2021 ULI Hines Competition

WINNING TEAM RECEIVES $50,000
FINALIST TEAMS EACH RECEIVE $10,000

Since 2001, the ULI Hines Student Urban Design Competition has challenged graduate students to develop land use and economic development proposals for a team of five students to propose a development plan for a real site in North America, presenting a vision, site plan, market analysis, and financial plan. ULI will announce the 2021 host city and site when the competition begins.

COMPETITION DATES: JANUARY 11-25, 2021

REGISTER YOUR TEAM BY FRIDAY, DECEMBER 4, 2020

ULI.ORG/HINES

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.
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
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
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 20th Street and NE 26th Street as constituting a development opportunity. This private partnership, the Mideogwen Group, has recently acquired the 48 parcels previously identified as the Competition Site. The Mideogwen 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 Mideogwen 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 action
8. Design with natural systems
9. Maximize co-benefits
10. Harness innovation and technology

See the Google Drive folder, titled “2020 ULI Mies Student Competition Resources” for a map and list of all parcels within the Study Area. The parcels number 1 to 31 on the west side and 1 to 32 on the east side.
Virtual Finals