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

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THE TEAM

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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.
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%**.
SUSTAINING URBAN HABITAT FOR ALL WALKS OF LIFE

THE WOONERF

RESIDENTIAL

RETAIL

PARKING

SOLAR PANELS + GREEN ROOF

RECREATIONAL COURTYARD
THE SPINE AND THE STAGE - CULTURE AND CONNECTIONS

INTEGRATED CANOPY

2" SCHEDULE 40 STAINLESS STEEL POWDER COATED PIPE
11 GAUGE PERFORATED STAINLESS STEEL POWDER COATED SHEET
STAINLESS STEEL POWDER COATED BASE
PLATE W/ INTEGRATED LIGHTNING @ BASE
FEMA HURRICANE GRADE CONCRETE SLOPED FOOTING
STAINLESS STEEL ANCHORING BOLT
FRAMING W. INTEGRATED COOLING MISTERS & SOUND SYSTEM
CONCRETE TOPPING SLAB
THE OASIS - WATER, POWER, AND RELAXATION

WATER COLLECTION NETWORK

ALL STORMWATER CHANNELS TO THE SPINE FOR TREATMENT & AQUIFER RECHARGE

DETECTION BASINS & BIOSWALES SLOW DOWN SURGES

WATER SHED RIDGE LINE

TREATMENT TRAIN PREPARING STORMWATER FOR AQUIFER RECHARGE

AQUIFER RECHARGE RETENTION POND
INVESTING IN WYNWOOD
PHASE 1 - 2022
- 1,897,542 SQ/FT Total
- 19% Retail
- 18% Office
- 12% Public Space
- 11% Residential
- 9% Structure Parking

EXPANDING TO EDG WATER
PHASE 2 - 2024
- 1,222,822 SQ/FT Total
- 26% Retail
- 28% Office
- 28% Public Space
- 19% Residential
- 9% Structure Parking

GROWING THE COMMUNITY
PHASE 3 - 2027
- 1,697,094 SQ/FT Total
- 32% Retail
- 28% Office
- 22% Public Space
- 19% Residential
- 4% Structure Parking

ADAPTING FOR CHANGE
PHASE 4 - 2050
- 49% Retail
- 49% Office
- 3% Public Space
- 3% Residential
- 3% Structure Parking

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

Immersive art experience will open at the LIFELINE.

Community Partners
- MIDTOWN
- iconbay
- MIAMI-DADE COUNTY
- BUSINESSES IN THE DISTRICT
- PROVIDING PUBLIC ACCESS FOR THE PROPOSED FERRY DOCK

Corporate/Development Partners
- Amazon
- Prudential
- Related
- FedEx
- Block Capital Group
- Strategically enabling Miami to tackle urbanization and climate change

Arts & Culture Partners
- NADER Art Museum
- Wynwood Marketplace
- Switch Hotel
- Innovative art experience will open at the LIFELINE

Sustainability Partners
- 305
- Miami Forever
- Water
- Assist with green stormwater infrastructure on site

Mobility Partners
- Tri-Rail
- PORTMiami
- Florida East Coast
- Monthly community bike ride hosted at the LIFELINE

305

Pop-up art and food market will operate year-round at the LIFELINE

New facility for Gary Nader art at the LIFELINE

Restaurant concept reviving on site

Providing public access for the proposed ferry dock
| Daily Activity | 6 am | 7 am | 8 am | 9 am | 10 am | 11 am | Noon | 1 pm | 2 pm | 3 pm | 4 pm | 5 pm | 6 pm | 7 pm | 8 pm | 9 pm | 10 pm | 11 pm | Midnight |
|----------------|------|------|------|------|-------|-------|------|------|------|------|------|------|------|------|------|-------|--------|---------|
| Resident       | Wake up | Morning yoga | Bike Ride on the OVERLINE | Have LUNCH delivered | Ferry to MIAMI BEACH for Sunbathing | Dinner in EDGEEWATER | Kids play in courtyard | Enjoy Movie on THE STAGE | Bedtime |
| Commuter       | Commute with TRI-RAIL | Coffee Meeting | Take care of business in OFFICE TOWER | East 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 |