

# SunRail TOD Forum

May 14, 2012



# Opening Remarks

FDOT District 5 Secretary Downs  
US Rep John Mica  
Sun Rail TOD Facilitator Tim Jackson



# TOD By the Numbers

17

SunRail stations in Phase I and II

72

Percentage of people said the best long-term solution to reduce congestion was to **build walkable communities and improve transit** ^

6,000

Acres of land within a half-mile of SunRail stations

2,500

Number of parcels within a 5-minute walk of SunRail stations



^ January 2009 Growth and Transportation Survey by Hart Assoc. As reported in "Common Ground" Summer 2009, Published by National Association of Realtors



# Agenda

- 1:50 Panel Discussion
- 2:45 Question + Answer
- 3:15 Station Discussions (at tables)



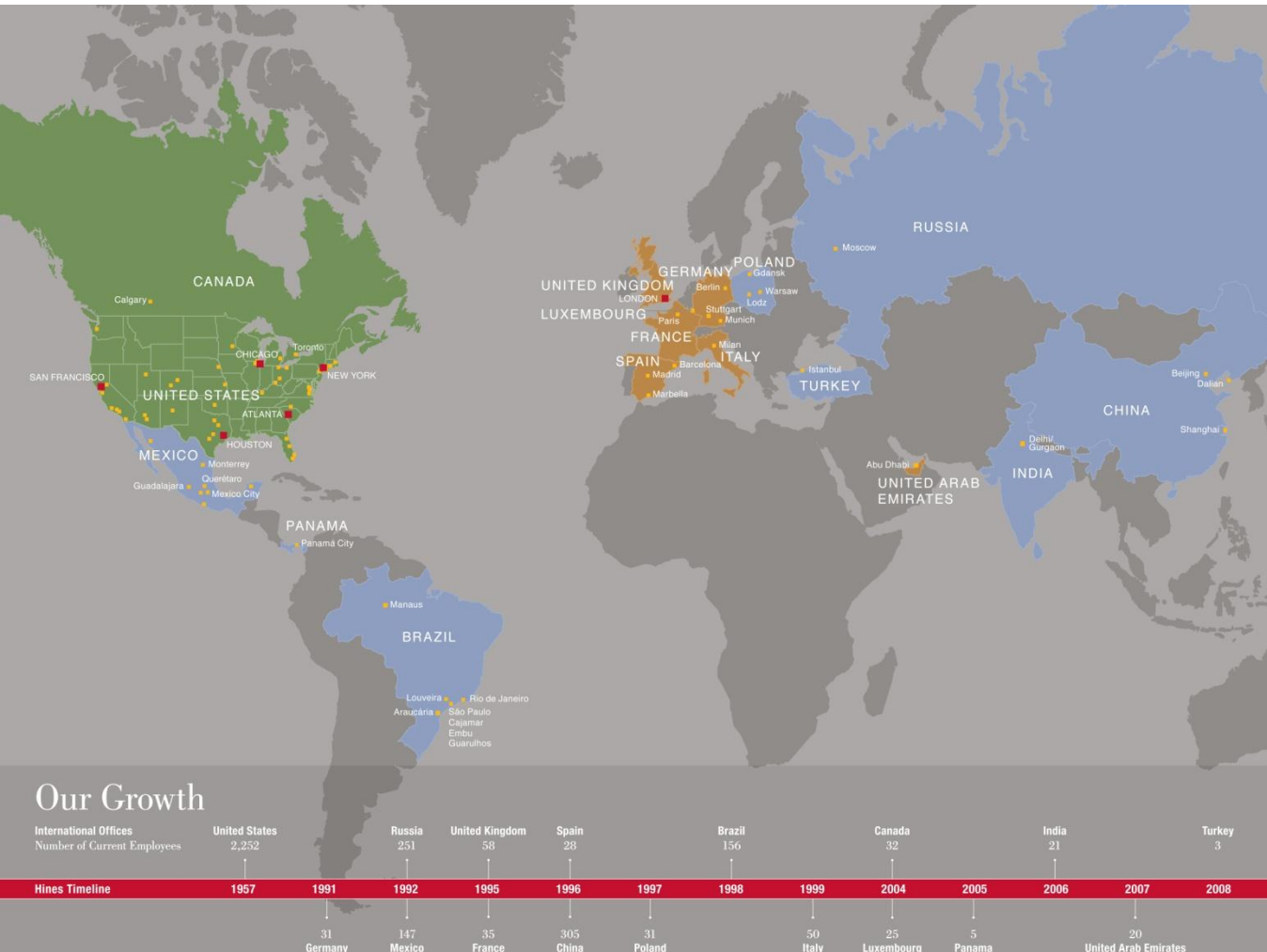


May 21, 2012

# Thames

Brazil ■ Canada ■ Chile ■ China ■ France ■ Germany ■ India ■ Ireland ■ Italy ■ Luxembourg ■ Mexico  
Panama ■ Poland ■ Russia ■ Spain ■ United Arab Emirates ■ United Kingdom ■ United States

Since 1957, Hines has initiated, developed, acquired or managed more development in **273 cities and 17 countries** on four continents.



**Hines**

# Our Organization

- Privately held
- Regionalized decision making
- Local market expertise
- Global best practices

## Our Executive Tenure

TITLE	EMPLOYEES	AVERAGE TENURE WITH HINES
EC	9	<b>31 years</b>
SMD	45	<b>22 years</b>
MD	134	<b>15 years</b>



# Our Sustainability Commitment

Hines has demonstrated that a sustainable approach to real estate makes good business sense, helps the environment and creates better places for people.

LEADERSHIP IN LEED®	BUILDINGS	AREA (SF)
LEED Certified	32	24.9 million +
LEED Pre-certified	16	10.2 million +
LEED Registered	144	67.4 million +
	192	102.5 million +

LEADERSHIP IN ENERGY STAR®	BUILDINGS	AREA (SF)
ENERGY STAR	147	75.7 million +
Designed to Earn ENERGY STAR	12	6.4 million +
	159	82.1 million +



## ENERGY STAR AWARDS

Sustained Excellence	2004, 2009, 2010
Partner of the Year	2001, 2002, 2003



New World Symphony,  
Miami, FL

**Hines**



# Hines – Real Estate Generalists

## Development

Hines' global development portfolio of more than **760 projects** completed and under way totals almost **250 million square feet** of top-quality real estate spanning a myriad of product types.



## Investment Management

Since 1991, Hines has sponsored **28 investment vehicles** with over **\$15.3 billion** in equity for global acquisition and development. In addition, **\$4 billion** of partner capital has been committed to one-off investments.

## Acquisitions

Hines actively acquires and repositions properties to hold or to sell. Since its first acquisition in 1992, Hines has acquired more than **84 million square feet** of real estate.



## Property Management & Engineering

Hines has managed properties since its inception in 1957, establishing operational excellence as a core value. Today, the firm manages more than **121 million square feet** in the US, Canada, Mexico, Panama, Brazil, Russia and China. Almost half of Hines' property management is conducted for third parties.

**Hines**

# Development

Hines' global development portfolio of more than **760 projects** completed and under way totals almost **250 million square feet** of top-quality real estate spanning a myriad of product types.

Office	150 million + SF
Industrial	35 million + SF
Residential	22 million + SF
Retail	15 million + SF
Hotel	9 million + SF
Land	12,000 acres

Other specialties include: Civic, Sports, Arts and Cultural, and Medical/Biotech facilities

## Hines Equity Developments



### 53<sup>rd</sup> At Third

New York, New York

*The Philip Johnson-designed "Lipstick Building"*



### Park Avenue

Beijing, China

*A residential community across from Chaoyang Park*



### Distribution Park Araucária

Araucária, Brazil

*A premier industrial campus developed outside of Curitiba*

## Third-Party Assignments



### Gannett/USA TODAY

McLean, Virginia

*A state-of-the-art media campus in a Washington, DC suburb*



### T1 Tower

Paris, France

*A striking addition to La Défense developed for SITQ*



### PETCO Park

San Diego, California

*A new home for Major League Baseball's San Diego Padres*

# Transit Oriented Development Experience

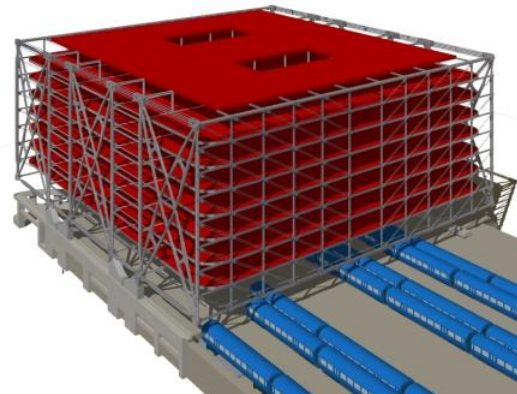
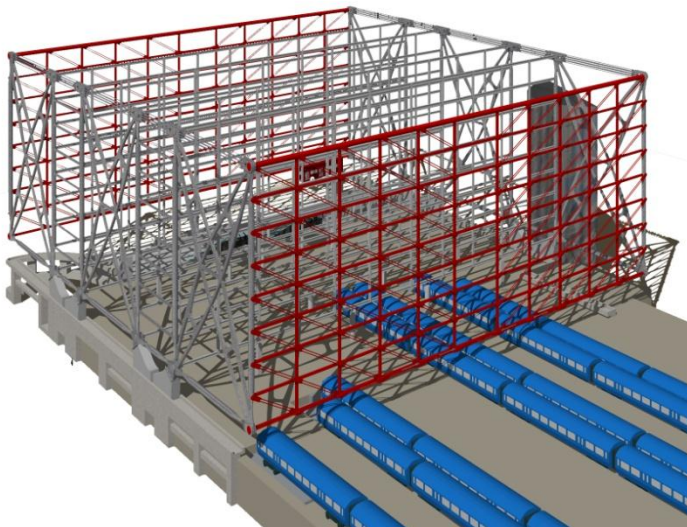
	Project Name	Location
1	30 <sup>th</sup> Street Station	Philadelphia, PA
2	383 Madison	New York
3	450 Lexington	New York
4	745 Seventh Avenue	New York
5	Canon Place *	London
6	Diagonal Mar	Spain
7	Former Renault Site *	Paris
8	CityCenterDC *	DC
9	Porta Nuova *	Milan, Italy
10	Postal Square	DC
11	Science City	Kansas City
12	South Station *	Boston
13	UBS	New York
14	One Jackson Square	New York
15	Transbay Transit Center & Tower *	San Francisco, CA

\* UNDER DEVELOPMENT



# Canon Place - London

- Canon Street Station – 27m pass. per year
- Station renovation + addition of mixed-use building (398ksf office/8ksf retail)
- Classic “air rights” structure
- Shared commitment to quality of common area and funding
- Railroad controls 70% and Hines 30%



## Porta Nuova - Milan

- 72 acre urban redevelopment with 21-acre park system
- Incorporates multi-modal transportation hub (2 regional stations, 4 u.g. metro lines, u.g. light rail, etc)
- 3.8 M s.f. – office, retail, residential, hotel, government, convention uses.
- Hines role – master developer and vertical developer of certain components





# Porta Nuova - Milan

- Public – Private partnership critical element
  - Creation of SPE funded and managed by participants
  - Manage design and construction of infrastructure/parks
  - On-going management of park system (critical private sector amenity)





# TOD - Creative Public Facilitation

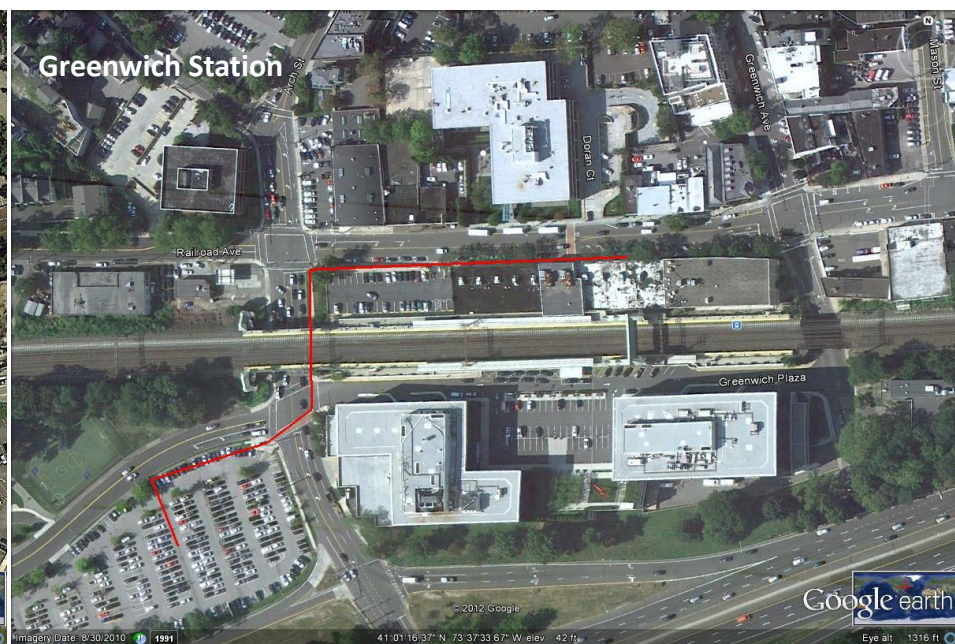
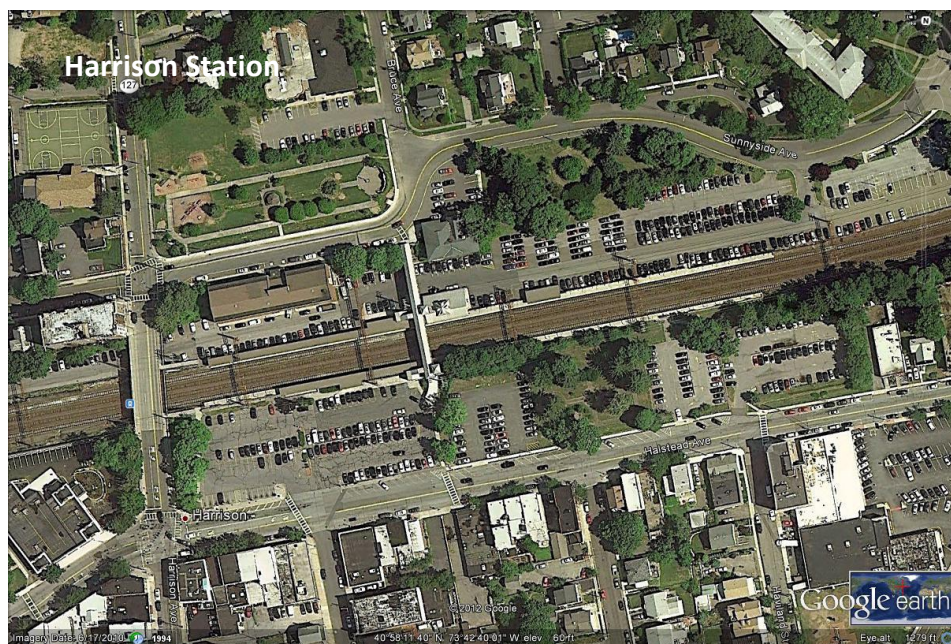
Assist land owners and private development to **remove barriers for capital investment**

- **Create and capture interest** from future residents and tenants
  - Use public platform to **educate** community and **advocate** TOD lifestyle
  - Leverage current web sites to capture **database of potential end users**
- Reward pioneers – **density bonus or other incentives** for TOD projects
- Facilitate consideration by land owners of **assemblage of smaller parcels**
- **Address acoustic concerns** – provide studies and recommended wall systems
- Ensure **utility capacity** is available (water, sewer, storm, electric, etc)

# Transit Oriented Development Design Considerations

Location of parking is critical design consideration for successful TOD

- Stay within reasonable walking distance
- Leverage travel path of commuters to energize retail





# Transit Oriented Development Design Considerations

Leverage creative public/private cooperation

- Energize public space
- Promote vitality of local business

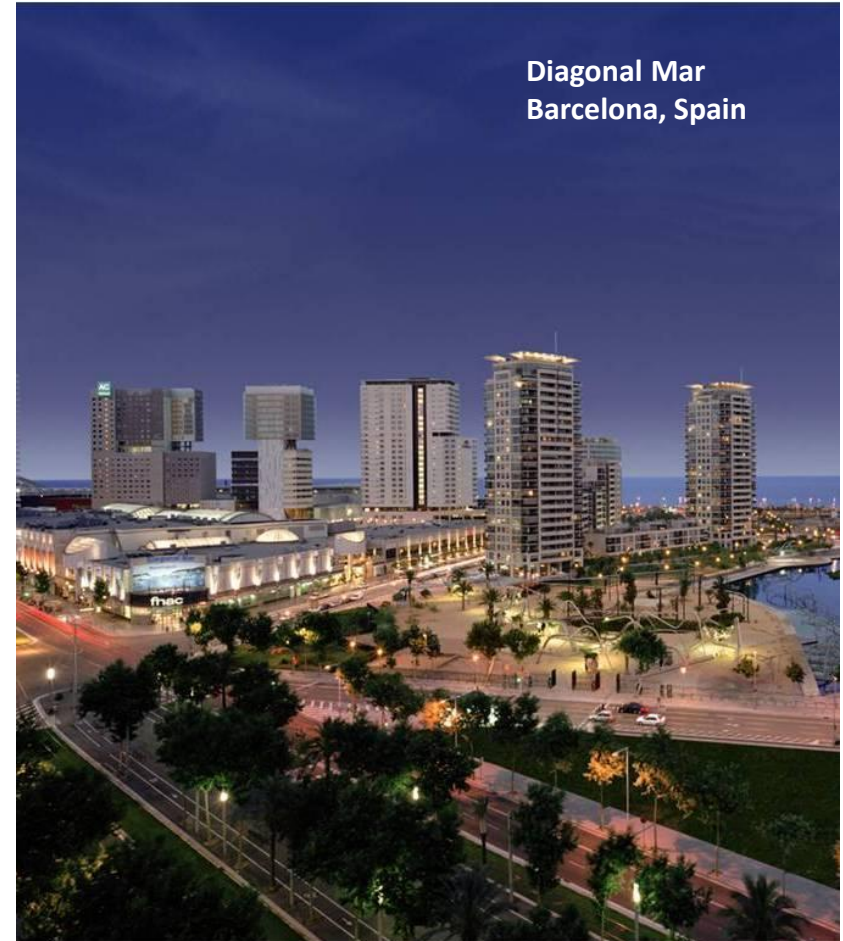




# Transit Oriented Development Design Considerations

Master plan development to engage neighboring communities

- Use park space to transition scale and locate services internal to site



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## *Transit Oriented Development in Florida*





# About Carlisle



**More than 70 Communities  
in FL alone**

**7th Largest  
Multifamily Developer  
in the Country**

(Multifamily Executive, 2011)





Partner of Choice for Miami Dade Transit



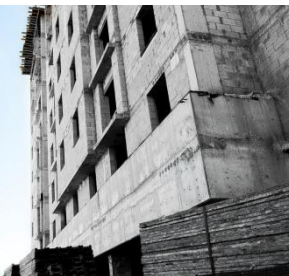
Building Stronger Communities with Miami-Dade County Since 1998



- Attracting \$240 million of outside private investment
- Creating over 1,400 units of affordable housing
- Supporting over 4,500 local jobs
- Huge increases in ridership



# Transit Oriented Development: Brownsville Transit Village



» Largest Development Currently Under Construction in Miami Dade County



» Bringing in more than 1600 Jobs & \$150MM in Investment

**Project Details:** 466 Units, Ground Floor Retail



# Transit Oriented Development: Brownsville Transit Village





# Transit Oriented Development: Brownsville Transit Village



**Project Details:** 466 Units, Ground Floor Retail



# Transit Oriented Development: Brownsville Transit Village

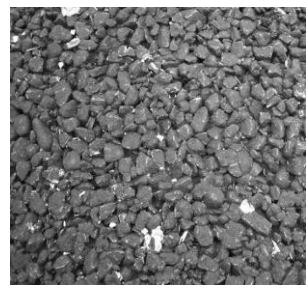


**Project Details:** 496 Units, Ground Floor Retail

# Setting New Standards in Sustainability



» 1<sup>st</sup> LEED Certified TOD in Florida



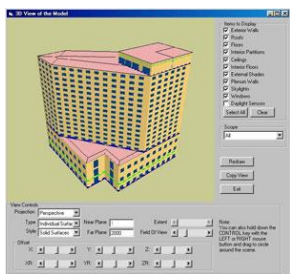
» Pervious pavement to return storm water to the aquifer



» Estimated Water Savings are Over 5MM Gal / Year & Roughly \$50K / Year in Utility Savings



» Energy Efficient Lighting Fixtures and Energy Star Rated Appliances Lower Monthly Utility Bills



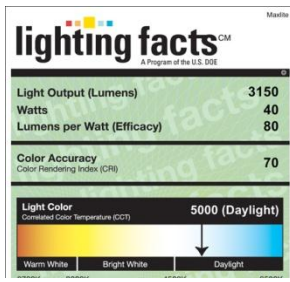
» Energy Modeling Tools Used to Create Building Envelope Void of Common Mechanical Deficiencies



» Drought resistant landscaping and Smart Control irrigation systems save water



» Electric Car Charging Stations – Free and Open to the Public



» LED Lighting Lowers Lighting Power Density and Energy Consumption and Improves Quality of Light

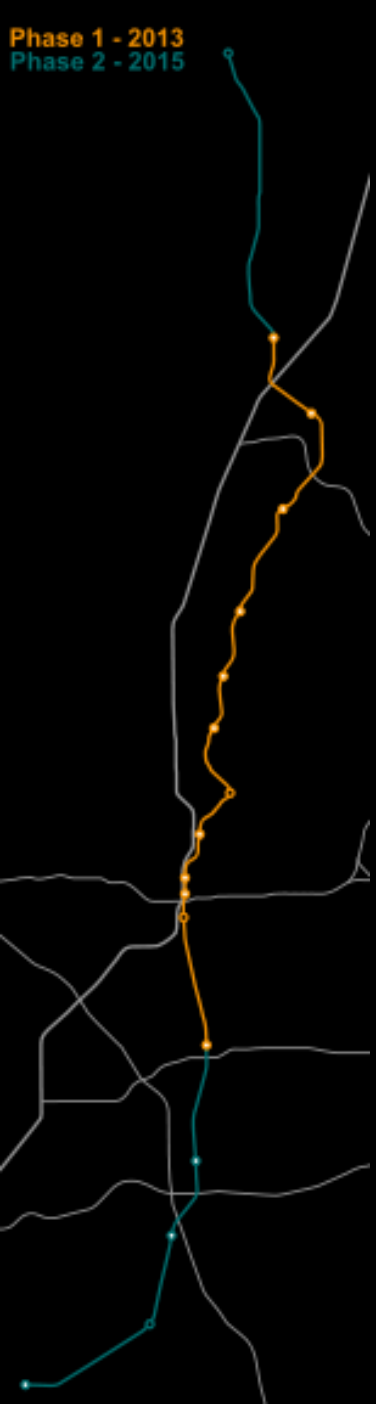


# Setting New Standards in Sustainability



*"This is an amazing effort. Brownsville Transit Village is a testament to forward thinking. It took a partnership between a forward thinking developer like Carlisle, green building suppliers, the County, local government, and the State to make this become a reality." — EPA Administrator Lisa Jackson*

Phase 1 - 2013  
Phase 2 - 2015



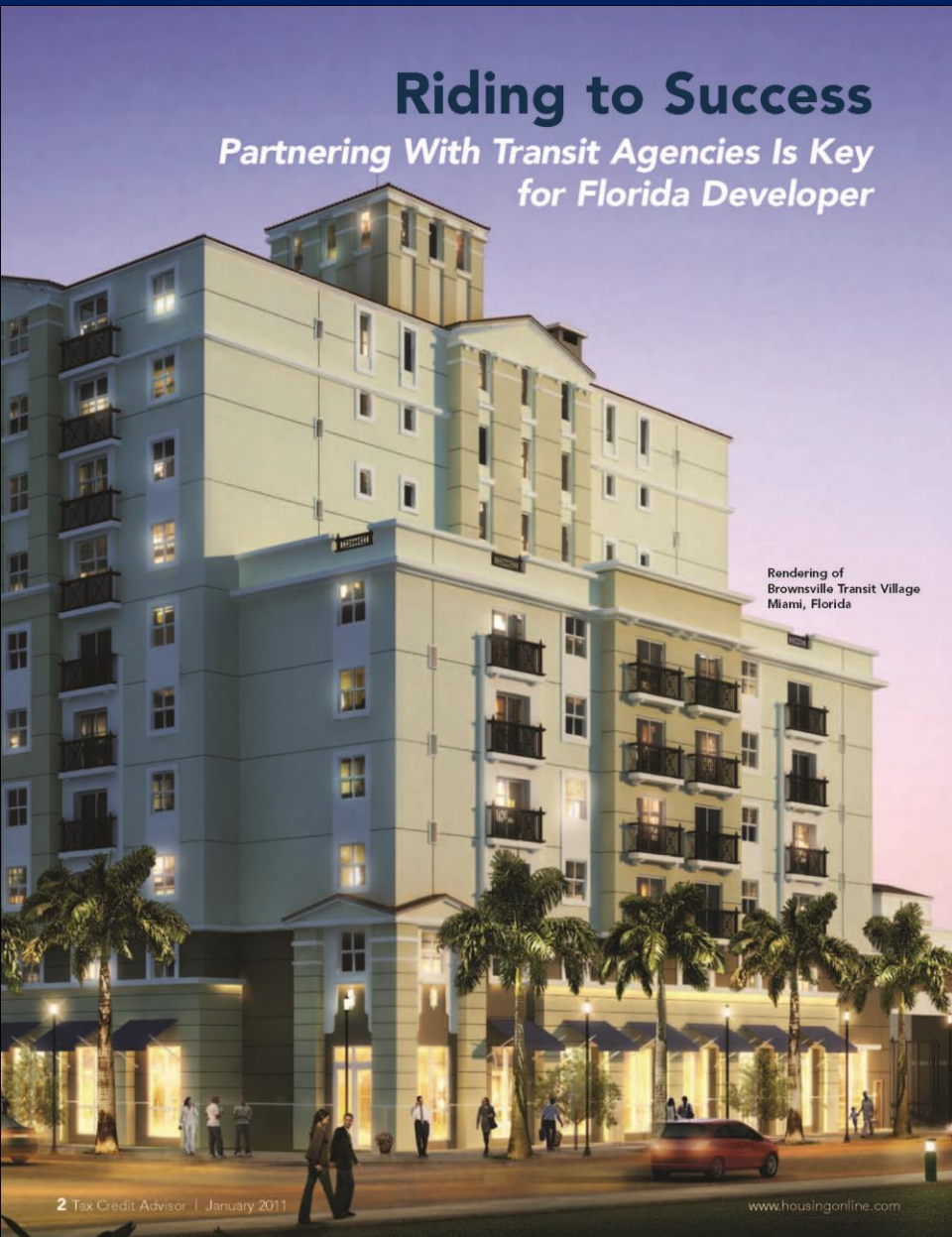
# Rules of the Rail



#1

**Don't Trust Developers**





## Riding to Success

*Partnering With Transit Agencies Is Key  
for Florida Developer*

Rendering of  
Brownsville Transit Village  
Miami, Florida

Phase	Cost
Phase I	\$25,560,000
Phase II	\$25,610,000
Phase III	\$24,500,000
Phase IV	\$24,490,000
<b>Total</b>	<b>\$100,210,000</b>





# #2

**If You Build It, They  
Won't Necessarily  
Come.**







# Transit Oriented Development: The Beacon

- **1<sup>st</sup> new development in neighborhood in 10 Years**
- **3,000 SF of Retail Space & Classrooms Dedicated to Overtown Non-Profit**



# Rules of the Rails

8 12	8 23		9 03	9 45	10 10	11 00	11 56	12 59	2 02		3 00	4 16	4 27
8 15	8 26		9 06	9 48	10 12	11 03	11 58	1 01	2 04		3 02	4 19	4 30
8 18	8 29		9 09	9 50	10 15	11 06	12 01	1 04	2 07		3 05	4 22	4 32
8 21	8 32		9 12	9 54	10 18	11 09	12 04	1 07	2 10		3 08	4 25	4 36
8 24	8 35		9 15	9 56	10 21	11 12	12 07	1 09	2 13		3 11	4 28	4 39
8 27	8 38		9 18	9 59	10 23	11 15	12 10	1 12	2 16		3 14	4 31	4 41
8 29			9 20	10 01	10 25	11 17	12 12	1 14	2 18		3 16	4 33	4 44
8 36	8 44	8 58	9 26	10 08	10 32	11 24	12 18	1 20	2 24	2 30	3 22	4 40	4 50
	9 03	9 15		10 27						2 50		4 56	5 12
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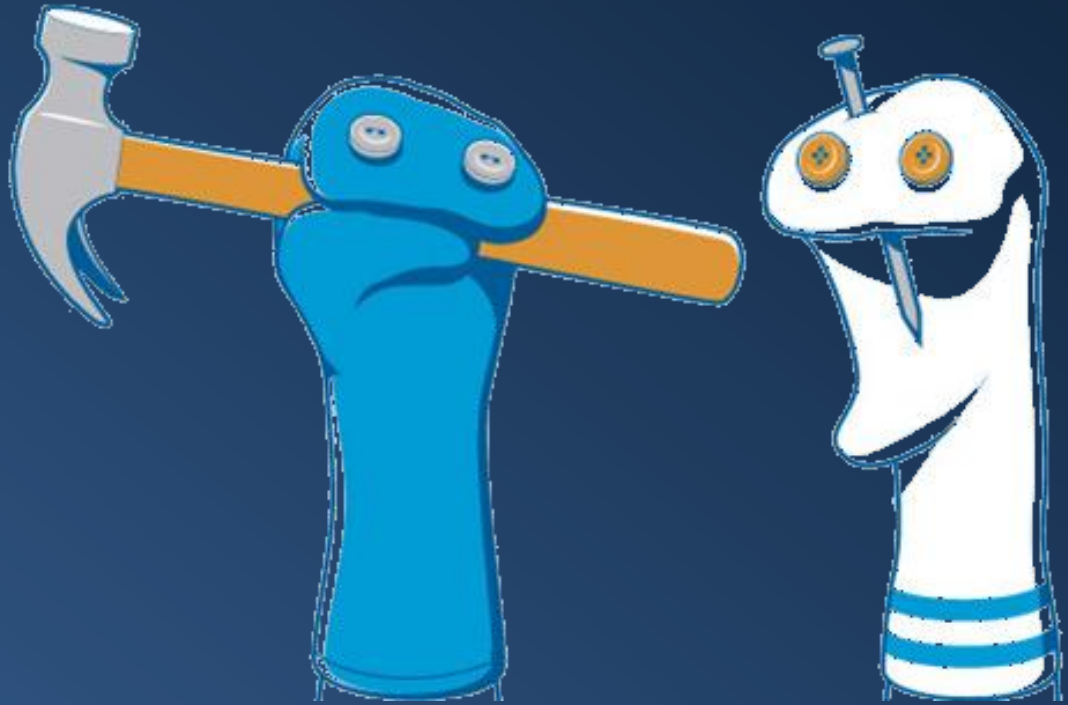
**Make Sure The  
Trains Run On Time**



# Transit Oriented Development: 7<sup>th</sup> Avenue Transit Village



#4



Make Sure The Right  
Hand Talks To The Left



# Creating a Shared Vision







**When in doubt...**

**#5**

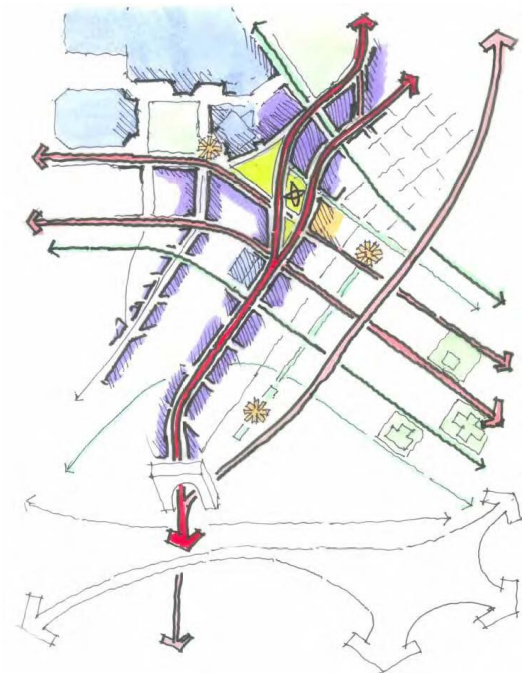
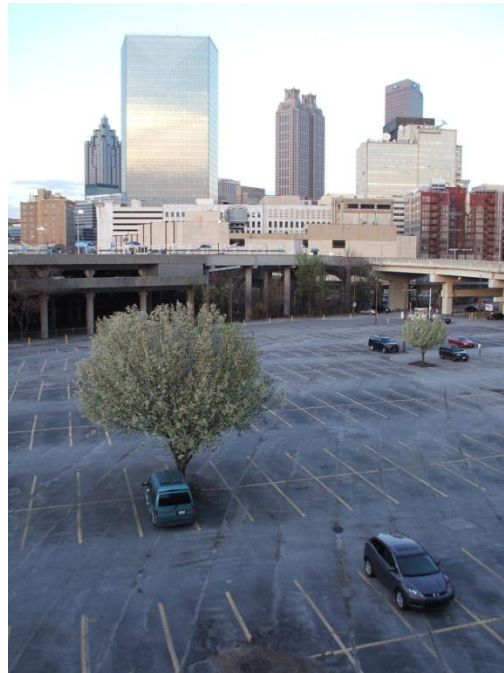
**...build for the kids!**





# Georgia MMPT – experience & progress

James Richardson III, Senior Vice President





# Central Station, Chicago



**Master developer of a vibrant, 24/7 neighborhood offering cutting-edge residential and supporting retail, office, transportation, and neighborhood amenities**

**Upon full build out, the project will contain 500 hotel rooms, 250,000 sq ft of retail space, 7,000 residential units, and as least 14 acres of parks and open area**

**Located at the heart of Chicago transportation – buses, taxis, boat and the rail all allow for seamless connections to all destinations**



# Atlantic Yards, New York City



Adjacent to Atlantic Terminal, the third-largest mass transportation hub in NYC, serving 9 different New York City Subway trains

Featuring a new \$50 million subway entrance in front of the arena's main gates

Upon completion, the mixed-use commercial and residential project will contain 16 high-rises buildings

Development centerpiece is Barclays Center, home to the New Jersey Nets professional basketball team







# Design Considerations

Distance from CSX & NS rails and proposed platforms

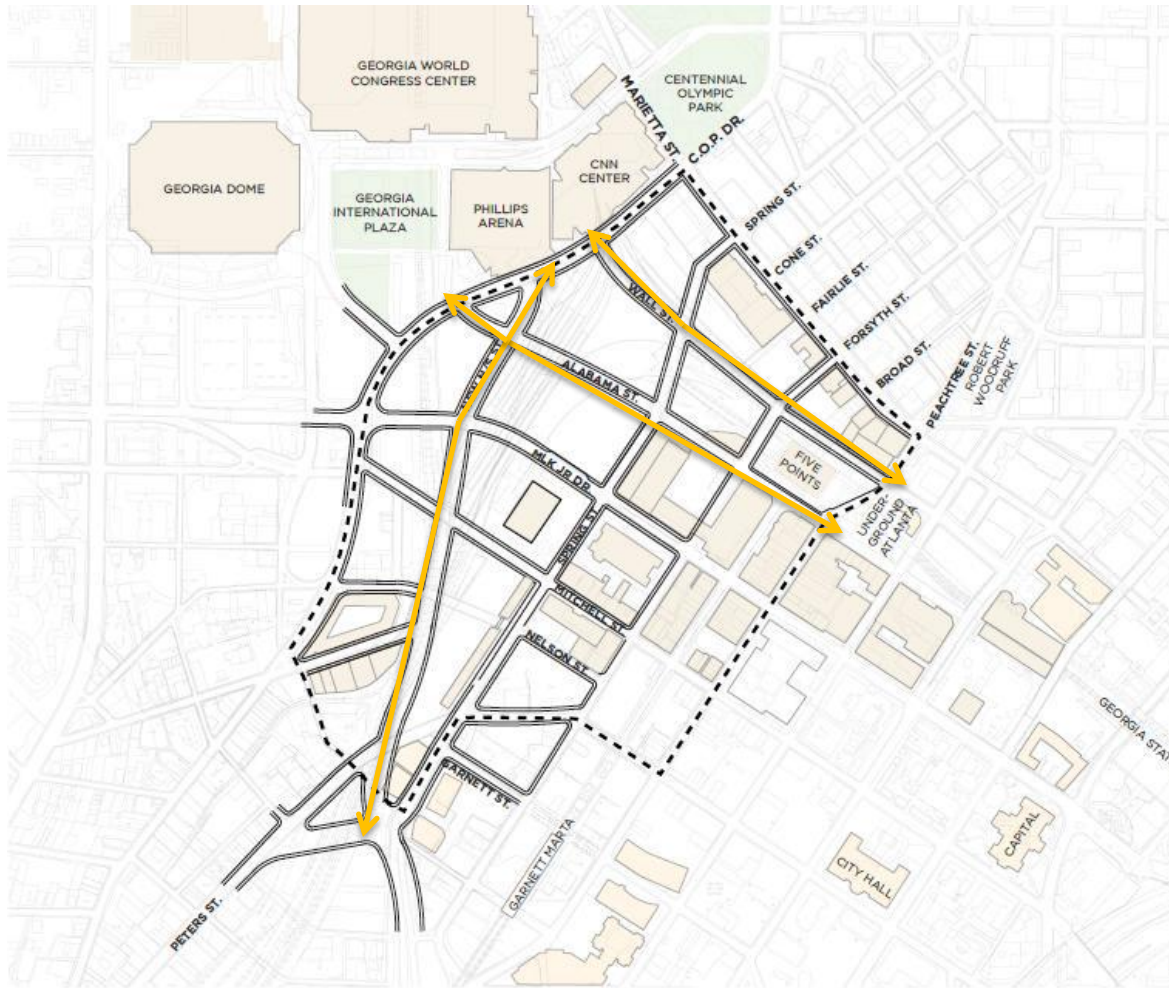
Train movements in and out of the area

Pedestrian connectivity to 5-Points Station and downtown communities

Freight is vital to Atlanta. By making system improvements that facilitate more efficient infrastructure usage, we are working together to enhance Atlanta's position as a major transportation center

**We are Partners in a Shared Vision**

# Proposed Street Grid



**Implementation plan for a new transportation hub connecting multiple transit modes**

**+/- 12 acre modern MMPT Station**

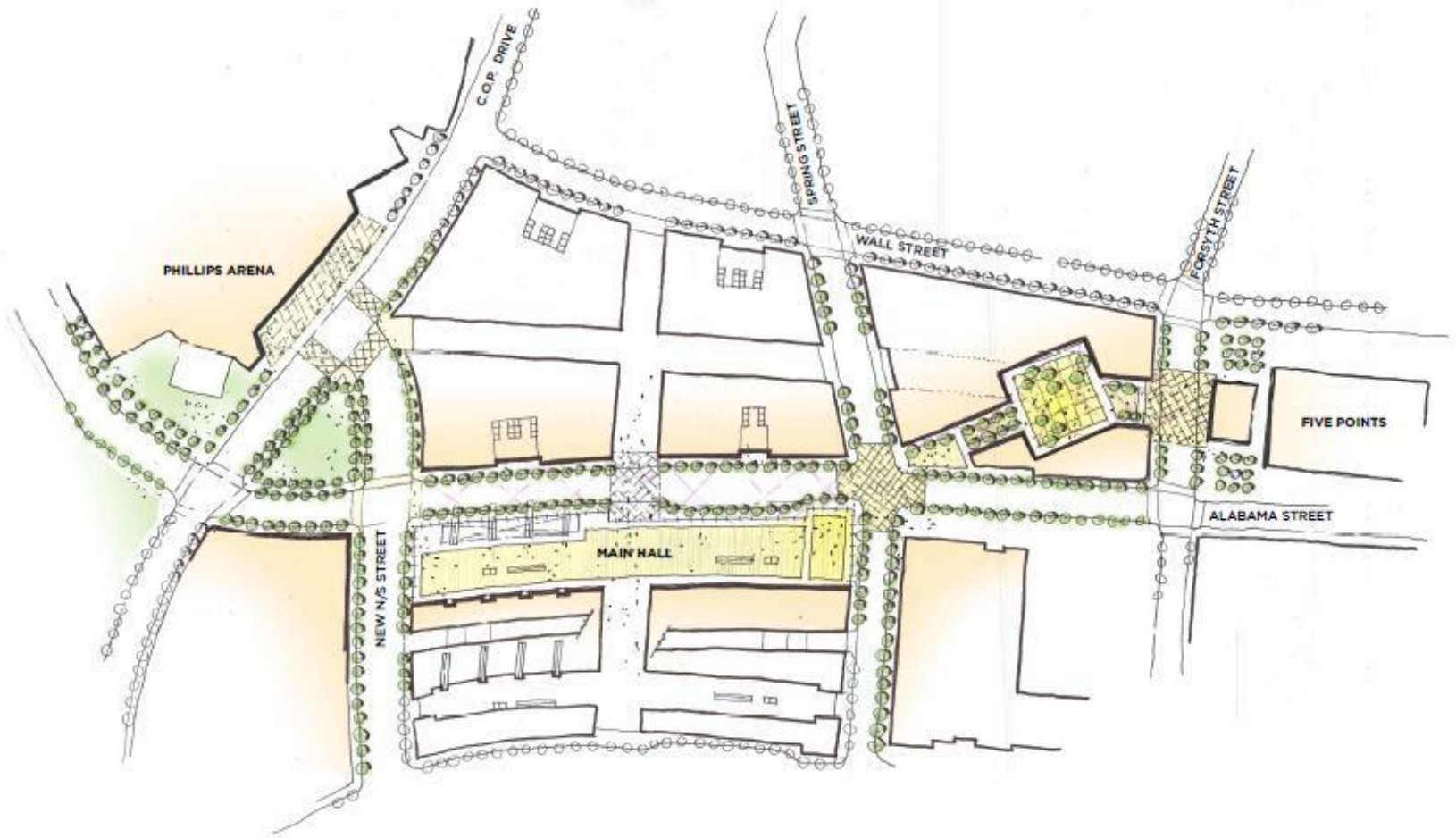
**100+ acres of mixed-use development**



# East/West Connection – 5-Points, MMPT Site A, Phillips Arena



# Pedestrian Experience– 5-Points, MMPT Site A, Phillips Arena

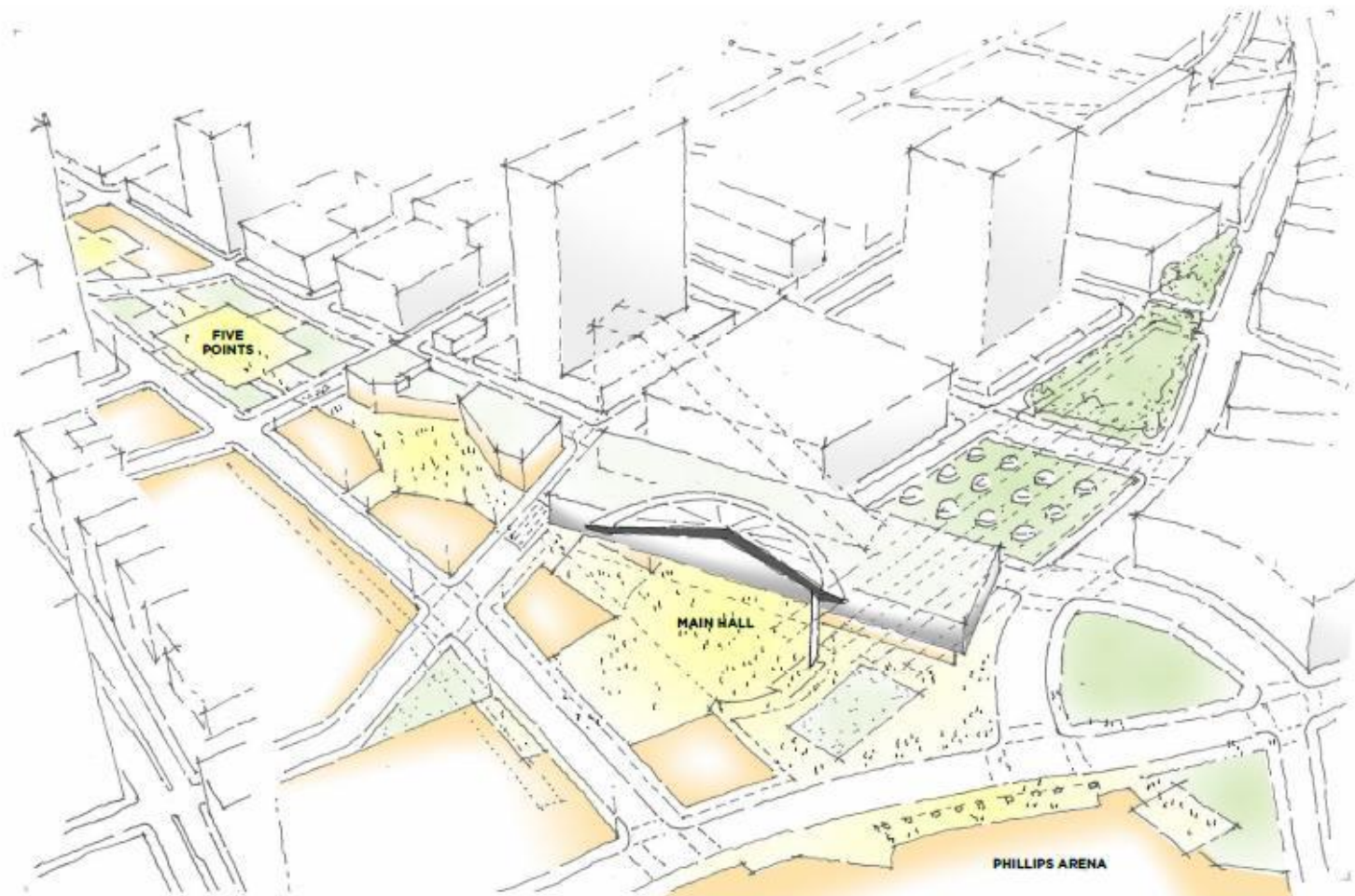




# Pedestrian Experience– 5-Points, MMPT Site A, Phillips Arena

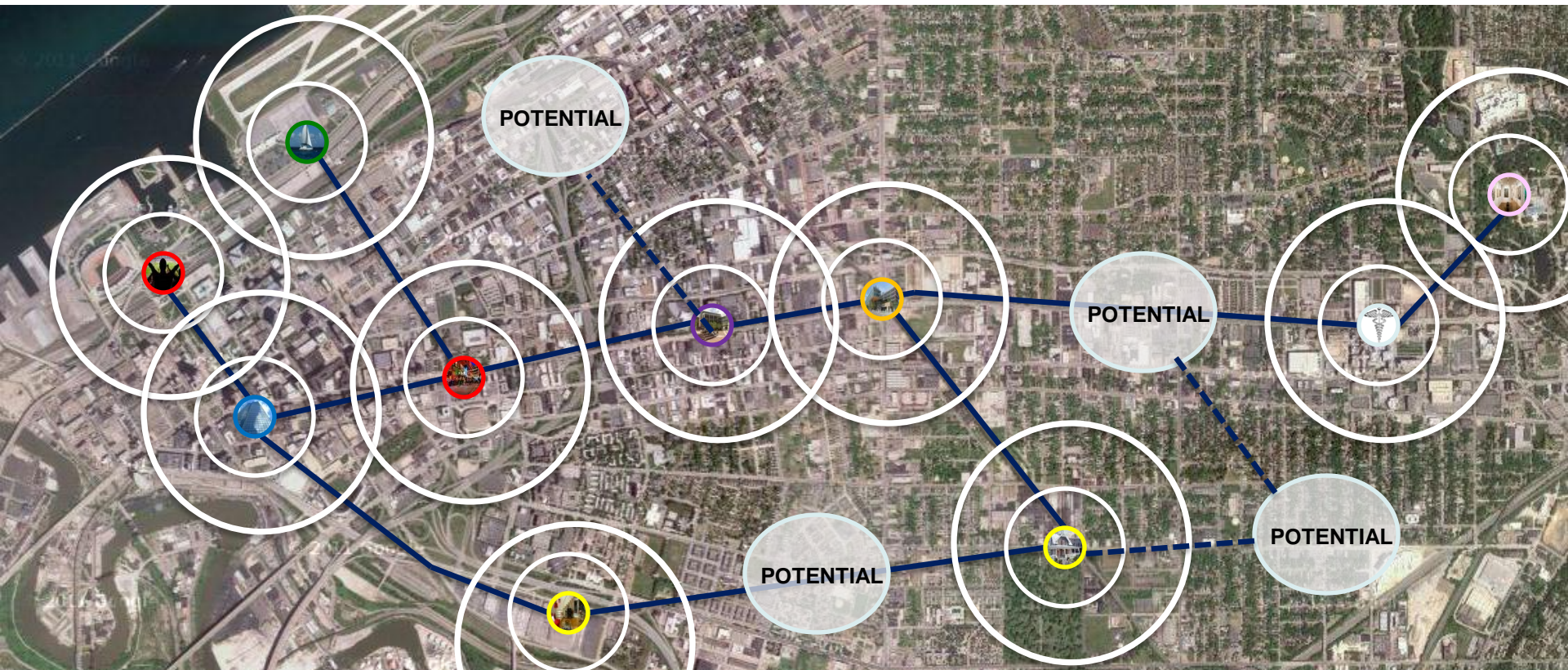


# Pedestrian Experience– 5-Points, MMPT Site C, Phillips Arena





# Transit Development– Developing a Sustainable System that not only builds value but create economic potential



1 Mile