

**Miami River Commission's
Urban Infill and Greenways Subcommittee
October 16, 2023**

Miami River Commission's (MRC) Urban Infill and Greenways Subcommittee Chairman Jim Murley convened a public meeting on October 16, 2023, 1407 NW 7 ST, at noon. The sign in sheet is attached.

I. Presentation Regarding Development at 99 SW 7 ST

Brian Dombrowski, Greenberg Traurig, and Harvey Hernandez, Newgard Group presented and distributed a letter of intent and plans for "2 Riverside" which is Phase II of the previously presented "1 Brickell Riverside" which the MRC recommended approval and is currently under construction. The distributed letter of intent states:

"September 30, 2023

Via Email

Brett Bibeau

Managing Director Miami River Commission

1407 NW 7th Street # 1 Miami, Florida 33125

Re: Two Riverside / 99 SW 7 Street (the "Property")

Dear Mr. Bibeau:

Our firm represents 99SW7 Holdings, LLC (the "Applicant"), in connection with the redevelopment of the above-referenced Property, as depicted in the enclosed site plan prepared by Urban Robot (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 an irregularly shaped lot located on the South bank of the Miami River located to the West of the South Miami Avenue Bridge. The Property is located in the Lower River section, within the downtown area of the City which continues to experience rapid population growth and business expansion. The Property is surrounded by multi-family residential, office, and commercial developments. Under Miami 21, the Property is zoned T6-48B-O. The City's Future Land Use Map designates the Property as Restricted Commercial.

The Property is currently improved with commercial structures which are to be demolished. The Property currently provides no public accessibility to the Miami River and no Riverwalk. The

Property is located within a Transit Oriented Development (TOD) as it is within half mile of multiple Metrorail/Metromover Stations.

II. The Project

The Applicant is proposing to improve the Property with a fifty-nine (59) Story mixed-use Project consisting of residential and commercial uses. The Project contains 169 residential units and 1,090 sq. ft. of Commercial Use. There is no parking within the Project as all parking is provided at Lofty Brickell which was previously approved.

The Project's design reflects the openness and connectivity of the Miami River allowing for natural light and breezes.

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 an inviting public riverwalk with landscaping and other improvements in accordance with the City's waterfront design standards contained in Section 3.11 and Appendix B of Miami 21. The proposed riverwalk creates a unique space which promotes pedestrian interaction. The Project has been designed to make views of the Miami River the focal point. The project will be a signature development that will introduce new Commercial Uses in addition to the multifamily residential uses at the Property in order to provide activation along the River.

The proposed uses and redevelopment of the Property are guided by the Lower 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 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 Lower River section of the Miami River. The Project includes activation of the riverfront.

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

- o 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 designed to provide unparalleled views of, and access to, the Miami River. The Project will also add a publicly accessible Riverwalk where there is no Riverwalk today.

- o 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 4: Serve as a Destination Landscape for Metro Miami

- o The proposed waterfront walkway and riverwalk provide various access points that will attract visitors and residents to the Miami River.

- o The proposed riverwalk at the Property creates an attractive destination for both residents and visitors to the City of Miami.

- o The Project will include a Riverwalk for the first time, opening 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

- o The proposed commercial and residential uses at the Project will further promote diversity of land uses along the Miami River and complement the existing neighboring uses.

- o The proposed restaurant at the Property provides an appropriate use as this area has become a destination for dining and entertainment. The recent development of nearby restaurants, each with boat access has brought a resurgence to the area, which the proposed development of the Property will further.

This Project encourages the development and expansion of the Port of Miami River Working Waterfront consistent with the FLUM as well as the Coastal Management Element of the City of Miami Comprehensive Plan, as the Project does not require rezoning, a comprehensive plan change or a FLUM amendment.

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,
Brian Dombrowski Brian A. Dombrowski”

The applicants noted the original plans for the public Riverwalk include landscaping down the middle like a median between 2 separate narrow “circulation” zones. Subcommittee Chairman Murley expressed concern about the narrow width of the circulation zone. The applicants submitted a revised set of drawings, shifting the landscaping towards the River, which creates a wider 10’4” – 12’1” circulation zone. The applicants stated as required by code their sections of the public Riverwalk will have “seamless” connections with adjacent public Riverwalks to the east and west.

MRC Chairman Murley suggested the full MRC recommend approval of “2 Riverside”, subject to using the revised plans featuring Sabal Palms and a 10’4’ – 12’1’ circulation zone along the public Riverwalk with seamless connections to the east and west as required by code.

II. Presentation of the Miami Dade County Department of Parks Recreation and Open Spaces’ Waterfront Recreation Access Plan

Miami-Dade County Parks Director Maria Nardi asked for her item to be deferred to the subcommittee’s November public meeting.

III. Discussion Regarding Waterborne Transportation

MRC Managing Director Bibeau distributed copies of the pages from the following MRC adopted strategic plans recommending waterborne transportation along the Miami River:

- Miami River Corridor Urban Infill Plan
- Miami River Corridor Multi-Modal Transportation Plan

Copies of a City Commission adopted resolution were distributed in support of waterborne transportation, which attached what would be a supportive County Resolution which is yet to be considered by the County Commission.

Attendees reviewed the Lummus Park Marine Facilities Annual Operating Permit issued by DERM which states in part, “Pursuant to the Sovereign Submerged Lands Lease, the permittee shall ensure that 1 slip is used exclusively for water taxi access i.e., the loading and off loading of water taxi passengers”, yet to date it is not being used.

Attendees discussed a recently adopted County Resolution which states in part, “Resolution directing the County Mayor to create a working group to study the feasibility of implementing multimodal transit along the coast of Miami-Dade County”.

IV. New Business – Sonia Brubaker, City of Miami Chief Resilience Officer, and Timothy Kirby, City of Miami, presented an update regarding the City of Miami’s upcoming sea level rise “vulnerability assessment”.

The public meeting adjourned.

Miami River Commission Urban Infill and Greenways Subcommittee

Public Meeting

October 16, 2023 - Noon

1407 NW 7 ST, Arts and Crafts Boardroom (facing Miami River)

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Name	Organization	Telephone	Email
Sonia Brubaker	City of Miami	(305) 418-1214	sbrubaker@miami.gov
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