

LA UNION STATION

Los Angeles | California

Revitalizing a Famous Landmark in the Heart of Los Angeles

A landmark restoration of historic Los Angeles Union Station included plans for compatible mixed-use development of 51 surrounding acres in the heart of Downtown Los Angeles. As part of the 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
- Fully restored Los Angeles Union Station
- Regional transportation hub with Amtrak, Metrolink and Metropolitan Transportation Authority (MTA) bus and rail lines serving nearly 74,000 travelers per day



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- 1 Union Station East Portal – Metrolink/Amtrak
- 2 Los Angeles County Metropolitan Transportation Authority
- 3 Mozaic at Union Station (Apartments/Equity Residential)
- 4 Union Station (Historic Renovation)
- 5 Gateway Center (Conference Center)
- 6 Metropolitan Water District
- 7 First 5 LA/LA Petit Academy (Office/Daycare)
- 8 Patsaouras Transit Plaza



Project Highlights

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.

Catellus' build-to-suit approach featured large, flexibly configured floor plates with current technology and amenities consistent with Class A building construction. 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

Transit Connections

At 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
- Walking distance of the Civic Center, financial and cultural districts
- Easy access to LADOT Dash shuttle and subway.

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. In 1992,

Catellus completely restored the landmark 1932 station. 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.

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 nearly 30 years of 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.

For more information, contact Catellus at 510.267.3400 or visit Catellus.com

