



## HUDSON YARDS THEMES

The Related/Goldman Sachs plan will dramatically transform a vast desolate space into New York's next great neighborhood that mixes residences with offices, hotels and retail, and vibrant street life—creating the texture and feel of New York. The Related/Goldman Sachs plan for the Hudson Yards is not just about erecting tall buildings or bricks and mortar; it is about creating dynamic spaces to be used and enjoyed by residents and workers, and a celebrated destination for visitors from across the City, the region and the world.

The Hudson Yards will be a distinctive community with diverse architectural styles, characteristic of New York City's skyline, will surround streets lined with shops, restaurants, galleries, arts and culture—in a community that features world-leading sustainability and extensive affordable housing.

A spectacular park destined to be New York City's next great gathering place will unify the residential, commercial and retail structures and also link to the Hudson River waterfront, the exciting High Line district and the future Hudson Boulevard Park. New Class-A office space in the heart of Manhattan will fuel the future growth of the City and ensure it remains the global commercial capital.

- **Full Commitment:** Related/Goldman Sachs is prepared to finance and proceed expeditiously to activate this area and ensure full funding for the MTA and the City.
- **Affordable Housing:** As one of the nation's largest developers of workforce housing, Related/Goldman Sachs commits to over 20% of the rental units as permanent on-site affordable housing.
- **Incorporation of the High Line:** By integrating the High Line into this great new urban park, the development will be intrinsically linked to all the energy of the exciting High Line District.
- **Connectivity to the Hudson River Park:** A waterfront location like no other: The Hudson Yards will be connected both visually and physically to the Hudson River waterfront through an iconic pedestrian bridge that soars over the highway.
- **New Civic and Community Park:** A grand new landmark space, with varied terrains that will support uses from exciting entertainment to secluded privacy, linking three new intersecting parks—along the Hudson River waterfront, the Hudson Boulevard and the historic High Line.
- **New Business District:** Dynamic Class-A commercial space will create a lively mixed-use community and ensure New York City remains competitive in a global marketplace.
- **Great Design:** An eclectic mix of distinct and varied architectural styles will create the look, texture and feel of a traditional New York City neighborhood. Starting on the east with the taller, denser buildings, situated around a formal plaza, and declining in height and density to the west with the great lawn and the river.
- **Sustainability:** An ambitious environmental strategy, not just through LEED designation of buildings and the most advanced conservation and technology, but through an innovative ecological stewardship that actively involves residents, workers and visitors in environmental awareness, participation and advocacy.

## HUDSON YARDS HIGHLIGHTS

- Partnership of preeminent developer Related Companies and global investment bank Goldman Sachs
- A 24/7 mixed-use district that showcases the best of New York in all aspects of housing, office space, restaurants, retail, parks, culture and education facilities
- Permanent on-site affordable housing
- World-class architecture, design and open space planning
- Preservation of the High Line with dramatic linkages to the site
- Iconic new waterfront bridge to Hudson River Park
- Ambitious environmental sustainability strategy
- 15 acres of public space including a 9 acre park destined to become New York's next great gathering place
- 5.3 million sq. ft. of residential space including nearly 5,000 residences with approximately 2,000 units of rental housing
- 5.5 million sq. ft. of commercial space
- 1 million sq. ft. of retail and signature hotel
- New cultural facility, a 120,000 sq. ft. PS/IS school on the High Line and other community amenities

## HUDSON YARDS TEAM

### Related Companies

With over \$15 billion in development assets and over \$10 billion in the pipeline, Related Companies is the most prominent mixed-use real estate developer in the nation. A leading proponent of affordable housing in the US, Related has developed, acquired or financed over 300,000 units of affordable housing over the past 35 years and has a history of successful public-private partnerships working with government agencies, elected officials, community boards and the ULURP process. Related is staunchly committed to sustainable design with over \$6 billion in green development underway or completed. The firm developed one of the first green residential buildings in the nation, Tribeca Green in Battery Park City, New York and Chicago's first green residential building, 340 on the Park.

Related's historic development of the \$1.7 billion, 2.8 million square foot Time Warner Center has transformed the Columbus Circle area into New York City's newest neighborhood. The world-class mixed-use shopping and entertainment facility includes a five star hotel, luxury condominiums, Class-A office space, world class restaurants, is home to Jazz at Lincoln Center and has led to the renaissance of the southwest corner of Central Park.

### Goldman Sachs

Goldman Sachs, an international leader in investment banking, securities and investment management, has a global real estate franchise capable of providing the debt and equity needed to finance the Hudson Yards.

### Kohn Pedersen Fox, Lead Architect

### Arquitectonica, Architect

### Robert A.M. Stern Architects, Architect

### Elkus Manfredi, Retail Architect

### West 8, Landscape Architect