



FOREST CITY SAN FRANCISCO





WHO WE ARE

FOREST CITY IS A \$8.9 B
94-YEAR-OLD, PUBLICLY
TRADED REAL ESTATE COMPANY

WE HAVE BUILT 11 MILLION SQUARE FEET OF OFFICE SPACE.

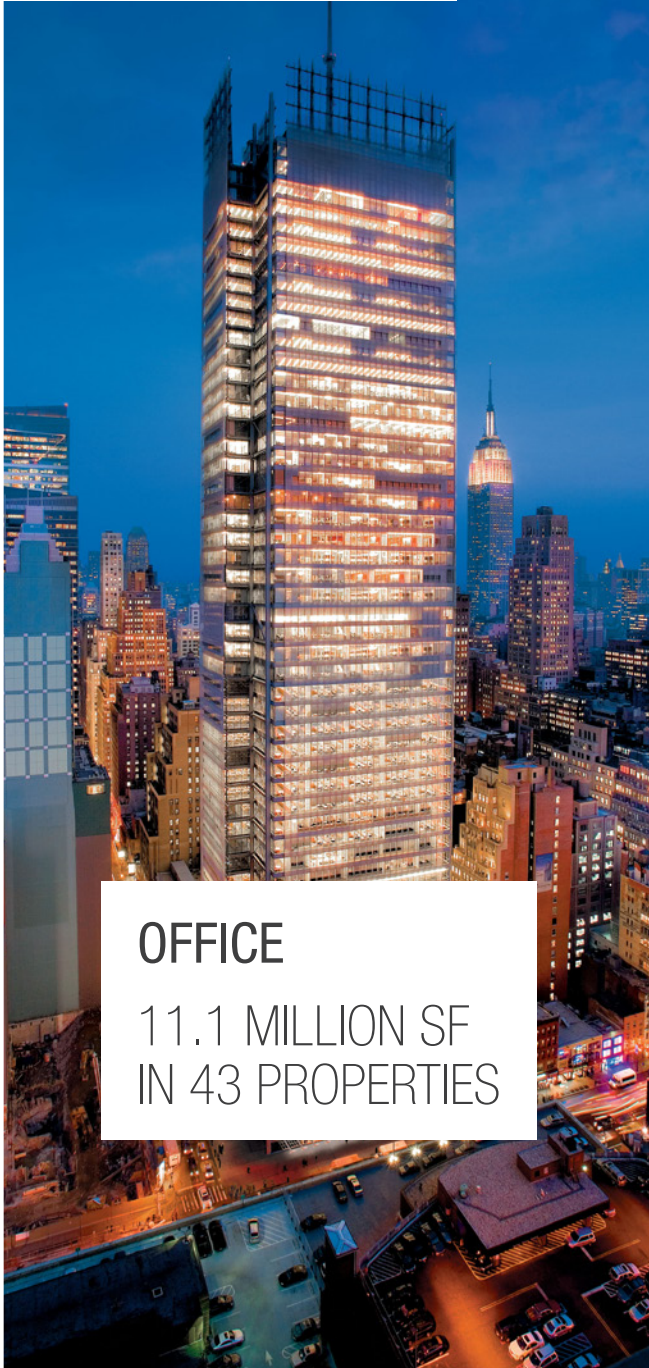
WE WORK ON LARGE-SCALE, PLACE-MAKING PROJECTS AND BUILD TO HOLD.

WE OPERATE OUR PROJECTS.

WE ARE USER-DRIVEN, CONSTANTLY DRIVING TOWARD THE
NEXT SOLUTION FOR URBAN USERS, AND FOCUSED ON
HYPERCUSTOMIZATION.

WE DO BIG SMALL

PORTFOLIOS



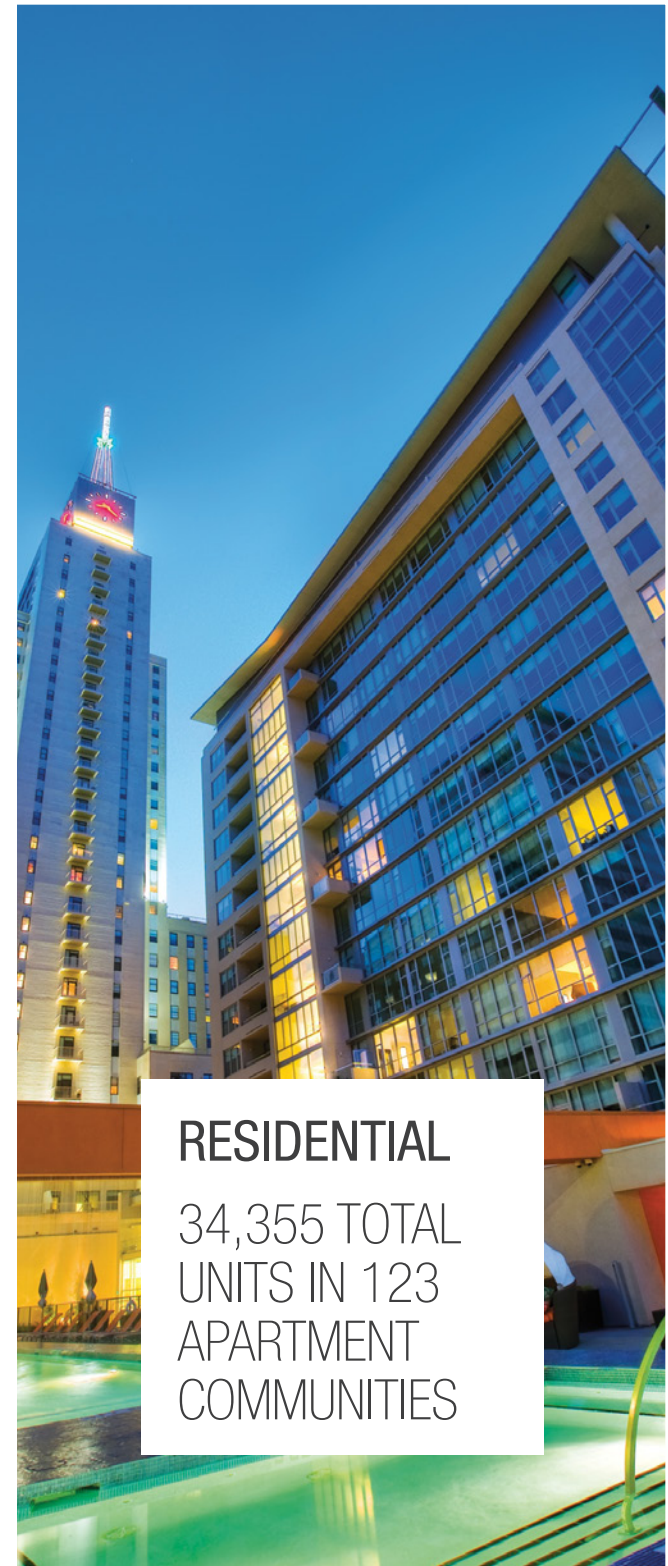
OFFICE

11.1 MILLION SF
IN 43 PROPERTIES



RETAIL

22.5M TOTAL SF
IN 42 CENTERS



RESIDENTIAL

34,355 TOTAL
UNITS IN 123
APARTMENT
COMMUNITIES



MANHATTAN NEW YORK TIMES BUILDING

- 1,046 FT.; 52 FLOORS
- 1.5 MILLION SF; 737,000 LEASABLE; 98% LEASED
- NEWSROOM AND CORPORATE HQ OF NYT CORP ON FLOORS 1-27
- ON-SITE CAPABILITY TO GENERATE 30% OF THE ENERGY NEEDED FOR THE TIMES HQ
- CONSTRUCTED OF 70% RECYCLED STEEL
- MULTIPLE SUSTAINABILITY SYSTEMS BOTH IN CONSTRUCTION AND OPERATIONS
- ARCHITECT: RENZO PIANO

An aerial photograph of downtown Brooklyn, New York. The Metrotech Center, a tall, modern skyscraper with a green glass facade, stands out prominently in the center of the image. It is surrounded by other high-rise buildings, including a large orange brick building in the foreground. The surrounding area is a dense urban landscape with various residential and commercial buildings. The image is used as a background for the text overlay on the left.

BROOKLYN METROTECH CENTER

- 16 ACRE OFFICE PROJECT IN THE HEART OF DOWNTOWN BROOKLYN
- 7 BUILDING CORPORATE CAMPUS
- OVER 5 MILLION SF TOTAL
- 3.3 ACRE PUBLIC PARK/ COMMONS

BOSTON UNIVERSITY PARK AT MIT

- 27-ACRE MIXED-USE CAMPUS
- BIOTECH/RESEARCH, OFFICE, RESIDENTIAL, HOTEL WITH RETAIL AND DINING COMPONENTS
- 1.7 MILLION SF OF OFFICE & LAB SPACE
- 530 RESIDENTIAL UNITS
- 210 HOTEL ROOMS
- 2,700 PARKING SPACES



WASHINGTON DC THE YARDS

- 42 ACRES
- 1.8 MILLION SF OF OFFICE SPACE
- 2,800 RESIDENTIAL UNITS
- 400,000 SF OF RESTAURANTS AND RETAIL SERVICES
- AN AWARD-WINNING WATERFRONT PARK





SAN FRANCISCO



2175 MARKET
88-UNIT MIXED USE



PRESIDIO LANDMARK
154-UNIT ADAPTIVE REUSE



BAYSIDE
862 UNITS AT
WATERFRONT



WESTFIELD SAN FRANCISCO CENTRE
1.5M SF URBAN RETAIL EXPERIENCE

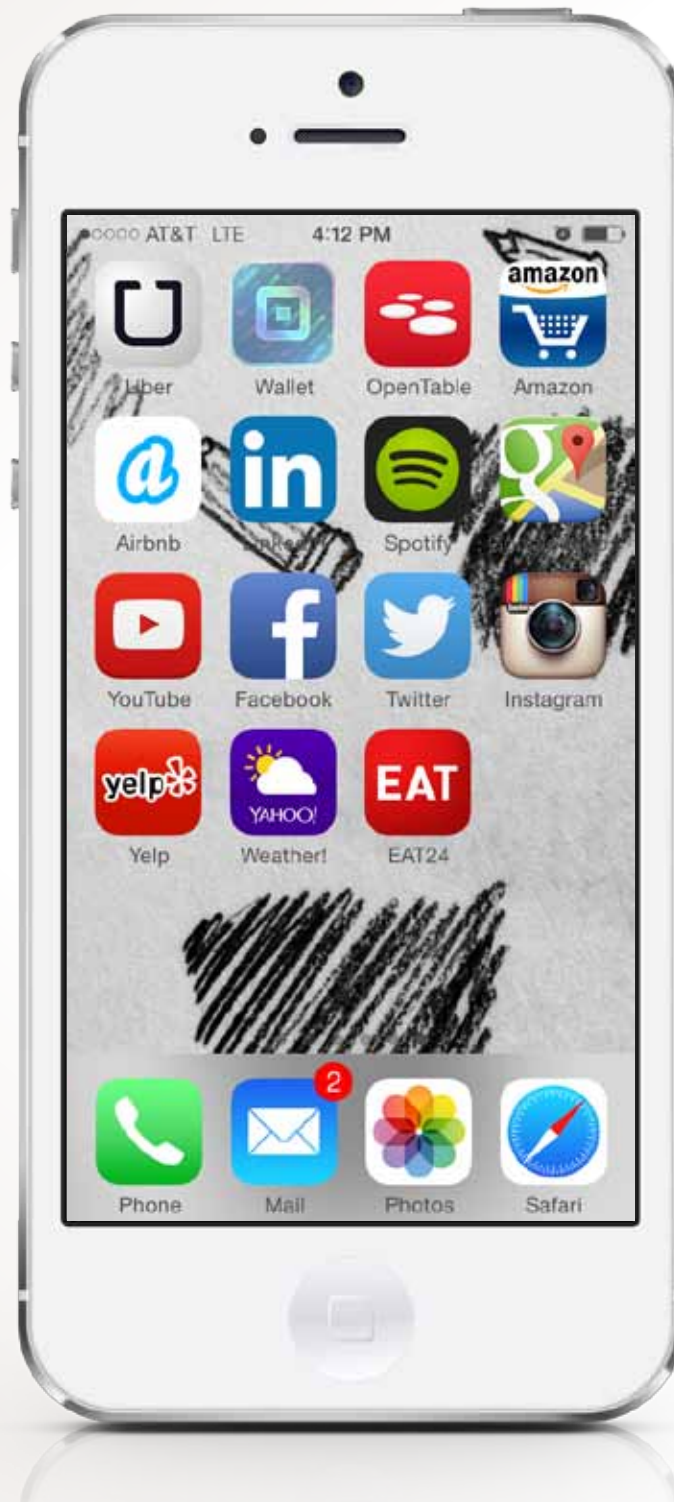


THE UPTOWN
665 UNITS



REAL ESTATE IN A NETWORKED WORLD

THE VALUE OF SOFTWARE



A vibrant city street scene featuring a large white event tent. Under the tent, a man in a blue shirt and cap plays a saxophone. A crowd of diverse people is gathered, some sitting at tables in the foreground. The background shows multi-story urban buildings, a street sign for 'MARY' street, and a red banner with the number '0'.

INTRODUCING OPEN CITY:



TENANTING



OPERATIONS



DESIGN

REAL ESTATE
AS A TOOL

HOW WORK IS CHANGING

OPERATIONAL EFFICIENCY

PROTECT

VERTICAL

ISOLATED

LINEAR

LONG INTERNAL PROCESS

CREATING NEW VALUE

INTELLECTUAL PROPERTY

ORGANIZATION STRUCTURE

WORK ENVIRONMENTS

BUSINESS PROCESS

PRODUCT DEVELOPMENT

DISRUPTION

CONNECT

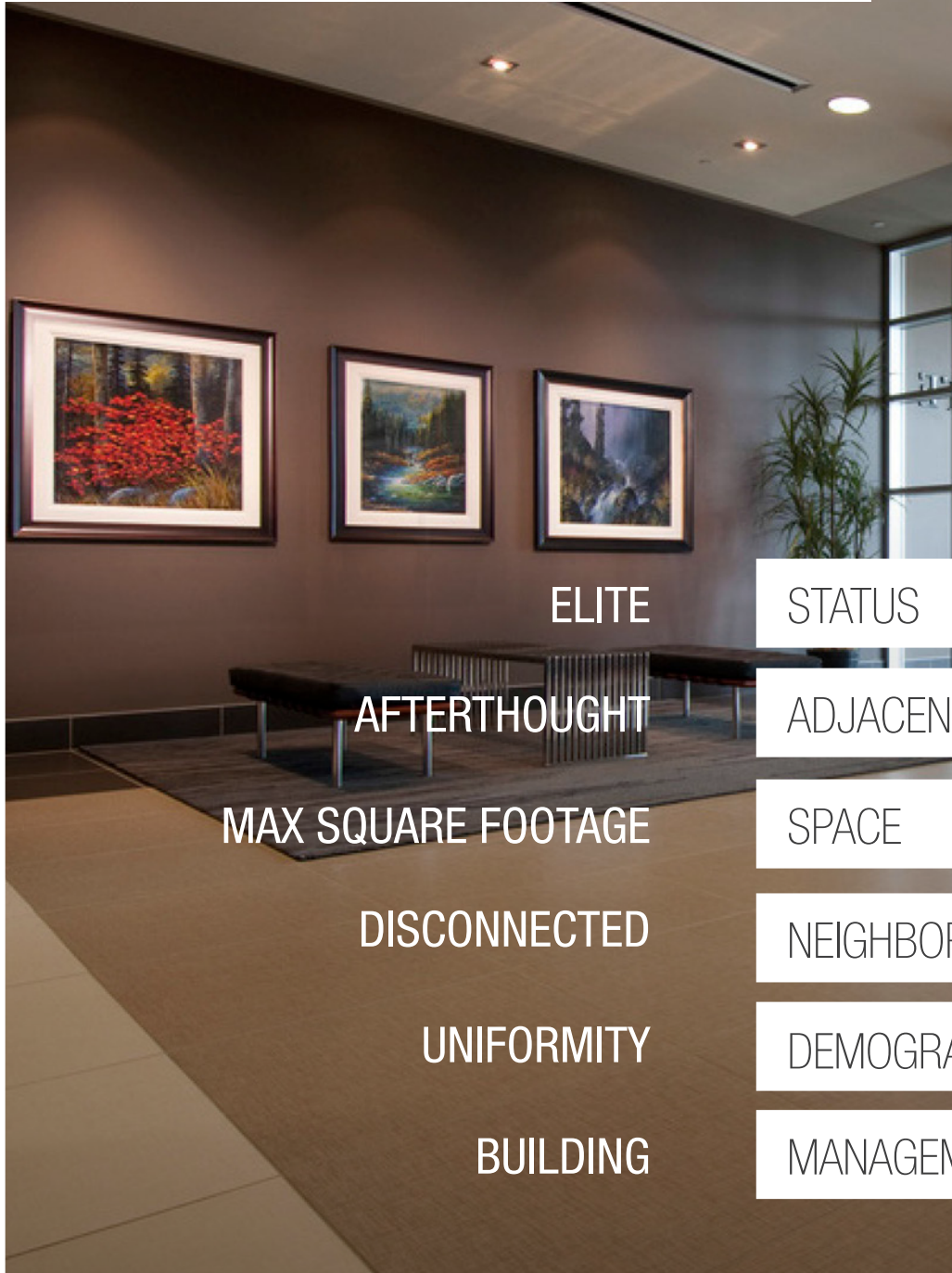
FLAT

NETWORKED

COMPLEX/AGILE

PUBLIC PROTOTYPES

HOW RESIDENTIAL IS CHANGING



ELITE

AFTERTHOUGHT

MAX SQUARE FOOTAGE

DISCONNECTED

UNIFORMITY

BUILDING

STATUS

ADJACENT RETAIL

SPACE

NEIGHBORS

DEMOGRAPHICS

MANAGEMENT



NEIGHBORHOOD CULTURE

RECRUITED + LOCAL

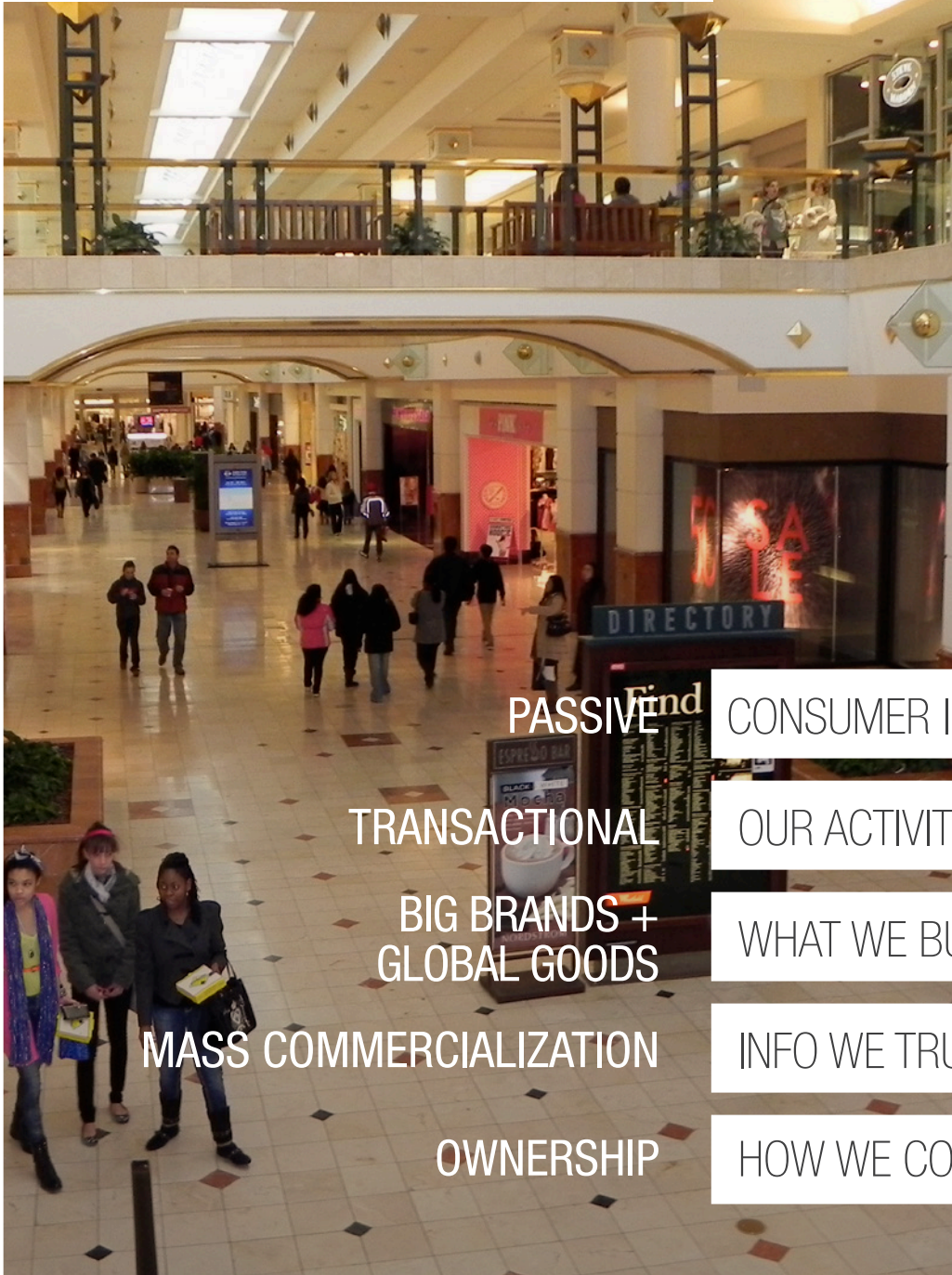
EFFICIENT/FLEX/CUSTOMIZABLE

RESOURCE SHARING

DIVERSITY

HOSTING

HOW RETAIL IS CHANGING



PASSIVE

TRANSACTIONAL

BIG BRANDS +
GLOBAL GOODS

MASS COMMERCIALIZATION

OWNERSHIP

CONSUMER INFLUENCE

OUR ACTIVITIES

WHAT WE BUY

INFO WE TRUST

HOW WE CONSUME



EMPOWERED

RELATIONAL

LOCAL BRANDS +
ARTISAN GOODS

WORD OF MOUTH SHARING

SHARED CONSUMPTION



A FOREST CITY Project

*Union Iron Works
Historic District at*
+ PIER 70

Site Location



Over 2.2 million GSF
commercial space

DISTRICT-WIDE COMMERCIAL SPACE

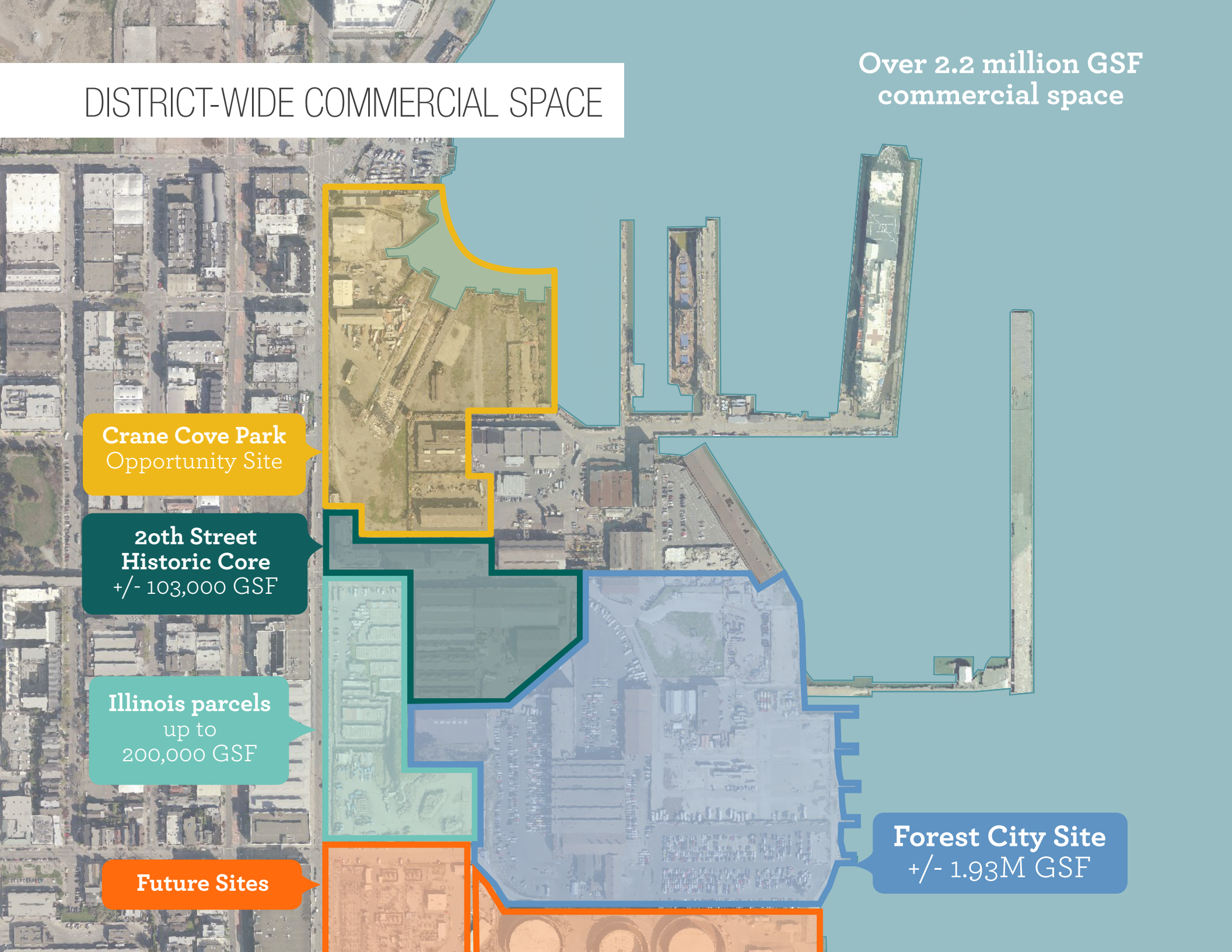
**Crane Cove Park
Opportunity Site**

**20th Street
Historic Core**
+/- 103,000 GSF

Illinois parcels
up to
200,000 GSF

Future Sites

Forest City Site
+/- 1.93M GSF



Building Community to Build Place

GATHERINGS...

community meetings

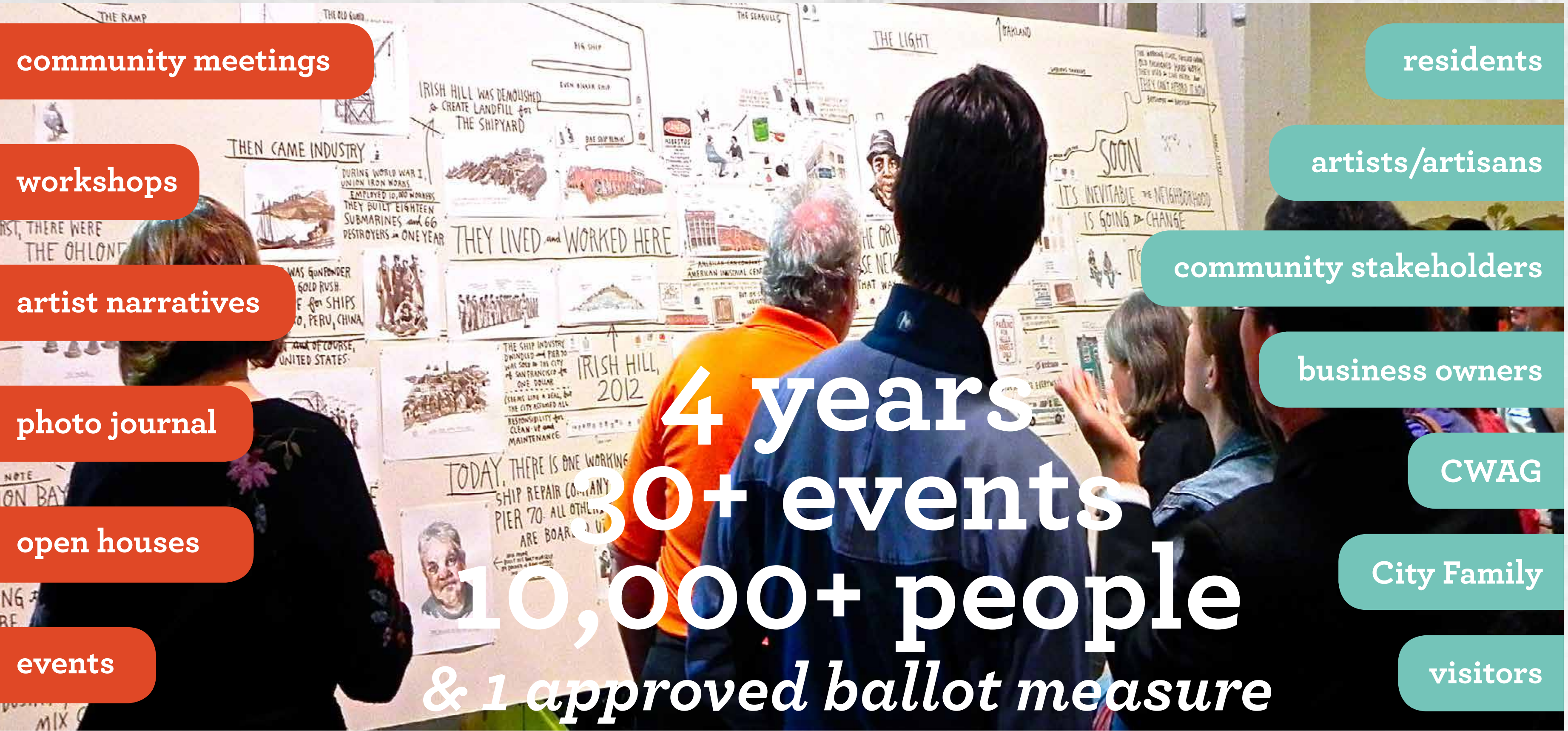
workshops

artist narratives

photo journal

open houses

events



residents

artists/artisans

community stakeholders

business owners

CWAG

City Family

visitors

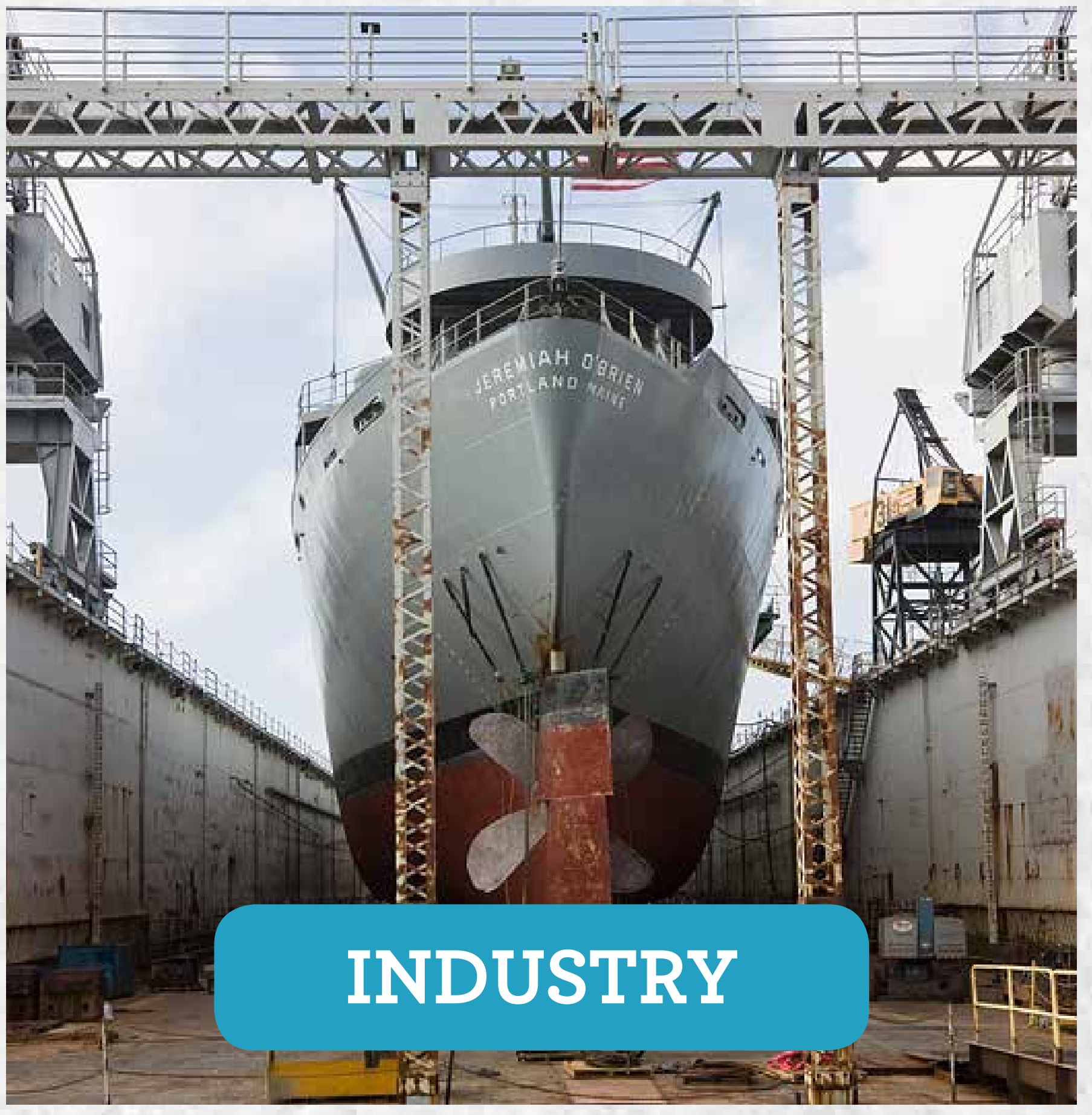
4 years

30+ events

10,000+ people

& 1 approved ballot measure

...STAKEHOLDERS

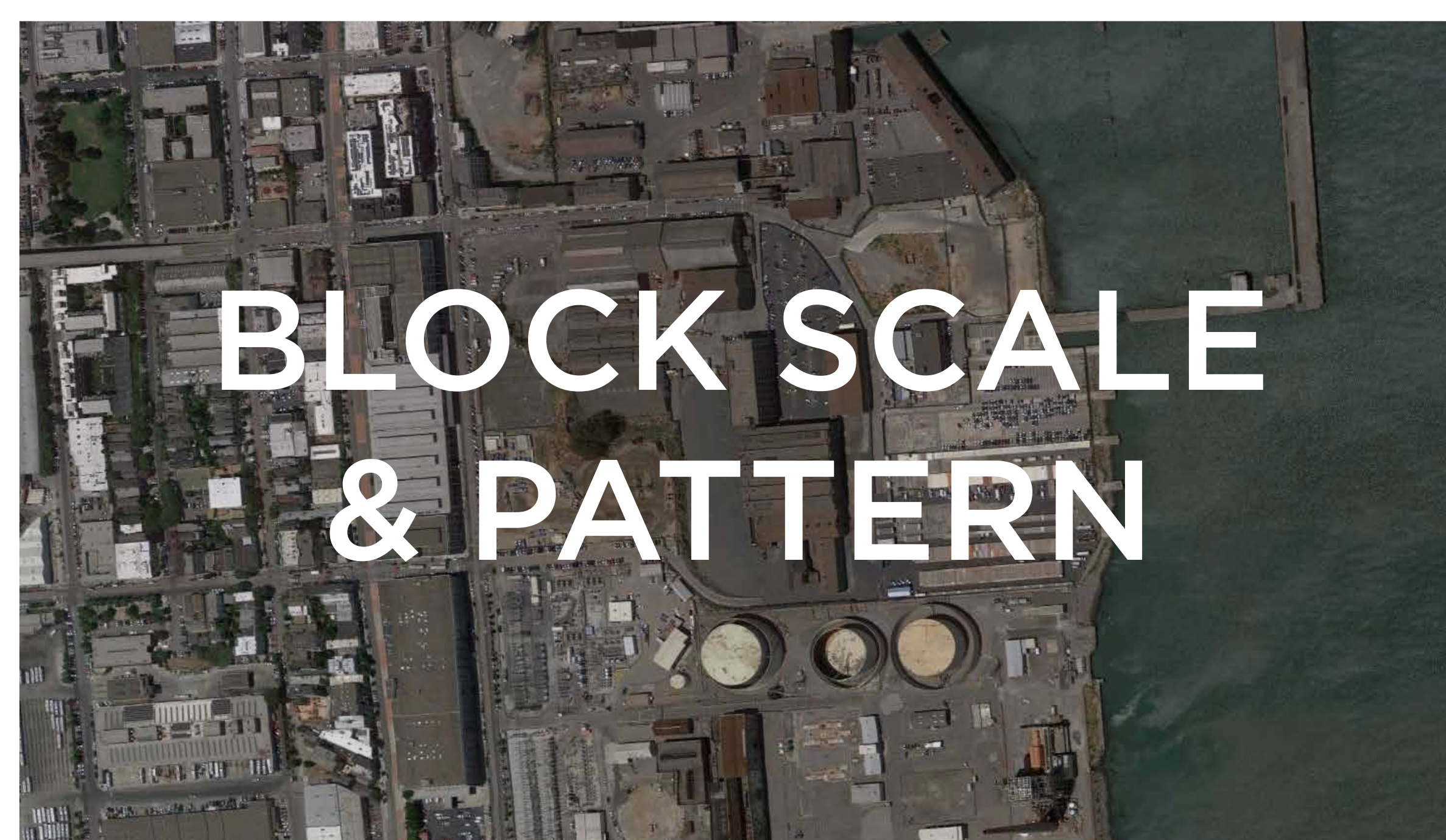
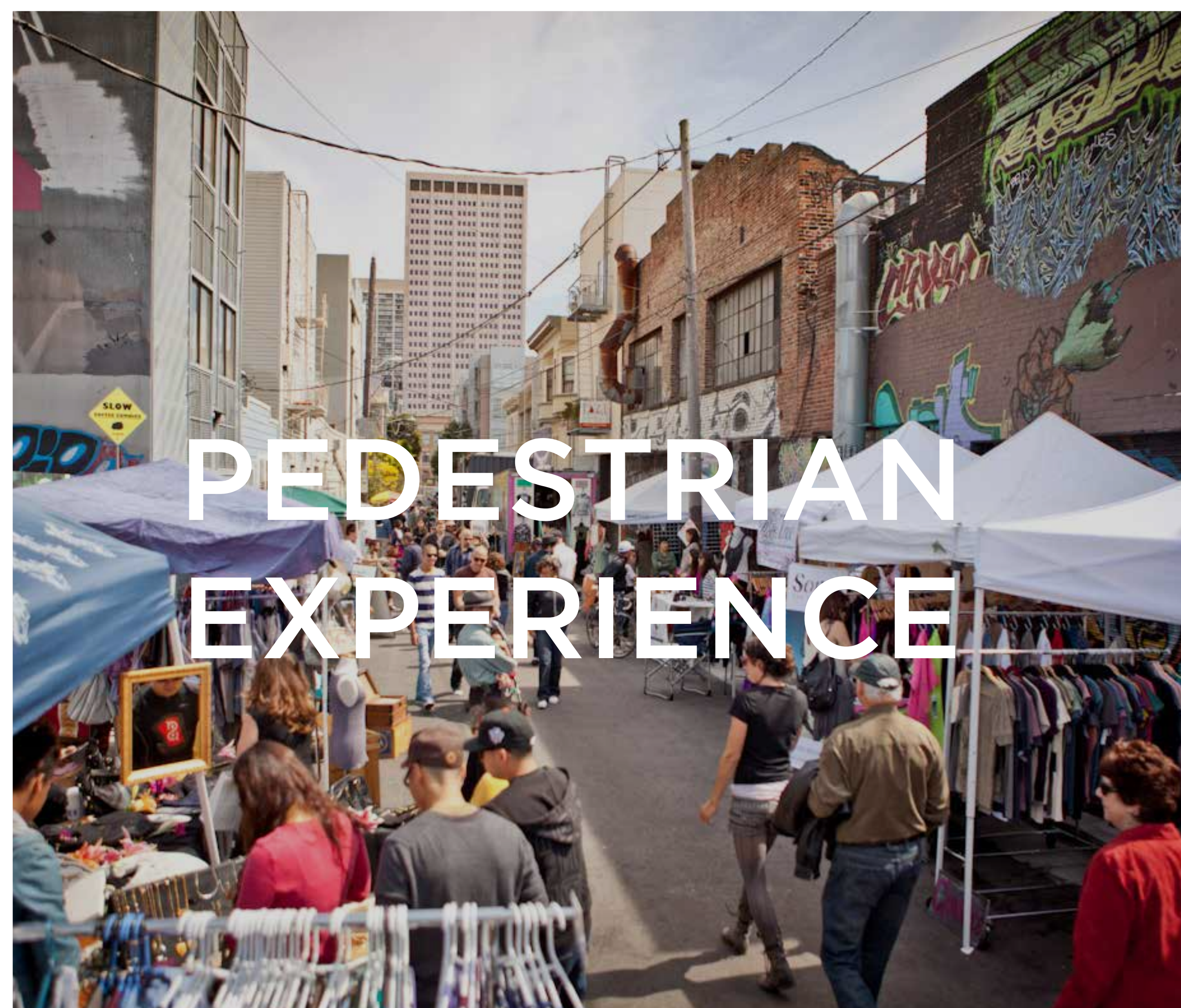
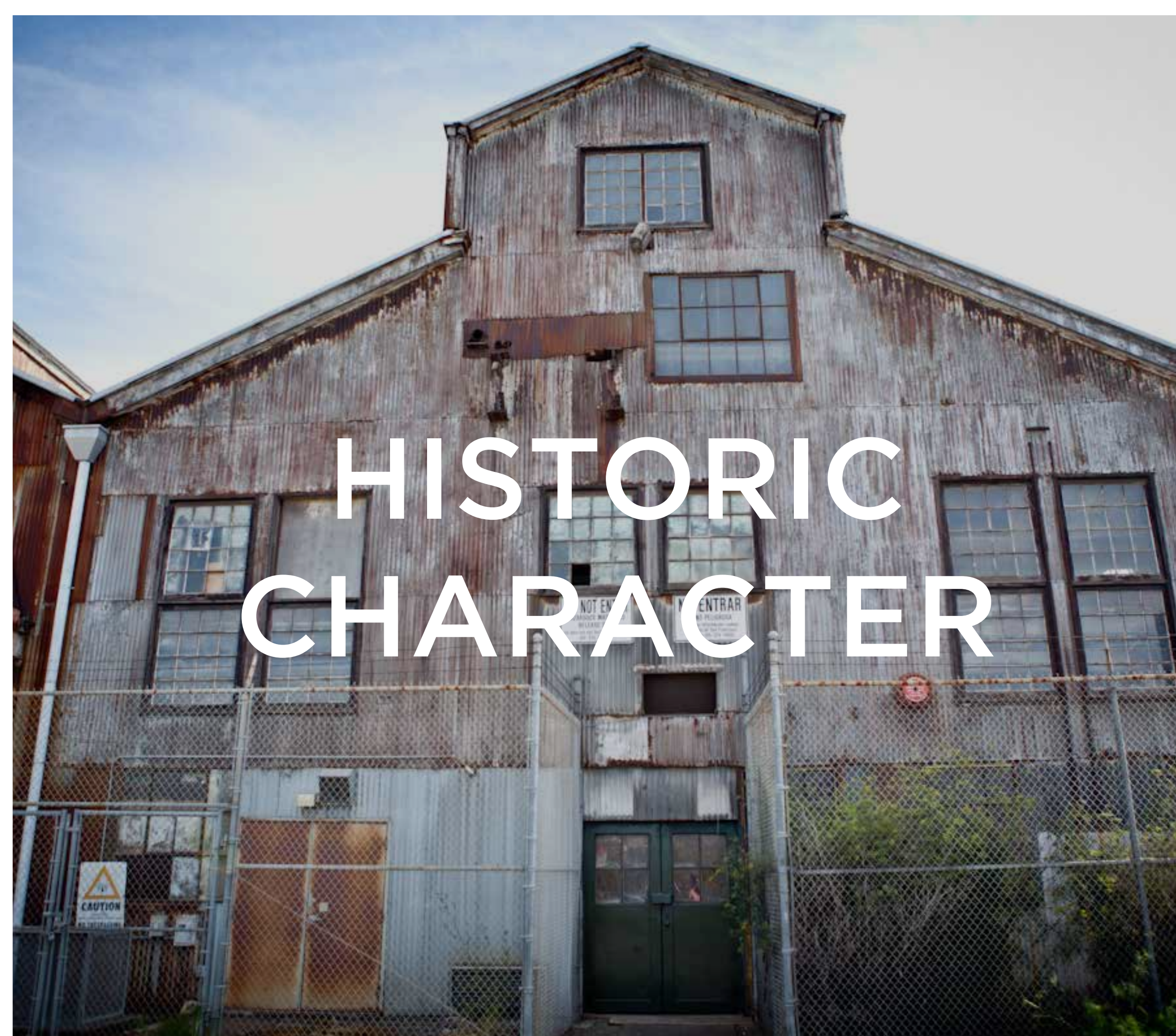


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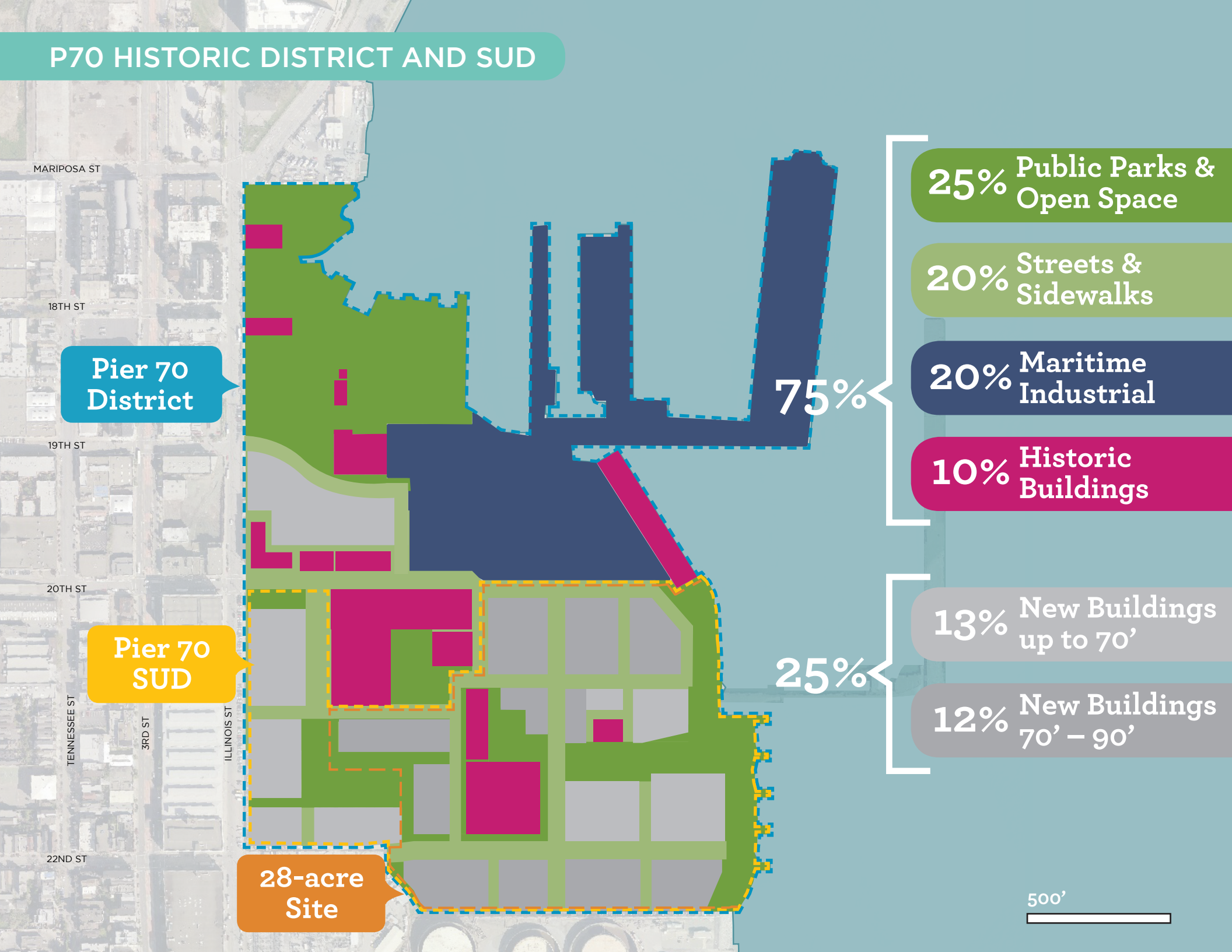




Putting it Into Plan



P70 HISTORIC DISTRICT AND SUD



VARIETY

P70 SUD

20TH ST

ILLINOIS ST

22ND ST

Pier 70
SUD

51%

24% Public Parks &
Open Space

27% Streets &
Sidewalks

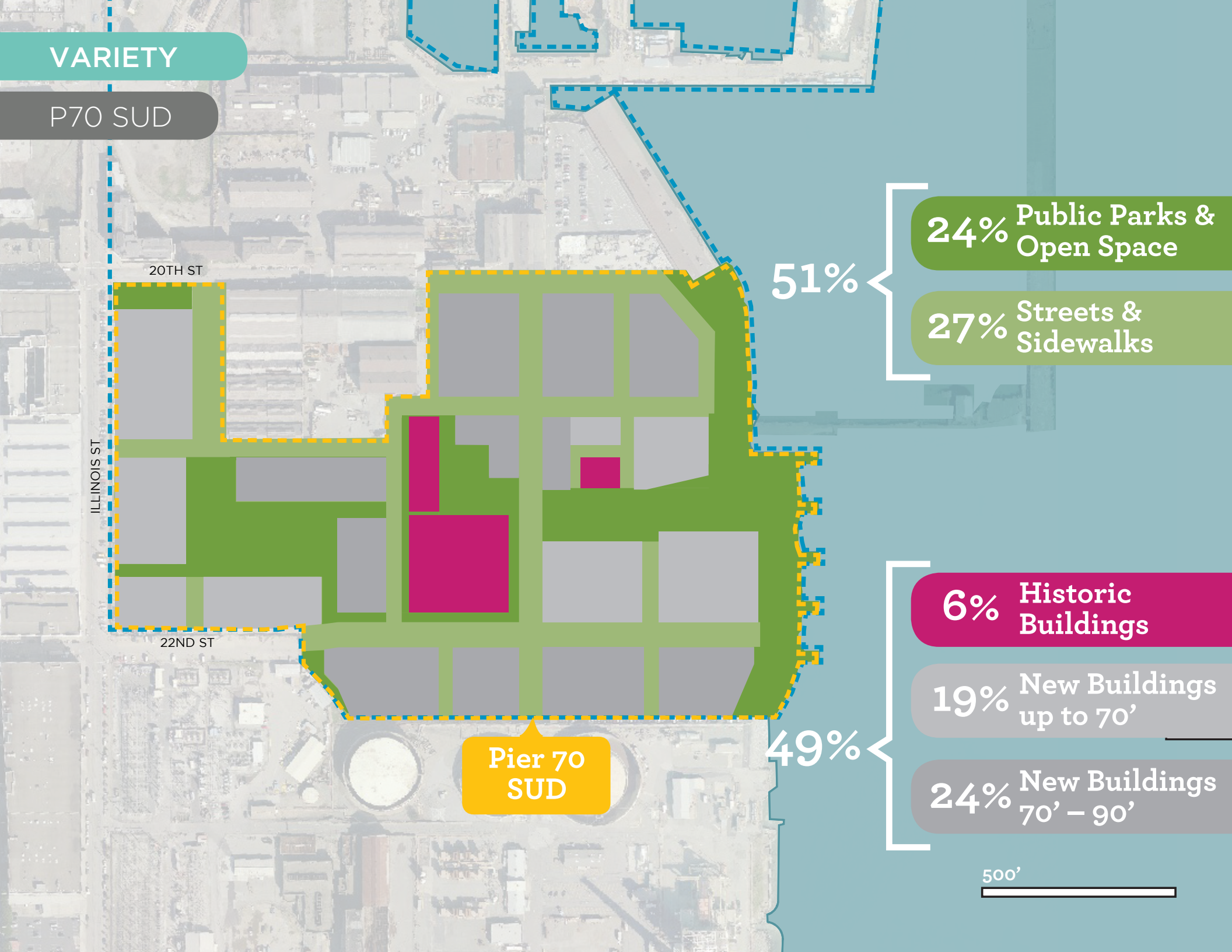
49%

6% Historic
Buildings

19% New Buildings
up to 70'

24% New Buildings
70' – 90'

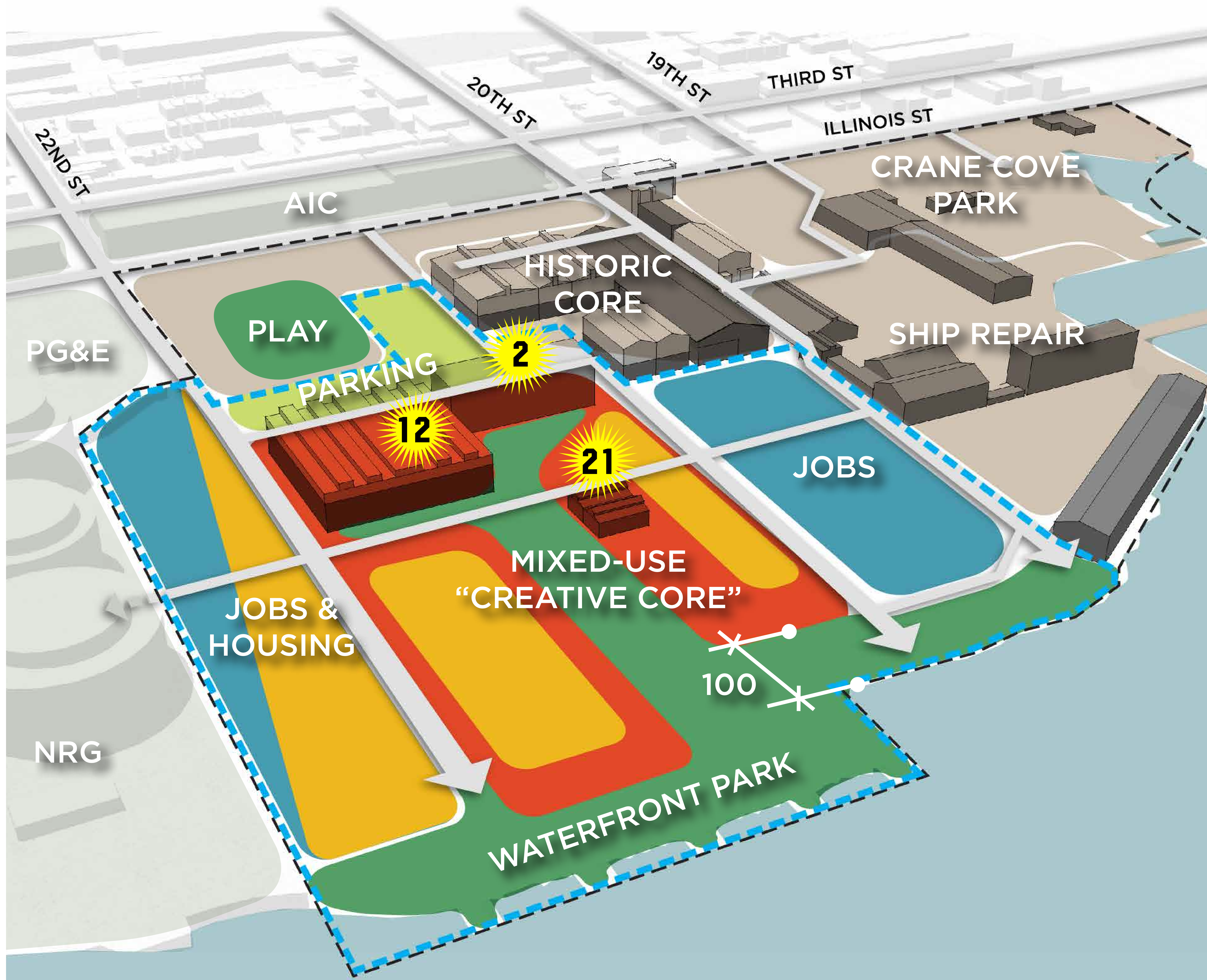
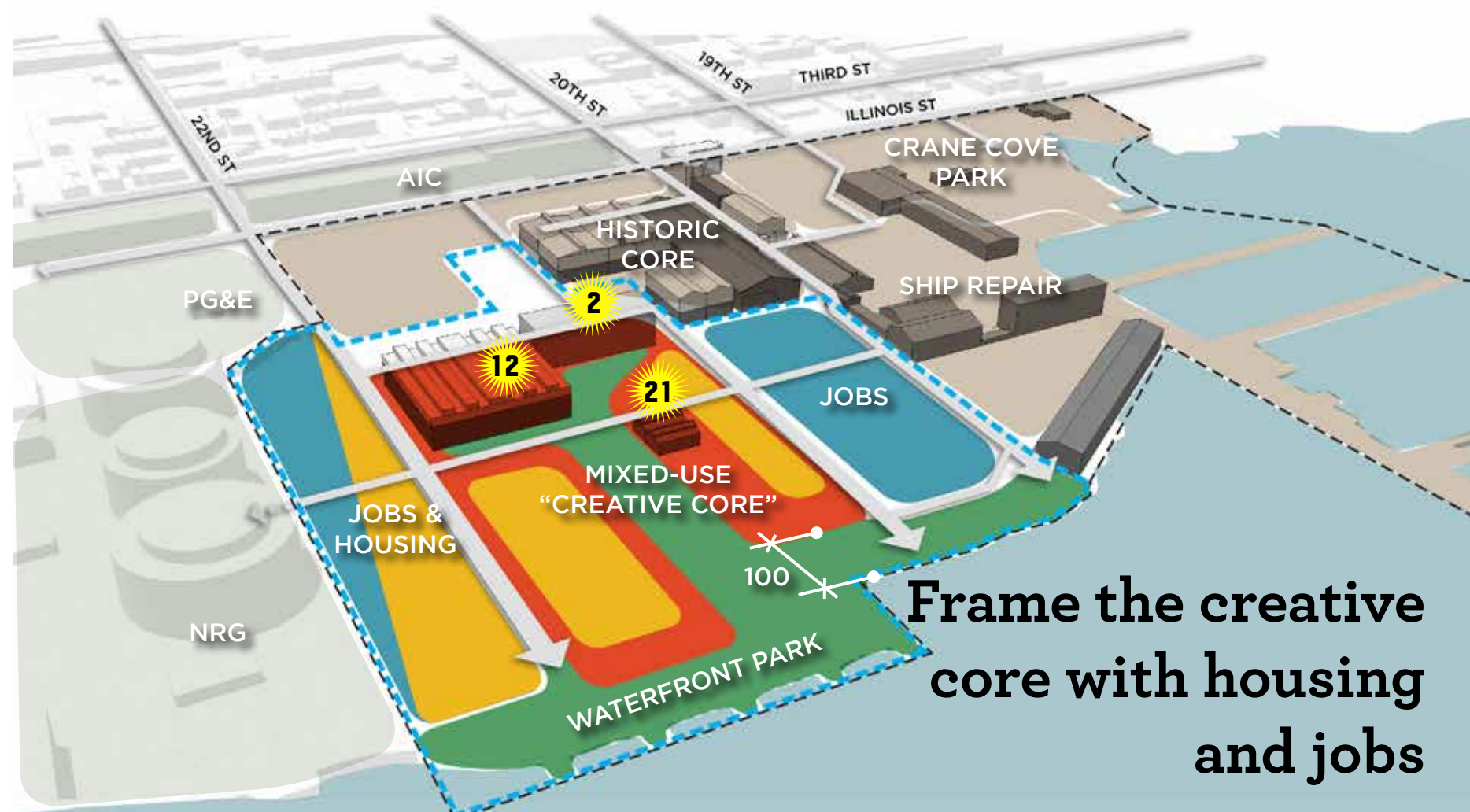
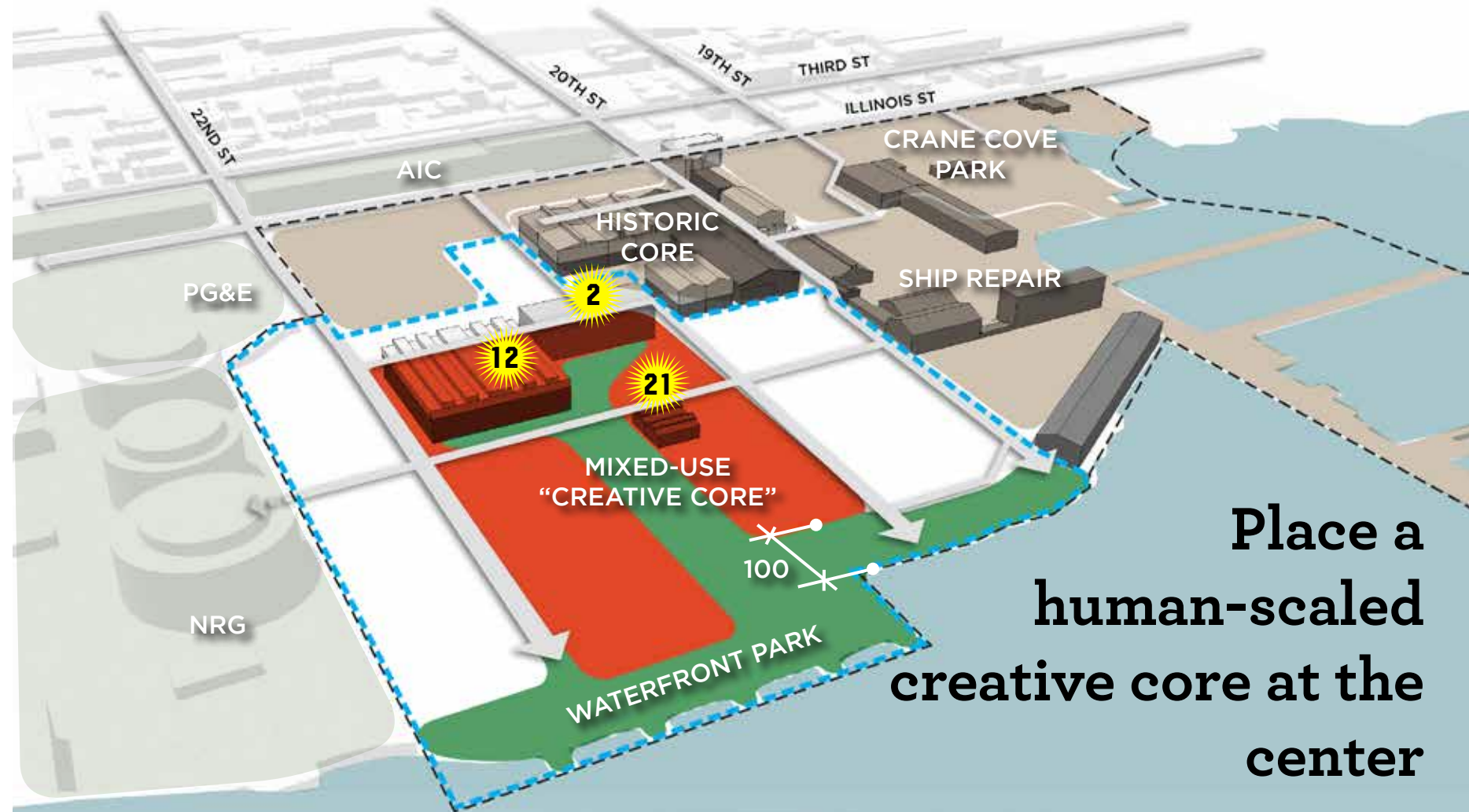
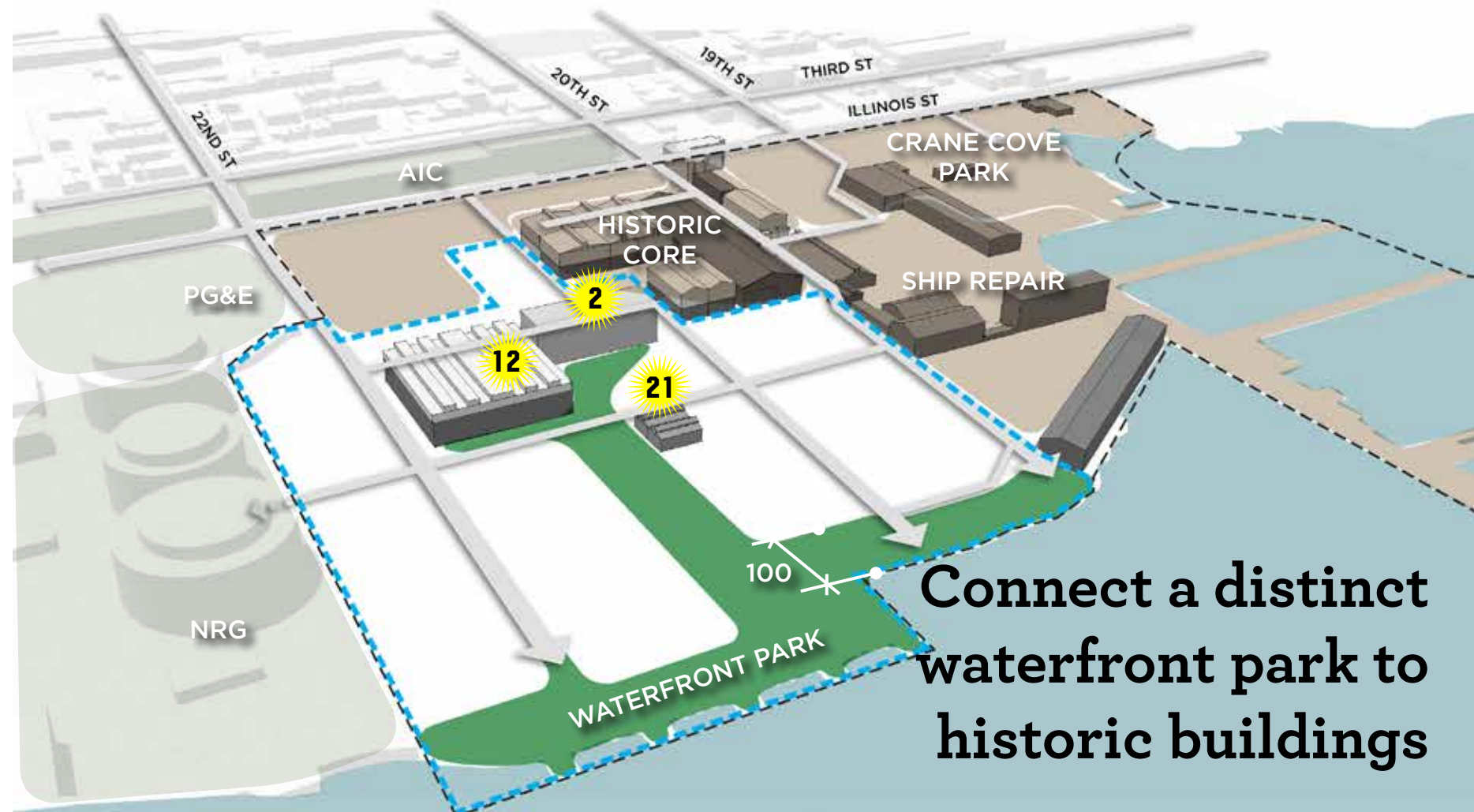
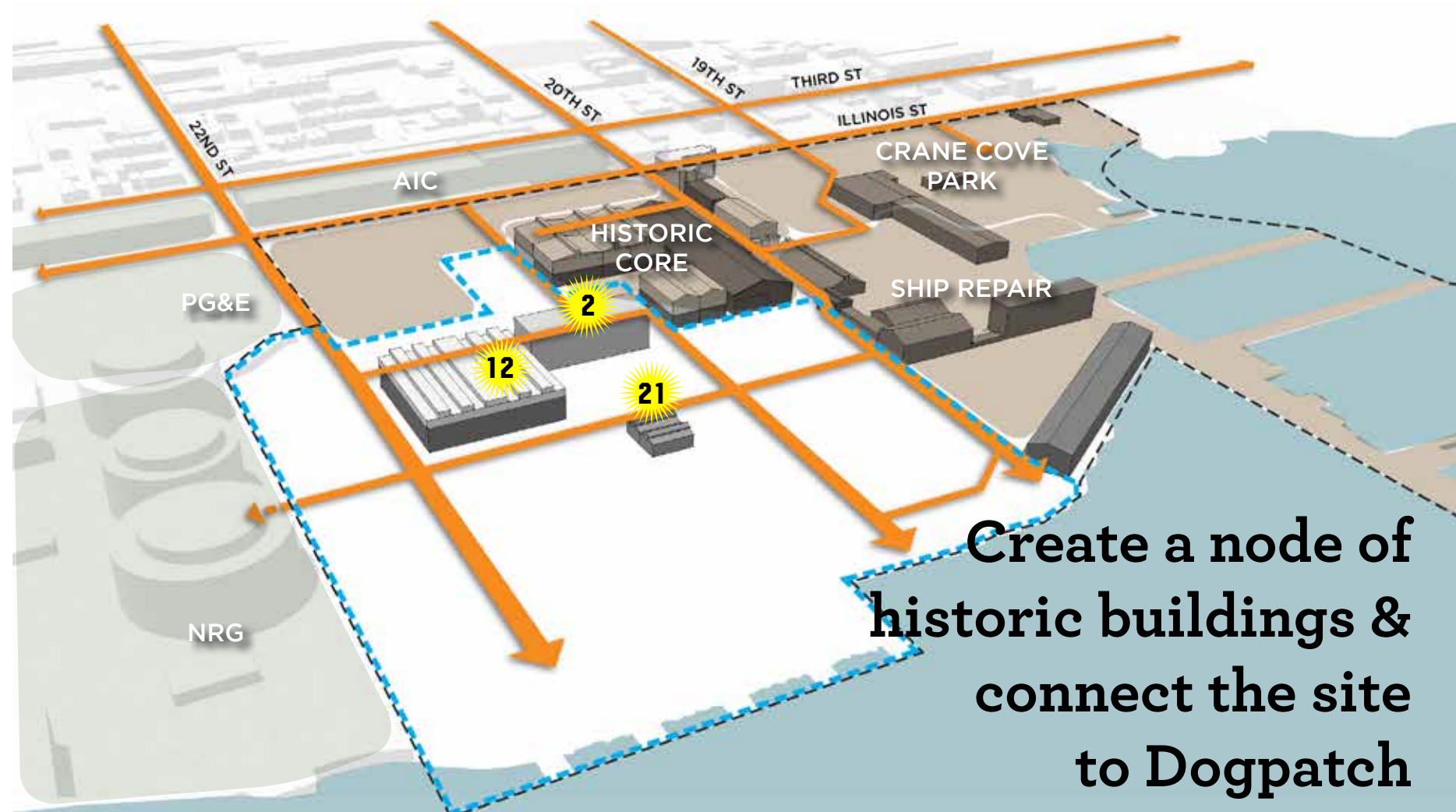
500'



PIER 70



Putting it Into Plan



PIER 70



PIER 70 SITE PLAN

PUBLIC ART AND ARTIFACTS



ARTIFACTS IN OPEN SPACES



ARTIFACTS REPURPOSED AS INTERACTIVE ART

Preserve notable elements from historic district buildings as artifacts and interactive art pieces.



SLIPWAYS VIEW TOWARDS WATERFRONT

MATERIAL PALETTE



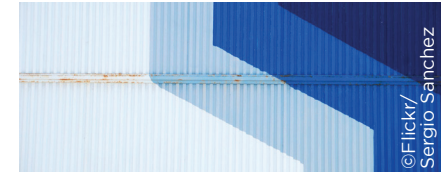
METAL PANELS



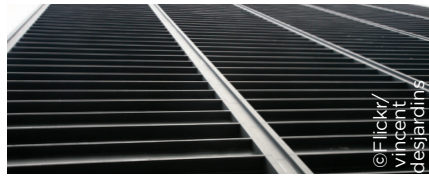
PERFORATED MESH



CORRUGATED METAL



PAINTED CORRUGATED METAL



STRUCTURAL STEEL ELEMENTS



METAL SCREEN



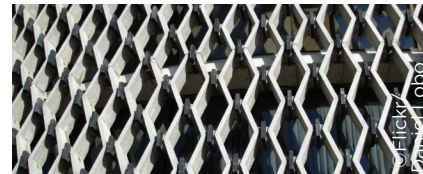
SLATE TILE



TERRACOTTA



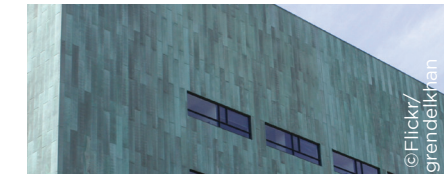
CONCRETE (Poured)



CONCRETE (Pre-cast)



CEMENT BOARD



WEATHERED METAL



PARKLEX (or other similar)



SMOOTH STUCCO



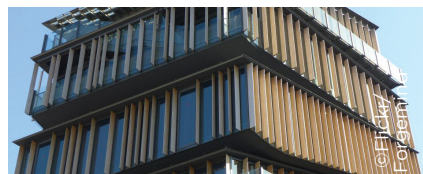
GLASS (curtain wall)



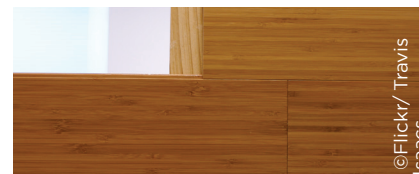
GLASS (glazing)



WOOD SIDING



WOOD SLATS



BAMBOO SIDING



PRECAST BRICK PANELS

Fig. 1.5.5 Recommended Material Palette

DESIGN STANDARDS & GUIDELINES

RANGE OF RESPONSES



STOREFRONTS

VARIED STOREFRONTS



PIER 70 STANDARDS

CULTURAL RESOURCE & GROUND FLOOR

DISTRICT WIDE DESIGN STANDARDS



LOCATION SPECIFIC DESIGN STANDARDS

1

- BUILDING VARIETY
- NO HISTORIC MIMICKING
- REFERENCE HISTORIC RHYTHMS & PATTERNS
- MATERIAL GRAIN (SHADOW LINES & TEXTURE)
- MATERIAL PALETTE

2

- DEFINED BASE ZONE
- STREETWALL & GROUND FLOOR RHYTHM & TRANSPARENCY

3

REHABILITATION OF
HISTORIC BUILDINGS
(2, 12, 21)

4

SETBACK FOR VIEW



DIMENSIONAL HEIGHT
REFERENCE



RELATE TO ADJACENT
RESOURCE



Slipway & Arts Building



Waterfront Promenade



Building 15



Waterfront Terrace

**PROJECT
APPROVALS**
(24 MONTHS) SPRING 16

**PHASE 1
DESIGN**
SPRING 16 TO SPRING 17

CONSTRUCTION
SPRING 17 TO SPRING 19

* OPPORTUNITIES TO COMPRESS TIMELINE THROUGH PARALLEL PROCESS: DELIVERY SPRING 2018