PETER RIGUARDI [PRESIDENT, JLL NYC]
ON THE REDEVELOPMENT OF THE WORLD TRADE CENTER

WITH THE:
[PORT AUTHORITY OF NY/NJ]
POPULATION OVERVIEW

20 MILLION
METROPOLITAN REGION

8 MILLION
NYC (5 BOROUGHS)

4 MILLION
WEEKDAY POPULATION
(MANHATTAN ISLAND)
447 MILLION SQUARE FEET
NYC

136M SF

CHICAGO

447M SF

ATLANTA
PHILADELPHIA
MINNEAPOLIS
DENVER
PITTSBURGH
CHARLOTTE
CINCINNATI
PHOENIX
KANSAS CITY
CLEVELAND
DETROIT
MIAMI
SALT LAKE CITY
OAKLAND
INDIANAPOLIS
SAN DIEGO
MILWAUKEE
COLUMBUS
AUSTIN
SILICON VALLEY
RICHMOND
JACKSONVILLE
SACRAMENTO
TAMPA
1970 - 2001 | WTC
MY FIRST MEMORY OF WTC
BRIEF HISTORY OF ORIGINAL WTC

1943 WAS WHEN THE WORLD TRADE CENTER IDEA FIRST CONCEIVED

7 BUILDINGS TOTAL INCLUDING TWIN TOWERS 1 & 2

1967-1985 CONSTRUCTION OF ALL 7 BUILDINGS
BRIEF HISTORY OF ORIGINAL WTC

ORIGINALLY UNSUCCESSFUL TOOK A NUMBER OF YEARS TO LEASE

WEEKS PRIOR TO 9-11 THE WTC WAS PURCHASED BY DEVELOPER; LARRY SILVERSTEIN FROM THE PORT AUTHORITY
LOWER MANHATTAN LAND EXPANSION
A MID-SIZED AMERICAN CBD

WTC’S 13.4 MILLION S.F. COMPARABLE TO INDIANAPOLIS’S ENTIRE CENTRAL BUSINESS DISTRICT
Numerous Design Submissions
MEMORIAL

TWIN TOWER FOOTPRINTS
INITIAL DEBATE WHETHER OR NOT TO MEMORIALIZE THE FOOTPRINTS OR REDEVELOP

WINNING DESIGN
MICHAEL ARAD AND PETER WALKER & PARTNERS
SUPPLY & DEMAND

HESITANCE
WOULD TENANTS BE AFRAID?

MARKET
AFTER 9/11 DOWNTOWN WAS ALSO STRUGGLING WITH THE DOTCOM BUST, FALLING STOCKS AND A WEAK ECONOMY. MANY QUESTIONED WHETHER NYC NEEDED AN ADDITIONAL 12M S.F. OF OFFICE.
PUBLIC / PRIVATE STAKEHOLDERS

Silverstein Properties

The Port Authority of NY & NJ

MTA New York City Transit

LMDC Lower Manhattan Development Corporation

Deutsche Bank

Brookfield Properties

Condé Nast

Multiple Insurance Companies

GSA
TRANSPORTATION

WTC TRANSPORTATION HUB
DESIGNED BY SANTIAGO CALATRAVA

MOST INTEGRATED UNDERGROUND PEDESTRIAN NETWORK IN NYC

11 SUBWAY LINE CONNECTIONS
MIXED USE / WALKABILITY

CONNECTIVITY
ORIGINAL WTC SUPERBLOCK
SUBDIVIDED TO INCREASE CIRCULATION & WALKABILITY

24/7 COMMUNITY
LIVE WORK PLAY ENVIRONMENT CREATED WITH VARIETY OF USES
SUSTAINABILITY

LEED
WTC BUILDING DESIGNED TO LEED GOLD STANDARDS WITH BUILDINGS 4 & 7 ALREADY GOLD CERTIFIED
FINANCING & TAX INCENTIVES

$30B TOTAL INVESTMENT INSURANCE, CAPITAL STACK LIBERTY BONDS, FEDERAL PROGRAMS FOR TENANTS LOWER MANHATTAN REALLOCATION AND EMPLOYMENT ASSISTANCE PROGRAM (LM-REAP) MULTIPLE OTHER TAX INCENTIVES
WTC & DOWNTOWN TODAY
COMPANIES MOVING IN

Time Inc.  Moody’s
Saks Fifth Avenue  Revlon
Condé Nast
HarperCollins Publishers
RETAIL GROWTH

Saks Fifth Avenue

Apple

Diane von Furstenberg

Tiffany & Co.

Salvatore Ferragamo

Burberry

Tom Ford
DOWNTOWN/BROOKLYN CONNECTION

T.A.M.I.
TECHNOLOGY, ADVERTISING, MEDIA AND INFORMATION

800+ TAMI TENANTS DOWNTOWN

MILLENNIALS LOOKING FOR A COLLABORATIVE, FUN WORKING ENVIRONMENT
62,000 residents in downtown today vs only 13,000 in 2000