



BOXX

CITY[®]
dare to be square

R O T O



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BOXX CITY [caravan]

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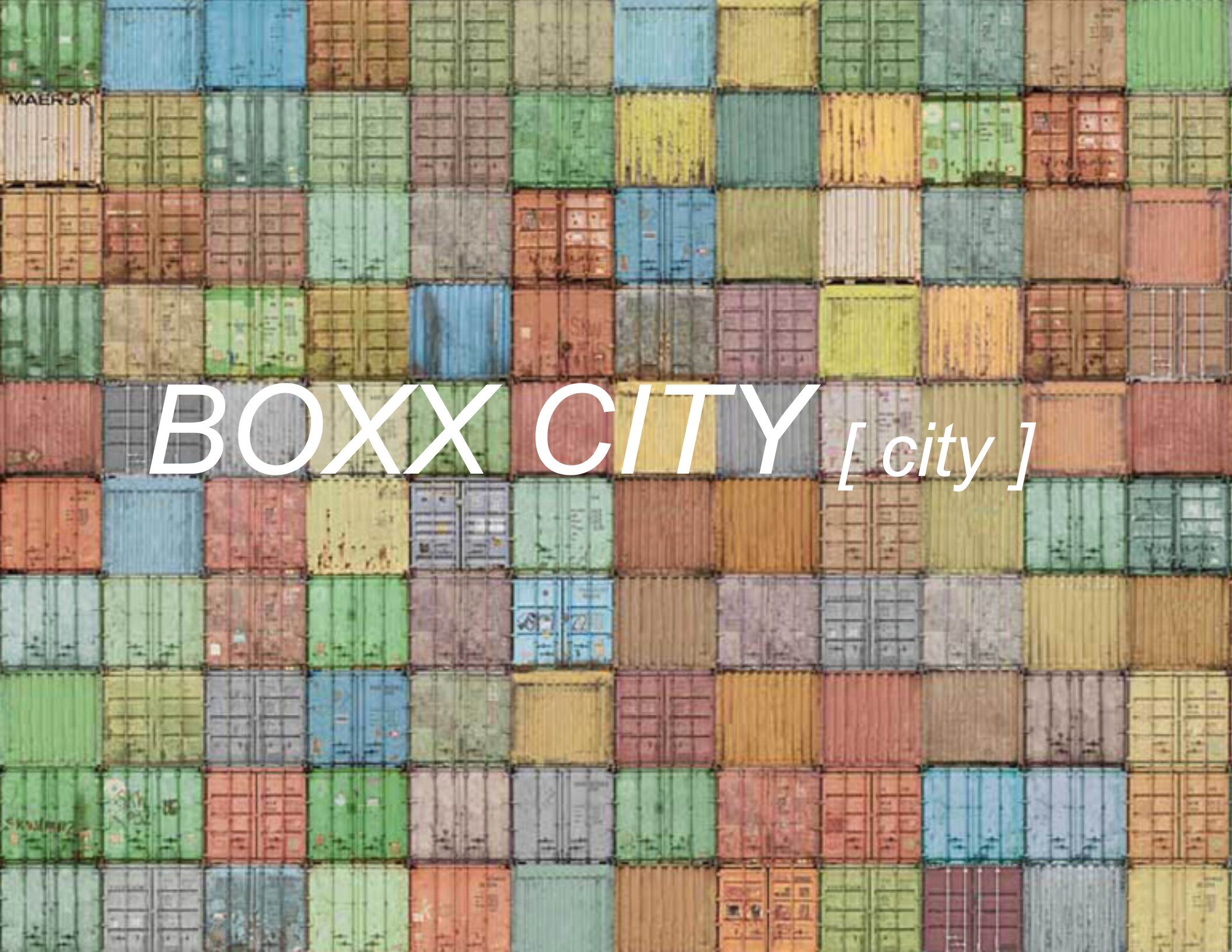
INTRODUCTION

Boxx City is a proposal with two major objectives. First, it will revive underperforming retail-commercial properties by attracting more people, for more reasons, who will stay for more time, and secondly it can unlock the inherent value in undeveloped land. The combined activities of the existing and new facilities would be symbiotic. Each would be complimentary, not competitive. This is a cure.

There are tens of million of used shipping containers stored near all of ports in the united states, and they are available for purchase, in great quantities. They are inexpensive and structurally as strong as a high rise building. They are easy to retrofit with the basic utilities and necessities for a variety of uses, including retail, entertainment, recreation, sports, and food.

The container units would be modified in a factory to fit the specific uses and to the specifications of a particular brand. These units would be deployed to a site by rail or highway and craned into place. The overall site plan configurations of the box village can be varied to fit the existing site conditions. One of the key strategic aspects of the new site plan will be to connect the mall or shopping center more directly to the parking areas and the adjacent city (in some cases) increasing access and flow into the existing mall.

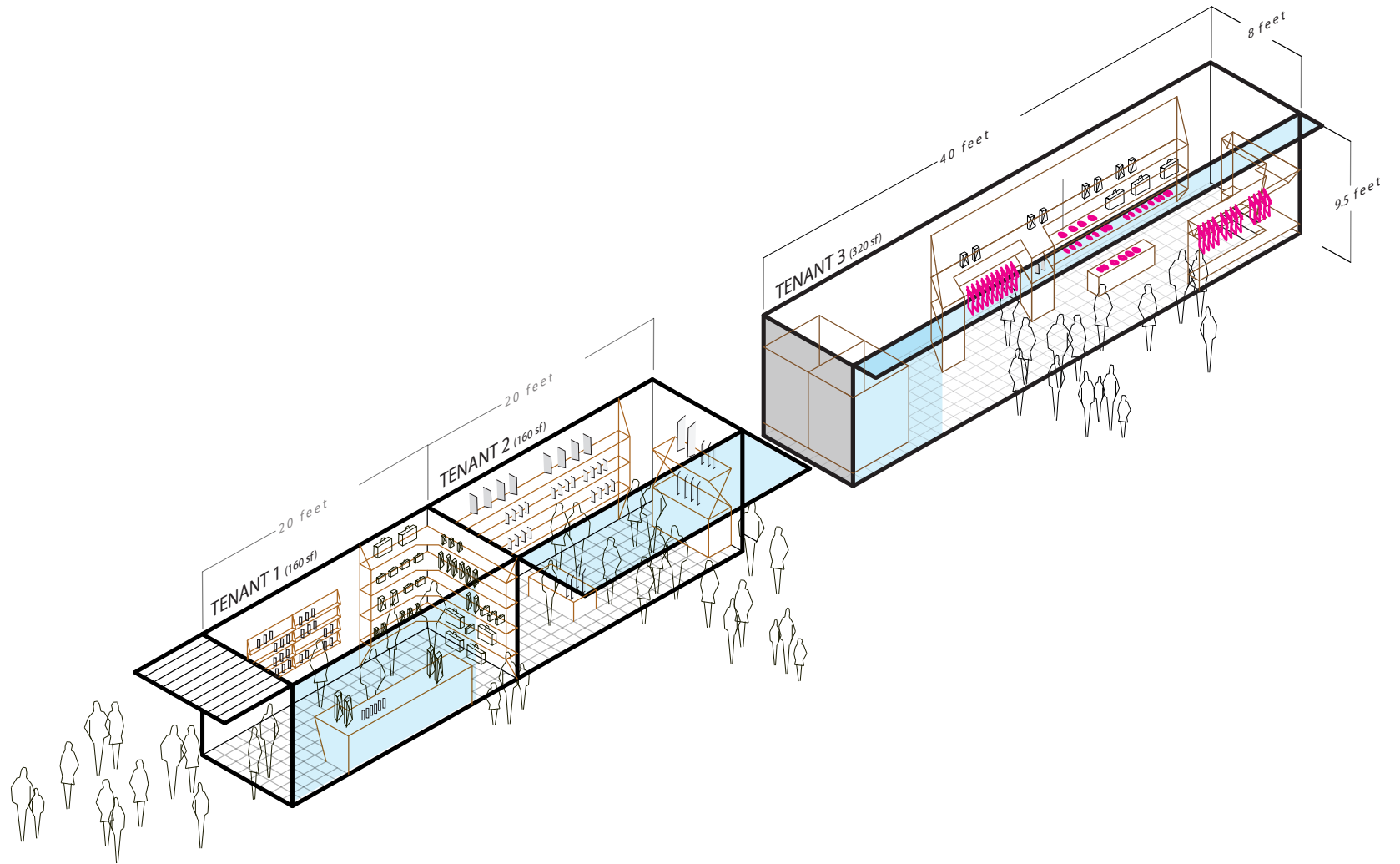
Deployment will be quick. Immediately after the site is prepared, the containers will be delivered and put into position and be ready for operations in approximately one third the time it would take to produce convention buildings.



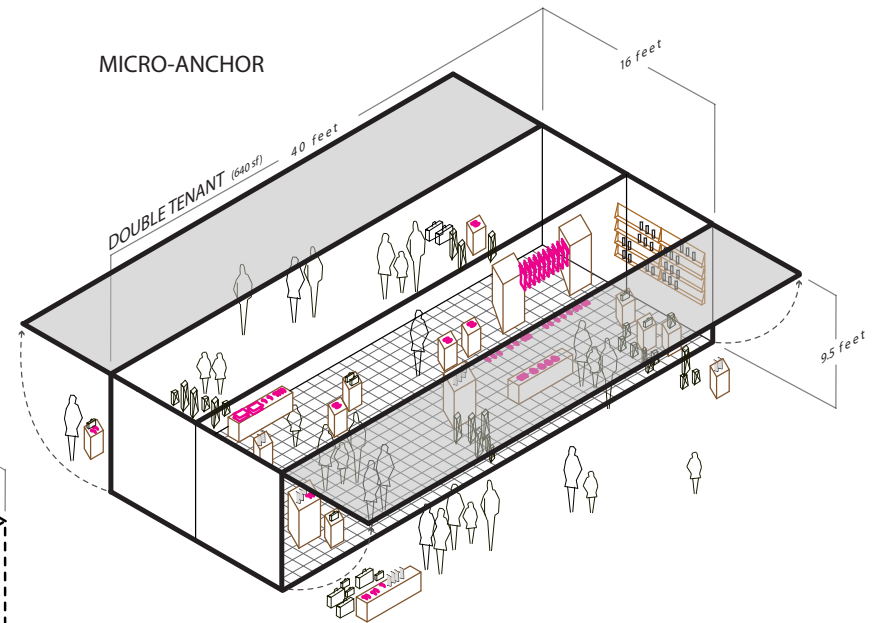
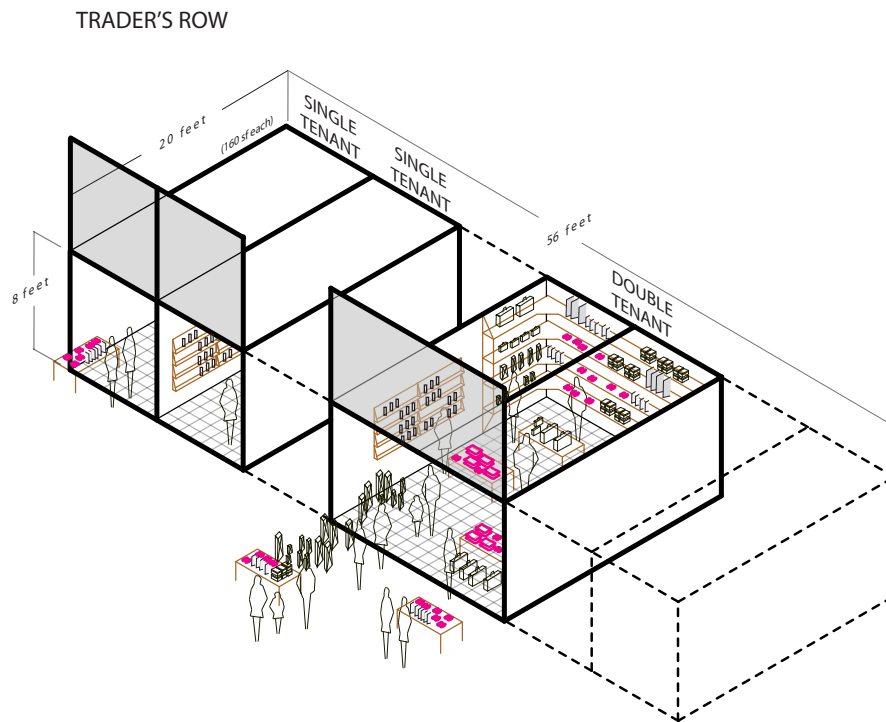
BOXX CITY *[city]*

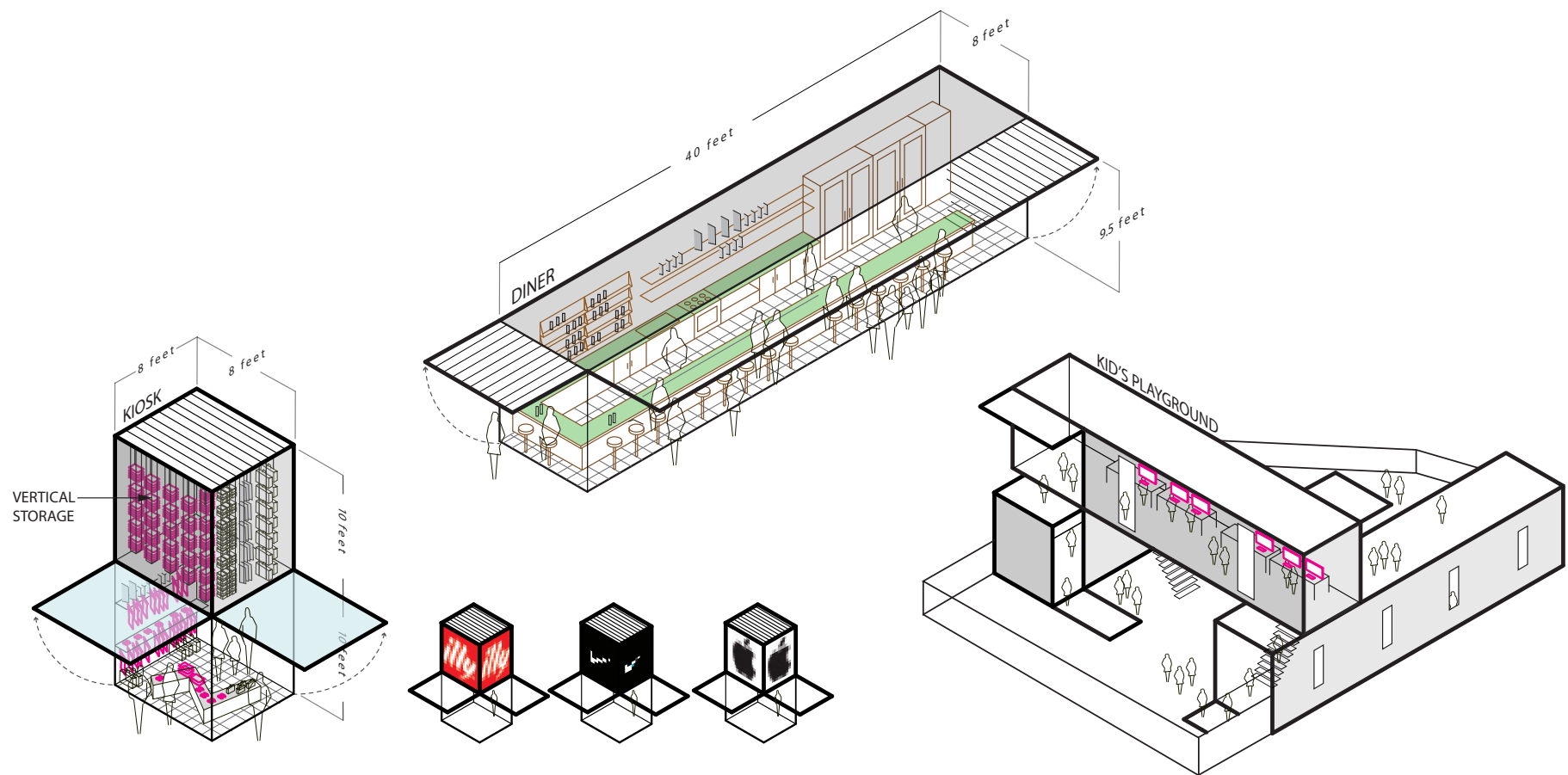
BOXX CITY *[city]*

Dolphin Mall, Miami FL



40' TYPICAL CONTAINER CONVERTED TO RETAIL SPACE





PROGRAMMATIC CONFIGURATIONS



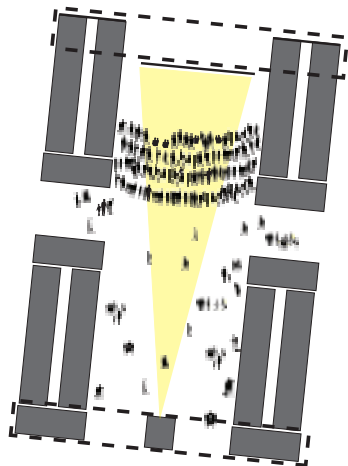
VBOX MOBILE, UNIQLO



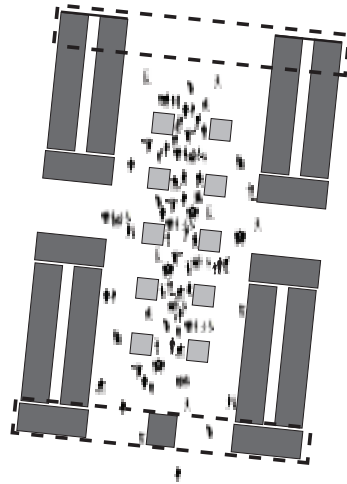
MOVING MARKET, ITALY



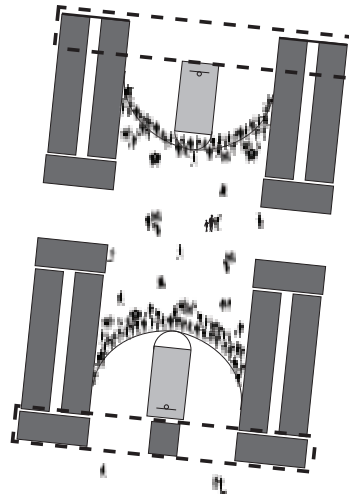
AESOP, MELBOURNE, AUSTRALIA



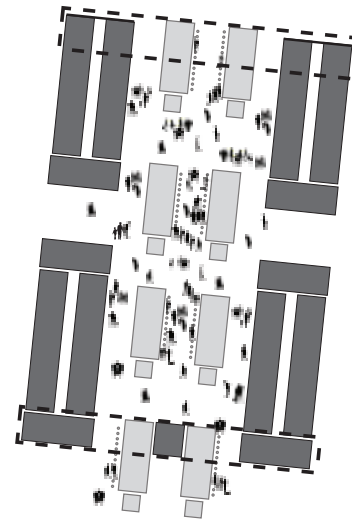
CINEMA



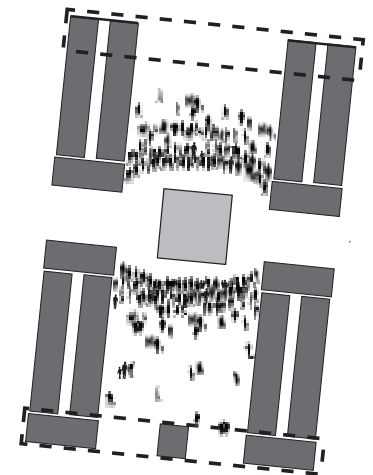
FARMERS' MARKET



SPORTS

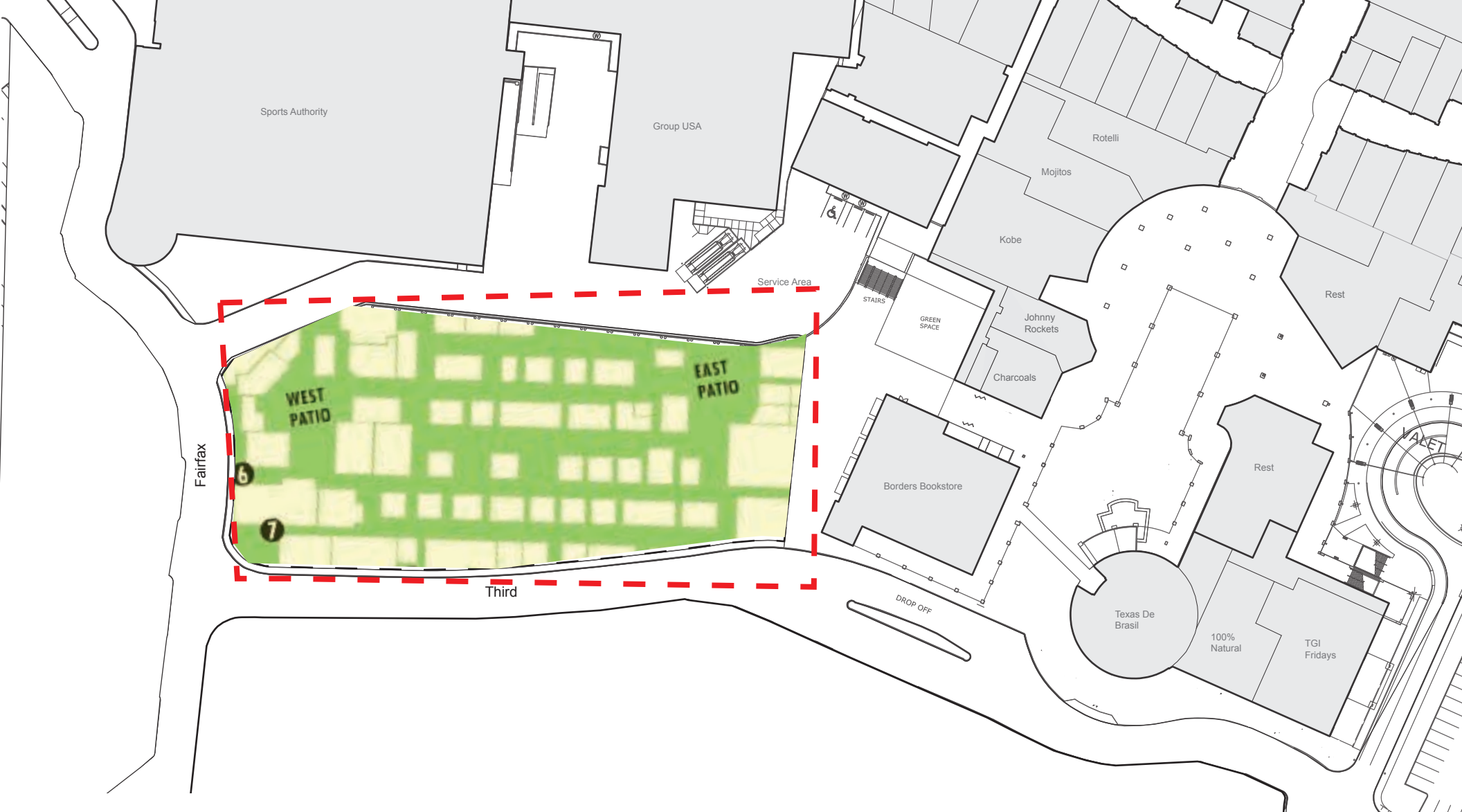


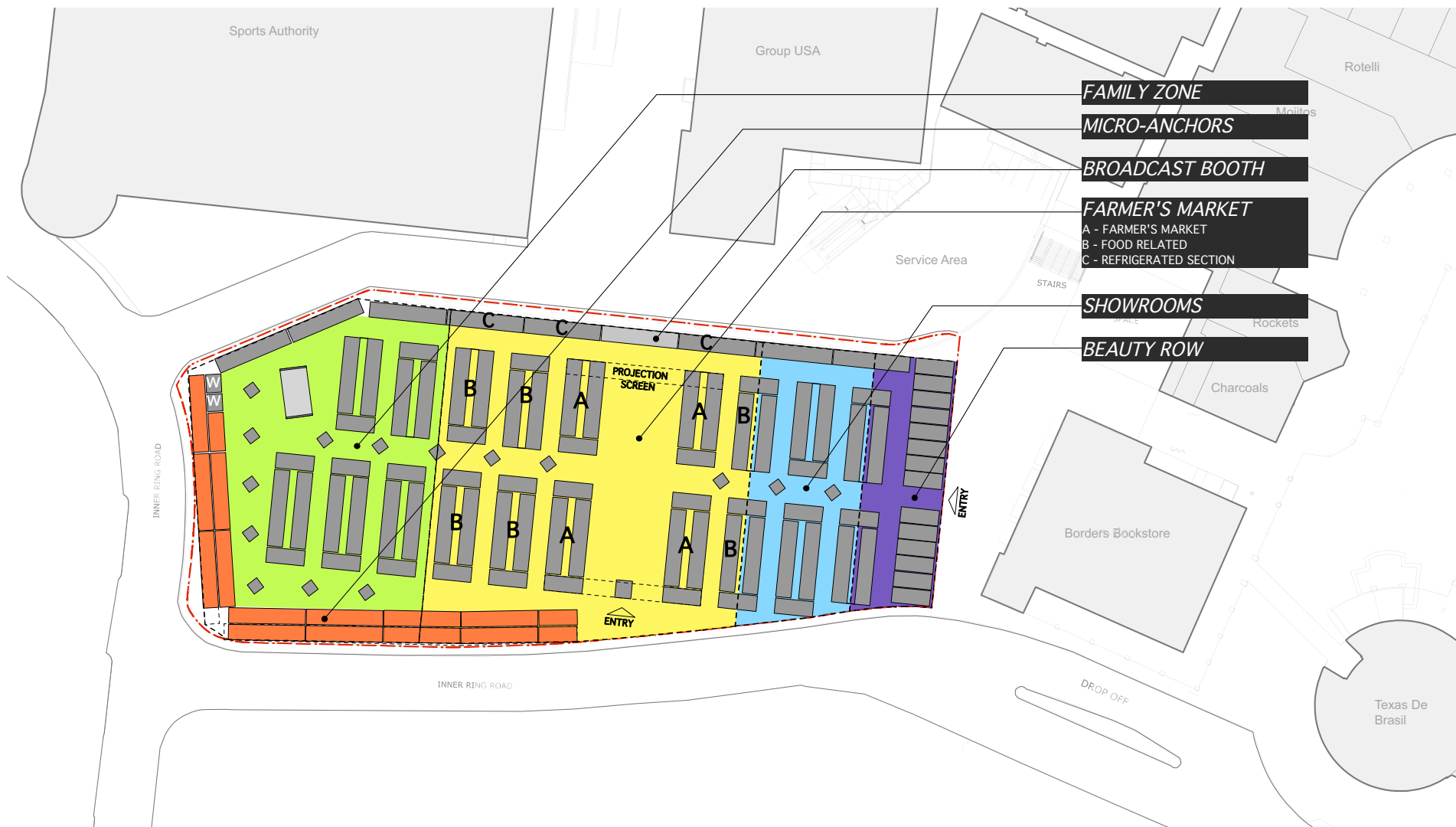
FOOD TRUCKS



STAGE

OPEN SPACE DIAGRAMS





BOX CITY AT DOLPHIN MALL

TOTAL BOX COUNT

40 FOOT CONTAINERS: 60
20 FOOT CONTAINERS: 45
KIOSKS: 15

TOTAL AREA:

64,000 SF (1.47 ACRES)

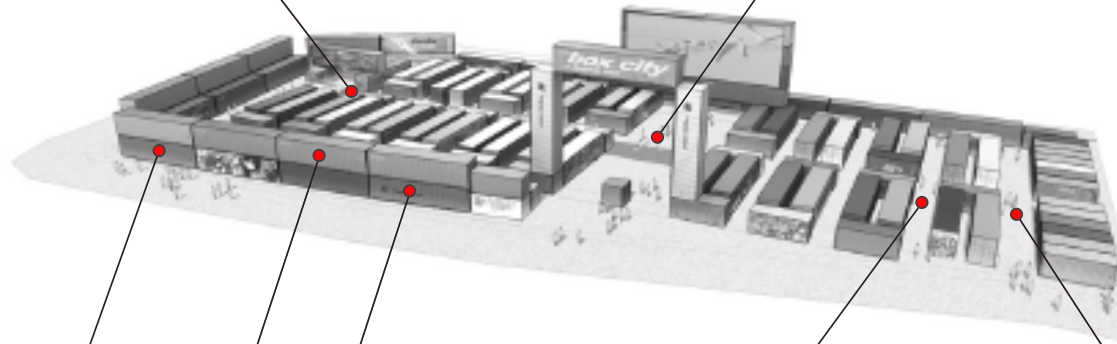




FAMILY ZONE



FARMER'S MARKET



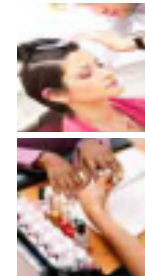
MICRO ANCHORS



SHOWROOMS



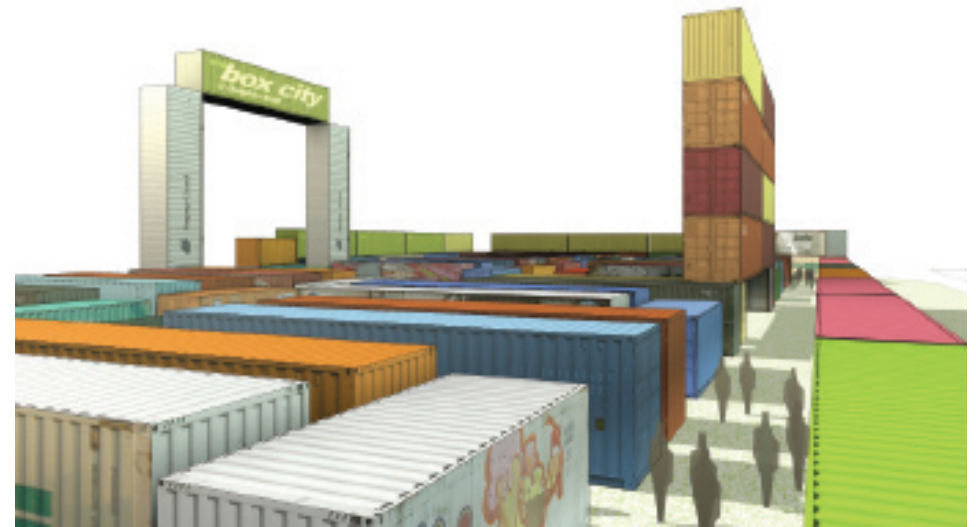
BEAUTY ROW



BOX CITY AT DOLPHIN MALL, MIAMI

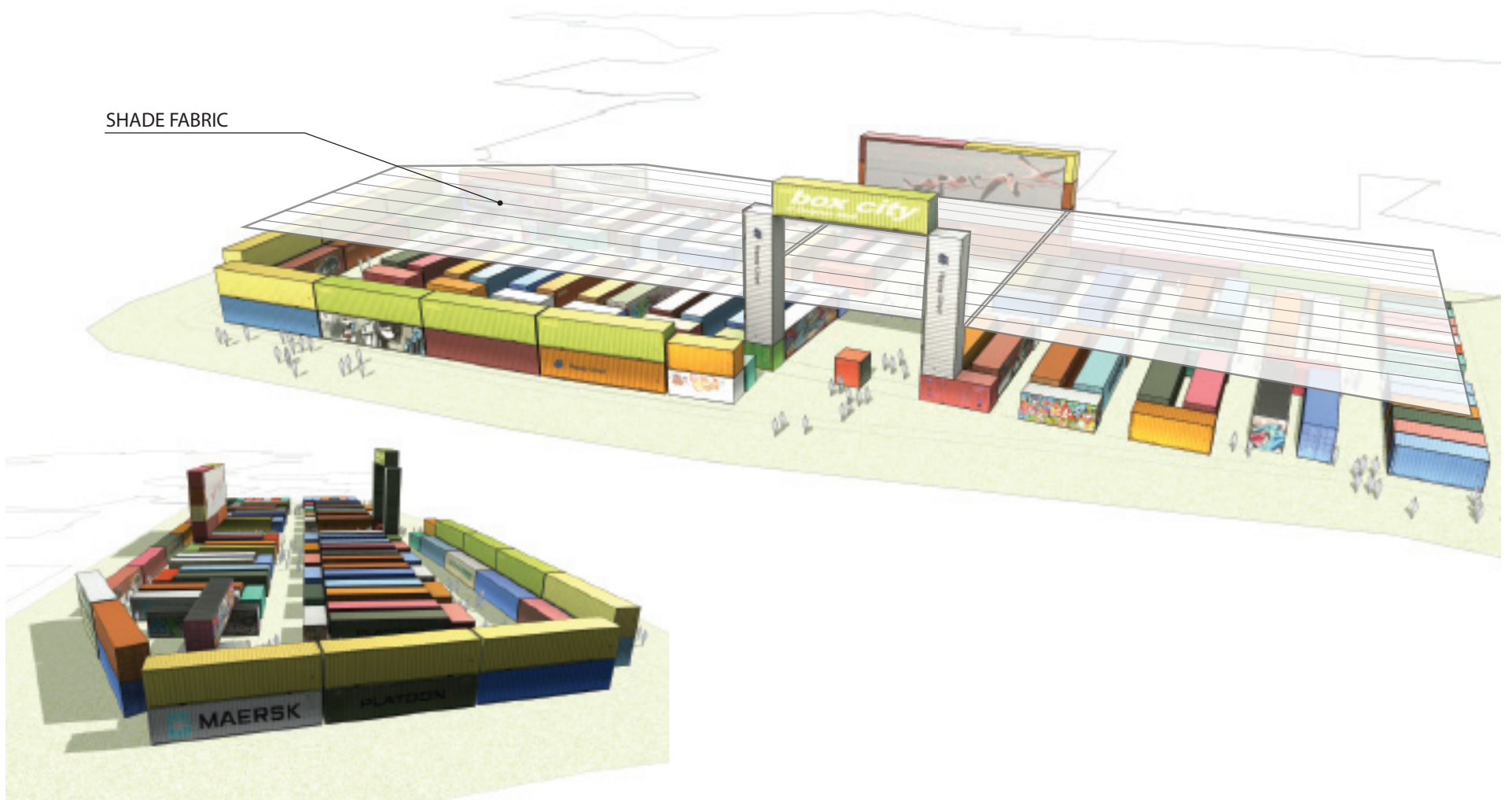
TENANT USE DIAGRAM





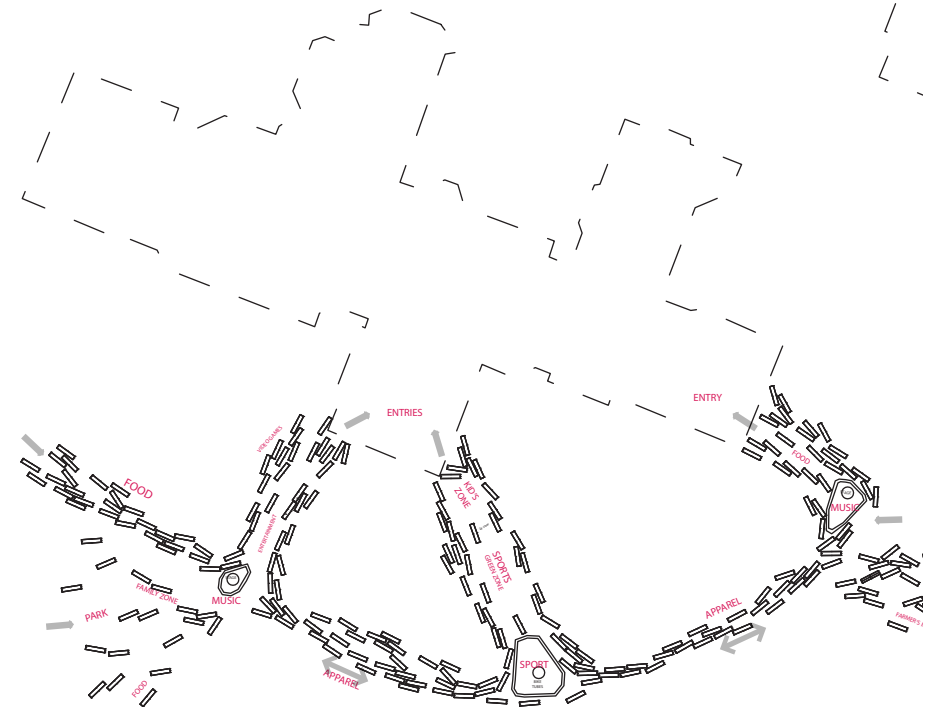
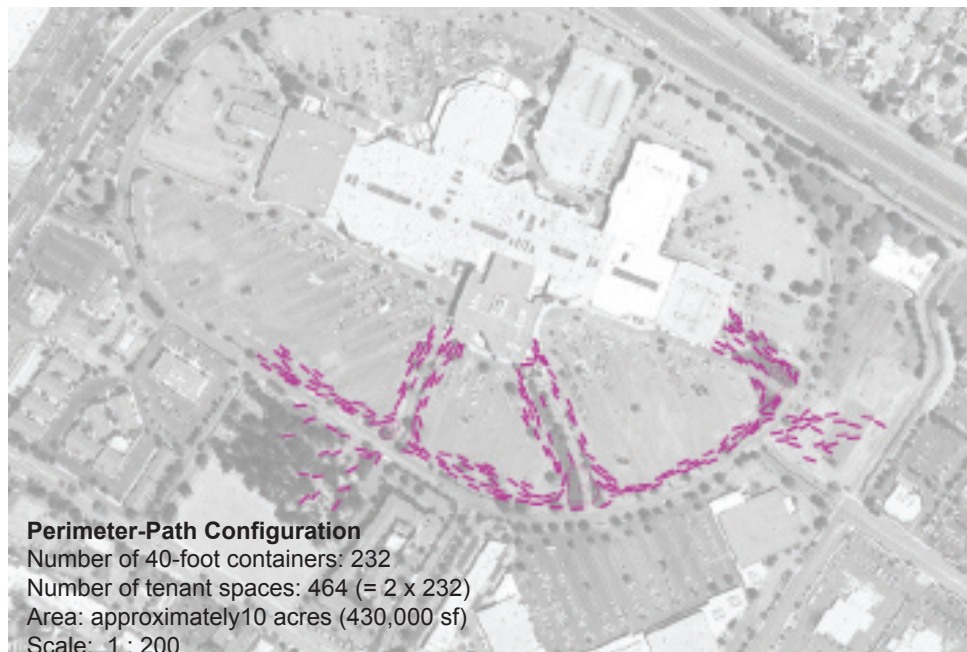
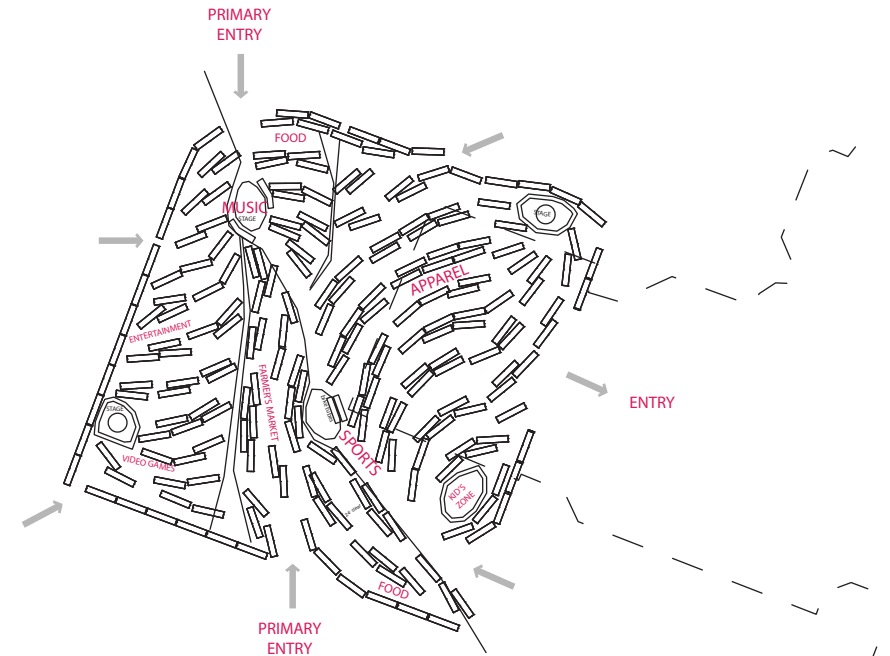
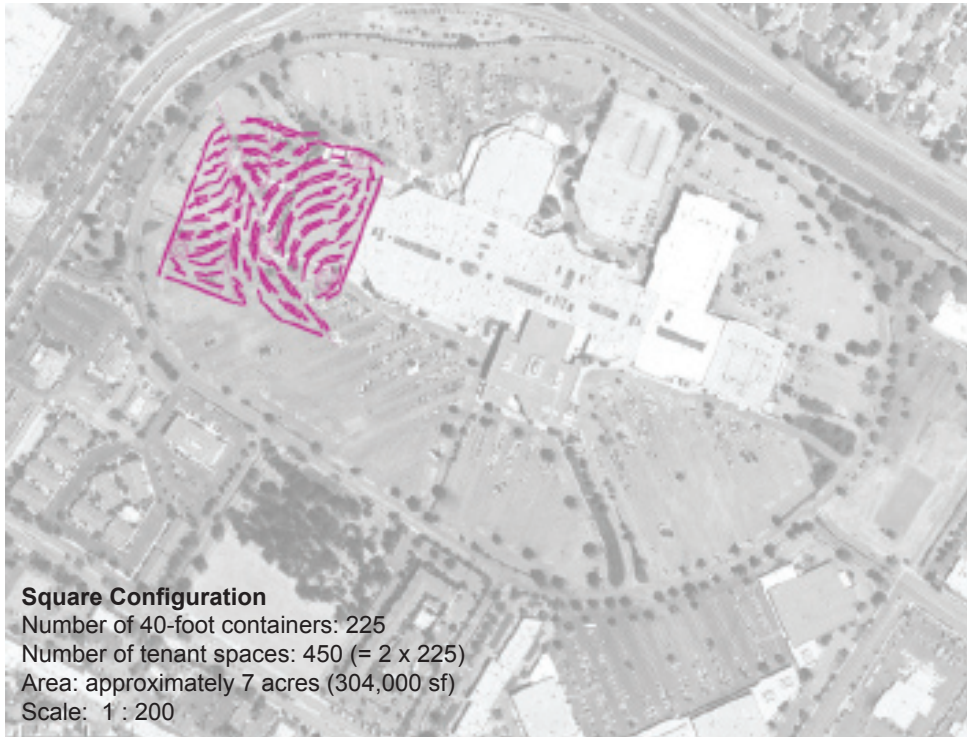


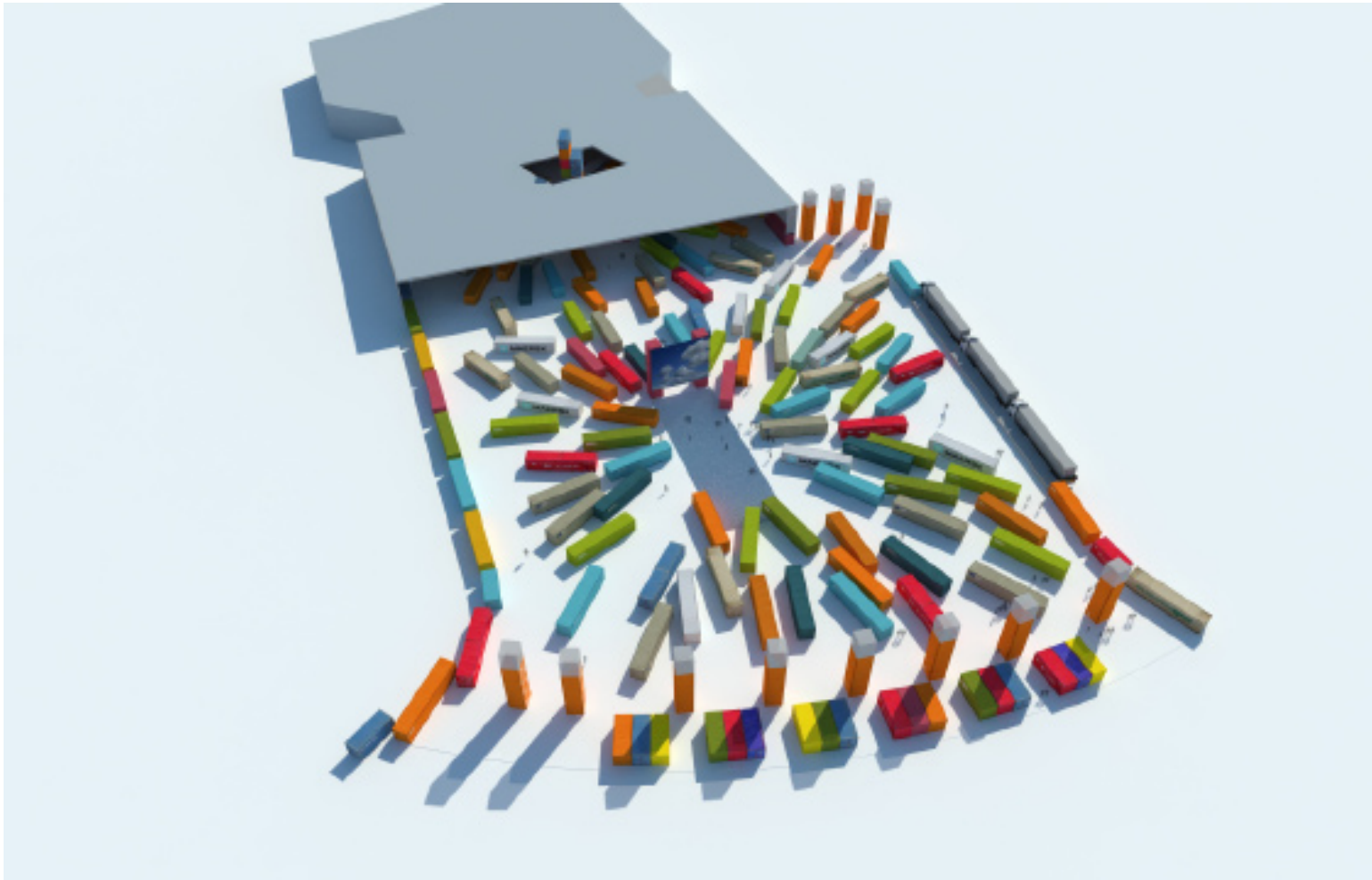
SHADE FABRIC



BOXX CITY [city]

Newpark Mall ICSC Competition, Newark CA





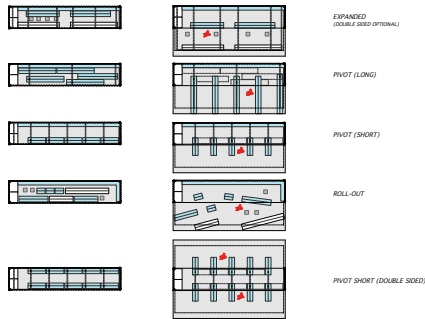




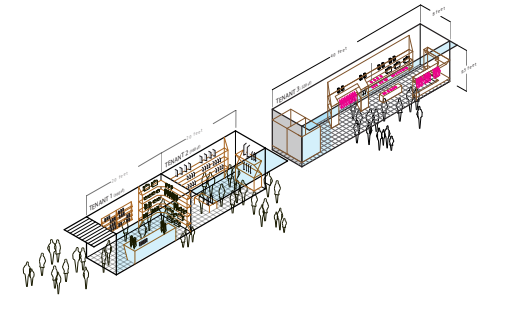


BOXX CITY®

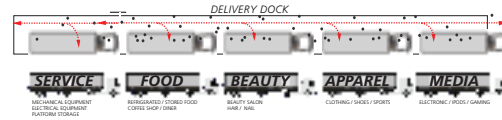
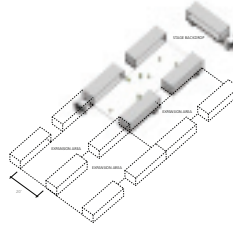
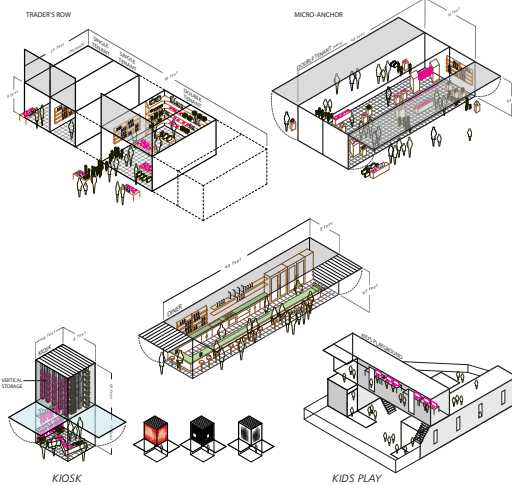
dare to be square



BOXX CITY ALTERNATIVE LAYOUTS



BOXX CITY MOBILE TENANT USAGE



DELIVERY SYSTEM

Dead anchor to vibrant marketplace. Harking back to the days of the European village town square, **Boxx City connects culture, art, humanity, entertainment and shopping with its local consumer community.**

The interior layout of Boxx City can be transformed over night to adjust for new tenants, new pedestrian circulation patterns and theme changes. This flexibility can create a rotating shopping experience that will constantly fascinate and intrigue its consumer participant. Its malleable layout can accommodate multiple circulation patterns within one operation.

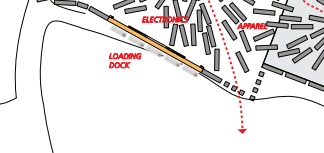
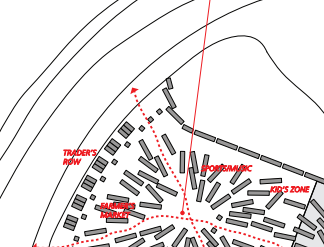
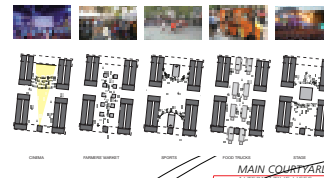
Different retail districts catering to similar consumers or with similar merchandise can also be defined by layout, color and Boxx placement. Child-friendly and food specific uses can have defined quadrants that cater to their specific needs and requirements such as safety, seating, restrooms and play areas. Its multi-programmable center court experience can be modified and adapted for a multitude of events including: sports, concerts, fairs and general public gatherings. A centrally located digital media board allows for cross promotion activities and public broadcasting alternatives.

Boxx City's modular and expandable Boxx Unit design also allows for an endless variety of tenant space alternatives. Multiple small units packed together can create a dense concentration of vibrant and varied merchandising. Boxx Units may also be combined together to create unique full size retail store platforms. Stacking can accommodate multiple store levels with catwalks connecting units and retailer. **Boxx Unit interiors are completely flexible and adaptable.** Merchants have the ability to display merchandise inside and outside their units and can modify their interiors for display as defined by the goods they sell. The power requirements required to heat, cool and light Boxx Units are minimal and completely manageable with off-grid alternatives.

The multi color design and container modular make up of Boxx City is reminiscent of abstract expressionist art. It is possible to make Boxx City an ongoing working piece of art making as artists paint on the "Boxx Canvas". In most instances, the juxtapose of Boxx City to its surroundings will in itself be an attractor to the community and an identity feature to its surroundings.

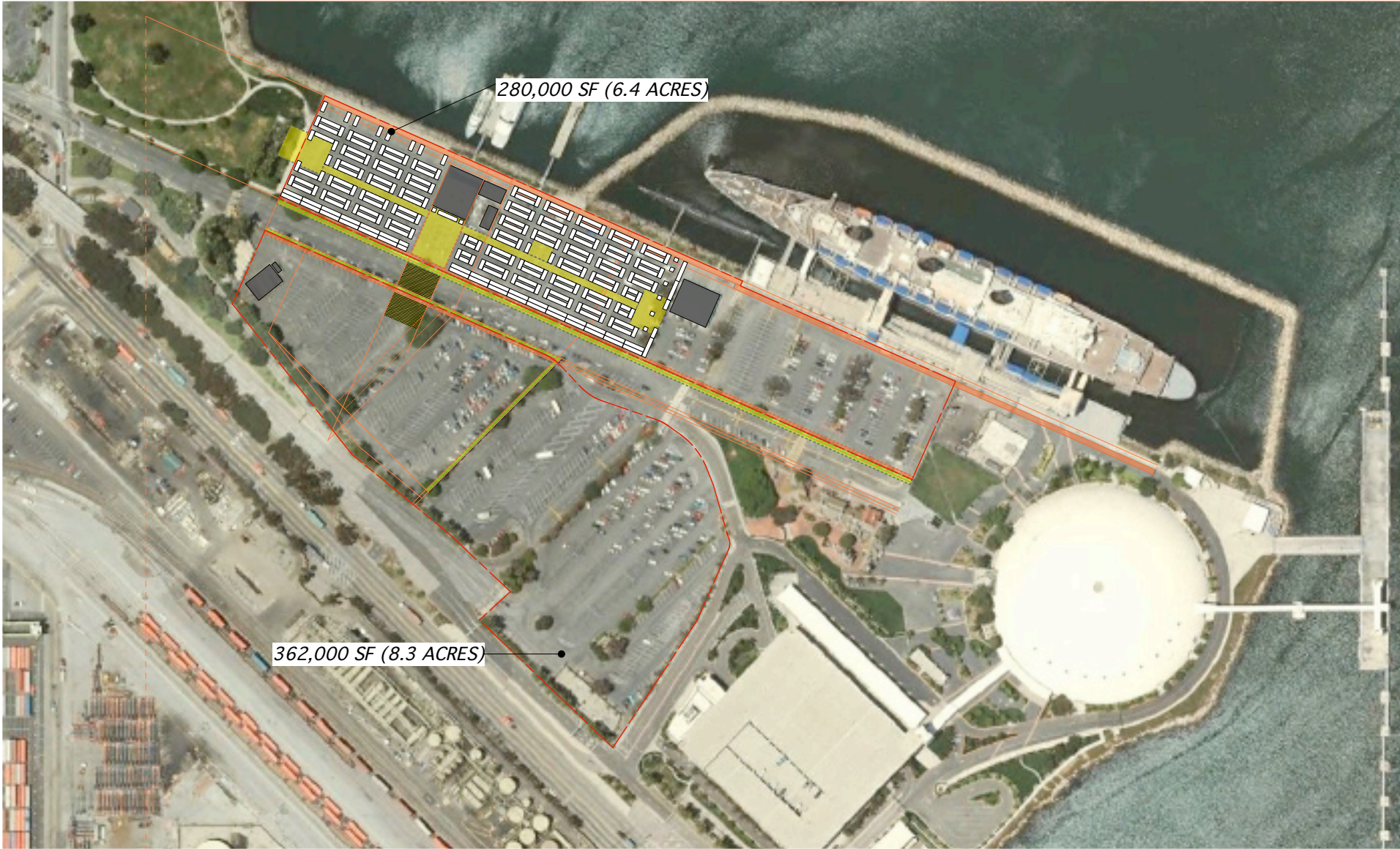
Boxx City is a multi-tenanted shopping environment made from green recycled materials at one tenth the cost of other alternatives. It can be set up inside a large empty building or outside on a vacant anchor pad or parking lot. Implementation can happen quickly with limited disruption to existing site conditions. Furthermore, the temporary nature of Boxx City allows it to be modified and moved at anytime, giving ownership the option to explore other use alternatives as they may arise.

Lastly, Boxx City's ability to give back to the community by creating hundreds of entrepreneurial jobs and businesses is highly attractive in today's economic environment. Additionally, its low cost to build combined with the tenant exposure risk spread over hundreds of tenants paying high per square foot rents for small spaces, creates an unbeatable economic return for its ownership which is feasible in today's constrained capital markets.



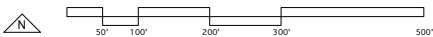
BOXX CITY [city]

Queen Mary, Long Beach CA
Downtown San Fransisco CA



QUEEN MARY, LONG BEACH

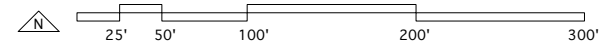
TOTAL BOX COUNT
40 FOOT CONTAINERS: 126
20 FOOT CONTAINERS: 98
KIOSKS: 8





CHRONICLE / 5TH & MISSION ST.

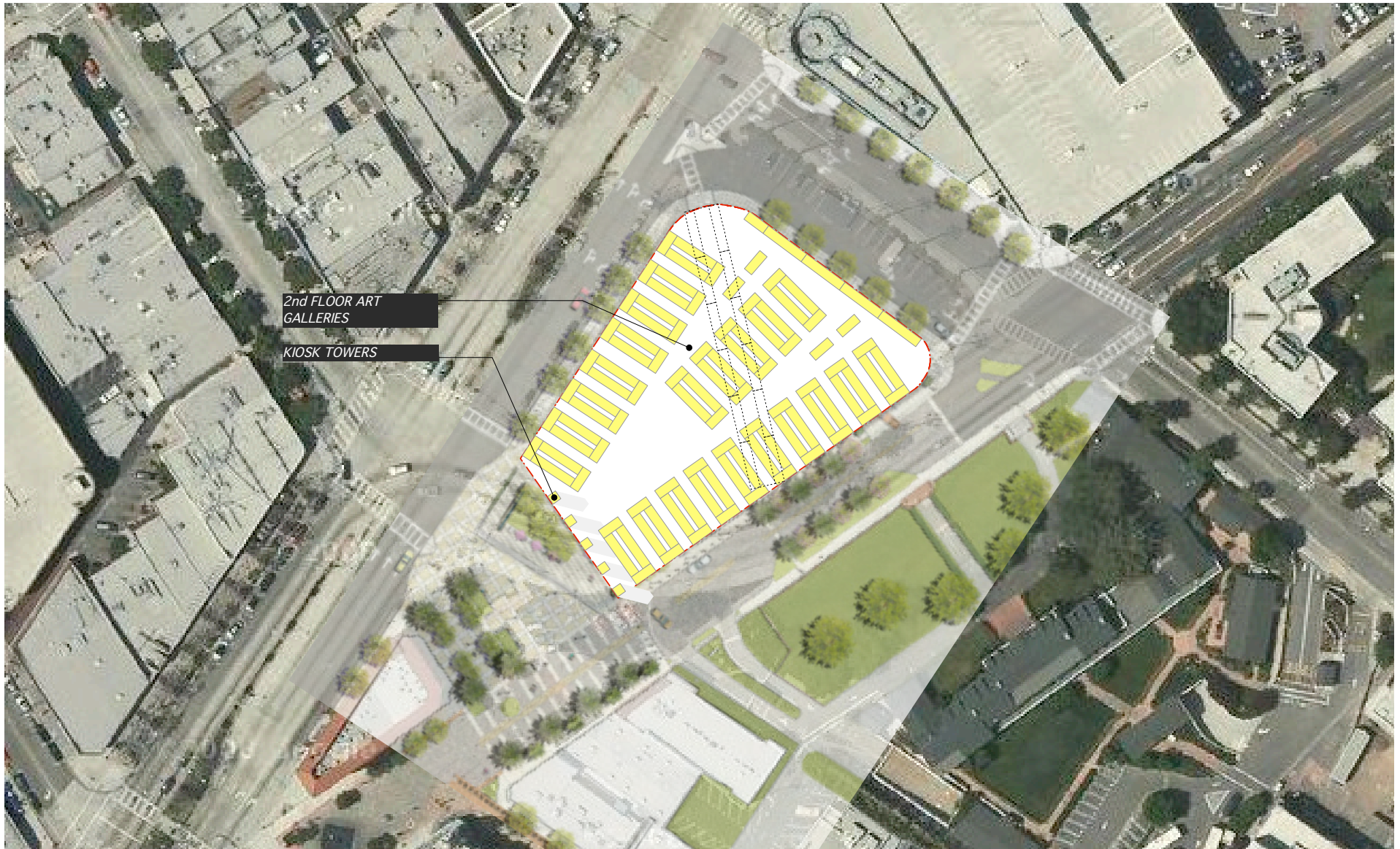
TOTAL BOX COUNT
40 FOOT CONTAINERS: 58
20 FOOT CONTAINERS: 47
KIOSKS: 16



BOXX CITY [city]

Downtown Culver City CA





CULVER CITY

TOTAL BOX COUNT (BOTH FLOORS)

40 FOOT CONTAINERS: 62
20 FOOT CONTAINERS: 51
KIOSKS: 5

FIRST FLOOR

40 FOOT CONTAINERS: 50
20 FOOT CONTAINERS: 51
KIOSKS: 5

SECOND FLOOR

40 FOOT CONTAINERS: 12 (stacked)

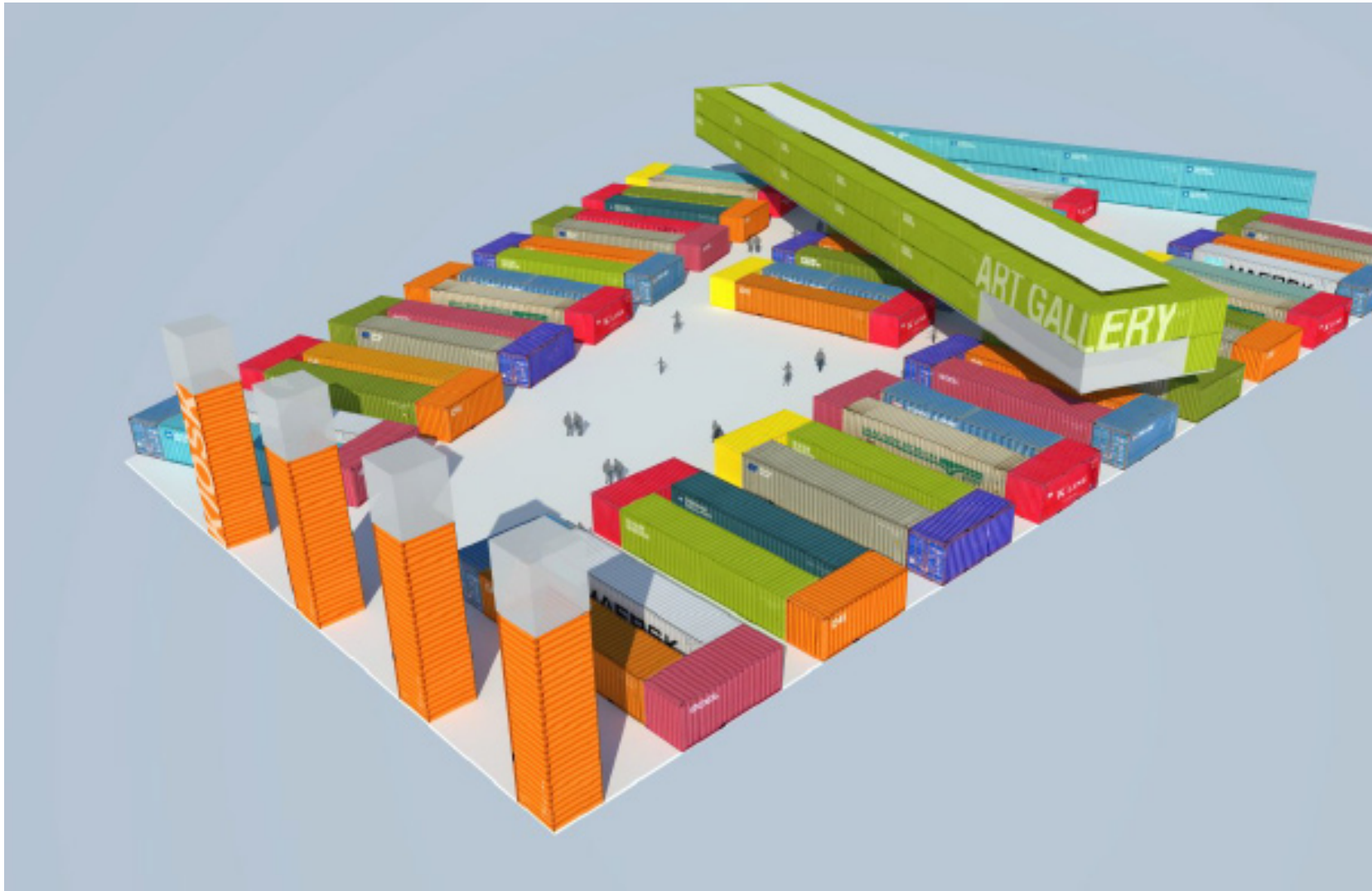
TOTAL LOT AREA:
52,600 SF (1.2 ACRES)

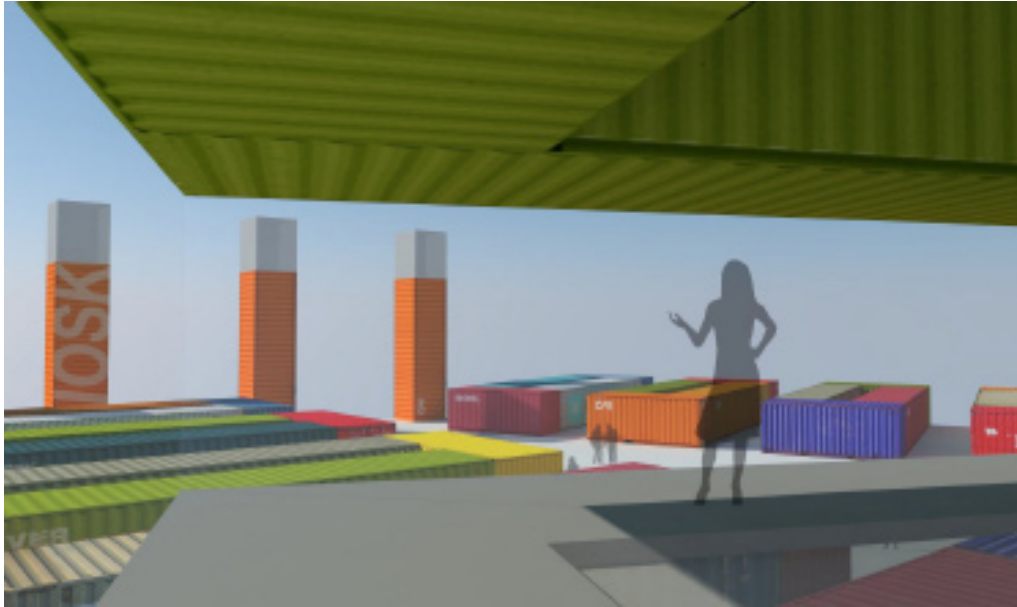
TOTAL BOX AREA:
28,320 SF

TOTAL CIRCULATION AREA:

24,200 SF

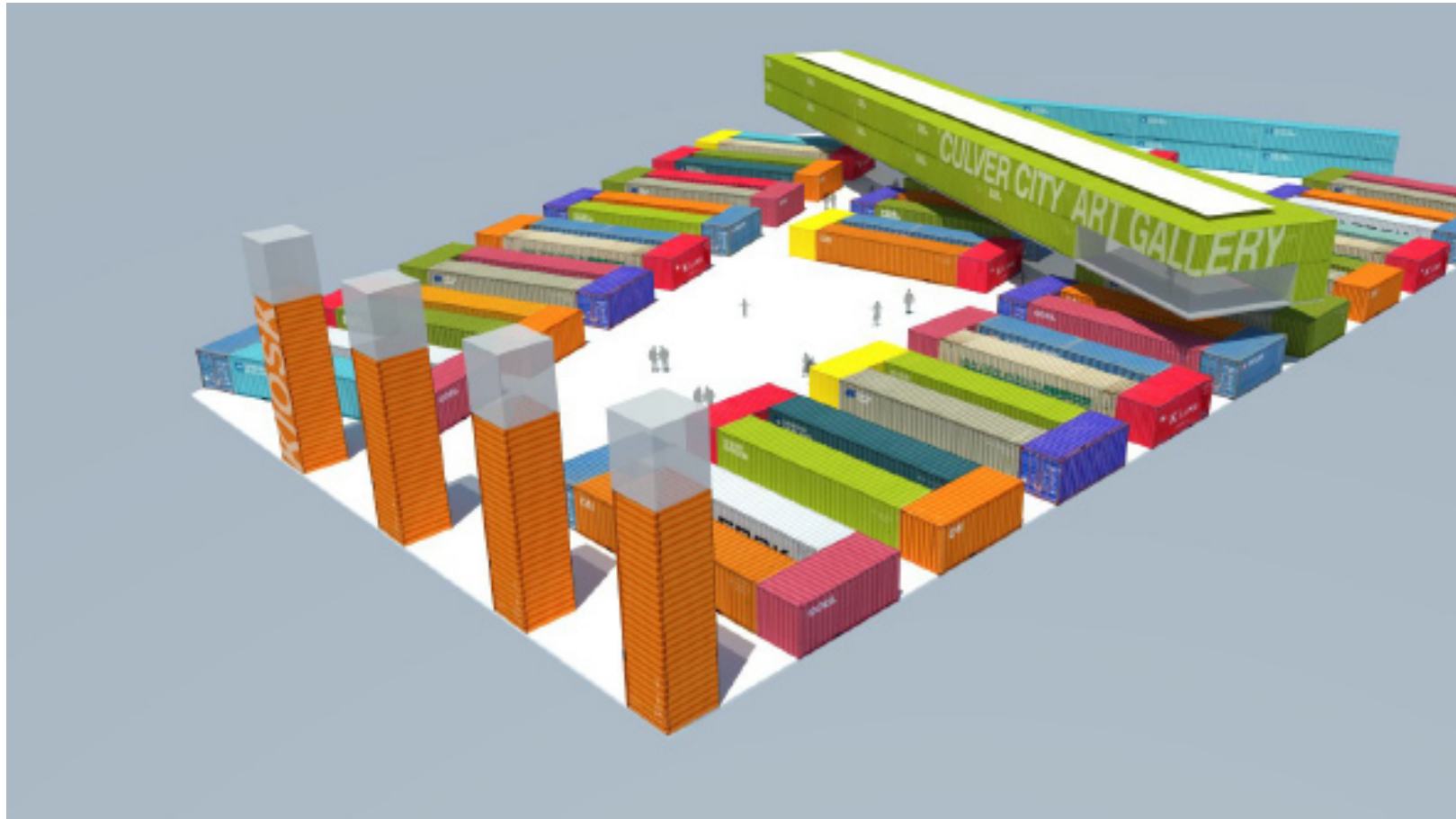








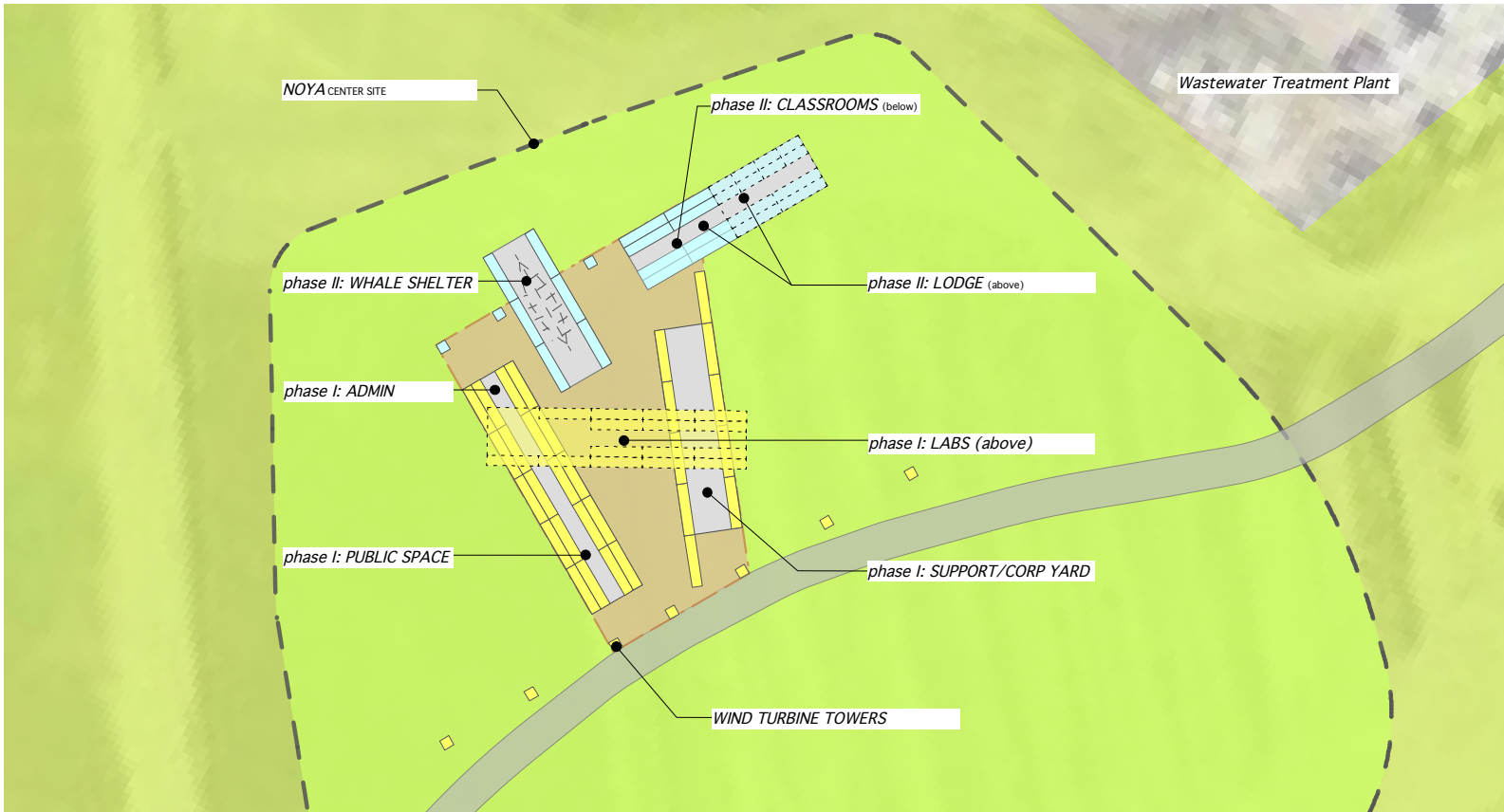


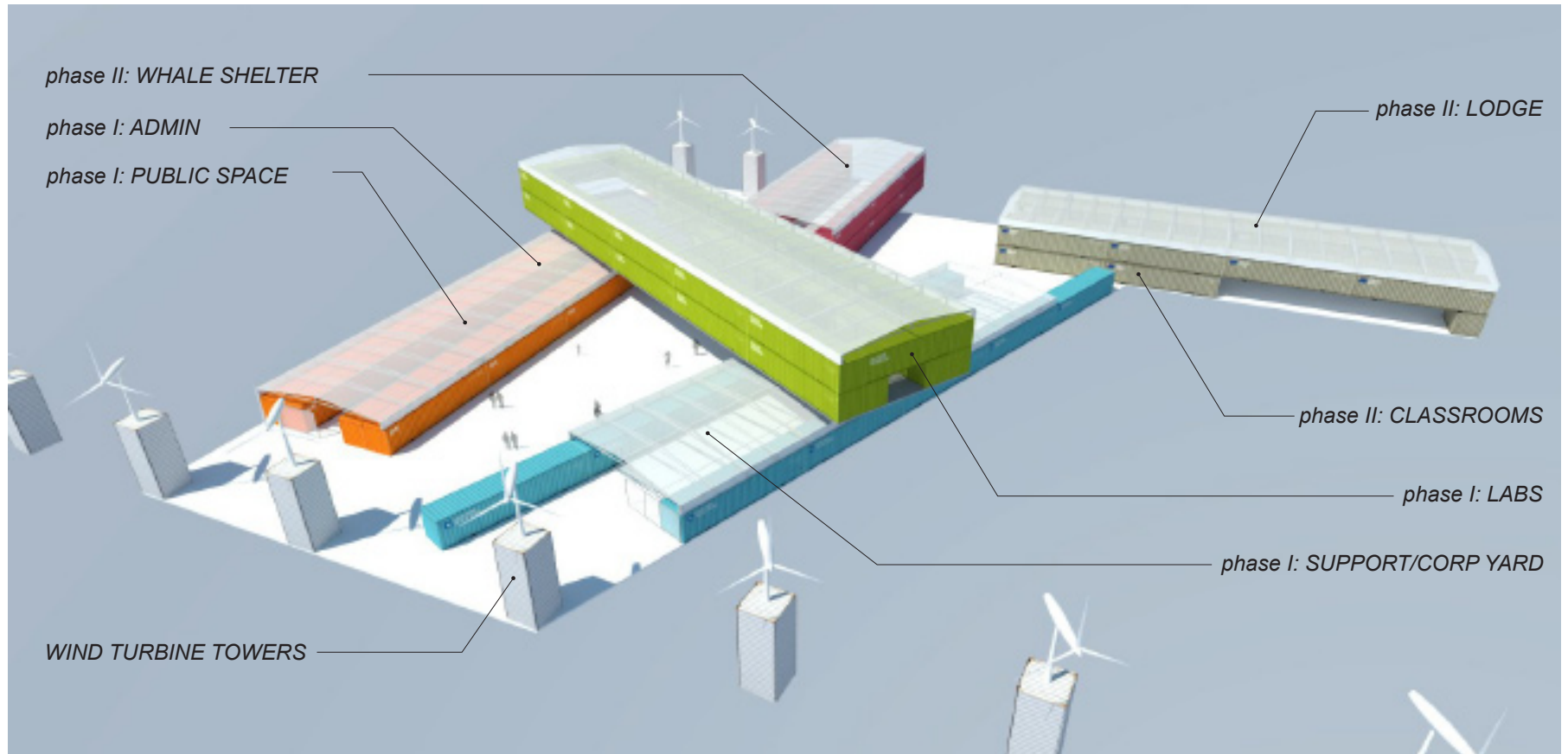


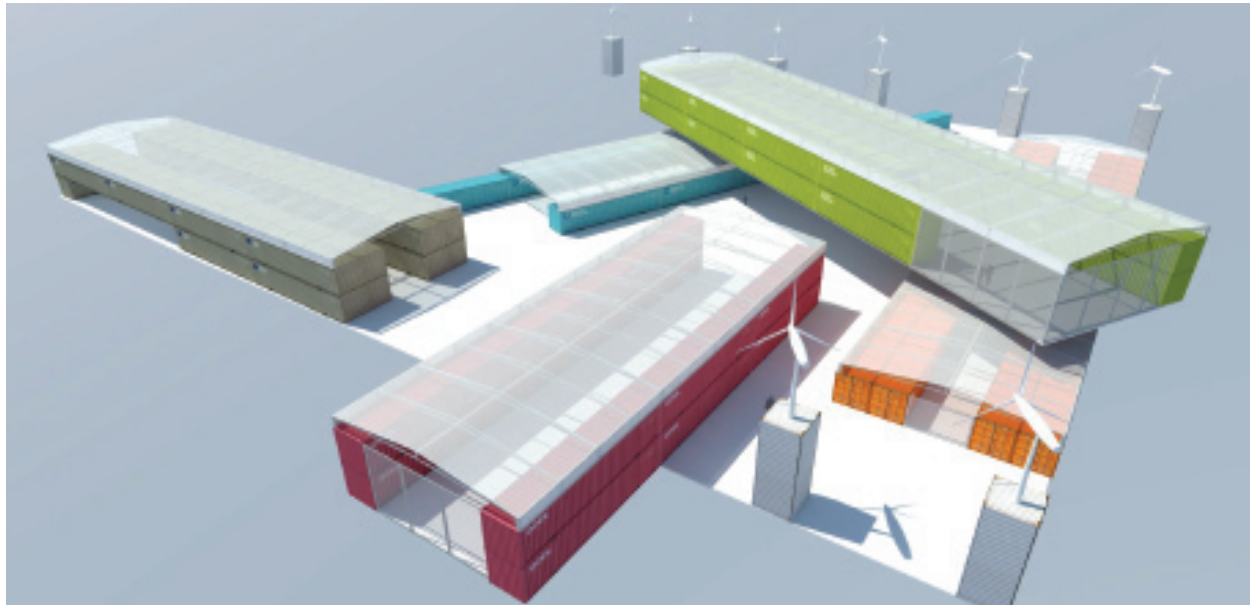


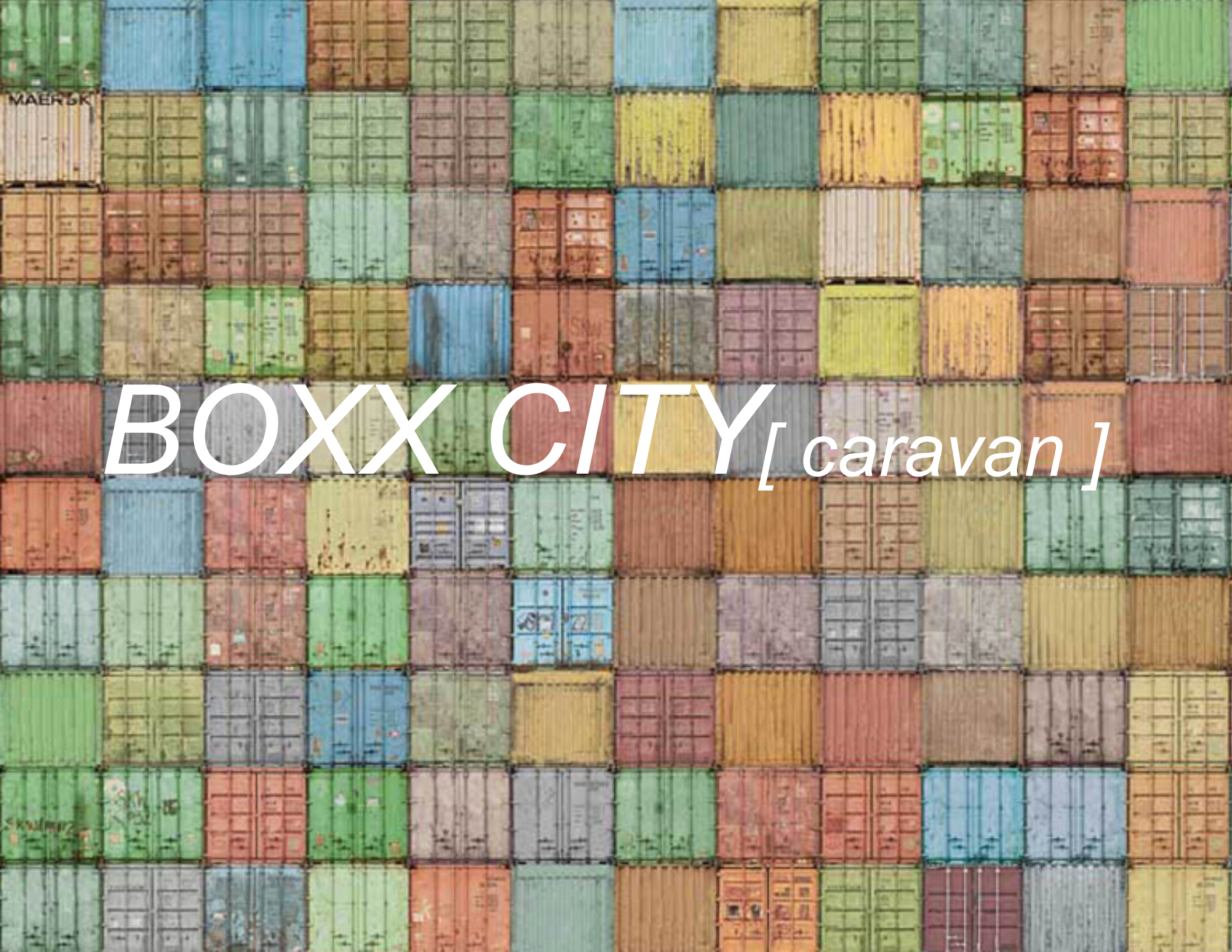
BOXX CITY *[city]*

Noyo Proposal, Fort Bragg CA





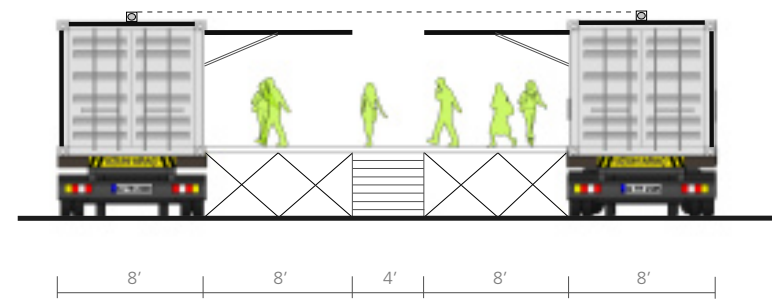
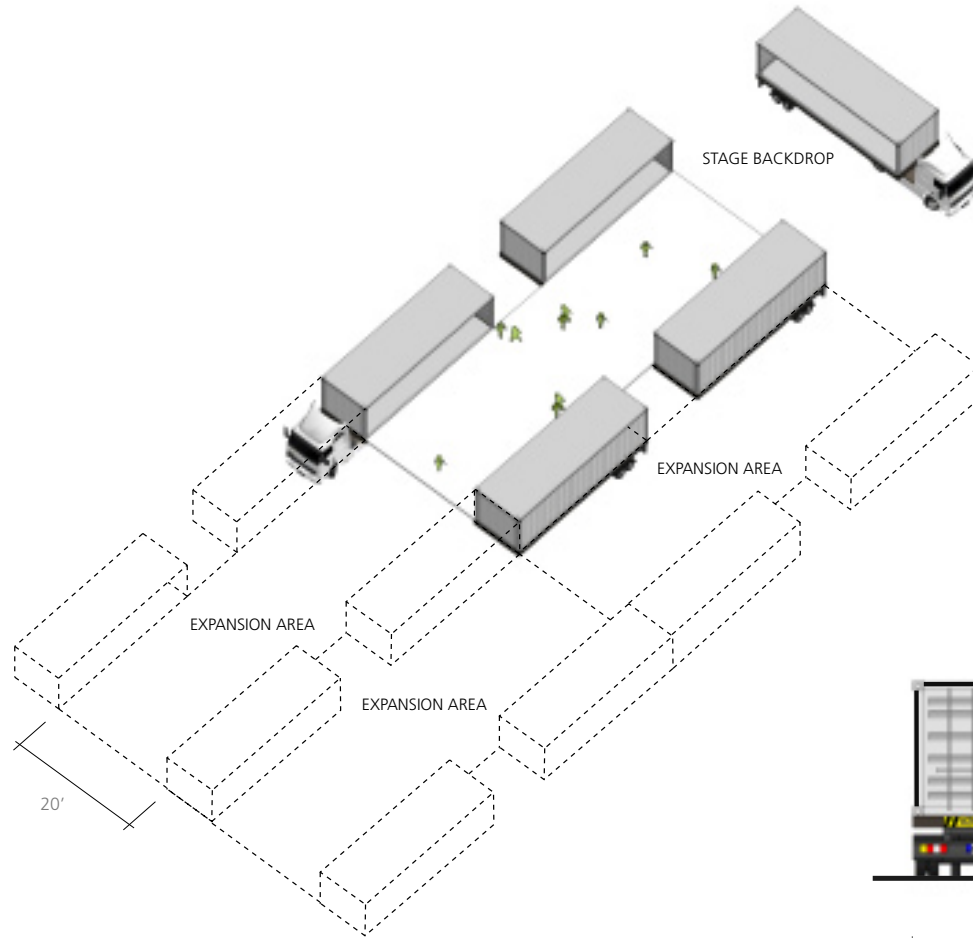




BOXX CITY [caravan]

BOXX CITY [caravan]

Units
Deployment
Layout Diagrams
Renderings



MECHANICAL EQUIPMENT
ELECTRICAL EQUIPMENT
PLATFORM STORAGE



REFRIGERATED / STORED FOOD
COFFEE SHOP / DINER



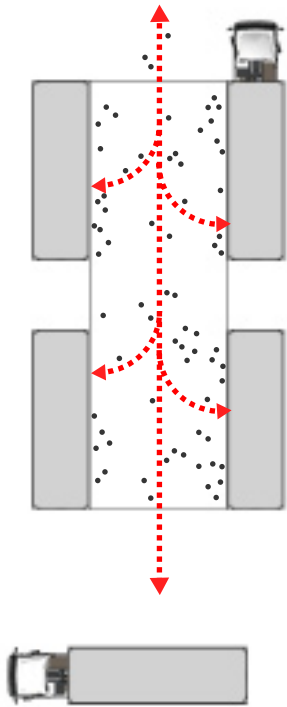
BEAUTY SALON
HAIR / NAIL



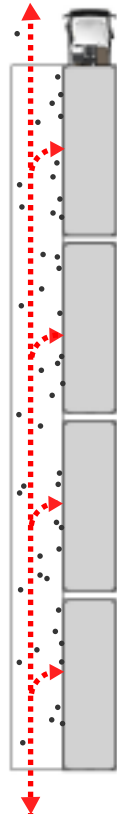
CLOTHING / SHOES / SPORTS



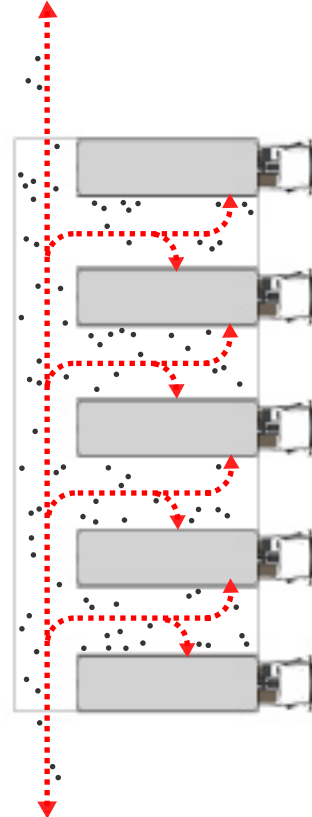
ELECTRONIC / IPODS / GAMING



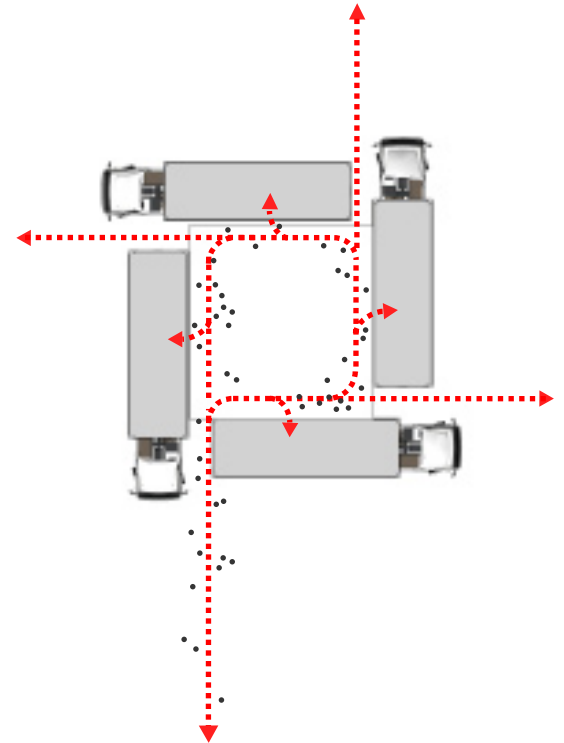
OPEN SPACE



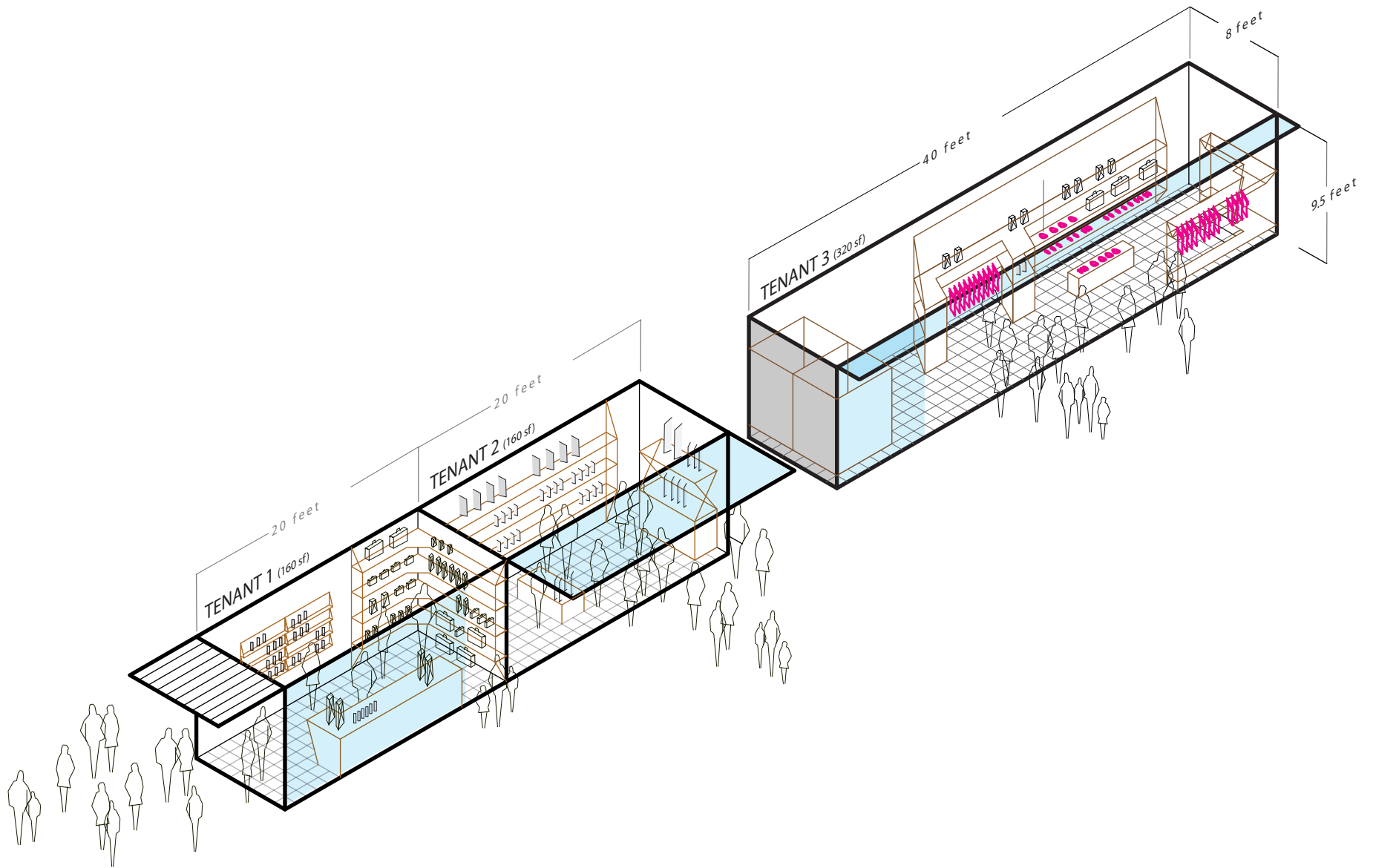
LINEAR
ARTWALKS/FAIRS
NARROW SITES



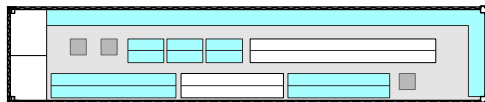
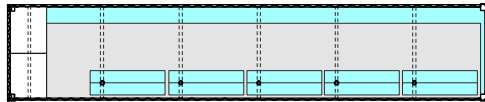
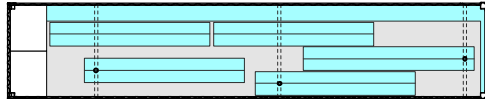
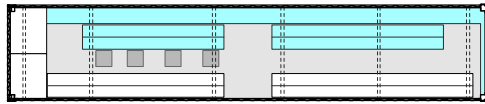
LOADING DOCK
ADJACENT TO BLDG.



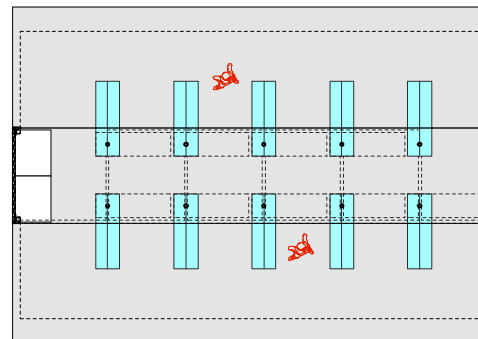
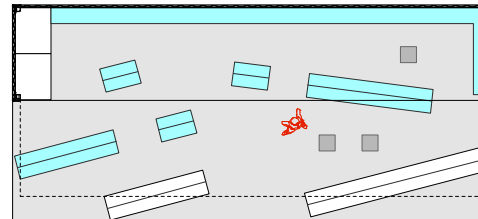
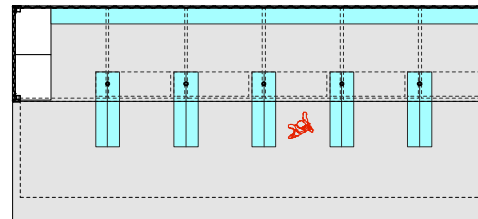
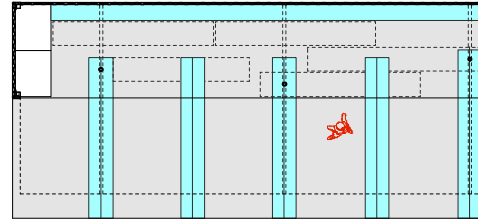
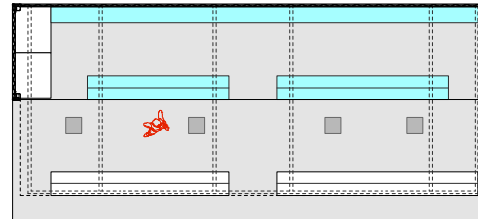
PINWHEEL



IN TRANSIT



IN PLACE



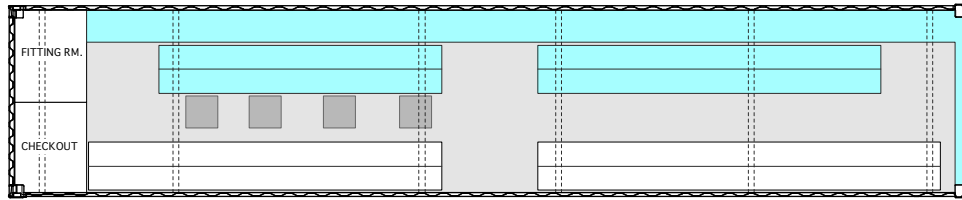
*EXPANDED
(DOUBLE SIDED OPTIONAL)*

PIVOT (LONG)

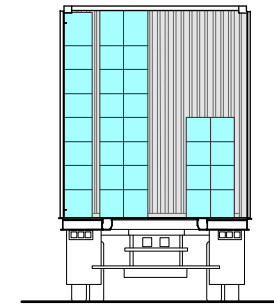
PIVOT (SHORT)

ROLL-OUT

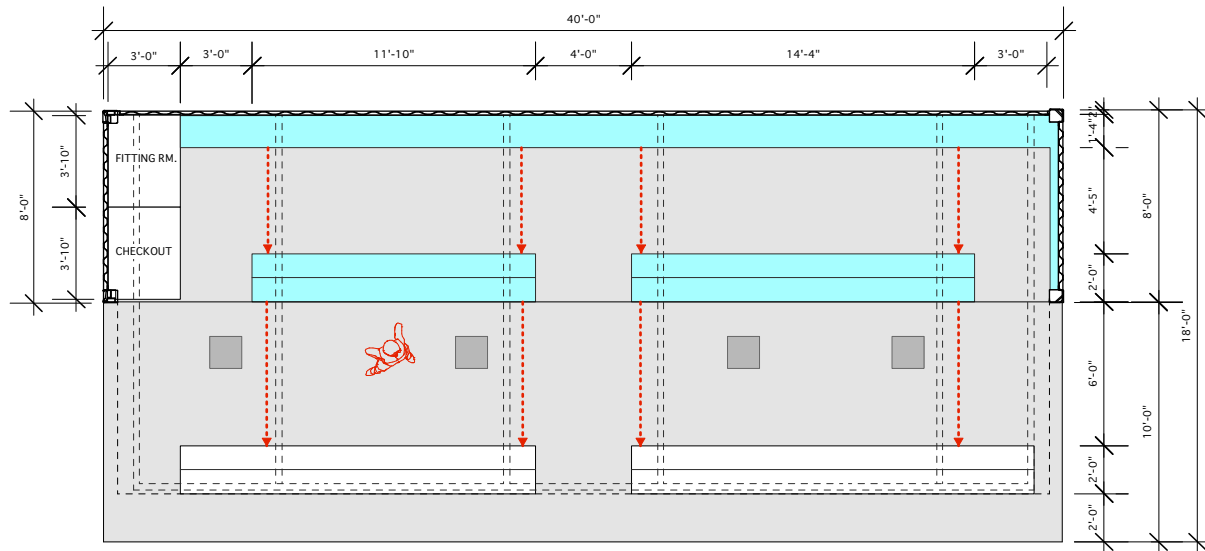
PIVOT SHORT (DOUBLE SIDED)



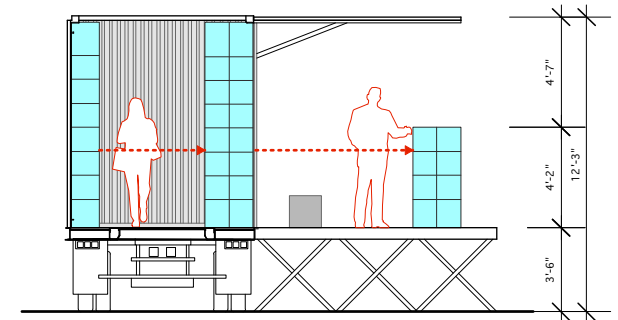
PLAN (IN TRANSIT)



SECTION (IN TRANSIT)

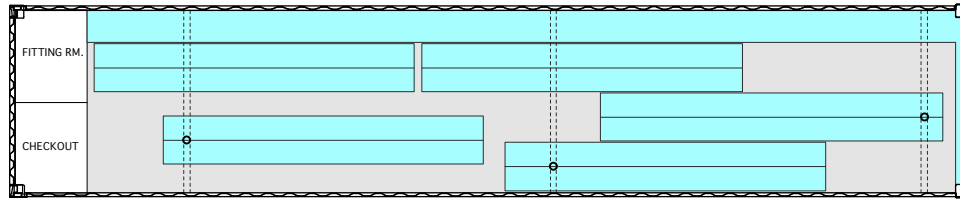


PLAN (IN PLACE)

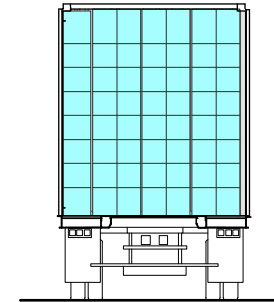


SECTION (IN PLACE)

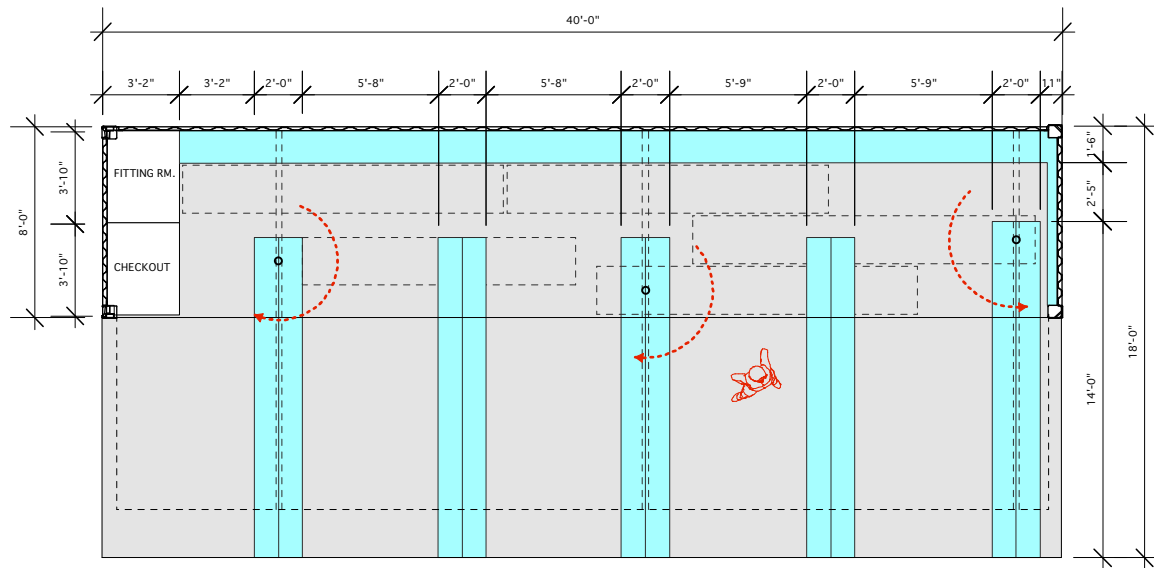
BOX CITY MOBILE EXPANDED (DOUBLE SIDED OPTIONAL)



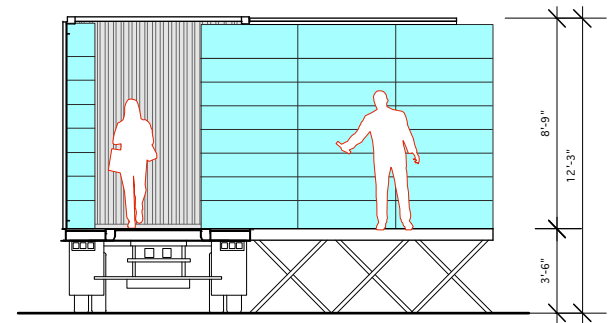
PLAN (IN TRANSIT)



SECTION (IN TRANSIT)

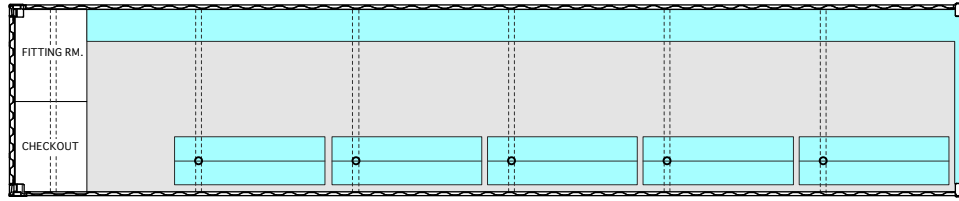


PLAN (IN PLACE)

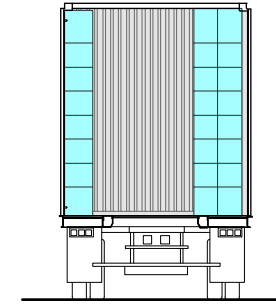


SECTION (IN PLACE)

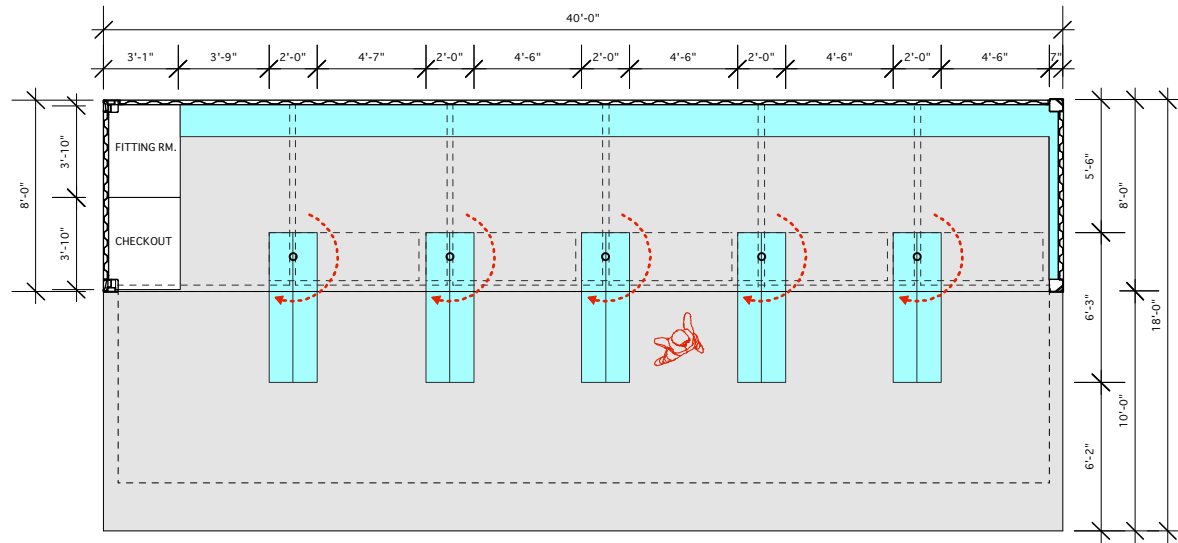
BOX CITY MOBILE PIVOT (LONG)



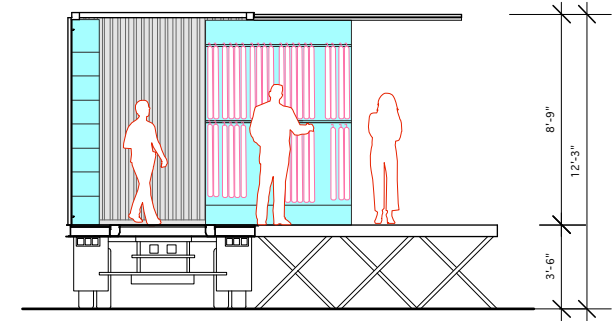
PLAN (IN TRANSIT)



SECTION (IN TRANSIT)

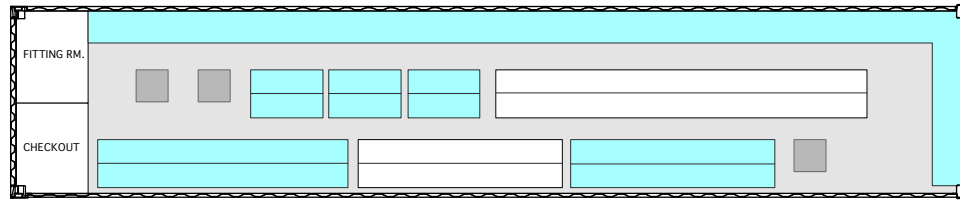


PLAN (IN PLACE)

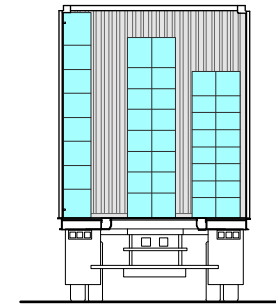


SECTION (IN PLACE)

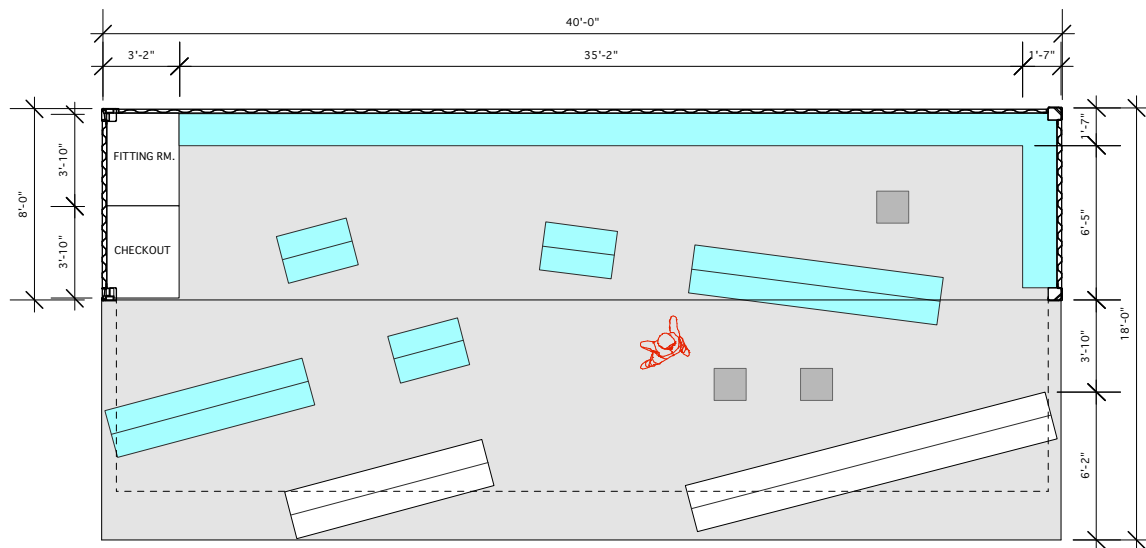
BOX CITY MOBILE PIVOT (SHORT)



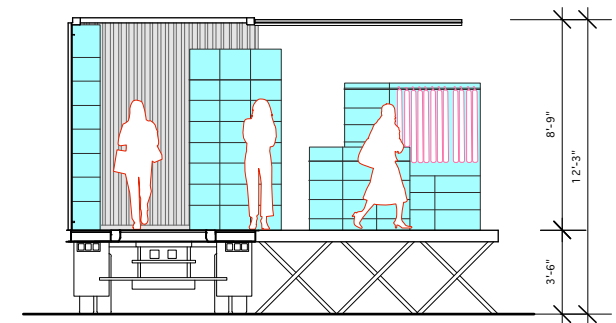
PLAN (IN TRANSIT)



SECTION (IN TRANSIT)

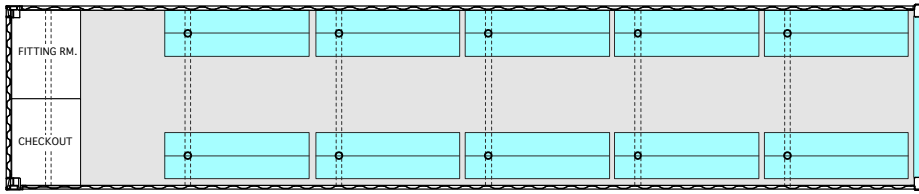


PLAN (IN PLACE)

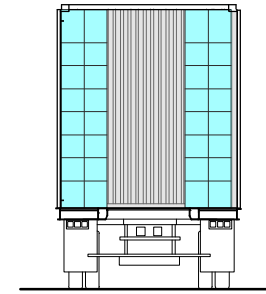
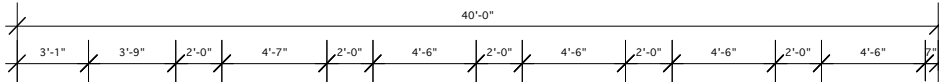


SECTION (IN PLACE)

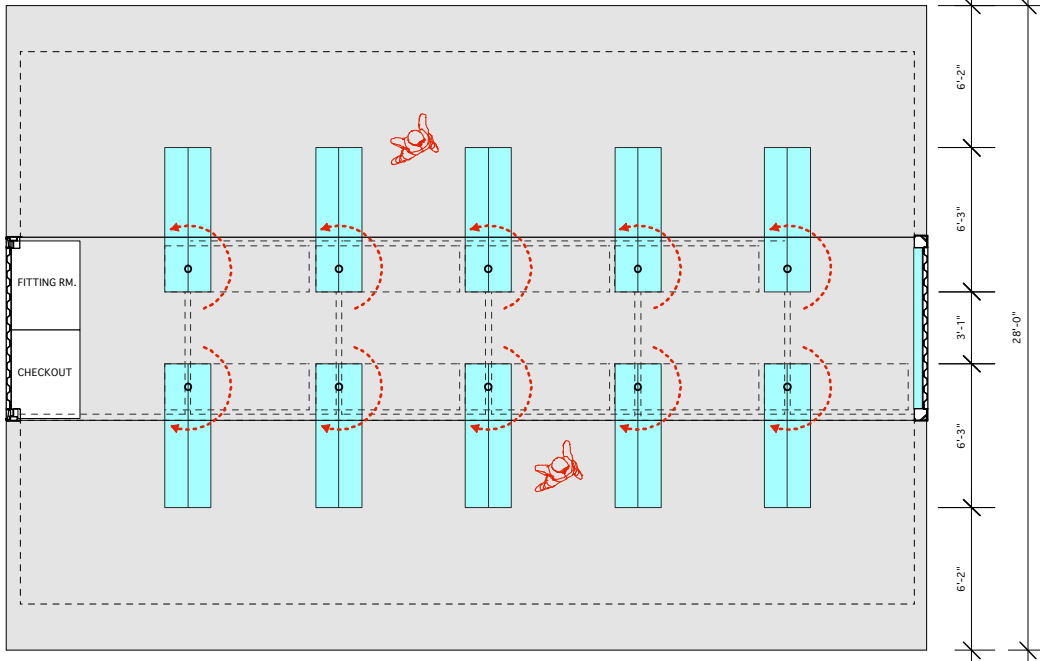
BOX CITY MOBILE ROLL-OUT



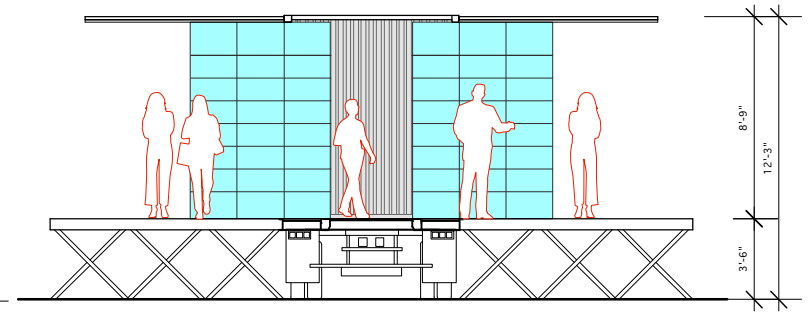
PLAN (IN TRANSIT)



SECTION (IN TRANSIT)



PLAN (IN PLACE)



SECTION (IN PLACE)

BOX CITY MOBILE PIVOT SHORT (DOUBLE SIDED)

