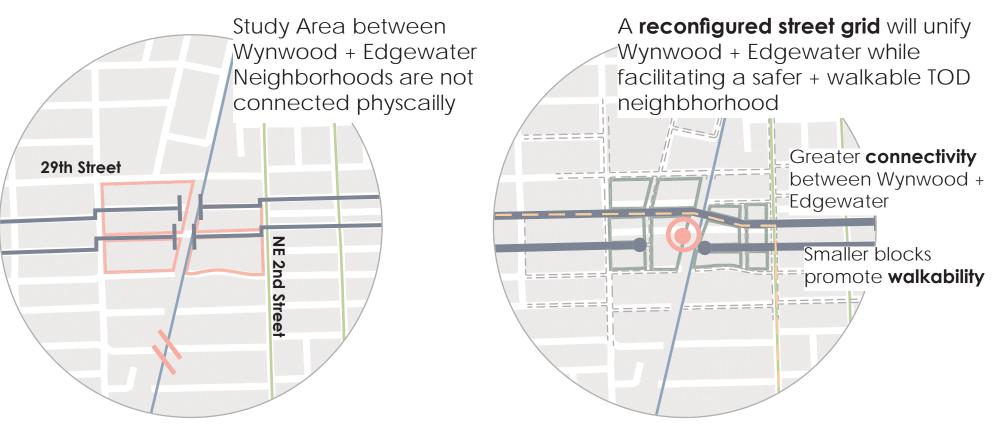
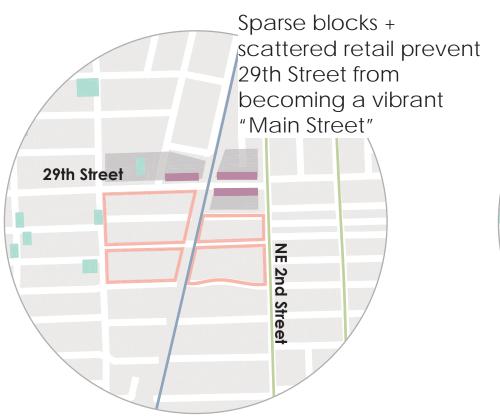
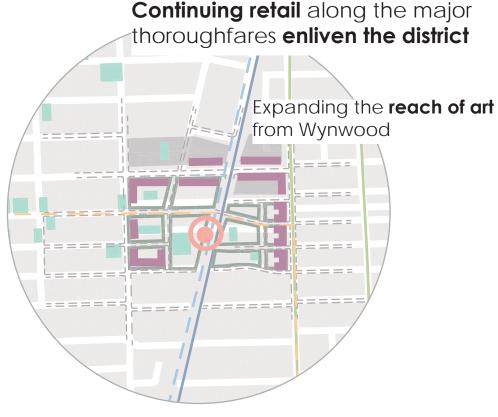
ROCK RIDGE

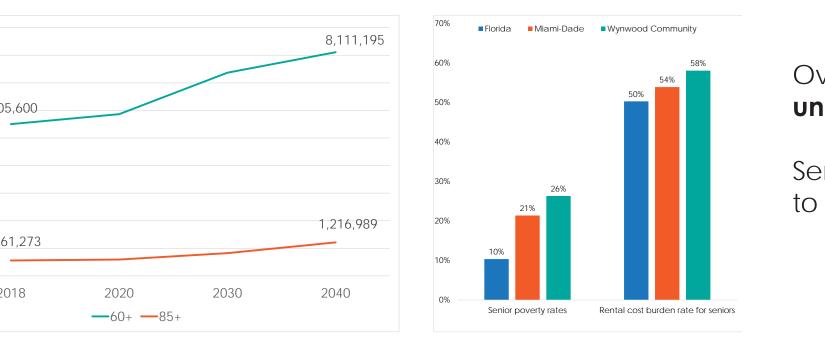
STUDY AREA SITE

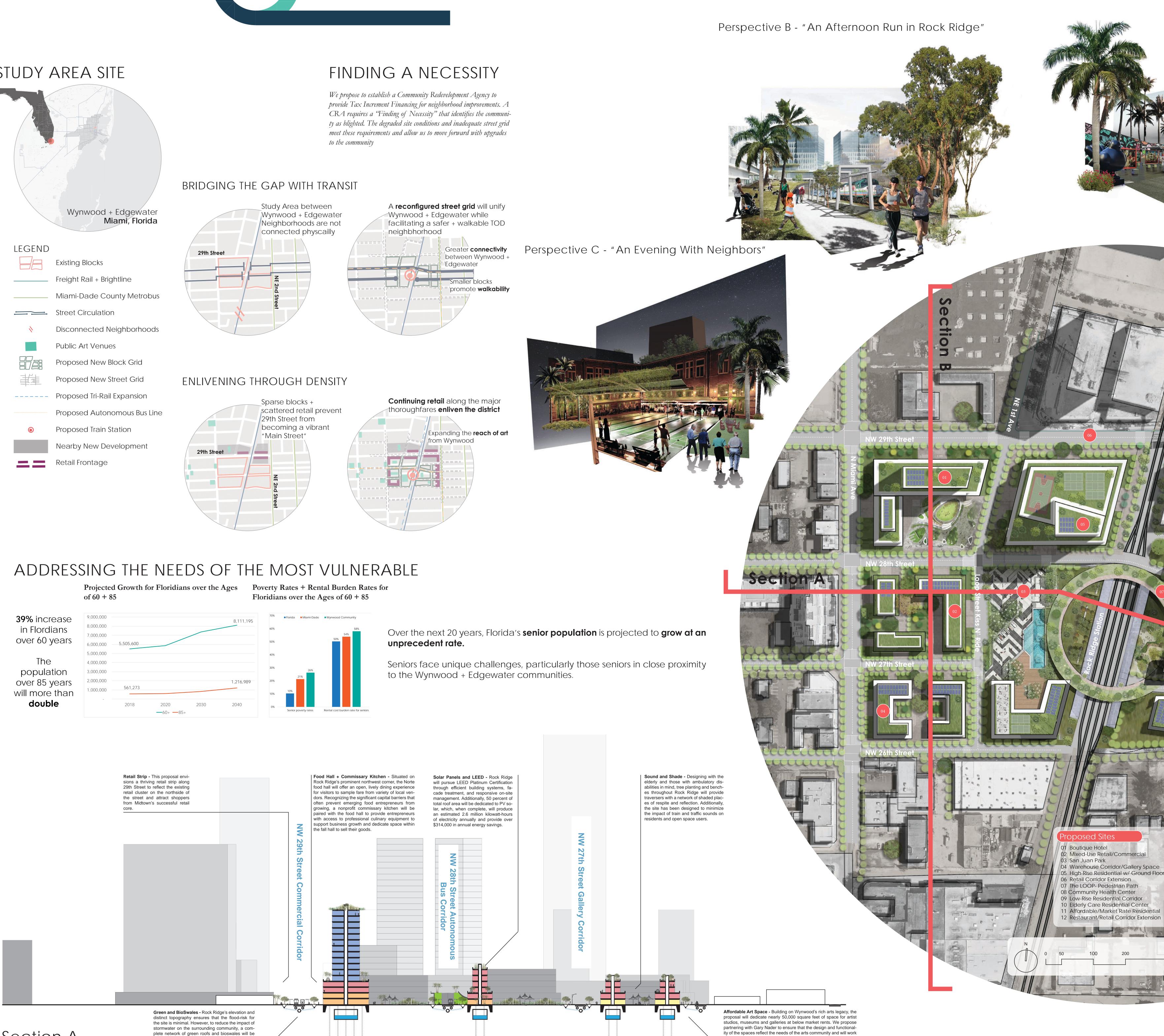






installed to manage all rainfall on site.





with his consultation to provide public art throughout the site.

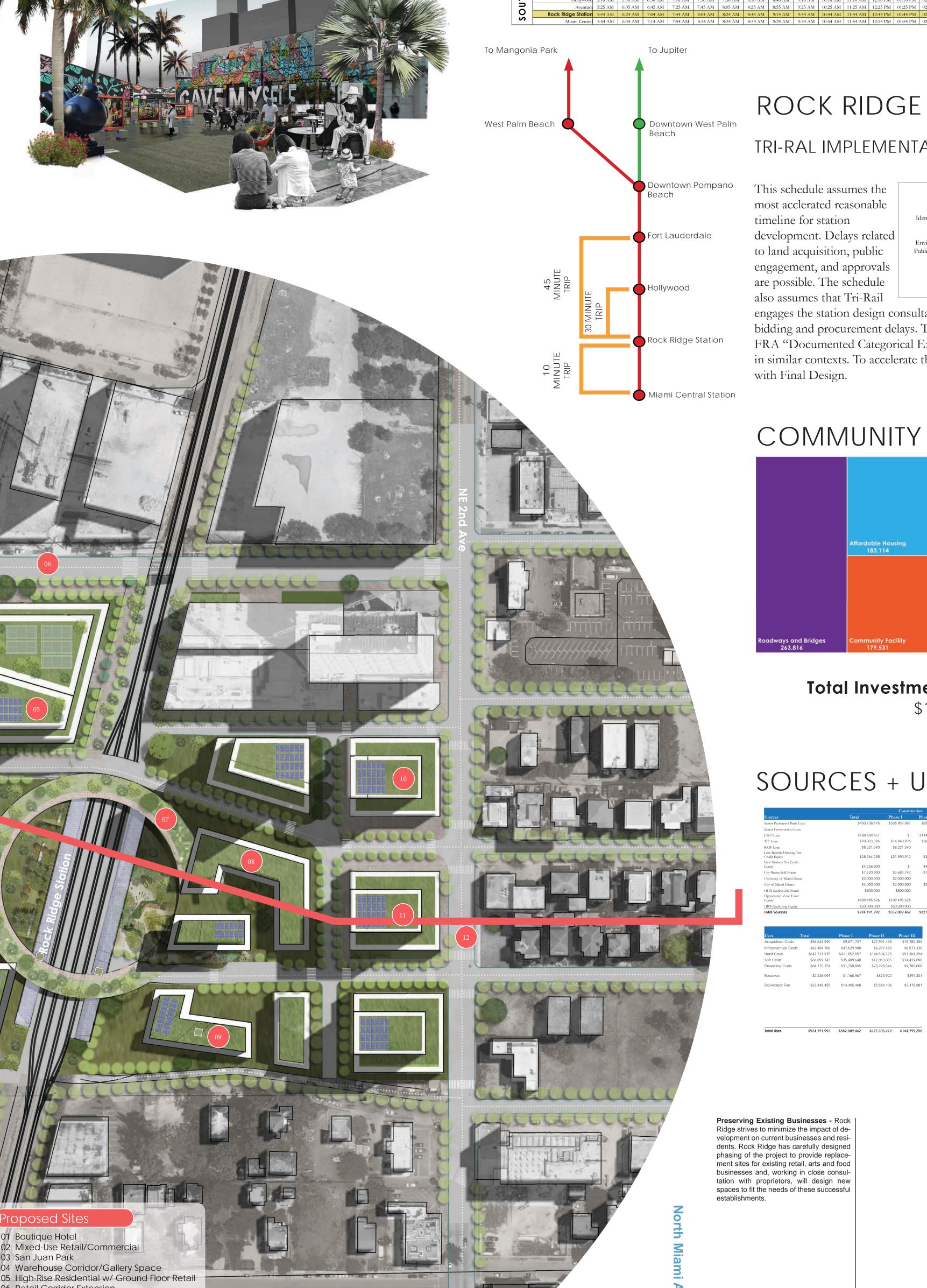
Section A

TRI-RAIL SCHEDULE PROPOSED 2023

Perspective A - "A Day Immersed In Art"

Train schedule mirrors existing Tri-Rail schedule. Distance between stations estimated based on existing Tri-Rail running times.

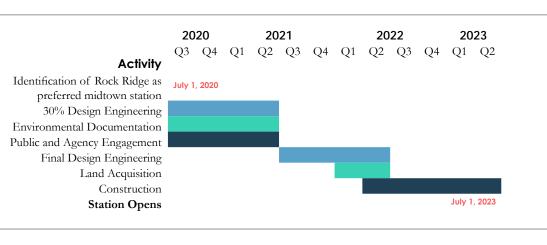
1 2 3 4 5 6 7 8 9 10 1 12 13 14 15 16 17 18 19 20 21 22 23 24 Miani Central 4:15 AM 5:10 AM 5:35 AM 6:00 AM 6:20 AM 7:00 AM 7:00 AM 7:00 AM 7:00 AM 9:20 AM 10:20 AM 12:20 PM 01:20 PM Add 5.94 M 5.94 M 5.29 AM 5.24 M 6.19 AM 6.39 AM 7.19 AM 7.59 AM 8.39 AM 9.39 AM 1.39 AM 1.39 AM 0.329 PM 0.329 PM 0.400 PM 0.440 PM 0.50 PM 0.530 PM 0.607 PM 0.630 PM 0.607 PM 0.630 PM 0.607 PM 0.630 PM 0.630 PM 0.600 PM 0.630 PM Ingoin Park 4:00 Al 5:00 Al 6:00 Al 6:00 Al 6:00 Al 7:00 Al Miami Central 5:54 AM 6:34 AM 7:14 AM 7:54 AM 8:14 AM 8:34 AM 8:34 AM 9:24 AM 9:54 AM 10:54 AM 11:54 AM 12:54 PM 03:54 PM 04:54 PM 05:34 PM 06:54 PM 06:54 PM 06:54 PM 06:32 PM 06:32 PM 08:09 PM <th



ROCK RIDGE TRAIN STATION

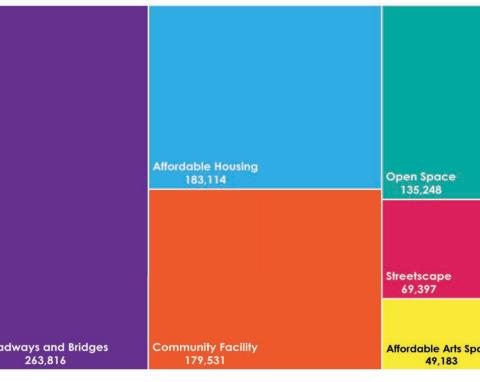
TRI-RAL IMPLEMENTATION TIMELINE

This schedule assumes the most acclerated reasonable timeline for station development. Delays related to land acquisition, public engagement, and approvals are possible. The schedule also assumes that Tri-Rail



engages the station design consultant on a Progressive Design-Build basis, to eliminate bidding and procurement delays. The level of environmental analysis is proposed to be an FRA "Documented Categorical Exclusion," consistent with other commuter rail stations in similar contexts. To accelerate the schedule, some site prep activities will be overlapped with Final Design.

COMMUNITY BENEFITS



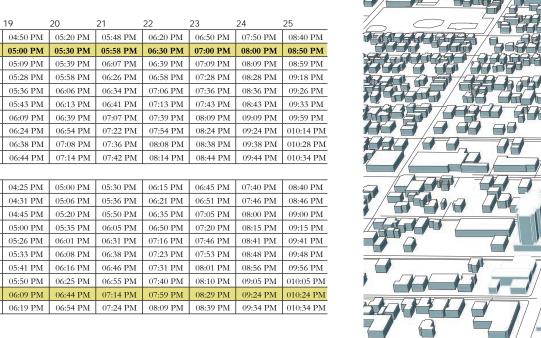
Total Investment in Community Benefits: \$101,412.189.00

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				•						
		Construction					Permanent			
Sources	Sources			Phase I Phase II		Phase III	Total	Phase I	Phase II	Phase III
Senior Permanent Bank Loan		\$45	0,738,176	\$336,957,067	\$65,697,689	\$48,083,420	\$-	\$-	\$-	:
Senior Construction Loan							\$619,329,922	\$358,858,151	\$159,112,290	\$101,359,48
EB-5 Loan		\$18	8,689,657	\$-	\$114,487,850	\$74,201,807				
TIF Loan		\$7	0,003,396	\$14,940,976	\$36,282,065	\$18,780,355	\$70,003,396	\$14,940,976	\$36,282,065	\$18,780,35
RRIF Loan		\$	8,221,340	\$8,221,340	\$-	\$-	\$8,221,340	\$8,221,340	\$-	
Low-Income Housing Tax		¢.9	8.764.298	\$21,990,912	\$3.039.709	\$3.733.677	\$28.764.298	\$21.990.912	\$3.039.709	\$3.733.67
Credit Equity New Markets Tax Credit		52	8,704,298	251'AAO'A15	\$3,039,709	\$3,733,077	\$28,704,298	\$21,990,912	\$3,039,709	\$3,733,07
Equity		\$	4,258,800	\$-	\$4,258,800	\$-	\$4,258,800	\$-	\$4,258,800	
City Brownfield Bonus		\$	7,220,900	\$5,683,742	\$1,537,158	\$-	\$12,130,466	\$-	\$12,130,466	
University of Miami Grant		\$	2,000,000	\$2,000,000	\$-	\$-	\$12,479,941	\$-	\$12,479,941	
City of Miami Grants		\$	4,000,000	\$2,000,000	\$2,000,000	\$-				
HUD Section 202 Funds			\$800,000	\$800,000	\$-	\$-				
Opportunity Zone Fund		\$10	9.495.426	\$109,495,426	S-	S-	\$169.003.830	\$148.078.084	\$-	\$20.925.74
Equity HIPI-Qualifying Equity		\$50,000,000		\$50,000,000		3- S-	\$109,003,630	\$140,070,004	D -	\$20,923,74
Total Sources		\$924,191,992		\$552,089,462		\$144,799,258	\$924,191,992	\$552,089,462	\$227,303,272	\$144,799,25
		¢72	.,	\$002,007,102	\$227,000,272	¢111,777,200	\$721(171(772	\$002,007,102	\$227,000,272	4111 <i>,111</i> ,2
Uses	Total	Phase I	Phase II	Phase	ш					
Acquisition Costs	\$56,643,590	\$9,871,737	\$27,991,	498 \$18,7	80,355					
Infrastructure Cost	\$62,484,780	\$47,629,980	\$8,277,	470 \$6,5	77,330					
Hard Costs	\$647,721,975	\$411,852,857	\$144,504,	725 \$91,3	64,394					
Soft Costs	\$66,891,743	\$35,409,648	\$17,063,		19,090					
Financing Costs	\$64,775,359	\$31,758,805	\$23,228,	546 \$9,7	88,008					
Reserves	\$2,226,091	\$1,160,967	1,160,967 \$673,		91,201					
Developer Fee	\$23.448.455	\$14,405,468	\$5,564,	106 \$3,4	78,881					

Preserving Existing Businesses - Rock Ridge strives to minimize the impact of development on current businesses and residents. Rock Ridge has carefully designed phasing of the project to provide replacement sites for existing retail, arts and food businesses and, working in close consultation with proprietors, will design new spaces to fit the needs of these successful

Phase one

DEVELOPING THE CONERSTONE OF A COMMUNITY Constructing Rock Ridge Station





Jobs Strategy - The greater Rock Ridge area has seen growth in employment and investment in clean energy, life sciences, and tech nology, three core priority "high*impact" industries that qualify for* special Florida tax and economic levelopment incentives. These high-paying industries would provide greater economic opportunit, for local residents. As a result, our financing strategy anticipate

use of targeted incentives to at-Affordable Arts Space diverse diverse diverse diverseoffice program.

Transit Station - The new Rock Ridge

Tri-Rail Station would provide 25 daily

roundtrips to downtown Miami and

points north like Hollywood, Fort Lau-

derdale, and West Palm Beach, con-

necting the new community with the

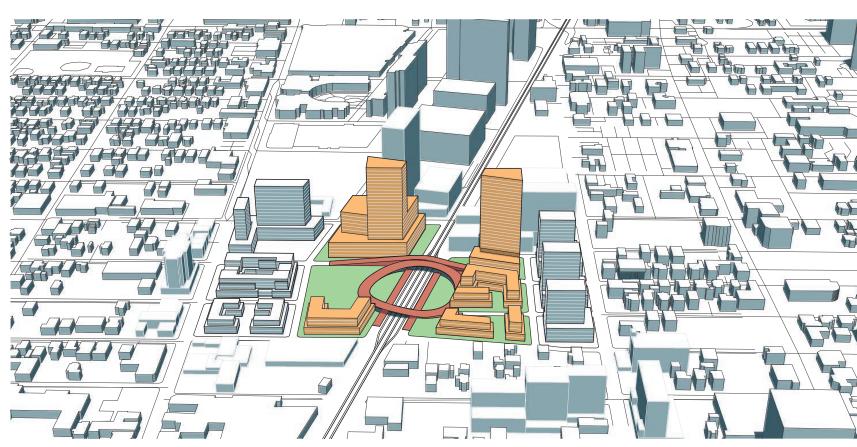
entire region. We propose to enhance

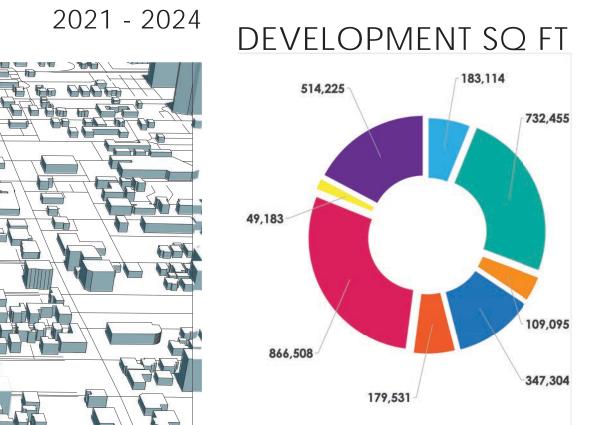
the concept plan with a pedestrian

bridge, ADA accessibility improve-

ments, and connections to other tran-

sit modes.

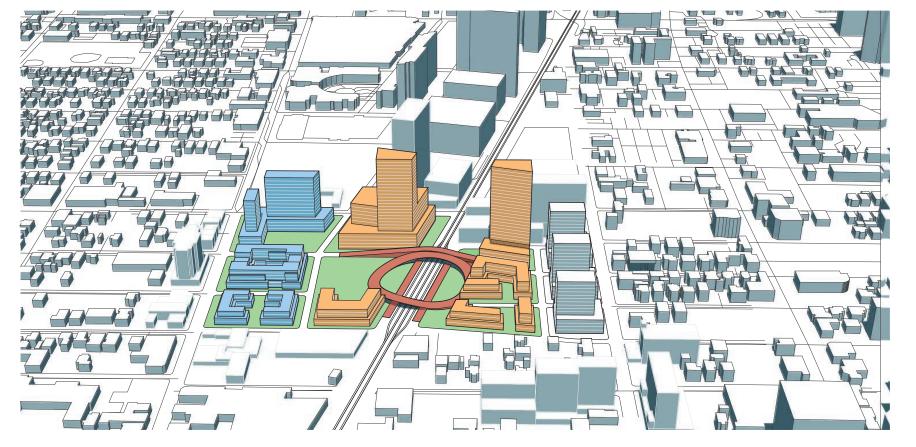


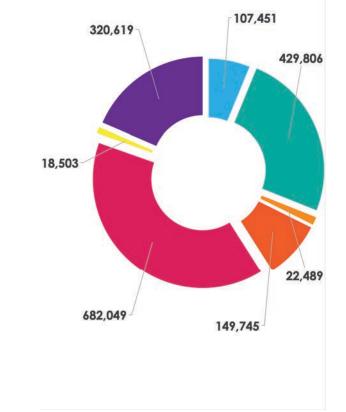


PHASE TWO

CREATING AN ARTS + ENTERTAINMENT DISTRICT Connecting Wynwood to the East



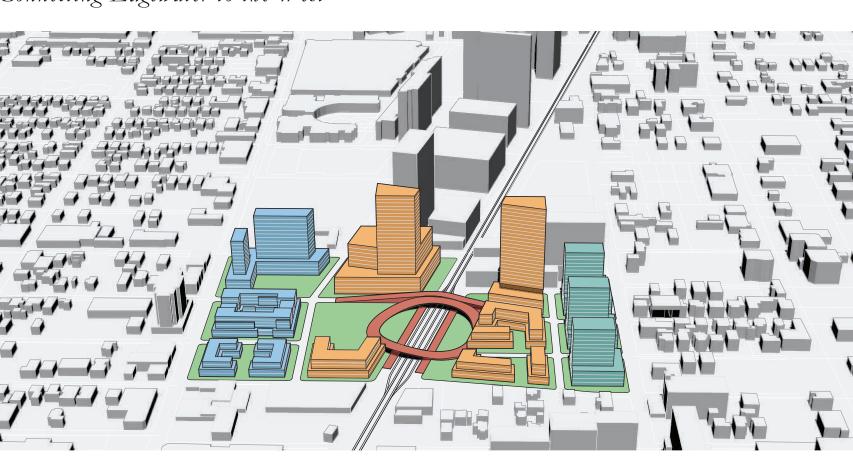




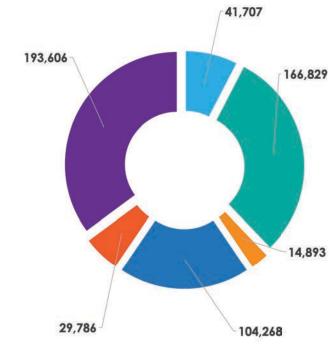
PHASE THREE

ESTABLISHING A RESILIENT NEIGHBORHOOD Connecting Edgewater to the West

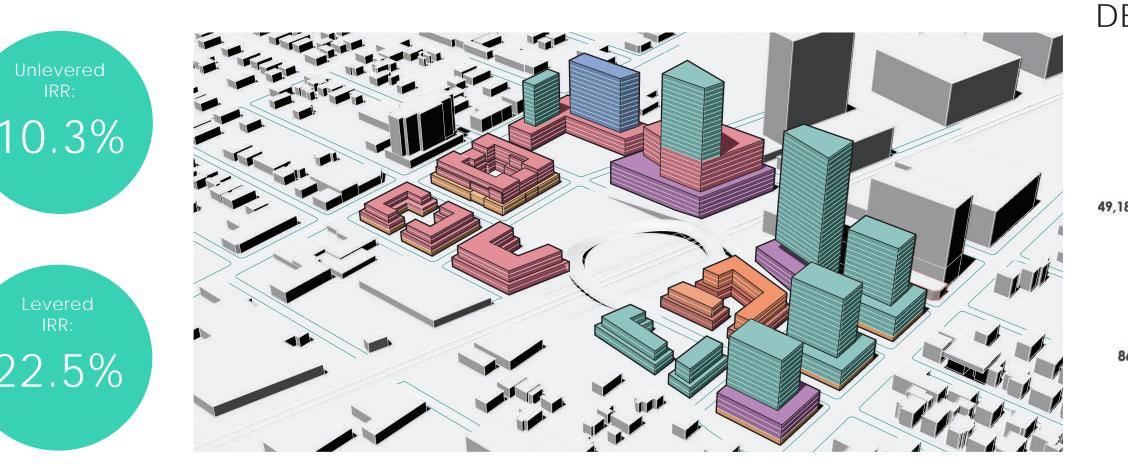
2025 - 2028



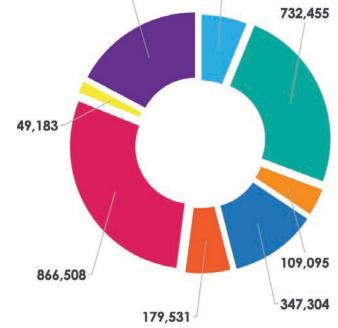
DEVELOPMENT SQ FT



FULL BUILD OUT

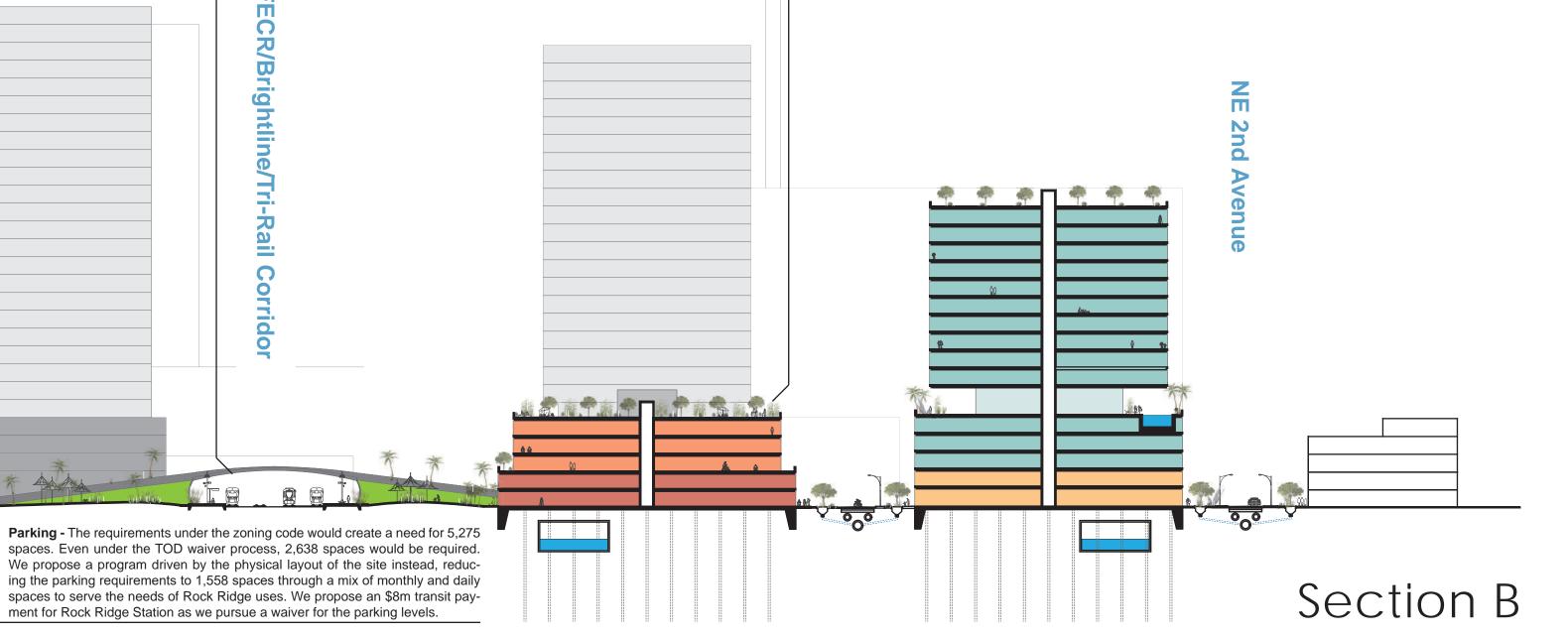


DEVELOPMENT SQ FT









Pace Center - To serve Rock Ridge's older resi-

dents and the growing senior community in Wyn-

wood and the larger region, Health Link, a Pro-

grams of All-Inclusive Care for the Elderly (PACE)

center, will provide medical, nutritional, physical

therapy, counseling, and other essential services

to ensure that seniors are well-supported and able

to thrive in their community. Health Link, which will

receive funding through Medicare and Medicaid,

will be managed and operated by Miami Jewish

Health System, the county's PACE provider.