

Parks Rescue & Restore

Economic, Environmental and Public Health



The Excellent City Park System: Park Investment Strategies

Kathy Blaha, President

Kathy Blaha Consulting, LLC

February 4, 2011



Image ©Sneary Architectural Illustration

Cities are Getting Smarter about Parks



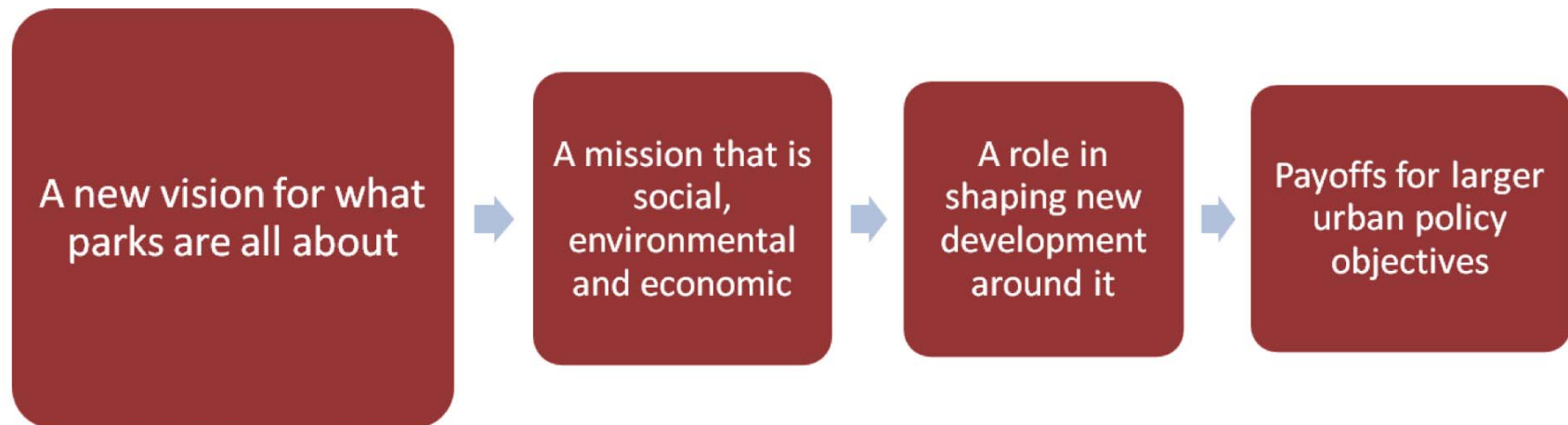
Depot Park, Gainesville, Florida

*The bottom line is not the successful park,
it's how the park makes a successful city.*

A Bigger Role for Parks



An Excellent City Park System



New City Parks



Millennium



Highline



South Pointe

Fighting Funding Issues with Private Partners



“Public spaces paid for by public dollars are becoming an endangered species in the United States.”

--George Hargreaves, FASLA

New Revenue Streams

- Park partners raise philanthropic funding
- BIDs create a stream of private contributions that are mandatory taxes – not voluntary donations
- Redevelopment TIFs provide financing for park creation and operation



Parks through TIFs

According to the National Association of Realtors, parks, trails and other recreation areas may enhance the value of adjacent property by as much as 20%.



Parks Leveraging Redevelopment



Yerba Buena Gardens, San Francisco



Jamison Square, Portland



High Point, Seattle



Baldwin Park, Orlando

Parks First



Detroit's Campus Martius Park

Parks First



Esther Short Park, Vancouver, WA

Parks First

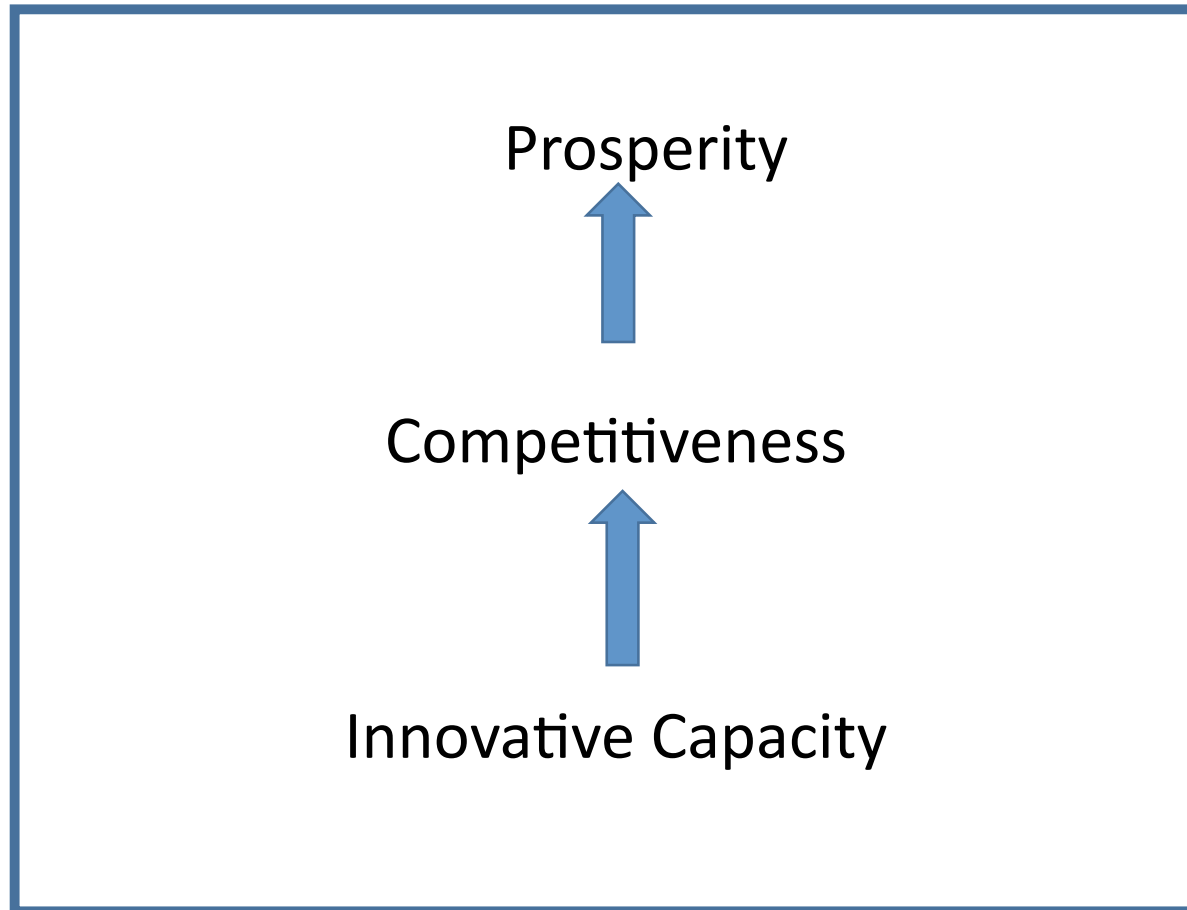


Houston's Discovery Green

Revenue Streams for Maintenance



Reviving Public Parks Investment



(Michael Porter, "Clusters of Innovation," Harvard, 2001)

**Great
Cities** have
great parks.
They make
people happy.
That is the goal
of great cities.





Parks for those who love dogs

Kathy Blaha Consulting, LLC
www.kathyblahaconsulting.com

The Miami-Dade County Parks and Open Space System Master Plan

Maria I. Nardi, Chief, Planning and Research Division
Miami-Dade County Park and Recreation Department



- Vision
- Principles
- Components of a Great Parks and Open Space System
 - Great Parks
 - Great Public Spaces
 - Great Natural and Cultural Places
 - Great Greenways and Trails;
 - Great Streets
- Partnerships

The Miami-Dade County Parks and Open Space System Master Plan





The Public Realm

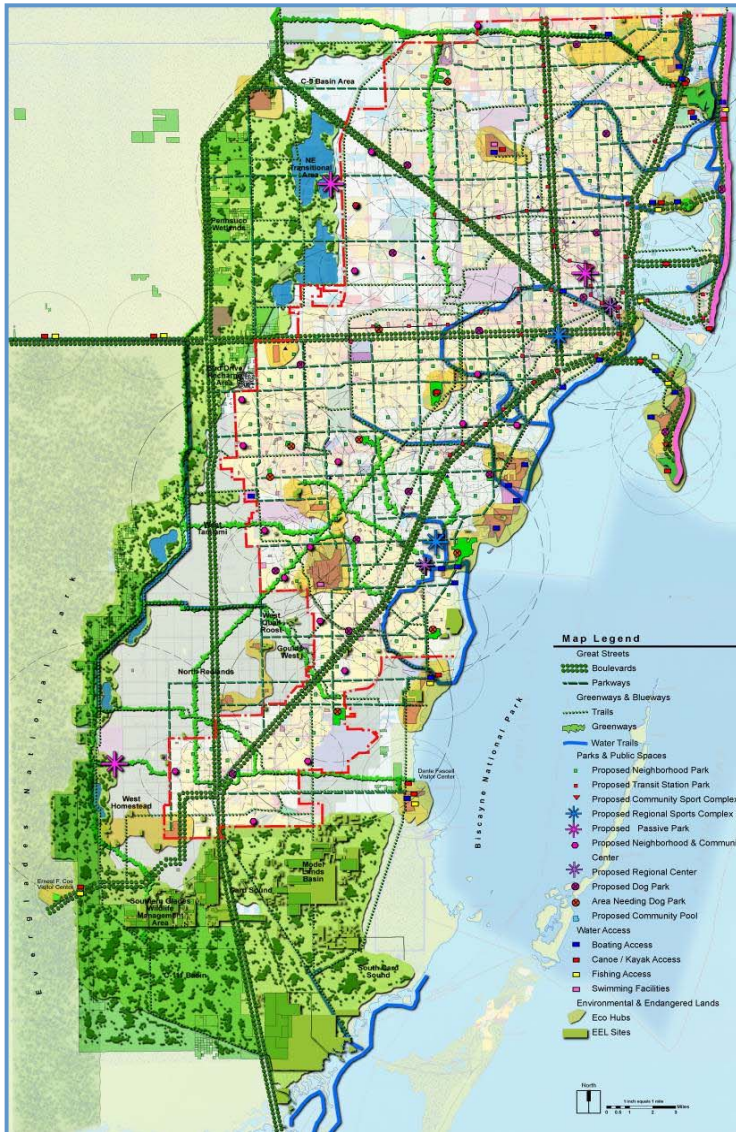
- Great Parks
- Great Public Spaces
- Great Natural and Cultural Areas
- Great Greenways and Blueways
- Great Streets

Guiding Principles:

- Equity
- Accessibility
- Seamlessness
- Sustainability
- Beauty
- Multiple Benefits

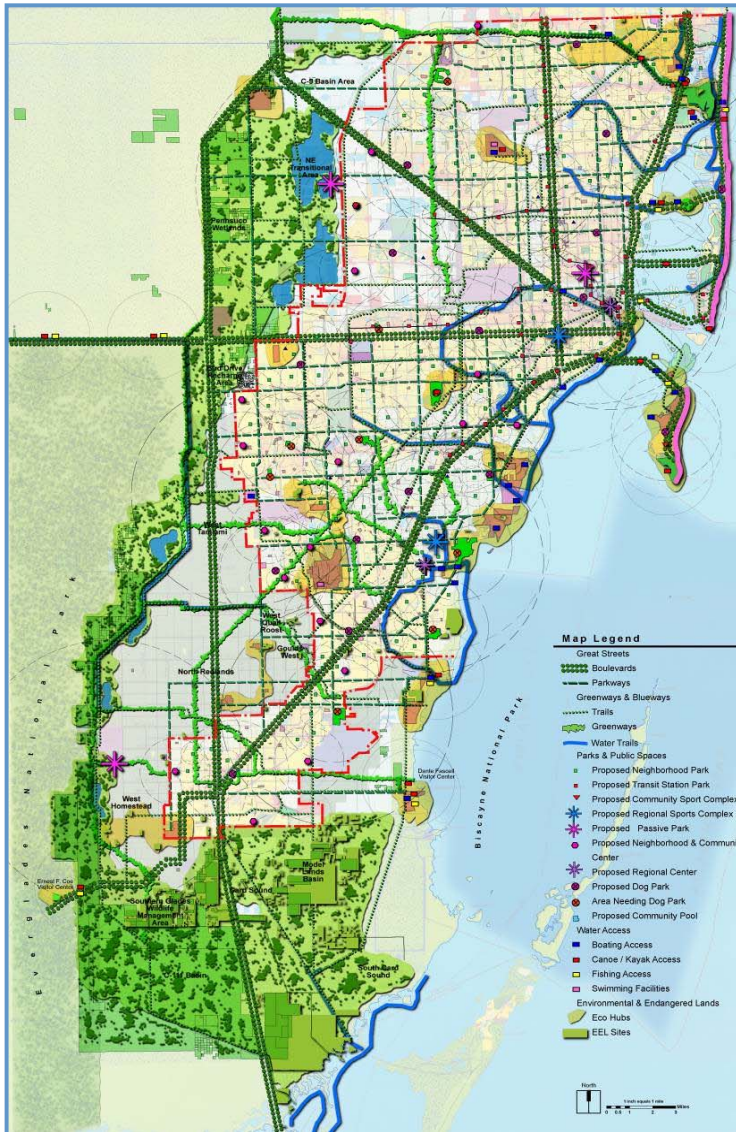


The Vision



Next Steps:

- Shape Public Policy and Practices
- South Florida Park Coalition
- Park Foundation



Creating a 50 Year, Unifying Vision for a Livable, Sustainable Miami-Dade County

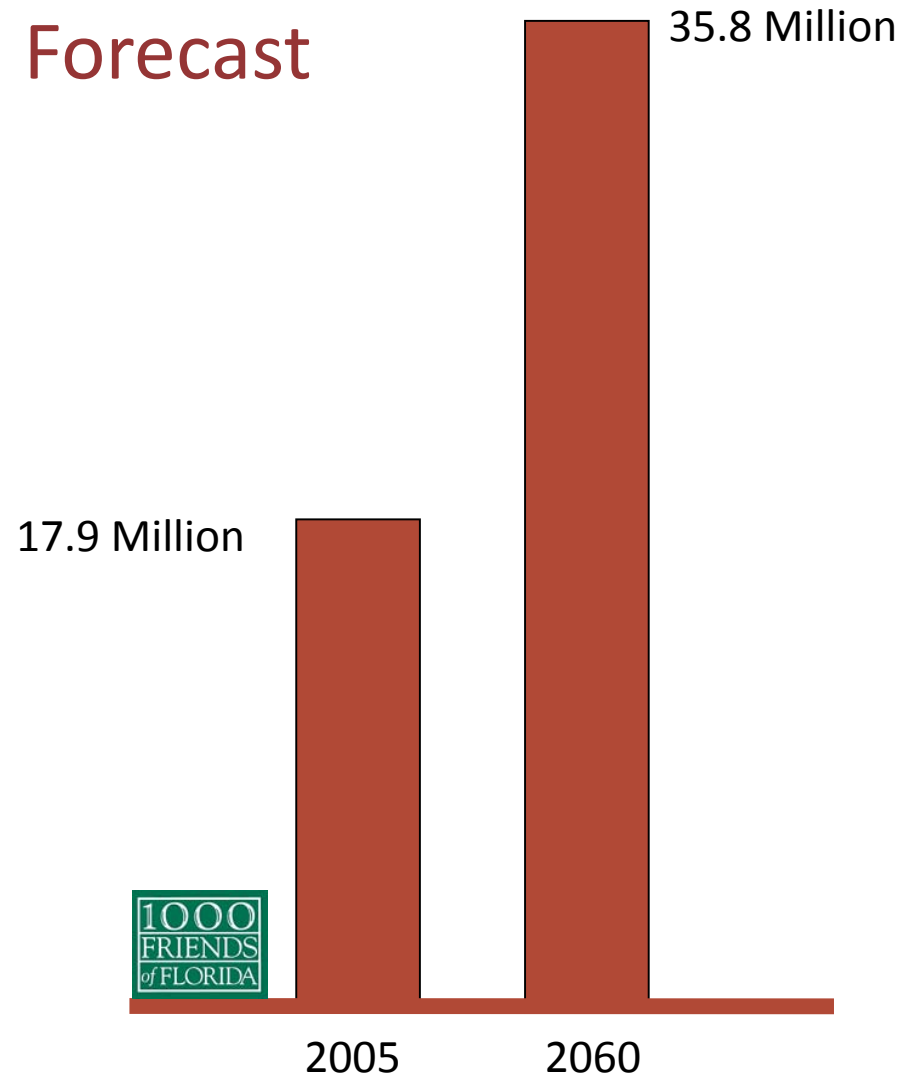
“through the Parks Window”:

- Great Parks
- Great Public Spaces
- Great Natural and Cultural Areas
- Great Greenways and Blueways
- Great Streets

The Miami-Dade County Park and Open Space Master Plan Timeline

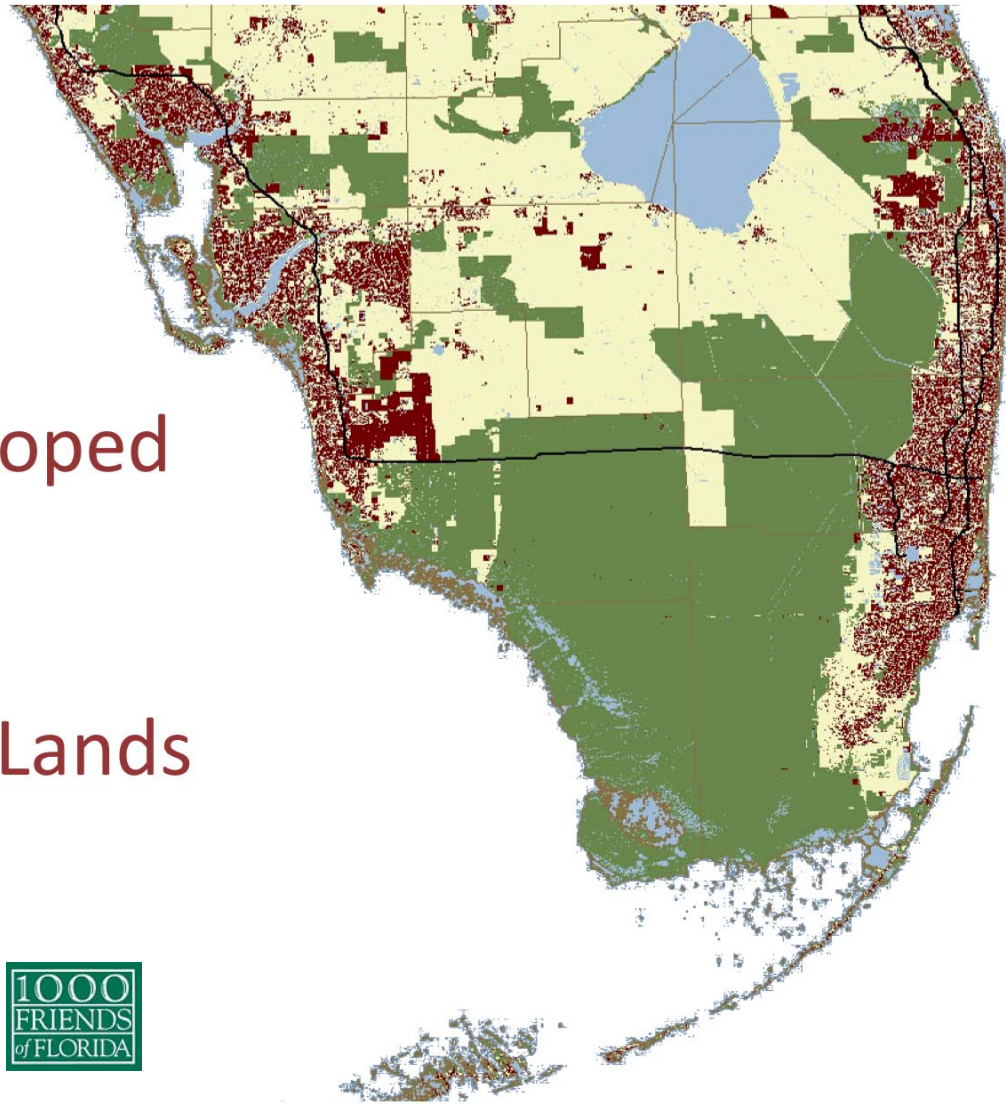


State of Florida Population Forecast



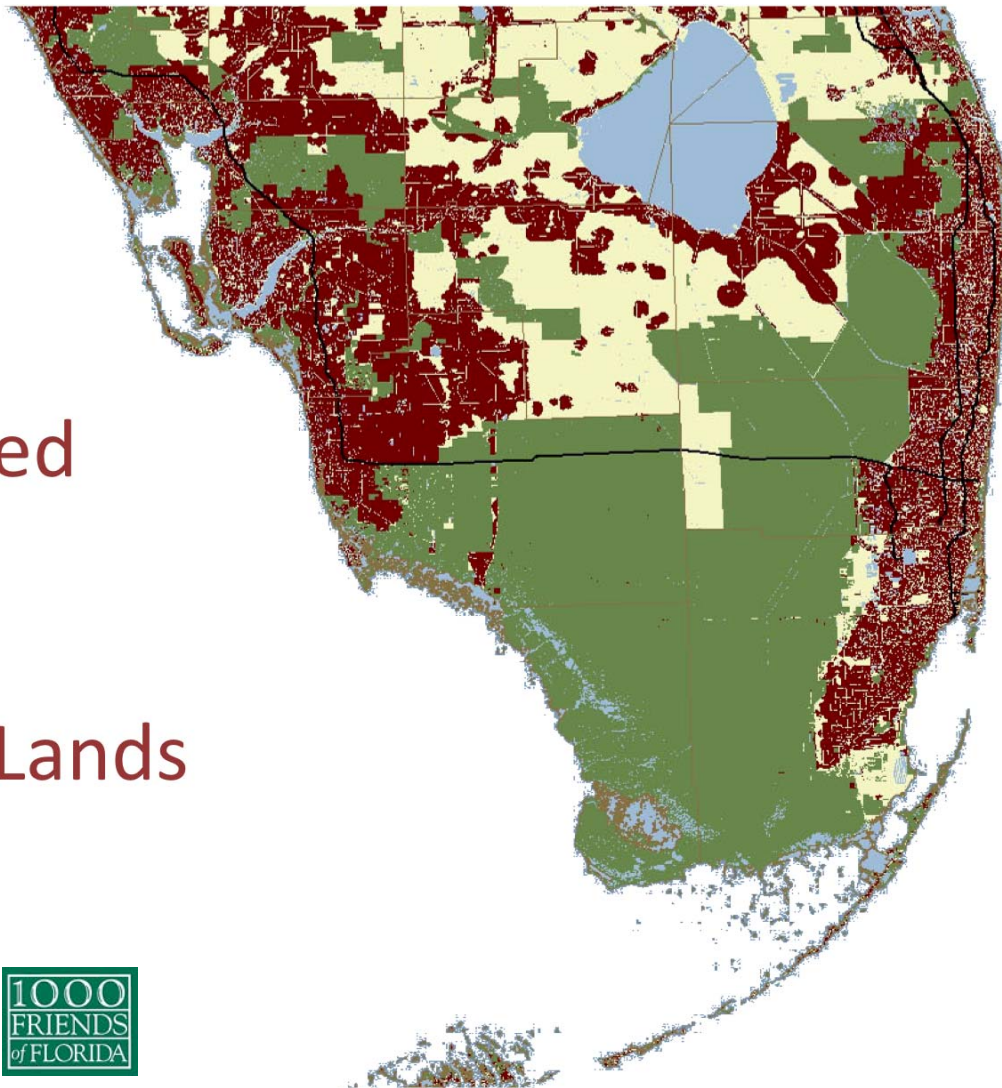
Existing Developed Land and Permanent Conservation Lands

- Developed Land
- Conservation Lands Permanently Protected

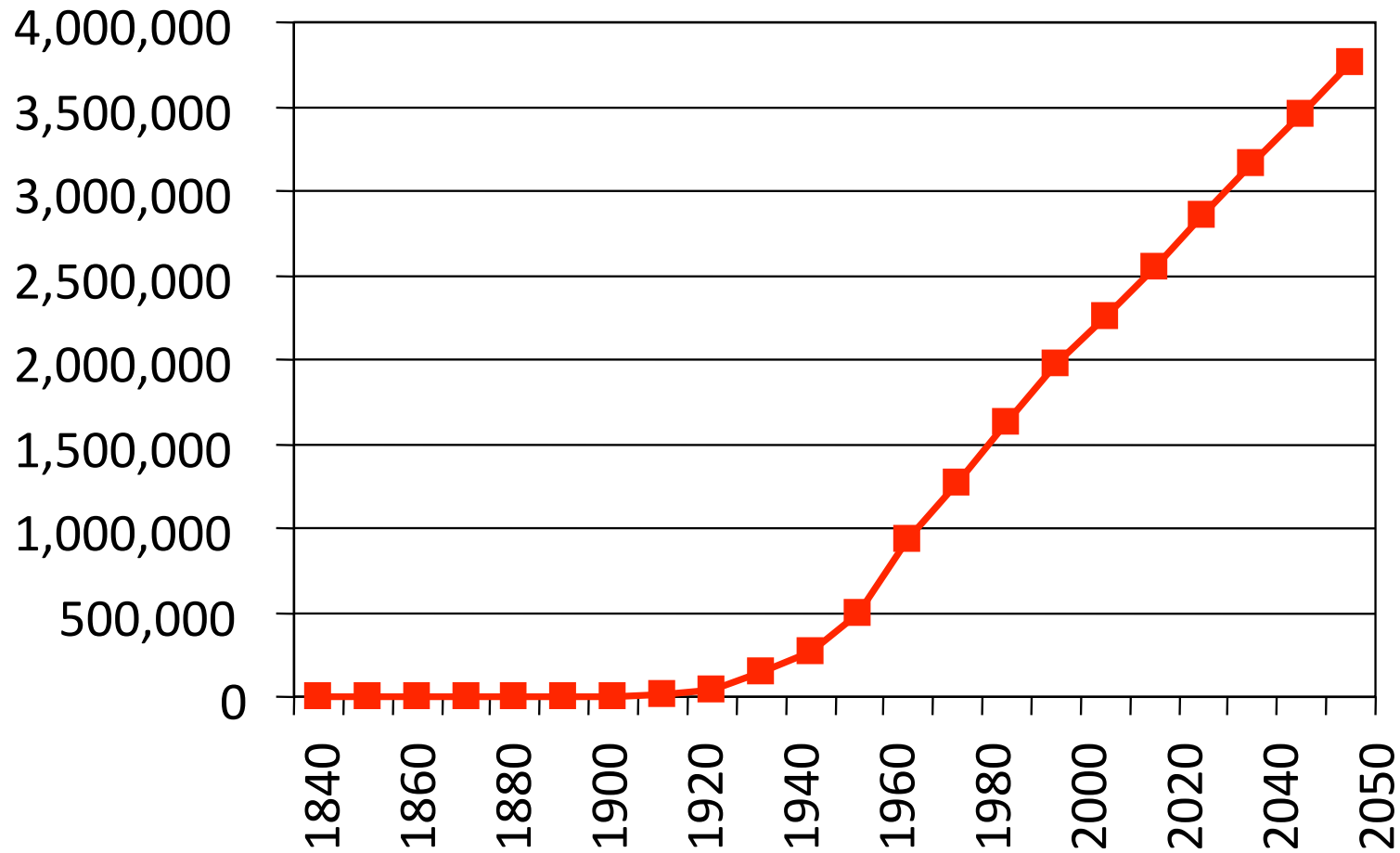


2060 Developed Land and Permanent Conservation Lands

- Developed Land
- Conservation Lands Permanently Protected



Projected Resident Population Miami Dade County 1840 – 2050



Source: Miami-Dade County Department of Planning and Zoning

27 NORTH
Hialeah
←

17 FT 3 IN

TO  EAST
Int'l Airport
↓

 EAST
Miami Beach
→

WEST
Miami Int'l Airport
↓



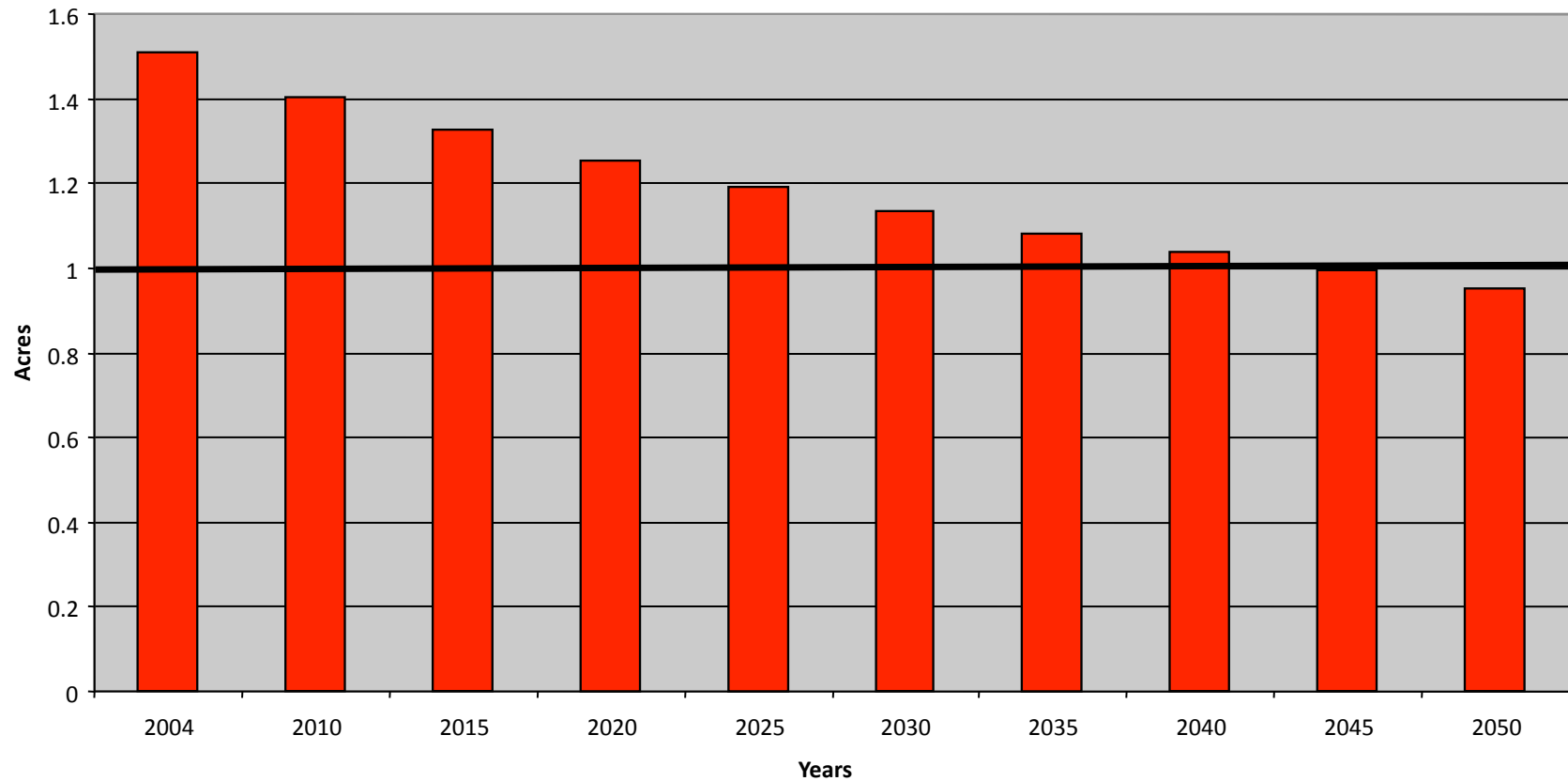
Miami Design District
→





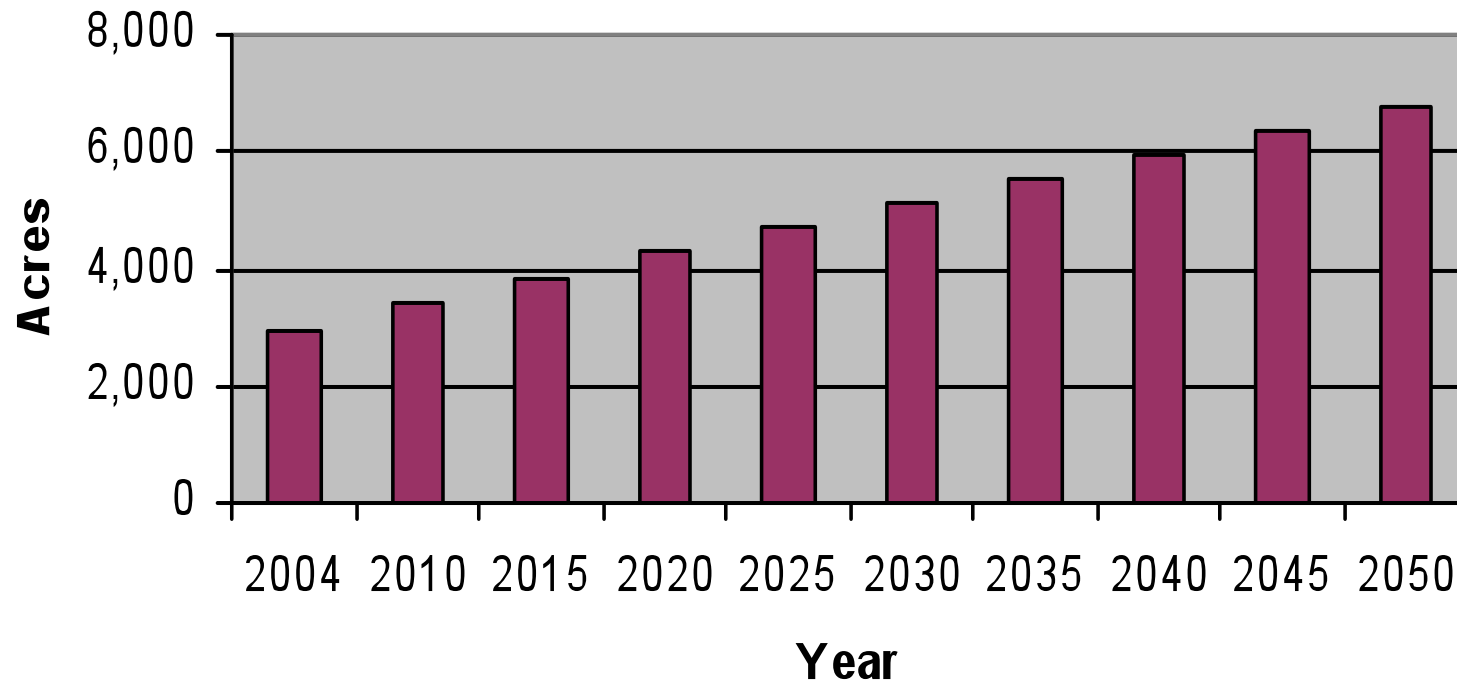


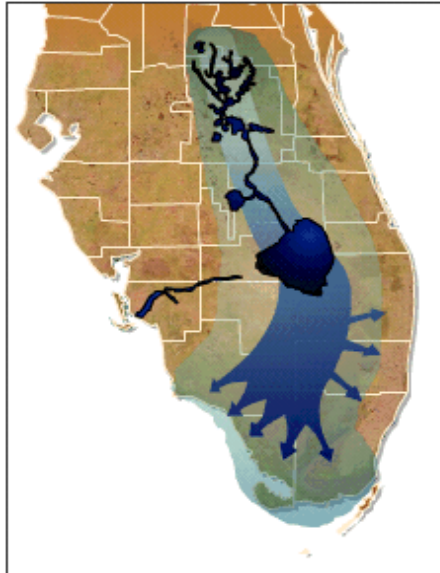
Local Public Park Acres per 1,000 Residents in Miami-Dade County*



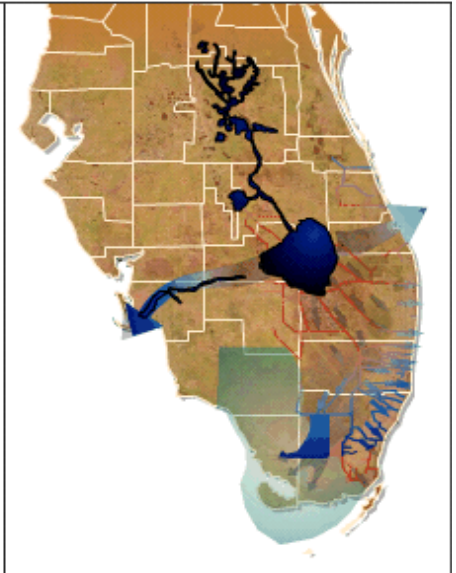
*Includes Cities and County

Acres Required to Meet 2.75 LOS





Historic Flow



Current Flow





MORAN
The Miami Herald

"... AND WE DIDN'T
NEED A PENNY
SALES TAX TO PAY
FOR IT! /

Welcome to MIAMI-DADE County!
SORRY... WE'RE
FULL

Parks Systems Over Time

Galen Cranz's Comparison of Park Types

	PLEASURE GROUND (1850-1900)	REFORM PARK 1900-1930	RECREATION FACILITY 1930-1965	OPEN SPACE SYSTEM 1965-1990	SUSTAINABLE PARK 1990-present
GOALS					Place-making Ecological Health Revitalization Psychological Relief Participation Public Health
FUNCTIONS	Public Health	Social Reform Assimilation Public Health	Public Health Active Recreation	Revitalization Psychological Relief Participation Public Health Active Recreation Passive Recreation Arts & Culture	Active Recreation Passive Recreation Arts & Culture Resource Conservation Community Building

Great Parks Accessible to Everyone, Regardless of Age or Ability...

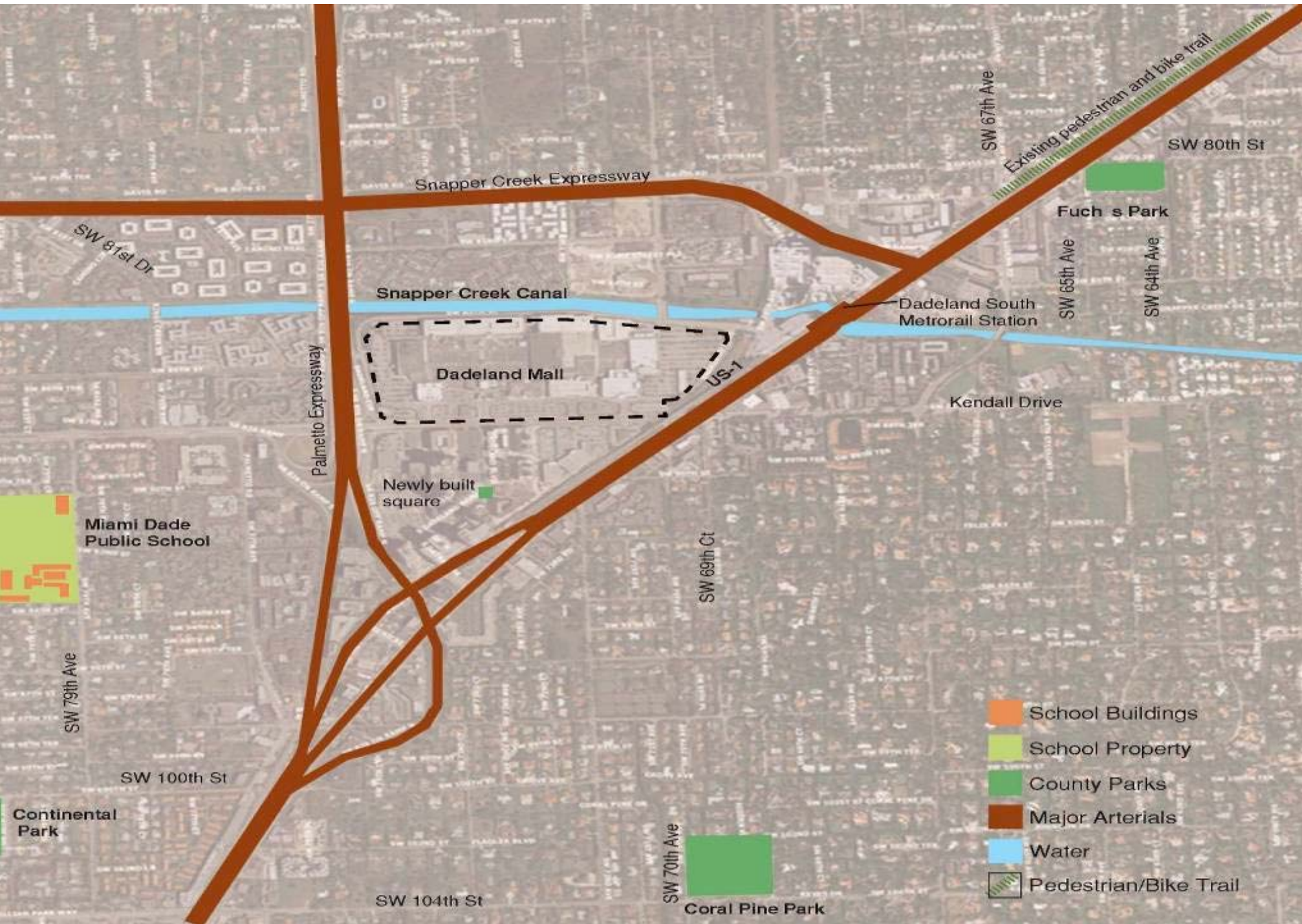


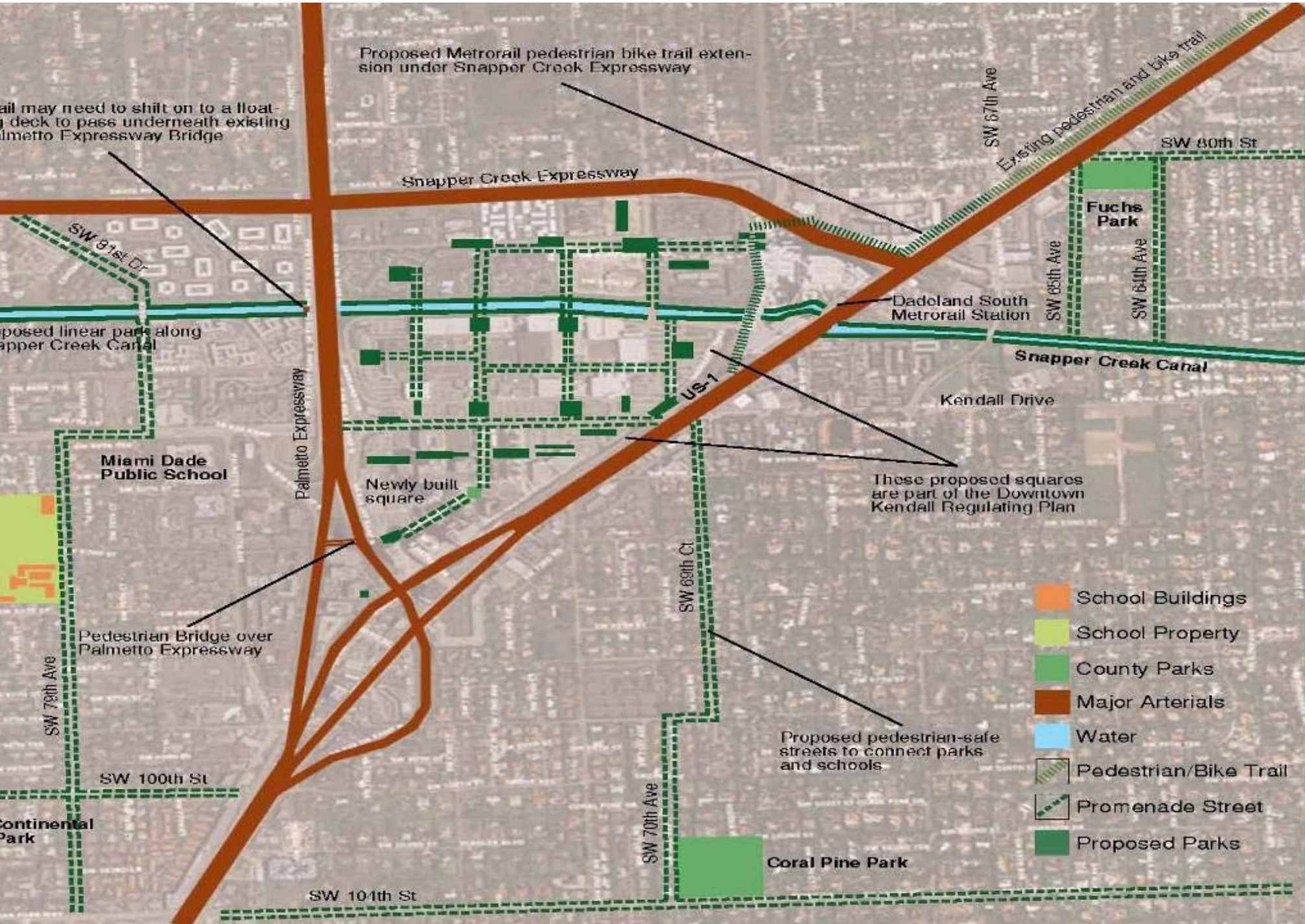
providing a diverse and balanced system of passive and active recreational opportunities.

The Vision proposes that every resident have equitable access to the following **local** recreational activities:

- Sitting outside, read, contemplate;
- Walking for recreation, exercise, transportation;
- Walking the dog;
- Riding a bike;
- Going to a playground;
- Playing a game of catch, Frisbee
- Picnicking, sun bathe;
- Playing pick-up sports; and
- Swimming or family fun such as a splash pad.







Existing Conditions

Buildings fronting Snapper Creek Canal are not tall enough to have a view of water

Vast facades of parking structures like this one and those along the north side of Dadeland Mall (not in view) detract from the scenic landscape

Cobra head lanterns are scaled for high-speed driving and not for pedestrians



Bridge is utilitarian and boring

Shrubs and palms do not shade the sidewalk and form a barrier for those wishing to view Snapper Creek.

Through the Park System Window

Snapper Creek, like all urban green areas, should be lined by buildings tall enough to provide a sense of spatial enclosure.

Native trees should be spaced regularly to shade street.

Buildings with abundant doors and windows can line the existing garages to make the street look and function as a safe and normal downtown street.



Pedestrian bridge is designed as a graceful arch.

Stairways to water's edge for recreational access.

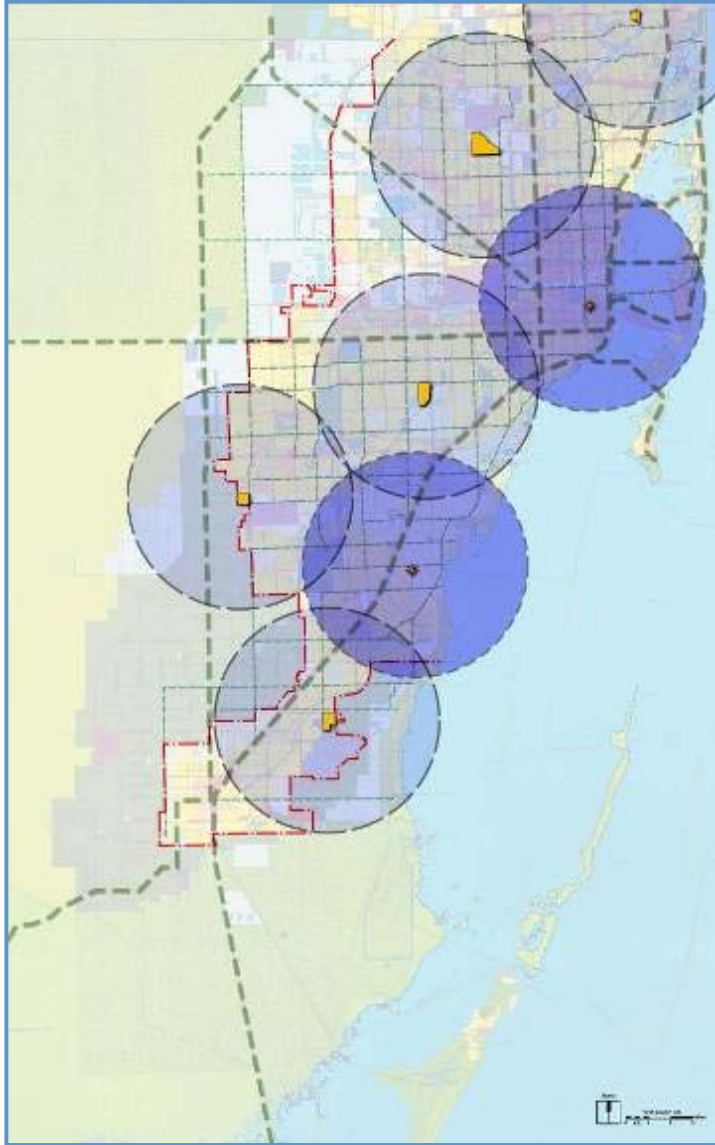
Wider walkways along Snapper Creek will attract pedestrians for walking and jogging.

Every resident should also be able to:

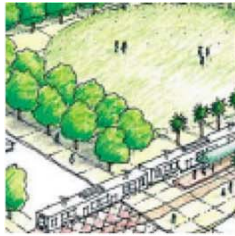
- Exercise, attend classes/ lectures/ social functions;
- Play organized indoor and outdoor competition sports;
- Swim recreationally or competitively in a pool;
- Paddle a canoe or kayak;
- Go boating; and
- Go to the beach.



Area-Wide Parks – Sports Complexes



Great Public Spaces Designed to Engage Residents...



providing diverse social, recreation and economic development opportunities.





Transit Stations







Libraries, Schools, Museums



Great Natural and Cultural Areas Planned and Managed to Balance Access and Resource Protection...



protecting and enhancing the natural and cultural heritage of the region, as well as existing biological diversity, restoration and management actions.



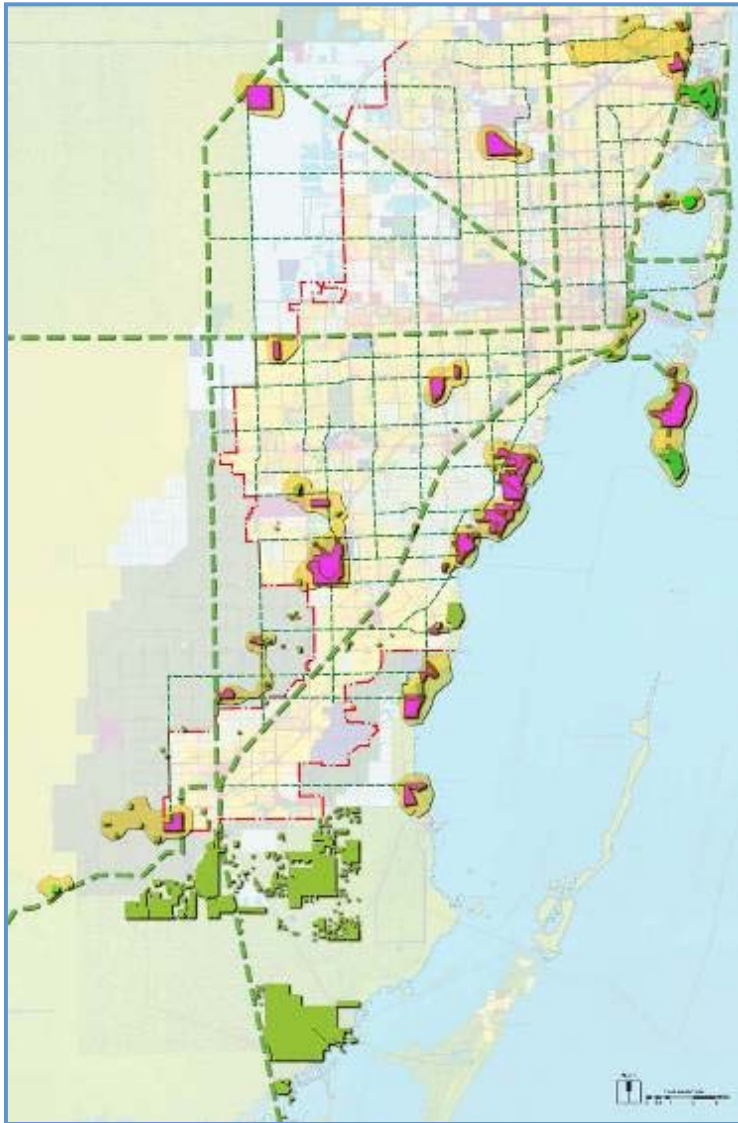
Natural Areas

Functional, managed natural areas that sustain the biological diversity of the region.



Balance Access, Conservation, Educationwith programs and neighborhood involvement





Environmental Zones

- Promote education and conservation of EEL sites
- Provide Eco-Hubs -nature/ community centers for education on environmental sustainability
- Foster community stewardship of EEL land
- Provide biotic corridors connections to enhance, promote and protect native biological diversity

Suggested Improvements

Restore Rockland habitat -- beginning with pine trees

Plant native shade trees to provide comfort for pedestrians and cyclists. Also reduces urban heat

Doors and windows on adjacent houses add natural surveillance to the park

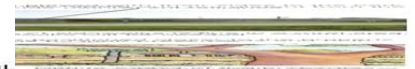
Houses that are positioned closer to the property line will have larger private rear yards and help reinforce security by their presence



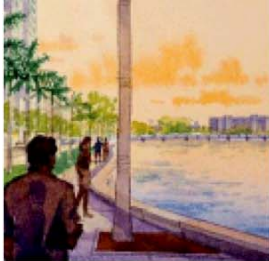
Crushed rock path aligned with striped crosswalk allows for better access to the park

Restore pines and saw palmettos at streets edges to discourage parking in undesignated parking areas

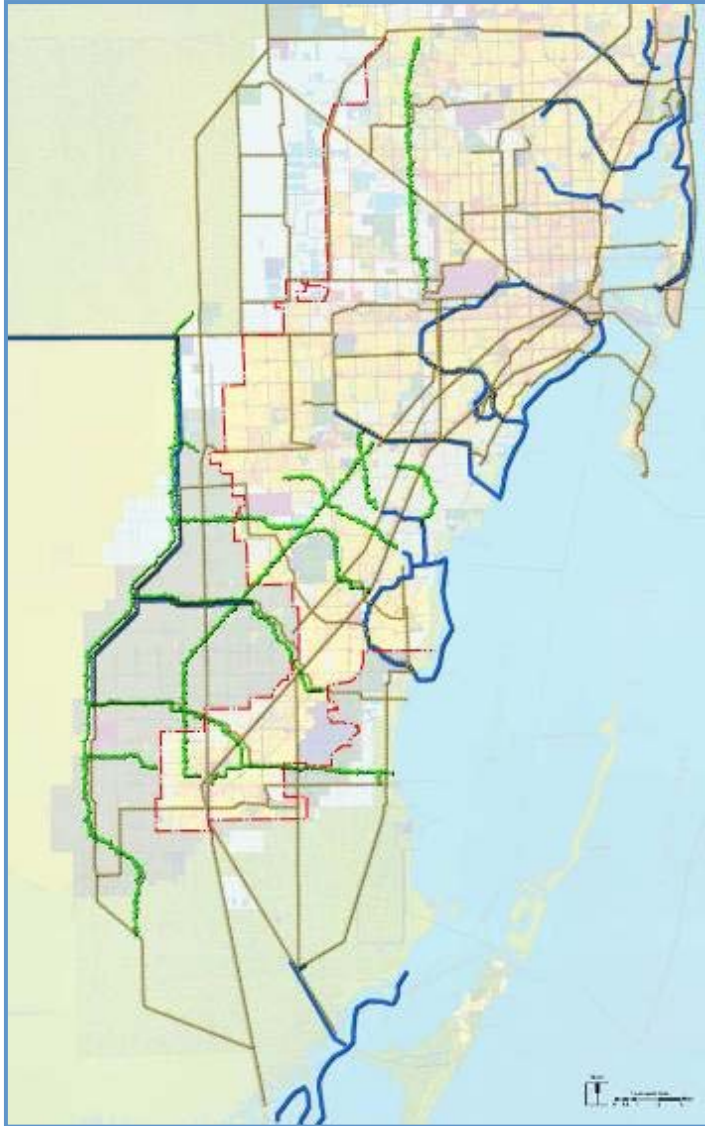
Add sidewalks to increase walkability in the neighborhood



Great Greenways and Blueways Connect Every Resident to Parks, Schools, Work and Shopping...



providing wildlife habitat, scenic vistas, recreation and transportation opportunities and providing urban form.



Biscayne-Everglades Greenway









Western Greenway:

- Enhances the Rural Character of the Area
- Helps Transition to Farmland and the Everglades
- Provides New Recreation Opportunities for all County Residents



Great Streets Designed as Linear Parks...



connecting parks and neighborhoods through tree lined boulevards, parkways, and neighborhood streets that encourage people to walk, bicycle and live healthier lifestyles.















This is Not an Impossible Dream...

Chattanooga

- 1969 - the “invisible” city w/ no real image
- worst air pollution in the US
- deteriorating infrastructure, job layoffs, social division



- \$356 million investment
- Increase in jobs, new businesses
- Assessed property values + \$11 million (127.5% increase) 1988 - 1996
- Property taxes for city and county combined rose 99%



Riverfront Parkway Looking From Walnut Street Bridge to Market Street Bridge: 2000



Seattle



Open Space Seattle 2100: Designing Seattle's Green Network for the 21st century



Health



Ecology



Community



Economic

If we work together on these things [parks, street trees, bikeways] our city will continue to flourish as one of the great places in America.

Mayor Greg Nickels



Greening a City FROM THE TOP DOWN

SAM NEWBERG

Led by Mayor Daley, Chicago has been at the forefront of green development and is setting an example for private sector participation in achieving sustainable goals.

TO MANY CHICAGOANS, GREEN IS THE color of the grass at Soldier Field. But across the Greater Chicago area, green development is catching on among government officials, the private sector, and the public at large. It started with beautification, moved to green roofs and buildings, and is expanding into land use and business decisions.

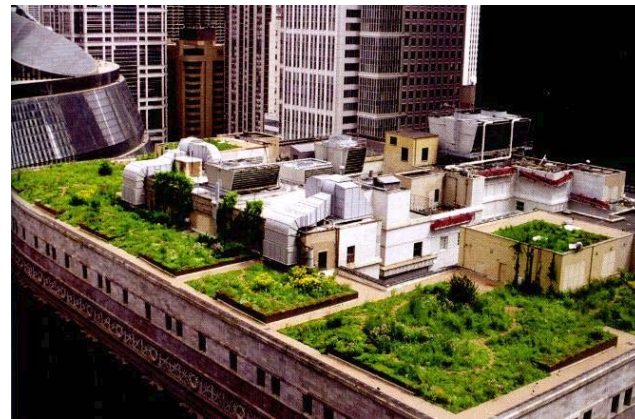
"In many ways, it was a 'perfect storm' for green design to get traction in Chicago," explains David Reynolds of the Chicago office of Earthtech, who was first deputy commissioner of Chicago's Department of the Environment (DCE) from 1996 to 2004. Reynolds is not the only one to marvel at how the city's image has been transformed in recent years. "Here's



500,000 trees planted since 1989

Suddenly life springs up, and there are cafés and people where there were none before. Then it becomes, let's not just make it attractive but a healthier place. Trees reduce the heat-island effect and clean the air. Landscaping is labor intensive, so we provide a lot of jobs. That has turned into a model of economic development based on green technologies, attracting renewable-energy companies, and creating a sustainable landscaping industry.

Barry Burton, Planning Dept.



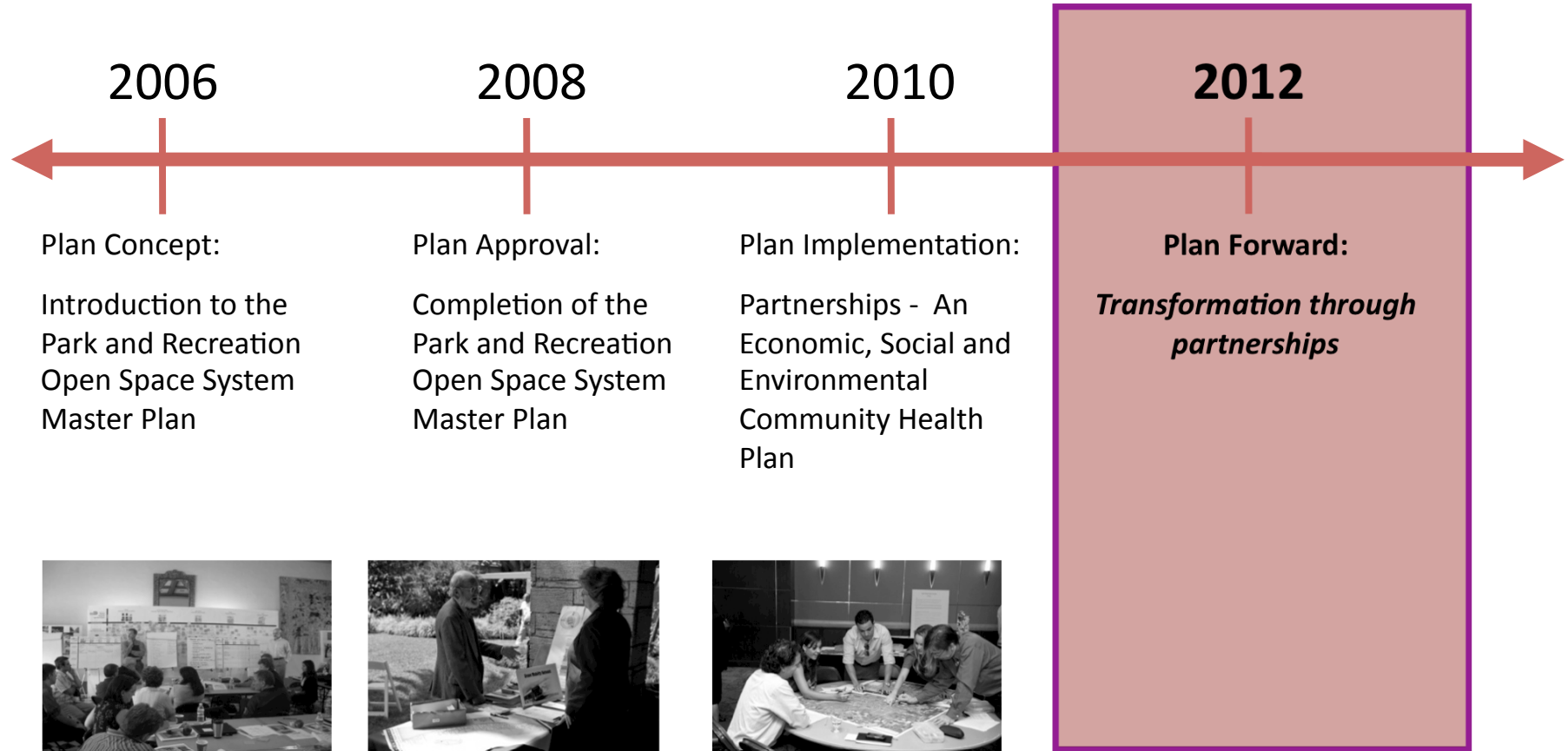


- \$1.4 billion increase in residential development, 10,000 new housing units opening by 2015;
- \$100/ square foot increase in real estate values;
- Increase in tourism, hotel and restaurant revenues; and
- \$1 billion in revenue over next ten years.

Implementation...



Park and Open Space System Master Plan Timeline



Shape Public Policy and Practices

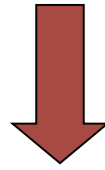
Requires collaboration among key County Departments to incorporate vision into practices

Libraries
Planning and Zoning
Public Works
Transit
MPO

DERM
GSA
Health Care Planning
OCI
OCED

Housing
WASD
Building
Cultural Affairs
Communications

Institutionalize the Master Plan



Adopt / Amend

South Florida Park
Coalition Charter

CDMP
OSMP Goals & Principles

Parks & Rec.
Development Guidelines
And Standards

County Code
Development Criteria
Development Review
Development Approval

Florida Statutes &
Administrative Code

Manager's Greenway Workgroup Committee

Parks, Public Works, Transit, Planning & Zoning and Capital Improvement Departments



Greenways/Trail Wayfinding System
 Universal Symbols for a Multicultural Community

South Florida Park Coalition Charter

A Coalition of City, County, State and Federal Park Agencies in Miami-Dade County



Municipalities and Agencies Supporting and Endorsing the South Florida Parks Coalition Charter and the Principles on Which it Stands*

- Town of Bay Harbor Islands
- Village of Biscayne Park
- City of Coral Gables
- City of Doral
- City of Golden Beach
- City of Hialeah
- City of Hialeah Gardens
- Village of Key Biscayne
- City of Miami Beach
- City of Miami Gardens
- City of Miami Springs
- City of North Miami
- City of South Miami
- City of Sunny Isles Beach

- Biscayne National Park
- Everglades National Park
- State Parks
- Miami-Dade County School Board

*As of November, 2010

Partnership Workshops

Collaboration among municipal leaders to incorporate vision into practices





Hosted by:

- Northeast Partnership Summit (Barry University)



- Central/South Partnership Summit (University of Miami)



- West Partnership Summit (Florida International University)

Northeast Partnership Summit



AVENTURA

BAY HARBOR ISLANDS

EL PORTAL

MIAMI SHORES

NORTH MIAMI BEACH

SURFSIDE

BAL HARBOUR

BISCAYNE PARK

GOLDEN BEACH

NORTH MIAMI

SUNNY ISLES BEACH



Central/South Partnership Summit



CORAL GABLES

FLORIDA CITY

INDIAN CREEK

MIAMI

NORTH BAY VILLAGE

PINECREST

WEST MIAMI

CUTLER BAY

HOMESTEAD

KEY BISCAYNE

MIAMI BEACH

PALMETTO BAY

SOUTH MIAMI



West Partnership Summit



DORAL

HIALEAH GARDENS

MIAMI GARDENS

MIAMI SPRINGS

SWEETWATER

HIALEAH

MEDLEY

MIAMI LAKES

OPA LOCKA

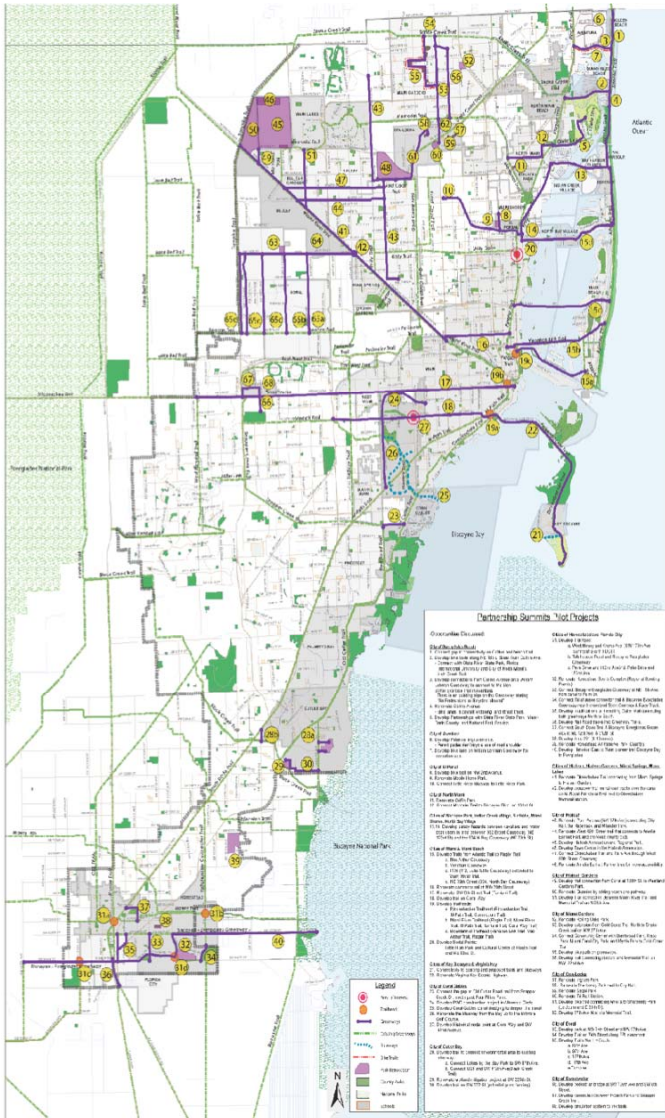
VIRGINIA GARDENS



Partnership Summits 2009

Outcomes:

- **Opportunities** to identify pilot projects, collaborate and build relationships
- **Sharing of ideas** and information
- **Develop solutions** to economic, health and environmental problems through the creation of a seamless park and open space system





John M. Bowers, AICP, RLA
Planning and Research Division
Miami-Dade Park and Recreation
Department

Red Fields to green fields

Solving the Urban Real Estate Crisis

Key Issues

- The Boom/Bust Economy
- Park Supply
- Public Health
- Environmental Health



Red Fields to green fields

Solving the Urban Real Estate Crisis

The Boom/Bust Economy

➤ Troubled Real Estate

- 87th out of 100 (with 100 being the worst) metropolitan areas in 2009 for REO property/ 1,000 mortgageable properties.
- 2nd in the highest mortgage borrower delinquency rates in the U.S. (third quarter of 2009)

➤ Bank Failures

- 1st in the nation for total bank failures in 2010.

➤ Unemployment

- 2009 Florida ranked 8th - 11.23% unemployment rate
- December 2010 Florida ranks 3rd- 12%.
- Miami-Dade County's unemployment rate rose to 11.8 % in October 2009.



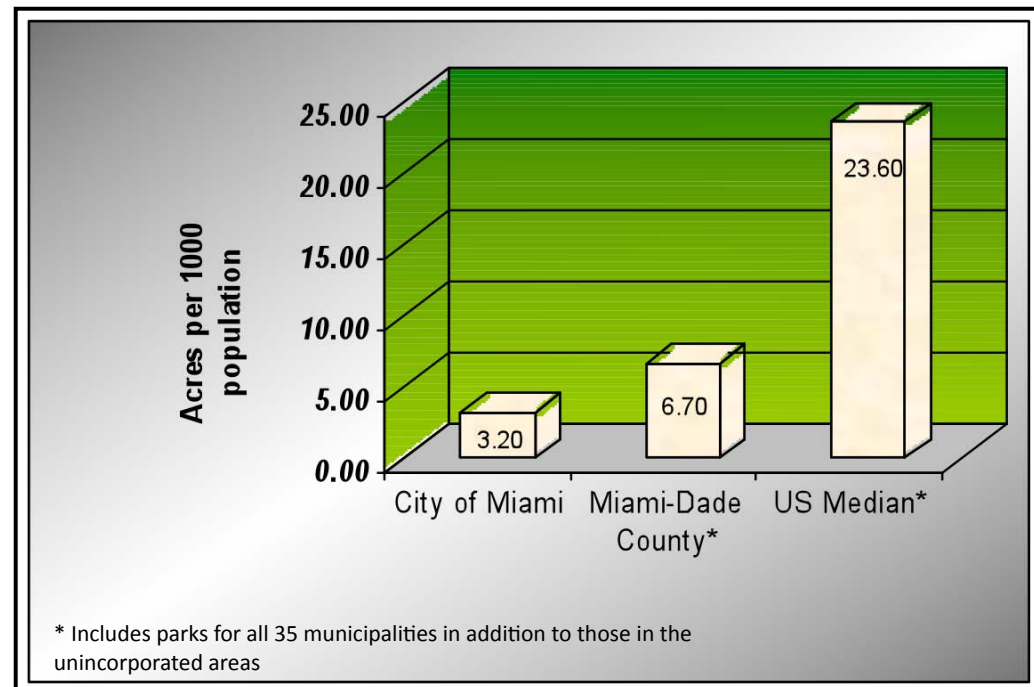
Red Fields to green fields

Solving the Urban Real Estate Crisis

Park Supply

➤ Acres of Park Land Per 1,000

- Miami-Dade County ranks 62nd out of 100 US regions in area-wide and local parks acreage per 1,000 residents.



Source: The Trust for Public Land , 2009 City Park Facts, MDP: 2009

Red Fields to green fields

Solving the Urban Real Estate Crisis

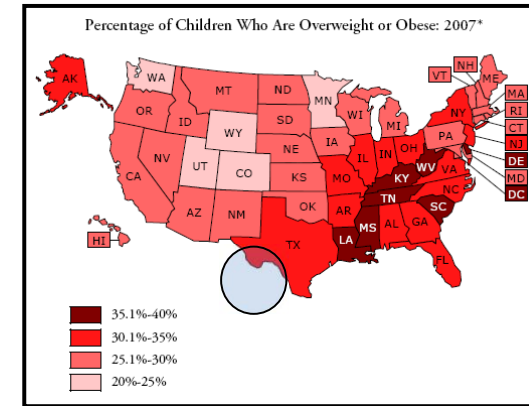
Public Health

➤ Childhood and Adult Obesity

- 30.3% of Miami children (ages 6-11) are overweight and 15.3% obese.
- 30.4% of Miami teenagers (ages 12 – 19) are overweight and 15.5% are obese.
- In 2010, 1 in 5 children will be overweight.
- 66% of Miami-Dade County adults are overweight or obese; particularly high among the Black and Hispanic populations.

➤ Traffic and Pedestrian Safety

- Florida is the most dangerous state for pedestrians.
- Miami has the 3rd highest pedestrian danger index in US metropolitan areas.



Source: The National Survey of Children's Health. Childhood Obesity Action Network. State Obesity Profiles, 2008. National Initiative for Children's Healthcare Quality, Child Policy Research Center, and Child and Adolescent Health Measurement Initiative. Retrieved 10/09/09 from <http://www.nschdata.org:80/Content/ObesityReportCards.aspx>.

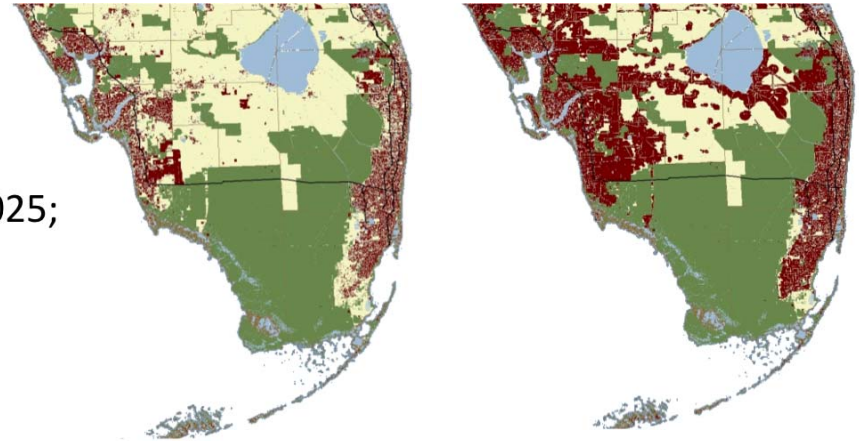
Red Fields to green fields

Solving the Urban Real Estate Crisis

Environmental Health

➤ Land

- Miami-Dade County population expected to increase by 3 million residents in the year 2025; and
- 4.5 million by 2060



2005

Developed Land

Source: 1000 Friends of Florida

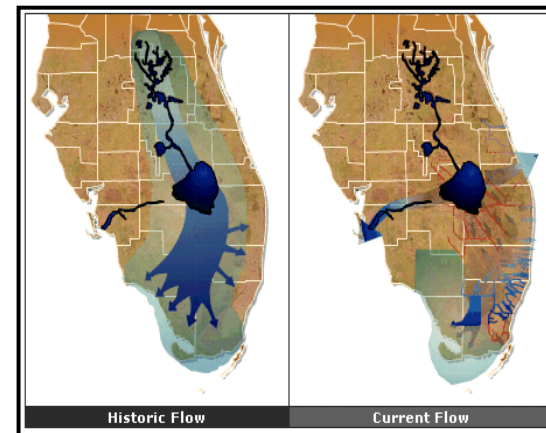
2025

Estimated Developed Land

Source: 1000 Friends of Florida

➤ Water

- Water flow patterns;
- Surface waters; and
- Ground waters.



Florida Forever 2060 report

Red Fields to green fields

Solving the Urban Real Estate Crisis

Environmental Health

➤ Climate Change Impact

- Flooding;
- Extinction of plant and wildlife;
- Invasion of diseases and pests; and
- More severe storms and droughts that could affect agricultural viability.

➤ Carbon Cure

- Miami-Dade County has the space to plant a total of 1.475 million trees on 4,600 acres of parks along 3,750 miles of street rights-way.

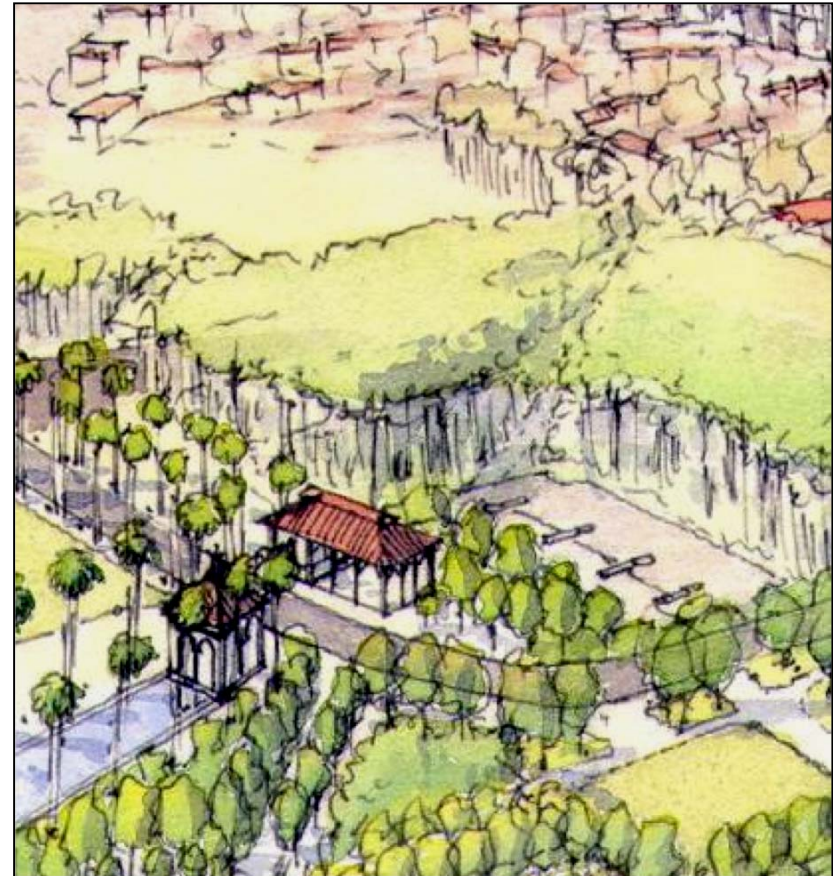


Red Fields to green fields

Solving the Urban Real Estate Crisis

The Benefits of Parks

- Economic Benefits
- Health Benefits
- Environmental Benefits



Dover Kohl & Partners:
UM School of Architecture



\$5 Billion Investment in Miami-Dade County

Land acquisition strategies

- **North/South Transit Oriented Parks (TOPs)**
- **East/West Greenways and Resource Conservation Network**
- **Neighborhood and Regional Parks and Connectors**

Key Impacts

- Remove troubled real estate from market;
- Create jobs and reduce unemployment;
- Increase property values;
- Encourage physical activity and prevent obesity;
- Increase park supply and connect people to the outdoors;
- Respond to sea level rise and water supply issues; and
- Create sustainable development through transit oriented parks and transit oriented development.

Transit Oriented Parks & Development Design Examples

Implementing the Vision

Strategy #1: North/South Transit Oriented Parks (TOPs) and Connectors

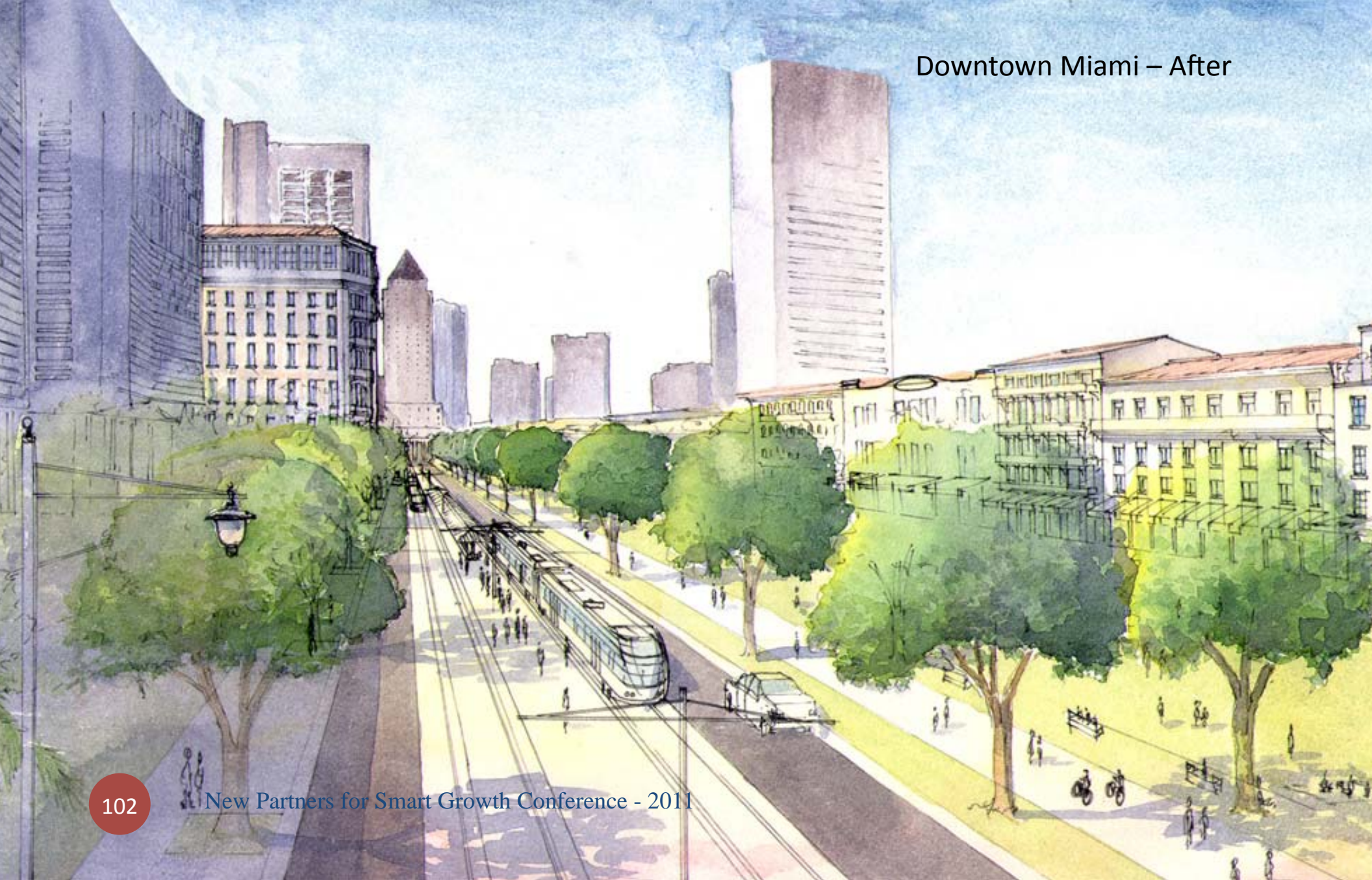


adjoining development.



- Projects:**
- 27th Ave.
 - Metrorail
 - US 1
 - Ludlam Trail

Downtown Miami – After





103

NW 167th St and NW 27th Ave— Existing





Dover Kohl & Partners
UM School of Architecture



North/South Transit Oriented Parks and Development

South Florida Tri-County Region

The South Florida Tri-County Region (Miami-Dade, Broward and Palm Beach counties) are connected by transit and share in common the goal of sustainability. The Miami-Dade County North/South Transit Oriented Parks (TOPs) and Development land acquisition strategy can be applied to Broward and Palm Beach counties to build a connected tri-county region providing residents and visitors access to parks and support healthy communities and a sustainable economy.

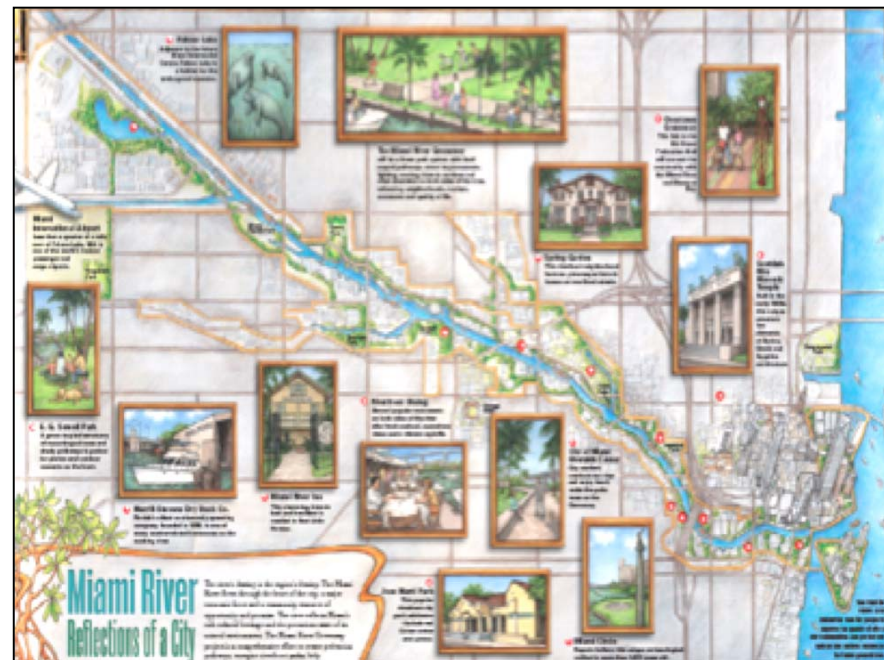
Red Fields to green fields

Solving the Urban Real Estate Crisis



Implementing the Vision

Strategy #2: East/West Greenways and Resource Conservation Network



Miami River Greenway

Projects:

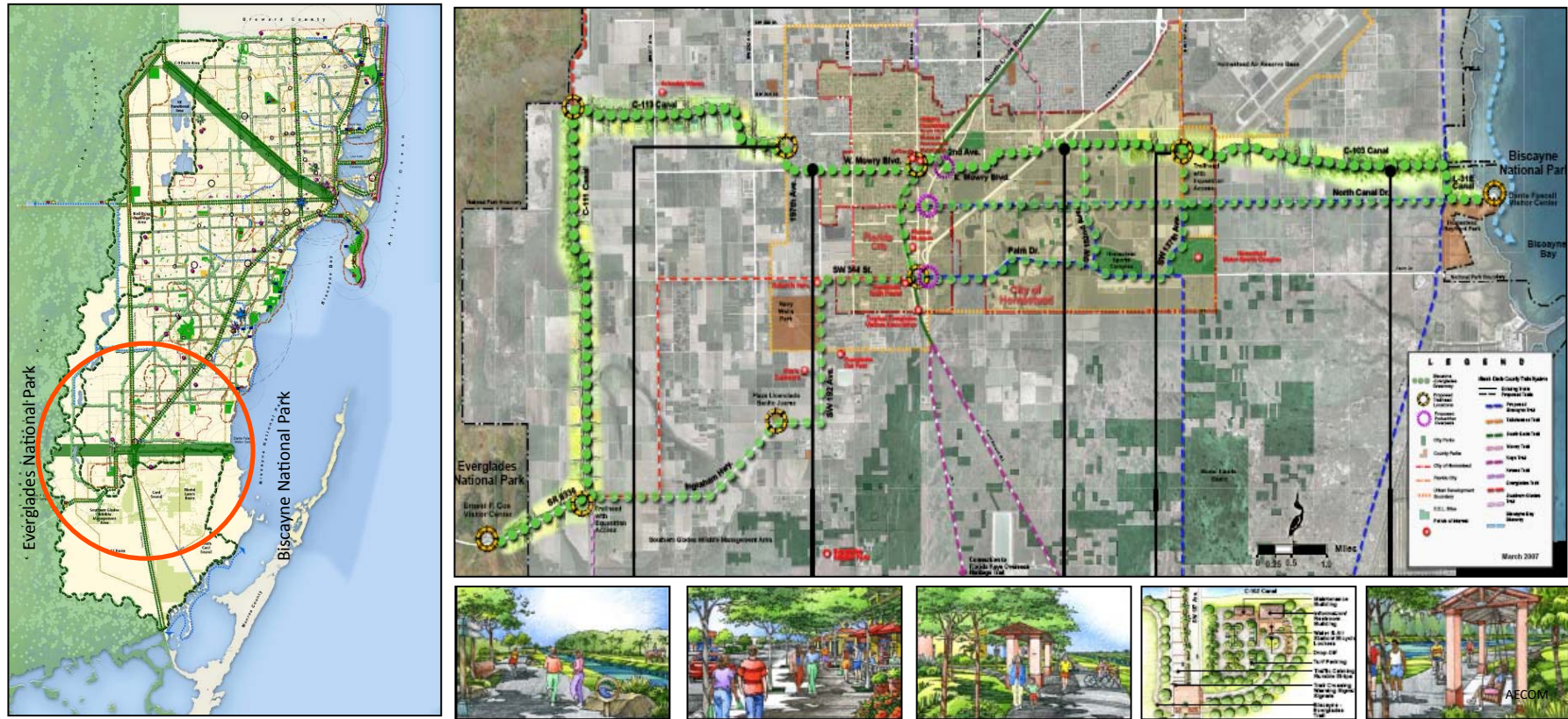
- Miami River Greenway
- Biscayne-Everglades Greenway

Red Fields to green fields

Solving the Urban Real Estate Crisis

Biscayne-Everglades Greenway: Linking Two National Parks

- 42 miles of trails connecting Everglades National Park and Biscayne National Park



AECOM



Biscayne-Everglades Greenway - After



Red Fields to green fields

Solving the Urban Real Estate Crisis



Implementing the Vision

Strategy #3: Neighborhood and Regional Parks and Connectors

- Routes that connect people to neighborhood and regional parks;
- Provide essential open space to underserved residential areas; and
- Improve the health and quality of life in our communities.

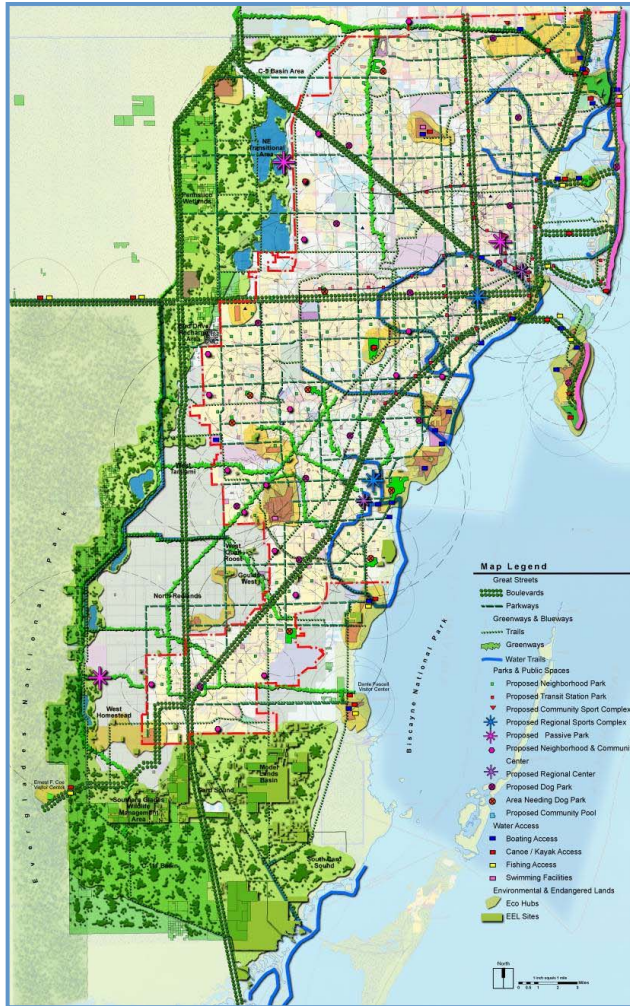
Projects:

- Neighborhood and community park sites;
- Metrozoo expansion; and
- Greynolds Park expansion.



Red Fields to green fields

Solving the Urban Real Estate Crisis



AECOM/Nick Kuhn, Carlos Perez

Implementing the Vision

Key Impacts

- 14,375 jobs per year for 5 years;
- \$58.8 million additional property tax base per year;
- 1,625 acres of additional park land; and
- 312 acres of transit oriented development.

THE TRUST *for* PUBLIC LAND
CONSERVING LAND FOR PEOPLE



New Partners for Smart Growth Conference 2011
Parks Spark Redevelopment
Brenda McClymonds



The Trust for Public Land conserves land for people to enjoy as parks, gardens, and other natural places, ensuring livable communities for generations to come.

TPL's Miami River Greenway Plan - The Vision

Project Study Area

- 5.5 miles of Miami River from the mouth at Biscayne Bay to the Palmer Lake near MIA.
- Total of 11 miles of greenway

Goals

- Increase park space and access to the working river
- Create interconnected on-road and riverside greenway trail.
- Create new and/or improved points of public entry to the river.
- Create a governing entity with sole responsibility for Greenway – operations, management, programming, security, construction



TPL's Miami River Greenway Plan River Development Themes

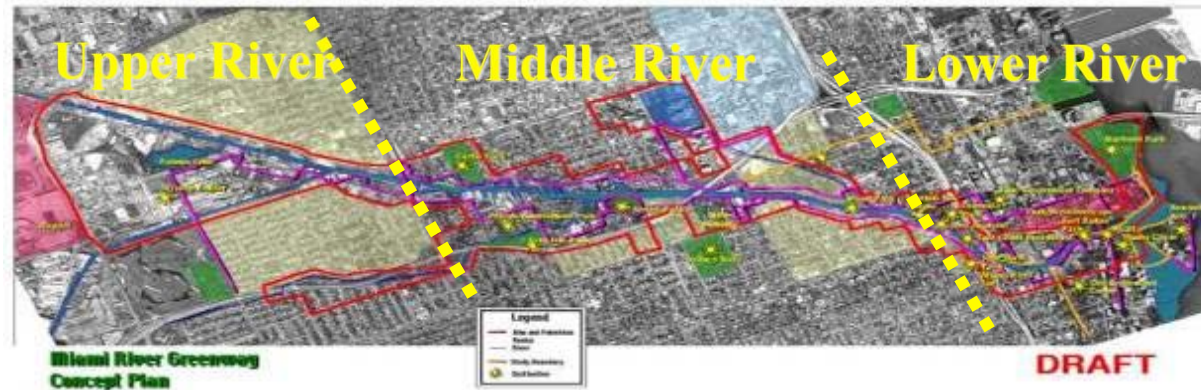
The Miami River is...

- our home
- a working river
- a destination landscape
- an important resource at risk
- an important economic resource
- is part of our heritage



TPL's Miami River Greenway Plan

The Process



Partners & Stakeholders

- Miami River Commission (MRC)
 - MRC Greenway Subcommittee
 - Shipping Industry, River Businesses, Residents of river communities, Non-profits
- City of Miami
- Miami-Dade County

Vision for green infrastructure must be shared.

Vision must be integrated into &/or adopted as the roadmap for local governments' plans for the creation of future green space.



Urban Environment Challenges

Funding

High land costs

Governance

Competition for space

Co-existing land uses

Enforcement of public access requirements

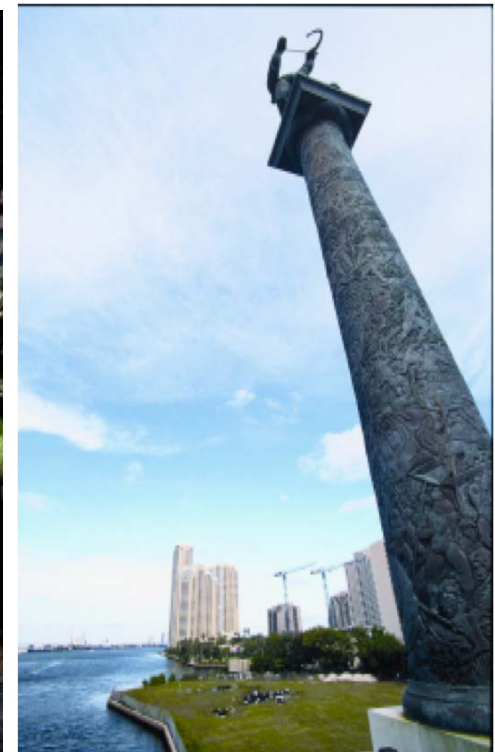


THE BOTTOM LINE:

Public, private, non-profit partnerships are required to plan and execute the creation of green infrastructure.

TPL's Miami River Greenway Plan Accomplishments

- Greenway Action Plan adopted by City of Miami and Miami-Dade County.
- Private Sector developments include publicly accessible greenway development on site or within site plans.



Spring Garden

Point Park and Arnold Greenfield Garden

Spring Garden Point Park Story

- Former site of Alligator Joe's Tourist Attraction
- Was identified for residential development
- Stewardship – 7 Year commitment by Spring Garden Civic Association
- Park is currently under construction

Arnold Greenfield Garden Story

- Water & Sewer Easement turned garden



Greenway Construction





Growth & Revitalization

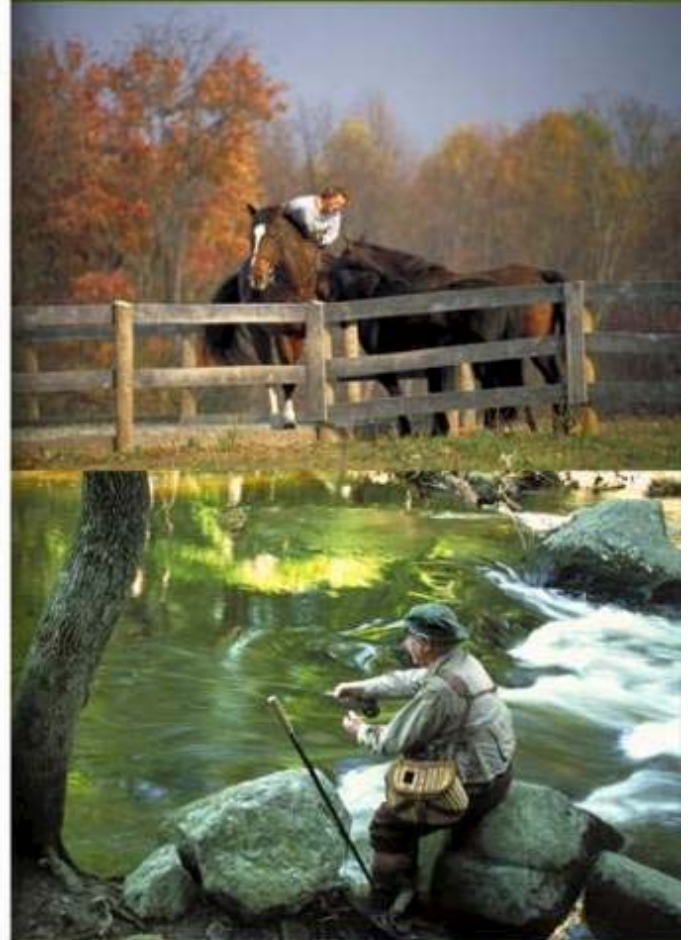
- Since the beginning of the Miami River Greenway (since 2000) 15 New Restaurants have opened along the river
- New residential Miami River residential Buildings (since 2000) - 46
- Total new Miami River residential Units (since 2000) - 14,362



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Thank you!



Question and Answer Period:

Facilitated by Kathy Blaha, Kathy Blaha Consulting, LLC