

**TOWN OF**

**MIAMI LAKES**



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# 2011 RUDY BRUNER AWARD PROJECT DATA



# PROJECT DATA

Please answer questions in space provided. Answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

NOTE: This sheet and a selected image will be sent to the Committee in advance.

Project Name Town of Miami Lakes Location Town of Miami Lakes, Florida  
 Owner Town of Miami Lakes, Miami-Dade County  
 Project Use(s) The project is intended for use by residents and visitors as a place to live, work and play.  
 Project Size 6.6 square miles Total Development Cost \$364M  
 Annual Operating Budget (if appropriate) \_\_\_\_\_  
 Date Initiated 1962 Percent Completed by December 1, 2010 100%  
 Project Completion Date (if appropriate) \_\_\_\_\_  
 Attach, if you wish, a list of relevant project dates \_\_\_\_\_

**Application submitted by:**

Name Dorcas Perez Title Grants Administrator  
 Organization Town of Miami Lakes  
 Address 15700 NW 67th Avenue City/State/Zip Miami Lakes, Florida 33014  
 Telephone ( 305 ) 364-6100 ext 225 Fax ( 305 ) 558-8511  
 E-mail perezd@miamilakes-fl.gov Weekend Contact Number (for notification): 305-546-4636

**Perspective Sheets:**

Organization	Name	Telephone/e-mail
Public Agencies <u>Town of Miami Lakes</u>	<u>Alex Rey</u>	<u>305-364-6100 / reya@miamilakes-fl.gov</u>
Architect/Designer _____		
Developer <u>The Graham Companies</u>	<u>Stuart Wyllie</u>	<u>305-817-4044 / stu.wyllie@grahamcos.com</u>
Professional Consultant <u>Weiss Serota Helfman</u>	<u>Kathryn M. Mehaffey, Esq.</u>	<u>954-763-4242 / kmehaffey@wsh-law.com</u>
	<u>Pastoriza Cole &amp; Boniske, P.L.</u>	
Community Group <u>Elderly Affairs Committee</u>	<u>Luis Collazo</u>	<u>305-733-5199 / lcollazo@aol.com</u>

**Other**

Please indicate how you learned of the *Rudy Bruner Award for Urban Excellence*. (Check all that apply).

- Direct Mailing   
  Magazine Announcement   
  Previous Selection Committee member   
  Other (please specify)  
 Professional Organization   
  Previous RBA entrant   
  Online Notice  
 Bruner/Loeb Forum

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Signature  Date 12/10/10

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(1)

# 2011 RUDY BRUNER AWARD PROJECT AT-A-GLANCE



# PROJECT AT-A-GLANCE

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*NOTE: This sheet and a selected image will be sent to the Committee in advance.*

Project Name Town of Miami Lakes

Address 15700 NW 67th Avenue City/State/ZIP Miami Lakes, Florida 33014

1. Give a brief overview of the project.

The town began with a vision – borne of the values of democracy and the American spirit, rich with promise and inspired by possibility – that innovative planning could transform an ordinary landscape into an extraordinary place, that good design could impact the interrelationships between man and the environment, between human beings themselves. Respect for the land is at the core, stemming from a parcel considered swampland which grew into a town, a human space with exceptional quality of life. The town is a model community with an authentic sense of place, with defined character and sustainable neighborhoods, a beacon of how to do things right, a testament to the power of urban design, planning and architecture in shaping social, economic and environmental standards.

Welcome to the Town of Miami Lakes.

The community was planned as an “all-embracing park, arboretum, and bird sanctuary.” Within each residential grouping is a park, one for nearly every 35 homes. A complete town, with environmentally-sensitive design at its core, has a street system that spirals from Main Street, like a nautilus shell, into a mix of single and multifamily housing, commercial-industrial parks, schools, offices, retail, hotels, churches, entertainment space, and recreation areas throughout town. A jewel in the midst of a large metropolitan county plagued with crime, unemployment and poverty, Miami Lakes illustrates precisely how good planning and urban design can create a successful community built to withstand the pressures of surrounding societal ills.

2. Why does the project merit the *Rudy Bruner Award for Urban Excellence*? (You may wish to consider such factors as: effect on the urban environment; innovative or unique approaches to any aspect of project development; new and creative approaches to urban issues; design quality.)

The Town of Miami Lakes is a model of placemaking. The total community concept set precedents in community design. One of the nation's oldest “new towns,” it is a vanguard for its pedestrian-friendly mixed-use developments and open public spaces. Ninety-nine (99) public parks are peppered throughout the town, within walking distance of every resident. Curvilinear streets ease traffic to meander under landscaped shade trees, residential communities are framed around lakes and even industrial areas are camouflaged by small heavily landscaped hills, trees, green spaces and picnic areas.

Hometown innovations abound. Project development included:

- a special taxing district to pay for park upkeep as well as street light and road maintenance;
- a school-park campus, the first in Florida, which allows park land to do double-duty, used by students during school hours and by the public later on;
- buried power and telephone lines to give the community an open, clean look; and
- a nursery to grow trees for planting - in 30 years, some 100,000 trees have been planted, and three vacant parcels serve as the nursery.

Sound design resulted in a place with economic strength, thanks to balanced land use policies and private deed restrictions to keep values high, leading to the third consecutive year the millage was below pre-incorporation levels and this year, homeowners will receive a tax refund check.

The town design draws upon the technical literature in dozens of fields, from landscape ecology to environmental psychology; from transit oriented design to crime prevention through design. Miami Lakes is a real world enduring example of “one of the best contemporary traditional towns in Florida.” The design alone serves the public purposes of housing affordability and mixture, crime prevention, water conservation, natural area protection, energy efficiency, personal mobility and accessibility.

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(1)

# 2011 RUDY BRUNER AWARD PROJECT DESCRIPTION



# PROJECT DESCRIPTION

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1. Describe the underlying values and goals of the project. What, if any, significant trade-offs were required to implement the project?

The underlying values of Miami Lakes are high quality of life driven by design, through residences grouped around lakes and open spaces to create a park-like environment. As described by the late John Ormsbee Simonds, one of the designers, "only in a park-like environment with recreation as a common experience and nature always close at hand can all members of the family find a full measure of delight and satisfaction in their daily lives. This, after all, is the purpose and the promise of the new town."

Reverence for nature is paramount for a place which was once pastureland. To honor this heritage, the town celebrates agriculture, green space and the simple pleasures of communal life. Emerald and sapphire necklaces, parks and lakes strung together throughout town, conserve sustainable infrastructure, and serve as reminders of the standards we hold dear: a friendly, peaceful, safe, and beautiful town whose residents and business leaders take pride in where they live, work and play.

Economic competitiveness is another goal realized through consistent and timely access to employment centers, educational opportunities, and other services needed by workers, as well as expanded business access to markets. Current data shows 44% of residents commute within 25 minutes to work and 16% work within the town. The Town Center has become a social focal point frequently hosting art, music and craft shows, festivals and holiday events.

There were no significant trade-offs associated with project implementation. There will be challenges ahead as the town fully matures as an incorporated town within a major metropolitan area. The Comprehensive Plan is intended to serve as the "road map" for maintaining the community vision.

2. Briefly describe the project's urban context. How has the project impacted the local community? Who does the project serve? How many people are served by the project?

The urban cluster, 6.6 square miles in northwest Miami-Dade County, bordered by an airport, an interstate highway, and a state road, is home to low-density single-family homes and medium-density, multi-family residences include rental apartments, townhomes and condominiums interspersed through the new town. There are schools, neighborhood shopping centers, and one of leading industrial complexes in the region.

Within the town, crime is low, poverty is low, unemployment is low, property values are stable, education is solid, volunteerism is high, and hometown pride is great. In stark contrast, Miami-Dade County is the 6th most dangerous metropolitan area in the country, with an unemployment rate of 15% and in some areas as high as 20%, and a poverty level of 16.4% percent, higher than the national poverty rate of 13.3%. A three-year Gallup study found that residents' love and passion for their community may be a leading indicator for local economic growth. Funded by the John S. and James L. Knight Foundation, the study assessed the connection between local economic growth and residents' emotional bond to a place. The study found that cities with the highest levels of resident attachment had the highest GDP growth rate over time. Quality-of-life elements - social offerings, openness, and aesthetics — consistently rated higher than the economy, job availability, or basic services. The town is home to over 22,000 residents, some 11,000 workers are employed in the workforce centers, and visitors from near and far, as evidenced by use of the park system, oft-used by county neighbors.

Miami Lakes is a community of fine neighborhoods, shopping areas, business parks, and recreational facilities in a not-so-fine part of the Miami metropolitan area. It has withstood the blight around it thanks to a good master plan which features 22 lakes, with neighborhoods wrapped around them, parks and beaches along them, and scenic views across them from passing roadways. At its heart is a town center with courtyards, fountains sidewalk cafes, apartments, set above shops, corporate offices on the periphery, and a theatre and 4-star hotel anchoring Main Street. It is an urban and urbane place in the suburbs. Miami Lakes comes as close to being self-contained as any development, having more jobs than resident workers and its own public schools, public library, police and fire stations, and convenience and neighborhoods shopping centers.

## PROJECT DESCRIPTION (CONT'D)

3. Describe the key elements of the development process, including community participation where appropriate.

Lester Collins, a nationally known landscape architect, prepared the Master Plan for the 3,000-acre tract. Collins envisioned an integrated planned community, including residential, commercial, industrial, and mixed uses. His vision has been recognized as one of the best examples of community master planning in the nation. Urban planners nationwide have consistently praised Miami Lakes' Master Plan for its winding streets, lush landscaping, generous parks, freshwater lakes, peaceful cul-de-sacs and controlled mixed use and exclusive business parks. The grand opening occurred in 1962. The Master Plan featured a 90-acre Town Center site with a central "Main Street" and the signature "nautilus" design of ever-widening curvilinear streets emanating from the Town Center. To ensure maintenance of high quality development standards, the residential and commercial lands within the original Master Plan were placed under private deed restrictions.

In the 1980s, the first two phases of the Town Center were constructed, Business Park east was nearly built out, and the residential neighborhoods within the four main sections of the master plan area were completed. It is a great place to live and work; there are apartments above the retail shops on Main Street and two-to-four-story office buildings and apartments within walking distance to many commercial/retail businesses. The developers and their families live in town.

4. Describe the financing of the project. Please include all funding sources and square foot costs where applicable.

The financing for the original development of Miami Lakes was private, however concurrent with the approvals came the establishment of special taxing districts to ensure the maintenance and level of services remain consistent with the vision of the Town concept, and the community does not get lost in the crowd among the competing needs of the larger Miami-Dade County metropolitan area.

Today, it is this that proved to be key to the most striking indicator you have entered the Town; the tree canopy throughout. Left to fend for itself for limited resources in the larger pot of Miami-Dade County, the mature canopy that exists today would not be present.

Post incorporation, the special taxing districts were absorbed into a municipal millage rate and the funds continue to be used to improve service delivery and enhance the aesthetics of the Town.

5. Is the project unique and/or does it address significant urban issues? Is the model adaptable to other urban settings?

Forty-eight years after the master plan and development began, there is a viable, livable community that did things right. Because of design, we were able to control urban issues. Because of design, pitfalls were mitigated from the inception. Because of design, we don't need to be reactive. Because of design, there is a mixed-use community that is a model, with cohesive community, strong tax base and economy, and a superb quality of life.

There are lots of ground-breaking ideas involved, such as the first "cluster" planning of homes in America, where mixed types of residential units are grouped around lakes, parks, recreation areas and preserved open spaces; a pedestrian-oriented Town Center; neo-traditional town planning, trendy now but revolutionary in 1962; and land use planning that preserved over 800 acres of open space and water within a five-square-mile area. Best land use practices include job-housing balance, mixed uses including civic, higher density near commercial centers and parks, subdivisions with well defined centers and edges, concentrated commercial development in compact centers and tamed auto-oriented land uses separate from pedestrian oriented uses.

Often, credit is due for counteracting negative issues. In this case, credit is appropriate for the forethought that imagined decades of potential circumstances and planned around them, resulting in a refreshingly healthy place. Like the paths that flow like a nautilus through the town, the lesson learned is creating a harmonious nexus of uses, emanating from a center, interdependent and supportive of one another, and always, holistically, connected.

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2011  
RUDY BRUNER AWARD  
DEVELOPER  
PERSPECTIVE



## DEVELOPER PERSPECTIVE

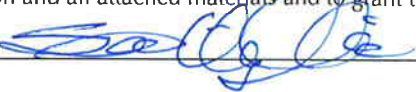
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This sheet is to be filled out by the person who took primary responsibility for project financing or is a representative of the group which did.

Name	Stuart Wyllie	Title	President and CEO
Organization	The Graham Companies	Telephone ( 305 )	817-4044
Address	6843 Main Street	City/State/ZIP	33014
Fax ( 305 )	557-0313	E-mail	stu.wyllie@grahamcos.com

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Signature



Date 12/9/10

1. What role did you or your company play in the development of this project? Describe the scope of involvement.

Miami Lakes was the vision of William A Graham who decided in 1962 to create a New Town from his family's Dairy Farm in Northwest Miami Dade County. He assembled approximately 3,000 acres of land owned mostly by family members and hired Lester Collins, a noted Land Planner, to create the Master Plan that we continue to follow to this day. The plan created was unique for 1962 but has proven over time to accomplish the objective to create a place where people can live, work, and play. Unlike most developers who sell and move on, we have continued to own and manage our multi-family, commercial and hospitality properties and maintain the control we feel protects long term value.

2. What trade-offs or compromises were required during the development of the project?

As in all developments, there is always a struggle between the income associated with high density and the aesthetics and function of less density. We feel that we have found a healthy balance between an economically viable community and a place where people want to live, work, and play. Another issue was the time it has taken to complete the development. When we started in 1962 the total build out was forecasted to be ten years, now forty eight years later we estimate another eight to ten years to complete. This delayed build out has permitted us to bring product to the market during periods of growth and to hold off during downturns.

3. How was the project financed? What, if any, innovative means of financing were used?

Initially all land owners agreed to pass ownership of their land to the company as the company needed it via a lease/option to buy agreement. This program provided the company with control of the development land without necessitating the expense of an outright purchase. All land parcels were priced the same, regardless of the Master Plan's intended use. In more recent years given our low land basis we have been able to pledge the raw land as collateral and borrow the funds needed for development. Once the development is completed and the properties are stabilized long term loans with Life Insurance Companies and other long term lenders have been used.

4. What do you consider to be the most and least successful aspects of the project?

The most successful aspect of the project would be the integration of uses. To the surprise of many, industrial buildings separated by a landscaped berm share a property line with single family homes, estate homes lie adjacent to modest town homes and on Main Street we have residential units over retail with office and professional buildings nearby creating a pedestrian friendly atmosphere and gathering place.

We have struggled to reach the critical mass for Main Street, the retail component of our Town Center. While the smaller retailers come and go, it is difficult to attract the quality of retail tenant we would prefer.

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2011  
RUDY BRUNER AWARD  
PROFESSIONAL  
CONSULTANT  
PERSPECTIVE



# PROFESSIONAL CONSULTANT PERSPECTIVE

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This sheet is to be filled out by a professional who worked as a consultant on the project providing services other than physical design or planning (e.g., legal services).

Name	Kathryn M. Mehaffey, Esq.	Title	Deputy Town Attorney
Organization	Weiss Serota Helfman Pastoriza Cole & Boniske, P.L.	Telephone	( 954 ) 763-4242
Address	200 East Broward Blvd, Suite 1900	City/State/ZIP	Ft. Lauderdale, FL 33301
Fax	( 954 ) 764-7770	E-mail	kmeahaffey@wsh-law.com

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Signature Kathryn M. Mehaffey Date 12/10/10

1. What role did you or your organization play in the development of this project?

Evolving from its 1960's master-planned community development plan, the Town of Miami Lakes was incorporated in December 2000 and has blossomed into the Miami suburb known for its small-town personalization of services and community and lush green canopy and lake water fronts. Our firm has been closely involved with the community even prior to its incorporation. Firm members, Richard Weiss and Nina Boniske worked with community leaders to develop their original charter and complete incorporation and we have provided the Town's municipal legal services ever since. Town development and municipal service growth have been focused throughout the Town's life, both pre- and post-incorporation, on maintaining the small-town sense of community while providing increasing services to an ever diversifying population.

2. Describe the project's impact on its community. Please be as specific as possible.

The development of the Town, from its inception, with the long range planning goals and eventual incorporation, has had a tremendous impact on the community. The Town is known for its tight-knit community atmosphere and well developed and highly valued history. Community leaders continue to demonstrate a sense of purpose as they move forward always with the goal of further enhancing the master vision. Town development and municipal service growth have been focused throughout the Town's life, both pre- and post-incorporation, on maintaining the small-town atmosphere while providing increasing services that address modern needs in a community focused manner. The Town was developed originally with a phenomenal toddler and pocket park system. Since incorporation, the Town has continued to foster and improve that system and to broaden the activities available on both the neighborhood and Town-wide level. The Town was built according to the original master plan, with a number of lakes, each fostering a tight knit community which is part of the bigger whole as all share superb access to the recreational amenities and commercial activity hubs.

## PROFESSIONAL CONSULTANT PERSPECTIVE (CONT'D)

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### 3. How might this project be instructive to others in your profession?

This Town was master planned with a long range development vision of not just the physical land components, but the long term needs of its developing residential population. It provides living facilities for a broad range of lifestyles and incomes, community focused commercial and recreational facilities and industrial and business areas designed for easy access to transportation systems as well as proximity to the workforce without imposing on the residential communities. A family can, and many do, truly live, work and play all in the same seven square miles. The forethought to address all the needs of the community rather than just some of them, has developed a sustainable community that thrives with its own very strong, independent identity in spite of being smack in the middle of the largest metropolitan area in the state.

### 4. What do you consider to be the most and least successful aspects of this project?

The master plan most successfully addressed the creation and preservation of the sense of community and the physical integrity of the Town. The master plan created a Town which will, despite all the physical development pressures from around it, never lose its sense of identity. The physical land development plan created an indestructible physical parameter. The sense of place one encounters when you enter the boundaries of the Town of Miami Lakes is very physically identifiable.

The issue struggled with most results from a local highway scenario which has just surfaced. While the master plan adequately accommodated the majority of traffic, both local and from the surrounding jurisdictions, issues are potentially arising related to an unanticipated highway access point which the State would like to put in. However, the fundamental integrity of the master planned area will not be impacted so much as the areas to the west of the planned community. The fact that, in the over 40 years since its initial beginnings, there have been no other major issues, is testament to the long range vision that went into the plan's design as well as the significant understanding the designers had of the long term development pressures which would impact the Town.

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2011  
RUDY BRUNER AWARD  
PUBLIC AGENCY  
PERSPECTIVE



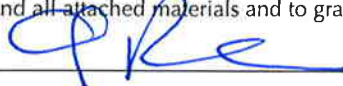
# PUBLIC AGENCY PERSPECTIVE

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This sheet is to be filled out by a staff representative of a public agency directly involved in the financing, design review, or public approvals that affected this project.

Name	Alex Rey	Title	Town Manager
Organization	Town of Miami Lakes	Telephone	( 305 )
Address	15700 NW 67 Avenue	City/State/ZIP	Miami Lakes, Florida 33014
Fax	( 305 ) 558-8511	E-mail	reya@miamilakes-fl.gov

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Signature		Date	12/10/10
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1. What role did your agency play in the development of this project? Describe any requirements made of this project by your agency (e.g., zoning, public participation, public benefits, impact statements).

Originally, it was the precursor to the State Department of Community Affairs in conjunction with Dade County that were the lead agencies involved with the Town development. Through the use of the original County Comprehensive Plan (the first of its kind) and some of the early versions of the State Comprehensive Plan to work with developers on a the very new concept of a Planned Unit Development to be in place at time of impact to insure adequate amount of public infrastructure. Fast forward to the late 1990's residents of this new Town recognizing themselves as a community of common interest sought designation as their own district municipality. The incorporation process was established and regulated by Miami-Dade County who, through a lengthy public participation process, evaluated fiscal viability and service delivery alternatives for the proposal resulting in the recommendation of expanding municipal boundaries to include additional land area into the boundaries. This provided additional balance to the community and additional room for future expansion and helped to balance the fiscal impact of the incorporation to the counties bottom line. Some of those requirements of the County included contracting with the County for police services, continuing with County Fire and Solid Waste services in perpetuity have enabled to the Town to focus on direct service provision to residents, maintain low taxes and run efficiently.

2. How was this project intended to benefit your city? What trade-offs and compromises were required to implement the project? How did your agency participate in making them?

Miami-Dade County facilitated the incorporation process, allowing residents to achieve their end through a democratic, balanced incorporation process that was driven by the urban design of the community that fostered this cohesion and has provided for a successful business model as a functional livable community that is fiscally viable and continues to establish even more civic uses and activities for residents.

## PUBLIC AGENCY PERSPECTIVE (CONT'D)

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3. Describe the project's impact on your city. Please be as specific as possible.

The project's impact is astounding in many respects. The translation of a vision into a tangible, exceptional quality of life for tens of thousands of residents, coupled with a vibrant economic picture and innumerable recreational opportunities a stone's throw from home has come to fruition. On a daily basis, people live, work and play in the real-life manifestation of the plan-on-paper, of an inspired concept realized into a real place.

On a broader level, the composites of individuals with a positive quality of life becomes a cohesive, healthy community, functioning as a whole that makes a positive contribution to the environment.

To wit, the town has a host of volunteer committees, which function almost as municipal departments, impacting town life through programs and activities, resulting in "A" schools and designations as Communities for a Lifetime (Florida Department of Elderly Affairs, 2009), Playful City USA and Tree City USA.

4. Did this project result in new models of public/private partnerships? Are there aspects of this project that would be instructive to agencies like yours in other cities?

Public-private partnerships evolved between a master developer, the town and the county. As opposed to building and leaving, the developer has remained, investing in the concept they created and staying true to the dream they offered others who put down roots in the town. To other cities the Town offers a concept of mixed balance uses that allows for the effective provision of municipal services and a minimal tax burden through good design.

Prior to incorporation, a Community Council was established to consider zoning decisions, forging a local ownership in the process. Active community members took part in the Community Councils and helped shape the future of the town; since incorporation, several of those participants have become elected officials, including Mayor Michael Pizzi.

5. What do you consider to be the most and least successful aspects of this project?

The most successful aspect of the project is the livability - the ability to live, work and play in one place.

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2011  
RUDY BRUNER AWARD  
COMMUNITY  
REPRESENTATIVE  
PERSPECTIVE



# COMMUNITY REPRESENTATIVE PERSPECTIVE

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This sheet is to be filled out by someone who was involved, or who represents an organization that was involved, in helping the project respond to neighborhood issues.

Name	Luis E. Collazo	Title	Chairman
Organization	Elderly Affairs Committee	Telephone ( 305 )	733-5199
Address	15485 Miami Lakeway North, Unit 104	City/State/ZIP	Miami akes, FL 33014
Fax ( 305 )	883-4760	E-mail	lcollazo@aol.com

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Signature		Date	12-09-2010
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1. How did you, or the organization you represent, become involved in this project? What role did you play?

As an active volunteer in the community, and Chair of the Elderly Affairs Committee, I see firsthand the way the project impacts quality of life for residents of the community. This project allows for tens of thousands of residents to enjoy the realization of a vision to have a total community where people can live, work and play. The town is heavily dependent on community support and involvement and communal life is a collaborative effort.

2. From the community's point of view, what were the major issues concerning this project?

Major issues are how the design of the town, with the mix of uses and plentiful parks space, create a livable place where people want to live, work and play. Because the infrastructure is available, we work together to create programs for the enjoyment of residents and visitors to the area.

## COMMUNITY REPRESENTATIVE PERSPECTIVE (CONT'D)

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3. Has this project made the community a better place to live or work? If so, how?

As a resident, I can attest that the community is a great place to live and work. The mix of uses affords the ability to earn a living while enjoying the fruits of our labor, especially given the plentiful parks spaces throughout.

Quality of life is great - there is low crime, high community spirit, lots of activities and options for recreation.

4. Would you change anything about this project or the development process you went through?

As an active volunteer committee, we bring important supplemental programs and activities to the town that better community life.

A tropical scene with a wooden swing set on a lawn, a large tree, and a swimming pool in the background. The image is slightly faded, and the text is overlaid in bold black letters.

**LIVE**

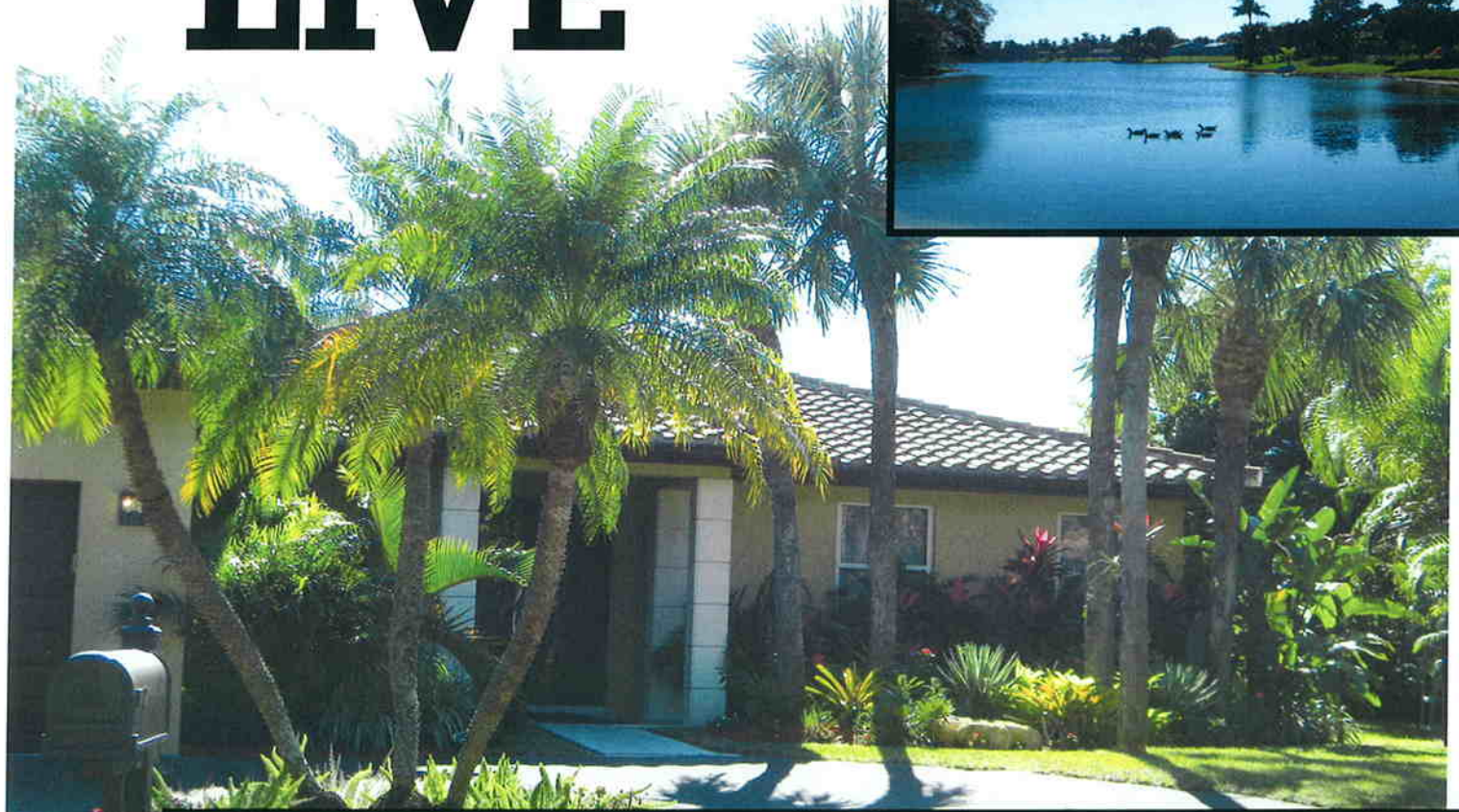
**WORK**

**PLAY**

# MIAMI LAKES

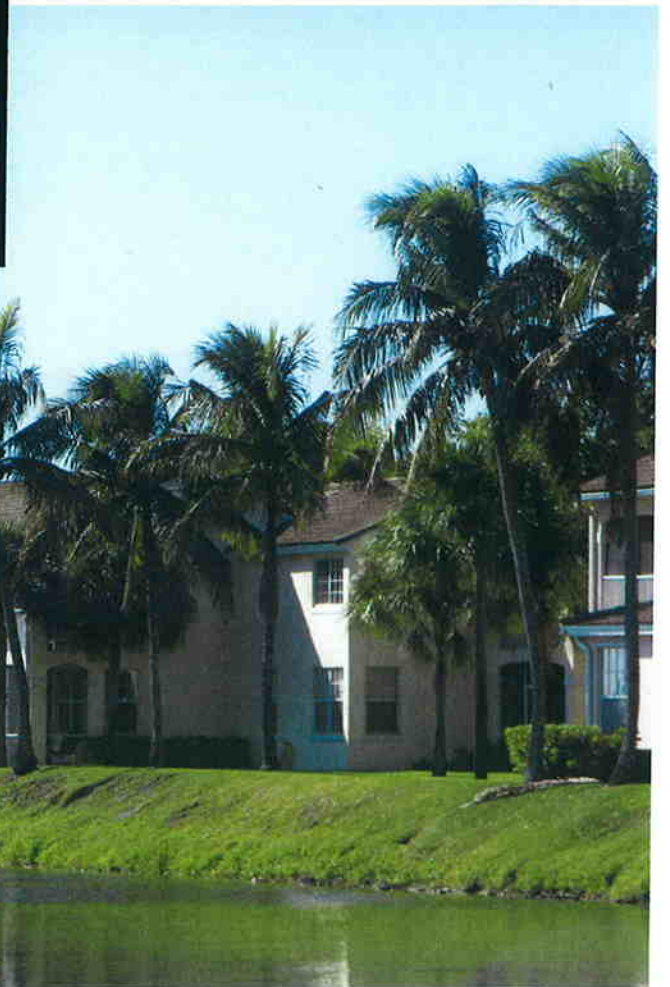


# LIVE

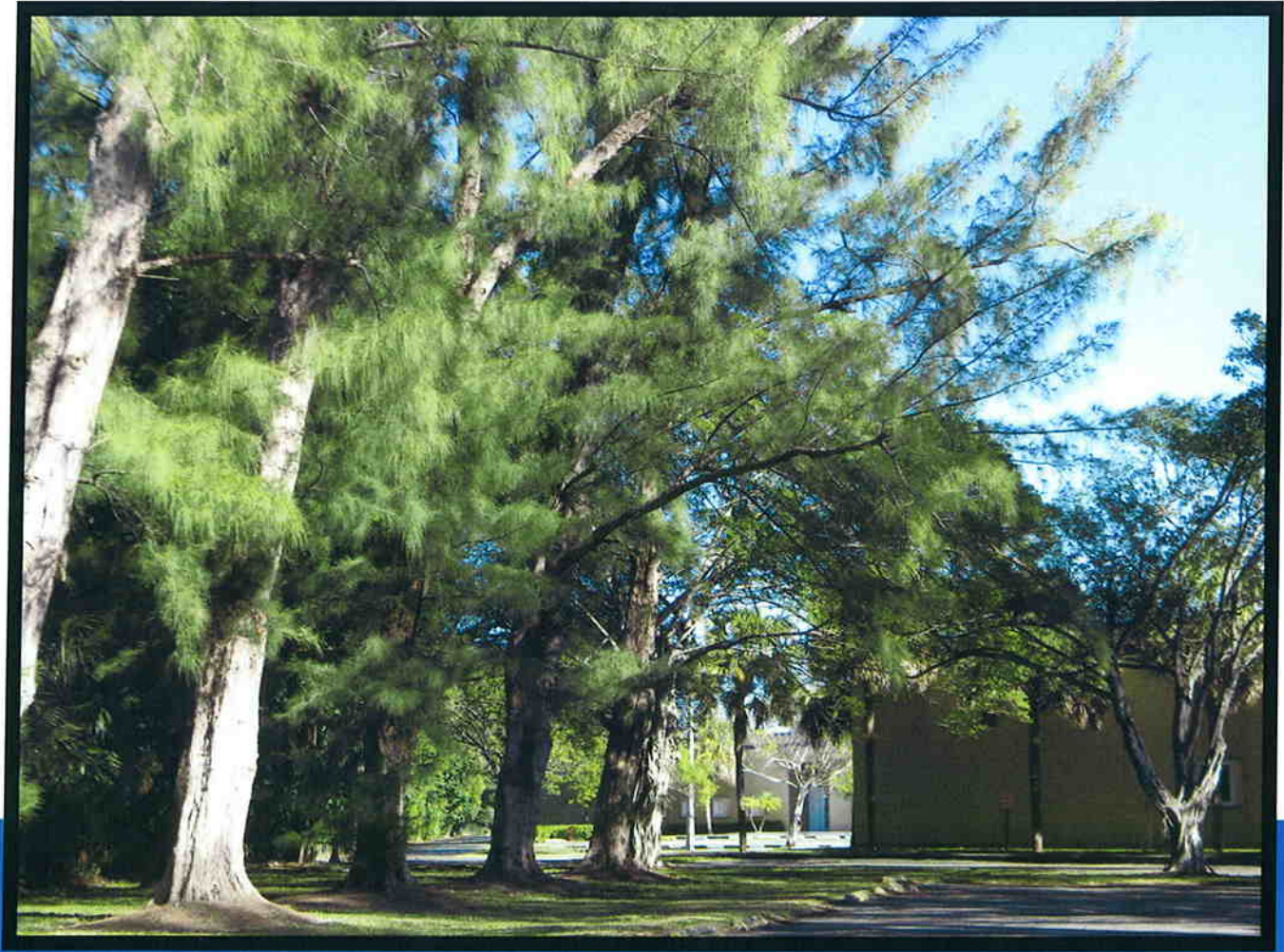


Apartments atop shops on Main Street

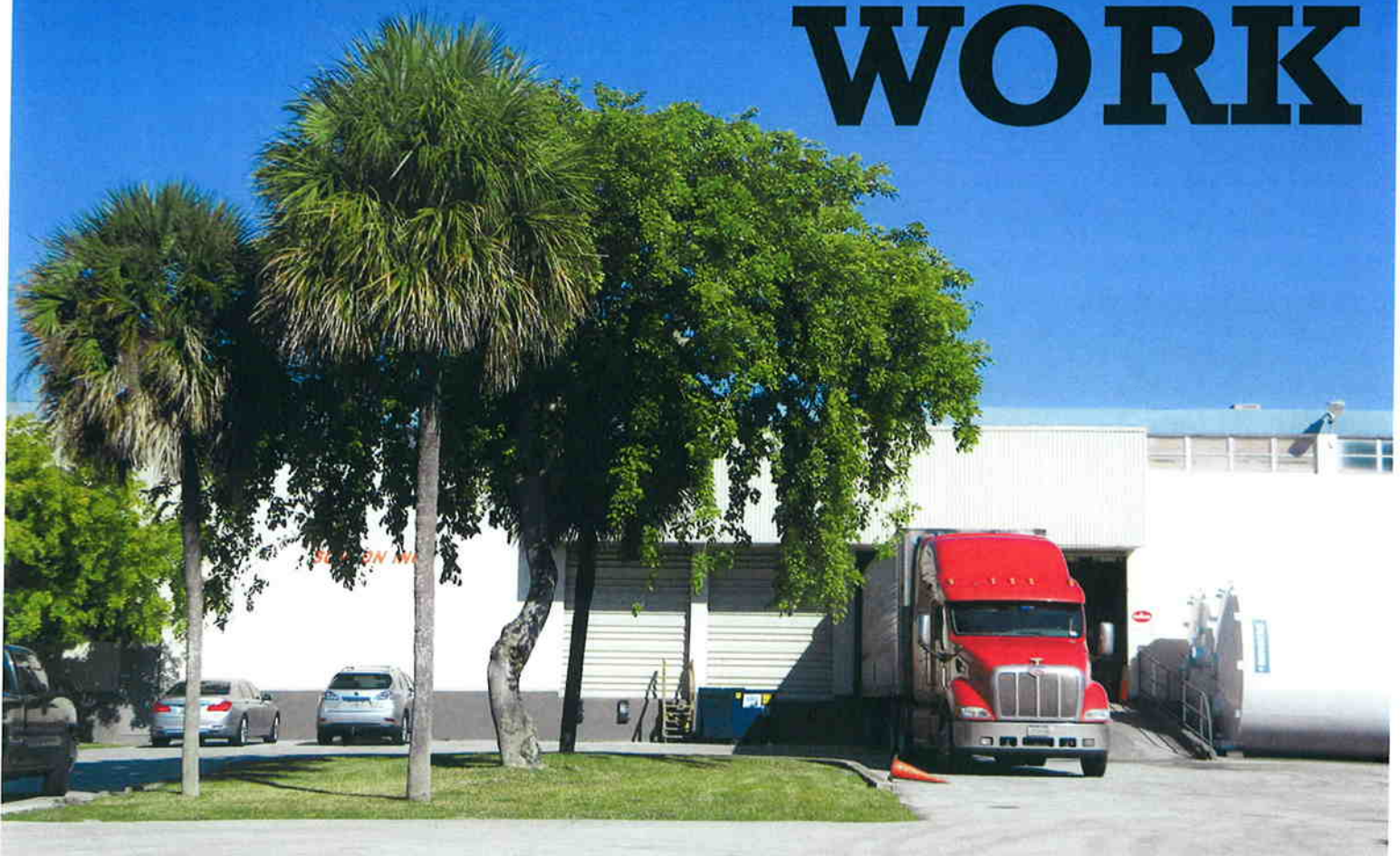








**WORK**





**Landscaped berms camouflage an industrial park, fostering peaceful coexistence between residents and businesses.**

# PLAY





There is a park everywhere you look...









# PARKS & RECREATION

OFFICIAL PUBLICATION OF THE NATIONAL RECREATION & PARK ASSOCIATION • October, 1970



NEW TOWNS IN AMERICA — ENHANCEMENT OF THE ENVIRONMENTAL QUALITY

# P & R

## editorial

## New Towns- A Boon to the Quality of Life

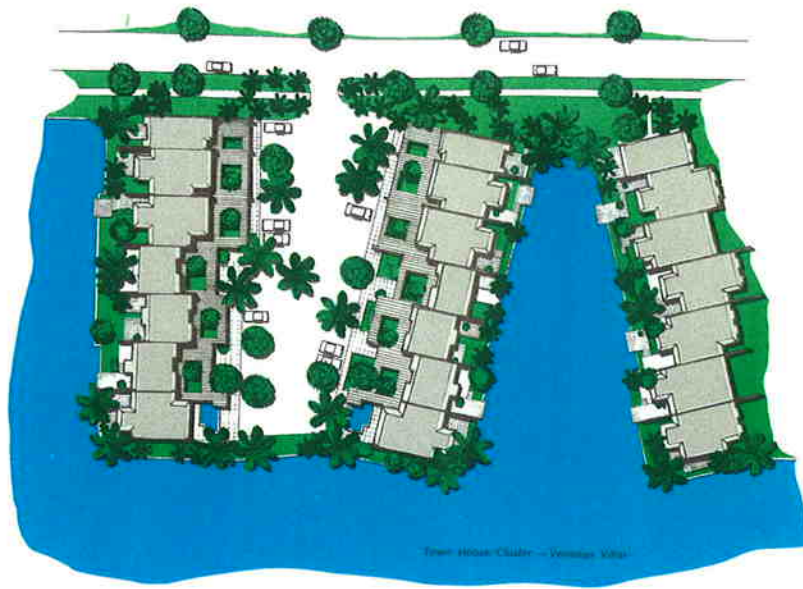
**T**HE ORGANIZATION AND BUILDING of new towns is now receiving fresh emphasis and consideration as a viable means of improving the quality of life for literally millions of the nation's citizens. Federal agencies, including the Departments of Housing and Urban Development; Health, Education, and Welfare; Interior; and Agriculture are admirably sharing the mantle of leadership and finance with private enterprise to inject new vigor and productivity into the growing nationwide program of new town development.

NRPA is gratified to note that the leisure needs of prospective residents are a primary concern of the design and planning experts involved in the creation of new towns. It is heartwarming to observe that many developers now set aside 25 percent or more of the total public land within new towns for open space and the development of park and recreation areas and facilities. The successes experienced in the development of new communities such as Crofton and Columbia, Maryland; Reston, Virginia; Litchfield Park, Arizona; and Miami Lakes, Florida, can be directly related to the fact that park and recreation facilities have been planned as an integral part of the services these towns provide their residents. These are important beginning steps by government and private enterprise as they seek to provide a quality of life more conducive to the health and welfare of the new town citizen. But more needs to be done.

Government agencies should substantially increase their support of the private developer striving to make the new town concept work. It is important, too, that governments require developers to meet each area's environmental quality control standards. The positive effects and contributions that new towns can make in the nation's efforts to resolve national problems such as disproportionate population density in towns and cities, as well as the social, economic, and ethnic crises that continue to cripple the nation, cannot be underestimated.

NRPA commends private enterprise and federal, state, and local government jurisdictions for their coordinated efforts to restore a balanced community structure and optimum life style through the support and development of new towns. However, there is a need for even greater effort. Park and recreation services can no longer be perceived as a token amenity. Park and recreation facilities and programs administered by quality leadership are essential ingredients in the system of balanced living.

New Towns, U.S.A., can revitalize our nation — provided the balanced and quality factors, including parks and recreation, are approximately distributed in quantity and with quality.



# Miami Lakes new town

by John O. Simonds

It is generally conceded that Sir Ebenezer Howard was the father of the new town movement. A great English sociologist, he became concerned with the crowded and distressing conditions in the British industrial cities and proposed that town and country must be married. Out of the union, he prophesied, "would spring a new life, a new hope, a new civilization." He conceived of a better mode of living in spaced-out "garden cities." Here, he reasoned, homes and factories could be planned together in such a way that men could live close to their work, children would walk in safety to their schools, and each family could have its own plot of ground for a garden.

By the early 1930's a team of American planners had

adapted Howard's theories to provide a new type of community which was designed particularly for the automobile era. These men, led by Henry Wright and Clarence Stein, produced the plans for Radburn, New Jersey, a highly successful community which was to establish precedents for most new towns built since. A distinguishing feature of Radburn is that cars and service vehicles circulate on the outside and in zones separated from the living and pedestrian areas. Homes and apartments are grouped with entrances, garages, and service areas oriented to approach drives and to parking courts, while living and sleeping areas are faced inward toward lawns, play areas, and gardens. Vehicular traffic thus moves much more freely and safely than in the conventional American grid patterns, while homes and community life are focused on pleasant open spaces instead of busy city streets.

The American new town plans were in turn to serve as models for those to be built in England, Scandinavia, and later all of Europe after World War II. As a result of the massive wartime destruction, Europeans were faced with the need to provide both housing and employment centers for a large percentage of the population. Since 1945, 30 or more new towns have been planned and brought into construction in Great Britain and Scandinavia alone. Most of these new communities are located well outside of urban areas. All received heavy governmental subsidies and were subject to strong centralized design and management controls.

The more recent new towns of the United States have been built in response to burgeoning population expansion

## OWNER/DEVELOPER

Sengra Development Corporation  
William Graham, Chairman  
Floyd Luckey, President  
Bill Bird, Vice President

## URBAN and LAND PLANNING

Collins, Simonds and Simonds  
Landscape Architects—Planners  
Miami Lakes, Pittsburgh, and Washington



*Master Plan: Miami Lakes New Town*

and to relieve the crushing strain on the over-burdened urban centers where two-thirds of the nation's people are now concentrated. They have been devised as a logical and hopeful answer to the common malaise of urban sprawl caused by the spread of single family homes dotted for mile on mile without relief across the countryside. They have been built in the main as unified components of urbanized metropolitan areas. They have been developed with private capital and thus with much greater freedom and flexibility in their planning.

Miami Lakes, the first such new town to be built in Florida, is an outstanding example of the American approach.

### **A Large and Unified Community**

Most city living rubs people the wrong way. They are disturbed at the increasing distances between home and work, home and school and home and shopping or recreation areas. They are dismayed at traffic snarls, noise, and fumes. They are alarmed at the dangers of having their children cross busy vehicular traffic ways. They see too much of concrete and asphalt, and too little of foliage, fields, or nature. They long for a more rewarding place in which to live and raise their families.

William Graham and Floyd Luckey, the developers of Miami Lakes, set out some eight years ago to build such a place. They are still hard at work converting five square miles of pasture land into a new type of Florida community in which schools, shopping, recreation, and employment

centers are all planned together in a compact residential park. It has been their vision to create from scratch a new kind of Florida living environment that preserves and expresses the best qualities of their native everglades. By the adaption of fresh water lakes, the shaping of palmetto hammocks, and the generous use of indigenous plantings they have captured the feeling of the glades to a remarkable degree.

### **Response to Regional Needs**

The sunshine, water, and other attractions of Dade County, Florida, will draw a million or more new residents within the next 15 to 20 years — to double its present population. The problems of housing this multitude are, and will be, immense. Construction on a lot by lot, or parcel by parcel, basis is unthinkable since it could only extend the vast expanse of homes and apartments crowded haunch to haunch along the local streets. A far better approach to housing is the grouping of medium density housing clusters around courts, park and recreation spaces, or water bodies. New, self-contained, and fully planned communities such as Miami Lakes are the promise of the future, not only in Florida, but wherever population growth is concentrated.

With an increasing demand in South Florida for new plant sites, and to provide employment for the citizens, an industrial park has been planned into the new town. Here on an attractive campus some 3,500 persons are at work. An additional section to the west of the expressway is to be devoted to a research and business office center.

### Relates to the Metropolitan Framework

Miami Lakes is situated at the center of the largest growth area of southern Florida. It was located strategically in relation to projected highways and transit routes. Through many and continuing sessions with state and county agencies its development has been carefully coordinated with that of the entire metropolitan area of which it forms a part. Great credit is due the local government officials and department heads who have considered the new community a working laboratory as well as an important regional component and asset.

Although the residents have their own special life within their new town they are within easy reach of the universities, offices, beaches, sports events, symphony, and other attractions of the Greater Miami area.

### Developing from a Comprehensive Master Plan

An essential feature of all new towns is that they take their form, stage by stage, from an overall plan which determines from the start the diagrammatic patterns of traffic movement and land use.

Traffic studies determine the location of the community entranceways or portals, the distribution roads and cul-de-sacs, loops, motor courts, and local frontage streets. A distinguishing feature of the Miami Lakes plan is the

great spiral "lakeway" which sweeps all traffic inward along a lineal scenic park route as it moves to and around the site of the future town center.

Residential, school, church, shopping, work, and recreation areas of proper size and shape are planned in the best possible relationship to each other, to the total site, and to the trafficways which serve them.

A master plan must be considered both a commitment and a guideline. It must give the residents assurance that growth will be orderly and in accordance with established limitations of land use and density. It should however be kept sufficiently flexible in detail to permit each area as it develops to reflect improved techniques of construction, new standards of environmental quality, and emerging theories of land planning.

### Provides a Wide Variety of Housing Types

Having established a base of single family housing designed for a wide range of modest to "luxury" incomes, the developers have moved into the town house, villa, and garden apartment market. In forthcoming stages the new town construction will feature a predominance of apartments grouped about the lakes, golf courses, parks, and neighborhood centers. Several high-rise towers will be clustered within 1,500 feet of the town center for maximum convenience and to provide a resident clientele



*Venetian Villas — A Typical Neighborhood*

for its restaurants, theaters, and shops. Some dwellings will thus be hived in towers or tiers as part of a vibrant urban scene, while others will be spaced out individually in a grove or water setting.

Construction within the new town is accomplished by the Sengra Development Corporation except that limited tracts of improved land are leased or sold to other developers. All dwellings are subject to strict design and planning restrictions and to review by an architectural board. Each housing grouping is studied as an entity to provide unified compounds of well-related and distinctive homes.

### Accepts and Accommodates the Automobile

Contemporary families have a predilection for and are dependent upon their cars and want to park them as closely as possible to the doorways of their homes. The automobile and delivery and service trucks are simply facts of life. To ignore them as major planning factors would be as pointless as to let them overrun the entire community.

In Miami Lakes the familiar urban grid layout of streets has disappeared. The plan provides instead a hierarchy of vehicular corridors — from freeway to controlled access parkway to private frontage streets. Traffic moves freely around the outside of each neighborhood with access loops and cul-de-sacs penetrating inward to the parking bays and courts. Cross-community travel is discouraged by the circuitous roadway alignment. T-intersections replace the more hazardous X street crossings. Safety has been so well considered that in its eight years of existence traffic accidents have been a rarity.

Travel by automobile is considered a form of daily recreation and great care has been taken to provide pleasantly curving drives and shaded streets with countless views enframed across the parks and water. In the more recently completed residential areas even the parking bays and courts have been developed as motor gardens where cars are parked beneath a canopy of foliage and between colorful planting beds.

### Developed on a PUD Basis

Miami Lakes was an early forerunner of the now familiar PUD, or Planned Unit Development, approach to land planning. In essence, this meant that rather than being first subdivided into single lots or building parcels, the land was divided into study units of 10 or more acres. Within these larger units, buildings, streets, and water bodies were arranged freely on a "performance basis" to achieve the most pleasant and workable relationships. Only after thorough study by comparative analysis was the favored scheme selected and the parcel lines finally fixed.

It is to be noted that the County Departments were kept closely involved in all aspects of the land and traffic planning and were quick to encourage or suggest new and helpful procedures. Perhaps the greatest single lesson to be learned in the planning process was the benefit of full and continuing cooperation with planning, zoning, school, park, and recreation officials.

### New Forms of Cluster Housing Created

Some of the first "cluster" planning of homes in America appeared in Miami Lakes. New techniques of grouping single family and apartment units around lakes, recreation areas, and garden-like courts and plazas are constantly under study. Wherever possible the amount of land surrounding the buildings has been reduced and allocated instead to the blue and green of lakes and open space.

The new town center and even the newer areas of the industrial park campus are being planned on this advanced basis.

### People and Their Needs Considered

In new town planning the needs of the citizens who will live there must have top priority. Not only must all amenities be planned into the scheme of things but they must be placed in the best possible relationship to the people who will use them.

In Miami Lakes, two levels of facilities are being provided. Those which will serve the entire community — such as the town center, junior and senior high schools, the inn, country club, convention center, and the industrial park — are each placed on their own spacious campus easily accessible by car along the interconnecting lakeway.

Those which will be used by the residents on a neighborhood basis are placed in close proximity to the homes and within easy reach by safe and pleasant pedestrian walkways, bicycle paths, or by automobile along local streets. Each neighborhood will have its convenience center where one can find a well-stocked grocery, hardware, or drugstore; keep a dental appointment; have a ballet lesson; or linger over a sundae. Churches, theaters, meeting rooms, and fire halls too are considered important elements of each neighborhood plan.

Community activities are encouraged at Miami Lakes where a chatty newspaper is published each month with social calendars and schedules on special events. These include golf tournaments, playhouse performances, barbecues, adult education classes, art festivals, and even an annual fishing contest for the very young. In addition, a continuing series of lectures, parties, and meetings is scheduled at the town inn and conference center.

"We are trying to provide for our people," says Sengra President, Floyd Luckey, "all those big and little features that make for the good full life."

### Recreation Is a Way of Life

Recreation is built-in. From the beginning the entire community was planned as an all-embracing park, arboretum, and bird sanctuary. Drives and residential clusters were designed around a series of lakes and waterways. The smaller finger lakes are reserved for dinghies and small sailboats, while larger sailing craft are accommodated on the major lake.

Recreation starts at home. Privacy for gathering with family and friends is considered so essential that interior courts, secluded balconies, or screened patios are generally



*Each area has a multi-fingered lake, thereby giving residents private moorings for their sailing craft and sandy beach areas for swimming, bathing, and outdoor cooking.*

provided, as are small individual garden spots for each home or villa. Water is always close at hand and the fresh lake breeze and sound of lapping water are a delightful community feature.

Within each residential grouping are small recreation spaces or mini-parks, which include beach areas, swimming pools, shelters, game courts, play areas, and seating at the waters' edge or in the shade of an overhanging tree.

In cooperative planning with the County Park and Recreation Department a 15-acre community park site was set aside together with a series of residential parklets and scenic parkways or greenways. The County Board of Education joined the team to help locate the schools and to participate in the planning of the first school-park campus in Florida. Here, in conjunction with a new junior-senior high school and an elementary school unit, a complete educational and recreation program will be operated on a full-time, year-round basis. Multiple use of the parking and recreation areas and specially designed school building wings will provide a varied and expanded program at substantial tax savings. Lighted ball fields and courts, for example, will be available not only for school use but also for community-wide nonschool recreation as well. The park with its lake frontage and boat slips will provide a unique opportunity for school instruction in boating, sailing, and water safety.

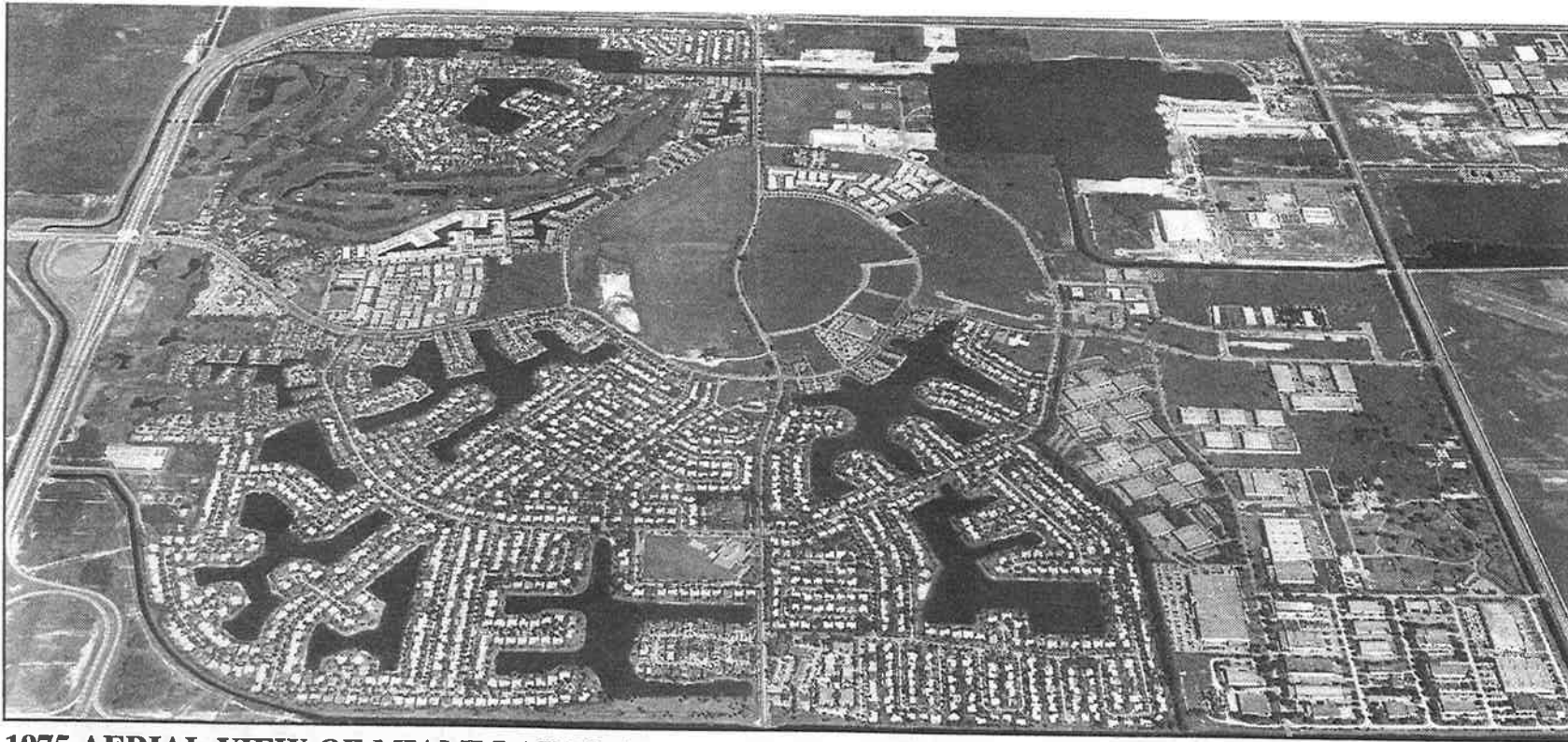
An 18-hole golf course, driving range, and par three links have been thriving since first installed with the Country Club and Inn where all residents and their guests as well as the public are made welcome. Nearby a new private

spa and recreation club will serve the garden apartment and high-rise dwellings. A second golfing complex is soon to be installed as a feature of the business-office park just across the Palmetto Expressway.

Even the new town center is being planned as a regional living-working-recreation hub of a type unlike any other in America. Architectural terraces constructed over concealed parking decks will face inward to a central lagoon, forming a hanging garden interspersed with apartments, offices, shops, theaters, museum, playhouse, and restaurants and cafes.

Within the five-square-mile area of Miami Lakes New Town over 800 acres of open space and water area are to be preserved or developed. The owners and their planning team agree that only in a park-like environment with recreation as a common experience and nature always close at hand can all members of the family find a full measure of delight and satisfaction in their daily lives. This, after all, is the purpose and the promise of the new town. ■

Mr. Simonds has an impressive background in town and community planning. He was twice U.S. Consultant to the Inter-American Housing and Planning Center in Bogota, Colombia. He is author of *Landscape Architecture*, editor of the *Freeway in the City*, and a member of the Design Advisory Panel, Operation Breakthrough, for the U.S. Department of Housing and Urban Development.



**1975 AERIAL VIEW OF MIAMI LAKES** demonstrates results of master-planned growth. A large portion of Miami Lakes Industrial Park (bottom right) is complete; all lakes and residential neighborhoods are finished south of Miami Lakes Drive; Loch Ness is nearing completion and Windmill Gate construction is just getting underway.



◆ Lester Collins at Miami Lakes, the new town he considered his magnum opus.

## Appreciation

# Even Mother Nature Bowed to Lester Collins

By Patricia Dane Rogers

Once, on a flight from Florida to New England, Lester Collins looked out the window and quietly observed that there was hardly a spot in the landscape below he hadn't touched.

The story is related by Washington architect William H. Metcalf Jr., a longtime friend of Collins, the noted landscape architect who died July 7 in Connecticut at the age of 79. "That was a fairly wide swath of the United States," said Metcalf, who worked with Collins on the U.S. Embassy complex in Cairo.

If Collins, a former dean of Harvard's department of landscape

architecture who practiced in Washington for 27 years, had major public projects from Maine to Florida to his credit, he also left behind a multitude of private commissions, often working with major architects.

In the pantheon of landscape designers, "Lester was right up there," said Charles Moore, an AIA gold medalist with offices in Texas and California.

"I always thought he was the best," said Washington's Hugh Newell Jacobsen.

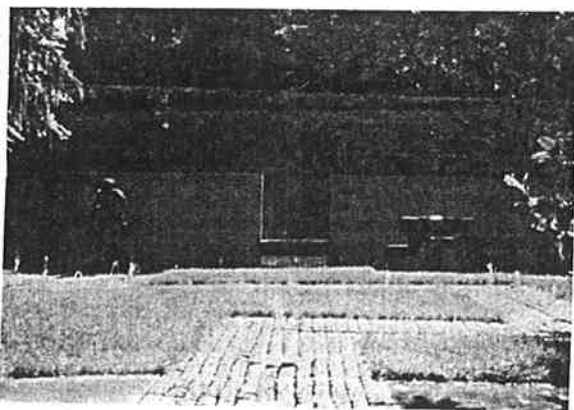
"I think he was the most important and unsung landscape architect of the late 20th century," said Mark Simon, a principal in Centerbrook Architects of Essex, Conn., for whom Collins recently completed a project on Martha's

Vineyard. He put a scrub oak fore around the house and blueberry bushes on the forest floor.

"So many landscape architects 'decorate' the outside. They leave place looking like it had a hairdorm," said Simon. "Lester was interested in 'decoration' and making things pretty. He wanted make them 'interesting' and he did."

For the tall, patrician Collins, who, according to his wife, Petronella, came to Washington in 1954 to write a paper on the role Dumbarton Oaks as a Harvard outpost and stayed on to establish his practice, an "interesting" landscape could take many unpredictable forms.

"If there was an opening in the middle of a terrace where you



◆ Collins designed a Georgetown garden with a cobblestone maze for Ann and Gilbert Kinney.

would expect a pool, Lester would plant a tree—usually a bizarre variety like no other in the neighborhood,” said Washington architect Avery Faulkner, who worked with Collins on numerous exhibits at the National Zoo including the panda house.

“He was very bright and widely traveled,” Faulkner said. He had been in Kyoto on a Fulbright and traveled to Lhasa on muleback and saw no reason why he couldn’t tweak and stretch traditional notions about landscaping.”

He was also energetic, resourceful and supremely self-confident.

Architect Winthrop Faulkner, brother of Avery Faulkner, recalled one memorable conversation between Collins and a deep-pocketed client. “He was an officer in the World Bank and Lester said to him, ‘The trouble with this job is that you haven’t told me what you like,’ to which the client replied, ‘I told you I liked Dumbarton Oaks but you said it was no good.’” Then, according to Faulkner, “Lester said, ‘I didn’t say it was no good. I said it was second rate.’”

According to Avery Faulkner, it was Collins who, on virtually no notice, located the rare bamboo required by Ling-Ling and Hsing-Hsing. In Alabama. “It was straight out of Charlie Chaplin,” Faulkner recalled. “The pandas were arriving from China the next day and the zoo dispatched drivers to go get the bamboo in the middle of the night. But the Alabama authorities discovered that it was infested with mites and sent men with sidearms to retrieve it.” In the end, he said, Collins prevented what might have been an international incident over starving pandas by swearing on a Bible to rid the bamboo of the bugs by dipping the roots in pesticide.

Although Collins considered his design of Miami Lakes, a new town of 35,000 with a host of man-made lagoons his *magnum opus*, colleagues say he may be best remembered for his work at Innisfree, a 1,000-acre public garden with Oriental overtones in New York state. Begun by Walter Beck, an artist who died in the '50s, it was completed over the past 30 years by Collins, who was serving as president of the Innisfree Foundation at the time of his death. According to Metcalf, he had recently completed a book on the history of the garden which will be published in autumn 1994 by Harry N. Abrams/Sagapress with an introduction by Charles Moore.

Some of his most cerebral projects, however, were small, residential gardens, many of them in Washington. For Ann and Gilbert Kinney of Georgetown, for example, he produced an angular

cobblestone path, a maze with illuminated fountains. For the late architect Waldron Faulkner, who lived in Cleveland Park and was the father of Avery and Winthrop Faulkner, Collins created his version of the seven hills of Rome where Faulkner and his wife first met. “He regarded our parents’ garden as an intellectual exercise,” said Win Faulkner.

But it was also an exercise in common sense. Collins planted daffodils on the back side of the farthest hill so the yellow blossoms would show when they bloomed, but the foliage would be hidden when they died back.

For Louis H. Blair, director of the Harry S. Truman Scholarship Foundation, Collins prescribed what he called a “Chinese cup garden,” which, like a small version of Innisfree, had a pond at the base and hills and trees around the perimeter. Blair recalled his reaction. “I brought Lester out to Falls Church to see my scroungy back yard and he said, ‘Dig it all up. Put in a pond. Bring in trees and it will change your life.’ I thought it was the most preposterous thing I’d ever heard but two years later, I did it. Of course he was right,” said Blair, whose one-acre pond is now inhabited by wood ducks and swans.

If his landscapes were idiosyncratic, so was Collins’s personal style. Win Faulkner recalled a tiny house on 33rd Street in Georgetown “totally covered with vines and very dark inside. The principal piece of furniture was a huge bench he had painted an extraordinary hot pink.” Ironically, there was no garden. A home-made greenhouse filled with exotic plants, took up the entire yard.

Collins called Washington home until 1981, when he and his wife moved to Key West to be nearer the Miami Lakes project. Since then, they had divided their time between Florida and Millbrook, N.Y., where they summered in a cottage on the Innisfree grounds.

The amazing thing about Innisfree Garden, said Avery Faulkner, was that it appeared completely natural but was all man-made. “There were 10 or 11 men working on it, moving rocks and earth and planting ferns, all at Lester’s direction.” A stream that ran through it turned on and off with a switch. “You would be looking at dry rocks and all of a sudden there would be a waterfall.” It looked, said Faulkner, “the way nature should have made it.”

Which brings to mind another Lester Collins-ism as recounted by Win Faulkner. At the opening of the large garden of a house Faulkner designed, he heard the client say, “Oh, Lester, you are so brilliant!” And Collins replied, “It’s so easy to improve on Mother Nature.” ♦

# There's Always Way To Do It Better

"WE WANT PEOPLE to say with pride that they live in Miami Lakes, just as if they were talking about Coral Gables or Miami Shores. We want people to move to Miami Lakes because they want to live here, not because it is economically expedient to buy at Miami Lakes until they can afford something better."

That's Bill Graham's keynote address for the opening of the Graham family's 2,400-acre pre-planned community west of Red Road and inside the northwest loop of the Palmetto Expressway. The plat at right shows how the first 300 homesites are laid out to provide curvilinear streets to slow down traffic and offer residents the quiet streets you find in Coral Gables.

Development of the four square miles will probably take a dozen years, but the entire area is already planned. A championship golf course is under construction in the northwest corner of the property. An industrial district will be developed along the eastern edge of the property to take advantage of the Opa-locka airfield which is planned as a cargo port.

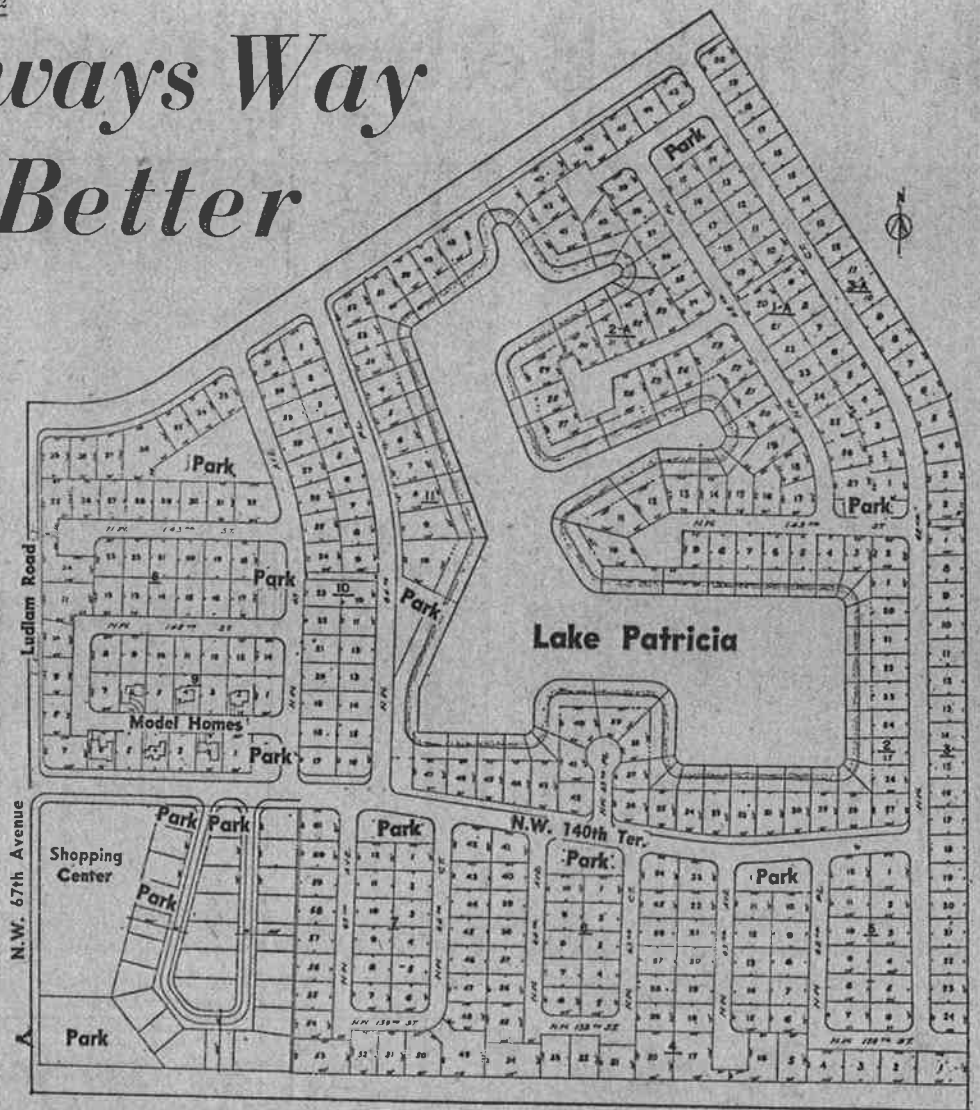
The Miami Lakes community will include controlled shopping areas, a complex of resort hotels, schools, churches, zones for apartments and town houses.

The land was purchased in the 1930s by former state senator Ernest R. Graham as a dairy farm. Dade County's growth has now made it necessary to provide more for people than for cows. Sengra Development Corp. was named for the family patriarch. Associated in the company are Bill Graham's two brothers: Phillip, who is publisher of The Washington Post and Newsweek magazine, and Robert, a Harvard law student. Spearheading the field work as general manager is Floyd Luckey, former agronomist for the Graham dairy operation.

Also associated in Sengra is Andy Capeletti whose construction company is doing the immense job of land development.

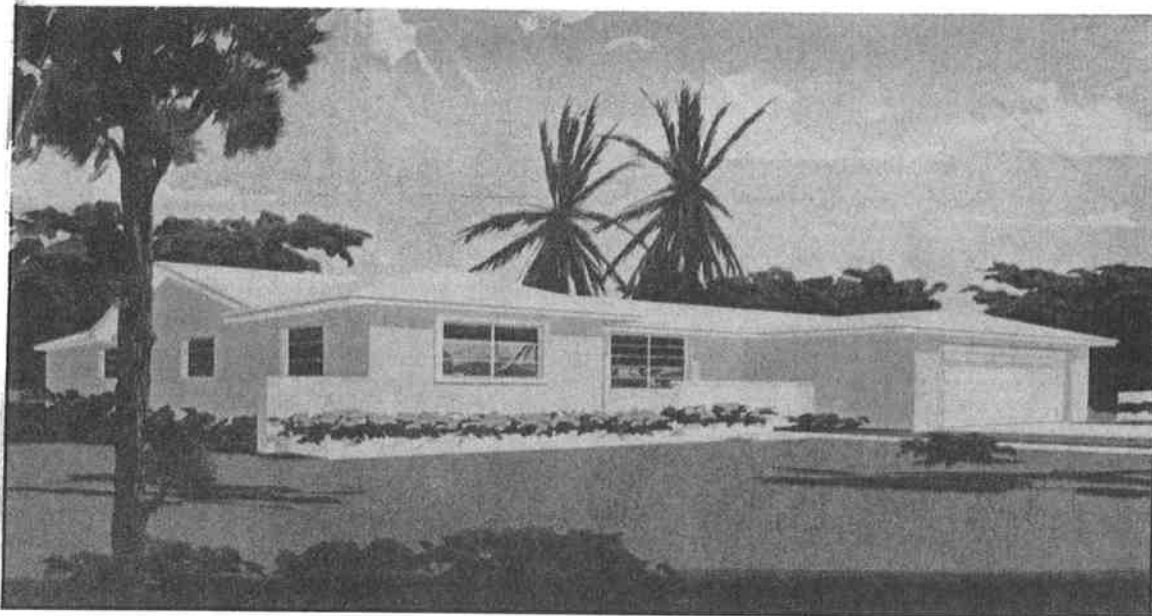
Dade County developers have always complained that if they set aside any park areas in a subdivision, there is a problem of maintenance. Dade County doesn't have the money to take care of the park and the builder can't hang around the rest of his life to do it.

Sengra has come up with what looks like the answer. Under the Metro charter, communities can vote to tax themselves for special services under a special bond issue. They can finance street lighting, a library or anything they want. In Miami Lakes, it will take a small addition to individual tax bills to provide maintenance of the parks set aside by the developers.—FREDERIC SHERMAN



DESIGNED FOR PEOPLE, not for hotrodders, garbage collectors or door-to-door peddlers, is Miami Lakes. The new community inside the northwest curve of the Palmetto Expressway opens today with five model houses on NW 67th Ave. at NW 104th St. The land planning was done by Collins, Simonds and

Simonds of Pittsburgh. The senior partner in the firm is Lester Collins, grandson of the Miami Beach pioneer. Instead of the streets running in grid pattern like a crossword puzzle they are curved and dead-ended. Those 'Park' areas are not for automobiles, but are green spaces where children can play.



Lake Placid Model in Miami Lakes Has a Sheltered Courtyard Entrance

# Miami Lakes Opens Today

THIS IS OPENING DAY for Miami Lakes at NW 67th Ave. and 104th St., a community of planned environment being built by the pioneer Graham family.

There are five model homes open, but the big news is not in these houses. It is in the land planning of curved streets, cul-de-sacs, playgrounds and controlled business areas. On Page 4 of this section is a map showing the first section of 300 homesites.

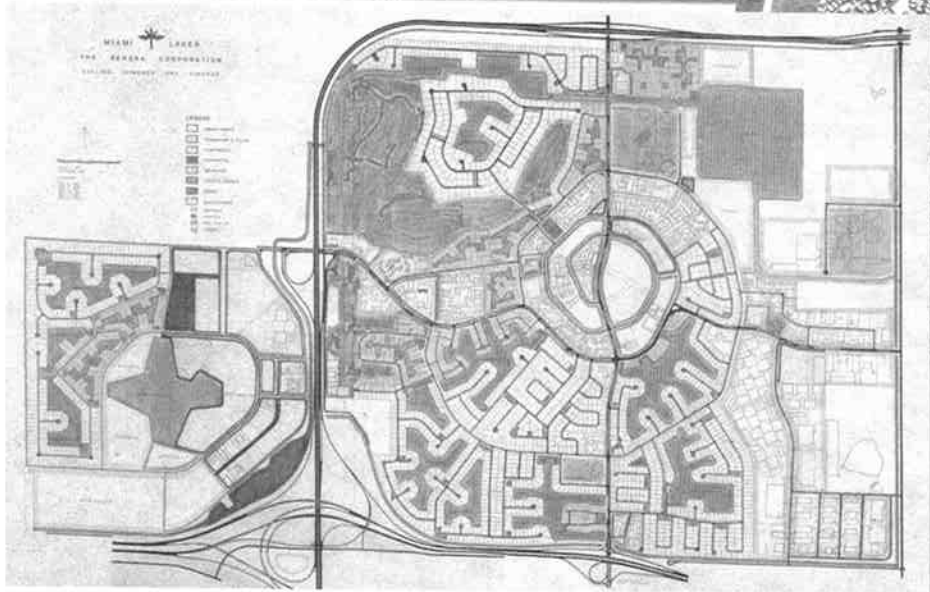
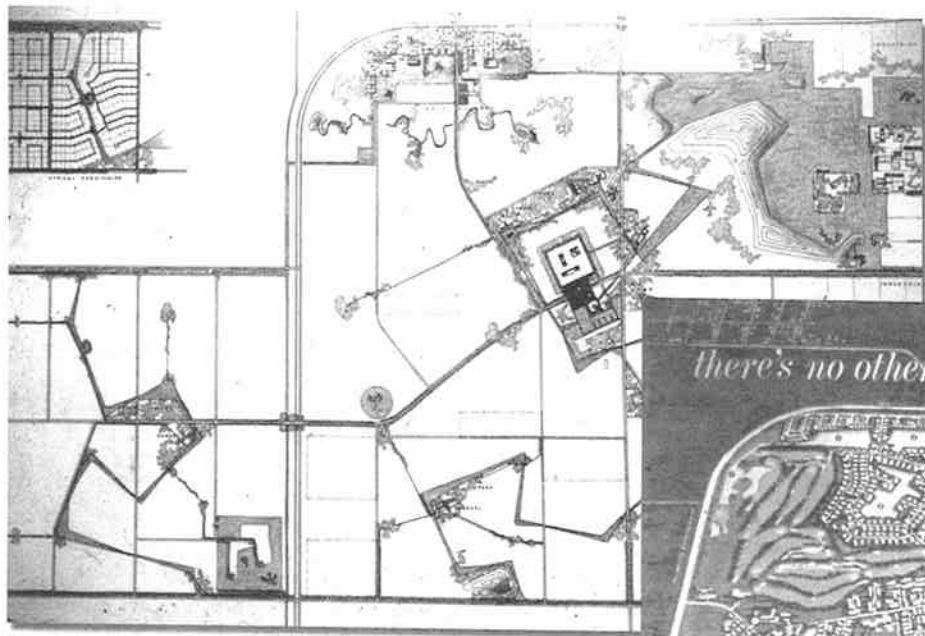
Three architects were commissioned by William Graham for the Miami Lakes homes. They are Marion Manley, Joel Meyer and Robert M. Little. Prices start at \$13,850 for the Lake Fairview model with two bedrooms, one bath and garage. There is a \$14,100 model with three bedrooms and one bath. The other models have three bedrooms, two baths and dou-

ble garage. Top priced is the \$23,900 Lake Placid model with swimming pool.

Except for the two lower priced homes which have vinyl floors and space heaters, the models feature central heating and terrazzo floors. All the homes in Miami Lakes will have tile roofs. Other features include awning windows, bathroom vanities, choice of Caloric gas or Frigidaire electric kitchen appliances, mosaic tiled showers.

Both FHA and VA financing are offered. On the \$18,500 Lake Success model, the FHA down payment is \$800 and the monthly payment on the 30-year mortgage is about \$120. The VA program today provides 100-per cent mortgages, but the Grahams are requiring veterans to pay closing costs to avoid having owners without any stake in their home.





Evolution of the Miami Lakes master plan including the "River Plan" (top left), the first "Lake Plan" (above) and today's master plan (left).

# MIAMI LAKES WINS GOOD HOUSEKEEPING AWARD

First and only community in Metropolitan Miami to receive this coveted honor.

*(Article below is reprinted from the Miami News, August 30, 1964)*



William A. Graham

## Miami Lakes Honored By Magazine

Miami Lakes, located in the big bend of the Palmetto Expressway, has been awarded the Good Housekeeping Magazine's Good Homebuilding Citation for 1964. A Sengra Development Corp. community, Miami Lakes is the first Dade County development to receive the coveted award.

The citation ends more than a year of critical evaluation of Mi-

ami Lakes by the magazine's building forum. Plans and specifications of the nine Sengra home models were studied and numerous personal inspections were made before Sengra was cited as the 1964 winner.

In receiving the award, William A. Graham, president of Sengra Development Corp., said, "We are indeed honored by the recognition given Miami Lakes and Sengra Corp. by this esteemed national publication. We have felt from the beginning of our planning that a need existed in Dade County for a futuristic, self-contained community which offered protected investment to home buyers . . ."

Miami Lakes, opened in 1963, has a thriving community today of 275 homes. The community was planned and designed by Collins, Simonds & Simonds of Pittsburgh, an urban planning firm which also worked closely

with Elbert Peets, Washington, D.C., town planner and chief of the Site Planning Section of the U.S. Housing Authority. The planners also worked with the local Metro planning and school boards and other local agencies to blueprint the functional community.

The citation also recognized the products which have earned the magazine's Consumers' Guaranty Seal. These include American - Standard bathroom equipment, Caloric ranges, Emerson-Pryne ventilating fans, Formica counter tops, Frigidaire appliances and Honeywell thermostat controls.

Future plans for Miami Lakes, says Graham, include a clubhouse with dining rooms and entertainment at the existing golf course, condominiums and hotel accommodations. Also in the future, a customized industrial Park for clean, light industry.

# BUSINESS MONDAY

FROM  
**MILK  
BARN**  
TO  
**MAIN  
STREET**

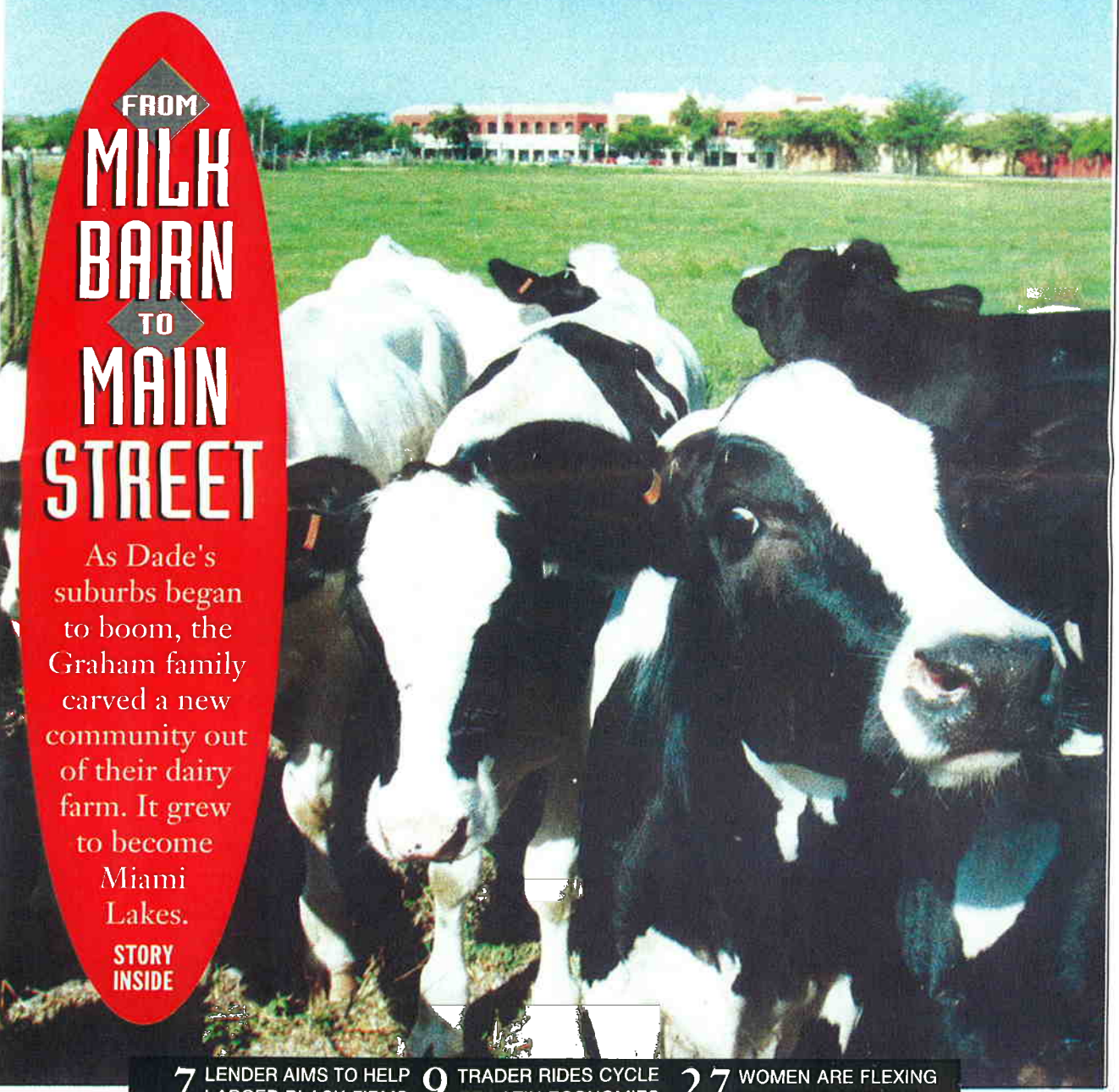
As Dade's suburbs began to boom, the Graham family carved a new community out of their dairy farm. It grew to become Miami Lakes.

**STORY  
INSIDE**

**7** LENDER AIMS TO HELP  
LARGER BLACK FIRMS

**9** TRADER RIDES CYCLE  
OF LATIN ECONOMIES

**27** WOMEN ARE FLEXING  
FINANCIAL MUSCLE



FROM  
MILK  
BARN  
TO  
MAIN  
STREET

As Dade's suburbs began to boom, the Graham family carved a new community out of their dairy farm. It grew to become Miami Lakes.

By BEATRICE E. GARCIA  
Herald Business Writer

Amid the seemingly endless sprawl of South Florida's suburbs, there is one community that breaks the mold.

In Miami Lakes, there are tree-lined streets and lakes that come to the roadside. There's a town center, with shops, offices and apartments. There are even warehouses and manufacturing plants that live comfortably alongside compact townhomes and sprawling ranch houses.

"The concept was to develop a total community," said William A. Graham, who led his family's development company when Miami Lakes was born in 1962.

**Tight control**

As it celebrates its 30th anniversary this year, Miami Lakes stands out because of the Grahams' tight control over every facet of its growth. At a time when Kendall and other South Florida suburbs seemed to grow almost willy-nilly, the Grahams maintained a sense of community in Miami Lakes and helped property values remain stable, even through the real estate market's worst downturns.

Jean Francois Le Jeune, director of the University of Miami's graduate town design program, said Miami Lakes' blend of shops, offices and homes makes the community "feel like a nice small town. It feels very different from anything else in the county."

Everything in Miami Lakes, from its gently curved avenues to the number of lot sizes, was part of its original design. Miami Lakes' development stayed true to its plan, during three decades when many other projects failed or changed, because of the financial clout and stability of the Graham family, itself a who's who in politics and journalism.

In the 1930s, William Graham's father, Ernest "Cap" Graham, purchased much of the land where Miami Lakes now sits as grazing fields for his cattle. Graham, a former gold miner in the Black Hills of South Dakota, had moved to Florida in 1919 to work with Pennsylvania Sugar Co.

When the sugar operations failed, he converted the sugar mill into a vegetable canning plant and began a dairy business. For two decades, Graham prospered along with his dairy cattle — to this day, Graham Dairy Road runs through Northwest Dade — and served two terms as a state senator.

**Honor to the name**

And he raised a family that would bring honor to the Graham name.

The eldest son, Philip, married Katharine Meyer and joined the newspaper owned by her family, The Washington Post. He was the paper's president when he died in 1963. His widow and his son Donald have succeeded him as chief executives of The Post. (Later, the Post purchased Miami's Channel 10 and changed its call letters to WPLG

**A PROUD LINEAGE**

Ernest Graham built a dairy farm and served in the Florida Senate. His descendants have brought even more distinction to the family.



Mary Graham Crow  
1914-1985



Lon Worth Crow Jr.  
(divorced, 1959)



Philip L. Graham  
1915-19



Lon Worth Crow III  
1939-



Katherine Crow York  
1942-



Philip Graham Crow  
1948-



Elizabeth Graham Weymouth  
1943-



Dona Graham  
1945-

to match his initials.)

The youngest son, Robert, now 55, served 10 years as a state legislator and then two terms as governor of Florida, from 1978 to 1986. He was then elected to the U.S. Senate and is running for re-election this year.

Mary, Ernest's only daughter, was married to prominent Miami mortgage banker Lon Worth Crow Jr. for several years. She died in 1985.

The fourth child, William, now 67, minded the farm and spearheaded the development of Miami Lakes. Today, four of his five chil-

dren run the various segments of the family's business, the Graham Cos., which include residential and commercial property development and a hospitality division that runs Don Shula's Hotel and Golf Resort and several restaurants.

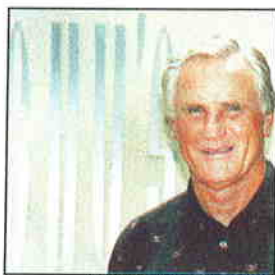
**Better use for land**

It was Cap Graham's sons who realized that, as Dade's residential neighborhoods began to stretch westward, their land wouldn't remain a dairy farm forever. By the mid-1950s, several builders had knocked on the Grahams' door with offers for pieces of their farm.

Bob Graham recalled sitting in on a meeting with his father and John D. MacArthur, the wealthy Chicago businessman. MacArthur, who was buying large chunks of Florida real estate at that time, had an eye on the entire Graham farm, Bob Graham said.

William and Philip persuaded their father not to sell the land, and they began exploring development ideas.

They studied several planned communities or "new towns," such as Columbia, Md., Reston, Va., and Don Mills, near Toronto, which were being built around this time. These new towns blended commercial, industrial and residential areas. Churches, schools and shopping areas were incorporated into the



**GOOD NAME:** Coach Don Shula at Lakes eatery. (Story, Page 25.)

community

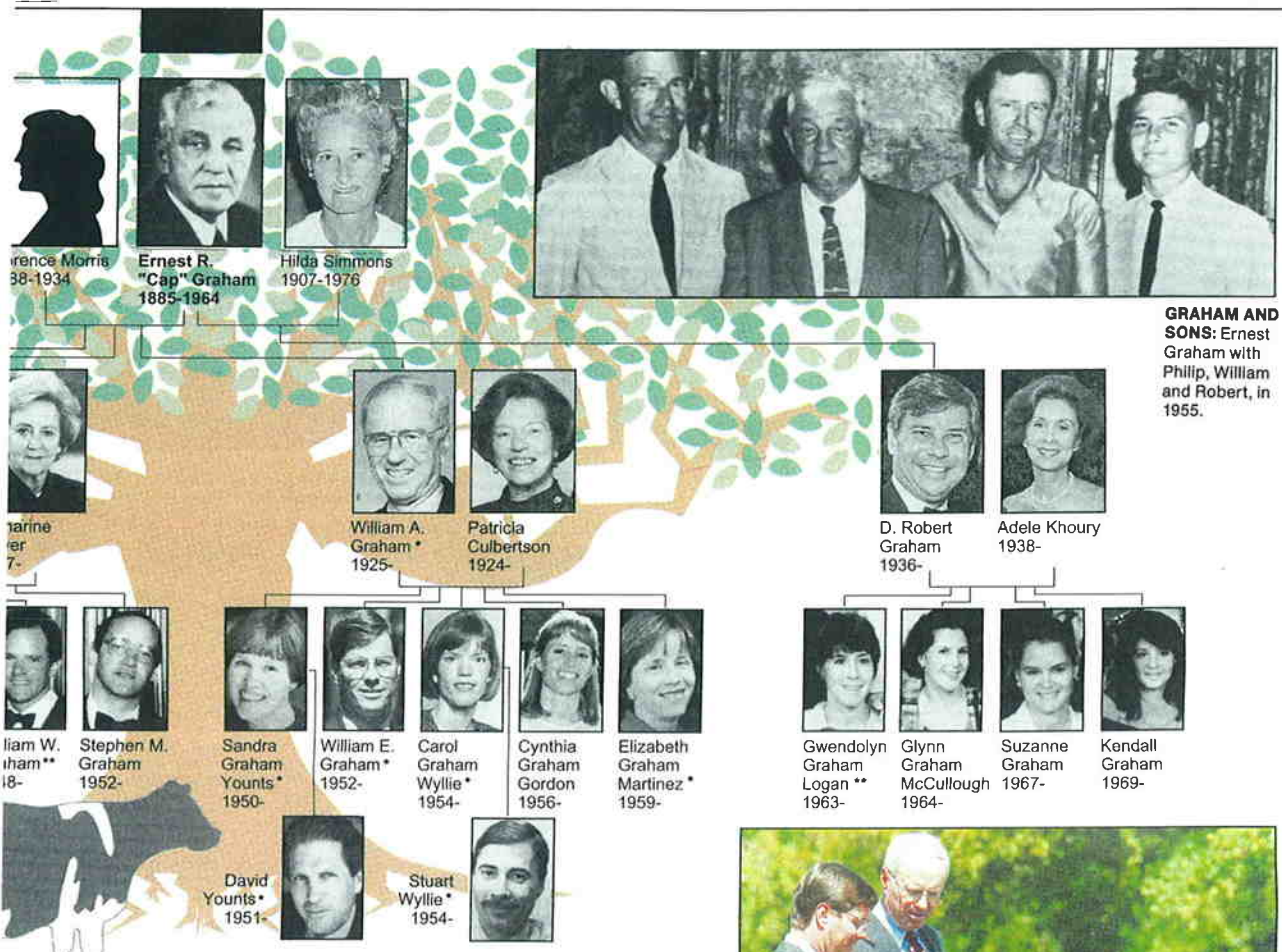
**Didn't like**

To draw Miami Lakes, the two Pittsburghs and son of John opened large some 50 y

Collins the "new-didn't like many dev then, so he also provic trees and appealed to had been l the Miami

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**GRAHAM AND SONS:** Ernest Graham with Philip, William and Robert, in 1955.

\* Active in the management of the Graham Cos. and member of the board of directors.  
 \*\* Member of the board of directors.

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Lake Patricia were priced starting at \$14,000, competitive with homes being built at the time in Coral City.

A golf course, which opened in late 1962, was also part of the town plan.

Katharine Graham, Philip's widow and the chairman of the Washington Post Co., remembers that her husband helped his brothers persuade the power and telephone companies to bury their lines in the new community. That would help keep the landscape uncluttered.

**Industrial areas**

The industrial areas were located on the east side of Miami Lakes. The town planners camouflaged warehouse buildings by creating "berms," small heavily landscaped hills. Plenty of trees, green spaces and small picnic areas made the Miami Lakes industrial parks far more attractive than other industrial areas in the county.

This feature sets Miami Lakes

apart from most other South Florida planned communities, even Coral Gables, because they don't incorporate any industrial areas into their master plans. Today, major South Florida firms such as Cordis, Coulter Electronics, Suave Shoe, Luria's, and Security Plastics have operations in Miami Lakes.

Tom Dixon, a Miami real estate appraiser, said this mixture is part of Miami Lakes' economic strength. The Grahams' tightly controlled town plan also helped maintain Miami Lakes' land values even during real estate slumps.

The downturns in the market might not have hurt land values, but they slowed the construction of new homes in Miami Lakes. William Graham said he had expected to build 800 to 1,000 units a year when he started in 1962. But the boom market of the early 1960s soured shortly after the Lake Patricia models opened, and the Grahams never

PLEASE SEE MIAMI LAKES, 24



CHUCK FADELY / Miami Herald Staff

**SOME THINGS NEVER CHANGE:** William A. Graham, right, and his son William E. check on the cattle still grazing in Miami Lakes.

# Miami Lakes designed as 'total community'

Includes homes, stores, offices and warehouses

## MIAMI LAKES, FROM 23

realized that mark. About 200 to 300 units a year have been sold in the past three decades, William Graham said. To attract buyers during a slump, William Graham didn't cut prices. He thought that would be unfair to purchasers who had earlier paid a higher price. Instead, he added extras, such as carpeting and a refrigerator, to the newer homes. Sometimes, he changed the type of housing he would sell. In 1967, the Grahams introduced Dade's first townhomes.

## Reserved lots

A recession in 1965 coincided with the opening of Loch Lomond, Miami Lakes' first neighborhood with large custom-designed homes fronting on the golf course or several lakes. The Grahams allowed buyers to reserve lots and build later on, when the market improved and they had sold their existing homes.

Dennis Wilson, a Miami real estate appraiser, bought one of those lots and built his home in 1968. "I recognized it would be a place of long-term stability," he said.

Reg Walters, director of Dade's Planning Department, believes the Grahams have enjoyed an advantage over many other developers in the last 30 years because they owned, free of loans, the 5½ square miles that make up Miami Lakes.

"Miami Lakes had a significant amount invested in the infrastructure, but the Grahams weren't paying big debt on land," Walters said. "They didn't have to increase density [to build more homes] or change plans to take advantage of market fluctuations."

The Grahams' investment in Miami Lakes from 1962 to 1990 totaled \$364.2 million.

## Land for parks

Bob Graham recalled that the other developers criticized the family for setting too much land aside for parks and spending more money on landscaping, which increased the costs of the homes.

"We decided to put the money into those things that would enhance the value of the community, which over time, would be best for the homeowners," he said. "And since we planned to maintain a major stake in Miami Lakes for a long time, it would be the best for us as well."

Indeed, Miami Lakes is home

## THE GENDER IS FEMININE

The lakes in Miami Lakes are named after the women in the Graham family, including Ernest's two wives, William's wife and four daughters, Robert's wife, and the wives of several company executives.



to not only 23,000 residents today, but also to William Graham and four of his five children and their families. Bob Graham maintains a home there and three of his four daughters also live in Miami Lakes.

The community's residential development is nearly complete. Future growth for Miami Lakes and the Graham Cos., the family's privately held concern, will come from commercial and retail projects. A recently negotiated loan package includes \$28 million of new cash that can fund new ventures.

"Our desire is to meet the demand that's out there," said William E. "B." Graham, Ernest's 40-year-old grandson, who is now president and chief operating officer of the Graham Cos. "We have a long way to go here."

B. Graham believes it will take another 20 to 25 years before the company runs out of work in the Miami Lakes area. Even so, the company is busy on projects on someone else's land.

## New project

Miami Lakes Development Inc., the Graham Cos.' development division, is the general developer for Lakes on the Green, a single-family community two miles north of Miami Lakes at Miami Gardens Drive and Interstate 75. The project is a joint venture with 24 landowners.

Nearly half of the 400 homes, which are geared to first-time buyers, have been sold since the community opened in January 1989, said Andy Younts, executive vice president of the development unit.

The Grahams are focusing commercial development within Miami Lakes, where there's still land for nearly a dozen more office buildings. Miami Lakes' access to major roadways such as the Palmetto Expressway and Interstate 75 and close proximity to Miami's airport makes it an ideal location for companies that want classy offices in a suburban setting.

American Express had the Grahams build an office building last year to house its Latin American and Caribbean travel-related service division. Cigna, which already had some offices on Main Street, Miami Lakes' town center, relocated additional workers to the Northwest Dade location from Cypress Creek.

## Third generation

The Graham Cos.' future growth will be guided by the family's third generation. Four of William's children and two of their spouses are directly responsible for the continued develop-

## FACTS, FIGURES

■ **Population:** 23,000.  
■ **Ethnic mix:** 58 percent white, non-Hispanic; 37 percent Hispanic; 2.5 percent black; 2.5 percent Asian.

■ **Cows:** 6,000 at Moore Haven on the southwestern edge of Lake Okeechobee. The dairy farm produces about 4.75 million gallons of milk a year, which goes into a cooperative and is sold under various brands.

■ **Price:** Ernest Graham paid \$20 an acre for the first Miami Lakes tracts he purchased in the 1930s. The price had jumped to \$50 an acre by 1948. The Grahams paid about \$10,000 an acre for some 150 acres next to the areas they wanted to develop in 1962. Last week, Kislak National Bank paid \$435,000 an acre for a future office building site.

ment of Miami Lakes today.

William Graham, who tends mostly to the company's agriculture business these days, said he never encouraged his kids to learn the family business. But he admits "it's nepotism row up here," referring to the executive office floor at the company's headquarters on Miami Lakes' Main Street.

His son B., who is in charge of the day-to-day operations of the company and was 10 years old when the first homes in Miami Lakes were sold, said he never considered any other job. And a fourth generation is already contemplating takeover.

B. Graham said his 9-year-old son Kris recently told his grandmother Joan Gansert that he was going to take over the company when he graduated from college so his parents could relax. "He knows this will be his company some day," Graham said.



CHUCK FADELY / Miami Herald Staff

**MOVING OUTSIDE MIAMI LAKES:** Andy Younts at the Graham Cos.' new single-family project at Lakes on the Green.

## SOME INNOVATIONS

In developing Miami Lakes, the Grahams used some novel techniques to give the community a distinct look and flavor. Their innovations included:

■ Creating a special taxing district to pay for park upkeep as well as street light and road maintenance.

■ Built the first townhomes to qualify for the state's homestead tax exemption under a new county ordinance that considered each unit an individual house.

■ Introduced a school park, which allowed park land to do double duty. The park is used for playing fields by students during school hours and by the public later on.

■ Burled power and telephone lines to give the community an open, clean look. Both the Grahams and their architect, Lester Collins, pushed hard to persuade utility companies to follow through on this request.

■ Started their own nursery to grow trees for planting throughout Miami Lakes. In 30 years, some 50,000 to 100,000 trees have been planted throughout the community, and three vacant parcels are still devoted to a nursery.

# MIAMI LAKES

*From pasture land to masterfully planned community*



Main Street, the heart of Miami Lakes' social and shopping activities.

In 1919, when Ernest R. Graham first arrived in Florida, the area that is now Miami Lakes was little more than pasture land. But the warm South Florida weather, and the serenity of this northwest corner of Dade County, won his heart immediately. He began a dairy business that prospered from the beginning, which is today the diversified and highly successful Graham Companies.

Along with a business, he was nurturing a family. With the family came an enduring legacy that the Graham name stands for more than quality dairy products; it has become synonymous with success.

His sons have all lived up to the family tradition. William is chairman of The Graham Companies. Bob was elected Governor of Florida. His third son, the late Phil Graham, was publisher of the Washington Post.

*"The Graham name has become synonymous with success."*

**A family dream.** Maybe it was because Ernest Graham realized his dream of success in the land that would become Miami Lakes that inspired his sons to dream of the "perfect community." Today, a third generation of the Graham family is deeply involved in the realization of this new dream, the growth and future of Miami Lakes.

The "perfect community" was based on their concept of developing 3,000 acres of their land into a planned community such as those that were becoming popular in post-World War II England and Northern Europe.

In 1950, serious planning for Miami Lakes' development got underway. The Grahams designed their "hometown" around a network of lakes that would be the center of individual neighborhoods which, collectively, would form a single community.

Their concept for Miami Lakes was to create an environment so natural and beautiful that it would be possible for residents "to fish from their kitchen windows," as one Graham phrased it. While no one has actually been caught fishing from inside their homes, the vision began to become a reality.

Miami Lakes opened in 1962 with a half-dozen model homes, an 18-hole golf course and one freshly dug lake. Almost from the first day, home buyers began to share the Graham brothers' vision. The community soon earned a reputation for quality, and with that it thrived and grew.

Today, Miami Lakes is a vital community of homes, offices, schools, parks and even its own Main Street. More than 20,000 people live, work and play here now, and Miami Lakes is home to more than 200 businesses who employ over 7,000 people.

If Ernest Graham were to see his beloved land today, it would bear little resemblance to the grassland his dairy cattle grazed on. The climate and the serenity have remained, but the Graham family has

turned the prairie into a garden paradise. Literally, thousands of trees and countless shrubs, bushes and flower beds have been planted over the past 23 years.

## THE GREEN, GREEN GRASS OF HOME

If one color could express the mood of Miami Lakes, it would be green. Few communities in Florida, or anywhere else, have had the success in creating such a unique hometown atmosphere. This has been accomplished by building homes in such a way as to create a neighborhood environment, close to parks and lakes.

According to William E. Graham, "It's extremely important to us to balance the number of homes with the park areas, even if it means building fewer homes."

This balance is obvious throughout Miami Lakes, where the wide variety of neighborhoods and home styles have been blended through this unique use of landscaping. This very same attention to detail and continuity has been carried through to the schools, shopping centers and even the business parks, all of which makes Miami Lakes a truly harmonious community.



There are beautiful parks throughout the community, in fact there is one for nearly every 35 homes.



The many lakes and beaches provide year-round recreation.

The location of Miami Lakes is a major selling point for new residents. Situated equal distances between the Miami and Fort Lauderdale International Airports, it is easily accessible by State Road 826 (the Palmetto Expressway) and other major Dade and Broward arteries. This ideal location makes it one of the most desirable residential and corporate sites in South Florida.

While many communities have claimed to have something for everyone, Miami Lakes has proven the truth of this claim. Its neighborhoods offer a variety of townhomes, condominiums, apartment rentals and a wide choice of single-family homes.

## SINGLE-FAMILY HOMES

Miami Lakes offers a range of new single-family homes from three-bedroom, two-bath designs to five-bedroom, three-bath homes for larger families. Prices begin at \$170,000.

These homes include a wealth of luxury features that most builders would offer as extra-cost options. The list includes intercom systems, washer/dryers, double front-door entries, fully tiled foyers and kitchens, raised Roman tubs in the master baths, fully landscaped lots and much, much more.



Tree-lined streets make an idyllic setting wherever you are in Miami Lakes.

*“Standard in the homes are a wealth of luxury features others would offer as extra-cost options.”*

The large two-car garages have been kept clutter free by housing the washer/dryer in a separate utility room.

The homes have a unique “indoor/outdoor” quality that has been brought about by the extensive use of vaulted ceilings, large windows and double or triple sliding glass doors which open up the living and dining rooms to large patio areas.

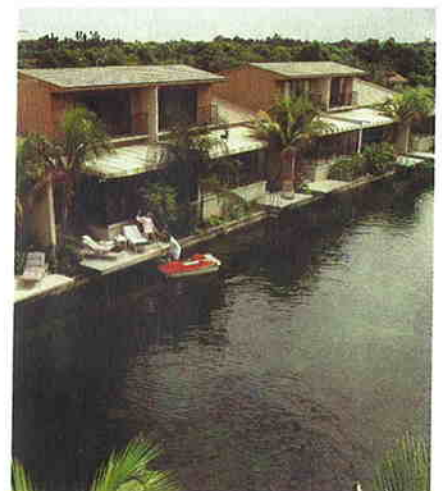
## LAKE CYNTHIA TOWNHOMES

Among the newest residential neighborhoods is the Lake Cynthia Townhomes, which will have great appeal to those people who want the lifestyle of the urban professional, but without the care of single-home ownership.

Soon to be under construction, these lakefront townhomes will offer luxurious one- and two-story homes, all with either two or three bedrooms. The two-story designs will feature an upstairs master bedroom suite.

Buyers of these homes, which are priced from the \$90's, can expect standard features seldom offered by other developers and then usually as an option. Such extras as European-style cabinetry, Roman bathtubs and a full complement of appliances.

*“The lifestyle of the urban professional, without the care of single-home ownership.”*



Many of the townhome residents of Miami Lakes enjoy visiting their neighbors by boat.



The Mediterranean styling and lush landscaping will make Celebration Point *the* place to live.

## MORE CAUSE FOR CELEBRATION

Another major new neighborhood in Miami Lakes is Celebration Point.

Developer Bill Graham points out that the name means just what you would imagine it means, "...a place to celebrate everyday living. A place for people who are looking for something beyond a basic home."

Graham goes on to say that Celebration Point has "a sense of sophisticated excitement in every element of its development. From the creative architecture of the home to the recreational facilities, and the village atmosphere, there's a special sense of community at the Point."

*"A place for people who are looking for something beyond a basic home."*

Celebration Point is built along the area's largest lake, Lake Ruth. The garden homes and townhouses are priced from the \$50's, and were designed by the award-winning architect, George Mouriz of Mouriz, Salazar & Associates of Miami. Mouriz's personal trademark is the diagonal view, which endows homes with far more architectural interest and drama.

Buyers at Celebration Point can choose from one- or two-bedroom homes with one- or two-story floor plans, each with a private personalized entry. All homes come with fully equipped kitchens and feature private, screened-in balconies or patios with splendid views of the lake or the beautifully landscaped grounds.

tiered paths and rustic benches. (An ideal place for contemplation and the quiet celebration of nature.)

Away from the serenity of the park is the more upbeat tempo of the Point's recreation center. Here residents will have lots of room to play in the large, free-form pool area with its cascading waterfall, decking and elevated whirlpool spa. An adjoining covered pavilion has kitchen and barbecue facilities, and is an ideal place for parties, concerts and community events.

Large-scale plans for Celebration Point are now on display at the Point's sales center. First move-ins are being scheduled May, 1986, and reservations are currently being accepted.

Based on a long list of reservations already taken at Celebration Point, Bill Graham has concluded that "The residents will be a very special breed of individuals. They're young professionals buying their first home, as well as active retirees looking for a more carefree lifestyle than they've had in large single-family homes. And, best of all, they're people with a zest for living."

Whichever neighborhood suits a person's individual needs and desires, the Grahams have provided them with a special added bonus no one else can offer. Whether it's a single-family home, a Lake Cynthia townhome or a home at Celebration Point, every buyer is given a one-year membership to

Because of its lakeside location, Celebration Point will offer its residents easy access to sandy swimming beaches and the tropical park being built on a peninsula that reaches into the lake. The park will be dramatically landscaped and equipped with



The safe, peaceful neighborhoods of Miami Lakes are the perfect place for raising a family.

the Miami Lakes Athletic Club, and a one-year golf membership at the Miami Lakes Golf Resort.

Housing alone hasn't made Miami Lakes the ideal place to live for the thousands of homeowners and renters who have chosen it. These people have been drawn to this community by its location and the complete list of services and accommodations it offers.

In an area of the country where eating out is not only popular, but to some a way of life, Miami Lakes has dining establishments to delight every palate, from casual dining to some of South Florida's most highly rated gourmet restaurants.

And in the heart of Miami Lakes you will find its centerpiece, Main Street. A charming shopping area of tree-lined streets that's as far removed from the overcrowded clutter of modern malls as possible. This unique, European-style village offers a wide choice of shops for men's and women's clothing, gift stores, an outdoor cafe and a newly opened quadraplex movie theatre.

Also on Main Street is the Miami Lakes Inn, which is the social center for this very social community. The Inn offers first-class hotel accommodations, meeting rooms, modern convention facilities, and one of the area's most popular restaurants, Windows.

Steps away from the Inn and Main Street is the Miami Lakes Athletic Club. A complete athletic facility that offers lighted tennis courts for day and night play, racquetball courts and a fully equipped gym and basketball court.



There's always something fun to do for the young at heart.

Another long-popular gathering place is the Miami Lakes Golf Resort, which has the charm of a fine English inn and features authentic period furniture in many of the rooms and suites. The Golf Resort is also the site of one of South Florida's most popu-

lar 18-hole, championship golf courses and offers a lighted, par-54 executive course.

Throughout all of the growth Miami Lakes has experienced since opening in 1962, the Graham family has kept a close watch on its development, never losing sight of desire to have an ideal community when finished.

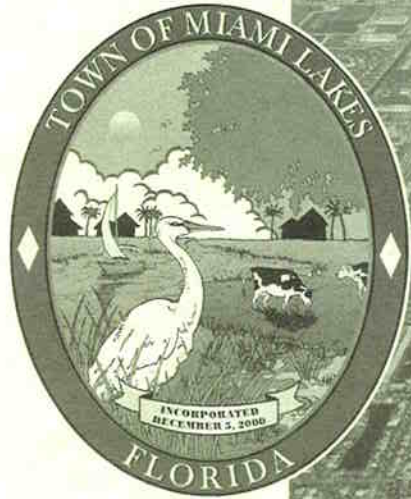
Driven by this desire and guided by the vision of Ernest Graham's three sons, they have changed the pastureland he came to 65 years ago into a vibrant and beautiful home and work place for thousands of people. With the reputation for quality they have built into Miami Lakes, they are inspiring new families from other places to pull up their roots and to replant them here.

Call (305) 821-1130 for information.

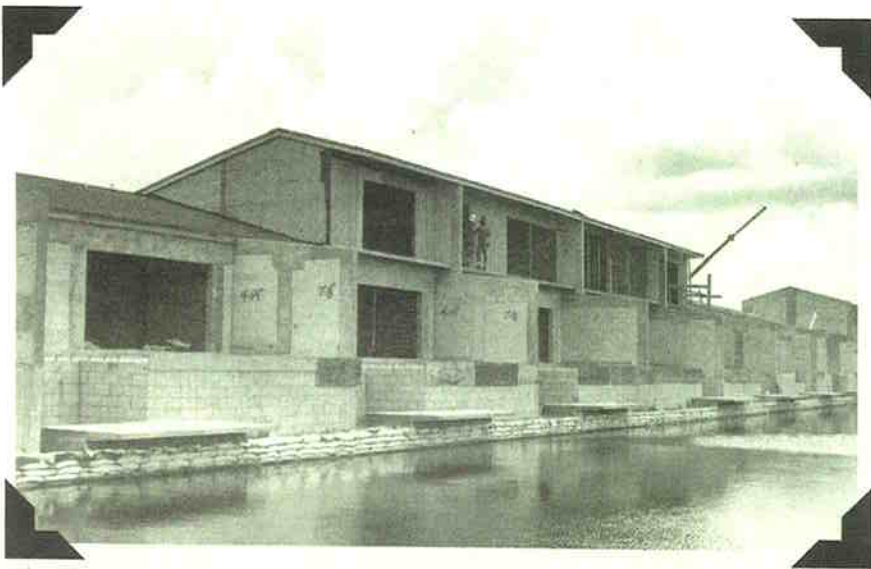


One of the most popular golf courses in South Florida, the Miami Lakes championship course is also one of the most beautiful.





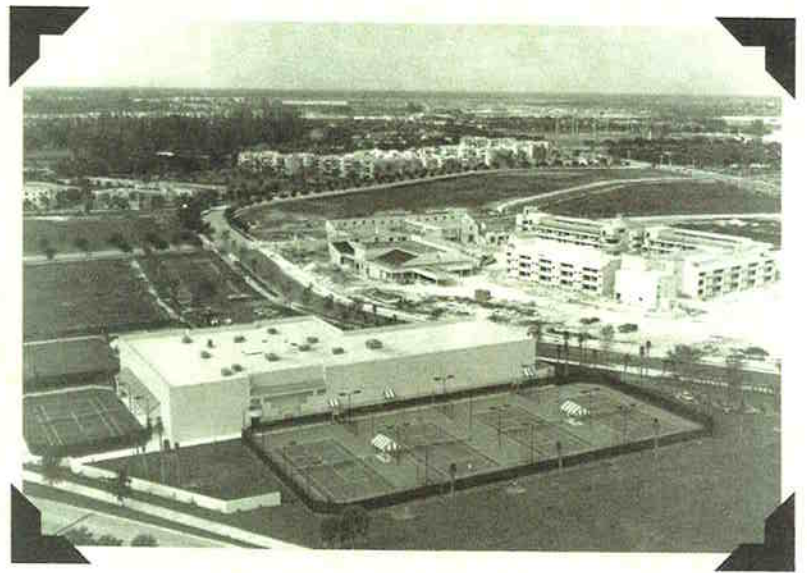
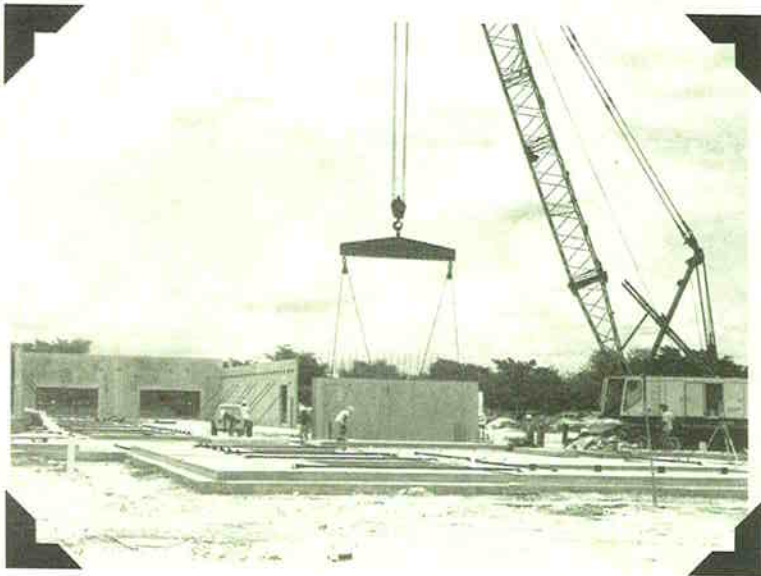
Miami Lakes first Town Councilmembers Mary Collins and Nancy Simon (seated); Michael Pizzi, Vice Mayor Roberto Alonso, Mayor Wayne Slaton, interim Town Manager Merrett Stierheim and Councilmembers Peter Thomson and Robert Meador

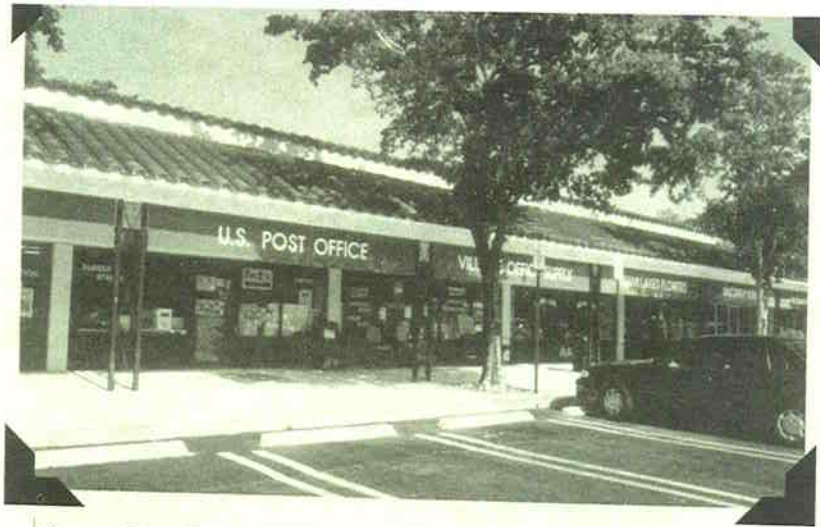


Typical townhome construction in Miami Lakes.

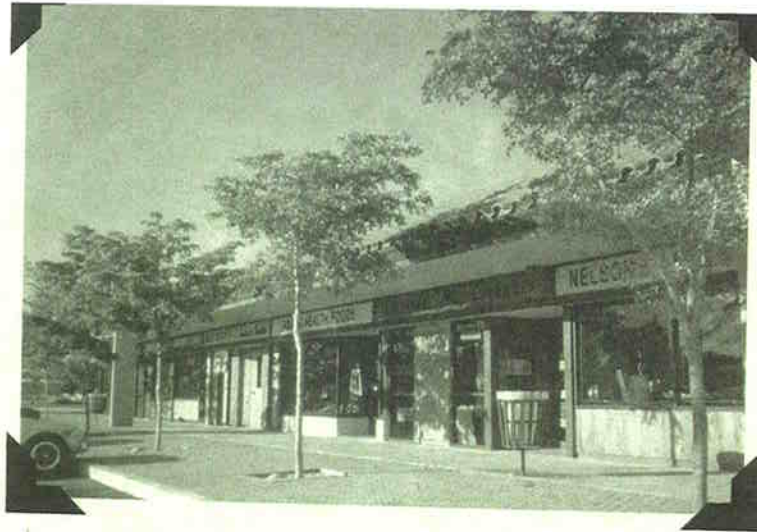


Construction on Main Street in Miami Lakes Town Center included the relocation of two large live oak trees from Miami Lakes golf course.





Cypress Village Shopping Center



Windmill Gate Shopping Center



Lake Patricia Shopping Center



Park Centre Shops



MIAMI LAKES INDUSTRIAL PROPERTY DEVELOPMENTS



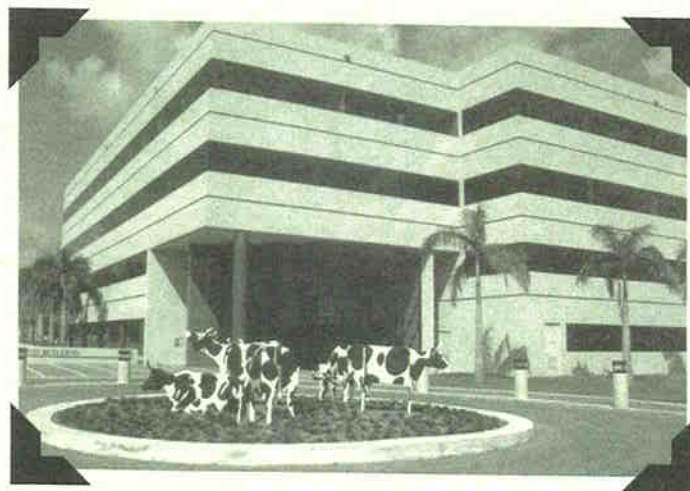
MIAMI LAKES OFFICE PROPERTIES



Grand opening of Governors Square Office Park in April, 1986, reunited three Florida Governors Leroy Collins, Bob Graham and Ruben Askew.



The Andrew Jackson building.



The Spessard Holland building.

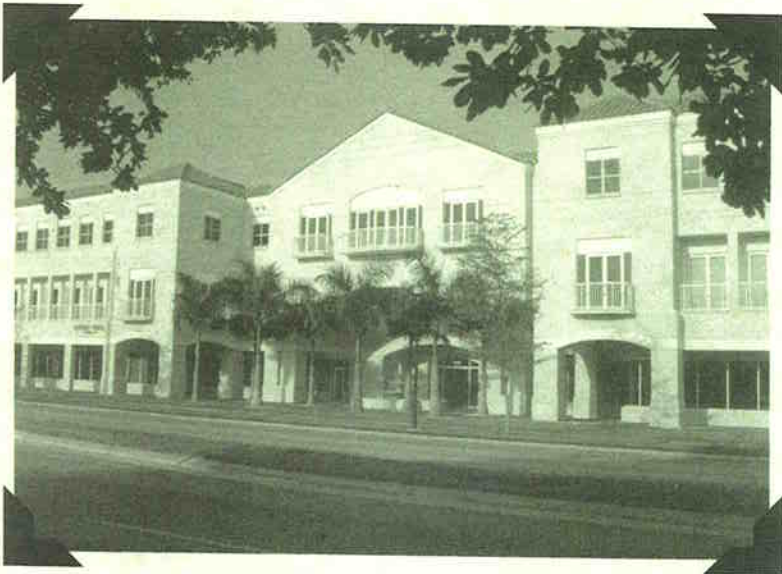




The Arbor Place building.



American Express Latin American and Caribbean headquarters.





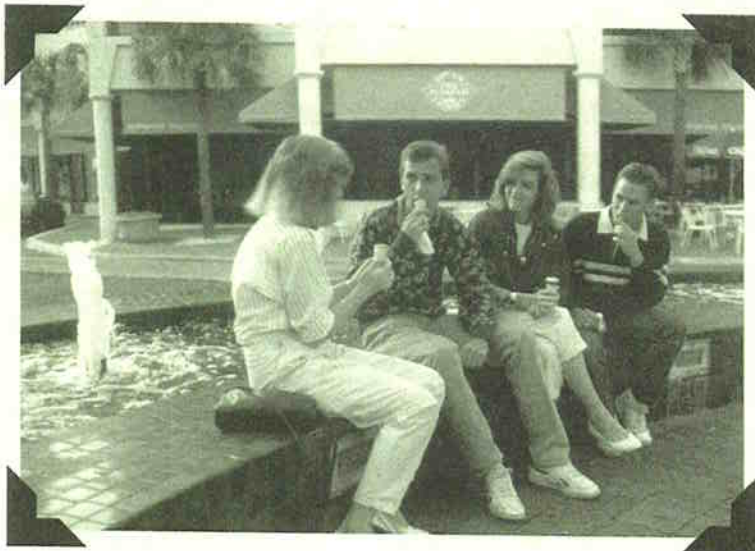
Bob, Pat, Adele and Bill Graham cut ribbon to officially open Main Street.



Miami Lakes Elementary Stars & Stripes Chorus performs frequently on Main Street.



Main Street is social focal point for large crowds and small gatherings, as well.



THE GOOD LIFE ON MAIN STREET





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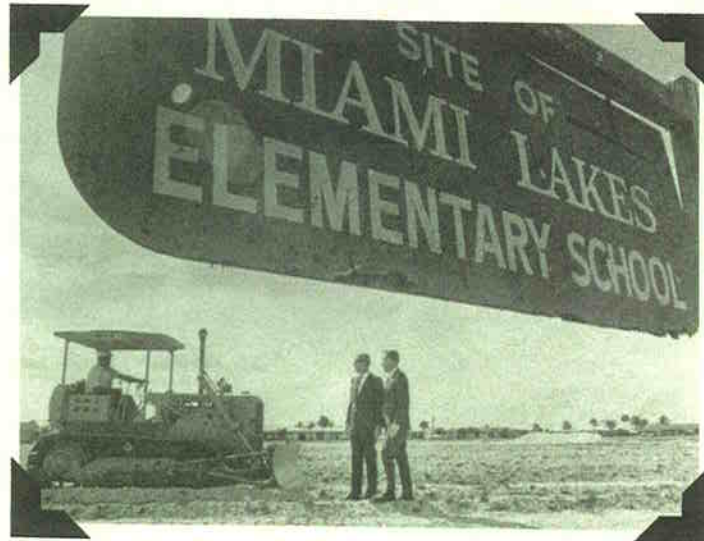
Looking south at Lake Katharine and Lake Patricia neighborhoods.



Miami Lakes nursery, now site of Miami Lakes Commerce Center.



Former Hialeah Mayor Henry Milander (left) with Bob Graham, Bill Graham, Floyd Luckey, an unidentified Hialeah councilman and Andy Capeletti in Miami Lakes Industrial Park.



**The Miami Herald**

**Sunday**

September 22, 1968

# Home Section

**INSIDE:**  
Construction  
Decorating  
Real Estate

Section  
**H**

## 'New Town': A Revived Concept

### Planners' Aim: A Place For Everything



JUANITA

*An unusual concept in urban planning, "new towns" are taking shape on the fringe of the South Florida wilderness. Miami Lakes in Northwest Dade and Coral Springs in Northwest Broward County are designed to relieve the pressure on the metropolitan areas, say the planners. Juanita Greene, Herald urban affairs writer, takes a look at these communities.*

By **JUANITA GREENE**  
Herald Urban Affairs Writer

Two large developments on the fringe of the South Florida wilderness are describing themselves

Unlike the standard "bedroom communities," they would not add to the number of morning and

evening commutes because it will include many innovations.

His heirs decided early to hire top national planners, took a look at new towns



—Herald Staff Photo by BILL SANDERS

### Town House at Miami Lakes Provides a Picturesque Setting

relieve the mounting pressure on our densely packed cities.

Here and around the world they are being tried in various forms. The theory is to get human beings in the right environment by building cities from scratch, by putting them in a place where everything is in its place — not all jammed up and messed up like the big cities to which people still flock.

**To them would be diverted the excess city population, along with people leaving the farms and small towns. That, at least, is one of the theories of the new town movement; to keep the big cities from getting bigger and even, if possible, to reduce their size to proportions that are once again manageable.**

While at this point in their development Miami Lakes and Coral Springs may look like just two more giant housing subdivisions, serviced by the usual shopping centers, there is more to them than that. It will begin to show as they grow, if they are built as planned.

It takes more than rows and rows of houses, curved streets, cul de sacs and landscaping to make a new town. Not even the building of a shopping center nor a golf course will make the difference.

In its broadest definition, a new town is a self-contained community, where people work, live, play and where all economic, age and ethnic groups are represented, living in all types of housing, not just the single family detached dwelling.

**Very importantly, it is a planned development, with a place for everything — schools, churches, parks, industry, business, roads — and everything in its place.**

In one important respect neither Miami Lakes nor Coral Springs qualifies as a "new town" in the most ideological sense. Neither is integrated.

Nor does either include plans for bringing in some form of subsidized housing.

Accommodating black families and poor families are challenges that are being pressed with new force on all urban areas. The degree to which the new communities attempt to carry their share will determine their true "flexibility."

The developers do not say they don't allow Negroes. They merely report they have none now.

Asked about the future, they refer to the new federal open housing law which prohibits discrimination.

As for providing low income housing, they consider this beyond their scope because it would take them into fields in which they are not familiar. Building government-subsidized housing is a specialized and tricky business, they report.

New towns also differ from housing subdivisions in that they have self-sufficient identities. Ideally, the resident of a new town would never have to leave it if he didn't want to. That's why the concept is so popular today.

**and black, young and old, people who like to live in houses and people who like apartments, people who like baseball and those who like opera.**

Under these standards there really are no new towns in the U.S. today, despite all the publicity about places like Reston, Va., an architecturally inspiring community 30 miles outside Washington, D.C. or Columbia, Md., a giant project between Washington and Baltimore that is just getting started.

Much further advanced in promoting new towns are some of the European countries, especially England and the Scandinavian countries.

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**BECAUSE** no other area in the U.S. has produced a new town in its purest form either, what happens on the fringes of the South Florida metropolitan area is as significant as what happens anywhere else.

The most thoroughly planned of the new local communities is Miami Lakes, which also offers — up to now — the most balance.

**When the project opened six years ago, it looked just like another housing subdivision in the Hialeah area. The fact that its builders called it a new town didn't mean anything. It is traditional in South Florida for housing and land promoters to make exaggerated claims.**

What is significant is that Miami Lakes may, indeed, blossom into a new town.

That will happen when and if the highly imaginative, professionally executed plans for the whole city become a reality. Today they hang on the walls of the Sengra Development Corp., which is headquartered in the small shopping center at Miami Lakes.

The more Miami Lakes grows, the more it takes on the character and appearance of a new town. The latest cluster of townhouses and "villas" rising today attests to the fact that something new and different is going on out there, that Miami Lakes won't merely multiply its rows of white roofs until it runs out of land.

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**THE FINAL** proof will come when Sengra starts building its proposed "town center," designed to attract the economic vitality of a Dade-land without the physical disabilities created by the automobile.

It would be a two-level center, with ground level reserved for moving or storing cars, and the pedestrian lifted to the second level by means of ramps and esplanades, somewhat in the manner proposed for downtown Miami under the Doxiadis plan.

**But Miami Lakes has some growing to do before its developers will go ahead with the center. As planned, that growth will be inter-**

Loch Lomond where the homes are all custom built.

Instead, the housing will go up in clusters, as apartments, town houses and walled structures which Luckey calls "villas" and "town and country homes." Surrounding these clusters will be plenty of open space, some of it grass and some of it water.

This, believes Luckey and a lot of professional planners, is the housing of the future — where the family in effect retreats behind its own walls, surrendering the privately owned open yard space and the individual responsibility of maintaining it.

With clustering, the dwellings avoid the appearance of row houses. Except for the apartments, they are really just single-family houses with walled patios, built  $\frac{3}{4}$  of an inch apart and with only enough privately owned open space outside for parking.

"We are continuing to cut down on the amount of land that goes with the house," said Luckey, "and putting more in lakes and parks."

**What gives Miami Lakes more balance than most new communities is its industrial area, where about 1,000 persons already are at work for 12 companies. It is an attractive area, with well designed buildings separated by ample lawns and well landscaped parking areas.**

There is some diversity, too, in income range of the 1,000 families now living in Miami Lakes. Partly responsible is the fact that Miami Lakes started out with modest homes that could compete with those in other subdivisions in the Hialeah area.

Gradually more expensive homes were built when it became apparent that the extra amenities could attract a higher priced market.

These amenities include many small public parks, some on the considerable lakefront; underground utilities; rigid requirements that all private yards be landscaped and well maintained, and strict adherence to the principle of long-range planning.

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The infant cities of Miami Lakes and Coral Springs, unlike some of the earlier and equally ambitious projects for covering adjacent wilderness with dwelling units, have something special going for them. They are heavily backed by money or experience, or both. And their developers have deep, substantial roots in the community.

**MIAMI LAKES** is the child of the old, influential and civic-minded Graham family headed by former State Sen. Ernest R. Graham, who accumulated a considerable portion of west Dade as a dairyman and farmer back in the days when the land was cheap and often wet.

**pendent Dairy Farmers Association.**

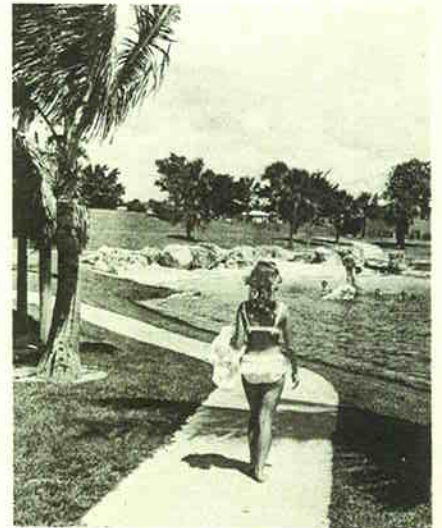
From their holdings the Grahams cut out five sections for Miami Lakes. Four of them — 2,500 acres — are east of the Palmetto Expressway and have been subjected to master planning. Development plans for the fifth remain indefinite.

Before going into their new town, the Grahams developed a housing subdivision and industrial area in adjacent Palm Lake to get some experience.

**Despite Luckey's eagerness to innovate with new modes of housing at Miami Lakes, he is cautious about taking too many steps ahead of the market.**

His "cluster housing," for example, includes only 219 units and he will build no more until he sees how effectively families can be weaned away from the standard single family structure surrounded by the private green lawn.

Also in the planning stage are 1,800 apartment units which would go on a 100-acre tract that also is designed for neighborhood shopping, offices and recreation facilities. The buildings will each be four-story, with parking on the first level and much of the second level devoted to an interior court.



**Public Beach on Lake Hilda**  
... attraction for residents

# Home and Design

SECTION K  
The Miami Herald  
Sunday, July 16, 1972

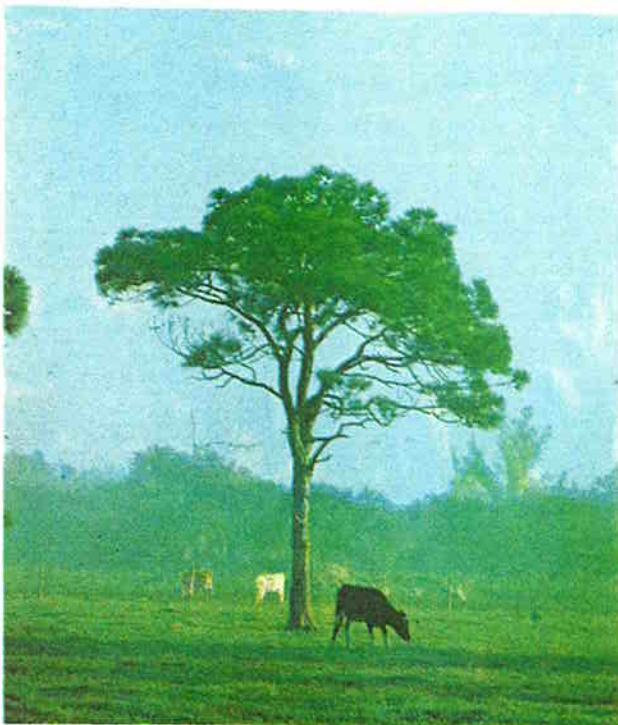
## 'NEW TOWN' GROWING UP



# Miami Lakes 10 Years Old



Golf on a foggy morning, above, or sailing on a clear day, at left, are all part of life at Miami Lakes. The new town was transformed from pasture land, below, some of which still is used for cows.



By ELI ADAMS  
Herald Real Estate Editor

Miami Lakes will mark its 10th anniversary next Saturday.

It will be an occasion for the new town in northwest Dade to celebrate. It is also a feather in the cap of a group of farmers of whom a developer (no longer on the scene) said they didn't know what they were doing.

State Sen. D. Robert Graham, one of those "farmers," recalls the incident well.

"Maybe we didn't know anything about building houses," he said, "but we did know about trees and getting top experts in to help us plan the area."

Miami Lakes today is an example of orderly development — a planned community with nearly all the elements to make it a town unto its own.

Ten years ago when the first model home was opened on Lake Patricia, Miami Lakes was a grazing area for cattle. "It was one of the ugliest pieces of land in Dade County," Robert Graham recalls. "But it was high ground."

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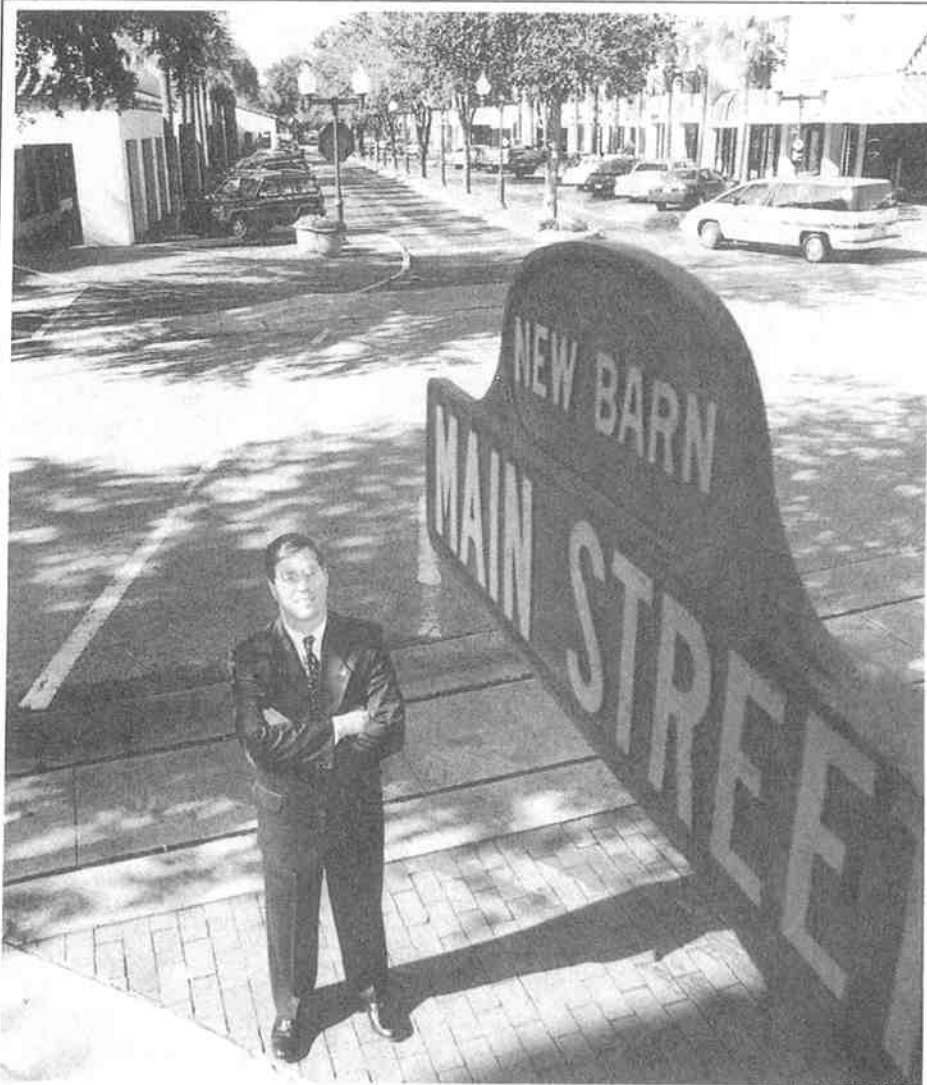


Talking things over, above, are Robert Graham, left, his brother, William, and Floyd Luckey, right. They are in front of William Graham's new home at Miami Lakes. Below is a scene of the new town's landscaped industrial park.



WEEKLY  
**BUSINESS**

Sun-Sentinel, Monday, January 17, 1994



Staff photo/JOE RAEDLE

## A SUBURBAN JEWEL

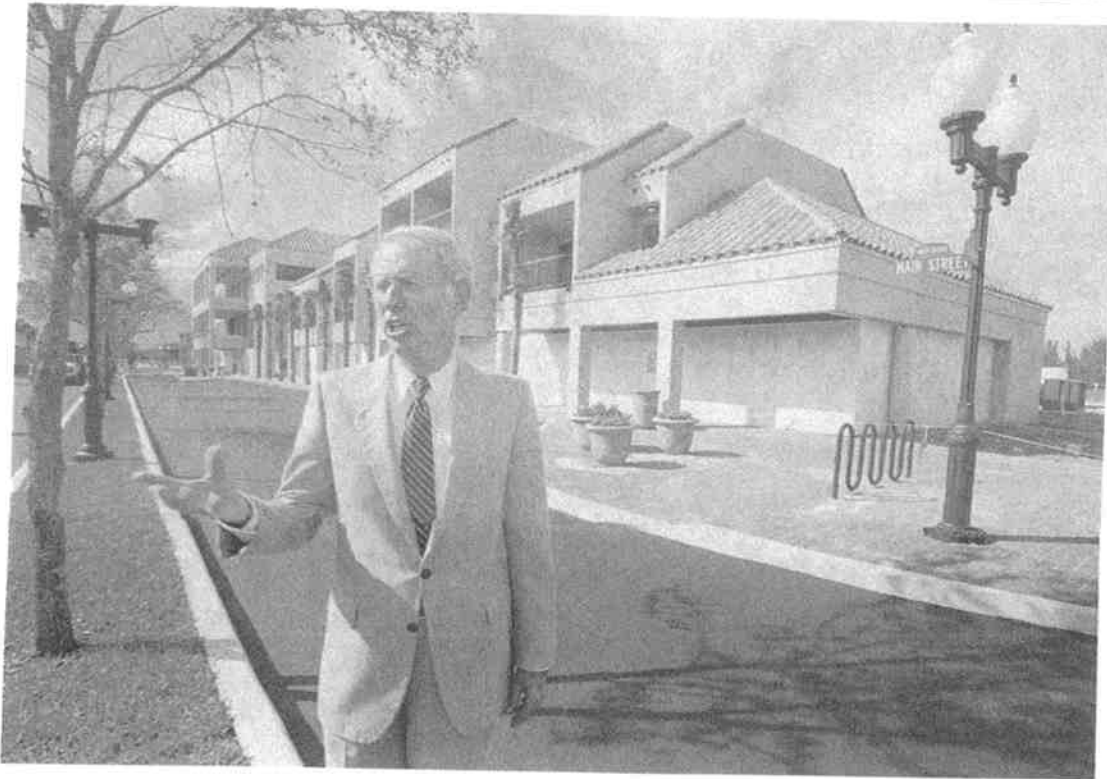
Miami Lakes, developed by the Graham Cos., is considered among the best planned developments in S. Florida. **8**

Carol City / Opa-locka / Allapattah  
Overtown / Brownsville / Bunche Park  
Edison / Liberty City / W. Little River

# Neighbors

The Miami Herald

Thursday, December 8, 1983



AL DIAZ / Miami Herald Staff

## Miami Lakes' street of dreams

Bill Graham, developer of Miami Lakes, stands before the block-long beginnings of Main Street, the community's new \$25-million commercial-residential project. The developers

envision the town center becoming a magnet for Lakes residents, with everything a hometown can offer.

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