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NEWS

Manhattan gets a new neighborhood for Christmas

Work gets underway on Hudson Yards

Work has begun on transforming the largest undeveloped single piece of land in Manhattan into a new 26-acre neighborhood.

Related Companies and Oxford Properties Group, general partner developers of the Hudson Yards in midtown Manhattan, announced last Thursday that they had entered into contract to begin preparatory work at the site.

The demolition of the existing Metals Purchasing Building represents the first physical work on the site

and the first step in the site work preparation necessary for the development of the Yards.

The deconstruction process, managed by Tishman Construction Corporation, is expected to take four months and paves the way for construction of the first buildings, which could commence as early as 2012. Buildings could be delivered as soon as 2015.

The developers have also recently wrapped the site in nearly 30,000 s/f of new construction signage, one of the largest construction hoarding installations ever undertaken, and launched a web presence at www.hudsonyardsnewyork.com

showcasing the creation of "New York's Next Great Neighborhood."

Stephen M. Ross, chairman and CEO of Related Companies said, "The Hudson Yards represents the future of New York and the commencement of this preparatory work marks an important milestone in its development.

"Over 65% of Manhattan's office stock is over 50 years old and New York City needs the modern, green, high-tech office space that only we can provide at Hudson Yards in order to retain our competitive advantage in the global market for corporate tenants. Over the past year, we have made tremendous progress in developing the most commercially viable solutions for office tenants in New York. With unsurpassed transportation infrastructure, amenities, large flexible floor plates, and generous tax incentives we have created a compelling offering and the marketplace is responding."

Mayor Michael R. Bloomberg said, "Hudson Yards is one of New York City's greatest opportunities for growth. Today's milestone means we will now begin to see activity on the site, as the creation of what will be the vibrant centerpiece of New York City's next great neighborhood begins to take shape. The extension of the 7 subway line from Times Square to the Hudson Yards is on track, and together with what will



be one of the City's great open space boulevards, the seeds are being planted for the next major New York City destination."

The 60,000 s/f Metals Purchasing Building was originally constructed in the 1930s in the freight yards that operated as part of the railroad system along Manhattan's west side. This railroad supported the pier operations and transported goods up and down the west side. When demand for the metals operation no longer existed, the building was converted to office space and used for back-office type operations. About 20 years ago, it was acquired by MTA through eminent domain and subsequently vacated.

The under-construction extension of the No. 7 subway will link the site to both local and regional rail transportation. Jay H. Walder, MTA chairman said the Association was focused on delivering the project on time and budget.

Crews have finished digging the tunnels for the \$2.1 billion subway extension and are currently build-

ing the new station at 34th Street and 11th Avenue that will be at the front door to Hudson Yards. The transit system testing will begin in 2013 and a grand opening is anticipated by the first quarter of 2014, at least a year before the first phase of Hudson Yards is opened.

Hudson Yards mixed-use master-planned community will include 13 million

square feet of commercial and residential development. There will be some 5,000 apartments in nine residential buildings, up to four corporate headquarter sites, a major retail complex, a 300-room five star hotel, cultural facilities, and a new 750-seat public school, all planned around 12 acres of public open space.

Also underway nearby

is the conversion of the Farley Post Office into the new Moynihan Station for Amtrak.

Jay Cross, President of Related Oxford Hudson Yards said, "We have seen a great deal of interest from large-scale corporate tenants and are excited to be taking the steps necessary to meet their aggressive timelines."