

FOR THE EXCLUSIVE USE OF RSAK@ZYSCOVICH.COM

From the South Florida Business Journal:

<http://www.bizjournals.com/southflorida/blog/morning-edition/2016/07/architect-crafts-micro-unit-tower-with-no-parking.html>

Architect crafts micro unit tower with no parking

🔑 SUBSCRIBER CONTENT:

Jul 21, 2016, 6:01am EDT

Architect [Bernard Zyscovich](#) designed Moishe Mana's proposed apartment tower in downtown Miami for a lifestyle that's rare in South Florida: no parking spaces; micro living units; and a plethora of shared amenities.

The 328-unit project, planned at 200 N. Miami Ave., could be on the leading edge of a wave of similar developments in Miami's urban core, where developers can opt out of providing parking for multifamily developments near public transit or in certain neighborhoods such as Wynwood and Little Havana. These more affordable units could bring the workforce, especially millennials, closer to employment centers and get cars off the road.

"Like [in] other major cities, rental apartments are the best choice for no parking, especially the kind of units we are making that will be oriented for millennials and people looking for the convenience of downtown," Zyscovich said. "We are assuming a lot of them won't have a car."

Regardless, it would be difficult to build a parking ramp on the 14,325-square-foot



Moishe Mana's apartment tower would have 328 units at 200 N. Miami Ave.

site, he said. Skipping the parking would reduce development costs and rent, as well, he said.

Apartments in the 49-story tower would average 846 square feet. Zyscovich said one-third of the apartments would be micro units as small as 400 square foot. The smallest units would come fully furnished with beds that fold down from the wall, sliding wall panels to partition the sleeping area, and specially fit furniture, he said.

In addition to the rooftop pool, gym, and exterior courtyard, the building would have amenity areas dispersed throughout the residential floors. Zyscovich said these areas could include dining rooms with full kitchens, and big-screen TV rooms that residents could book for hosting guests.

“Part of the concept of co-living is that it’s social. If you want to be alone or a recluse, you won’t move into a building like this,” Zyscovich said. “You will save a lot of money if you are willing to live like this. It’s not a hardship if it’s cool, because everyone wants to have a lifestyle that’s clever and interesting.”

By the numbers

36.5

Acreage of the Margate City Center project by New Urban Communities, with 968 apartments, 100,000 square feet of commercial/retail space and an 80-room hotel.

\$134.6 million

Development budget for Navarro Lowrey’s plan to redevelop West Palm Beach’s former city hall into a 195-room hotel, 265 live/work units, 27,000 square feet of retail, 6,000 to 7,000 square feet of restaurants and a 500-space garage.

238,495

Square footage of the Related Group’s proposed Wynwood 26 project, which would have 174 apartments and 36,300 square feet of retail at 51 N.W. 26th St.

\$48.75 million

Price Ivy Realty paid Terranova Corp. for pair of office buildings at 1674 and 1688 Meridian Ave., with 30,132 and 89,834 square feet, respectively.

Brian Bandell

Senior Reporter

South Florida Business Journal

