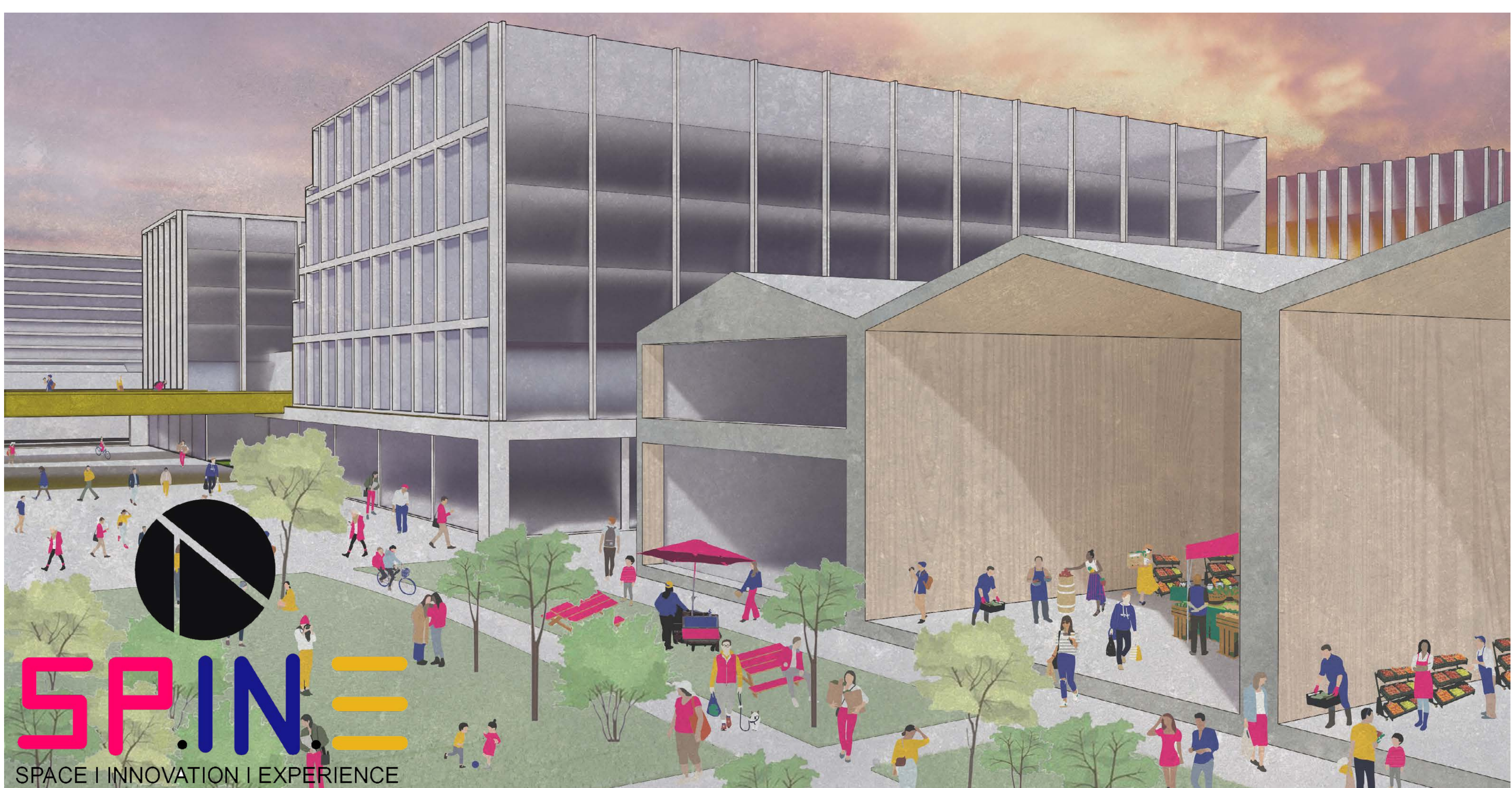
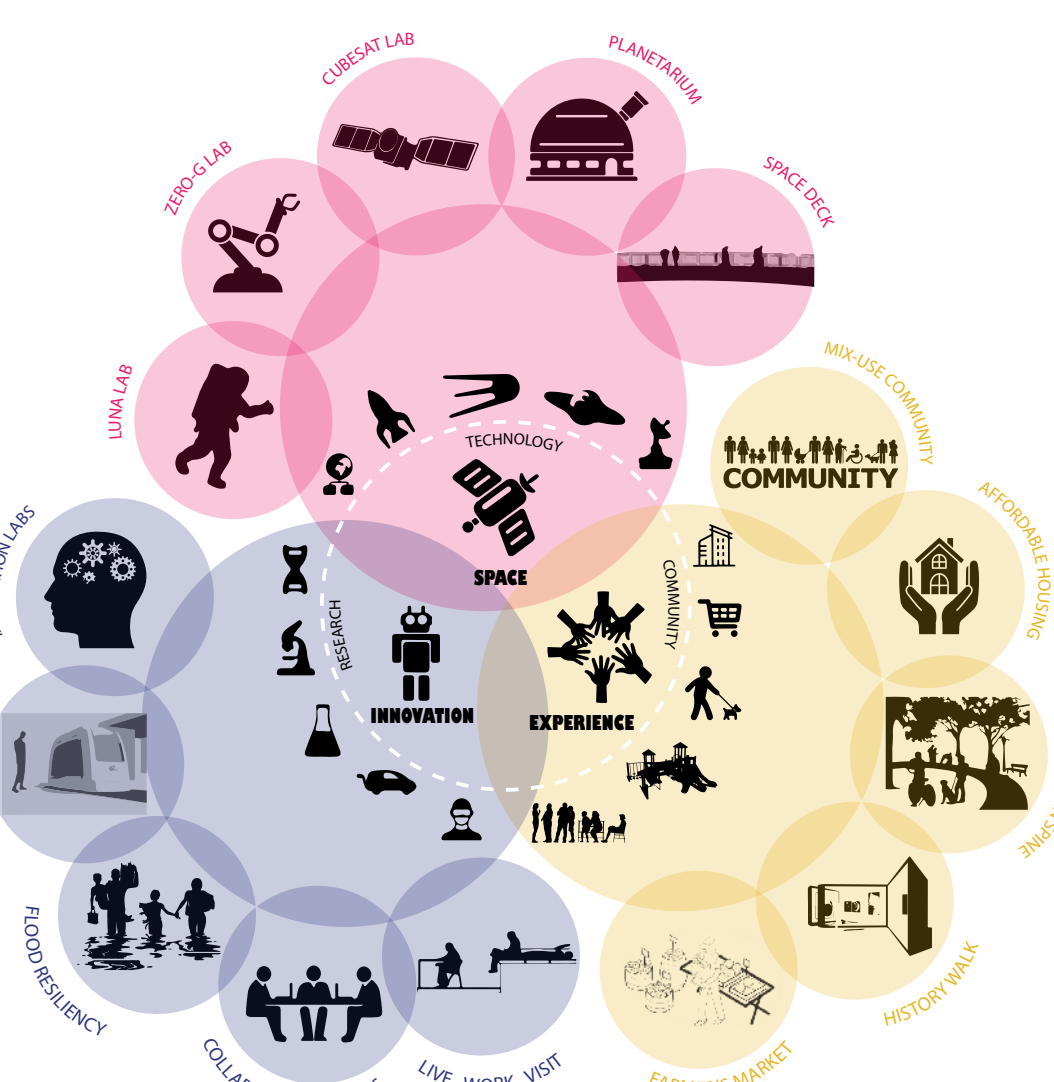


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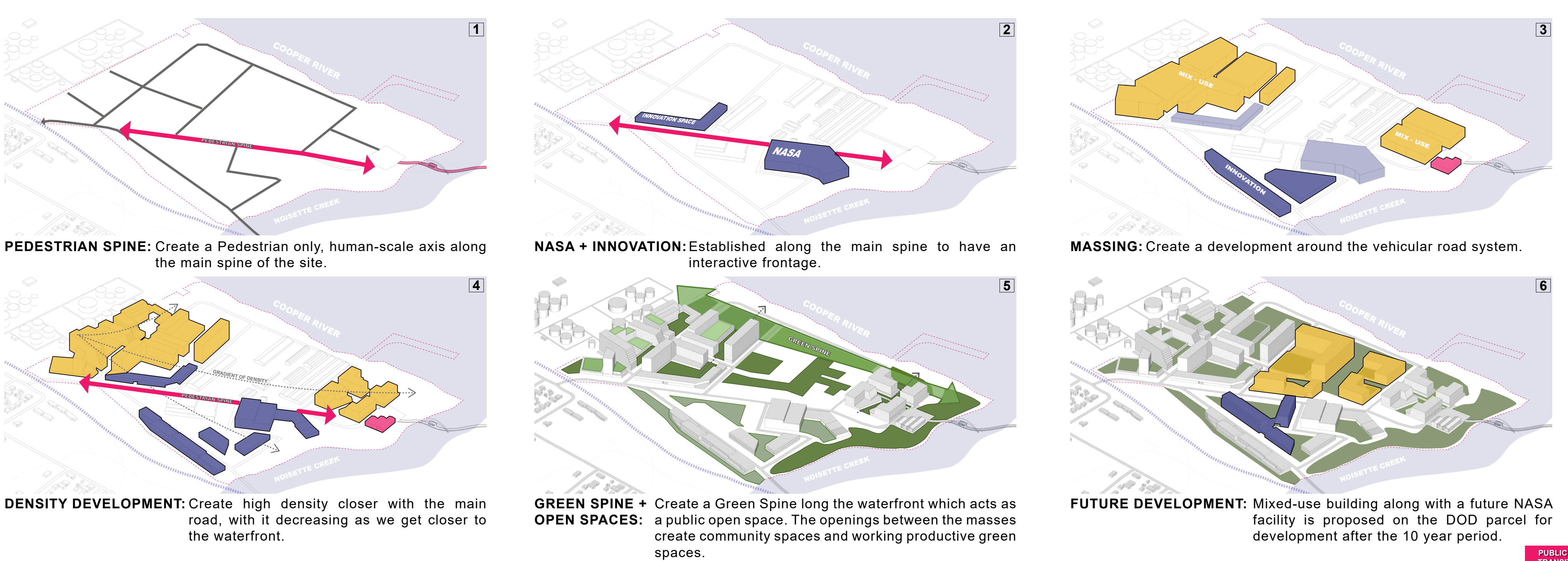


VISION DIAGRAM

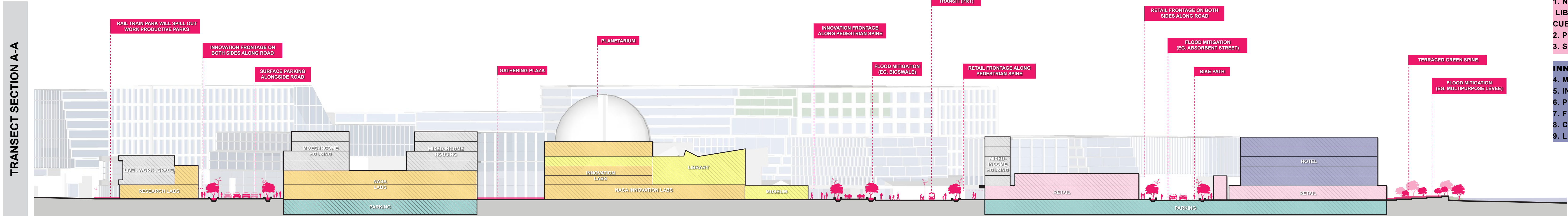


The SPINE is a forward thinking Innovation District centered around the Innovation & Space Industry. The spine supports three pillars: **Space, Innovation & Experience**. A catalyst for the improvement of the city's citizens, this dynamic mixed-use development produces a vibrant, diversified, and integrated community that is indicative of Charleston's expanding innovation industry. The driving factor behind this development is the need for the State to have a permanent NASA facility in the future. With a mission-driven, mixed-use scheme that promotes positive social and economic reform for North Charleston, The Spine's ambitious proposal turns the region into a magnet for space innovation.

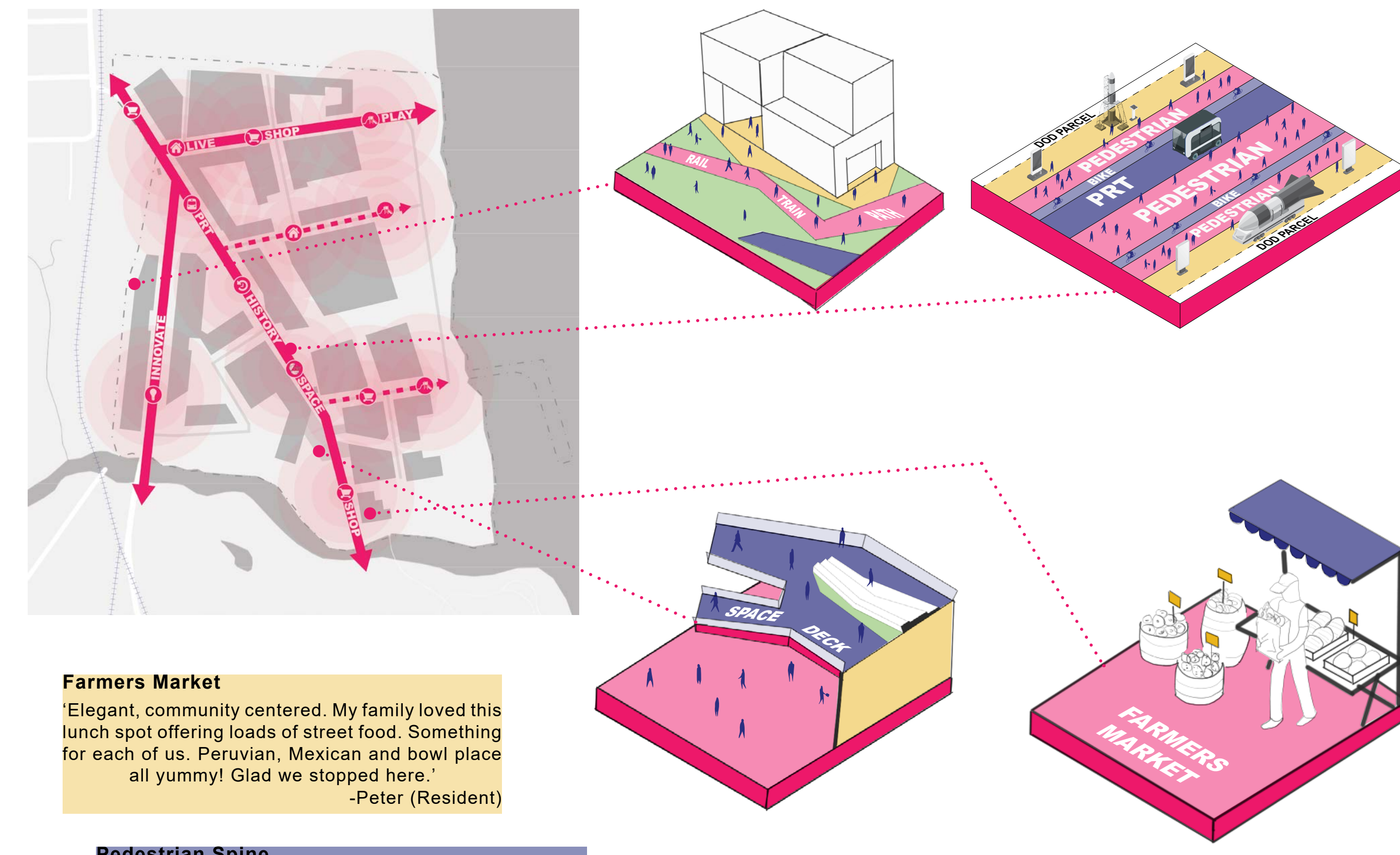
CONCEPT DEVELOPMENT



TRANSECT SECTION A-A



ACTIVITIES ACROSS THE SPINES



Farmers Market
"Elegant, community centered. My family loved this lunch spot offering loads of street food. Something for each of us. Peruvian, Mexican and bowl place all yummy! Glad we stopped here."
-Peter (Resident)

Pedestrian Spine
"I love this journey from the entrance of the site through to the river. The visual connectivity between the mixes of use. The pathway is designed for bicycles and pedestrians, making this a great place for families or couples to get exercise to take a leisurely stroll. The late afternoon was unseasonably warm, so we appreciated the breeze from the river!"
-Bridget (Researcher)

Space Deck
"This area is a great elevated park and garden like New York City's High Line. The architects and designers did a great job with this section. This space provides great views of the entire site, it's an amazing space to get the river breeze."
-Beverly (Tourist)

Rail Park
"This place is fantastic stretch of walk. A little oasis of gardens and swings nestled in between the mixed use residential at the entrance and the farmers market."
-John (Local)

PROPOSED BUILDING USE



PROPOSED CIRCULATION AND TRANSIT CONNECTIONS



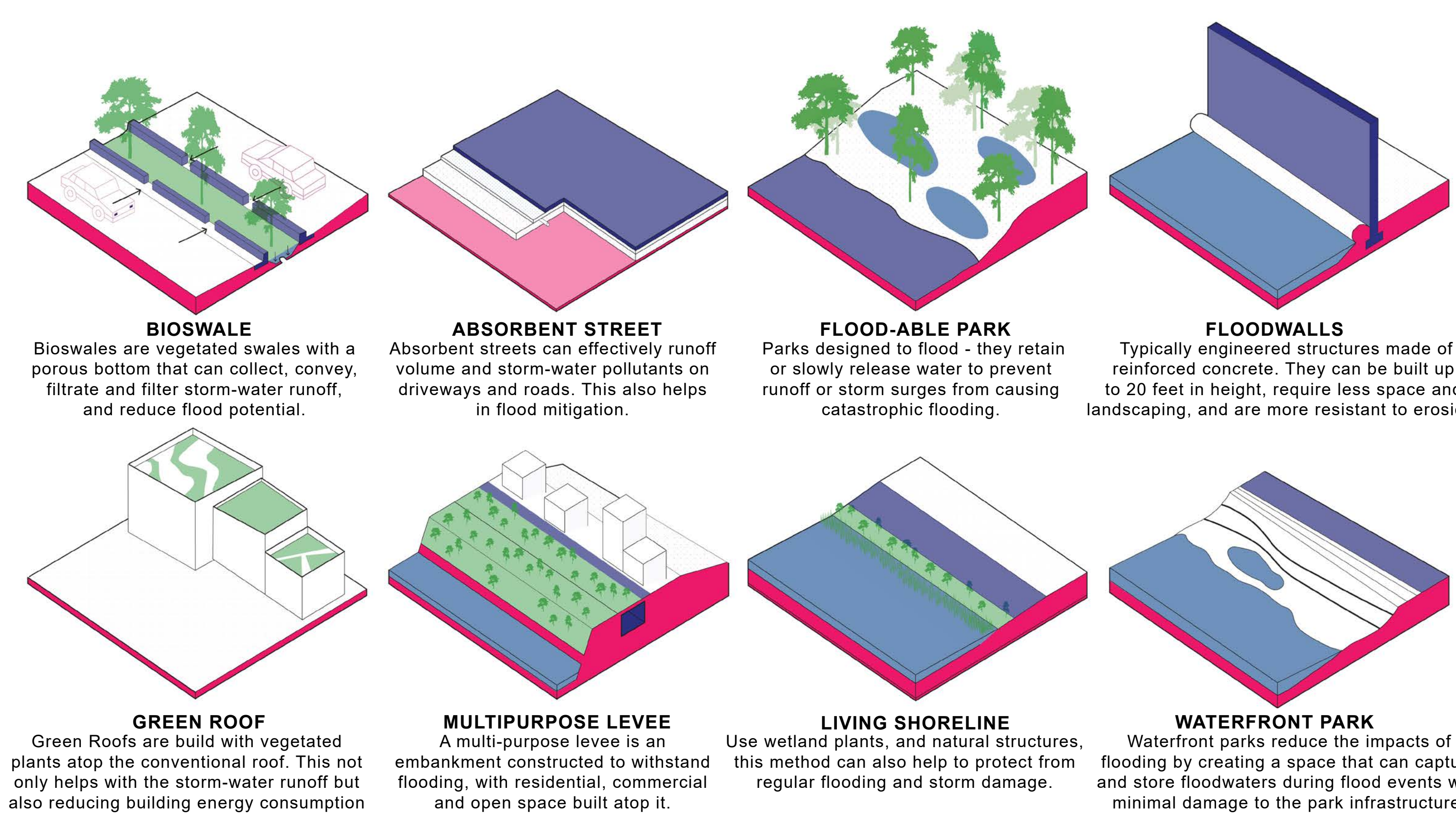
MASTER PLAN



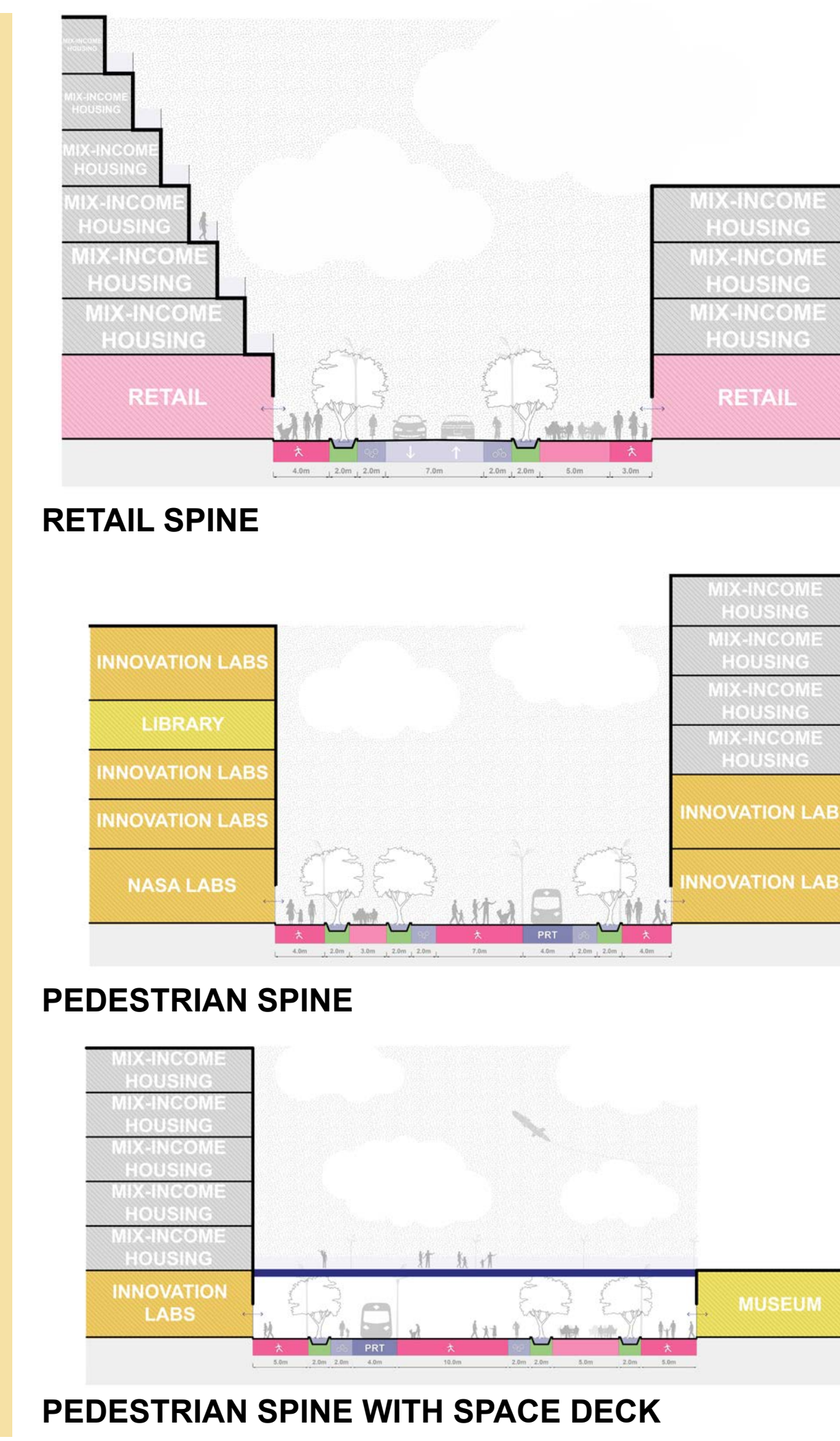
MASTER PLAN LEGEND

- SPACE**
- 1. NASA VISITOR CENTER, LIBRARY, PLANETARIUM, ZERO G LAB, CUBESAT LAB, MUSEUM, LUNA LAB
 - 2. PLANETARIUM
 - 3. SPACE DECK
- INNOVATION**
- 4. MIXED INCOME - INNOVATION
 - 5. INNOVATION LABS
 - 6. PRT LINE
 - 7. FLOOD RESILIENCE
 - 8. COLLABORATION SPACES
 - 9. LIVE WORK SPACES
- EXPERIENCE**
- 10. MIXED INCOME HOUSING
 - 11. GREEN SPINE
 - 12. HISTORY WALK
 - 13. FARMER'S MARKET
 - 14. RAIL PARK
 - 15. GROCERY STORE
 - 16. HOTEL
 - 17. PEDESTRIAN SPIN
- OPEN SPACES**
- 18. RETAIL PLAZA
 - 19. EVENT LAWN
 - 20. DOG PARK
 - 21. PICNIC GROVE
 - 22. EXERCISE PARK
 - 23. FLOODABLE PARK
 - 24. COMMUNITY PLAZA
 - 25. PRODUCTIVITY COURTYARD
 - 26. RAIN GARDEN
 - 27. COMMUNITY ROOF GARDEN
 - 28. COMMUNITY SPACE AT WATERFRONT

FLOOD MITIGATION STRATEGIES



ENHANCING CONNECTIONS ALONG THE SPINES



PEDESTRIAN SPINE WITH SPACE DECK



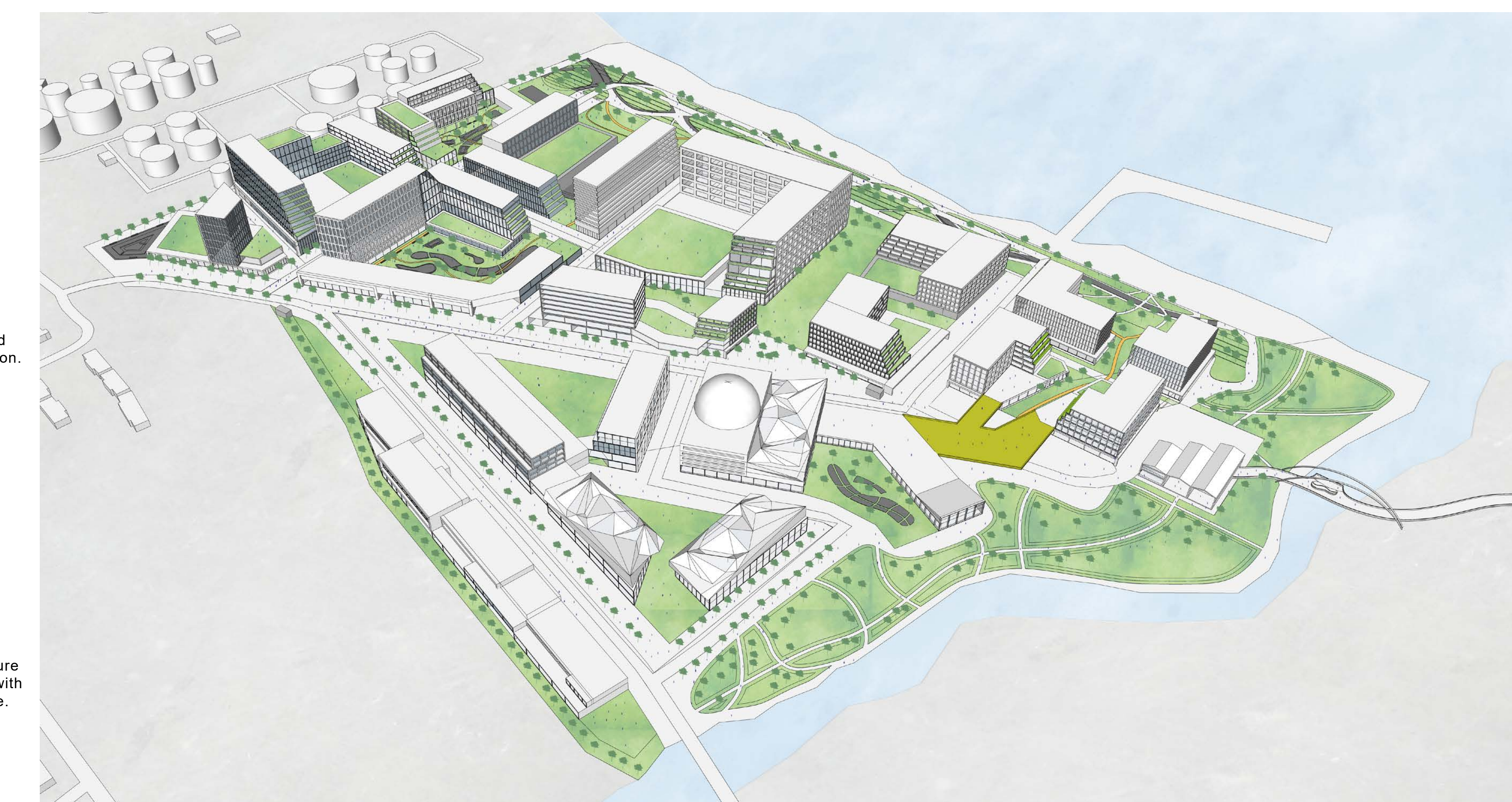
PEDESTRIAN SPINE WITH PRT



WORKING AND PRODUCTIVE LANDSCAPE



COMMUNITY GARDEN



AERIAL VIEW OF THE SPINE

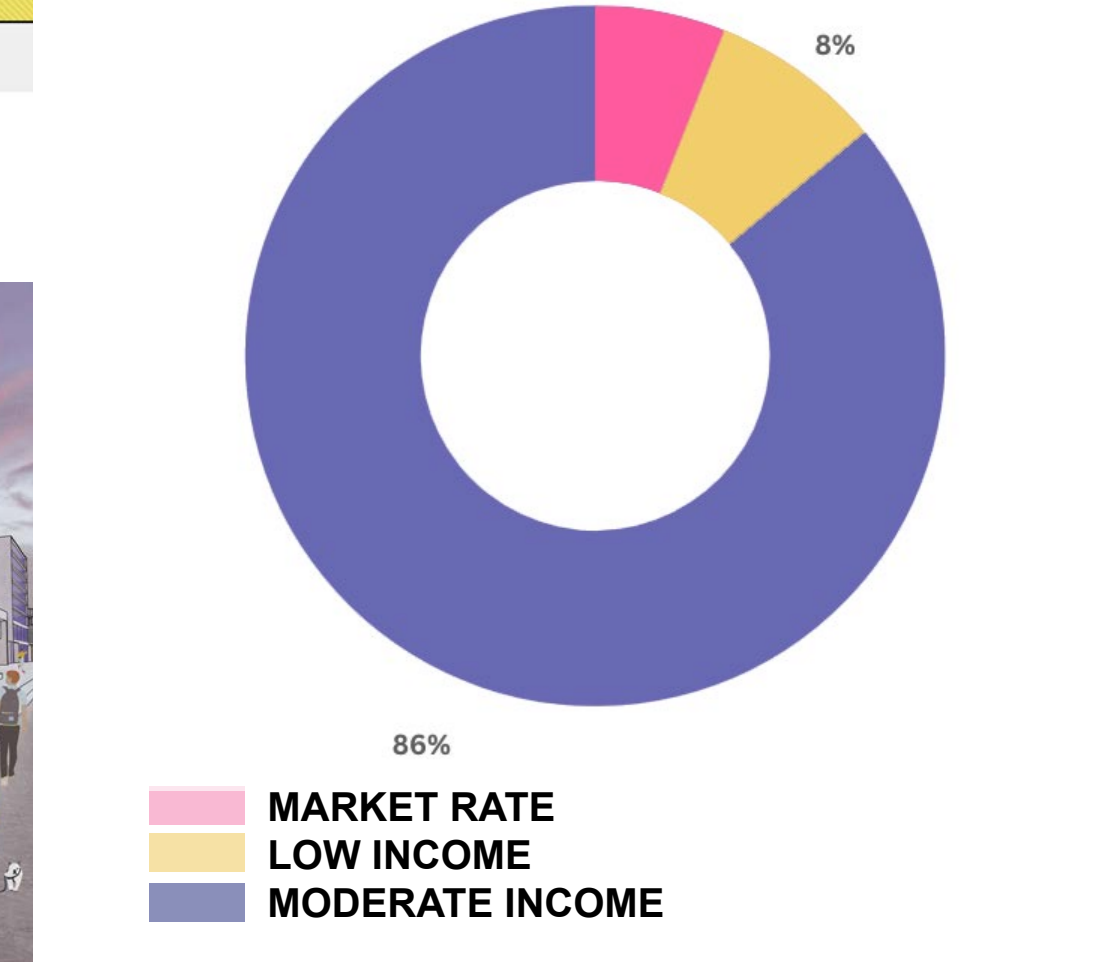


FINANCIAL SUMMARY

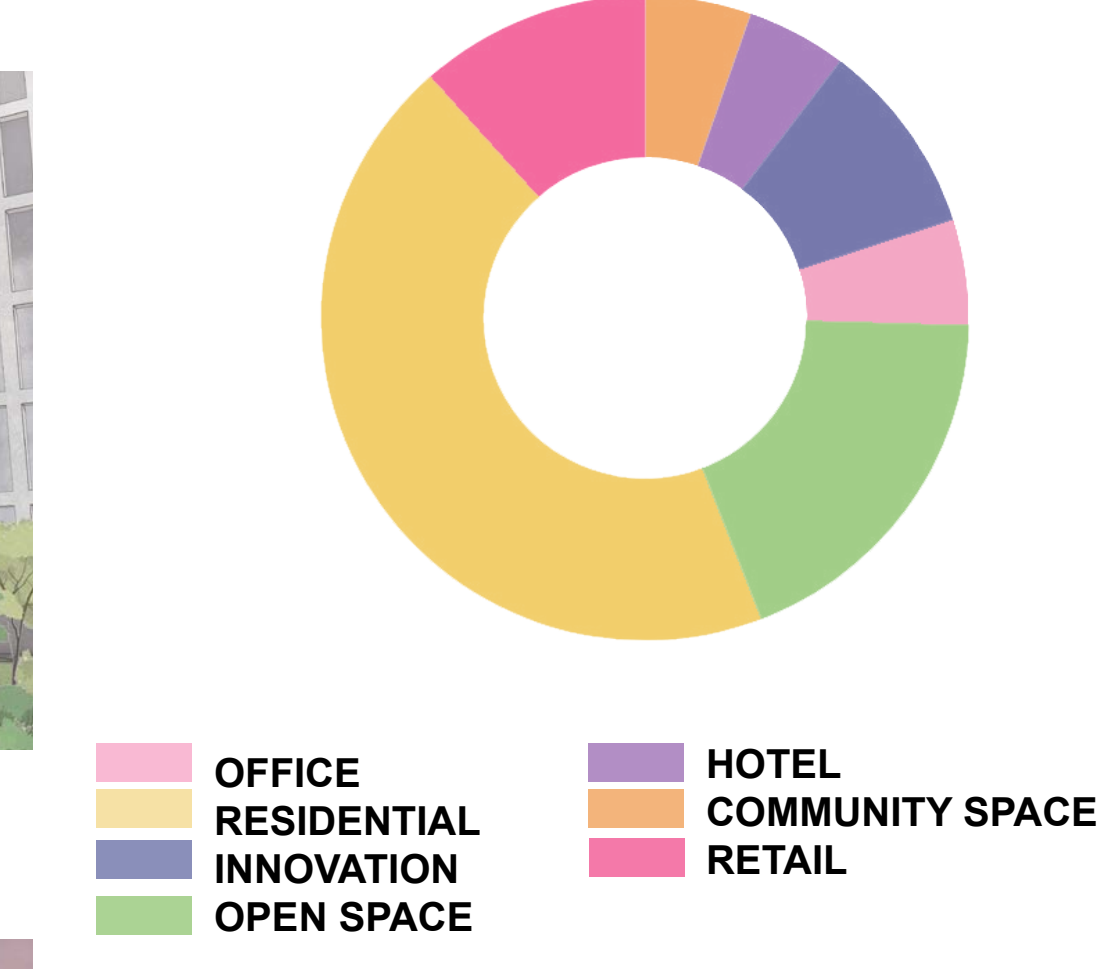
PROFORMA INPUTS: KEY ASSUMPTIONS

MARKET CONDITIONS	
POPULATION	117K
MULTIFAMILY VACANCY RATE	9.00%
MEDIAN HOUSEHOLD INCOME	\$65,700
UNDERWRITING ASSUMPTIONS	
EFFICIENCY	85.00%
MIXED - USE CAP RATE	4.45%
HOSPITALITY CAP RATE	7.20%
OFFICE CAP RATE	7.60%
RETAIL CAP RATE	6.30%

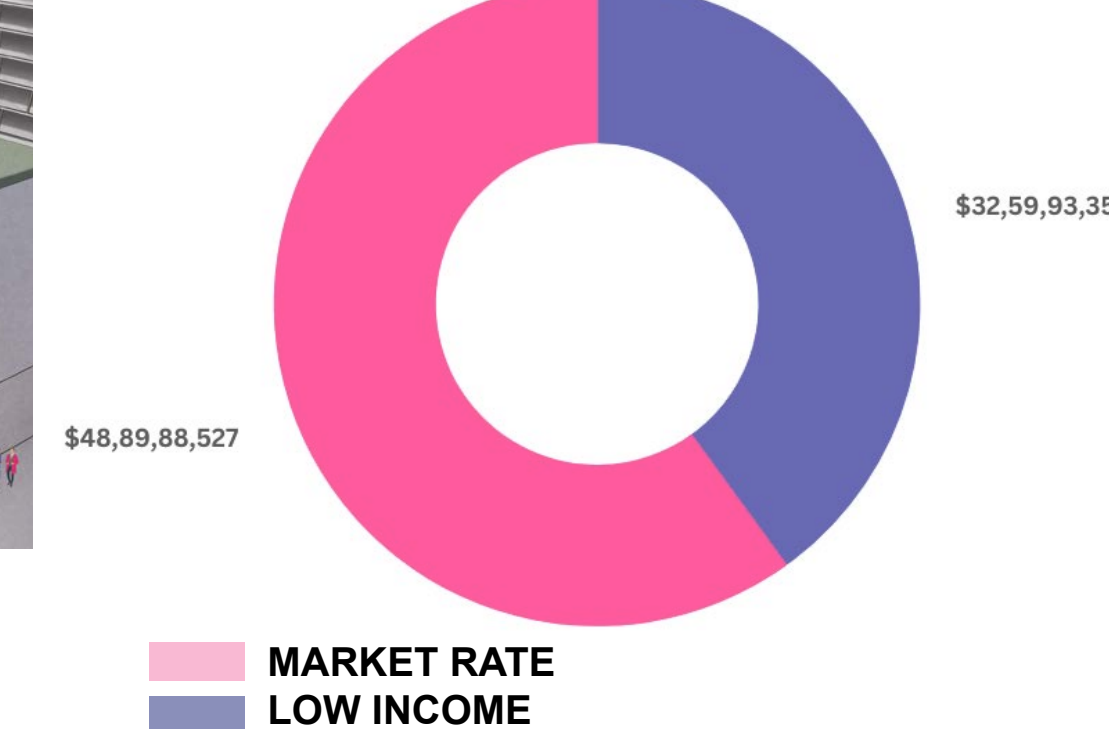
HOUSING SUMMARY



THE SPINE PROGRAMMING



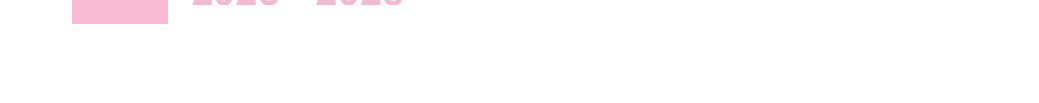
PROJECT FINANCING



PROFORMA INPUTS: FINANCIAL PERFORMANCE

	TOTAL DEVELOPMENT COST	UNLEVERED IRR	LEVERED IRR	EQUITY
PHASE I	429M	8.1%	15.4%	1.1X
PHASE II	384M	5.7%	14%	1.7X
PHASE III	132M	6.3%	9.2%	3X
TOTAL	814M	6.7%	12.9%	1.93X

PHASE I



2025 - 2028

PHASE II



2028 - 2031

PHASE III

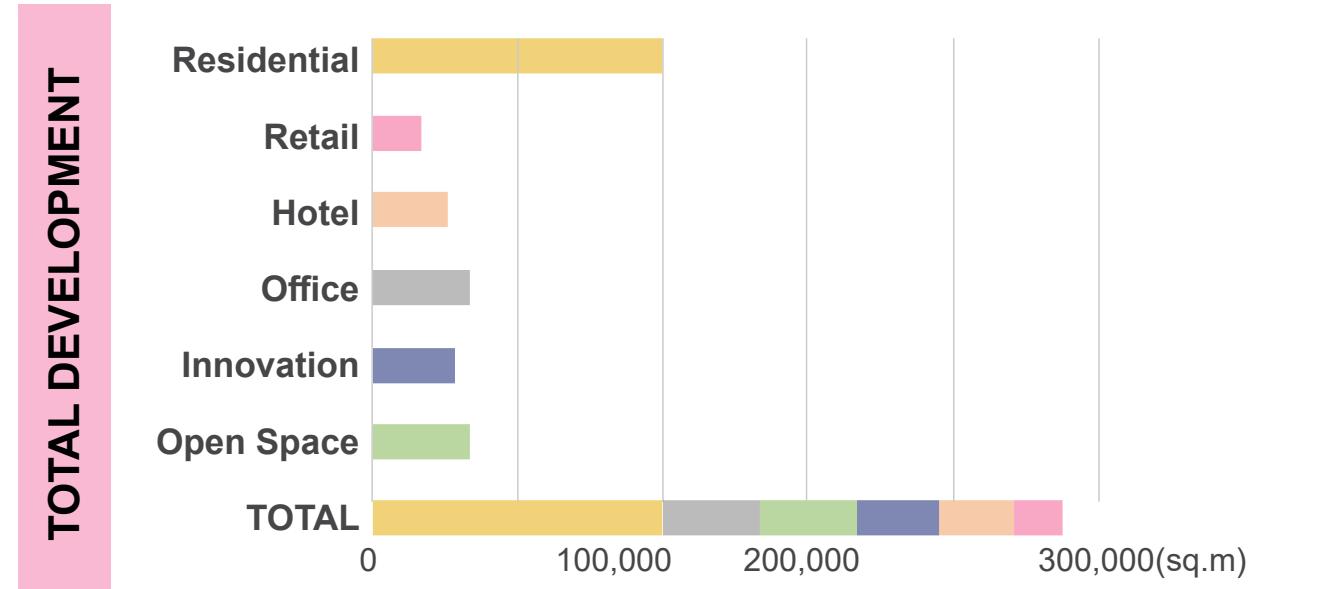
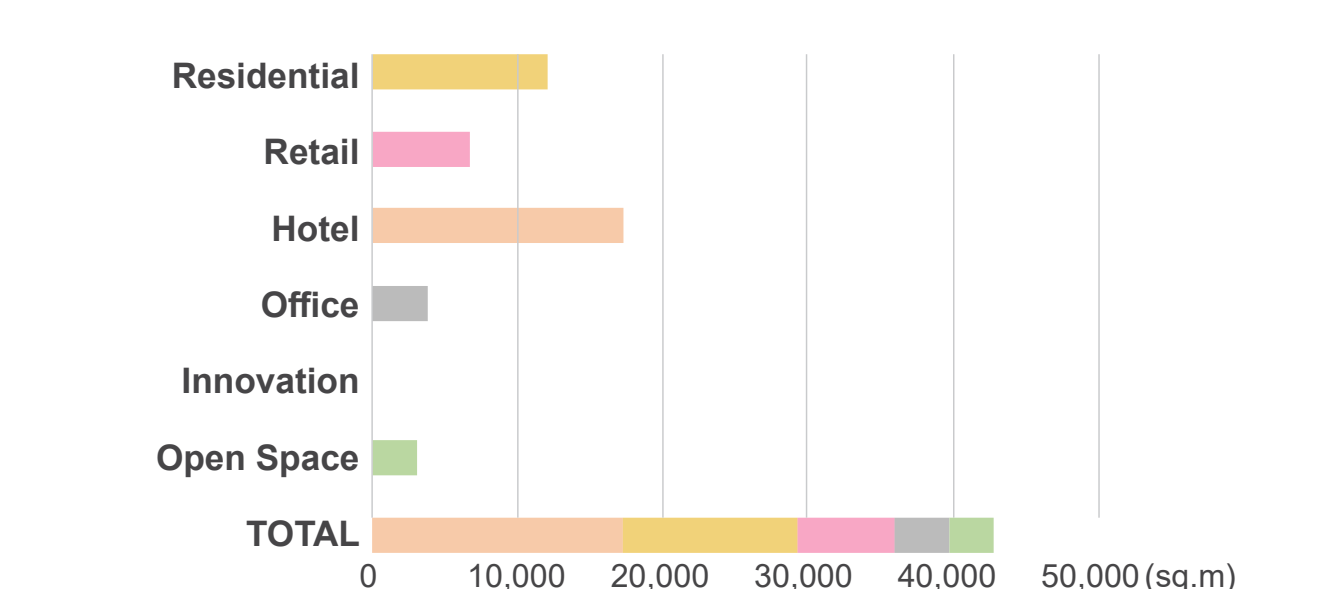
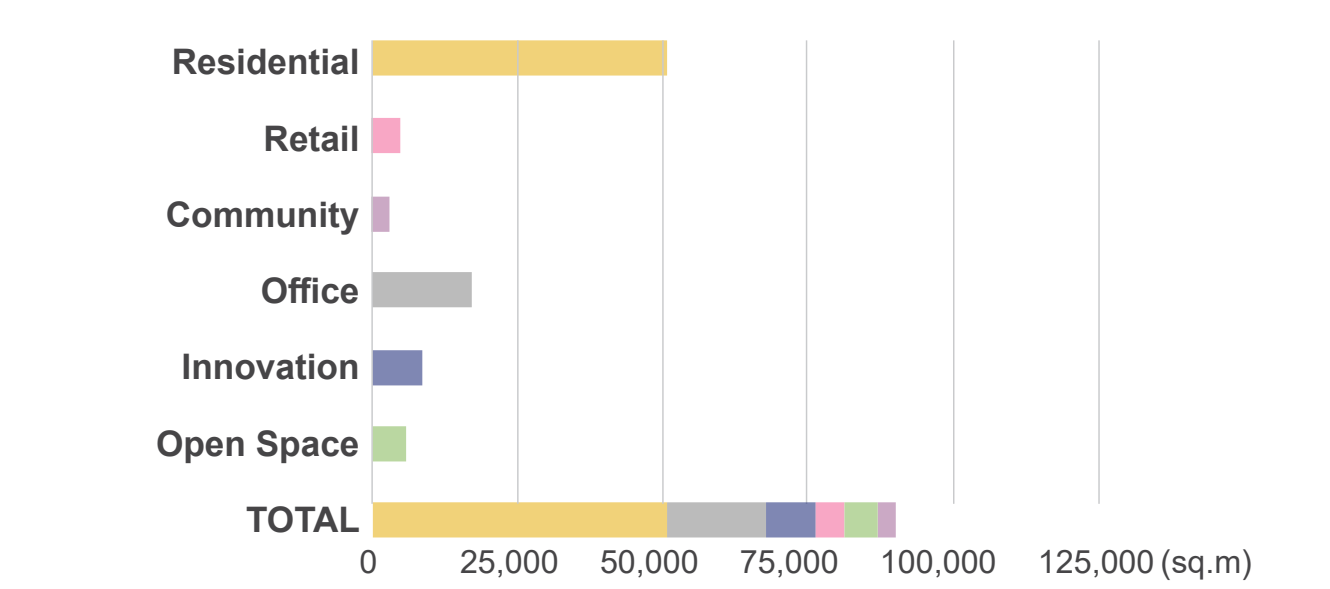
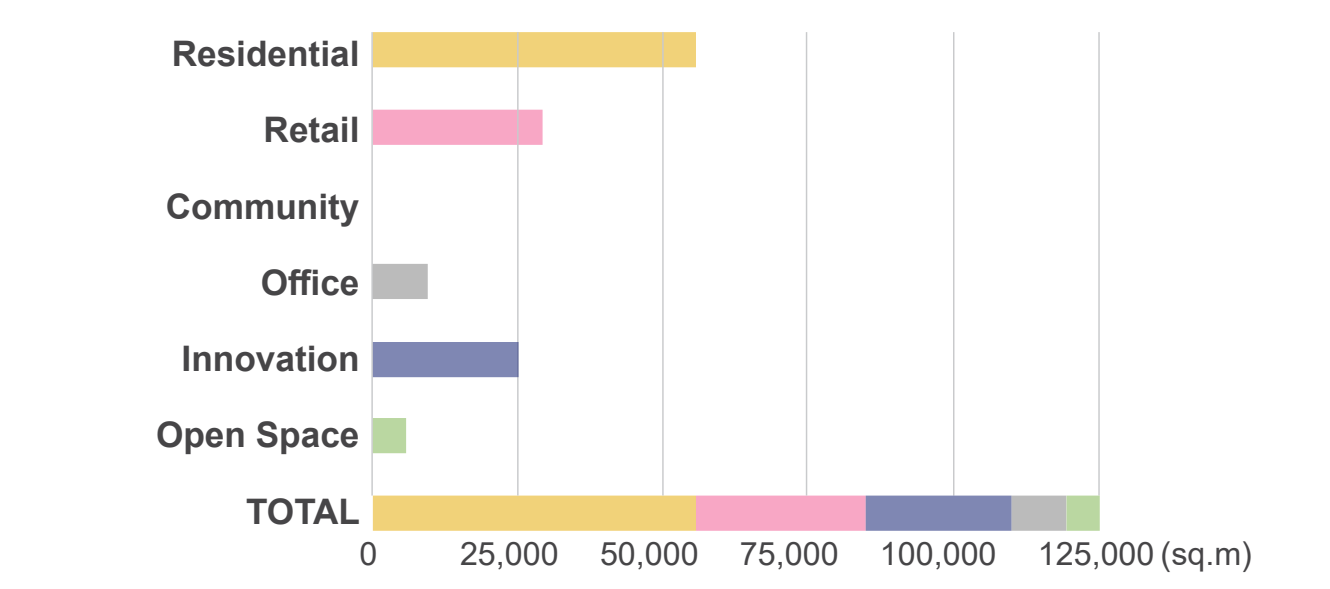


2031 - 2034

PHASE IV



AFTER 10 YRS



TOTAL DEVELOPMENT