

# Mixed-Use Development in Wynwood

14 MIAMI TODAY

COMMERCIAL REAL ESTATE

WEEK OF THURSDAY, APRIL 6, 2006

## Midtown Miami a commercial island in funky Wynwood

BY DESERAE DEL CAMPO

Commercial real estate development has been slow coming to Wynwood, a Miami neighborhood largely occupied by artists, designers, textile and film and advertising businesses based in live-work lofts or revitalized warehouses.

The most anticipated commercial impact project coming to Wynwood is Midtown Miami, a 5.6-acre, 18-block project now under construction.

Midtown Miami – bounded by the FEC rail tracks, North Miami Avenue, Northeast 36th Street and 29th Street at the former Buena Vista Rail Yard – is set to bring 560,193 square feet of retail as well as 59,020 square feet of office space and 1,159 residential units to the neighborhood.

Another Wynwood project under construction is Cynergi, 2700 N. Miami Ave., which is to include 100 residential units and 4,624 square feet of retail.

Overall, the city's planning department shows Wynwood with 67 projects in the pipeline. The city includes in those projects 11,329 residential units, 400 hotel units and 394,268 square feet of office space along with 1.5 million square feet of retail.

Only 20,000 square feet of retail space has been completed recently in Wynwood.

Developer and real estate broker David Lombardi said he appreciates the changing face of Wynwood, becoming a "live-and-work artists' community."

"We are looking at this area with a clean slate without disturbing the elements of the existing neighborhood," he said.

Mr. Lombardi is the developer of Wynwood Lofts, a 36-unit project in the Wynwood Arts District. "One day, the residents here at Wynwood Lofts can hop on a bike and go to the Starbucks for coffee at Midtown," said Mr. Lombardi.

Mr. Lombardi also has land at 301 NW 23rd St. for his Pompeii project, which is to include 108



Photos by Maxine Usdan

**Dean Lewis: 'Mixed-use development is essential for the Wynwood revitalization that goes beyond the condos ... in South Beach.'**

live-work units along with 8,921 square feet of retail six blocks from Midtown Miami. A date has not been set for construction.

Dean Lewis, principal architect of DB Lewis Architecture + Design, who works out of his office in Wynwood at 120 NE 27th St., was hired to work on Pompeii and other Wynwood projects including commercial space at a 2010 N. Miami Ave. project.

"Mixed-use development is essential for the Wynwood revitalization that goes beyond the condos you see in South Beach," said Mr. Lewis.

In Wynwood, the FEC tracks line the east corridor, where, Mr. Lewis said, underutilized warehouses should be converted into commercial lofts or live-work lofts.

"The 2010 project along North Miami Avenue includes 12,000 square feet of pure commercial

component, and we are in the process of receiving a major use special permit," Mr. Lewis said.

"The renaissance of the Wynwood neighborhood is one of the few locations in the Miami urban area where compatible workforce housing and commercial space can coexist because of its live-work environment," said Michael Cannon, managing director of Integra Realty Resources.

"The neighborhood characteristics are really set for this area, which was once a depressed neighborhood," Mr. Cannon said. "But by having that cohabitation of uses, we don't need the automobile. I hope that Miami 21 (the city's forthcoming master zoning plan) addresses this to keep development costs down by not requiring onsite parking to the same degree that we have in other areas of the city."



DB Lewis Architecture+design © 2007