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12-story Mohawk residences transition to 8-story building

By JOHN CHARLES ROBBINS

Near the convergence of Wynwood, Midtown and Edgewater in the City of Miami a developer plans a large mixed-use residential project to be called Mohawk at Wynwood.

The city's Urban Development Review Board has recommended approval of the project with a few recommendations.

The Rilea Group is the owner-developer of the property at 50 NE 29th St. Mowyn Mohawk LLC is the applicant.

The company plans structures 8 and 12 stories high, home to 226 residential units, 24,629 square feet of commercial-retail, parking for up to 335 vehicles, 226 bicycle rack spaces, and overall floor space of 422,007 square feet.

Steve Wernick, an attorney for the developer, said Mohawk at Wynwood is proposed as a 12-story multifamily residential building fronting Northeast 29th Street that transitions to 8 stories as the building meets Northeast 28th Street.

The irregular shaped site is south of Northeast 29th Street and east of North Miami Avenue.

Mr. Wernick said the project was approved by the Wynwood Design Review Committee on March 8.

In a letter about Mohawk, Mr. Wernick said the project will serve as a gateway into Wynwood from Midtown.

Mowyn Mohawk LLC is an affiliate of the Rilea Group.

Mr. Wernick said, "As a multifaceted real estate development and management company, the



Mohawk at Wynwood is to have 226 residential units, commercial-retail, and parking for 335 bicycles.

Rilea Group sees opportunity in unlikely places and seeks to create a sense of community and place through an unwavering approach to design, development, and operational excellence.

"Since 1981, they have transformed over 10 million square feet of South Florida real estate into some of the most recognizable and award-winning properties.

"Notably, the Rilea Group has been instrumental in the evolution of Brickell into a 24/7 mixed use neighborhood over the past 20 years. Rilea Group developed the Sabadell Financial Center, Bond on Brickell condominium, and 1450 Brickell, a 35-story, 586,000-square-foot Class A-office building, located at the southern gateway to the Brickell

business district in downtown Miami," wrote Mr. Wernick.

The apartments planned for Mohawk will range from studios at 420 square feet to 3-bedroom apartments at 1,738 square feet.

"Using a palette of authentic industrial materials such as brick and steel, and large divided light windows, the project both celebrates Wynwood's industrial past and provides for a development program contributing to Wynwood's evolution as a 24/7 mixed use neighborhood," Mr. Wernick said.

In addition, he said, the project incorporates a range of outdoor spaces for future residents by pulling the building back at the fourth story beyond the minimum required setbacks, allowing for the

creation of both public and private lanais, and other common areas.

The project also activates rooftops at both the 8th and 12th stories, adding to the variety of amenities being provided.

Architectural firm Deforma Studio Inc. designed the project. Principal Javier Barrera said the project was designed with references to the area's industrial past while looking forward with modern identity.

They chose to construct two buildings, to help break up the massing, with a pedestrian paseo in between, and glass walkways connecting the buildings on several levels, he said.

Mr. Wernick said the dwelling units are complemented by the ground floor retail space, fully

activating not only Northeast 28th and 29th streets, but the cross-block pedestrian passage which will serve as a key gateway into Wynwood from Midtown.

The cross-block passage will also be a permanent connection between Northeast 28th and 29th streets, expanding the growing paseo network in Wynwood, he said.

"Very nice job. I like the way you broke it up into two towers, and the paseo is very successful," said board member Robert Behar.

Board member Ligia Ines Labrada said, "This is an amazing project."

Chairman Ignacio Permuy said, "I want to commend the development team on a very well thought out and complex design."

The vote recommending approval to the planning director included recommendations to restudy the massing of the north elevation along 29th Street, revisit the circulation for back-of-house and tenants' trash, and to conceal any openings in the garage levels. The developer is requesting waivers:

- An adjustment to the maximum lot coverage standard of 80%, up to 88%.

- Substitute one commercial loading berth for two residential loading berths.

- Allow a cross-block pedestrian passage with limited vehicular access, for ingress/egress for a passenger drop-off area.

- A 30% reduction in total required parking spaces for a project within a transit corridor area.

- Allow parking within a mezzanine space.