Community Repurposing, Real Estate Redevelopment and Repositioning Strategies

OVERVIEW
Commercial and industrial development was built decades ago to accommodate significantly more than the current demand, driven by issues of globalization, technological advancements and social reconfigurations resulting in work-space and living conditions that have dramatically changed.

Question: What can be done with millions of underutilized buildings, to make them productive into the future?

APPROACH
RePlace Solutions provides comprehensive planning, utilizing years of unique experience in urban and suburban planning and architectural redevelopment, governmental participation, development strategies and legal services.

Our team combines experience as elected officials, developers, attorneys, architects, planners and urban designers, and has consulted for projects on a regional, state, national and international level.

The approach of RePlace is to focus on the assessment of the existing inventory of real estate, while understanding the changes in the marketplace, particularly with respect to new economy and sustainability considerations. It will then explore potential new uses for existing building and developments. This will result in new conceptual plans for proposed innovative uses utilizing mixed-use type developments to create a more viable, interactive exchange between tenants/uses that promotes flexibility, and more productivity. This will create an exciting sense of place that is active and vibrant, and ultimately an environment that is more pedestrian and vehicle friendly, and which will also maximize value.

INTENDED RESULTS
Projects can become a Catalyst For Redevelopment: A repositioned building or grouping of buildings, once established, can become the basis of a vibrant and thriving district that can be a significant asset to adjacent areas and neighborhoods as well as the city overall. This will result in increased property values for owners and increased tax base for communities.

Concept for Repositioning: Unused or underutilized buildings often require a complete rethinking in order to determine a strategy that to create a path towards productivity.

Real Estate and Development Advisory Services
• Review and Inventory of existing portfolio.
• Due diligence review and consulting services coordination.
• Planning and architectural services.
• Financial modeling.
• Public private partnership advising.
• Feasibility studies.

Types of Projects
• Repurposing and replanning of distressed buildings, districts and areas.
• Mixed use development.
• Traditional neighborhood and district development
• Transit oriented development.
• Conventional residential and commercial development