

## HOBOKEN TERMINAL REDEVELOPMENT

### Hoboken and Jersey City, New Jersey

In December 2006, LCOR retained RCLCO to provide strategic guidance in creating the concept for the redevelopment of the Hoboken Terminal and Yard Complex. NJ Transit selected LCOR to create a master plan that will serve as a blueprint for transit-oriented development at the 65-acre complex in Hoboken, New Jersey. LCOR is a national real estate development, investment, operations, and asset-management company specializing in public/private development; transit-oriented development; and multifamily, commercial, and mixed-use development.

RCLCO was part of the master-planning project team that includes Skidmore, Owings & Merrill; William Jackson Ewing, Incorporated; DMJM + Harris; Langan Engineering; and others. The site is one of the New York metropolitan region's true multimodal transit hubs, with tremendous water and city views. The goal of the master-planning process was to lay the foundation for a sustainable and successful transit-oriented development that enhances the character and quality of the experience for transit users and residents alike. Specifically, NJ Transit and LCOR sought to improve intermodal transit functionality, realize economic value of currently underutilized assets, reactivate the historic terminal and waterfront experience, promote economic development, and capitalize on public investment in the terminal.



RCLCO prepared demand forecasts for key urban land uses—including office, retail, residential, and hotel—and created market-driven, multiple-use development program scenarios. RCLCO also played a key role in the visioning-planning process, using inputs from the market analysis and lessons learned from other large-scale, urban-redevelopment efforts in the U.S.—all of which were informed by a body of research on the future of cities and consistent with the overall goals of the development.