Team Code: 2019508

LA PLAZA CIVICA

ARTISTIC •
ACCESSIBLE •
INTEGRATED •

La Plaza Civica denotes the significance of the city district, and the station. The Plaza is the grande access to the station, a living heart reconnecting the city. It serves residents, welcomes visitors, and provides critical environmental services, while heightening the significance of Midtown Miami's unique identity.

SITE PLAN

ACCESSIBLE

- A Archiblue Cinema
- B The Gaslamp Restaurant Building A
- C The Gaslamp Restaurant Building B
- D The Gaslamp Restaurant Building C
- E The Gaslamp Restaurant Building D
- F The Gaslamp Restaurant Building E
- G MELD Live/Work Hostel
- H Oasis A Office Space
- I Ambiro Hotel and Condos
- J Tri Rail and Brightline Transit Station
- K Carnival Amphitheater
- L Spiralpad
- M Ground Central Market & Food Hall*
- N Publix Grocery Store*

ARTISTIC

- O Brera Arts District Building A
- P Brera Arts District Building B
- Q Brera Arts District Building C
- R Brera Arti District Building D
- S Nader Museum & STEAM School

INTEGRATED

- T Bright Horizons Daycare & Housing
- U Residential Building A
- V Residential Building B
- W Residential Building C
- X Emergency Care Center
- Y Residential Building E
- Z Residential Building F
- AA Residential Building G

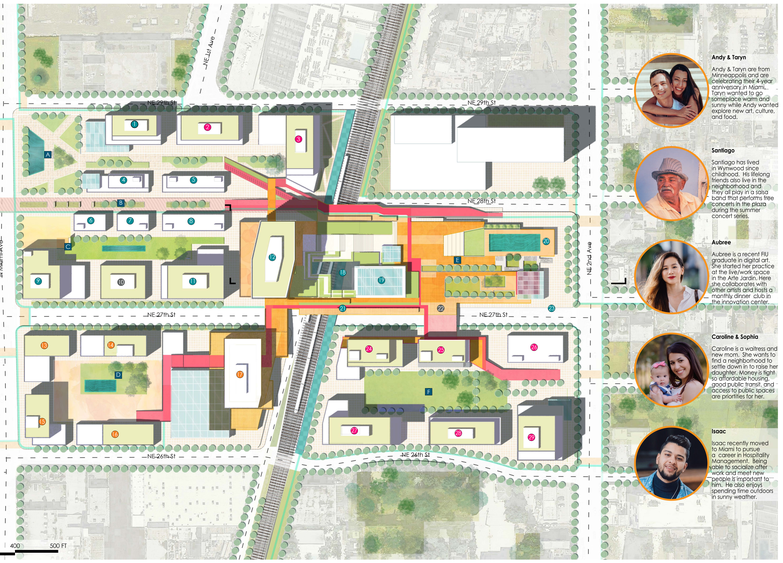
OUTDOOR SPACES

- A Esquina Park
- B Mural Preservation Art Walk
- C Paseo del Prado
- D The Gaslamp Art Park
- E Parque Central
- F The Perch Residential Park

SUPPORT

- G Parking & Data Center
- H Parking Garage*

*Located under "E" - Parque Central



Andy & Taryn
Andy & Taryn are from Minneapolis and are celebrating their 4-year anniversary in Miami. Taryn wanted to go somewhere warm and sunny while Andy wanted explore new art, culture, and food.

Santiago
Santiago has lived in Wynwood since childhood. His lifelong friend, Andy, is from the neighborhood and they all pay in a band band that performs free concerts in the plaza during the summer concert series.

Aubree
Aubree is a recent FIU graduate in digital art. She started her practice at the live/work space MELD. She enjoys the collaborative with other artists and hosts a monthly dinner club in the innovation center.

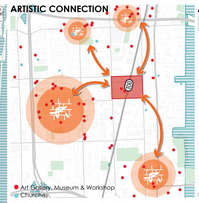
Caroline & Sophia
Caroline is a waitress and new mom. She wants to find a neighborhood to settle down in to raise her daughter. Money is tight, so affordable housing, good public transit, and access to public spaces are priorities for her.

Isaac
Isaac recently moved to Miami to pursue a career in Hospitality Management. Being able to socialize after work with other people is important to him. He also enjoys spending time outdoors in sunny weather.

OVERALL VIEW

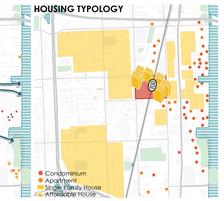
RAILWAY CONNECTION

ARTISTIC CONNECTION



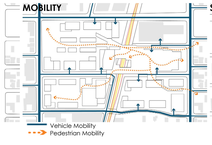
ACCESSIBILITY

HOUSING TYPOLOGY

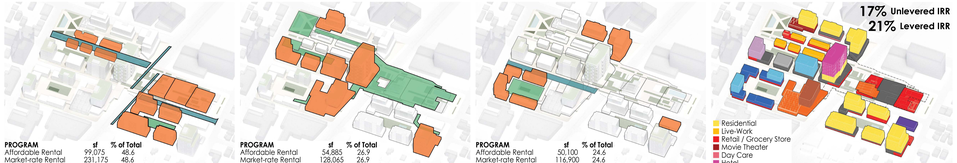


OPEN SPACE

MOBILITY



SUSTAINABILITY



17% Unlevered IRR
21% Levered IRR

PHASING 1

PROGRAM	sf	% of Total
Affordable Rental	99,075	48.4
Market-rate Rental	231,175	48.6
Luxury residential suites	-	0
Hospitality	-	0
Office	38,350	12.8
Garage	146,375	42.1
Public Infrastructure	133,600	23.4
Bars & Restaurants	46,400	52.6
Retail	19,875	27.8
Community Amenities	20,600	12.6
Total Cost	**$ 100,930,866**	

PHASING 2

PROGRAM	sf	% of Total
Affordable Rental	54,885	26.9
Market-rate Rental	128,065	26.9
Luxury residential suites	89,000	100.0
Hospitality	249,360	100.0
Office	152,830	50.8
Garage	142,440	41.0
Public Infrastructure	250,540	43.9
Bars & Restaurants	41,800	47.4
Retail	19,150	26.8
Community Amenities	106,775	65.3
Total Cost	**$ 186,917,831**	

PHASING 3

PROGRAM	sf	% of Total
Affordable Rental	50,100	24.6
Market-rate Rental	116,900	24.6
Luxury residential suites	-	0.0
Hospitality	-	0.0
Office	109,600	36.4
Garage	58,750	16.9
Public Infrastructure	187,000	32.7
Bars & Restaurants	-	0.0
Retail	32,500	45.4
Community Amenities	36,100	22.1
Total Cost	**$ 72,071,259**	

LAND USE

- Residential
- Live-Work
- Retail / Grocery Store
- Movie Theater
- Day Care
- Hotel
- Hostel
- Class A Office
- Class B Office
- Data Center
- Garage
- Cultural / Public
- STEAM School
- Emergency Center

TOTAL PROGRAM

2,561,245 SF

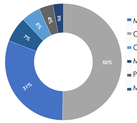
Affordable Rental	204,060
Market-rate Housing	565,140
Hospitality	249,360
Office	300,780
Garage	347,565
Public Infrastructure	571,140
Retail	159,725
Community Amenities	163,475

Financial Summary

17%	Unlevered IRR
21%	Levered IRR
0.5	Loan to Value Ratio
$35	Million Investment in Public Infrastructure
$450	Million in Total Development
$90	Million Current Site Value
$887	Million Projected Site Value
$17	Million in Funding Partnership

FUNDING SOURCES

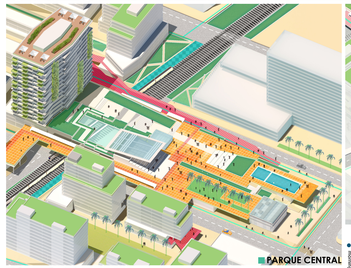
$ 452,223,774

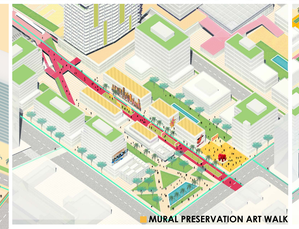


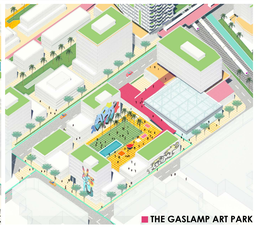
- Mideagewyn Investment Opportunity Fund
- Construction To Mini-Perm Debt Financing
- Opportunity Zone - CDFI Fund
- Miami Forever Bond
- Public - Private Partnership
- Miami-Dade County TIID

Development Summary

170	Affordable Housing Units
560	Apartments
500	Hotel & Hostel Rooms
1100	Garage Parking Spaces
40	Estimated Restaurants, Bar & Entertainment Spaces
167,080	S.F Arts Studio Offices & Coworking Spaces
188,750	S.F Green Squares & Maker Space
145,275	S.F in Community Amenities


PARQUE CENTRAL


MURAL PRESERVATION ART WALK


THE GASLAMP ART PARK

Parque Central

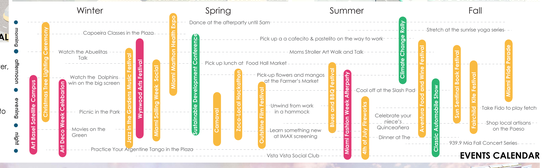
Parque Central is a place where people gather. A variety of venues for hanging out. Amphitheater, outdoor art exhibitions, urban gardens, a sports field, and a children's paddling pool.

Mural Preservation Art Walk

The valuable existing murals will be preserved. Walls are kept with murals and moved as artworks to continue the existing memory of our site.

The Gaslamp Art Park

This public space will be a market-place for artists to display, sell, and make art.


Winter
Spring
Summer
Fall
Dance at the afterparty until 5am
Capoeira Classes in the Plaza
Pick up a a cafecito & pastelito on the way to work
Watch the Aquellas Talk
Moms Stroller Art Walk and Talk
Pick up lunch at Food Hall Market
Watch the Dolphins win on the big screen
Pick-up flowers and mangos at the Farmer's Market
Unwind from work in a hammock
Picnic in the Park
Movies on the Green
Learn something new at MIAM screening
Practice Your Argentine Tango in the Plaza
Celebrate your niece's Quinceañera
Dinner at The
Cool off at the Slash Pool
Stretch at the sunrise yoga series
Take Fido to play fetch
Shop local artisans on the Paseo
Vista Vista Social Club
939 X Mini Fall Concert Series
Publix
Esquina
Paseo del Prado
Esplanade
Art Basel Satellite Events
Art Walk Third Thursday
Cocktails Outside Cafe Salvador
Wynwood Art Walk
Wynwood Art Walk
Wynwood Art Walk