

The Future of Downtown Miami

MAY 2021



 **MIAMIDDA**
DOWNTOWN DEVELOPMENT AUTHORITY

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The Future of Downtown Miami

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Christina Crespi
Executive Director

Table of Contents

“Welcome to the Future of Downtown Miami”	5
by Commissioner Manolo Reyes, Chairman, Miami DDA Board of Directors and Christina Crespi, Executive Director, Miami DDA	
Coming Soon to Downtown Miami	6
“Downtown Miami’s Moment” by Ivery Boston III	17
“Downtown Miami, A Regional and National Gem” by William D. Talbert III	18
Proposed Projects	19
Understanding the Miami DDA District	25
Government & Infrastructure	27
“Improving Downtown for All” by Commissioner Eileen Higgins	28



Welcome to the Future of Downtown Miami

Downtown Miami has solidified its status among the country's fastest growing— and most important— residential and commercial districts and that should not come as a surprise.

The Miami DDA areas of Brickell, the Central Business District, Arts & Entertainment District, and Southern Edgewater have transformed themselves. Our areas have evolved into walkable residential neighborhoods, a collective vibrant commercial hub, and a beautiful destination for visitors. It wasn't long ago that a leisure trip to Miami consisted primarily of sun and surf, but today, Downtown Miami is a destination for millions of visitors each year who come from around the world to explore our arts and culture venues, our shops and restaurants, and our countless entertainment options.

The Miami Downtown Development Authority is on the front lines of this growth, fueling Downtown Miami's evolution into a 24/7 residential neighborhood and a global destination for tourism and business while working to improve quality of life at street level and advocating for services and policies that ensure we grow sustainably.

People will always associate Miami with tourism, nightlife, and entertainment, but the world is beginning to value our city's urban core as a place where innovation and collaboration are happening, businesses are being built, and new ideas are developed every day.

While the pandemic has created challenges, it has also proven just how resilient Downtown Miami really is. Looking ahead, our neighborhood will emerge as the nexus of South Florida's live, work, play lifestyle. A series of projects proposed and underway to prioritize quality of life at street level, reduce traffic and congestion, and connect once disparate parts of Miami to our urban core include:

- Biscayne Green – a project that will replace 4 lanes of traffic and hundreds of surface parking lots along Biscayne Boulevard with a pedestrian promenade and public space.

- Miami Baywalk – a 5-mile continuous path along Biscayne Bay offering recreation opportunities and climate resiliency features.
- Flagler Street – Miami's historic 'Main Street' is on the cusp of a multi-million dollar renovation and revitalization that will restore its legacy as Miami's dominant retail and business core featuring widened sidewalks and improved streetscape.
- The Underline – a 10-mile linear park and urban trail that will transform the vacant land below the Miami Metrorail into active public space. The 'Brickell Backyard' portion recently opened to the public in February 2021.

More than 1,000 people a day are moving to Florida, and Miami is capturing much of that migration. New residents, businesses, and investment are pouring in as more companies and people choose to Follow the Sun. The rise of remote work has also accelerated this trend. So, if you can live anywhere, why not live somewhere where you don't pay state or local taxes and where its 75 degrees and sunny in February?

We would like to welcome you to the 'Future of Downtown Miami' release. We take great pride in the surge of developments that are going up and planned for the Miami DDA district, and we are incredibly pleased by the profound interest and demand that has warranted this construction activity. This release goes beyond building information. You will also find information on current and upcoming infrastructure projects that will ensure that as Downtown Miami grows, the area will continue to thrive for years to come. Downtown Miami is much more than a growing urban core or downtown. Downtown Miami and the Miami DDA district represent a growing diverse community. The Miami DDA is proud to serve the district through its quality of life, marketing, planning, research, and business development areas. We are much more than a passive organization. We are leading the charge for a brighter future for Downtown Miami for all. We look forward to serving Downtown Miami into the future to the fullest of our capabilities. Welcome to the Future of Downtown Miami!



Manolo Reyes

City of Miami District
4 Commissioner
Manolo Reyes,
Miami DDA Chairman



Christina Crespi

Christina Crespi,
Miami DDA Executive Director

Coming Soon to Downtown Miami



Arts & Entertainment District/Southern Edgewater
Brickell • Central Business District

DOWNTOWN MIAMI



Downtown Miami is Florida's destination for global business.

The Miami Downtown Development Authority is here to assist companies and developers entering or expanding in Brickell, the Central Business District, or Arts and Entertainment District.

The Miami DDA can help you with permitting and licensing processes, site selection support, learning and development resources, and other incentives.

Find out what's driving Downtown Miami at miamidda.com.



Projects Under Construction



Key: ● Office ● Retail ● Residential ● Hotel ● Other



830 Brickell

Stories: 57
Developer: OKO Group
Architect: Adrian Smith + Gordon Gill Architecture
Details: 830 Brickell offers 490,200 sq. ft. of state-of-the-art 'Class A+' office space differentiated by its unique lifestyle offerings that promote collaboration, work-life integration, wellness, and health. Advanced systems include a state-of-the-art HVAC system that utilizes increased fresh (non-recycled) air, touchless technologies and contactless entry and exit, a water purification system, and an ultraviolet (UV) light system that sanitizes common areas. Tenants will have access to on-site amenities including a five-star fitness center, restaurants, lounges, and a rooftop deck.
Opening Date: 2022



Aston Martin Residences 300 Biscayne Blvd Way

Stories: 66
Developer: Riverwalk East Developments, LLC
G&G Business Developments, LLC
Architect: Revuelta Architecture and Bodas
Miami Anger Architects
Details: Welcome to the first luxury condominium in the world inspired by the Aston Martin Design team. Aston Martin Residences will be home to of 391 luxury residences.
Opening Date: 2022



Bezel at Miami Worldcenter 150 NE 7th St

Stories: 43
Developer: Zom Living
Moinian Group
Architect: Stantec
Details: Bezel at Miami Worldcenter will offer 434 luxury rental apartments with a focus on offering elevated amenities, a true boutique living experience— with only 12 units per floor, and stunning skyline and Biscayne Bay vistas for residents.
Opening Date: 2021

“

Downtown/Brickell offers developers or investors excellent sales opportunities via access to a wide pool of international and national clients and a strong real estate market that has grown and provided positive results, even in a challenging year like 2020.

GERMÁN COTO
CEO, G&G Business Developments
Developer Of The Aston Martin
Residences



citizenM Hotel Brickell 955 S Miami Ave



Stories: 21
Developer: citizenM
Architect: concrete
 Gensler
Details: The citizenM Hotel Brickell offers 252 guestrooms with a focus on meeting the needs of diverse visitors ranging from business travelers to tourists in a property focused on the inclusion of art.
Opening Date: 2021



citizenM Hotel Miami Worldcenter | 700 NE 2nd Ave



Stories: 12
Developer: citizenM
Architect: concrete
 Gensler
Details: citizenM is a hotel brand that revolves around community. citizenM proudly reallocates living space from guestrooms to common areas within the property to bring guests together, while working to ensure that guests can be immersed in the surrounding area that a property is located in. citizenM Hotel Miami Worldcenter will offer 351 guestrooms with an orientation towards recreation and leisure.



David W. Dyer Building 300 NE 1st Ave



Stories: 3
Developer: Miami Dade College
Architect: Leo A. Daly
 RJHA
Details: This 1933 historic federal structure, previously home to the US Postal Service, federal courts, and prominent federal agencies, is being completely renovating and restored by Miami Dade College. The college will move its School of Design, Engineering and Technology into the facility upon completion.
Opening Date: 2022



Downtown 1st 22 SW 1st St



Stories: 58
Developer: Melo Group
Architect: Melo Group
Details: Downtown 1st will have 560 rental apartments, 10,000 sq. ft. of office space and 3,000 sq. ft. of ground-floor retail space.
Opening Date: 2022



Downtown 5th 500 NE 1st Ave



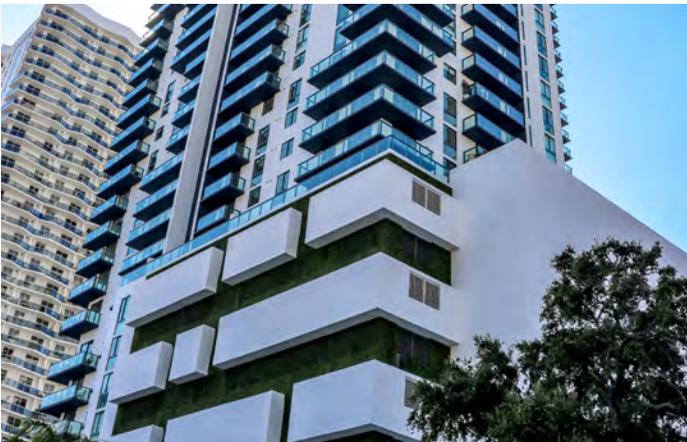
Stories: TWO (2) 53 story towers
Developer: Melo Group
Architect: Melo Group
Details: Upon completion, Downtown 5th will become the single largest multifamily development ever built in Downtown Miami's Central Business District. The multifamily project includes two 52-story towers located at 55 NE 5th Street, comprising 1,042 rental apartments and approximately 12,500 sq. ft. of ground floor retail.
Opening Date: 2021



Grand Station 40 NW 3rd St



Stories: 30
Developer: ROVR Development
Architect: Zyscovich Architects
 Frances Anillo Toledo
Details: Grand Station offers 300 luxury studio, one-, and two-bedroom rental apartments with a cosmopolitan flair in a downtown Miami location. Grand Station offers ample community amenities designed to expand residents' living space. The property is proud to be in the Central Business District (CBD) and is looking to introduce a true modern urban experience to its residents.
Opening Date: 2021



Miami Plaza 1502 NE Miami Pl



Stories: 36
Developer: Melo Group
Architect: Melo Group
Details: Miami Plaza's 425 rental apartments offer quality, attainably-priced housing and desirable amenities in a convenient, transit-oriented, and walkable location in the Arts & Entertainment District.
Opening Date: 2020



Miami Worldcenter Block F 150 NE 8th St



Stories: 3
Developer: Miami Worldcenter Associates
Architect: Nichols Brosch Wurst Wolfe & Associates
Details: An iconic design will surround 78,264 sq. ft. of retail within the Miami Worldcenter development.
Opening Date: 2022



Natiivo 601 NE 1st Ave



Stories: 51
Developer: Newgard Development Group
Architect: ARQUITECTONICA
Details: 604 units consisting of hotels and condos with short-term rentals permitted as-of-right for owners. Natiivo will include approximately 55,000 sq. ft. of occupant amenities. The project will also include 104 office- condos (office space for sale) , called Creative HQ, spread over 130,000 sq. ft. on floors 4 through 8.



Nikola Tesla Innovation Hub



Stories: 12
Developer: Moishe Mana
Architect: Zyscovich Architects
Details: A full property renovation and modernization with 160,712 sq. ft. of office space.
Opening Date: 2022

Image Source: CityFeet.com



We're seeing people moving and opening up companies here from major cities across the US and abroad in search of lower taxes, improved quality of life, and reduced expenses. As more and more businesses look to relocate or expand to Downtown Miami, we're building housing for the thousands of employees that will come with them and need a place to live.

MARTIN MELO

Principal Of The Melo Group
 Developer Of Downtown 5th And
 Other Projects Within DDA District



Nite Owl Drive-In + Tropical Market | 1401 NE 1st Ave



Developer: GREENSLIME LABORATORIES, INC.
Details: Drive-in movie theatre and on-site concessions for 62 vehicles, with plans for additional programming such as farmers markets.
Opening Date: 2021



Republic Entertainment Bureau | 100 NE 1st Ave



Stories: 4
Developer: Stambul
Architect: TAI Architecture
Details: 35,000 sq. ft. of hospitality (7 concepts).
 Historic U.S. post office renovation.
Opening Date: 2021



Society Biscayne 400 Biscayne Blvd



Stories: 49
Developer: Greybrook Realty Partners
 Property Markets Group (PMG)
Architect: Sieger Suarez Architects
Details: Society Biscayne will offer 646 units with rental options ranging from traditional unit to rent-by-bedroom (co-living) options. Society Biscayne will include co-working space, a modern gym and fitness studio, additional communal kitchens, convenient food and beverage options, and more.
Opening Date: 2021



The Manhattan 137/145 N Miami Ave



Stories: 2
Developer: Scanda Property
Details: 1925 property being fully restored with 7,500 sq. feet of office space and 7,500 sq. ft. of retail.
Opening Date: 2021



Time Century Jewelry Center | 1 NE 1st St



Stories: 7
Developer: Time Century Holdings LLC.
Architect: Kobi Karp
Details: Consisting of 100,00 sq. ft. of retail space and 115,000 sq. ft. of office space, the revitalized Metro Mall will serve as a crown jewel of Downtown Miami's 'Jewelry District.' This project involves a complete redesign, gut, and rebuild of the 1926 structure.
Opening Date: 2021



YOTELPAD Miami

227 NE 2nd St



Stories: 31
Developer: Aria Development Group and AQARAT
Architect: Stantec
Details: The YOTELPAD Miami is a hybrid hotel-condominium that offers attainable luxury and the unique niche of urban vacation-style living. Building amenities include a Skytop Lounge, a pool deck with restaurant and bar, fitness center, co-working space, and a pet spa. The YOTELPAD's uses are separated into distinct experiences starting with the unique lobbies for hotel guests and condominium residents, to the 222 hotel rooms being located on floors 2-12, and the 231 condominiums or PADs rising above the hotel-space on floors 15-30. YOTELPAD Miami offers shared amenities as well as exclusive spaces for owners.
Opening Date: 2021



The [Miami DDA] area has seen a significant wave of residential and commercial development over the past ten years, with notable projects such as Brickell City Centre and numerous residential condo projects. This wave of development really sets the stage for what I feel is a tipping point in the growth of Downtown Miami and Brickell. The growth of the past ten years has created enough critical mass of population, jobs, and infrastructure within the urban core that we are likely to create a virtuous cycle of continued development in these areas over the next 3-5 years. Downtown Miami and Brickell are [now] the strongest submarkets of Greater Miami. What was once seen in South Beach has migrated across the bay to a true, successful, 24/7 city environment.

JUSTIN OATES
 Vice President, Cain International
 Co-Developer Of 830 Brickell



Key: ● Office ● Retail ● Residential ● Hotel ● Other

Downtown Miami's Moment



Downtown Miami's Moment



By Ivery Boston III

Miami Downtown Development
Authority Innovation and Insights Lead

Downtown Miami is experiencing an unprecedented moment— particularly when compared to its peers. Many downtown areas worldwide faced a decline in workers, shoppers, tourists, and residents in 2020 and into 2021. Over the same time, Downtown Miami became more desirable, received more interest, and is now more prominent than ever. New residents are moving in, and new-to-market companies are relocating to Downtown Miami. Entrepreneurs are opening innovative stores and restaurants. Companies are launching innovative services within Downtown Miami. Existing restaurants have embraced Miami's enviable weather and [expanded into the open air](#) with the support and help of the Miami Downtown Development Authority, City of Miami, and Miami-Dade County. Visitors are still coming to Downtown Miami with increased precautions and high excitement and spending. In addition to the people, our built environment is also rapidly changing. The Downtown Miami development pipeline remains strong. Downtown Miami's ascent is partially due to the devaluing of legacy urban megapolises and the freedom that widespread remote work has afforded employees and companies alike. Downtown Miami presents many advantages over its northern and western coastal peers: lower taxes, including zero state income tax; a comparatively low cost of living; openness to a diversity of ideologies; mild, sunshine-filled winters and year-round beach access; laws and policies that support businesses and enable individuals to thrive in a safe and dynamic environment. People are noticing what Downtown Miami offers and are leaping at the opportunity to join us. According to [Brookings](#), since 2000, Downtown Miami has seen the fastest urban-core population growth rate in the United States. The secret is out.

[Francis Suarez](#), the 43rd mayor of Miami, says Miami is benefitting from “a moment turning into a movement.” Mayor Suarez explains what makes this movement unique: the mix of people and companies coming to the city. Miami is witnessing hedge funds, private equity,

venture capital firms, angel investors, and founders all coming to Miami at the same time. The mayor points to this combined migration as a critical differentiator of what Miami is experiencing and what Silicon Valley, Boston, and New York City experienced previously. This inbound migration combination will prime Miami-based companies to scale and proliferate as they now have the local resources to thrive. Mayor Suarez and his administration also speak to their dedication to making Miami a city “forever and for everyone.” The ‘forever’ notion reflects the city’s active focus on environmental sustainability and resiliency. For nearly 30 years, Miami has [been the most wind-resilient city in the world](#). Miami is also dedicated to becoming the most water resilient city globally. [The City of Miami is spending \\$200 million on local climate resiliency efforts through its “Miami Forever” general obligation bond](#). The Miami City Commission, including Miami DDA Chairman [Commissioner Manolo Reyes, has also taken a strong stance on supporting Miami’s Biscayne Bay and minimizing short and long-term risks to aquatic ecosystems](#). The Miami DDA and the City of Miami are excited and prepared for the new residents, businesses, investors coming our way and to sustain and continuously improve the local quality of life for generations to come.

Downtown Miami shines through its economic success, qualified labor force, population diversity, regional orientation, and connection to nature and natural vistas. The Miami DDA district adds a service layer that keeps the area clean, safe, informed, and well represented politically at the city, county, and state levels. For residents and employees, the Miami DDA offers wide-ranging programming for the entire family. To ensure the area’s long-standing vitality, the Miami DDA pushes for [increased green-space and natural resiliency features](#), efficient non-vehicular transit options, and ease of permitting— with [permitting assistance for Downtown Miami businesses](#). Once settled within the DDA district, businesses will receive regular promotional opportunities from the Miami DDA.

For corporations, the Miami DDA Business Development team works tirelessly to grow and retain the professional employment base of Downtown Miami. Finally, the Miami DDA [Marketing team](#) works diligently to brand the area and ensure that all within its boundaries have a profound sense of belonging, place, and pride in the DDA district.

At this moment in history, the Miami DDA, City of Miami, and Miami-Dade County have acted swiftly to keep our residents safe and businesses open. The United States and the entire world are seeing the value of a Downtown that is safe, clean, and rich with businesses able to serve their clientele responsibly. Colliers International [has noted that Downtown Miami has fared the best through initial COVID-19 impacts](#), with the only decreasing office vacancy rate of major South Florida central business districts. For retail, the same study found that Downtown Miami's "strong rent growth and decreasing vacancy rate" is a very positive sign for our retail market as well.

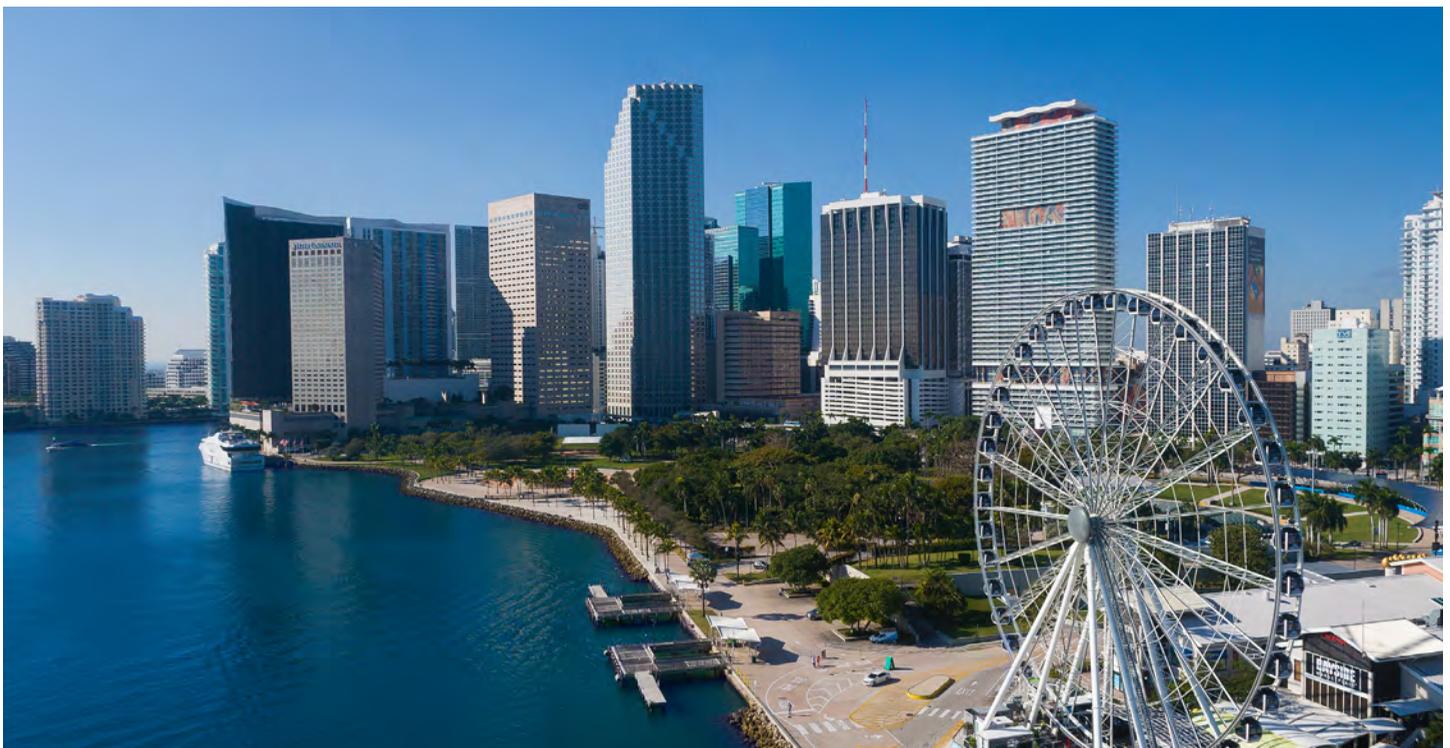
When private equity firm Blackstone elected to open a tech office in the Downtown Miami office for 200 employees, Chief Technology Officer John Stecher told [Institutional Investor](#) that Miami "really rang through in terms of where people are interested" in having a technology career with a major company. Stecher called Miami a "destination city," noting the region's ability to easily draw and keep talent. In Downtown, you can be amongst urban canyons of buildings or on the shores of Biscayne Bay. You can shop on streets lined with boutiques or in large open-air malls. Downtown offers small food stands, large upscale restaurants,

national eateries, and organic and conventional grocery stores. You can even enjoy recreational opportunities in a reclaimed urban park or lushly landscaped oases. When the sun sets, Downtown Miami also offers after-hours options from intimate bars to large mega clubs. Downtown Miami offers it all.

New DDA inhabitants quickly realize the value of a Florida, Miami, and Miami DDA address. Residents enjoy no (zero) state income tax, low sales tax, and fair property taxes. Florida Power & Light Company (FPL) [provides electricity that costs 30% less than the national average](#). Miami-Dade Water and Sewer provides [water and sewer services at some of the country's lowest prices](#). For transit, local [Metromover](#) and [trolley](#) services are entirely free.

Should you need to travel outside of Downtown Miami, the region's connectivity becomes readily apparent. [Miami International Airport](#) is only 7 miles (11.3 km) away from Downtown Miami via bus, road, or rail. Interstate 95, which abuts Downtown Miami, offers direct travel to the east coast of Florida and the United States. Brightline train service will [soon connect Downtown Miami to Central Florida](#) with a one-seat ride. Our regional Tri-Rail commuter service will also [soon connect Downtown Miami to the tri-county South Florida region](#). Downtown Miami provides everything you need to enjoy staying local and makes it simple to get away.

Welcome to Downtown Miami's moment. For more information on Downtown Miami, please email us at info@miamidda.com or call us at 305-579-6675. We look forward to serving you.



Downtown Miami, A Regional and National Gem



By William D. Talbert III, CDME

President and CEO, Greater Miami Convention and Visitors Bureau
Miami Downtown Development Authority (DDA) partner organization



2020 was monumentally difficult and demanding – to say the least – for both businesses and residents.

Despite the downturn, thousands are moving to Florida to make Greater Miami their new home or business home base, with downtown Miami as one of the top areas seeing this positive activity. This growing popularity can be accredited to our international reputation, balmy weather, proximity to Miami Beach, exceptional hospitality offerings including world class restaurants, and the hard work of all Miami business and community leaders to achieve these distinguishing factors.

Downtown Miami is an urban core just minutes from diverse neighborhoods brimming with vibrant sights, sounds, and flavors, such as Historic Overtown, Little Haiti, and Little Havana. As an entertainment and cultural hub, it is home to Miami's flagship arena home to the Miami HEAT and world-class concert and event tours, the renowned Phillip and Patricia Frost Museum of Science, Pérez Art Museum Miami, HistoryMiami Museum, and the critically acclaimed Adrienne Arsht Center for the Performing Arts, home to the Miami City Ballet and Florida Grand Opera. Once the sun sets, downtown hosts varying nightlife offerings from intimate jazz clubs, bars, rooftop lounges, and even mega clubs.

Downtown is home to various meeting facilities to accommodate all potential event needs. For visiting colleagues, friends, and family members, the downtown area holds countless hotels of varying price-points to meet all budgets and needs. Offering unparalleled shopping, dining, and entertainment, meetings and convention delegates will find Downtown Miami to be filled with fun and convenient distractions.

Downtown Miami also serves as a non-motorized oasis with well-maintained sidewalks, bike-lanes, Metrorail and Metrobus, and free Metromover and trolley service converging in the area. For outdoor enthusiasts, Bayfront Park, Maurice A. Ferré Park, the Miami Riverwalk, Baywalk, and soon to be Underline will offer many opportunities to get into the sunshine.

The Downtown Miami Skyline continues to grow with architectural gems providing all the amenities to accommodate our fast-growing residential and visitor population. With its magnificent waterfront views, it is truly a great place to live, work and play!

The GMCVB is proud to be a long-time partner of the Miami DDA, working together to raise awareness of Miami's burgeoning urban core, bringing new visitors into the area, and, in the process, turning visitors into permanent residents. From the moment they step off the plane at nearby Miami International Airport or unpack their car, visitors fall in love with Downtown Miami. In turn, they transform into new residents, investors, and area skilled workers.

The pandemic and economic recession will continue to challenge us, encouraging us to come together as a community and adapt. With the help of our State, County, and City leaders, as well as organizations like the Miami DDA, we will recover and will come back better than ever.

As many say, we are lucky to live where others vacation. In the end, the light of the Magic City always shines through.

Proposed Projects



Key: ● Office ● Retail ● Residential ● Hotel ● Other



7th Street Residences ● 697 N Miami Ave 150 NE 7th St

Stories: 43
Developer: Cohen Freedman Encinosa & Associates
Details: 441 residential units within the highly desired Miami Worldcenter development.



2000 Biscayne ● ● 2000 Biscayne Blvd

Stories: 36
Developer: Kushner Companies
Architect: Dorsky + Yue International
Details: 36-story, 390-unit apartment building with ground-level retail.



Baccarat Hotel & Residences | 444 Brickell Ave ● ● ●

Stories: 50-82 (550-877 feet above ground)
Developer: Related Group
Architect: Arquitectonica
Details: The complex is expected to have three towers with office, residential, hotel, and retail components. The first property expected to rise should be near 77 SE 5th Street and consist of 500 apartments and a new segment of the Miami Riverwalk.

My family and I love Miami. It has everything - warm and welcoming people, beautiful weather, and, of course, the water. The energy of this vibrant city drew me in, and it became my dream to create a waterside luxury residential tower here.

GERMÁN COTO
 CEO, G&G Business Developments
 Developer Of The Aston Martin Residences



E11EVEN Hotel & Residences | 20 NE 11th St



Stories: 65
Developer: Property Markets Group (PMG)
 11EVEN Partners
Architect: Sieger Suarez Architects
Details: 375 condominium units with option to reside in units full time, partially, or to enter the unit into the building's hotel program. Property will feature a wellness center, 5-star dining, sports lounge, and day club.

Image Source: Skyscraper City



Julia & Henry's 200 E. Flagler St



Stories: 6
Developer: Stambul
Architect: TAI Architecture
Details: An adaptive re-use of a historic structure in Downtown Miami. Julia & Henry's is a food and beverage concept for Historic Flagler Street. The proposal is for an upscale top level restaurant space and bar, a multi-level food hall, a subterranean speakeasy style bar, a karaoke concept, and a coworking-style office space.

Image Source: Next Miami Blog



Kenect Miami 1016 NE 2nd Ave



Stories: 38
Developer: Akara Partners
Architect: Perkins + Will
 Stantec
Details: 450 residential units with 10,000 sq. ft. of ground floor retail, 20,000 sq. ft. coworking space.



Legacy Hotels & Residences, Miami Worldcenter 942 NE 1st Ave



Stories: 50
Developer: Royal Palm Companies
Architect: Kobi Karp
Details: 240 condo hotel units, 220 key hotel, and 7,400 sq. ft. of restaurant space.



Marriott Marquis Miami Worldcenter Hotel & Expo Center | 700 N Miami Ave



Stories: 54
Developer: MDM Group
Architect: Nichols Brosch Wurst Wolfe & Associates
Details: 1,700 rooms and over 600,000 sq. ft. of meeting, exhibition, and event space.



Miami World Tower 700 NE 1st Ave



Stories: 52
Developer: Lalezarian Properties
Architect: Nichols Brosch Wurst Wolfe & Associates
Details: 560 residential units with 3,136 sq. ft. of commercial space.



Miami Worldcenter Block E Phase 1 | 711 N Miami Ave



Stories: 2
Developer: Miami Worldcenter Associates
Architect: Nichols Brosch Wurst Wolfe & Associates
Details: 19,849 sq. ft. of retail and 21,559 sq. ft. of office space.



MiamiCentral Development Phase 2



Developer: Florida East Coast Industries
Details: Two Towers: North Tower with 800,000 sq. ft. of office space and 50,000 sq. ft. of retail; South Tower with 750 units and 50,000 sq. ft. of retail.



Okan Tower 555 N Miami Ave



Stories: 70
Developer: Okan Group
Architect: Behar Font & Partners
Details: 236 condo units, 294 hotel rooms, 90,000 sq. ft. of office and meeting room space.



One Bayfront Plaza 100 S Biscayne Blvd



Stories: 92
Developer: Florida East Coast Realty
Architect: Kohn Pedersen Fox Associates
Details: 532,000 sq. ft. of office, 103,959 sq. ft. of retail, 200 hotel rooms, 902 residences.



One Worldcenter 110 NE 10th St



Stories: 45
Developer: Hines
Architect: Pickard Chilton and Stantec
Details: Office, residential, and retail mixed-use building with over 600,000 sq. ft. of space.



SkyRise Miami 401 Biscayne Blvd



Stories: 100
Developer: Berkowitz Development
Architect: Arquitectonica
Details: 14,000 sq. ft. event space, 9,500 sq. ft. conference center, restaurant space. Will include observation decks and other attractions for the public.



The District 225 N Miami Ave



Stories: 37
Developer: Related Group
Architect: Sieger Suarez Architects
Details: 343 rental and/or hotel units.



The Towers 1201 Brickell Bay Dr



Stories: 57
Developer: Florida East Coast Realty
 McCourt Global
Architect: Foster + Partners
Details: 660 residential units and 56,800 sq. ft. of publicly accessible open space.



Uni 70 NE 17th St



Stories: 29
Developer: NR Investments
Architect: Zyscovich Architects
Details: 252 apartments, 38,307 sq. ft. of office, 4,500 square feet commercial space.



Waldorf Astoria Hotel & Residences | 300 Biscayne Blvd



Stories: 94
Developer: Greybrook Realty Partners
 Property Markets Group (PMG)
Architect: Sieger Suarez Architects
Details: The 800,000 sq. ft. ultra-luxury tower will feature a 140 key hotel and 400 branded residences. The tower will also feature only the second wellness-focused spa of its kind.

Image Source: ArX Solutions

Understanding the Miami DDA District

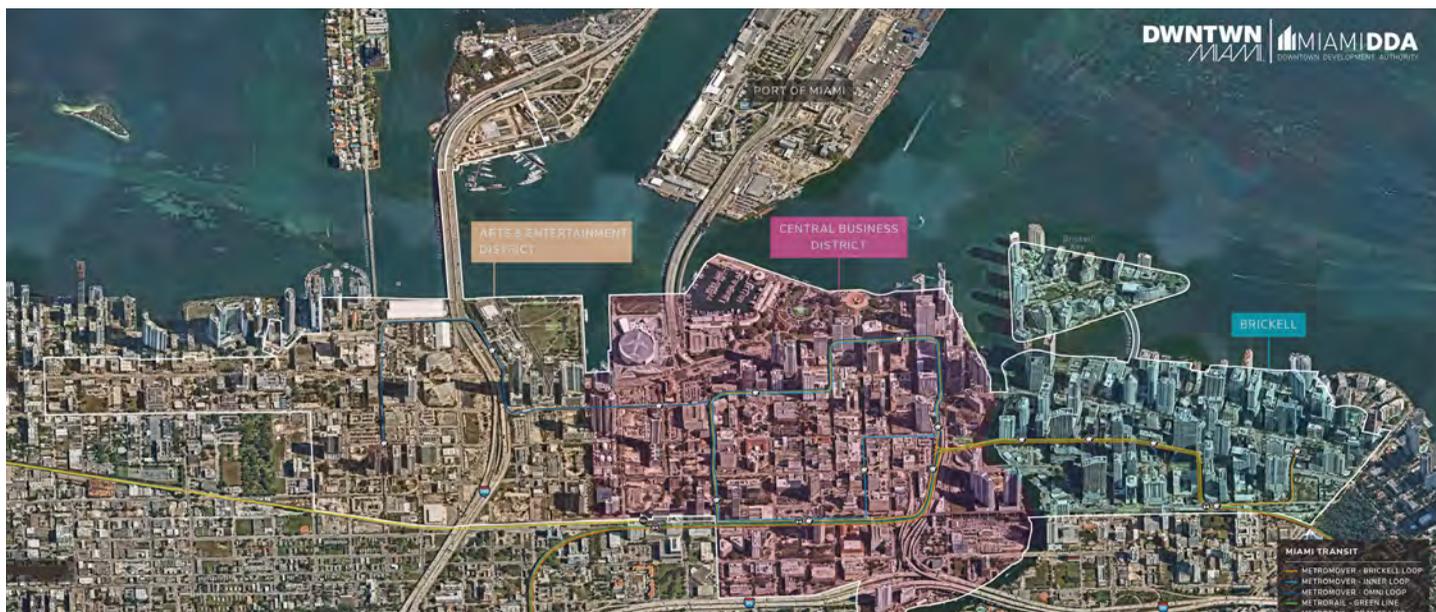
The Miami DDA's three primary areas offer two unique experiences separated by The Miami River and its bordering Riverwalks. While selecting a place to call home, open a business, invest, or visit means missing out in some cities, our distinct areas are at most only minutes apart in Miami. Our natural divider of the Miami River is spanned by roads, bike lanes, footpaths, trolley service and Metromover (both free!), and regional Metrorail service. Beyond providing a border, the river offers vast recreational, natural, and aesthetic benefits to all downtowners. South of the river lies the DDA's Brickell neighborhood. To the north of the river lies Downtown/Central Business District and the Arts & Entertainment District. While both areas are hubs for luxury, livability, diversity, and personal and professional diversity, each area offers a blend that makes them uniquely great.

Brickell is the Southeast's financial capital, with a critical mass of financial firms, financiers, and many other companies. Brickell also provides professional development opportunities serving as the home of Florida International University (FIU) Downtown on Brickell facility. FIU Downtown on Brickell houses top-ranked MBA programs for the Chapman Graduate School of Business and programs from the College of Arts & Sciences and the College of Engineering and Computing. Outside of its professional prowess, Brickell has the highest density of residences within the DDA, upscale open-air shopping centers, spacious restaurants, and countless places to see and be seen. Brickell is the place to enjoy many of your favorite

national and international eateries and shopping destinations.

Downtown and the Arts & Entertainment district offer an incredibly charming and authentic urban-chic experience. The area has a walkable street-grid, stunning architecture, museums and performance spaces, outdoor recreation areas, a top sports and entertainment venue, along with retail lined thoroughfares, and a variety of unique places for food, beverage, and dancing. Entrepreneurship runs rampant on the north side of the river, with countless independent shops and restaurants calling the area home. Downtown is home to the Wolfson Campus of Miami Dade College. Miami Dade College offers programs in banking, business, microcomputers, paralegal studies, architecture, economics, hospitality management, engineering, arts and humanities, and social sciences. Downtown also serves as the gateway to the Port of Miami, the world's cruise capital and a major global trading point. The area is also home to MiamiCentral station, linking Downtown Miami to local and regional points north.

citizenM hotels couldn't choose one area to open in within the DDA district— so they elected to open in two DDA locations. We spoke with Maarten de Geus from concrete architectural associates, citizenM project designer from Amsterdam in the Netherlands, to learn about how they embraced the different areas of the DDA in their projects being delivered soon.



citizen M Brickell



Citizen M at Miami Worldcenter



Q. Maarten, how did various aspects of 'Miami' factor into the designs of the two citizenM properties opening soon in the City of Miami— citizenM Miami Worldcenter and citizenM Miami Brickell?

A. citizenM is a global brand made for business travelers or citizens of the world as we call it. [In] the past decade, citizenM has put a lot of effort and attention in creating a consistent and recognizable experience for their guests. As a designer our goal is to create this recognizable experience, without making it a generic hotel. So, when entering one of the Miami hotels you definitely recognize citizenM, but it will also be an experience you never had before in one of the other citizenM hotels.

The differences between the two hotels are defined by the locations: Brickell being the more business hotel celebrating being in one of the art capitals of the USA. And World Center being a more leisure type of hotel, that embraces the Miami climate, sunshine, and cocktails.

Brickell being a business district with a "downtown" feeling, it is one of the few Miami areas where you actually walk on the streets instead of taking the car right away. This street life is used in the design by

making an outdoor terrace along the 2F hotel lobby, which enables guests to sit outside and look back at the lively street. But the main feature of the Brickell hotel is the treatment of the building itself; every side of the building has a large part clad with an art piece by female artist, Jen Stark. By doing that we created a 360° art experience in one of the art capitals of the USA for a hotel brand that breathes art.

The Miami Worldcenter [Downtown] hotel is a very different location, opposite of the American Airlines Arena and Freedom Tower. It is close to the Miami port with all the tourists and cruise ships. The Miami Worldcenter hotel has, therefore, a more leisure type of feeling compared to the Miami Brickell hotel. The modernistic architecture of the building is influenced by the cruise ships; linear bay windows make horizontal lines which set back on the top two floors to create the true feature of this hotel: an amazing bar and pool terrace to overlook the city and the water.

Maarten de Geus

Associate at concrete and project architect for all citizen projects – concrete is designer of dual citizenM projects being built in Miami DDA- at Miami Worldcenter development and in Brickell.

Government & Infrastructure



Improving Downtown for All



By Commissioner Eileen Higgins

Miami-Dade County District 5 &
Co-Chair, Miami Downtown Development Authority Board of Directors

Downtown Miami is on the cusp of a dramatic transformation. The DDA alongside its partners and stakeholders have shown that during difficult times – Downtown is resilient. The community response to the pandemic demonstrated that beyond its commercial spaces, Downtown is also a neighborhood filled with residents, families, local restaurants, and arts and culture – all of which are feet away from the public transportation hub of Miami-Dade County. Urban cores like Miami’s have recently benefited from Transit Oriented Development (TOD) – which is the creation of compact, walkable, pedestrian-oriented, mixed-use communities centered around train systems. But the future I see for Downtown Miami is one of a Transit Oriented Neighborhood which goes even further by creating vibrant, livable, sustainable communities where residents can live and work, families can live car free yet continue to grow, living essentials are available for residents, and open, green spaces become a place for all to gather.

During this pandemic outdoor activated space has become more important than ever. Allowing for creative use of the public right of way led to sidewalk cafes at our favorite Downtown spots and high fashion on Flagler Street. The Underline is the perfect example of leveraging under-utilized public right of way to create that neighborhood feeling, that sense of community. My office is looking at every nook and cranny in the urban core to repurpose and grow our activated outdoor spaces. Next up are a dog park underneath the First Street Metromover station and the neighborhood playground at the Fifth Street station.

Neighborhoods need schools and community centers. Through a partnership with the County and the School

Board, we’re building a first of its kind project to add a school while also creating housing families can actually afford to live in. A vibrant and thriving downtown is one where people and families can stay and live through all phases of their lives because we develop with a neighborhood mindset. I’ve created a Rapid Transit Zone in the ten acres around Government Center to address the need for affordable housing, green space, schools, and commercial space too – everything that people need to live and enjoy a thriving and activated Downtown.

A Transit Oriented Neighborhood, of course, includes transit at its heart! Starting at street level, pedestrian and cyclist safety must come first. The DDA and the County are committed to improving signalization to prioritize pedestrians, implementing scramble crosswalks at busy intersections, and making sidewalks more walkable by adding landscaping and trees. We’re also starting construction on a network of protected bike lanes which will eventually connect to places like Miami Beach. Downtown already is at the center of a hub of public transit from the Metrorail and Metromover system to bus lines headed in every direction. Soon we’ll have Brightline local service to great locations for Downtown residents and even more options further afield when Tri-rail arrives to MiamiCentral.

The Future of Downtown is bright. By activating underutilized properties and spaces and creating essential community assets, we will create the Downtown where everybody wants to be!



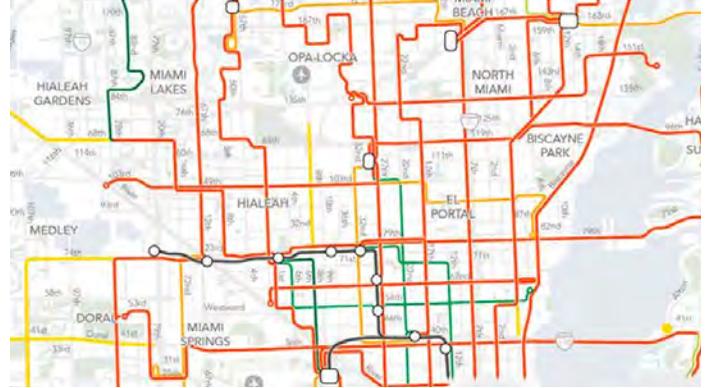
Beach Corridor Rapid Transit Project

The Miami Beach Monorail Consortium is working with Miami-Dade County to plan, construct, and operate a county subsidized public transit monorail service between Downtown Miami, within the DDA district, and Miami Beach. The 'Beach Corridor' project also includes provisions to extend the Metromover from Downtown Miami to the Design District with stops in Wynwood and Midtown Miami.

Estimated Completion:

Design Completion: 2025
 Construction: 2026

Image Source: Miami Beach Monorail Consortium



Better Bus Project

The Better Bus Project from the Transit Alliance and Miami Dade County will cumulate in a proposed new bus system for Miami Dade County that will increase frequency of bus service and connections along key routes and increase access to the region's principal job, shopping, community, and education centers as well as health care facilities and government offices. This project also includes the implementation of new bus shelters.

Estimated Completion: 2022



Bike Network (Downtown)

The Downtown Bike Network is a collaboration between Miami-Dade County, the City of Miami, Miami Parking Authority, and the Miami DDA. The Bike Network will include up to 2.5 miles of protected bike lanes on 5th and 6th Streets and Miami Ave and E 1st Ave. The Bike Network is fully funded with a match from Miami-Dade County, City of Miami and Miami District 2 office. Miami DDA staff will work with the Transit Alliance, Miami-Dade County, and Commissioner Eileen Higgins' Office to develop a communication plan for both residents and businesses.

Estimated Completion: Starting in 2021



Biscayne Green

The proposed vision of Biscayne Green calls for the redesign of Downtown Miami's Biscayne Boulevard into Miami's grand pedestrian promenade. What currently is a major vehicular throughfare in the heart of Downtown will become activated green space, protected bike lanes, large canopy trees and traffic calming measures to improve the pedestrian experience in Downtown. In partnership with the City of Miami and the Miami Parking Authority, the Miami DDA is leading a FDOT-required lane elimination analysis as the first step towards the future project. After the study is complete, a Project Development & Environment Study (PD&E) would follow to advance the design and determine project scope, budget, operations, and maintenance.

Estimated Completion:

Lane Elimination Study: 2021
 PD&E Study: 2022 - 2023
 Construction: 2025



Brickell Avenue Bridge

The work being performed along the Brickell Avenue Bridge includes adding pedestrian gates, repairing mechanical and electrical bridge components, painting the bridge, and replacing lighting at the historic Tequesta family sculpture, bridge barrier and Riverwalk.

Estimated Completion: 2021



Brightline additional stations and Orlando connection

Brightline is the nation's premiere private, intercity high-speed rail service. In addition to the existing stations of MiamiCentral in Downtown Miami, Fort Lauderdale and West Palm Beach, Brightline is currently constructing fill-in stations in the cities of Aventura and Boca Raton. By 2022, Brightline is expected to connect Downtown Miami and a new station at the Port of Miami with Orlando International Airport. Eventually Brightline is planned to have stops at Walt Disney World by 2023 and Tampa, FL by 2025.

Estimated Completion:

Port of Miami	2022	Orlando	2022
Disney Springs	2023	Tampa	2025

Image Source: Brightline



Downtown Smart Kiosks

IKE (Interactive Kiosk Experience) Smart City will be installing approximately 30 smart kiosks in the Miami DDA district. The smart kiosks will offer a multilingual portal to enable the public to discover local attractions, businesses, and services, while increasing the connectivity of the DDA district.

Estimated Completion: 2021



Downtown Miami Pedestrian Priority Zone Work

Florida Department of Transportation, Miami-Dade County, and the City of Miami have begun installing additional crosswalks, retiming and prioritizing crossing signals, and taking other measures to improve the safety of pedestrians in Downtown Miami.

Estimated Completion: 2021



Flagler Street Redesign

The Flagler Street redesign project will look to turn Miami’s “Main Street” into a more aesthetically pleasing space with an improved pedestrian experience via a flush festival street and the ability to close the street for events via railroad-style crossing gates. The enhanced Flagler Street will feature expanded sidewalks, outdoor café dining, improved lighting, large shade trees, signage, public art, utility upgrades, smart city technology and much more. Work will begin at Biscayne Boulevard and proceed westward to Northwest 1st Avenue. Work will commence in early 2021.

Phases from: 2022–2024

Illustration by Zyscovich Architects in collaboration with Curtis and Rodgers, courtesy of Mana Miami



Freedom Tower Station Renovation

As a part of the Miami Worldcenter redevelopment, Freedom Tower station will be renovated and modernized. Improvements include a new elevator shaft and elevator system, new escalator, new stairs and a canopy to protect users from the elements, new landscaping, and new finishes to the platform floor.

Estimated Completion: 2021



I-395 Baywalk Pedestrian & Bicycle Bridge

Connecting a gap in the Baywalk, from Maurice Ferre Park through the Resorts World property to the Venetian Causeway, the I-395 Baywalk Pedestrian & Bicycle Bridge Project has the potential to become an iconic destination along the Downtown waterfront. Under management between the City of Miami Office of Capital Improvements and the Miami DDA, design will begin in early 2021 with public outreach and input. Construction could begin in 2024 and be completed 18 months later.

Estimated Completion:
 Design Completion: 2022
 Construction: 2025



I-395 Underdeck Miami Heritage Trail

Directly underneath the forthcoming I-395 signature bridge project, the ‘Underdeck’ will be a new 33- acre open space that is slated to transform an unseemly former infrastructure corridor that divided the communities of Overtown, Omni/ Arts & Entertainment, Edgewater and Downtown. This vibrant, multi-use amenity will not only reconnect neighborhoods, the Underdeck will also serve as a new front door for the area’s cultural institutions with a direct connection to the waterfront.

Design Completion: 2022
Construction: 2026



I-395/SR 836/I-95 Design-Build Project

An \$800 million “Signature Bridge” over Northeast Second Avenue and Biscayne Boulevard, an upper deck of traffic built over SR 836 and the Miami River, and the addition of one lane to the northbound entrance to I-95.

Estimated Completion: 2024



Miami Boring Company Tunnel and Transit Service

The City of Miami mayor Francis Suarez is championing a public-private partnership with The Boring Company to build an ‘individualized’ underground mass-transit system through the Miami DDA district to Little Haiti, approximately 6 miles to the north. This system could stop at stations along the way to pick up and drop off passengers as their journeys specify.

Estimated Completion: TBD

Image Source: The Boring Company



Miami-Dade County/Brightline Coastal Commuter Rail Service

Miami-Dade County is in talks with train service Brightline for commuter rail service from MiamiCentral in Downtown Miami to Wynwood, The Design District, Little Haiti, El Portal, North Miami, 151st Street- Florida International University, and Aventura.

Estimated Completion:
 Design Completion: 2024
 Construction: 2025



Miami-Dade Civil Courthouse

The Miami-Dade Civil Courthouse will replace the adjacent functionally obsolete structure and will include approximately 600,000 sq. ft. of space and services for the Eleventh Judicial Court of Florida, the Clerk of Courts, and additional agencies. The courthouse is the public-private partnership agreement for Miami-Dade County. A private developer is fully funding the project upfront; Miami-Dade will repay the developer over the coming decades.

Estimated Completion: 2024



Poseidon Ferry

The privately operated Poseidon Ferry service will be connecting the Miami DDA District from the Miami James L. Knight Convention Center/Hyatt in the Central Business District with Miami Beach to the east and Coconut Grove to the south. This service will offer a comfortable, convenient, and safe trip for tourists and commuters alike.

Estimated Completion: Q2 2021



SW 1st St. Bridge replacement

This project will include replacing the existing bascule bridge, approach spans, and tender house, new seawalls along the Miami River, riverwalks under the new bridge, new sidewalk connections to the bridge deck and Miami Greenway under the new bridge, installing an exclusive bicycle lane between SW 5 Avenue and SW 2 Ave (DDA district), and updating sidewalks, curb ramps, and crosswalks.

Estimated Completion: 2022



The Underline- Brickell Backyard (Phase 1)

"The Brickell Backyard" portion of the Underline is a half mile long segment below the Metrorail guideway that serves as a linear park and living art destination. The DDA district section will include the following areas: River Area: This area complements the existing Miami River Greenway Path and creates an area with native planting, grassy-covered mounds covered and seating areas. Dining Area: A designed dining area with tables accessible to bus and trolley patrons waiting for their rides. Game Area: Designed game area with several game tables. Gym Area: An active recreation space with flexible programming for group classes and other fitness activities. Oolite Area: A naturalized area that highlights and carves out seating areas and native garden within the existing stone outcrops. Bike Area: Large parking lot for bicycles nestled between the bicycle and pedestrian paths. Once all phases are completed, the Underline project will be a 10-mile linear mobility corridor below the Metrorail.

Estimated Completion:

Downtown Miami Portion: 2021

City of Miami Portion: 2023

Full Underline: 2025

Image Source: Friends of the Underline



Tri-Rail Downtown Miami Link

The South Florida Regional Transportation Authority (SFRTA), in coordination with multiple partners, is extending Tri-Rail commuter rail service to provide new direct service from Tri-Rail’s northern terminus at Mangonia Park in Palm Beach County to a new terminus at “MiamiCentral Station” in Downtown Miami, a station that was funded in part by the Miami Downtown Development Authority.

Estimated Completion: 2021

Image Source: The Next Miami



U.S. Army Corps of Engineers Back Bay Study

The U.S. Army Corps of Engineers is proposing new measures to protect coastal Miami-Dade County from flood damage caused by storm surge. In Downtown they have proposed large floodwalls. Led by the Miami DDA, a consortium of architects, landscape architects and marine engineers are proposing a hybrid solution of “green & grey” infrastructure that will benefit the ecology, improve aesthetics, and create recreational amenities.

Estimated Completion:

Final Report due:	2021
Congressional Funding:	2022
Full Design:	2023-25
Construction:	2026-31



World Square

‘World Square’ will be a large public plaza and green space surrounded by shops and restaurants. The space will offer the Miami Worldcenter development and surrounding areas a central gathering place and outdoor event space.

Estimated Completion: 2023
Developer: Miami Worldcenter Associates
Architect: Elkus Manfredi





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