



Sustainable Neighborhood Planning
For The Region

Public Open Space

September 17, 2010

Treasure Coast Regional Planning Council

Public Open Space



Traditional Form

- Provided in the form of squares, parks and playgrounds
- Have position of hierarchy and prominence
- Are recognized symbols of pride in the community
- Are designed in detail



Sprawl

- Provided in the form of "buffers", "berms", "common areas" and other ill-defined residual spaces
- Used to segregate (berms, buffers)
- Is generally private

Open Space: Types & Standards



1. Greenways
2. Parks (Regional, Community)
3. Greens
4. Squares
5. Plazas
6. Playgrounds

Open Space: Greenways



- Natural preserve
- Paths and trails, natural landscape
- Waterways, central drainage system

Open Space: Parks

- Natural preserve or open space available for both structured and unstructured recreation
- Paths and trails, or fields
- May be independent of surrounding building frontages
- May be lineal, regional or community oriented



Open Space: Greens



- Open space available for unstructured recreation
- Spatially defined by landscaping (lawns, trees) naturalistically arranged
- Are fronted, but not defined by, building frontages
- .5 to 15 acres

Open Space: Squares



- Open Space available for unstructured recreation
- Spatially defined by buildings
- Landscape consists of paths, lawns and trees, formally arranged
- Prominent location: Main intersections
- Civic presence
- .5 to 5 acres

Open Space: Plaza

- Open Space available for civic purposes and commercial activities
- Spatially defined by buildings frontages
- Landscape consists of pavement, few trees, formally arranged
- Prominent location: Main intersections
- .5 to 2 acres



Open Space: Playground

- Open space designed and equipped for the recreation of children
- Interspersed within residential areas
- May be placed within a block
- No minimum or maximum



Elements That **DO NOT** Qualify As Public Open Space



- Berms & Buffers
- Retention Ponds
- Drainage Ditches
- Required Setbacks
- Other Residual Green Space



As A General Rule, Public Open Space...



...Is surrounded by streets on at least three sides

As A General Rule , Public Open Space...



...has natural surveillance provided by uses facing it (eyes on the park)

As A General Rule , Public Open Space...



... is not dominated by parking

As A General Rule , Public Open Space...



... is ALWAYS PUBLIC

As A General Rule , Public Open Space...



... is NOT always county/city owned and maintained



Local governments have the responsibility to secure truly public open space at the time development occurs. It's not a matter of changing or increasing the "open space requirements", it's simply a matter of applying good design principles.

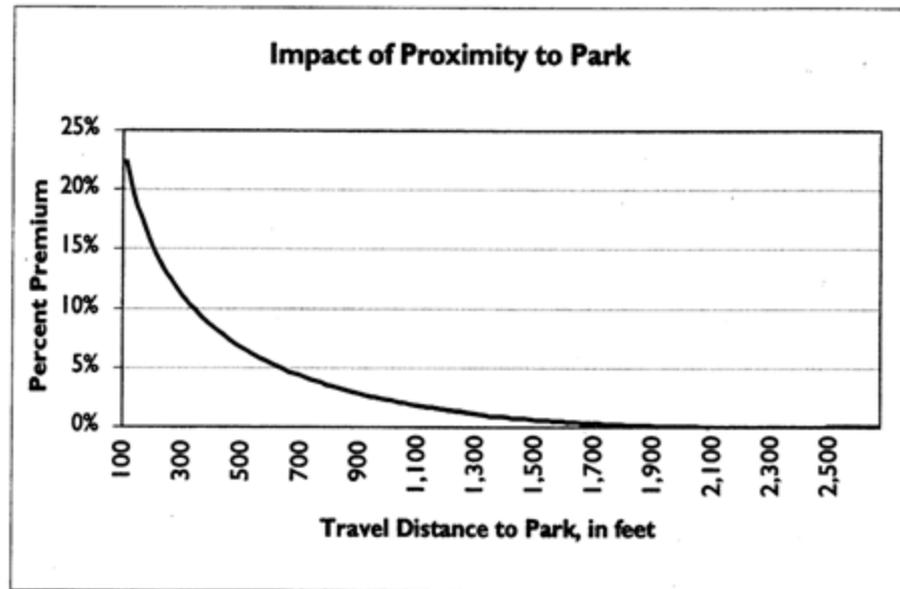


Neighborhood Park Premium

**22.3% premium for units within 100
feet of neighborhood park**

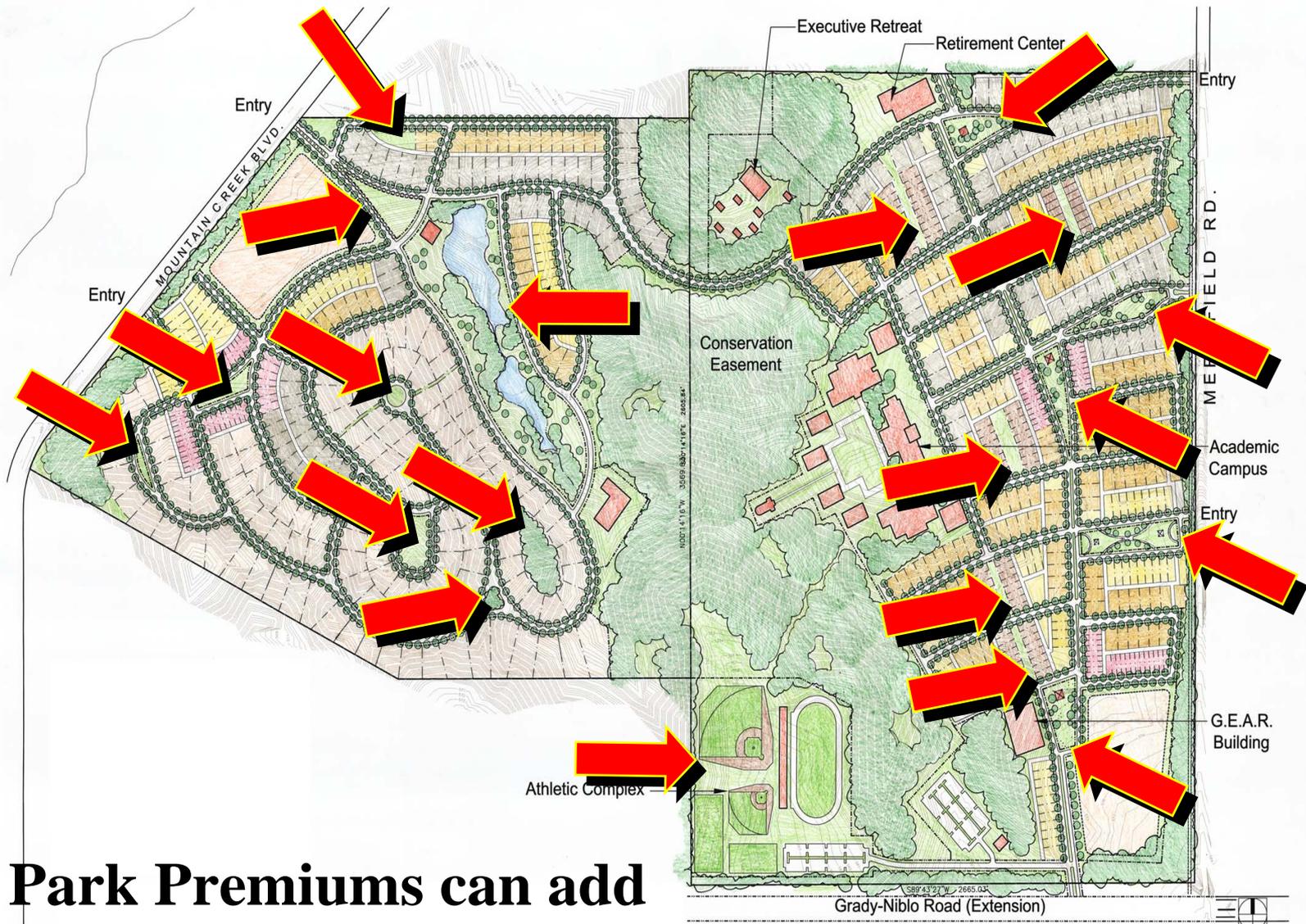
—Miller, 2001

Neighborhood Park Premium



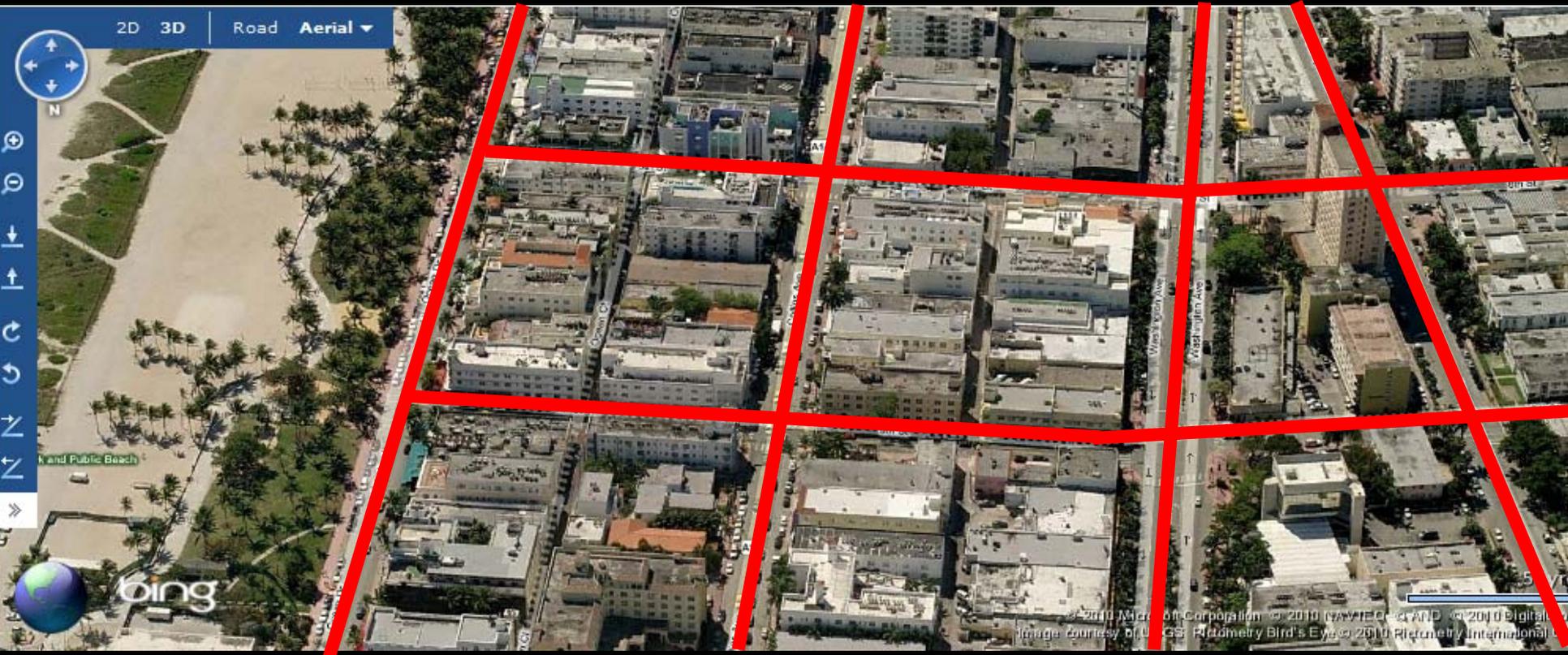
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**Three Minute Walk
Accounts for 85% of Total Premium**



**Park Premiums can add
5% to 20% to the Bottom Line**

Municipal Public Open Space



Next meeting: Civic and Public Buildings

... also impacts values