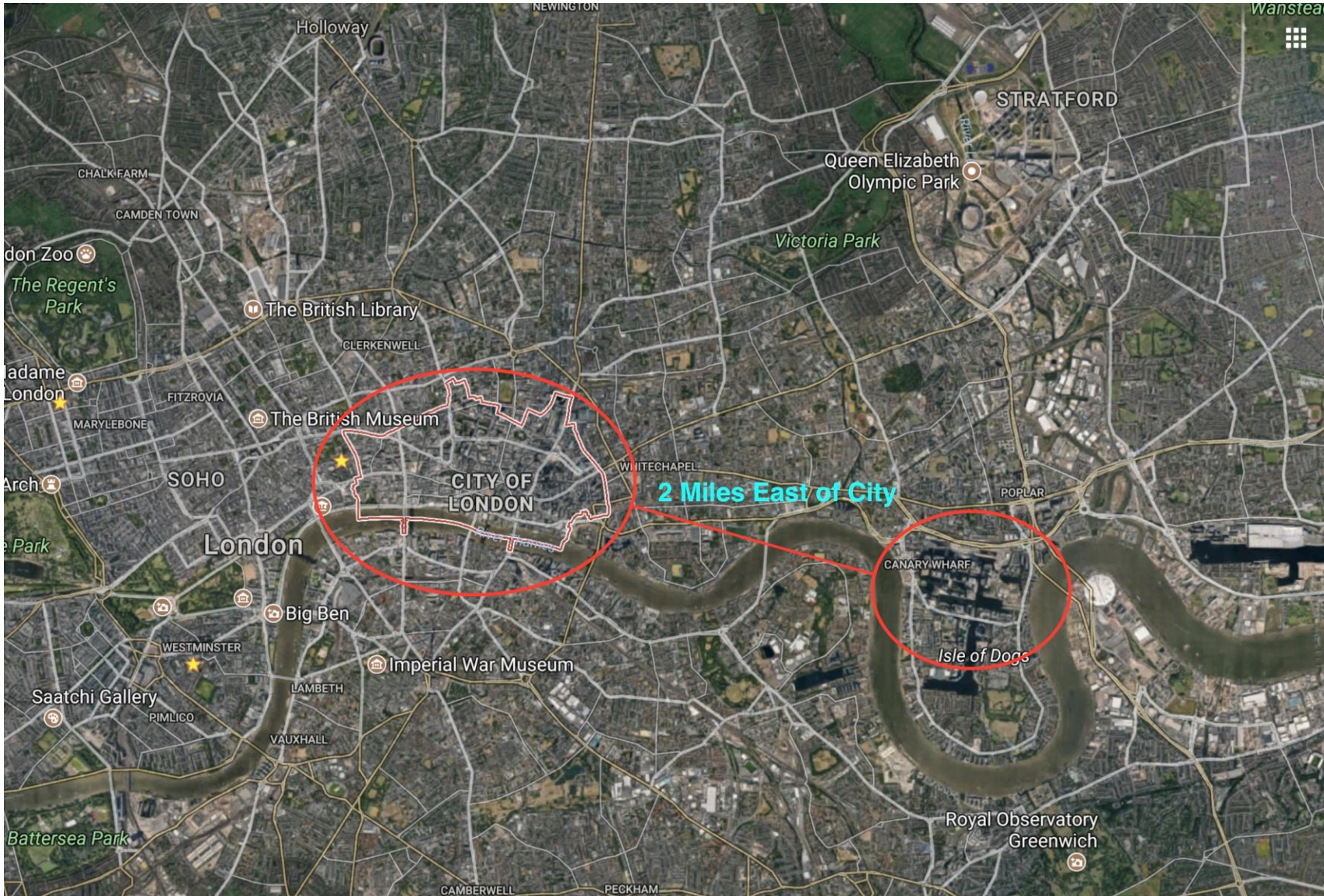


CANARY WHARF, LONDON

A nighttime photograph of the Canary Wharf skyline in London. The image shows several prominent skyscrapers, including the Citigroup Centre (formerly 120 The Pinnacle) with its distinctive pyramidal top, and the Citigroup building with its 'citi' logo illuminated. Other buildings are lit up with warm yellow and white lights, contrasting against the dark blue twilight sky. The River Thames is visible in the foreground, reflecting the city lights. The overall scene is a vibrant urban landscape at night.

John A Pagano – Former Managing Director, Development

Location Context



- Located only 2 miles east of the City of London
- Limited road capacity
- Limited public transportation.

Historical/Economic Context



- 1981 Enterprise Zones
- Docklands had very high unemployment and large areas of derelict land
- 1986 Big Bang!
- London under threat from a number of European Cities
- Canary Wharf provided a direct response to these challenges
- O&Y acquires the site in 1987
- Public/Private Sector investment in public infrastructure

Construction Phase



- Construction Starts in 1988
- Initial Phase 4.5 million sf to create a “Critical Mass”
- Build it and they will come approach!
- JLE not approved at Initial Phase completion
- Lack of public transport makes it difficult to attract tenants
- Bankruptcy!

Construction Phase



- Jubilee Line construction starts November 1993
- Citibank commits to new HQ January 1997 - JLE progress key to decision
- Massive expansion of CW with 10 million sf added (1997/2002)
- HSBC, BP, Clifford Chance, McGraw Hill, Barclays, Northern Trust etc...

Canary Wharf Today – The Journey so Far



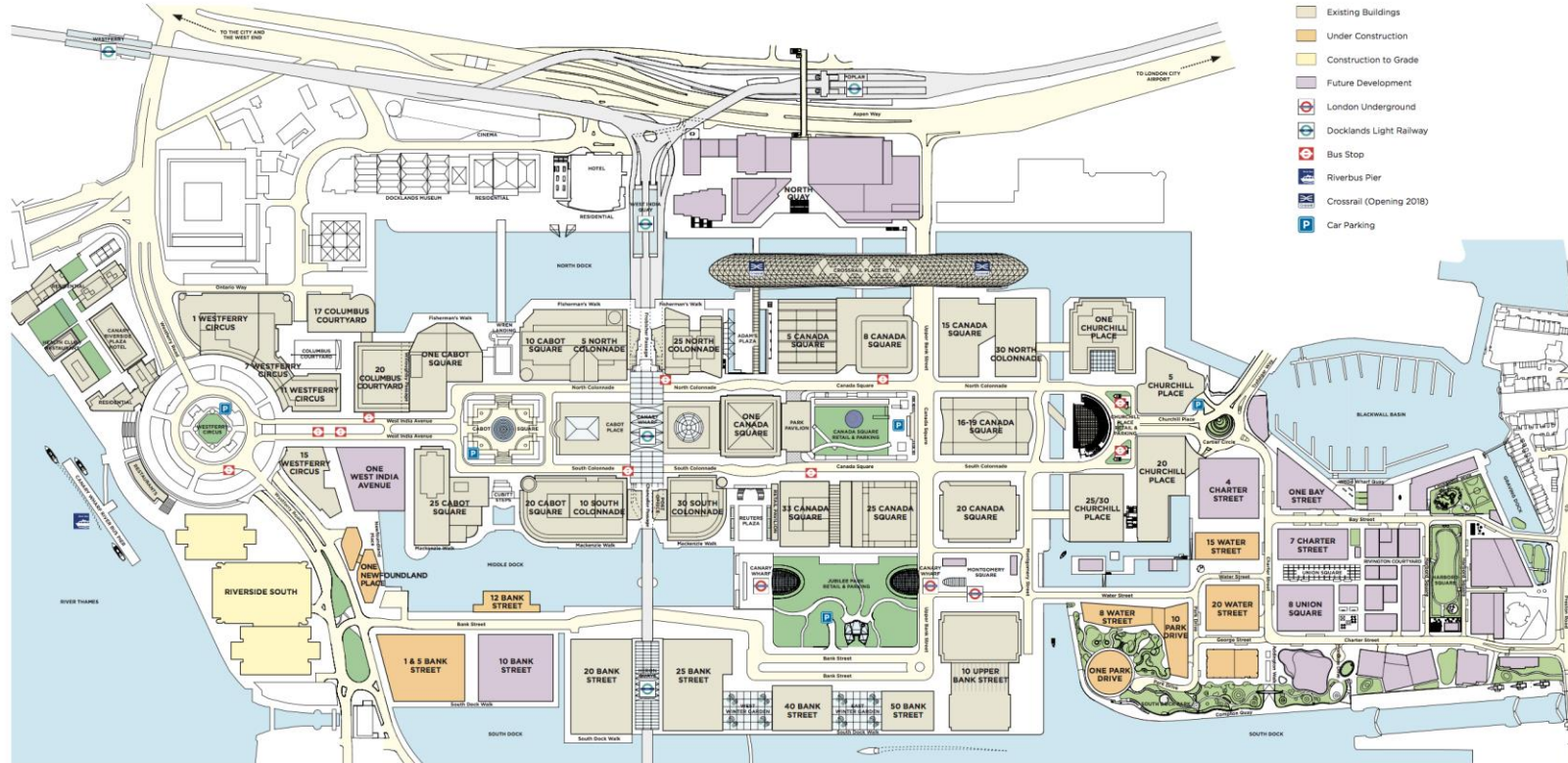
- 120 + acres
- 16.5 million sf of rentable area across 30 buildings
- Including over 1 million sf of Retail, Food, Entertainment & Culture
- 35 acres + devoted to parks, public squares & promenades
- 200 Arts & Events per year

Canary Wharf Today – The Journey so Far



- Over 100,000 jobs
- Including thousands of jobs for local people
- Over £1.5 billion spent to date with local suppliers/contractors
- 20,000+ residential units built to date with 20,000 in the pipeline

Canary Wharf - The Future

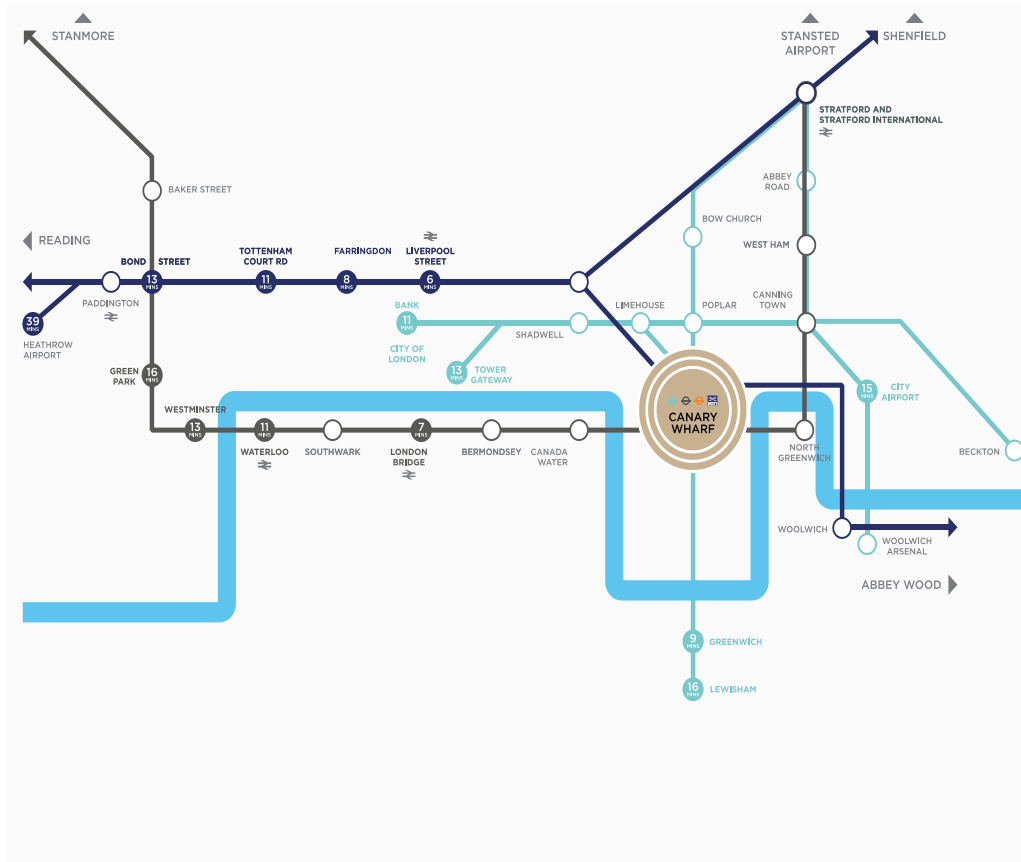
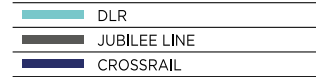


- Masterplan evolved over time to respond to changing market dynamics
- 10 million sf of development pipeline – 2.5 million sf currently under construction
- New development will include over 4,000 residential units

Key Considerations/Issues

TRANSPORT & CONNECTIONS

KEY CONNECTIONS FROM CANARY WHARF



- A case study on the role of public transportation
- Amenities/Retail
- Residential



CANARY WHARF, LONDON

THANK YOU

