

May 23, 2019

Via Hand Delivery

Brett Bibeau
Managing Director
Miami River Commission
1407 NW 7th Street # 1
Miami, Florida 33125

Re: 555 River House / 517, 555, 603, 661, and 663 NW South River Drive (Folio Nos. 01-4138-003-0170, 01-4138-003-0180, 01-4138-004-0010, 01-4138-004-0090, 01-4138-004-0080) (collectively, the “Property”)

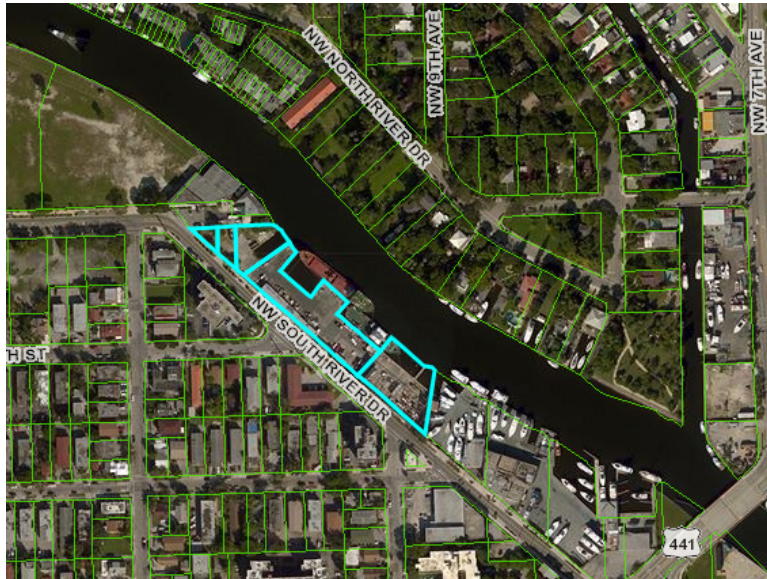
Dear Mr. Bibeau:

Our firm represents 555 SRD, LLC, 555 River DR, LLC, and 555 River Partners, LLC (collectively, the “**Applicant**”), in connection with the redevelopment of the above-referenced Property, as depicted in the enclosed site plan prepared by Carlos Zapata Studio and O’Donnell Dannwolf & Partners Architects, Inc. (the “**Site Plan**” or “**Project**”). On behalf of the Applicant, please accept this correspondence and the enclosed materials as the Applicant’s request for a recommendation from the Miami River Commission in support of the proposed Project.

I. Property Information

The Property is a narrow, irregularly shaped lot located on the south bank of the Miami River fronting NW South River Drive, directly east of NW 7th Street, between the NW 5th Street bridge and the NW 12th Avenue bridge. The Property is located at the lower end of the Middle River section, within East Little Havana, at the intersection of the Health District (formerly known as Civic Center), Little Havana, and Overtown, areas of the City which continue to experience rapid population growth and business expansion. The Property currently contains various structures and operates as a shipping facility which will be partially demolished in connection with the Project. The Property is surrounded by multi-family residential, office, marine industrial and commercial developments. Under Miami 21, the Property is zoned T6-8-O. The City’s Future Land Use Map designates the Property as Restricted Commercial.

According to the enclosed survey prepared by John Ibarra & Associates, Inc., dated March 4, 2019 (the “**Survey**”), the Property consists of a total lot area of 95,123 square feet or 2.183 acres (77,436 square feet or 1.77 acres of uplands and 17,683 square feet or 0.405 acres of submerged lands). The Property is located within a Transit Oriented Development (TOD) as it is within half mile of the Culmer Metrorail Station.



II. The Project

The Applicant is proposing to improve the Property with a mixed-use Project consisting of three (3) interconnected buildings designed by world-renowned architect Carlos Zapata. The Project contains 175 lodging units, 39 residential units, 120,000 square feet of office space and 35,650 square feet of commercial space, along with related amenities and parking.

The Project provides a contemporary design that draws inspiration from the history of the Miami River and its industrial character. The Project's design reflects the openness and connectivity of the Miami River through the use of green walls and a transparent parking structure that allows for natural light and breezes. The proposed architectural palette includes organic materials that are in harmony with the Property's setting including steel and concrete formed within reflective glass structures to render expansive open spaces. Staying true to the Property's heritage, the Project will maintain its marina and boat dockage (approximately ten (10) recreational slips.

The Project's design also responds primarily to human scale and pedestrian interests. The Project uses its waterfront location to provide enhanced public access to the Miami River. The Project will provide nearly 600 feet of inviting public riverwalk with landscaping and other improvements in accordance with the City's waterfront design standards. The proposed riverwalk creates a unique space which promotes pedestrian interaction. The Project has been sectioned into three (3) distinct buildings to create approximately 171.3 feet of view corridors which will provide unparalleled views of the Miami River. The Project will be a signature development that will introduce new uses to support the multiple multifamily residential uses in the vicinity of the Property, including the Health District which is home to the City's principal health care, research, non-profit, educational and judicial institutions.

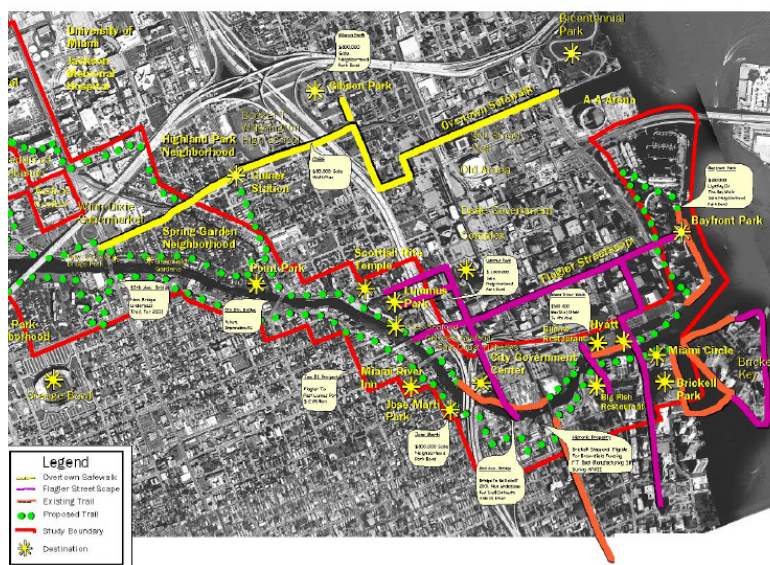
The proposed uses and redevelopment of the Property are guided by the Middle River design development regulations of both the Miami River Greenway Action Plan and the Miami River Greenway Regulatory Design Standards. The Project will be a major improvement to the Property, the Miami River, and the City at large. The Project will activate this segment of the waterfront and enhance the Miami River’s status as a regional economic hub. The proposed development with a mix of office, commercial, hotel and residential uses is precisely the type of development the Miami Comprehensive Neighborhood Plan’s Port of Miami River Sub-Element emphasizes when it lists the economic development of the Miami River through job creation and employment opportunities as one of its goals. The proposed uses will transform this underutilized Property into a vibrant waterfront mixed-use complex that will create numerous employment opportunities and bring unparalleled attention to the area.

III. Miami River Greenway Action Plan

The proposed improvements are in compliance with the stated recommendations and goals of the Miami River Greenway Action Plan (the “MRGAP”). Pursuant to the MGRAP, the Property is located in the Middle River section of the Miami River. The Project includes activation of the riverfront and mooring areas.

The MGRAP Middle River Recommendations plan states “[t]he key Greenway design development recommendations for the middle river section are to improve access to the river’s edge.” The Property is currently walled off from the right-of-way and does not provide access to the Miami River. The planned improvements at the Property include an inviting and accessible riverwalk extending for more than 600 feet along the Property up to NW 7th Street, which will provide various public access points to the Miami River, fulfilling the goals of the MRGAP. The proposed riverwalk primary connection to NW South River Driver is a lushly landscaped plaza with unparalleled views of the Miami River.

As depicted in the image below from the MRGAP’s Illustrative Concept Plan, the proposed public access waterfront walkway and riverwalk at the Property comply with the MGRAP’s goal of creating a fluid and accessible riverwalk as envisioned by community stakeholders.



The MRGAP seeks to create a viable Miami River. The Project meets the stated goals and objectives of the MRGAP. The following describes just a few of the MRGAP goals complied by the proposed improvements at the Property:

- **Goal 1: Improves Access to the River**
 - The proposed public access waterfront walkway and riverwalk at the Property will remove the existing barriers at the site which limit public access to, and enjoyment of, the Miami River. The Project has been sectioned into three (3) distinct buildings to create a porous ground floor which provides approximately 171.3 feet of publicly accessible view corridors that will provide unparalleled views of, and access to, the Miami River. The Project will also add more than 600 feet of publicly accessible riverwalk.
 - The proposed public access waterfront walkway and riverwalk will provide landscaping and seating areas creating an inviting access point for the public to engage with the Miami River.
- **Goal 2: Sustain the “Working River” Industries of the Miami River**
 - The Project will generate significant employment opportunities along this portion of the Miami River by introducing new hotel and office uses.
- **Goal 4: Serve as a Destination Landscape for Metro Miami**
 - The proposed waterfront walkway and riverwalk provide various access points that will attract visitors and residents to the Miami River. Additionally, the proposed hotel and office uses at the site will attract many visitors and professionals to the Miami River.
 - The Project will open to the public a section of the Miami River which has been inaccessible for many years.
- **Goal 5: Encourage a Compatible Land Use Vision for the River**
 - The proposed office, commercial, hotel, residential, and other accessory uses at the Project will further promote diversity of land uses along the Miami River and complement the existing neighboring uses.

Brett Bibeau
555 River House
May 23, 2019

The proposed Project will revitalize the Property and provide a unique economic development opportunity to the Miami River and the greater Miami area. We look forward to continuing to work and cooperate with the Miami River Commission on this exciting project. Should you have any questions, please feel free to contact me. Thank you for your attention and favorable consideration of this matter.

Sincerely,

Iris V. Escarra

Iris V. Escarra

Enclosures