

Residences, beer garden link to first phase of Ludlam Trail

BY GABRIELA ENAMORADO

Miami's **ZOM Living** has finished the first phase of multi-use development MiLine Miami. This development will include apartments, retail with restaurants and a brewery, and the first segment of the six-mile long Ludlam Trail.

ZOM is a residential developer that builds across southern US and up the East Coast.

The Ludlam Trail is a rail right-of-way that Miami-Dade County purchased. The six-mile trail extends from the airport to Dadeland. Once in Dadeland, the trail is to connect to the Underline, Miami's 10-mile linear park and urban trail, which is now under construction at its northern end.

"We purchased land at that location at Bird Road and Ludlam Trail for three phases of multifamily rental housing," said Greg West, CEO of ZOM Living. "We'll do about 300 units in each phase so we'll have 900 units in the end. We'll also have some retail as part of this project including in the first phase."

The attraction to hiking and biking trails is extremely positive, according to Mr. West.

"Some of the really good popular examples we've seen are the Katy Trail in Dallas and Belt Line Trail in Atlanta," he said. "In there, they've taken former railroad lines and turned them into trails where people can run, walk, bike, rollerblade and jog through their community in a real open space. As you're doing that, you're traveling from node to node where there are typically intensities of



MiLine Miami's first phase of multifamily rental housing has 300 units, with about 75% now occupied.



Greg West

developments, and our node at Bird Road and Ludlam Trail will be one of those."

In addition to the housing complexes, a brewery will be a part of the first stage along with a large outdoor beer garden area and two restaurants.

"We're not only building part of the trail and providing access to it – getting our residents close to it was a great amenity towards them – but we're also curating a lifestyle that will be super for our residents," said Mr. West. "I think it will draw a lot of attention from the community. Whether it's to take a jog on the trail or sip a beer at the beer garden, we'll have a little something for everybody."

The budget for the first section of the MiLine was just over \$100 million. Other recreational activities and highlights besides the restaurant will be included to make sure those who use, live in or near MiLine Miami will enjoy everything the development has to offer, he said.

"We have a pool with full deck lounge

chairs," said Mr. West. "We have what we call the aqua lounge that is like an outdoor indoor space with a pool table and bar area where people can go play games and things. They can get out of the heat for a few minutes if they want to."

There are also lounge areas for socializing and private office areas for those who work from home.

The first phase of MiLine Miami is now complete and the living spaces are about 75% occupied. The next phase will be coming soon after building permits are approved, he said.

"We have our site plan approved by Miami-Dade County and our building permits are under review," said Mr. West. "So as soon as we can get our building permits, which is expected to be early next year, we'll commence construction on the second phase. The third phase is where the post office is currently located on Bird Road and their lease runs through the end of next year. So we will start building the third phase once they move out." ■