



It Starts with a Space



But Not Just Any Space



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# The Last & Largest Undeveloped Site in New York City



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## So What is Our Opportunity

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So What is Our Opportunity

If we capture the imagination of the world's most influential investors, we can position Soloviev as a global visionary in real estate and development and command premiums in partnerships.



But that's just a business proposition.  
This feels like more than that.



It's an opportunity to do something genuinely generational. Revolutionary. Even experimental.



Everyone wants to change  
the world but few will.

*We can.*



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1. What do we want the future to look like?
2. What will the world and the city need?
3. What do we want our legacy to be?

We aren't the only people trying to answer these questions.

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But we're the only ones doing it *here*.  
Now.  
With the whole world watching.

So really, there is only one  
question that matters:

What would you  
build, if you could  
build anything?

# The Vision



THE VISION

From our conversations, it was clear that nothing was off the table. This is an invitation to dream. And dream big.

The elements are there, but what's the larger story?

**Tech incubator / alternative transportation hub / democratic monument / third space / community and human connection / indoor and outdoor / recreational and sporting arenas / museum / casino / vertical farming / theater / pool / utopia**

# 1. Additive and progressive — Going beyond the essential

We're not an assembly of cost generators. We're what the city needs now, and what humanity needs tomorrow.

## 2. Utopian ambitions — A representation of the future we foresee and invite

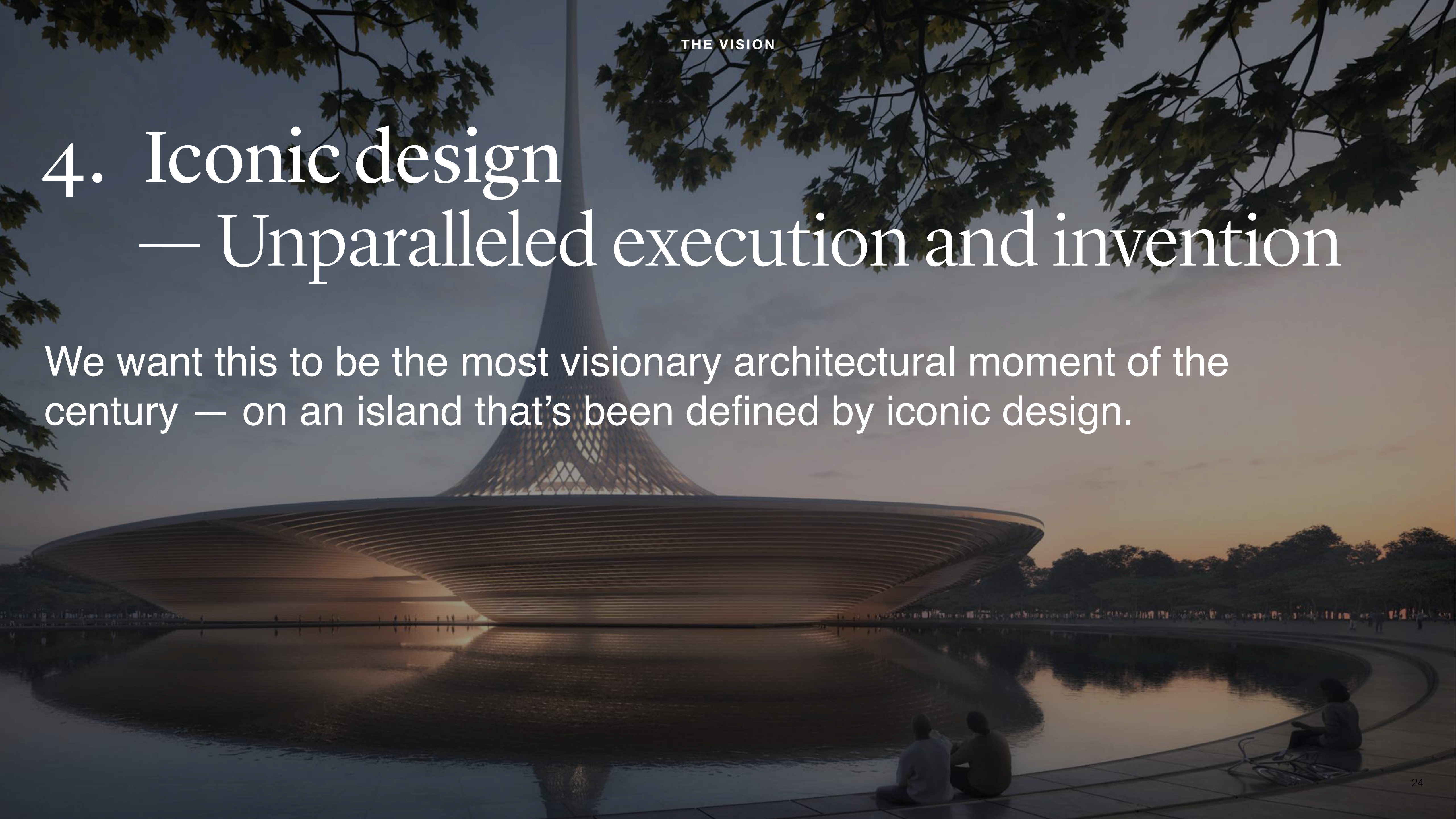
Singularity. Sustainability. Immortality. Humankind's greatest hopes and dreams, realized in one place.

# 3. Human-centered — Reimagining existence

A vision for how people can and will live. Community, inspiration, and beauty that transcend mere existence.

# 4. Iconic design — Unparalleled execution and invention

We want this to be the most visionary architectural moment of the century — on an island that's been defined by iconic design.



# 5. The spirit of NYC — Quintessentially Manhattan

We know NYC, and we're reinventing it from the inside out. It's a radical yet authentic vision that could only come from the city whose motto is Excelsior.

# The Dream

# The Metropolitan Blue Zone

A city engineered to support and promote a longer, healthier life.

Longevity starts with our environment. A balanced ecosystem engineered to optimize and strengthen the human body — while living in one of the greatest cities in the world.

- Layered design that rises out of the East River
- Surrounded by greenery, clean air, water
- Alternative transportation hub for no-stress commute
- Design that encourages movement, social connection, and rest

## The Metropolitan Blue Zone

In the city that never sleeps, time is our most precious natural resource. We can't stop it. Can't change it. Can't make more of it.

Yet.

Longevity is the ultimate human challenge. Our ultimate dream. And it starts with our environment. Welcome to the world's first purpose-built Blue Zone.

Green spaces, stress-free transportation, and a lead-gen tech incubator, engineering new ways to optimize the human body — from rest to movement to nutrition.

And while other Blue Zones are nestled in backwaters, we're placing ours in the heart of Manhattan. Rising from the East River, it'll channel the raw energy and passion of Manhattan into purpose, vision, and stamina for the long journey ahead.

Because with new ways to prolong life, we also need new ways to sustain it. Stay nourished with hyper-local vertical farming, engaging social spheres, and civic spaces to grow our cultural and intellectual wealth for generations to come.

This isn't a face-lift renovation. This is changing New York City on a cellular level. A radical reinvention of our ecosystem to develop stronger, healthier citizens.

We're building something that will live forever. In the hope that one day, so will we.

## What could this mean?

### **Potential real-life applications:**

Alternative transportation hub

Fully walkable design

Community centers for meaningful connection

Recreation and exercise spaces

Light and sound design to promote natural rhythms of sleep and activity

Swimmable portion of the East River

Wellness centers

Health institutes and research centers

Green spaces, clean air, clean water

Hyper-local, fresh meals and ingredients