

DOWNTOWN REBIRTH:

HOW THE ORIGINAL HEART OF NEW AMSTERDAM IS ONCE AGAIN THE MOST SOUGHT AFTER AREA OF NYC

Moderator:

Carl Weisbrod

Panelists:

Dennis Friedrich

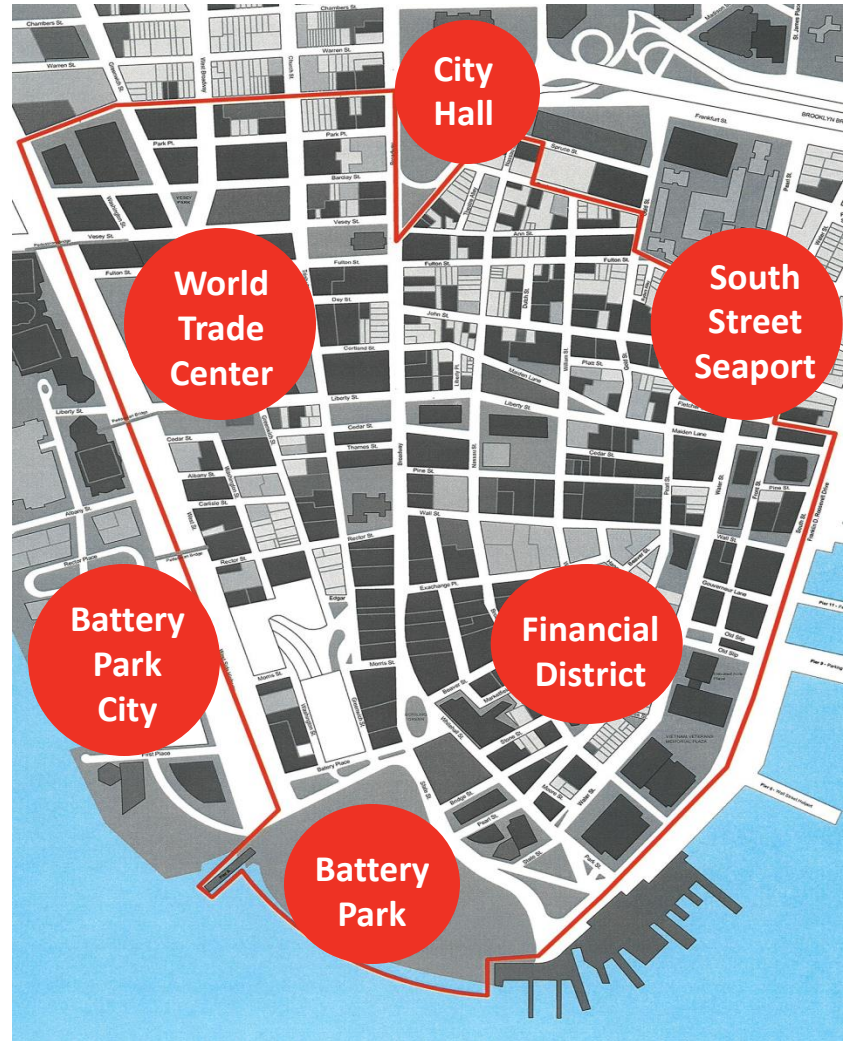
Bill Rudin

Larry A. Silverstein

Mary Ann Tighe









1958

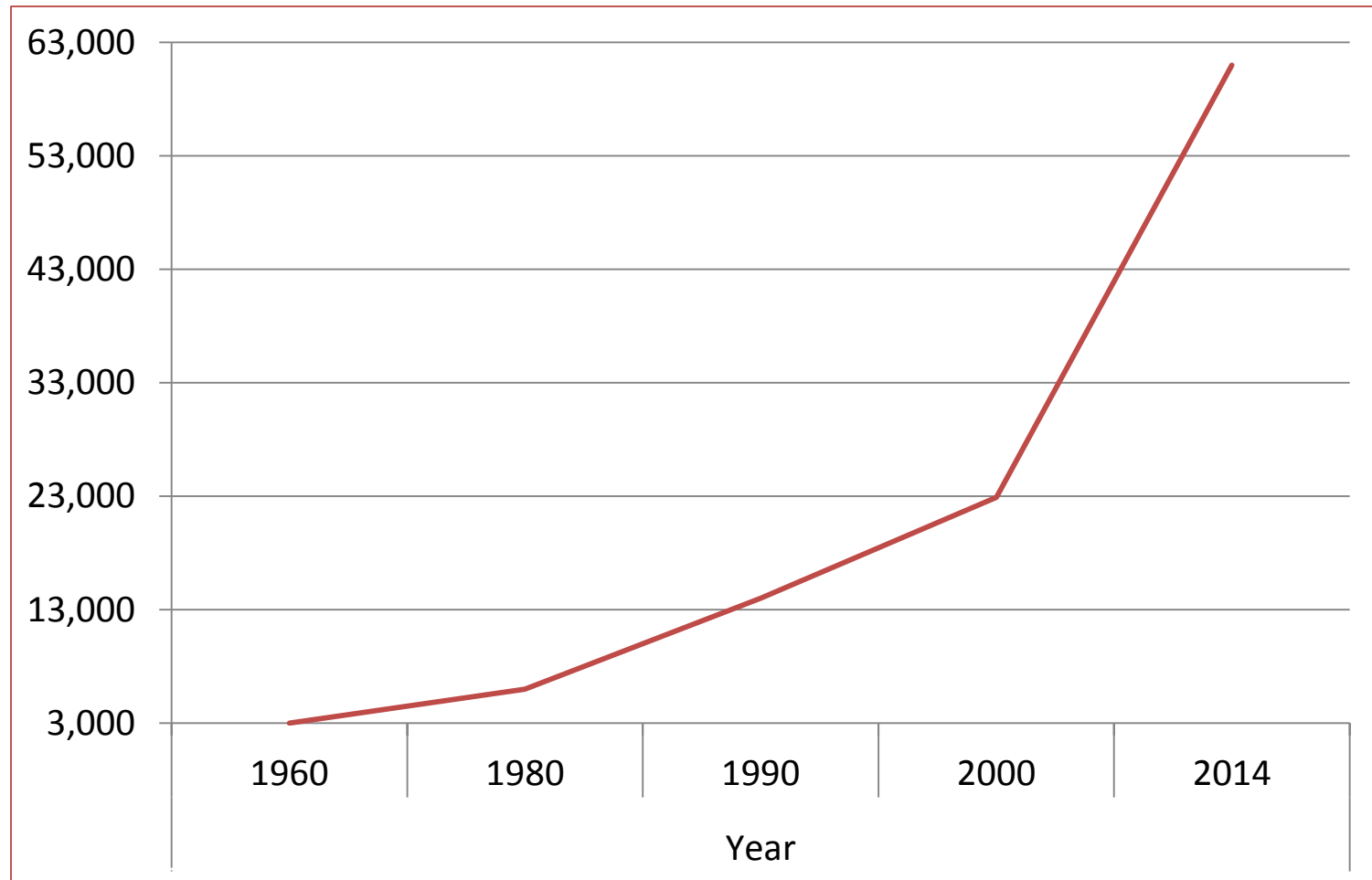
- 400,000 workers
- Fewer than 1,000 residents
- Major industries include: Financial services, professional services, shipping and distribution



2013

- 312,000 workers
- 60,000 residents
- Major industries include: Financial services, professional services, creative services and non-profits

Population of Lower Manhattan, 1960-2014



1960

1980

1990

2000

2014

<3,000

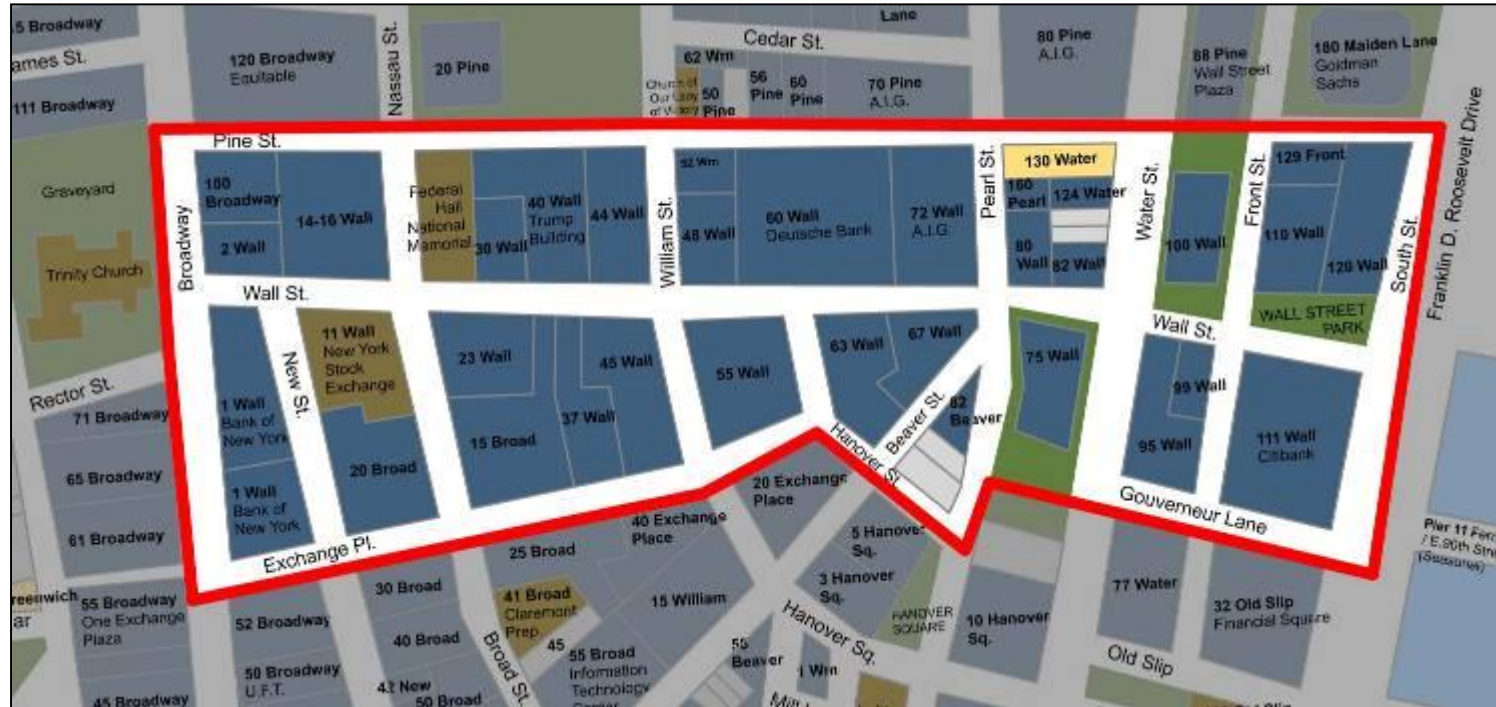
6,000

14,000

22,900

61,000

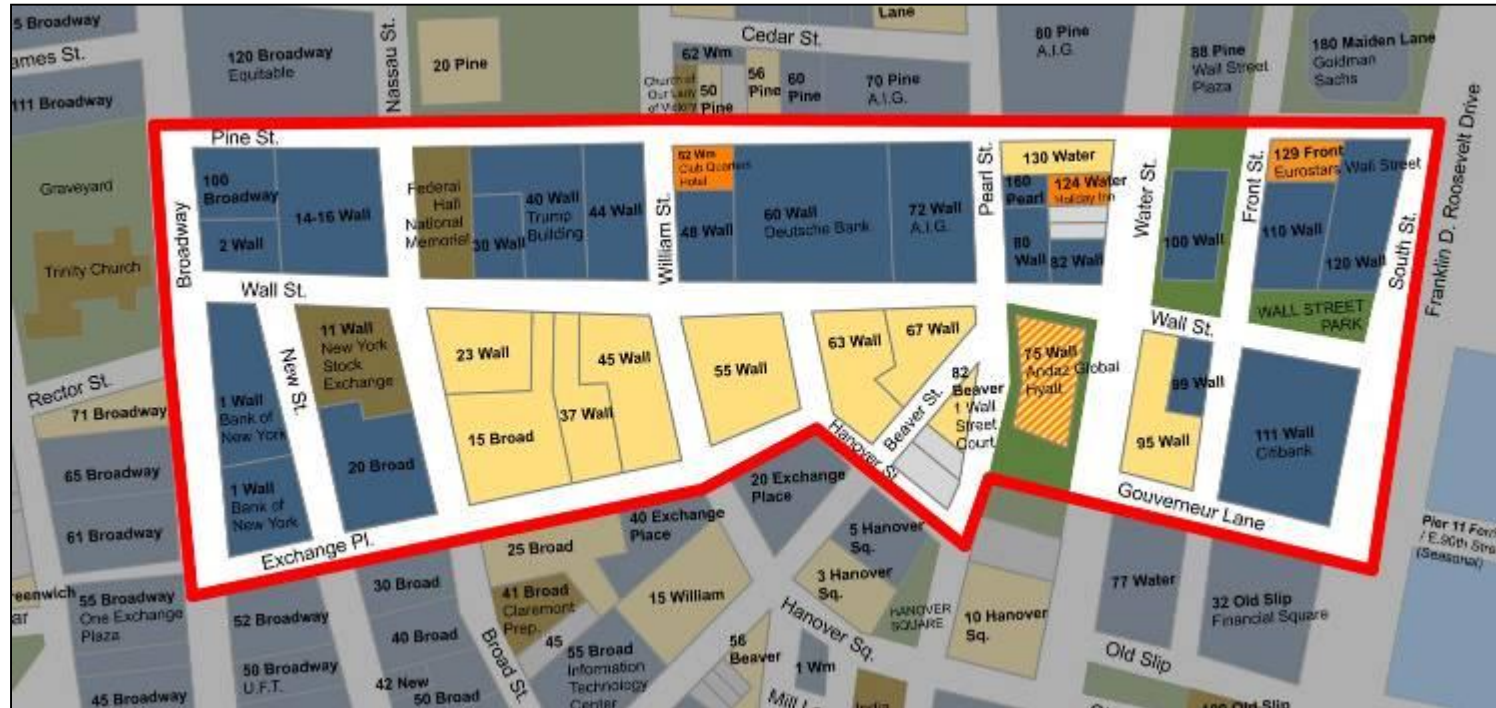
Wall Street 1995



- 14.1 million sq ft of office space
- 121 residential units
- Limited retail
- 0 hotel rooms



Wall Street 2010



- 10.4 million sq ft of office space
- 3,059 residential units
- 654 new hotel rooms

- Expanded retail
- New museum





Stone street







NYC
DESTINATION
**RED
HOOK**
FREE
-> SHOP
-> DINE
-> DRINK
-> SMILE

110

ONE WAY

FRONT ST

WALL ST

110

110 Wall Street - wework

















Fulton Street Transit Center

Subway

HASE

Fulton Street Transit Center

676-341
6032

TAXI FARE
BASE FARE \$3.50
MILEAGE \$1.50
TIP \$1.00
TOTAL \$6.00









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OmnicomGroup

groupm



maxus

Inc.



CATALYST
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XAXIS



MEDIACOM

capstone









Marina Complex



Pavilion Entrance









Retail Corridor Entrance / Vesey Street



Retail Corridor



225 Liberty Entrance / South End Avenue













57
TO
63

F

20
19
18

25
24
23

Lobby 1 WTC



Harper Collins – 195 Broadway



Harper Collins -195 Broadway























WINNER

BOMA Pinnacle
Award for New
Construction



WINNER

NY Daily News
Gold Medal

**“BUILDING
OF THE
YEAR!”**

- CURBED

“BREATHTAKING”

- New York Daily News

“REMARKABLE”

- Architectural Record

**“THE BEST
ARCHITECTURE
OF 2013.”**

- Chicago Tribune









NYPD

23



FDNY

343



SQ

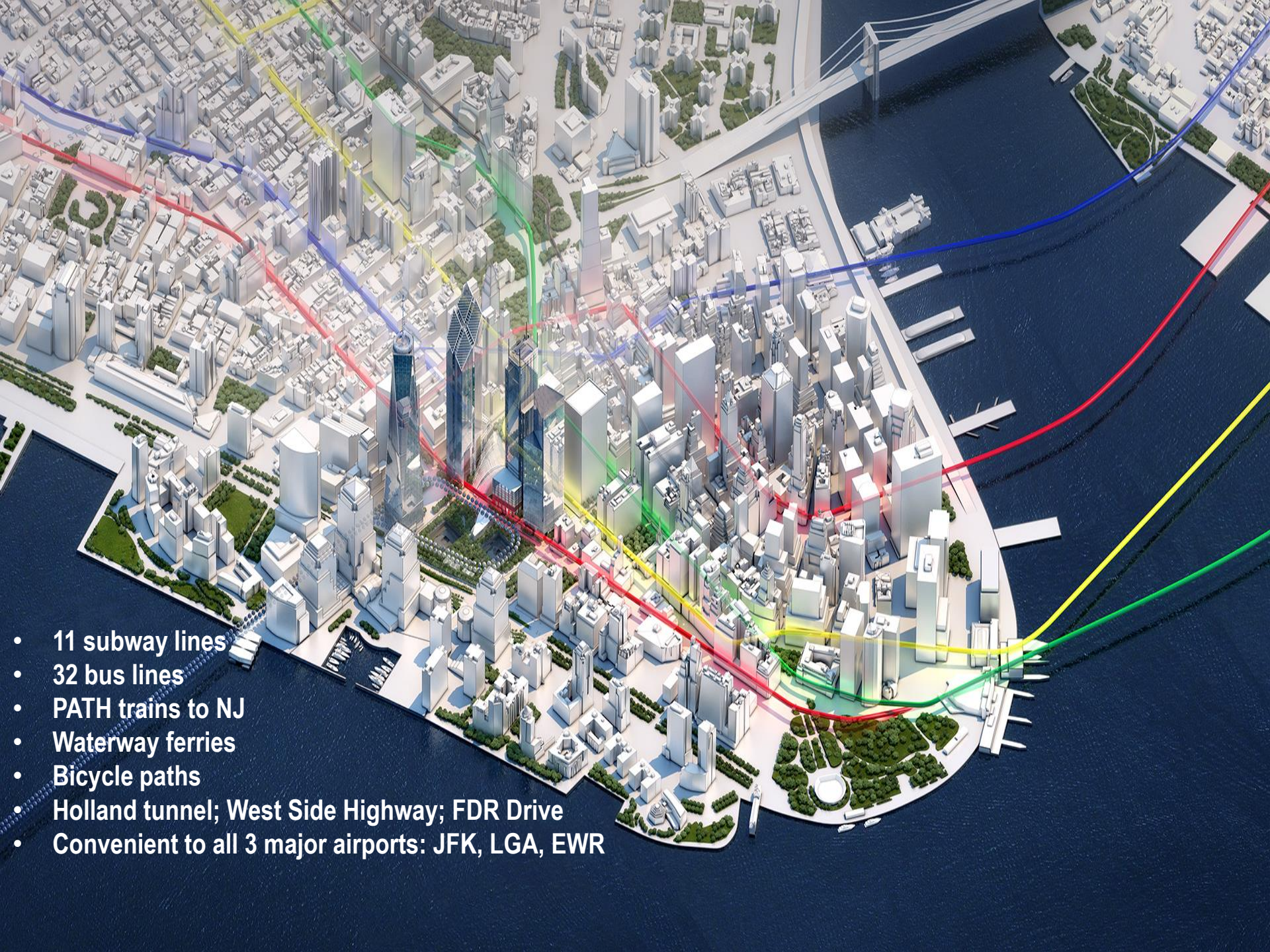
41

FOUNDATION HALL

EXIT







- 11 subway lines
- 32 bus lines
- PATH trains to NJ
- Waterway ferries
- Bicycle paths
- Holland tunnel; West Side Highway; FDR Drive
- Convenient to all 3 major airports: JFK, LGA, EWR

THE NEW DOWNTOWN

- Population tripled since 2001
- Top-rated public schools (PS 234, Stuyvesant)
- Top-rated restaurants (Nobu, North End Grill, Locanda Verde, Bouley, Cipriani, Blue Smoke)
- Tripled the number of hotel rooms (7,000 keys by 2015): W Hotel, Andaz (Hyatt), Ritz Carlton, Conrad (Hilton), Four Seasons
- Sought-after residential neighborhoods of Tribeca and Battery Park City (highest sales values in NYC – average over \$2,000/sf)
- 1.5 million sf of new destination retail (Brookfield, WTC, Seaport)

