

THE ECONOMICS OF PLACEMAKING



REAL ESTATE ADVISORY

URBAN PLANNING

ECONOMIC DEVELOPMENT

PUBLIC PRIVATE PARTNERSHIPS

PENSACOLA, FL



Image credit: Trip Advisor

AUSTIN, TX



Image credit: Eater

Capital follows talent. Talent follows place.

RPT REALTY

A solid black vertical rectangle.

RPT

RPT REALTY



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

DEERFIELD BEACH, FL



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



A black and white photograph of a busy street scene in front of the East End Stable. Several horse-drawn wagons are lined up, and people are visible on the street and near the buildings. The stable building has large windows and a sign that reads "EAST END STABLE". Other buildings in the background have signs for "J. S. BROWN'S OFFICE" and "J. S. BROWN'S". The scene is set in a historical context, likely the early 20th century.



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

