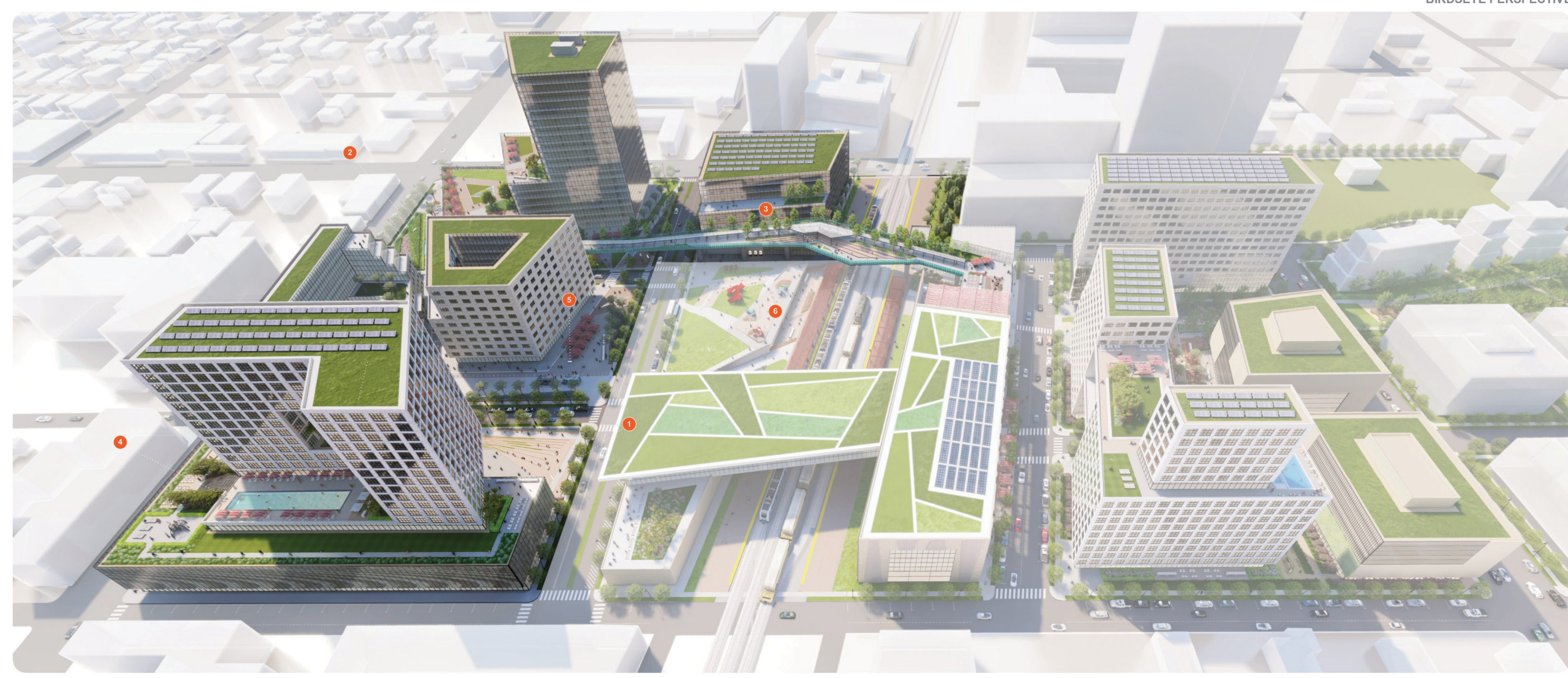


- LEGEND**
- 1 LA MEZCLA MIDTOWN STATION
 - 2 RESIDENTIAL
 - 3 LIFE SCIENCE & TECHNOLOGY
 - 4 URBAN AGRICULTURE / FOOD HALL
 - 5 NADER LATIN ART MUSEUM
 - 6 HOTEL
 - 7 COMMERCIAL OFFICE
 - 8 INDUSTRIAL / MAKER SPACE
 - 9 PEDESTRIAN BRIDGE
 - 10 POOL DECK
 - 11 PLAYGROUND
 - 12 ROOFTOP BREWERY AT FOOD HALL
 - 13 AMPHITHEATRE OVERLOOK



PHASE II - PROGRAM
BIRDSYE PERSPECTIVE



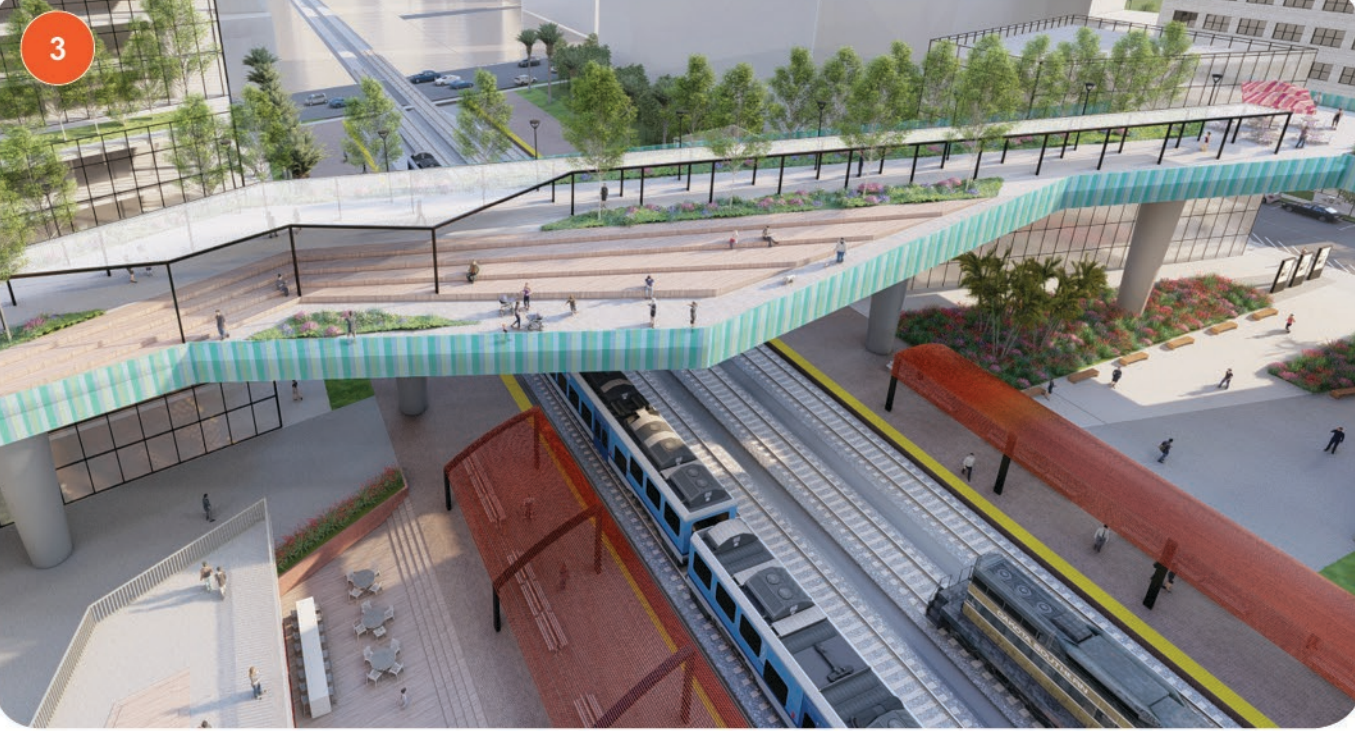
STORMWATER DETENTION PLAZA FEATURES A TERRACED SEATING AREA, PERFORMANCE STAGE, AND A VARIETY OF DINING FOR COMMUNITY EVENTS, GATHERINGS, AND FLEXIBLE USAGE.



THE ENTRANCE FROM WYNWOOD NORTE IS INVITING FOR LOCALS WITH THE BASE OF THE OFFICE TOWER OPENING UP TOWARDS THE HEART OF THE SITE AND A PRIME POINT OF ACCESS TO THE BRIDGE OVERLOOK BEGINS AT THIS CORNER.



THE BRIDGE PROVIDES A PHYSICAL CONNECTION TO STITCH THE SITE TOGETHER, PROVIDING AMPHITHEATRE SEATING OVERLOOKING THE HEART OF THE SITE AND VIEWS TO THE BAY AND AN ADAPTABLE SHADE STRUCTURE.



PODIUM LEVEL AMENITIES AT LA MEZCLA ARE SHARED AMONG ALL RESIDENTS AND FEATURES EXTERIOR AMENITIES LIKE A POOL DECK, DOG RUN, TABLE TENNIS, BOCCIE, PLAYGROUND, AND INTERIOR AMENITIES LIKE THEATRE, SPA, AND POOL HALL.



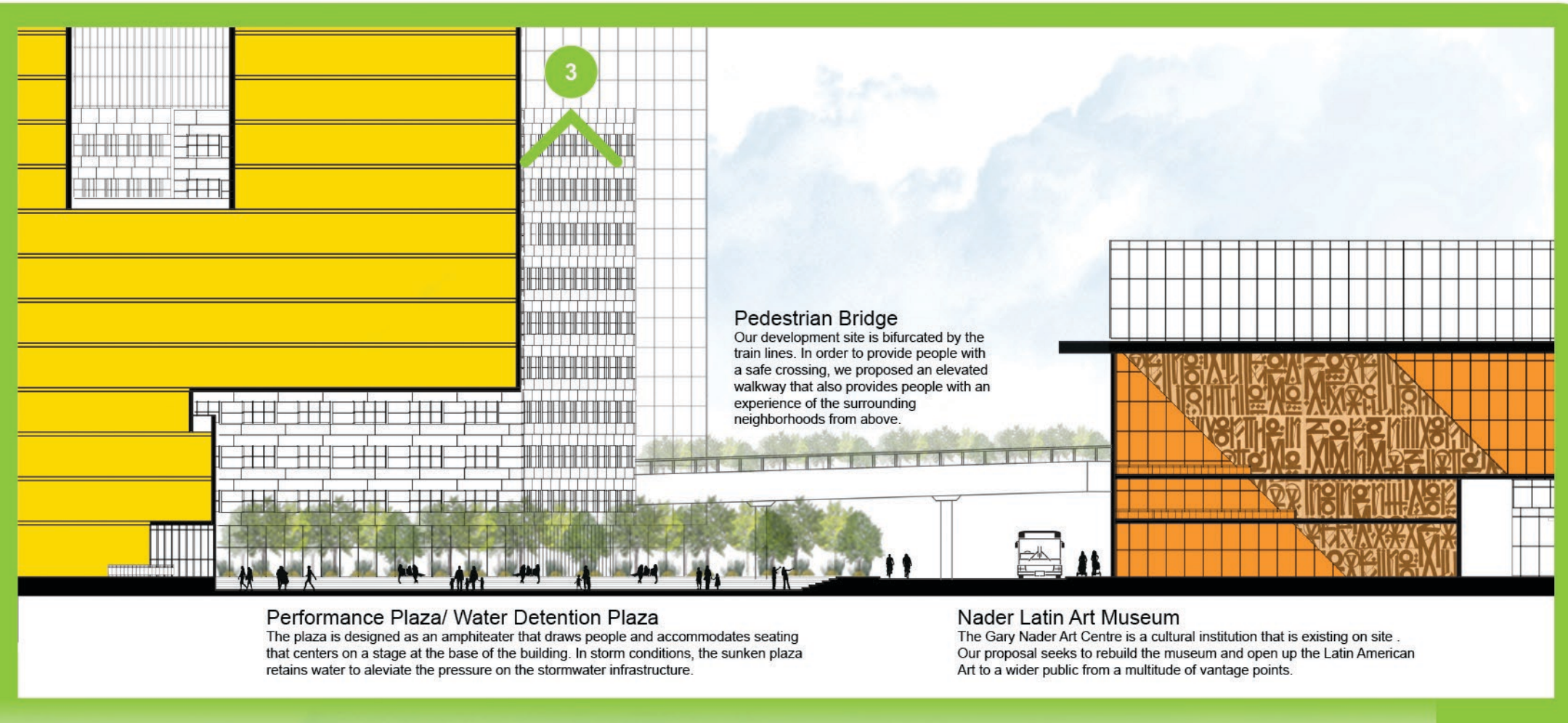
THE MAIN PLAZA COMES TO LIFE WITH HOTEL, RESIDENTIAL AND TRANSIT DROP OFF SITES ALONGSIDE WEEKDAY FOOD TRUCK VENDING AND FARMERS MARKETS ON WEEKEND MORNINGS.



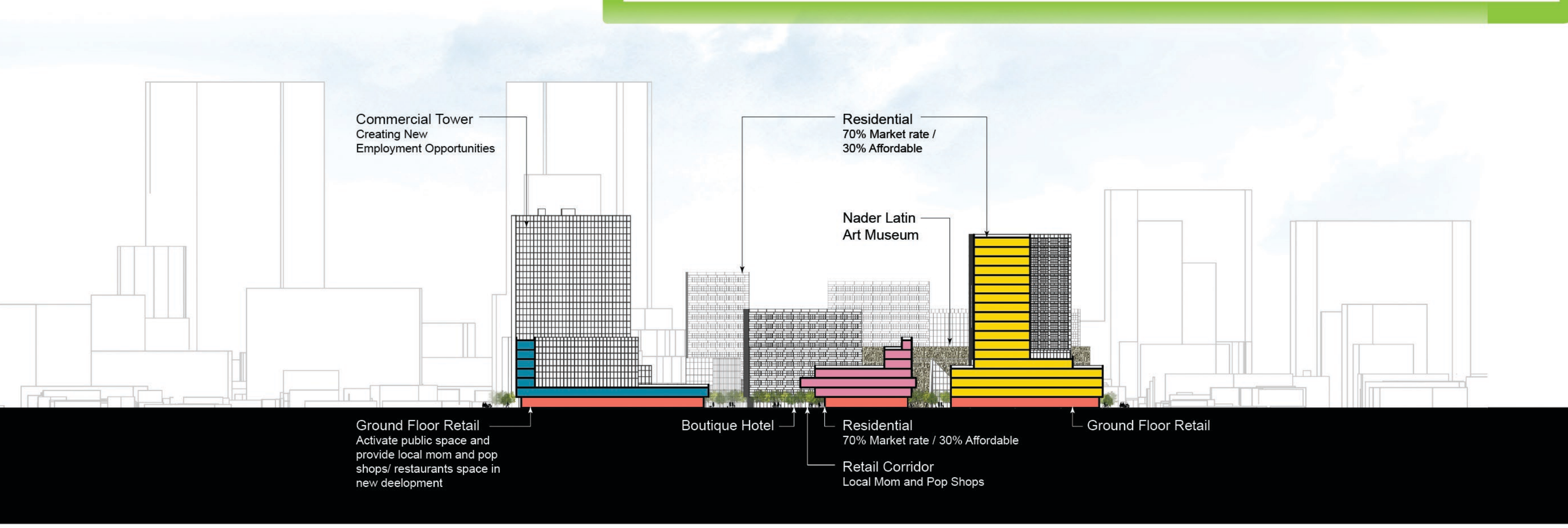
THE BERM AT THE SCULPTURAL PARK, SET ATOP THE RETAIL STRUCTURE ALONG THE SOUTHBOUND PLATFORM, PROVIDES FLEXIBLE OPEN SPACE FOR PICNICS, CONCERTS, AND ART EVENTS THAT SPILL OUT FROM THE NADER ART MUSEUM.



RESILIENCE & CULTURE
THE BUILT FABRIC AND COMMUNITY BENEFITS



SITE SECTION 2
NORTH / SOUTH ORIENTED SECTION THROUGH PHASE 2



SUSTAINABILITY
LEED NEIGHBORHOOD DEVELOPMENT - PLATINUM CERTIFICATION (90+ POINTS)

