

Greater Downtown Miami  
Development Pipeline

Under Construction

10,038 Condos

4,136 Apartments

558 Hotel Units

415,000 SF Office

1,132,438 SF Retail

1,780 Theater Seats

1. Eve

3635 NE 1 Ave

Developer: Wharton Equity | Mack

Architect: ADD Inc

Apartment: 195

Retail SF: 63,000

2. Bentley Edgewater Hotel & Residences

410 NE 35 Ter

Developer: The Healey Group

Architect: Kobi Karp

Est. Completion: 2017

Apartment: 207

Retail SF: 1,553

theBentleyMiami.com

3. Hyde Hotel & Residences

3401 NE 1 Ave

Developer: The Related Group

Architect: Debora Aguilar

Est. Completion: 2017

Condos: 337

Hotel Units: 60

Retail SF: 21,745

HydeMidtown.com

4. Spark

522 NE 34 St

Developer: Andres Goldenber

Architect: Behar & Font

Est. Completion: 2018

Condos: 56

SparkonEdgewater.com

5. Midtown 8

5201 NE 1 Ave

Developer: Magellan Development Group

Architect: Loewenburg Architects

Est. Completion: 2017

Apartment: 400

Retail SF: 24,500

MidtownMiami.com

6. One Paraiso

602 NE 31 St

Developer: The Related Group

Architect: WHLC

Est. Completion: 2017

Condos: 276

OneParaisoTower.com

7. Paraiso Bay - Tower 1

600 NE 31 St

Developer: The Related Group

Architect: Arquitectonica

Condos: 360

ParaisoBay.com

8. Paraiso Bayviews

600 NE 31 St

Developer: The Related Group

Architect: Arquitectonica

Est. Completion: 2018

Condos: 396

ParaisoBayviews.com

9. Biscayne Beach

2955 NE 7 Ave

Developer: GTIS Partners

Architect: Modus Architects

Condos: 399

Retail SF: 13,203

BiscayneBeachResidences.com

10. The Edgewater

481 NE 29 St

Developer: Edgewater Condo

Condos: 30

11. Pearl Midtown 29

190 NE 29 St

Developer: Adler Development

Encore Housing Opportunity Fund | Fifteen Group

Architect: Slantec Architects

Est. Completion: 2018

Condos: 309

Retail SF: 12,000

12. 26 Edgewater

321 NE 26 St

Developer: Strikey Development

Architect: Lath Saygh

Condos: 86

26EdgewaterCondos.com

13. 2500 Biscayne

2500 Biscayne Blvd

Developer: Greystone & Co.

Architect: Behar Font & Partners

Apartment: 156

14. 250 Wynwood

250 Wynwood St

Developer: Fortis Development Group

Architect: Arquitectonica

Condos: 11

250Wynwood.com

15. Wynwood Arcade

74 NW 24 St

Developer: East End Capital

Architect: DFA

Est. Completion: 2017

Retail SF: 25,000

WynwoodArcade.com

16. Missoni Baia

700 NE 23 St

Developer: OKO Group/OB Group/Cain Hoy

Architect: Revuelta Architecture/Asymptot Architecture

Condos: 148

MissoniBaia.com

17. Elysee Miami

700 NE 23 St

Developer: 700 Miami Partners LLC

Architect: Bernardo Fort - Brescia

Condos: 100

ElyseeMiami.com

18. Aria on the Bay

1770 N Bayshore Dr

Developer: Melo Group

Est. Completion: 2017

Condos: 647

Retail SF: 40,000

AriaOnTheBay.com

19. Canvas

1600 NE 1 Ave

Developer: NR Investments

Architect: Arquitectonica

Est. Completion: 2017

Condos: 513

Retail SF: 10,000

CanvasCondos.com

20. Square Station

1502 NE Miami Pl

Developer: Melo Group

Architect: Zyscovich Architects

Est. Completion: 2018

Condos: 710

Retail SF: 15,000

21. Patricia & Philip Frost Museum of Science

1101 Biscayne Blvd

Developer: City of Miami

Architect: Grimlaw Architects

Est. Completion: 2017

MiaSci.org

22. 1000 Museum

1000 Biscayne Blvd

Developer: Covin Development

Architect: Zaha Hadid

Condos: 83

1000Museum.com

23. 7th Street Apartments

700 N Miami Ave

Developer: Miami World Center Associates

Architect: Cohen, Freedman, Encosso & Associates

Est. Completion: 2018

Apartment: 863

24. Miami WorldCenter

700 N Miami Ave

Developer: Miami World Center Associates

Architect: Elkus Manfredi

Condos: 1200

Retail SF: 250,000

MiamiWorldCenter.com

25. Paramount Miami WorldCenter

700 N Miami Ave

Developer: Daniel Kotsi | Art Falcone | Nilton Motwani

Architect: Elkus Manfredi

Est. Completion: 2018

Condos: 569

MiamiWorldCenter.com

26. All Aboard Florida's "Miami Central Station"

40 NW 3 St

Developer: Florida East Coast Industries

Architect: SOM

Est. Completion: 2017

Apartment: 800

Retail SF: 217,000

Office SF: 319,000

AllAboardFlorida.com

27. Vice

243 NE 3 St

Developer: PMG

Architect: CFE Architects

Est. Completion: 2018

Condos: 464

Retail SF: 7,000

28. East Coast Building

123 SW N River Dr

Developer: Alex Mantecon | Guillermo Vadell

Retail SF: 100,000

29. Met Square

302 SE 3 St

Developer: ZOM Group

Architect:

Est. Completion: 2017

Apartment: 392

Retail SF: 38,000

Theater Seats: 1,780

MetropolitanMiami.com

30. 300 Biscayne Boulevard Way

300 Biscayne Blvd Way

Developer: Coto

Architect: CFE Architects

Est. Completion: 2018

Condos: 390

31. Solitair Brickell

850 S Miami Ave

Developer: ZOM

Architect: ADD Inc

Apartment: 438

Retail SF: 7,649

32. Brickell Heights

850 S Miami Ave

Developer: The Related Group | Crescent Heights

Architect: David Rockwell

Condos: 690

Retail SF: 35,000

Office SF: 45,000

BrickellHeights.com

33. SLS Lux

801 S Miami Ave

Developer: The Related Group | Crescent Heights

Architect: Arquitectonica

Condos: 135

Hotel Units: 60

SLSLux.com

34. Brickell Ten

1010 SW 2 Ave

Developer: IB Corp | Waterstone Capital

Architect: BC Architects

Condos: 135

Retail SF: 13,952

BrickellTen.com

35. Brickell Flatiron

1010 S Miami Ave

Developer: Brickell Flatiron LLC

Architect: Kobi Karp

Est. Completion: 2017

Condos: 349

Retail SF: 40,000

BrickellFlatironMiami.com

36. 1010 Brickell

1010 Brickell Ave

Developer: Key International

Architect: Siegar Suarez

Architectural Partnership

Condos: 387

Retail SF: 8,045

1010Brickell.com

37. Broadstone at Brickell

267 SW 11 St

Developer: Alliance Residential

Architect: Zyscovich Architects

Apartment: 372

LiveatBroadstoneBrickell.com

38. Hotel Indigo

145 SW 11 St

Developer: SunView Companies | HES Group

Architect: Kobi Karp

Est. Completion: 2017

Hotel Units: 230

39. Panorama Tower

1101 Brickell Ave

Developer: Florida East Coast Realty

Architect: Mosche Cosicher

Est. Completion: 2017

Hotel Units: 208

Apartment: 821

Retail SF: 50,000

Office SF: 50,000

fecr.com

40. Echo Brickell

1451 Brickell Ave

Developer: PMG

Architect: Wurst Wolfe & Associates

Est. Completion: 2017

Condos: 180

Retail SF: 2,791

EchoBrickell.com

Planned\*

1,716 Condos

2,400 Hotel Units

424,340 SF Retail

610,123 SF Meeting

1. Gran Paraiso (Paraiso Bay - Tower 2)

601 NE 31 St

Developer: The Related Group

Architect: Arquitectonica

Condos: 317

GranParaisoResidences.com

2. Naranja at Edgewater

444 N 31 St

Developer: Prodesa

Architect: Arquitectonica

Condos: 137

3. Prodesa

444 N 31 St

Developer: The Related Group

Architect: Arquitectonica

Condos: 167

4. Wyn26

58 N 26 St

Developer: The Alvarez Group

Architect: Antonio Rodriguez

Retail SF: 140,850

Wyn26.com

5. Auberge

1440 Biscayne Blvd

Developer: The Related Group

Architect: Arquitectonica

Condos: 290

AubergeMiamiResidences.com

6. Island Gardens

950 MacArthur Cswy

Developer: Flagstone Group

Architect: Spilis Candella/DJM/JM/EDSA/Camper & Nicholsons

Hotel Units: 600

Retail SF: 220,000

IslandGardens.com

7. Marriott Marquis MiamiWorld Center

700 N Miami Ave

Developer: MGM Group | Miami World Center Associates

Architect: Nichols Brosch/ Wurst Wolfe & Associates

Hotel Units: 1,800

Meeting SF: 600,000

MiamiWorldCenter.com

8. Bayside Marketplace (Renovations)

401 Biscayne Blvd

Architect: Zyscovich Architects

Retail SF: 140,850

9. Skyrise Miami

401 Biscayne Blvd

Developer: Berkowitz Development

Architect: Arquitectonica

Meeting SF: 10,123

Retail SF: 174,340

SkyriseMiami.com

10. Aston Martin Residences

300 Biscayne Blvd Way

Developer: Cotto Development

Architect: G & G

Condos: 390

11. One River Point (River Village Phase II)

400 S Miami Ave

Developer: Kar Properties

Architect: Rafael Vinoly

Condos: 400

Retail SF: 30,000

OneRiverPoint.com

Projects listed under "Planned" are either pre-leasing, taking reservations or contracts.

DESIGN DISTRICT

MIDTOWN

WYNWOOD

EDgewater

ARTS & ENTERTAINMENT DISTRICT

HEALTH DISTRICT

CITY OF MIAMI

MARLINS STADIUM

CENTRAL BUSINESS DISTRICT

BRICKELL

COCONUT GROVE

KEY BISCAINE

Shops at Midtown Miami

Bayside Marketplace

Flagler St Shopping District

Brickell City Centre

Mary Brickell Village

PortMiami

Julia Tuttle Cswy

Venetian Cswy

McArthur Cswy

Rickenbacker Cswy

95

195

395

95

1

836

5 miles to M.I.A.

1

Greater Downtown Miami Overview

Demographics

Total Population

Race and Ethnicity

% White

% Black

% Asian

% Other

% Hispanic (any race)

Median Age

Total Households

Daytime Population

88,540

23%

15%

3%

3%

56%

35

46,130

234,976

Market Stability

Income Profile

Median Household Income

Average Household Income

% Owner Occupied Housing

% Renter Occupied Housing

Educational Attainment

Total Population (25+)

High School Graduate

Higher Education

\$66,498

\$97,671

35%

65%

67,645

18%

59%

Market Demand - Consumer Expenditures

Residents

All Retail

Apparel

Grocery

Household Furnishings

Music, Radio, Television

Personal Care

Restaurants

Workers & Visitors

\$861.5 Million

\$720.7 Million

\$94.9 Million

\$207.8 Million

\$70.1 Million

\$51.6 Million

\$156.5 Million

\$170.6 Million

\$1.5 Billion

Business Environment

All Businesses

Employees

Estimated Revenues

Medium and Large Business

Employees

Estimated Revenues

Micro & Small Business

Employees

Estimated Revenues

11,113

136,459

\$23.3 Billion

411

72,785

\$9.9 Billion

10,702

63,674

\$13.4 Billion

Source: Synergos Technologies - PopStats, Miami DDA, Social Compact

Regional Catchment Area Overview

Demographics

Total Population

Race and Ethnicity

% White

% Black

% Asian

% Other

% Hispanic (any race)

Median Age

Total Households

15 MIN

2,135,292

12%

25%

1%

3%

59%

38

525,313

30 MIN

2,112,467

16%

23%

1%

2%

58%

40

1,482,898

Market Stability

Income Profile

Median Household Income

Average Household Income

% Owner Occupied Housing

% Renter Occupied Housing

Educational Attainment

Total Population (25+)

High School Graduate

Higher Education

15 MIN

\$32,381

\$60,154

38%

62%

988,863

28%

45%

30 MIN

\$40,382

\$69,365

53%

47%

1,369,696

27%

50%

Market Demand

Total Expenditures (Residents)

All Retail

Apparel

Grocery

Household Furnishings

Music, Radio, Television

Personal Care

Restaurants

15 MIN

\$6.7 Billion

\$476 Million

\$1.3 Billion

\$466 Million

\$332 Million

\$900 Million

\$991 Million

30 MIN

\$21.5 Billion

\$1.9 Billion

\$4.5 Billion

\$1.9 Billion

\$1.2 Billion

\$3.1 Billion

\$3.4 Billion

Source: ESRI Online Business Analyst; Miami DDA.

Recently Completed (not shown on map)

2014

525 Condos

1,165 Apartments

2015

718 Condos

17,000 SF Retail

2016

2,209 Condos

1,693 Apartment

988 Hotel Units

\$10,000 SF Retail

260,000 SF Office

22 Skyview

Apartment: 258

Brickell House

Condos: 374

City Crossings

Apartment: 104

Filling Station Lofts

Apartment: 85

26 Plaza

Condos: 171

Bay House

Condos: 165

Flagler on the River (Phase II)

Retail SF: 17,000

Alton Hotel

Hotel Units: 275

Brickell City Centre

Retail SF: 500,000

Brickell View Terrace

Apartment: 176

Cassa Brickell

Condos: 81

Centro

Condos: 352

East Hotel (Brickell City Centre)

Hotel Units: 352

Homewood Suites by Hilton

Hotel Units: 103

Island Living

Apartment: 70

Langford Hotel (restoration)

Hotel Units: 126

Le Parc

Condos: 128

Flagler on the River

Apartment: 300

Hampton Inn & Suites

Condos: 151

Soma at Brickell

Apartment: 418

Millicento

Condos: 382

Melody Tower

Apartment: 497

Metropolitan 3 (Monarch at Met 3)

Apartment: 462

Midtown Five

Apartment: 400

Plaza at the Lyric

Apartment: 158

Reach (Brickell City Centre)

Condos: 390

Rise (Brickell City Centre)

Condos: 390

SLS Hotel & Residences

Condos: 450

Hotel Units: 132

Retail SF: 10,000

The Bond

Condos: 328

The Crimson

Condos: 90

Three Brickell City Centre

Office SF: 240,000

DWNTWN

MIAMI

MIAMI DDA

DOWNTOWN DEVELOPMENT AUTHORITY





## Our Mission:

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

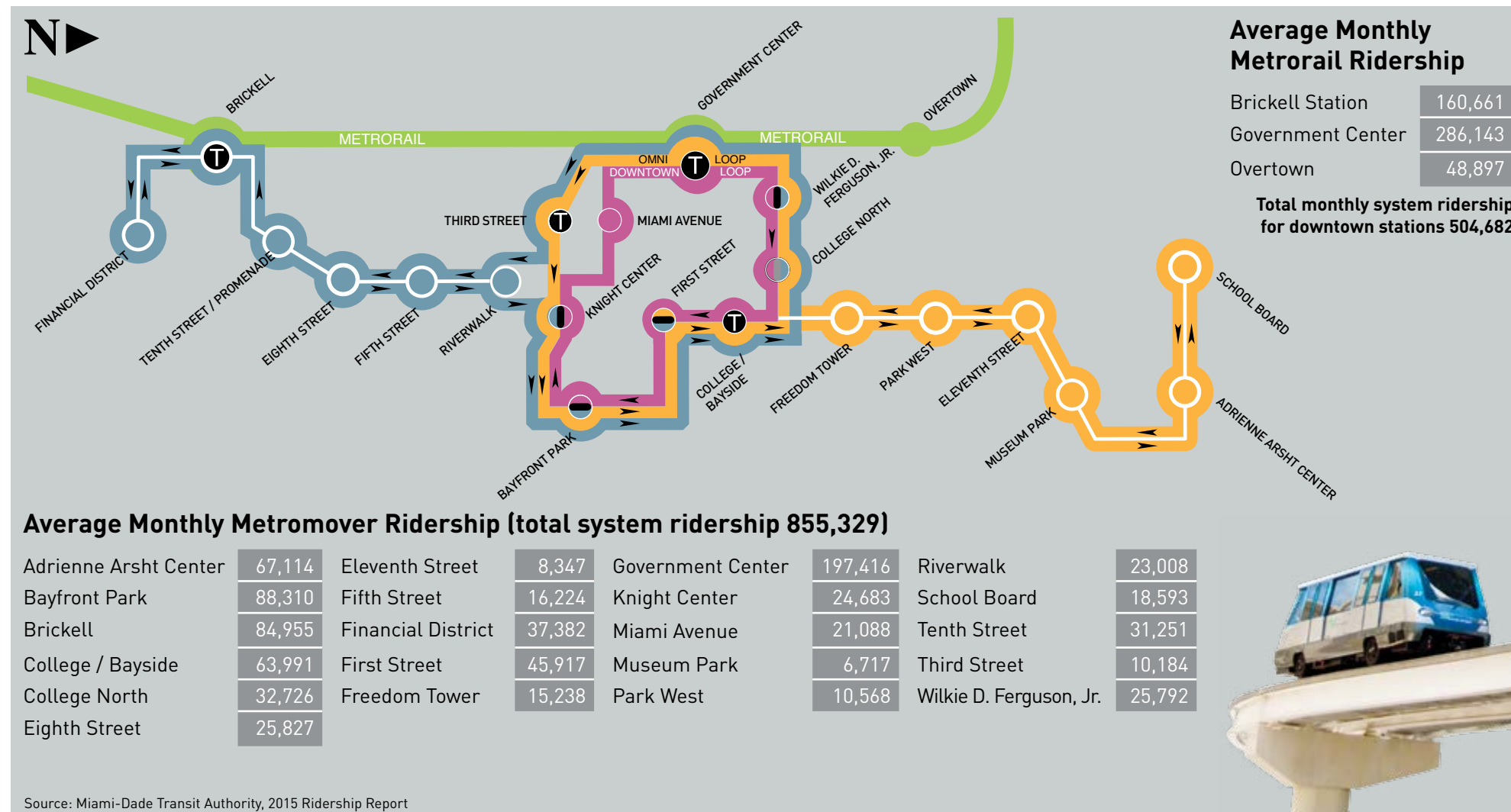
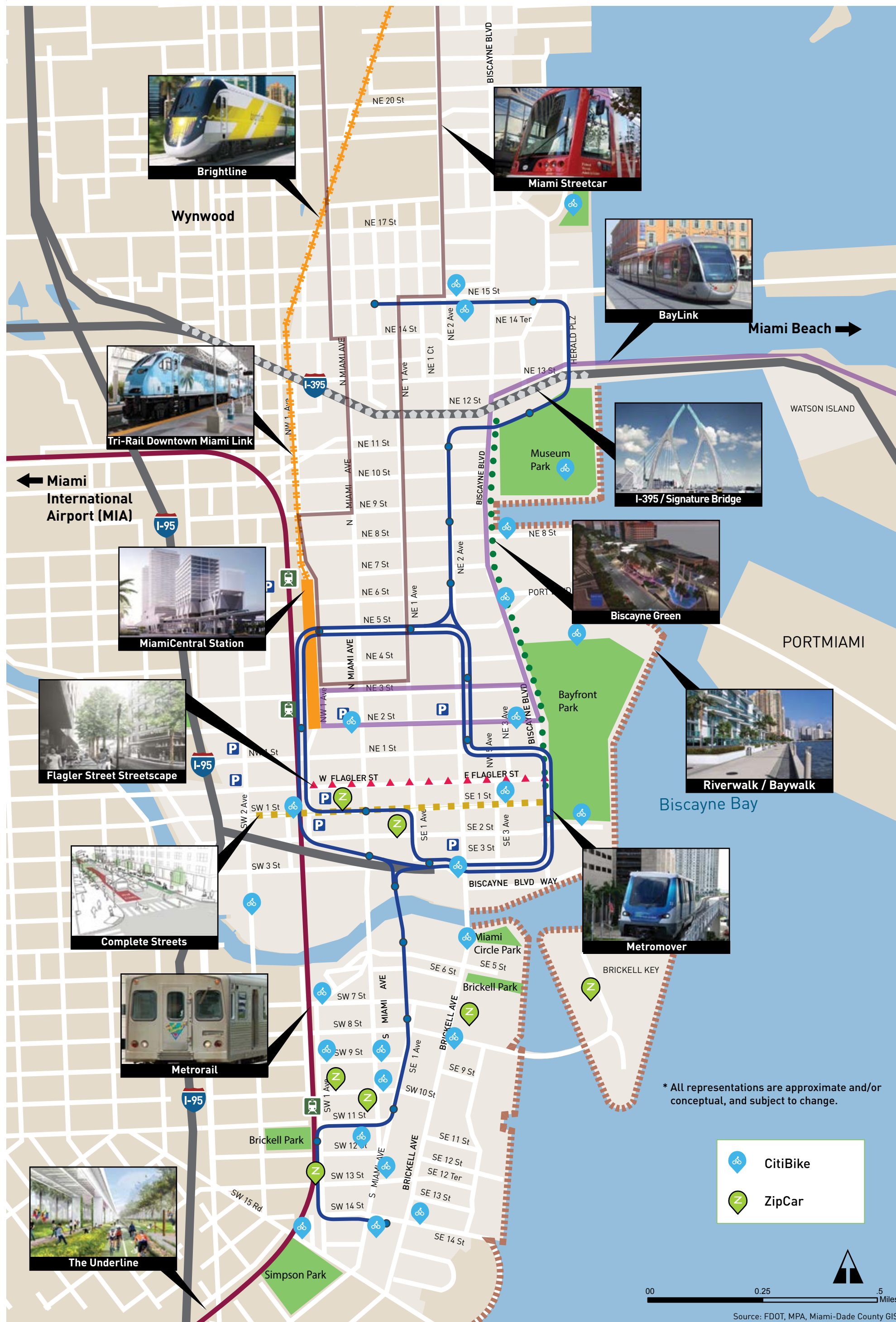
As an autonomous agency of the City, the Miami DDA advocates, facilitates, plans and executes business development, planning and capital improvements, and marketing and communication strategies.

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

### Important Note:

Information in this document is deemed accurate as of April 2017 and is subject to change without notice.

## TRANSPORTATION & INFRASTRUCTURE\*



### Existing

#### Metrorail

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](http://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 all of Downtown's neighborhoods and destinations, including the American Airlines Arena, Bayside Marketplace, Pérez Art Museum Miami and the future 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](http://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 CBD, 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! [www.miamigov.com/trolley](http://www.miamigov.com/trolley) - Trolley tracker: [www.miamigov.com/trolley/Tracker.html](http://www.miamigov.com/trolley/Tracker.html)

#### Riverwalk / Baywalk

The Miami Riverwalk and Baywalk is a publicly accessible pedestrian corridor for walking and biking along Downtown Miami's two beautiful waterfronts: Biscayne Bay and the Miami River. The Miami DDA is working to develop a comprehensive strategy to address the existing access and connectivity challenges in some of its segments, and rethink how this 4-mile pedestrian corridor can become a worldclasswaterfrontexperience. Offering numerous benefits aligned with the DDA's mission, this will encourage active transportation by connecting Miami-Dade County's greater bicycle and pedestrian trail system, including the Underline, the Riverwalk and the Cultural Trail. Additionally, it will link to downtown transit stations, while providing valuable park space to the greater downtown community. [www.miamirivercommission.org](http://www.miamirivercommission.org); [www.miamidda.com](http://www.miamidda.com)

#### 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 at a hundred stations and more on the way, bikes are available to use 24 hours a day, 365 days a year. [www.citibikemiami.com](http://www.citibikemiami.com)

### Coming Soon

#### MiamiCentral Station / Brightline / Tri-Rail Downtown Miami Link

MiamiCentral Station is a mixed-use, multimodal train station in Downtown Miami currently under development by Florida East Coast Industries (FECI). The Station will connect All Aboard Florida's Brightline train route and Downtown Tri-Rail connection to the existing Metrorail and Metromover transit systems, and will also be a 24-hour retail, business, and, residential complex. [www.allaboardflorida.com](http://www.allaboardflorida.com)

Brightline is a privately developed, operated and maintained high speed rail service currently under construction that will connect Miami to Orlando with intermediate stations in Fort Lauderdale and West Palm Beach. Service is expected to begin in August 2017. <http://gobrightline.com/>

Tri-Rail Downtown Miami Link is an extension of the current Tri-Rail commuter train into Downtown Miami being developed alongside All Aboard Florida's MiamiCentral Station. The service will provide a direct, "one-seat ride" connection between Downtown and the dozens of South Florida communities along the I-95 corridor currently served by Tri-Rail. Our local private, public, and non-profit leaders came together to provide the necessary funding to bring Tri-Rail directly into Downtown Miami's Central Station. [www.sfrta.fl.gov](http://www.sfrta.fl.gov)

#### Flagler Street Streetscape

The Flagler Streetscape Project, from Biscayne Boulevard to NW 1st Avenue, was developed as part of a larger vision for Flagler Street's rebirth as the City of Miami's iconic main street. This project will serve as a critical catalyst to revitalize Downtown's Central Business District, attract more people to the urban core, and make downtown streets safer and more walkable. The project improvements include widened sidewalks; enhanced intersection crossings; installation of street trees; pavers; other pedestrian amenities, and outdoor dining opportunities. The project is fully funded with participation from the City of Miami, Miami-Dade County and Flagler Street property and business owners. Construction began in January 2016. [www.flaglerstreetmiami.com](http://www.flaglerstreetmiami.com)

#### I-395 / Signature Bridge

The I-395 project is a complete reconstruction of the 1.5 mile I-395 highway corridor from I-95 to the MacArthur Causeway/Biscayne Bay. The project will include an elevated roadway to allow greater light, clearance and connectivity under the highway; improved ramps; various safety improvements; and most notably, an iconic "signature bridge" structure where I-395 crosses over Biscayne Boulevard. [www.fdotmiamidade.com/i395designproject](http://www.fdotmiamidade.com/i395designproject)

#### SE/SW 1st Street Complete Streets

The Miami DDA partnered with Miami-Dade County and City of Miami to advance a Complete Streets concept and implementation plan for SE/SW 1st street between Biscayne Boulevard and SW 2nd Avenue to increase pedestrian safety and connectivity through context sensitive design. The objective is to repurpose this corridor to better serve the transportation needs of pedestrians, cyclists, transit users and motorists. The pilot project is expected to be implemented in May-June 2017.

### In The Works (planned)

#### Tri-Rail Coastal Link

Tri-Rail Coastal Link is a planned commuter rail line that will connect Miami Dade, Broward and Palm Beach Counties' downtowns and urban neighborhoods, terminating at Downtown Miami's MiamiCentral Station. The service would run east of the current Tri-Rail service, along the FEC railway corridor, and provide direct access to communities such as Midtown, North Miami, Aventura, Hollywood, Downtown Ft. Lauderdale, and northward. The South Florida Regional Transportation Authority (SFRTA) and the Florida Department of Transportation (FDOT) along with partners are working diligently to make the Coastal Link service a reality in South Florida. [www.tri-railcoastallink.com](http://www.tri-railcoastallink.com)

#### BayLink / Beach Corridor Transit Connection

Baylink is a proposed light rail transit service that will connect Downtown and Miami Beach along the MacArthur Causeway. These two employment centers, visitor destination points, and dense residential neighborhoods will benefit immensely from a premium transit service. Furthermore, residents from across the region will benefit from the congestion relief that will result from this investment. [www.miamidadempo.org](http://www.miamidadempo.org)

#### Miami Streetcar

The Miami Streetcar is a proposed transit service that will connect Downtown with the up-and-coming neighborhoods to the north, including Wynwood, Edgewater, Midtown and the Design District. [www.miamigov.com](http://www.miamigov.com)

#### Biscayne Green

The proposed Biscayne Green long-term vision calls for the redesign of Biscayne Boulevard into Miami's pedestrian promenade. In 2011, the Miami DDA completed a comprehensive streetscape alternatives analysis for a complete redesign of approximately six (6) blocks. The DDA Board of Directors approved a preferred concept which includes a reduction of vehicular lanes, [consistent with the reduced number of lanes to the north of NE 6th Street], on-street parking, wider sidewalks and a dedicated bicycle facility. Recently Florida Department of Transportation (FDOT) awarded the Miami DDA a grant to conduct a Lane Elimination Analysis. The DDA was awarded the grant and is ready to keep this project moving forward. Future steps include securing funding options to advance design development and finance future construction. [www.miamidda.com/biscayne\\_green.asp](http://www.miamidda.com/biscayne_green.asp)