



A NEW DOWNTOWN: The Miramar Town Center, a 54-acre mixed-use project, will include commercial and residential development in the city's geographic center. *Rendering/City of Miramar*

MIRAMAR TAPS TWO FIRMS FOR TOWN CENTER PROJECT

Rockefeller Group Development Corp. and Kimco Developers Inc. have been selected by Miramar to handle the private development phase of its Miramar Town Center project, a 54-acre mixed-use project at the geographic center of the city. The city purchased the land in 2001 with the intention of constructing a "town center" using the concepts of "traditional neighborhood development" design, a style that blends uses and encourages walking from place to place.

Rockefeller and Kimco will form a joint venture that will build a mixed-use project on 40 acres of raw land that they will purchase from the city. The land is north of Miramar Parkway between Red Road, Hiatus Road and Miramar Boulevard. The total cost of the project will be more than \$100 million.

Preliminary plans include 135,000 square feet of retail space, 45,000 square feet of offices, 347 apartment-style condominiums, 133 townhouses, 17 work-at-home units, two parking garages, a mass transit hub and a community recreation center. The project will abut



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REAL ESTATE

downtown area. "It has no sense of place," Ishmael said. "This project unifies our eastern, western and central communities and provides that sense of place within the city."

While Rockefeller and Kimco will handle the commercial portion of the development, **Lowell Homes Inc.**, a Miami-based homebuilder, will serve as the team's residential developer. Lowell has done numerous developments in South Florida, with current projects ongoing in all three South Florida counties.

Rockefeller and Kimco will close on the land in the next few months, said Edgar C. Jones Jr., senior director of Florida operations for Rockefeller. He expects ground-

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