

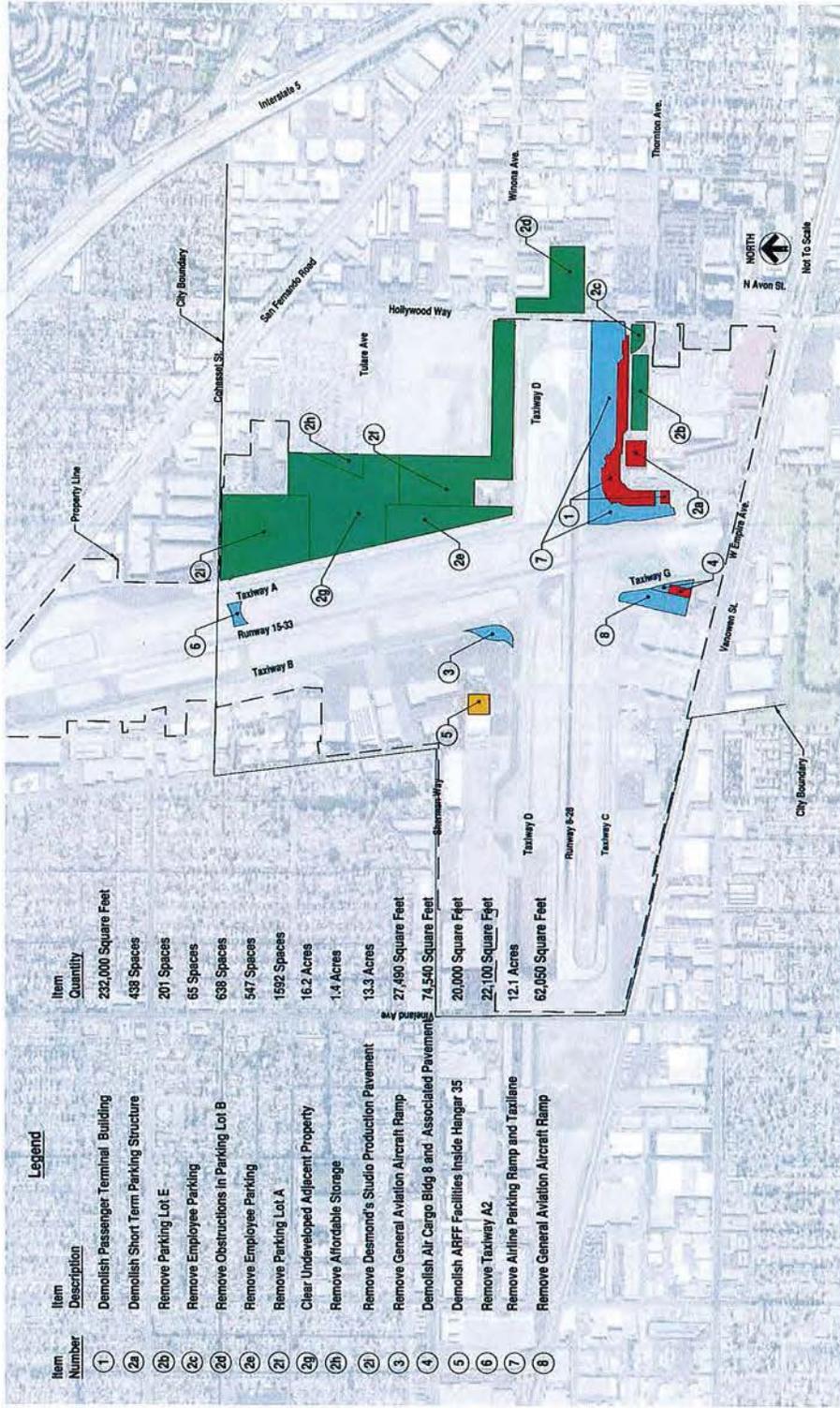
**ATTACHMENT G**  
**PROJECT DESCRIPTIONS, SITE PLANS,**  
**AND**  
**CONCEPTUAL RENDERINGS OF**  
**REPLACEMENT PASSENGER TERMINAL DEVELOPMENT REVIEW**  
**ADJACENT PROPERTY OPTION AND**  
**SOUTHWEST QUADRANT OPTIONS**

## ADJACENT PROPERTY FULL-SIZE TERMINAL OPTION

### On Adjacent Property

1. 14 Gate Passenger Terminal - 355,000 square feet - 2 floors with basement, which includes:
  - Tenant Space
  - Tenant Common Areas
  - Concessions
  - TSA/Security
  - Public Space
  - Authority Offices
  - Indoor Luggage Return
  - Mechanical/Utility Plant
2. New Air Cargo Building – 8,000 square feet
3. New Maintenance Building – 10,000 square feet
4. Parking
  - New Structure – 3180 passenger vehicle spaces with Valet Center
  - New Employee Structure 600 spaces
  - Close Lots A (when replacement parking is constructed and opened)
  - Close Lots B & E (when replacement parking is constructed and opened)
  - Retain Lots C, D & G
  - Retain and reconfigure valet parking structure and surface lot on Southeast Quadrant
  - Total Public spaces 6637 and Employee spaces 600
5. Realignment and extensions of taxiways
6. Replacement Aircraft Rescue and Fire Fighting (ARFF)/POLICE/EOC Building 25,000 square feet
7. Construction of new loop road on Adjacent Property and reconfiguration of existing loop road on Southeast Quadrant
8. Demolition of Existing Terminal and Parking Structure
9. Demolition of Existing Air Cargo Building

**ADJACENT PROPERTY, FULL SIZE TERMINAL ALTERNATIVE**

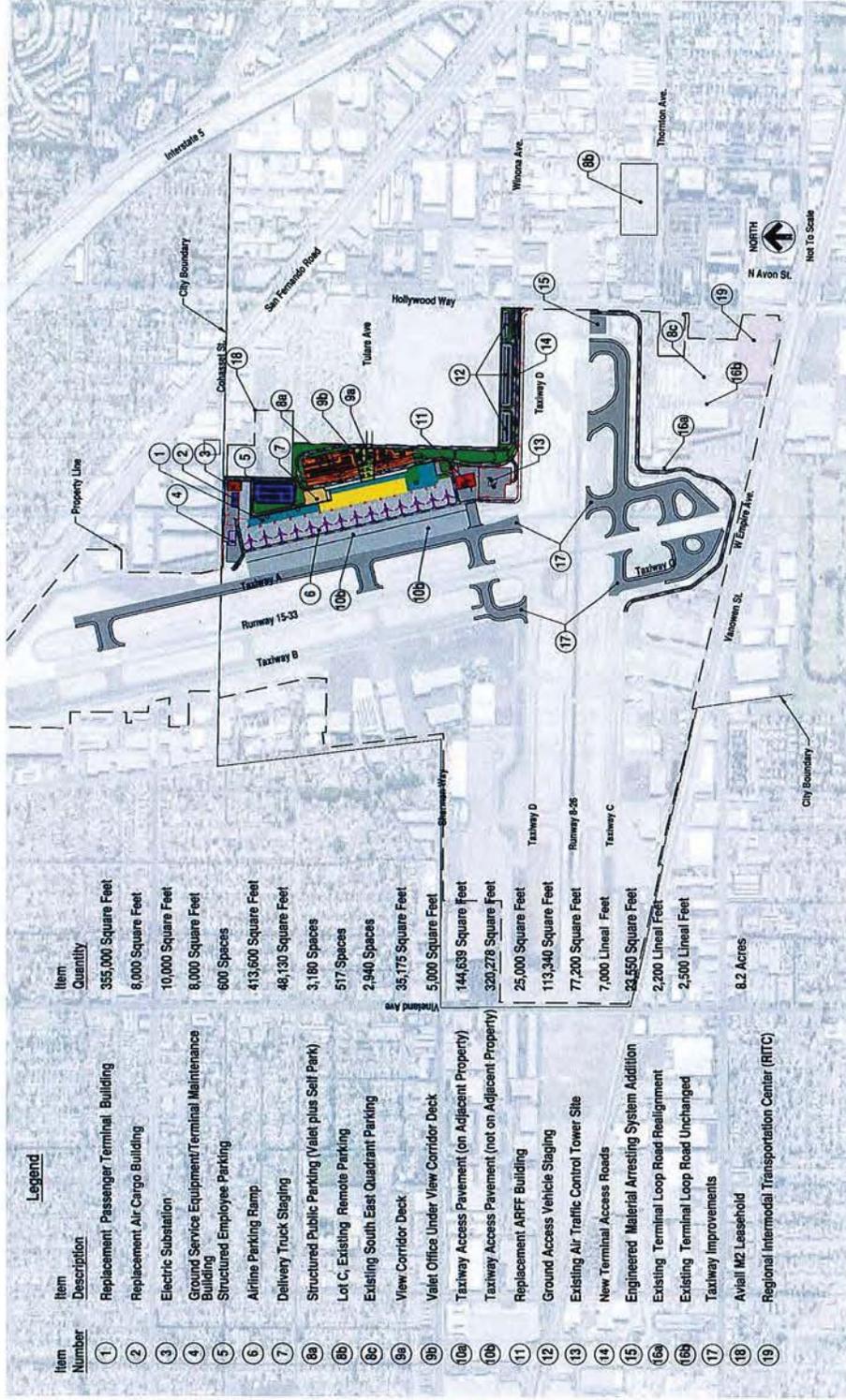


Item Number	Item Description	Item Quantity
1	Demolish Passenger Terminal Building	232,000 Square Feet
2a	Demolish Short Term Parking Structure	438 Spaces
2b	Remove Parking Lot E	201 Spaces
2c	Remove Employee Parking	65 Spaces
2d	Remove Obstructions in Parking Lot B	638 Spaces
2e	Remove Employee Parking	547 Spaces
2f	Remove Parking Lot A	1592 Spaces
2g	Clear Undeveloped Adjacent Property	16.2 Acres
2h	Remove Affordable Storage	1.4 Acres
2i	Remove Desmond's Studio Production Pavement	13.3 Acres
3	Remove General Aviation Aircraft Ramp	27,490 Square Feet
4	Demolish Air Cargo Bldg 8 and Associated Pavements	74,540 Square Feet
5	Demolish ARFF Facilities Inside Hangar 35	20,000 Square Feet
6	Remove Taxiway A2	22,100 Square Feet
7	Remove Airline Parking Ramp and Taxi-lane	12.1 Acres
8	Remove General Aviation Aircraft Ramp	62,050 Square Feet

**EXHIBIT 2  
OVERALL DEMOLITION PLAN**

4

**ADJACENT PROPERTY, FULL SIZE TERMINAL ALTERNATIVE**

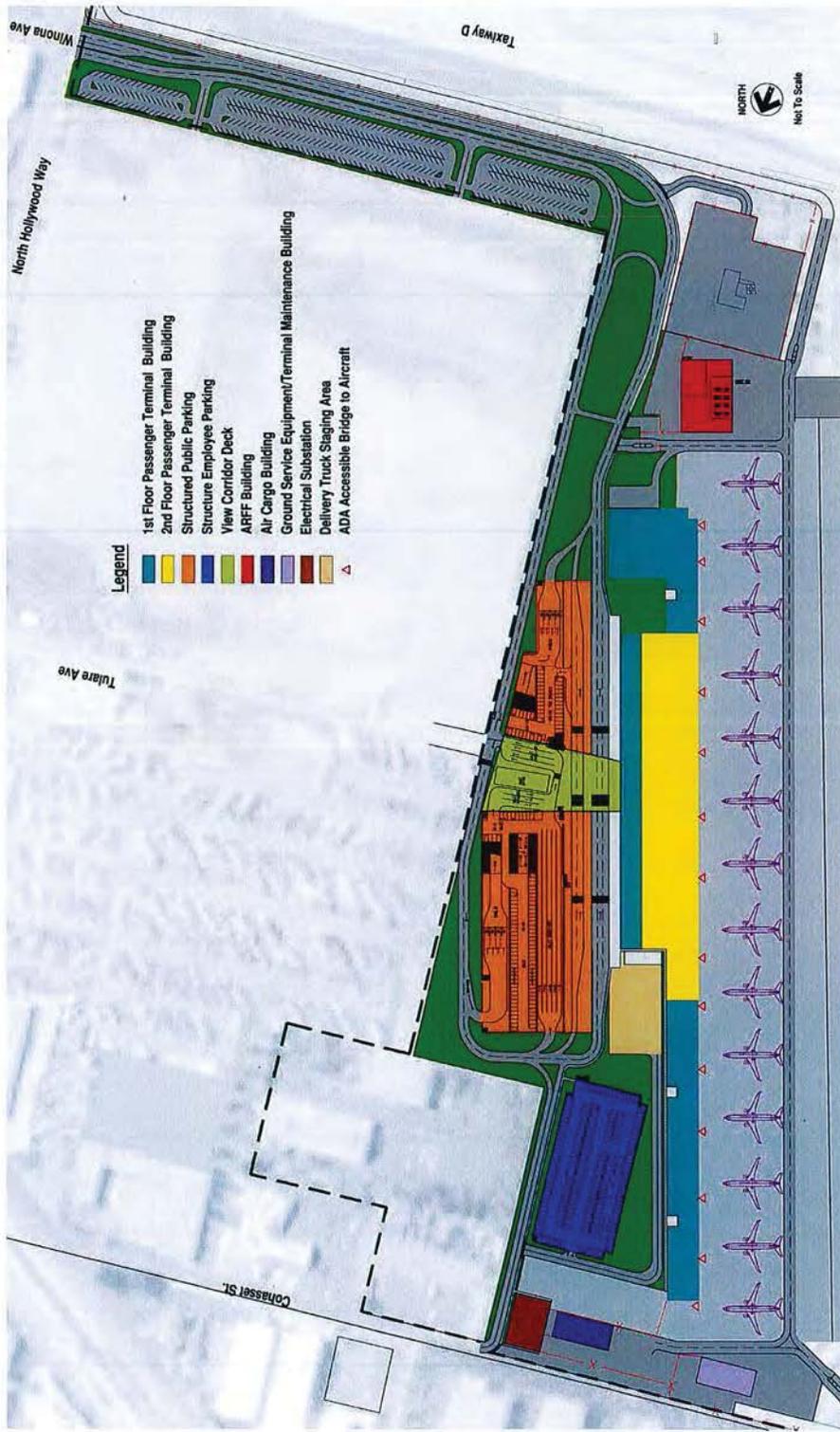


**EXHIBIT 3A  
OVERALL SITE PLAN**

5

Item Number	Item Description	Item Quantity
1	Replacement Passenger Terminal Building	355,000 Square Feet
2	Replacement Air Cargo Building	8,000 Square Feet
3	Electric Substation	10,000 Square Feet
4	Ground Service Equipment/Terminal Maintenance Building	8,000 Square Feet
5	Structured Employee Parking	600 Spaces
6	Airline Parking Ramp	413,600 Square Feet
7	Delivery Truck Staging	48,130 Square Feet
8a	Structured Public Parking (Valet plus Self Park)	3,180 Spaces
8b	Lot C, Existing Remote Parking	517 Spaces
8c	Existing South East Quadrant Parking	2,540 Spaces
8d	View Corridor Deck	35,176 Square Feet
8e	Valet Office Under View Corridor Deck	5,000 Square Feet
8f	Taxiway Access Pavement (on Adjacent Property)	144,639 Square Feet
8g	Taxiway Access Pavement (not on Adjacent Property)	320,278 Square Feet
11	Replacement ARFF Building	25,000 Square Feet
12	Ground Access Vehicle Staging	113,340 Square Feet
13	Existing Air Traffic Control Tower Site	77,200 Square Feet
14	New Terminal Access Roads	7,000 Linear Feet
15	Engineered Material Arresting System Addition	32,650 Square Feet
16a	Existing Terminal Loop Road Realignment	2,200 Linear Feet
16b	Existing Terminal Loop Road Unchanged	2,500 Linear Feet
17	Taxiway Improvements	8.2 Acres
18	Aviall M2 Leasehold	
19	Regional Intermodal Transportation Center (RITC)	

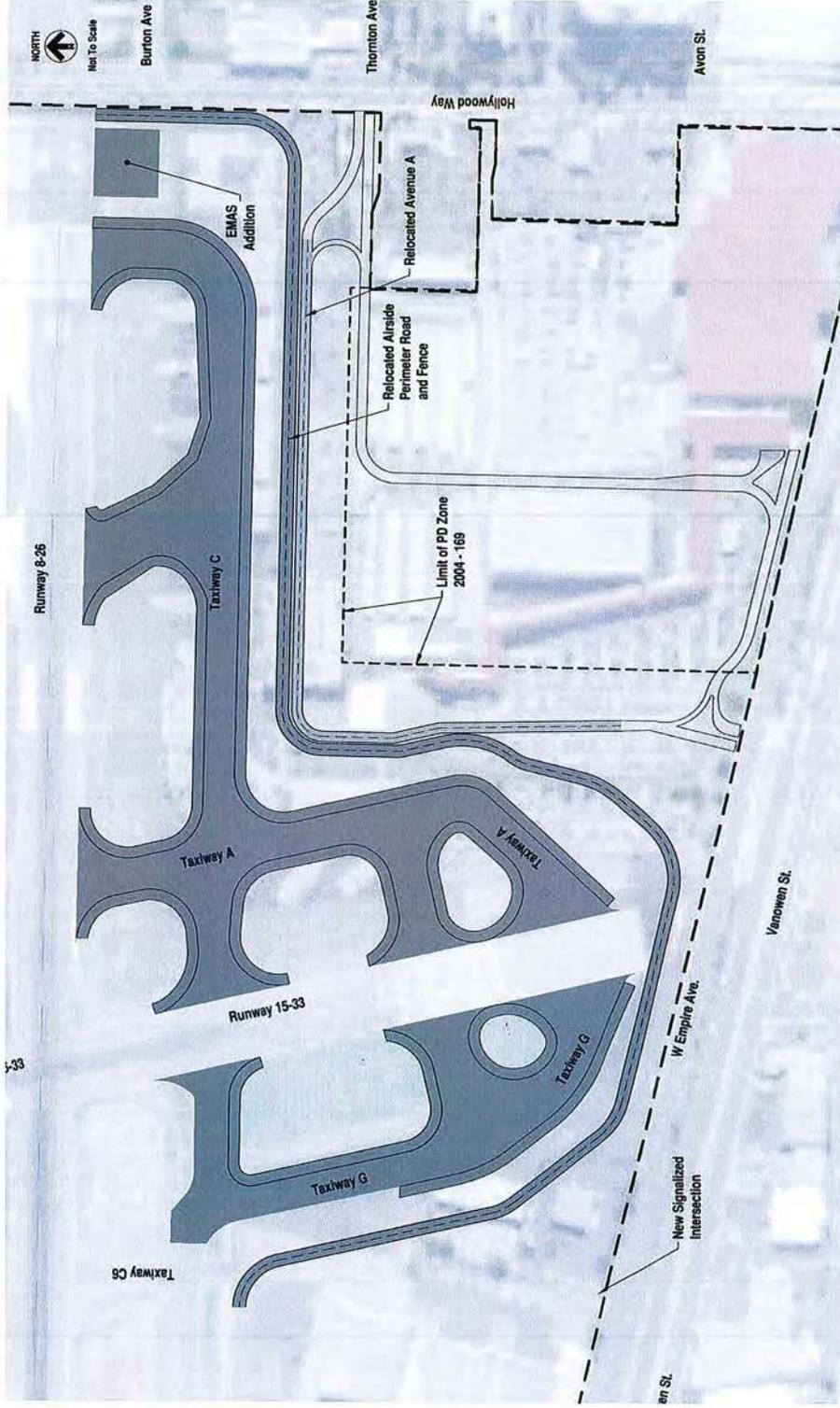
**ADJACENT PROPERTY, FULL SIZE TERMINAL ALTERNATIVE**



**EXHIBIT 3B  
SITE PLAN, 1 OF 2**

6

**ADJACENT PROPERTY, FULL SIZE TERMINAL ALTERNATIVE**



**EXHIBIT 3C  
SITE PLAN, 2 OF 2**

7

## **SOUTHWEST QUADRANT FULL-SIZE TERMINAL OPTION**

1. Realignment and extensions of taxiways
2. Replacement Aircraft Rescue and Fire Fighting (ARFF)/POLICE/EOC Building  
25,000 square feet on Adjacent Property
3. Demolition of Existing Terminal and Parking Structure
4. Demolition of Existing Air Cargo Building
5. New controlled signal at Empire/SW Terminal
6. Reconfiguration of existing loop road on Southeast Quadrant

### **On the Southwest:**

7. 14 Gate Passenger Terminal - 355,000 square feet - 2 floors with basement, which includes:
  - Tenant Space
  - Tenant Common Areas
  - Concessions
  - TSA/Security
  - Public Space
  - Authority Offices
  - Indoor Luggage Return
  - Mechanical/Utility Plant
8. New Air Cargo Building – 8,000 square feet
9. New Maintenance Building – 10,000 square feet
10. Parking
  - New Structure – 3180 passenger spaces with Valet Center
  - New Employee Structure 600 spaces
  - Close Lots A, B & E (when replacement parking is constructed and opened) and reuse Lot E for Ground Access vehicle Staging
  - Retain Lots C, D & G
  - Retain and reconfigure valet parking structure and surface lot on Southeast Quadrant
  - Total Public spaces 6637 and Employee spaces 600

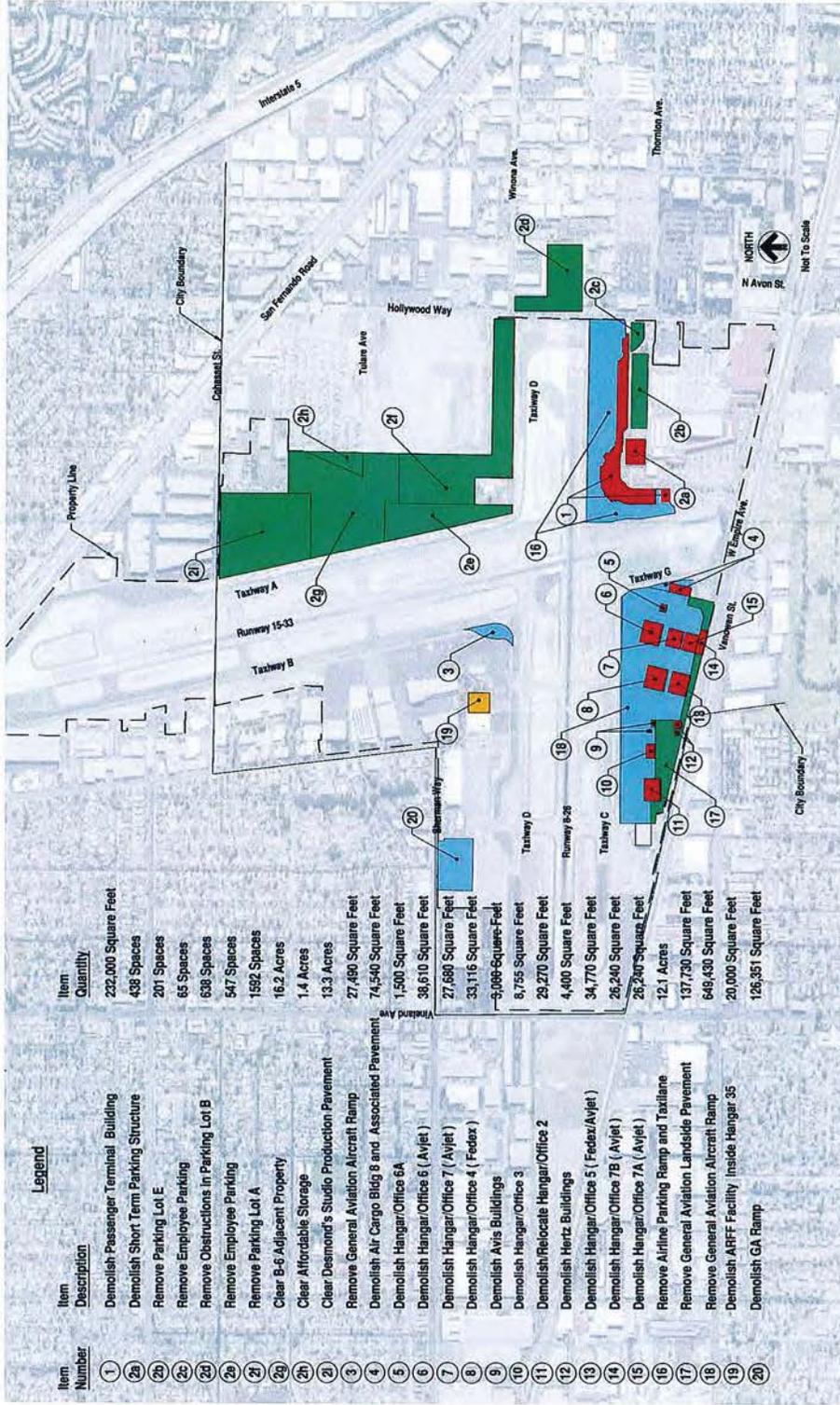
### **Relocated from Southwest to Northwest –APN 2466-19-904 (C-1 Site) and APN 2466-11-904 (portion of Northwest Quadrant near T-Hangars)**

11. Air freighter (UPS & FedEx) Hanger/Office and Public Access – 126, 351 sq. ft. (as depicted in site map attached as F-1)

### **Relocated from Southwest to Adjacent Property**

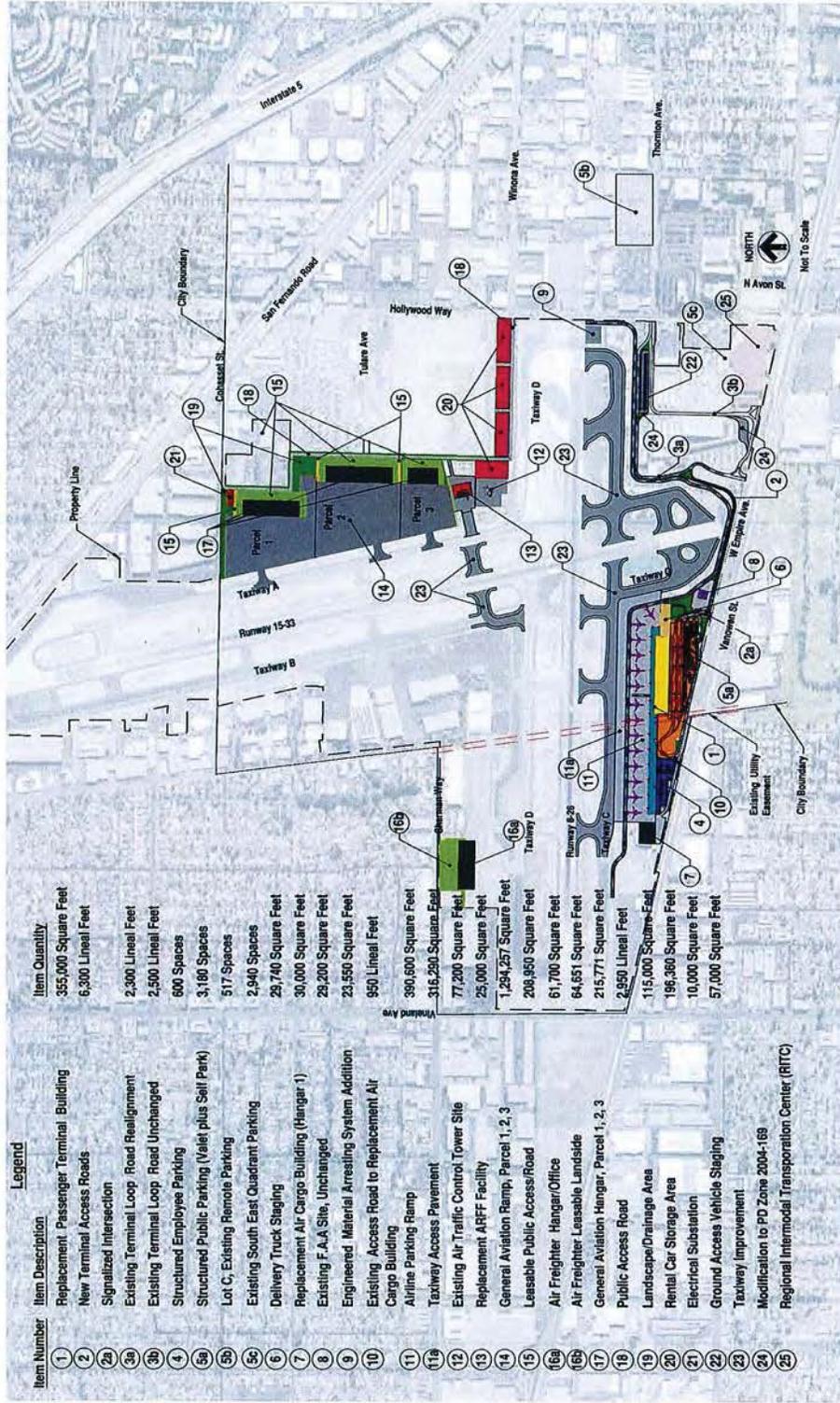
12. Shared Ramp/Taxilane
13. Public Access Road
14. General Aviation Hangars/Offices – not to exceed 215,771 sq. ft.
15. Rental Car Storage no more than 4.5 acres

**SOUTHWEST QUADRANT, FULL SIZE TERMINAL ALTERNATIVE**



**EXHIBIT 12  
OVERALL DEMOLITION PLAN**

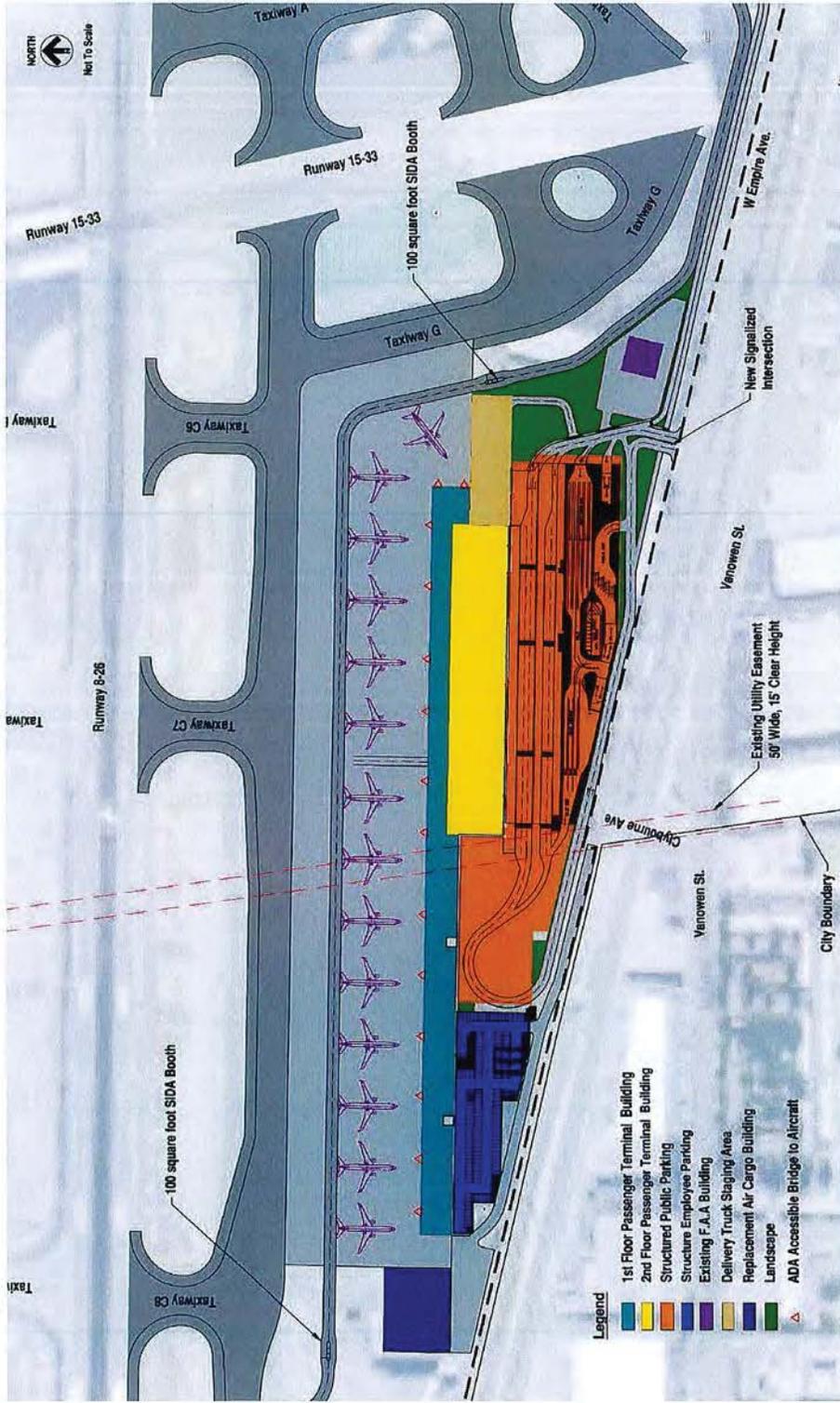
**SOUTHWEST QUADRANT, FULL SIZE TERMINAL ALTERNATIVE**



Item Number	Item Description	Legend	Item Quantity
1	Replacement Passenger Terminal Building		355,000 Square Feet
2	New Terminal Access Roads		6,300 Lineal Feet
2a	Signalized Intersection		
3a	Existing Terminal Loop Road Realignment		2,300 Lineal Feet
3b	Existing Terminal Loop Road Unchanged		2,500 Lineal Feet
4	Structured Employee Parking		600 Spaces
5a	Structured Public Parking (Valet plus Self Park)		3,180 Spaces
5b	Lot C, Existing Remote Parking		517 Spaces
5c	Existing South East Quadrant Parking		2,940 Spaces
6	Delivery Truck Staging		29,740 Square Feet
7	Replacement Air Cargo Building (Hangar 1)		30,000 Square Feet
8	Existing F.A.A. Site, Unchanged		29,200 Square Feet
9	Engineered Material Arresting System Addition		23,950 Square Feet
10	Existing Access Road to Replacement Air Cargo Building		950 Lineal Feet
11	Airline Parking Ramp		390,600 Square Feet
12	Taxiway Access Pavement		315,290 Square Feet
13	Existing Air Traffic Control Tower Site		77,200 Square Feet
14	Replacement ARFF Facility		25,000 Square Feet
15	General Aviation Ramp, Parcel 1, 2, 3		1,294,257 Square Feet
16	Leasable Public Access/Road		208,950 Square Feet
17	Air Freighter Hangar/Office		61,700 Square Feet
18	Air Freighter Leasable Landside		64,651 Square Feet
19	General Aviation Hangar, Parcel 1, 2, 3		215,771 Square Feet
20	Public Access Road		2,950 Lineal Feet
21	Landscape/Drainage Area		115,000 Square Feet
22	Rental Car Storage Area		198,380 Square Feet
23	Electrical Substation		10,000 Square Feet
24	Ground Access Vehicle Staging		57,000 Square Feet
25	Taxiway Improvement		
26	Modification to PD Zone 2004-169		
27	Regional Intermodal Transportation Center (RITC)		

**EXHIBIT 13A  
OVERALL SITE PLAN**

**SOUTHWEST QUADRANT, FULL SIZE TERMINAL ALTERNATIVE**



**EXHIBIT 13B  
SITE PLAN, 1 OF 2**

6

**SOUTHWEST QUADRANT, FULL SIZE TERMINAL ALTERNATIVE**



**EXHIBIT 13C  
SITE PLAN, 2 OF 2**

7



*BURBANK BOB HOPE AIRPORT*

# *REPLACEMENT PASSENGER TERMINAL DEVELOPMENT REVIEW*



**RS&H**

*IN ASSOCIATION WITH:*

*AC MARTIN*

*INTERNATIONAL PARKING DESIGN, INC.*

*WAGNER ENGINEERING AND SURVEY, INC.*

*MAY 2016*

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## ADJACENT PROPERTY, FULL SIZE TERMINAL ALTERNATIVE

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# ***EXISTING CONDITIONS***

# EXISTING CONDITIONS

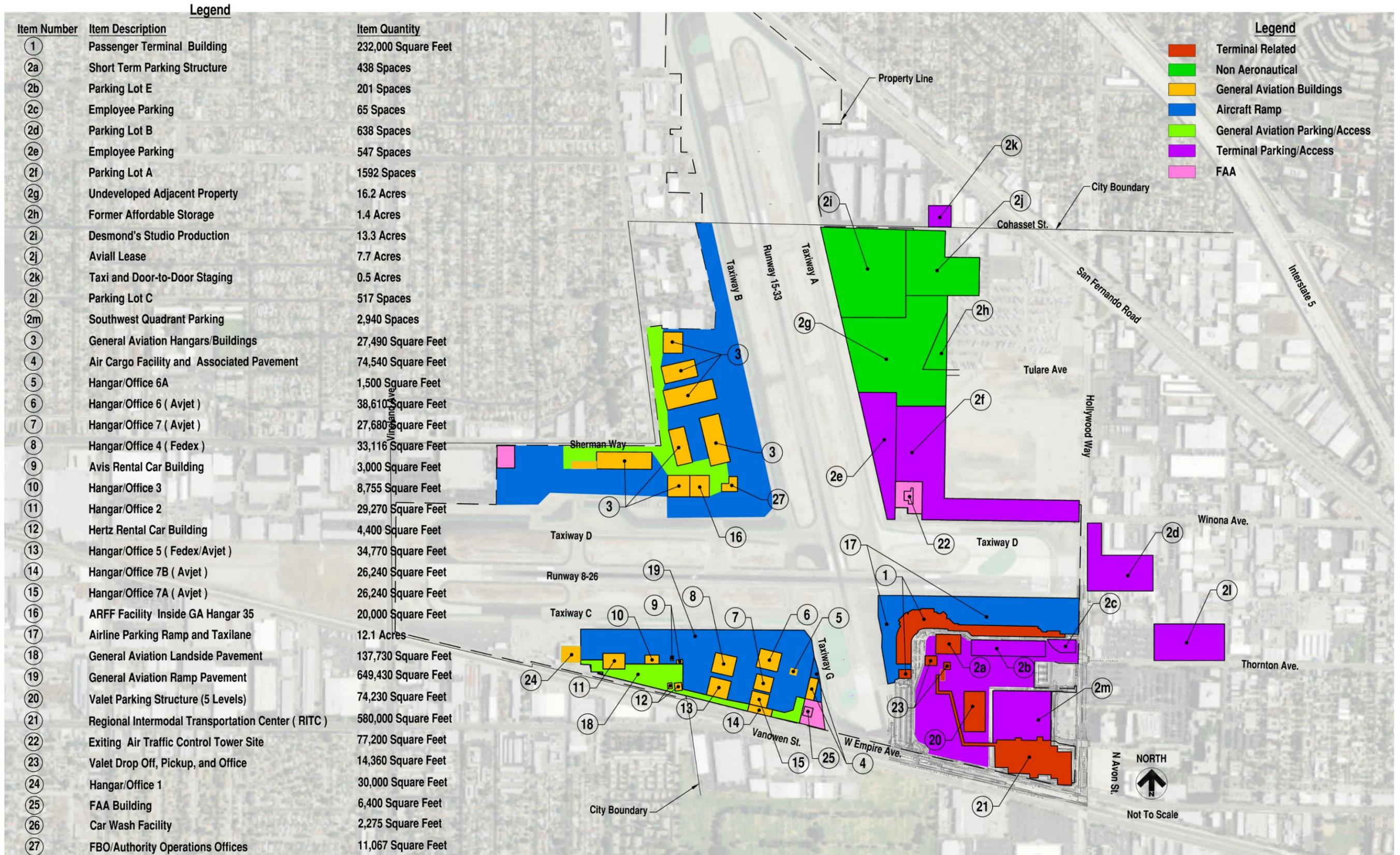


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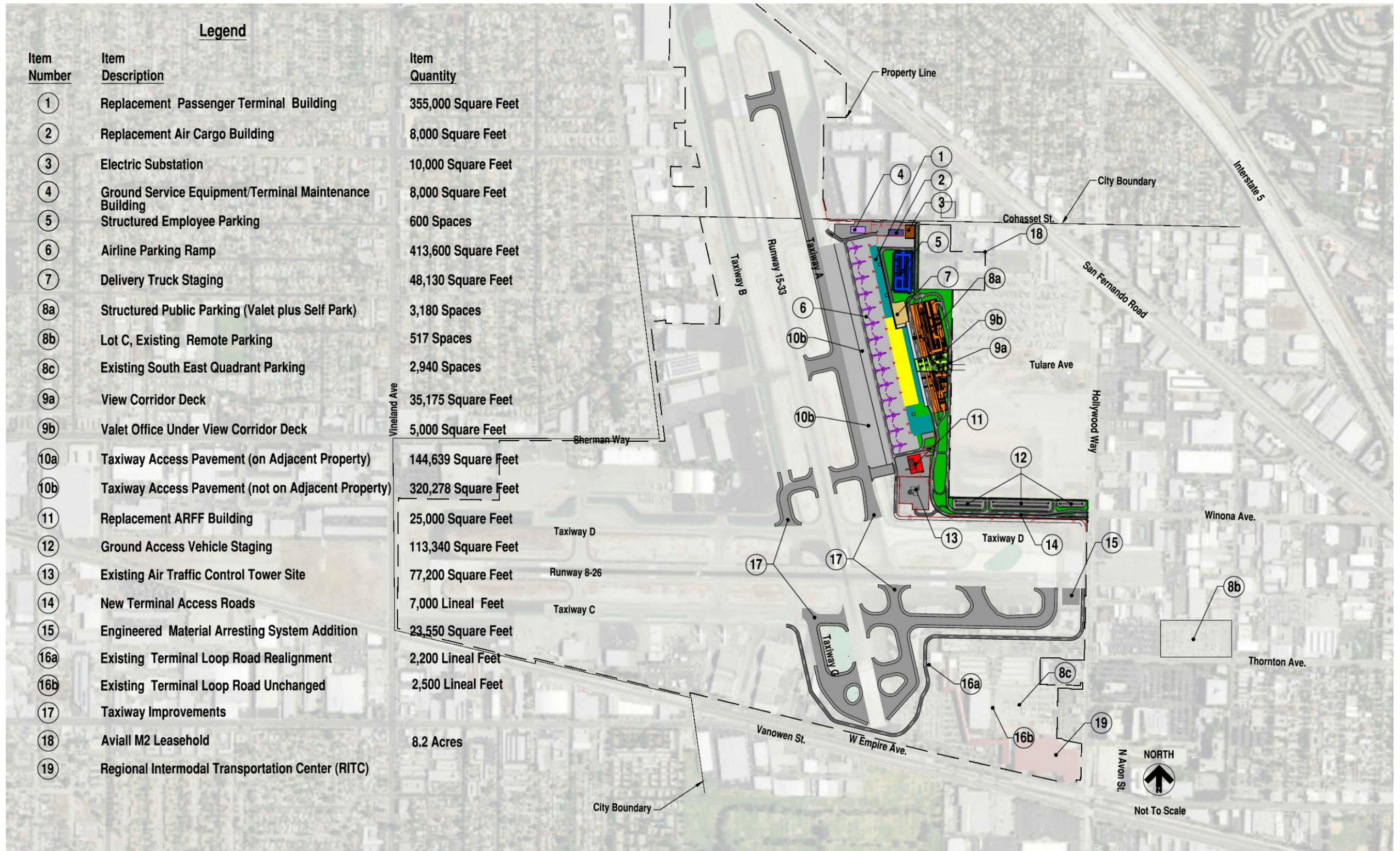
EXISTING FACILITY PLAN

# ***ADJACENT PROPERTY, FULL SIZE TERMINAL ALTERNATIVE***

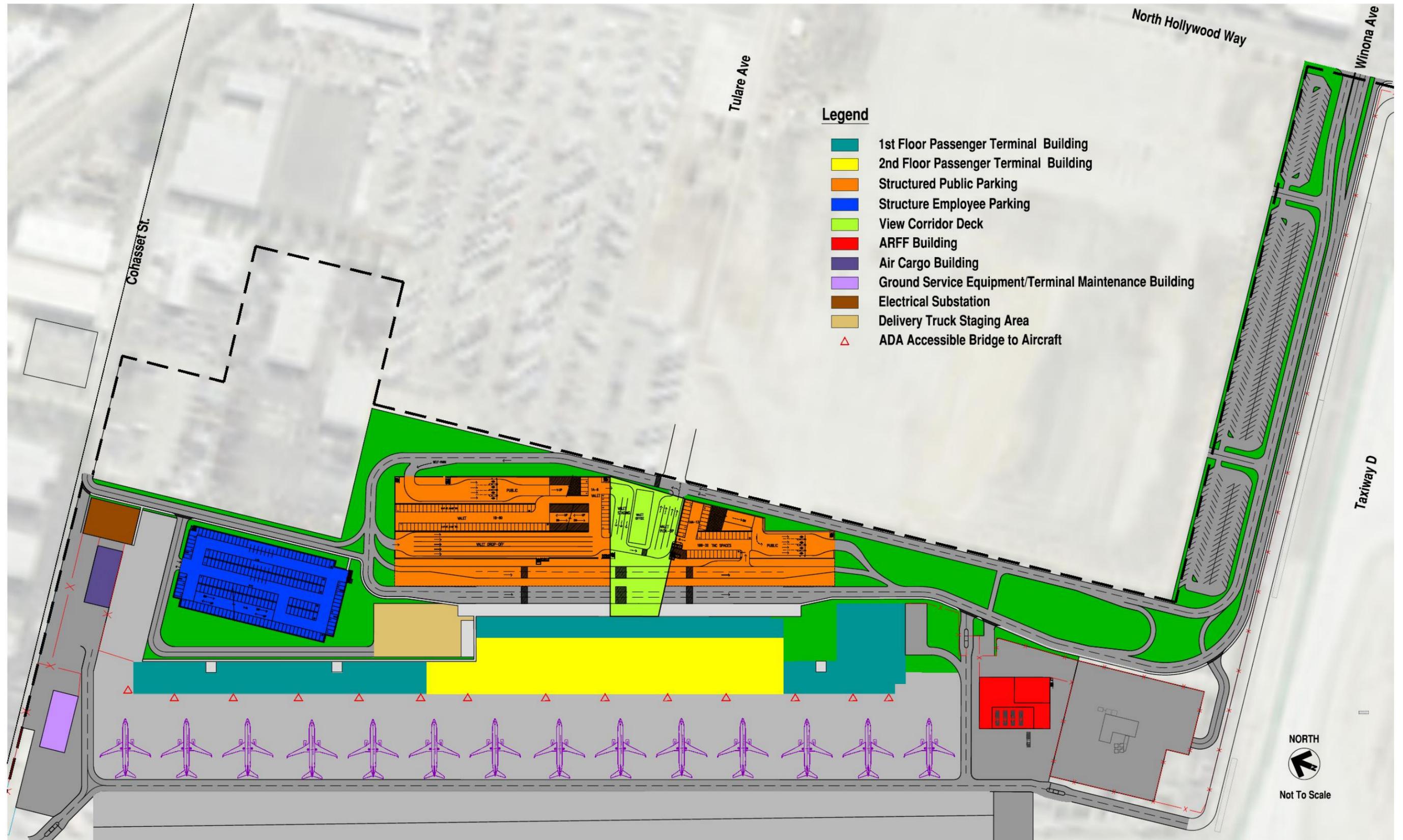
# ADJACENT PROPERTY, FULL SIZE TERMINAL ALTERNATIVE



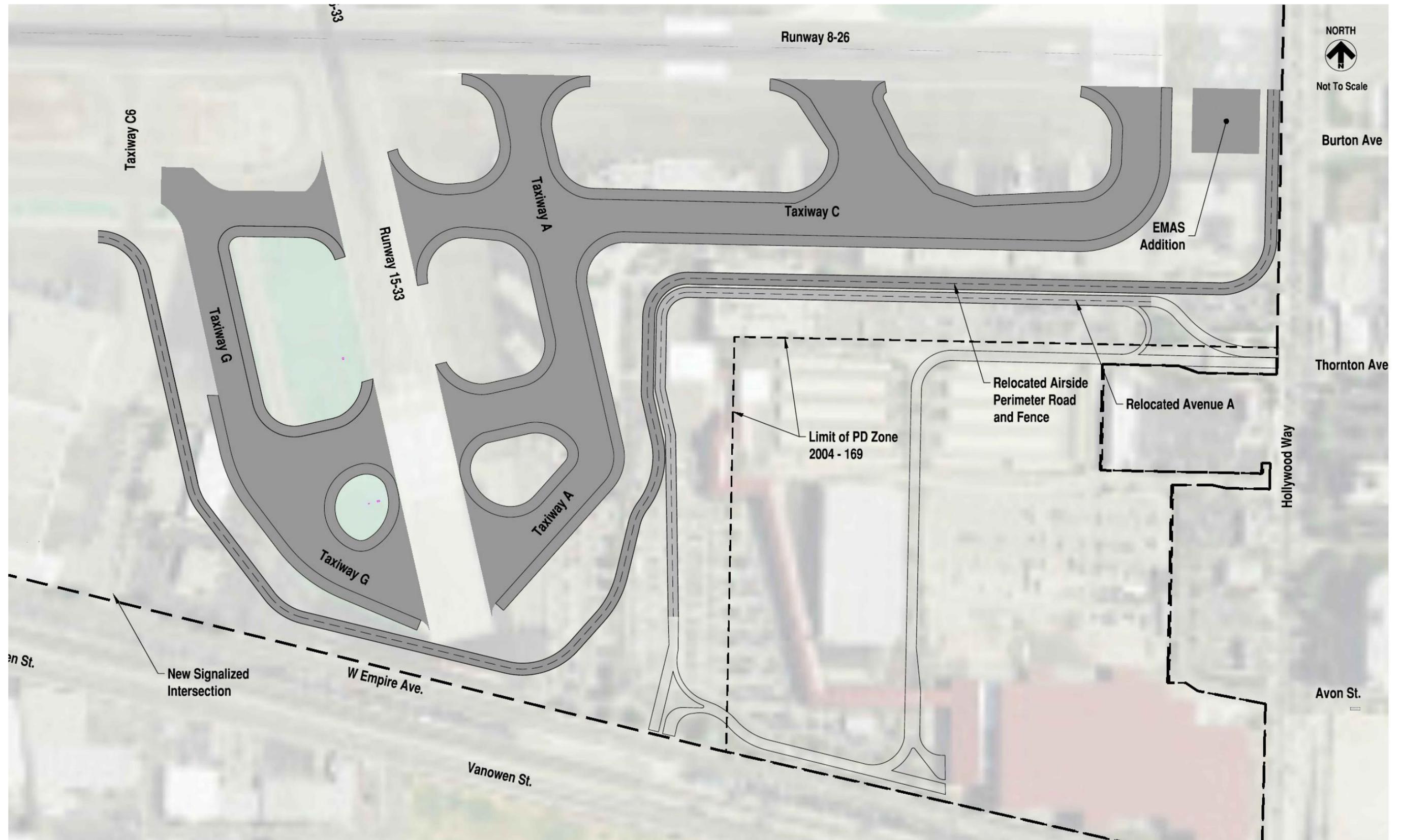
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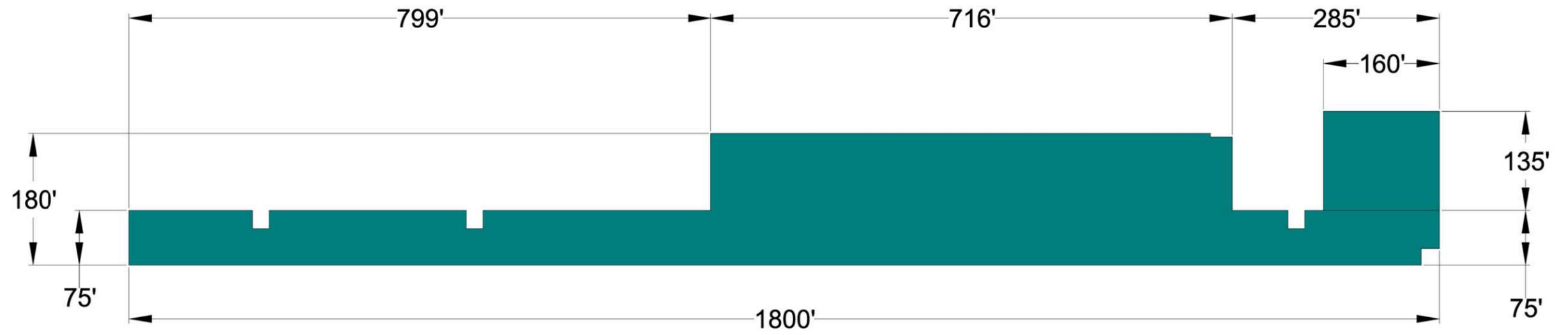
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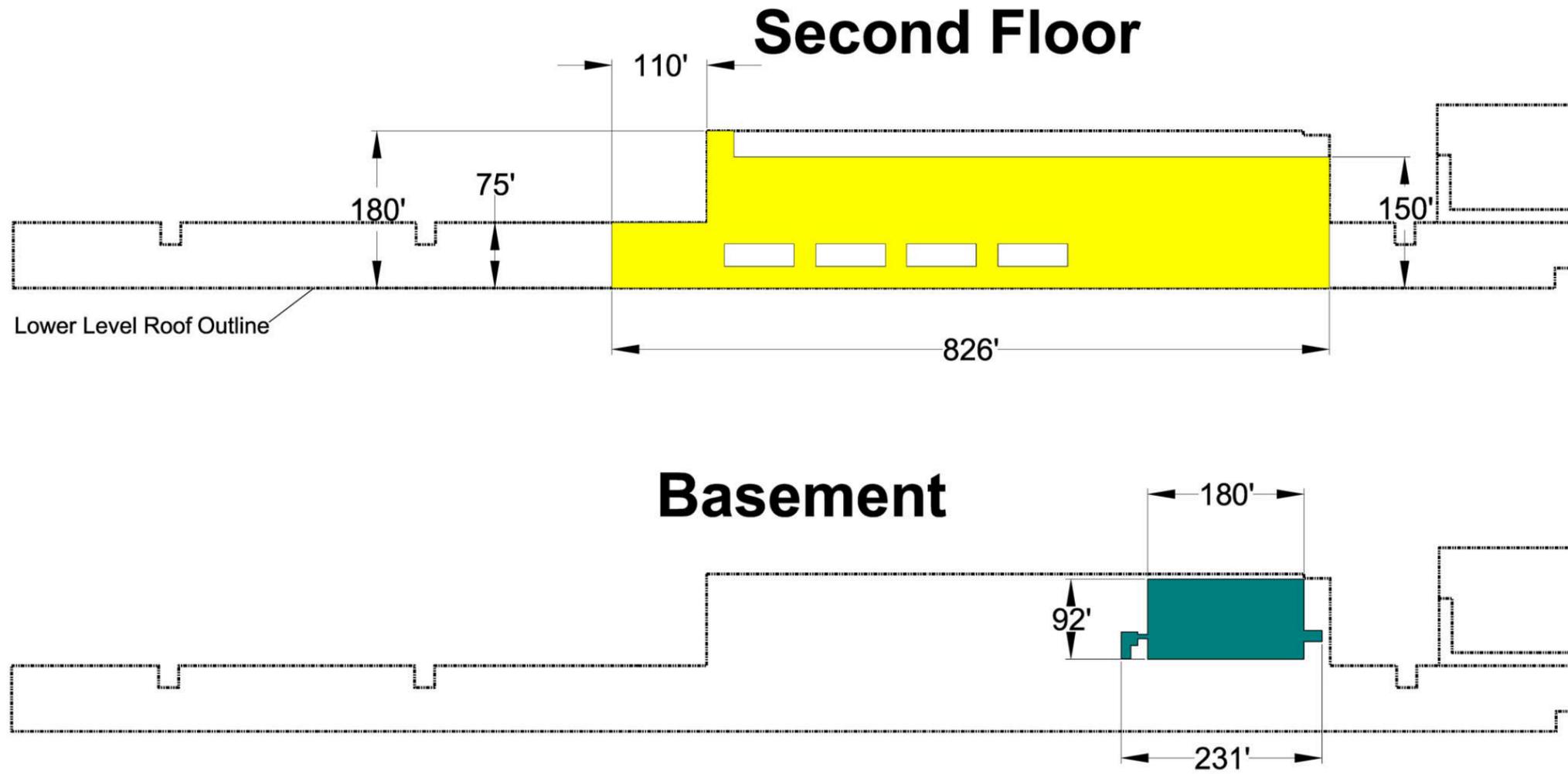


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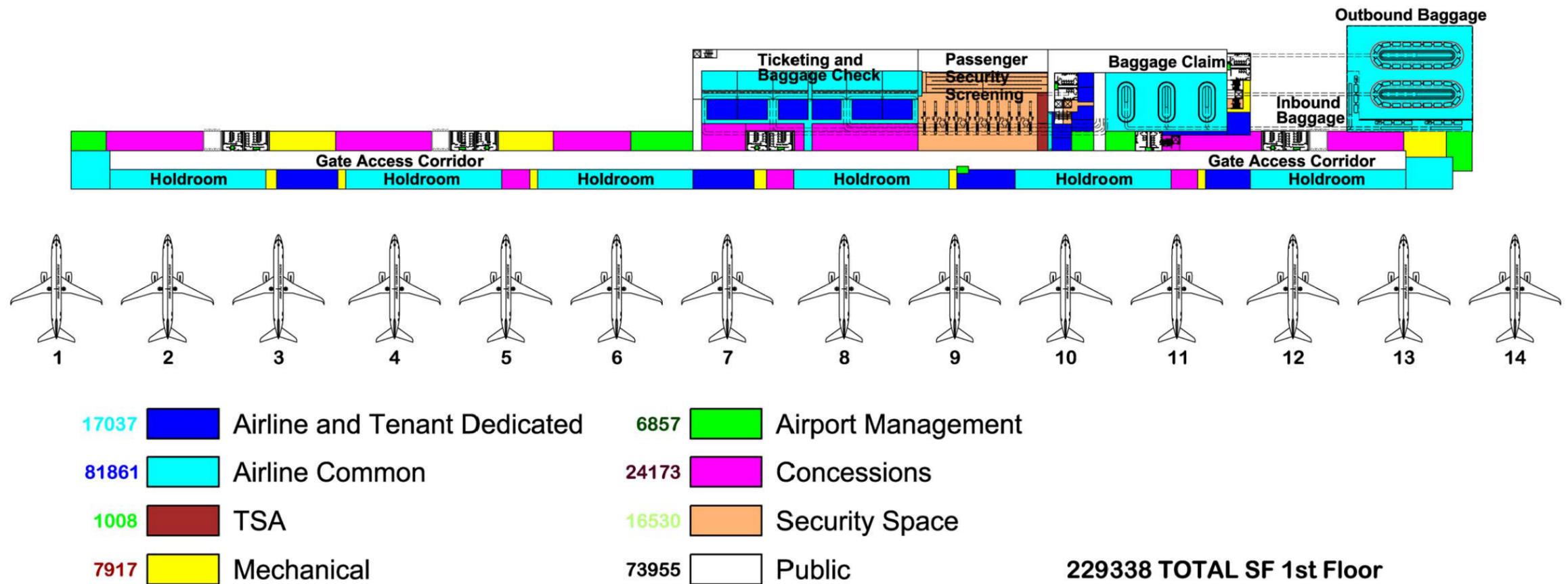


# First Floor

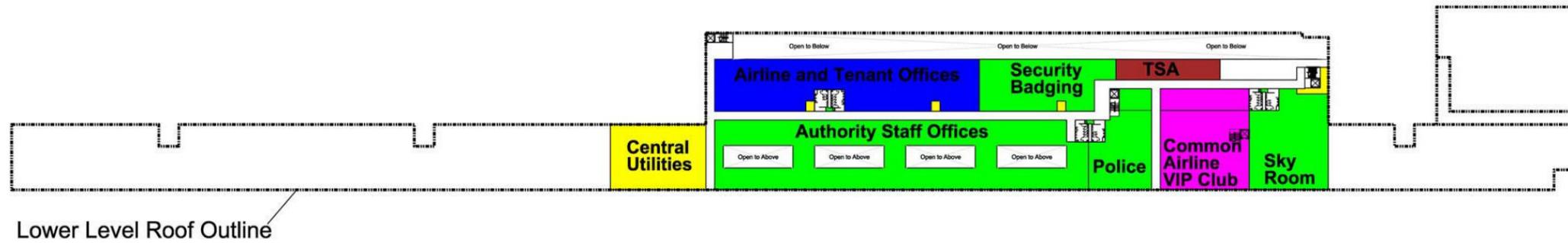




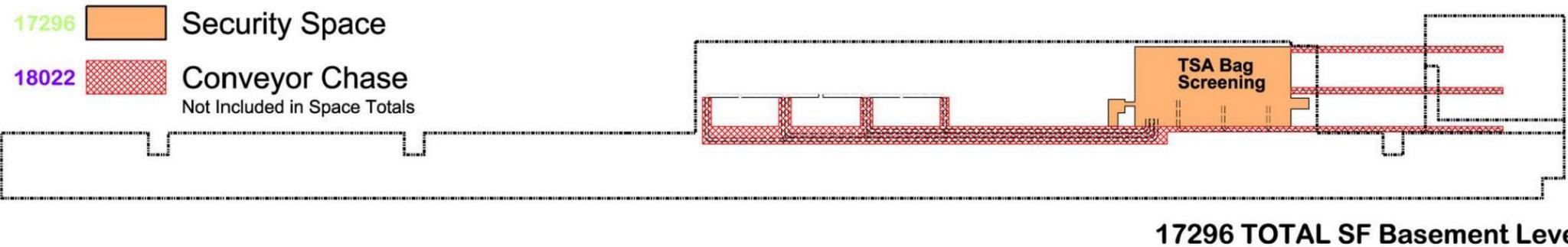
# ADJACENT PROPERTY, FULL SIZE TERMINAL ALTERNATIVE



# ADJACENT PROPERTY, FULL SIZE TERMINAL ALTERNATIVE

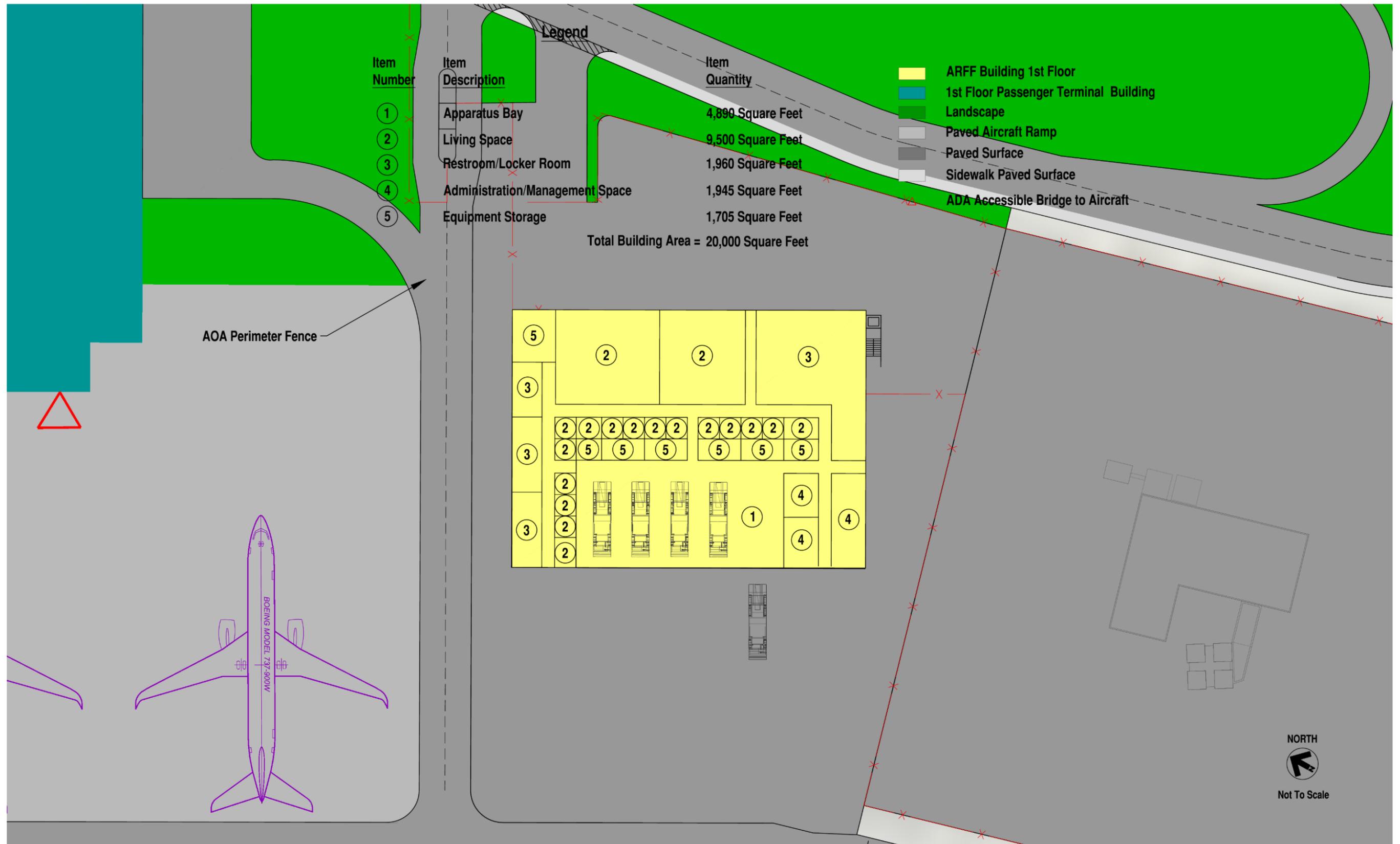


17178		Airline and Tenant Dedicated	50344		Airport Management	
2851		TSA	11882		Concessions	
9070		Mechanical	17041		Public	108366 TOTAL SF 2nd Floor

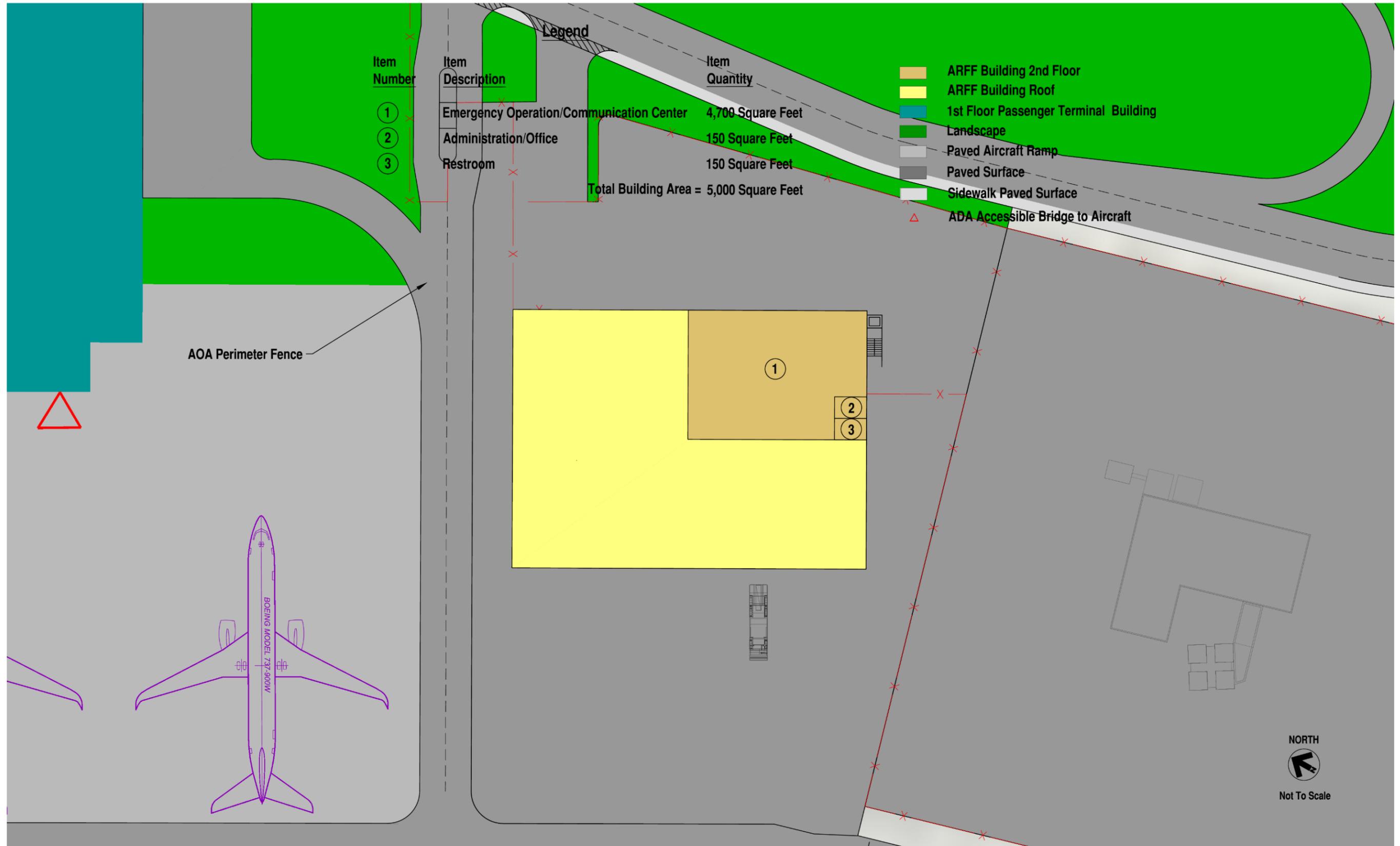


17296 TOTAL SF Basement Level

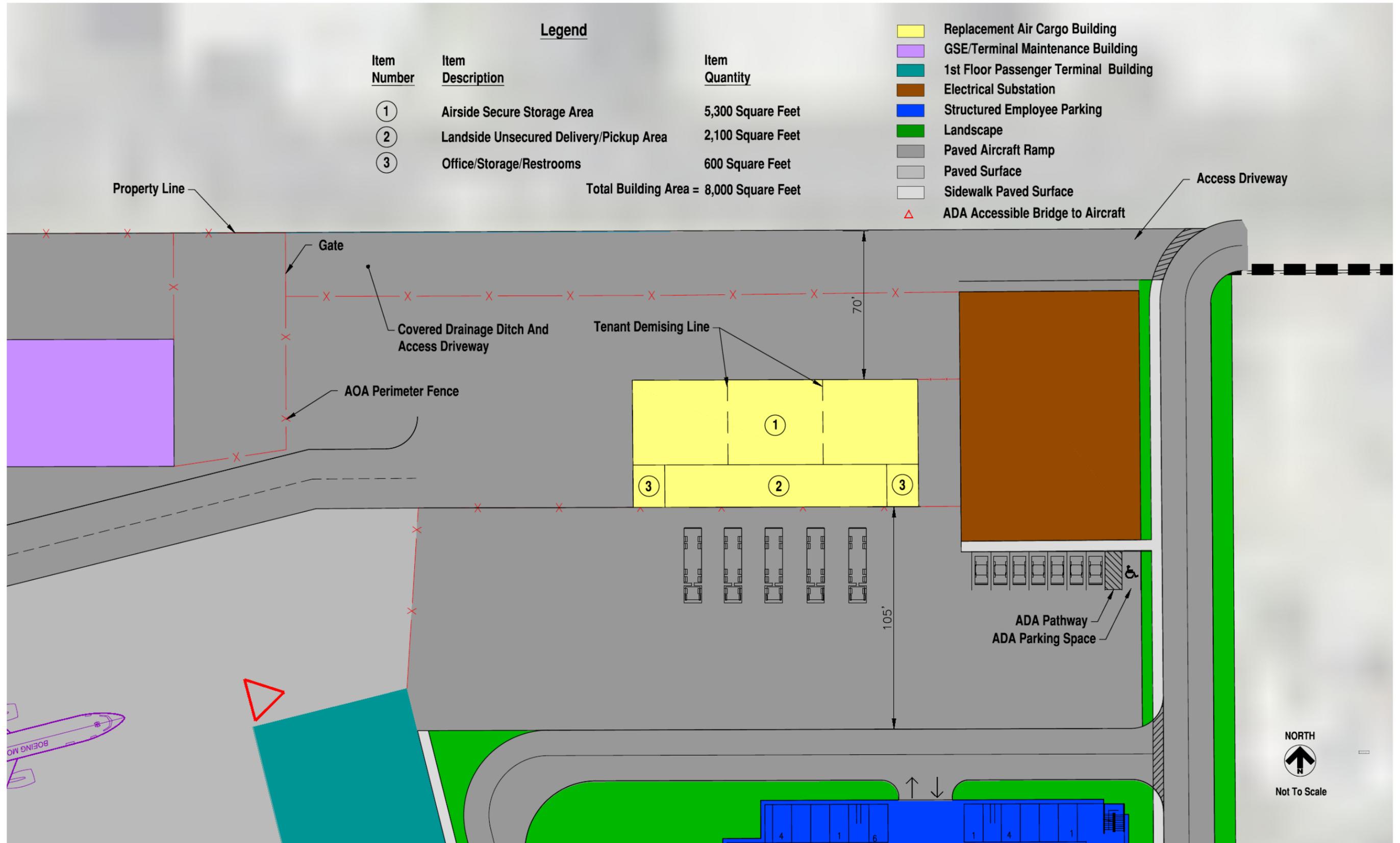
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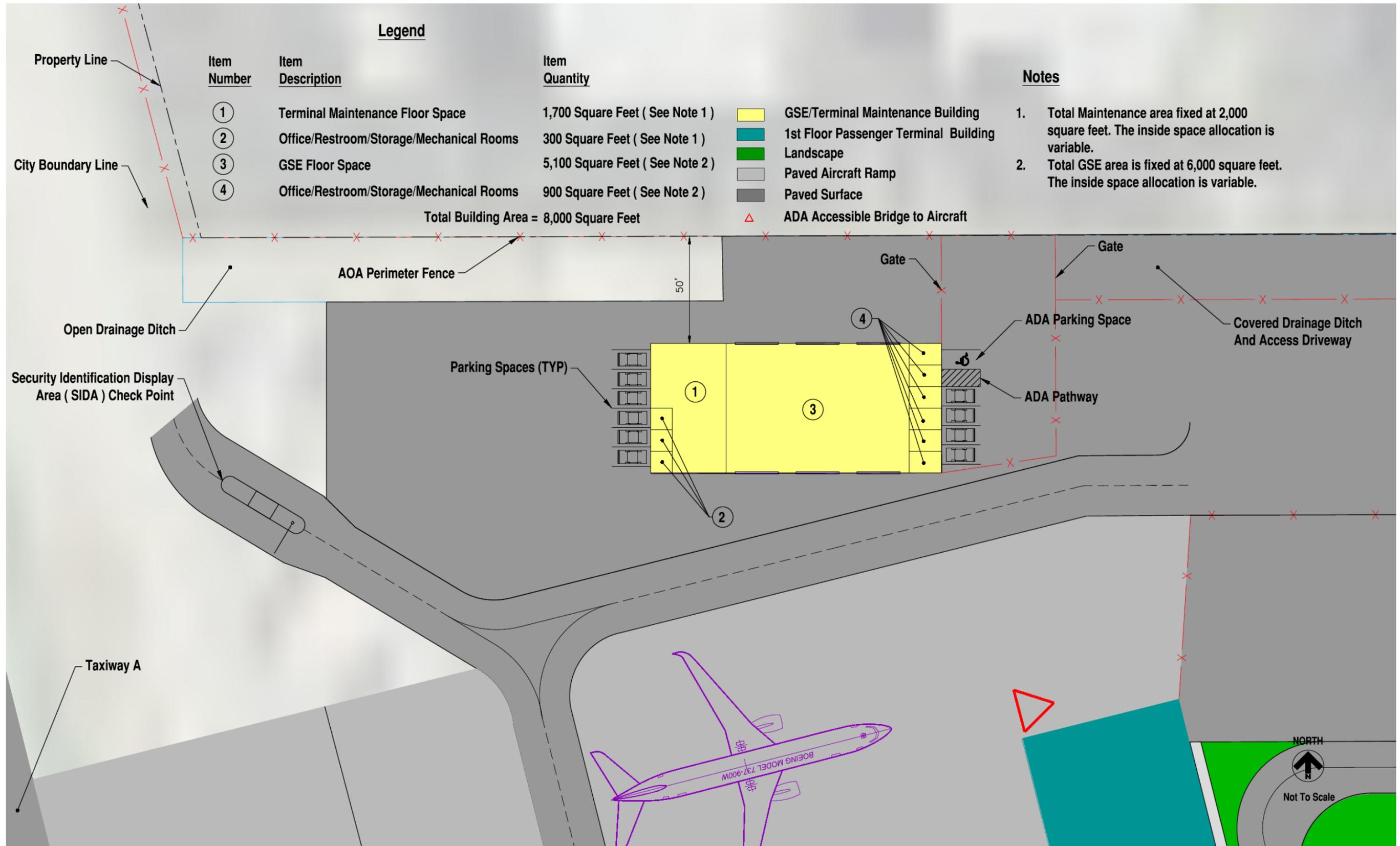
# ADJACENT PROPERTY, FULL SIZE TERMINAL ALTERNATIVE



# ADJACENT PROPERTY, FULL SIZE TERMINAL ALTERNATIVE



# ADJACENT PROPERTY, FULL SIZE TERMINAL ALTERNATIVE



# ADJACENT PROPERTY, FULL SIZE TERMINAL ALTERNATIVE



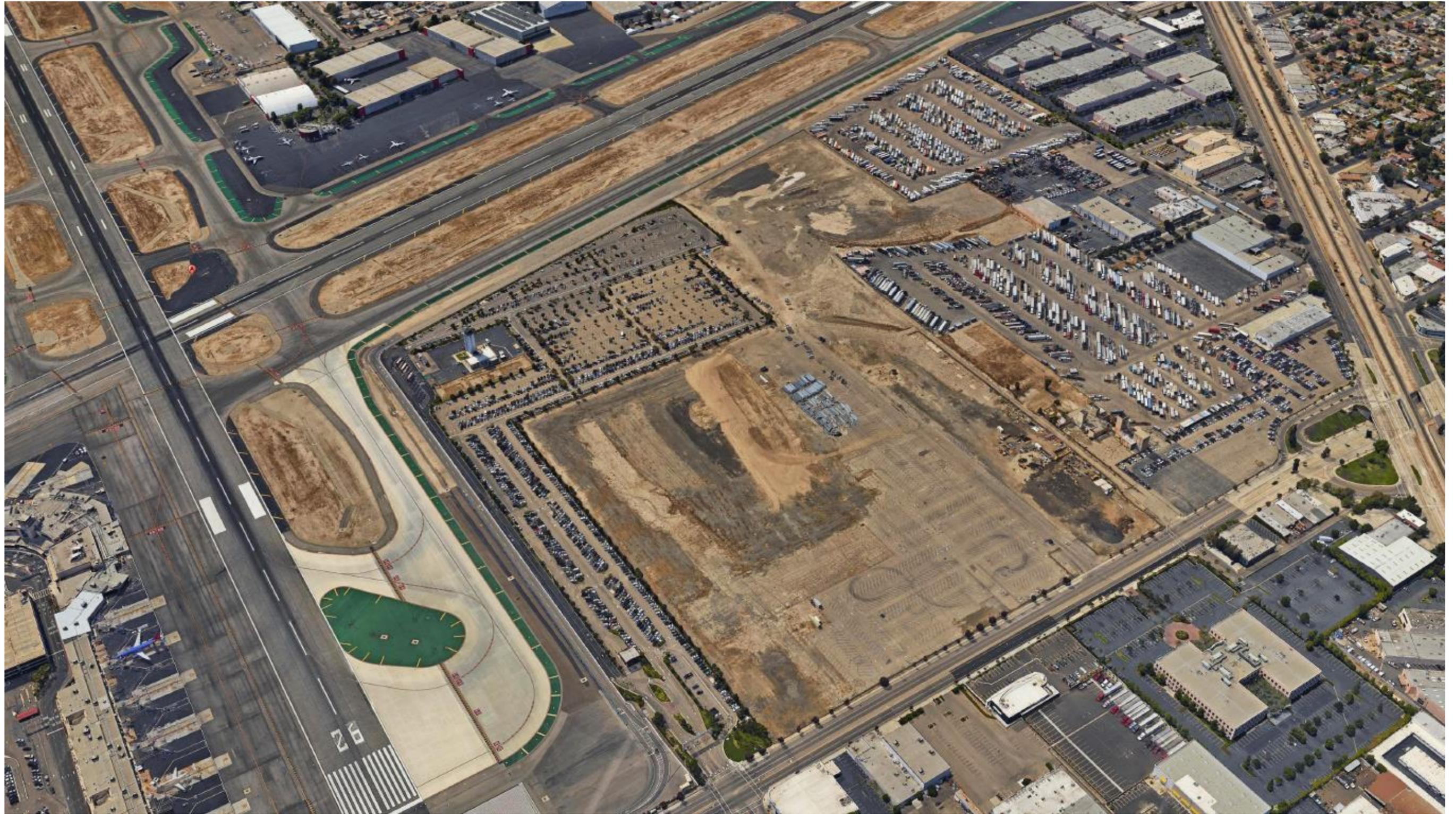
**ADJACENT PROPERTY, FULL SIZE TERMINAL ALTERNATIVE**



# ADJACENT PROPERTY, FULL SIZE TERMINAL ALTERNATIVE

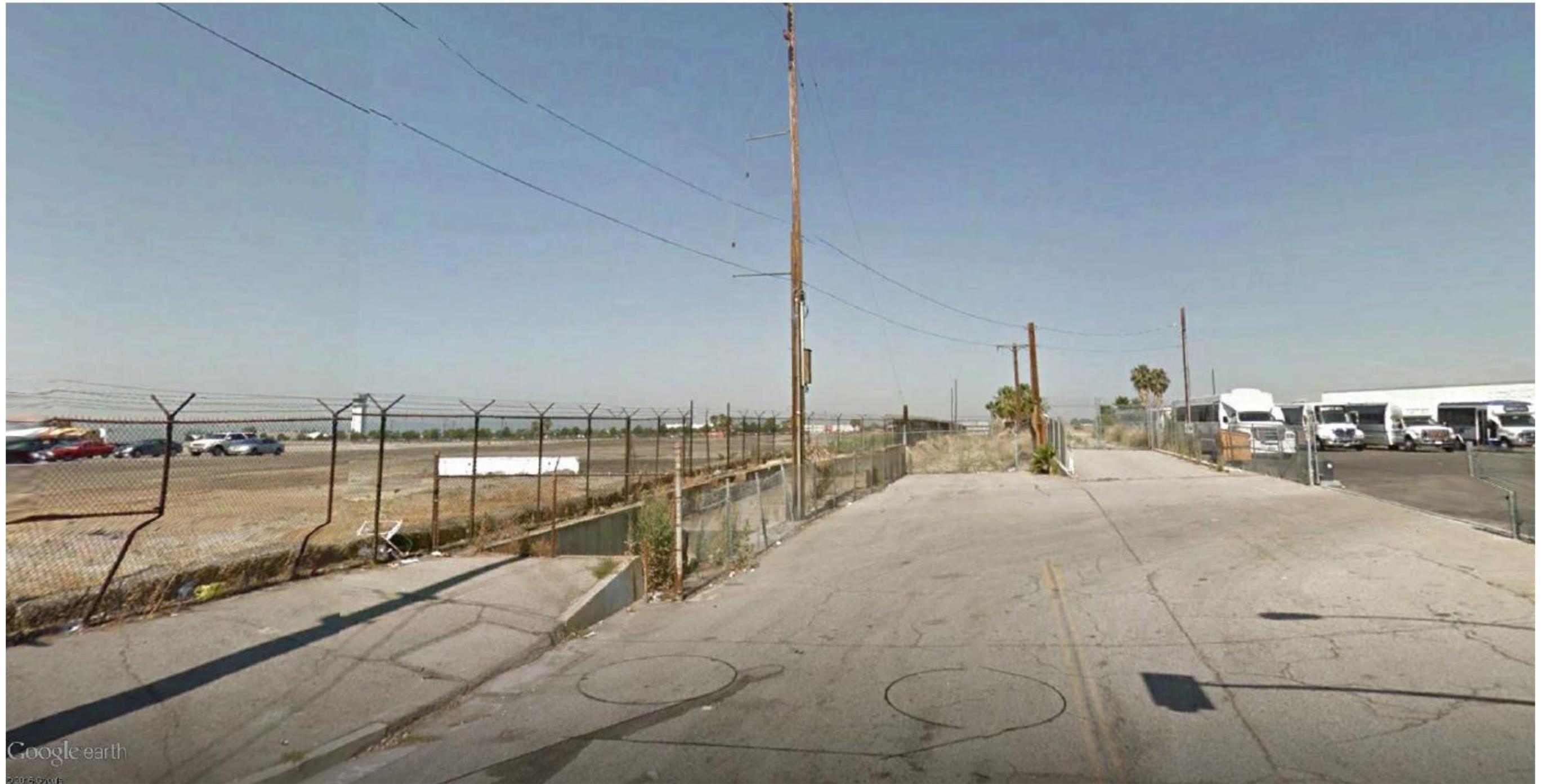


**ADJACENT PROPERTY, FULL SIZE TERMINAL ALTERNATIVE**



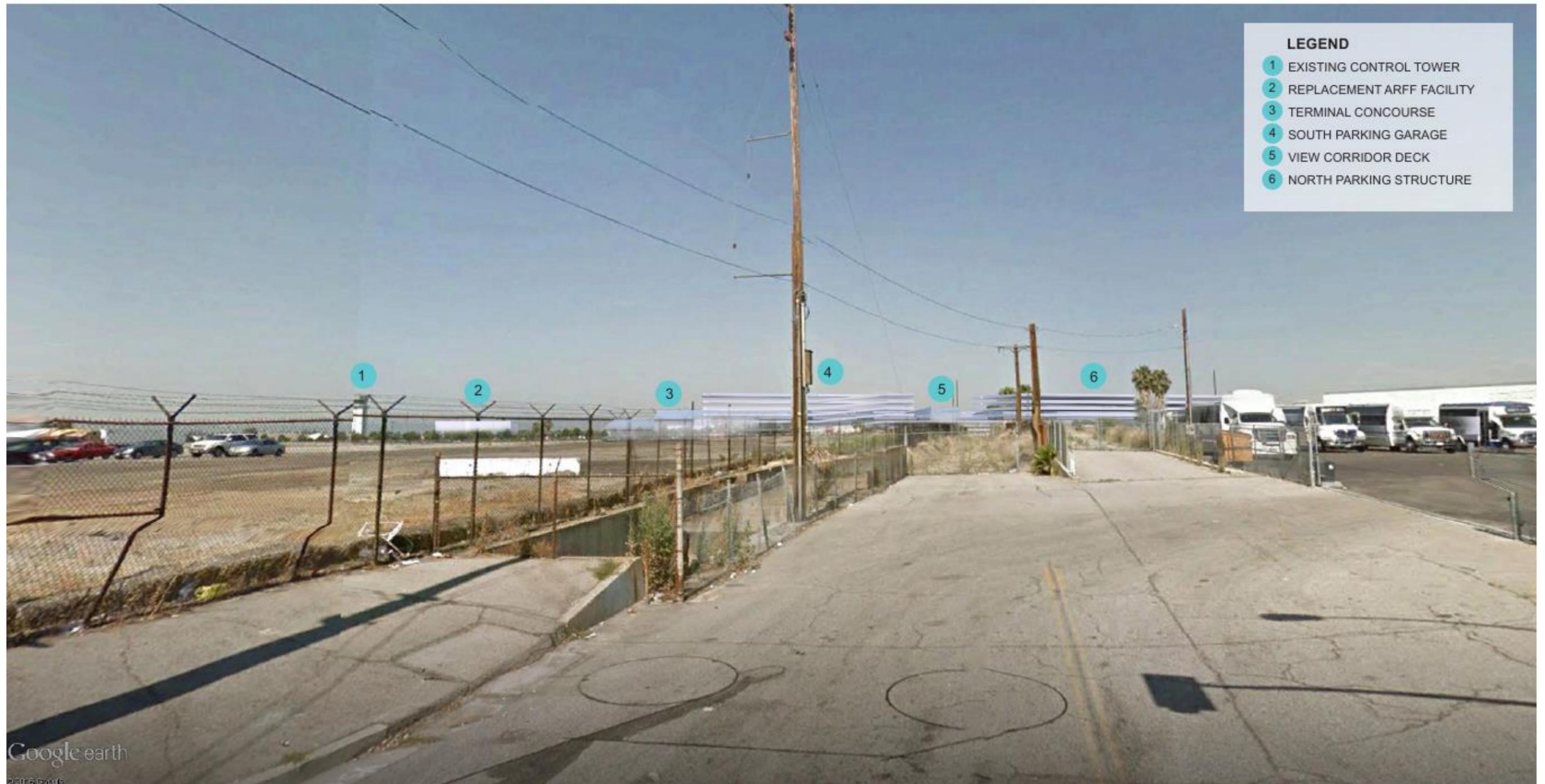
# ADJACENT PROPERTY, FULL SIZE TERMINAL ALTERNATIVE





Google earth  
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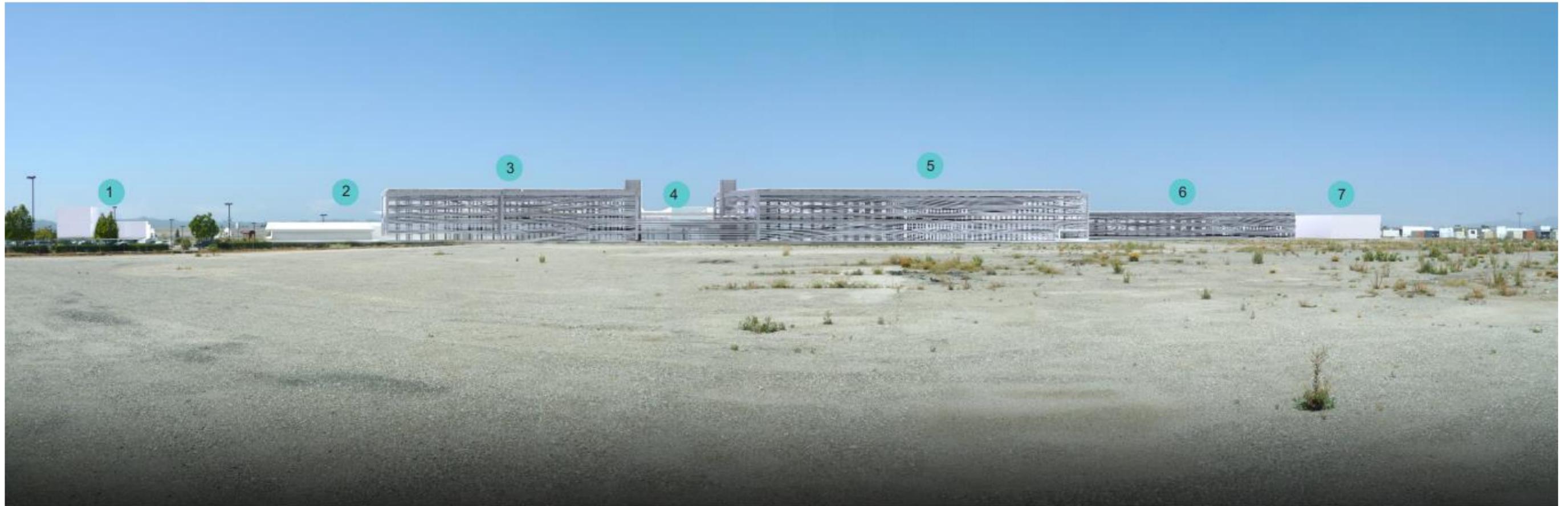
## ADJACENT PROPERTY, FULL SIZE TERMINAL ALTERNATIVE



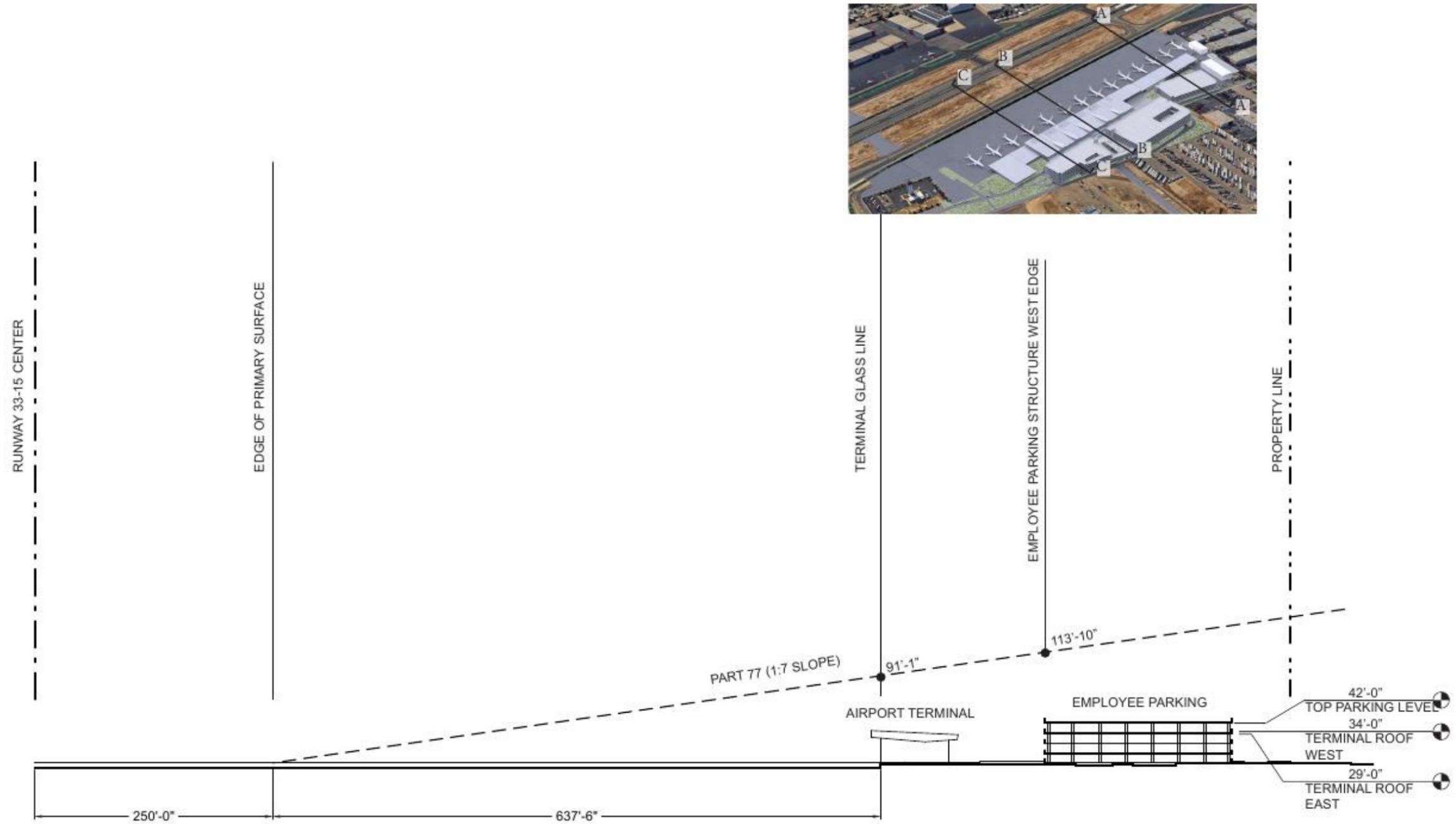


# ADJACENT PROPERTY, FULL SIZE TERMINAL ALTERNATIVE

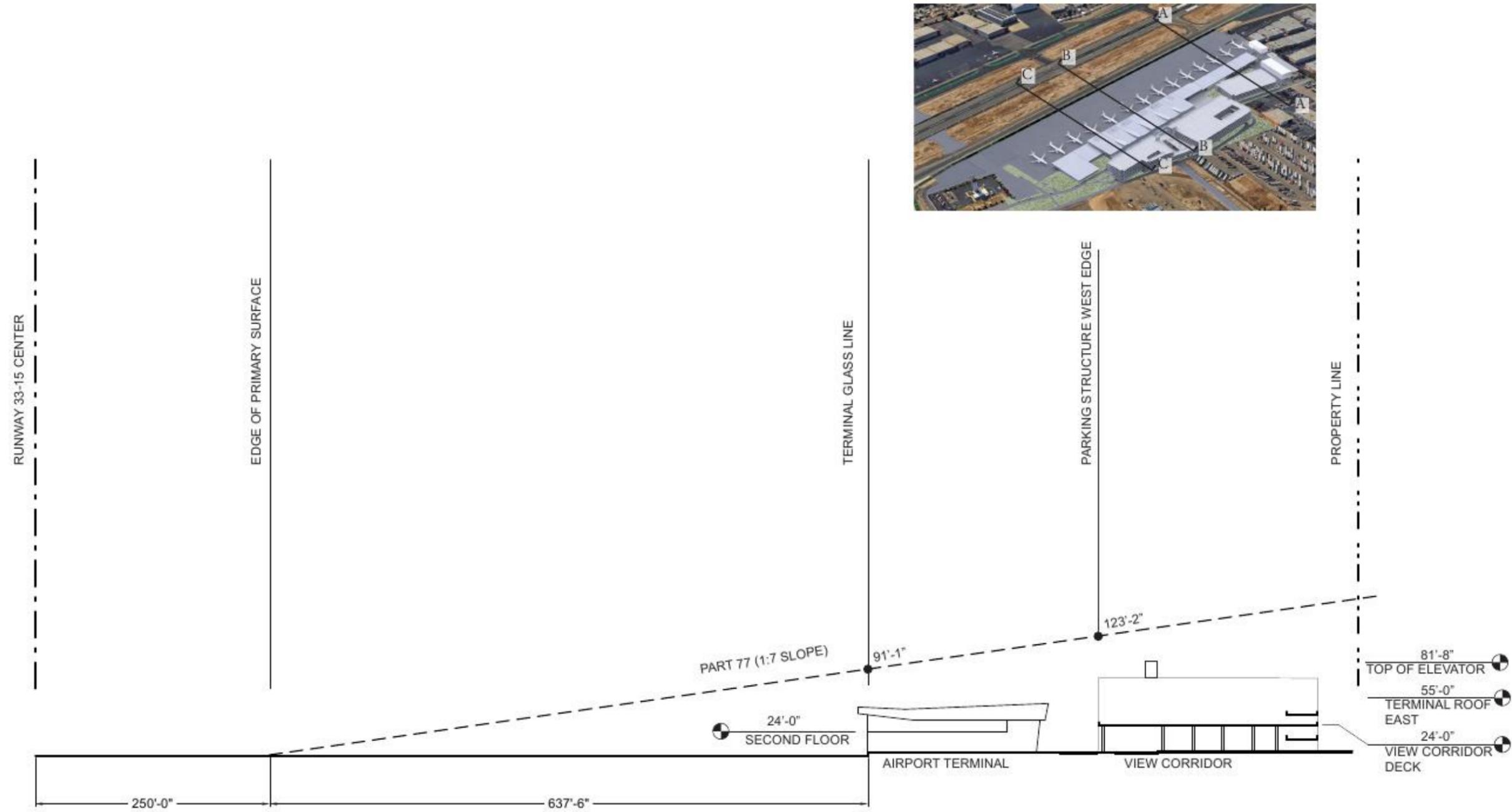
- LEGEND**
- 1 REPLACEMENT ARFF FACILITY
  - 2 TERMINAL CONCOURSE
  - 3 SOUTH PARKING GARAGE
  - 4 VIEW CORRIDOR DECK
  - 5 NORTH PARKING STRUCTURE
  - 6 EMPLOYEE PARKING STRUCTURE
  - 7 REPLACEMENT CARGO BUILDING



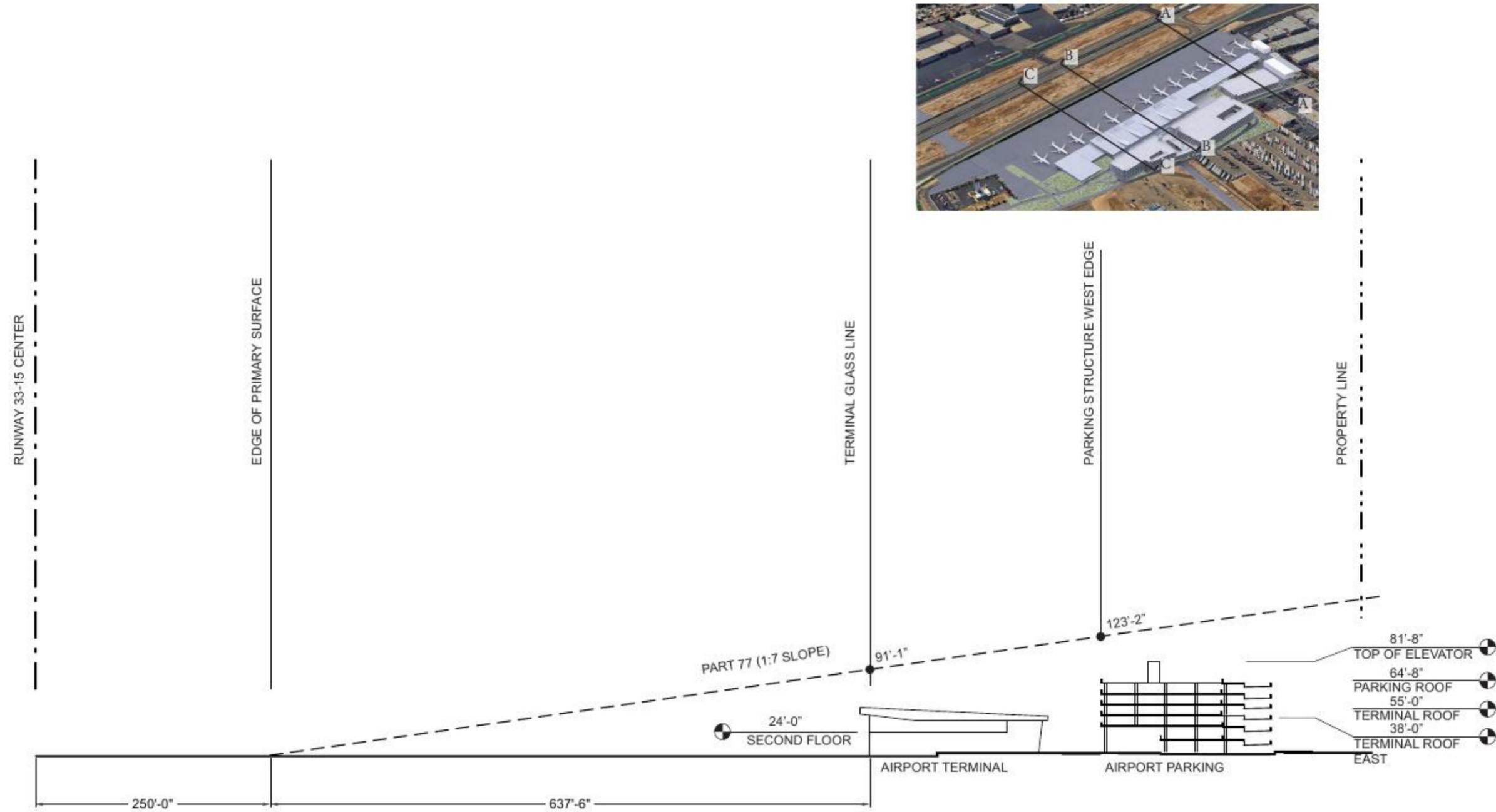
# ADJACENT PROPERTY, FULL SIZE TERMINAL ALTERNATIVE



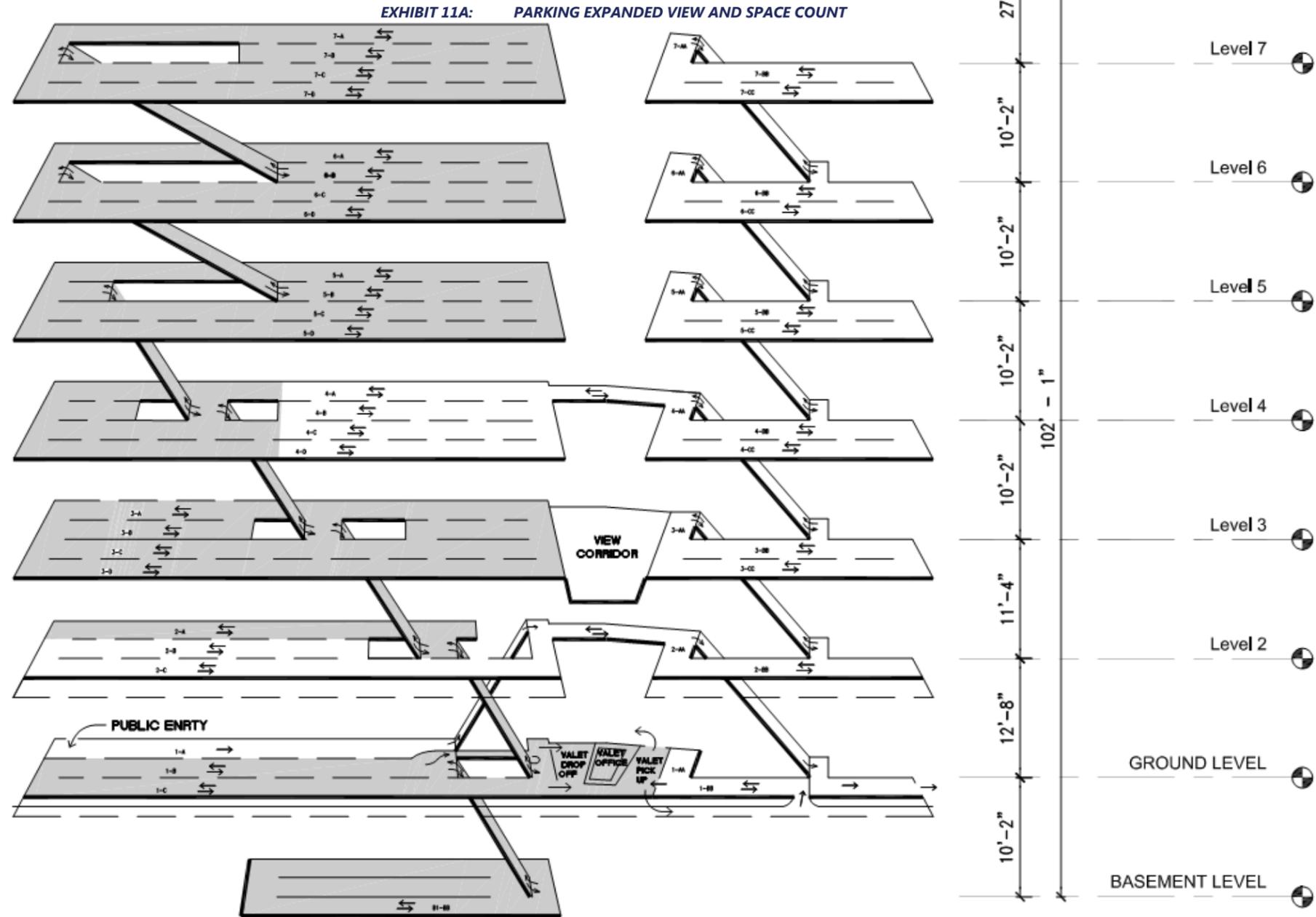
# ADJACENT PROPERTY, FULL SIZE TERMINAL ALTERNATIVE



# ADJACENT PROPERTY, FULL SIZE TERMINAL ALTERNATIVE



# ADJACENT PROPERTY, FULL SIZE TERMINAL ALTERNATIVE

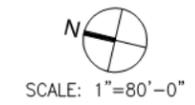
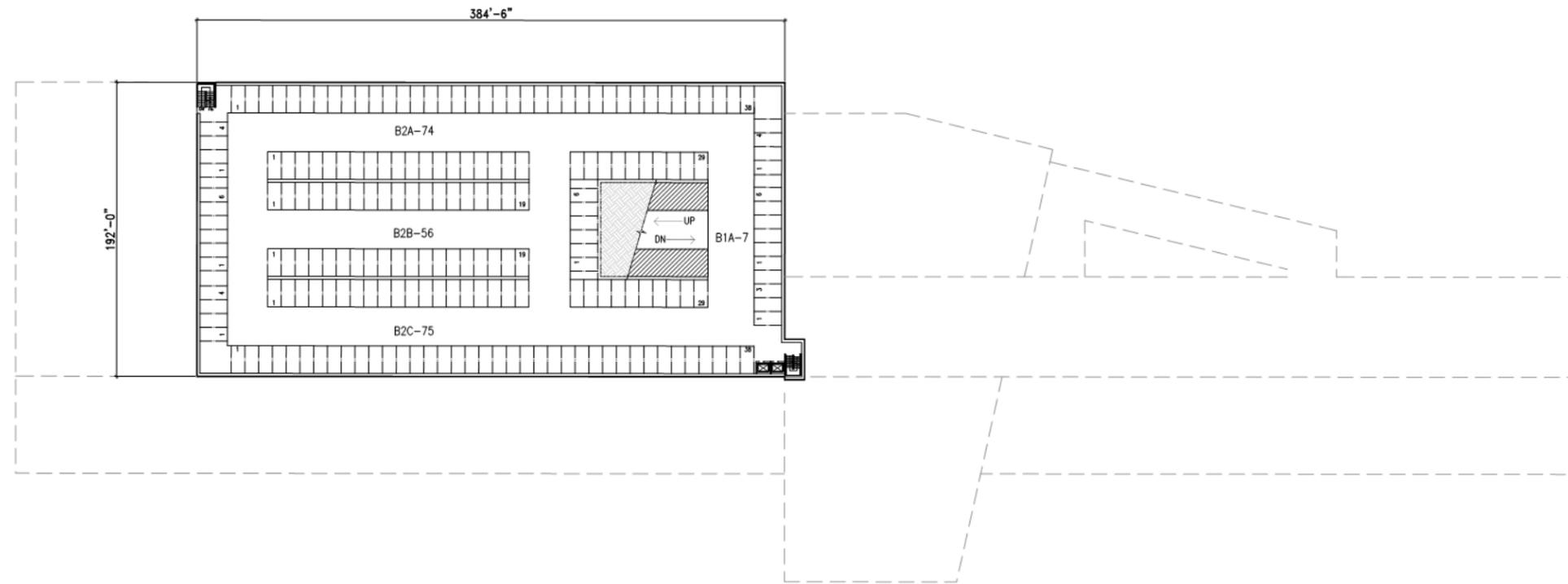


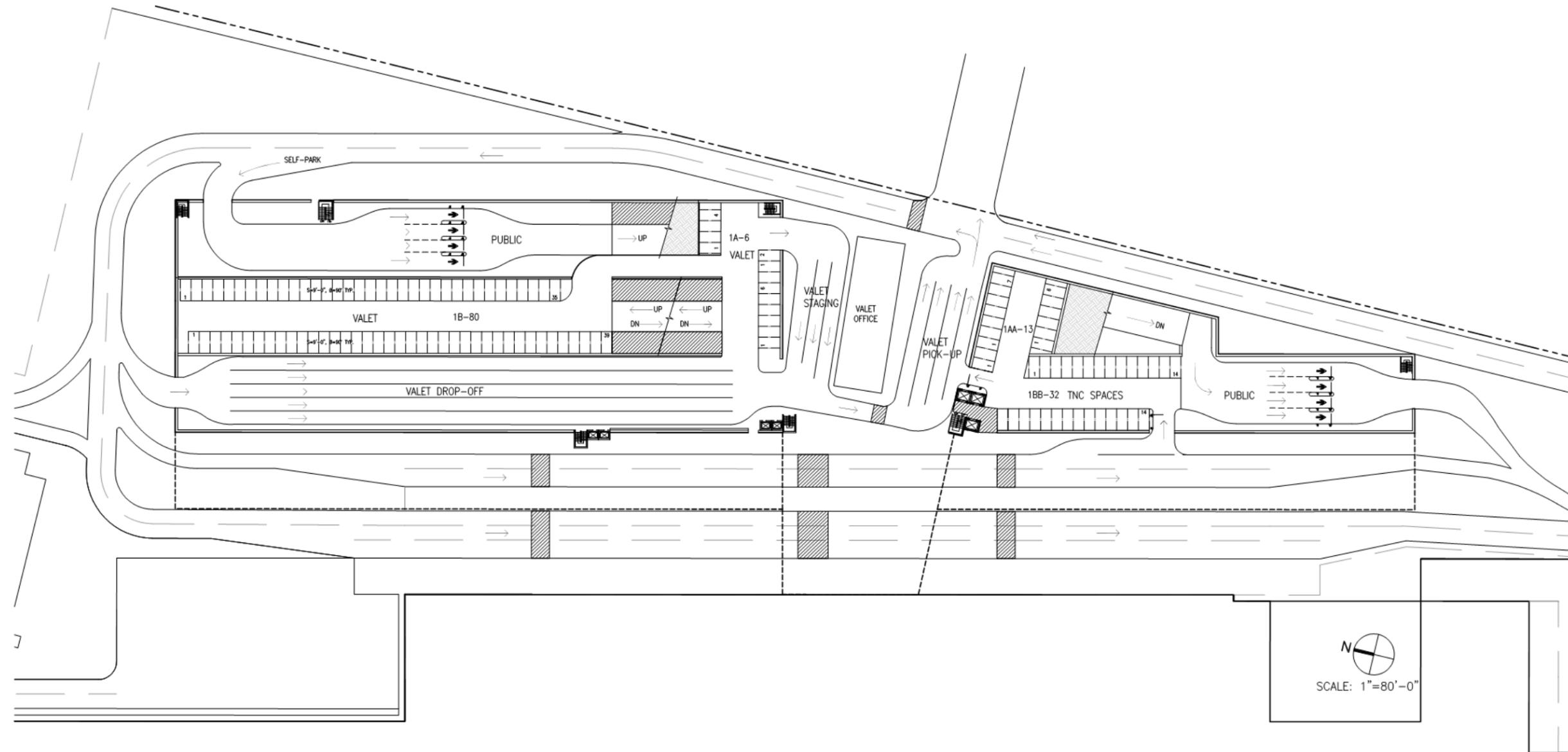
3,180 TOTAL  
INCLUDING 42 ADA SPACES

KEY  
 VALET   
  PUBLIC

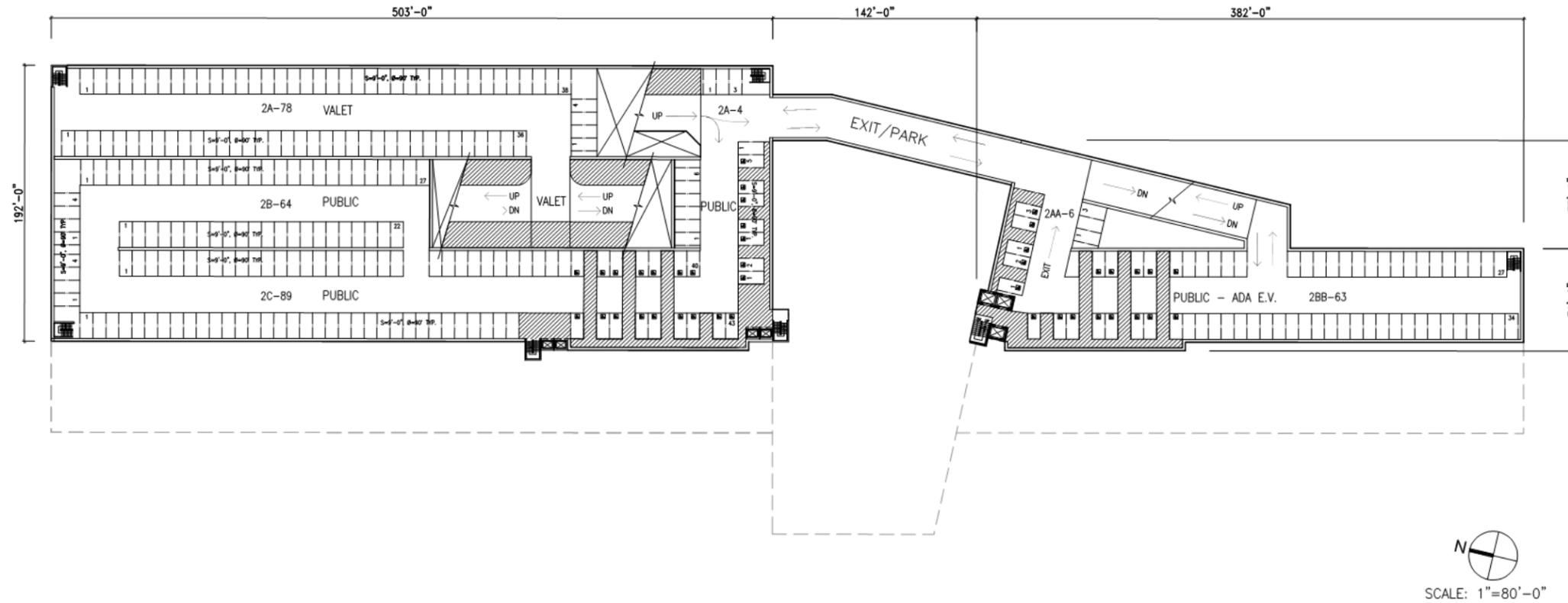
## EXHIBIT 11A PARKING EXPANDED VIEW AND SPACE COUNT

**ADJACENT PROPERTY, FULL SIZE TERMINAL ALTERNATIVE**

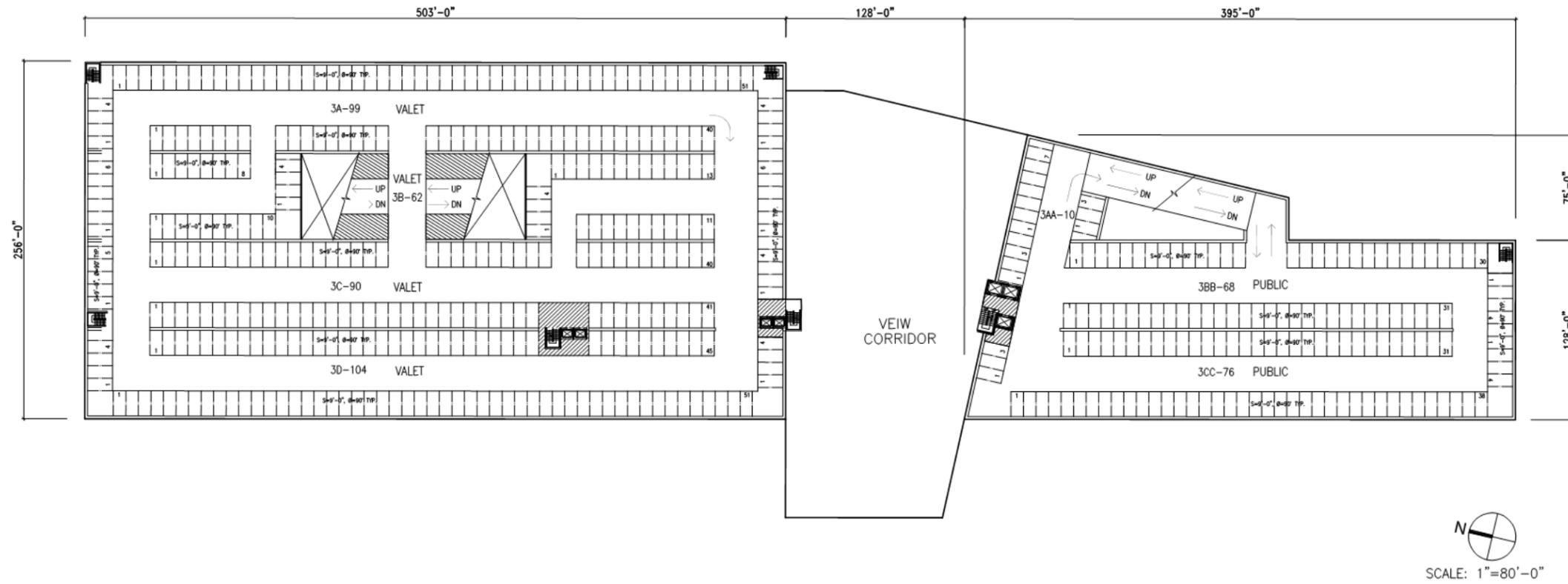




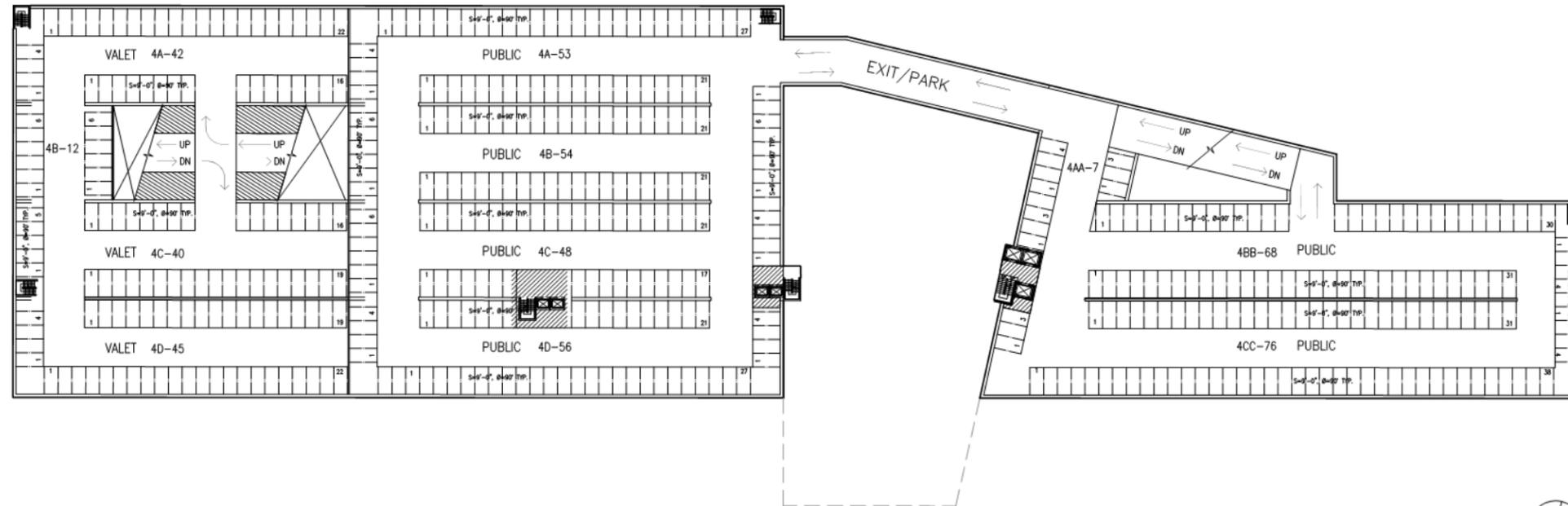
# ADJACENT PROPERTY, FULL SIZE TERMINAL ALTERNATIVE



# ADJACENT PROPERTY, FULL SIZE TERMINAL ALTERNATIVE

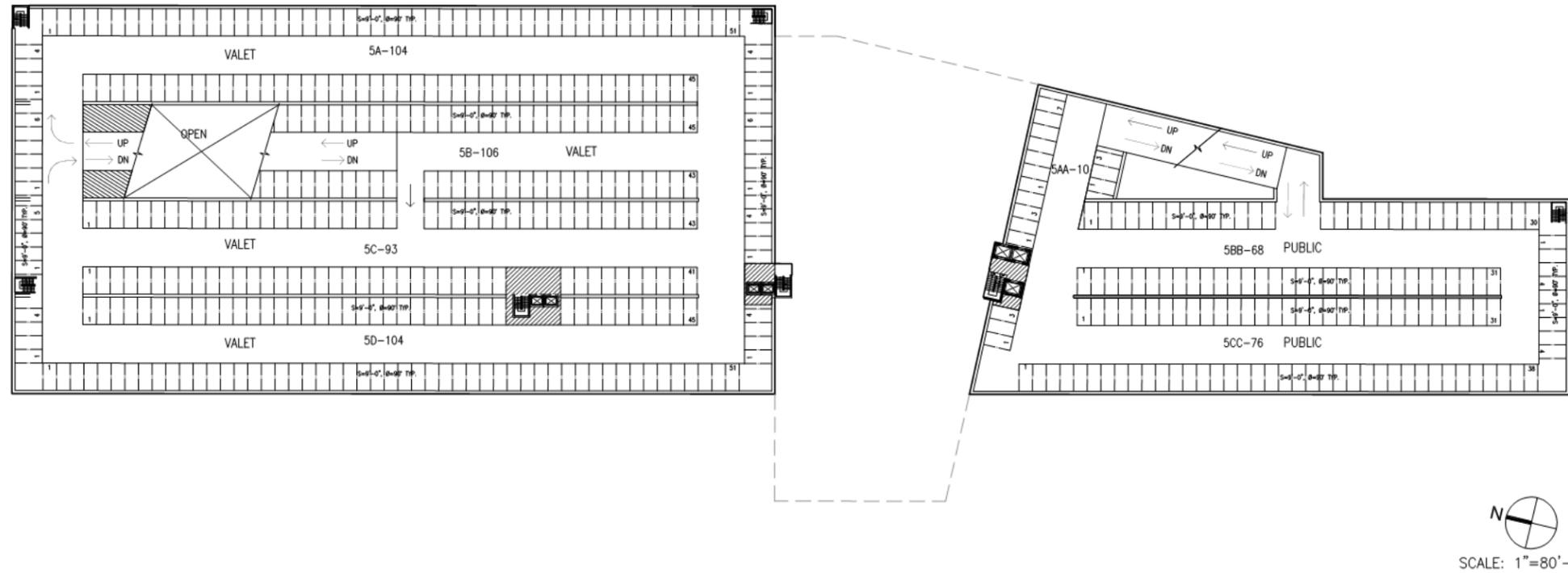


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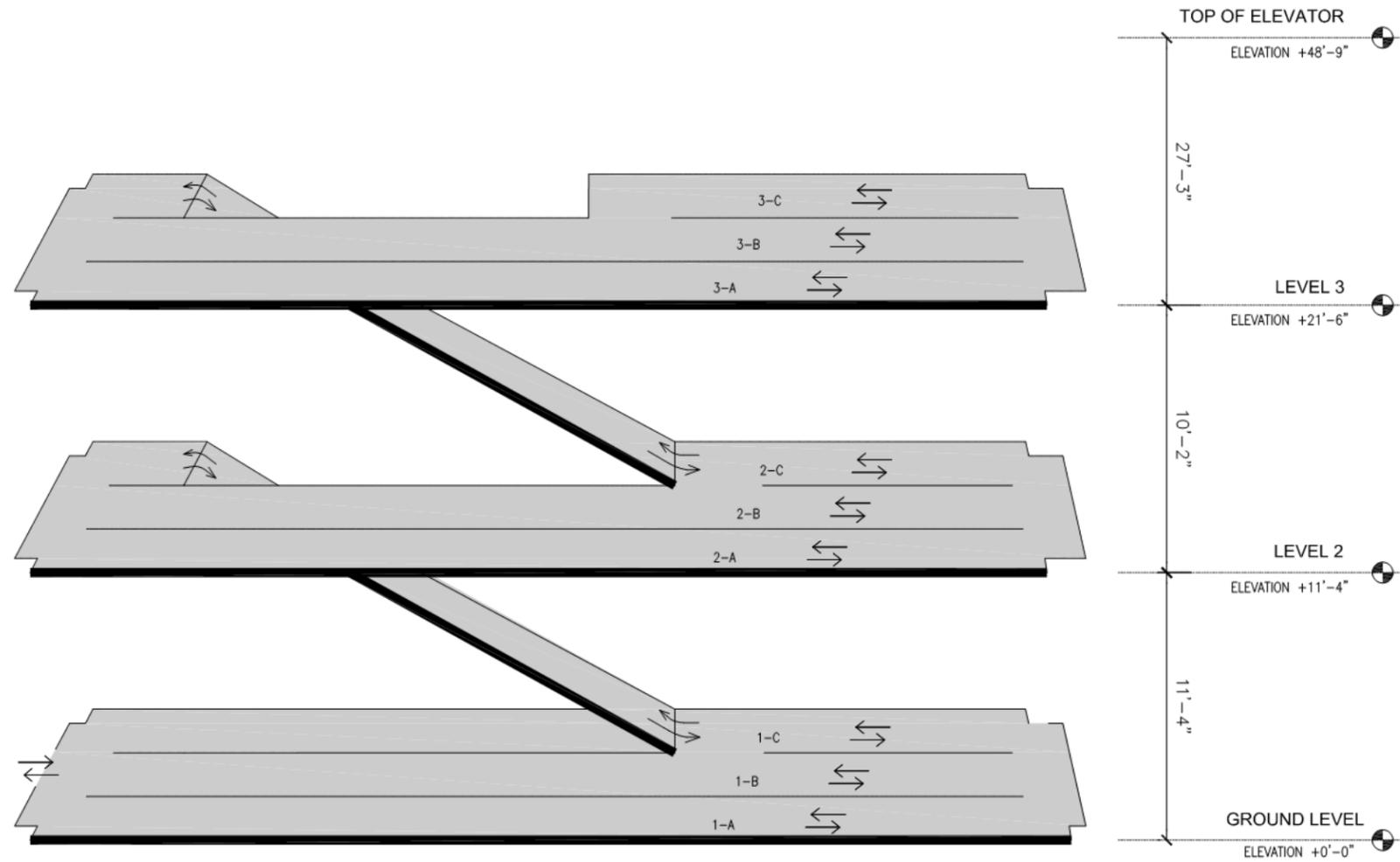


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# ADJACENT PROPERTY, FULL SIZE TERMINAL ALTERNATIVE



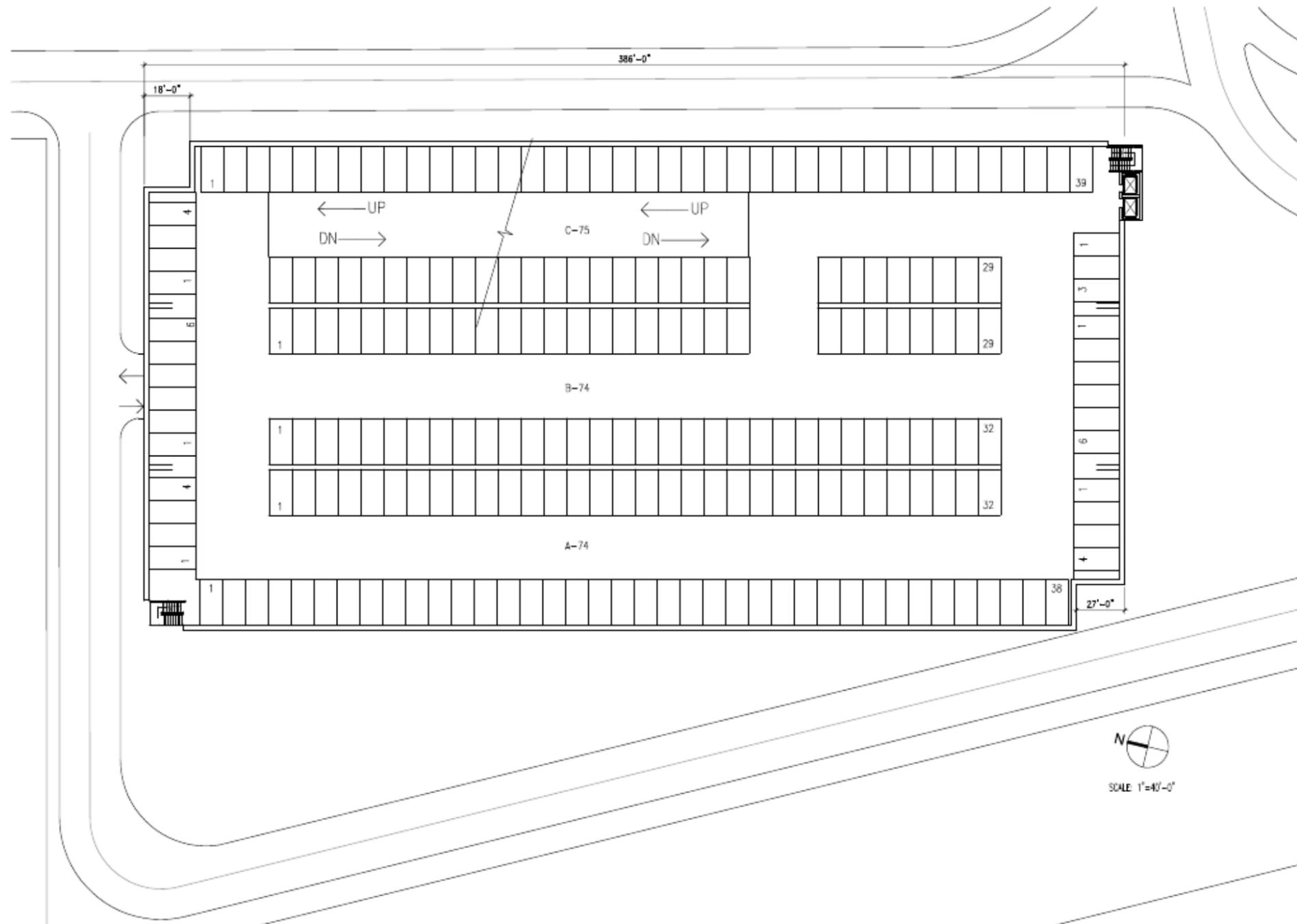
# ADJACENT PROPERTY, FULL SIZE TERMINAL ALTERNATIVE



600 EMPLOYEE SPACES | INCLUDING 12 ADA SPACES

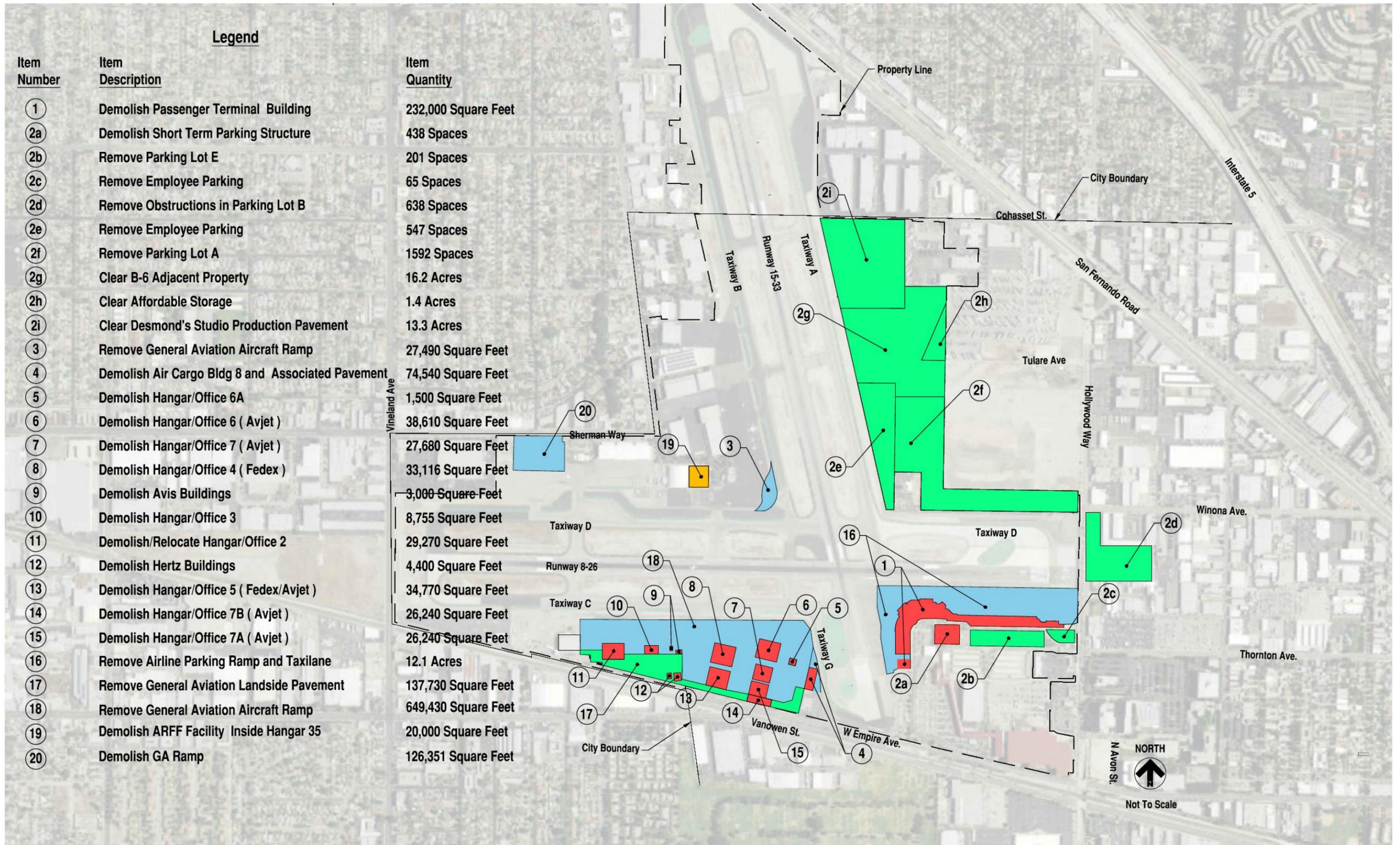
KEY  
 EMPLOYEE

**ADJACENT PROPERTY, FULL SIZE TERMINAL ALTERNATIVE**

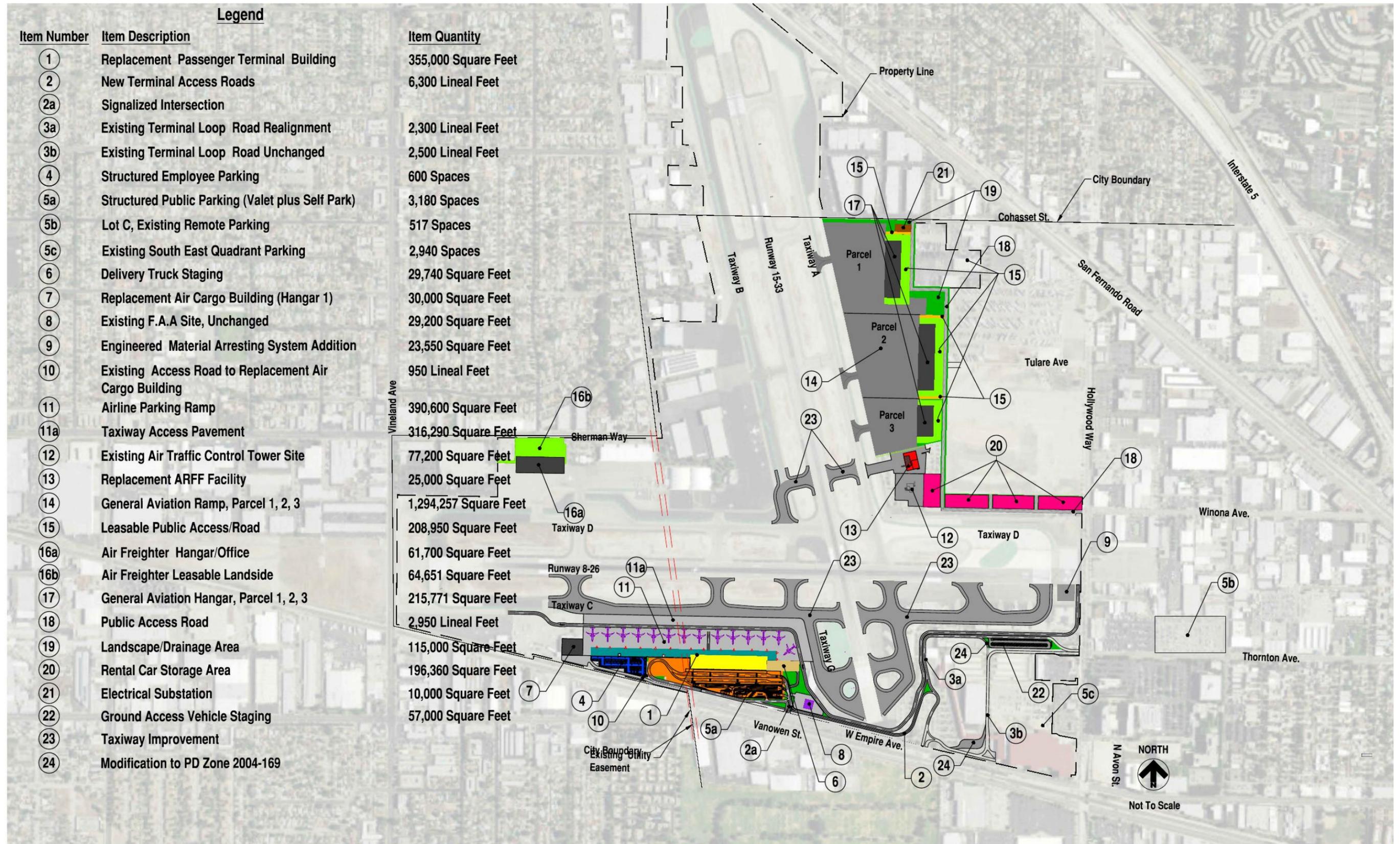


# ***SOUTHWEST QUADRANT, FULL SIZE TERMINAL ALTERNATIVE***

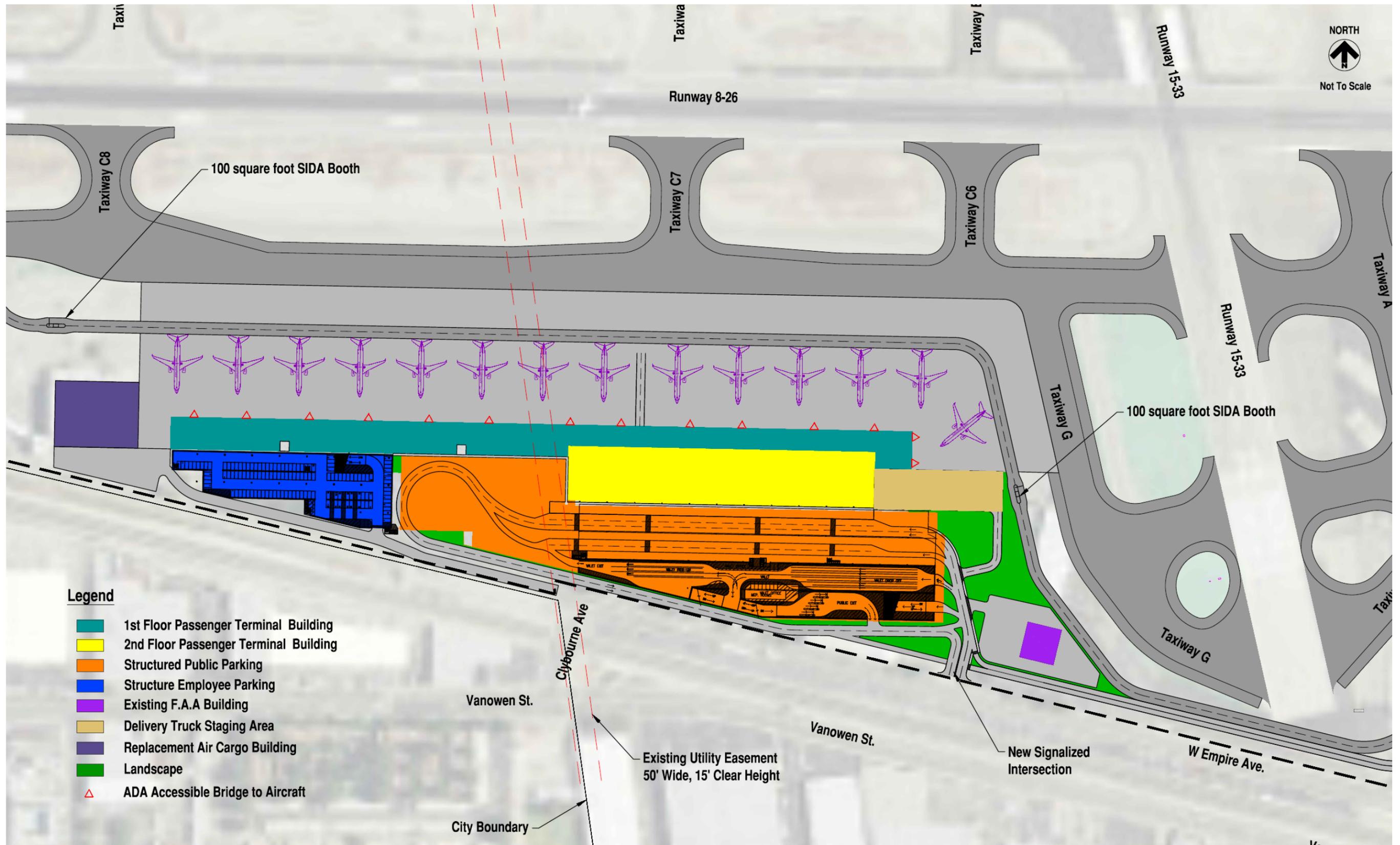
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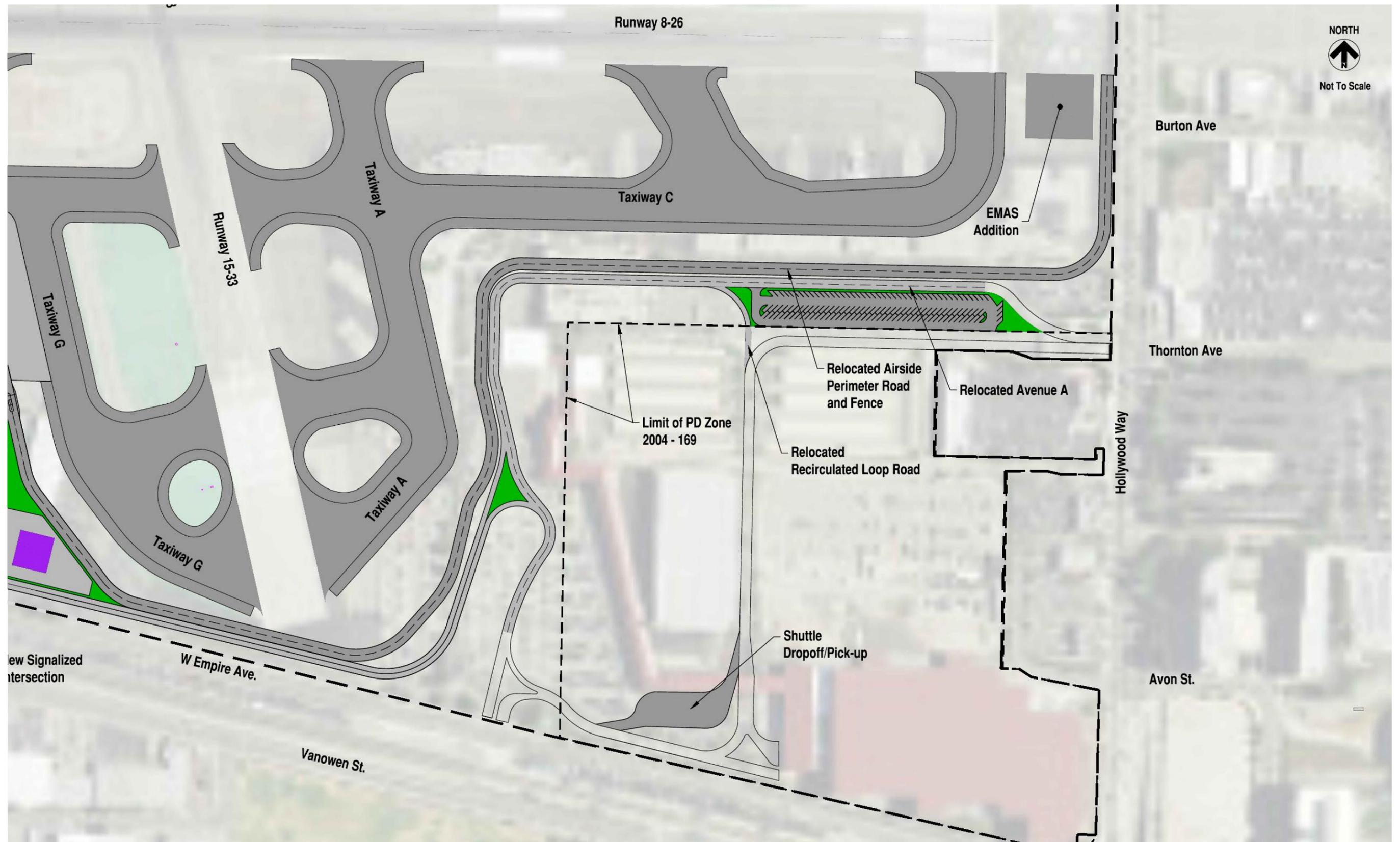
# SOUTHWEST QUADRANT, FULL SIZE TERMINAL ALTERNATIVE



# SOUTHWEST QUADRANT, FULL SIZE TERMINAL ALTERNATIVE

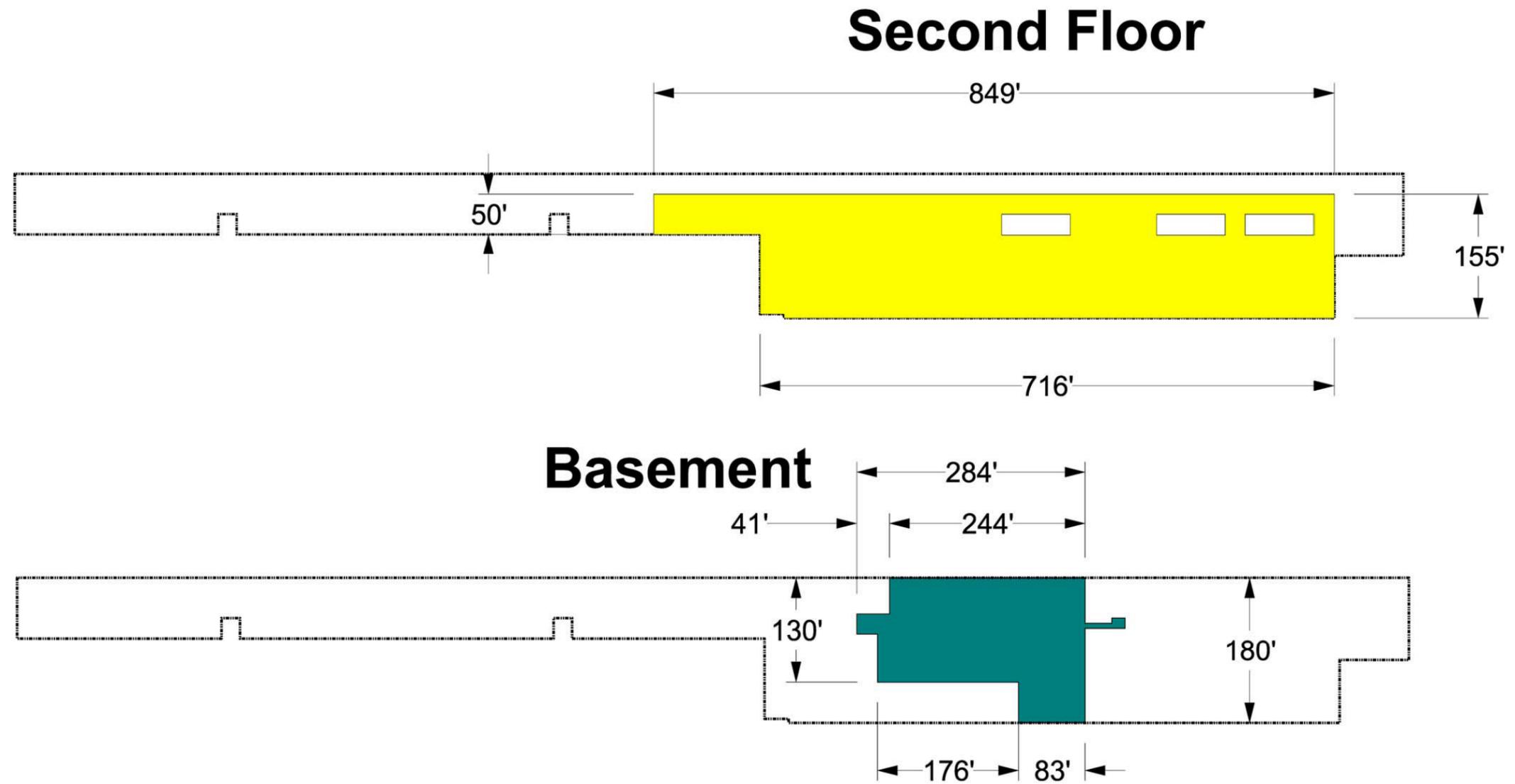


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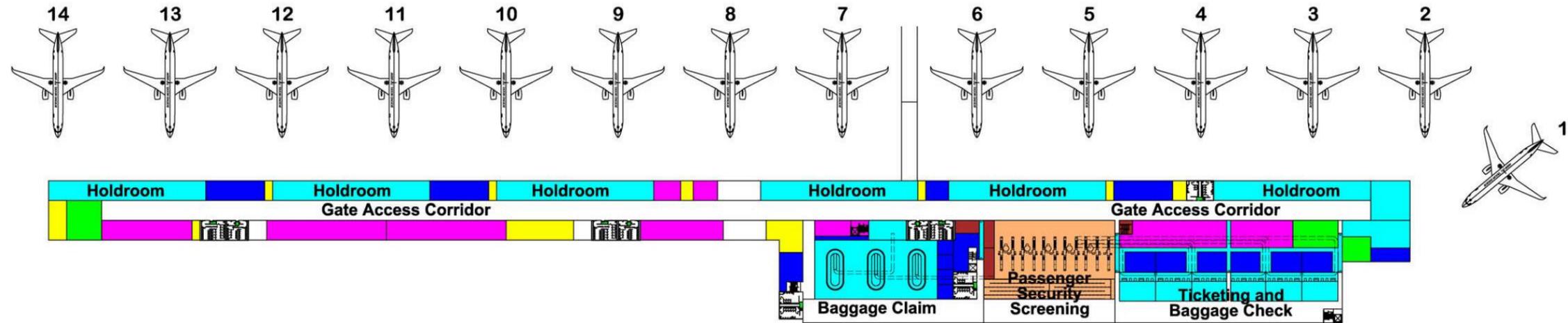


**First Floor**



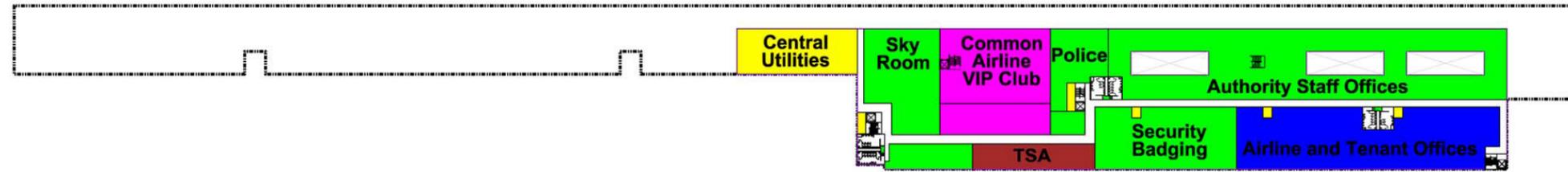


# SOUTHWEST QUADRANT, FULL SIZE TERMINAL ALTERNATIVE

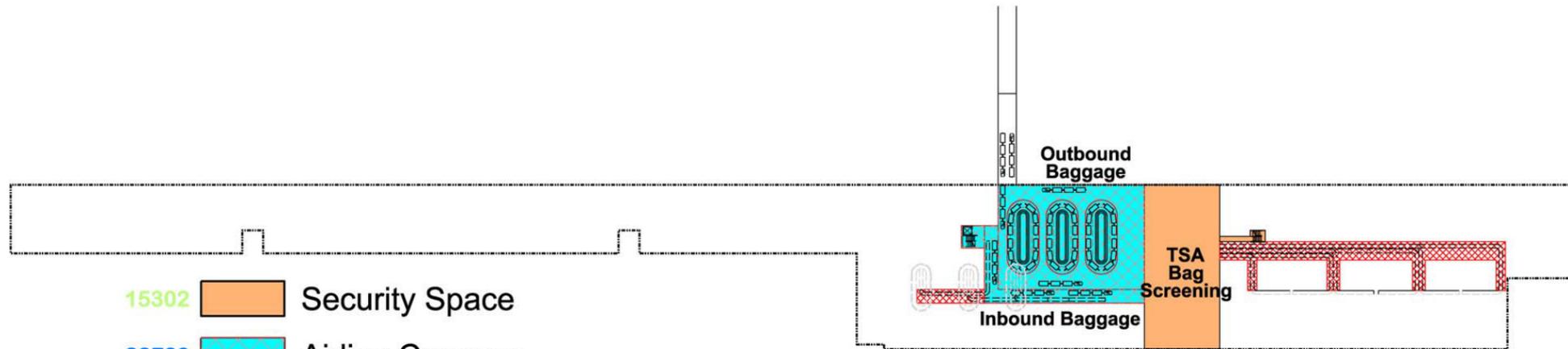


<p>17563 <span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span> Airline and Tenant Dedicated</p> <p>61481 <span style="display: inline-block; width: 15px; height: 15px; background-color: cyan; border: 1px solid black;"></span> Airline Common</p> <p>1817 <span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black;"></span> TSA</p> <p>7034 <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> Mechanical</p>	<p>5664 <span style="display: inline-block; width: 15px; height: 15px; background-color: green; border: 1px solid black;"></span> Airport Management</p> <p>23380 <span style="display: inline-block; width: 15px; height: 15px; background-color: magenta; border: 1px solid black;"></span> Concessions</p> <p>15701 <span style="display: inline-block; width: 15px; height: 15px; background-color: grey; border: 1px solid black;"></span> Security Space</p> <p>73563 <span style="display: inline-block; width: 15px; height: 15px; background-color: white; border: 1px solid black;"></span> Public</p>	<p><b>206203 TOTAL SF First Level</b></p>
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# SOUTHWEST QUADRANT, FULL SIZE TERMINAL ALTERNATIVE



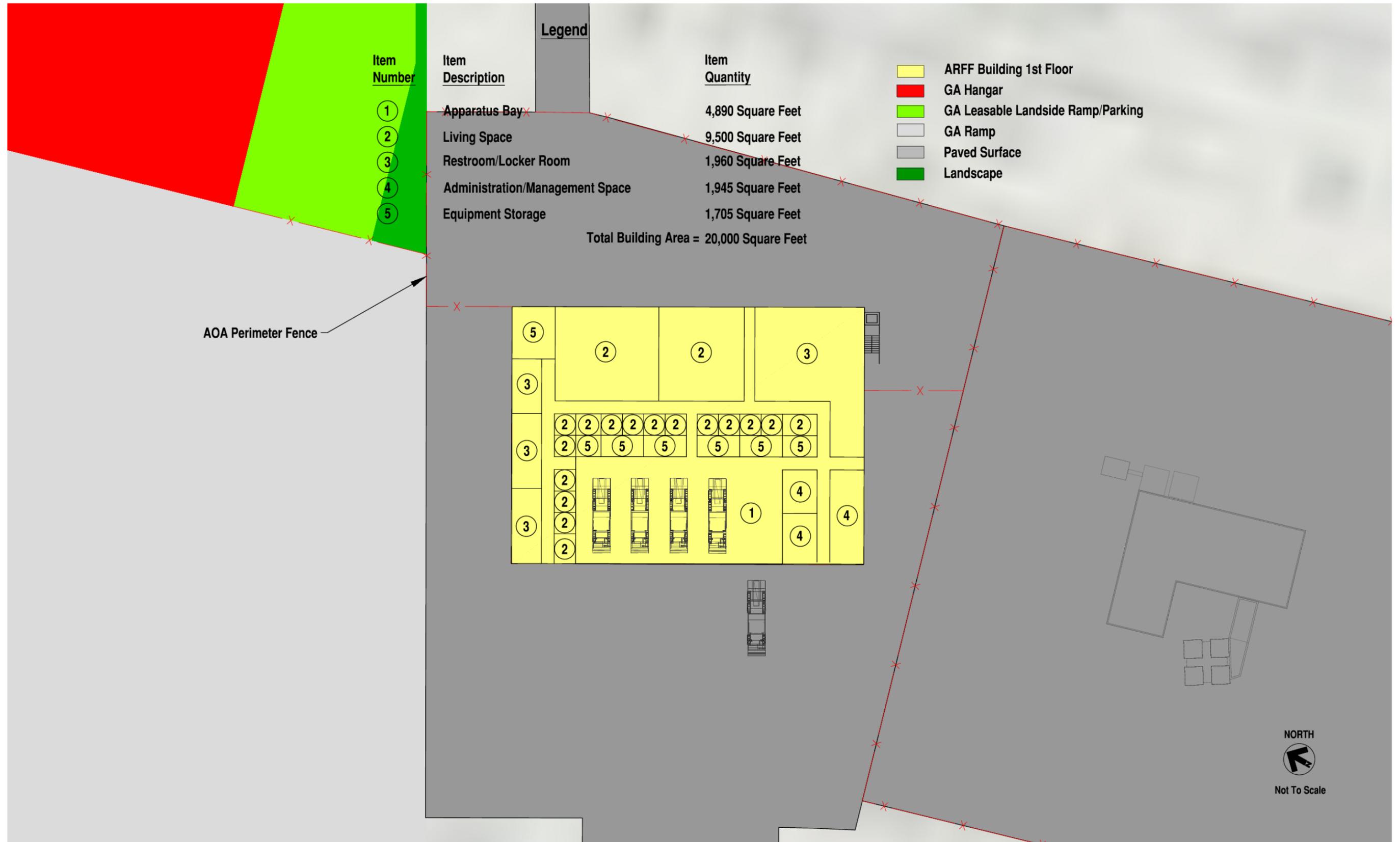
<p>18576 <span style="color: blue;">■</span> Airline and Tenant Dedicated</p> <p>3850 <span style="color: brown;">■</span> TSA</p> <p>7495 <span style="color: yellow;">■</span> Mechanical</p>	<p>54589 <span style="color: green;">■</span> Airport Management</p> <p>14181 <span style="color: magenta;">■</span> Concessions</p> <p>12081 <span style="border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span> Public</p>	<p><b>110772 TOTAL SF 2nd Floor</b></p>
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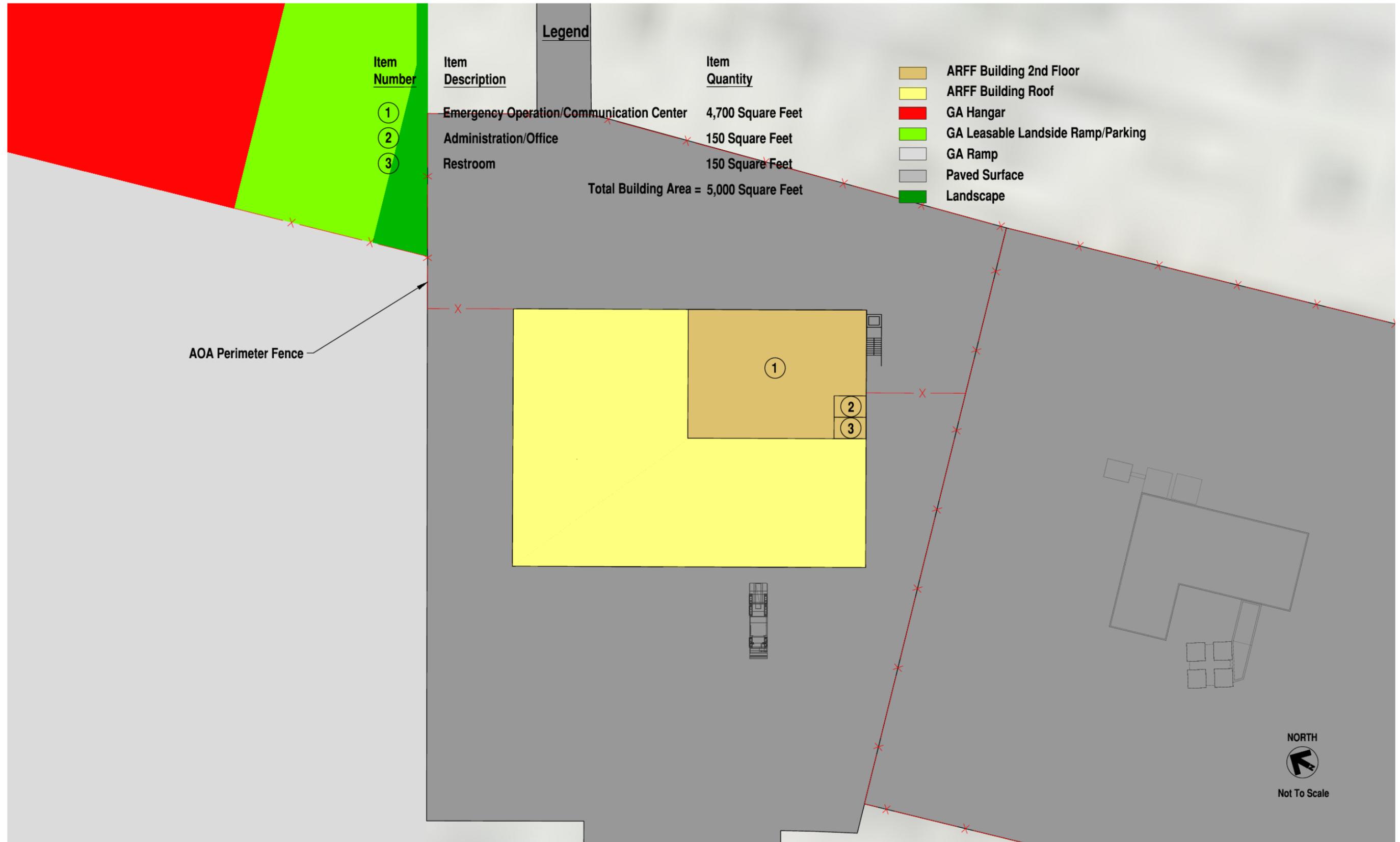
<p>15302 <span style="color: orange;">■</span> Security Space</p> <p>22723 <span style="color: cyan;">■</span> Airline Common</p> <p>9022 <span style="color: red;">■</span> Conveyor Chase <small>Not Included in Space Totals</small></p>
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**38025 TOTAL SF Basement Level**

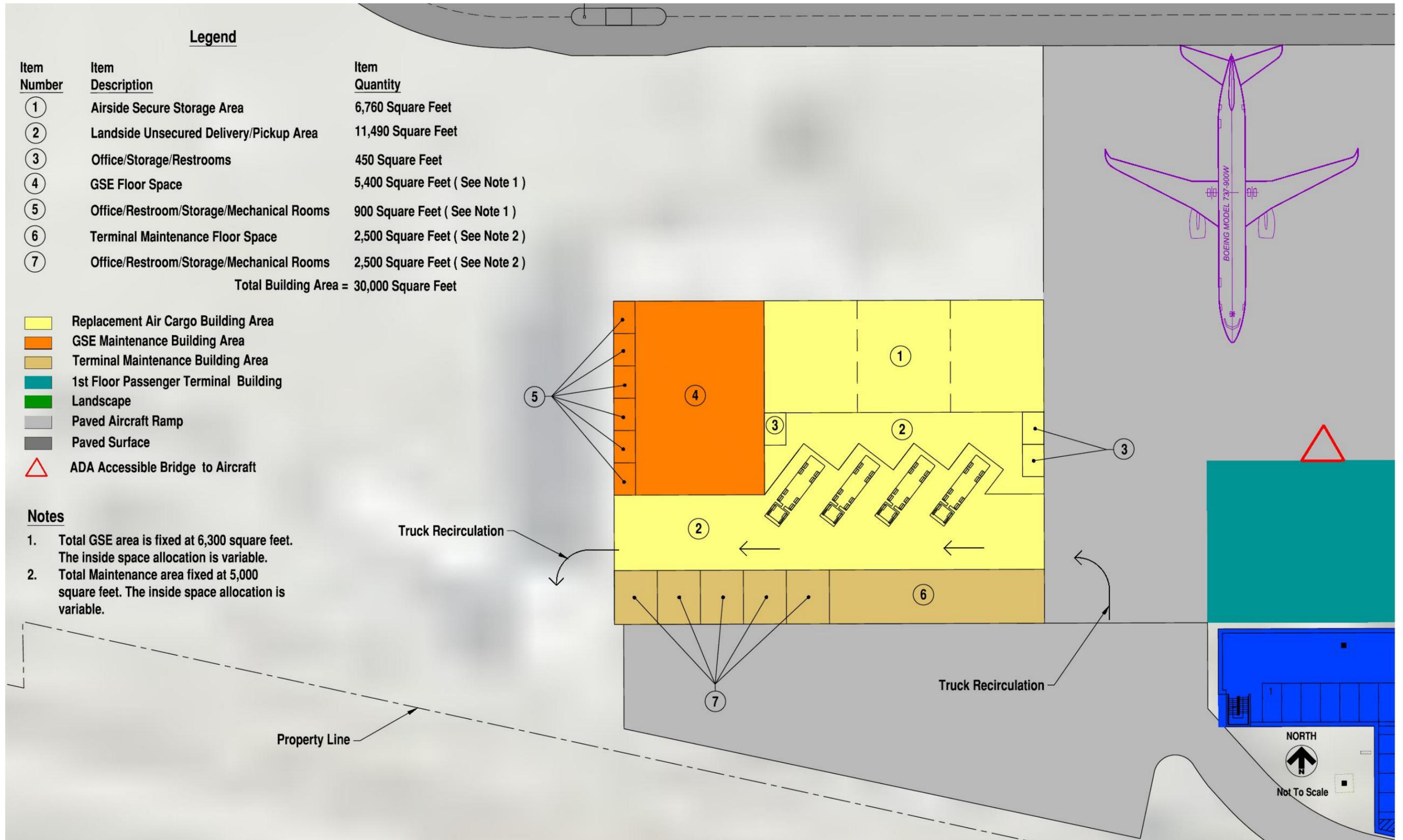
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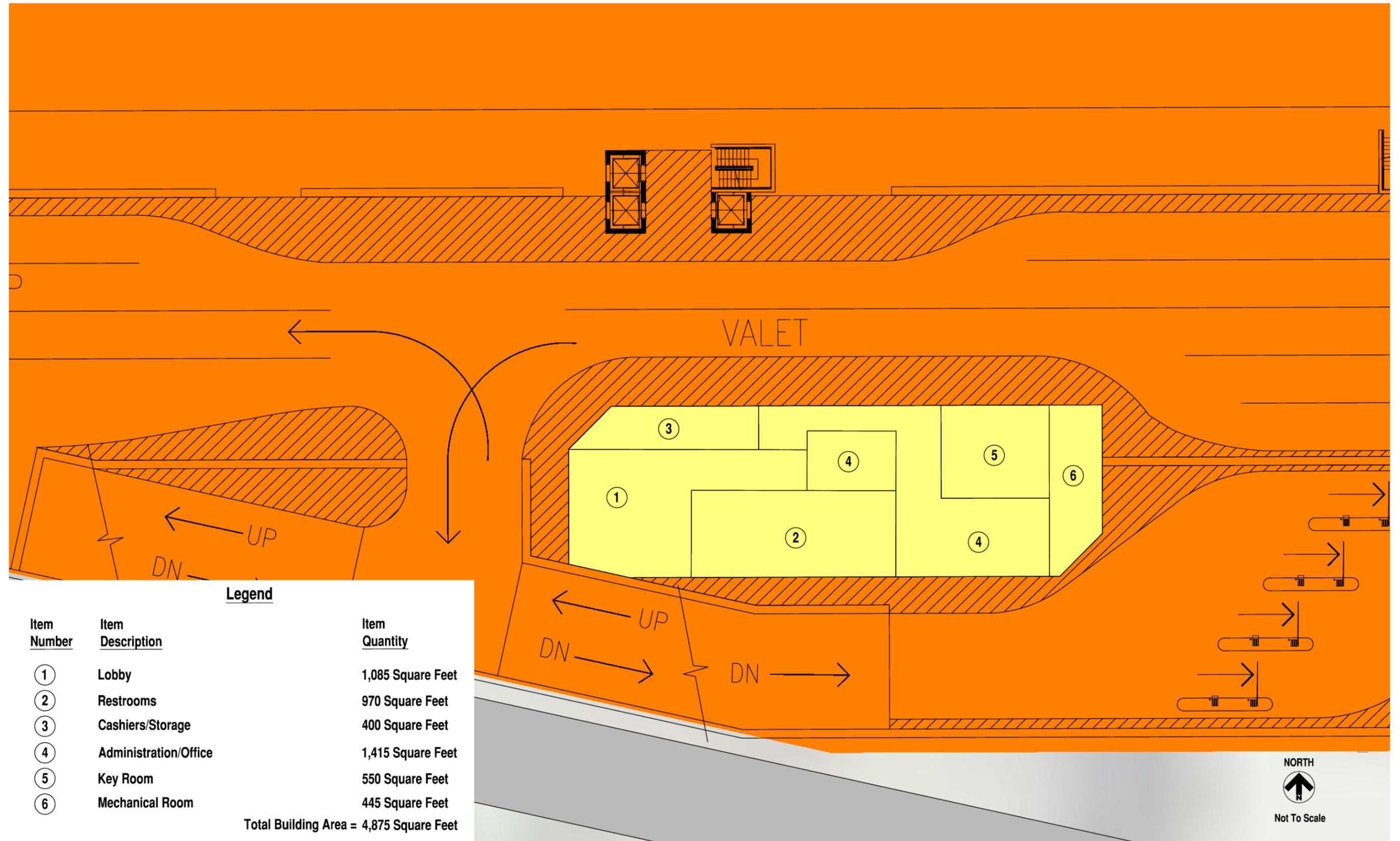
# SOUTHWEST QUADRANT, FULL SIZE TERMINAL ALTERNATIVE



# SOUTHWEST QUADRANT, FULL SIZE TERMINAL ALTERNATIVE



# SOUTHWEST QUADRANT, FULL SIZE TERMINAL ALTERNATIVE



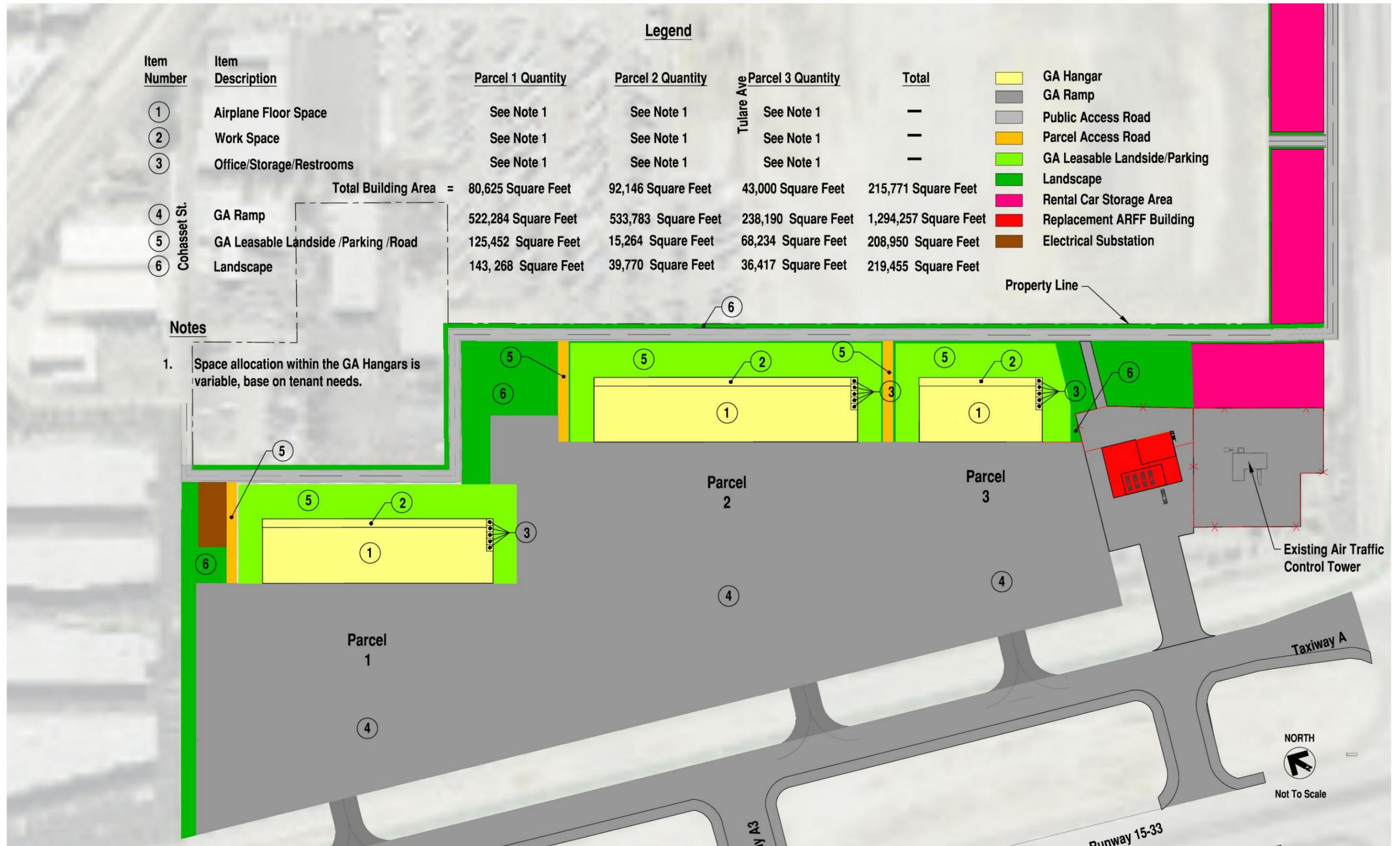
Item Number	Item Description	Item Quantity
①	Lobby	1,085 Square Feet
②	Restrooms	970 Square Feet
③	Cashiers/Storage	400 Square Feet
④	Administration/Office	1,415 Square Feet
⑤	Key Room	550 Square Feet
⑥	Mechanical Room	445 Square Feet

Total Building Area = 4,875 Square Feet



Not To Scale

# SOUTHWEST QUADRANT, FULL SIZE TERMINAL ALTERNATIVE



**SOUTHWEST QUADRANT, FULL SIZE TERMINAL ALTERNATIVE**



Google Earth

# SOUTHWEST QUADRANT, FULL SIZE TERMINAL ALTERNATIVE



**SOUTHWEST QUADRANT, FULL SIZE TERMINAL ALTERNATIVE**



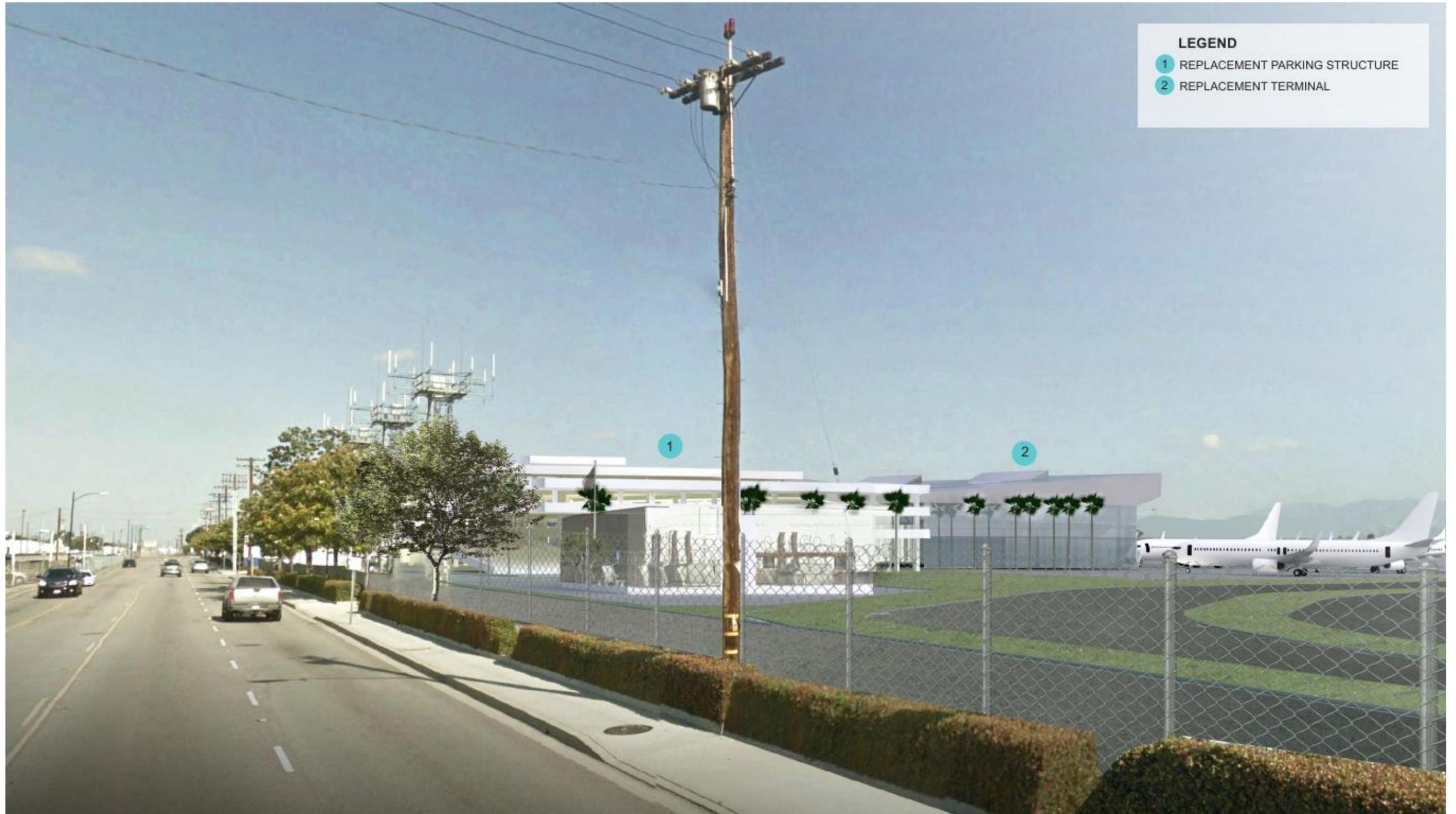
# SOUTHWEST QUADRANT, FULL SIZE TERMINAL ALTERNATIVE



**SOUTHWEST QUADRANT, FULL SIZE TERMINAL ALTERNATIVE**



# SOUTHWEST QUADRANT, FULL SIZE TERMINAL ALTERNATIVE



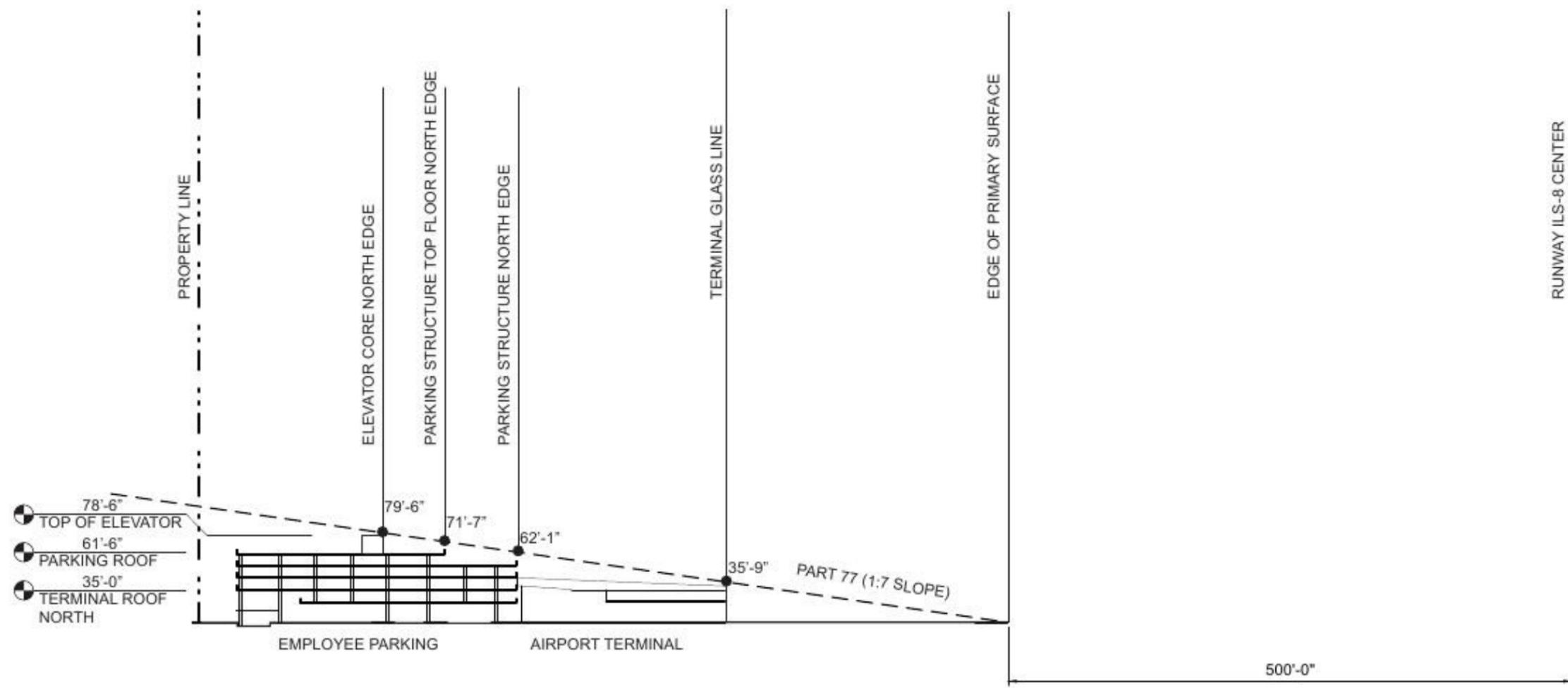
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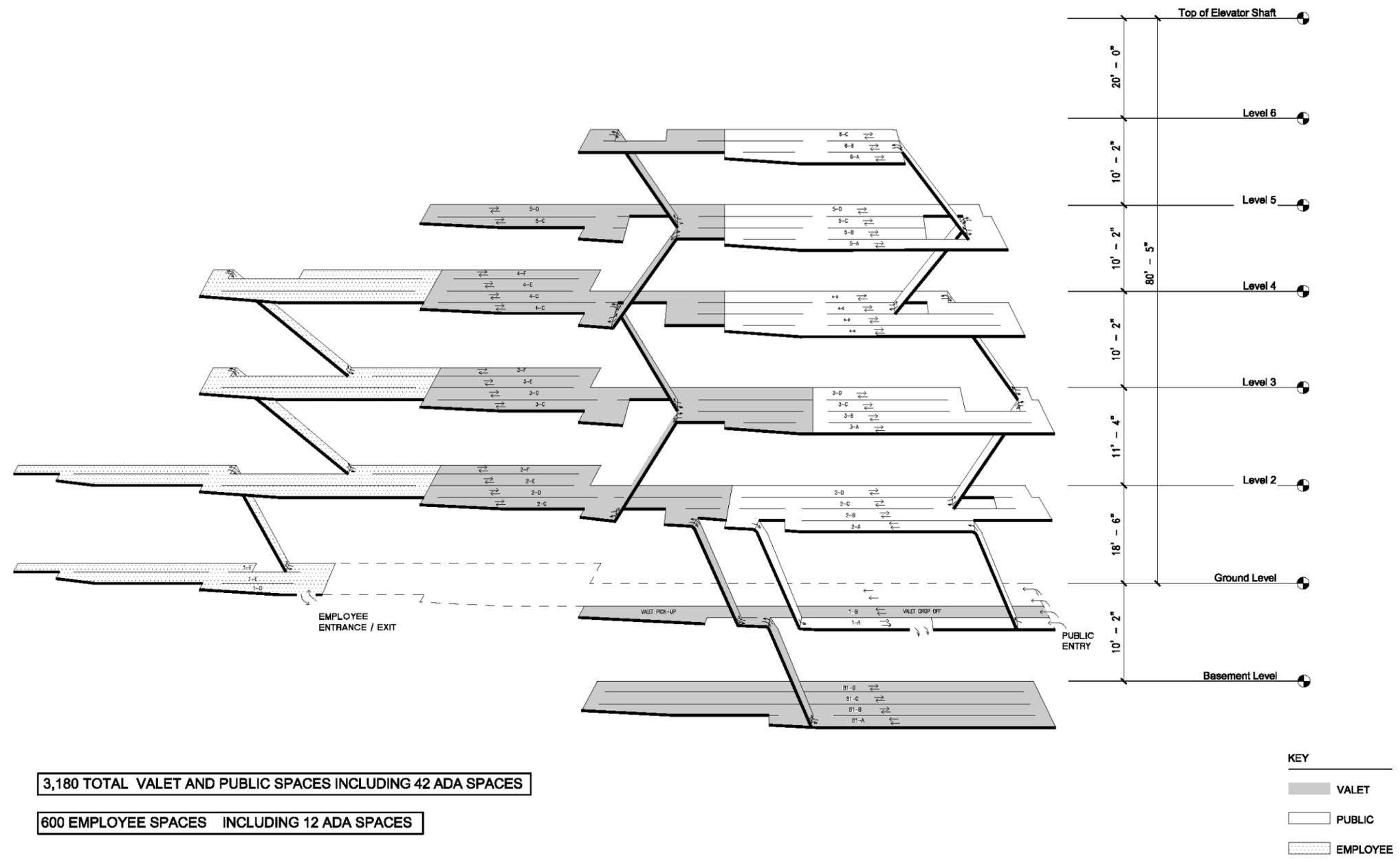
# SOUTHWEST QUADRANT, FULL SIZE TERMINAL ALTERNATIVE



# SOUTHWEST QUADRANT, FULL SIZE TERMINAL ALTERNATIVE



# SOUTHWEST QUADRANT, FULL SIZE TERMINAL ALTERNATIVE

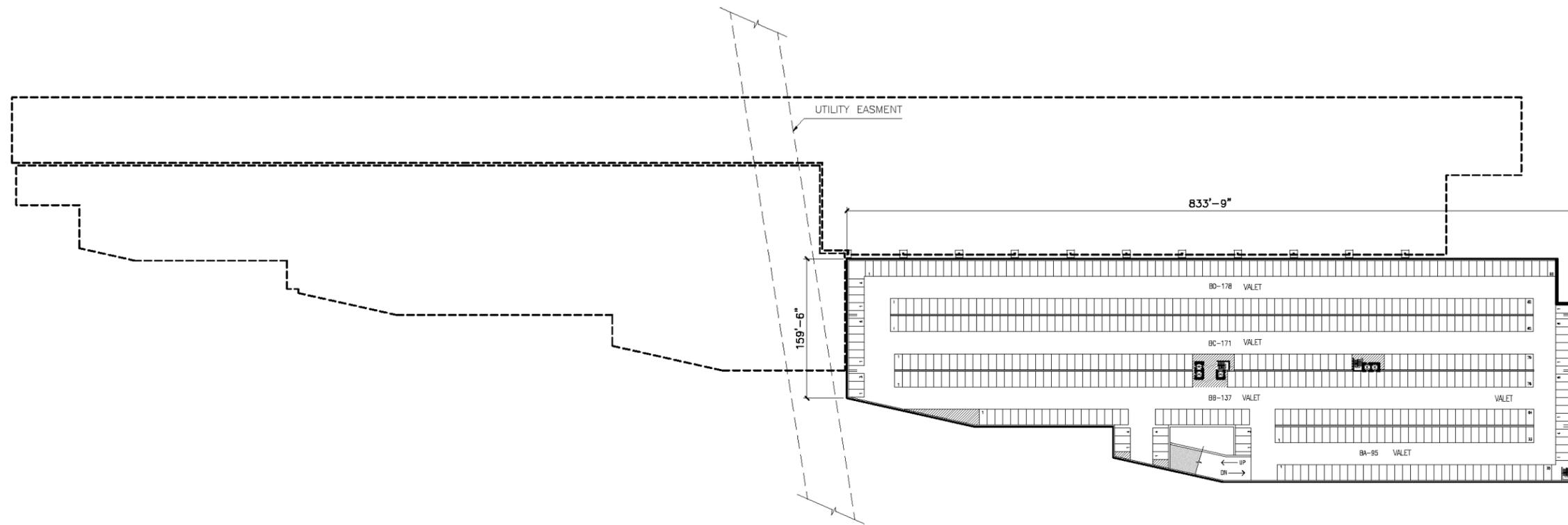


**3,180 TOTAL VALET AND PUBLIC SPACES INCLUDING 42 ADA SPACES**

**600 EMPLOYEE SPACES INCLUDING 12 ADA SPACES**

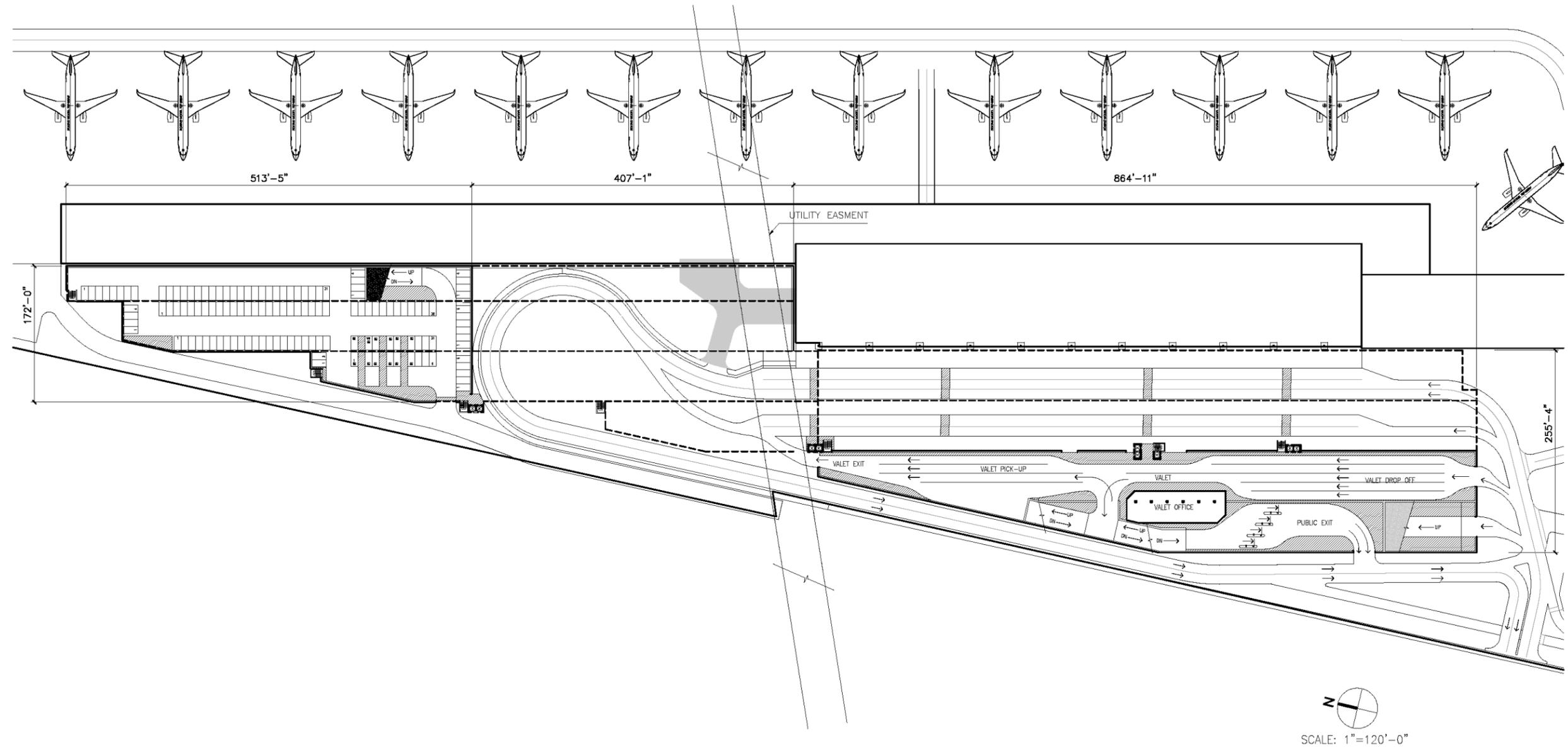
**KEY**  
 ■ VALET  
 □ PUBLIC  
 ▨ EMPLOYEE

# SOUTHWEST QUADRANT, FULL SIZE TERMINAL ALTERNATIVE

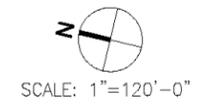
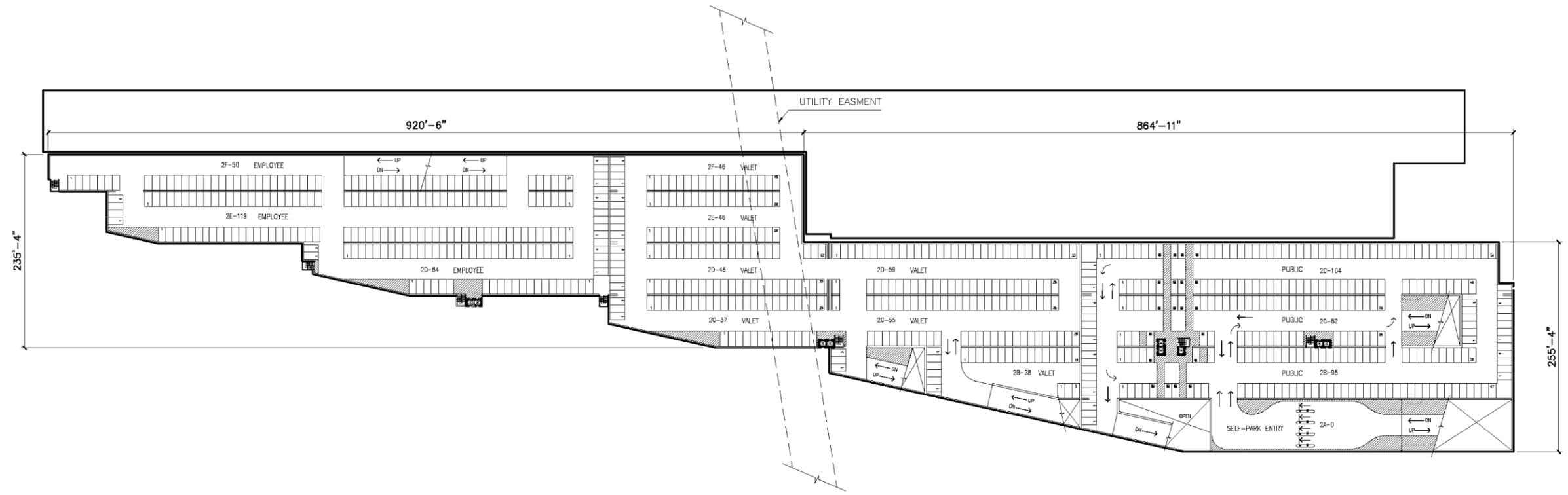


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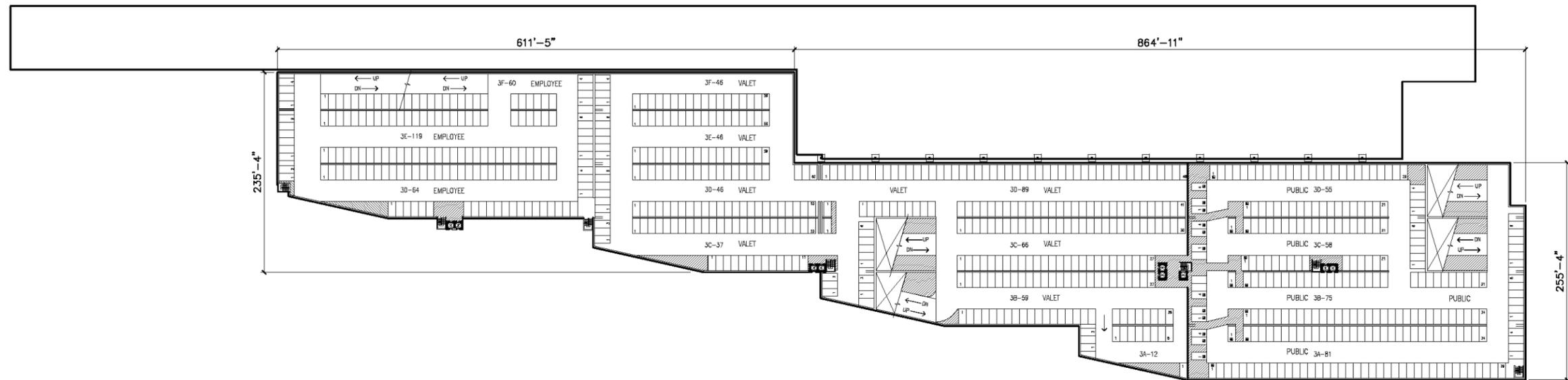
# SOUTHWEST QUADRANT, FULL SIZE TERMINAL ALTERNATIVE



# SOUTHWEST QUADRANT, FULL SIZE TERMINAL ALTERNATIVE

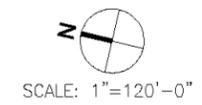
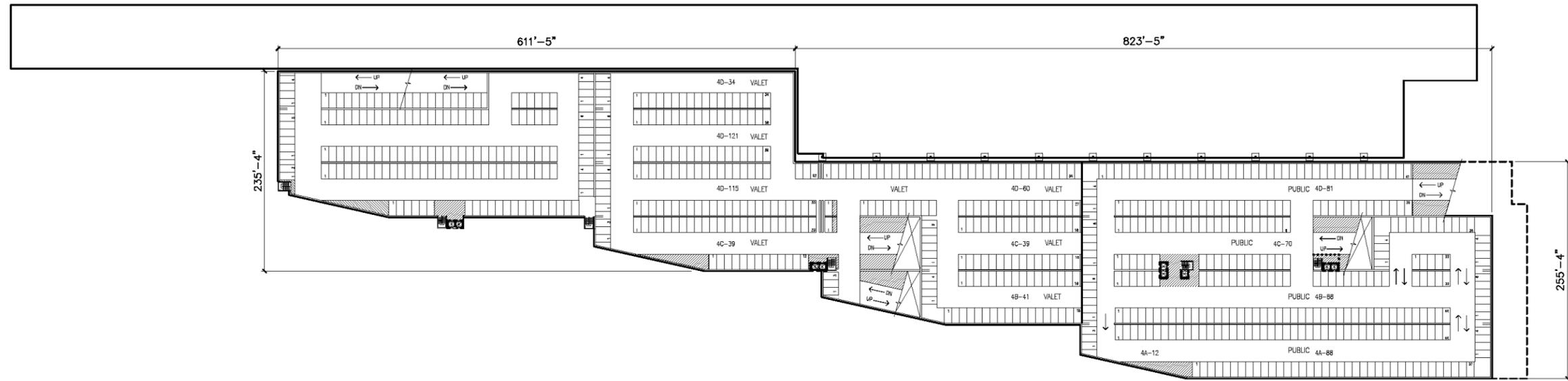


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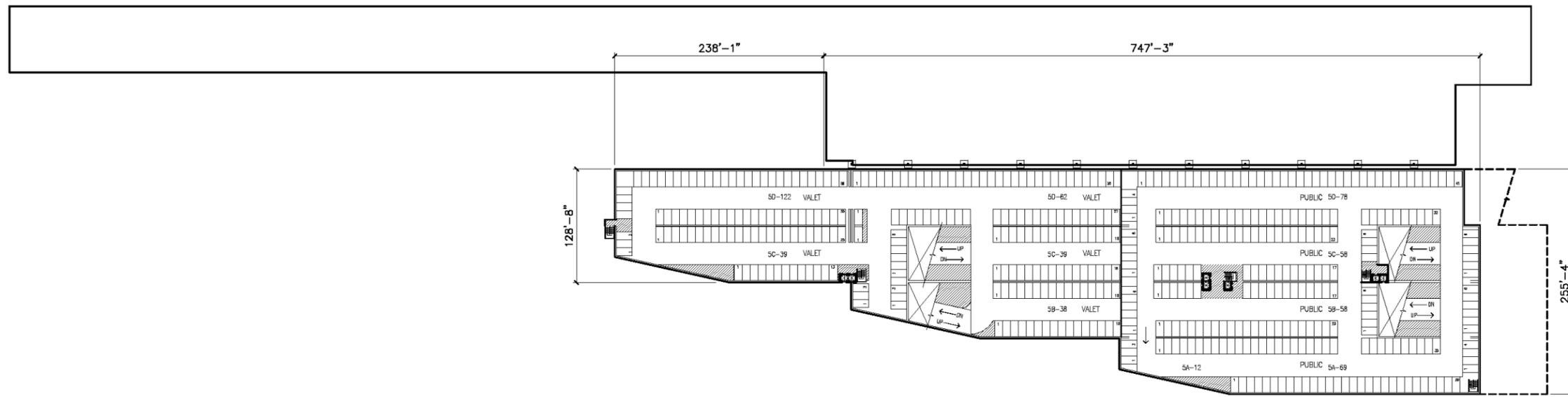


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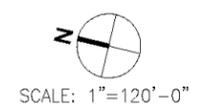
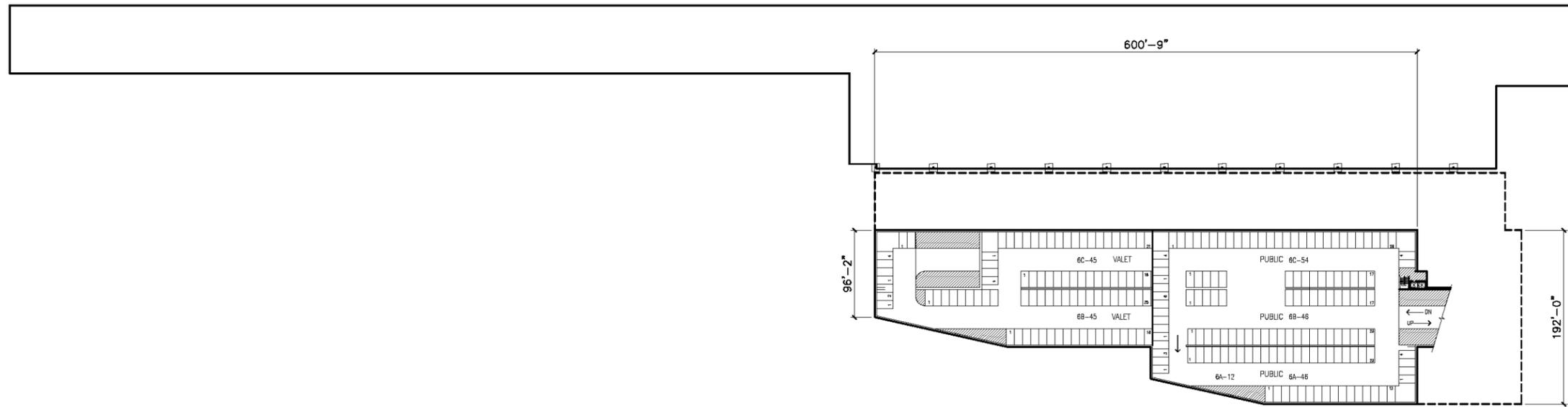


# SOUTHWEST QUADRANT, FULL SIZE TERMINAL ALTERNATIVE



N  
SCALE: 1"=120'-0"

# SOUTHWEST QUADRANT, FULL SIZE TERMINAL ALTERNATIVE



**EXHIBIT J**  
**DESIGN REQUIREMENTS**

**I. DESIGN VALUES**

The parties agree that it is important for the design of the new passenger terminal to reflect what is characteristic of the region in general and what is characteristic of Burbank in particular.

The Authority shall engage Burbank residents and the public generally in the design process from start to finish. This means a participatory process. The Authority shall engage the community at each stage of design through the declaration of the preferred design.

The parties share the following design values and, when selecting the preferred design, the Authority shall make findings regarding the following design values:

- A. Where possible, the interior of the terminal shall be visually opened to the outside.
- B. Architectural style, colors, and materials for the terminal shall be applied to adjacent parking structures, so there is consistency between the terminal and structures. Design, materials and construction shall conform to principles of environmental sustainability.
- C. Form and appearance shall not be sacrificed for function. The terminal and related structures should have both.
- D. The design shall promote a truly multi-modal experience and link to mass transit.
- E. The design shall deliver memorable "gateway experiences" for visitors who begin and end their visit at the airport.

**II. DESIGN STANDARDS**

The following design standards are applicable to the passenger terminal and where applicable the Project and Property.

**A. General**

- 1. Maintain a view corridor from the terminal by considering the physical setting of the terminal (Verdugo Mountains, San Fernando Valley, etc.). [Adjacent Property option only]
- 2. Shade in waiting areas, ample sidewalk width in outdoor waiting areas.

3. Landscaping throughout project site, exterior of front of terminal, garages to the extent practical, garage perimeter where practical, loop road, site entrances from public streets, as well as around General Aviation Hangars and surface parking lots relocated to the Adjacent Property.
4. No advertising billboards visible from a City street shall be constructed, installed or maintained on the exterior of the property.
5. Reflective glass shall not be used.

#### **B. Parking Structures**

1. Minimize height of parking garage levels. Eight-two feet shall be the maximum height allowed for any parking structure.
2. Use of minimum lighting in garages and parking lots required for safety and security - typically approximately 10 footcandles average illumination.
3. The visible edges of all parking structures shall be made visually attractive through choice of material, landscaping and/or terracing.
4. Vehicular and pedestrian circulation routes shall be clearly indicated.
5. Independent and separate pedestrian access shall be provided from all parking structures or surface parking lots to all surrounding principal uses.
6. All parking structures shall be architecturally compatible with the terminal building.
7. Exterior facades should be articulated so that there is relief from long uninterrupted horizontal and/or vertical lines.

#### **C. Landscaping**

1. The following shall be the minimum requirements for the provision and maintenance of landscape areas:
  - a. Irrigation. All landscaped areas shall be provided with irrigation capable of complete coverage of the areas and designed to minimize run-off and other wasting of water. Such system shall be maintained in a fully operational condition.

- b. Application. All portions of a lot not paved or occupied by a structure shall be landscaped. All yard areas required by this Project shall be landscaped unless utilized for a permitted use. These requirements shall apply to buildings and parking facilities constructed subsequent to adoption of this Project.
- c. Landscaping Materials. All landscaped areas shall be landscaped with a mixture of a ground cover, shrubs and trees, and may include decorative rock, sculpture, walkways, patios and/or fountains. Some of the following requirements will only address the quantity of trees to be provided, however the indication of required trees means that a complementary quantity of ground cover and three shrubs per tree shall also be provided.
- d. Quantity. Surface Parking lots. One tree shall be provided for each five parking spaces. These trees may be clustered, but a minimum of one cluster for each one hundred feet of a row or double row of parking spaces shall be provided. Trees shall be provided in or bordering the parking area and shall be of a species that provides a broad canopy.
- e. Quantity. Parking structures. One tree shall be provided for each twenty-five feet of the perimeter of the structure. These trees may be clustered but one cluster shall be located for each one hundred feet along a public or private street frontage. Trees shall border the parking structure and shall be of a species that will obtain a mature height of not less than the height of the structure. The trees shall be of a species or shall be located or trimmed in such a way as to prevent being a means of gaining access to otherwise secured areas.
- f. Quantity. Street trees. Street trees may be required in addition to other required landscaping. Four trees per one hundred lineal feet of City street frontage including the terminal loop road is the minimum amount required along the street frontage. Such trees shall be installed according to Municipal Code Section 21.42.060. Type of tree shall be determined by the Director of Public Works. [Southwest Property option only]
- g. Minimum Size. Required trees. At least fifteen gallon, provided that any site with more than one hundred feet of street frontage shall also provide one tree of not less than twenty-four inch box size for each one hundred feet of street frontage.
- h. Minimum Size. Required shrubs. At least five gallon.

- i. **Minimum Size.** Ground cover. Lawn shall be of sod and shall cover the proposed area; other ground cover shall be planted in such a way as to result in coverage of the area within one year.
- j. **Substitutions.** If adequate space to plant a fifteen gallon tree is not available, three five gallon shrubs may be substituted for each tree, upon the approval of the Community Development Director. If a significant concentrated planting is more appropriate than linear screen planting, one thirty-six inch box tree may be substituted for three fifteen gallon trees, upon the approval of the Community Development Director. Hydro mulch or seeding for a large lawn may be substituted for sod upon the approval of the Community Development Director.

#### **D. Screening**

1. **Open Storage.** All open storage shall be screened by a solid wall. No material being stored shall be visible above such wall. All such walls shall be screened by vines not less than ten feet on center.
2. **Parking Lots.** All parking lots facing a City street or Terminal Loop Road shall be screened by a solid wall or compact evergreen hedge, not less than three feet in height, or by a landscaped planter containing five gallon shrubs not less than three feet on center, or by a landscaped berm not less than three feet in height, or by a landscaped screening plan approved by the Community Development Director.
3. **Parking Structures.** All sides of a parking structure abutting a City street or Terminal Loop Road shall be screened by vines or other decorative screening.
4. **Loading Areas.** All truck loading areas or docks shall be screened from City streets or Terminal Loop Road by a building or masonry wall not less than six feet in height. All loading docks shall be designed so that they can be secured. Such screening walls shall be planted with vines not less than ten feet on center unless otherwise approved by the Community Development Director.

#### **E. Sidewalks**

Sidewalks shall be provided along N Hollywood Way. Sidewalks minimum X feet wide shall be provided from Hollywood Way to the terminal. [Adjacent Property option only]

### **III. DESIGN PROCESS**

Below is a conceptual framework for future design charrette workshop series to guide the design process for the new terminal.

- A. Purpose and Intent. The purpose of design charrettes (or workshops) is to enhance architectural design and placemaking within and around the Replacement Terminal, and achieve a distinctive design representing a gateway into the City of Burbank and the region. The intent is to allow the involvement of the public and Burbank residents early in the design of the Replacement Terminal, and promote trust between citizens, the Authority, and the City. The Authority shall be solely responsible for organizing and conducting the design charrettes (or “workshops”). Participants will be tasked with envisioning an environment designed for all users, including pedestrians, transit riders, and drivers. All interested members of the public shall be invited to participate, without regard to any background or experience in architecture, urban design, planning, landscape architecture, art, engineering, or other design-related disciplines.
  
- B. Desire for Objective Process. It is desirable for the design process itself to be as objective as practicable, with the Authority creating tools such as: a nominal checklist to indicate the steps/procedures that have been completed; generating a checklist to report the design suggestions or elements (suggested by the public and City residents) that have been accepted and incorporated into the final architectural design; or equivalent objective criteria/tools by which an independent third-party consultant may reference to unequivocally ascertain the Authority’s compliance with these conditions of approval.
  
- C. Charrette Goals/Objectives. Participants will be asked to generate ideas pertaining to the exterior design of the Replacement Terminal including, but not limited to: architectural design, massing and scale, vertical and horizontal articulation, treatments and finishes (materials and colors), compatibility with surrounding adjacent structures, lighting and signage, shading and weather protection, wayfinding and gateway elements, and identifying amenities and placemaking components that would enhance the experience for travelers and visitors.
  
- D. Design Charrette or Workshop Procedures.
  - 1. A series of workshops shall be conducted prior to completing any construction documents (architectural) for the Replacement Terminal, and prior to the Authority formally submitting any application(s) for building permit(s).
  
  - 2. The Authority shall hire a professional consultant with significant experience acting as a moderator and facilitator for design workshops or design charrettes. The experience must include components related to architecture or exterior building design. The experience may include

topics related to urban design. The experience need not be from airport-related projects.

3. Charrette/workshop format shall be interactive for all participants, and shall utilize a microphone for public speakers as well as a professional facilitator to formally moderate the meeting. The Authority may utilize the services of a court reporter or other professional to document the public comments and proceedings.
  4. A minimum of six (6) design charrettes/workshops shall be conducted, shall be held no more frequently than one workshop every thirty (30) days, shall be held no less than one workshop every 180 days, and allow for a minimum of three feedback loops. The Authority at its sole discretion may select the timing and frequency of the meeting series. Following the first workshop, the City prefers that every subsequent workshop be successive and iterative, i.e., demonstrating to attendees and the public the extent of design changes that have been made since the prior workshop(s). The iterative process should be convergent (meaning it should come closer to the desired result as the number of iterations increases). Feedback cycles should include: public meeting vision; alternative concepts for design; public meeting input; declaration of preferred design; open house review; and public meeting confirmation.
- E. The series of design charrettes/workshops shall incorporate the following features:
1. Discussion of large-scale design elements (e.g., overall architectural design, massing and scale, vertical and horizontal articulation, compatibility with surrounding adjacent structures);
  2. Discussion of finer-grain details (architectural treatments and finishes such as materials and colors, wayfinding and gateway elements, and identifying amenities and placemaking components that would enhance the experience for travelers and visitors);
  3. Discussion of small-scale design elements (landscaping and open space, lighting and signage, shading and weather protection, people spaces and plazas);
  4. The Authority at its sole discretion may select which topics will be discussed in the various charrettes or workshops;
  5. The City prefers that the progression of topics begin with large-scale design elements, and then subsequently proceed to moderate- and small-scale design elements.