

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.

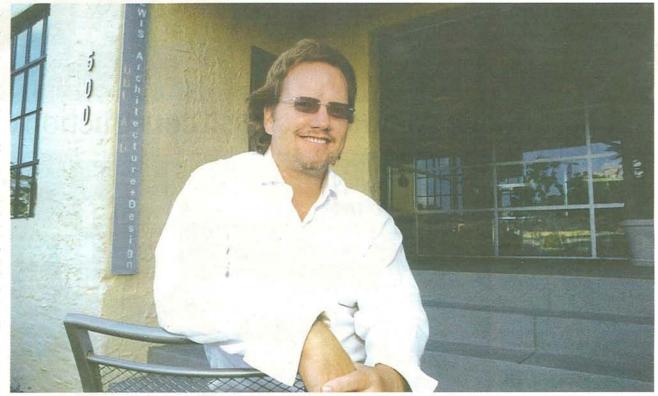
Only 20,000 square feet of retail space has been completed recently in Wynwood.

Developer and real estate broker David Lombardi said he appreciates the changing face of Pompeii and other Wynwood Wynwood, becoming a "liveand-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- said Mr. Lewis. unit project in the Wynwood Arts District. "One day, the residents here at Wynwood Lofts can hop on a bike and go to the town," said Mr. Lombardi.

Mr. Lombardi also has land at



Photos by Maxine Usdan

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

has not been set for construc- said.

tect of DB Lewis Architecture of the few locations in the Mi-+ Design, who works out of his office in Wynwood at 120 NE ible workforce housing and 27th St., was hired to work on commercial space can coexist projects including commercial ronment," said Michael Canproject.

"Mixed-use development is essential for the Wynwood re-teristics are really set for this vitalization that goes beyond the condos you see in South Beach,"

line the east corridor, where, Mr. Lewis said, underutilized live-work lofts.

"The 2010 project along North 301 NW 23rd St. for his Pompeii Miami Avenue includes 12,000 project, which is to include 108 square feet of pure commercial areas of the city."

live-work units along with 8,921 component, and we are in the square feet of retail six blocks process of receiving a major from Midtown Miami. A date use special permit," Mr. Lewis

"The renaissance of the Dean Lewis, principal archi- Wynwood neighborhood is one ami urban area where compatbecause of its live-work envispace at a 2010 N. Miami Ave. non, managing director of Integra Realty Resources.

"The neighborhood characarea, which was once a depressed neighborhood," Mr. Cannon said. "But by having In Wynwood, the FEC tracks that cohabitation of uses, we don't need the automobile. I hope that Miami 21 (the city's warehouses should be con- forthcoming master zoning plan) Starbucks for coffee at Mid- verted into commercial lofts or addresses this to keep development costs down by not requiring onsite parking to the same degree that we have in other

