

February 14, 2024

Via Email

Brett Bibeau
Managing Director
Miami River Commission
1407 NW 7th Street, Suite D
Miami, Florida 33125

Re: Miami RiverBridge / 400 and 298 SE 2 Avenue, Miami, Florida (Folio No. 01-3137-022-0020 and 01-3137-022-0010) (collectively, the “Property”)

Dear Mr. Bibeau:

Our firm represents HRM Owner, LLC (the “**Applicant**”), in connection with the proposed development the Miami RiverBridge Project (the “**Project**”) at the above-referenced Property, as depicted in the enclosed plans prepared by Arquitectonica (the “**Plans**”). The Property is owned by the City of Miami (the “**City**”) and is subject to a long-term lease approved by the City’s electors and the City Commission. On behalf of the Applicant, please accept this correspondence as the Applicant’s request for a recommendation from the Miami River Commission in support of the proposed Project which is seeking by right approval as a Dry Run application in compliance with all applicable requirements of Miami 21, the City’s Zoning Code.¹

I. Property Information

The Property is currently improved with the James L. Knight Center, the Miami Convention Center, the Miami Conference Center, and the Hyatt Regency Hotel, all of which were originally constructed in the late 1970s.



¹ Please note that on May 11, 2023, the Miami City Commission adopted Resolution No. R-23-0233 which approved certain modifications to the Side Setback requirements set forth in Section 3(mm)(iii) of the City Charter and Section 3.11 of Miami 21, as depicted in the Plans.

The Property is located along the north bank of the Miami River in the heart of City's Urban Core. The Property fronts SE 2 Avenue (also known as Avenue of the Americas) to the east, the Miami River to the south, a hotel building to the west and the I-95 off ramp to the north. Under Miami 21, the Property is zoned T6-80-O and is located within the Central Business District Residential Density Increase Area. The City's Future Land Use Map designates the Property as Urban Central Business District. The Property is located within a Transit Oriented Development ("TOD") and provides a direct connection to the James L. Knight Center Metromover Station. The Property currently includes a Riverwalk of varying width, which provides a connection to the existing Riverwalk network to the west and a limited connection under the SE 2 Avenue/Brickell Avenue bridge to the east.

II. The Project

The Applicant is proposing to redevelop the Property into a cohesive mixed-use development consisting of new residential, lodging, meeting space, and retail uses, as noted in the Plans. The Applicant is presenting this complete site plan for the proposed design of the Project to the Miami River Commission and the Urban Infill & Greenways Committee. The Project includes the following:

1. Minimum 50-foot publicly accessible waterfront setback.
2. Accessible Riverwalk in compliance with Section 3.11 of Miami 21 including the applicable Waterfront Design Standards of Appendix B and the Baywalk & Riverwalk Design Standards and Guidelines.
3. Signage in compliance with the Miami River Greenway: Wayfinding and Environmental Graphics Specifications.
4. Working Waterfront covenant in compliance with Policy PA-3.1.9 of the Miami Comprehensive Neighborhood Plan.

The Project's design is centered around a proposed New Riverfront for All which consists of new and inviting public spaces along the Miami River including a new Riverwalk. The Project complies with the Miami City Charter waterfront setback by providing a minimum fifty-foot (50') setback along the Miami River. The proposed Riverwalk will enhance the existing connection with the Miami River Greenway to the west and underneath the SE 2 Avenue/Brickell Avenue Bridge to the east. This proposed connection along the Miami River Greenway will allow cyclists and pedestrians to seamlessly travel from the South Miami Avenue bridge all the way to Maurice Ferre Park along the Miami River and Biscayne Bay.

The Project will be a signature development that introducing new uses that contribute to and support the growth of Downtown Miami. The proposed redevelopment of the Property is 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 and recreational hub. The proposed development with a mix of residential hotel, commercial, and meeting space 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 and outdated Property into a vibrant waterfront mixed-use complex that will create numerous employment options and bring unparalleled opportunities 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 MGRAP Lower River Recommendations plan states "[t]he key Greenway design development recommendations for the lower river section are to complete the Miami Riverwalk." The planned improvements at the Property include the creation of an inviting and accessible Riverwalk connection underneath the Brickell Avenue bridge and an enhanced connection from SE 2 Avenue as recommended by the MRGAP.

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 removes the existing barriers at the site which limit public access to, and enjoyment of, the Miami River. The Project complies with the applicable Miami Riverwalk standards.
 - The proposed public access waterfront walkway and Riverwalk provides landscaping, seating, and gathering 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, retail, and meeting uses.

- **Goal 4: Serve as a Destination Landscape for Metro Miami**
 - The proposed Riverwalk provides various access points that will attract visitors and residents to the Miami River. Additionally, the proposed 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 residential, hotel, commercial, and other uses at the Property will further promote diversity of land uses along the Miami River and complement the existing neighboring uses.

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,

Carlos L. Diaz

for Iris V. Escarra

Enclosures