

BIG CITY

BIG IDEAS

Hudson **Yards**

RELATED



**Founded in 1972 by Stephen Ross,
Chairman and Majority Shareholder**

**Developed and acquired real estate
assets worth of \$22 Billion**

Headquartered in NY

2,500 employees globally

O|X|F|O|R|D

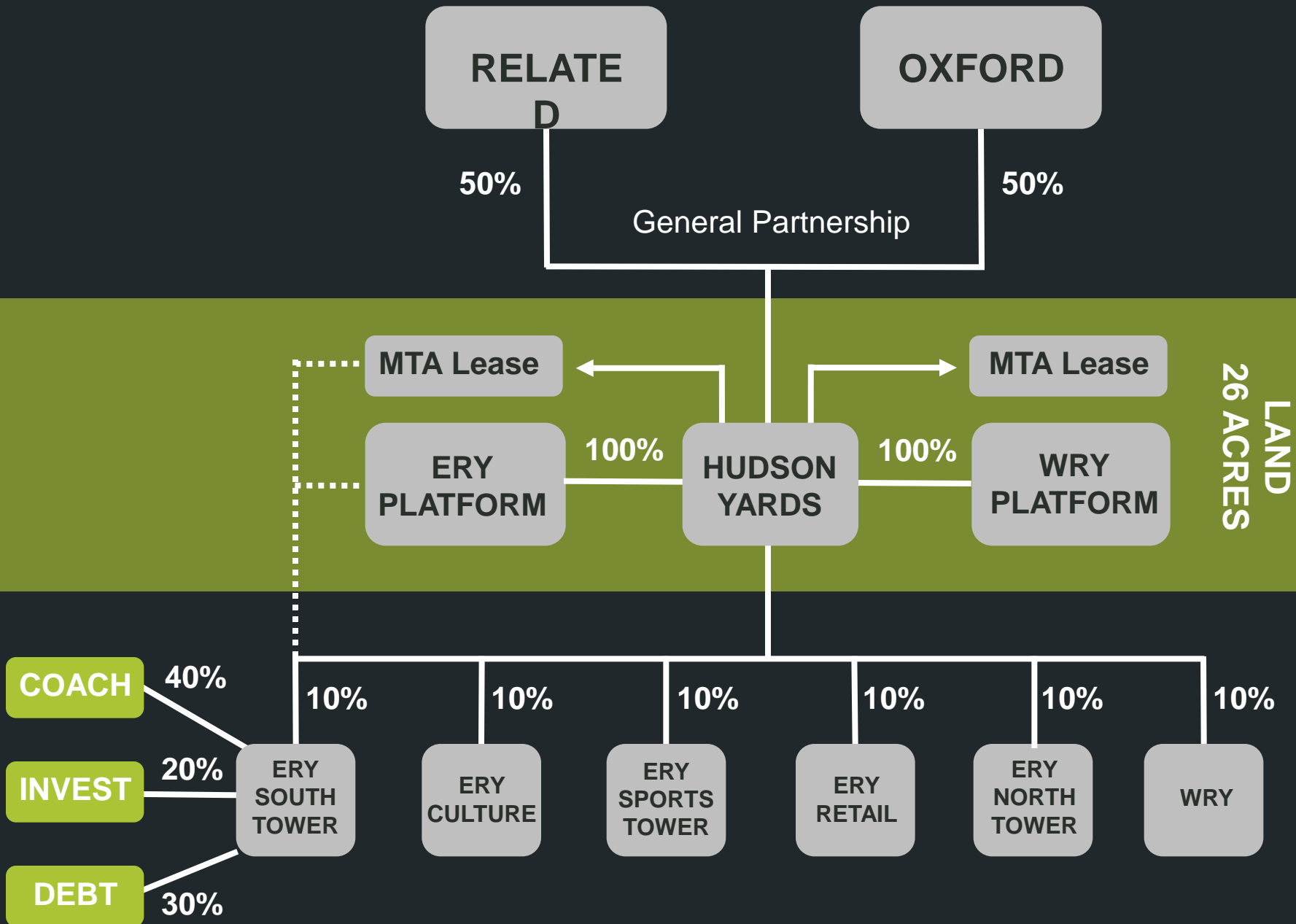


**Established in 1960, Real Estate
arm of the OMERS Worldwide Group
of Companies**

**Investment, development and management
of \$20 billion of real estate assets**

Headquartered in Toronto

**1,400 employees in Canada,
London, New York**





COST:

\$12 BILLION
14 BUILDINGS

TIMING:

2012 – 2022

PRODUCT TYPE:

OFFICE, HOTEL,
RETAIL, RESIDENTIAL RENTALS,
RESIDENTIAL FOR SALE

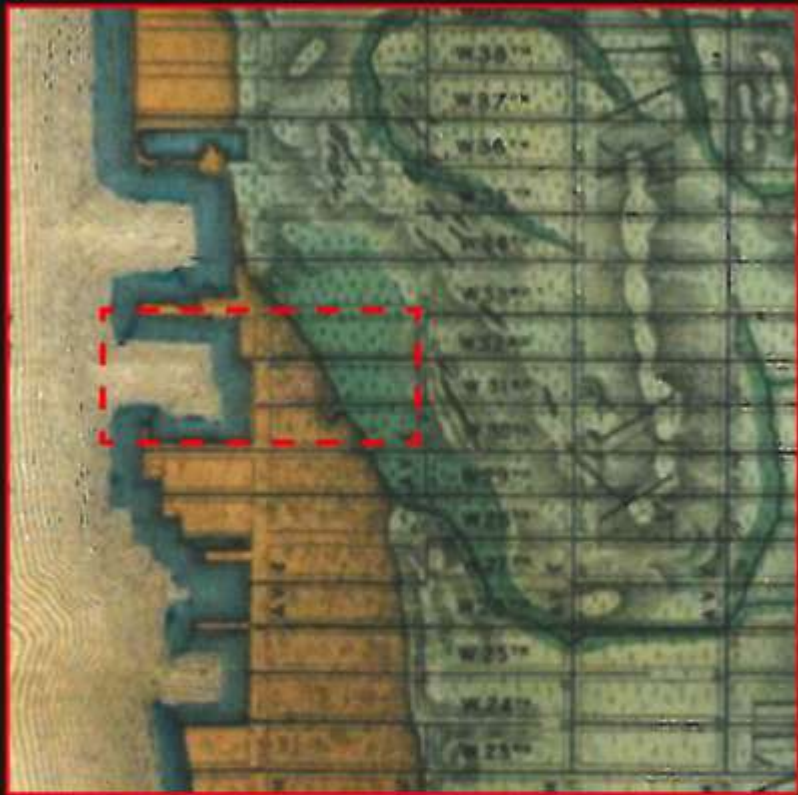
An aerial photograph of a city skyline, likely New York City, with the Empire State Building prominently visible in the center. The image is overlaid with a semi-transparent dark grey filter. A bright yellow horizontal bar is positioned across the middle of the image, containing the text 'THE FESTERING SORE' in bold, black, uppercase letters.

THE FESTERING SORE



1609
from *The Mannahatta Project*

1865
Viele's Sanitary & Topographical Map



The West Side Yards, located between West 30th Street, West 33rd Street, Tenth Avenue, and Twelfth Avenue, sits on 26 acres of land and serves as a storage and maintenance facility for commuter trains.





1987

Toronto-based **Olympia & York** attempt a deal with Gulf Western Inc. to develop on the far west side of midtown Manhattan

The New York Times predicts the development could transform the rail yards into ***“one of Manhattan’s most active commercial neighborhoods.”***

RICHARD MEIER

Madison Square Garden Competition Entry





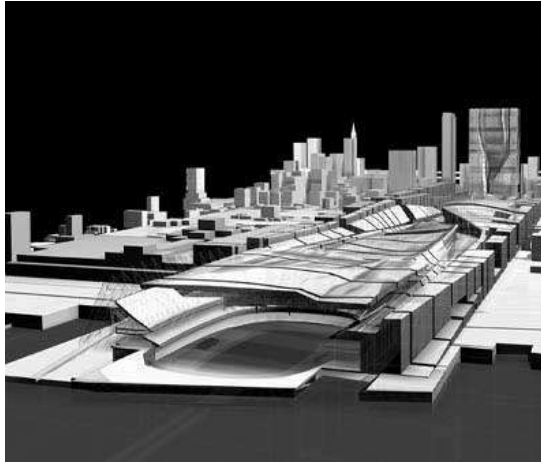
1998

The Canadian Center for Architecture launches **Competition for the Design of Cities**.

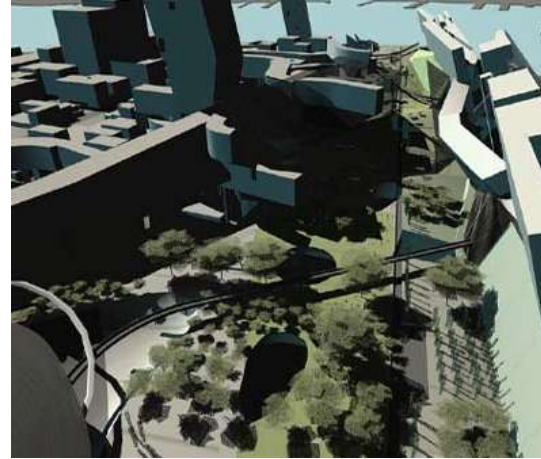
The site selected for the competition was the west side rail yards.

The challenge: how to overcome the site's isolation and revitalize the area.

PETER EISENMAN



THOM MAYNE



REISER + UMEMOTO



VAN BURKEL



CEDRIC PRICE





1992-2004

Time Square BID is formed to improve commerce in Midtown Manhattan's most famous commercial intersection

Rudy Giuliani supports clean up efforts with increased security and remodeling for tourism

Development heads to Midtown West

NEW DEVELOPMENT OUTSIDE OF THE CBD





An aerial, high-angle view of a city, likely London, showing a dense grid of buildings and streets. The image is in grayscale and has a dark, semi-transparent overlay. A bright yellow rectangular box is centered horizontally across the middle of the image, containing the text 'THE OLYMPIC ACCELERATOR' in bold, black, uppercase letters.

THE OLYMPIC ACCELERATOR



2000-2005

New York City bids to host the **2012 Olympics**

Hudson Yards area is rezoned to transform the neighborhood

MTA board accepts bid from **NY Jets** to develop a 200MM SF stadium and convention center





HUDSON YARDS BOUNDARY





**HONK NO
TO THE
STADIUM**

STADIUM

BUS





PRIVATE SECTOR HAND-OFF



2007

Five of New York's largest commercial real estate developers bid to rebuild on the 26 acre site known as **Hudson Yards**

The city and the MTA break ground on the **No. 7 subway** line extension

VORNADO/DURST



BROOKFIELD



TISHMAN SPEYER



EXTELL



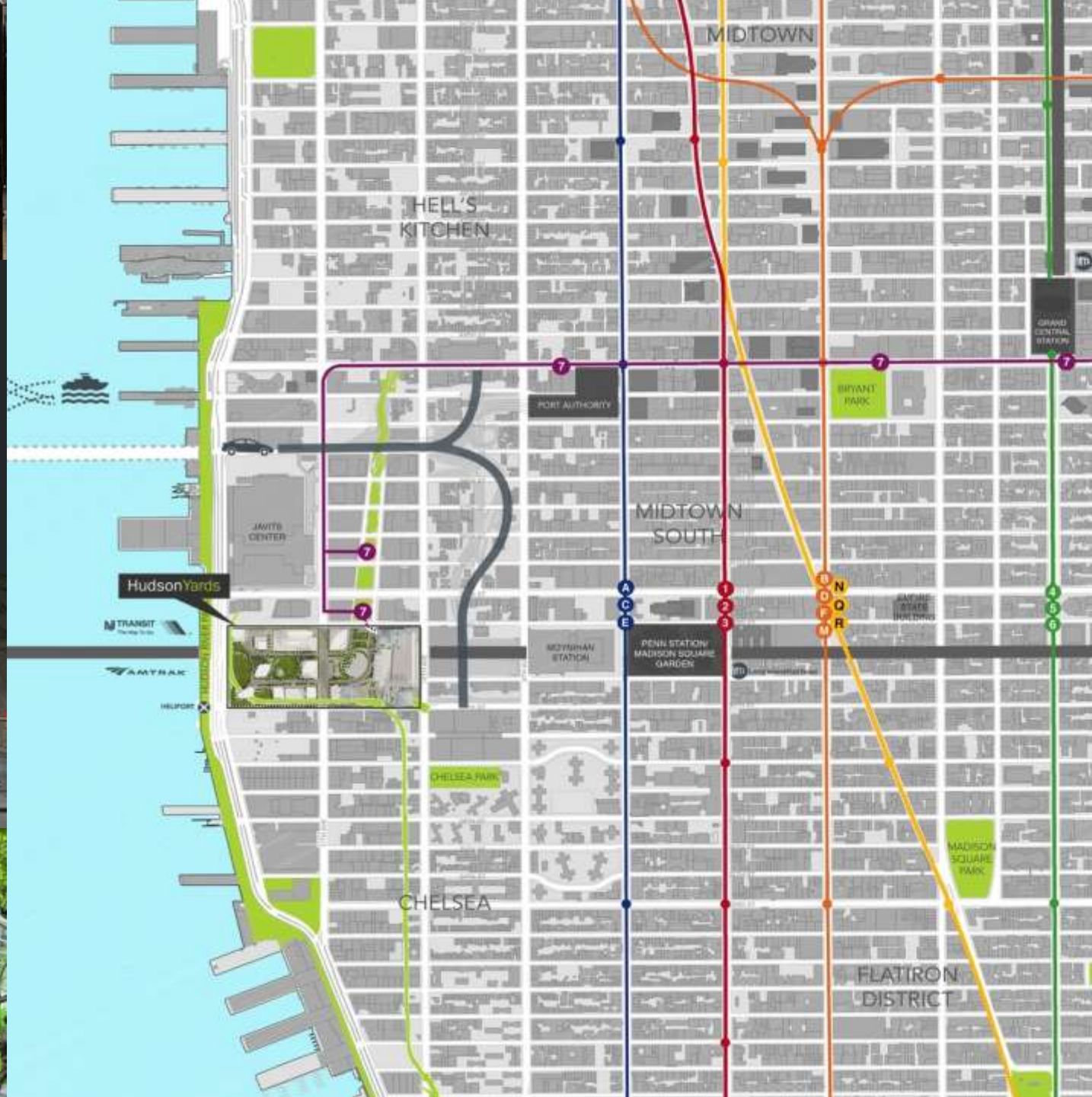
RELATED





80%
COMPLETE

July 2014
OPERATIONAL



MOMENTUM



NO. 7 SUBWAY EXTENSION

Construction started 2007

**Projected
Completion 2014**



REZONING OF STADIUM SITE

**Approved in 2009 for
mixed-use development,
culture, parking, and
open space**



New York's NEW CULTURE CENTER



MOMENTUM



First two sections of the High Line completed by 2011

High Line Park brings pedestrian traffic straight up the west side



Culture hugs the High Line from the Meatpacking District to 30th Street

GROWTH RATE =  x5

\$116,643

MEDIAN INCOME IN THE SURROUNDING NEIGHBORHOODS



6,000

RESIDENTIAL UNITS



2,000

HOTEL ROOMS

&

IN LAST 5 YEARS

72%
SINGLE HOUSEHOLDS

20%
"YOUNG DIGERATI"

30%
"BOHEMIAN MIX"

15%
"MONEY & BRAINS"





THE FINAL CHAPTER – HOPEFULLY

Hudson Yards
LOOK UP.



EASTERN RAIL YARD

OFFICE	4,440,000 sf
RETAIL	750,000 sf
HOTEL	200,000 sf
RESIDENTIAL	970,000 sf
CULTURE CENTER	100,000 sf

WESTERN RAIL YARD

OFFICE	2,000,000 sf
RESIDENTIAL	3,900,000 sf
RETAIL	100,000 sf
SCHOOL	120,000 sf
OPEN SPACE	14 acres

TOTAL **12,580,000 sf**
 27 acres





MOST ACCESSIBLE SITE
IN THE REGION

NEW YORK'S
FASTEST GROWING
NEIGHBORHOOD

\$4B PUBLIC INVESTMENT
IN PARKS AND
INFRASTRUCTURE

DYNAMIC MIXED USE
STRATEGY

21ST CENTURY
OFFICE SPACE



\$4B IN PUBLIC INVESTMENT 2014



LEADS TO DEVELOPMENT 2018



CURRENT CONDITIONS



MASTERPLAN

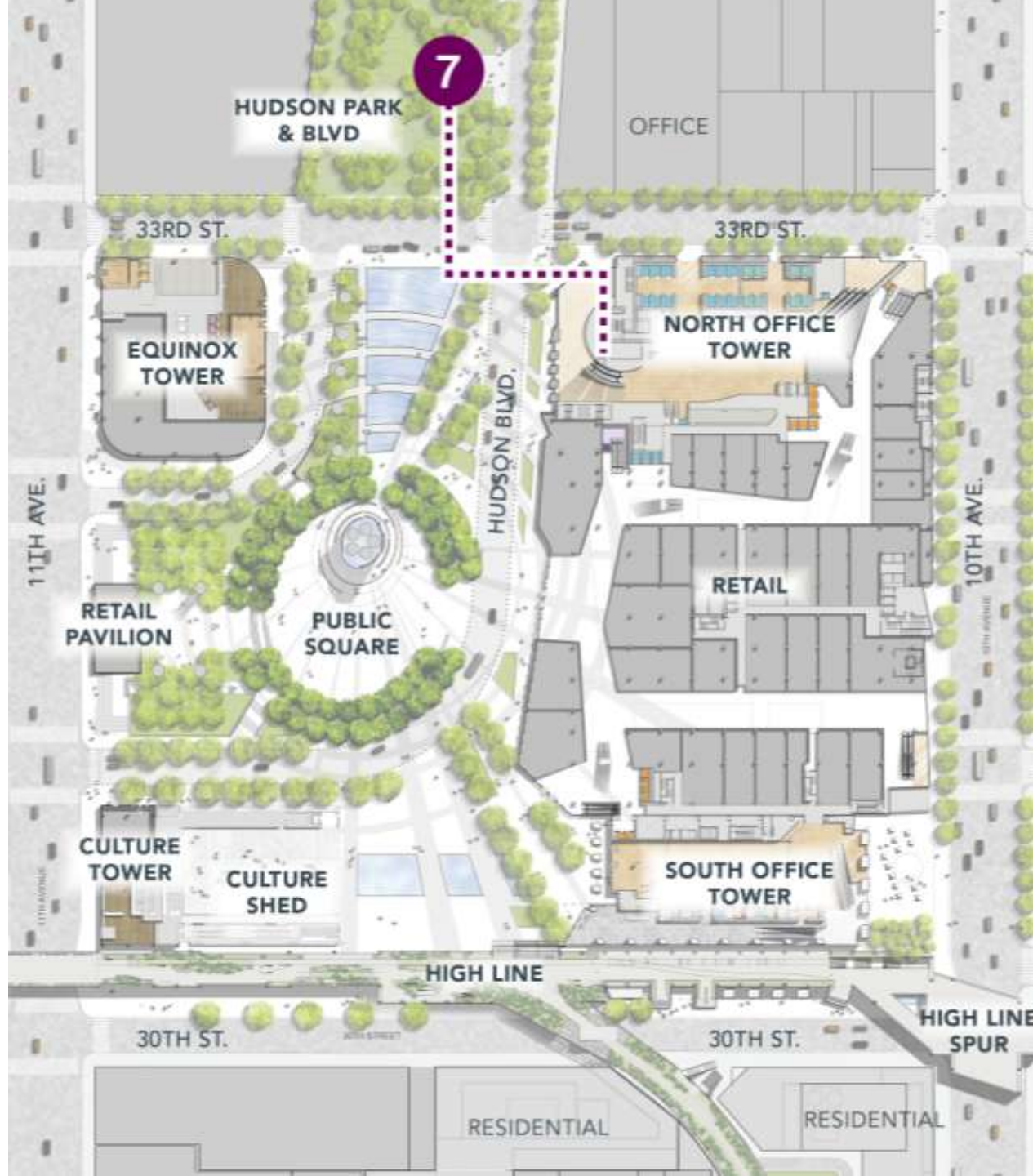
mixed use

- Parks
- Retail
- Residential
- Office
- Mixed Use
- Culture/Schools



EASTERN RAIL YARD

landscape plan



NEW NO. 7 SUBWAY STATION



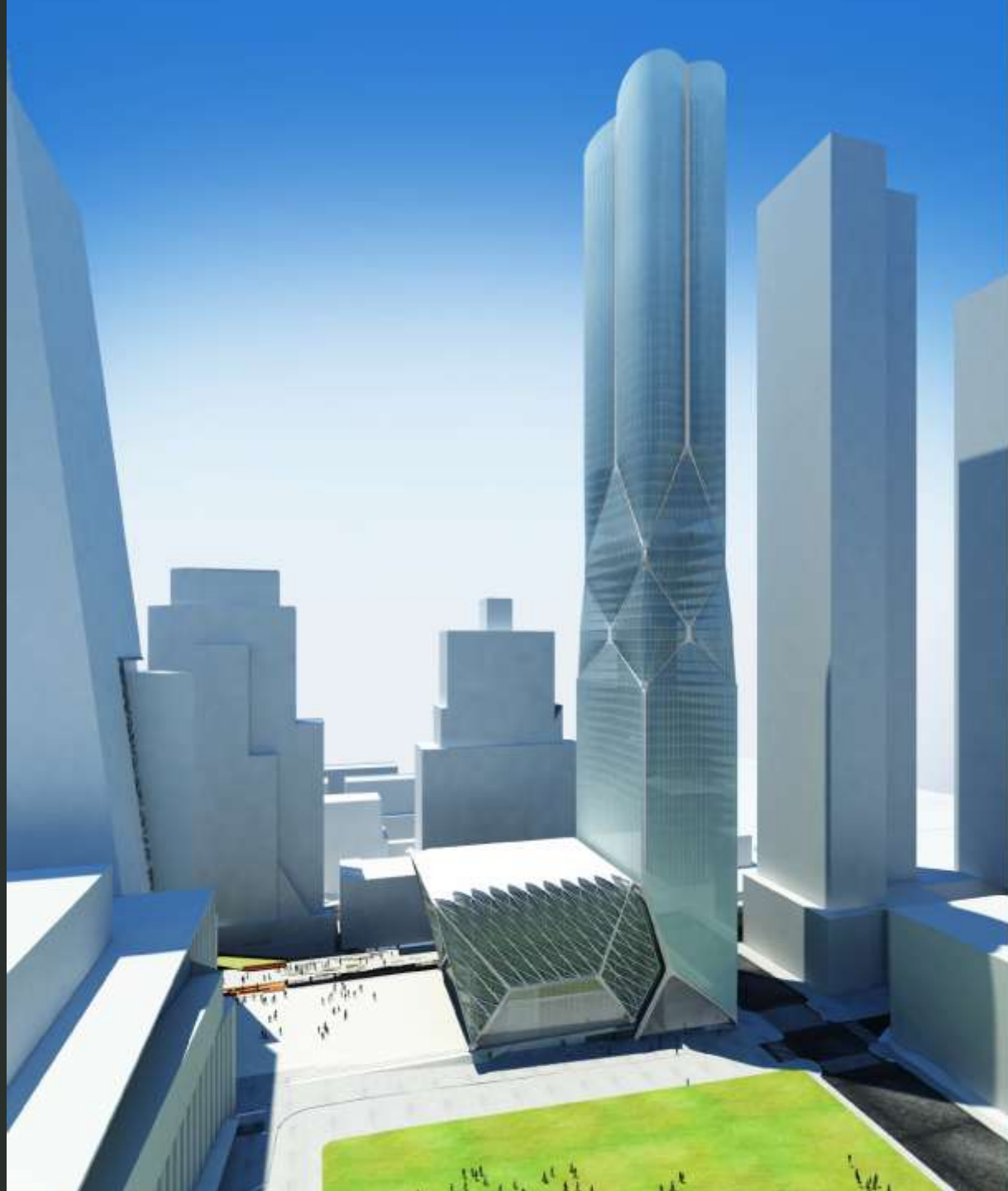




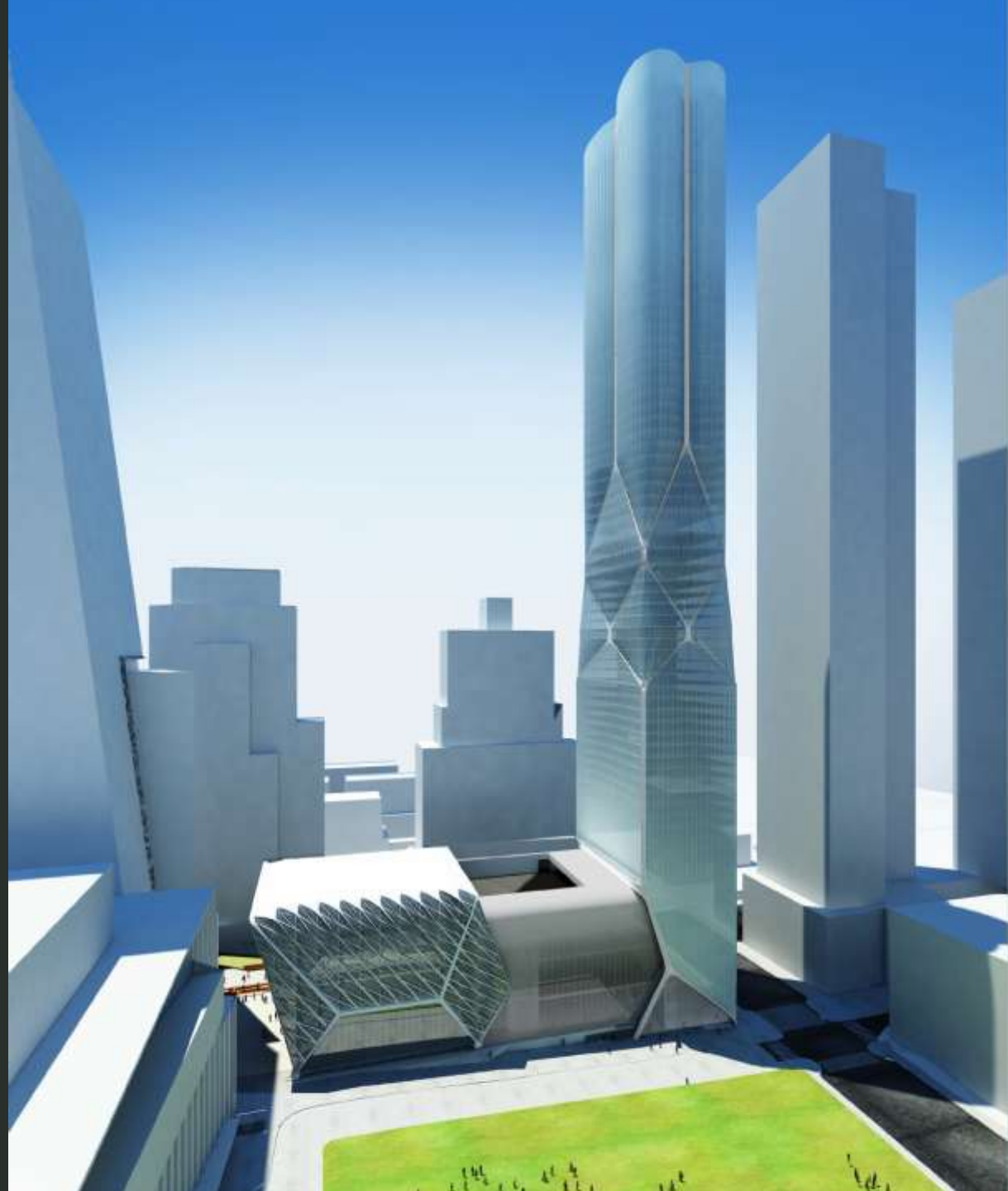




**CULTURE SHED
RETRACTED**



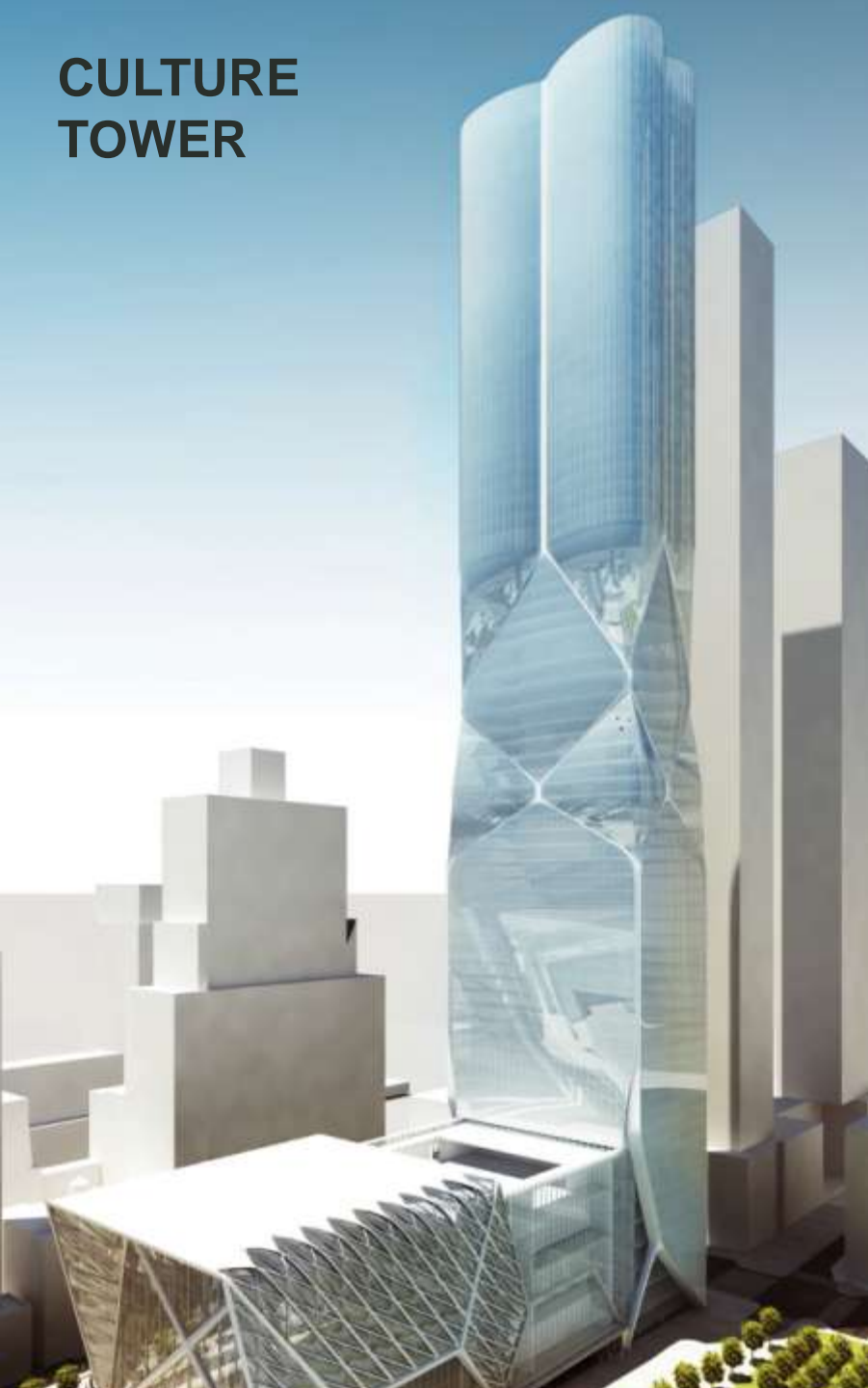
CULTURE SHED EXTENDED



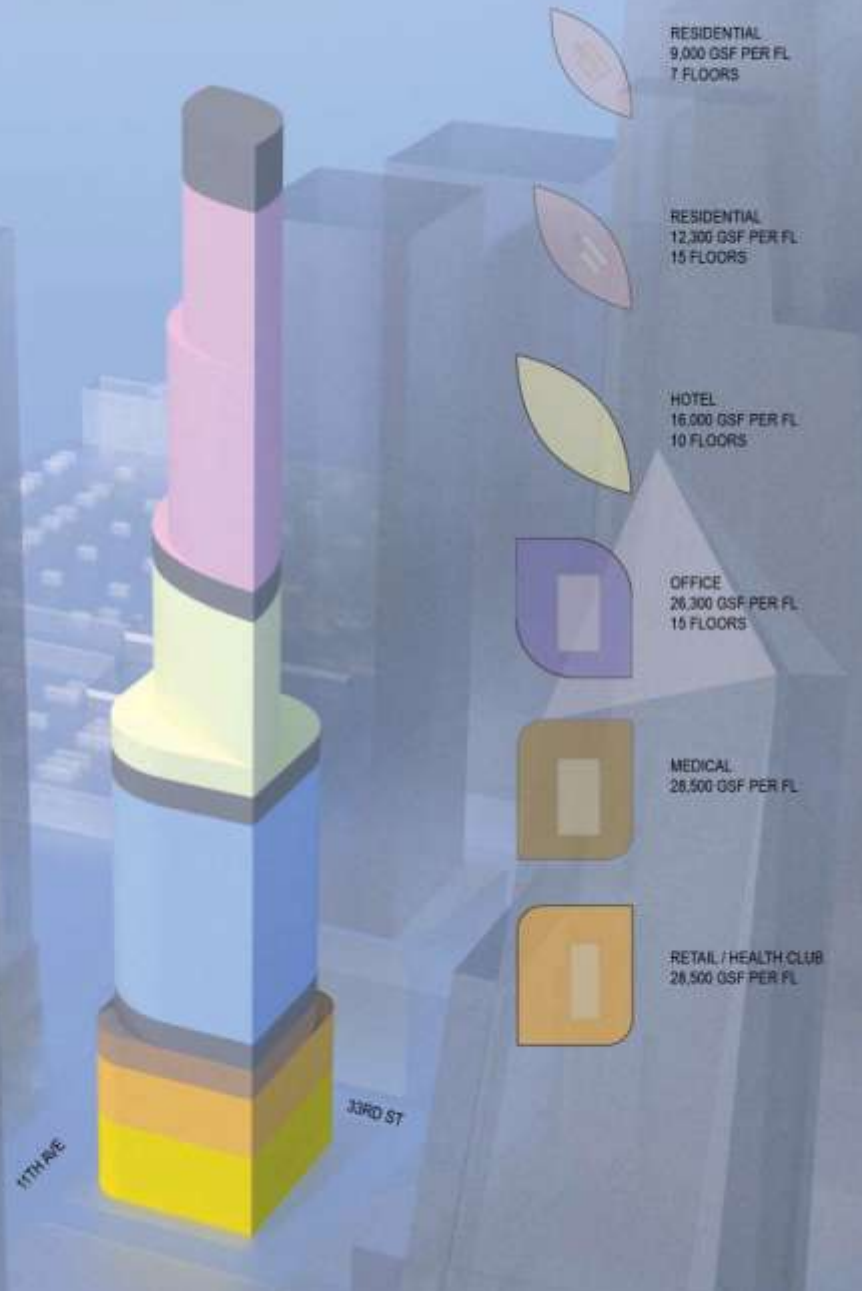




CULTURE TOWER



EQUINOX TOWER







THE MAIN SHOW – KEY TO SUCCESS

SOUTH TOWER

office

- New Coach World Headquarters
- 1.7M sf commercial office tower
- 47 stories
- 900K sf available on floors 23-47
- Floor plates: 22,000 – 51,000 rsf
- 6,000 sf terrace on level 35,
4,000 sf terrace on level 46
- Direct access to the High Line
- Corner of 30th St. and 10th Ave.
- Retail connection on 3rd floor
- **Occupancy: 2015**



PLAZA LEVEL LOBBY



COACH ATRIUM





THE SHOPS & RESTAURANTS

program

Retail	300,000
Market	30,000
F&B - 'The Kitchens at Hudson Yards'	35,000
F&B - Restaurants	73,000
Cinema	62,000
TOTAL	500,000* SF

**Gross Leasable Area*



RETAIL PODIUM SECTION



UPPER PROGRAM

MECHANICAL

RESTAURANTS

CINEMA

THE KITCHENS

RETAIL 4

RETAIL 3

RETAIL 2

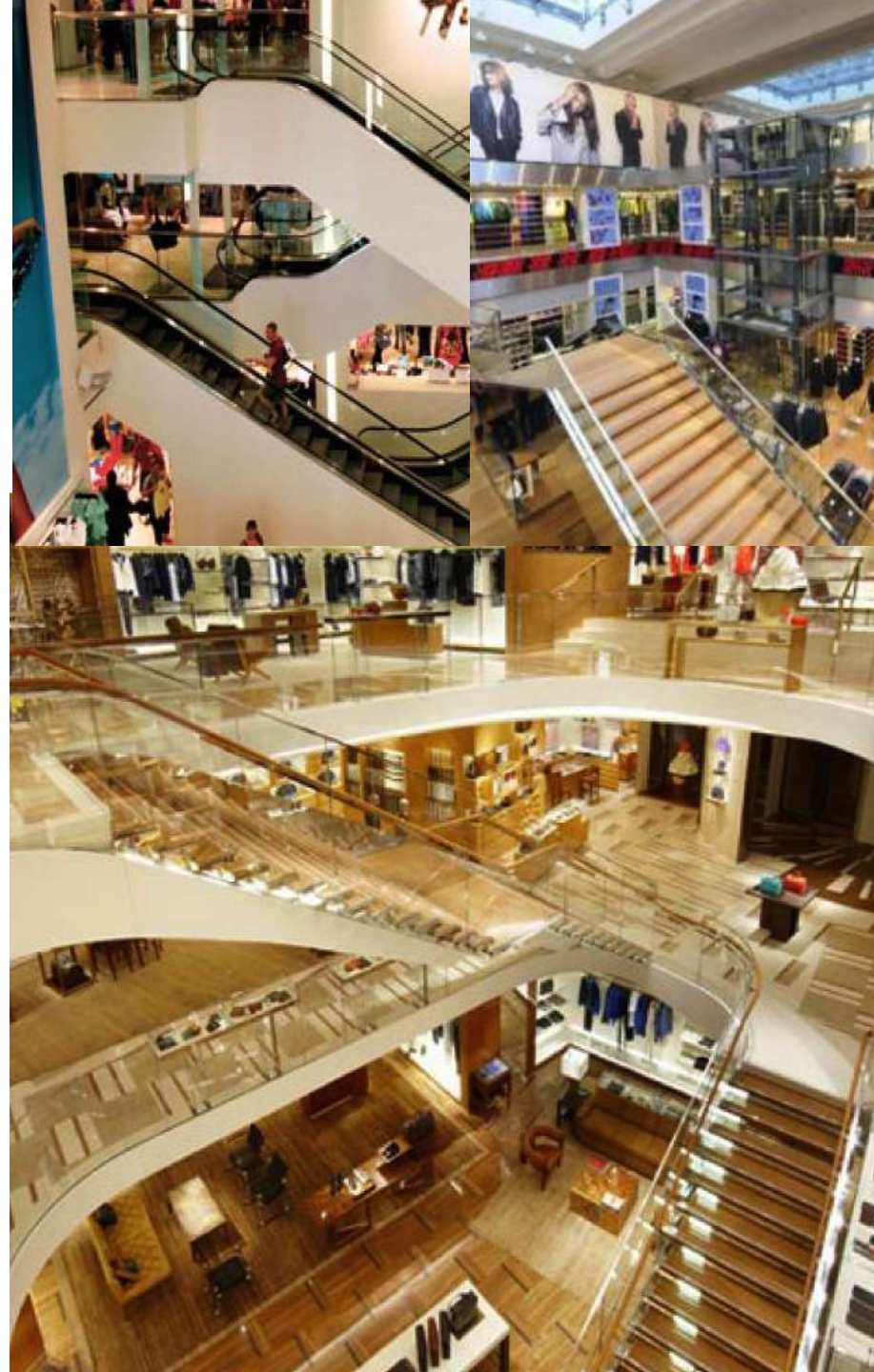
RETAIL 1



LEVEL 1



LEVEL 3



LEVEL 4



LEVEL 9 GALLERIES



NORTH TOWER

office

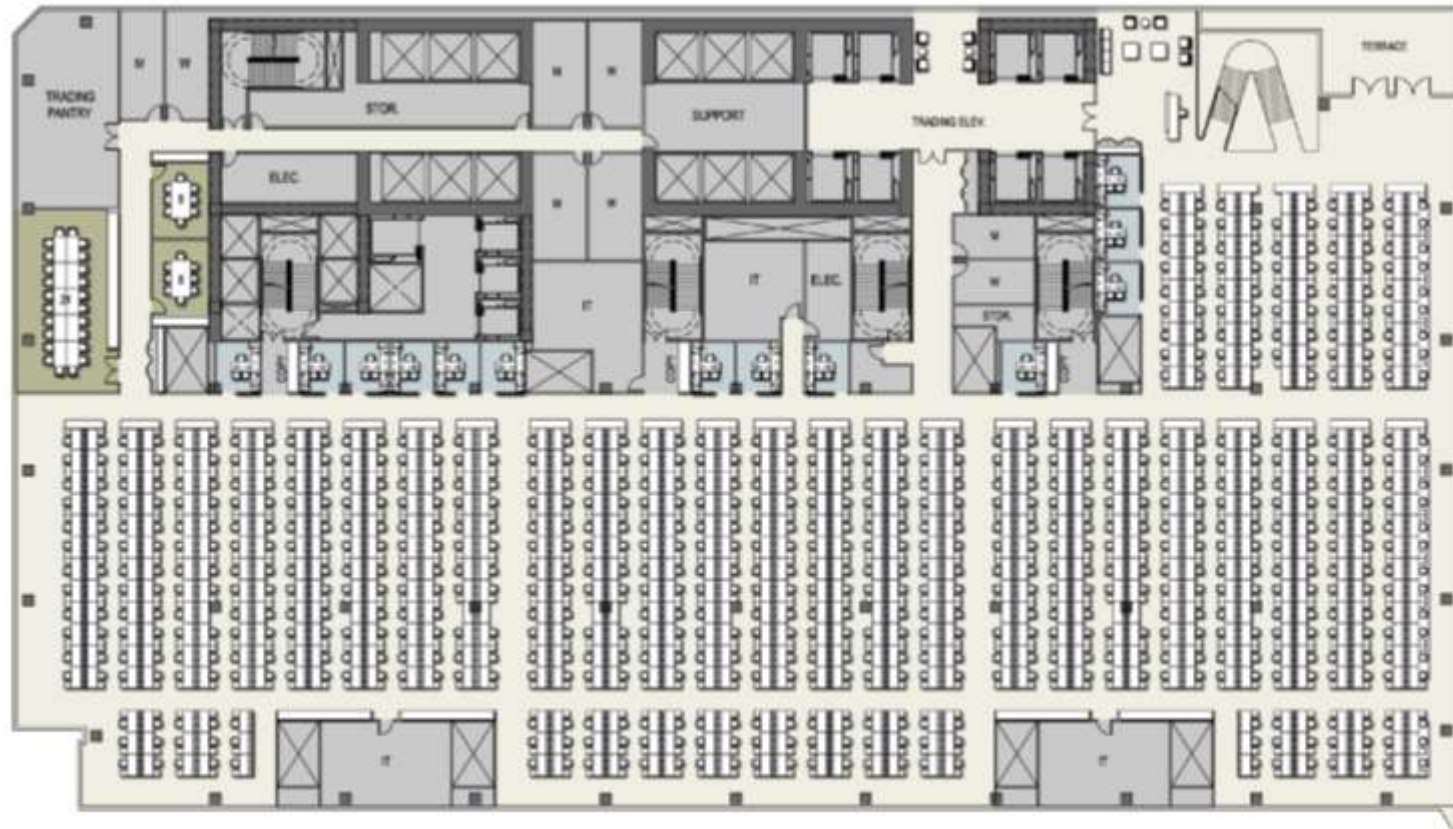
- 2.3M sf commercial office tower
- 70 stories
- Floor plates: 30,000 rsf – 70,000 rsf
- 11,000 sf terrace on level 57
- Ballroom, Sky Club Restaurant and Observatory on level 65 - 70
- Underground connection to the new #7 Subway station
- **Occupancy: 2018**



NORTH TOWER LOBBY



TRADING LEVEL 10 TEST FIT



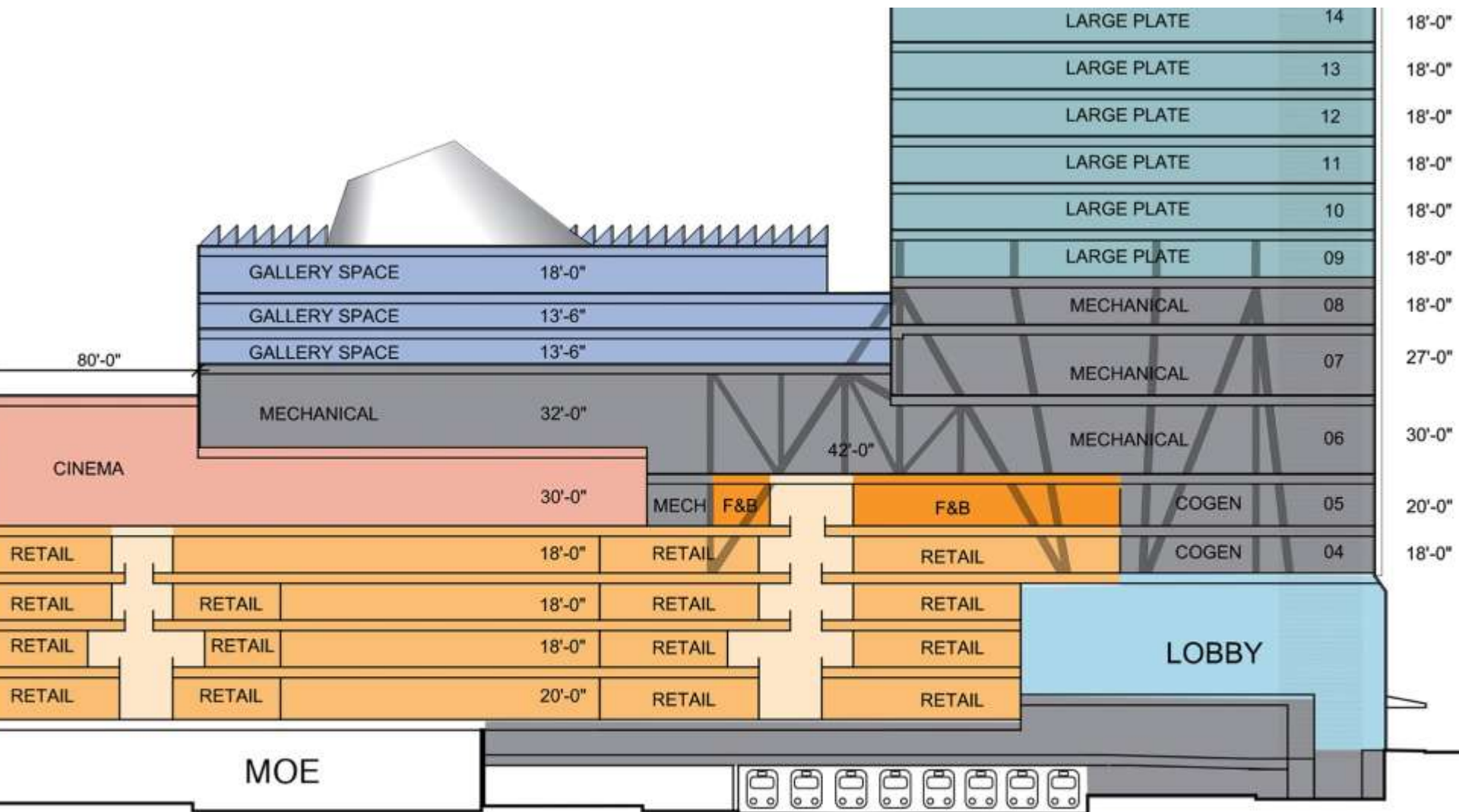
60,705 GSF 45,441 USF 51 USF/Trader

734 Trading

13 Offices

40 Conference Seats

Support 5,410 SF



SKY LOBBY



TERRACE VIEW LOOKING EAST



OFFICE FLOOR PLAN AND TEST FIT

MIDRISE



49,595 RSF



28 Offices
216 Seats
108 Conference Seats
Support 3,434 SF
122 USF/Person

SKY CLUB & OBSERVATION DECK

* HEIGHTS ARE CALCULATED FROM 0-0" STREET LEVEL IS +28'-6"

TOWER TOP +1,310'-6"
1,282'-0" (FROM STREET)

DJ BOOTH +1,280'-6"
1,252'-0" (FROM STREET)

69 BAR +1,176'-6"
68 RESTAURANT +1,163'-0"
67 PRE-FUNCTION 02 +1,149'-6"
66 BALLROOM +1,136'-0"
66 SKY LOBBY / PRE-FUNCTION 01 +1,122'-6"
64 OBSERVATION DECK +1,109'-0"
1,087'-0" (FROM STREET)



63 MEZZ. BALLROOM BC

63 BALLROOM MEP

62 TOWER MEP

61 TOWER MEP

SKY CLUB & OBSERVATION DECK



EXECUTIVE DINING



SKY CLUB & OBSERVATION DECK



NEW YORK'S NEXT GREAT NEIGHBORHOOD

So, was the idea big enough?

