Video

2020 ULI Hines Student Competition: Cubikko Presentation

Date: April 07, 2020

00:00:02 --> 00:00:06: Well, welcome back everybody. We are really pleased to have
00:00:06 --> 00:00:11: our next representatives from predominantly from Cornell University and one
00:00:11 --> 00:00:12: fellow from Columbia.
00:00:12 --> 00:00:15: Join us and I also wanted to give a special
00:00:15 --> 00:00:19: welcome to Mr Hines or sponsor who's joining us from
00:00:19 --> 00:00:20: Houston today.
00:00:20 --> 00:00:23: So welcome and I hope you enjoy the presentations and
00:00:23 --> 00:00:26: submissions and conversation as much as we have,
00:00:26 --> 00:00:29: so we'll turn it over to the students.
00:00:29 --> 00:00:31: And when you introduce yourselves,
00:00:31 --> 00:00:36: we're curious to find out where you're actually sitting.
00:00:36 --> 00:00:39: So if you would let us know in addition to
00:00:39 --> 00:00:42: University where where you've camped out.
00:00:42 --> 00:00:44: And all yours.
00:00:44 --> 00:00:46: OK, so thank you everyone.
00:00:46 --> 00:00:49: Thank you very much for being here today.
00:00:49 --> 00:00:53: We actually see that in Ithaca and NYC we are
00:00:53 --> 00:00:56: team Codikow from Cornell and Columbia University,
00:00:56 --> 00:00:58: and my name is Oscar party.
00:00:58 --> 00:01:01: Oh, I'm an MBA student at Cornell,
00:01:01 --> 00:01:05: Johnson College of Business and I left my teammates to
00:01:05 --> 00:01:06: introduce themselves.
00:01:09 --> 00:01:14: Hi everyone, I'm leader Drew I'm from the Baker programming
00:01:14 --> 00:01:16: real estate at Cornell University.
00:01:16 --> 00:01:21: Hello everyone, I'm a first year historic preservation planning student
00:01:22 --> 00:01:22: at Cornell.

00:01:22 --> 00:01:27: Hi I'm going away. I'm studying architecture in Columbia this
00:01:27 --> 00:01:27: app.
00:01:27 --> 00:01:31: My name is you. I am a landscape architecture and
00:01:31 --> 00:01:34: urban planning students in Cornell.
00:01:34 --> 00:01:39: And our academic advisor is Professor Suzanne Charles from Cornell
00:01:39 --> 00:01:40: University.
00:01:40 --> 00:01:44: So could be coisa multimodal mixed use project that provides
00:01:44 --> 00:01:45: solutions to mobility,
00:01:45 --> 00:01:49: social displacement and connectivity across neighborhoods.
00:01:49 --> 00:01:53: In Miami we want to preserve the identity and cultural
00:01:53 --> 00:01:54: roots of the area.
00:01:54 --> 00:01:58: So we've designed the cuticle to connect the community an
00:01:58 --> 00:02:01: enhance the mobility and show the spirit of art and
00:02:01 --> 00:02:02: design of windows.
00:02:02 --> 00:02:05: I will start with our observation of the site and
00:02:06 --> 00:02:07: our main strategies,
00:02:07 --> 00:02:10: so we observe this connection between Wynnewood.
00:02:10 --> 00:02:14: Edgewater and Midtown communities. As our site is located on
00:02:14 --> 00:02:16: the edge of these neighborhoods,
00:02:16 --> 00:02:19: Moreover, the site is split into West and East parts
00:02:20 --> 00:02:23: physically by the Florida East Coast Railway.
00:02:23 --> 00:02:24: The western side is Lynwood.
00:02:24 --> 00:02:27: It is a place with warehouses and St Arts.
00:02:27 --> 00:02:29: The East is part of Edge Water,
00:02:29 --> 00:02:31: a residential neighborhood of high rises.
00:02:31 --> 00:02:34: As you get closer to the Biscayne Bay.
00:02:34 --> 00:02:37: So our first strategy is to connect the site to
00:02:37 --> 00:02:41: the adjacent neighborhoods from East to West and from South
00:02:41 --> 00:02:42: to North.
00:02:42 --> 00:02:45: We also observe ongoing gentrification in Wynwood as tons of
00:02:45 --> 00:02:48: investments and developments are going on here.
00:02:48 --> 00:02:52: Rents are driven higher and some local residents and tenants
00:02:52 --> 00:02:53: are being driven out.
00:02:53 --> 00:02:57: Cubicle will be a mixed income community to combine market
00:02:57 --> 00:03:01: rate and affordable housing and to provide better affordability.
00:03:01 --> 00:03:04: We will also see the opportunity of the rail station
00:03:05 --> 00:03:09: development and propose a multimodal transportation

system in chemical to
00:03:09 --> 00:03:12: provide better mobility and generate more traffic.
00:03:12 --> 00:03:15: Art and design will be the spirit of cuticle as
00:03:15 --> 00:03:18: artists and designers are the ones who created this vibrant
00:03:18 --> 00:03:20: neighborhood community.
00:03:20 --> 00:03:21: To keep this inspiration going,
00:03:21 --> 00:03:25: these artists are invited to design the building facades as
00:03:25 --> 00:03:28: few words and show off this amazing street art studios
00:03:28 --> 00:03:32: and working spaces with affordable rents will also be open
00:03:32 --> 00:03:34: to local artists and designers.
00:03:34 --> 00:03:37: And now my teammate. One way will introduce the design
00:03:37 --> 00:03:38: details in our proposal.
00:03:38 --> 00:03:42: Yeah, thank you. Basically the urban design strategy is to
00:03:42 --> 00:03:46: create a serious office open space integrated with urban fabric.
00:03:46 --> 00:03:49: As you can see very clearly that we create two
00:03:49 --> 00:03:50: strips wide ribbon.
00:03:50 --> 00:03:54: So East and another is Pink Ave from South to
00:03:54 --> 00:03:54: North.
00:03:54 --> 00:03:58: Cinnamon I building cubical sender is our most important building
00:03:59 --> 00:03:59: here.
00:03:59 --> 00:04:02: It is a transit oriented develop building.
00:04:02 --> 00:04:06: Combining the program on railway station retailers office and makes
00:04:06 --> 00:04:08: income housing in the middle.
00:04:08 --> 00:04:11: An elevated pedestrian St the ribbon bridges over the rail.
00:04:11 --> 00:04:15: The ribbon both connect East and vessel urban space and
00:04:15 --> 00:04:18: the main entrance of the railway station is also on
00:04:18 --> 00:04:19: the ribbon.
00:04:19 --> 00:04:22: While people can also get into the railway station from
00:04:22 --> 00:04:24: the ground floor level.
00:04:26 --> 00:04:29: This this housing units are separated into six hours.
00:04:29 --> 00:04:32: Three of the South and three on the North.
00:04:32 --> 00:04:36: The open gaps are making the entrance of the towers
00:04:36 --> 00:04:40: and making the space of the ribbon more transparent.
00:04:40 --> 00:04:44: The western area is centered on the number 5 Plaza
00:04:44 --> 00:04:45: Capitol Plaza.
00:04:45 --> 00:04:48: We put great emphasis on it because it is midpoint
00:04:48 --> 00:04:51: of our development citizen and hotel and condo on the
00:04:51 --> 00:04:53: North Korea space on the West.
00:04:53 --> 00:04:56: Big staircase of the ribbon on the East and three
00:04:56 --> 00:04:59: are related buildings on the South.

00:04:59 --> 00:05:03: Different type of buildings are making their open space faced
00:05:03 --> 00:05:04: with typical Plaza.
00:05:04 --> 00:05:06: Then tourists, local residents, artists,
00:05:06 --> 00:05:10: commuters. An office employees have chance together on this Plaza
00:05:10 --> 00:05:12: and enjoy various activities.
00:05:14 --> 00:05:18: The number can't building Maria Tower and #8 fielding chemical
00:05:18 --> 00:05:21: space are the two endpoints of the ribbon.
00:05:21 --> 00:05:24: Maria Tower opens at ground level and keep your space
00:05:24 --> 00:05:28: is an elevated box making the ribbon visually accessible.
00:05:28 --> 00:05:32: These two points and pavements enhance the West into each
00:05:32 --> 00:05:35: strip of our proposal to make it more vibrant,
00:05:35 --> 00:05:39: more attractive. Urban space. Now I want to introduce the
00:05:39 --> 00:05:41: Northeast Western area.
00:05:41 --> 00:05:43: Our team decides to buy this block not only out
00:05:43 --> 00:05:45: of financial considerations,
00:05:45 --> 00:05:48: but also want to take advantage of this space as
00:05:48 --> 00:05:51: a good opportunity to connect with my tongue.
00:05:51 --> 00:05:56: Therefore, buildings, including two residential buildings and two office towers
00:05:56 --> 00:05:59: there as highly developed as mean to Miami,
00:05:59 --> 00:06:03: but also keeping comfortable and continues open space to make
00:06:03 --> 00:06:06: them as a part of our community.
00:06:06 --> 00:06:08: There are three buildings on the Southwest.
00:06:08 --> 00:06:11: Asks Market, Miami Dade College and get Gary.
00:06:11 --> 00:06:15: Neither are similar. Their chat artist from Wynwood an embrace
00:06:15 --> 00:06:16: the local culture,
00:06:16 --> 00:06:19: they create more chances for local artists,
00:06:19 --> 00:06:22: work, study, communicate and cooperate with each other.
00:06:22 --> 00:06:26: At this art programs are closely related with the vibrant
00:06:26 --> 00:06:27: capital Plaza,
00:06:27 --> 00:06:31: more interesting events and business activities could happen here.
00:06:31 --> 00:06:35: 3 Las Vegas residential towers in the southeastern area make
00:06:35 --> 00:06:38: a very clear building footprint here.
00:06:38 --> 00:06:40: And make them as a holistic community.
00:06:40 --> 00:06:44: The towers make an enclosure for open space for the
00:06:44 --> 00:06:47: life of the local residents.
00:06:47 --> 00:06:49: And both on the ground floor and on the podiums

00:06:49 --> 00:06:52: you can see the towers on the North are thinner
00:06:52 --> 00:06:55: with only single rule of rooms to make to receipt.
00:06:55 --> 00:07:00: For the streetscape and for the sunlight for the chemical.
00:07:00 --> 00:07:04: The podiums in make enough space for payment retailers and
00:07:04 --> 00:07:06: services for the community.
00:07:06 --> 00:07:10: There are three diagrams that illustrate our most important strategy
00:07:10 --> 00:07:10: here.
00:07:10 --> 00:07:14: First, the ribbon crosses or the Real Connect Western inside
00:07:14 --> 00:07:17: of the city from Lynnwood to the seaside area.
00:07:17 --> 00:07:20: Second, the North connects with me to Miami and South.
00:07:20 --> 00:07:23: Connect me to edge water making it continuous.
00:07:23 --> 00:07:24: Open space. Third to make,
00:07:24 --> 00:07:26: integrated with the urban fabric.
00:07:26 --> 00:07:29: At the same time following the tuning code and keeping
00:07:30 --> 00:07:30: the highest FDR,
00:07:30 --> 00:07:32: we control the building Heights.
00:07:32 --> 00:07:35: The southwestern area is between 6 to 9 floors.
00:07:35 --> 00:07:38: The eastern area is no more than tough loss.
00:07:38 --> 00:07:40: And another area is about 24 flower floors.
00:07:40 --> 00:07:42: To keep the highest FPR.
00:07:42 --> 00:07:46: Now let my teammate you laborat on the spatial consequences
00:07:46 --> 00:07:48: of our urban science.
00:07:48 --> 00:07:51: Thank you go away. So here we have the Birds
00:07:51 --> 00:07:53: Eye view of our urban design.
00:07:53 --> 00:07:55: As we can see, the ribbon is the primary entrance
00:07:55 --> 00:07:59: into the railway station from this vibrant pedestrian St.
00:07:59 --> 00:08:02: We also establish a visual connection with the water through
00:08:02 --> 00:08:03: Maria Tower,
00:08:03 --> 00:08:07: the cuticle standard annmaria tower keeps the continuity of the
00:08:07 --> 00:08:09: ribbon to make it more connected to the city.
00:08:09 --> 00:08:12: The cubicle space makes one of the endpoints for the
00:08:12 --> 00:08:14: ribbon landmark by the artwork.
00:08:14 --> 00:08:18: On its facade. The elevated box constitutes a permeable streetscape
00:08:18 --> 00:08:21: for people to access the cubicle Plaza.
00:08:21 --> 00:08:23: It is a place where people can have a seat
00:08:23 --> 00:08:26: and enjoy the nice view of open public space and
00:08:26 --> 00:08:28: exciting outdoor activities.
00:08:28 --> 00:08:31: Cubicle has a hierarchy of scales of shaded outdoor space,

00:08:31 --> 00:08:34: incorporating different types of people,

00:08:34 --> 00:08:40: groups, activities, and facilities. Including temporary canopy's outdoor exhibition,

00:08:40 --> 00:08:43: space, water ponds, green islands and seating area,

00:08:43 --> 00:08:47: they are correlated with one another to give people a

00:08:47 --> 00:08:49: diverse outdoor experience.

00:08:49 --> 00:08:53: The buildings facades are showing different types in programs as

00:08:53 --> 00:08:57: you can tell from the different opening sizes and transparencies.

00:08:57 --> 00:09:00: St Arts are painted on some of the facades through

00:09:00 --> 00:09:04: Commission or competition as a tribute to local art culture,

00:09:04 --> 00:09:07: the podiums of each building makes another layer of urban

00:09:07 --> 00:09:08: space.

00:09:08 --> 00:09:11: They have a great visual relationship with the streets and

00:09:11 --> 00:09:14: plazas and are the places for events such as outdoor

00:09:14 --> 00:09:15: barbecues.

00:09:15 --> 00:09:18: They are the intersection of public and private space,

00:09:18 --> 00:09:22: the urban designers cubicle. Blends into the urban fabric spatially

00:09:22 --> 00:09:24: connects with different districts,

00:09:24 --> 00:09:29: embraces different people groups, and creates diverse outdoor space for

00:09:29 --> 00:09:32: a vibrant atmosphere and various activities.

00:09:32 --> 00:09:35: Now my teammate Jim will talk more about the highlights,

00:09:35 --> 00:09:39: spatial points, and an elaborate more on the activities.

00:09:39 --> 00:09:41: Thank you, the first highlight.

00:09:41 --> 00:09:44: I'd like to introduce is our main building.

00:09:44 --> 00:09:48: Typical center. As you can see in the top rendering.

00:09:48 --> 00:09:50: As you see, it's more than a transition.

00:09:50 --> 00:09:54: We have this ribbon like open space with pedestrian path

00:09:54 --> 00:09:55: in the middle,

00:09:55 --> 00:09:59: loan pool, dining and exhibition spaces are on exercise.

00:09:59 --> 00:10:04: Therefore it's also a connection for people with different purposes.

00:10:04 --> 00:10:09: They would be enjoying the same characteristic lifestyle together.

00:10:09 --> 00:10:14: Here, other local retailers we would have fashion forward batiks

00:10:14 --> 00:10:19: like normal Trip and Bowhunter eclectic home and gift shops

00:10:19 --> 00:10:22: are here as well such as the wind would show.

00:10:22 --> 00:10:28: Also we have incorporated restaurants and bars that were originally

00:10:28 --> 00:10:31: on the site like Beaker and Gray and Morgans.

00:10:31 --> 00:10:34: They will continue their business here.
00:10:34 --> 00:10:37: Other than his permanent business,
00:10:37 --> 00:10:40: there would also be abundant temporary events.
00:10:40 --> 00:10:43: Exhibitions would be held all year round like we would
00:10:43 --> 00:10:46: artwork and straight photography show.
00:10:46 --> 00:10:51: These activities may cubical center a harmony mixture of visitors,
00:10:51 --> 00:10:56: commuters and residents. When you turn to the center rendering,
00:10:56 --> 00:10:59: you may also notice the white stairs of our main
00:10:59 --> 00:11:00: building.
00:11:00 --> 00:11:05: The stairs continue the vibrance of ribbon with terrorist landscape
00:11:05 --> 00:11:06: and platforms.
00:11:06 --> 00:11:09: It provides a great space for people to sit it
00:11:09 --> 00:11:11: and enjoy the views.
00:11:11 --> 00:11:13: And when people look forward,
00:11:13 --> 00:11:16: cubical Plaza is just in front of the Plaza.
00:11:16 --> 00:11:19: Not only keeps the vibrance of Raven,
00:11:19 --> 00:11:22: but also diversity and inclusion.
00:11:22 --> 00:11:26: It is open to any person and any activity throughout
00:11:26 --> 00:11:27: the year.
00:11:27 --> 00:11:32: Year Carnival seafood celebration. Mango Festival and other local events
00:11:32 --> 00:11:34: are held one after another.
00:11:34 --> 00:11:37: Popular shows would also be found here 365 days.
00:11:37 --> 00:11:41: Please keep the Plaza and Incuding as taken level space
00:11:42 --> 00:11:45: art foods would be set at the North and South
00:11:45 --> 00:11:46: side of the Plaza.
00:11:46 --> 00:11:51: Artist pour out their creativity here in the ongoing markets.
00:11:51 --> 00:11:55: Yeah, they shun. People would get shading space under the
00:11:55 --> 00:11:58: overhaul of our auditorium building as it is shown in
00:11:58 --> 00:11:59: our rendering.
00:11:59 --> 00:12:03: Here people enjoy coolness as well as rich view of
00:12:04 --> 00:12:08: our Plaza and a wide inviting stare to the Raven.
00:12:08 --> 00:12:11: The last rendering shows the South end of Pink Ave.
00:12:11 --> 00:12:15: It is the open space between Miami Dade College and
00:12:15 --> 00:12:17: Gary Nader Arts Center.
00:12:17 --> 00:12:20: Here we would have many college level courses.
00:12:20 --> 00:12:23: Children could also participate in joint class,
00:12:23 --> 00:12:26: Film Workshop and so on in the Art Center.
00:12:26 --> 00:12:29: We not only have Gallery and retail,
00:12:29 --> 00:12:33: we also have studios for artists to support their professional

00:12:33 --> 00:12:38: development and the outer space would hold activities that.
00:12:38 --> 00:12:42: Book fairs, design cream fairs and handicraft workshops.
00:12:42 --> 00:12:44: We have artists to pursue their dreams.
00:12:44 --> 00:12:48: An at the same time that everyone to have more
00:12:48 --> 00:12:50: art in their daily life.
00:12:50 --> 00:12:53: After this highlights now let my team mate you to
00:12:53 --> 00:12:57: tell you more about our resilience and transportation design.
00:12:57 --> 00:13:01: Thank you, Jim. Cubicle is a forward thinking project where
00:13:01 --> 00:13:06: resilient green infrastructures are designed to enhance pedestrian experience and
00:13:06 --> 00:13:08: accommodate various activities.
00:13:08 --> 00:13:12: We are proposing a toolkit for different types of spaces
00:13:12 --> 00:13:15: that will serve as a demonstration project and debug and
00:13:15 --> 00:13:17: be applied to other areas in Miami.
00:13:17 --> 00:13:21: First we have the bio Swale where stormwater runoff is
00:13:21 --> 00:13:24: partially retained by the soil and reduces pressure on the
00:13:25 --> 00:13:26: drainage system.
00:13:26 --> 00:13:27: The second one is a Green St.
00:13:27 --> 00:13:32: Where? Which enhances the pedestrian experience and provides outdoor seating
00:13:33 --> 00:13:37: to stimulate commercial vibrance with larger areas of greenspace and
00:13:37 --> 00:13:39: trees to provide shading.
00:13:39 --> 00:13:42: 3rd to the retention and stay consists of pocket parks
00:13:42 --> 00:13:46: in urban space for virus recreational activities and can function
00:13:46 --> 00:13:49: as temporary systems in times of extreme precipitations.
00:13:49 --> 00:13:54: Furthermore, all the buildings in cubical will meet LEED certifications
00:13:54 --> 00:13:57: of at least sewer level cubicle is also proposing a
00:13:57 --> 00:14:01: multimodal transportation system combining the train with buses,
00:14:01 --> 00:14:05: bikes, and scooters. According to the proposal of better best
00:14:05 --> 00:14:06: Miami,
00:14:06 --> 00:14:08: there will be 3 bus routes going through our site
00:14:09 --> 00:14:12: establishing connections to most of the districts North of Miami
00:14:12 --> 00:14:13: River.
00:14:13 --> 00:14:16: We will also be working with City Bike Jump Scooter
00:14:16 --> 00:14:20: to provide non automobile alternatives to get around in the
00:14:20 --> 00:14:20: neighborhood.
00:14:20 --> 00:14:25: The bus stops and bike racks are strategically located close
00:14:25 --> 00:14:28: to Miami Ave and 2nd Ave with walking distance to
00:14:28 --> 00:14:30: the railway station.

00:14:30 --> 00:14:32: So with large areas of outdoor space,

00:14:32 --> 00:14:36: various activities and proposed non automobile transportation system cubical will

00:14:37 --> 00:14:39: be a pedestrian and biker friendly development.

00:14:39 --> 00:14:42: We employ a combination of strategies.

00:14:42 --> 00:14:45: To start with, we narrow the driving lanes on 28th,

00:14:45 --> 00:14:47: 27th, 26th St and 1st Ave.

00:14:47 --> 00:14:50: The less busy streets and our site.

00:14:50 --> 00:14:53: We will also add biking lanes with broadleaf St trees

00:14:53 --> 00:14:57: to provide some shading for bikers on these streets.

00:14:57 --> 00:15:01: Moreover, there are sidewalk extensions as some of the crossings

00:15:01 --> 00:15:04: to shorten the crosswalk distance.

00:15:04 --> 00:15:06: Now that we have learn about the design,

00:15:06 --> 00:15:11: my teammate Oscar will talk more about how the development

00:15:11 --> 00:15:12: is faced.

00:15:12 --> 00:15:16: It will be cold, will be developing three phases in

00:15:16 --> 00:15:17: phase one.

00:15:17 --> 00:15:21: We develop our main building and the station will develop

00:15:21 --> 00:15:26: around 800 mixed income residential units an on 100 coliving

00:15:26 --> 00:15:31: units wherein including coworking space and other commercial uses.

00:15:31 --> 00:15:34: Adjust medical office, St, grocery store,

00:15:34 --> 00:15:40: and pharmacy. To serve our residential towers.

00:15:40 --> 00:15:44: This phase will set the stage bringing traffic and 24

00:15:44 --> 00:15:48: hour density of people to support the users in the

00:15:48 --> 00:15:49: next phases.

00:15:49 --> 00:15:52: These faces also in an opportunity zone.

00:15:52 --> 00:15:57: What facilitates the development of their housing towers that were

00:15:57 --> 00:16:01: planning and give us access to public resources and bonus

00:16:01 --> 00:16:01: density.

00:16:01 --> 00:16:03: For this for this towers,

00:16:03 --> 00:16:07: then we have phase two where we include the compliments,

00:16:07 --> 00:16:10: the user that we compliments for the users.

00:16:10 --> 00:16:14: In phase two we are importing retail and food market

00:16:14 --> 00:16:17: brands who have proven success in other cities such as

00:16:18 --> 00:16:18: market land,

00:16:18 --> 00:16:22: market line and. Essex market that can make a good

00:16:22 --> 00:16:26: fit with win would win the Woodby on an wing

00:16:26 --> 00:16:27: with culture.

00:16:27 --> 00:16:31: So once we develop phase one we plan to develop

00:16:31 --> 00:16:36: these phase two and sell our paths to our strategic
00:16:36 --> 00:16:39: partners that I will comment later.
00:16:39 --> 00:16:43: Then we have phase three where when we will acquire
00:16:43 --> 00:16:47: a plot of land of around 250,000 square feet next
00:16:47 --> 00:16:48: to 29th St.
00:16:48 --> 00:16:52: The size of these lands enable us to add significant
00:16:52 --> 00:16:55: density and diversify their whole project.
00:16:55 --> 00:17:00: With Flex space market price multifamily that are we see
00:17:00 --> 00:17:03: are performing well in the market.
00:17:03 --> 00:17:08: And this improves the project from a financial and design
00:17:08 --> 00:17:09: perspective.
00:17:09 --> 00:17:13: Then I'll comment and typology a little bit more about
00:17:13 --> 00:17:17: the uses that we are incorporating in our project.
00:17:17 --> 00:17:20: Um, so as you can see where developing a high
00:17:20 --> 00:17:22: density of affordable housing.
00:17:22 --> 00:17:25: To give you some context,
00:17:25 --> 00:17:29: around 45% of the new jobs that will be.
00:17:29 --> 00:17:32: Created from now at two 2024 and I will pay
00:17:32 --> 00:17:36: a salary of less than 35,000 per year so our
00:17:36 --> 00:17:41: target tenants come from that income level group that cannot
00:17:41 --> 00:17:46: afford housing in the Southern regions of Miami.
00:17:46 --> 00:17:50: We are also incorporating coworking that we feel is ideal
00:17:50 --> 00:17:54: for those creative office users and startups are looking for
00:17:54 --> 00:17:55: quality space.
00:17:55 --> 00:18:00: We are incorporating around 50,000 square feet of medical offices.
00:18:00 --> 00:18:04: Is a product that we have seen an increase in
00:18:04 --> 00:18:09: demand in Miami from care service providers that haven't find
00:18:09 --> 00:18:12: in the Miami Health District?
00:18:12 --> 00:18:14: Right price on the right space.
00:18:14 --> 00:18:15: Spec tations.
00:18:17 --> 00:18:22: We're partnering with Miami Dade College to develop one of
00:18:22 --> 00:18:26: the most reknown and affordable public colleges in Miami,
00:18:26 --> 00:18:31: where incorporating an auditorium and exhibition center or can host
00:18:31 --> 00:18:35: Cuban music concert or the next July annual conference.
00:18:35 --> 00:18:40: In general, we are incorporating huge density of flex space.
00:18:40 --> 00:18:44: We have seen this is used asset type that has
00:18:44 --> 00:18:46: strong potential in the market.
00:18:46 --> 00:18:49: So I will go quick to the next slide to
00:18:49 --> 00:18:54: define what are the partnerships that we are considering.
00:18:54 --> 00:18:56: Here. We are partnering with.

00:18:56 --> 00:19:01: As I say, public private partnership with SCI Transportation Trust
00:19:01 --> 00:19:04: authorities for the for the station.
00:19:04 --> 00:19:10: We're partnering with housing authorities to obtain additional funding and
00:19:10 --> 00:19:11: tax incentives.
00:19:11 --> 00:19:13: As I my my teammates said,
00:19:13 --> 00:19:17: we are including cities and M 91 habitat Group.
00:19:17 --> 00:19:22: Can add value with their innovative concepts,
00:19:22 --> 00:19:27: so I'll describe our financial strategy.
00:19:27 --> 00:19:31: Our financial strategy relies in organic growth and long-term creation
00:19:31 --> 00:19:33: to achieve these.
00:19:33 --> 00:19:36: And despite the density of affordable housing,
00:19:36 --> 00:19:39: open spaces and infrastructure investment that we have in the
00:19:40 --> 00:19:42: first phase is we are incorporating bundles,
00:19:42 --> 00:19:45: building capacity, public direct investment,
00:19:45 --> 00:19:49: public pawn loans and tax incentives in accordance to the
00:19:49 --> 00:19:52: Affordable Housing Master Plan of Miami.
00:19:52 --> 00:19:56: We are incorporating the sale of path that I already
00:19:56 --> 00:19:57: command.
00:19:57 --> 00:20:01: We're incorporating project expansion in phase three,
00:20:01 --> 00:20:05: and basically that's how we envision our our.
00:20:05 --> 00:20:10: Financial plan I will present the financial resort.
00:20:10 --> 00:20:12: The results from our pro forma.
00:20:12 --> 00:20:17: We expect to get a levered return of 19.5,
00:20:17 --> 00:20:23: an total value of 1 billion once it's stabilized.
00:20:23 --> 00:20:25: So as you can see,
00:20:25 --> 00:20:30: the third phase drives up our return.
00:20:30 --> 00:20:33: It balance also our lower returns in the first in
00:20:33 --> 00:20:35: the first phase is in terms of the market we
00:20:36 --> 00:20:39: have seen in the last years high liquidity coupled with
00:20:39 --> 00:20:43: cap rate compression in almost all commercial asset types.
00:20:43 --> 00:20:46: However, we see strong fundamentals in the retail,
00:20:46 --> 00:20:49: residential and office space in Wynwood.
00:20:49 --> 00:20:51: Um and I just want to conclude,
00:20:51 --> 00:20:54: saying that we live in an uncertain times and the
00:20:54 --> 00:20:57: last few months we have shown we have seen that
00:20:57 --> 00:21:01: real estate developments that like this have to be flexible
00:21:01 --> 00:21:04: in terms of Commerce and social life.
00:21:04 --> 00:21:07: Although we design Kobe Kobe for the Pandemic Times,
00:21:07 --> 00:21:12: our design embodies flexibility that can adapt to changing

circumstances.

00:21:12 --> 00:21:16: So, quick question. Multimodal mixed Use project that allies with

00:21:16 --> 00:21:21: affordable housing initiatives of the city but preserve the identity

00:21:21 --> 00:21:22: of the area.

00:21:22 --> 00:21:25: So we believe Carico can be the next step in

00:21:25 --> 00:21:25: English.

00:21:25 --> 00:21:28: Thank you very much and we will be happy to

00:21:28 --> 00:21:31: answer any question about the project.

00:21:33 --> 00:21:36: Great thank you team. I see we have a few

00:21:36 --> 00:21:37: hands raised.

00:21:37 --> 00:21:39: I will start this off with Richard.

00:21:42 --> 00:21:45: Well, I I can go after the jurors for this

00:21:45 --> 00:21:45: one.

00:21:45 --> 00:21:48: If Jenny wants to, or Manisha want to start off.

00:21:50 --> 00:21:53: Thanks Gretchen. Thanks Richard hike Yubico team.

00:21:53 --> 00:21:56: Thank you for your presentation.

00:21:56 --> 00:21:59: I think we were all excited with the energy that

00:21:59 --> 00:22:00: the proposal showed.

00:22:00 --> 00:22:02: The built form the street grid,

00:22:02 --> 00:22:05: the placement of the buildings.

00:22:05 --> 00:22:09: It really looked like a natural extension from the surrounding

00:22:09 --> 00:22:12: areas and responded well to the character.

00:22:12 --> 00:22:15: The arts character and in the context it really appears

00:22:15 --> 00:22:19: as though something that could be developed overtime and look

00:22:20 --> 00:22:20: like.

00:22:20 --> 00:22:24: It was developed individually, not necessarily as a master plan.

00:22:24 --> 00:22:28: Yours your approach had a very strong component over the

00:22:28 --> 00:22:30: railroad station.

00:22:30 --> 00:22:32: I'm like we, we have seen with quite a bit

00:22:33 --> 00:22:35: of density and building form there.

00:22:35 --> 00:22:38: And you know this ribbon that connects East West.

00:22:38 --> 00:22:43: Could you walk us through your approach for the connection?

00:22:43 --> 00:22:47: Kind of the Accessibility with this station underground.

00:22:47 --> 00:22:50: How was that form the design of all of that?

00:22:50 --> 00:22:53: Really thought out and how do you look at taking

00:22:53 --> 00:22:56: these uses among many blocks and really driving kind of

00:22:56 --> 00:22:58: a connection into the station as well.

00:23:03 --> 00:23:07: Thank you I wanna ask this question about the railway

00:23:07 --> 00:23:09: stations design detail.
00:23:09 --> 00:23:13: Yeah, I gotta show the Birds Eye view.
00:23:13 --> 00:23:16: Yeah, this one.
00:23:16 --> 00:23:19: As you can see there is a shout or this
00:23:19 --> 00:23:20: light blue one.
00:23:20 --> 00:23:24: This is the main interest of the pedestrians to go
00:23:24 --> 00:23:26: to into the railway station,
00:23:26 --> 00:23:31: specially the people on the ribbon and people and they
00:23:31 --> 00:23:31: can.
00:23:31 --> 00:23:35: It is accessible for other ways as shown.
00:23:35 --> 00:23:39: In master plan, there are other interests on the ground
00:23:39 --> 00:23:41: level and second level.
00:23:41 --> 00:23:49: Basically, under the. Yeah, from the 28th and 27th St.
00:23:49 --> 00:23:52: The drivers can go to into the parking garage of
00:23:52 --> 00:23:57: the first ground and second level under the ribbon.
00:23:57 --> 00:24:00: So it is a more efficient way for people to
00:24:00 --> 00:24:02: get into the railway station.
00:24:02 --> 00:24:05: And for the whole circulation,
00:24:05 --> 00:24:07: and.
00:24:07 --> 00:24:11: Because the entrance of the pedestrians on the ribbon so
00:24:11 --> 00:24:15: the people can be invited to the vibrant and more
00:24:15 --> 00:24:16: mixed,
00:24:16 --> 00:24:19: you make space of our ribbon so they can.
00:24:19 --> 00:24:21: You know it's not a very boring,
00:24:21 --> 00:24:25: you know entrance of the relay station as we have
00:24:25 --> 00:24:28: seen a lot of them in the real world.
00:24:28 --> 00:24:31: It is, you know, it's the computers,
00:24:31 --> 00:24:36: you know their circulation armor combined with the various activities.
00:24:36 --> 00:24:38: We have created here. Thank you.
00:24:40 --> 00:24:43: When you said you want to go next,
00:24:43 --> 00:24:47: sure, acting cubical thank you very much for your very
00:24:47 --> 00:24:50: thoughtful and comprehensive presentation,
00:24:50 --> 00:24:56: and I really appreciate your thoughtfulness in demonstrating a resilience
00:24:56 --> 00:24:56: toolkit.
00:24:56 --> 00:25:00: I was wondering if you could elaborate a bit on
00:25:00 --> 00:25:04: how the individual parts of the toolkit across the entire
00:25:04 --> 00:25:08: development helped to make it a resilient system,
00:25:08 --> 00:25:12: environmentally resilient system in the 21st century.
00:25:16 --> 00:25:18: Yes, thank you for the question.
00:25:18 --> 00:25:23: So we created this toolkit based on a brief categorization

00:25:23 --> 00:25:26: of the public space on our site.
00:25:26 --> 00:25:32: So we have those comparatively narrow streets like the alley
00:25:32 --> 00:25:34: way we created.
00:25:34 --> 00:25:39: Parallel and to the right of the Miami Ave.
00:25:39 --> 00:25:42: We think this is a street that's most account too
00:25:42 --> 00:25:44: many other streets in Miami.
00:25:44 --> 00:25:49: We are not seeking to increase significantly the green area,
00:25:49 --> 00:25:53: but two more strategically manage the storm water.
00:25:53 --> 00:25:56: Based on the green space we already have,
00:25:56 --> 00:26:02: so they're very. Um, they are quite flexible in terms
00:26:02 --> 00:26:04: of their width and.
00:26:04 --> 00:26:10: And may be planted with not trees but your perennials.
00:26:10 --> 00:26:13: And the other. So the second one is the Green
00:26:13 --> 00:26:14: Street.
00:26:14 --> 00:26:19: Green Street is targeting is targeting towards a more broader
00:26:19 --> 00:26:24: street where we have more room for green space so.
00:26:24 --> 00:26:27: Uh, one thing about so we read about the Acela
00:26:27 --> 00:26:32: guidelines for Greenfield structure and was struck out the most
00:26:32 --> 00:26:32: is.
00:26:32 --> 00:26:36: Is how multisystem. Their perspective is.
00:26:36 --> 00:26:40: So we are trying to use this.
00:26:40 --> 00:26:45: Larger areas with face to promote the vibrance of commercial
00:26:45 --> 00:26:47: and retailers on the street.
00:26:47 --> 00:26:51: The third one are the larger scale.
00:26:51 --> 00:26:55: System that that might come a little bit rare in
00:26:55 --> 00:26:55: Miami,
00:26:55 --> 00:27:00: but we think they are these temporary filters that can
00:27:00 --> 00:27:05: hold the water in terms of very extreme precipitation.
00:27:09 --> 00:27:12: Let's go to Steve next and then Richard and then
00:27:12 --> 00:27:13: Ellen.
00:27:13 --> 00:27:15: Thank you for a really nice presentation.
00:27:15 --> 00:27:18: I enjoyed it. It was very informative.
00:27:18 --> 00:27:22: My question has to do with market and looking at
00:27:22 --> 00:27:26: this more at from a developer and or investor POV.
00:27:26 --> 00:27:30: With just under 2 million square feet proposed to be
00:27:30 --> 00:27:31: built,
00:27:31 --> 00:27:37: I'm curious why your market based office for Rent Space
00:27:37 --> 00:27:38: is only 8%.
00:27:38 --> 00:27:41: In a market in Miami that is extremely vibrant and
00:27:41 --> 00:27:43: at a low point in vacancies,
00:27:43 --> 00:27:46: rents are increasing and it seems like a really nice

00:27:46 --> 00:27:48: place to probably do a little bit more.
00:27:48 --> 00:27:52: So I just want to know what your thought process
00:27:52 --> 00:27:54: was on that and then also.
00:27:54 --> 00:27:58: In this new world of environmental resiliency and COVID-19,
00:27:58 --> 00:28:01: all of your market based office space is programmed as
00:28:02 --> 00:28:02: Co workspace.
00:28:02 --> 00:28:06: I'm curious to know how you would explain to your
00:28:06 --> 00:28:06: investors.
00:28:06 --> 00:28:10: You would either pivot or double down on that knowing
00:28:10 --> 00:28:12: what you know now and then.
00:28:12 --> 00:28:15: My. My third question is regarding the hotels.
00:28:15 --> 00:28:18: Also, in a very vibrant hotel market in Miami.
00:28:18 --> 00:28:21: I'm curious to know why you elected to sell a
00:28:21 --> 00:28:22: pad as opposed to develop.
00:28:25 --> 00:28:28: Sure, so.
00:28:28 --> 00:28:32: The main purpose of our or how we envision the
00:28:32 --> 00:28:37: the project as a whole is was more focusing the
00:28:37 --> 00:28:38: affordability.
00:28:38 --> 00:28:41: So it is true that we could have had more
00:28:42 --> 00:28:45: office space considering the current market.
00:28:45 --> 00:28:51: Context however we. We decided that phase three was a
00:28:51 --> 00:28:54: good space to develop this,
00:28:54 --> 00:28:58: so if there were developing more than 200,000 square feet
00:28:58 --> 00:29:00: of office space,
00:29:00 --> 00:29:03: that and that's why I will return at the end
00:29:03 --> 00:29:07: is is higher than we and that's how we compensate
00:29:07 --> 00:29:11: for lower returns in the face face in the initial
00:29:11 --> 00:29:14: phases. So sure answer.
00:29:14 --> 00:29:19: We need initial phases are focusing the affordability to create
00:29:19 --> 00:29:23: the market that will complement that will.
00:29:23 --> 00:29:28: Bring this traffic on this market to the additional additional
00:29:28 --> 00:29:33: phases we don't see phase two happening or phase three
00:29:33 --> 00:29:37: happening without first building the.
00:29:37 --> 00:29:40: Of of residential and.
00:29:40 --> 00:29:43: This station, in terms of coworking,
00:29:43 --> 00:29:48: there's a lot of coworking developments going right now.
00:29:48 --> 00:29:54: We foresee some impact in the occupancy rates in the
00:29:54 --> 00:29:56: coming years.
00:29:56 --> 00:30:03: Um, so we didn't want to have that much exposure
00:30:03 --> 00:30:03: to.
00:30:03 --> 00:30:08: 22 coworking space, considering that there there's I was.
00:30:08 --> 00:30:11: I was reading the last report.

00:30:11 --> 00:30:16: There's around another 300 to 400,000 square feet of coworking
00:30:16 --> 00:30:18: plan in the next three years,
00:30:18 --> 00:30:22: so that puts into risk aware aware occupency.
00:30:22 --> 00:30:26: We try to be more conservative in that in that
00:30:26 --> 00:30:27: regard.
00:30:29 --> 00:30:30: And hotel.
00:30:32 --> 00:30:35: Scares me. An hotel thought yeah,
00:30:35 --> 00:30:38: could you repeat their hotel question please.
00:30:38 --> 00:30:41: The question simply was in a vibrant market like Miami.
00:30:41 --> 00:30:45: Why you elected to sell a pad as opposed to
00:30:45 --> 00:30:46: developing?
00:30:46 --> 00:30:49: Yeah, first of all they asked type of of the
00:30:50 --> 00:30:51: hotel asset types are,
00:30:51 --> 00:30:54: you know have a different.
00:30:54 --> 00:30:58: Behavior is in a different station and also represents higher
00:30:58 --> 00:31:01: risk that we didn't want us or we believe that
00:31:02 --> 00:31:04: citizen M knows well what they are doing.
00:31:04 --> 00:31:08: They know their project, their product really well.
00:31:08 --> 00:31:12: Operating a hotel includes additional risk that we didn't want
00:31:12 --> 00:31:13: to run,
00:31:13 --> 00:31:16: so we want to focus in partnering with housing.
00:31:16 --> 00:31:19: Authorities develop a solid housing density.
00:31:19 --> 00:31:23: And interesting retail proposals as the core of our our
00:31:23 --> 00:31:24: main phase.
00:31:24 --> 00:31:27: So basically that This is why we prefer to sell
00:31:27 --> 00:31:28: paths.
00:31:28 --> 00:31:31: One our first initial phase was was completed.
00:31:31 --> 00:31:34: Excellent thank you staying in your Lane,
00:31:34 --> 00:31:37: commendable.
00:31:37 --> 00:31:39: Hi Richard. Yeah, thank you.
00:31:39 --> 00:31:41: My question relates to Steves.
00:31:41 --> 00:31:43: We were sort of on the same wavelength on the
00:31:43 --> 00:31:46: slide that you're showing with your returns.
00:31:46 --> 00:31:48: I had a question about the phasing because you know
00:31:49 --> 00:31:50: it's always sort of the the.
00:31:50 --> 00:31:52: I don't want to say the joke,
00:31:52 --> 00:31:54: but in real estate the third owner is oftentimes the
00:31:55 --> 00:31:57: owner that makes the money and in your planets phase
00:31:57 --> 00:31:58: three.
00:31:58 --> 00:32:00: That makes the money. So if you look at the
00:32:00 --> 00:32:02: returns it's a little bit backloaded.

00:32:02 --> 00:32:04: And then if you go to Page 10,
00:32:04 --> 00:32:07: which is your phasing schedule.
00:32:07 --> 00:32:10: There you go. If we think about that,
00:32:10 --> 00:32:12: how would you look at adapting your plan?
00:32:12 --> 00:32:15: If the Equity Partners or the banker said,
00:32:15 --> 00:32:18: you know we need to get better returns in phase
00:32:18 --> 00:32:19: one or two,
00:32:19 --> 00:32:22: what would be some strategies that you might put in
00:32:22 --> 00:32:26: place in adjusting your phasing based on both your master
00:32:26 --> 00:32:29: plan and your urban vision as well as the kind
00:32:29 --> 00:32:31: of financial goals that you're setting up?
00:32:34 --> 00:32:37: Yeah, please give me a couple of seconds just to
00:32:37 --> 00:32:39: structure my response.
00:32:46 --> 00:32:50: OK, so one strategy would be.
00:32:50 --> 00:32:54: As I say, as we say during network presentation,
00:32:54 --> 00:32:59: we plan to make our project flexible to changes that
00:32:59 --> 00:33:03: could have a probability in case that our initial plan
00:33:04 --> 00:33:05: doesn't work.
00:33:05 --> 00:33:08: We are adding just to give you an example.
00:33:08 --> 00:33:11: One of our building in second phase is a big
00:33:11 --> 00:33:15: structural parking because we foresee higher demand for parking.
00:33:15 --> 00:33:19: We would but that. Building was designed so that we
00:33:19 --> 00:33:24: can reconvert in case something happened in case the market
00:33:24 --> 00:33:26: change or in in case in case we need to
00:33:26 --> 00:33:30: increase our returns, that would be 1 one example,
00:33:30 --> 00:33:33: the other is with the school we were considering.
00:33:33 --> 00:33:36: The school is in the second phase.
00:33:36 --> 00:33:39: As I said, they called Miami Dade College,
00:33:39 --> 00:33:44: so we were thinking to sign an agreement development agreement
00:33:44 --> 00:33:44: with them.
00:33:44 --> 00:33:48: So in this case we will build core and Shell
00:33:48 --> 00:33:53: and they would afford the finishes and special equipment at
00:33:53 --> 00:33:54: the college.
00:33:54 --> 00:33:58: Authorities may require the this will help help us to
00:33:58 --> 00:34:02: reduce the amount of CapEx and that we have to
00:34:02 --> 00:34:05: invest in the second phase.
00:34:05 --> 00:34:10: Finally, for for, for the acquisition of the land.
00:34:10 --> 00:34:15: An alternative could be to sign an option agreement.
00:34:15 --> 00:34:21: Settings Effect Bank is concerned about returns an execution risk

00:34:21 --> 00:34:24: that it happens all the time.
00:34:24 --> 00:34:28: We can propose an option agreement for acquisition of the
00:34:28 --> 00:34:29: land,
00:34:29 --> 00:34:31: considering that.
00:34:31 --> 00:34:37: Define timing look up prices to control increasing prices after
00:34:37 --> 00:34:39: we develop proper buildings,
00:34:39 --> 00:34:44: and I think these can certainly add some controlling the
00:34:44 --> 00:34:48: risks that we would face in terms of return execution
00:34:48 --> 00:34:52: and with the with the banks with the loans.
00:34:54 --> 00:34:56: OK, thank you.
00:34:56 --> 00:34:59: Dylan, why don't you go next in the nominee?
00:34:59 --> 00:35:03: She looks like you might have had a second question,
00:35:03 --> 00:35:05: but Ellen go ahead. Yes,
00:35:05 --> 00:35:08: thank you. I want to congratulate you on a very
00:35:09 --> 00:35:10: interesting project,
00:35:10 --> 00:35:14: specially highlighting these arts wall if which is so special
00:35:14 --> 00:35:16: for for the city.
00:35:16 --> 00:35:18: I was hoping I have two questions.
00:35:18 --> 00:35:22: Hoping you can talk a little bit about your urban
00:35:22 --> 00:35:23: form ideas.
00:35:23 --> 00:35:26: Um, you can stay in this drawing you can see
00:35:26 --> 00:35:29: that I want to commend you on,
00:35:29 --> 00:35:32: you know, taking on the site to the North outside
00:35:32 --> 00:35:34: your general study area.
00:35:34 --> 00:35:37: But why did you put a lot of high density
00:35:37 --> 00:35:41: development in that area while keeping the area near the
00:35:41 --> 00:35:44: station around the station pretty uniform?
00:35:44 --> 00:35:47: Kind of density and then specifically?
00:35:47 --> 00:35:50: Also, if you can talk about the idea that the
00:35:50 --> 00:35:50: bridge,
00:35:50 --> 00:35:53: why are why is your bridge framed by two?
00:35:53 --> 00:35:59: Very long parallel buildings. So that's my question,
00:35:59 --> 00:36:03: number one and #2 is you have a lot of
00:36:03 --> 00:36:05: program in public.
00:36:05 --> 00:36:10: In the public college Public College Arts exhibition and that
00:36:10 --> 00:36:12: kind of space,
00:36:12 --> 00:36:15: it's more than 10% of your total program,
00:36:15 --> 00:36:20: so perhaps you can elaborate a little more on that.
00:36:20 --> 00:36:24: You know the benefits, or what cost is worth the
00:36:24 --> 00:36:25: investment.
00:36:28 --> 00:36:31: Thank you for the question.
00:36:31 --> 00:36:36: So I will start by answering the first question why

00:36:36 --> 00:36:40: we bought the parcel to our North and keep the
00:36:40 --> 00:36:44: form so the parcel North is zoned in Miami 21
00:36:44 --> 00:36:48: as the T 624 ozone which means that so the
00:36:48 --> 00:36:53: level limit would be 24 levels so will just why
00:36:53 --> 00:36:58: we're building this high level towers an from the design
00:36:58 --> 00:37:01: perspective why we chose to.
00:37:01 --> 00:37:06: Bought the parcels from from.
00:37:06 --> 00:37:10: In that in that direction would be we were trying
00:37:10 --> 00:37:11: to establish a connection,
00:37:11 --> 00:37:14: especially in terms of pedestrians,
00:37:14 --> 00:37:16: to connect with the Midtown.
00:37:16 --> 00:37:19: As you can see, we are creating a.
00:37:19 --> 00:37:24: We're creating a classroom. Boulevards something like.
00:37:24 --> 00:37:31: To to attract people using our public space and various
00:37:31 --> 00:37:33: activities too.
00:37:33 --> 00:37:37: Have some. A time of serenity during their busy work
00:37:37 --> 00:37:40: time in Midtown to onto our site.
00:37:40 --> 00:37:44: So that was a part of trying to be the
00:37:44 --> 00:37:46: anchor of this.
00:37:46 --> 00:37:50: These neighborhoods. That we throw that we decided to bought
00:37:50 --> 00:37:52: the parcel from the North.
00:37:52 --> 00:37:54: Um?
00:37:54 --> 00:37:59: As to why we were dividing the.
00:37:59 --> 00:38:02: Dividing the standard building. In 2 two,
00:38:02 --> 00:38:05: the primary reason is also with zoning,
00:38:05 --> 00:38:09: so so we could not exceed.
00:38:09 --> 00:38:14: Over 15,000 square foot.
00:38:14 --> 00:38:17: Or residential towers floor plan.
00:38:17 --> 00:38:21: So that is the primary reason that we have to
00:38:21 --> 00:38:25: put them into two linear also with the depth we
00:38:25 --> 00:38:29: don't want it to exceed 60 feet so that you
00:38:29 --> 00:38:34: know we don't have some dark rooms in the architecture.
00:38:34 --> 00:38:39: Which the zoning and the and the restriction on the?
00:38:39 --> 00:38:42: On the floor on the on the floor area was
00:38:42 --> 00:38:44: also the reason one of the reasons that we have
00:38:44 --> 00:38:44: to.
00:38:47 --> 00:38:52: A divides the thin buildings into more parts.
00:38:54 --> 00:38:56: I don't like that answers your question.
00:38:56 --> 00:39:00: And to answer about the second question about the sorry,
00:39:00 --> 00:39:04: can you repeat that question again?
00:39:04 --> 00:39:07: You have a lot of program in public use.

00:39:07 --> 00:39:11: The Public College Arts exhibition and Museum,
00:39:11 --> 00:39:15: so perhaps you can talk about the concept.
00:39:15 --> 00:39:19: Why do you want to invest so much in these
00:39:19 --> 00:39:24: nonprofit kind of program and what benefit that brings to
00:39:24 --> 00:39:26: your project?
00:39:26 --> 00:39:28: Thank you so, um.
00:39:28 --> 00:39:33: We think of todds. The reason that we are proposing
00:39:33 --> 00:39:38: to have a dense mixed use with retailers and restaurants
00:39:38 --> 00:39:39: in the teody.
00:39:39 --> 00:39:42: Part is to do with the people flow and we
00:39:42 --> 00:39:45: want to play to their strengths.
00:39:45 --> 00:39:49: So I'm with all those public public programs we anticipate
00:39:49 --> 00:39:53: to draw large amounts of people onto our site,
00:39:53 --> 00:39:56: which will be good to our.
00:39:56 --> 00:39:57: 2 hour.
00:40:00 --> 00:40:02: Retailers and other programs on site.
00:40:04 --> 00:40:07: Thank you.
00:40:07 --> 00:40:10: I don't see any other hands raised maneesha did you
00:40:10 --> 00:40:12: have a second question?
00:40:12 --> 00:40:15: Yes I do. Can you elaborate on your parking strategy
00:40:15 --> 00:40:19: in the development and also on this particular plan that's
00:40:19 --> 00:40:21: on the screen right now?
00:40:21 --> 00:40:24: If you could elaborate a bit on your multi modal
00:40:24 --> 00:40:27: strategy for the site to and from the site to
00:40:27 --> 00:40:29: the surrounding neighborhoods.
00:40:33 --> 00:40:37: OK, thank you so I will start with the first
00:40:37 --> 00:40:37: question.
00:40:37 --> 00:40:40: Our parking strategy. So um,
00:40:40 --> 00:40:42: as we can see on the site,
00:40:42 --> 00:40:46: quality points either one of the parking entrances so.
00:40:48 --> 00:40:51: Our principle is we.
00:40:51 --> 00:40:55: We didn't want to challenge the the the thing that
00:40:55 --> 00:40:58: other Miami is more auto oriented cities.
00:40:58 --> 00:41:02: So we are providing some parking space.
00:41:02 --> 00:41:05: On in most of the buildings,
00:41:05 --> 00:41:09: so we were trying to divide the large amounts of
00:41:09 --> 00:41:14: amount for parking into inside each of the buildings and
00:41:14 --> 00:41:17: it is also due to the reason that.
00:41:19 --> 00:41:23: Some of the buildings are very deep and we cannot
00:41:23 --> 00:41:27: use all the base buildings for office or retail so.
00:41:27 --> 00:41:33: For most of the buildings with a large floor plan,
00:41:33 --> 00:41:38: the central parts are mostly used for parking and also

00:41:38 --> 00:41:43: we are trying and also on the building 11 the
00:41:43 --> 00:41:50: FX market will will be more designated parking structured parking
00:41:50 --> 00:41:54: building because it has a great location.
00:41:54 --> 00:41:58: It's it's at the crossing of 26 and.
00:41:58 --> 00:42:02: Miami Ave We anticipate a large amount of traffic flow
00:42:02 --> 00:42:05: in that place and we think that will be a
00:42:06 --> 00:42:09: good start to introduce people into our site so.
00:42:09 --> 00:42:14: Now I will go to the fitting question as to
00:42:14 --> 00:42:15: as to our.
00:42:15 --> 00:42:18: Our strategy for a multimodal transportation,
00:42:18 --> 00:42:22: Could you point either of the bus station so?
00:42:22 --> 00:42:27: Yeah, so these blue boxes are where we intend.
00:42:27 --> 00:42:29: Our bus stops to be.
00:42:29 --> 00:42:34: So based on the planning of better bus Miami.
00:42:36 --> 00:42:42: There will be pass throughs on Miami St.
00:42:42 --> 00:42:46: 2nd Ave and 29th Street so.
00:42:46 --> 00:42:52: So we combine that with the crossing of our pedestrian
00:42:52 --> 00:42:53: boulevards.
00:42:53 --> 00:42:58: As to why we choose the safest to be.
00:42:58 --> 00:43:02: Bus stops and we're creating a parking space for buses
00:43:02 --> 00:43:04: so that it doesn't get into the way of,
00:43:04 --> 00:43:08: you know the traffic flow.
00:43:08 --> 00:43:11: Ask for the Vikings and students.
00:43:11 --> 00:43:16: So right now the city bank has two.
00:43:16 --> 00:43:20: Viking dogs on our site located.
00:43:20 --> 00:43:24: Found the both ends of the ribbon access.
00:43:24 --> 00:43:29: We intend to increase the number as well as the
00:43:29 --> 00:43:33: capacity for this writing docs.
00:43:33 --> 00:43:36: And that same goes for.
00:43:36 --> 00:43:39: Both for the scooters so we.
00:43:39 --> 00:43:42: So basically we were trying to limit.
00:43:44 --> 00:43:50: Trying to strategically strategically put the bus stops the biking
00:43:50 --> 00:43:54: docs and the scooters into a 5 minute walking distance
00:43:54 --> 00:43:55: radius of our.
00:43:55 --> 00:44:01: From our train station and close to the crossing of
00:44:01 --> 00:44:04: the pedestrian access.
00:44:04 --> 00:44:08: Just quickly to compliment what you say about the parking
00:44:08 --> 00:44:08: so.
00:44:08 --> 00:44:12: Each residential unit.
00:44:12 --> 00:44:16: Retail building with retail have its own parking space to
00:44:16 --> 00:44:17: serve their needs.

00:44:17 --> 00:44:21: However, that building that we mentioned it,
00:44:21 --> 00:44:23: which is in the corner of Miami Ave.
00:44:23 --> 00:44:28: Those are additional parking spaces to serve.
00:44:28 --> 00:44:32: But only locals, but also easy tours from outside Wynwood,
00:44:32 --> 00:44:36: as we say, we foresee an increased demand for parking
00:44:36 --> 00:44:37: in the next years.
00:44:37 --> 00:44:40: Anne Anne. Also people who want to who need to
00:44:41 --> 00:44:43: buy groceries in in the market line,
00:44:43 --> 00:44:46: which is also the street level of that building.
00:44:46 --> 00:44:48: We will be able to do so,
00:44:48 --> 00:44:51: and we want to ease their access to this site.
00:44:51 --> 00:44:53: This is the main reason why.

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