

## Bywater, Marigny ‘the next frontier’ for developer

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The former site of the Hubig's Pies factory in New Orleans' Faubourg Marigny neighborhood is where Baker's Row townhouse-style condos are going up. The developer is MK Red, co-founded by Tulane architecture alumnus Michael Bosio. (Photo by Paula Burch Celentano)

Michael Bosio has been drawing homes since he was 12 years old. Now he's 27, with two degrees from the Tulane University [School of Architecture](#) and at work on multi-unit developments in two historic New Orleans riverfront neighborhoods through the real estate design and construction firm he co-founded, MK Red.

He teamed up with his construction partner, Kyle Resmondo, initially to design and build single-family homes in Lakeview. But then some vacant property in the Faubourg Marigny neighborhood caught his eye in the 2400 block of Dauphine Street, the site of the Hubig's Pie factory, which was destroyed by fire in 2012.

Now the eight-unit [Baker's Row](#) townhouse-style condo development is well under way at the location. MK Red has released the first unit for sale, priced at \$649,000, featuring two bedrooms, two and a half bathrooms, 10-foot ceilings and central staircases with 30-foot glass walls.

The exterior blends with the historical context of the neighborhood, but inside, “the modern details start to become more apparent,” Bosio said. “Between my partner and I we do some pretty cool construction work.” They are aided by two other Tulane architecture alumni—designer/graphic coordinator Efren Lopez and mentor John Dalton, licensed architect on MK Red projects.

Bosio, a graduate of the school's [master of sustainable real estate development](#) program, says his Tulane experience has given him “a lot of confidence and a lot of credibility, too. I’m mindful of representing Tulane as well.”

He keeps his Tulane connection by teaching as an adjunct instructor in the school's [real estate minor summer institute](#).

A new development project is on his horizon as well. MK Red has purchased property at [3200 Chartres St.](#) in Bywater for a 16-unit, 35,000 square-foot, mixed-use development with condos, retail spaces and parking.

He hopes to start construction this fall next to the Piety Bridge leading to the new Crescent Park, a 1.4-mile, 20-acre urban linear park connecting the community to the riverfront.

“It’s the next frontier for MK Red,” Bosio said.



The next project for MK Red is a 16-unit condo and retail development in the Bywater neighborhood at 3200 Chartres St. This rendering shows a river view from one of the planned condos. (Rendering from MK Red)

“It brings a lot of credibility to me as an individual, having degrees from Tulane.”

Michael Bosio, co-founder, MK Red