LETS CREATE A MIX-USE ENTERTAINMENT DISTRICT THAT NOT ONLY MAKES FOR A SUSTAINABLE RACETRACK AND BENEFITS THE COMMUNITY BUT MINIMIZES THE RACETRACKS PHYSICAL FOOTPRINT AND REAL LIABILITY WHILE MAXIMIZING THE WHOLE SITE’S POTENTIAL
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MAXIMIZING
THE WHOLE SITE’S POTENTIAL
WHOLE SITE.. APPROX 160 ACRES

OF WHICH

THE RACE TRACK HOLDS.. APPROX 121 ACRES
NOT OWNED

21%

76% RACE WAY
$ = Gambling
= Horse Racing
= Circus
ACTIVATE

THE

SPACE
RESEARCH RECOMMENDS REDUCING THE RACEWAY PHYSICAL FOOTPRINT FROM APPROX 121 ACRES TO APPROX 71 ACRES
LESS IS MORE!
BUT ALSO...
IT CREATES 55 ACRES
OF UNRESTRAINED LAND
CASE STUDY

SEASIDE, FL = \textbf{80 ACRES}

BREWSTER PROJECTS = \textbf{8 ACRES}

VILLAGE AT GULFSTREAM PARK, FL = \textbf{55 ACRES}
SEASIDE, FL = 80 ACRES

GREAT EXAMPLE!

BREWSTER PROJECTS = 8 ACRES

VILLAGE AT GULFSTREAM PARK, FL = 55 ACRES
SEASIDE, FL = 80 ACRES

BREWSTER PROJECTS = 8 ACRES

BAD EXAMPLE!

VILLAGE AT GULFSTREAM PARK, FL = 55 ACRES
SEASIDE, FL = 80 ACRES

BREWSTER PROJECTS = 8 ACRES

VILLAGE AT GULFSTREAM PARK, FL = 55 ACRES

DIRECT COMPARISON!
PIONEER VILLAGE
OLD
2 USES

NEW
4 USES
OLD
50% WASTE

NEW
21% WASTE
$100 MILLION
NEW RED WINGS STADIUM AREA
= 42 ACRES

NEW COLOMBIA AREA
= 50 ACRES

CASS PARK AREA
= 71 ACRES
$650 MILLION COST

5x THE SCALE

THAT CONSIDERED...

$130 MILLION IS A HIGH ESTIMATE

$100 MILLION IS A LOW ESTIMATE

MOST IMPORTANTLY

THIS IS THE REAL SCALE OF OPPORTUNITY
COMMUNITY CONNECTION

**MINIMUM** 1 YEAR OF MORE STUDY ON REAL COSTS AND RESOURCE ALLOCATION AND AFTER THAT..

**MINIMUM** 12 MONTHLY MEETINGS WITH THE COMMUNITY TO DEVELOP A MORE TAILORED PLAN