

MIAMI BEACH
C**NNECT**

Introduction

Jackie Soffer

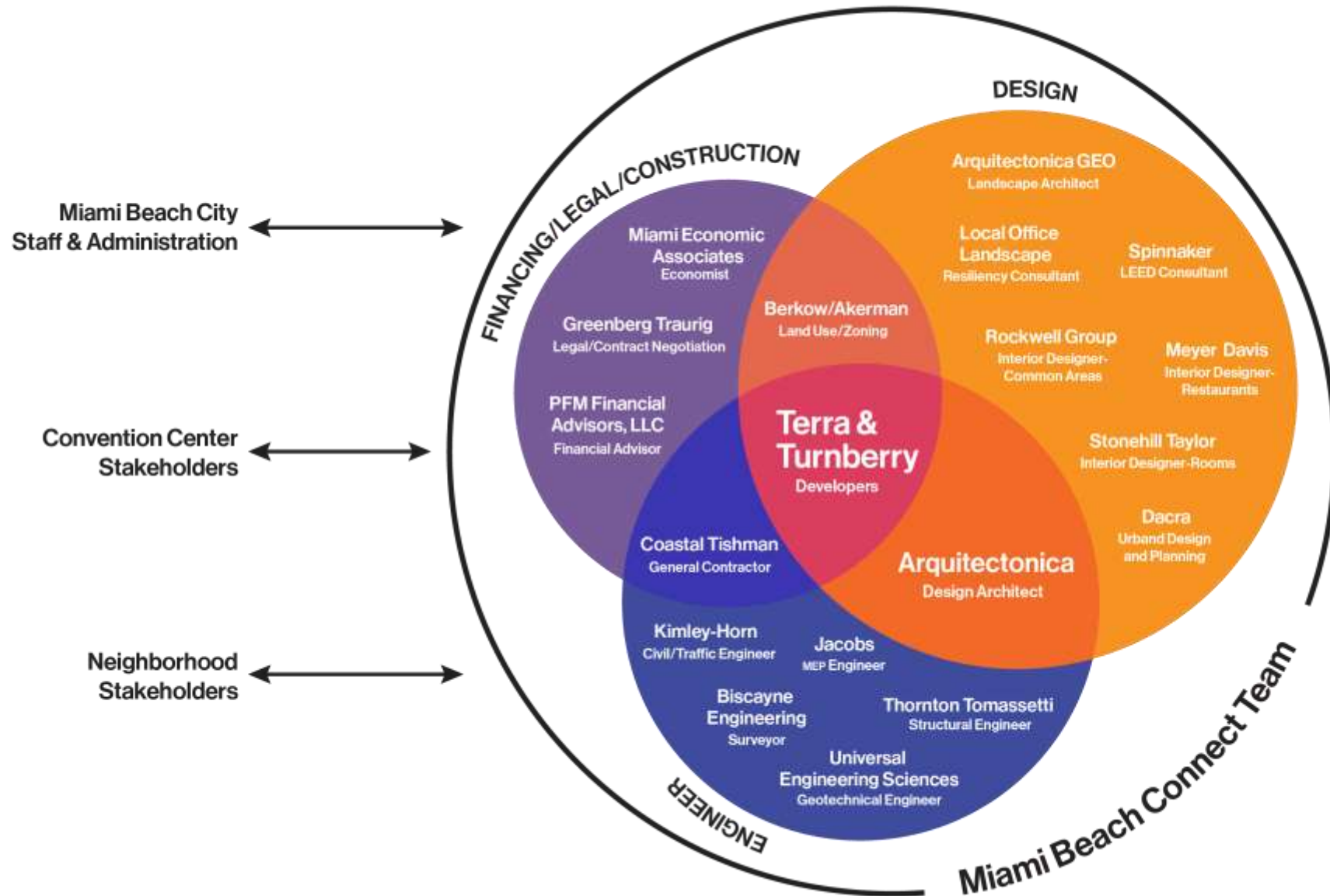
Co-Manager, Miami Beach Connect

David Martin

Co-Manager, Miami Beach Connect

- ❌ **Re-imagined Miami Beach Convention Center to be completed in the fall**
- ❌ **Surrounded by incredible public assets: New World Symphony, Soundscape Park, the Fillmore, Lincoln Road, City Hall, Botanical Garden, Convention Center Park, and the Holocaust Memorial**
- ❌ **Our vision is to connect, unlock the full potential of this district, and maximize the return on investment**
- ❌ **Want to be a good neighbor and collaborate with residents and the business community**
- ❌ **Proud to have assembled best in class experts to realize our vision**

Miami Beach Connect Team



Miami Beach Connect Team

Arquitectonica

Design Architect

Arquitectonica GEO

Landscape Architect

Local Office Landscape Architecture

Resiliency Consultant

Spinnaker

LEED Consultant

Rockwell Group

Interior Designer: Common Areas

Meyer Davis

Interior Designer: Restaurants

Stonehill Taylor

Interior Designer: Rooms

Dacra

Urban Design and Planning

Thornton Tomasetti

Structural Engineer

Jacobs

MEP Engineer

Kimley-Horn

Civil/Traffic Engineer

Coastal/Tishman

General Contractor

Greenberg Traurig

Legal and Contract Negotiation

Bercow Radell Fernandez & Larkin

Zoning/Land Use

Akerman, LLP

Legal Counsel

PFM Financial Advisors

Financial Advisor

Miami Economic Associates

Economist

Team Qualifications

Team Qualifications

JW Marriott Nashville

Date of Completion:
Opening July 10, 2018

Project Development Costs:
\$260 million



Team Qualifications

Fontainebleau, Miami Beach

Date of Completion:
2008

Project Development Costs:
\$1 billion



Team Qualifications

Hilton Americas Houston Convention Center Hotel

Date of Completion:
2003

Project Development Costs:
\$285 million



Team Qualifications

Sheraton Phoenix Downtown Convention Hotel

Date of Completion:
2008

Project Development Costs:
\$350 million



Team Qualifications

Grand Hyatt San Antonio Convention Center Hotel

Date of Completion:
2008

Project Development Costs:
\$215 million



Team Qualifications

The Cosmopolitan Convention Hotel, Las Vegas

Date of Completion:
2010

Project Development Costs:
\$1.8 billion



Team Qualifications

City of Dreams Resort and Convention Hotel, Macau*

Date of Completion:
2009

Project Development Costs:
\$2.8 billion

* Operated by Grand Hyatt



Design

Bernardo Fort-Brescia

Arquitectura

Urban Planning

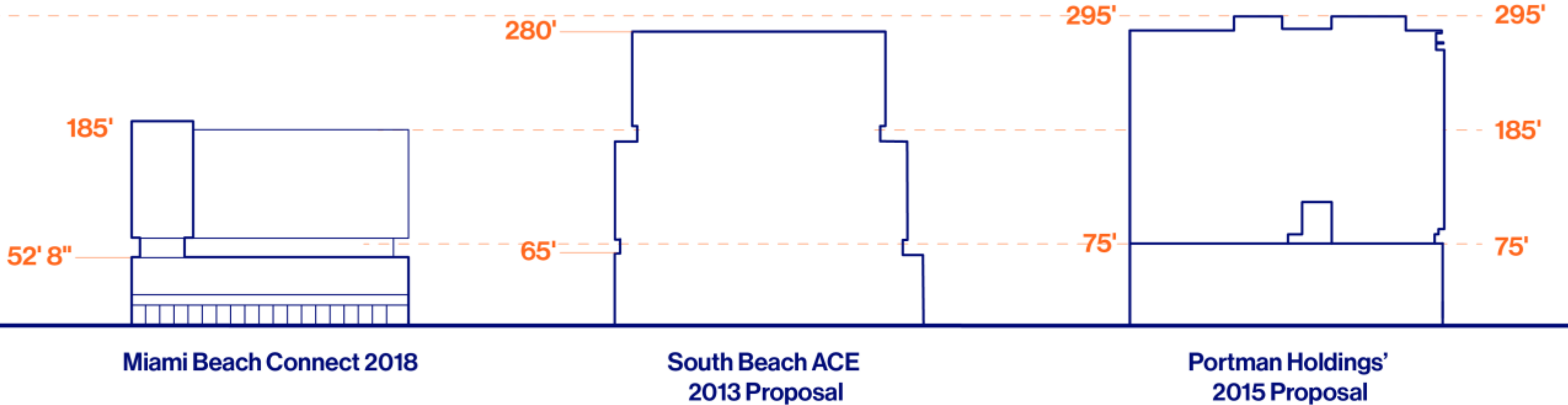
Connect the District





Sensitivity to Context

Respond to Blue Ribbon Recommendations



Concept Design Development

- ⌘ **Connectivity to Convention Center**
- ⌘ **Relation of Volumes and Massing**
- ⌘ **Architectural Compatibility**



Connectivity to Convention Center



Streamline Design



Pedestrian Relatability

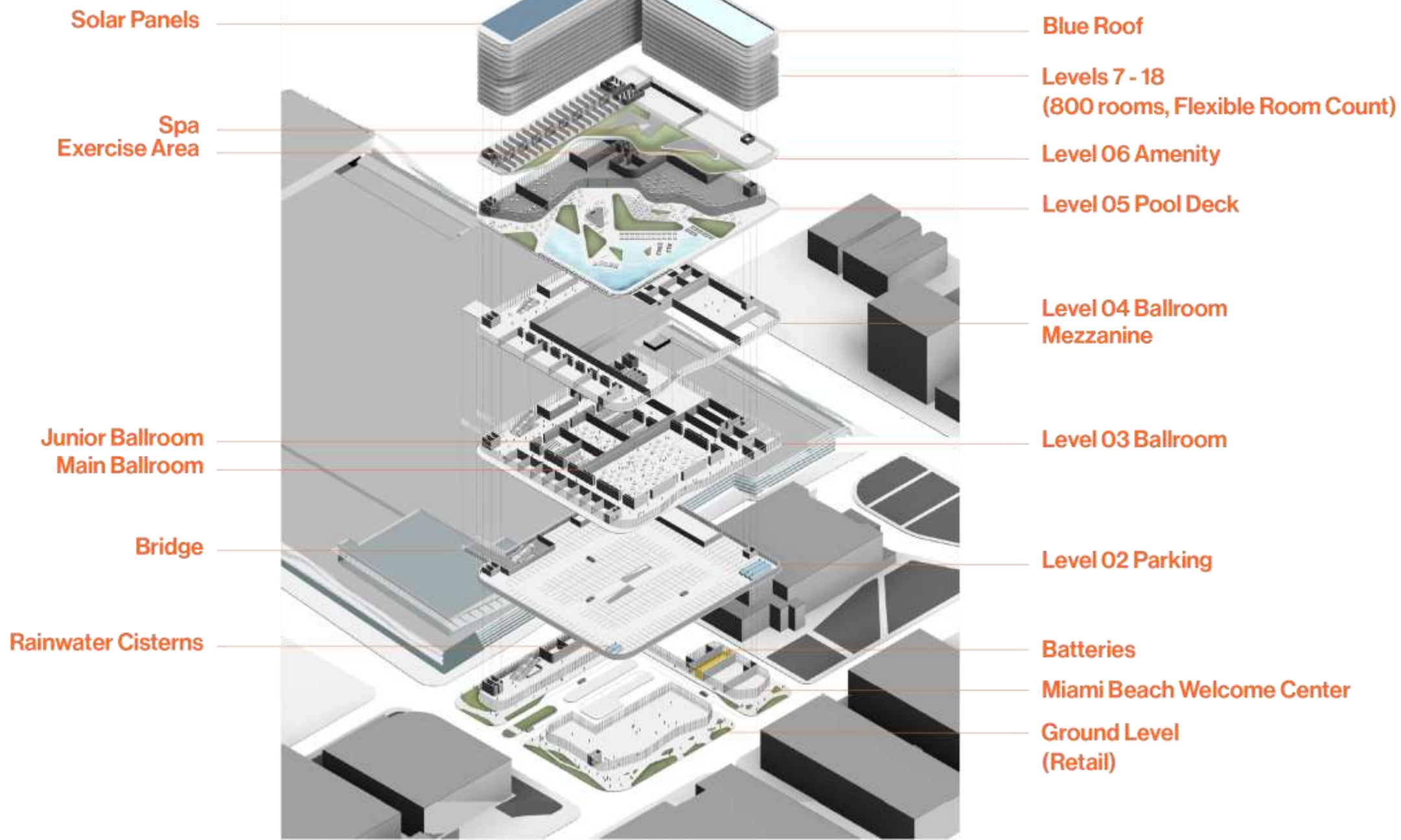


Pedestrian Relatability

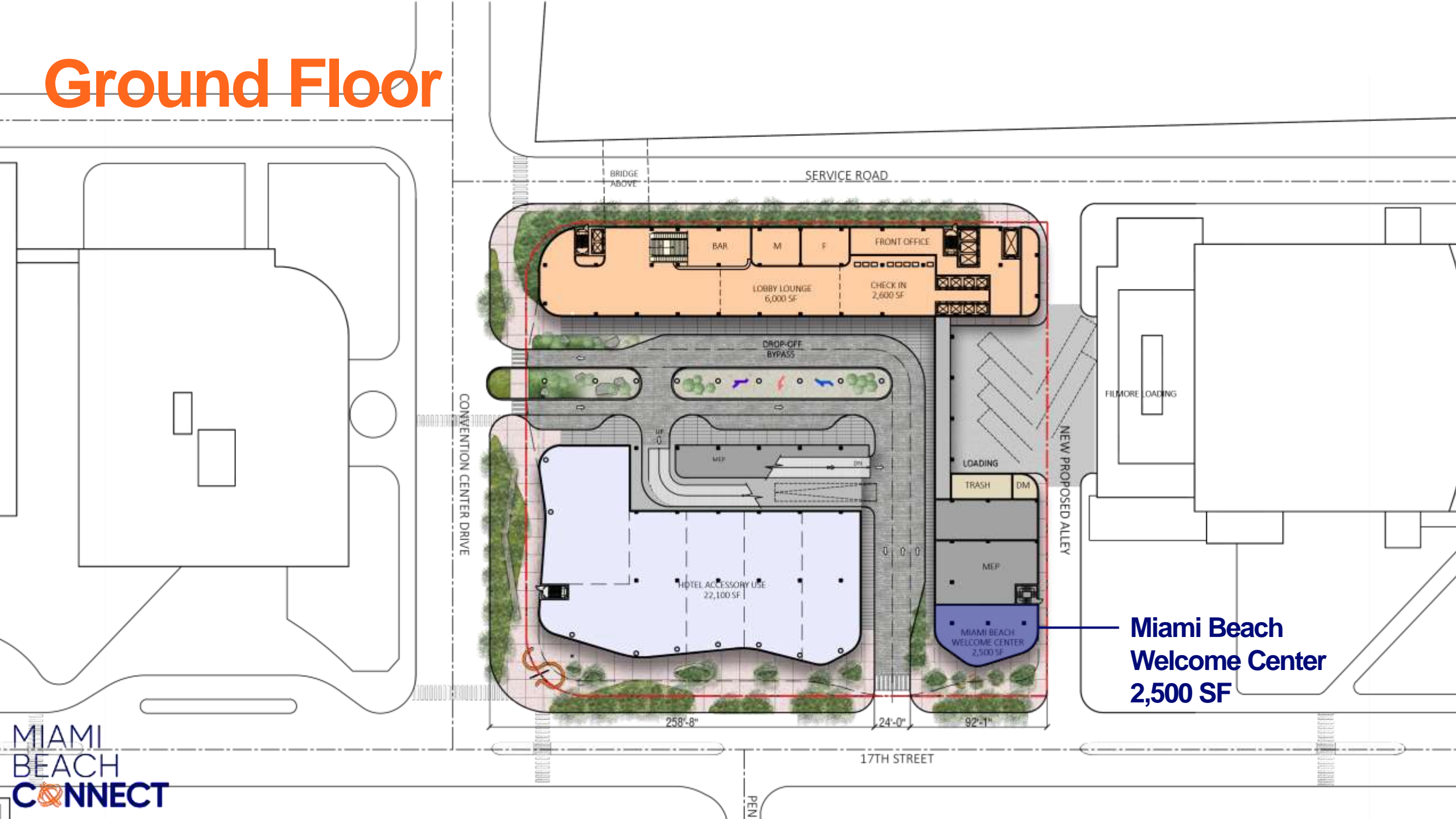
Create Exciting New Vistas



Hotel Program

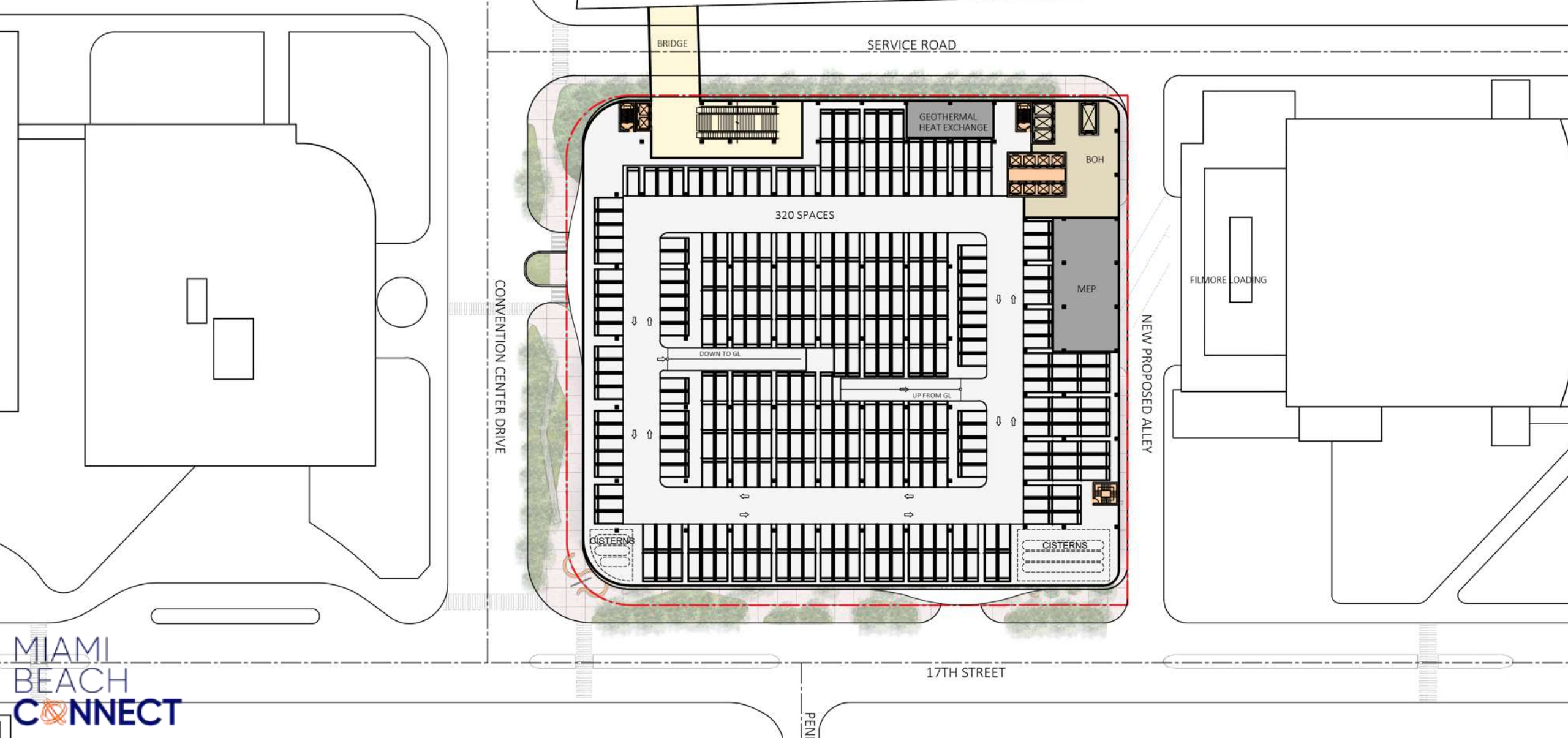


Ground Floor

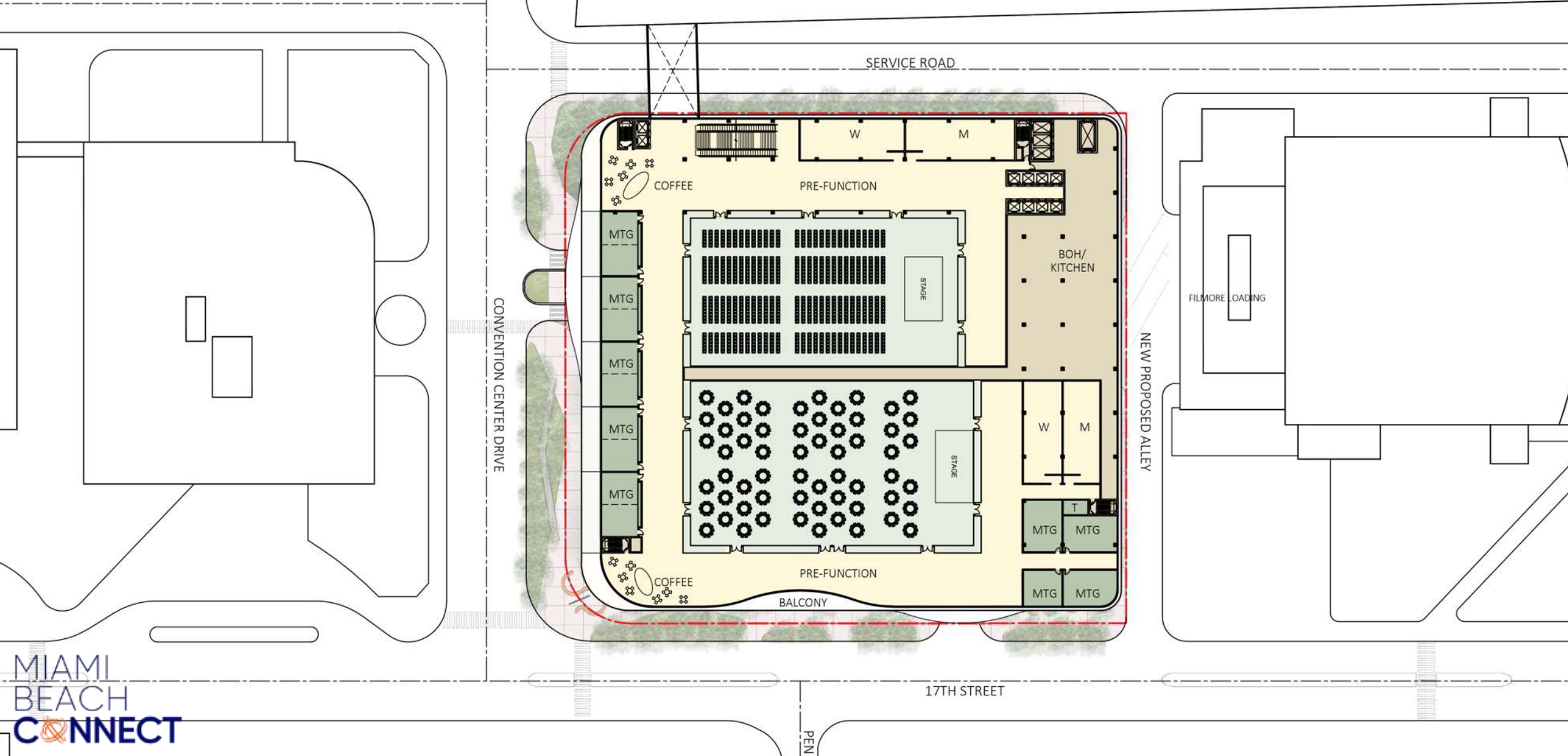


**Miami Beach
Welcome Center
2,500 SF**

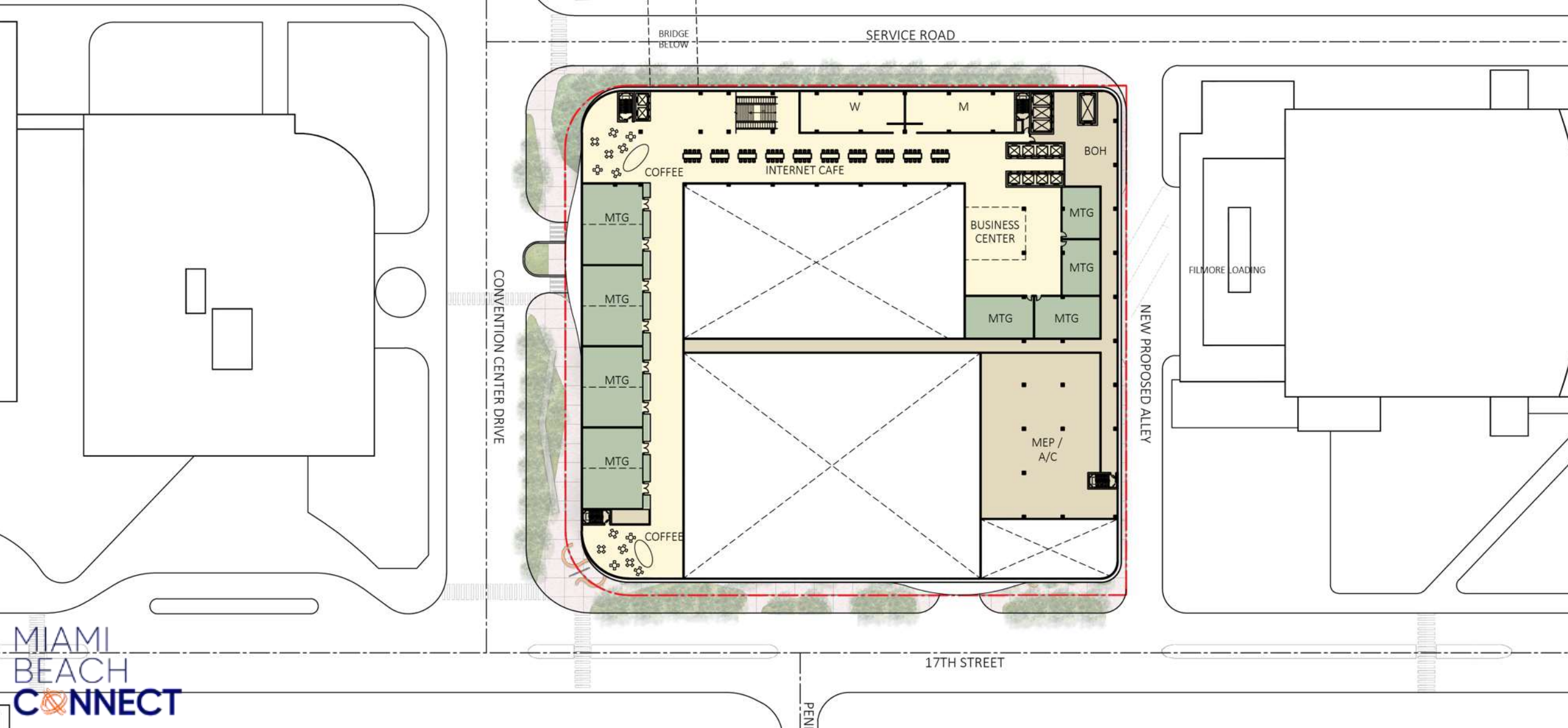
Level 02—Parking



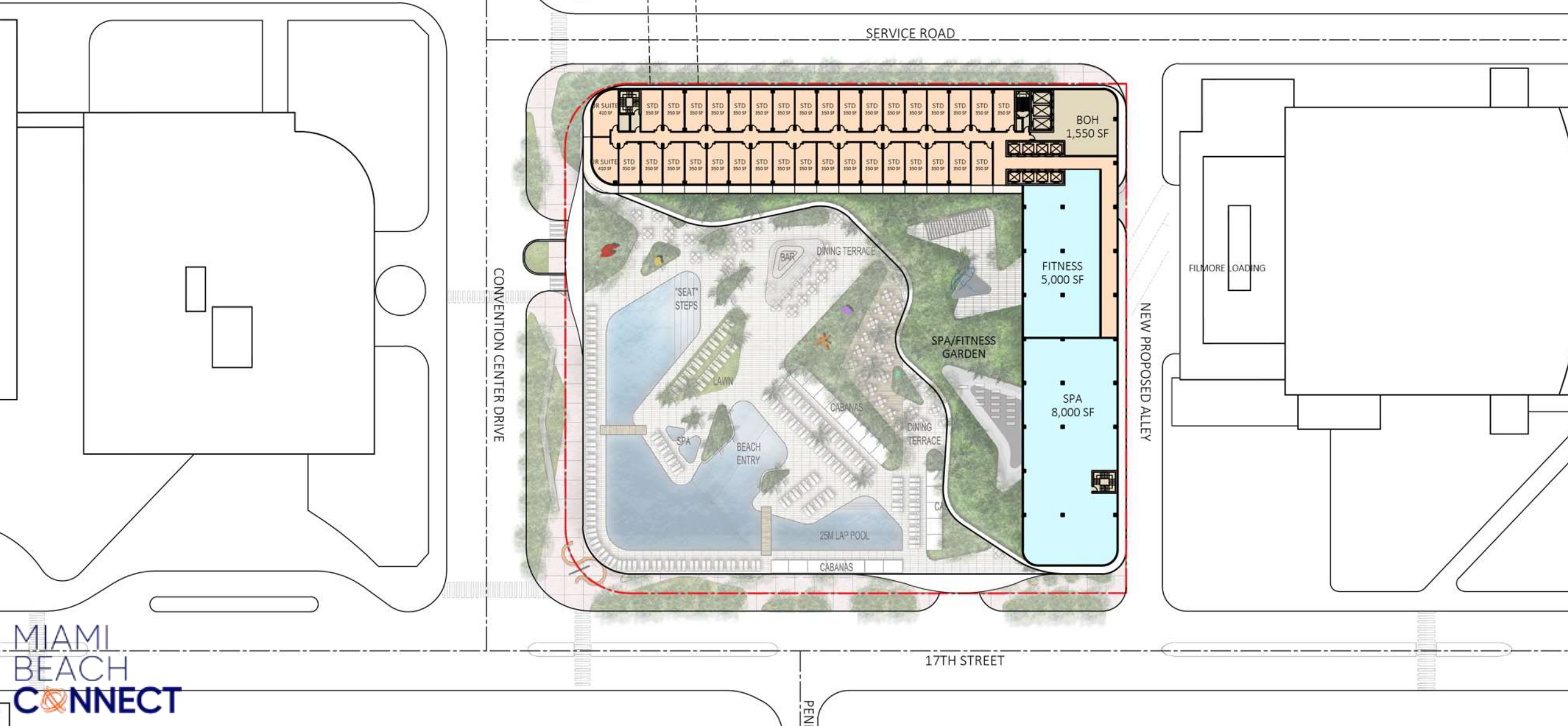
Level 03—Ballroom



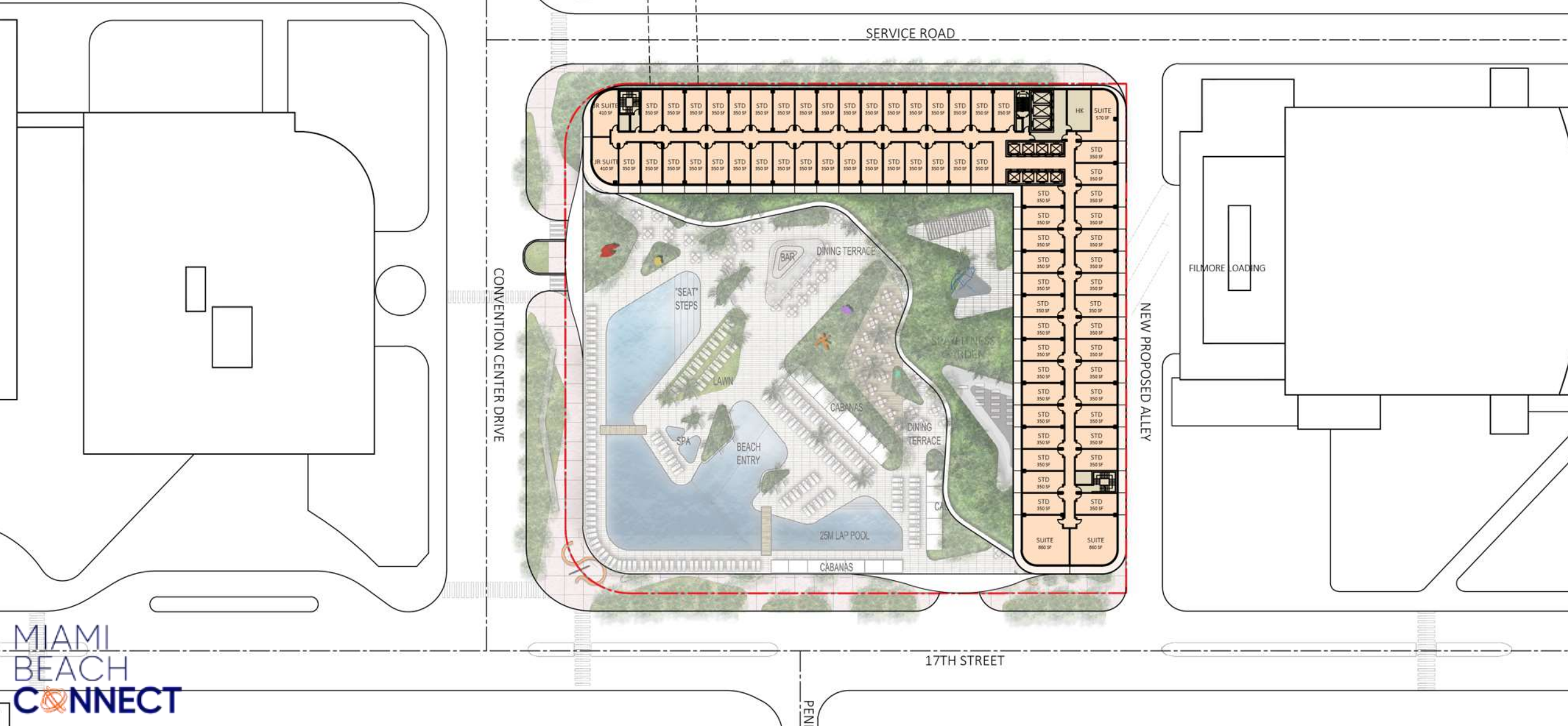
Level 04—Meetings



Level 06—Spa & Fitness



Level 07—16



Roof

MIAMI BEACH CONNECT

Roof

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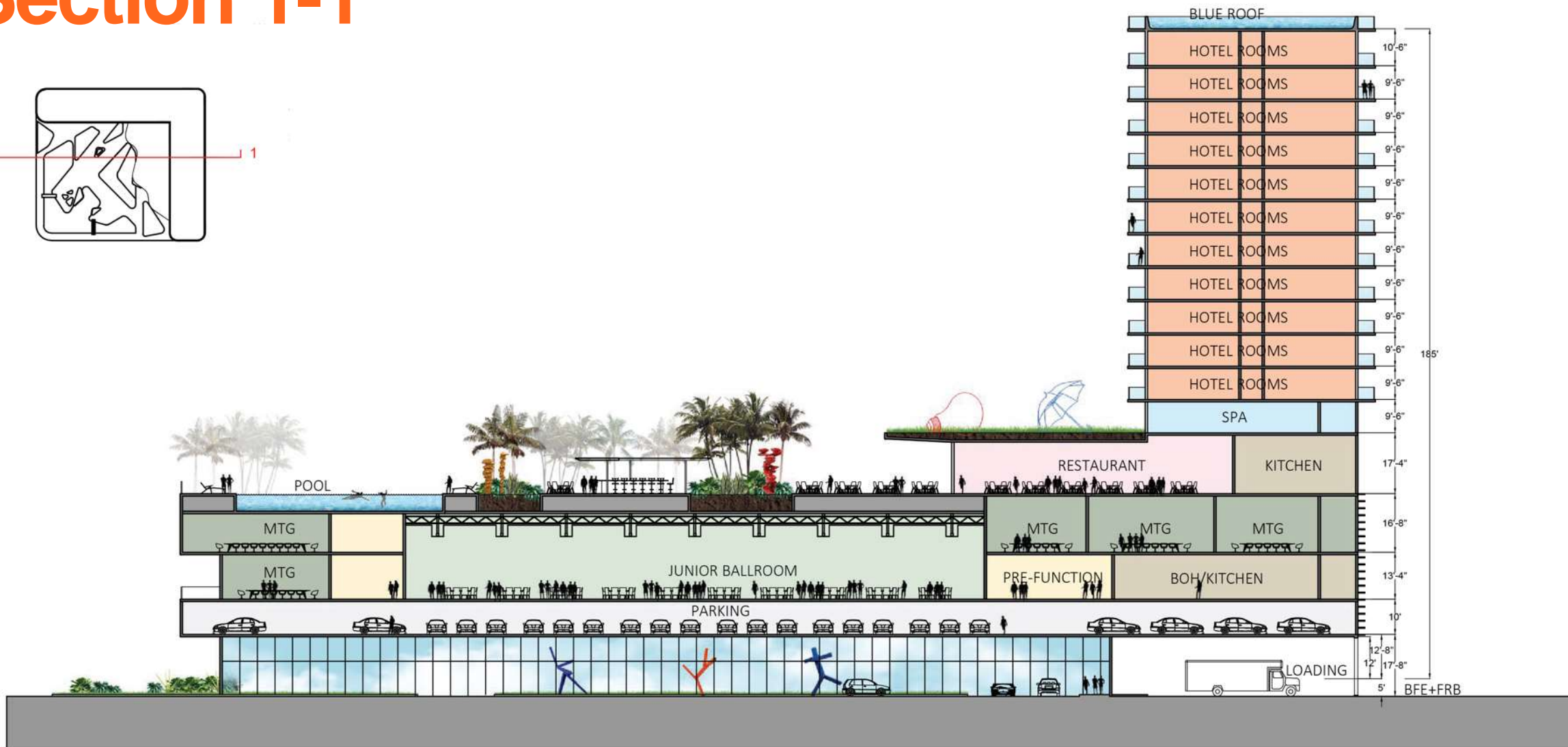
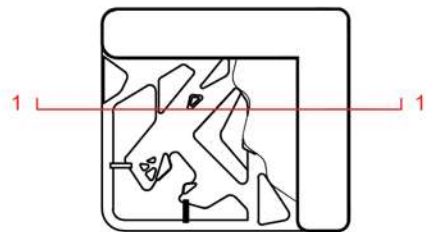
Roof

MIAMI BEACH CONNECT

Roof

MIAMI BEACH CONNECT

Section 1-1



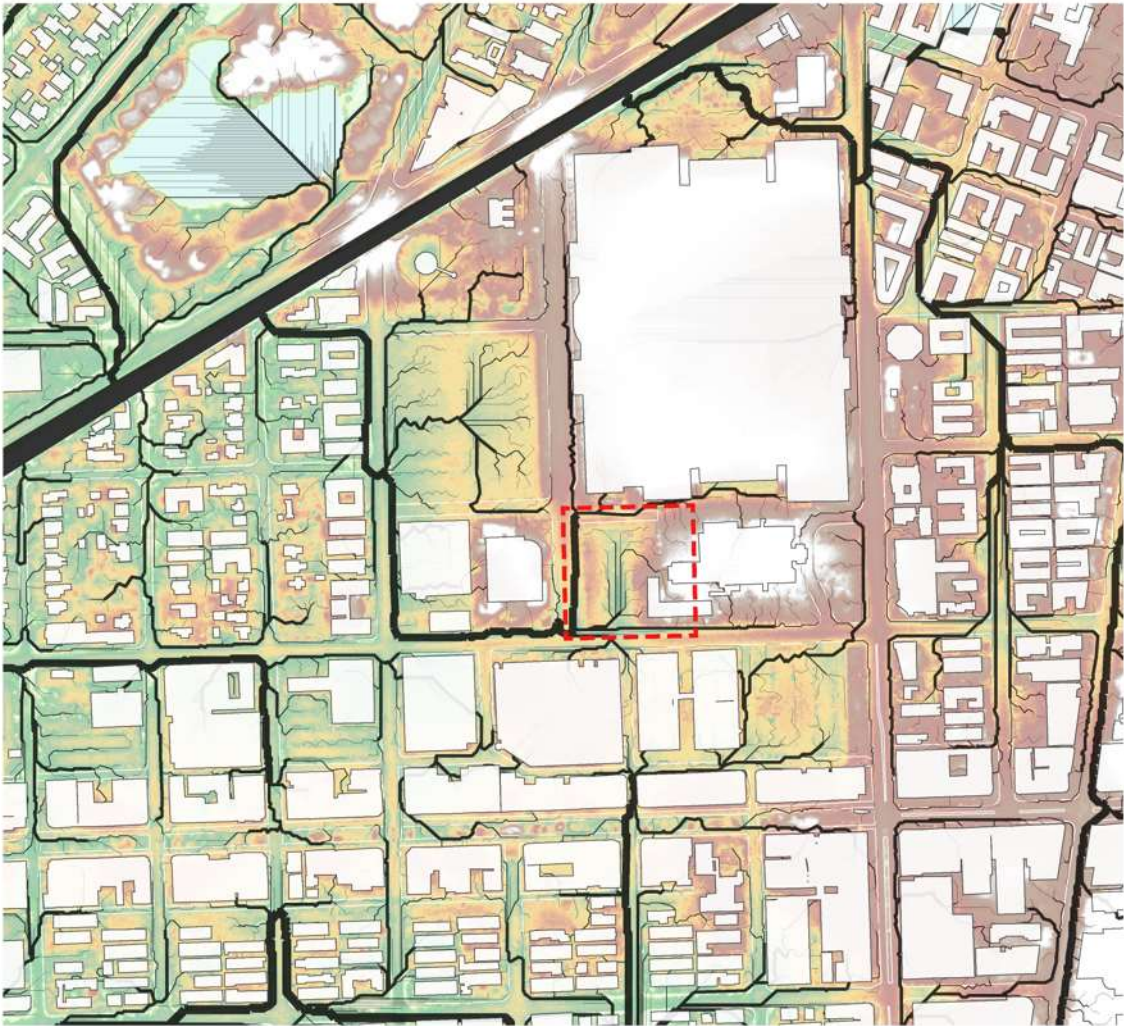
0 50
SCALE: 1" = 50'-0"

Resiliency & Innovation

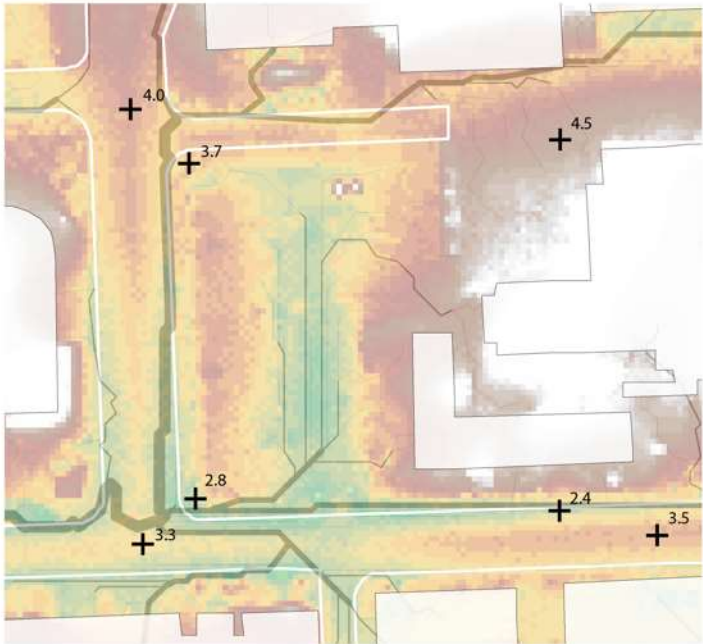
Walter Meyer

Local Office Landscape Architecture

Site Topography







0 0.05 0.1 0.2 mi.



0 50 100 ft



KEY

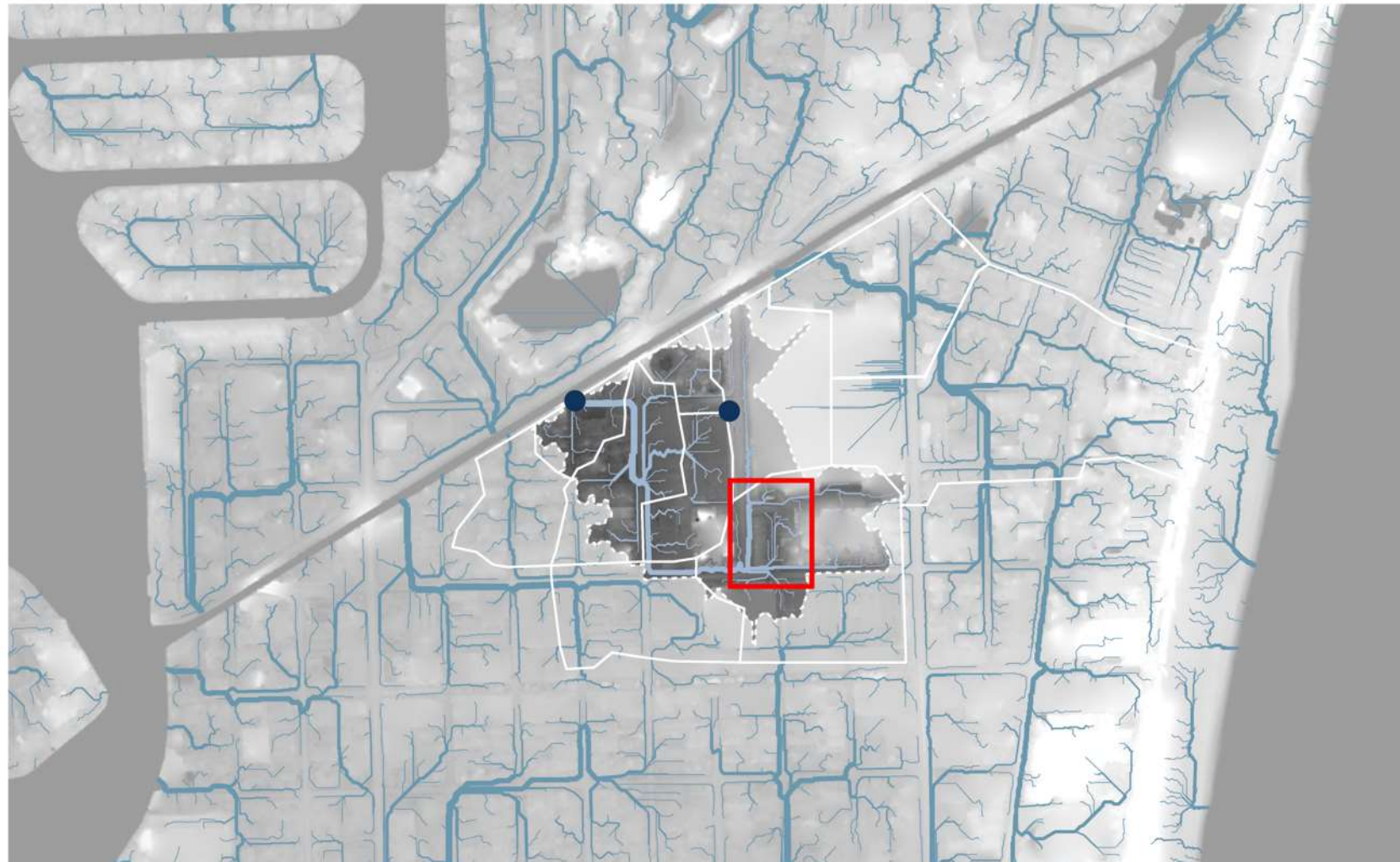
-  Site Extents
-  Hydrology flows
- Elevation
 -  Highest
 -  Lowest

Hydrologic Forces










*Topography has been vertically exaggerated

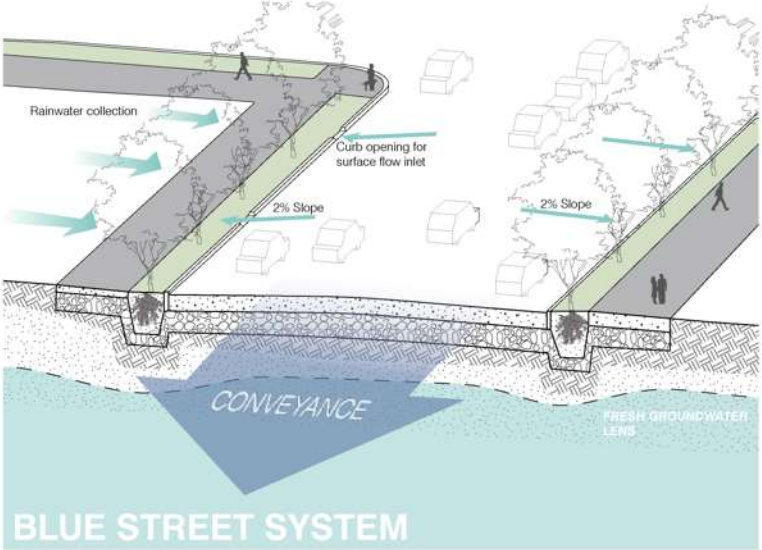
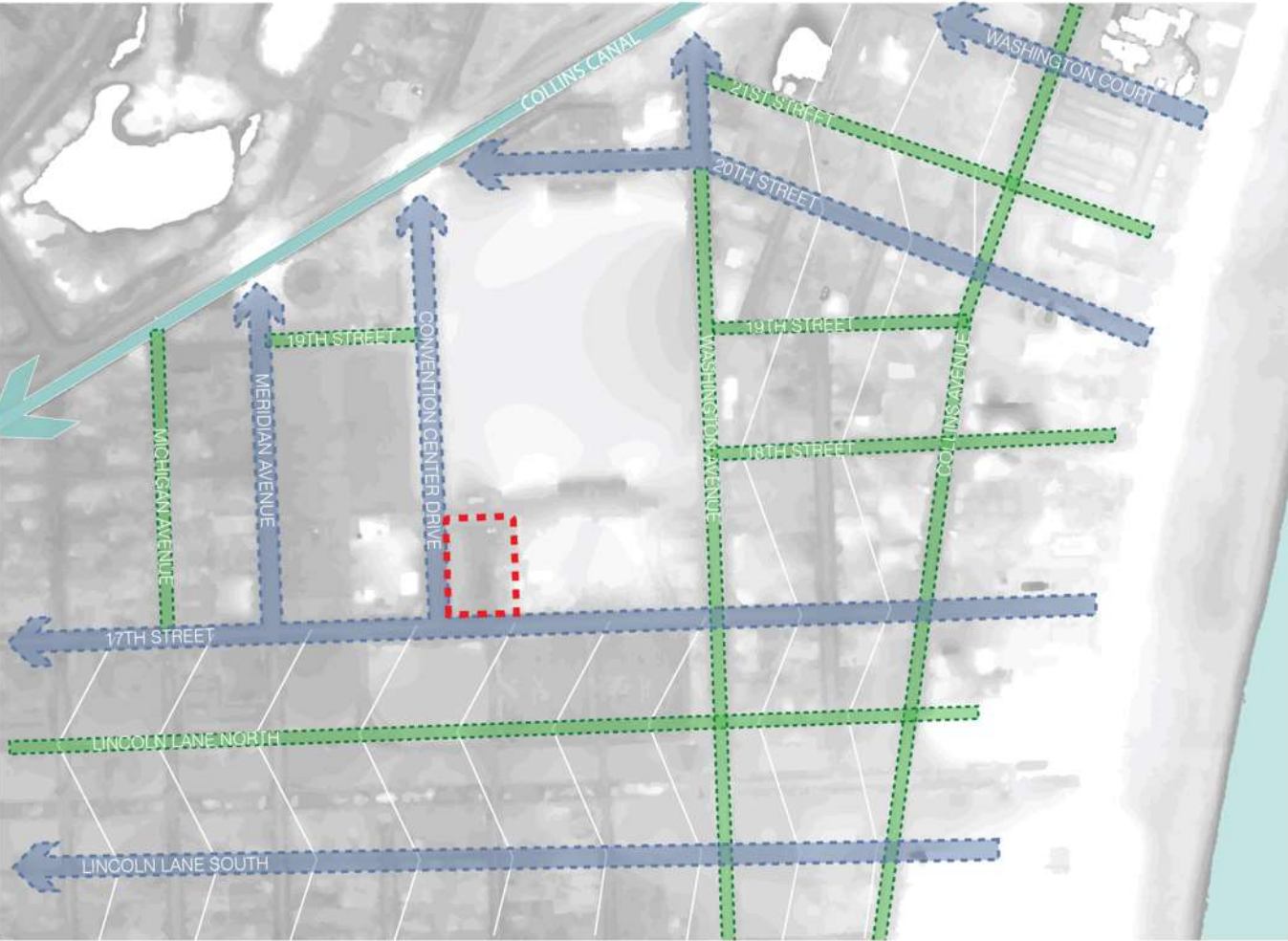
Hydrology



KEY

-  Site Extents
-  Hydrology flows
-  COMB Drainage Basin
-  Ridge line
-  City Pump Station
- Elevation**
 -  Highest
 -  Lowest

Water District



BLUE STREETS
Streets along topographic valleys convey water to nearby water bodies

GREEN STREETS
Predominantly permeable streets allow for active water infiltration

- KEY**
- Site Extents
 - Blue Streets
 - Green Streets

Site Context and Access



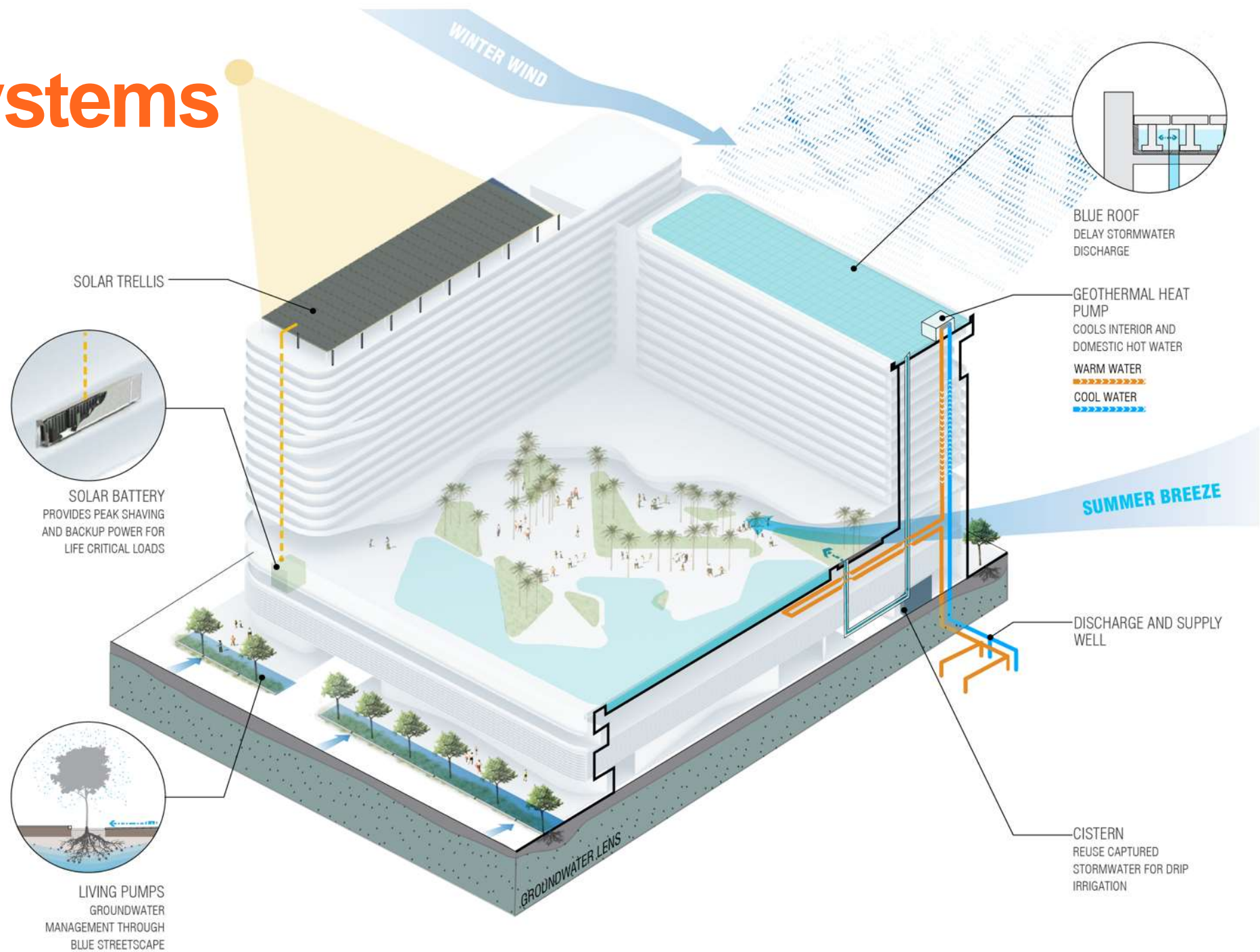
KEY

- Access Points
- Desire Lines

Neighborhood Resiliency



Resilient Systems



Sustainability

LEED Gold (+) Certification Checklist

Yes Points	Potential Points			
1		Credit	Integrative Process - Simple box energy/water modeling	1
15	1		Location and Transportation	16
1		Credit	LEED for Neighborhood Development Location	16
1		Credit	Sensitive Land Protection	1
1	1	Credit	High Priority Site - Site contamination?	2
5		Credit	Surrounding Density and Diverse Uses	5
5		Credit	Access to Quality Transit	5
1		Credit	Bicycle Facilities	1
1		Credit	Reduced Parking Footprint	1
1		Credit	Green Vehicles	1
8	2		Sustainable Sites	10
Y		Prereq	Construction Activity Pollution Prevention	Required
1		Credit	Site Assessment	1
1	1	Credit	Site Development - Protect or Restore Habitat - financial offset	2
1		Credit	Open Space	1
3		Credit	Rainwater Management	3
2		Credit	Heat Island Reduction	2
	1	Credit	Light Pollution Reduction	1
5	5		Water Efficiency	11
Y		Prereq	Outdoor Water Use Reduction	Required
Y		Prereq	Indoor Water Use Reduction	Required
Y		Prereq	Building-Level Water Metering	Required
1	1	Credit	Outdoor Water Use Reduction	2
2	4	Credit	Indoor Water Use Reduction - confirm fixture flowrates	6
1		Credit	Cooling Tower Water Use	2
1		Credit	Water Metering	1
11	24		Energy and Atmosphere	33
Y		Prereq	Fundamental Commissioning and Verification	Required
Y		Prereq	Minimum Energy Performance	Required
Y		Prereq	Building-Level Energy Metering	Required
Y		Prereq	Fundamental Refrigerant Management	Required
3	3	Credit	Enhanced Commissioning	6
6	15	Credit	Optimize Energy Performance	18
	1	Credit	Advanced Energy Metering	1
	1	Credit	Demand Response	2
	3	Credit	Renewable Energy Production	3
	1	Credit	Enhanced Refrigerant Management	1
2		Credit	Green Power and Carbon Offsets	2

Yes Points	Potential Points			
8	0		Materials and Resources	13
Y		Prereq	Storage and Collection of Recyclables	Required
Y		Prereq	Construction and Demolition Waste Management Planning	Required
3		Credit	Building Life-Cycle Impact Reduction - included LCA consulting	5
1		Credit	Building Product Disclosure and Optimization - Environmental Product	2
1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Mat	2
1		Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2		Credit	Construction and Demolition Waste Management	2
8	5		Indoor Environmental Quality	16
Y		Prereq	Minimum Indoor Air Quality Performance	Required
Y		Prereq	Environmental Tobacco Smoke Control	Required
2		Credit	Enhanced Indoor Air Quality Strategies	2
2	1	Credit	Low-Emitting Materials	3
1		Credit	Construction Indoor Air Quality Management Plan	1
2		Credit	Indoor Air Quality Assessment	2
	1	Credit	Thermal Comfort	1
1	1	Credit	Interior Lighting	2
		Credit	Daylight	3
	1	Credit	Quality Views	1
	1	Credit	Acoustic Performance	1
6	0		Regional Priority	6
5		Credit	Innovation	5
1		Credit	LEED Accredited Professional	1
1	3		Regional Priority	4
1		Credit	Regional Priority: Optimize Energy Performance 8 pts.	1
	1	Credit	Regional Priority: Renewable Energy Production	1
	1	Credit	Regional Priority: Light Pollution Reduction	1
	1	Credit	Regional Priority: Outdoor Water Use Reduction -100% nonpotable	1
63	40		TOTAL POINTS	Possible Points: 103

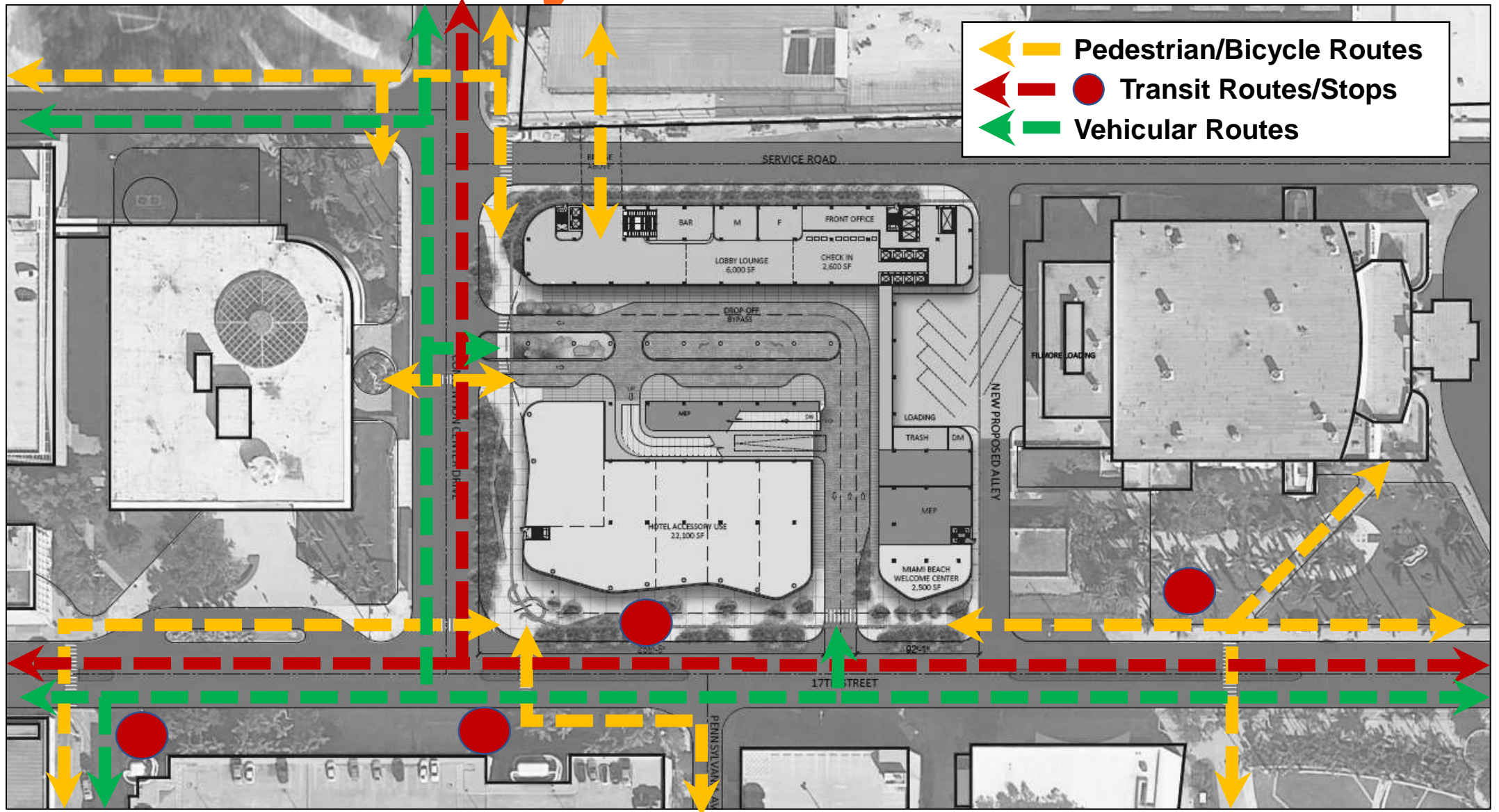
Certified: 40 to 49 points
Silver: 50 to 59 points
Gold: 60 to 79 points
Platinum: 80 to 110

Mobility

John McWilliams

Kimley-Horn

Modal Connectivity



Alternative Modes



Walking



Bikeshare Stations



Future Autonomous Transit



City Trolley Service

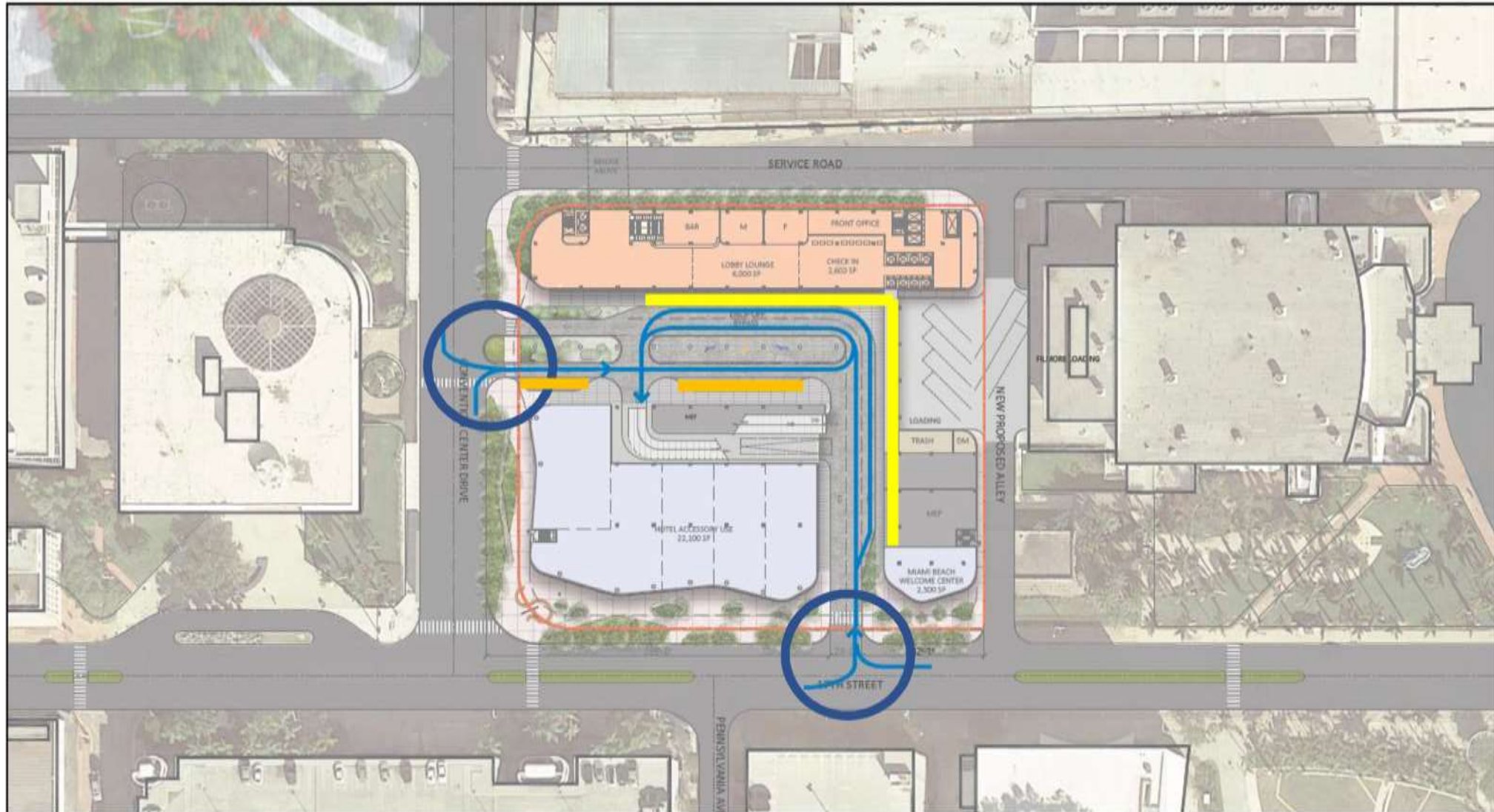


Miami-Dade Transit Service

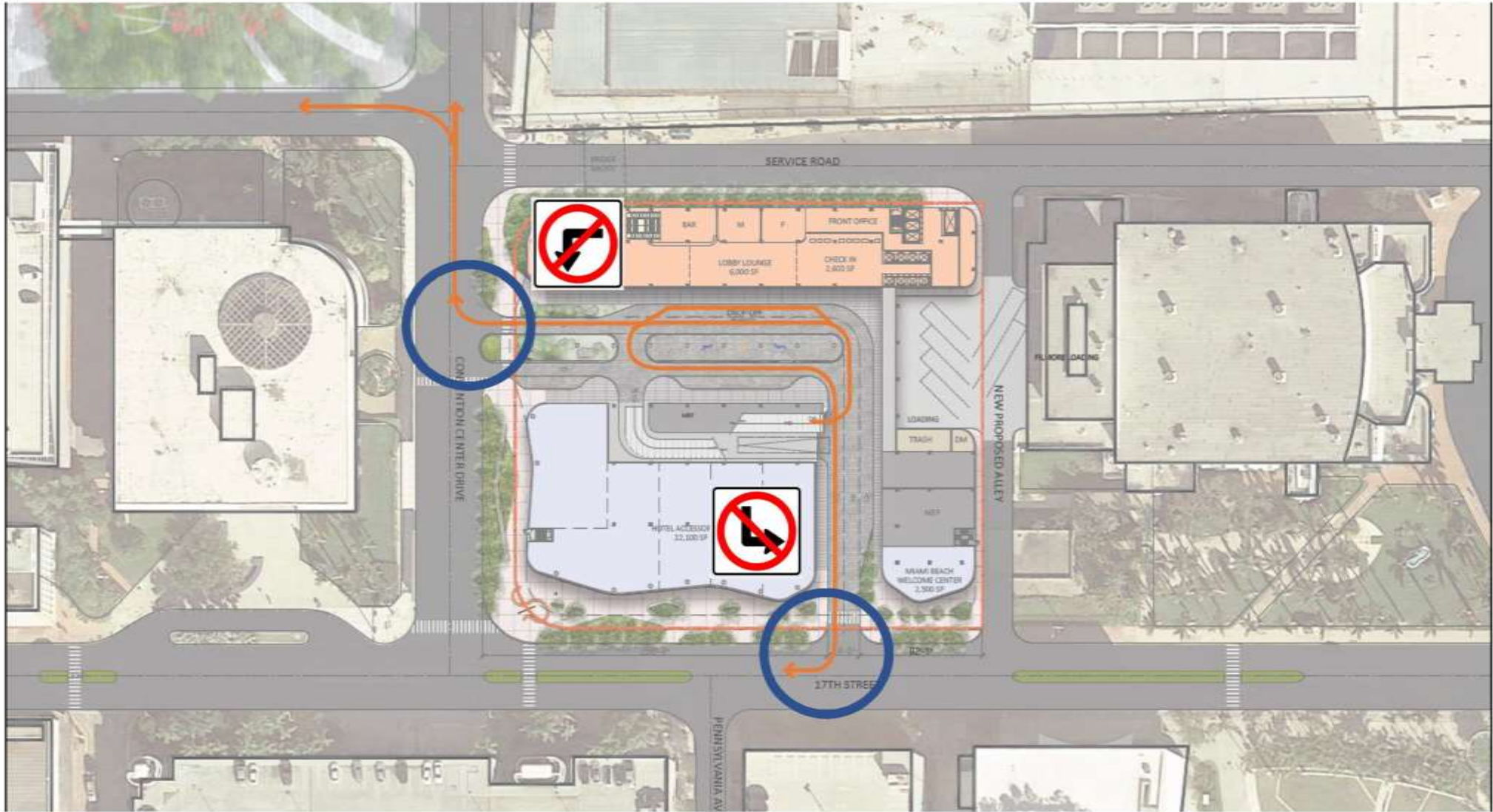


Hotel Shuttle Service

Site Ingress Routes & Internal Queuing



Site Egress Routes



Service/Loading Routes

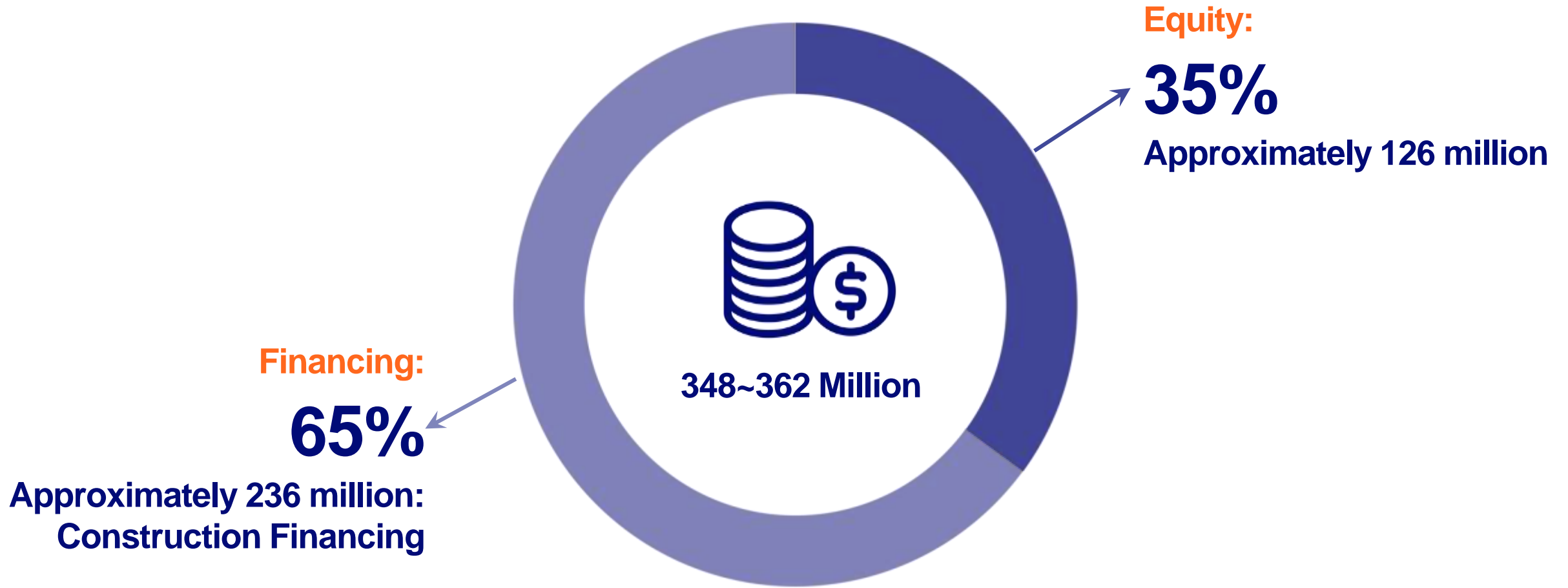


Financials

Aly-khan Merali

Turnberry

Development Financing



Ground Lease

Term:

99 Years

Annual Lease Payment:

2.50% of Gross Operating Revenues

Minimum Fixed Rent:

\$2 Million in Year 5

Approximately 60% of Projected % Rent

Fiscal Benefits

Permit Fees:

≈ **\$4.11 Million**

Projected Annual Fiscal Benefits by Year 5:

\$10.2 Million

Ground Lease Payment **\$3.3 Million**

Real Estate Taxes **\$3.0 Million**

(5th highest paying
property in Miami Beach)

Food & Beverage Taxes **\$0.8 Million**

Resort Taxes **\$3.1 Million**

Job Creation

Direct Construction Jobs:

1,909

Total Jobs During Development:

3,614







Projected Full-Time Workers:

724

Hospitality Partners



Looking to the Future:

-  **Partner with City and Community**
-  **Maximize Return on Public Investment**
-  **Economic Benefits for the City**
-  **Innovate**
-  **Engage the Community**
-  **Deliver a Quality Project**

**Together,
We Can Secure Miami Beach's Future**

CONNECT



THE DISTRICT

Thank you!