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► DEVELOPMENT

Goldman Properties prepares two Wynwood projects

Goldman Properties hopes to break ground on two big projects in Miami's Wynwood – the sign of a potential wave of development in the trendy neighborhood.

The late Tony Goldman was one of the main pioneers in transforming the gritty industrial area into a vibrant dining, shopping and art destination known for its street graffiti. His development company, now led by daughter Jessica Goldman Srebnick, owns about 9.5 acres of land with nearly 200,000 square feet of buildings in Wynwood, said Joe Furst, a managing director at Goldman Properties.

It recently received city design approval for a parking garage with an artistic facade at 2660 N.W. Third Ave. Along with 428 spaces, the eight-story building would have 20,594 square feet of ground-floor commercial/retail space and 23,618 square feet of offices on the top floor, where Goldman Properties will



Goldman Properties received design approval for a garage with an artistic facade.

move, Furst said. It would be Wynwood's tallest building and first parking garage.

Parking isn't an urgent issue in Wynwood today, but it's becoming important, especially with more density planned for the neighborhood, he said.

"It's an investment in the future of Wynwood," Furst said. "It will be helpful for the growth of the neighborhood as a whole, not just our portfolio."

Goldman Properties hired Thom Faulders, of Oakland, California, to

design the garage with an exterior that has room for other artists to decorate. Furst said it would select painters to color it, similar to Wynwood Walls.

"What we were striving to do is create something that is iconic, but has some elements of the neighborhood," Furst said.

Goldman Properties also hopes to build G40 Wynwood, at 2700 N.W. Second Ave., with 72 residential units, 68 hotel rooms, 11,159 square feet of retail space and 47,252 square feet of office space. The eight-story building would be Wynwood's largest residential building. Pending city approval, Furst said he hopes to break ground on the parking garage in the first quarter of 2016, and the hotel soon after.

Meanwhile, Furst, chairman of Wynwood's business improvement district, is leading the effort for new zoning rules. Changes would allow 150 residential units (up from 36) or 300 hotel rooms per acre. Miami's planning board will consider the proposal June 17.