Forest City Brownfield & Urban Redevelopment

- Stapleton, Denver, CO
- Waterfront Station, DC
- Uptown Oakland, CA
- White Oak Village, VA
- Tobacco Row, VA
- The Yards, Washington DC
- Central Station, Chicago
ForestCity HAWAII REDEVELOPMENT

- McGrew Point
- Catlin Park
- Battleship Cove
- Halsey Terrace
- Radford Terrace
- Waikulu
- Manana

(Fuller image of the text area is not visible, but the text details are clearly visible inside the sections titled 'ForestCity' and 'HAWAII REDEVELOPMENT'.)
BROWNFIELD TO GREEN USE

• Former Hawaiian Western Steel Waste Pile
  • HWS converted scrap steel to rebar
  • 100,000 CY of waste material
• 1992 – CERCLA
  • Waste Consolidated and Capped
  • Groundwater monitored
• 2006 – DOH Post-Closure Permit Issued
  • Use is restricted to non-intrusive activities
• 2011 – DOH Approves Permit Modification
  • Allows PV farm to be constructed on top of cap
Forest City

REDEVELOPMENT CONCERNS

- Liability
  - Existing Liability – responsible landowner
  - New Liability – responsible developer “you break it you fix it”
  - Ongoing Liability and Maintenance
- Insurance
  - Large amounts needed to satisfy lenders and equity
- Coordination
  - Landowner needs access to perform inspections/maintenance