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Jonathan Rose Companies breaks ground on Metro Green Apartments at Stamford Transportation Center

Joint Venture with Malkin Family to Bring New Life to Urban Transit Hub

Jonathan Rose Companies, LLC, a green real estate development, planning, consulting and investment firm, broke ground June 3rd on Metro Green Apartments, 50 units of green affordable housing, situated on Henry Street between Atlantic Street and Washington Blvd. in Stamford, CT. Metro Green Apartments is the first phase of Metro Green Residential, a candidate for LEED New Construction and Neighborhood Development certification that includes 238 mixed-income rental and for-sale residences on a mixed-use, Transit Oriented Development (TOD) site.



Stamford Mayor Dannel P. Malloy joined Jonathan F. P. Rose, president of the Jonathan Rose Companies, Anthony E. Malkin, president of W&M Properties, the land owner and development partner, and local and elected officials as well as community leaders at the ground breaking for Metro Green Apartments.

Pictured at the ground breaking for Metro Green Apartments in Stamford, CT are (L to R): Anthony E. Malkin, president of W&M Properties; Timothy H. Coppage, vice president of housing development, Connecticut Housing Finance Authority; David S. Watson, vice president of JPMorgan Chase; Peter L. Malkin, founder and chairman of W&M Properties; Stamford Mayor Dannel P. Malloy; and Jonathan F.P. Rose, president of Jonathan Rose Companies. Photo by Ed Freeman. Rendering credit: Perkins Eastman Architects

The Metro Green project serves as a model for smart growth in Connecticut and beyond. In addition to the Jonathan Rose Companies and W&M Properties Metro Green Residential joint venture, Metro Green will feature a 350,000 square foot, 17-story, "best in class" LEED Platinum candidate office tower as well as numerous public improvements to the streetscape along Henry and Atlantic streets, including the creation of a new public plaza.

Metro Green Apartments will feature a new public plaza with shade trees, sitting areas, colorful art fencing and a rain garden including perennials, grasses and ferns. A new streetscape along Henry Street will include custom street light fixtures, new sidewalks and curbside plantings.

Metro Green Apartments integrate features that enhance the urban environment, promote better health for residents, are energy efficient, and save residents money. By using an integrated design approach from the outset of the project, Jonathan Rose Companies was able to provide outdoor recreational space for tenants that exceeds City of Stamford zoning requirements and specify energy-efficient mechanical systems, a high-performance roof and insulation system, as well as green building materials including recycled and low VOC components at no significant additional cost to the project.

Green features of Metro Green Apartments include:

- A rainwater harvesting system that will funnel water from the roof into storage tanks to be used for drip irrigation and filtered for use in washing machines located in the shared laundry room.
- A high performance building envelope characterized by a roof that reduces heat-island effect, high efficiency, operable double hung windows, Hardi plank siding and high-performance spray on cellulose

insulation.

- Individual heating and cooling units and gas-fired domestic water heaters in each apartment to provide maximum energy efficiencies. The heating and cooling units in each apartment are individually controlled from the residential unit. The high-efficiency, instantaneous, gas-fired domestic water heaters are located in each unit to produce domestic hot water on an as-needed basis.
- Each apartment unit is metered individually for electricity. The use of Energy Star-rated appliances and light fixtures will provide additional savings to residents.

When complete, the larger Metro Green Residential development in its entirety will offer residents a magnificent courtyard landscaped with sitting areas, active gardening spaces, a meditation labyrinth, a parking garage with a green roof and a pedestrian link to the Stamford Metro North Train Station.

The project will accommodate the burgeoning housing demand for a range of income levels in lower Fairfield County and supply office space demanded by economic growth with the lowest possible environmental impact. The development site is at the Stamford Transportation Center, located within the City of Stamford's Enterprise Zone.

"Metro Green will provide a green, environmentally-sensitive transition from the Stamford Transportation Center to the emerging, formerly industrial neighborhood in Stamford's South End while preserving housing opportunities for existing residents in one of the few remaining affordable neighborhoods in Fairfield County," said Mayor Malloy. "I'm happy to join with the Jonathan Rose Companies and W&M Properties in breaking ground on this exciting project that will have such a positive effect on the future of Stamford."

"Metro Green is a model solution to high energy and transportation costs currently plaguing low income residents," said Mr. Rose. "By locating affordable housing within walking distance to a regional train line and a vibrant downtown, our residents will be spared the high price of gasoline, and by making the building green, they will benefit from lower energy costs for years to come. We thank Mayor Malloy, our development partners at W&M Properties and the City of Stamford for their ongoing support of this initiative, which will be a model for how communities can develop green, affordable, market-based solutions to the changing climate."

Metro Green Apartments was designed by Perkins Eastman Architects to exceed the Enterprise Green Communities guidelines and will be seeking U.S. Green Building Council's LEED (Leadership in Energy and Environmental Design) "New Construction" Gold certification. The residential development has been selected as a pilot project under the draft LEED "Neighborhood Design," Gold level criteria. Metro Tower, a commercial property, has been designed to meet the Council's "Core and Shell" LEED Platinum Criteria.

"With this project Stamford becomes a model for the entire region for smart, sustainable, Transit Oriented Development," said Mr. Malkin. "Jonathan Rose and I share a vision for quality and low-impact growth through green, integrated, mixed-use, mixed-income projects at transit hubs. Without thought leaders like Mayor Malloy, our collective vision could never have come to reality. This ground-breaking is the continuation of our decades' long relationship with the City of Stamford and generations of the Rose family."

Financing for Metro Green apartments was arranged through JPMorgan Chase, GE Capital, The Connecticut Housing Finance Authority and The City of Stamford. The balance of Metro Green's residential and office developments are now in final approval and planning stages.

About Jonathan Rose Companies LLC: Jonathan Rose Companies LLC is an award winning real estate development, planning, owner's representative, and investment firm whose mission is to repair the fabric of communities. A leading green urban solutions provider, the firm currently manages over \$1.5 billion of work, much of it in close collaboration with not-for-profits, cities and towns. Jonathan Rose Companies has offices in Connecticut, New York, Colorado and New Mexico. For more information, visit www.rosecompanies.com.

About W&M Properties: W&M Properties is the real estate management, marketing and acquisition arm of the Malkin family, which has commercial and residential operations ranging from the Trophy 280,000 square feet Metro Center adjacent to Metro Green at the Stamford Transportation Center; 810,000 square feet First Stamford Place adjacent to the Stamford Transportation Center; 8,000,000 square feet of New York City office, including the Empire State building and various other properties. For information on Metro Tower, visit www.wmproperties.com.