

TEAM 2019-281

the

# LIFELINE

A mobility centered development  
sustaining the heart of Miami  
with cultural connections for today  
and resilience for tomorrow.



Team: Caroline Errico, Stacy Felchner, Todd Funkhouser, Robert Peebles, Christian Umbach

Faculty Advisor: Conrad Kickert

Team#: 2019-281

# THE TEAM



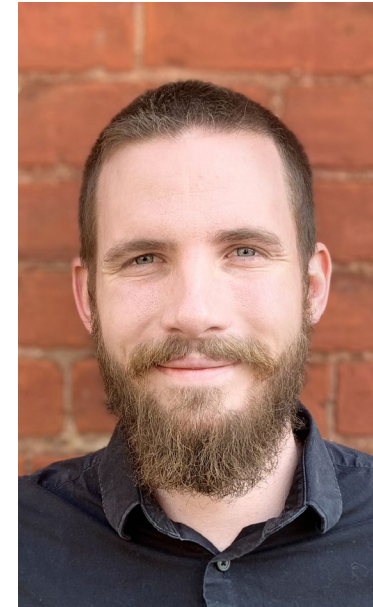
**Caroline Errico**  
MArch



**Stacy Felchner**  
MBA Real Estate



**Todd Funkhouser**  
MArch



**Robert Peebles**  
MArch



**Christian Umbach**  
MCP



**Faculty Advisor:**  
**Conrad Kickert**  
Phd in Architecture



# WELCOME TO THE LIFELINE

The LIFELINE supports the vitality of Midtown Miami by connecting the cultural life of Wynwood, to Edgewater, Miami Beach, downtown, and the Design District. By integrating a dense, mixed-use district with a walkable arts corridor atop the new Tri-Rail station and food distribution hub, the LIFELINE will **Elevate Mobility**, **Sustain Habitat**, and **Celebrate Culture**.

Situated at the crossroads of a regional transit line, bike highway and pedestrian connections to arts and recreation, the LIFELINE provides a central gathering space for everyone, from local residents to business commuters, artists, and visitors.

The LIFELINE will lead Midtown Miami forward with resilient design that manages water, food, power, and housing in light of a changing climate. The site will house Miami's first urban micro-distribution center, which will ensure reliable food access in times of crisis. Along the way, the LIFELINE celebrates the arts and culture that make Miami full of life.

## HOW WE DEVELOP THE LIFELINE

The LIFELINE project encompasses approximately **4.8 million SF** of new development within an **11.1 acre** site poised for redevelopment positioned across both the Wynwood and Edgewater communities.

The site's current market value is approximately **\$166 million**. Upon completion of three phases of redevelopment over a ten-year period, we estimate the value of the project to increase to nearly **\$1.3 billion**.

This stabilized value represents an overall levered IRR of **18.5%** and unlevered IRR of **12%**.

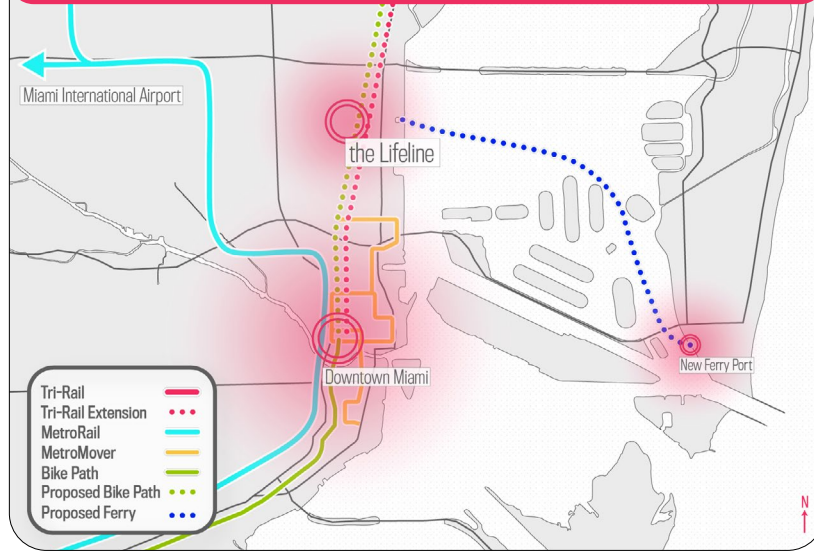


# HOW WE DESIGN THE LIFELINE

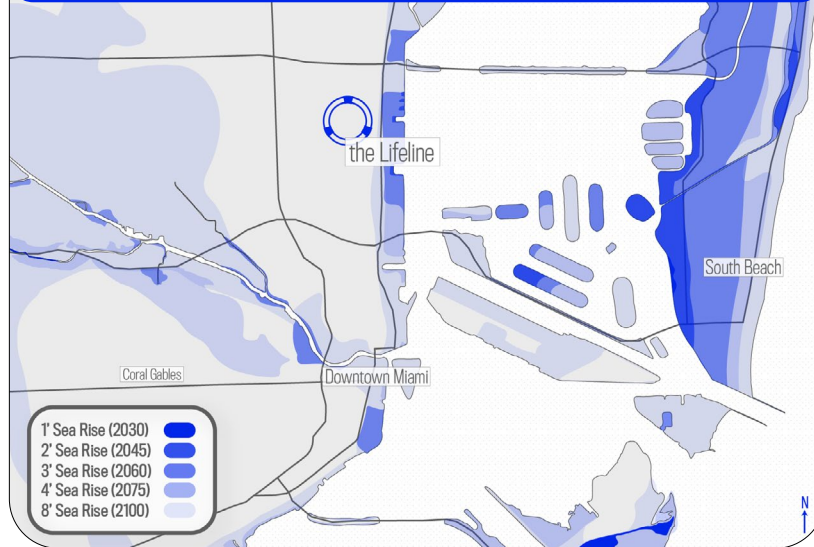




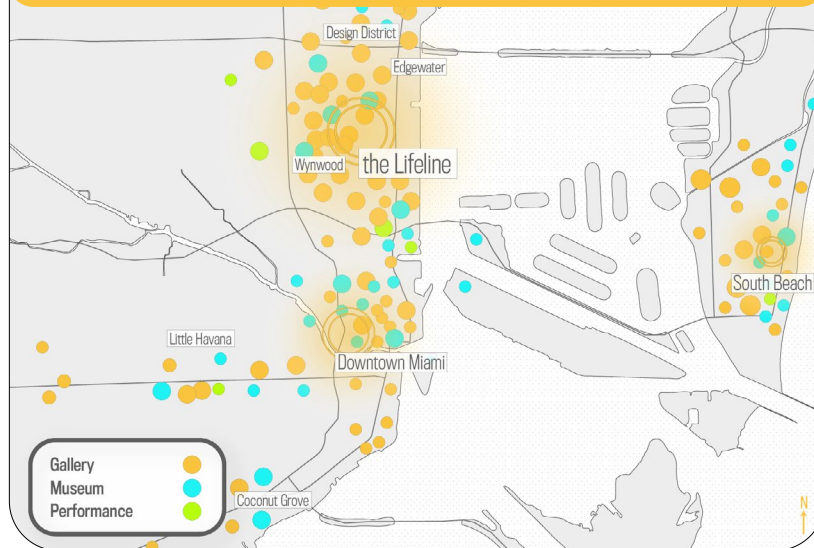
## ELEVATE MOBILITY



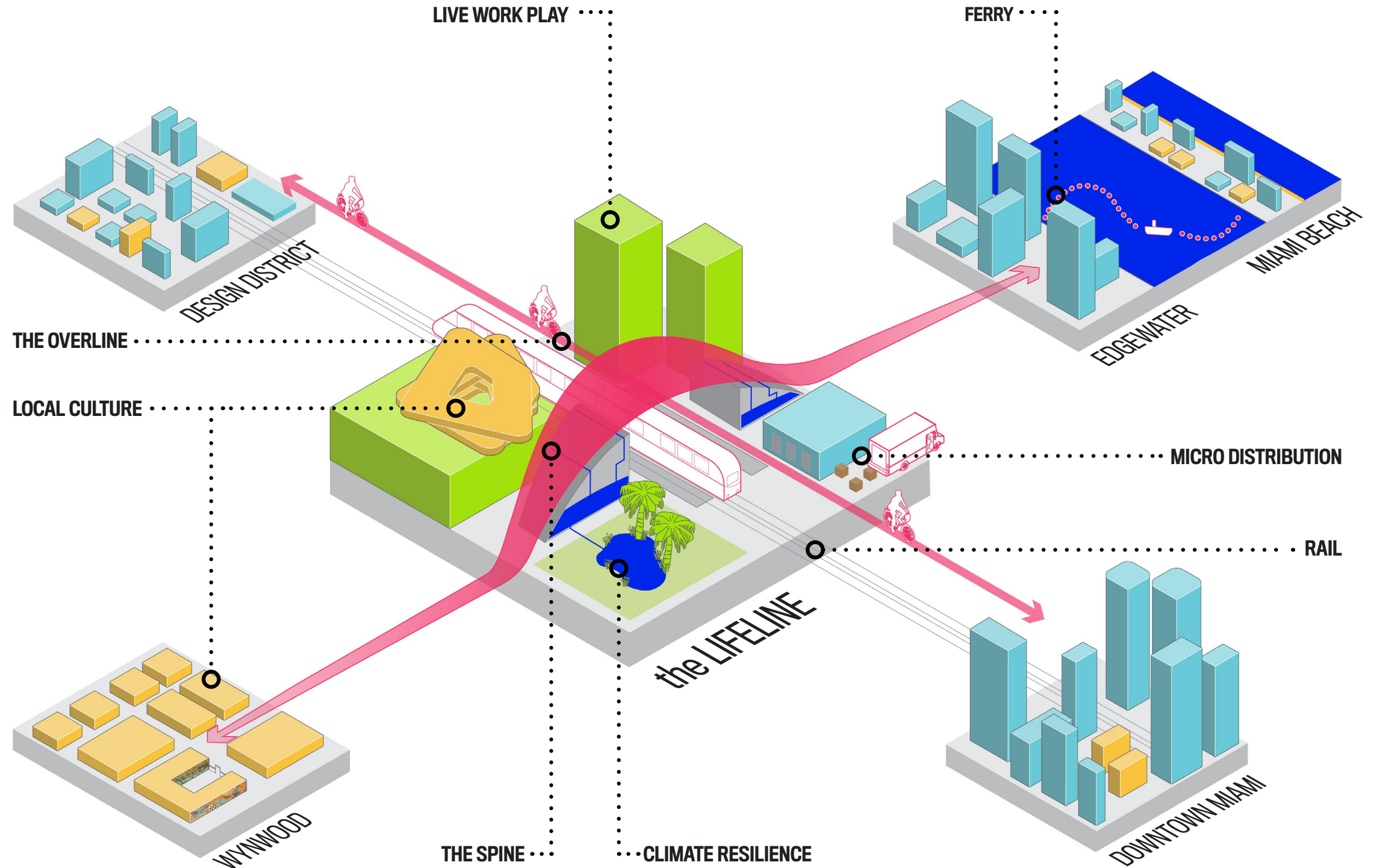
## SUSTAIN HABITAT



## CELEBRATE CULTURE

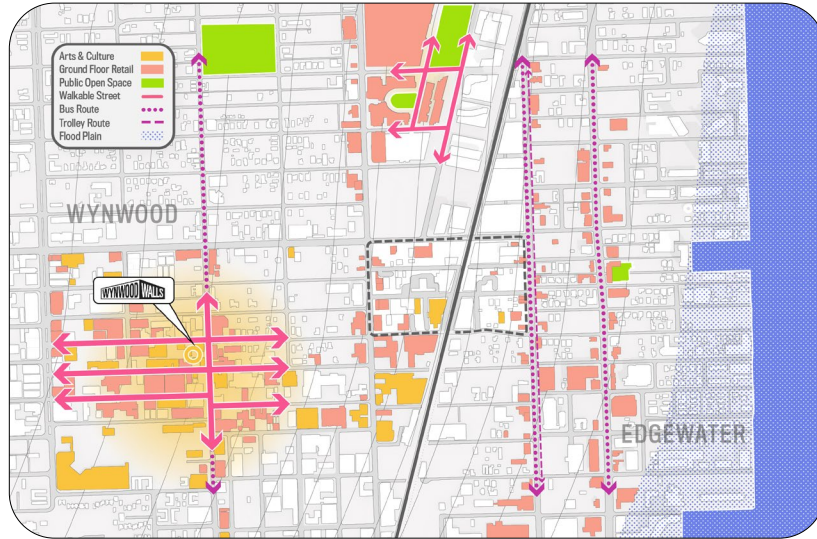


## BRIDGING MIAMI'S CORE DISTRICTS

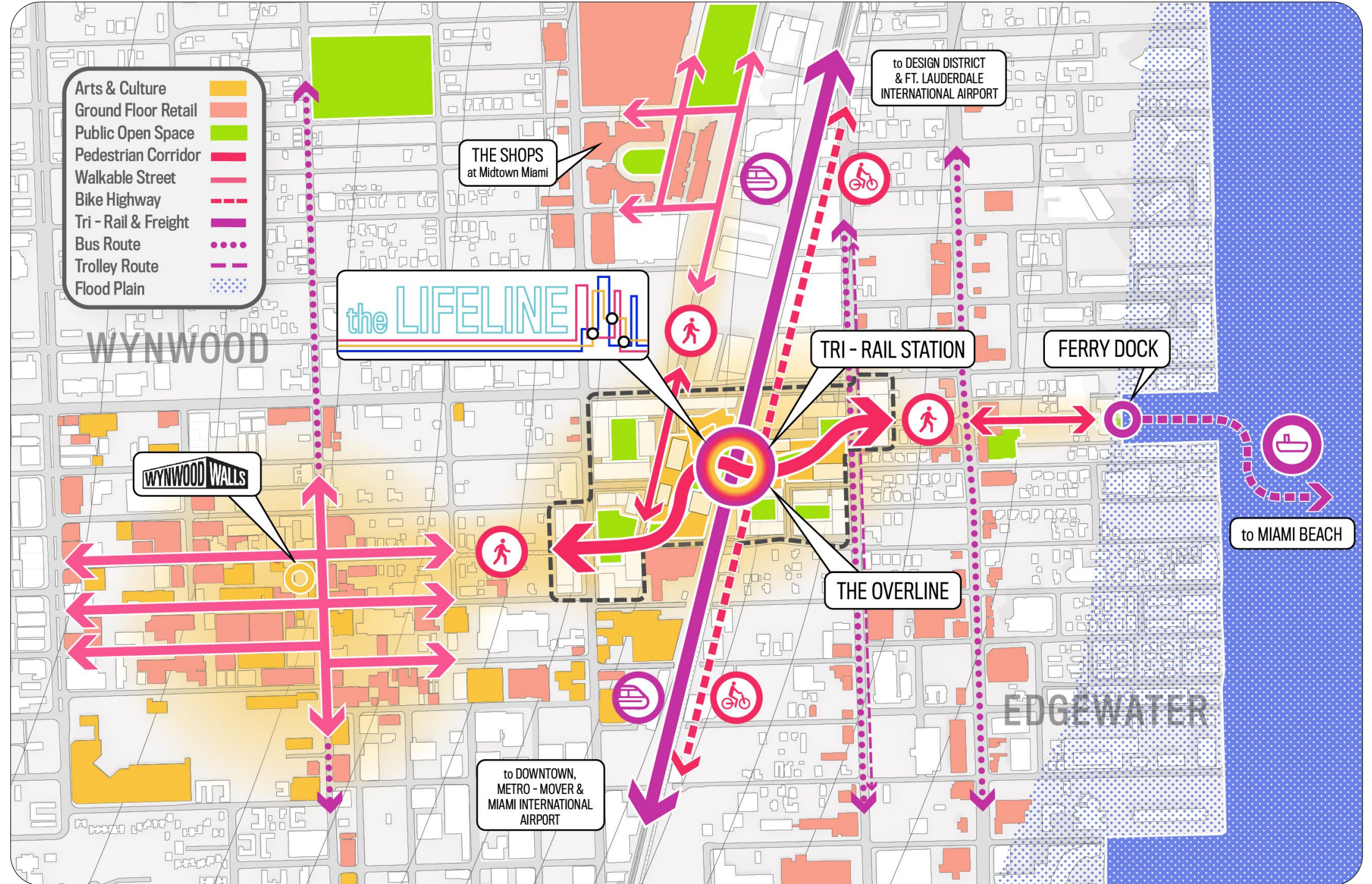




# CONNECTING COMMUNITIES



EXISTING

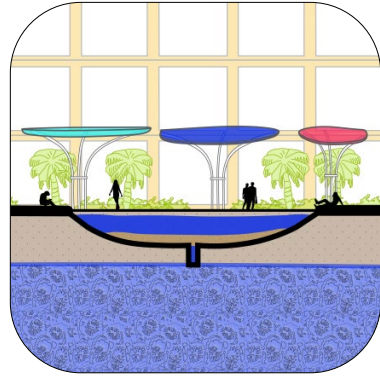


PROPOSED

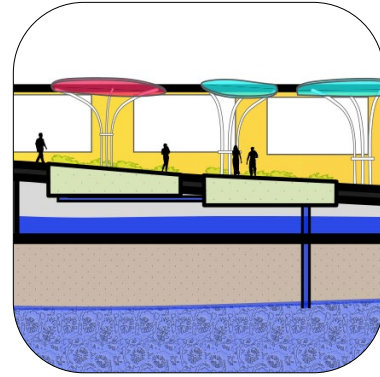


# HEART OF THE LIFELINE

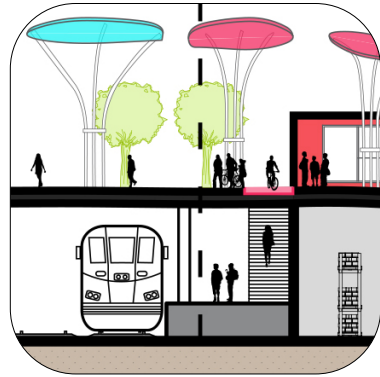
THE OASIS 01



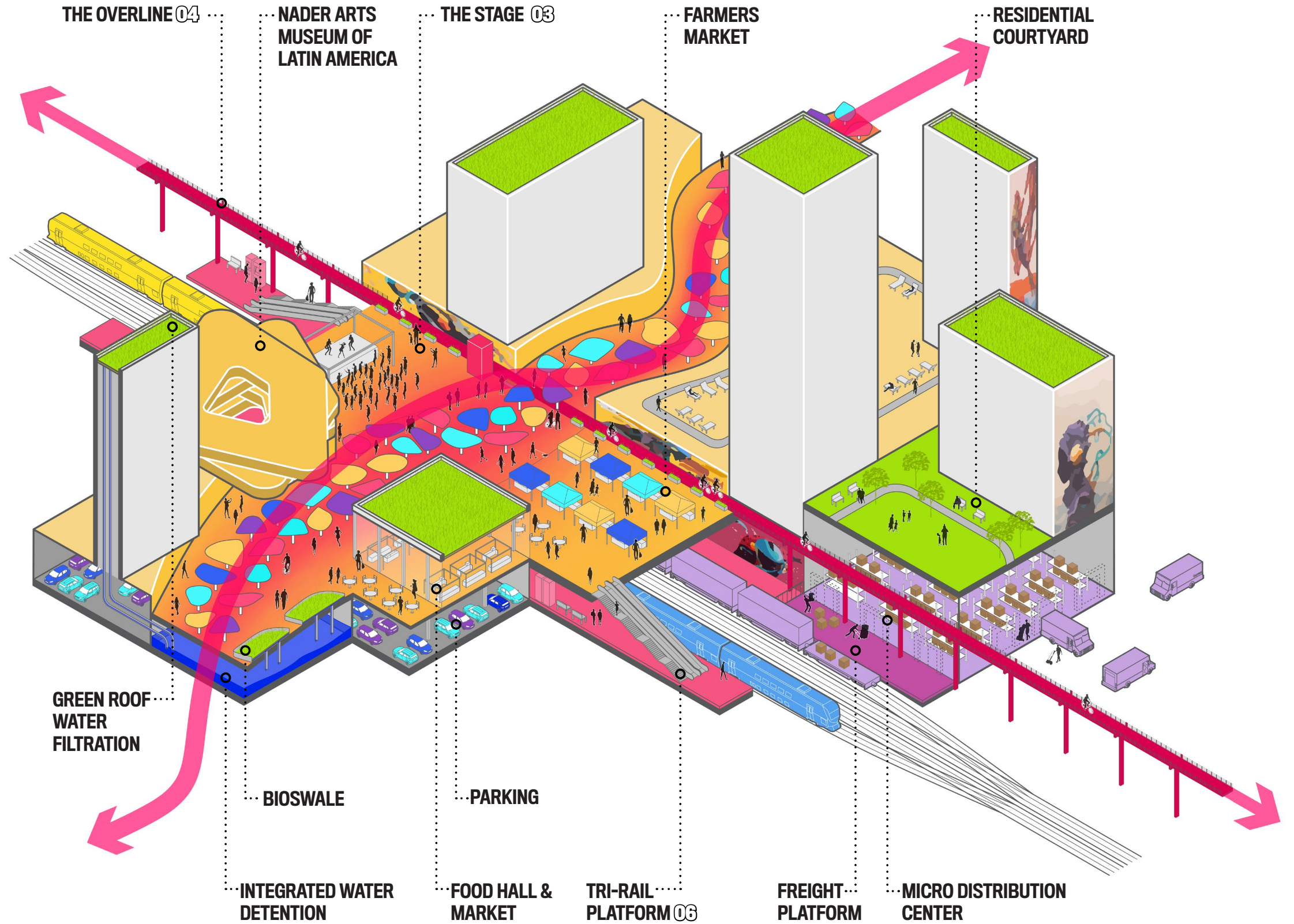
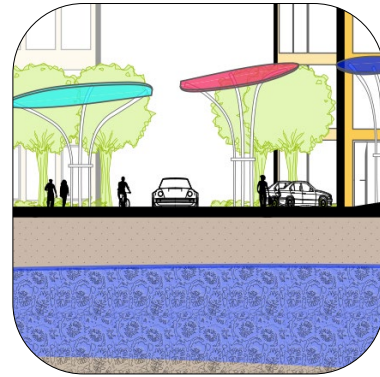
THE SPINE 02



THE STAGE & THE STATION

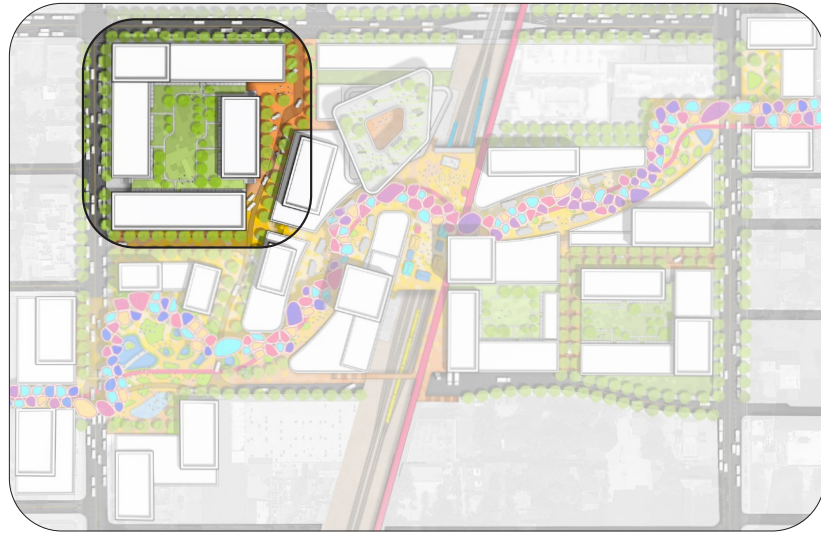


THE WOONERF 04

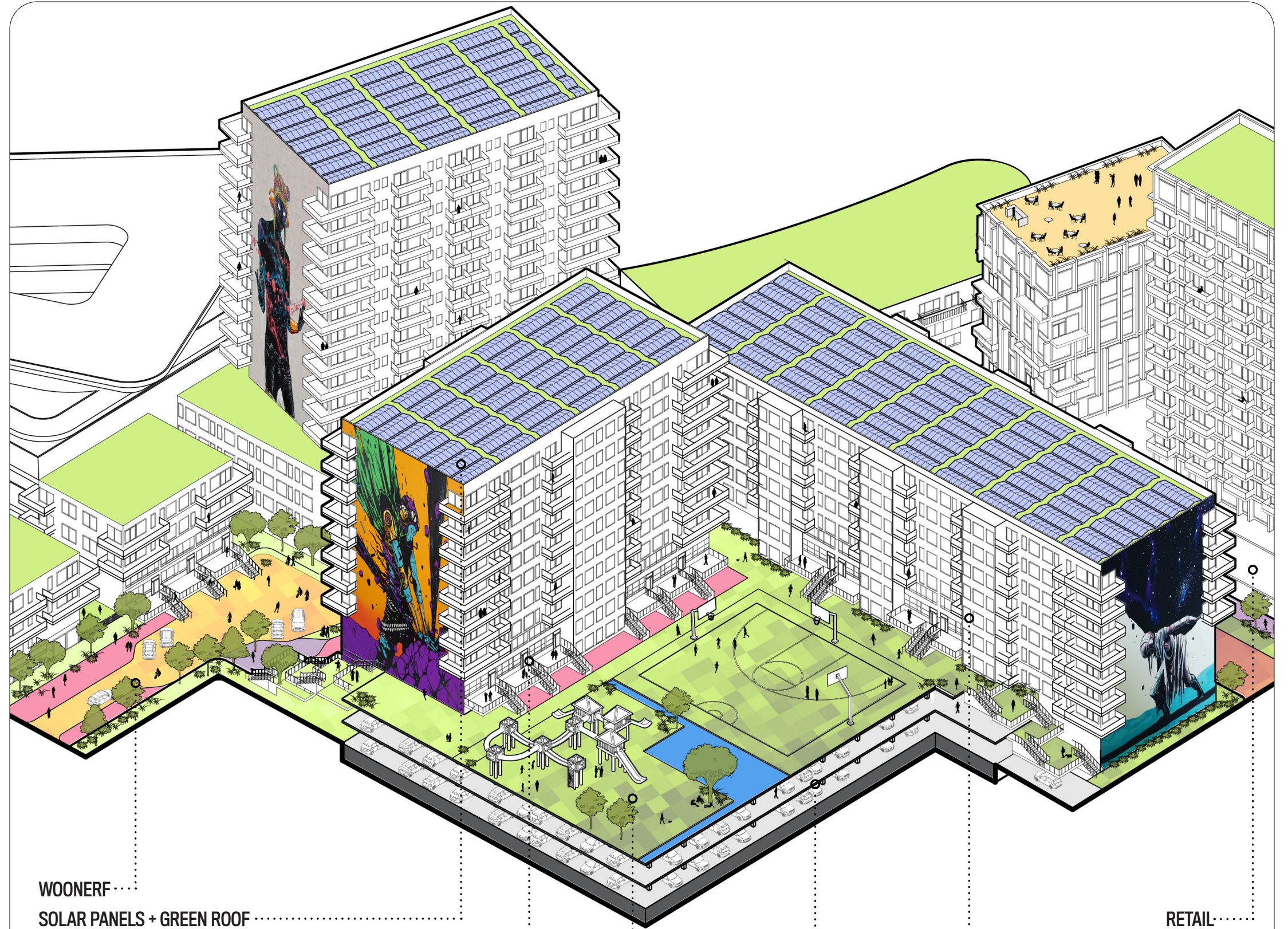




# SUSTAINING URBAN HABITAT FOR ALL WALKS OF LIFE



## THE WOONERF



WOONERF

SOLAR PANELS + GREEN ROOF

RESIDENTIAL

RECREATIONAL COURTYARD

RETAIL

RESIDENTIAL

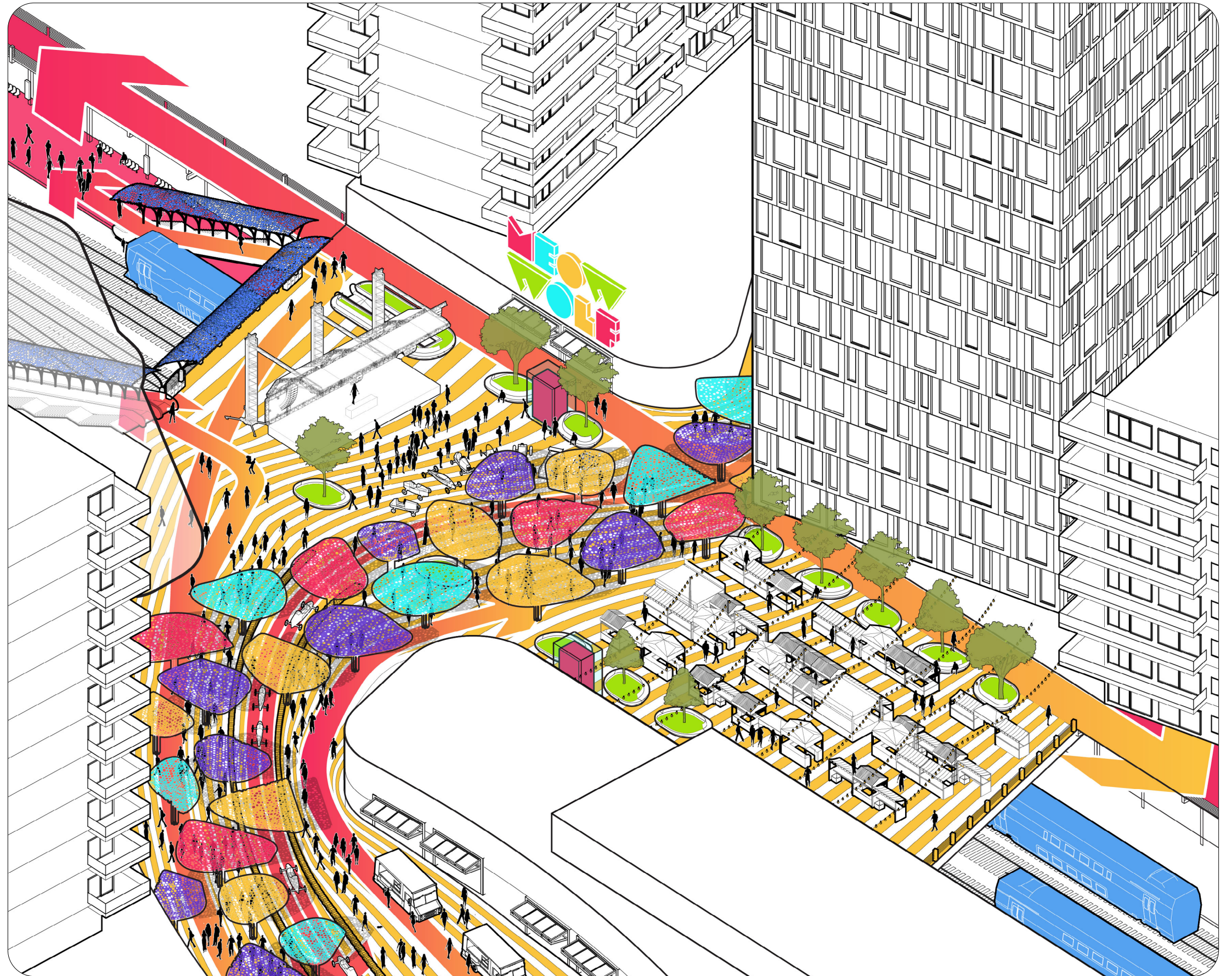
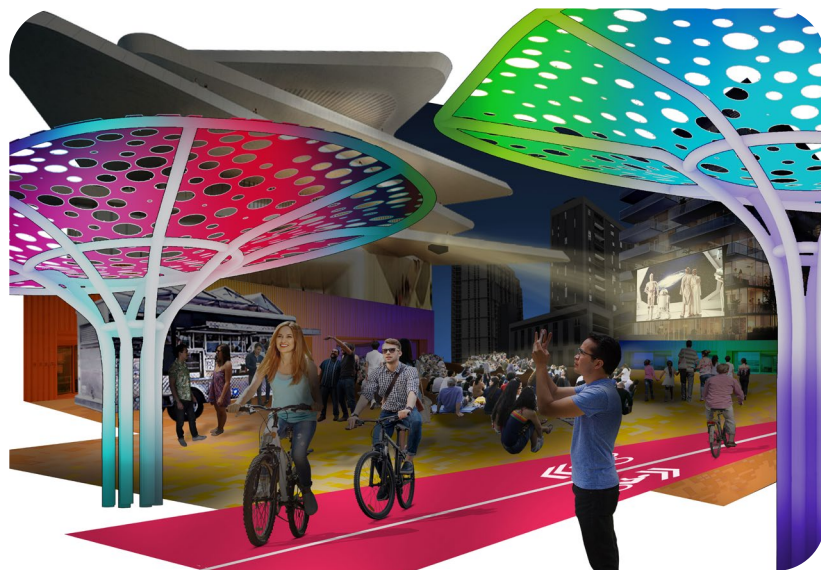
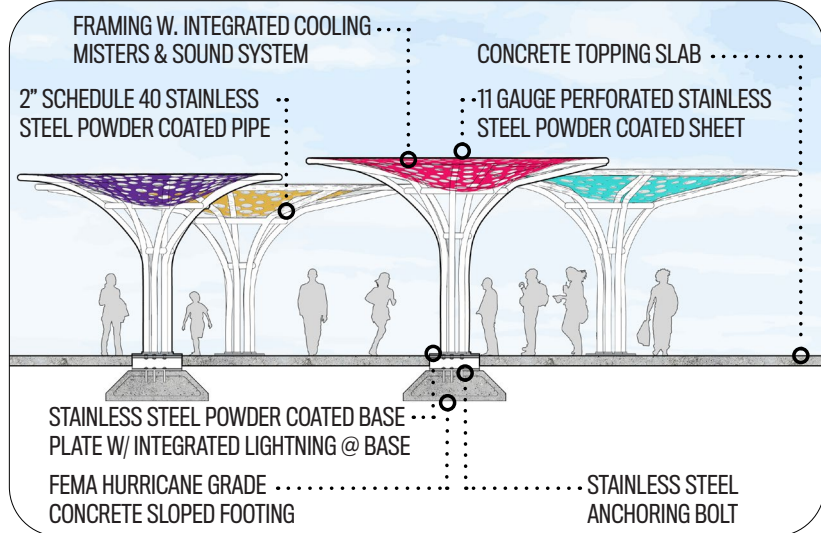
PARKING



# THE SPINE AND THE STAGE - CULTURE AND CONNECTIONS

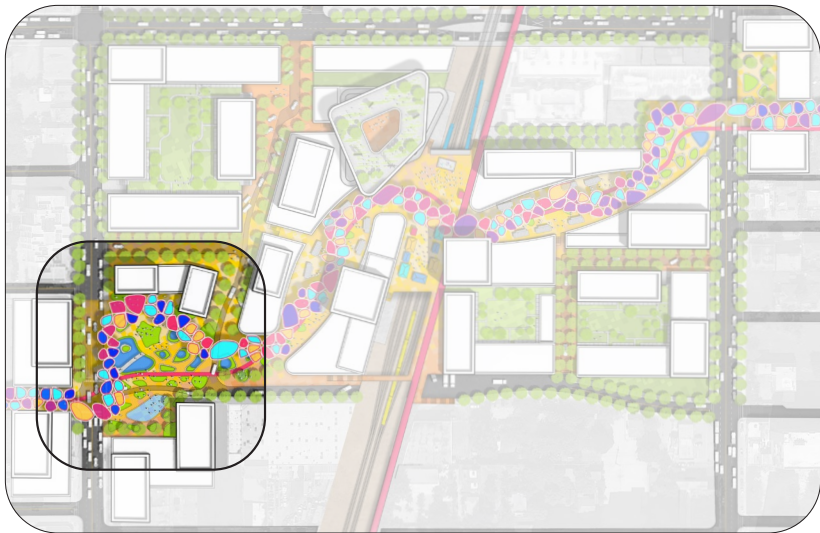


## INTEGRATED CANOPY



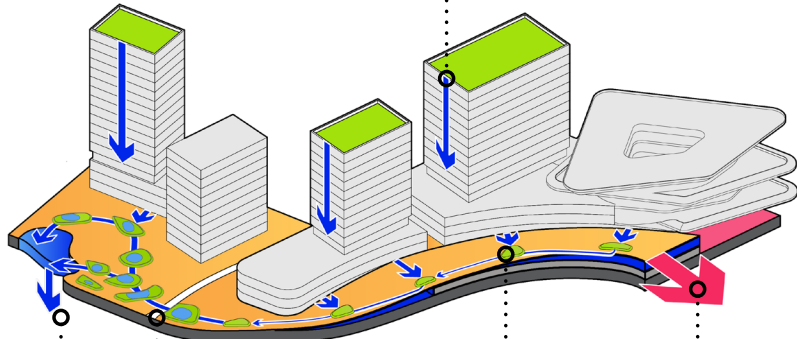


# THE OASIS - WATER, POWER, AND RELAXATION



## WATER COLLECTION NETWORK

ALL STORMWATER CHANNELS TO THE **SPINE** FOR TREATMENT & AQUIFER RECHARGE

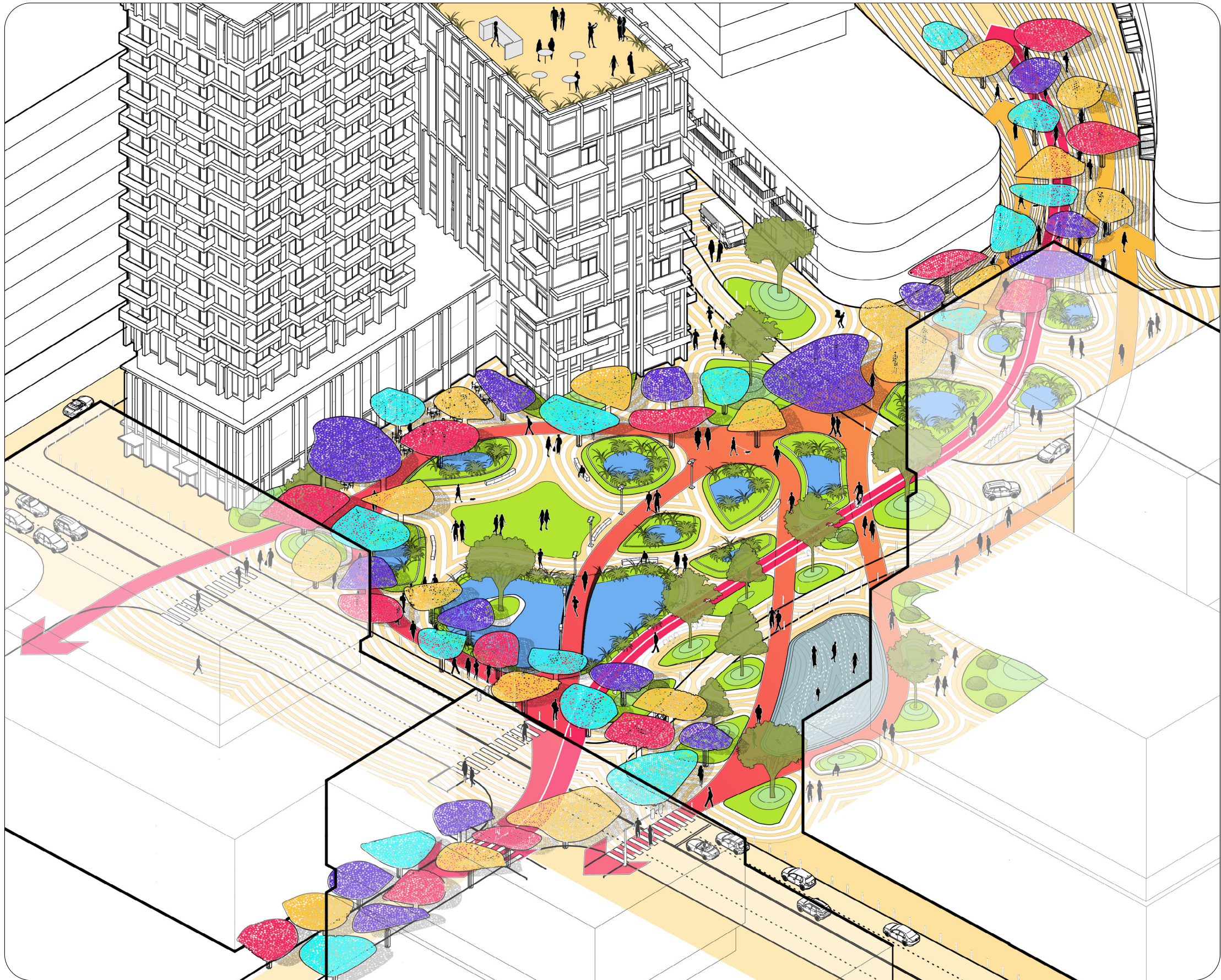


DETENTION BASINS & BIOSWALES SLOW DOWN SURGES

WATER SHED RIDGE LINE

TREATMENT TRAIN PREPARING STORMWATER FOR AQUIFER RECHARGE

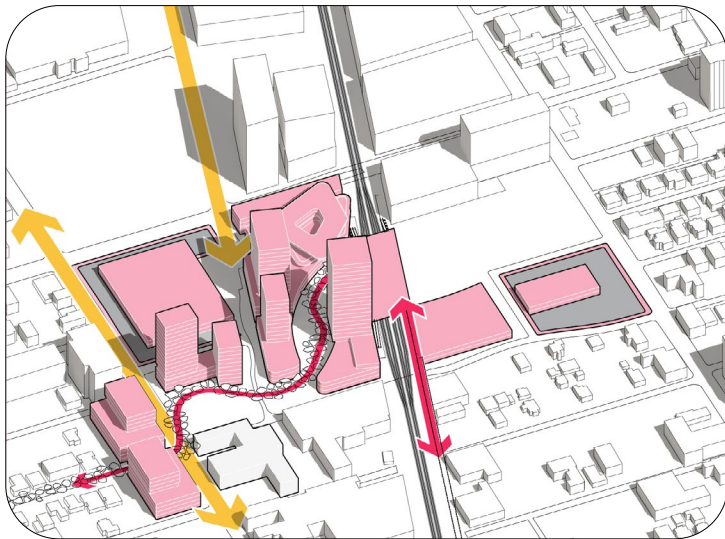
AQUIFER RECHARGE RETENTION POND



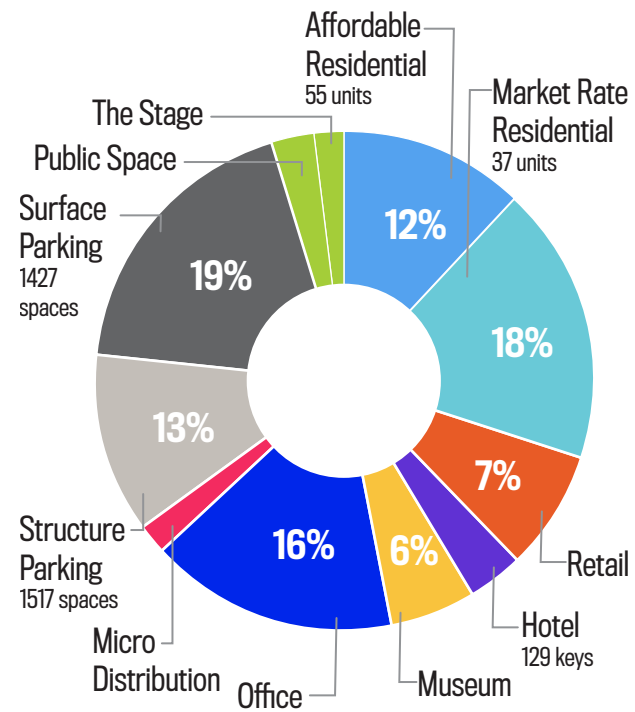


# PHASING THE LIFELINE

## INVESTING IN WYNWOOD PHASE 1 - 2022



1,897,542 SQ/FT Total

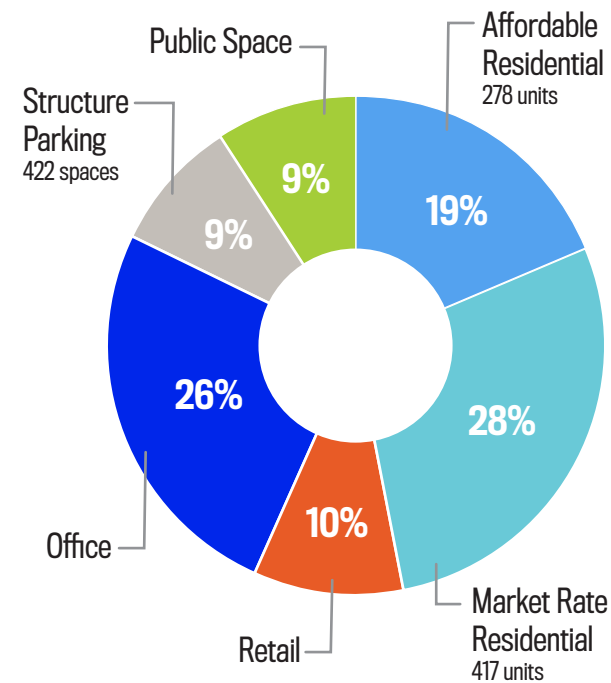


Unlevered **10.0%**  
Levered **12.4%**

## EXPANDING TO EDGEWATER PHASE 2 - 2024



1,222,822 SQ/FT Total

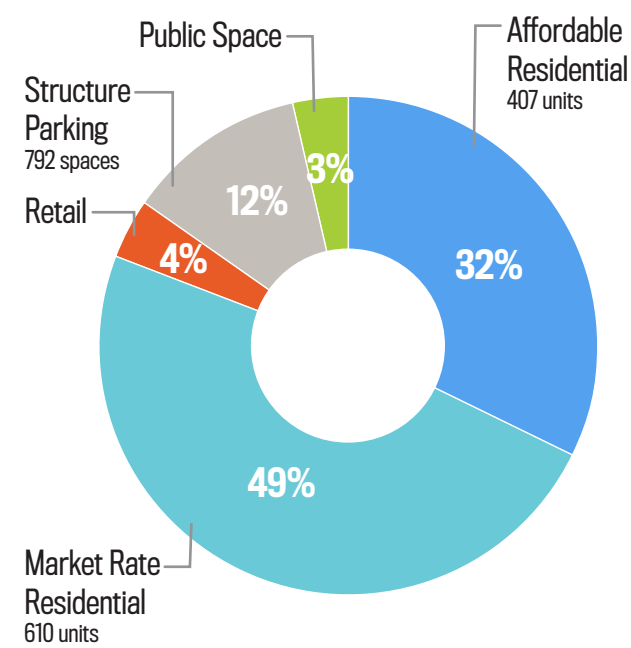


Unlevered **15.1%**  
Levered **24.8%**

## GROWING THE COMMUNITY PHASE 3 - 2027

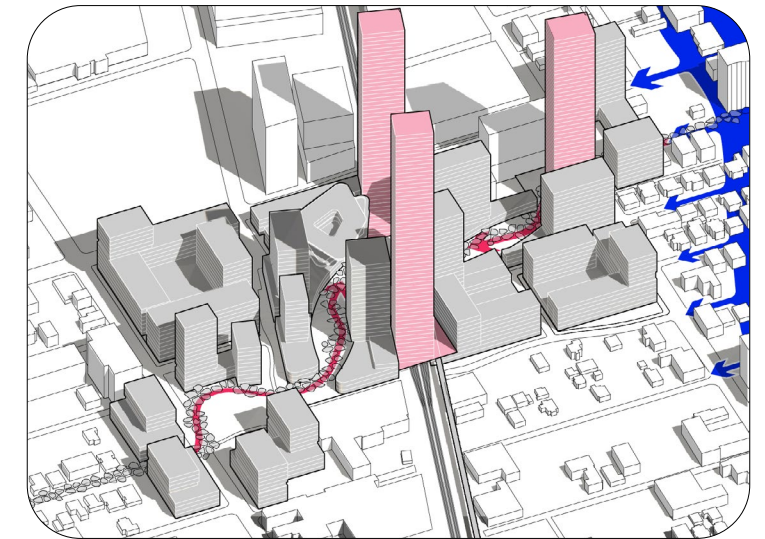


1,697,094 SQ/FT Total



Unlevered **10.4%**  
Levered **22.3%**

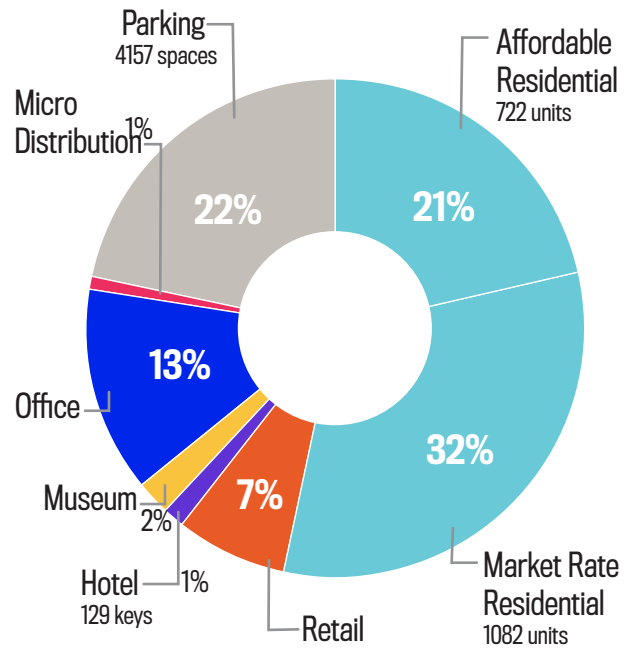
## ADAPTING FOR CHANGE PHASE 4 - 2050



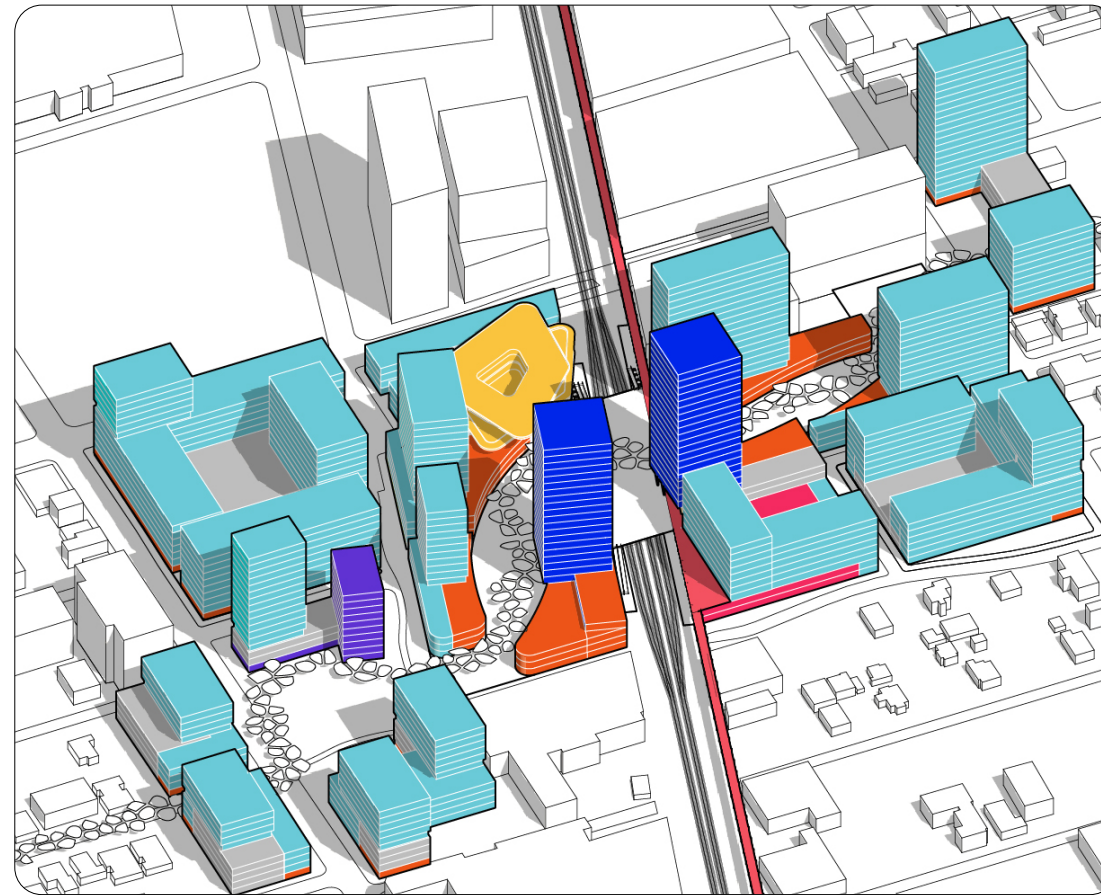
A Haven for Miamians seeking higher ground in the event of future sea level rise.

# SOURCES, USES, AND RESULTS

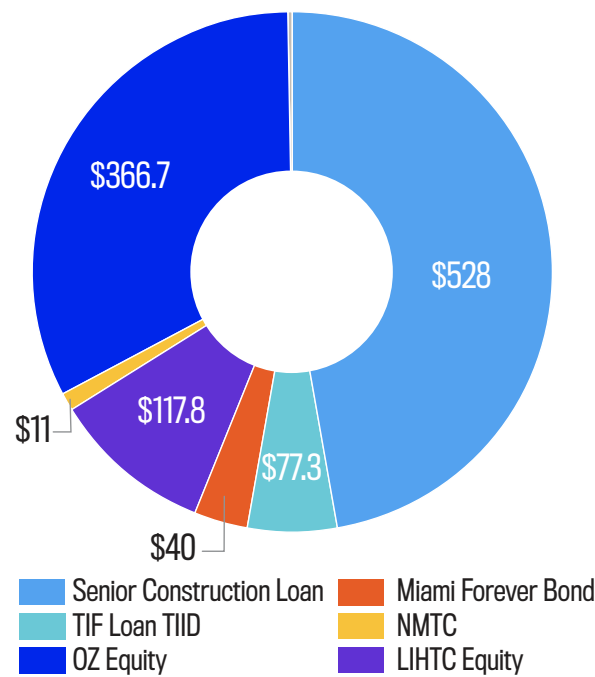
**4,817,458 SQ/FT Total**



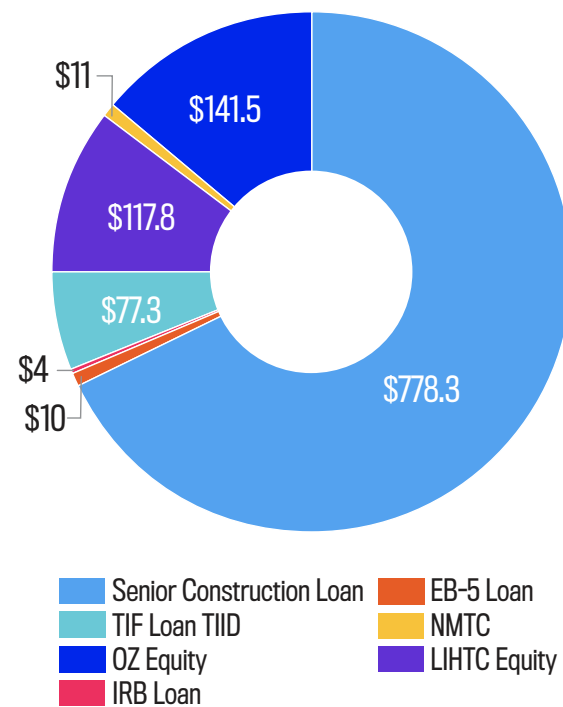
**Unlevered 12%**  
**Levered 18.5%**



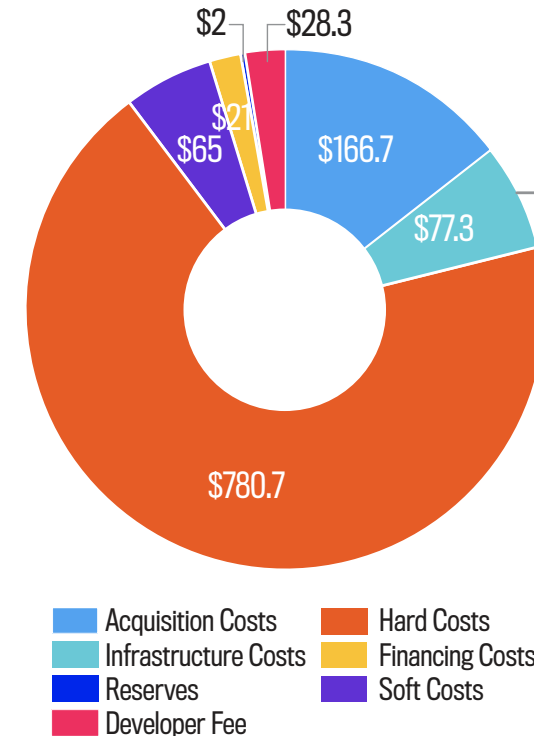
**Construction Sources**



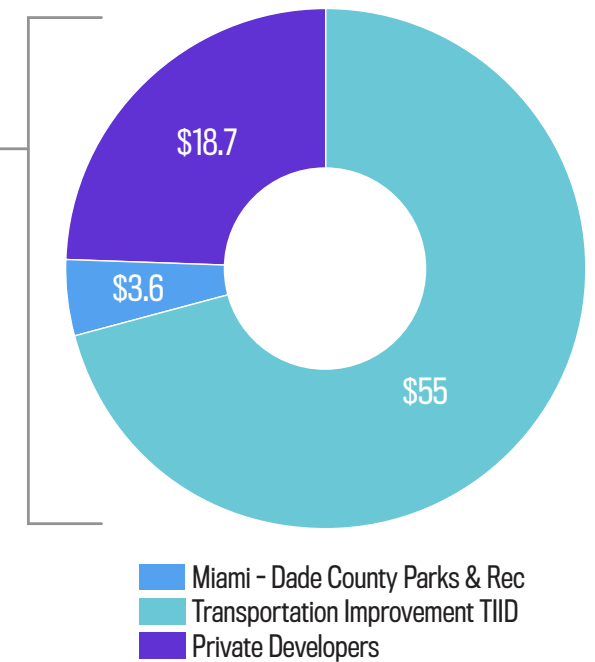
**Permanent Sources**



**\$1,141,510,338 Total Development Budget**

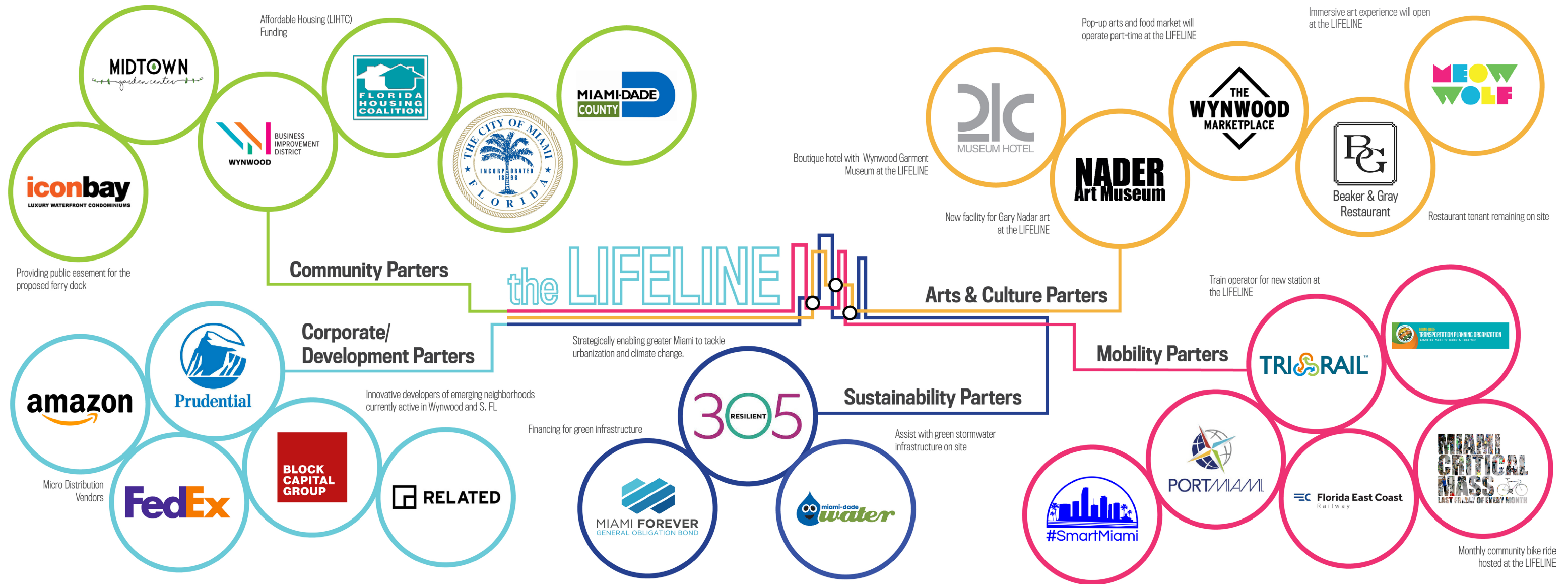


**\$77,375,650 Total Infrastructure Budget**





# THE PARTNERSHIPS BEHIND THE LIFELINE





# LIVE AND LIFE AT THE LIFELINE



| Daily Activity | 6 am | 7 am                  | 8 am           | 9 am                                  | 10 am | 11 am | Noon                       | 1 pm                                | 2 pm                                  | 3pm | 4 pm | 5 pm                    | 6 pm                         | 7 pm                       | 8 pm | 9 pm     | 10 pm   | 11pm | Midnight |
|----------------|------|-----------------------|----------------|---------------------------------------|-------|-------|----------------------------|-------------------------------------|---------------------------------------|-----|------|-------------------------|------------------------------|----------------------------|------|----------|---------|------|----------|
| Resident       |      | Wake up               | Morning yoga   | Bike Ride on the OVERLINE             |       |       | Have LUNCH delivered       | Ferry to MIAMI BEACH for Sunbathing |                                       |     |      | Dinner in EDGEWATER     | Kids play in courtyard       | Enjoy Movie on THE STAGE   |      |          | Bedtime |      |          |
| Commuter       |      | Commute with TRI-RAIL | Coffee Meeting | Take care of business in OFFICE TOWER |       |       | Eat lunch at the FOOD HALL | Afternoon Walk                      | Take care of business in OFFICE TOWER |     |      | Happy Hour by THE OASIS | Take TRI-RAIL to the Airport |                            |      |          |         |      |          |
| Tourist        |      | Wake up               | Morning Coffee | Visit the Nader Art Museum            |       |       | Food Truck Lunch           | Shop at THE SPINE                   | Walk around WYNWOOD WALLS             |     |      | Dinner on THE SPINE     | Experience MEOW WOLF         | Salsa Dancing on THE STAGE |      | Nightcap |         |      |          |