

# **Miami River Commission's Urban Infill Subcommittee November 10, 2014 Minutes**

The Miami River Commission's (MRC) Urban Infill Subcommittee conducted a public meeting on November 10, 2014, 3 PM, 1407 NW 7 Street. The attendance sign in sheet is enclosed. MRC Urban Infill Subcommittee Chairman Jim Murley ran the meeting.

**D) Review Proposed "One Brickell" Mixed-Use Development located at 444 Brickell, bordered by the Miami River on the north, Brickell Bridge on the east, SE 5 ST on the south and "Brickell on the River" development on the west**

Ms. Iris Escarra, Greenberg Traurig, Mr Alfonso Jurado and Ms Princess Moquette, Architectonica, Ms Aista Sobouti and Mr Christopher Johnson, ENEA Garden Design, and Chris Eaves, Witkin Hults Design Group, provided and presented the proposed "One Brickell" ("Miami River Commission submittal set 11/10/14") Mixed-Use development plans and narrative. Ms. Escarra stated they would provide the narrative, affidavits, and Transportation Analysis via PDF.

The development team distributed and presented Plans for "One Brickell, 444 Brickell Avenue, Miami River Commission Submittal Set November 10, 2014". The development team stated the plans include the following three buildings developed in the following 2 construction Phases:

Phase I – 1. 75-story building parallel "Brickell on the River", 480 "owned" residential units  
2. 55-story building facing SE 5 ST, 500 "rental" residential units  
Riverfront Restaurant (1 of 2)  
West side of proposed public Riverwalk, connecting at grade to "Brickell on the River's" existing public riverwalk to the west, plus west side public side yard connector from the public riverwalk's west side to the public sidewalk (Federal Grant funded planned on-road Miami River Greenway) on SE 5 ST

Phase II– 3. 80-story building facing Brickell Ave, 420 residential units plus 249 room Hotel  
Riverfront Restaurant (2 of 2)  
East side of proposed public Riverwalk, including at grade connection beneath Brickell Bridge to a new riverwalk section which the developer proposes to include beneath the Bridge, then continuing east and connecting at grade to existing public riverwalk at Miami Circle Park, plus east side public side yard connector from the public riverwalk's east side to the public sidewalk (Federal Grant funded planned on-road Miami River Greenway) on SE 5 ST

Total = 1,400 residential units, plus 249 hotel rooms

The development team stated the proposal seeks to purchase an additional 868,399 square feet of density above 48 stories and beyond the sites current high density zoning (City of Miami's adopted "Public Benefits" Program has a current rate of \$17.82 per square foot, which would equate to \$15,474,870). Ms. Escarra stated the structures are all "fully lined" with habitable

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spaces. Ms Escarra stated the site currently has an active Marine Operating Permit and State Submerged Land Lease for 6 vessels, which they will maintain.

The development team stated the proposal features a 50-foot waterfront building setback and public riverwalk, consistent with the public riverwalk requirements contained in the City of Miami Zoning Code "3.11", Appendix B and the City Charter section (mm) (ii) regarding the 50 foot waterfront building setback. In addition, the plans feature a proposed public riverwalk connection to be constructed by the developers beneath Brickell Bridge's south shore, in order for the proposed "1 Brickell" public Riverwalk to continue east at grade and connect with the existing public riverwalk at the Miami Circle Park, as well as connect to the west at grade with existing public riverwalk at "Brickell on the River". The development team stated they will amend the plans to increase the unobstructed "circulation zone to 16' wide within the larger 25' wide public riverwalk, which also features landscaping, benches, decorative lighting, required way-finding signage, etc.

Ms Escarra stated the proposed mixed-use development will use its existing zoning and land use. Ms Escarra noted the project is seeking a reduction in the City Charter required view corridor (side-yards) from required 96' (25% of waterfront's 384.5 linear feet) to 73.2' total, consisting of 30' on the west and 43.2' feet on the east (note states "22'-10" Proposed Max. Encroachment into view corridor"). Ms Escarra noted the 22'-10' encroachment into the sideyard / view corridor setback applies to all floors above the 20' tall ground level, where the full 96' view corridor / sideyard setback is provided. In addition, Ms Escarra stated they will be seeking a waiver to reduce the required parking spaces by 30%, because the site is close to mass transit.

Jim Murley stated the MRC has been working in partnership with the City of Miami, Miami Parking Authority, and the State of Florida, seeking approval of the previously designed public riverwalk and public paid parking lot on the unimproved public right of way beneath Brickell Bridge's south shore. MPA contracted archeologist Bob Carr whom has been seeking approvals from the State for well over a year. Ms. Escarra stated the Related Group also hired Bob Carr for required archeological work on the site. Ms Escarra stated the developer may consider providing the planned 30 public paid (at MPA rates) parking spots within their parking pedestal. Jim Murley respectfully requested the development team provide their draft Development Agreement, with exhibits, such as the Working River Disclosure / Covenant required by the Comprehensive Plan PA-3.1.9, "Policy PA-3.1.9: The City shall require from new residential development and redevelopment located along the Miami River a recorded covenant acknowledging and accepting the presence of the existing Working Waterfront 24-hour operations as permitted.". In addition, MRC Urban Infill Chairman Murley recommended the development agreement contain an exhibit featuring a line item budget of the estimated over \$15 million in proposed "Public Benefits" within the impacted Miami River District area (such as unfunded public Riverwalk sections, Brickell Bridge transportation improvements, etc.) Chairman Murley noted the MRC recently supported the "Miami River" SAP which contained both of these recommendations, and asked Director Bibeau to provide this development team with that excellent sample Development Agreement, which featured both the aforementioned Working River Covenant and a line item budget for the "Public Benefits" funding within the Miami River District.

MRC UIWG Chairman Murley stated several months ago the Related Group asked for assistance from him and MRC Director Bibeau in seeking potential locations for U.S. Customs to relocate on the Miami River, as they have a current lease on the site. Chairman Murley asked for the status, and Ms Escarra indicated Ms Lisa Hillier will attend the next MRC subcommittee meeting to provide that update.

MRC Director Bibeau stated the City of Miami entered into a contract with FDOT when the City accepted an awarded \$1,000,000 Federal Transportation Enhancement Program (TEP) grant to construct the fully designed on-road Miami River Greenway (8 foot wide mesa beige sidewalk, landscaping, benches, way-finding signage, informational kiosk, street, stormwater drainage, decorative trans cans, decorative lights, etc., along SE 5 ST from the Miami Circle Park to South Miami Ave Bridge in a portion of the subject area, along SW 3 Ave from the Miami River to connect with an existing section of the on-road Miami River Greenway beneath the South Miami Ave Bridge. The Grant funding contract requires these improvements to be in place for 30 years. If a developer wants to remove the improvements, another option which may be considered consistent with the grant contract is for the developer to pay for an equal section of the on-road Miami River Greenway to be constructed at another needed location, which is yet to have secured funding.

MRC Director Bibeau stated the plans appear to indicate 2 elevations within the City Charter required 50' waterfront building setback. The public Riverwalk at grade, and the outdoor terrace elevated 11 feet above the riverwalk, featuring seating etc. for the 2 riverfront restaurants. MRC Director Bibeau noted the distributed City of Miami's adopted zoning code "Appendix B: Waterfront Design Guidelines" requires all minimum 25 feet of the public riverwalk to be at the same at grade elevation, and it appears the terrace often pinches the public riverwalk to less than the minimum required 25 feet wide. The development team indicated it was intended to be a 25' wide public riverwalk all at the same at grade elevation, and the remaining 25' of the waterfront building setback area for the elevated outdoor terrace featuring seating etc. for the 2 riverfront restaurants, and they will improve the plan renditions etc. to clarify this intent to be consistent with the public riverwalk requirements contained in Zoning Code Section 3.11 and Appendix B. Director Bibeau respectfully recommended the plans insert more usage of the term "public riverwalk" and include the specific locations for the City's required "Miami River Greenway Signage Design Standards and Guidelines" which indicate the public riverwalk, etc. Director Bibeau asked for the area of the 12' elevation difference between the public riverwalk and the outdoor terrace to be made aesthetically pleasing by featuring landscaping and or artwork. Chairman Murley suggested the developer highlight all the artwork on the adjacent Brickell Bridge, such as the metal panels featuring Mark Brickell on the west side of the Bridge facing this development site. Director Bibeau noted Ms Nina Torres produces the annual Miami River Art Fair during Art Basel week on the public riverwalk and James L Knight Convention center, on the immediate opposite shore of the Miami River from the subject development site. Ms Torres has been offering free monumental sculptures to be installed along the public riverwalk, and have already had some accept such as Epic, and hopefully the City of Miami will accept for all Riverfront Parks. Director Bibeau noted the western public sidewalk connector sidewalk, connecting the sidewalk on SE 5 ST to the public riverwalk, is only 6' wide, and asked if it could become a little wider. Director Bibeau the Plans depict Brickell Bridge as having only 4 vehicular lanes, but it has more, so the accurate number of lanes should be depicted.

MRC UIWG Chairman Murley and MRC Director Bibeau thanked the developer team for their presentation. MRC UIWG Chairman Murley stated Director Bibeau would need some time to review the submitted 51 page detailed plans received just before today's MRC subcommittee meeting. Ms Escarra stated One Brickell is scheduled to be presented to the City of Miami's Urban Design Review Board (UDRB) on November 19, Planning Zoning and Appeals Board (PZAB) in January 2015, followed by City Commission. Director Bibeau stated considering he had previously emailed monthly invitations for months to present One Brickell in order to complete the MRC process before the first City hearing, therefore he was disappointed the invitations were not accepted early enough to complete the MRC's process before UDRB's 11/19 hearing on the item. Ms. Escarra stated she would provide the following prior to the MRC Urban Infill and Greenways subcommittee considering this item again during its December public meeting, with a goal to be considered by the full MRC during their January 5, 2015, public meeting, which is before PZAB and City Commission:

- Revised (2<sup>nd</sup> Draft) Plans
- 1<sup>st</sup> draft Development Agreement, featuring Public Riverwalk, Working River Covenant, and line item budget for the \$15 million in public benefits within the Miami River District
- Transportation Analysis

**New Business** – The meeting adjourned.

**Miami River Commission's  
Urban Infill Subcommittee**

Monday, November 10, 2014

3:00 PM

1407 NW 7 ST

Miami, FL

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