

THE PRACTICE OF ADAPTIVE REUSE



“The practice of repurposing an existing building or structure for a different use than its original use or intent. It is also known as recycling and conversion.”



**Gasometers, Vienna
From Gas Holders to Apartments.**



Tate Modern, London, UK
From Bankside Power Station to Modern Art Museum.



**Zeitz Museum of Contemporary Art Africa, Cape Town, South Africa
From a Grain Silo to a Public Non-Profit Museum.**



Chelsea Market, Chelsea, New York City
From a Nabisco Factor to a vibrant Food Hall, Retail and Office.



**The Highline, Chelsea, New York City
From an elevated Rail Way to a Linear Park and Public Art Playground.**

THE BENEFITS OF ADAPTIVE REUSE

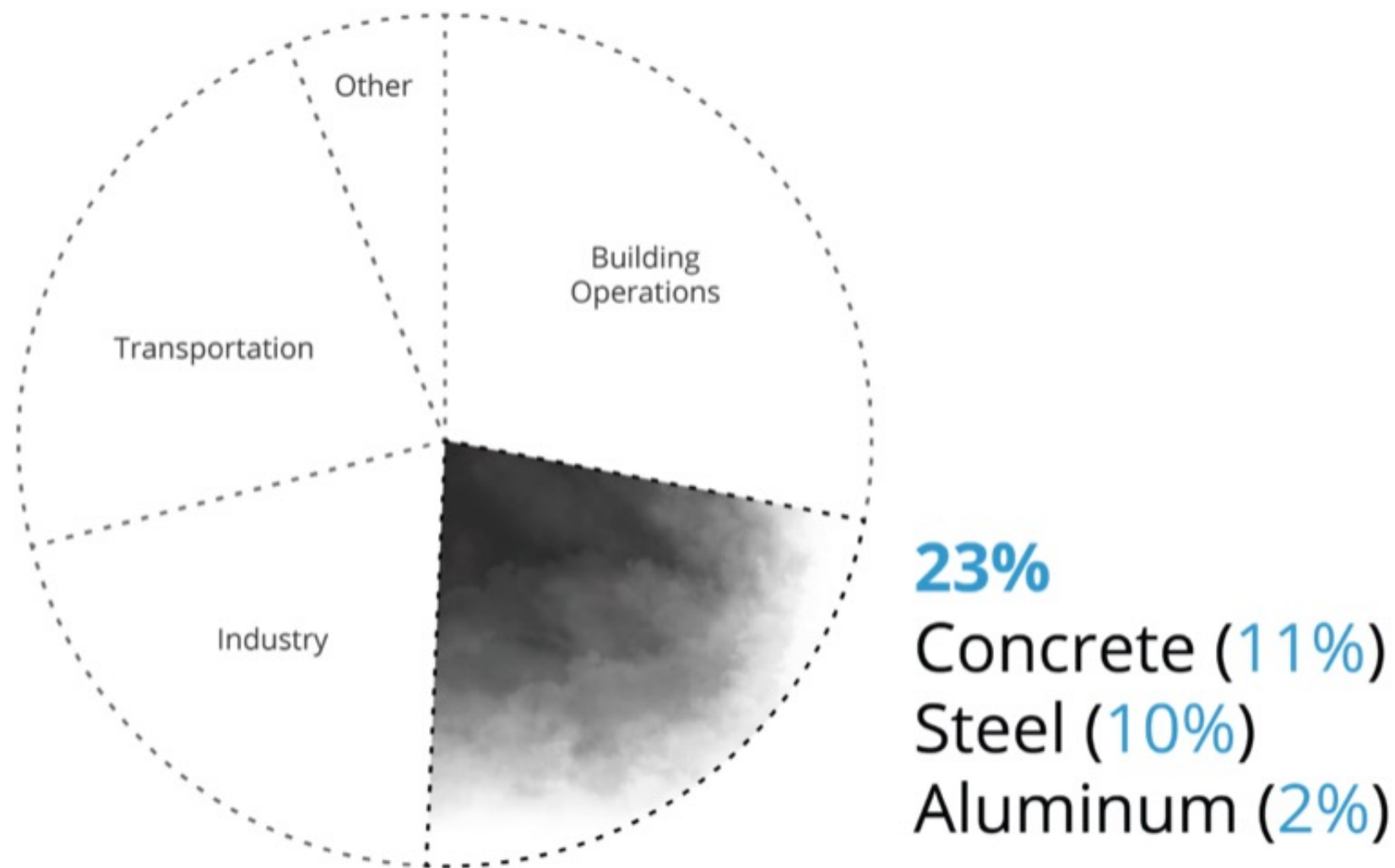
Repurposing instead of disposing.

"The embodied energy of a building reflects the total energy needed to produce all materials, transport them to a building site, and assemble a building."

THE BENEFITS OF ADAPTIVE REUSE

Environmental Sustainability: Preserving the embodied building materials and Co2 impact.

Annual Global CO₂ Emissions



Just three materials – concrete, steel, and aluminum – are responsible for 23% of total global emissions (most of this used in the built environment).

Social Sustainability: Preserving the fabric of community and its cultural heritage.

"The particular heritage or collective memory of each locality and community is irreplaceable; it cannot be undone. It's an important foundation for development now and in the future. It's an important foundation to effect change."

HOW I STARTED IN ADAPTIVE REUSE - 1990S, NEW YORK CITY, NY



Cobblestone Lofts, Tribeca, New York City



Cobblestone Lofts, Tribeca, New York City

TRANSFORMING MIMO DISTRICT - MIAMI, FL



Avra at the construction site of Starbucks, 2015

STARBUCKS - MIAMI, FL - MOTEL TO OFFICE/RETAIL



Ken-Lin Motel, 1930s, Historic Image



Starbucks Before - After Exterior Image 1



Starbucks Before - After Exterior Image 2

KNOXON - MIAMI, FL - MOTEL TO OFFICE/RETAIL



Knoxon Motel, 1950s, Historic Image



Knoxon Before - After Exterior



Knoxon Before - After Interior

CHALLENGES OF ADAPTIVE REUSE

- **Zoning Restriction/Use Restriction**
- **Environmental Issues**
- **Infrastructure Issues**
- **Traffic and Parking Restraints**
- **Lack of Political Will**
- **Neighborhood Resistance**
- **Funding: Cash Intensive Investment**
- **Restricted Investor Pool**
- **Build It: Will They Come?**

- **Fulfills the wants and needs within the community**
- **Transformative in transitional neighborhoods**
- **A platform for innovative businesses and ideas**
- **Creative collaboration with tenants**
- **Creative problem solving in execution**
- **Storytelling**
 - **Rooted in the past**
 - **Anchored in the present**
 - **Relevant for the future**

FACTORY TOWN - HIALEAH

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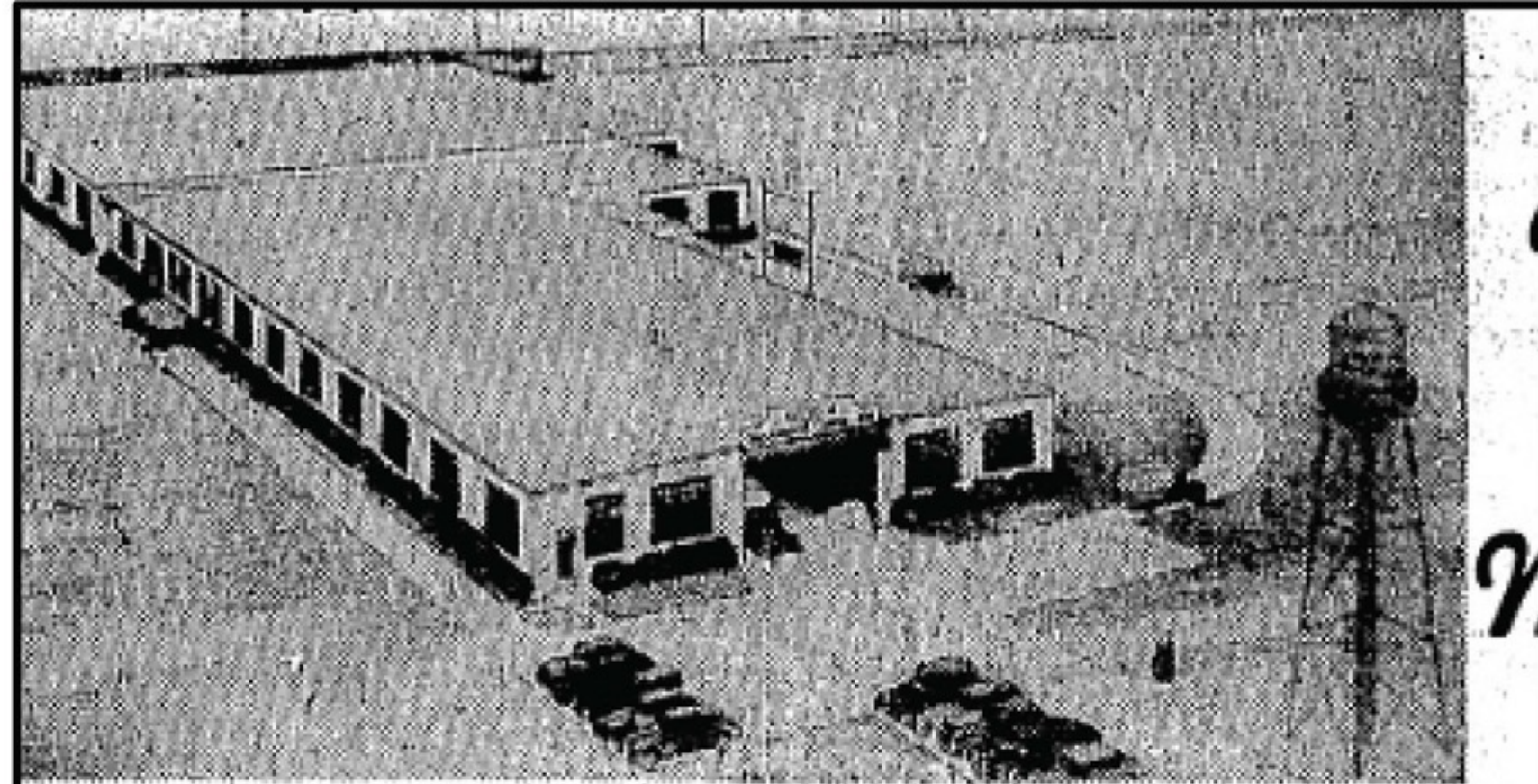
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- Dixie Rockabye Baby Crib Innerspring Mattress



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Dixie Bedding Factory, 1940s, Historic Image



Site Image at Factory Town, 2021

Rescued 120 plus trees ranging from 20 to 50 feet height.



Kapok Tree on Factory Town, 2022



Cypress Dome at Factory Town, 2023




Elrow Party at Factory Town, 2022



AfterLife at Factory Town, 2022



Miami Herald Front Page
Sunday MARCH 13, 2022



SUNDAY MARCH 13 2022

Miami Herald

Buoyed by developers such as Avra Jain, who is converting warehouses into an entertainment venue, Hialeah is becoming a place to see and be seen.

Hialeah Gets Hip

CHAMPION OF HISTORY
Developer Avra Jain got her start in New York, where it's customary to preserve history when recreating places. She brought that philosophy to Miami. 9A

BOVO AT FOREFRONT
Nowly elected Hialeah Mayor Steve Bovo has fully embraced the vision of creating Hialeah places that appeal to young people, supporting zoning changes. 12A

WHY CHRIS BURCH?
Entrepreneur Chris Burch, who was a backer of the Tory Burch fashion brand and is a major investor in Factory Town, explains his interest. 13A

WHY?