

**ONE RIVER POINT**  
Miami, Florida, USA

RAFAEL VIÑOLY ARCHITECTS



April 2016

Located on a 1.8-acre site on the Miami River in downtown Miami, One River Point is a mixed-use complex of two 65-story-tall residential towers with waterfront views, resident amenities, commercial office and retail space, hotel, and multi-story parking garage, that rise from an elevated plinth. After proposing a series of stand-alone and connected two-tower alternates to the client, Rafael Viñoly Architects designed a pair of offset slab towers that are separate as they rise from this base and then connected once again near their peaks by a three-story skybridge. By setting the towers back from the water's edge in an L-shape, the existing Miami River Walk on the edge of the site remains continuous along the waterfront and is enhanced with a palm tree court, reflecting pools, and 26-meter-high (85-foot) cascading waterfall.

As phase four of the six-parcel Miami Riverfront Development, One River Point's separated towers design is sensitive to the waterfront views of residents in the other three constructed towers, while allowing its own residents maximum river vistas to the north and views of the downtown Miami skyline to the south.

**FACTS + FIGURES**

**Completion**  
2019

**Size**  
139,170 gsm

**Media Coverage**  
*Miami Today*, "Two 60-Story  
Towers Due on River,"  
March 2015

**Client**  
KAR Properties

**Consultants**  
*MEP / FP Engineer*  
Cosentini

*Structural Engineer*  
Thornton Tomasetti

*AV / IT Consultant*  
Cosentini

*Code Analysis Consultant*  
SLS Consulting, Inc.

*Parking Consultant*  
Kimley-Horn and Associates, Inc.

*Vertical Transportation Consultant*  
Van Deusen Associates

*Wind Tunnel Engineer*  
RWDI Consulting Scientists  
and Engineers, Inc.

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