

Video

Winners: 2021 ULI Americas Awards for Excellence

Date: August 01, 2021

00:00:10 --> 00:00:13: Welcome, my name is Alex Rose and it was my
 00:00:13 --> 00:00:16: privilege to serve as the jury chair for the 2021
 00:00:16 --> 00:00:19: ULI America's Awards for Excellence.
 00:00:19 --> 00:00:23: Part of the ULI Global Awards for Excellence program.
 00:00:23 --> 00:00:27: You will. I began the awards for Excellence program in
 00:00:27 --> 00:00:32: 1979 to recognize truly superior development efforts in the
 00:00:32 --> 00:00:36: private,
 00:00:36 --> 00:00:37: public and nonprofit sectors. Winning projects represent the
 00:00:37 --> 00:00:38: highest standards
 00:00:38 --> 00:00:42: of achievement in the land.
 00:00:42 --> 00:00:45: Use professional standards that you lie members deem
 00:00:45 --> 00:00:49: worthy of
 00:00:49 --> 00:00:53: attainment in their professional endeavors.
 00:00:53 --> 00:00:54: Today, the real estate and land use profession widely
 00:00:54 --> 00:00:59: recognizes
 00:00:59 --> 00:01:04: the ULI Global Awards for Excellence and one of its
 00:01:04 --> 00:01:05: most prestigious.
 00:01:05 --> 00:01:09: Rewards programs since 2012. Teams from around the world
 00:01:09 --> 00:01:10: have
 00:01:10 --> 00:01:15: submitted their development projects directly to the Global
 00:01:15 --> 00:01:19: awards program
 00:01:19 --> 00:01:20: in 2021.
 00:01:20 --> 00:01:23: Teams submitted projects to one of three usually regional
 00:01:23 --> 00:01:26: awards
 00:01:26 --> 00:01:30: programs.
 The Americas, Asia Pacific and Europe winners at the
 regional
 level go on to become finalists and compete at the
 global level.
 This year's America's jury included 12 ULI members with a
 wide range of expertise across all land use disciplines and

00:01:30 --> 00:01:32: from across the entire region.

00:01:32 --> 00:01:37: We will introduce each juror just before they introduce the

00:01:37 --> 00:01:39: winning projects to you.

00:01:39 --> 00:01:44: In twenty 2172 projects and programs from across the Americas,

00:01:44 --> 00:01:48: region entered the competition from this impressive field.

00:01:48 --> 00:01:50: The jury selected 23 finalists,

00:01:50 --> 00:01:56: and after speaking with the teams behind these projects and

00:01:56 --> 00:01:58: visiting as many as possible.

00:01:58 --> 00:02:02: The jury ultimately selected 12 winners.

00:02:02 --> 00:02:06: The 12 winning projects represent a broad mix of land

00:02:06 --> 00:02:06: use,

00:02:06 --> 00:02:09: development, typologies and scale across the region.

00:02:09 --> 00:02:14: The winners include two projects from Canada and 10 projects

00:02:14 --> 00:02:16: from the United States.

00:02:16 --> 00:02:20: In addition to a self selected project category,

00:02:20 --> 00:02:26: equitable development, resilient development, small scale development and urban open

00:02:26 --> 00:02:26: space,

00:02:26 --> 00:02:31: each of the finalists demonstrated a level of excellence and

00:02:31 --> 00:02:37: best practices in planning and design community and development process

00:02:37 --> 00:02:40: market acceptance and financial viability.

00:02:40 --> 00:02:43: Community impact and embrace environmental sustainability,

00:02:43 --> 00:02:47: stewardship and resiliency. In addition to superior.

00:02:47 --> 00:02:52: Levels of achievement relative to the foregoing winners each exhibited

00:02:52 --> 00:02:56: a higher level of excellence in their community enhancement,

00:02:56 --> 00:02:59: uniqueness, innovation, and replik ability.

00:02:59 --> 00:03:04: The very characteristics that enable developers and communities to learn

00:03:04 --> 00:03:09: from one another and transport and adapt such excellence to

00:03:09 --> 00:03:12: their respective unique circumstances.

00:03:12 --> 00:03:16: Our site visits and team interviews confirmed that all 23

00:03:16 --> 00:03:21: finalists demonstrated that they did meet or exceed the baseline

00:03:21 --> 00:03:26: criteria and that each one represented a compelling argument about

00:03:26 --> 00:03:29: its exceptional achievement of community enhancement,

00:03:29 --> 00:03:31: uniqueness, innovation and replik ability.

00:03:31 --> 00:03:36: The jurors made difficult decisions necessary to recognize 12 projects,

00:03:36 --> 00:03:42: which exemplified best of best and above and beyond levels
00:03:42 --> 00:03:43: of excellence.
00:03:43 --> 00:03:47: Following list of winners is also a recognition of professional
00:03:48 --> 00:03:53: achievement against a constantly evolving need for land use
professionals
00:03:53 --> 00:03:55: to address today's global challenges,
00:03:55 --> 00:03:59: such as the pandemic, economic disruption and disparities,
00:03:59 --> 00:04:03: urban resilience to the impacts of climate change,
00:04:03 --> 00:04:08: diversity, equity and inclusion, and fuller community listening
and engagement.
00:04:08 --> 00:04:12: By shining a spotlight on these exemplary projects.
00:04:12 --> 00:04:17: You'll I and its members not only recognized excellence
above
00:04:17 --> 00:04:18: and beyond,
00:04:18 --> 00:04:23: but also continually raise the bar for what constitutes
execution
00:04:23 --> 00:04:26: of the ULI mission to shape the future of the
00:04:26 --> 00:04:32: built environment for transformative impact in communities
worldwide.
00:04:32 --> 00:04:35: And now members of the ULI America's Awards for
excellence
00:04:35 --> 00:04:39: jury and I are proud to present this year's winners.
00:04:43 --> 00:04:43: Following
00:04:43 --> 00:04:46: along period of resident and community consultation,
00:04:46 --> 00:04:51: the Toronto Community Housing Corporation worked along
with its development
00:04:51 --> 00:04:54: partner TRIDEL and the Atkinson Housing Cooperative.
00:04:54 --> 00:04:58: Completed plans for the revitalization of Alexandra Park,
00:04:58 --> 00:05:01: the social housing complex in downtown Toronto.
00:05:01 --> 00:05:04: TCHC focused on building a great neighborhood,
00:05:04 --> 00:05:07: one that is safe and integrated,
00:05:07 --> 00:05:10: offers housing, choice and employment opportunities,
00:05:10 --> 00:05:12: demonstrates high quality urban design,
00:05:12 --> 00:05:15: and sets a new standard for sustainability.
00:05:15 --> 00:05:18: The master plan outlined a vision for a mixed use
00:05:18 --> 00:05:22: community with diverse housing types and land uses,
00:05:22 --> 00:05:25: improved accessibility to shopping and community services.
00:05:25 --> 00:05:30: Locally focused economic development opportunities
enhance safety and a greener,
00:05:30 --> 00:05:34: more sustainable community. The Master plan ensures that
all existing
00:05:34 --> 00:05:37: CI units are either refurbished or replaced with units of
00:05:38 --> 00:05:40: the same type and number of bedrooms.
00:05:40 --> 00:05:43: It also ensures that there is no displacement of tenants

00:05:43 --> 00:05:47: from the community either during construction or afterwards and then

00:05:47 --> 00:05:50: all existing CI units will continue to be rented on

00:05:50 --> 00:05:53: a rent geared to income basis.

00:05:53 --> 00:05:57: The plan ensures a cohesive mixed income community where construction,

00:05:57 --> 00:06:01: quality and design are indistinguishable between market and affordable housing.

00:06:01 --> 00:06:05: The City of Toronto approved this master plan in 2011

00:06:05 --> 00:06:09: with full endorsement from the community.

00:06:09 --> 00:06:14: The Alexandra Park revitalization contains 410 replacement social housing units.

00:06:14 --> 00:06:18: 396 refurbished rent geared to income units and over 15140

00:06:19 --> 00:06:20: new market rate units.

00:06:20 --> 00:06:23: The site includes new municipal servicing,

00:06:23 --> 00:06:26: infrastructure, road and Blvd improvements,

00:06:26 --> 00:06:28: and a series of new,

00:06:28 --> 00:06:33: privately owned, publicly accessible, purpose driven outdoor green spaces.

00:06:34 --> 00:06:34: The

00:06:34 --> 00:06:35: partnership forged

00:06:35 --> 00:06:40: between the residents cooperative development partner Tridel and the TCHC

00:06:40 --> 00:06:41: has resulted in a flexible,

00:06:41 --> 00:06:46: dynamic and successful project that meets the needs of existing

00:06:46 --> 00:06:48: new and future residents.

00:06:48 --> 00:06:52: The jury was inspired by the ambitious partnership and financing

00:06:52 --> 00:06:55: model forged by the TCHC and hopes it can serve

00:06:55 --> 00:06:58: as a template for other cities striving to address the

00:06:58 --> 00:07:00: ever expanding challenges of housing affordability.

00:07:04 --> 00:07:08: Developed by Oakland, rooted and grown community developers.

00:07:08 --> 00:07:13: Casa Arabella is an affordable 94 unit transit oriented development

00:07:13 --> 00:07:17: adjacent to the Fruitvale Bay Area Rapid Transit station in

00:07:17 --> 00:07:18: Oakland.

00:07:18 --> 00:07:22: The four story development is a mix of family units

00:07:22 --> 00:07:27: and also includes 20 units set aside for formerly homeless

00:07:27 --> 00:07:27: U.S.

00:07:27 --> 00:07:32: military veterans who receive intensive case management services from inexperienced.

00:07:32 --> 00:07:37: Third party nonprofit organization. To accommodate a variety

of family sizes,

00:07:37 --> 00:07:37: Casa Arabella includes both flats and townhouse units.

00:07:37 --> 00:07:41: The project includes a Community room,

00:07:41 --> 00:07:44: 3 spacious courtyards within all ages,

00:07:44 --> 00:07:46: play area, bicycle parking and community garden.

00:07:46 --> 00:07:50: The project has St fronting Stoops and porches complete with

00:07:50 --> 00:07:54: birdhouses along its primary St to enliven the street at

00:07:54 --> 00:07:58: the sidewalk level.

00:07:58 --> 00:07:59: Located only 30 feet from the station.

00:07:59 --> 00:08:02: Living at Casa Arabella provides the most convenient transit access

00:08:02 --> 00:08:06: to employment in the Bay Area,

00:08:06 --> 00:08:08: and residents are further supported by receiving deeply

00:08:08 --> 00:08:11: discounted transit

00:08:11 --> 00:08:12: passes.

00:08:12 --> 00:08:16: From Alameda County Transit, which operates the regional bus network,

00:08:16 --> 00:08:19: the transit rich nature of the site has enabled the

00:08:19 --> 00:08:21: developer to reduce.

00:08:21 --> 00:08:24: Parking to a ratio of .5 to one.

00:08:24 --> 00:08:28: The project includes the construction of a new emergency vehicle

00:08:28 --> 00:08:32: access lane that also serves as a new bicycle and

00:08:32 --> 00:08:33: pedestrian path,

00:08:33 --> 00:08:36: providing safe and quick access for residents and neighbors to

00:08:36 --> 00:08:37: the transit station turnstiles.

00:08:37 --> 00:08:38: Casa Arabella exemplifies intelligently designed transit

00:08:38 --> 00:08:43: oriented affordable housing that

00:08:43 --> 00:08:44: feels very livable,

00:08:44 --> 00:08:47: particularly in the common areas and public spaces.

00:08:47 --> 00:08:51: The jury was impressed by the grit and determination.

00:08:51 --> 00:08:54: That went into completing this project using many sources for

00:08:54 --> 00:08:55: financing.

00:09:00 --> 00:09:01: Located

00:09:01 --> 00:09:05: in the heart of the Lodo area in downtown Denver,

00:09:05 --> 00:09:10: dairy block is Denver's only Micro district celebrating the

00:09:10 --> 00:09:12: maker,

00:09:12 --> 00:09:15: a vibrant community of inspired retailers,

00:09:15 --> 00:09:19: chefs, creators, and cocktail crafters.

00:09:19 --> 00:09:19: This walkable neighborhood destination features Denver's first pedestrian alley offering

00:09:19 --> 00:09:22: a progressive experience of curated shopping,
00:09:22 --> 00:09:26: dining, and libations within a historic full city block.
00:09:26 --> 00:09:29: Once occupied by the Windsor dairy.
00:09:29 --> 00:09:33: Designed to meet Denver's high innovation standards,
00:09:33 --> 00:09:36: dairy Block is a world class shopping,
00:09:36 --> 00:09:40: dining and hospitality destination. The alley is the soul of
00:09:40 --> 00:09:41: the project,
00:09:41 --> 00:09:44: creating buzz with weekly activations.
00:09:44 --> 00:09:49: Dairy Block offers 73,000 square feet of prime restaurant and
00:09:49 --> 00:09:53: retail space along with 250,000 square feet of LEED Gold
00:09:53 --> 00:09:58: Certified office space and the Independent 172 Key Modern
boutique
00:09:58 --> 00:10:03: Hotel Maven. The MAVEN offers an activated lobby,
00:10:03 --> 00:10:08: artful design, and a 2300 square foot ballroom social club
00:10:08 --> 00:10:11: and on site Cucina Restaurant.
00:10:11 --> 00:10:15: Dairy block includes a diverse mix of businesses and serves
00:10:15 --> 00:10:18: as local headquarters for Mcwhinney,
00:10:18 --> 00:10:20: Prologis and Romano's Macaroni Grill.
00:10:20 --> 00:10:24: In addition to CTRL Collective shared office space,
00:10:24 --> 00:10:29: among several others. Curated by 9 Dot Arts dairy blocks
00:10:29 --> 00:10:35: art collection includes over 700 original pieces of art valued
00:10:35 --> 00:10:38: at more than 1,000,000 dairy block.
00:10:38 --> 00:10:42: Employs 450 people, attracts millions of visitors and offers
direct
00:10:42 --> 00:10:45: connections to public transportation.
00:10:45 --> 00:10:50: The project collaborates with nonprofits and supports local
costs to
00:10:50 --> 00:10:51: dairy block.
00:10:51 --> 00:10:54: Project is financially successful, mixed use infill development,
00:10:54 --> 00:10:57: and demonstrates excellent in place making.
00:10:57 --> 00:10:59: And integration of the arts.
00:10:59 --> 00:11:03: It utilizes an appropriate scale and aesthetic for the context
00:11:03 --> 00:11:05: of its neighborhood.
00:11:05 --> 00:11:08: The jury was impressed by the activation of the alley
00:11:08 --> 00:11:12: with a curated group of local retail tenants and noted
00:11:12 --> 00:11:16: that dairy block provides elements of delight and surprise.
00:11:16 --> 00:11:20: Be a programmatic excellence that others have struggled to
achieve.
00:11:26 --> 00:11:30: East Point is a 42,000 square foot,
00:11:30 --> 00:11:35: two phase commercial development project located in a
Northeastern commercial
00:11:35 --> 00:11:38: corridor of Oklahoma City along Route 66.
00:11:38 --> 00:11:42: Phase one includes a 100 year old Medicaid patient focused

00:11:42 --> 00:11:46: clinic that the developer convinced to relocate to East Point
00:11:46 --> 00:11:48: from downtown Oklahoma City.
00:11:48 --> 00:11:52: Instead of moving to a more affluent suburb.
00:11:52 --> 00:11:56: A medical research tenant and a badly needed grocery store
00:11:57 --> 00:11:58: add to the tenant mix,
00:11:58 --> 00:12:03: but the real anchors are the multiple locally owned and
00:12:03 --> 00:12:07: operated entrepreneurs who are part of and serve this
Oklahoma
00:12:07 --> 00:12:12: City neighborhood east Points phase one totals over \$8
million
00:12:12 --> 00:12:16: and project costs finance with a combination of local bank
00:12:16 --> 00:12:17: financing.
00:12:17 --> 00:12:22: City of Oklahoma City contributions totaling \$2.7 million and
\$600,000.
00:12:22 --> 00:12:27: And developer equity. The 23rd St Corridor evolved in the
00:12:27 --> 00:12:33: 1950s to serve the subdivisions surrounding the then new
capital
00:12:33 --> 00:12:35: 1 1/2 miles to the West.
00:12:35 --> 00:12:38: Segregation and sprawl led to disinvestment,
00:12:38 --> 00:12:42: particularly in this largely African American northeast
quadrant.
00:12:42 --> 00:12:48: African American owned businesses followed the
segregation and sprawl out
00:12:48 --> 00:12:50: of the corridor.
00:12:50 --> 00:12:55: East Points Developer Pivot Project identified an opportunity
to restore
00:12:55 --> 00:12:59: African American owned businesses to meet the needs of
both
00:12:59 --> 00:13:04: the business owners themselves as well as the immediately
surrounding
00:13:04 --> 00:13:09: area neighborhoods. East Points developers also made the
unique decision
00:13:09 --> 00:13:13: to drive the development and ultimately partial ownership of
the
00:13:13 --> 00:13:16: project by the wants and needs of both the community
00:13:16 --> 00:13:20: and the very African American owned businesses that would
come
00:13:20 --> 00:13:22: to tenant the project.
00:13:22 --> 00:13:27: Pivot Project gave community partner and tenant Sandino
Thompson ownership
00:13:27 --> 00:13:32: as well as community outreach and tenant relations authority
over
00:13:32 --> 00:13:33: the project.
00:13:33 --> 00:13:36: Tenants upon signing qualified leases,
00:13:36 --> 00:13:41: received a perpetual 15% ownership in their space.

00:13:41 --> 00:13:45: To further aid in the tenant into the project,
 00:13:45 --> 00:13:48: much of it by not otherwise bankable business,
 00:13:48 --> 00:13:52: is the developer also passed along to the tenants city.
 00:13:52 --> 00:13:56: Incentives provided through a tax increment finance district,
 00:13:56 --> 00:14:00: facilitating reduced rental obligations to ensure the viability of
 the
 00:14:00 --> 00:14:01: individual businesses.
 00:14:01 --> 00:14:05: Phase two is a retail driven project that is 95%
 00:14:05 --> 00:14:10: complete as the tenants are building out their spaces.
 00:14:10 --> 00:14:14: This point is a truly equitable development created by and
 00:14:14 --> 00:14:17: for the surrounding community.
 00:14:17 --> 00:14:21: The jury appreciated the carefully calibrated ways the
 developer activated
 00:14:21 --> 00:14:25: the site and revisited their own expectations about what
 mobility,
 00:14:25 --> 00:14:30: economic opportunity and prosperity should look like in this
 area.
 00:14:30 --> 00:14:34: By focusing on local stakeholders and giving tenants a long
 00:14:35 --> 00:14:37: term stake in the project,
 00:14:37 --> 00:14:41: East Point has upended the conventional development
 model.
 00:14:41 --> 00:14:46: And become a successful RE investment in a dispossessed
 area
 00:14:46 --> 00:14:47: of Oklahoma City.
 00:14:47 --> 00:14:50: East Point also illustrates the outsized community impact.
 00:14:50 --> 00:14:53: A project of small scale can exert.
 00:15:00 --> 00:15:00: Governors
 00:15:00 --> 00:15:04: Island Park offers 40 acres of open space to New
 00:15:04 --> 00:15:05: York City.
 00:15:05 --> 00:15:10: Providing a vital resource to nearly 1,000,000 visitors
 annually.
 00:15:10 --> 00:15:16: Completed in 2016, the park has become a new landmark
 00:15:16 --> 00:15:18: in New York Harbor,
 00:15:18 --> 00:15:20: including lawns, playgrounds, sports fields,
 00:15:20 --> 00:15:25: food vendors, and a series of earthwork hills that provide
 00:15:25 --> 00:15:30: panoramic views of the harbor and surrounding skyline.
 00:15:30 --> 00:15:34: The process of redeveloping and reactivating the island as a
 00:15:35 --> 00:15:40: public resource and destination with extraordinary open
 space and educational.
 00:15:40 --> 00:15:46: Nonprofit and commercial facilities began in 2003.
 00:15:46 --> 00:15:51: By 2010 the Trust for Governors Island had been created
 00:15:51 --> 00:15:56: and the architecture firm West Eight had won an international
 00:15:56 --> 00:16:02: design competition and presented the resulting Governors
 Island Park and

00:16:02 --> 00:16:07: Public Space Master Plan. Construction began on the park in
00:16:07 --> 00:16:08: 2012,
00:16:08 --> 00:16:11: a major goal of the project is to increase the
00:16:11 --> 00:16:15: islands resiliency to the impacts of climate change.
00:16:15 --> 00:16:19: Many design features of the park address these issues,
00:16:19 --> 00:16:24: including raising the site out of the 100 year floodplain,
00:16:24 --> 00:16:26: implementing a sustainable planting strategy,
00:16:26 --> 00:16:31: and including elements that mitigate wave action with the part
00:16:31 --> 00:16:35: now complete and the island open to the public.
00:16:35 --> 00:16:40: May to October the Trust continues to develop the island
00:16:40 --> 00:16:44: to become a year round destination in fall 2020,
00:16:45 --> 00:16:50: Mayor Bill de Blasio and the Trust announced plans to
00:16:50 --> 00:16:55: establish a first of its kind Center for Climate Solutions
00:16:55 --> 00:16:57: on Governors Island,
00:16:57 --> 00:17:00: anchored by an educational institution.
00:17:00 --> 00:17:06: This multitenant district will bring together interdisciplinary
research focused on
00:17:06 --> 00:17:06: developing.
00:17:06 --> 00:17:12: Testing and scaling new tools for climate solutions with
meaningful
00:17:12 --> 00:17:17: public engagement through educational and cultural
experiences.
00:17:17 --> 00:17:22: The jury admired the extensive community engagement that
went into
00:17:22 --> 00:17:25: making the park a place for New Yorkers from all
00:17:25 --> 00:17:29: five boroughs to relax and escape the city.
00:17:29 --> 00:17:32: Including innovative features such as Hammock Grove,
00:17:32 --> 00:17:37: a direct realization of an idea put forth in community
00:17:37 --> 00:17:38: meetings.
00:17:38 --> 00:17:44: Simultaneously, Governors Island Park boldly tackles one of
the world's
00:17:44 --> 00:17:49: greatest challenges with its resilient and sustainable design,
00:17:49 --> 00:17:51: features and programs.
00:17:56 --> 00:17:59: The Gravity Project is an innovative pioneering mixed use
community
00:18:00 --> 00:18:03: and the emerging East Franklinton neighborhood of
Columbus,
00:18:03 --> 00:18:05: OH, centered on well being,
00:18:05 --> 00:18:09: impact and creative expression. Gravity seeks to elevate the
lives
00:18:09 --> 00:18:12: of those who live and work in the neighborhood and
00:18:12 --> 00:18:14: interact with the community.
00:18:14 --> 00:18:18: Situated to the West of the central business district in

00:18:18 --> 00:18:19: Columbus,
00:18:19 --> 00:18:21: the Gravity project contains 234 multifamily units,
00:18:21 --> 00:18:25: 36 of which are reserved for those making between 80%
00:18:25 --> 00:18:29: and 100% of the Columbus area median income.
00:18:29 --> 00:18:32: It also has approximately 48,000 square foot of Class A
00:18:32 --> 00:18:33: office space,
00:18:33 --> 00:18:37: 37,000 square feet of retail in a 564 space structured
00:18:37 --> 00:18:41: parking garage that both serves the building and the
community.
00:18:41 --> 00:18:45: The project is innovative in its urban form.
00:18:45 --> 00:18:48: By creating undulating retail street that meanders to create
an
00:18:48 --> 00:18:51: urban park garden activated by retail as well as framing
00:18:51 --> 00:18:55: a large interior courtyard rather than the traditional parking
deck
00:18:55 --> 00:19:00: rap approached. This allows for an activated St Life and
00:19:00 --> 00:19:03: Great indoor outdoor retail experience.
00:19:03 --> 00:19:07: The use of community spaces activated interior Wellness
stairs,
00:19:07 --> 00:19:09: roof terraces and highly amenitized interiors.
00:19:09 --> 00:19:14: Further highlights design excellence beyond the status quo.
00:19:14 --> 00:19:17: Impact oriented commercial tenants include Roosevelt
Coffee,
00:19:17 --> 00:19:20: a nonprofit coffee shop which fights human trafficking
pelotonia.
00:19:20 --> 00:19:24: The Charity bike ride that raises thirty million a year
00:19:24 --> 00:19:29: to support Cancer Research and Cova an innovative
coworking space.
00:19:29 --> 00:19:33: The gravity project includes multiple works of art from artists
00:19:33 --> 00:19:34: all over the world,
00:19:34 --> 00:19:39: including Eduardo Cobra from Brazil and numerous local
Columbus artists.
00:19:39 --> 00:19:41: Gravity has an outdoor movie wall,
00:19:41 --> 00:19:44: a dog park living green wall.
00:19:44 --> 00:19:48: In communal rooftop terrace, the Gravity Project offers
unique and
00:19:48 --> 00:19:51: first of its kind programming that is open to all
00:19:51 --> 00:19:55: residents and members of the surrounding community.
00:19:55 --> 00:19:58: Hosting events ranging from meditation classes to wine
tastings,
00:19:58 --> 00:20:00: Symphony Orchestra performances to CBD,
00:20:00 --> 00:20:05: workshops among many others. In a neighborhood recently
lifted out
00:20:05 --> 00:20:09: of the floodplain thanks to the construction of a floodwall,

00:20:09 --> 00:20:13: the Gravity Project successfully transformed an outdated retail warehouse building

00:20:13 --> 00:20:16: and standalone restaurant into a mixed use project that acts

00:20:16 --> 00:20:19: as a gateway to the ones forgotten neighborhood.

00:20:19 --> 00:20:23: The Gravity projects integration of affordable units as well as

00:20:23 --> 00:20:26: public spaces set it apart from the central courtyard to

00:20:26 --> 00:20:28: the communal corridors,

00:20:28 --> 00:20:30: to the programming and the whimsical design aspects.

00:20:30 --> 00:20:34: The Gravity project encourages social interaction and excels.

00:20:34 --> 00:20:34: In urban

00:20:34 --> 00:20:39: placemaking. Grosvenor,

00:20:39 --> 00:20:43: Ambleside, in West Vancouver is a once in a generation

00:20:43 --> 00:20:46: transformational waterfront development.

00:20:46 --> 00:20:51: The scheme replaced an old municipal police station and jail,

00:20:51 --> 00:20:57: a block of failing single story retail and a brownfield

00:20:57 --> 00:21:02: gas station with a 200 and 65,000 square foot mixed

00:21:02 --> 00:21:03: use development.

00:21:03 --> 00:21:09: Designed for the local community and built to the highest

00:21:09 --> 00:21:10: global standards.

00:21:10 --> 00:21:15: Two terraced buildings with 98 individually designed homes.

00:21:15 --> 00:21:21: Now sit above 35,000 square feet of carefully curated retail

00:21:21 --> 00:21:27: that serves hundreds of thousands of people annually.

00:21:27 --> 00:21:33: West Vancouver's official community plan had identified the site as

00:21:33 --> 00:21:37: one of three eligible for height for density and for

00:21:37 --> 00:21:39: architectural expression,

00:21:39 --> 00:21:44: completing a development of this complexity and scale is an

00:21:45 --> 00:21:49: historic and unique accomplishment in West Vancouver,

00:21:49 --> 00:21:53: which is a high barrier to entry market with a

00:21:53 --> 00:21:56: challenging entitlement environment,

00:21:56 --> 00:22:00: no. Mixed use scheme of this scale has been built

00:22:00 --> 00:22:03: here before and as yet it is the only one

00:22:04 --> 00:22:07: of the three sites identified in the plan that has

00:22:07 --> 00:22:14: been developed. Grosvenor's vision was to help realize Ambleside's potential

00:22:14 --> 00:22:19: as a world class waterfront destination and to do so,

00:22:19 --> 00:22:24: they assembled an internationally recognized award winning team of designers

00:22:25 --> 00:22:27: who were also local to the area.

00:22:27 --> 00:22:33: A comprehensive three year community engagement process resulted in a

00:22:33 --> 00:22:38: vision for the site as a welcoming and vibrant place

00:22:38 --> 00:22:40: for people to live eat.

00:22:40 --> 00:22:43: Gather and to enjoy art,
00:22:43 --> 00:22:50: culture, festivals and events. The jury particularly admired the energy,
00:22:50 --> 00:22:55: time and commitment to involving the Community during the design
00:22:55 --> 00:22:57: and execution of the project.
00:22:57 --> 00:23:01: Along with the focus on local on detail on future
00:23:01 --> 00:23:06: readiness and the inclusion of public and cultural events to
00:23:06 --> 00:23:11: create atmosphere that welcomes West Vancouver back to this newly
00:23:11 --> 00:23:12: vibrant waterfront.
00:23:17 --> 00:23:22: Cornerstone Community represents an innovative partnership between two independent Houston
00:23:22 --> 00:23:26: nonprofits New Hope housing and Star of Hope and Cutting
00:23:26 --> 00:23:27: Edge Master Plan site.
00:23:27 --> 00:23:32: Cornerstone Community is a collaborative campus of housing and social
00:23:32 --> 00:23:34: services for homeless and at risk families.
00:23:34 --> 00:23:38: The overarching goal is to lift families from generational poverty
00:23:38 --> 00:23:42: through equitable access to life enhancing opportunities.
00:23:42 --> 00:23:45: This campus serves approximately 1200 people daily.
00:23:45 --> 00:23:48: And provides the necessary infrastructure for sustainable, flourishing life and a complete community.
00:23:48 --> 00:23:51: Cornerstone Community was spearheaded by Star of Hope to expand
00:23:51 --> 00:23:55: its services within Houston and address Recivism among its clients.
00:23:55 --> 00:23:59: Star of Hope is a Christ centered nonprofit entity operating for more than 110 years and dedicated to meeting the needs of homeless men,
00:24:04 --> 00:24:08: women and children. Cornerstone Community includes star of Hope,
00:24:08 --> 00:24:10: women and family. Development center with emergency care transitional housing
00:24:14 --> 00:24:19: and long term education and employment opportunities plus a 2
00:24:19 --> 00:24:23: 1/2 acre park and the Hope Chapel to complete their campus vision. Star of Hope invited New Hope housing to partner in the development of permanent supportive, affordable housing. The redevelopment by New Hope Housing offers 187
00:24:23 --> 00:24:27: fully furnished,
00:24:27 --> 00:24:30: 1/2 and three bedroom rental apartments surrounding a
00:24:30 --> 00:24:34:
00:24:34 --> 00:24:38:
00:24:38 --> 00:24:39:
00:24:39 --> 00:24:44:

00:24:44 --> 00:24:45: courtyard and
00:24:45 --> 00:24:50: playground.
00:24:50 --> 00:24:53: Shopping includes wrap around supportive services and a
00:24:53 --> 00:24:57: variety of
00:24:57 --> 00:25:00: amenities including the on site read market,
00:25:00 --> 00:25:03: supplying this community with fresh food and household
00:25:03 --> 00:25:06: essentials.
00:25:06 --> 00:25:10: The jury was most impressed by the way the two
00:25:10 --> 00:25:11: organizations came together to finance,
00:25:11 --> 00:25:14: design and build Cornerstone community.
00:25:14 --> 00:25:19: Deliver on Essential City services such as a local transit
00:25:19 --> 00:25:21: stop on site,
00:25:21 --> 00:25:27: food market, child care, health clinic,
00:25:27 --> 00:25:28: educational facilities. Clothing boutique and mill services that
00:25:28 --> 00:25:33: meet the
00:25:33 --> 00:25:34: need in their community.
00:25:34 --> 00:25:35: Cornerstone Community provides vital services with
00:25:35 --> 00:25:41: impressive amenities while also
00:25:41 --> 00:25:42: obtaining its debt.
00:25:42 --> 00:25:46: Free business model financing goals in a LEED gold
00:25:46 --> 00:25:51: sustainably
00:25:51 --> 00:25:55: built,
00:25:55 --> 00:25:55: inclusive community.
00:25:55 --> 00:26:00: Savannah's Plant
00:26:00 --> 00:26:02: Riverside District is the result of an extensive eight year
00:26:02 --> 00:26:06: process,
00:26:06 --> 00:26:10: resulting in the comprehensive restoration of a landmark
00:26:10 --> 00:26:11: historic site
00:26:11 --> 00:26:16: and a quarter mile extension of the city's renowned river
00:26:16 --> 00:26:17: Walk.
00:26:17 --> 00:26:21: The project creates significant new public spaces with
00:26:21 --> 00:26:22: compatible mixed
00:26:22 --> 00:26:27: use infill at varying scales.
00:26:27 --> 00:26:29: It is a megaproject, actually composed of numerous micro
00:26:29 --> 00:26:30: projects.
00:26:30 --> 00:26:31: The result is a hub of vibrant urbanism that redefined
00:26:31 --> 00:26:32: plant.
00:26:32 --> 00:26:33: Riverside District anchors the northwest corner of
00:26:33 --> 00:26:34: Savannah's Historic Urban
00:26:34 --> 00:26:35: Core on a formal industrial site spanning more than four
00:26:35 --> 00:26:36: city blocks.
00:26:36 --> 00:26:37: The centerpiece is the historic power plant constructed in
00:26:37 --> 00:26:38: phases
00:26:38 --> 00:26:39: between 1912 and 1953.

00:26:29 --> 00:26:34: The project has created a dynamic mixed use district with
00:26:34 --> 00:26:36: a focus on dining music,
00:26:36 --> 00:26:40: retail education and hospitality, all woven into the city.
00:26:40 --> 00:26:43: As an extension of the renowned Oglethorpe plan,
00:26:43 --> 00:26:47: it is also home to the city's first and only
00:26:48 --> 00:26:52: monument to Doctor Martin Luther King Junior.
00:26:52 --> 00:26:56: Plant Riverside connects key rights of way from the oldest
00:26:56 --> 00:27:00: wards of the city to the riverfront re establishing public
00:27:00 --> 00:27:04: access that had been lost for over 100 years.
00:27:04 --> 00:27:08: Each year, the district welcomes around 14 million visitors.
00:27:08 --> 00:27:14: Plant Riverside includes over 670,000 square feet of new
mixed
00:27:14 --> 00:27:15: use space,
00:27:15 --> 00:27:20: including the historic power plant and 12 new buildings,
00:27:20 --> 00:27:22: 1.5 acres of new parks,
00:27:22 --> 00:27:27: plazas and public space and 1100 linear feet of new
00:27:27 --> 00:27:29: public Riverwalk,
00:27:29 --> 00:27:33: creating the most significant expansion of Savannah's urban
core.
00:27:33 --> 00:27:38: In modern history. The project is incredibly well designed at
00:27:39 --> 00:27:43: multiple scales from the urban scale to the buildings,
00:27:43 --> 00:27:47: to the intangibles of strong urban placemaking plant,
00:27:47 --> 00:27:51: Riverside has created a financially successful adaptive reuse
model for
00:27:51 --> 00:27:56: the state of Georgia with strong sustainability and resiliency
elements
00:27:56 --> 00:28:00: while reconnecting the community to this area of the
00:28:00 --> 00:28:00: waterfront.
00:28:06 --> 00:28:12: The ambitious scope of prominent park involves the
transformation of
00:28:12 --> 00:28:16: the North and South banks of the Saint Mary's River
00:28:16 --> 00:28:17: in Fort Wayne,
00:28:17 --> 00:28:21: IN into a signature space for recreation,
00:28:21 --> 00:28:26: relaxation, and reflection for the downtown Fort Wayne
community and
00:28:26 --> 00:28:28: surrounding areas.
00:28:28 --> 00:28:31: One of the park's key components,
00:28:31 --> 00:28:37: the pavilion, includes over 6400 square feet of space on
00:28:38 --> 00:28:39: the roof.
00:28:39 --> 00:28:43: The Three Rivers around which Follwing was billed had been
00:28:43 --> 00:28:44: neglected,
00:28:44 --> 00:28:48: and were fading into the background of the City Promenade
00:28:48 --> 00:28:49: Park.

00:28:49 --> 00:28:53: Connecting to the community to the rivers and the natural environment,

00:28:53 --> 00:28:54: bringing awareness to the need to care for these waterways.

00:28:54 --> 00:29:00: Several firms came together to form the Riverworks design group.

00:29:00 --> 00:29:05: These firms went down into the community to hear directly from the citizens about what they envisioned for the future park.

00:29:05 --> 00:29:10: Riverworks design group met with downtown workers, millennials, a local organization that supports those with physical and

00:29:10 --> 00:29:16: mental disabilities and visual impairments.

00:29:16 --> 00:29:17: To learn how to make the park a place for everyone.

00:29:17 --> 00:29:20: Now complete prominent park is a symbol of prosperity for downtown Fort Wayne.

00:29:20 --> 00:29:25: With more riverfront development faces on the horizon and new

00:29:25 --> 00:29:28: businesses springing up downtown not far from the park.

00:29:28 --> 00:29:34: Prominent park is a stellar example of a true local, high quality, well designed project that has raised the bar for development in Indiana.

00:29:34 --> 00:29:35: Riverfront

00:29:35 --> 00:29:40: Park in downtown Spokane, WA along the Spokane River unifies

00:29:40 --> 00:29:42: 3 river channels and waterfalls of Park space and cultural treasures.

00:29:42 --> 00:29:48: A cherished regional destination, it welcomes over 3,000,000 visitors annually

00:29:48 --> 00:29:54: and hosts community events and festivals from tribal pow wows

00:29:54 --> 00:29:59: to 4th of July fireworks.

00:29:59 --> 00:30:04: The falls are a stunning natural wonder that were heavily utilized for industry until a forward looking vision reclaimed the

00:30:04 --> 00:30:07: site as the home of the 1974 World's Fair,

00:30:07 --> 00:30:12: ensuring that the River Falls in shoreline remain public park land in perpetuity.

00:30:12 --> 00:30:12: 40 years after the world's Fair riverfront Park needed reinvestment.

00:30:12 --> 00:30:17: Spokane citizens overwhelmingly approved a \$64 million bond to reimagine

00:30:17 --> 00:30:22: their part.

00:30:22 --> 00:30:23: While it can be challenging to transform cherished

00:30:23 --> 00:30:30:

00:30:30 --> 00:30:35:

00:30:35 --> 00:30:37:

00:30:37 --> 00:30:42:

00:30:42 --> 00:30:47:

00:30:47 --> 00:30:50:

00:30:50 --> 00:30:55:

00:30:55 --> 00:30:56:

00:30:57 --> 00:31:02:

00:31:02 --> 00:31:08:

00:31:08 --> 00:31:09:

00:31:09 --> 00:31:13:

architectural icons

00:31:13 --> 00:31:16: rooted in civic memory of past greatness,

00:31:16 --> 00:31:20: Riverfront Park is a model of breathing new life into

00:31:20 --> 00:31:21: aging,

00:31:21 --> 00:31:26: civic icons and carefully honoring generations of memories while crapping

00:31:26 --> 00:31:28: forward looking public spaces.

00:31:28 --> 00:31:32: Reimagined Riverfront Park connects people to the river,

00:31:32 --> 00:31:36: restore Geekologie Re engages with the heritage of the Spokane

00:31:36 --> 00:31:36: tribe,

00:31:36 --> 00:31:40: serves as a reinvigorated venue for community events,

00:31:40 --> 00:31:45: and is embraced as a cherished gathering place

00:31:45 --> 00:31:46: pride.

00:31:45 --> 00:31:47: in beacon of civic

00:31:46 --> 00:31:47: Even

00:31:47 --> 00:31:51: as COVID-19 upended the parks planned programs and events in

00:31:51 --> 00:31:53: its first year of operation,

00:31:53 --> 00:31:56: the park thrived with management,

00:31:56 --> 00:31:58: nibbling, transitioning to pop up events,

00:31:58 --> 00:32:02: art and activities that continued to draw people to the

00:32:02 --> 00:32:07: park for appropriately distance to activities separated yet connected,

00:32:07 --> 00:32:11: forging a strong sense of community when it was so

00:32:11 --> 00:32:12: desperately needed,

00:32:12 --> 00:32:15: the jury recognized at Riverfront Park,

00:32:15 --> 00:32:19: has breathed new life. Into the heart of Spokane while

00:32:19 --> 00:32:22: maintaining the rich heritage of the site.

00:32:22 --> 00:32:25: Through excellent design and a rich variety of amenities in

00:32:26 --> 00:32:26: program.

00:32:26 --> 00:32:30: Riverfront Park is now a year round destination in foundation

00:32:30 --> 00:32:33: or additional economic development.

00:32:39 --> 00:32:43: Sawyer Yards is an important local arts and entertainment district

00:32:43 --> 00:32:45: and distant destination.

00:32:45 --> 00:32:48: A mile outside of downtown Houston,

00:32:48 --> 00:32:54: where the developers are repurposed multiple functionally obsolete industrial warehouses

00:32:54 --> 00:32:58: and buildings large and small into more than 400 purpose

00:32:58 --> 00:33:03: built creative workspaces in gallery's the densely occupied development is

00:33:03 --> 00:33:07: now home. One of the largest working artist communities in

00:33:07 --> 00:33:08: the United States.
00:33:08 --> 00:33:11: Creative businesses public gallery's entertainment venues,
00:33:11 --> 00:33:17: unique restaurants, breweries, and fitness concepts
complement this exceptional art
00:33:17 --> 00:33:18: community,
00:33:18 --> 00:33:24: all enlivened by an active schedule of special events.
00:33:24 --> 00:33:28: An outdoor Plaza called Art Alley exhibiting 12 large scale
00:33:28 --> 00:33:29: public murals,
00:33:29 --> 00:33:34: acts as the backdrop for the heart of the campus.
00:33:34 --> 00:33:38: Several indoor gallery's regularly host free art walks,
00:33:38 --> 00:33:42: exhibits and markets, offering the public unique access to a
00:33:42 --> 00:33:44: myriad style of fine art.
00:33:44 --> 00:33:49: Find craft, artisan jewelry and handmade goods.
00:33:49 --> 00:33:54: Large scale public events hosted in the Silver Street Studios
00:33:54 --> 00:33:57: event space serves as a major weekend draw,
00:33:57 --> 00:34:01: attracting over 50,000 visitors annually.
00:34:01 --> 00:34:05: Sawyer Yards project is the culmination of a decade of
00:34:05 --> 00:34:09: organic and market driven growth by an informal partnership
of
00:34:09 --> 00:34:11: three distinct development entities,
00:34:11 --> 00:34:15: the deal company Western General and Love it commercial,
00:34:15 --> 00:34:19: each having and executing their own business platforms.
00:34:19 --> 00:34:23: Yet each tide to a common mission for the district
00:34:23 --> 00:34:27: creation and maintenance of a market driven space for the
00:34:27 --> 00:34:31: needs of the arts and creative community.
00:34:31 --> 00:34:35: With no formal rules, CC and ours or other typical
00:34:35 --> 00:34:36: master planning tools,
00:34:36 --> 00:34:40: the three firms allow the market and their mission to
00:34:40 --> 00:34:44: maintain and grow the districts unique character projects.
00:34:44 --> 00:34:49: Overall, design and development continues in phases as
additional properties
00:34:49 --> 00:34:51: come available for purchase and reuse,
00:34:51 --> 00:34:55: but also by tapping a range of architecture and design
00:34:55 --> 00:34:59: firms or innovative solutions to challenges to existing
holdings.
00:34:59 --> 00:35:03: The jury was captivated. I swear you are its unique
00:35:03 --> 00:35:06: business model where existing buildings were repurposed.
00:35:06 --> 00:35:10: One of the most effective forms of sustainable development
possible
00:35:10 --> 00:35:14: and where the artists drive the market and determine the
00:35:14 --> 00:35:14: uses,
00:35:14 --> 00:35:18: thus allowing the project to create a district without typical
00:35:18 --> 00:35:21: rules and then to facilitate its ability to grow organically

00:35:22 --> 00:35:23: and shift with the market.

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