

Summary Statement:

HHG breathes new life for Miami as an academic medical clinic, oriented around outstanding services and exceptional care. This new regional meeting place resurrects a core sense of place and community where well-being improvements beat through art-based placemaking strategies. **Smart transportation, interactive public spaces, flexible designs, and enterprise economics** nourish eclectic places and connect people to more sustainable rhythms through life. By enhancing the existing city neighborhoods of Miami, more resilient urban tissues prosper together.

Design Narrative:

Miami health services and its associated data management systems are currently located in endangered storm surge zones. Looking to expand their existing behavioral health practices elsewhere, upland connectivity strategies permit more optimal cycles of medical practice. Repositioning University of Miami's data management systems to higher ground also invites data repository and research programs to merge with clinical practice. This multi-purposed development repositions infrastructure needed to augment existing medical frameworks into readily compliant functions. In times of regional crises, it also functions as a safe evacuation area. By doing so, reliance becomes resilient.

Establishing Quality of Life

Not only does HHG bolster existing health districts into engaging centers that affirm life and hope through combined healing environments, it promotes adapt-to-thrive mentalities. Public-Private partnerships with Baptist Health South Florida and University of Miami leverage decentralized social enterprise networks that hybridize art and medicine.

Immediate market demands of the aging population are met on site. Expanded health district assets needed to sustain adjacent development densities provide equitable healthcare access. Multipurposed programming provides employment and recreation for all Miami neighborhoods. Integrating clinical practice, education, and research programs oriented around art therapies boosts internal well-being and encourages external healing. In doing so, a healthy mix of use and housing integrates to serve the demands of untapped performance-based markets.

Enhancing Accessibility and Connectivity

The existing Miami MetroLine and Trolley routes within its surrounding districts are reinforced by predestined transit-oriented development. Bisecting Wynwood's global arts center and Edgewater's city neighborhood, HHG performs as a pivotal artery between seaside and post-industrial infrastructures.

A thriving crossroads community flourishes by infusing **smart transportation** infrastructures that propose Tri-Rail's station expansion, Wynwood's Business Improvement District active street connections, and Brightline's regional high-speed transit between Miami and Orlando.

Strategic regenerative designs of **interactive public spaces** mitigate storm surge concerns, integrate eclectic neighborhoods at and around the area, and safeguard the Miami region in times of flood emergencies. Synthesizing these transformative and therapeutic processes grant diverse social interactions between patients, the arts, and the greater community.

Anchoring Economic Capacity

By managing well-formulated programs that reinforce proper Floridian medical governance structures, equitable returns are optimized. Aligned with **flexible designs**, vacant spaces between or within programmed spaces are activated and repurposed to combine the performing arts into galleries that promote culture and interactive art.

In developing a care-based environment supported through **enterprise economics**, a synergized approach with the local health industry preserves the unique industrial and artistic characteristics of Wynwood. Strengthened from the broken pattern of poverty, new social options flourish. The forgotten industrial district blossoms into a bustling, health-driven, central district.

The cultivation of thriving live, work, play environments that HHG encompasses is an exemplary model which heartens others to follow its build-to-suit approach. It is not just a complete community rooted in the arts and well-being; it is one that continues to diminish the edge effect of socioeconomic discrepancies. Through these strategies, it establishes and encourages a new civically engaged middle class to embrace change and encourage healthy-life enriched activities.

Financial Narrative:

The Wynwood area is medically underserved according to the Health Resource & Services Administration (HRSA). After analyzing the compact development occurring along the shorelines north, south, and east of the site, we foresee an accessible healthcare opportunity. Prior to construction, 33 of the 35 additional parcels which exclude Edgewater's Parcels 1 and 2 were acquired and absorbed into the program. Internal storm surge systems incorporated in the hotels and academic medical clinic enhance its existing utility and sewer infrastructures. The cisterns repurpose buildings to 'take baths' in times of severe storms, protecting Wynwood in dire situations. These acquired and adaptive infrastructures develop a nearly 300,000sf anchor medical tenant, increasing overall site value from \$151mil to \$669mil in ten years.

Flexible Financing

Prelease build-to-suit methodologies were factored into the decision matrix of this development. "Smart Growth" partnerships between public-private investors within HHG's Opportunity Zone leverage Miami Forever Bonds to create a large programmed greenspace in an area with few existing options. We anticipate working with stakeholders to expand the existing Midtown Miami Community Development District south of 29th street. The expansion allows for a stream of TIF revenues from the site, likely to exceed \$10 million annually by 2030. While we've only contemplated approximately \$35 million in public land and facilities over the course of the 10-year hold, this stream of revenue could be bonded and, based on our projections, fund upwards of \$100 million in public improvements.

Executing development strategies that steer from the highest margin/highest risk categories like luxury condos, we bet on the market demands of the surrounding neighborhoods rather than foreign investors. Hedging on the inclination to make other land use additions with numerous asset classes, the full 10-year holding period is 29.0% levered IRR.

Facilitated Change

Despite the recent cool-off in the residential market, careful but decisive action was taken to leverage the momentum transit stations have on the localized growing demands for office and hotel. Entering this market with 404 units, HHG is uniquely positioned to advance these markets with its proximity to immediate transit access. Incorporating preleased office spaces in the first two phases is justified, since our first phase development brings the office market demand online.

Low and mid-priced condos are expected to absorb under a wider range of market conditions. Financial prospects expect long-term stability of these asset classes. Developed continued care housing is within walking distance to pharmacies, medical offices, active lifestyle recreation spaces, and nutrition-based programs. Senior Continuing Care facility will fill a local market gap and operate symbiotically with the adjacent hotel, and medical center. An FHA 232 Senior Housing Loan will largely fund the \$90 million facility, increasing leverage with a high LTC, and reducing the cost of borrowing with a low rate.

Finally, HHG is proud to promote equity and inclusivity by making 22% of its units affordable for families by 2031, comfortably exceeding the 10% minimum threshold. Approximately \$40 million in Low-Income Housing Tax Credits help offset the costs of development.