LOS TRES ENLACES

Linking together the social, environmental, and economic forces of Miami to secure a more resilient future for all.

DESIGN NARRATIVE

Los Tres Enlaces is a new model of progressive transit-oriented development within a diverse urban context founded on three pillars: social, environmental, and economic resiliency. Through its alignment with initiatives at the neighborhood, district, and city scale, the project breaks barriers in its offering of a fresh perspective on sustainable development practice.

THE PEOPLE LINK

The primary catalyst for Los Tres Enlaces is the new train station. This station acts as the gateway to and from the site forming the connection with is counterpart in the blossoming Design District and the activity and job centers in the central business district of Miami. In an expressive fashion the Los Tres Enlaces Pedestrian Bridge bridges over what was once a social and physical barrier between two neighborhoods, enriching the space into an inclusive area for all. Our framing of the future of Miami is not focused on the personal automobile, but rather is focused on constructing livable social spaces, streets, and places for people. The enriched social experience defines this district in a way that celebrates Miami while creating its own identity.

THE GREEN LINK

Splicing through the site is a green spine that stretches from the northwest corner to the southeastern edge. This green space acts as a primary social bridge for the community and a central ecological component of the site’s environmental resiliency strategies. Systems of ground level green infrastructure including bioswales and cisterns transform a flood prone area into an opportunity for water harvesting and greywater reuse. Edgewater Fountain Park exposes the potential of these strategies with a performative greywater circulation system.

THE ECONOMIC LINK

Economic resiliency is cultivated through multiple initiatives within the proposal. First through the adaptation of an existing warehouse into an innovative vocational training facility in partnership with the Urban League of Greater Miami. This educational space empowers community members with the skills necessary to achieve success in the emerging high tech and creative sectors bubbling through the Miami economy. A strategic partnership formed with Bakehouse Art Complex brings a thriving maker-space to the district, drawing in the vibrancy of the Wynwood Arts District.

To prevent displacement and remedy prior forced displacements, the development of a right to remain policy reserves 50% of affordable units for longtime residents furthering social resiliency. The point-based system gives priority to applicants who live in a neighborhood under gentrification pressure, such as Wynwood Norte. Rooted community is invited into this space through references to its diverse and vibrant context by utilizing housing models that re-interpret a dense urban neighborhood to engrain references to their Latin American context. In this way our proposal's morphology communicates our high-level intentions through the framing of paseos and intimate courtyards as seen throughout Miami and surrounding Latin American cities.

FINANCE NARRATIVE

Our team’s financing plan for Los Tres Enlaces includes the acquisition of all parcels within the site area, with the exception of parcels 1-3 in Edgewater that include the recently built multifamily complex. The remaining land acquisitions and development costs will be financed through a combination of debt and equity. Based on conservative estimates, we intend to use 65% leverage on all development costs, including land acquisition, to complete the project. Given current economic conditions, we feel that 65% is an appropriate debt level for this project. Additionally, we intend to pay a 1% origination fee to secure debt financing for the project.

Regarding public and private partnerships relating to Los Tres Enlaces, we have assumed a $5MM public funding allocation to the project specifically associated with our storm and greywater management systems. This will be a combination of federal, state, and local grants made available through various governmental programs and agencies.

In all, we estimate the total land acquisition, demolition, and development costs to be $57.7MM, $3.0MM, and $518.4MM, respectively. Based on these inputs, we estimate the project will generate an unlevered IRR of 17.62% and a levered IRR of 20.45%. Furthermore, with additional enrollment in government sponsored programs and incentive plans, we believe the levered IRR number will improve considerably from the current levels. Based on a 9.00% discount rate, the NPV of the overall project is $205.6MM.

Given the existing set of assumptions used in our project, we believe that Los Tres Enlaces is not only an economically feasible project, but also a project that can be even more profitable with greater involvement in and use of public funding programs. Overall, Los Tres Enlaces can be an example of how design, finance, and community engagement can create a plan for development in the future cities of America.