



July 9, 2007

Roger Brundrit, President
Eau Claire Community Association
62101 – 400 Eau Claire Avenue SW
Calgary AB T2P 4X2

Re: Proposed Fire/EMS Station – Affordable Housing Development on 4th Avenue and 8th Street SW

Dear Mr. Rogers Brundrit:

On behalf of The City of Calgary, I thank you for inviting our Project Team to participate and speak to community residents at the Eau Claire Community Association Open House on Wednesday, May 16th in relation to the fire hall / affordable housing development proposed for the north side of 4th Avenue between 7th and 8th Streets.

The purpose of this letter is two-fold, providing you with a summary of comments from open house survey results as well as answers to some of the more frequently asked questions relating to the proposed development.

As you know, the open house event was held on Wednesday, May 16, 2007 between 6:00 p.m. and 8:00 p.m. in the courtyard of the Eau Claire Marketplace. This open forum provided the opportunity for residents to review design plans, talk to project team members and provide feedback to The City. The sign-in sheet was endorsed by 53 citizens, 90% of whom reside directly in the Eau Claire community. The City of Calgary collected a total of 38 comment surveys.

In summation, remarks received at the open house generally fall into six categories: noise, traffic, location, design, parking, and property values.

1. *Noise:* Concerns were expressed about the increased noise to be created both in the day and at night from Fire/EMS services due to accelerating vehicles and sirens. As well, concern was expressed about noise and disturbances during the construction of the facility.

The Fire and EMS departments will enact noise abatement programs at the new location whereby vehicle sirens are activated only when necessary and for as-short-a-time as possible only when needed. The pre-empting of traffic signals prior to the departure of the Fire and EMS trucks will also mitigate the need for siren use.

Community residents will not be subjected to construction noise at all hours of the night. The construction would most likely take place during daylight hours ending in the early evening. A noise mitigation program will be put into place and advise the residents prior to the commencement of construction.

2. *Traffic:* Concerns were expressed in relation to increased traffic congestion, impacting both residents and Fire/EMS movement. There was concern as to how Fire/EMS services will move in and out from the site. Some expressed that two-way traffic operation of 8th Street between 4th and 6th Avenues is imperative. Concerns were expressed about the safety of young and elderly pedestrians because of Fire/EMS vehicles' movement.

While most of the residents in the 88 affordable housing units will be using transit, it is expected that residents from the 132 market housing units will add to the traffic volume in the community. That being said, this specific project's impact on traffic volume is very minimal in comparison to projected population increases in the downtown core which will naturally be the largest contributor to traffic volume in the Eau Claire community.

Access and egress into the Fire/EMS station will occur via 8th Street SW. The designated fire truck route will be southbound on 8th Street SW to allow for direct one-way eastward access to 5th AV SW and one-way westward access to 6th AV SW. 3rd AV SW is not a designated fire truck route. Signalization with Opticom technology will allow for the fluid movement of emergency vehicles from the site to the desired destinations. If a Fire/EMS vehicle is required to navigate the residential streets within the community of Eau Claire, standard operating procedure requires that great care and caution would be taken to ensure the safety of pedestrians.

3. *Location:* Concerns were expressed that the location of the Fire/EMS station is not optimal and that it would be better located west of Louise Bridge. Many residents questioned why another Fire/EMS Station is required when there are two other stations within nine blocks of the proposed development location. Others questioned whether an analysis was undertaken and other locations considered.

Fire and EMS are essential City services for our citizens. Because the current Fire/EMS infrastructure in the city centre was built to meet 1970's needs, the Fire and EMS Departments are challenged not by existing slow response times, but as result of ever-increasing call volumes in the downtown core. At present, the existing two downtown stations are twice as busy as the city average (i.e., 1,200 fire calls for each station in 2006). Those stations relied on assistance from stations outside the downtown core 288 times in 2006. As well, the downtown location has the highest requests for EMS service in the City. In the future, the call volume will only increase as density in the downtown core increases: (i.e. 2035 projections)

- * an increase of 20,000 to 40,000 additional residents;
- * up to 180,000 more employees as part of the downtown core workforce;
- * 13,000 to 26,000 new dwellings; and
- * 490,000 to 790,000 square feet of new office space.

In addition to the obvious impacts on safety, security and insurance rates, the City's inability to provide adequate future services to the downtown core in a timely manner could impede many other developments in the area.

Given the immediate, urgent need for a new Fire/EMS station in the west downtown core, other options were considered; however, they didn't meet the site selection criteria. This site was recognized as the only immediately available site that met the Fire/EMS location criteria with adequate access/egress. Further, the site also met the site selection criteria that determine the suitability for the development of affordable non-market housing (i.e., proximity to employment opportunities, transit, amenities, services and shopping). Through a comprehensive redevelopment and co-habitation of services, this site ultimately provides The City with a unique, cost-effective opportunity to:

- * address an immediate need for additional Fire EMS services in the west downtown core;
- * capitalize on a proposal from the private sector to participate in the development of urgently needed affordable housing in the downtown core; and
- * minimize the related environmental footprint, consistent with the principles that Council endorsed Smart Growth.

As such, this initiative represents a unique one-time opportunity to address Council priorities in a timely and cost-effective manner.

4. *Design:* While residents were generally satisfied with the multi-use design, concerns were expressed in regards to the height of the proposed building overshadowing adjacent buildings. Others expressed a desire for more affordable housing units in the design.

The total height of the market tower, including roof top mechanical and parapet is approximately 69m (22 Storey's). In relation to the potential overshadowing of adjacent buildings, the proposed height of the two towers conforms to the Sun Shadow Guidelines as outlined in the Eau Claire Area Redevelopment Plan and Land Use Bylaw.

This proposed market/non-market development calls for the creation of 88 non-market affordable housing units. Council's priority is to create 200 units of affordable housing annually and for those units to be equally dispersed throughout the City. The aspiration is to achieve an appropriate balance in both housing types and incomes; that is to provide an appropriate mix and to avoid concentrating certain types of housing.

5. *Parking*: Concerns were expressed about parking pass availability and an overall decrease in parking availability in the area because of the proposed development.

The impact of this specific project on parking availability in the community will be limited. The proposed development contains four levels of underground parking to address the needs of Fire/EMS and the residential tenants. The residential parking permits/passes are intended for single family, semi-detached, triplexes, rowhouses, fourplexes, etc. and are not intended for apartments as these buildings are designed to confine all their parking requirements on-site.

6. *Property Values*: Concerns were expressed about the negative impact that the placement of affordable housing and a Fire/EMS station in the community would have on property values.

Studies completed by Fire and EMS have shown that property values do not decrease due to proximity to these facilities. Being within close proximity to a Fire/EMS station has the benefit of reduced house-hold insurance. In addition, proximity to affordable housing will not negatively impact property values. The City of Calgary has conducted studies and has found that affordable housing has little or no effect on neighbourhood property values.

Finally, several individuals noted that they were informed that the meeting was to start at 8:00 p.m., not 6:00 p.m.

PLEASE NOTE: Unfortunately, in addition to the notice sent out by the Eau Claire Community Association stating that the open house event started at 6:00 p.m., a private citizen had taken it upon himself to send out a second notice for this open house, incorrectly stating that the open house event started at 8:00 p.m. Thus, it became evident to City staff that many residents missed the open house event because they were provided with the wrong start time by this individual.

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2007/07/09
Roger Brundrit
Proposed Development Louise Station

Please understand that this second notice was not prepared, nor endorsed, by City of Calgary staff and its distribution was unfortunately beyond our control. We regret the inconvenience this second notice caused for many community residents. However, if residents did not get the opportunity to review the proposed project plan and design, ask questions and/or provide feedback, please have them contact Dwayne Drobot, a Planner with the Land Use Policy & Planning business unit, at 268-6727.

Also, please find enclosed a "Frequently Asked Questions" attachment that addresses the questions and concerns brought forward from the community at the open house. For your information, The City will also be distributing a Louise Station information brochure to residents of Eau Claire in the near future. In the meantime, if you have any questions or concerns, please feel free to contact myself at 268-2589.

Yours truly,

Carol-Ann Beswick
Land Development Coordinator
Land Servicing & Housing
Corporate Properties & Buildings
T 268-2589 | F 537-3039 | Mail code 8052
TransAlta Place
2nd Floor - 110 12 Avenue SW
T2R 0G7

Attachments (1)

LOUISE STATION DEVELOPMENT FREQUENTLY ASKED QUESTIONS

1. There are two stations in the downtown area already and I understand that the response times are sufficient. Why is another Fire/EMS station being proposed in the downtown area?

Fire and EMS are essential City services for our citizens. Because the current Fire/EMS infrastructure in the city centre was built to meet 1970's needs, the Fire and EMS Departments are challenged not by slow response times, but as result of ever-increasing call volumes in the downtown core. At present, the existing two downtown stations are twice as busy as the city average (i.e., 1,200 fire calls for each station in 2006). Those stations relied on assistance from stations outside the downtown core 288 times in 2006. As well, the downtown location has the highest requests for EMS service in the City. In the future, the call volume will only increase as density in the downtown core increases (i.e., 2035 projections):

- * increase of 20,000 to 40,000 additional residents;
- * Up to 180,000 more employees as part of the downtown core workforce;
- * 13,000 to 26,000 new dwellings; and
- * 490,000 to 790,000 square feet of new office space.

In addition to the obvious impacts on safety, security and insurance rates, the City's inability to provide additional services to the downtown core in a timely manner could impede many other developments in the area.

2. Why was this site location selected for this project?

Other sites were considered, however they did not meet the site selection criteria. Given the immediate, urgent need for a new Fire/EMS station in the west downtown core, this site was recognized as the only immediately available site that met the Fire/EMS location criteria with adequate access/egress. Further, the site also met the site selection criteria that determine the suitability for the development of affordable non-market housing (i.e., proximity to employment opportunities, transit, amenities, services and shopping). Through a comprehensive redevelopment and co-habitation of services, this site ultimately provided The City with a unique, cost-effective opportunity to:

- * address an immediate need for additional Fire EMS services in the west downtown core;
- * capitalize on a proposal from the private sector to participate in the development of urgently needed affordable housing in the downtown core; and
- * minimize environmental footprint, consistent with the principles of Council endorsed Smart Growth.

As such, this initiative represented a unique one-time opportunity to address Council priorities in a timely and cost-effective manner.

3. Will residents of the community be subjected to siren noise at night?

The Fire and EMS departments will enact noise abatement programs at the new location whereby vehicle sirens are activated only when necessary and for as-short-a-time as possible only when needed. The pre-empting of signals prior to the departure of the Fire and EMS trucks will also mitigate the need for siren use.

4. Why is The City selling the affordable housing building on 1st Avenue to the developer as part of this agreement?

The costs required to repair, upgrade and solve the operation challenges associated with the 1st Avenue affordable housing building are prohibitive. By selling this building to the developer, those funds can be redirected towards the construction and operation of the new affordable housing project on 4th Avenue. The City capitalizes on a unique opportunity to replace old units in need of significant repair with new units using the latest designs and construction materials appropriate to the downtown area.

5. How many units of affordable housing will this project net?

This proposed market/non-market development calls for the creation of 88 non-market affordable housing units. If an agreement is reached, the net gain of affordable housing units from the existing 1st Avenue project and the proposed 4th Avenue development is 24 units.

6. Where are the people coming from who will live in this housing?

This project will likely provide homes for working singles, couples and families, and people with mobility challenges. Residents will come from Calgary Housing Company (CHC) wait lists. The project will enable low-income tenants to gain a sense of independence allowing them to integrate and contribute to a stronger community.

7. Is the community going to be subjected to a higher level of crime with the introduction of affordable housing?

The goal of the mixed-income model is to merge market housing with affordable non-market housing. In doing so, affordable housing is integrated into the community as opposed to isolating it physically. Research has proven that the merger of market with non-market housing minimizes impact on crime levels.

8. Who will manage the affordable housing development after it is completed?

Calgary Housing Company (CHC) will operate and manage the affordable housing development on 4th Avenue.

9. What will be the impact of this proposed development on parking in the community?

The impact of this specific project on parking availability in the community will be limited. The proposed development contains four levels of underground parking to address the needs of the tenants. That said, it is important to note that because of significant projected increases in density and traffic volumes in the downtown core over time, parking availability in the downtown core as a whole will be impacted regardless of this proposed development. Furthermore, the residential parking permits/passes are intended for single family, semi-detached, triplexes, rowhouses, fourplexes, etc. and are not intended for apartments as these buildings are designed to confine all their parking requirements on-site.

10. Are we going to see higher traffic volume in the community because of this development?

While most of the residents in the 88 affordable housing units will be using transit, it is expected that residents from the 132 market housing units will add to the traffic volume in the community.

11. I heard that the designated fire truck route to get downtown will be 3rd Avenue. Is this true?

No, the designated fire truck route is southbound on 8th Street SW to allow for direct access to 5th Avenue SW one-way eastwards and to 6th Avenue SW one-way westwards. 3rd Avenue SW is not a designated fire truck route. However, Fire and EMS will go where they are called to go.

12. How are the roads in the community going to be impacted by this proposed development?

The roads within the Eau Claire community will not be impacted or altered physically to accommodate the proposed development. The only road that is to be altered is 8th Street SW which will be converted to two-way traffic between 4th Avenue SW and 6th Avenue SW. Signalization with Opticom technology will allow for the fluid movement of emergency vehicles from the site to the desired destinations.

13. When will construction start and be completed?

While The City has not yet finalized construction timelines, community residents will be advised of construction start and completion dates as well as periodic updates throughout the construction phase.

14. When will the Fire/EMS station be operational and the affordable housing building open to tenants?

While the Fire and EMS Departments would prefer to be operational as soon as possible, The City has not yet determined move-in dates for EMS, Fire and residential tenants. Community residents will be advised of those dates as soon as they are finalized.

15. Will there be any road closures to facilitate construction of this proposed project?

The Community will be advised if the need for a road closure is required to facilitate the construction of the project. It is unknown at this time.

16. What will be done to mitigate construction noise particularly at night?

The construction would most likely take place during daylight hours ending in the early evening. It is The City's intention to implement a noise mitigation program in place during the construction phase of this project. Details of that mitigation program will be communicated to community residents before construction is commenced.

17. What will be done to mitigate dust in the neighbourhood during construction?

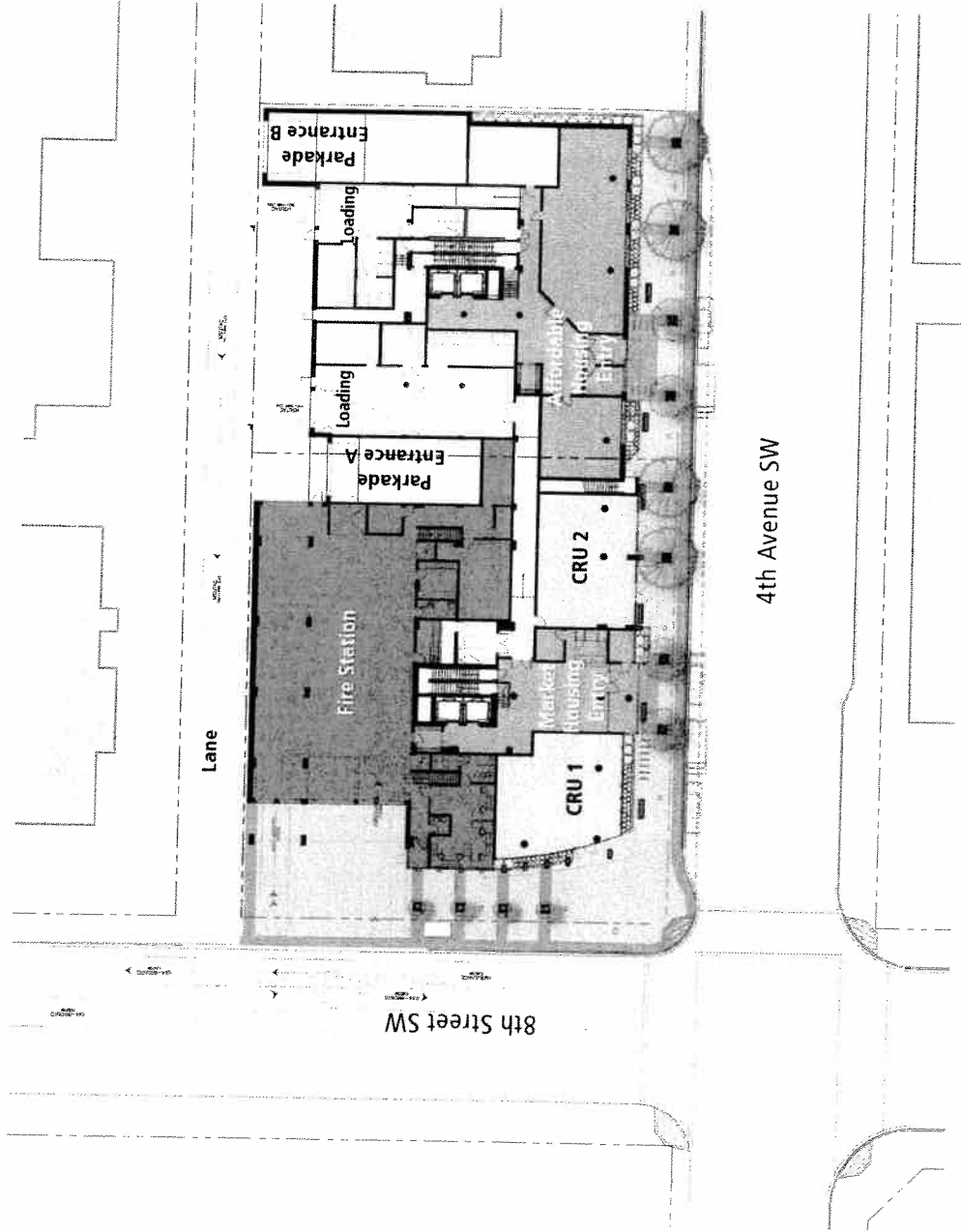
There will be measures undertaken to mitigate the potential for dust during the construction period.

19. How will the community be engaged in future decision making?

The City of Calgary's Administration has previously consulted with the Eau Claire Community Association and will continue to do so to ensure that community concerns are considered as Administration moves forward with the proposed development. Community residents can also call Greg Wilkes at 268-4426 with questions and/or concerns relating to the fire station and James Robertson at 268-2065 with questions and/or concerns relating to the affordable housing development. The City will endeavour to continue to keep residents informed as The City moves forward with this proposed development.

20. Is there opportunity to appeal decisions that are made with respect to this project, outside of the expropriation process?

Yes, the proposed project will be presented to the Calgary Planning Commission (CPC) for recommendation by the Development and Buildings Approval File Manager. Following the decision by CPC, either party has a two-week period to object to the decision of either approval or refusal by CPC. A letter of objection would be submitted to the Subdivision and Development Appeal Board (SDAB). Following the submission, an appeal date would be set to hear the arguments both for and against the proposed project. The SDAB would make a decision either supporting the decision made by CPC or upholding the appeal. The SDAB can also indicate that certain conditions be met in relation to the proposed project.



Fire Station

Market Housing

Affordable Housing

Commercial Units

Project Statistics

Zoning
 DC-20295
 CM-2: Downtown Business District
 Discretionary Use: Essential Public Services
 Discretionary Use: Residential & Commercial Uses

Municipal Address
 822 - 838 4th Avenue SW & 312 to 314 4th Street SW

Legal Address
 Lots 31 to 40, Block 12, Plan A1 NE,
 1/4 Sec., TWP. 24, RGE.1, W.5.M.

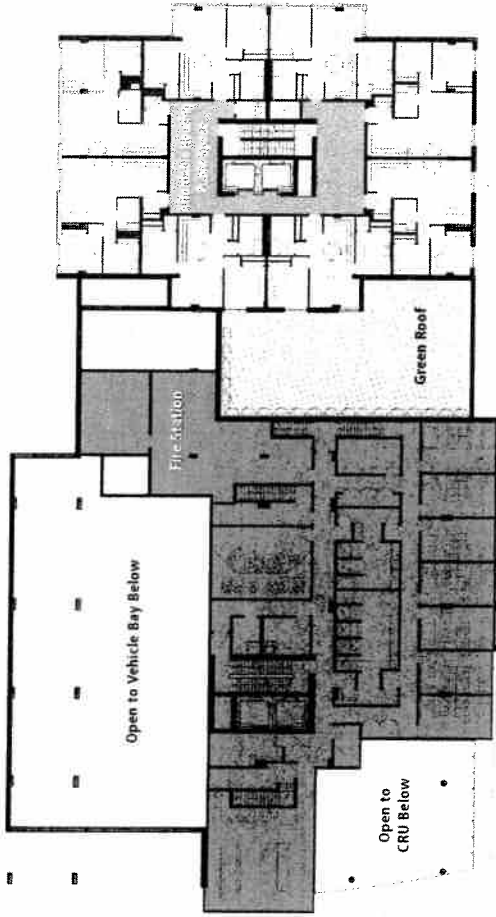
Site Area - 3,028 S.M.
Fire Station Floor Area - 1,290 S.M.
Market Floor Area (132 Units) - 15,989 S.M.
Affordable Floor Area (88 Units) - 7,863 S.M.
Commercial Floor Area - 240 S.M.
Total Floor Area - 25,382 S.M.

Ground Floor Plan

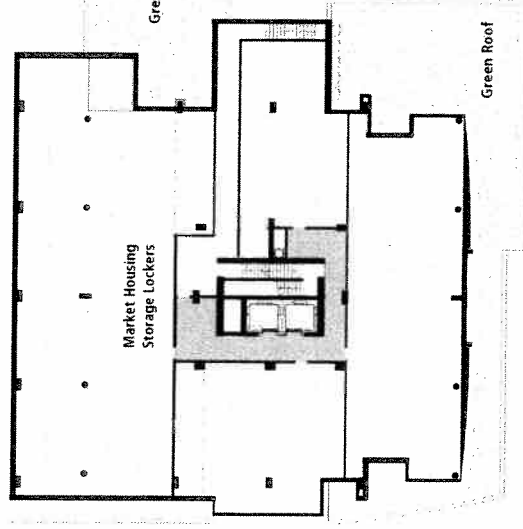
UNIVERSITY

May 16, 2007





Second Floor Plan



Third Floor Plan

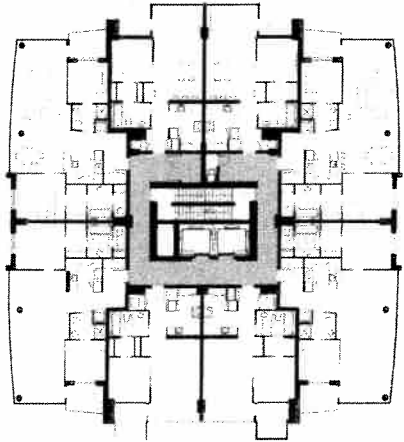
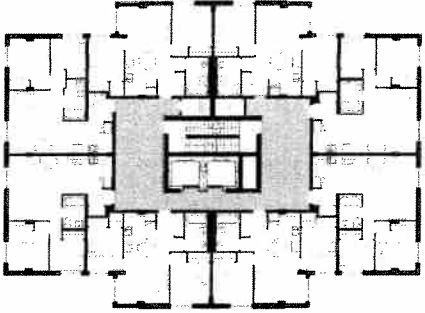


Floor Plans

ARCHITECTURE



May 16, 2007



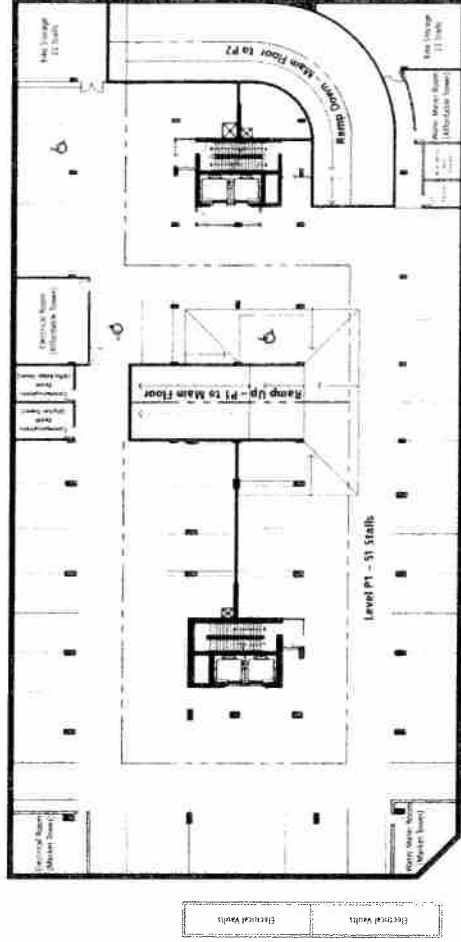
Fire Station

Market Housing

Affordable Housing

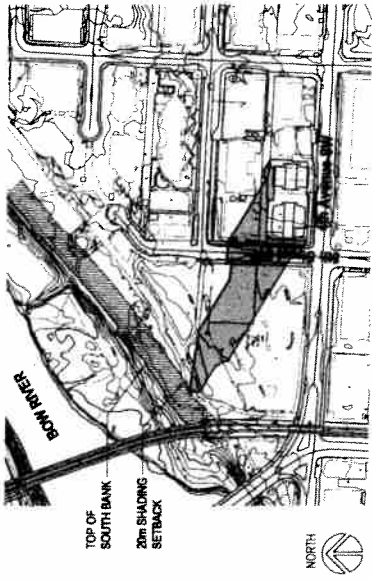
Commercial Units

Typical Floor Plan

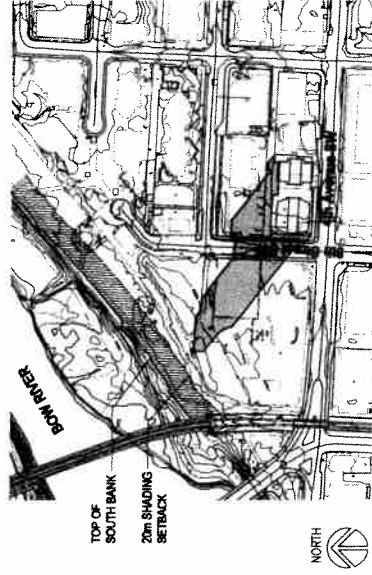


Parking Level 1

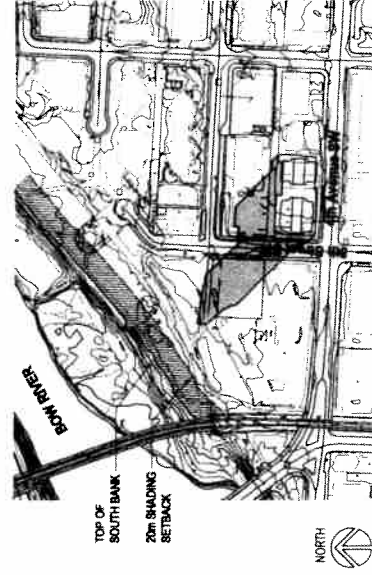
Typical Floor Plan & Parking



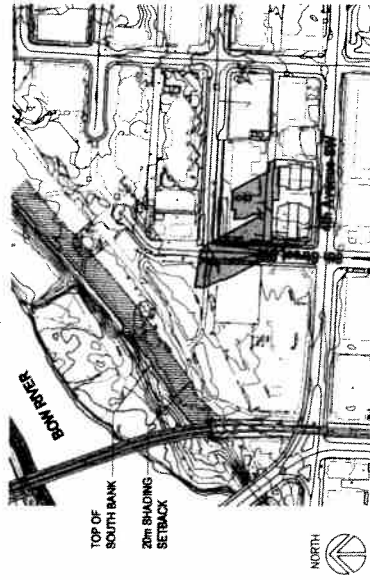
10:00 A.M. – September 21



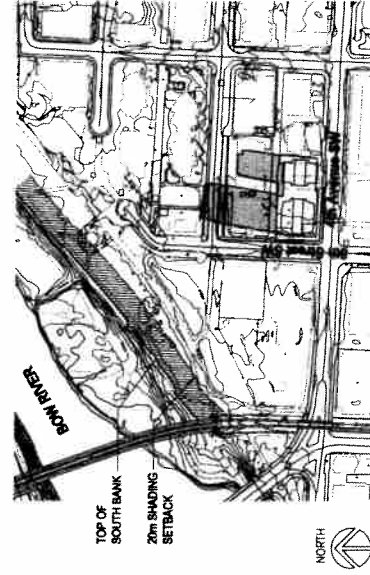
10:30 A.M. – September 21



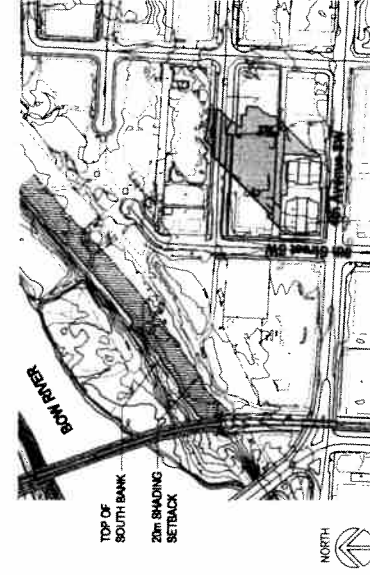
11:00 A.M. – September 21



12:00 P.M. – September 21



2:00 P.M. – September 21



4:00 P.M. – September 21

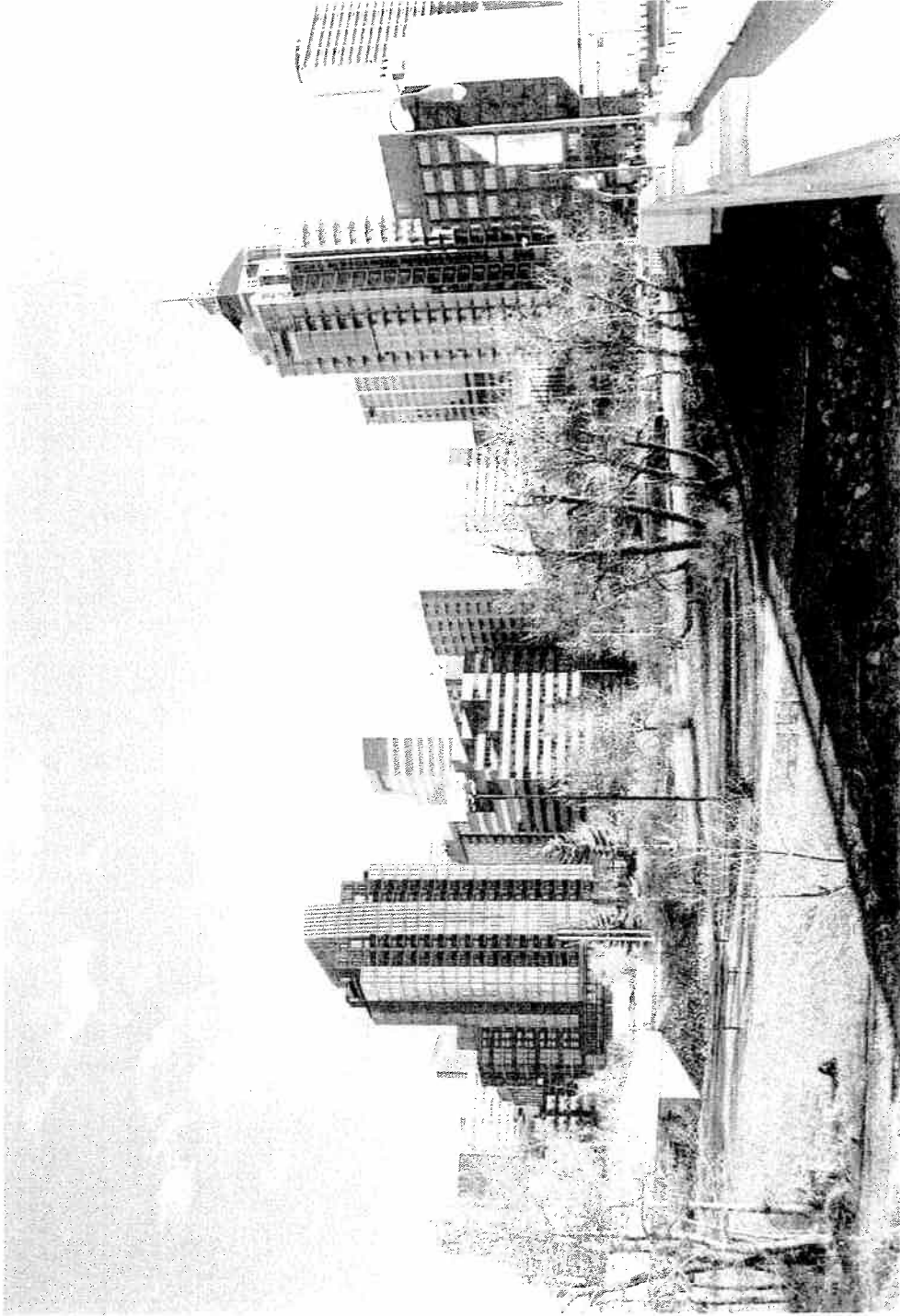
Shadow Study

EXPANSE STATION



May 16, 2007





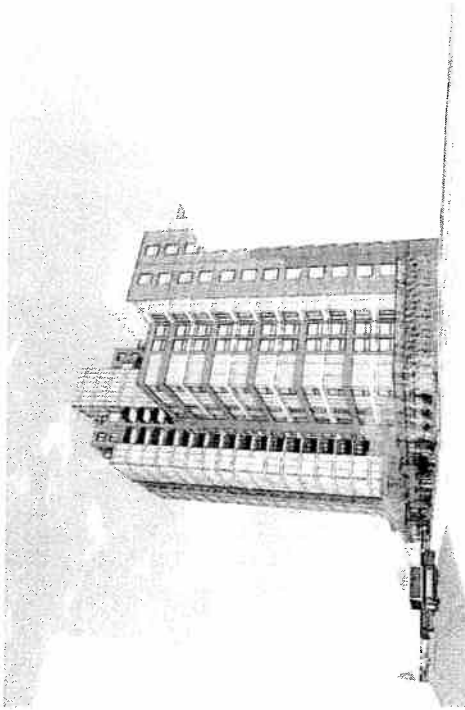
Perspective View: From Louise Bridge

LA LOUISE BRIDGE

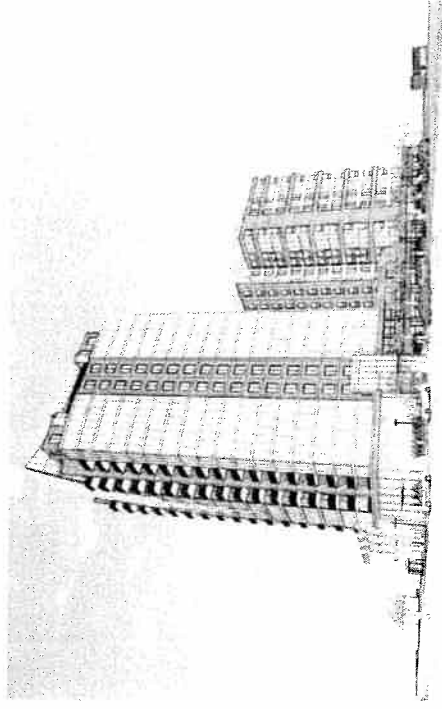
May 16, 2007

LaCalle

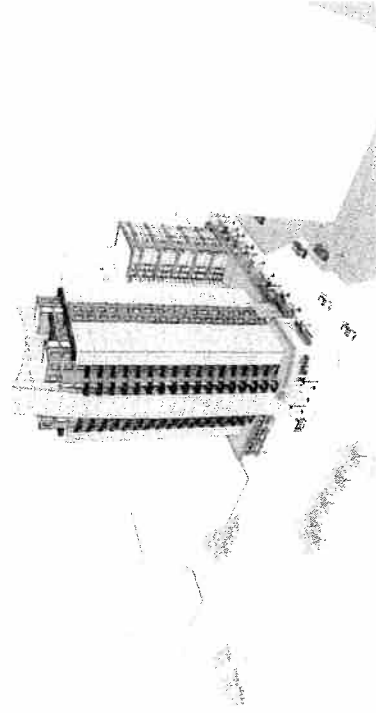
GEC
Architecture
CONSTRUCTION



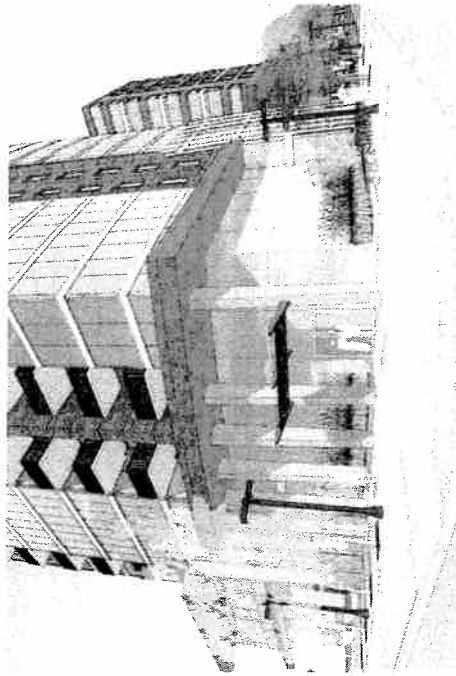
Perspective View: From SE



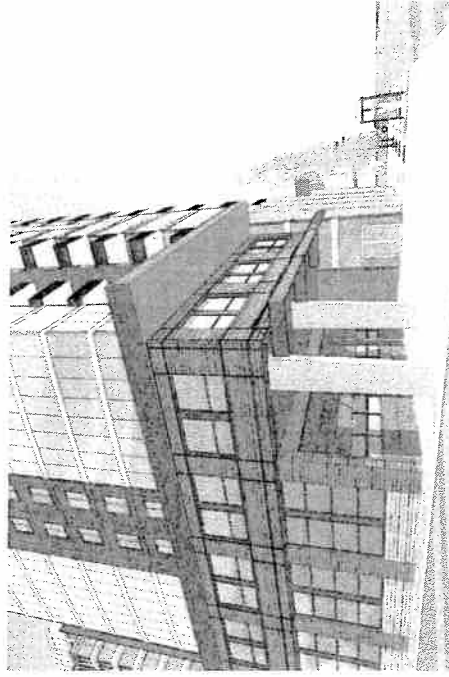
Perspective View: From SW



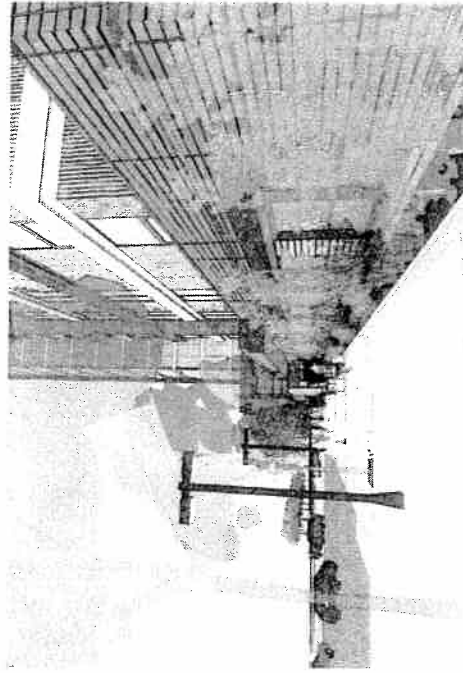
Elevated Perspective View: From SW



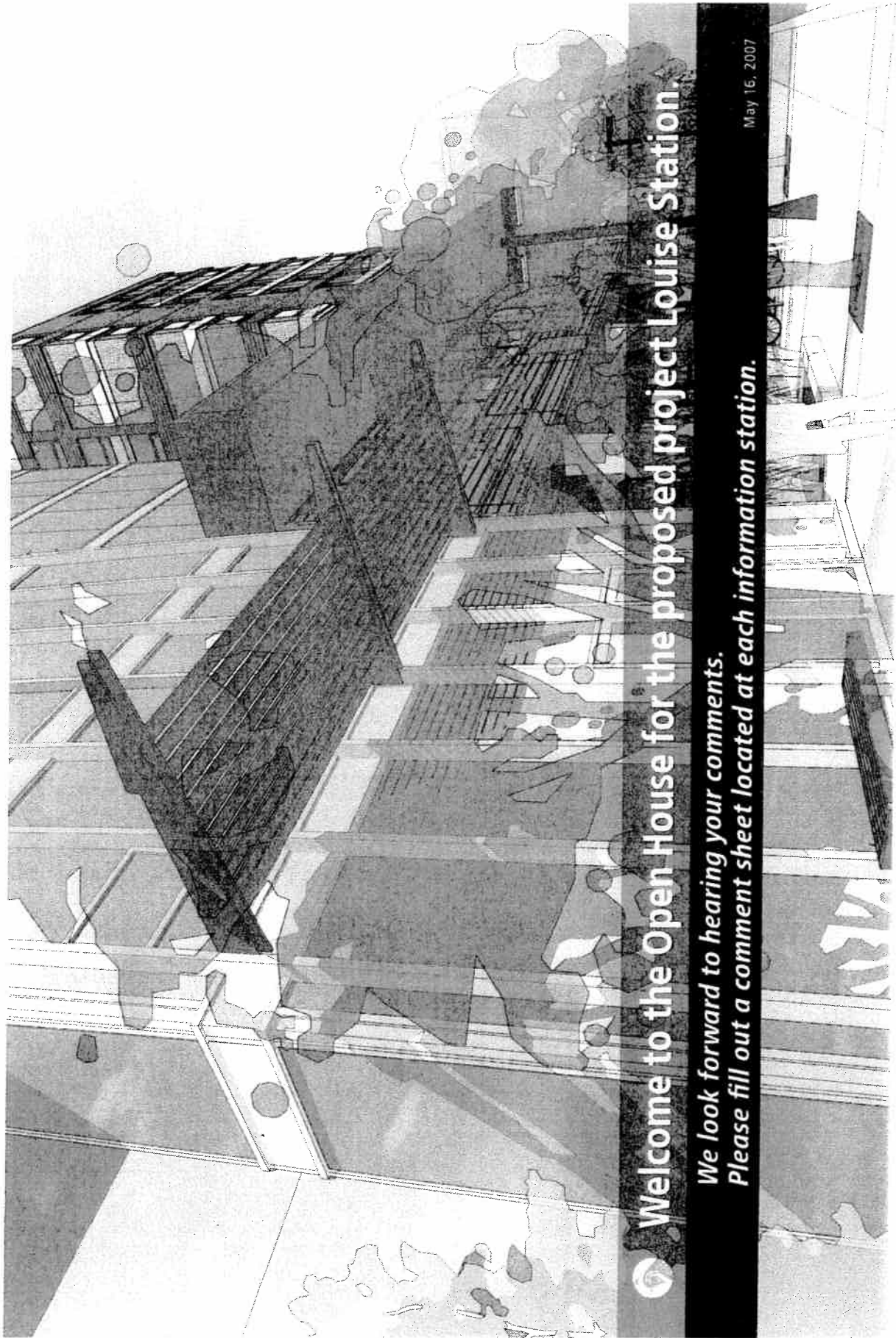
Perspective View: From SW



Perspective View: From NW



Perspective View: 4th Avenue Looking West

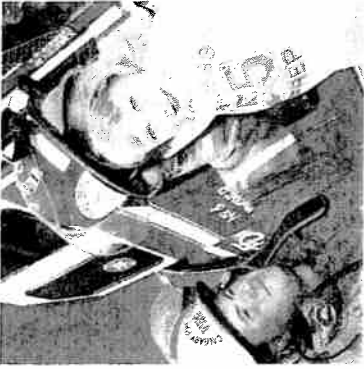


Welcome to the Open House for the proposed project Louise Station.

We look forward to hearing your comments.

Please fill out a comment sheet located at each information station.

May 16, 2007



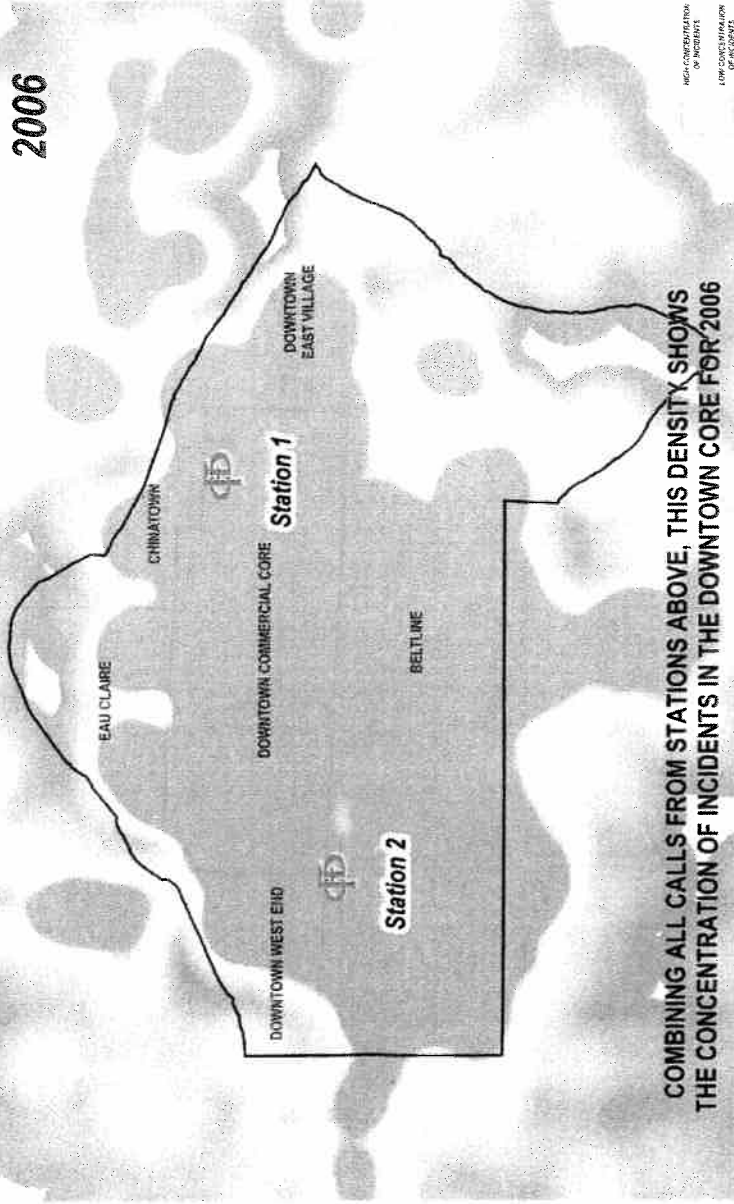
Future growth anticipated in Centre City by 2035

- Projected population of 50,000 to 70,000 (increase of 20,000 to 40,000 new residents) plus
- Up to **180,000 additional employees** (increase of 60,000) plus
- 13,000 to 26,000 new dwellings (equivalent of **123 new 30-storey towers**) plus
- 490,000 to 790,000 square feet of new office space (equivalent of **16 to 26 new 30-storey towers**)

Why a Fire/EMS Station at this location?

- Urgently need two new Fire/EMS Stations in west and east Centre City
- Site immediately available, funding in place, ideal for Fire.
- Noise reduced through traffic pre-empting that moves traffic, reduces need for sirens
- Site meets requirement to be in NW quadrant of Centre City, need for street and boat launch access

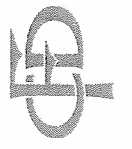




COMBINING ALL CALLS FROM STATIONS ABOVE, THIS DENSITY SHOWS THE CONCENTRATION OF INCIDENTS IN THE DOWNTOWN CORE FOR 2006

Current situation in Centre City

- Downtown Stations #1 and #2 more than twice as busy as Calgary average
- Two downtown stations relied on assistance from stations outside the downtown core 288 times in 2006
- Fire Department current infrastructure built to meet 1970s Centre City needs





- 2,985 Calgary EMS unit responses relied on assistance from outside the core area from July 2006 to March 2007.
- 15,709 unit responses in the city centre from July 2006 to March 2007.
- Growing senior population in the city centre requires greater EMS resources.
- The downtown core has had the highest requests for service in the city.
- Tall buildings create access issues for paramedics.

A range of housing options is essential to the development and growth of urban communities.

Affordable Housing Tower

- * 88 units
- * 12 storey's high
- * Managed by Calgary Housing Company (CHC)
- * Residents – working singles, couples and families
- * Close to LRT/bus routes, employment opportunities, shopping, community services

Affordable housing is effectively located in inner-city communities because there is easy access to all types of services.

Need for affordable housing in Calgary:

- * Over 58,000 low-income households in need
- * 2,100 households on CHC waiting list
- * Over 50% of Downtown West End renters are overspending on shelter
- * In 2006, more than 1,325 rental units were removed from the Calgary market (71% lost to condo conversions)
- * Current vacancy rate = 0.5%
- * Need is growing – 36,000 people moved to Calgary last year

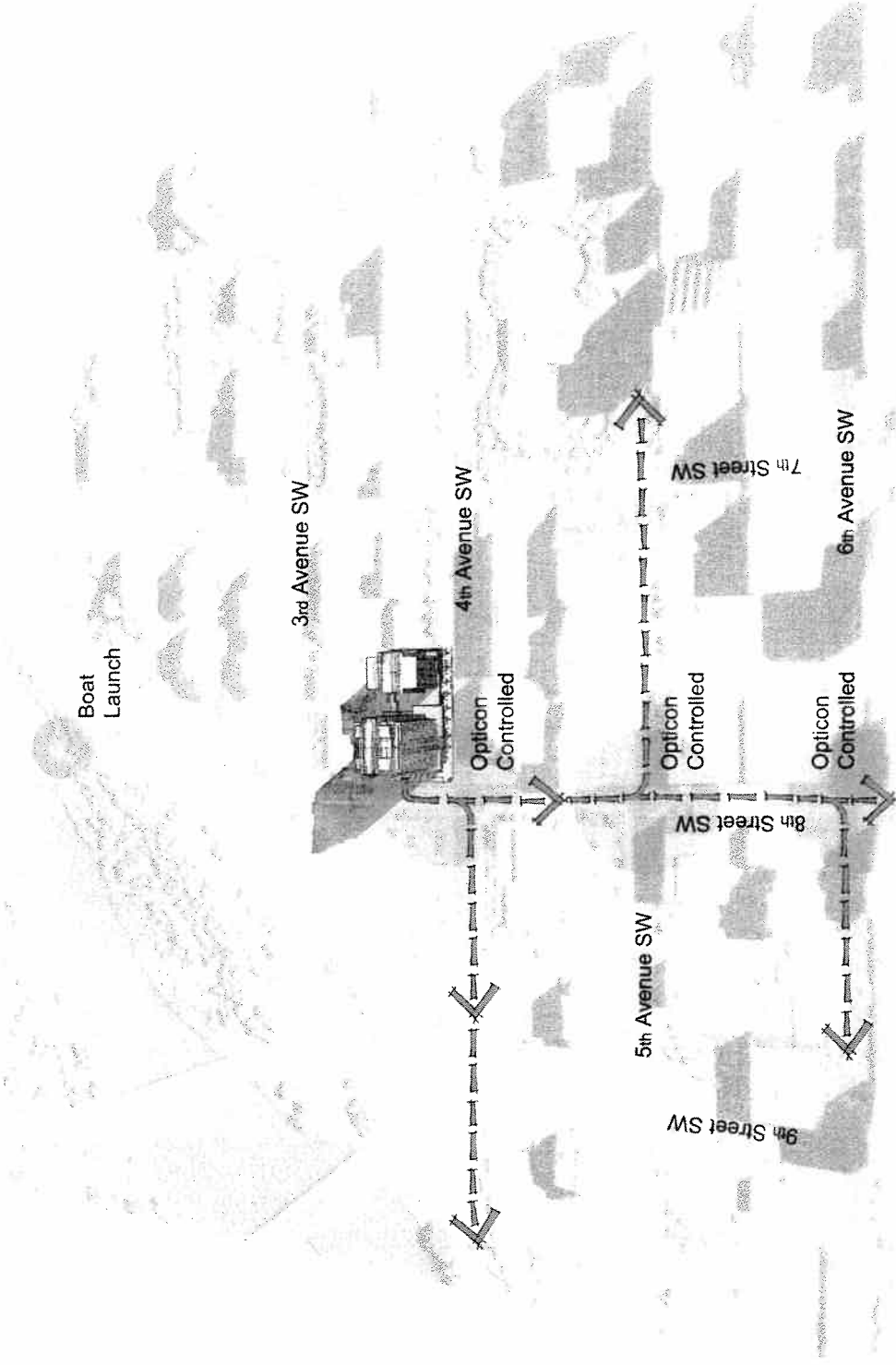
As a City Council priority, safe and appropriate affordable housing is needed in all areas of Calgary, including the downtown west end.



THE CITY OF

CALGARY

May 16, 2007

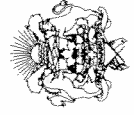


Proposed Fire & EMS Routes

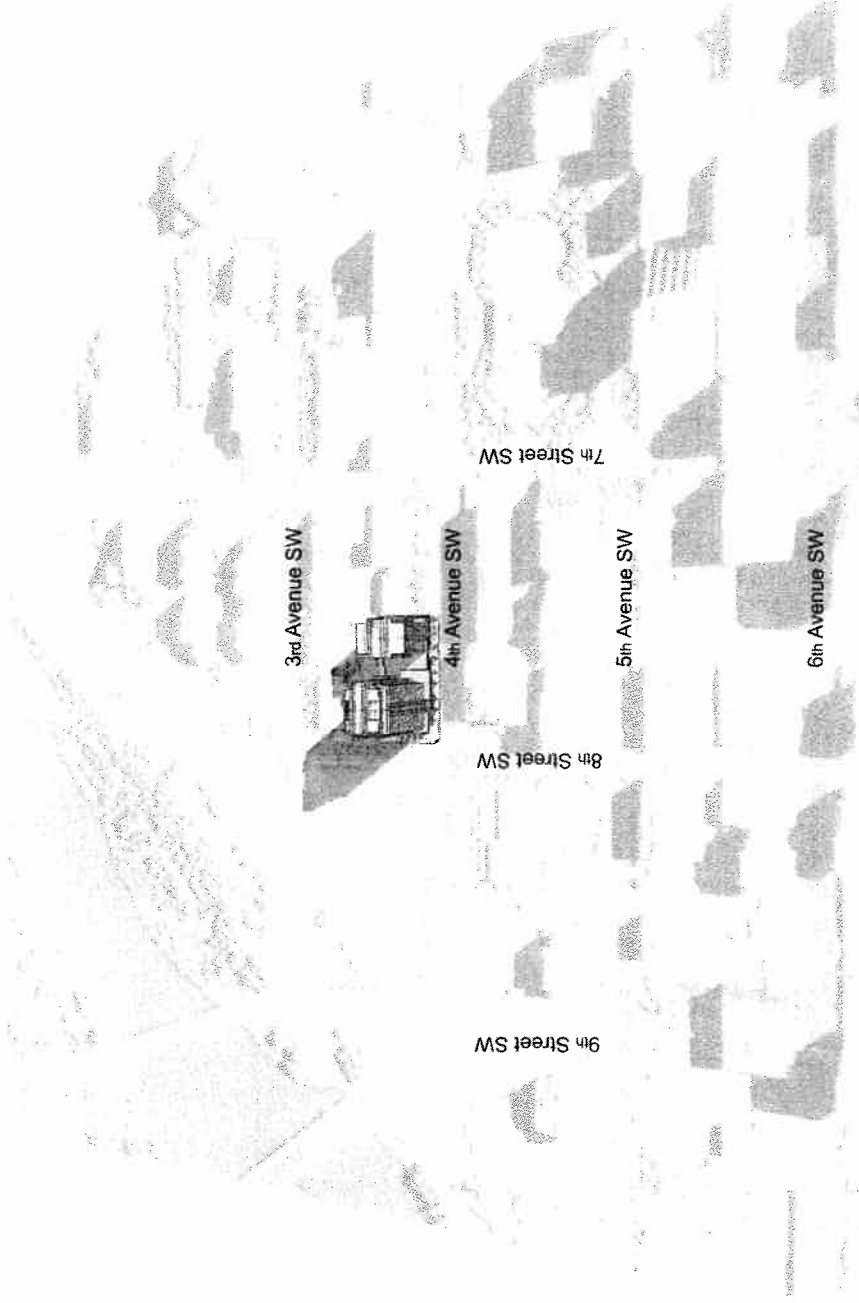
Transportation

15100125-0000

May 16, 2007



THE CITY OF
CALGARY

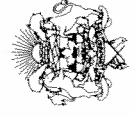


The proposed Louise Station is located at the northeast corner of 8th Street and 4th Avenue SW.

This is a comprehensive redevelopment that maximizes the potential of City owned property and reflects an integral development which is the cornerstone of smart growth.

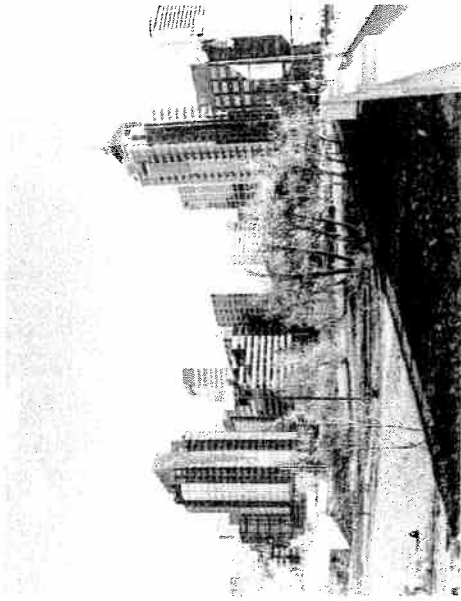
LOUISE STATION

May 16, 2007



THE CITY OF
CALGARY

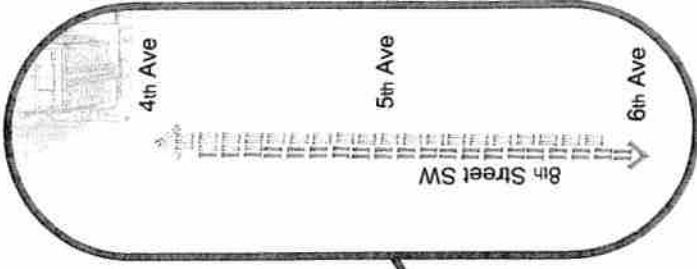
- * The Mayor led a roundtable on affordable housing in 2004. Encouraging private sector participation in the affordable housing market was a key focus.
- * The LaCaille Group submitted a proposal for the redevelopment of an existing City owned parcel of land.
- * Fire and EMS identified an immediate need for a west downtown facility.
- * The current proposal is for a mixed-use development: affordable housing, Fire and EMS, market and non-market housing.



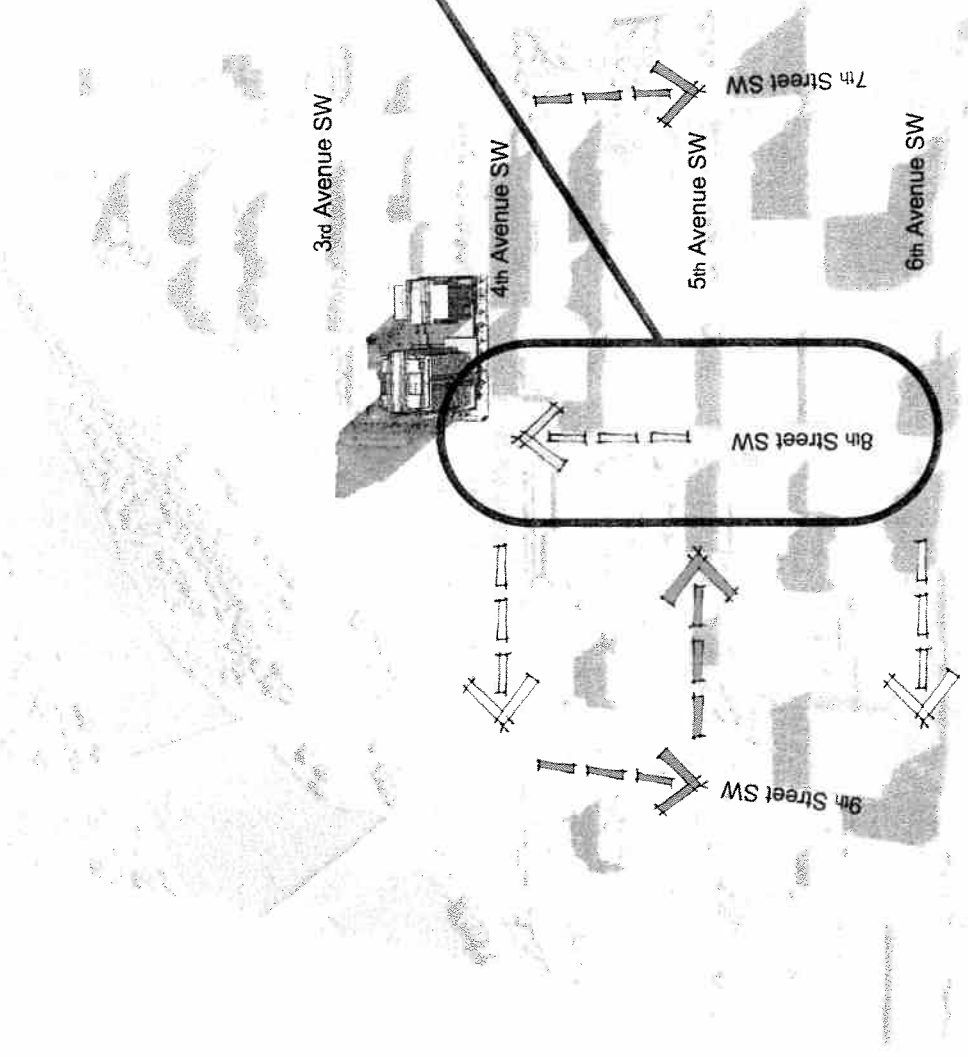
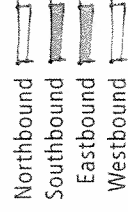
May 16, 2007



THE CITY OF
CALGARY



Proposed 2-Way Traffic
on 8th Street SW



Existing & Proposed Traffic Pattern

Transportation

CALGARY STRATEGIC PLAN

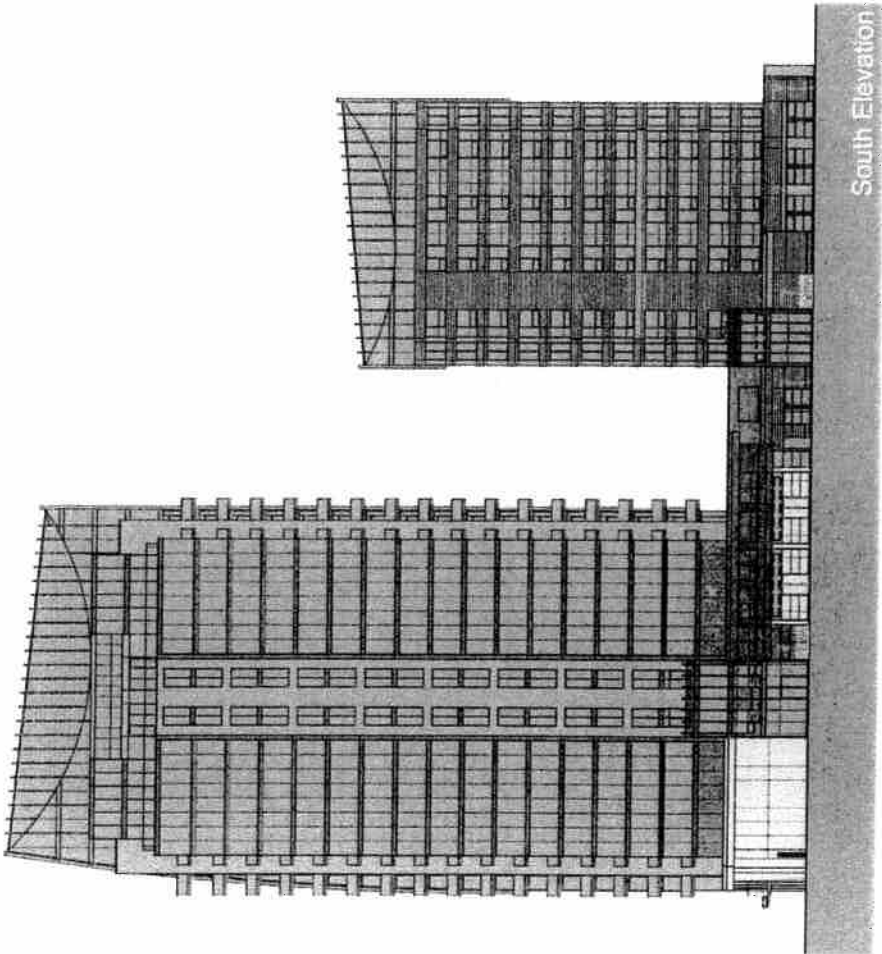
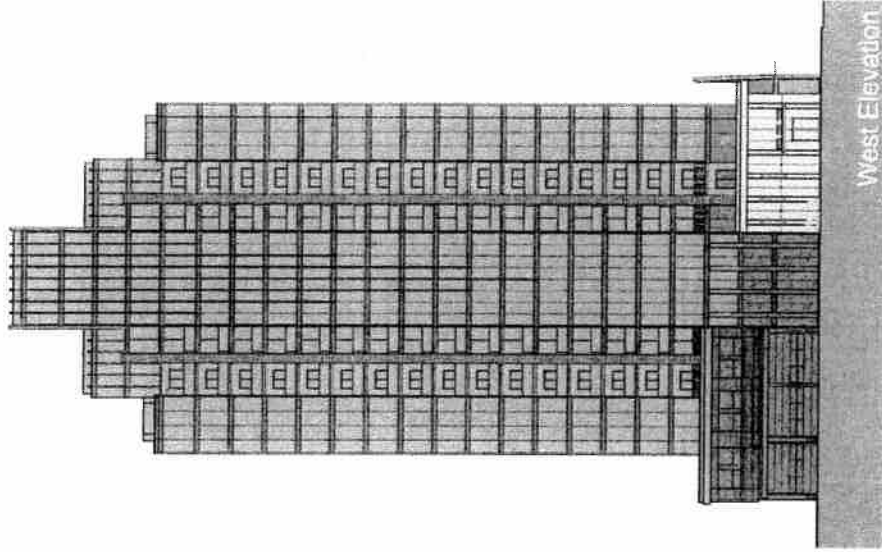
May 16, 2007



THE CITY OF
CALGARY



- Fire Station
- Affordable Housing
- Market Housing
- Commercial Units



South and West Elevations by Occupancy



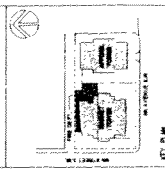
PROJECT STATISTICS:
ZONING: CM-2, DOWNTOWN BUSINESS DISTRICT
DISCRETIONARY USE: ESSENTIAL PUBLIC SERVICES
DISCRETIONARY USE: RESIDENTIAL & COMMERCIAL USES
MUNICIPAL ADDRESS: 822 TO 824 AVENUE S.W. 811 TO 813 8th STREET S.W.
LEGAL ADDRESS: 312 TO 314 8th STREET S.W. PLAN # 11
SEC. TWP. 24 N. 1 W. 3 S.W.

DENSITY CALCULATIONS: ***
****NOTE:** DENSITY IN THIS DISTRICT IS CALCULATED AS A SUM OF RESIDENTIAL AND COMMERCIAL OCCUPANCIES AS PER CURRENT CITY-CODED BY-LAW AMENDMENT. ESSENTIAL PUBLIC SERVICES (FIRE STATION) ARE NOT INCLUDED IN THIS CALCULATION.

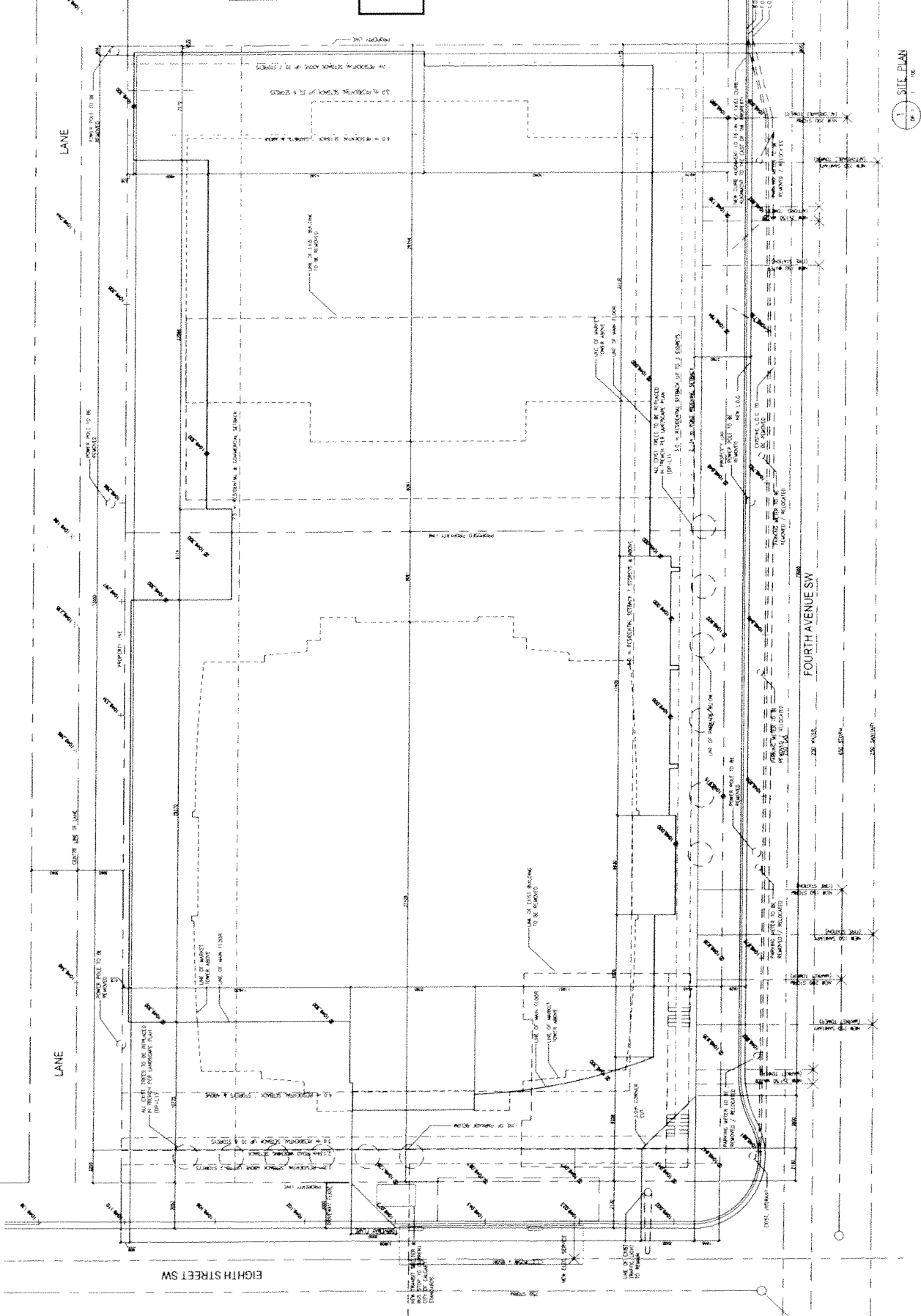
GROSS SITE AREA (A): 3128 S.W.
GROSS MARKET FLOOR AREA (132' UNITS): 15,989 S.W.
GROSS AFFORDABLE FLOOR AREA (186 UNITS): 7,863 S.W.
GROSS COMMERCIAL FLOOR AREA: 246 S.W.
TOTAL GROSS FLOOR AREA: 24,098 S.W.

PARKING & LOADING STATISTICS:
PARKING STALLS REQUIRED:
 0.9 STALLS / UNIT @ 1,500 sf 116
 1.5 STALLS / UNIT @ 1,500 sf 6
 VISITOR STALLS @ 15 / UNIT 20
COMMERCIAL:
 5 STALLS / 1,500 sf 3
FIRE STATION:
 TOTAL STALLS REQUIRED 165
 TOTAL STALLS PROVIDED 176
 *** EXCESS STALLS PROVIDED: 11 (7.3%)
LOADING AREA PROVIDED:
 AFFORDABLE HOUSING:
 0.8 STALLS / UNIT @ 1,500 sf 60
 VISITOR STALLS @ 15 / UNIT 14
TOTAL STALLS REQUIRED: 74
TOTAL STALLS PROVIDED: 51*
LOADING AREA PROVIDED:
BICYCLE SPACES REQUIRED:
 1.5 SPACES / UNIT @ 1,500 SF 234
TOTAL SPACES PROVIDED: 166
CLASS 1 - 20 UNITS @ 0.1 SPACES / UNIT 2
TOTAL SPACES PROVIDED: 166
CLASS 2 - 20 UNITS @ 0.1 SPACES / UNIT 2
TOTAL SPACES PROVIDED: 166
CLASS 3 - 20 UNITS @ 0.1 SPACES / UNIT 2
TOTAL SPACES PROVIDED: 166

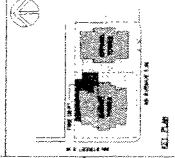




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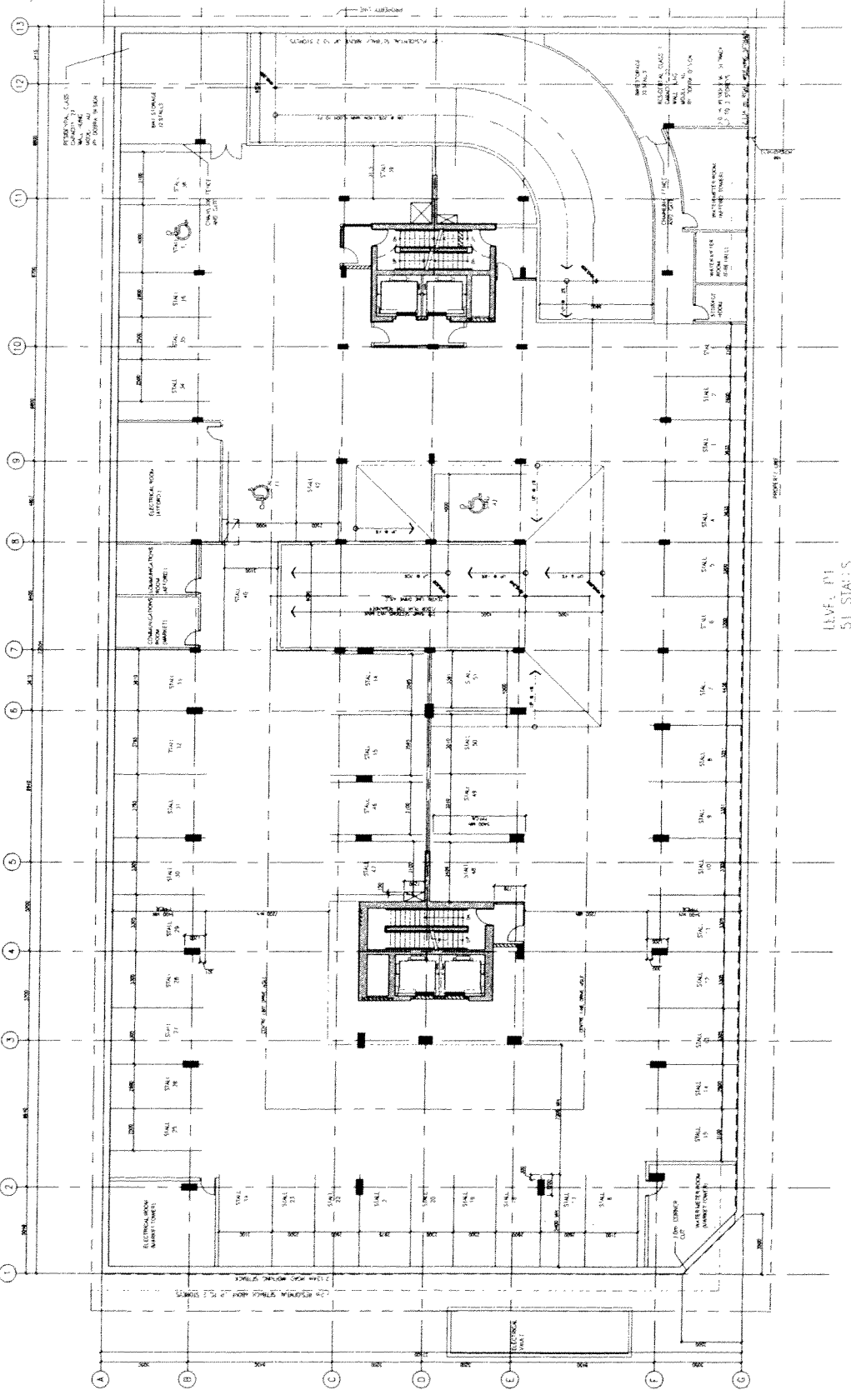


SITE PLAN
100



NO.	REVISION	DATE
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9	ISSUED FOR PERMITTING	01/11/2017
10	ISSUED FOR PERMITTING	01/11/2017

PARKING LEVEL P1



LEVEL P1
STALLS

PARKING LEVEL P1

LOUPE STATION

5009

DP-05

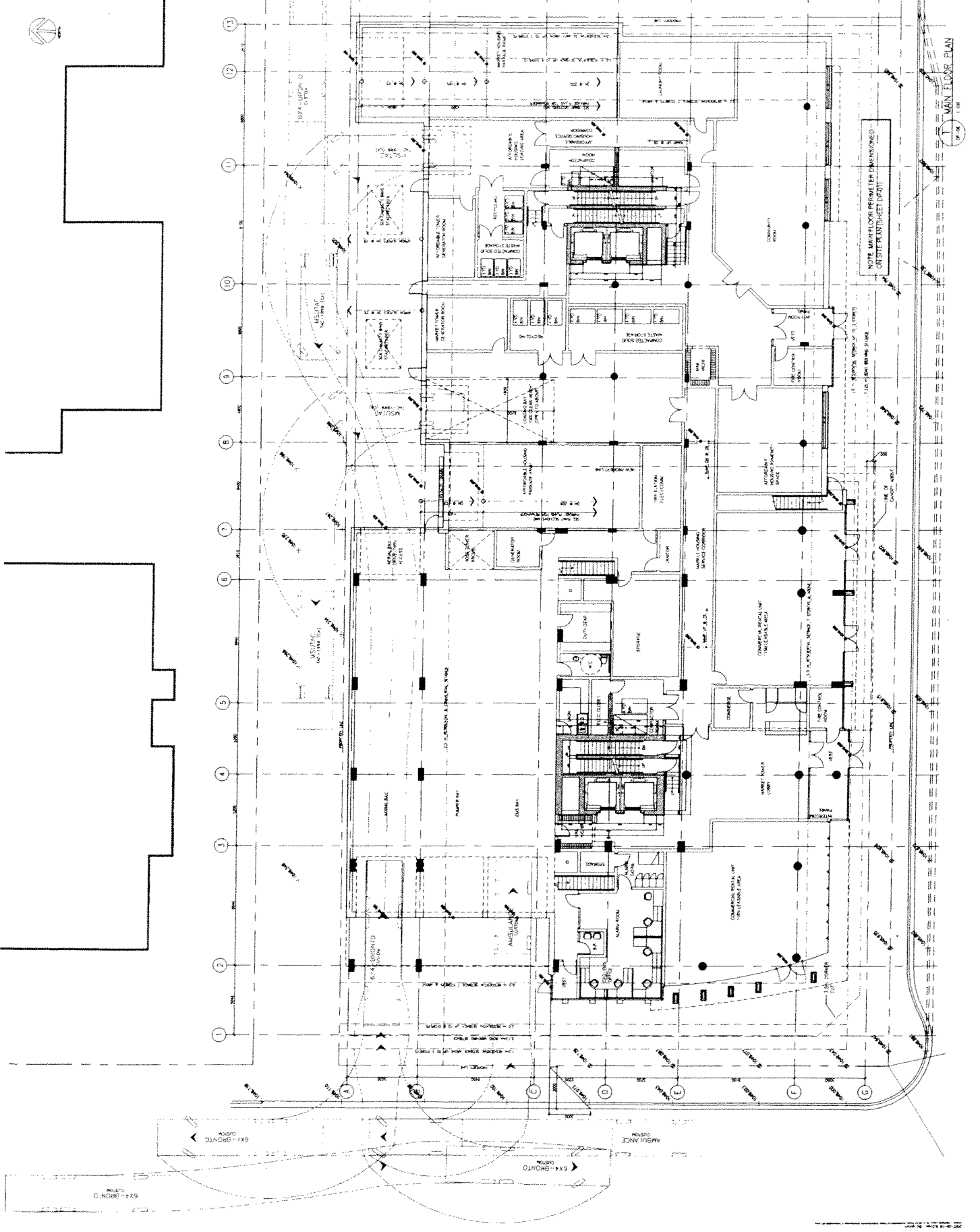


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3	SCHEMATIC DESIGN	11/11/11	[Signature]	[Signature]
4	PRELIMINARY ENGINEERING	11/11/11	[Signature]	[Signature]
5	FINAL DESIGN	11/11/11	[Signature]	[Signature]
6	CONSTRUCTION DOCUMENTS	11/11/11	[Signature]	[Signature]
7	AS-BUILT	11/11/11	[Signature]	[Signature]

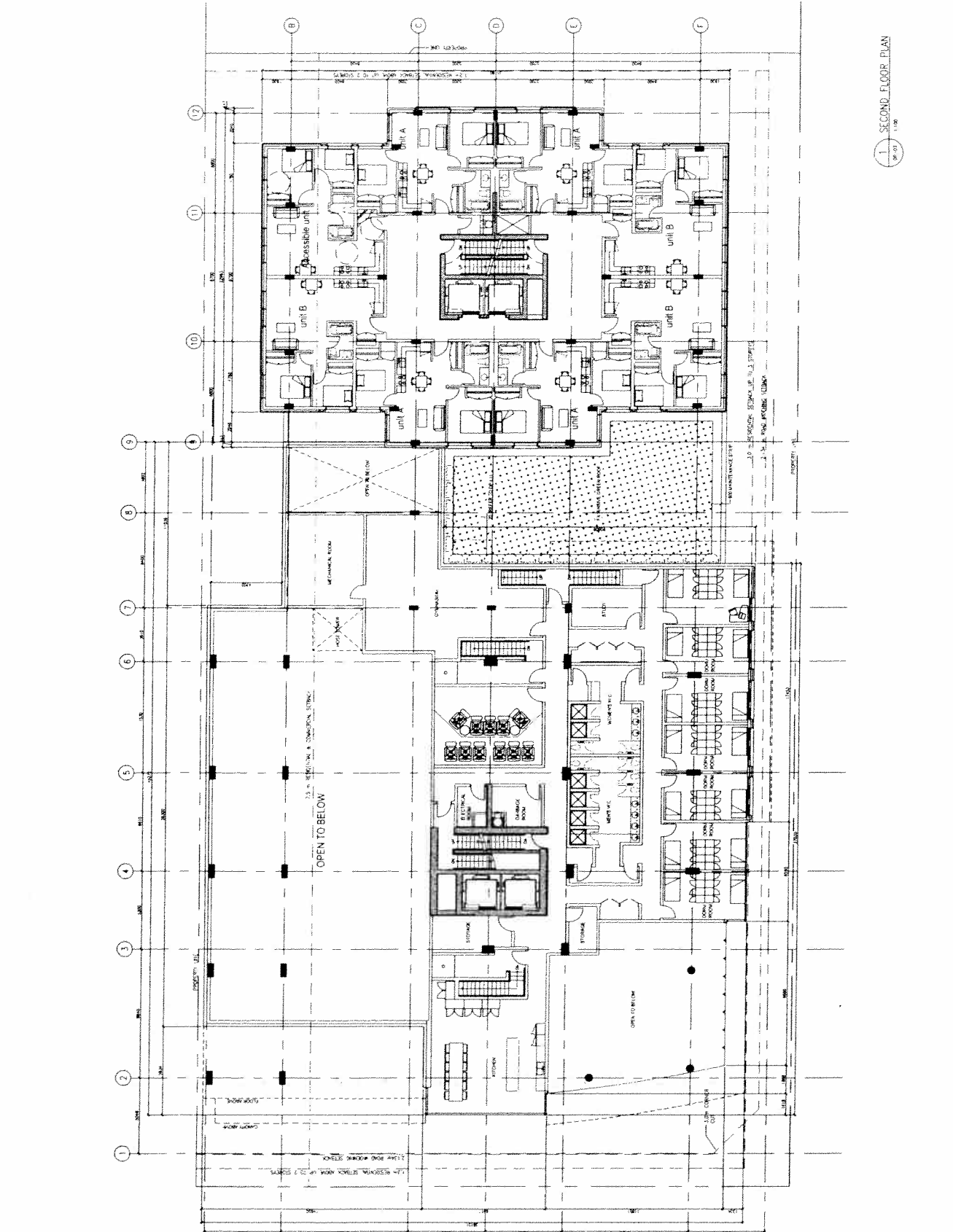
LOOSE STATION

MAIN FLOOR PLAN

5009 DP-06



MAIN FLOOR PLAN
 1/8\"/>



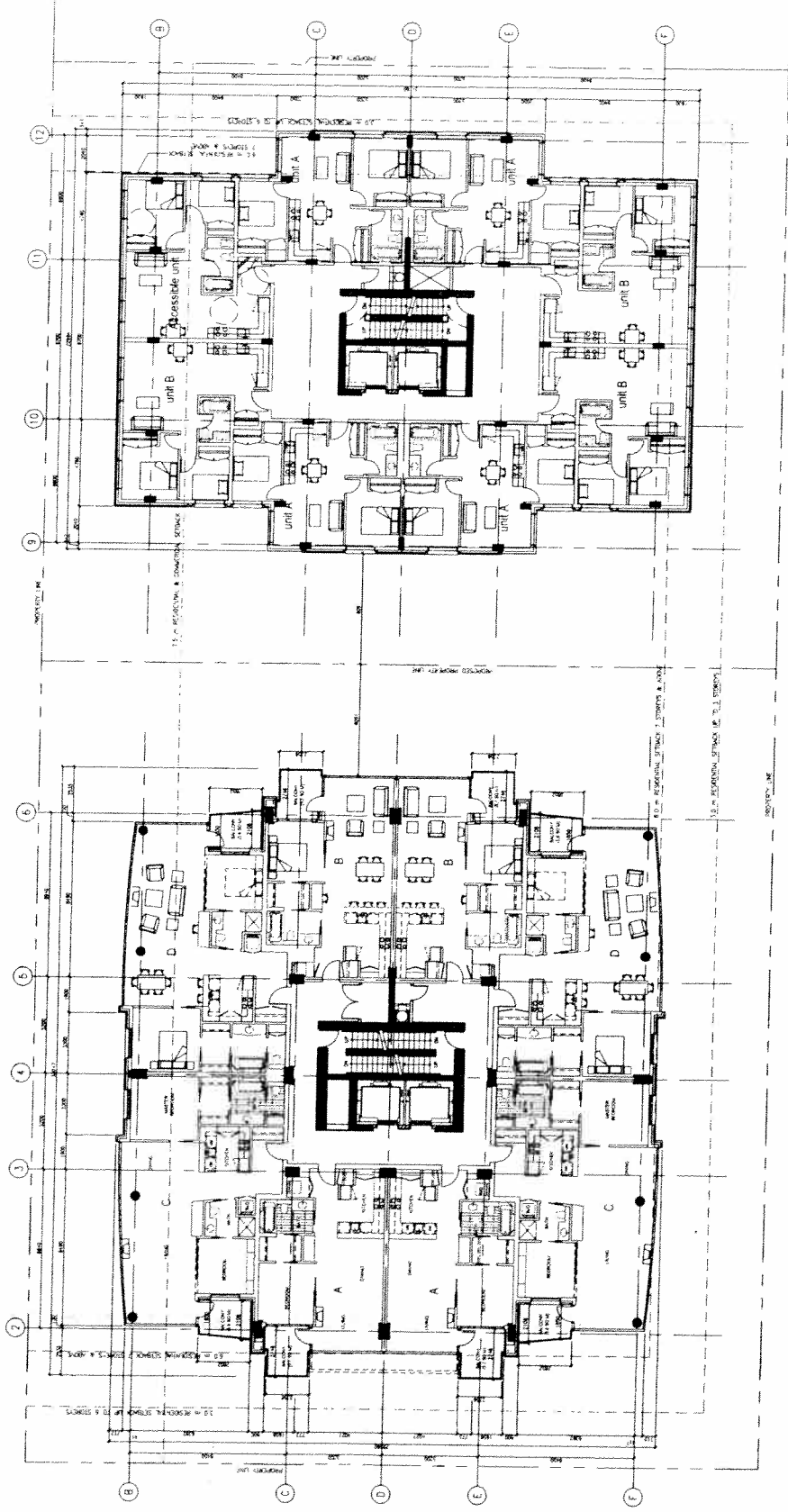
1 SECOND FLOOR PLAN
 1/8" = 1'-0"

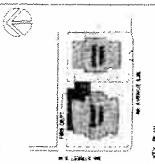


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2. MARKET TOWER PLAN LEVELS 4-10
1/8" = 1' - 0"

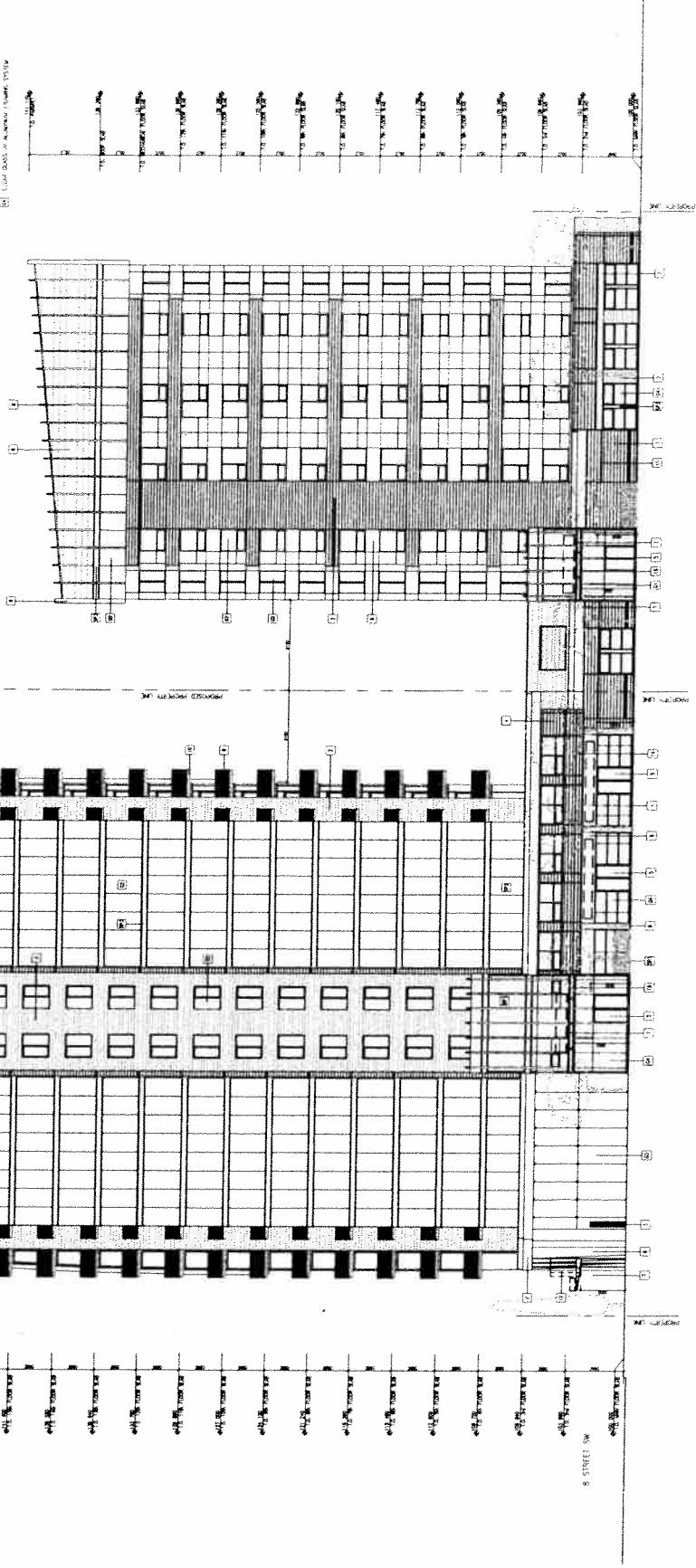
1. MARKET TOWER PLAN LEVELS 4-19
1/8" = 1' - 0"





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50	UPPER LEVELS	01/14/2015

- SECTIONAL ELEVATION
- 1. EXTERIOR FINISH - CONCRETE
 - 2. EXTERIOR FINISH - CONCRETE
 - 3. INTERIOR FINISH - CONCRETE
 - 4. INTERIOR FINISH - CONCRETE
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 - 50. INTERIOR FINISH - CONCRETE



GEC Architecture
 Cesar E. Chavez Center

Project Name: GEC ARCHITECTURE
 1000 CALLE FIFTH
 SAN FRANCISCO, CA 94102
 ARCHITECTURAL ENGINEERING
 1000 CALLE FIFTH
 SAN FRANCISCO, CA 94102

100 CALLE EIGHTH
 STREET INC.

1000 CALLE FIFTH

DATE: 01/11/17

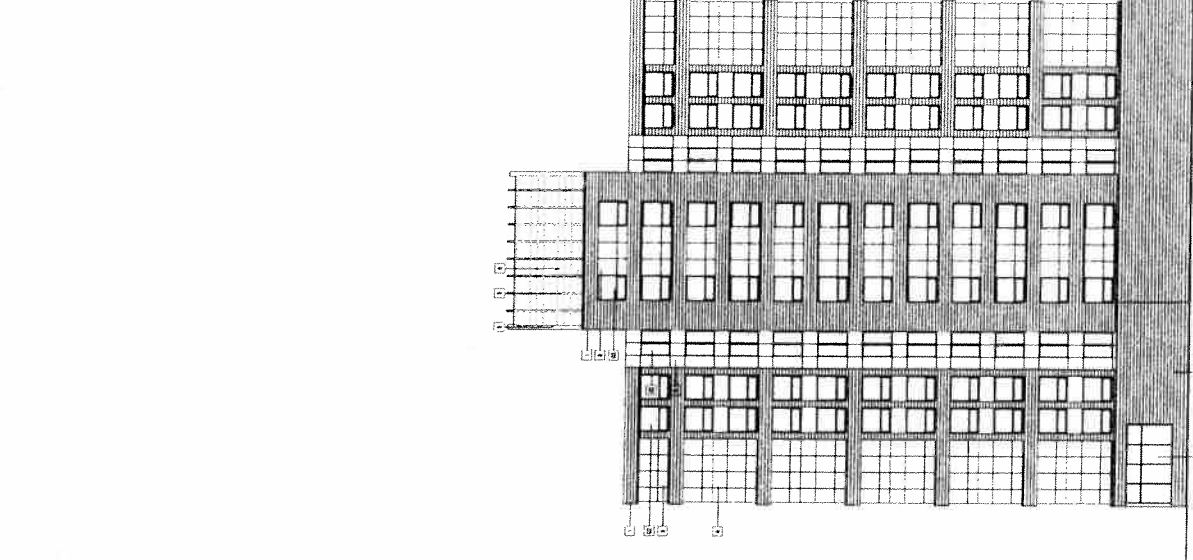
PROJECT: LOUISE STATION

SHEET NO: EAST ELEVATIONS

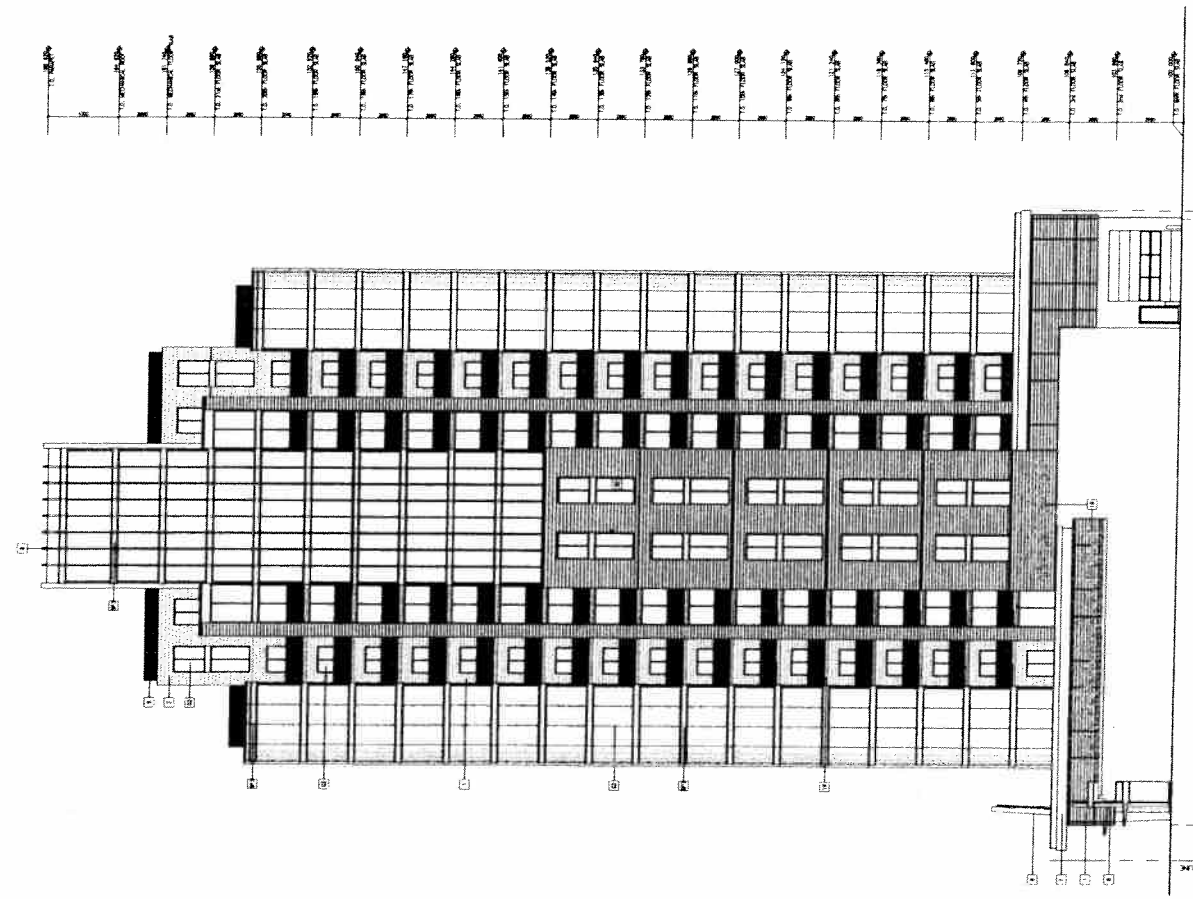
5009 DP-17



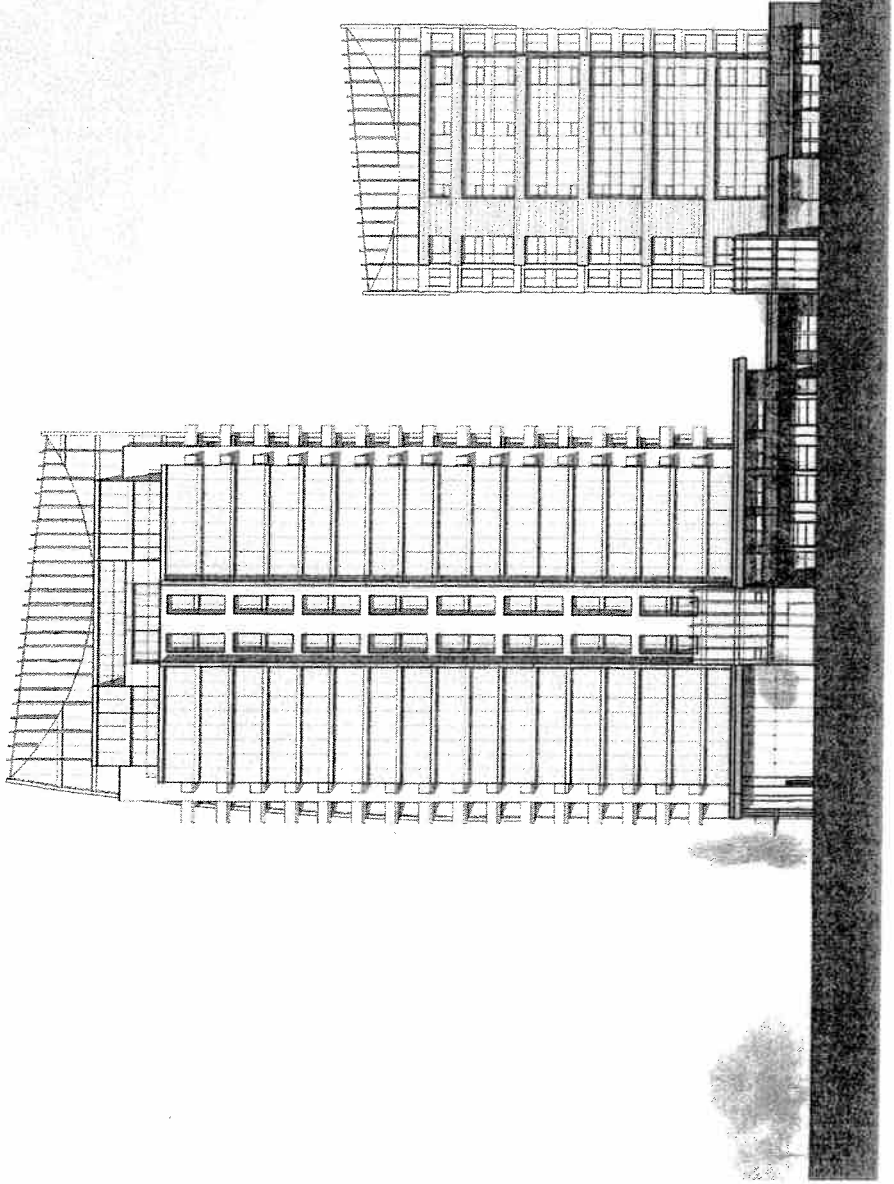
- MATERIAL LEGEND**
- 1. GLAZING SYSTEM - ALUMINUM CLAD
 - 2. GLAZING SYSTEM - ALUMINUM CLAD
 - 3. METAL PANEL SYSTEM - ALUMINUM
 - 4. METAL PANEL SYSTEM - ALUMINUM
 - 5. METAL PANEL SYSTEM - ALUMINUM
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1 EAST ELEVATION AFFORDABLE TOWER

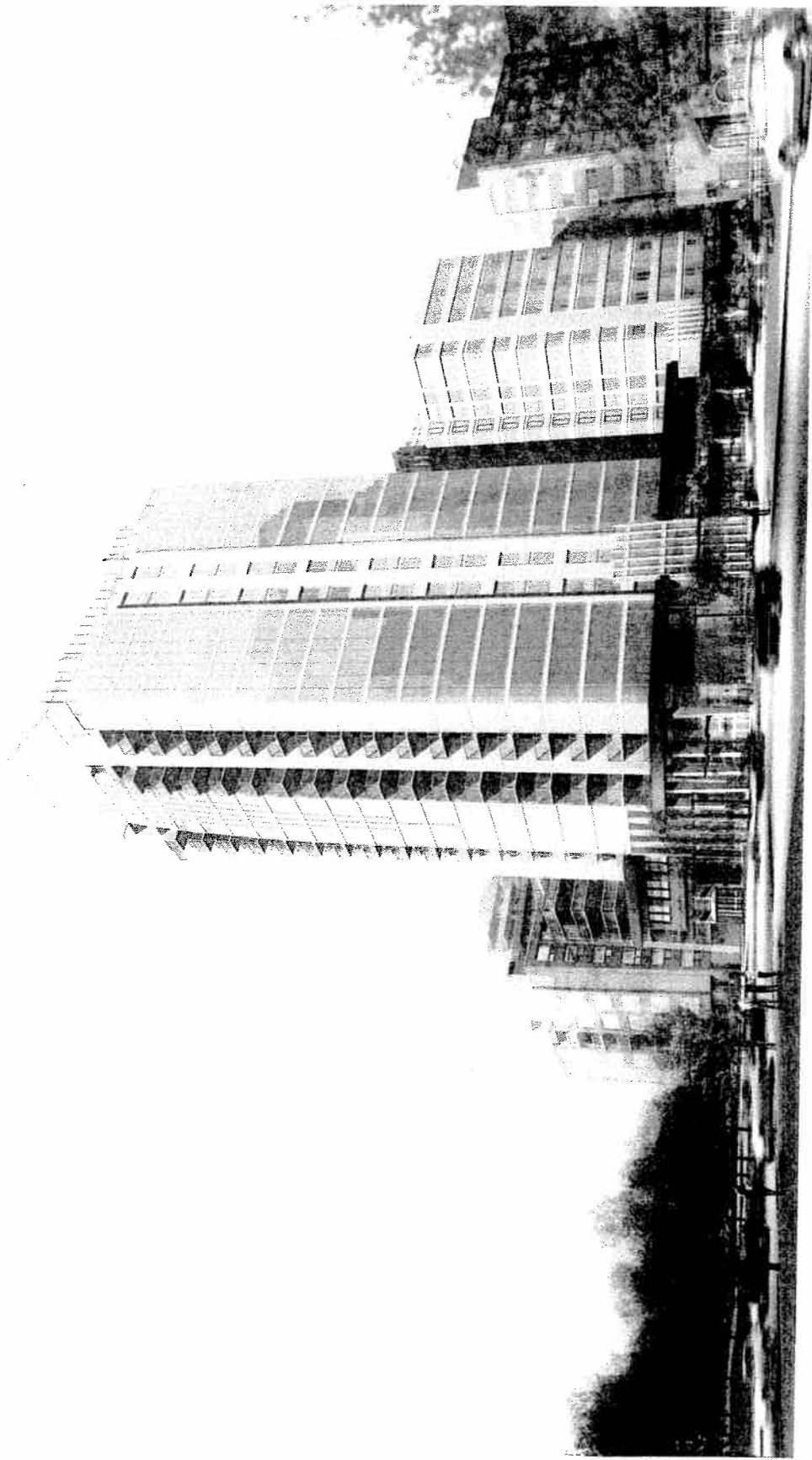


2 EAST ELEVATION MARKET TOWER



South Elevation





Perspective View: Looking East across 4th Avenue

LaCaille

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