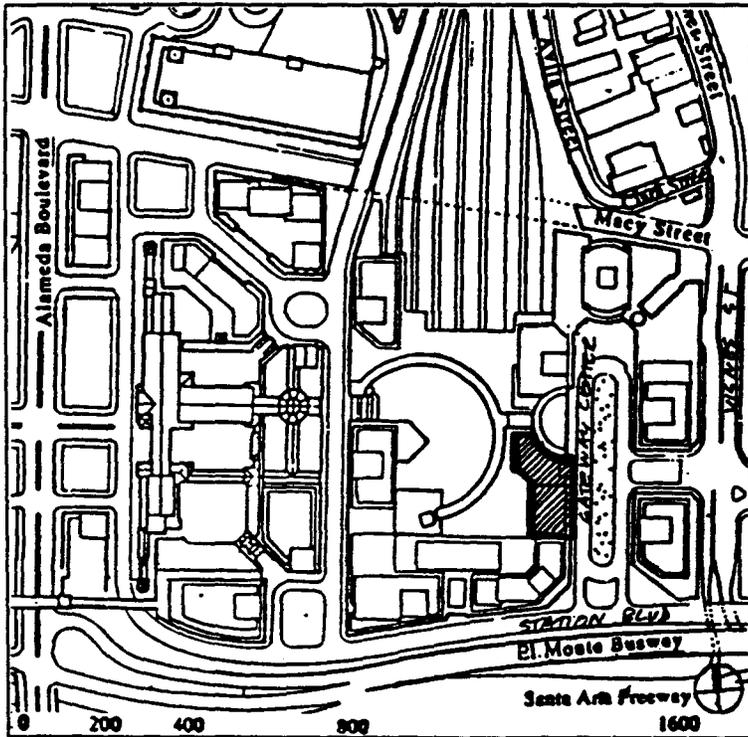
PARCEL A12

Union Station Master Plan

Development Parcel Description

Ehrenkrantz & Eckstut - January 16, 1992





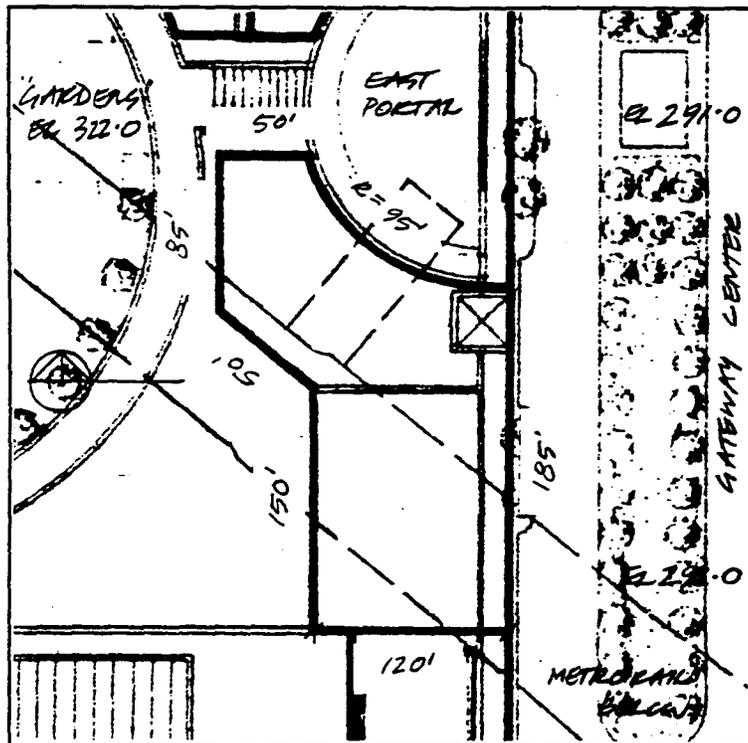
Site Description

Location: Gateway Center off Station Boulevard and Vignes street. Adjacent to Metro east portal and concourse.

Address: Gateway Center

Pedestrian Linkage:

- N-S circulation from concourse to Metro east portal
- Direct access to metrorail
- Direct access to RTD buses



Parcel Data

Area: 28,000 gsf

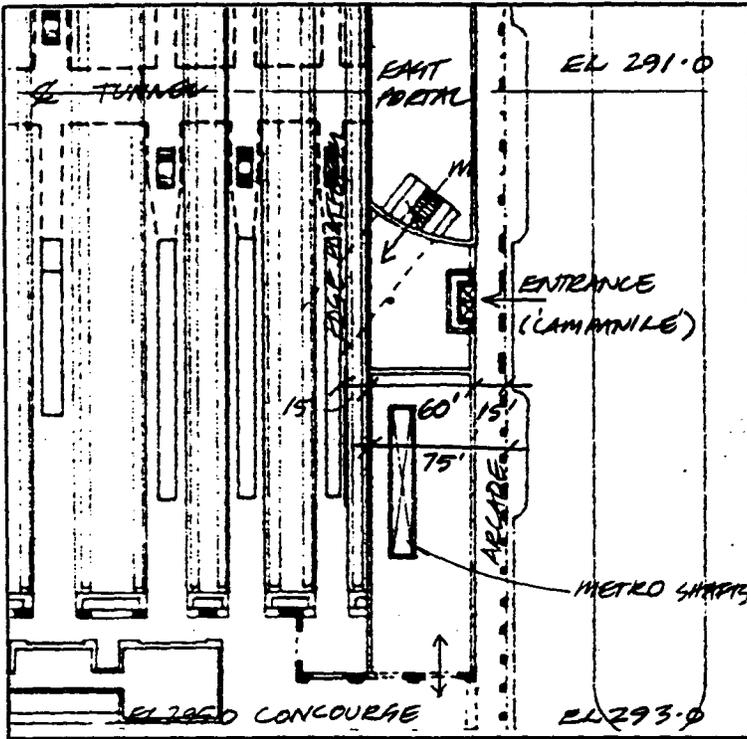
Building Use: Office
(active uses at grade)

Building GSF: 185,000 gsf

- Below 50 ft. base
 - 1 x 59,000 (includes concourse)
 - 1 x 14,000
 - 1 x 28,000
- Above Base
 - 2 x 28,000 - 56,000 gsf
 - 2 x 14,000 - 28,000 gsf

PARCEL A13

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - December 16, 1991



Ground Floor Plan El 291.0

- Constraints:**
- 75 ft. building width from edge of rail tracks to east parcel line (up to El 322.0/ "Gardens" level)
 - Metrorail structure (and mechanical shafts) impacts south area of parcel
 - Structure bearing building spanning over tracks to be centered on platforms (or on edge of ramps)
 - Vertical circulation from garage to be accommodated off arcade

Easements: 15 ft. arcade, east frontage

- Critical Dimensions:**
- 95 ft. Portal radius
 - 75 ft. width from edge of tracks to east parcel line

Entrance: Related to "Campanile" on visual axis of Plaza entry off Vignes Street

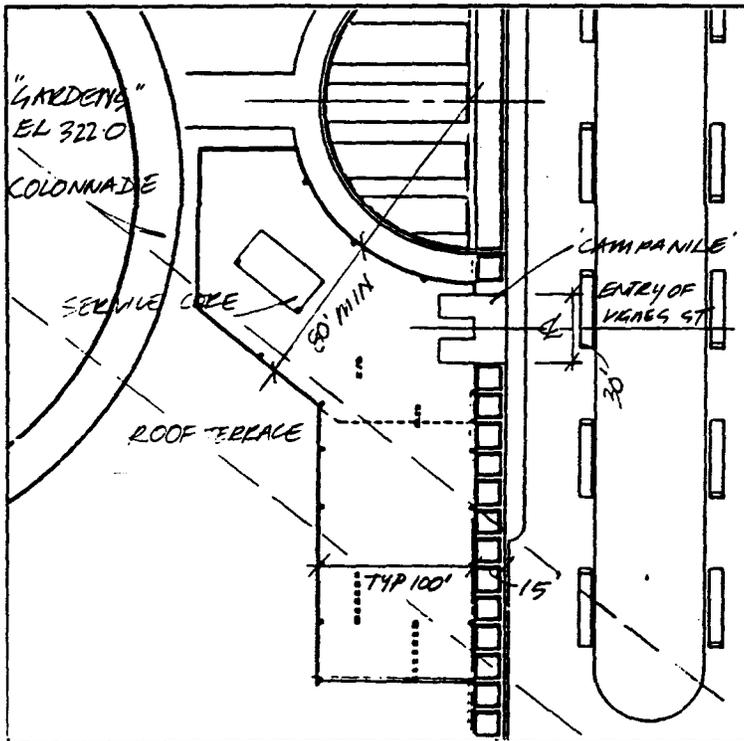
Service: Potentially from lower level El 275.0 (from adjacent garage)

Typical Floor

Area: 28,000 sf

Core: On bldg. exterior integrated into "Campanile" (limited possibility of vertical penetration for core due to Metro structure)

Layout: Double-loaded corridor plan

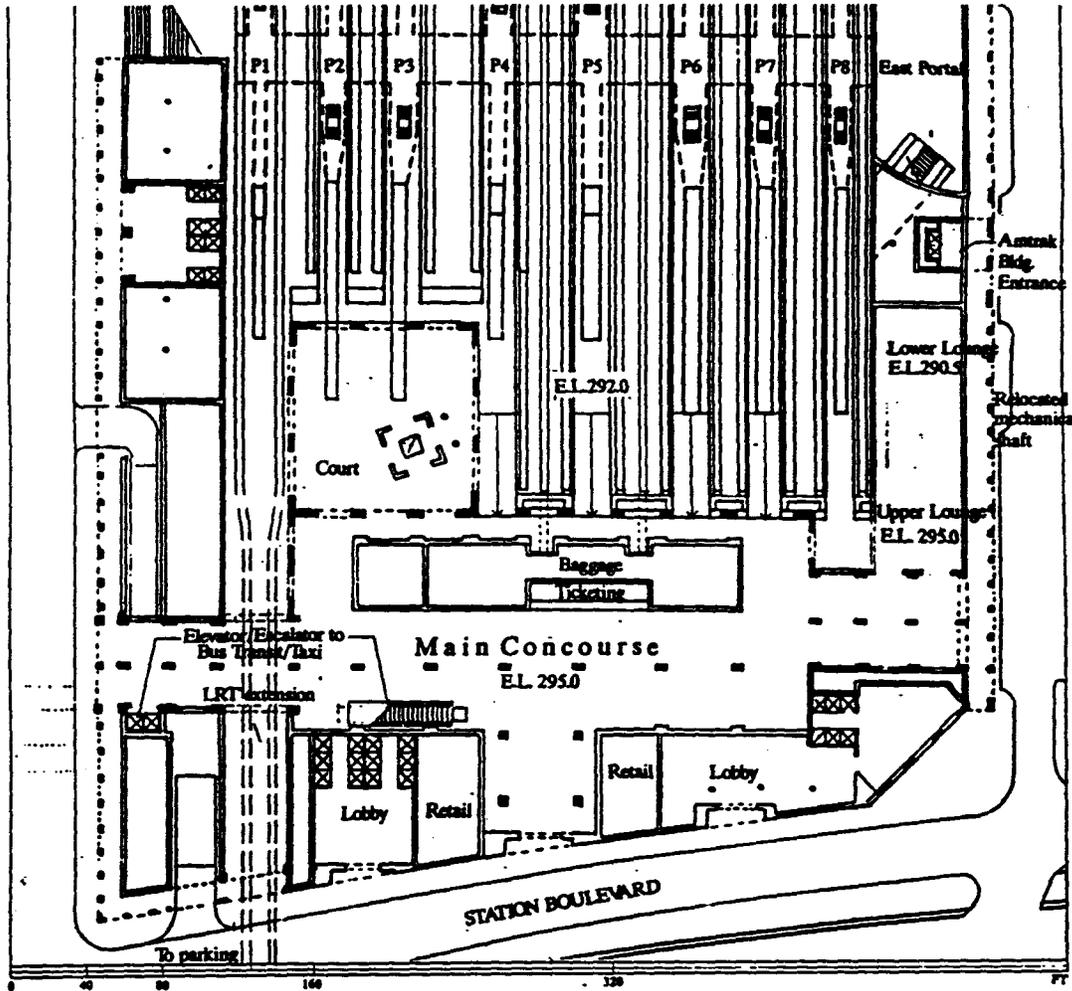


PARCEL A13

Union Station Master Plan

Development Parcel Description

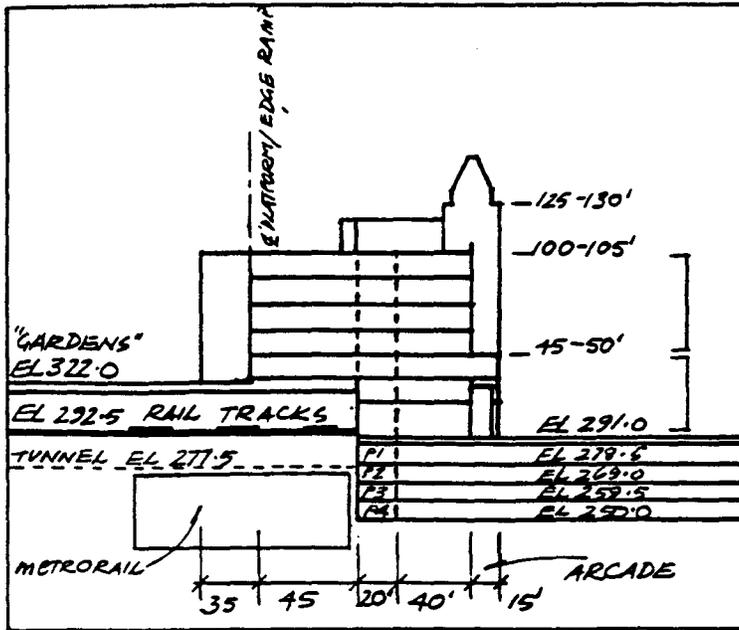
Ehrenkrantz & Eckstut - December 16, 1991



Concourse Level Plan E.L. 295.0

PARCEL A13

Union Station Master Plan
 Development Parcel Description
Ehrenkrantz & Eckstut - December 16, 1991



Section - Massing

- Assumptions:**
- Lobby flr.-flr.: 18 - 20 ft.
 - Typical flr.-flr.: 13.5 ft.

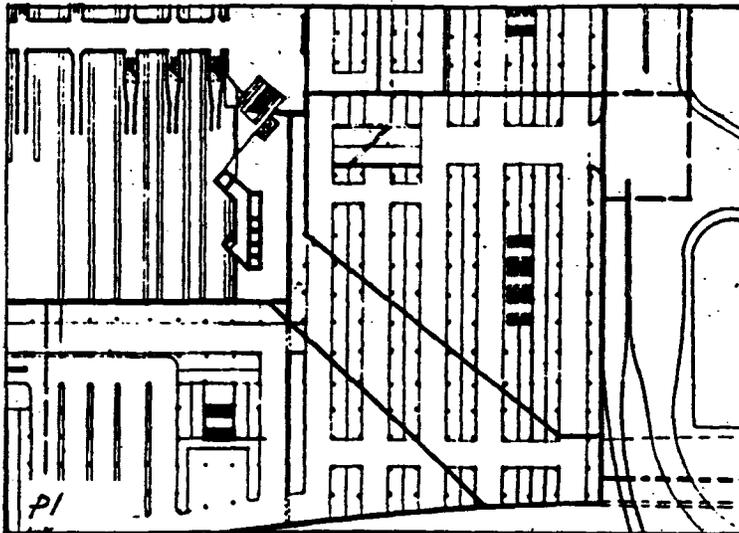
No. of Floors: 7

Building Height: 50 ft. base + 54 ft. - 104 ft.
Assume: 100 ft. - 105 ft.

Arcade: 30 - 33 ft. height

Setbacks: 15 ft. above arcade
or at 50 - 55 ft. base

Special Feature: "Campanile" terminating visual axis of entry off Vignes Street



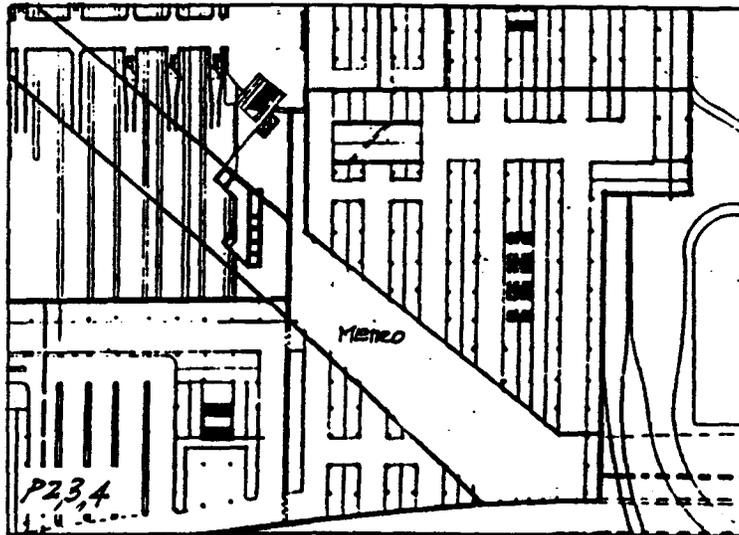
Parking

Garage Description: Designated parking will be provided within the Gateway Center garage, a four level structure beneath the plaza.

Assumptions: 350 sf/space
1 space/1,000 sf

No. of Spaces Required: 185

No. of Spaces Provided: 185



PARCEL A13

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - December 16, 1991

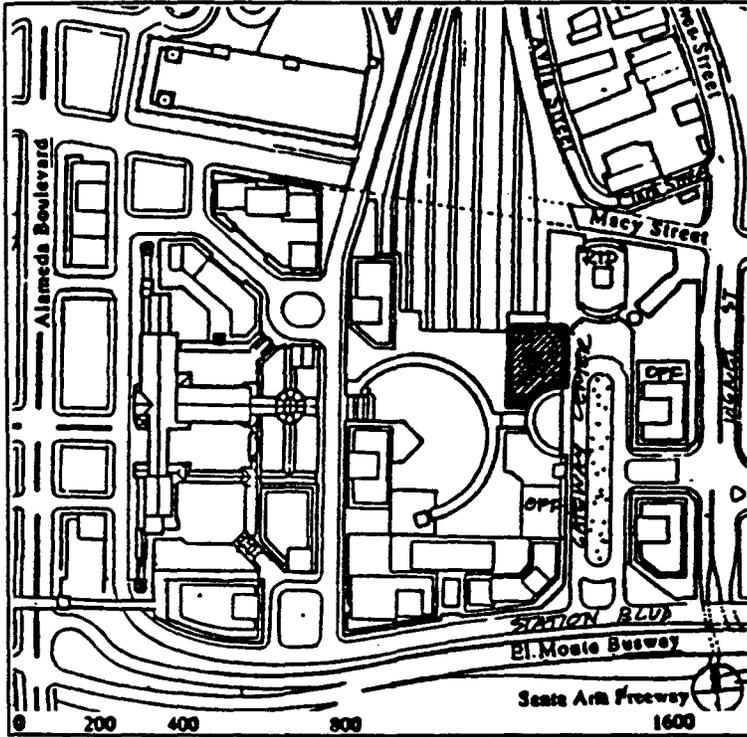
Illustrative Model Views



PARCEL A13

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - January 16, 1992



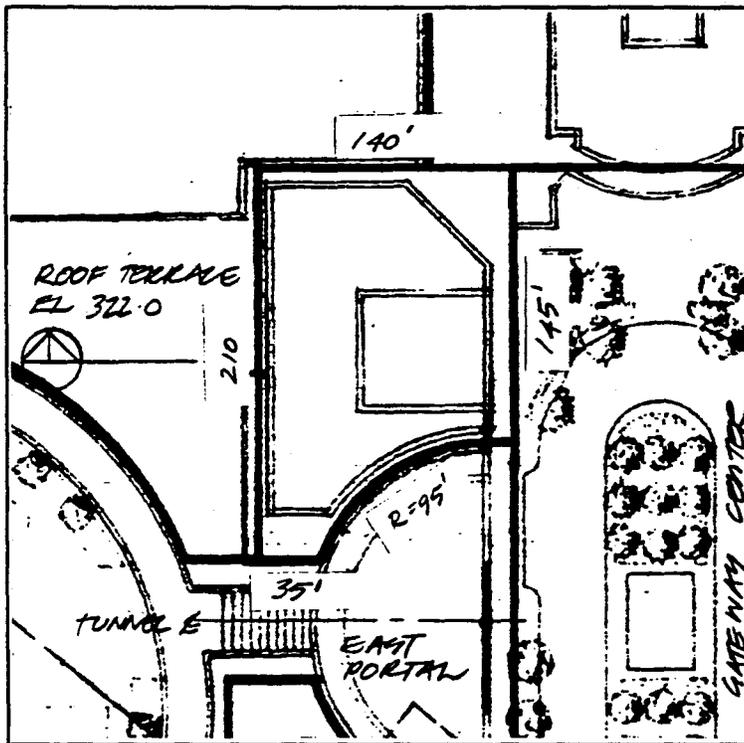


Site Description

Location: Gateway Center off Station Boulevard and Vignes Street. Adjacent to Metro east portal and RTD headquarters

Address: Gateway Center

- Pedestrian Linkage:**
- N-S to east portal and concourse
 - Direct access to metrorail
 - Direct access to RTD buses



Parcel Data

Area: 23,000 sf

Building Use: Office
Retail at grade

- Building GSF:**
- 350,000 gsf
 - Below 50' base
 - 2 x 9,000 - 18,000 gsf
 - 1 x 19,600
 - Above base
 - 16 x 19,600 - 313,600 gsf

PARCEL A14

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - December 16, 1991

PARCEL A14

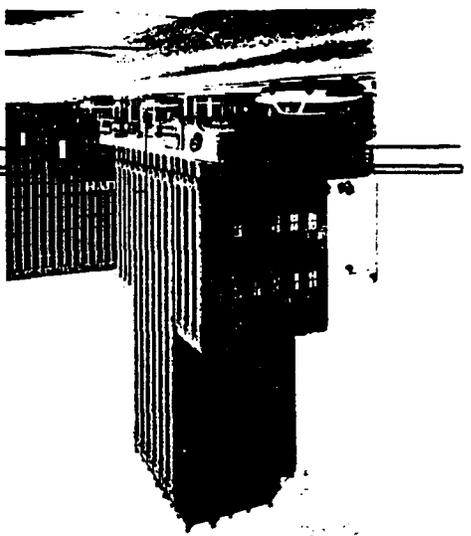
Union Station Master Plan

Development Parcel Description

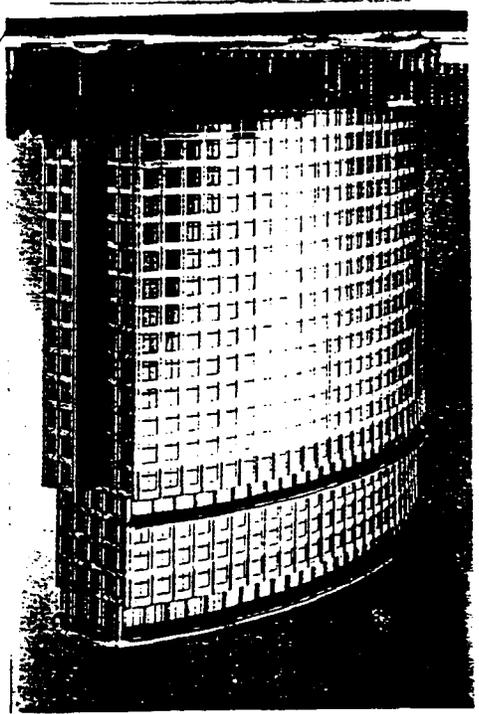
Ehrenkrantz & Eckstut - January 16, 1992

PRECEDENTS

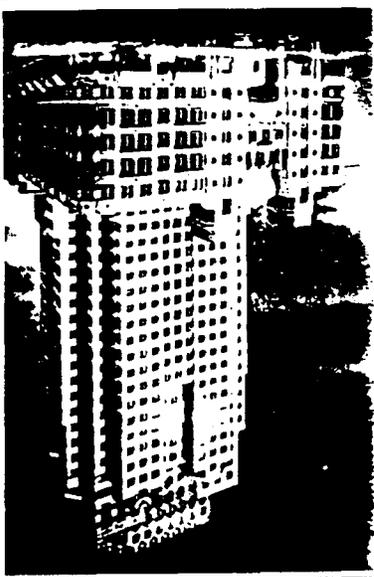
ARTHE HAVEY
WASHIRE POOR BLDG

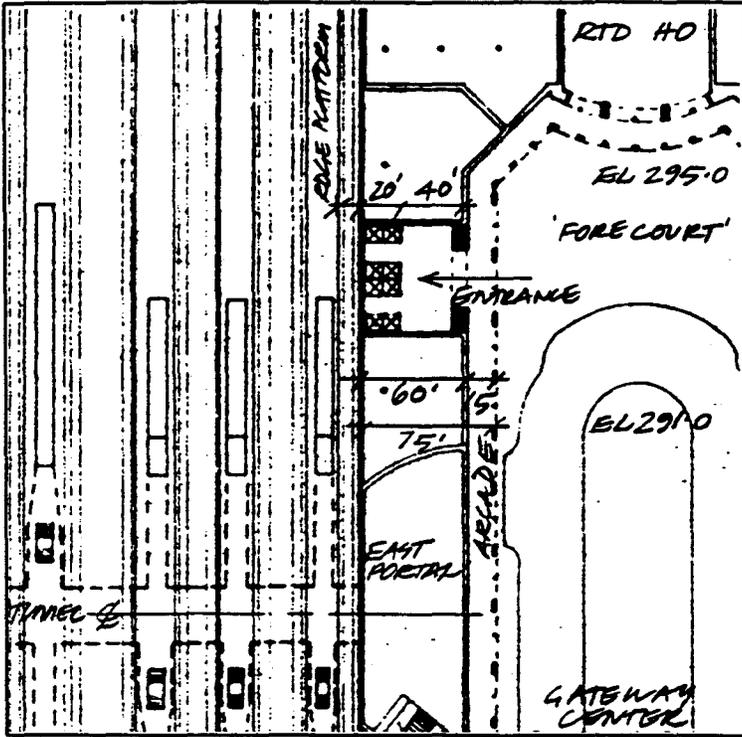


C PELL
PIAZA TOWER, COSTA MESA



G. GUND - 50M
75 STATE ST OFFICE BOSTON





Ground Floor Plan
El 292.0

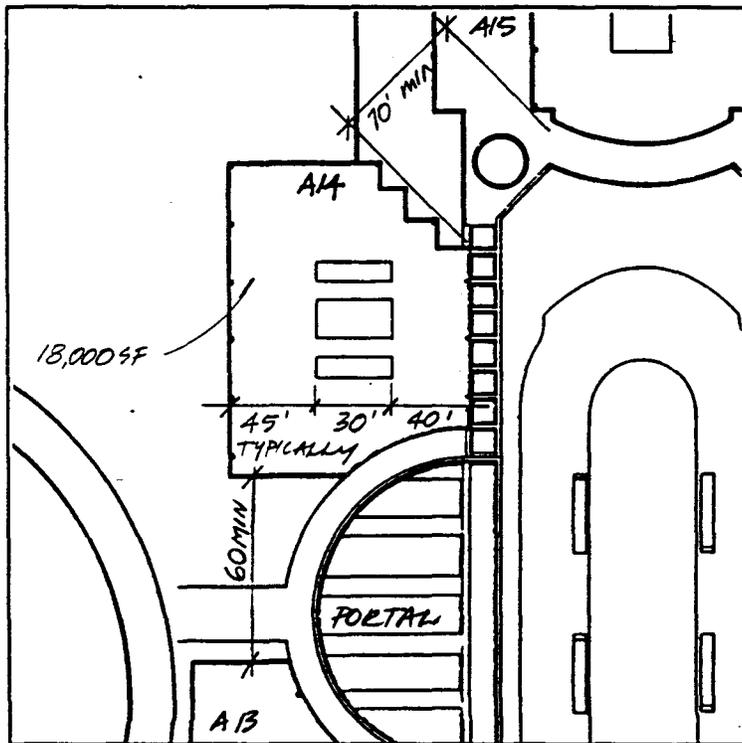
- Constraints:**
- 75 ft. building width from edge of rail tracks to east parcel line (up to El 322.0/ "Gardens" level)
 - Structure bearing building spanning tracks to be centered on platforms
 - 70 ft. min distance between A14 and A15 above base

Easements: 15 ft. arcade on East frontage

- Critical Dimensions:**
- 95 ft. Portal radius
 - 60 ft. from edge of tracks to building line inside arcade

Entrance: Off forecourt space shared with bldg. A15

Service: Potentially from lower level, off Macy Street



Typical Floor

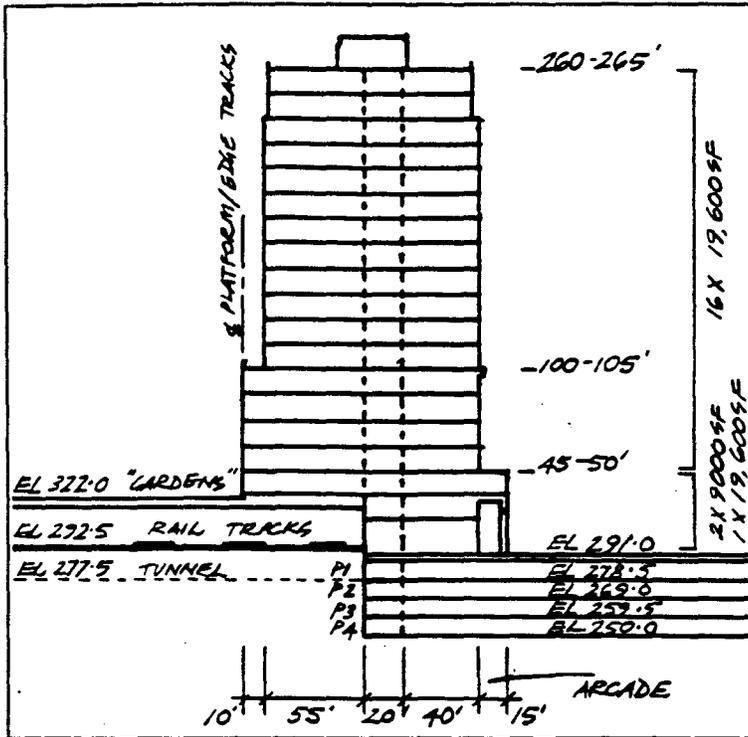
Area: 19,600 sf

Core: 7-8 elevators required

Layout: Circulation around centralized core. Irregular footprint configuration - varying depth of peripheral office.

PARCEL A14

Union Station Master Plan
 Development Parcel Description
 Ehrenkrantz & Eckstut - December 16, 1991



Section - Massing

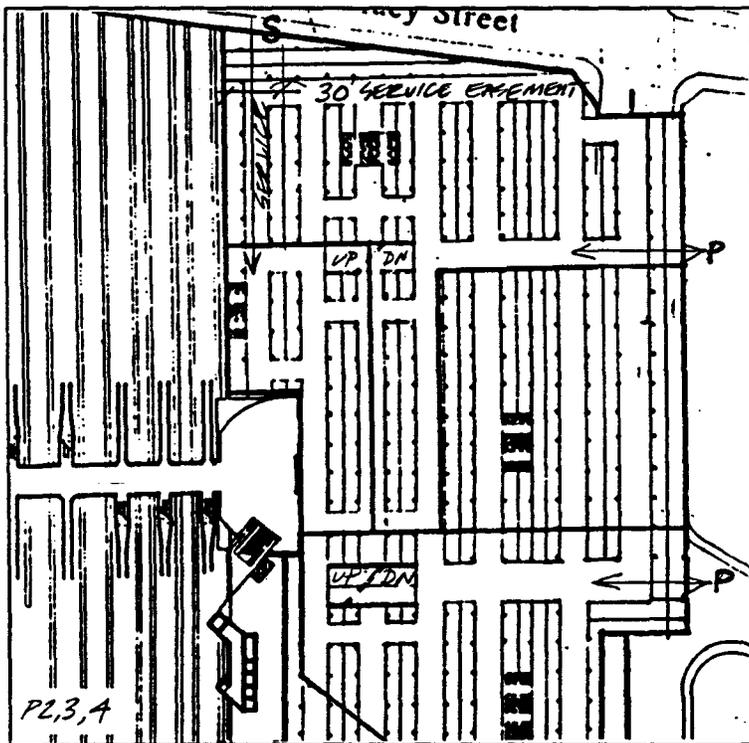
- Assumptions:**
- Lobby flr.-flr.: 18-20 ft.
 - Typical flr.-flr.: 13.5 ft.

No. of Floors: 19

Building Height: 50 ft. base+216 ft. - 266 ft.
Assume: 265 ft. - 270 ft.

Arcade: 30 - 33 ft. height

- Setbacks:**
- 15 ft. above arcade
 - or at 50 - 55 ft. base



Parking

Garage Description: Designated parking will be provided within the Gateway Center garage, a four level structure beneath the plaza.

Assumptions: 350 sf/space
1 space/1,000 sf

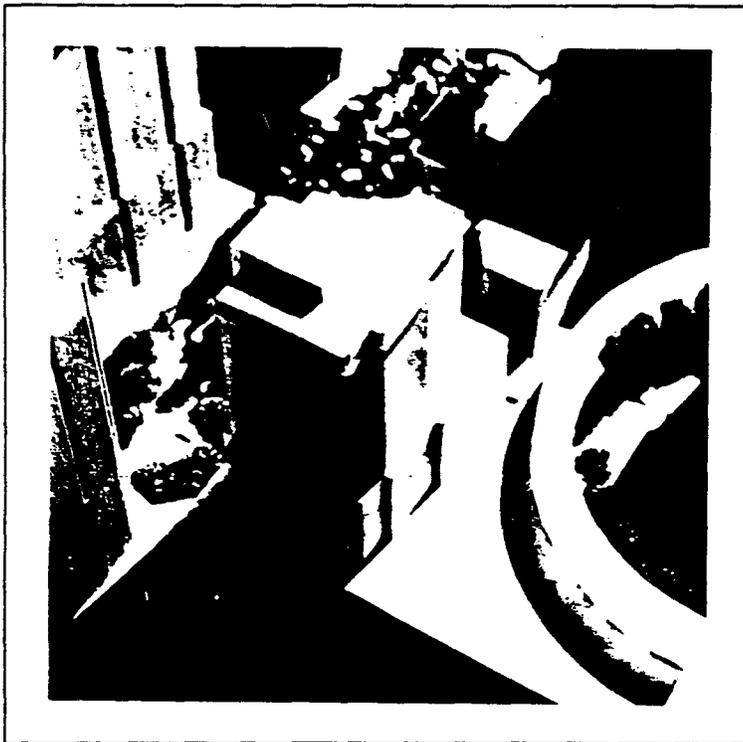
No. of Spaces Required: 350

No. of Spaces Provided: 350

PARCEL A14

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - December 16, 1991

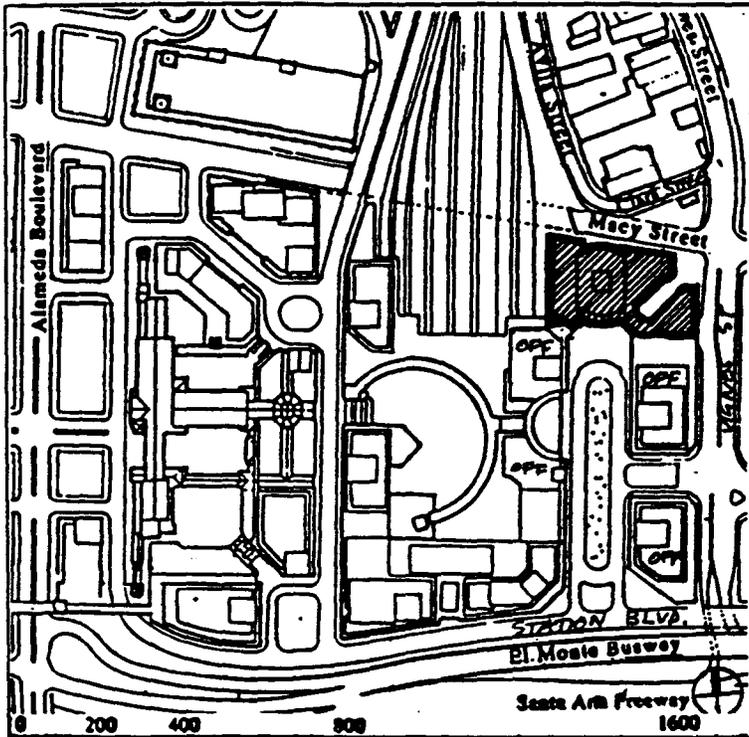
Illustrative Model Views



PARCEL A14

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - January 16, 1992





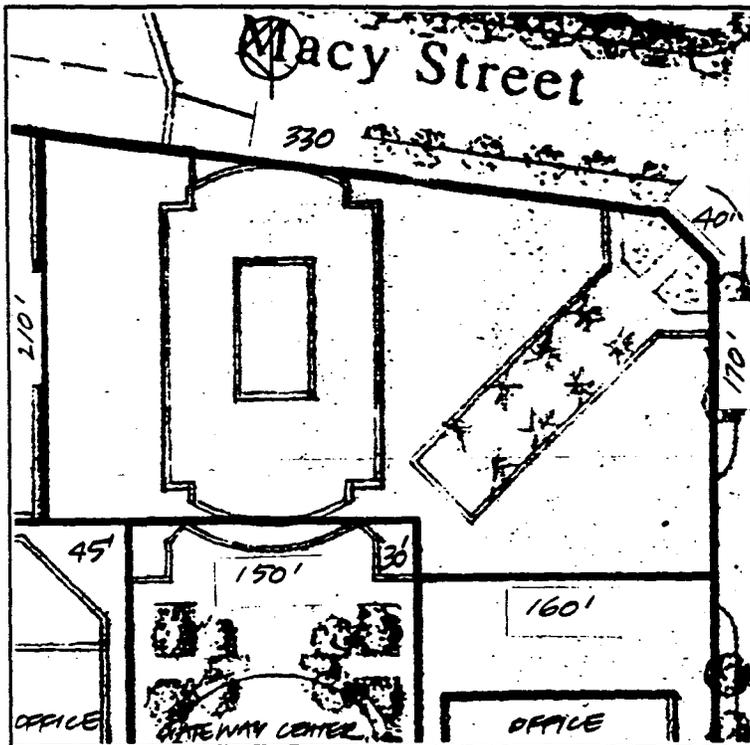
Site Description

Location: Gateway Center, off Station Boulevard and Vignes Street. Focal point building terminating formal axis of plaza.

Address: Gateway Center

Pedestrian Links:

- N-S to east portal and concourse
- Connection to Macy street intersection with Vignes street (busstop point)
- Direct access to RTD buses



Parcel Data

Area: 70,000 sf

Building Use: Office - RTD Headquarters
Retail at grade

Building GSF: 600,000 gsf

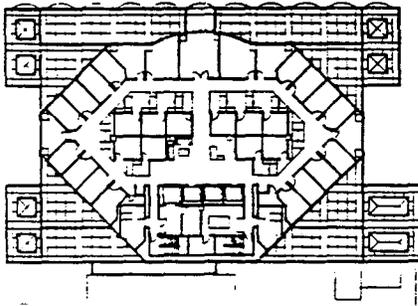
- Below 50' base
3 x 40,000 - 120,000 gsf
- Above base
26 x 18,500 - 481,000 gsf

PARCEL A15

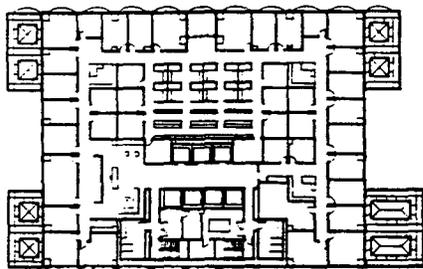
Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - December 16, 1991



HARTMAN COX ASSOC.
WASHINGTON DC OFF



HIGHRISE TENANT FLOOR



LOWRISE TENANT FLOOR

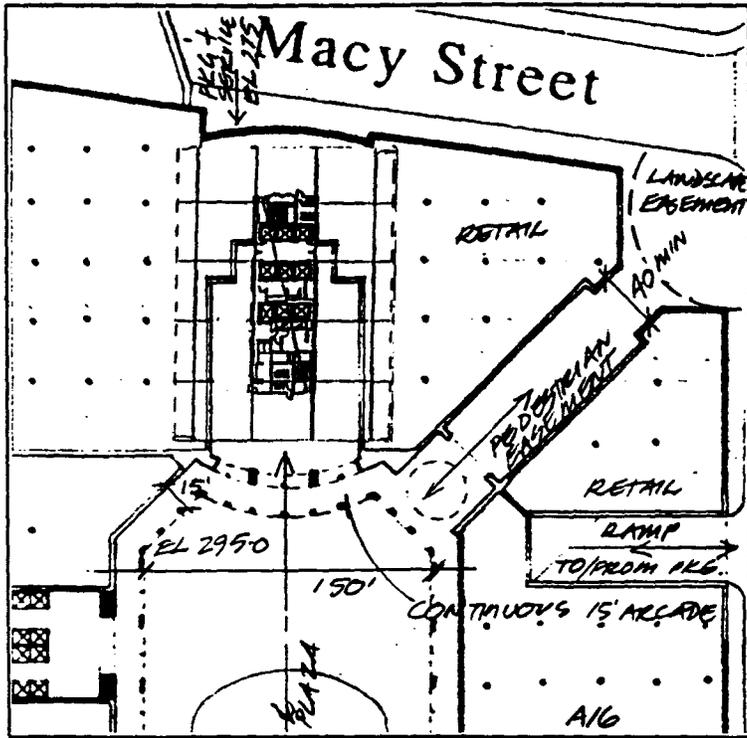
N ↑ 30/9m

H JAHN
NYC. OFFICE

PRECEDENTS: HIGH-RISE OFFICE BLDGS

PARCEL A15

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - January 16, 1992



**Ground Floor Plan
El 295.0**

- Constraints:**
- Grade change between plaza elevation and Macy Street El 291.0-El 280.0 (- 11 ft)
 - Parking entry/exit location at the southeast parcel off Vignes Street

- Easements:**
- 15 ft. continuous arcade on plaza frontage
 - 40 ft. min pedestrian easement linking plaza to Macy/Vignes Streets intersection
 - Landscape easement at Macy/Vignes streets intersection (t.b.d.)
 - 25 ft. min. service easement at El 269.0 for A14

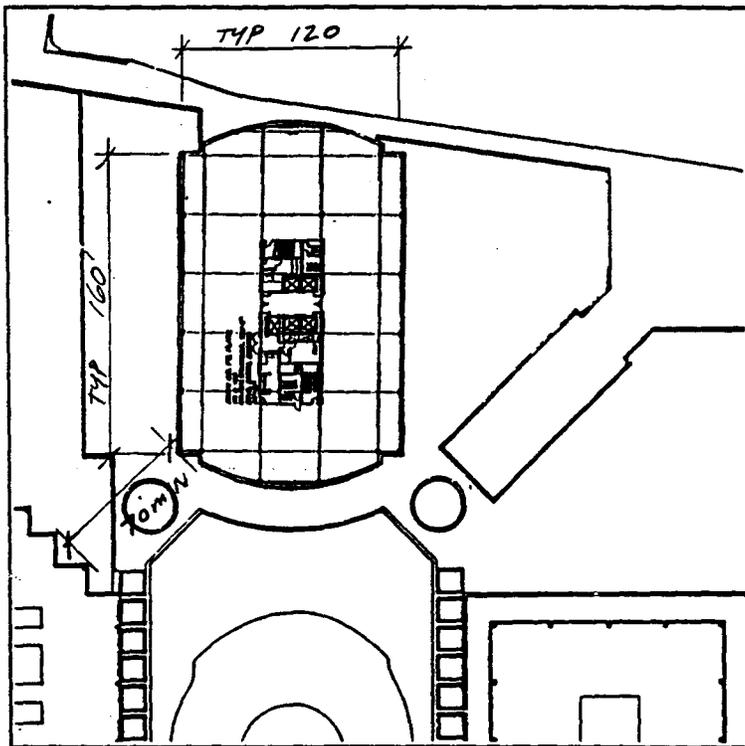
- Critical Dimensions:**
- 150 ft. plaza width
 - 70 ft. min maintained between buildings A14 and A15

Entrance: On plaza axis

- Service and Parking Access:**
- Off Macy Street at lower level
 - Additional parking access from Vignes Street

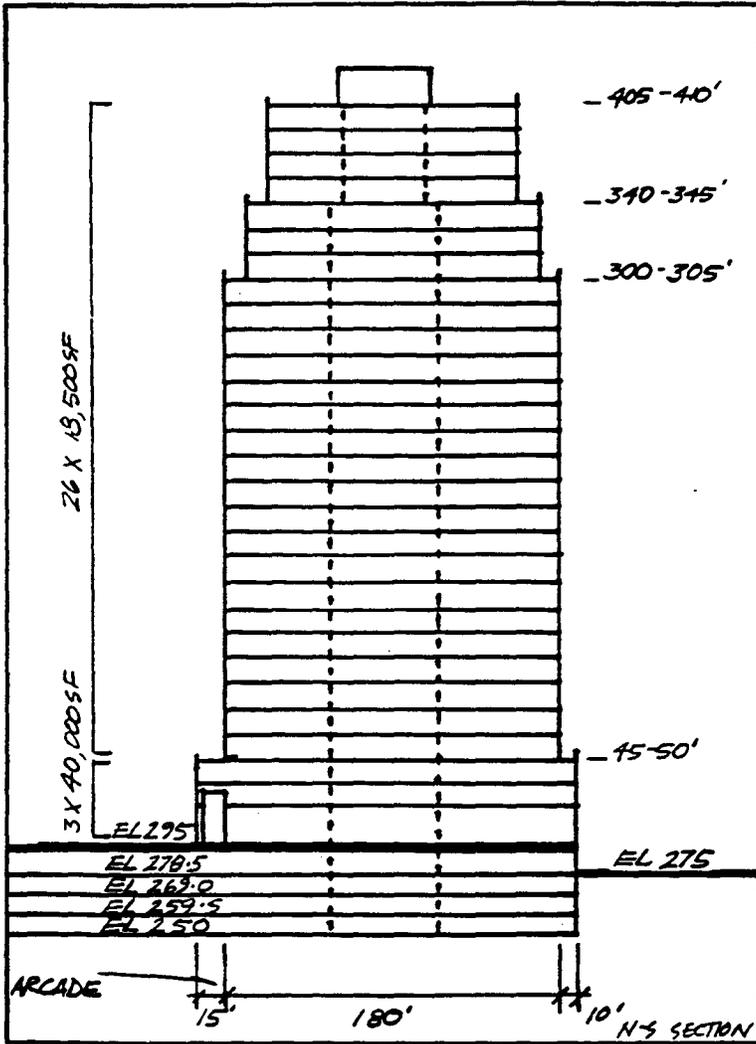
Typical Floor

- Area:** 18,500 gsf
- Core:** 12 elevators required
- Layout:** Circulation around centralized core with peripheral office space



PARCEL A15

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - December 16, 1991



Section - Massing

- Assumptions:**
- Lobby flr-flr: 18-20 ft.
 - Typical flr-flr: 13.5 ft.
- No. of Floors:** 29
- Building Height:** 50 ft. base + 351 ft. - 405 ft.
- Arcade:** 30 - 33 ft. height
- Setbacks:** 15 ft. above arcade or at 50 - 55 ft. base

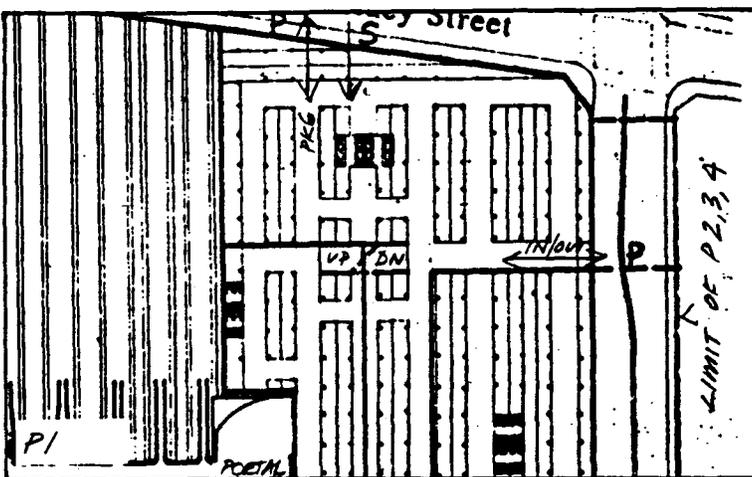
Parking

- Garage Description:** Designated parking will be provided within the basement area conforming to the building parcel, additional shared parking is available within the Gateway Center garage

- Assumptions:**
- 350 sf/space
 - 1.3 spaces/1,000 sf (special ratio required)

No. of Spaces Required: 800

No. of Spaces Provided: 800
(Up to 300 additional spaces available for public parking in final buildout phase)



PARCEL A15

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - December 16, 1991

Illustrative Model Views

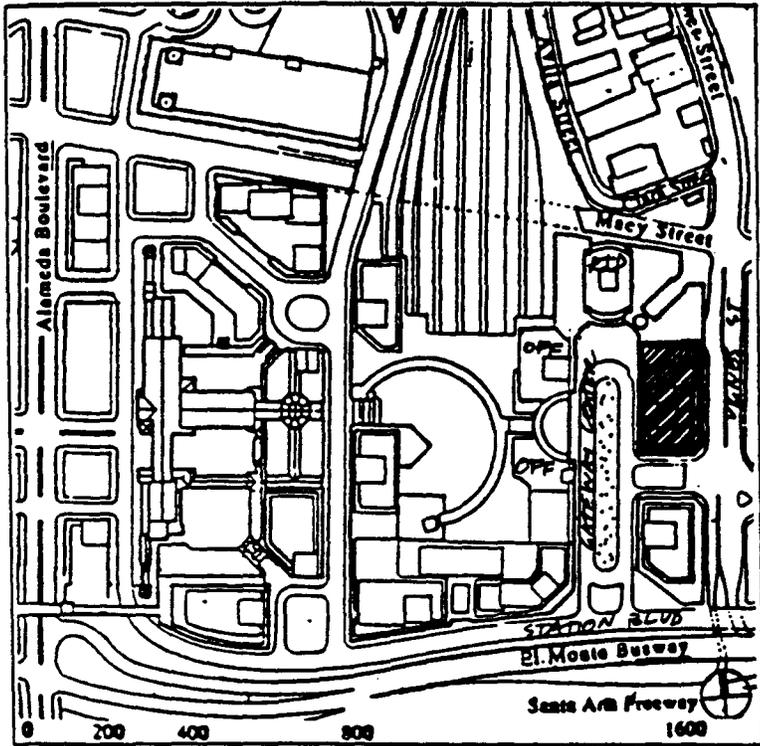


PARCEL A15

Union Station Master Plan

Development Parcel Description

Ehrenkrantz & Eckstut - January 16, 1992



**Ground Floor Plan
El 291.0**

- Constraints:**
- Grade change from plaza elevation to Vignes Street El 291.0 - El 283.0 (- 8 ft.)
 - Centering on Union Station axis

- Easements:**
- 15 ft. continuous arcade on plaza and south parcel frontages

Critical Dimensions:

Entrance: On centerline of Union Station (30 ft. north of tunnel axis)

Service: Off Vignes street, level will be off-set from lobby

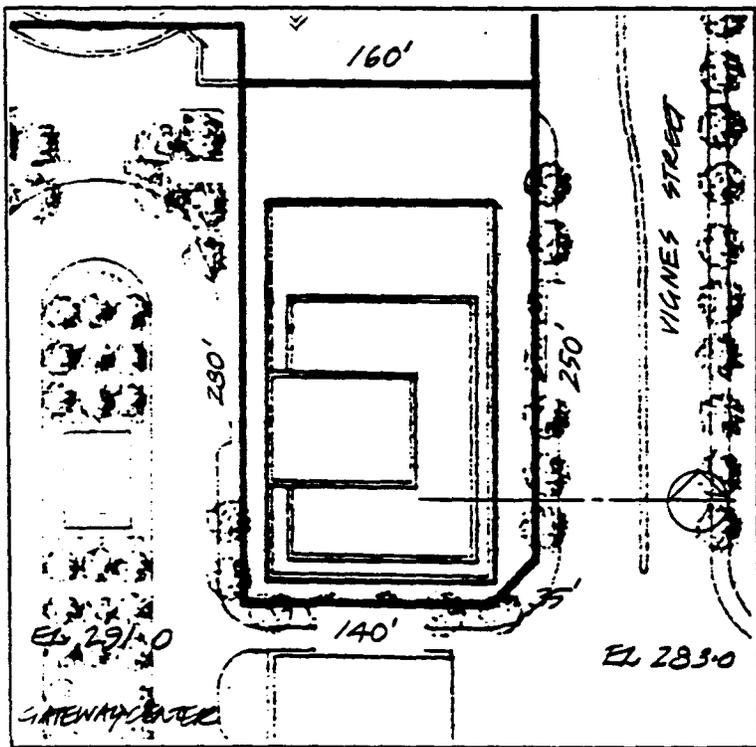
- Parking Access:**
- Shared entry/exit point on Vignes Street at north of parcel
 - Additional entry within R.O.W. connecting from Vignes Street to the plaza.

Typical Floor

Area: 23,000 gsf

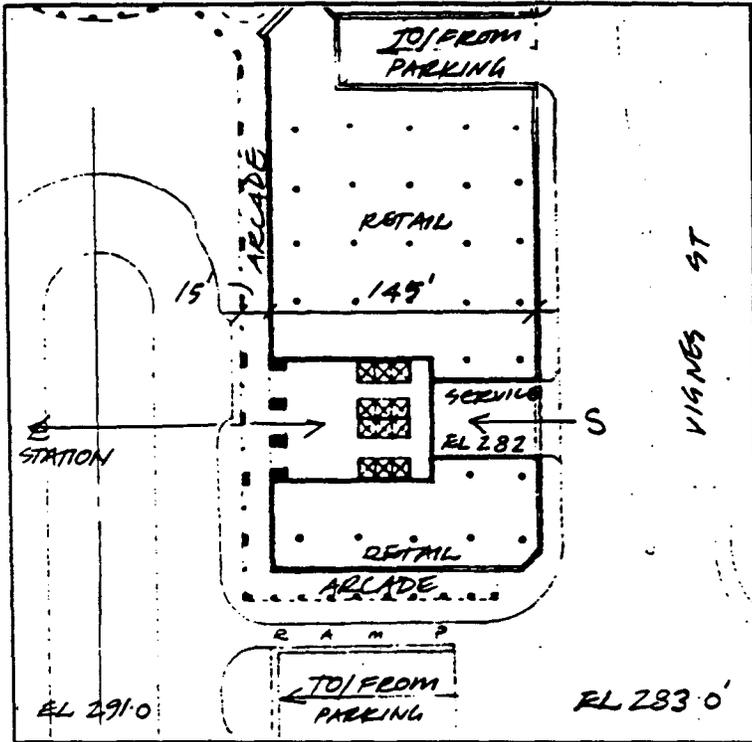
Core: 15-16 elevators required

Layout: Circulation around central core, with peripheral office space



PARCEL A16

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - December 16, 1991



Ground Floor Plan El 291.0

- Constraints:**
- Grade change from plaza elevation to Vignes Street El 291.0 - El 283.0 (- 8 ft.)
 - Centering on Union Station axis

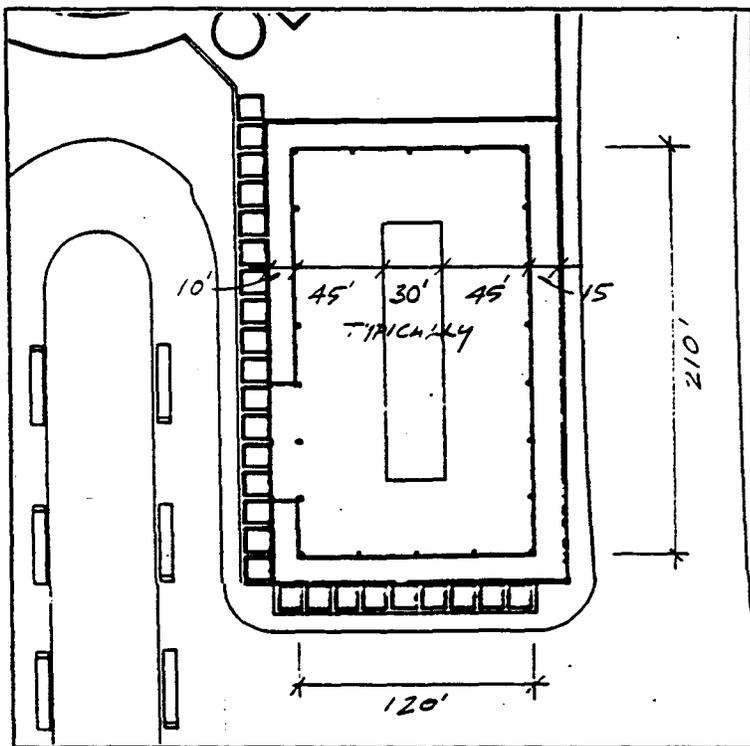
- Easements:**
- 15 ft. continuous arcade or plaza and south parcel frontages

Critical Dimensions:

- Entrance:** On centerline of Union Station (30 ft. north of tunnel axis)

- Service:** Off Vignes street, level will be off-set from lobby

- Parking Access:**
- Shared entry/exit point of Vignes Street at north parcel
 - Additional entry with R.O.W. connecting from Vignes Street to the plaza



Typical Floor

Area: 23,000 gsf

Core: 15-16 elevators required

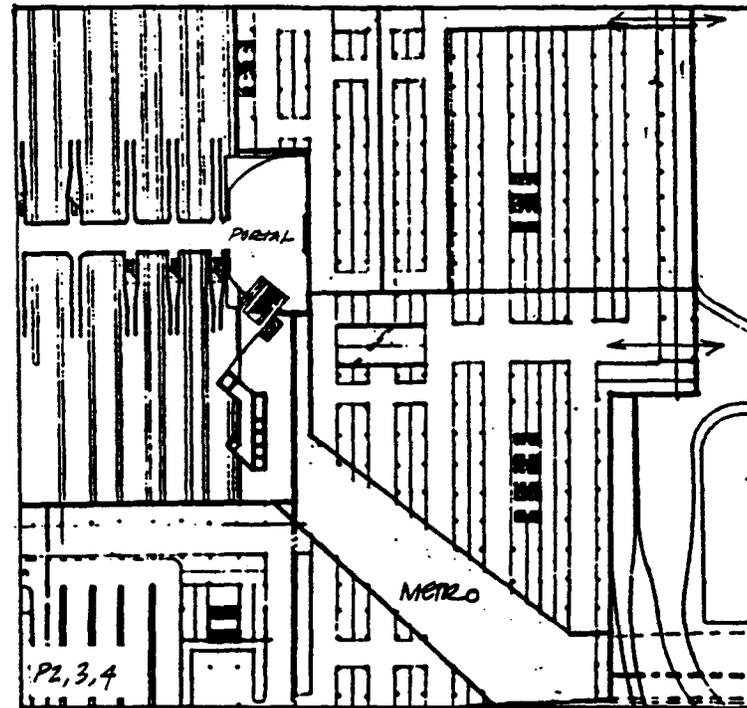
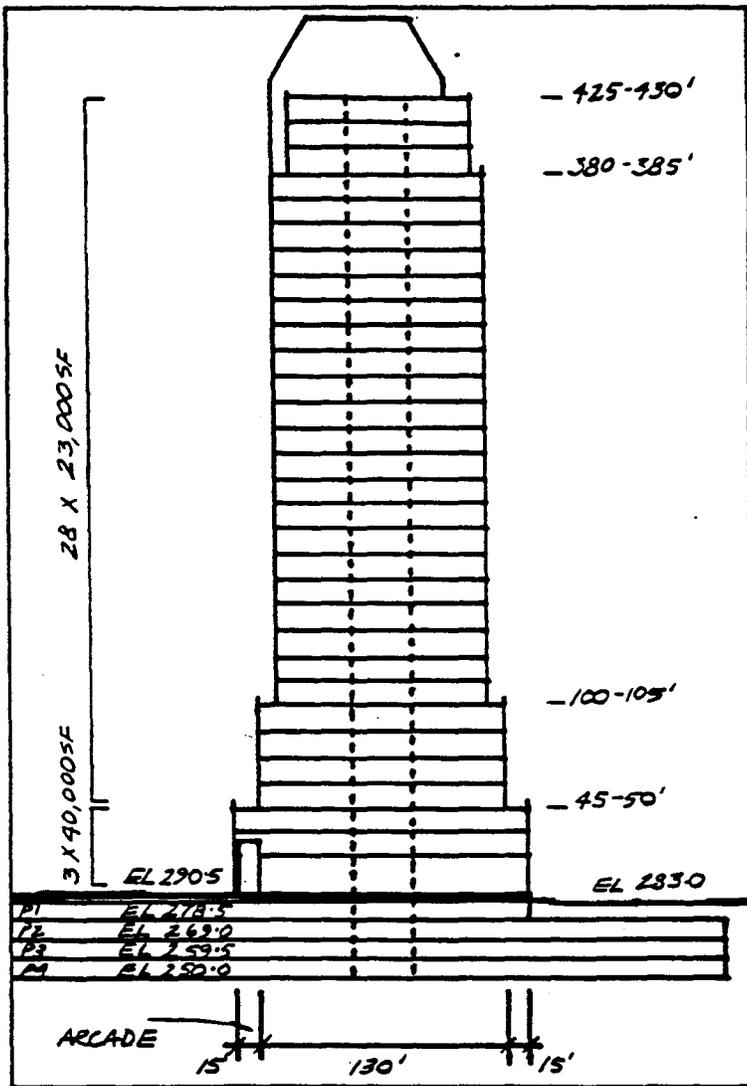
Layout: Circulation around centralized core, with peripheral office space

PARCEL A16

Union Station Master Plan

Development Parcel Description

Ehrenkrantz & Eckstut - December 16, 1991



Section - Massing

Assumptions:

- Lobby flr-flr: 18-25'
- Typical flr-flr: 13.5'

No. of Floors: 31

Building Height: 50 ft. base + 378 ft. - 430 ft

Arcade: 30 - 33 ft. height

Setbacks: 15 ft. above arcade
or at 50 - 55 ft. base

Special Feature:

- Roofscape element to mark Union Station Axis
- Entrance from Vigne Street to be defined with "gateway" gesture reciprocal to Parcel A17

Parking

Garage Description: Designated parking is provided within the basement area conforming to the parcel footprint, additional shared parking is available within the Gateway Center garage.

- 2 entry/exit points
- 2-way circulation, express ramps

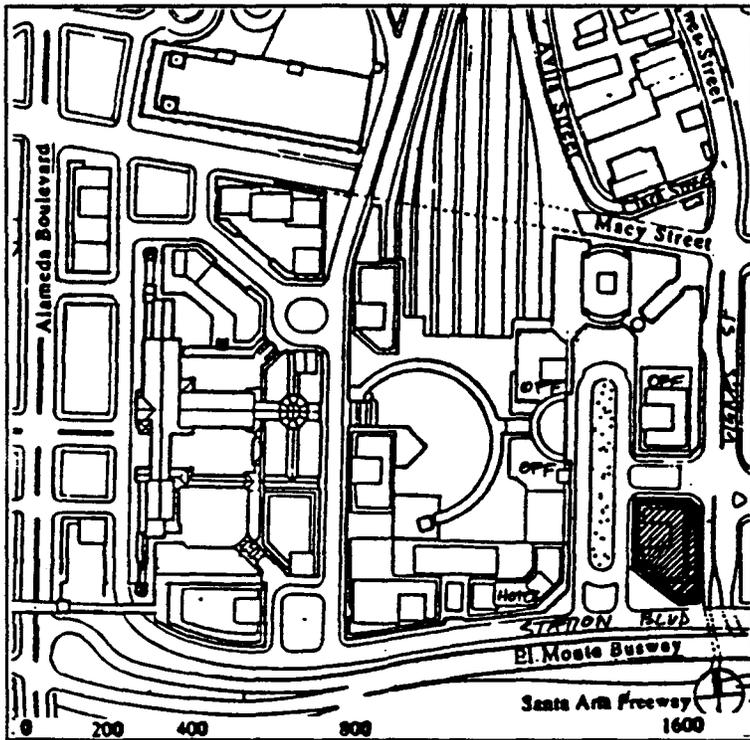
Assumptions: 350 sf/space
1 space/1,000 sf

No. of Spaces Required: 760

PARCEL A16

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - December 16, 1991





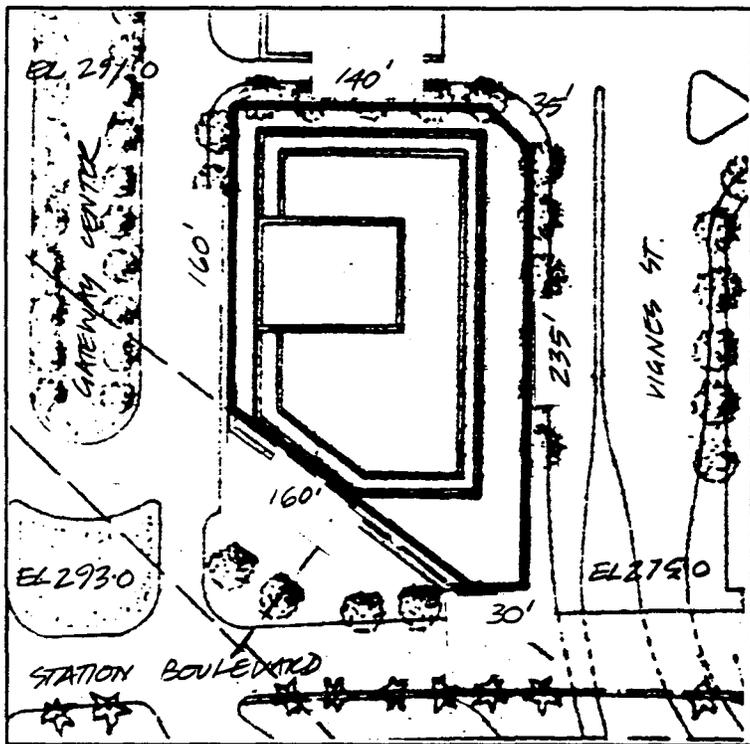
Site Description

Location: Gateway Center, off Station Blvd. and Vignes Street. SE site prominent from the Santa Ana Freeway

Address Gateway Center

Pedestrian Links:

- E-W to RTD bus plaza, east portal (metrorail) and concourse.



Parcel Data

Area: 35,000 sf

Building Use: Office
Retail at grade

Building GSF: 900,000 gsf

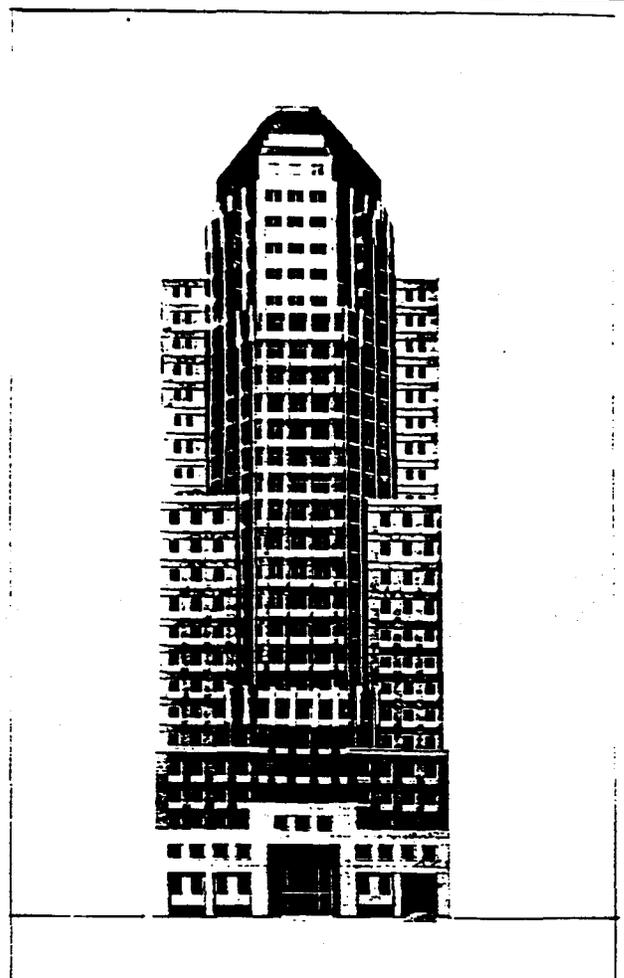
- Below 50 ft. base
3 x 35,000 - 105,000 gsf
- Above base
33x24,000 sf - 792,000 gsf

PARCEL A17

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - December 16, 1991



LANDAU PARTNERSHIP
TWIN OFFICE TOWERS
8TH + FIGUEROA, LA

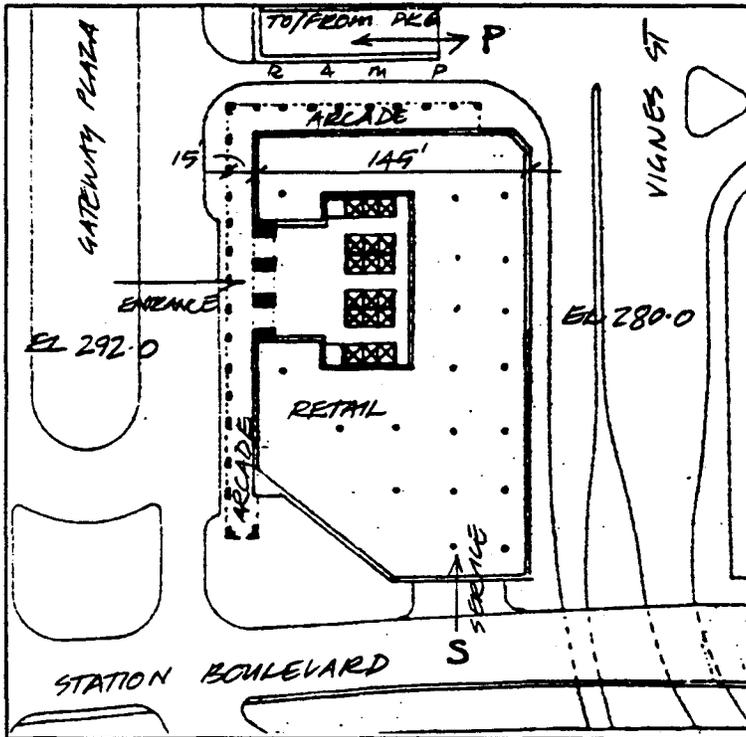


UNITED TRUST OFFICE
NYC

PRECEDENTS: HIGH-RISE OFFICE

PARCEL A17

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - January 16, 1992



Ground Floor Plan
El. 292.0

- Constraints:**
- Metrorail structure chambers SW corner of parcel
 - Grade change between plaza elevation and Vignes St. 12 ft. (\pm 12 ft.)

- Easements:**
- 15 ft. continuous arcade on plaza and north frontages.

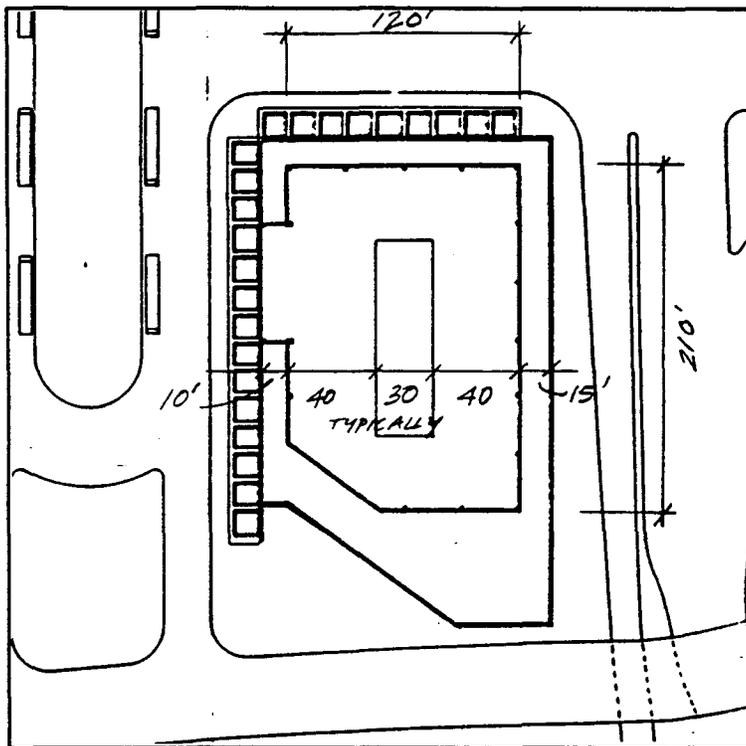
Critical Dimensions:

Entrance: Off plaza

Service Access: Located on south frontage, off Station Boulevard

Parking Access:

- In r.o.w. off Vignes Street



Typical Floor

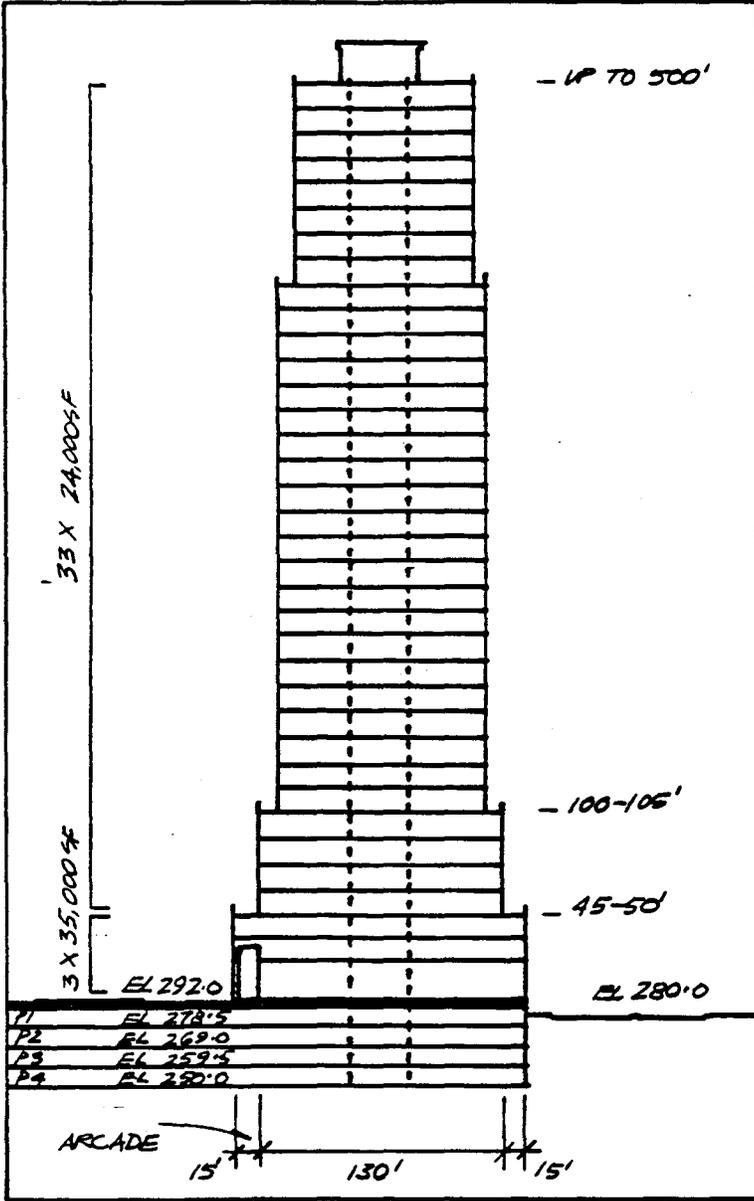
Area: 24,000 gsf

Core: 16 elevators required

Layout: Circulation around centralized core, with peripheral office

PARCEL A17

Union Station Master Plan
 Development Parcel Description
 Ehrenkrantz & Eckstut - December 16, 1991



Section - Massing

- Assumptions:**
- Lobby flr-flr: 18-20'
 - Typical flr-flr: 13.5'

No. of Floors: 36

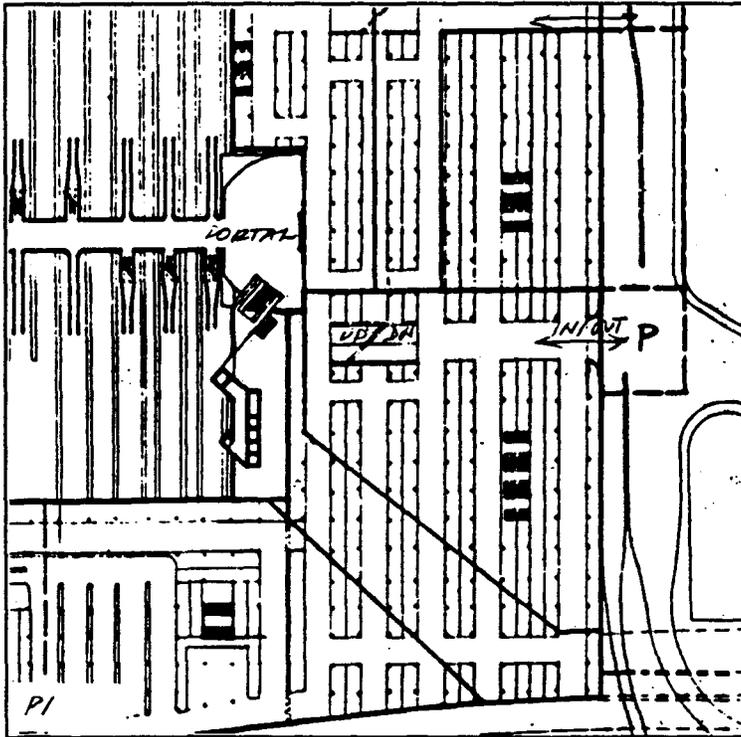
Building Height: Base 50 ft. + 445.5 - 500 ft.

Arcades: 30-33 ft. height

Setbacks: 15 ft. above arcade
or at 50 - 55 ft. base

PARCEL A17

Union Station Master Plan
Development Parcel Description
Ehrenkrantz & Eckstut - December 16, 1991



Parking

Garage

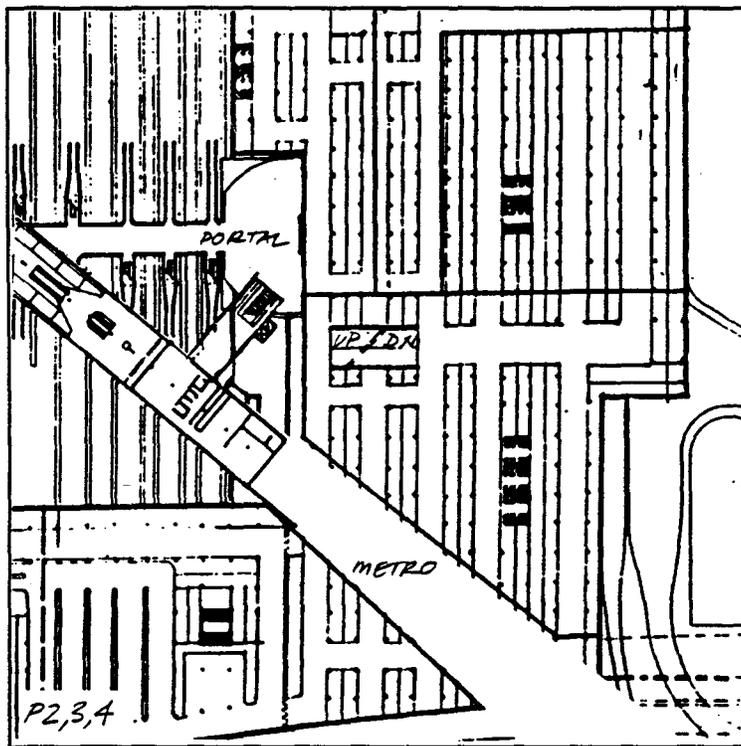
Description: Designated parking is to be provided within the basement area conforming to the parcel footprint, additional shared parking will be available in the shared Gateway Center garage.

Assumptions:

- 350 sf/space
- 1 space/1,000 sf

No. of Spaces Required: 900

No. of Spaces Provided: 900



PARCEL A17

Union Station Master Plan

Development Parcel Description

Ehrenkrantz & Eckstut - December 16, 1991

Illustrative Model Views



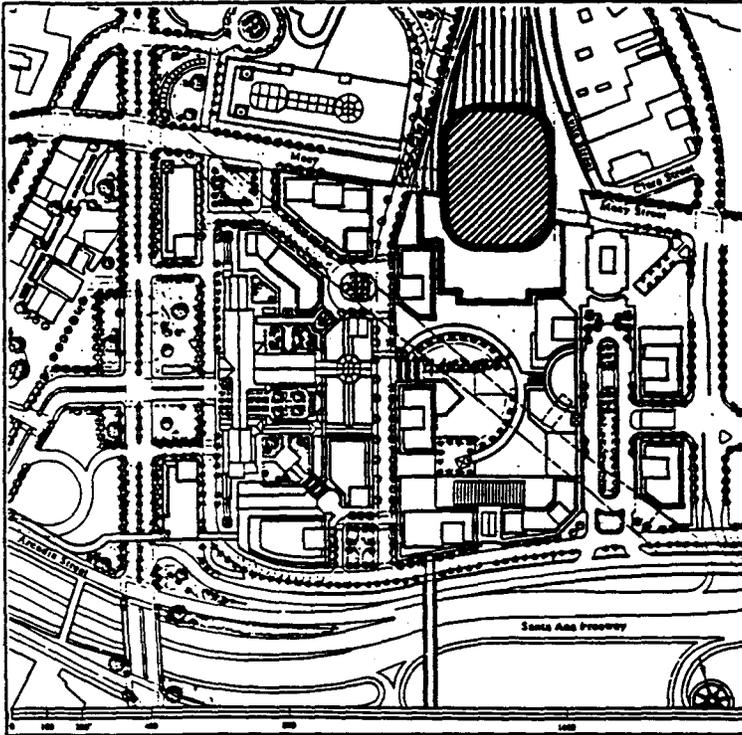
PARCEL A17

Union Station Master Plan

Development Parcel Description

Ehrenkrantz & Eckstut - January 16, 1992





Site Description

Location: Over the rail tracks on the north property edge related to the "Gardens" - a roof garden space located centrally in the project at El 320.0-322.2 ft. (25-27 ft. above the surrounding street level).

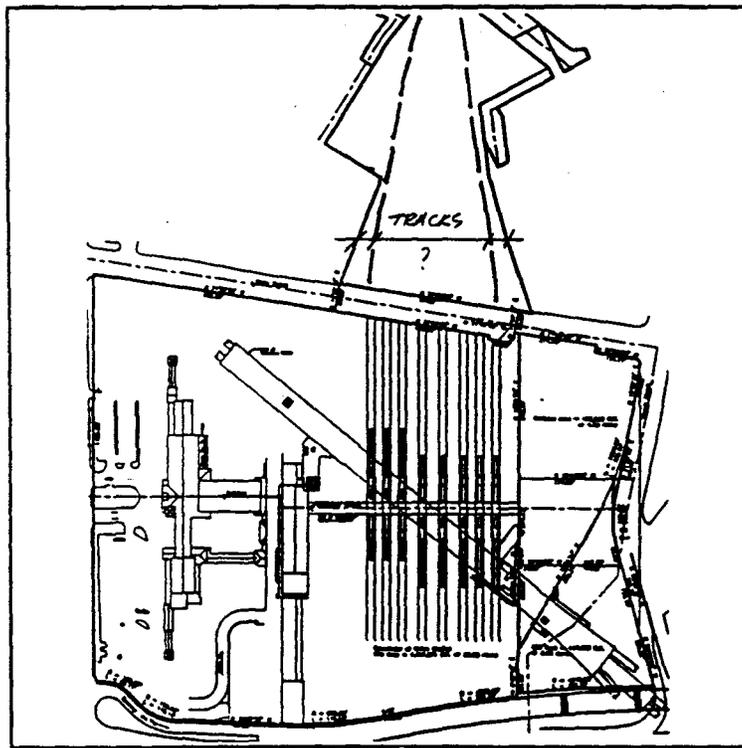
Pedestrian Access:

- Primarily from the "Gardens" colonnade

Entrances:

- From West Metro Plaza
- From the "Gardens"

Service: Ramp up from south College Street to El 320.0/322.0



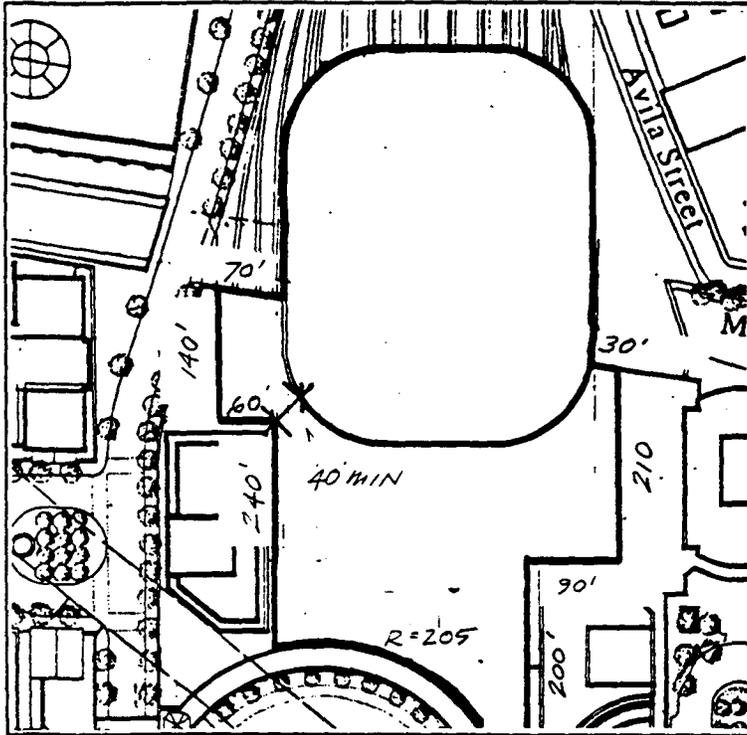
Exact location and critical clearances to be determined. North property line information required.

PARCEL A18

Union Station Master Plan

Development Parcel Description

Ehrenkrantz & Eckstut - December 16, 1991

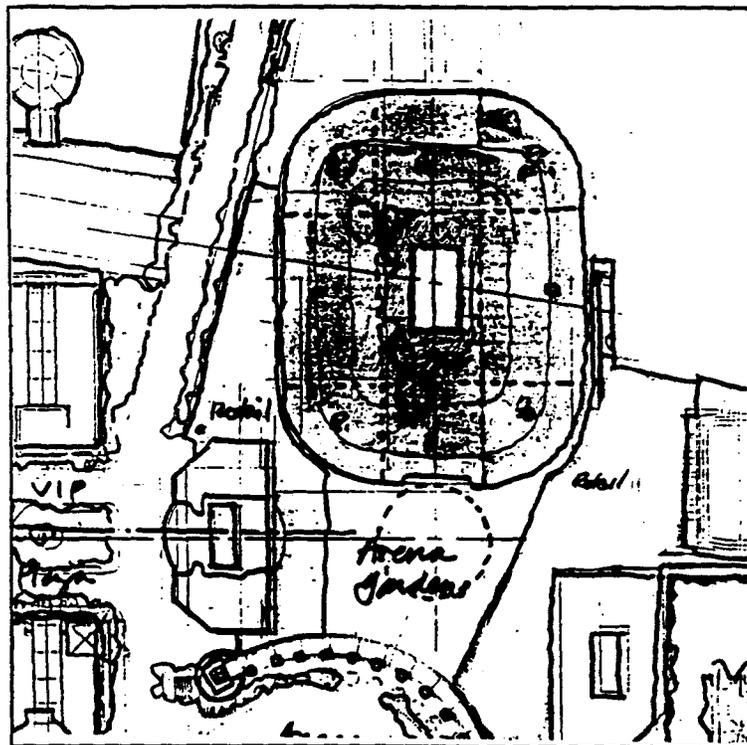


Parcel Data

Area: 227,000 gsf

Parcel Use: Arena
Retail

Required Footprint: 330 x 450 ft. = 142,000 gsf



Gardens Level Plan El. 320.0

- Constraints:**
- Amtrak Clearance
 - Bearing of structure on centerline of platforms

- Easements:**
- Pedestrian - _____
 - Service - _____

- Critical Dimensions:**
- 40 ft. min. clearance between arena and office A9 (50 ft. desirable)

Arena Height: 80-100 ft.

PARCEL A18

Union Station Master Plan

Development Parcel Description

Ehrenkrantz & Eckstut - December 16, 1991

