

The background is a faded photograph of a modern building with large windows and palm trees. Overlaid on this are several geometric shapes: a large blue number '03' on the right, a blue triangle in the top right corner, and a blue and grey triangle in the bottom right corner. The text 'PROJECT DETAILS AND PROGRAMING' is centered in a bold, black, sans-serif font.

PROJECT DETAILS AND PROGRAMING

03

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03

PROJECT OVERVIEW





The proposed redevelopment for this project not only complies with the Request For Proposals and the City of Miami Beach Land Development Regulations but also incorporates a sustainable and resilient design with LEED Gold and WELL certification. The focus of the design is to preserve the art deco look and feel of Miami Beach, while at the same time incorporating new building preservation that adheres to zoning regulations. The project's first floor is designated for commercial space while all upper floors are residential, and the remaining FAR allows for future flexibility in the building's design.

WORK & HIRE LOCALLY

The project aims to not only provide housing but also create economic opportunities for the community. The development team plans to hire locally and work with a local workforce housing provider, providing affordable workforce housing for teachers, police officers, and firefighters. The retail and commercial spaces included in the project will tap into the tourist industry and attract new businesses to the community, creating job opportunities and supporting entrepreneurship. Additionally, the project includes a 10x10 meeting space for the community, providing a place for social connections, which is an essential aspect of fostering a healthy community.



PUBLIC ART

As part of the project, the development team will include public art spaces in the front, rear, and commercial lobby, as well as an art program, which aims to enhance the aesthetic value of the building and create a more attractive public space. To ensure the safety of the building, the site will have a CCTV system and on-site cameras for 24/7 coverage, as well as a lighting design for the entire site. Access to the roof will be restricted to residents only.

COMMUNITY ENGAGEMENT

The development team is also committed to engaging with local stakeholders and schools to determine local cultural programs and provide education and courses on real estate development, construction, and historic preservation. The project will serve as a platform to share real-time knowledge and insights from practitioners in the industry and within the local community.





In summary, the proposed redevelopment project aims to combine economic development with sustainability, historic preservation, and community engagement. The project will provide affordable workforce housing and create job opportunities, support entrepreneurship, and create social connections within the community. The development team aims to create a project that will serve as a model for future developments in the area, with a focus on engaging with the local community and fostering sustainable economic development.



PROGRAMMING & FLOOR AREA USE



GROUND FLOOR ACTIVATION

Our development project is committed to bringing a vibrant and diverse mix of retail and commercial tenants to the community. With 5,800 sqft of space on the first floor, we are working with experienced commercial real estate brokers to identify tenants who share our vision for enhancing the city. Our team understands the importance of carefully curating the tenant mix to ensure that the community receives the most benefit from the development.

One of the prime locations within the commercial space is the southeastern corner of the property, which we envision as the perfect spot for a cozy coffee shop and a lively restaurant. The commercial space will also have room for medical office tenants and creative office tenants, ensuring that the development caters to a range of businesses and professions.



OPTION 1

Commercial at ground level with residential units at level 2 and 3. Housing units would be a mix of 50% workforce meeting 120% AMI and 50% as market rate. Housing units would be a mix of studio, one- and two-bedroom units. We'll work with local community groups to source veterans seeking reasonably priced housing.

The lobby, café and coworking space would occupy the ground level of approximately 10,000 SF. The café would make up approximately 1000 SF and the co-working space would make up approximately 4,200 SF, remaining square footage would be common area and lobby spaces.

The second and third floor levels are approximately 20,000 SF; for a total building square footage of 34,000 SF including the basement. Second floor level would comprise of (4) one-bedroom and (15) studio units.

The third-floor level would comprise of (1) studio, (9) one-bedroom and (2) two-bedroom units. A total of 31 residential units.

A variance will be required for co-working and café programming, or require rezoning from RM-2 to GU or other option.

A variance will also be required for any parking needed to commercial programs, but the site can accommodate up to (20) parking spaces and this would need to be further refined.

No height issues in Option 1. The proposal does seek rooftop amenities like a viewing deck. Also, the project plans to be solar ready.

OPTION 2

Like Option 1, this option proposes commercial at ground level with residential units at level 2 and 3. However, housing units would be a mix of 20% workforce meeting 120% AMI and 80% as market rate.

Housing units would be a mix of studio, one- and two-bedroom units. The lobby, café and coworking space would occupy the ground level of approximately 10,000 SF.

The café would make up approximately 1000 SF and the coworking space would make up approximately 4,200 SF, remaining square footage would be common area and lobby spaces.

The second and third floor levels are approximately 20,000 SF; for a total building square footage of 34,000 SF including the basement.

Second floor level would comprise of (4) one-bedroom and (15) studio units. The third-floor level would comprise of (1) studio, (9) one-bedroom and (2) two-bedroom units. A total of 31 residential units.

A variance will be required for coworking and café programming, or require rezoning from RM-2 to GU or other option.

A variance will also be required for any parking needed to commercial programs, but the site can accommodate up to (20) parking spaces and this would need to be further refined.

No height issues in Option 2. The proposal does seek rooftop amenities like a viewing deck. Also, the project plans to be solar ready.

OPTION 3

This option is the same as option 2 with an additional (20) units of new construction to be built in a five-story construction at the southwest corner of the site along Washington Ave.

In addition to the 31 residential units and ground level commercial within the existing structure, the (20) new residential units would serve as marker rate.

The unit mix would be for 800 SF one-bedroom units with (5) units at each of the four floor levels above a ground level parking area.

There would be two means of egress and an elevator core. The elevator has the potential to serve the existing building too and should be further investigated should this option be the preferred and selected.

As before, a variance will be required for coworking and café programming, or require rezoning from RM-2 to GU or other option.

A variance will also be required for any parking needed for commercial and new residential unit construction. The site can accommodate up to (20) parking spaces and this would need to be further refined.

A variance to go above 50' in height would be required.

GROUND FLOOR ACTIVATION



GROUND FLOOR ACTIVATION

The entire ground level will be allocated to commercial functions such as café and co-working spaces with some areas serving as lobby and entry for residential units. The total area for this would equal roughly 10,000 SF. It is intended that the exterior areas would be further enhanced with landscape to allow for outdoor seating and activation along pedestrian pathways.



PARKING



PARKING

The parking provided as part of the proposed design of this redevelopment complies with the Request For Proposals and to the applicable provisions of the City of Miami Beach Land Development Regulations Chapters 30, relating to off-street parking, as adopted and may be amended from time to time. In accordance with Addendum No. 1, it is assumed for purposes of this proposal that the City will consider any amendments to the parking requirements for City Replacement Parking that may be required to facilitate the proposed redevelopment, including but not limited to potential amendments to the definition "main use" parking and/or adjustments to the parking requirements in the applicable parking district.



HISTORIC PRESERVATION



HISTORIC PRESERVATION

A 20% federal income tax credit is available for the rehabilitation of historic, income-producing buildings that are determined by the Secretary of the Interior, through the National Park Service, to be "certified historic structures." The Barclay building located at 1940 Park Avenue, Miami Beach, is a contributing building in the Miami Beach Architectural District, which is a National Register Historic District, and thus is eligible to utilize federal historic tax credits, pending approval through the review process described below. The State Historic Preservation Office and the National Park Service review the rehabilitation work to ensure that it complies with the Secretary of the Interior's Standards for Rehabilitation. The credit amount is based on the qualified rehabilitation expenditures. The Internal Revenue Service defines qualified rehabilitation expenses on which the credit may be taken.



HISTORIC PRESERVATION

PROCESS AND TIMELINE

The HTC application is a 3-part application reviewed by the State Historic Preservation Office (SHPO) and the National Park Service (NPS). Review timeframes are recommended and not mandated. Below is an overview of the process and timeline:

- Part 1 Evaluation of Significance** - this application requests a determination that the building is a certified historic structure eligible to utilize federal historic tax credits. The application contains an architectural description, building history and assessment of significance, and includes comprehensive pre-rehabilitation photographs. This application should be submitted early in the process and prior to construction commencement.

Submission	Typically 30 days after project initiation
SHPO Review Completion	30 days after submission
NPS Review Completion	30 days after SHPO review completion

Part 2 Description of Rehabilitation – this application requests approval for the proposed scope of work (including sitework, exterior, interior, new construction); submission should occur prior to the commencement of construction and as soon as schematic level drawings are available. It may be necessary to submit some MEP/RCP drawings, particularly in spaces that have historic ceiling finishes. This application should be submitted as soon as drawings are available and prior to construction commencement.

Submission	Typically 30 days after receipt of drawing package
SHPO Review Completion	30 days after submission
NPS Review Completion	30 days after SHPO review completion

Part 3 Request for Certification of Completed Work – this application requests final certification and is submitted once construction is complete. The application includes comprehensive photographs documenting completed conditions.

Submission	Typically as soon as construction is complete
SHPO Review Completion	30 days after submission
NPS Review Completion	30 days after SHPO review completion