The Ojus Quarry transformed in the 1930s, with the help of the Civilian Conservation Corps, into Greynolds Park, is now a renowned Miami-Dade Heritage Park.
Key Issues

• Economic
• Green Deficit
• Public Health
• Environmental Health
Miami Dade County is poised for this transformation. With a parks and open space Master plan based on a three-year consensus planning process, Miami-Dade has 3 primary strategic actions to jump start economic development, recalibrate local property values, create walkable neighborhoods to support public and environmental health.

A 50 Year Vision for a Livable, Sustainable Miami-Dade County “through the Parks Window”

1. Parks
2. Public Spaces
3. Natural and Cultural Areas
4. Greenways and Water Trails
5. Streets
Land acquisition strategy

Miami Dade County is poised for this transformation. With a parks and open space master plan based on a three-year consensus planning process, Miami-Dade has 3 primary strategic actions to jump start economic development, recalibrate local property values, create walkable neighborhoods to support public and environmental health.

1. **North/South Transit Oriented Parks (TOPs) & Connectors** - Land acquisitions around metro-rail stops and along transit routes connect business and commerce centers.
Land acquisition strategy

Miami Dade County is poised for this transformation. With a parks and open space master plan based on a three-year consensus planning process, Miami-Dade has 3 primary strategic actions to jump start economic development, recalibrate local property values, create walkable neighborhoods to support public and environmental health.

2. East/West Greenways & Resource Conservation Network – Land acquisitions that connect Federal and State Park resources, with restoration areas giving residents access to natural systems.
Land acquisition strategy

Miami Dade County is poised for this transformation. With a parks and open space master plan based on a three-year consensus planning process, Miami-Dade has 3 primary strategic actions to jump start economic development, recalibrate local property values, create walkable neighborhoods to support public and environmental health.

3. Neighborhood and Regional Parks & Connectors - Land acquisitions in underserved residential areas and along routes that connect people to neighborhood and regional parks and provide essential open space to support physical activity and community life.

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Red Fields to Green Fields – solving the urban real estate crisis

Implementing the Vision

Miami Dade County Parks • Public Spaces • Natural Areas • Cultural Areas • Greenways • Water • Streets
1. North/South Transit Oriented Parks & Connectors---

Total Available Land

Metrorail stations are located approximately 1.25 miles apart along the corridor. An oversupply of available commercial real estate along existing and future metro-rail transit stations total 750 acres. Plans to acquire approximately 130 acres can be acquired for $400 million. The TOP land acquisition strategy can be applied to Broward and Palm Beach Counties creating a north/south contiguous string of parks along transit that will provide residents and visitors with recreation opportunities near work and home.

Projects:
- 27th Ave.
- Metro-Rail
- US 1
- Ludlam Trail
Transit Oriented Parks

Community Station

Community Stations serve areas larger than their immediate surroundings. These station areas may provide moderate to high levels of new development or redevelopment potential. Community Stations will be accessed by kiss-and-ride and park-and-ride users and local buses. Walk-up use may also be significant. Design of Community Stations is intended to:

- Provide a major public space with substantial, multi-level retail, service and employment development linking the public square with the immediately surrounding area;
- Promote substantial new infill or redevelopment of residential uses within walking distance of the station;
- Stimulate moderate to high density development over time, accommodating retail, office and residential units with structured parking; and,
- Serve as a transit hub for the surrounding community accommodating kiss-and-ride facilities, structured park-and-ride spaces, local bus bays, shuttle bus drop-offs and improved pedestrian access to adjoining development.
New Development Pattern Terms

Densification, Mixed Use, Infill
South Florida Tri-County Region

The South Florida Tri-Region County, Dade, Broward and Palm Beach are connected by transit and share in common the goal of sustainability. Miami Dade Urban Centers and Connectors land acquisition strategy can apply to Broward and Palm Beach County and build a connected tri-county region to provide residents and visitors access to parks and support healthy communities and a sustainable economy.
2. East/West Greenways & Resource Conservation Network---

These systems connect Federal and State park resources, along with restoration areas connect residents to natural systems and support environmental health.

Projects:

- Miami River Greenway
- Biscayne –Everglades Greenway
3. Greenways & Resource Conservation Network--

Miami River Greenway
3. Greenways & Resource Conservation Network --

**Biscayne-Everglades Greenway**

With 42 miles of greenways, this will be the only trail in the United States that connects two National Parks.

Connections to provide a continuous trail as well as providing residents parks within walking distance.
2. Neighborhood and Regional Parks & Connectors

Total Available Land

750 acres of available commercial property in underserved residential areas for neighborhood and community parks, throughout the County, have been identified for purchase at a cost of $750 million. Additionally, another 425 acres of available land for regional parks can be purchased at a cost of $150 million.

Projects:

- Neighborhood park sites in areas with health disparity
- MetroZoo expansion
- Greynolds Park expansion
• New Affordable Housing Sites
• Stabilized Neighborhood
• Defined Edges of Park Space
• Additional “Eyes on the Park” for Security
MetroZoo Expansion

Adjacent to Metrozoo, a regional park, is the Coast Guard property totaling 248 acres. This addition can be acquired for $120 million.
Greynolds Heritage Park and Historic District

Adjacent to Greynolds Park (1930), a Miami-Dade Heritage regional park, a property of 174 acres can be acquired for $26 million, which brings Greynolds Park to the Bay and provides waterfront access for residents within a Five minute walk of the park.

Red Fields to Green Fields - Solving the Urban Real Estate Crisis

Parks Rescue and Restore Economic, Environmental & Public Health

2. Neighborhood and Regional Parks & Connectors---
Red Fields to Green Fields –
Parks Rescue and Restore Economic, Environmental & Public Health

Implementing the Vision

Key Impacts

Governance
Boca Raton Mall (1973-1987)
Existing Shopping Mall Conversion Example

Mizner Park (1990 - 2010+...
Mizner Park: The Dead Mall-to-Central Park and Town Center Trade-Up

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
</table>
| Parks          | • 12-acre park/plaza that serves as the central public gathering space for Boca Raton  
                  • 2000-seat open air amphitheater                                                   |
| Civic          | • 44,000 sq ft Museum of Art,  
                  • 40,000 sq ft museum                                                          |
| Retail         | • 235,000 sq ft  
                  • 8-screen cinema                                                            |
| Office         | • 279,000 sq ft                                                                                                                   |
| Residential    | • 248 apartments  
                  • 24 town houses                                                            |
| Public Parking | • 2500 spaces in garages frees up land for parks                                                                                        |
### Impact of Mizner Park on Tax-Assessed Value in Downtown Boca Raton

(in millions of dollars)

1991 - CRA purchases the 28.7-acre Boca Raton Mall site for $58 million, issues a long-term lease for mixed-use development on 12 acres and reserves the remainder for parks, plazas and civic uses.

The Mall lasted only 14 years; Mizner Park turns 20 years old in 2010.

<table>
<thead>
<tr>
<th>Year</th>
<th>Mizner Park</th>
<th>Downtown Boca &amp; CRA sub-market</th>
</tr>
</thead>
<tbody>
<tr>
<td>1991-92: Mizner Park site after demolition of mall</td>
<td>$16.5</td>
<td></td>
</tr>
<tr>
<td>1991-92: Mizner Park Phase I</td>
<td>$35.2</td>
<td>$83.0</td>
</tr>
<tr>
<td>2001: Mizner Park complete</td>
<td>$68.2</td>
<td>$230.0</td>
</tr>
</tbody>
</table>

Tax assessment data source: Lee S. Sobel, *Greyfields to Goldfields*