



Planning & Design Narrative

The LIFELINE supports the life of Midtown Miami – connecting the cultural life of Wynwood, the Design District and Miami Beach, while sustaining life through resilience and equity. By integrating a dense, mixed-use district with a cultural corridor on top of a new Tri-Rail station and a food distribution hub, the LIFELINE will

Elevate Mobility, Sustain Habitat and Celebrate Culture.

Elevate Mobility

South Florida has long been identified with car dominance and traffic congestion. It's time for next level transportation; a complete mobility network including passenger rail, elevated bike highways and shared streets that prioritize pedestrians. This project proposes two key transportation improvements on site;

- 1.) new Tri-Rail station serving regional commuters and visitors from the Airport (as part of Tri-Rail's planned extension)
- 2.) elevated bike highway, "the Overline", connecting to downtown and the existing Underline bike path. The LIFELINE is the nexus of multi-modal mobility, seamlessly working together to connect the site to hot spots throughout Miami.

Sustain Habitat

In light of climate change and potentially catastrophic sea level rise, it's time to ensure the essentials: food, water and housing. The development will supply affordable housing, resilient water protection, and the most innovative element, a micro customer fulfillment center focused on food delivery. Local food delivery is likely the future solution to many food access issues. Connected to reliable rail freight, this delivery center will put Miami ahead of the curve when addressing food distribution challenges. Preparing for the future, smart adaptable design will allow the site to act as a haven away from flooding by providing future housing supply as sea level rise devastates real estate along the coast.

Financial Narrative

The LIFELINE encompasses approximately 4.2 million SF of new development within an 11.1-acre site poised for redevelopment positioned in both the Wynwood and Edgewater communities. The existing site value is nearly \$70 million. It is estimated that the value of the project will increase to nearly \$1.02 billion by 2031 after redevelopment. This value represents an overall levered IRR of 30.4%.

Project Phasing

During predevelopment of the LIFELINE, an additional 2.4 acres of land immediately surrounding the site will be acquired. In addition, a land parcel along 29th Street will be developed into a ferry access allowing connectivity from the site to Miami Beach. The LIFELINE is a mixed-use project that will be developed in three Phases, including housing, urban fulfillment, Class A office space, and community space, including a new Tri Rail transit station.

Phase I begins in 2022 with demolition, repositioning of roads and development of infrastructure to support the Edgewater Transit station. During Phase I, 250,000 SF of structured parking will be developed. The LIFELINE will introduce Miami's first Urban Fulfillment center (38,000 SF) to provide much needed access to food for the residents of Wynwood and Edgewater. As part of our community initiative, the LIFELINE will develop a 125,000 SF art museum, 75,000 SF boutique hotel and a platform across the site including a pedestrian footbridge that will provide unprecedented pedestrian access between these two neighborhoods that have been historically separated by the existing heavy rail line. Phase I will include development of a combined 425,000 SF of office and retail including a food hall and art gallery space. The LIFELINE will develop 350,000 SF of affordable residential and 535,000 of market rate residential.

In 2024, Phase II will bring additional Class A office development of 300,000 SF and 100,000 SF of retail to support the additional housing development LIFELINE will construct. Phase II will provide for 300,000 SF of affordable residential comprised of mixed unit sizes. Approximately 450,000 SF of market rate residential will be developed. LIFELINE will bring 200,000 SF of additional new structure parking to the development.

Celebrate Culture

Miami is a city bursting with vibrant arts and culture. The LIFELINE will act as a cultural corridor connecting the Wynwood mural scene to arts and cultural nodes in Miami Beach and Downtown. The site itself will house an eclectic mix of visual arts and music. A retail promenade will house local art galleries, anchored by the New Nader Art Museum Latin America and Meow Wolf, an immersive experimental art experience.

A colorful expression of public life at the convergence of mobility networks, the Lifeline connects Miami's cultural assets for all to enjoy!

Community Engagement

The LIFELINE ensures that current residents and local stakeholders are fully engaged with the project. Affordable housing and low rent retail space will provide opportunity for artists and creatives to continue to live and work in Midtown. The Tri-Rail station and Overline bike highway are both compatible with existing plans and build off the city's mobility goals. Finally, the existing Nader Art Museum Latin America will be relocated into a new space on site.

Phase III will complete the initial vision for the LIFELINE development wherein over 500,000 SF of market rate residential will be developed along with over 340,000 SF of affordable residential. Supporting retail of 100,000 SF will be constructed. Partnerships for the benefit of the LIFELINE development are the Miami Forever Bond, the Transportation Infrastructure Improvement District and Opportunity Zone Fund Equity.

The LIFELINE development group will pursue partnerships with community stakeholders in Wynwood, Edgewater and Miami-Dade County to bring greenspace, density and additional arts and vibrancy to the community while extending our reach to Miami Beach, downtown and neighboring communities via our mobility strategy.

Financial Facts

The LIFELINE is financed with a 60% LTC Construction Loan. Reserves are kept for operating expenses and contingencies. The development group has raised \$70 million from joint venture partners for land acquisition.