**Greater Downtown Miami Development Pipeline** 2,317 Condos • 4,880 Apartments • 2,083 Hotel Units • 90,000 SF Office 405,666 SF Retail • 550,000 SF Meeting • 1,780 Theater Seats Under Construction **AC Hotel by Marriott Gran Paraiso** Midtown Miami 3101 NE 1 Ave (Paraiso Bay - Tower 2) 2901 NE 1 Ave 601 NE 31 St 3400 Biscayne Blvd Developer: Midtown Developer: Magellan Developer: The Related Developer: Midtown Group/Magellan Architect: Loewnburg Development **Architect:** Arquitectonica Architect: BKL Architect: Kobi Karp Est. Completion: 2019 Est. Completion: 2019 Est. Completion: 2019 Hotel Units: 153 Est. Completion: 2019 **Condos:** 317 Apartments: 3877 **Retail SF:** 30,000 Apartments: 447 Retail SF: 40 000 magellandevelopment.com AMLI @ Midtown Miami The Edgewater Biscayne 27 8. 26 Edgewater 2900 NE 2 Ave 481 NE 29 St 2701 Biscayne Blvd 321 NE 26 St Developer: Richman Developer: AMLI Developer: Edgewater **Developer:** Stripey Architect: Zvscovich Est. Completion: 2019 Architect: Corwill Architect: Laith Sayigh Est. Completion: 2019 Condos: 30 Architects Est. Completion: 2019 edgewatermiamicondo.net Apartments: 720 Est. Completion: 2019 Condos: 86 26edgewatercondos.com Apartments: 330 **Retail SF:** 9,600 10. The Bradley Missoni Baia 11. Modera Edgewater Wynwood 25 777 NE 26 Ter 51 NW 26 S Developer: East End Developer: OKO Group | Developer: The Related Developer: Mill Creek OB Group I Cain Hov Capital | The Related Architect: Arquitectonica **Architect:** Revuelta **Architect:** Corwill Architecture | Asymptot Est. Completion: 2019 Architect: Kobi Karp Architecture Apartments: 175 Est. Completion: 2019 Est. Completion: 2019 Est. Completion: 2020 **Retail SF:** 32,000 Apartments: 297 Apartments: 289 Condos: 249 Retail SF: 31,000 missonibaia.com 3. Cube Wynwd 14. Elysee Miami 15. Art Plaza Towers 1000 Museum 230 NW 24 St 788 NE 23 St 58 NE 14 St 1000 Biscayne Blvd Developer: Melo Group Developer: RedSky Developer: Two Roads **Developer:** Covin Architect: itecdesian Architect: Arquitectonica **Architect:** Arquitectonica Architect: Zaha Hadid Est. Completion: 2020 836 Est. Completion: 2019 Est. Completion: 2020 Est. Completion: 2019 Apartments: 667 **Retail SF:** 10,000 Retail SF: 15,000 Condos: 100 Condos: 83 **Office SF:** 90,000 elvseemiami.com 1000museum.com cubewynwd.com Paramount Miami Retail @ Miami 19. Caoba @ Miami 20. Miami Worldcenter Worldcenter Worldcenter 700 N Miami Ave Worldcenter 700 N Miami Ave 700 N Miami Ave 698 NE 1 Ave Developer: Miami Developer: Daniel Kodsi Developer: Miami Developer: Miami Worldcenter Associates Architect: Elkus | Art Falcone | Nitin Worldcenter Associates Worldcenter Associates Architect: N/A Architect: Cohen, Architect: Elkus Manfredi Est. Completion: 2019 Est. Completion: 2019 Freedman, Encinosa & Est. Completion: 2019 Residential: 1.820 **Retail:** 140.000 Associates miamiworldCenter.com Condos: 513 Est. Completion: 2018 Hotel Units: 2,050 Commercial SF: Apartments: 444 caobamwc.com 800.000 miamiworldcenter.com **Bayside Marketplace** Park-Line Towers @ MiamiCentral Station Marriott Marquis Miami Hotel & Expo @ Miami MiamiCentral Station 40 NW 3 St 401 Biscavne Blvd NW 1 Ave & NW 3 St Worldcenter **Developer:** Florida East 700 N Miami Ave Developer: Greybrook Developer: Florida East Architect: SOM Developer: MDM Group Coast Industries Est. Completion: 2018 Architect: Zyscovich Architect: SOM I Miami Worldcenter Apartments: 800 **Retail SF:** 140,850 **Architect:** Nichols Est. Completion: 2019 Office SF: 319,000 Brosch | Wurst Wolfe & Apartments: 800 miamicentral.com/park-Est. Completion: 2019 line-living/ Hotel Units: 1,700 Meeting SF: 550,000 Muze at Met Square Aston Martin Residences 27. Brickell World Plaza 28. Brickell Flatiron 302 SE 3 St 300 Biscayne Blvd Way 44 SE 6 St 1001 S Miami Ave **Developer:** CMC Group **Developer:** ZOM Group Developer: G & G **Developer:** Brickell Architect: Nichols Business Developments World Center Architect: BMA & Architect: Luis Brosch | Wurst Wolfe & **Architect:** HOK Revuelta Architecture Associates Est. Completion: 2019 Est. Completion: 2018 Est. Completion: 2019 Est. Completion: 2019 Apartments: 392 Condos: 390 **Retail SF:** 15,000 Condos: 549 astonmartinresidences.com **Retail SF:** 37,666 **Retail SF:** 40,000 brickellworldplaza.com Theater Seats: 1,780 brickellflatiron.com metropolitanmiami.com 29. Hotel Indigo 30. Maizon at Brickell 145 SW 11 St 237 SW 12 St Developer: SunView Developer: ZOM Companies | HES Group Architect: MSA Architect: Kobi Karp Est. Completion: 2018 Est. Completion: 2019 Hotel Units: 230 Apartments: 262 **Retail SF:** 15,000 zomliving.com 1,099 Condos • 2,071 Hotel Units • 236 Condo-Hotel Units 828,144 Office SF • 452,776 Retail SF • 10,123 Meeting SF • 72 Theater Seats Planned\* 545 wyn 2. Jungle Island 3. Island Gardens CitizenM at Miami 545 NW 26 St 1111 Parrott Jungle Trail 950 MacArthur Cswy WorldCenter 155 NE 10 St **Developer:** Sterling Bay **Developer:** Jungle Island Developer: Flagstone Architect: Gensler **Architect:** EoA Developer: Miami World **Office SF:** 209,050 Hotel Units: 300 Architect: Eric Kuhne Center & CitizenM **Retail SF: 28,436** Hotel Units: 600 **Architect:** Gensler 545wyn.com **Retail SF:** 220,000 Hotel Units: 351 islandgardens.com miamiworldcenter.com 7. YotelPad Okan Tower 6. Skyrise Miami 8. OD Miami (Dade 555 N Miami Ave 401 Biscayne Blvd 227 NE 2 St Commonwealth Building) **Developer:** Turkish Okan **Developer:** Berkowitz Developer: Aria 139 NE 1 St **Development Group** Development Architect: Behar Font & **Architect:** Arquitectonica Architect: ADD Inc. Developer: Dream Meeting SF: 10,123 Condos: 215 Downtown Miami LLC | Partners **Retail SF:** 174,340 Condos: 153 Hotel Units: 250 OD Hotels Condo-Hotel Units: 236 **Event SF:** 24,291 yotelpadmiami.com Hotel Units: 168 Office SF: 64,000 Restaurant SF: 39,467 od-hotels.com theokantowermiami.com Theater Seats: 72 skyrisemiami.com **One River Point** 10. 830 Brickell 11. Smart Brickell 12. CitizenM (River Village Phase I) 830 SE 1 Ave 229 SW 9 St 15 SE 10 St 400 S Miami Ave Developer: 0K0 Developer: CitizenM **Developer:** Habitat Group **Office SF:** 555,094 Hotel Rooms: 252 Developer: Kar Architect: Hernando citizenm.com Properties Carrillo **Architect:** Rafael Vinoly Condos: 170 Hotel Units: 150 Condos: 426 **Retail SF:** 30,000 smartbrickell.com oneriverpoint.com 13. Una Residences 175 SE 25 Rd Developer: OKO Architect: Adrian Smith & Gordon Gill Architecture Condos: 135 \* Residential projects listed under "Planned" are either pre-leasing, taking reservations or contracts. unaresidences.com Non-residential projects under "Planned" have filed permits with the City of Miami Buidling Department.



Condos: 155

**Retail SF:** 13,952

**Retail SF:** 8,045

Frost Museum of

Museum SF: 250,000

Science

Apartments: 464

Retail SF: 7,000

Apartments: 438

Retail SF: 7,649

Condos: 535

Hotel Units: 60

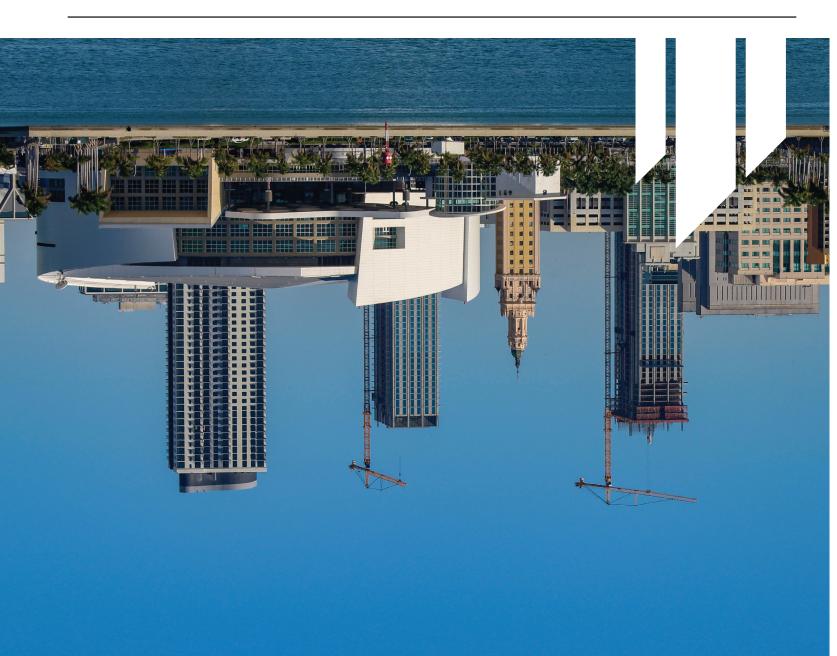
**Office SF:** 95,000

Retail SF: 35.000

Condos: 513

Retail SF: 10,000





# INSICHLE MARKET

December 2018

## **Our Mission:**

The Miami Downtown Development Authority's mission is to grow, strengthen and promote the economic health and vitality of Downtown Miami.

As an autonomous agency of the City,

the Miami DDA advocates, facilitates, plans and executes business development, planning and capital improvements, and marketing and communication strategies.

We commit to fulfill our mission collaboratively, ethically and professionally, consistent with the Authority's public purpose.

200 S. Biscayne Boulevard, Suite 2929 Miami, FL 33131

T: 305.579.6675 F: 305.371.2423

www.miamidda.com

downtownMIA

downtownMIA

downtownMIA



Adrienne Arsht Center 44,834

Source: Miami-Dade Transit Authority, 2018 Ridership Report, as of Sep. 2018.

Bayfront Park

College North

Eighth Street

College / Bayside

Brickell

Eleventh Street

Financial District

Freedom Tower

Fifth Street

First Street

Government Center

**Knight Center** 

Miami Avenue

Museum Park

11,283 Park West

Riverwalk

School Board

Tenth Street

Third Street

10,177 Wilkie D. Ferguson, Jr. 11,301

## Wynwood Miami Beach WATSON ISLAN NE 11 St Park NE 10 St Miami **International** ₹ NE 9 St Airport (MIA) **PORTMIAMI** Biscayne Bay BISCAYNE BLVD WAY BRICKELL KEY \* All representations are approximate and/or conceptual, and subject to change. CitiBike ZipCar Source: FDOT, MPA, Miami-Dade County GIS Average Monthly Metrorail Ridership Brickell Station Government Center 249,251 Overtown Total monthly system ridership for downtown stations 452,780 Other Average Monthly Ridership Brightline\* Miami Trolley\*\* CitiBike incoming\*\* 9,45 CitiBike outgoing\*\* \*Average quarterly ridership \*\*Ridership for Greater Downtown stations only Average Monthly Metromover Ridership (total system ridership 730,320)

### Existing

#### # MiamiCentral Station / Brightline

Brightline is a privately developed, operated, and maintained high-speed rail service that commenced service in January 2018. Brightline provides high-speed connections to Miami, Ft. Lauderdale, and West Palm Beach. MiamiCentral Station is Brightline's grand station in Downtown Miami with onsite retail, office, and residential space. In November 2010 in the contract of the contraction of th 2018, Brightline partnered with Virgin Group. Brightline will rebrand as Virgin Trains USA in 2018. Service to Orlando and Tampa are currently in the works. www.gobrightline.com

Metrorail is a 23-station, 25-mile elevated rapid transit system serving Miami-Dade County, with direct service to Downtown Miami, Miami International Airport, Kendall/Dadeland, South Miami, Coral Gables, the Health District, and various communities in northwest Miami-Dade; and connecting service to Broward and Palm Beach counties via the Tri-Rail/Metrorail transfer station. www.miamidade.gov/transit/metrorail.asp

#### Metromover

The Metromover is a FREE, 21-station, 4.4-mile automated people mover system in Downtown Miami, with connections to Metrorail at the Government Center and Brickell stations, and to Metrobus at various locations throughout downtown. The system connects nearly all of Downtown's neighborhoods and destinations, including the American Airlines Arena, Bayside Marketplace, Pérez Art Museum Miami and the Patricia & Phillip Frost Museum of Science, Miami Dade College, Museum Park, Mary Brickell Village, and the Adrienne Arsht Center for the Performing Arts. www.miamidade.gov/transit/metromover.asp

#### Miami Trolley

The Miami Trolley is a comprehensive, City-wide rubber-tire trolley system, with three loops serving Downtown Miami covering Brickell, the Central Business District, the Arts & Entertainment District, and PortMiami. The trolleys are FREE and run from 6:30am until evening hours depending on routes. Download the updated APP on your phone! <a href="https://www.miamigov.com/trolley/Tracker.html">www.miamigov.com/trolley/Tracker.html</a>

#### Citi Bike Bike Sharing Program

The Citi Bike program is Miami's bike sharing and rental system, consisting of a fleet of bikes that are locked into a vast network of docking stations located throughout Miami and Miami Beach. With a thousand bikes, a hundred stations and more on the way, bikes are available to use 24 hours a day, 365 days a year. www.citibikemiami.com

#### **Dockless Scooters**

In October 2018, the Miami City Commission approved a one-year pilot program for electric motor scooters in downtown Miami, Brickell, and Coconut Grove. LimeBike and Bird are two of the more popular dockless electric scooter providers. Ultimately the hope is scooters can provide downtown residents and commuters a safe, affordable, and environmentally friendly alternative to cars, reducing traffic congestion (and therefore carbon emissions)

#### Downtown's first Complete Street -- SE/SW 1st Street

In August 2017, the DDA with its partners, Miami-Dade County and the city of Miami, launched a 12-month pilot of downtown's first Complete Street featuring dedicated bus and bike lanes. Through this demonstration street for people, the DDA hopes to accommodate our growing population by using all modes. The DDA partnered with the City of Miami Police on education and enforcement of the new alignment. After one year, the Miami DDA evaluated the outcomes of this experiment and found that crashes have been reduced by 65%, increased bicycle volumes by 40%, improved travel times and nominally changed bus operations. Furthermore, the corridor experienced economic growth in the first year as well. www.miamistreetsforpeople.com

#### Baywalk / Riverwalk

The Miami Baywalk and Riverwalk are connected/overlapping publicly accessible pedestrian corridors for walking and biking along Downtown Miami's two beautiful waterfronts: Biscayne Bay and the Miami River. Within the Miami DDA's boundaries, the Baywalk is 89% complete and the Riverwalk is 65% complete. To further activate these waterfront promenades, the Miami DDA launched the Baywalk Activation Mini-Grant Program to inspire activation ideas that engage all walks of life in an area that is still disconnected and underutilized. After receiving more than 50 proposals, a selection committee identified eight programs that ran from January to August of 2018, bringing increased activity, attention and engagement to our waterfront. www.miamidda.com/Placemaking-Mobility/Iconic-Tropical-Waterfront.aspx

#### AVE 3

Highlighting the need to create streets for people, the transformation of NE 3rd Ave between Flagler and 1st Streets gave residents, visitors, and employees a community gathering space. In October, the City of Miami, Miami Parking Authority, Miami-Dade's Quick Build Challenge program and the Miami DDA came together to paint AVE 3, install a parklet and planters and host more than 600 people for dinner, conversation, games, and music in the street. Based on the overwhelming success, Steve Dutton, downtown resident and volunteer leader, plans to host another community event in Spring 2019. www.avenue3miami.org

### Coming Soon

## 📅 📕 Tri-Rail Downtown Miami Link

Tri-Rail Downtown Miami Link is scheduled to open in Fall 2019, and is an extension of the current Tri-Rail commuter train into Downtown Miami being developed alongside Brightline's Miami Central Station. The service will provide a direct connection between Downtown and dozens of South Florida communities along the I-95 corridor currently served by Tri-Rail. The Miami DDA joined private, public, and non-profit leaders to provide the necessary funding to bring Tri-Rail directly into Downtown Miami's Central Station. www.sfrta.fl.gov

### ▲ ▲ Flagler Streetscape Beautification Reconstruction

The Flagler Streetscape Project, from Biscayne Boulevard to NW 1st Avenue, will serve as a catalyst to revitalize Downtown's Central Business District, attract more people to the urban core, and to create a walkable, retail and restaurant friendly environment. The project improvements include widened sidewalks; enhanced intersection crossings; installation of large shade trees; and sidewalk pavers. The project is funded with participation from the City of Miami, Miami-Dade County and Flagler Street property owners. Construction halted in May 2017 and is expected to reinitiate in 2019 with an enhanced and updated design for a better street. www.flaglerstreetmiami.com

### ■ ■ Baywalk / Riverwalk

To advance the completion and connect both the Baywalk and the Riverwalk, the Miami DDA is currently working on the Development of a Unifying Design Element & Brand Development. In August 2017, the Miami DDA issued an RFP seeking proposals to develop a unifying design element and brand identity for Miami Baywalk & Riverwalk. The RFP was sent to more than 100 international and local urban design, landscape architecture, and marketing/branding firms. Out of 18 proposals, Savino Miller Design Studio was selected to lead this effort. Savino and Miami DDA staff held four public charrettes in 2018 to engage stakeholders to drive the vision. The next step is to begin implementing the enhanced signage, lighting & artistic elements and update the City of Miami's Waterfront Design Standards & Material Selection. No other project on the waterfront has the potential to celebrate Miami's unique heritage, create access from our diverse neighborhoods to the waterfront, ensure resiliency, and generate a legacy for generations to come.

### The Underline

The Underline's vision is to transform the underutilized land in the urban core below Miami's Metrorail into a 10-mile neighborhood park, urban trail, and living art destination. The Underline will connect communities, improve pedestrian and bicyclist safety, promote healthy living, and create over one hundred acres of open space with restored natural habitats. The first phase of the project commences from the Miami River south to SW 13th St broke ground in December 2018 and is expected to complete in 18 months. www.theunderline.org

### In The Works (planned)

### Biscayne Green

Through a one-month intervention on three medians of Biscayne Boulevard, the DDA transformed 101 parking spaces and two travel lanes into a dynamic open space that attracted more than 21,000 people. The project was awarded both the 2017 Florida American Society of Landscape Architects and the International Downtown Association Awards of Excellence in the Public Space category.

Fueled by the overwhelmingly positive response from the public, the DDA and its partners are about to begin an FDOT-funded, one-year study on the permanent elimination of a northbound and southbound lane of traffic. Through these efforts, the Miami DDA and its partners, FDOT, City of Miami and the Miami Parking Authority, will ultimately create a signature boulevard that encourages bicycling, walking and enhanced connections to downtown's green spaces. www.biscaynegreenmiami.com

The SMART (Strategic Miami Area Rapid Transit) Plan entails six priority transit corridors in Miami-Dade County. By advancing the SMART Plan, DDA hopes to offer all residents and employees more car-free options to get downtown. While downtown is the most accessible neighborhood by transit, large population centers still must rely on their car to get here. The TPO will prioritize resources to build these corridors first. Additionally, the Miami Dade Expressway Authority has announced plans to begin rapid transit service on the shoulders of SR 836. Finally, the realization of Tri-Rail service Downtown will help realize the Northeast Corridor. www.miamidadetpo.org/smartplan.asp

For additional information, visit www.miamidda.com