Private Investment in Transit-Oriented Development

Renata Simril, Senior Vice President
Forest City Development
Forest City

- Founded in 1920
- Publicly traded (NYSE) since 1960
- Develop and manage for our own portfolio
- Properties/Projects in 26 states, DC and Puerto Rico
Forest City

- Retail Portfolio: 27.8 million SF (in 46 locations)
- Office Portfolio: 14 million SF (in 49 locations)
- Residential: 48,800 units (including over 14,000 military family units)
- Land: 10,543 acres held
What TOD We Have Done?
Tower City Center
Cleveland, OH

- Mixed-use: 2.85 million SF total, all interconnected
- On Public Square--heart of downtown
- Corporate headquarters of Forest City Enterprises
- 52-story, 1930’s-era office tower w/former passenger train station as its base
- Now situated directly atop the current hub of the region’s light rail system
- Major transfer point for regional bus system
Tower City Center
Cleveland, OH

• 3-levels of retail & food court reconfigured from former passenger train station

• 5 office bldgs on site; 3 add’l office buildings and a federal courthouse also attached via enclosed connectors

• 2 hotels—Ritz Carlton & Renaissance

• Riverfront concert pavilion

• Enclosed pedestrian tunnel access to Quicken Loans Arena & Progressive Field
Waterfront Station
Washington, DC

- 13-acre site in SW DC
- Redevelopment of former urban site including an enclosed, urban mall and 2 office bldgs.
- MetroRail station onsite
- Reopening of 4th St. SW--reconnecting the grid
- 1.2 million SF of office space in 4 bldgs. (all new const.)
- 1.2 million SF of residential—approx. 1,000 units in 4 bldgs. (new const. & adaptive reuse)
- 140,000 SF of neighborhood-serving retail
Waterfront Station
Washington, DC

- First phase completed April, 2010
- 520,000 SF of all-new const. office space in 2 bldgs.
- Both bldgs. fully pre-leased to DC Govt.
- LEED Gold
- 85,000 SF of retail leased (94% leased)
- Future entitlements:
  - 2 more office bldgs.
  - 4 residential bldgs.
Hamel Mill Lofts
Haverhill, MA

- North Boston metro area
- T-Station across the street
- Bike racks for 15% of apt. community
- Walkable, historic downtown
- 4-bldgs., former factory complex—leather tannery, footwear manufacture
- Adaptive reuse--305 loft apts.
- Opened 2008
- Historic and low income tax credits used
The Uptown
Oakland, CA

• 4-block brownfield site in the heart of Oakland

• Anchoring the Oakland Arts and Entertainment District

• One block to BART Regional Transit Station & AC Transit bus lines, offering great access to SF

• Zip Car, community-use bikes onsite
The Uptown
Oakland, CA

- 665 apartment units in 3 bldgs; all-new construction
- 9,000 SF of neighborhood retail
- Public park/commons
- LEED Silver
- Opened 2008
- Public/private partnership with the City of Oakland
What TOD Are We Doing Today?
Barclays Center

Atlantic Yards
LANDMARK LOCATION

- **Brooklyn: 4th largest City in US**

- **3rd Largest Transit hub in NY**
  - 11 Subway Lines
    - (2, 3, 4, 5, N, R, Q, B, D, C & G)
  - 11 Bus lines;
  - LIRR Commuter Rail

- Anchored by Barclays Center
  - NY’s Newest Landmark
  - 200+ Sporting, Family & Entertainment Events per year
  - 18,000 Seat Arena

Atlantic Yards
ATLANTIC YARDS – BEFORE

LIRR Storage Facility, MTA Scrap Buses
Empty lots, gas stations, auto repair shops
Many underutilized or vacant industrial/manufacturing buildings
Low-density commercial use/other use buildings
Some residential buildings
ATLANTIC YARDS – PROJECT PLAN (IN CONSTRUCTION)

- 22 Acre Site, 8 M SF of Development
- Home of Barclays Center
- 6,430 Residential Units (including 2,250 Affordable Units)
- 600,000 SF Office
- 250,000 SF Retail
- 8 Acres Open Space
- World Class Architecture
ATLANTIC YARDS TRANSIT IMPROVEMENTS

- New Subway Entrance On-site
  - Entrance to Provide Direct Connection to Arena, Plaza and Project Site
  - Green Roof Canopy
  - Public Plaza with Programming

- Status:
  - Currently under construction
  - Opening to Coincide with Arena Opening
ATLANTIC YARDS RAIL IMPROVEMENTS

- Construction of a New Storage Yard for the LIRR below Grade.
- Yard Reconstructed (relocated) to allow for Arena construction.
- Yard to be Platformed over to allow for the construction of Residential Buildings and Open Space at Street Grade.
- Yard Constructed in Phases to allow continuous LIRR operations.
- Status:
  - Phase 1: New Temporary Yard for LIRR - Complete
  - Phase 2 Yard Construction to commence shortly
- Full Yard to be Complete by 2016

Project Site: Before

Phase 1: Temporary Yard - Complete

Plan of Final Yard Design

Atlantic Yards

Forest City
ATLANTIC YARD: ACCESS TO EVERYTHING

ATLANTIC YARDS is at the CENTER of Brooklyn’s most Dynamic, Diverse & Desired Neighborhoods

Restaurants • BAM (Bklyn Academy of Music) • Prospect Park • Shopping • Brooklyn Bridge Park • Minutes from Manhattan
What’s Next?
Stapleton
Denver, CO

- 4,700-acre site; former Stapleton Airport
- Largest urban infill project in the U.S.
- Forest City named master developer in 1998; construction began in 2001
- New Urbanist design
- Single family homes: 3,500
- Apartment units: 480
- Retail: approx. 2 million SF
- 25 miles of walking/jogging paths; over 500 acres of green space
Stapleton
Denver, CO

- Numerous national & international awards for sustainability
- FasTracks Rail Project—East Corridor of commuter light rail service to/from Denver airport to downtown
  - 22.8 mile route
  - 1 of 5 planned intermediate stops to be in Stapleton’s Central Park
  - Construction begins 2011; opens 2015
Stapleton
Denver, CO