

Los Angeles Union Station

Los Angeles, California



Los Angeles Union Station, Los Angeles, California

Revitalizing a Famous Landmark in the Heart of Los Angeles

Project Overview

Los Angeles Union Station is a Catellus owned and operated mixed-use development in the heart of downtown Los Angeles, California. Sitting on 51 prime acres adjacent to downtown Los Angeles, Union Station is fully entitled through 2022 for an additional 5.9 million square feet of office, retail, entertainment and residential development. Catellus has developed almost one-third of the site, which now includes three build-to-suit office towers and a medium density, multi-family project. As part of the 51-acre redevelopment, Catellus painstakingly restored the interior and exterior of the historic Los Angeles Union Station built in 1939.

Project Summary

- 51-acre, transportation-served urban, mixed-use development
- Approved for up to 5.9 million square feet of new development
- Home to three Catellus build-to-suit office headquarters facilities
- Adjacent to the Los Angeles Civic Center and Central Business District
- Catellus fully restored Los Angeles Union Station in 1992
- Regional transportation hub with Amtrak, Metrolink and Metropolitan Transportation Authority (MTA) bus and rail lines serving nearly 74,000 travelers per day

About Catellus

Catellus is a master developer focused on creating some of the most innovative and sustainable mixed-use developments in the nation.

Catellus has 25 years experience transforming former brownfields, military land and airports into developments that include retail, commercial, residential and other public uses. Catellus delivers on all aspects of a project, including site planning, entitlements, public financing and sustainable design.

As a ProLogis company, Catellus is uniquely positioned to deliver on the nation's increasing demand for well-planned, mixed-use developments.



CATELLUS™

A PROLOGIS COMPANY

continued on back

Turning Vision Into Reality

Los Angeles Union Station

Los Angeles, California

continued from front

Development

As the owner of Union Station, Catellus secured entitlement for 5.9 million square feet of development through 2022. Adopted by City Council ordinance as the Alameda District Specific Plan, the entitlement establishes a flexible set of physical and functional parameters for development at Union Station relating to area, parking and phasing. As part of the entitlement, building identification and signage is permitted as allowed under the Los Angeles Municipal Code.

Build-To-Suit

Catellus' build-to-suit approach features large, flexibly configured floor plates with current technology and amenities consistent with Class A building construction. Although the station and its environs are historically designated, new building construction at Union Station thoughtfully adopts an architecture that is both modern and mindful of its historic context. Union Station is home to three build-to-suit office towers, which encompass elements of the historic design of the area:

- The 26-story, 628,000-square-foot Metropolitan Transportation Authority (MTA) headquarters building
- The 10-story, 53,000-square-foot Metropolitan Water District (MWD) headquarters building
- The 3-story, 47,000-square-foot First 5 LA headquarters building

Three parcels are available for high-density commercial or residential development.



Transportation Capabilities

As the nexus of the region's freeway system, Union Station redefines being connected. Within 15 minutes of the Burbank Airport, 25 minutes of Los Angeles International Airport and walking distance of the Civic Center, financial and cultural districts, Union Station is truly a central and vital place to conduct business in Los Angeles. The following are easily accessible from Union Station via the LADOT Dash shuttle, subway or by foot:

- City Hall
- California Endowment Headquarters
- Disney Concert Hall and Cathedral
- Cathedral of Our Lady of the Angels
- Bunker Hill
- Museum of Contemporary Art
- Los Angeles Public Library
- Caltrans Headquarters

Restoration of a Historic Landmark

In 1990, Catellus purchased Union Station and its adjoining land parcels with plans for the station's restoration and compatible development on adjacent properties. Catellus completely restored the station in 1992, which included:

- Bringing the marble and tile back to its original beauty
- Reviving the station's solid brass chandeliers and wood seating
- Waterproofing and rehabilitating the interior and exterior lighting fixtures

Meticulous courtyard landscaping has revitalized public seating areas surrounding the station, and local restaurants and entertainment centers have given residents additional amenities close to home and work. Current amenities include:

- Traxx restaurant
- Cafeterias (at MWD and MTA)
- Health clubs
- Child care services
- Coffee shops and newsstands

Aerial view of Los Angeles Union Station