

NGBS GREEN CASE STUDY

Manor Hialeah



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About the Project

Project Type: Market-rate multifamily residential redevelopment project, with 32 buildings containing 642 apartments, and 66 three-bedroom townhouses, two clubhouses, and two pools on 28 acres.

Unit Size: Apartments average 922 sq. ft. Townhouses average 1,800 sq. ft.

Location: Hialeah, Fla.

Performance: 2015 NGBS Green Certification-Bronze Level (Nov 2023)

Website: [Manor Hialeah](#)

Project Team

Builder: [Fortune Related Construction](#)

Developer: [Related Group](#) and [Fontainebleau Development](#)

Architect: [MSA Architects](#); [Meshberg Group](#)

Verifier: [Kyle Abney](#), NGBS Green Master Verifier and 2023 Partner of Excellence, [Abney + Abney Green Solutions](#)

Overview

Manor Hialeah is a vibrant community and rapidly growing center of art and commerce featuring a curated collection of museum-quality artwork to complement amenity spaces. Set among the city's beautifully landscaped surroundings and located at the center of northwest Dade County, Manor Hialeah has easy access to all major thoroughfares and is just a short ride to Miami International and Opa-Locka airports. Manor Hialeah is within minutes of Amelia Earhart Park, complete with a petting zoo, multiple tennis courts, bike trails, and sports leagues.



Green Features/Practices

- Lot Design & Development:
 - ◆ Infill and greyfield site; dense development with 23 units per acre; landscaping plan to reduce water use; walkable community with community resources nearby and access to Miami Metrorail and Tri-Rail, as well as a citywide bus service for easy local transportation
- Resource Efficiency:
 - ◆ Regional building materials used; universal design elements allow residents to age-in-place safely and easily
- Water and Energy Efficiency:
 - ◆ ENERGY STAR appliances use less energy and water than conventional appliances; low flow showerheads, faucets, and toilets; professionally-designed water conserving irrigation system
 - ◆ Electric vehicle parking stations; motion sensors on exterior lighting
 - ◆ Energy model indicates average energy performance of the buildings are performing 5% above Florida's energy code
- Health & Wellness:
 - ◆ Low VOC paints, adhesives, and insulation selected to ensure healthier indoor air quality; residents-only basketball and bocce ball courts, soccer field, putting green, and children's playground, pool, fitness center, electric vehicle parking, pet friendly with dedicated dog park and pet spa, and bicycle repair and maintenance station



D. C. 107—Widener Fountain
and Club House Lawn
Hialeah Race Course

Widener Fountain and club house lawn, Hialeah Race Course - Hialeah, Florida. 1940. State Archives of Florida, Florida Memory.

The Verifier Voice

“As a green verifier, ensuring Manor Hialeah achieves NGBS Green certification isn't just about meeting standards — it's about building a sustainable future for Florida. By attaining this certification, the project will demonstrate its commitment to energy efficiency, resource conservation, and healthier living spaces, setting a benchmark for responsible development that benefits both residents and the environment.”

– Kyle Abney, NGBS Green Master Verifier and 2023 NGBS Green Partner of Excellence, Abney + Abney Green Solutions



2023 NGBS Green
Partner of Excellence

About Manor Hialeah

After greyhound racing was banned in 2020, a formerly dormant greyhound kennel and racing facility spanning 28 acres in the densely populated Miami-Dade municipality of Hialeah, Fla., was transformed to address the pressing need for housing.

Manor Hialeah, developed by Related Group and Fontainebleau Development, now features 642 apartments and 66 townhouses, offering a Mediterranean-inspired lifestyle. Patrick Campbell, Vice President at Related Group, highlighted the development challenges, noting, “Hialeah, like many urban areas, faces challenges in terms of limited availability for land development.” Working with MSA Architects and Meshberg Group, Manor Hialeah achieved NGBS Green certification at the Bronze level, guided by Kyle Abney of Abney + Abney Green Solutions.

Manor Hialeah, widely praised for its innovative transformation from a dog track to a residential community, earned a 2024 CoStar Impact Award for redevelopment of the year. “Related’s redevelopment has breathed new life into this location. The new residential community fulfills a key objective in providing a diverse set of housing options, thereby stabilizing the neighborhood and further strengthening Hialeah’s transformation.” said Mark Troen, shareholder and senior vice president at Brookwood Group and lecturer at the University of Miami.

Residents enjoy amenities such as a lagoon-style pool, technology-enabled assistance, a variety of recreational options, including basketball and bocce ball courts, a soccer field, a putting green, a children’s playground, a cutting-edge fitness center with a sauna and private studios for individual and group classes, a club room with a children’s playroom, private theater, gaming room, and a dedicated bike repair and maintenance station, all set within lush landscaping.

