foster + partners submits plans for twin waterfront towers in miami

foster + partners has submitted plans for two waterfront skyscrapers in miami's brickell neighborhood. appropriately titled 'the towers', the scheme makes improvements to currently approved plans for the site, while reducing the project's overall density. the design includes two interconnected towers, which between them include 660 residences, a 16% reduction compared to previously submitted proposals.

'the design of these high-rise towers frees up space on the ground to create a pedestrian plaza, with shops, restaurants and art galleries that will serve the local community as well as the new residents in the tower,' explains norman foster. *'the base of the building continues the axis of SE 12th terrace, drawing life back to the bay. it is a civic response to the city's enlightened vision, and will make an important contribution to miami's public spaces.'*

foster + partners' scheme climbs to a total height of 1,049 feet (320 meters), the maximum allowed under revised height regulations. a significant portion of car parking has been moved underground, eliminating the need for an unsightly podium, and allowing the building to form a more elegant relationship with the street. the project also includes 56,800 square feet of publicly accessible open space, including a signature through-block arcade that intersects the towers — a gesture intended to open up views and increase pedestrian access to the waterfront. additional improvements include new plazas and active retail outlets.

660 residences are provided across the two towers / images by DBOX

the development team behind the project is a partnership of **florida east coast realty**, **corigin real estate group**, and **mccourt global properties**. a timetable for groundbreaking and launch of sales has not yet been finalized.