

Proposed Testimony of Stephen Forster, O'Neill Properties Group
Before the Senate Transportation Committee
Senator John C. Rafferty, Chairman
Senator Barry J. Stout, Minority Chairman
PA Turnpike Commission's Financial Outlook
Impact of Act 44, Reconstruction, Widening and Slip Ramps

July 28, 2010 – 10:00 AM
North Office Building, Hearing Room One
Harrisburg, PA

Senator Rafferty, Senator Stout, and other distinguished members of the Senate Transportation Committee. My name is Stephen Forster, Director of Public Finance and Government Relations for O'Neill Properties Group. We appreciate the opportunity to appear before you today to discuss the importance that the completion of the PA Turnpike Route 29 Interchange has on our Uptown Worthington project.

Uptown Worthington is a 106-acre town center development at Routes 29 and 202. Investment in this statewide economic engine, when complete, will exceed \$500,000,000 and consist of 2,000,000 SF of mixed uses including:

- 750,000 SF of retail (Wegmans, Target are now open)
- 750 residential units
- 500,000 SF of Class A office space
- 240 room extended stay hotel

At completion, the project will support an estimated 4,200 permanent direct jobs in addition to 4,800 indirect jobs.

Completion of the PA Turnpike Route 29 Interchange is critical for the following reasons:

1. Retail and office tenants are relying on the slip ramp interchange for:
 - a) regional accessibility for shoppers and consumers;
 - b) commuting time reductions for employees; and
 - c) enhanced access to and from the site.
2. Turnpike reduces travel time for an enhanced trade area draw for purposes of calculating projected retailer sales.
 - a) Retailers have included the turnpike in calculating sales resulting in real estate committee approvals.
3. Opening the slip ramp interchange will increase the daily number of cars passing by the site on Routes 202 and 29 which is important to retailers.
4. Tenants are expecting the Route 29 slip ramp interchange to be open in 2011.

5. Not opening the interchange will impede progress in signing new tenants.
 - a) In the current economy, new tenants expect and will demand enhanced access.
 - b) This improved infrastructure is crucial to increasing employment in the economic hubs of the Commonwealth