



September 22nd, 2026

Via Email

Mr. Brett Bibeau
Managing Director
Miami River Commission

Re: Letter of Intent, Miami Riverside Center, 444 SW 2nd Avenue, Miami, FL

Dear Mr. Bibeau:

Adler Development submits this letter of intent for the proposed Miami Riverside Center. The site is at 444 and 460 SW 2nd Avenue and 230 SW 3rd Street, bounded by the Miami River, SW 2nd Avenue, SW 3rd Street and I-95.

The site covers 3.83 acres. The project is currently designed as a mixed-use residential development of 827 multifamily units in two towers:

- **Phase 1:** Tower 01, 48 stories with 388 units, fronting SW 2nd Avenue and the river.
- **Phase 2:** Tower 02, 50 stories with 439 units, along the I-95 frontage.

The towers share a podium with structured parking and approximately 16,000 square feet of ground-floor retail and food and beverage space. The project provides 39% of the site as open space, well above the 10% minimum. Arquitectonica is the project architect and EDSA is the landscape architect.

The project includes a public riverwalk along the full Miami River frontage of the site, designed to the City of Miami Waterfront Design Standards. It connects to SW 2nd Avenue and SW 3rd Street through ADA ramps and pedestrian stairs. Along the waterfront, the design includes:

- An event lawn and open-air music pavilion
- A river overlook and viewshed points
- Seat walls, shade trees and native landscape berms
- Outdoor dining patios that activate the water's edge

Planted screening walls buffer the riverwalk from the adjacent public parking lot beneath I-95. The project will also use the existing boat slip and the river frontage for dockage, keeping the site connected to the river's marine use.

The updated plans reflect comments from our June 9, 2026 preliminary review with the Commission and from the Urban Development Review Board. We are presenting them to the subcommittee on September 23, ahead of our UDRB submittal. We are seeking the Commission's favorable recommendation of the project and its public riverwalk.

Sincerely,

M. Sirlin

Morgan Sirlin
President
Adler Development