#### THE ECONOMICS OF PLACEMAKING



REAL ESTATE ADVISORY

URBAN PLANNING

**ECONOMIC DEVELOPMENT** 

PUBLIC PRIVATE PARNERSHIPS

# PENSACOLA, FL



Image credit: Trip Advisor

# AUSTIN, TX



Image credit: Eater

Capital follows talent. Talent follows place.

### RPT REALTY



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Image credit: RPT Realty



Image credit: RPT Realty

#### RPT INVESTOR DECK

"The area is well situated to attract people from the surrounding neighborhoods that are looking for a place to gather and linger"

Mixed-use and densification opportunities - \$30-40 million a year in strategic redevelopment

### DEERFIELD BEACH, FL



Image credit: RPT Realty

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Image credit: RPT Realty

### ACADIA REALTY TRUST

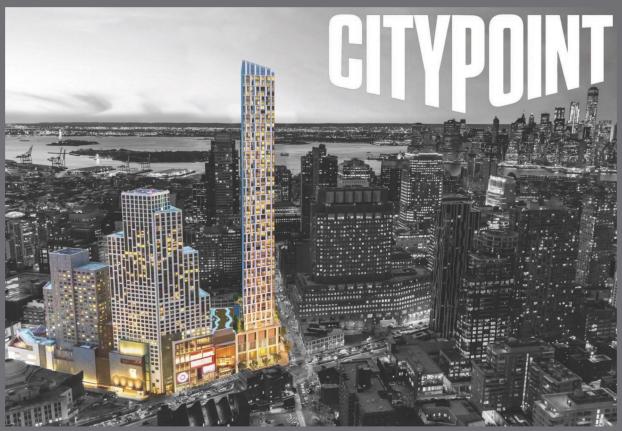


Image credit: Acadia Realty Trust

### RETAIL DRIVEN PLACEMAKING

# MIAMI, FL



### BAKEHOUSE ART COMPLEX



# WYNWOOD, MIAMI





#### CITY GOALS

- 1. Preserve industrial and artistic character
- 2. Enhance pedestrian experiences and promote diverse housing
- 3. Fund public open space and centralized parking

#### **ZONING CHANGES**

- 1. Transfer of development rights within the district
- 2. Minimum 10-ft sidewalks
- 3. Centralized parking facilities

# WYNWOOD, MIAMI



# LOUISVILLE, KY





# LOUISVILLE, KY



# NULU, LOUISVILLE, KY



## NULU, LOUISVILLE, KY



#### NULU REVIEW OVERLAY DISTRICT GOALS

- 1. Preserve mixed-use character
- 2. Reinforce focus on sustainability
- 3. Pedestrian friendly
- 4. Encourage commercial development

#### GOVERNANCE

- 1. Review by Louisville Metro Planning
- 2. Input from a citizen-review panel: Nulu Review Overlay District Committee.

### PUBLIC INVESTMENT









What makes your town unique?

### THANK YOU

