

19th Annual ULI Gerald D. Hines Student Urban Design Competition

★ 2021 ULI HINES ★

STUDENT URBAN DESIGN COMPETITION

CHALLENGE YOURSELF TO CREATE THRIVING COMMUNITIES



WINNING TEAM RECEIVES \$50,000

FINALIST TEAMS EACH RECEIVE \$10,000

Since 2003, the ULI Hines Student Urban Design Competition has challenged graduate students to collaborate across disciplines and imagine a better built environment. Form a team of five students to propose a development plan for a real site in North America, providing a vision, site plan, market analysis, and pro forma.

ULI will announce the 2021 host city and site when the competition begins.

COMPETITION DATES: JANUARY 11-25, 2021

The competition is open to all disciplines: architecture | landscape architecture | finance and investment | real estate development | urban planning and design | public policy | land use law | historic preservation | engineering and construction | community and economic development

Undergraduates in the fifth year of a five-year program are also eligible to participate.

REGISTER YOUR TEAM BY FRIDAY, DECEMBER 4, 2020



[ULI.ORG/HINES](https://www.uli.org/hines)

2021 ULI Hines Competition

[ULI.ORG/HINES](https://www.uli.org/hines)

[HINESCOMPETITION@ULI.ORG](mailto:hinescompetition@uli.org)

ULI / Gerald D. Hines
Student Urban Design Competition



Teams

- ▶ 5 team members required
- ▶ Graduate students enrolled full-time in a degree granting program
- ▶ Undergraduates enrolled full-time in the fifth year of a five-year pre-professional program (BLA, BArch)
- ▶ Part-time students if they have finished at least one semester
- ▶ A minimum of three disciplines that grant three different degrees
 - ▶ One non-design discipline
 - ▶ One design discipline
- ▶ Inter-state, inter-collegiate teams welcome



Advisers

- ▶ Program head approval (dean, department chair, program director)
- ▶ At least one faculty adviser from sponsoring university
- ▶ Optional second faculty adviser
- ▶ Optional professional advisers
- ▶ Advisers are not required to be members of ULI

Schedule

- ▶ Team Application Period September 14 to December 4, 2020
- ▶ Competition January 11 – 25, 2021
- ▶ Finalists Announced February 2021 (Virtual)
- ▶ “Site Visit” / Rehearsal March 2021 (In-person TBD)
- ▶ Finalists Presentations April 2021 (In-person TBD)

Communications

- ▶ THE CITY AND SITE ARE CONFIDENTIAL UNTIL JAN.11, 2021
- ▶ ULI does not accept phone calls from students.
- ▶ Students should not call the ULI District Council in the host city – unless the District Council has already offered their support to the students.
- ▶ Students should not call local owners, officials, or anyone else related to the city and competition site.

Global Knowledge Finder Member Directory Navigator More

URBANLAND

Topics In

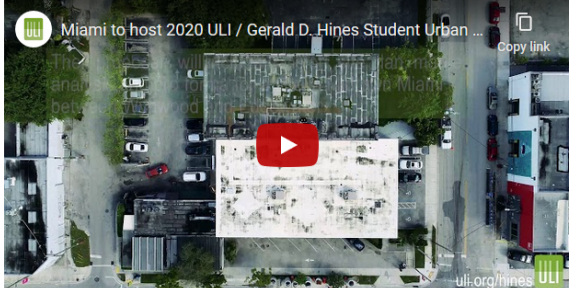
Urban Land > Planning & Design > Midtown Miami Chosen as Site for 2020 ULI Hines Student Competition

Midtown Miami Chosen as Site for 2020 ULI Hines Student Competition

By Justin Arnold
January 13, 2020

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Miami to host 2020 ULI / Gerald D. Hines Student Urban ...

An area in Midtown Miami, split between the Wynwood and Edgewater neighborhoods, will be the study site for the 18th annual ULI Hines Student Competition. This education initiative, open to graduate-level students, is an exercise to encourage innovative ideas and cross-disciplinary collaboration and gives students with an opportunity to devise a comprehensive design and development program for an actual large-scale urban site.

This year, 124 teams representing 56 universities in the United States and Canada registered to compete, including 23 teams with students from more than one university and eight teams with students in more than one state or province. The team with the winning proposal will receive \$50,000, of which \$5,000 goes to the university or universities the team represents. Each of the remaining three finalist teams will receive



Competition – Round 1 – January

Competition jury

- ▶ 12 ULI members nationwide
- ▶ Expertise that reflects the student disciplines:
 - ▶ **Real Estate:** development, investment, brokerage
 - ▶ **Design:** Architecture, landscape architecture, urban design
 - ▶ **Planning:** urban planning, economic development, land use law



Site visit

- ▶ Students tour site, meet with local stakeholders who answer their question
- ▶ 2021 likely to be virtual, and include presentations to the rehearsal jury



Rehearsal Jury

- ▶ Six ULI members based in the host city or region
- ▶ Provide local knowledge and site context to finalist teams
- ▶ Provide feedback on the finalist team presentations before they present to the Competition Jury
- ▶ Expertise that reflects the disciplines the students are studying:
 - ▶ **Real estate:** development, investment, brokerage, market analysis
 - ▶ **Design:** Architecture, landscape architecture, urban design
 - ▶ **Planning:** urban planning, economic development, land use law

2020 Student Submissions

uli.org/hines2020gallery



Home / 2020 ULI Hines Student Competition Gallery

The ULI Hines Student Competition



CHALLENGE YOURSELF TO CREATE
THRIVING COMMUNITIES

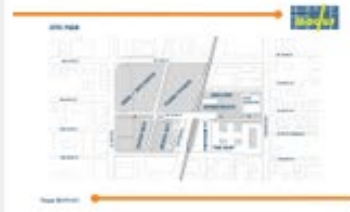
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Competition Brief

For an example brief, [click here](#).

- ▶ Released to teams on January 11
- ▶ Identifies the host city and site
- ▶ Provides maps of the site
- ▶ Provides area history, list of planning documents
- ▶ Outlines the challenge
- ▶ Connects students to a list of resources:
 - ▶ GIS files, photos, pro forma template
- ▶ Details the deliverables, constraints

ULI Urban Land Institute

Hines

THE 18TH ANNUAL ULI GRADUATE STUDENT URBAN DESIGN & DEVELOPMENT COMPETITION, SPONSORED BY GERALD D. HINES

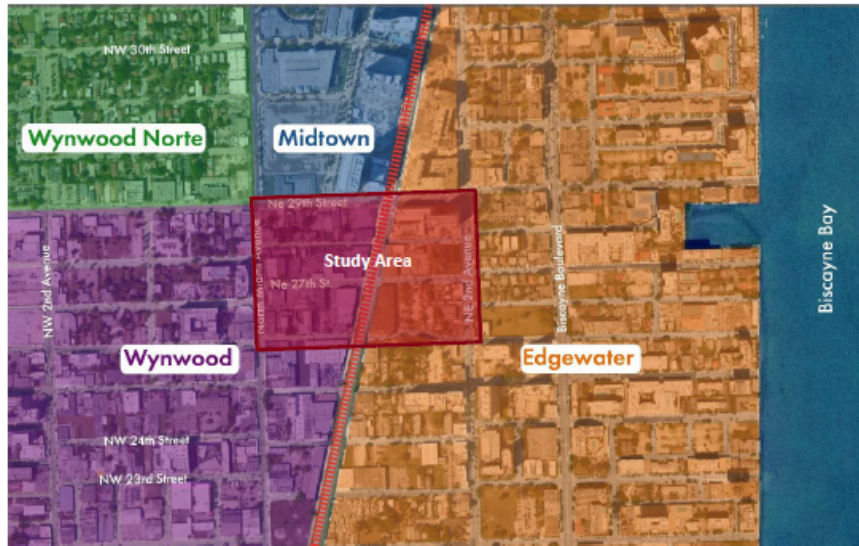
ULI Hines Student Competition

CHALLENGE YOURSELF TO CREATE THRIVING COMMUNITIES

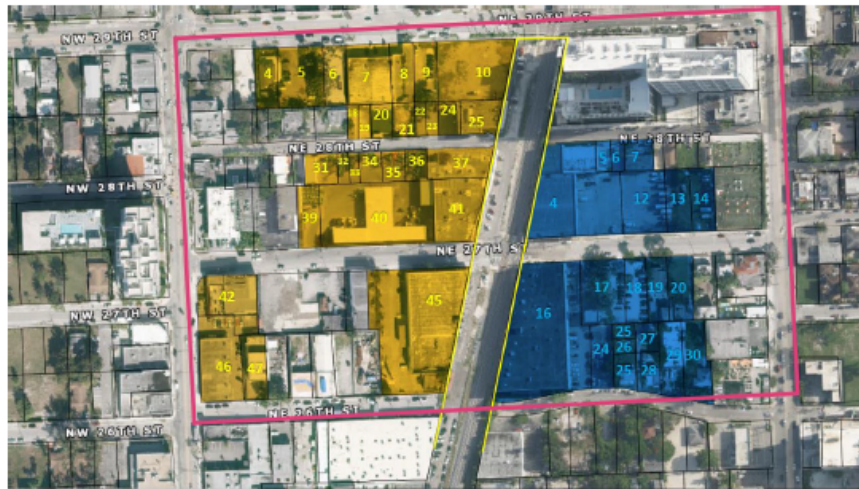
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Briefing Materials
Miami, Florida
January 2020



6 The Study Area (Aaron J. DeMayo-Future Vision Studios).



7 The competition site consists of an aggregate 48 parcels across six city blocks (ULI).

See the [Google Drive](#) folder, titled "2020 ULI Hines Student Competition Resources" for a map and list of all parcels within the Study Area. The parcels number 1 to 51 on the west side and 1 to 32 on the east side.

The Competition Challenge

The competition challenge reflects much of reality; however, ULI has changed certain details in this brief for the purpose of the competition.

Under the competition scenario, ULI assumes that [Tri-Rail](#) will begin providing commuter rail service to downtown Miami along the FECR beginning January 1, 2021, and that Tri-Rail would like to develop a station in Midtown Miami somewhere between NE 36th Street and NE 20th Street as soon as possible. A description of this rail service and the transportation planning context follows in this brief.

Given this assumption, an investment group has identified an area adjacent to the FECR right-of-way between NE 29th Street and NE 26th Street as constituting a development opportunity. This private partnership, the Midedgewyn Group, has recently acquired the 48 parcels previously identified as the Competition Site. The Midedgewyn Group has selected your team as master developer to provide a vision and proposal to transform the site into a thriving, mixed-use, transit-oriented neighborhood. As master developer, your team has entered into an agreement to evaluate the benefits and financial possibilities of redeveloping these parcels as one comprehensive development site. Your team may choose to acquire and develop additional property inside or outside (within a block or two) of the Study Area if doing so will further your vision and proposal. Such property may be publicly or privately owned, so you would need to factor their acquisition costs into your proposal.

The Midedgewyn Group wishes to demonstrate to local and regional stakeholders how this project will have a positive economic impact while also enhancing the sustainability and resilience of the Study Area, surrounding neighborhoods, and the city at large. They also have asked you to consider how your proposal affects issues of equity and housing affordability near the site and across the city. Your specific vision and proposal should support this broader vision for a positive influence that extends both to current residents and beyond the site.

Ten Principles for Building Resilience

A ULI publication

1. Understand vulnerabilities
2. Strengthen job and housing opportunities
3. Promote equity
4. Leverage community assets
5. Redefine how and where to build
6. Build the business case
7. Accurately price the cost of inaction
8. Design with natural systems
9. Maximize co-benefits
10. Harness innovation and technology

Virtual Finals



THE SPINE AND THE STAGE - CULTURE AND CONNECTIONS

The diagram illustrates the architectural design for 'The Spine and the Stage' project, featuring a large, colorful, multi-level public space. The design includes a central 'spine' area with a large, colorful canopy structure. The canopy is supported by a network of columns and beams, with integrated cooling, misters, and sound systems. The design also features a large, colorful, multi-level public space with a central 'stage' area. The design includes a large, colorful, multi-level public space with a central 'stage' area. The design includes a large, colorful, multi-level public space with a central 'stage' area.

INTEGRATED CANOPY

- FRAMING W/ INTEGRATED COOLING, MISTERS & SOUND SYSTEM
- CONCRETE TOPPING SLAB
- 2" SCHEDULE 40 STAINLESS STEEL, POWDER COATED PIPE
- 11 GAUGE PERFORATED STAINLESS STEEL POWDER COATED SHEET
- STAINLESS STEEL, POWDER COATED BASE PLATE W/ INTEGRATED LIGHTING @ BASE
- FEMA HURRICANE GRADE CONCRETE SLOPED FOOTING
- STAINLESS STEEL ANCHORING BOLT

A 3D rendering of the integrated canopy structure, showing the colorful, multi-level public space and the central 'stage' area. The canopy is supported by a network of columns and beams, with integrated cooling, misters, and sound systems. The design also features a large, colorful, multi-level public space with a central 'stage' area.

