

H2 SITE - THE UNION SQUARE BUILDING PROJECT

Located on a 56,000 square foot site in downtown San Pedro at Centre Street between 6th and 7th Streets, the Union Square Project is conceived of as a five-story high-quality brick-base building of 350,000 gross square feet including 83,000 rentable square feet (rsf) in 92 townhouses and apartments, 38,000 rsf of office/commercial space, and approximately 500 parking spaces. In naming the project "Union Square" MLP seeks to identify the intended cornerstone tenants of the building, the seafaring unions of the US Merchant Marine, as well as acknowledge the role of working individuals in creating the port as the gateway to the world of trade.

UNION SQUARE H2 PROJECT PROGRAM H2+ SITES -

UNION SQUARE H2 PROJECT PROGRAM SUMMARY

H2 SITE

RESIDENTIAL	UNIT TYPE	TOTAL GSF	TOTAL NSF	SF/UNIT	# OF UNITS
FLATS					
S	STUDIO		4160	520	8
A	1BDROOMJR		12000	600	20
A'	1BDROOM		5600	700	8
B	2DBROOM		7200	1200	6
TOWNHOMES					
A	2BDROOM		10200	1200	8
B	2BDROOM		23100	1400	8
C	2BDROOM		9600	1050	22
D	1BDROOM		11200	850	12
TOTAL # OF UNITS					92
SUBTOTAL RESIDENTIAL		87185	83060		
COMMERCIAL					
RETAIL					
	ARTS RELATED		2700		
	GENERAL		10000		
	RESTAURANT		5000		
			<u>20600</u>	<u>17700</u>	
OFFICE					
	1ST FLOOR 48'	4000	3000		
	2ND FLOOR 62'	22300	17150		
	SUBTOTAL OFFICE	26300	20150		
SUBTOTAL COMMERCIAL		46900	37850		
PARKING					
	STRUCTURED	202500			# OF SPACES
	TOTAL # OF PARKING SPACES				496
SUBTOTAL PARKING		202500			
TOTAL PROJECT GSF		336585			
TOTAL PROJECT NRSF			120910		

H2 PLUS SITES

RESIDENTIAL	UNIT TYPE	RETAIL NRSF	TOTAL NSF	SF/UNIT	# OF UNITS
LASALLE HOTEL SITE					
	STUDIO		14850	450	33
	1BDROOM		7800	650	12
	LOFT		13600	850	16
LASALLE HOTEL LOT					
	2BDROOM LOFT		10800	1350	8
LIBERTY					
	2BDROOM TH		48256	1508	32
BARSAM					
	2BDROOM LOFT		54000	1350	40
BANK OF SAN PEDRO					
	2BDROOM TH		70860	1181	60
	2BDROOM LOFT		17640	1260	14
CITY PARKING LOT					
	2BDROOM LOFT		66096	972	68
ILWU/GUNTER					
	2BDROOM LOFT		37950	1265	30
	RETAIL	4800	4320		
LA COUNTY COURTHOUSE					
	2BDROOM LOFT		66096	972	68
CABRILLO HOTEL					
	STUDIO		10800	450	24
	1BDROOM		5200	650	8
	RETAIL	9600	8640		
TOTAL H2 PLUS SITES NRSF RETAIL			12960		
TOTAL H2 PLUS SITES NRSF RESIDENTIAL			423948		
TOTAL H2 PLUS SITES NRSF			436908		
TOTAL H2 PLUS SITES RESIDENTIAL UNITS					413
TOTAL PROJECT UNIT COUNT					505

**H2 PLUS
THE UNION SQUARE URBAN REVITALIZATION
PROJECT**

Located throughout old downtown San Pedro primarily on 7th Streets, the Union Square Urban Revitalization Project is conceived of as a multi-site urban infill housing project of approximately 423,000 rsf in 413 townhouses and apartments, approximately 12,000 rsf of retail space, and attendant code required parking spaces.