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HBC|Streetworks Development Receives New Jersey Future 2023 Smart Growth Award For *One Westfield Place*

Award honors groundbreaking redevelopment projects that contribute to making New Jersey communities sustainable, equitable, and strong.

WESTFIELD, N.J. (August 14, 2023) - [HBC](#), through its real estate development arm [Streetworks Development](#), today announced it has received the 2023 New Jersey Future's Smart Growth Award in recognition of its transformative mixed-use redevelopment, *One Westfield Place*, in Westfield, New Jersey. The project spans 14 acres and calls for the adaptive reuse of the former Lord & Taylor building and the reimagining of several town-owned parcels to create new housing and commercial spaces, improve pedestrian connectivity between residential neighborhoods and downtown, add 2.25 acres of programmable community green space, and erect a multi-modal mobility hub to accommodate alternative modes of transportation around the Westfield Train Station. The NJ Future's Smart Growth Awards recognize the very best across the Garden State in planning, development, and redevelopment with the environment and communities in mind.

"We are honored that our vision for the future of downtown Westfield has been recognized by New Jersey Future through its Smart Growth Award," remarked Ken Narva, Chairman and Chief Development Officer at HBC|Streetworks Development. "From repurposing the former Lord & Taylor building to the creation of two innovative mass timber office structures, enhanced programmable green spaces, interconnected biking pathways, and the establishment of a dynamic mobility hub, HBC|Streetworks Development has been dedicated to fostering a sustainable and economically prosperous future for the community. We are proud to share in this achievement. Our heartfelt gratitude extends to the Town of Westfield and our collaborative partners for their support and joint commitment as we move forward." HBC|Streetworks Development unveiled the initial plans for *One Westfield Place* in September 2022 following four years of community engagement, solicitation of input from residents, local businesses, municipal leaders, and community groups. The redevelopment plan was approved by the Town of

Westfield in February 2023. *One Westfield Place* will include 310,000 square feet of Class A office, 205 total residential units (154 of which are 55+ age restricted), two greatly enhanced public spaces, 27,000 square feet of thoughtfully curated street-level retail, optimized parking through two new commuter garages, and substantially improved streetscapes. Construction is expected to begin in late 2024.

“One Westfield Place is designed to celebrate the best of Westfield and reaffirm the Town’s long-standing reputation as one of the premier places to live in the State, anchored by a downtown that serves as a national model for a post-COVID Main Street community,” said Westfield Mayor Shelley Brindle. “Driven by the Town’s Master Plan, the proposed redevelopment is the culmination of years of robust public engagement with residents, business owners, and community groups. We thank New Jersey Future for this prestigious recognition and look forward to the valuable work ahead with our partners and the Westfield community.”

As the listening developer, HBC|Streetworks Development values community engagement and resident input as a key component of the development process. To date, it has had more than 7,771 public interactions across an extensive series of Information Sessions, Virtual Listening Tours, Preview Center visits, and community events. The *One Westfield Place* Preview Center on 76 Elm Street will continue to be open to the public through site plan approval to best accommodate the community's ongoing interest in the project. For more details about the proposed redevelopment and Preview Center hours, visit www.onewestfieldplace.com.

New Jersey Future’s Smart Growth Awards honor projects, plans, and policies across the state that demonstrate smart growth principles in action. The awards shine a spotlight on individuals, businesses, and organizations with the vision to encourage smart growth values and designs. Primary partners also honored for *One Westfield Place*’s win include the Town of Westfield, Topology, EJ Economic Development Advisors, and Greenbaum, Rowe, Smith & Davis LLP.

“The goal of One Westfield Place is to bolster an already prosperous and award-winning community through a plan tailored for Westfield,” said Doug Adams, Senior Vice President of Development, HBC|Streetworks Development. “Whether it’s creating a vibrant mix of uses, utilizing green infrastructure, enhancing the pedestrian experience, or engaging historic features of the community, New Jersey Future’s smart growth principles closely align with our own for this project.”

New Jersey Future’s 2023 Smart Growth Awards celebration will be held on October 3rd, 2023 from 5:30 to 8:30 p.m. at the New Brunswick Performing Arts Center in New Brunswick, NJ. For ticket information and the full list of honorees, visit <https://newjerseyfuture.regfox.com/2023-smart-growth-awards>.

About HBC

HBC is a holding company of investments and businesses at the intersection of technology, retail operations and real estate.

It is the majority owner of iconic ecommerce companies: Saks, a leading online destination for luxury fashion, and Saks OFF 5TH, a premier luxury off-price ecommerce company offering top brands at the best prices. Both businesses were established as separate operating companies in 2021.

HBC also wholly owns The Bay, a Canadian ecommerce marketplace and Hudson's Bay, the operating company for Hudson's Bay's brick-and-mortar stores, as well as SFA, the entity that operates Saks Fifth Avenue's physical locations, and O5, the operating company for Saks OFF 5TH stores.

With assets spanning top markets and prime locations across North America, HBC owns or controls—either entirely or with joint venture partners—approximately 40 million square feet of gross leasable area. HBC Properties and Investments, the company's real estate and investments portfolio business, manages these assets along with additional real estate offerings, including Streetworks Development, its property development division.

Founded in 1670, HBC is North America's longest continually operating company and is headquartered in New York and Toronto. For more information visit: www.hbc.com.

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