

# Workshop Agenda

Day 2 – April 16, 2019	
8:00 – 8:30 a.m.	Breakfast
8:30 – 9:00 a.m.	Opening
9:00 – 10:00 a.m.	Framework for Park Quality
10:00 – 10:30 a.m.	Group Discussion + Gallery Walk
10:30 – 10:45 a.m.	Break
10:45 a.m. – 12:15 p.m.	Park Quality in Action – Convivial Research Activity
12:15 – 1:00 p.m.	Lunch
1:00 – 2:00 p.m.	Research Findings to Date
2:00 – 2:45 p.m.	Future Parks Research
2:45 – 3:00 p.m.	Break and Snack-to-Go
3:00 – 4:30 p.m.	Walking Tour of Cumberland Park
4:30 – 4:45 p.m.	Closing Session at Cumberland Park
5:00 p.m.	Reception at Valentine (optional)



# Framework for Park Quality

Bridget Stesney and Reema Singh





## Background

- "What do you mean when you say high-quality park?"
- Research Methods
  - Literature and tool review
  - Interviews with cities around the country
    - Cities of different sizes and geographies
    - City park directors, commissioners, conservancies, etc.
    - Semi-structured questions



## What We Asked Cities

- Do you have a working definition or standards of "quality" in your park agency?
- How do you discuss "quality" across sectors?
- How do you currently measure quality?
  - How is that data used and shared?
  - Is social equity a consideration at all?
- How do you engage communities in this conversation?

# Highlights

- To ensure high-quality, must think about it throughout the park development "life cycle"
- Data as effective tool for **accountability** and **transparency**
  - Start small, but start measuring something
- Leverage data and GIS to identify "equity priority areas"
- Challenges Cities Face:
  - **How to prioritize investments** in capital improvements versus land acquisition AND how to best communicate these decisions to the public
  - **Frequent and ongoing** feedback from **community**
  - Engaging **business community**
  - **Lack of a standardized resource/guide** that can build consensus and buy in at local level





## Framework for Park Quality

1. What are the key elements and considerations for park quality?  
(ex: conditions, process, perceptions, and utilization)
2. How do you prioritize these elements? How can local stakeholders use data/indicators to prioritize these elements/considerations?  
(Please take a stab at doing so!)
3. Who are the stakeholders who should use and understand park quality standards or goals? (Please list them!)
4. Where do you see opportunities for partnership in these elements?

## Convivial Research – Park Quality in Action





Lunch







# ULI Parks Research Overview



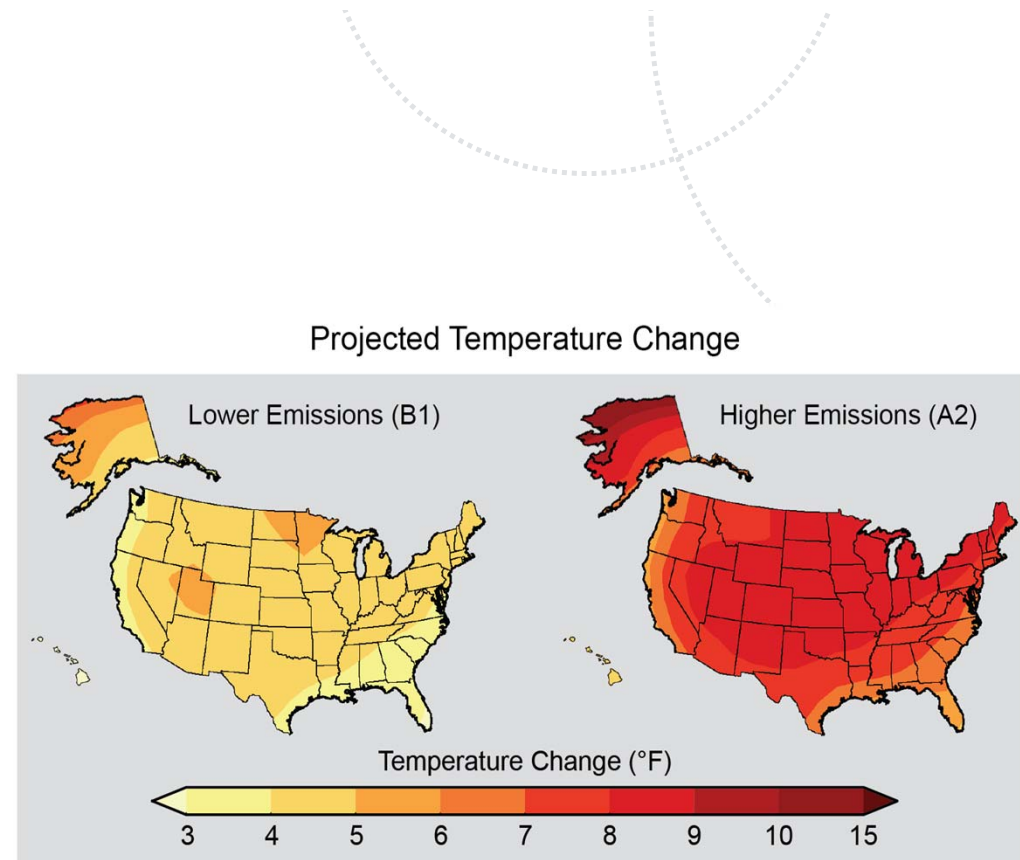


# Extreme Heat

Elizabeth Foster

# Research Overview & Process

- Why heat?
  - Widespread public health risk
  - Significant climate resilience connection
  - Numerous opportunities for mitigation
- Research scope
  - Academic science & real estate
  - Public & private
  - Multiple specialties (developer, designer, etc.)
  - Multiple sectors (residential, commercial, etc.)



Source: NOAA

## Research Findings: Parks & Open Spaces

“We need to concentrate investments and physical improvements in areas that have high heat risk.” – Office of Resiliency & Recovery, NYC

“How do we make this a comfortable space for people to be and to gather in before, during, and after their time downtown?” – Developer, Texas

“In our development process, we don’t talk about urban heat islands. We talk about it from an energy and a landscaping standpoint.” – Developer, Philadelphia

“Larger-scale projects designed to flood and fill with water are less likely day-over-day to generate cool benefits than aggraded green space within neighborhoods.” – Urban Planner, Atlanta

“Our urban environments are changing, so how does a native plant adapt to that kind of situation?” – Landscape Architect, Arizona

# Heat Mitigation in Action



Fort Worth, TX  
Credit: Michael Vergason Landscape Architects



Los Angeles, CA  
Credit: Bureau of Street Services, City of LA

# Research Questions

- What heat impacts are a challenge in your work?
- What heat mitigation/resilience strategies are you implementing?
- How is climate data – especially future climate projections – currently incorporated into park planning and design?
- What is your feedback on the key findings?



# Pavement to Parks

Sara Hammerschmidt + Violeta Duncan

# Pavement to Parks

Why transform pavement into park spaces?



City Lab

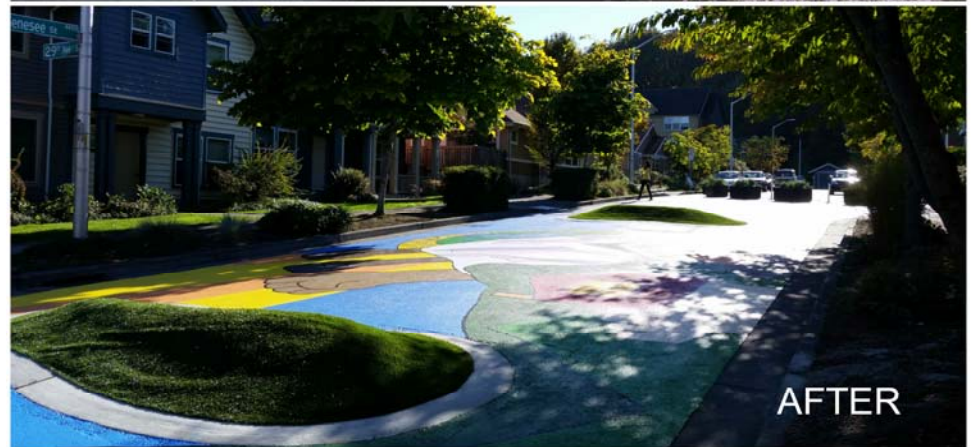
- Built environments prioritize motor vehicles
  - There are 1,000,000,000 (1 billion) parking spots across the U.S.
  - Highways create barriers for pedestrians
- Opportunity to:
  - Repurpose underutilized auto-oriented spaces
  - Reconnect neighborhoods
  - Reduce amount of concrete in cities
  - Improve community health and equity



# Pavement to Parks

## Project and Program Types

- Parking lots
- Parking garages
- Highway underpasses
- Converted travel lanes and medians
- Right-of-ways
- Pavement to parks programs



# Pavement to Parks

## Project and Program Examples

### Parking Lot Conversion

- Canal Park, Washington, DC
- Dutch Kills Green, New York, NY
- Erie Street Plaza, Milwaukee, WI
- Tongva Park, San Diego, CA

### Parking Garage Tear Down/Enhancement

- Columbus Commons, Columbus, OH
- Norman B. Levanthal Park, Boston, MA
- Roosevelt Plaza Park, Camden, NJ
- Simon Director Park, Portland, OR

### Travel Lane/Median Conversion

- McGilvra Place Park, Seattle, WA
- The Porch at 30th Street, Philadelphia, PA

### Underpass Enhancement

- Chicano Park, San Diego, CA
- Ricardo Lara Park, Lynwood, CA
- Underground at Ink Block, Boston, MA
- The Underline, Miami, FL

### Programs

- Depave, Portland, OR
- Groundplay, San Francisco, CA
- Make Way for People, Chicago, IL
- PARK(ing) Day, nationwide
- Pavement to Parks, Seattle, WA

# Pavement to Parks

## Discussion Questions

- What are the **most significant barriers** to repurposing or enhancing underutilized and redundant automobile infrastructure into high quality park spaces?
- How can ULI cultivate and support leaders in land use and real estate to become champions for “pavement to parks” projects and programs?
- How can **health and equity advocates**—including health foundations, hospitals, insurance companies, major health-focused employers, and public health agencies—best support additional transformation of underutilized and redundant automobile infrastructure into high quality park spaces?



# Partnerships for Parks

Matt Norris + Violeta Duncan

# Partnerships for Parks

## Why Partnerships?

- Insufficient public resources for parks
- Disparities in park access, quality
- Real estate opportunity
- Health-promoting opportunity
- Augmenting other public sector goals



San Jacinto Plaza – El Paso, TX (*Jonnu Singleton*)

# Partnerships for Parks

Multi-sector Park Partners, Tools, & Resources

Rezoning

Parks Conservancy

Site Rehabs

Easements

Community Engagement

Transit Agencies

Tax Credits

Anchor Institutions

Landscape Architects

ADA Design

Community-Based Organizations

Public Land

State Agencies

Business Improvement Districts

Parkland Dedication

Parks & Rec Agencies

Condo Sales Flip Tax

Ground Lease Payments

Developers

Park Operations

Redevelopment Authorities

Philanthropy

Tax Increment Financing

Offices of Planning

Master planning

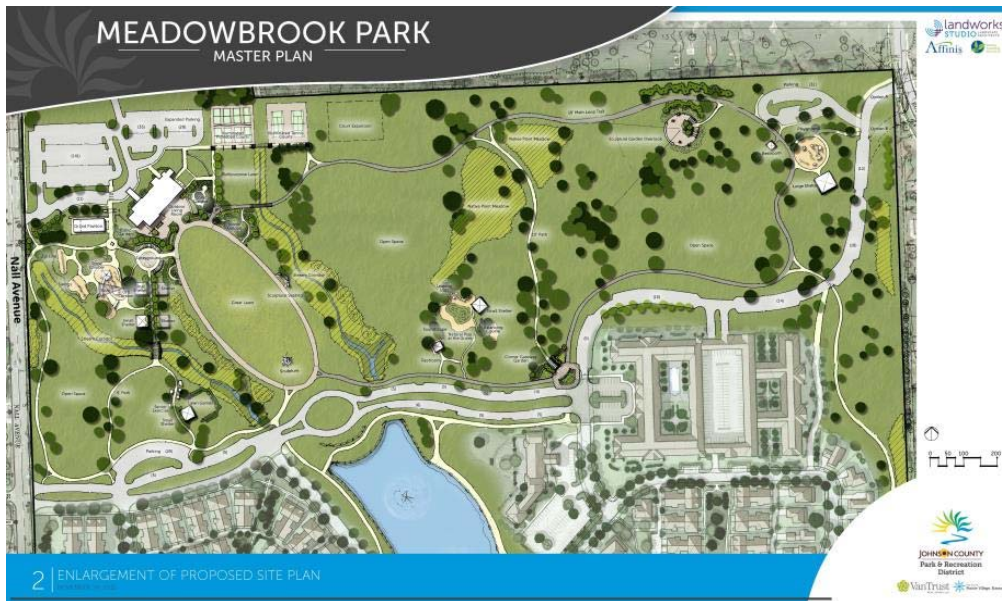
# Partnerships for Parks

## Project Examples



# Partnerships for Parks

## Partnerships in Action



Meadowbrook Park – Prairie Village, KS

Credit: Landworks Studio



Levy Park – Houston, TX

Credit: Jay Ford



## Selected Insights: Partnerships for Parks

“Creating needed park space in built-out areas can be challenging. Developing a fully public park using TIF funding can be an efficient solution.” – Parks Department, Kansas

“Community outreach is key to creating a place people love! Do it in Spanish, do it in Polish. Go to public housing communities. Ask store owners. Work with nonprofits and neighborhood organizations. Do it all.” – Developer, New York

“All real estate developments should include public open space. It’s a responsibility and also an opportunity.” – Developer, Los Angeles

“Investing in parks and trails can mean turning liabilities into assets.” – Developer, Massachusetts

“Hospitals are major institutions that can play the role of partner convener when it comes to parks and other health-promoting neighborhood investments.” – Anchor Institution, Ohio

# Discussion Questions



Levy Park – Houston, TX

Credit: Morris Malakof

- What are examples of **innovative** and/or **replicable** regulatory or policy tools that can support effective multi-sector park development and operations?
- In terms of creating and/or implementing multi-sector “park partnerships”, **what could go wrong?**
- What **partnership structures** need to be in place to ensure **equitable** park development and programming?

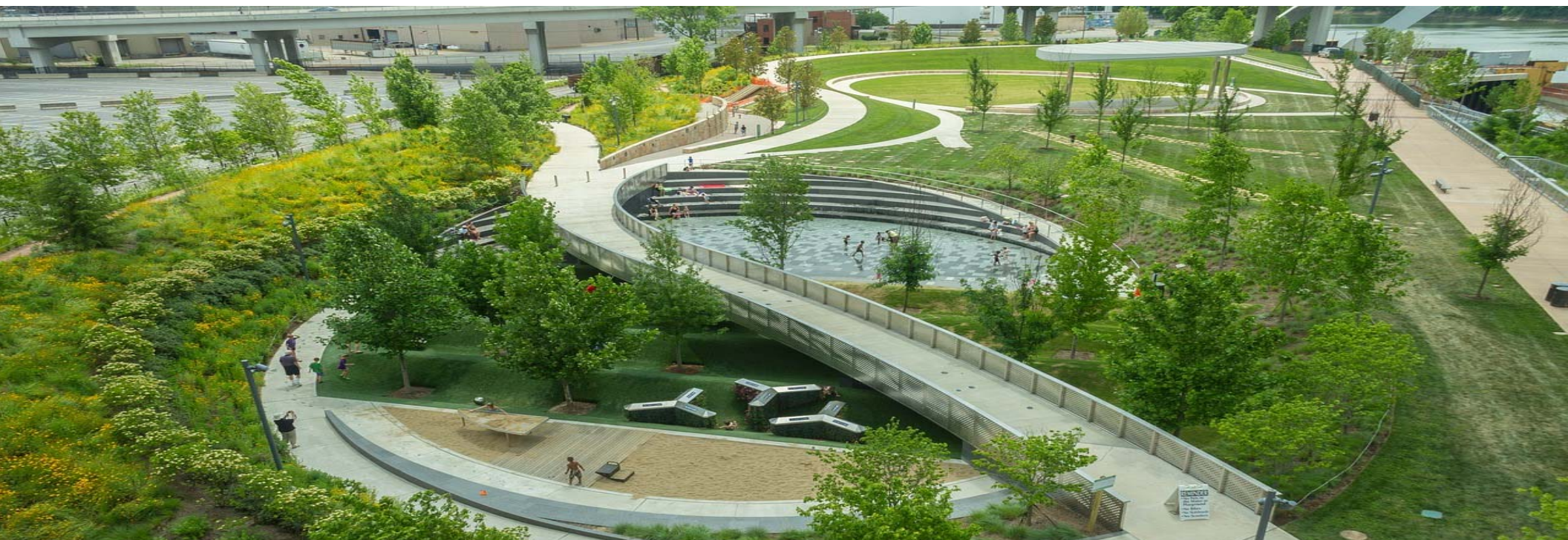


# Future Parks Research





# Cumberland Park Tour









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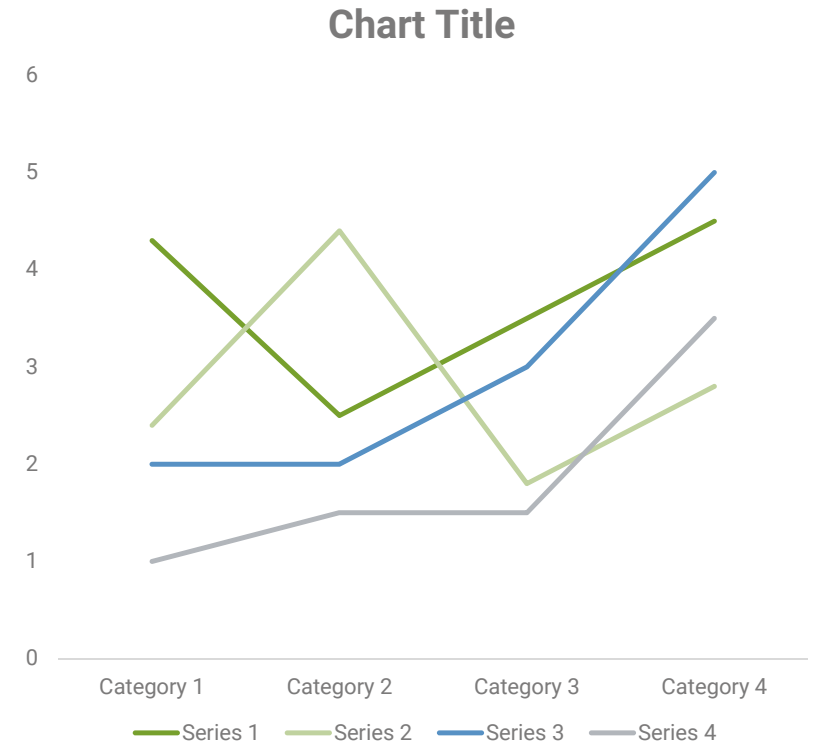
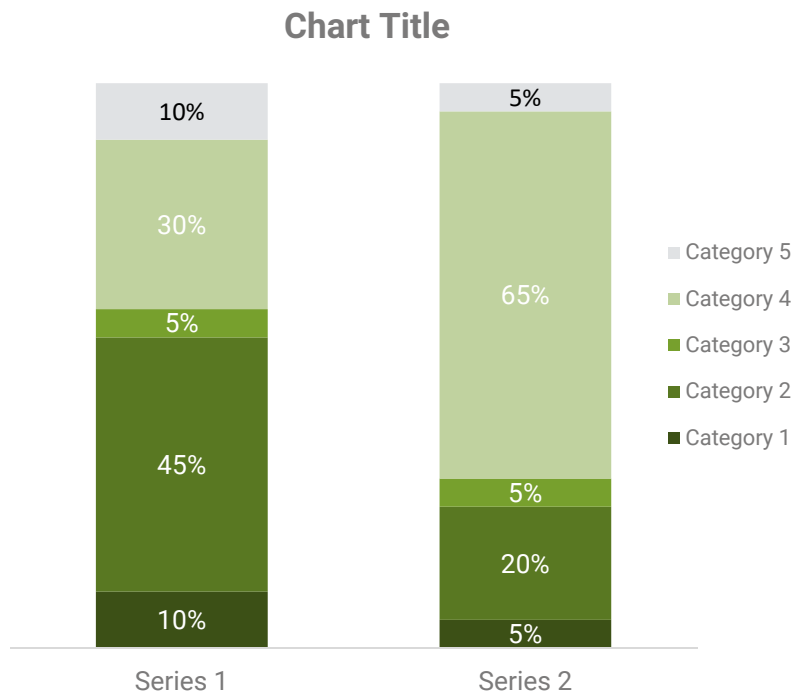
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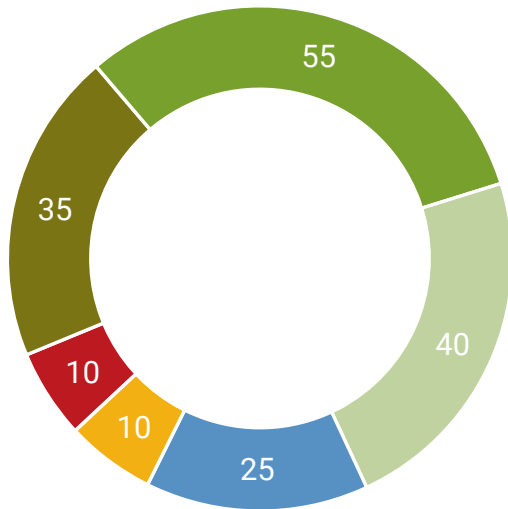


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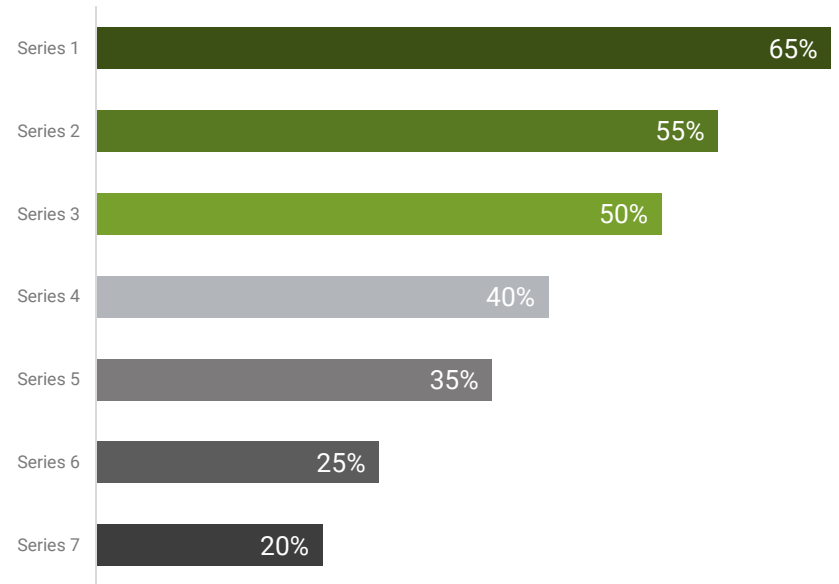
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Chart Title



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# Venn Diagram



# Agenda (none highlighted)



Agenda  
Item 1

Agenda  
Item 2

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Item 5

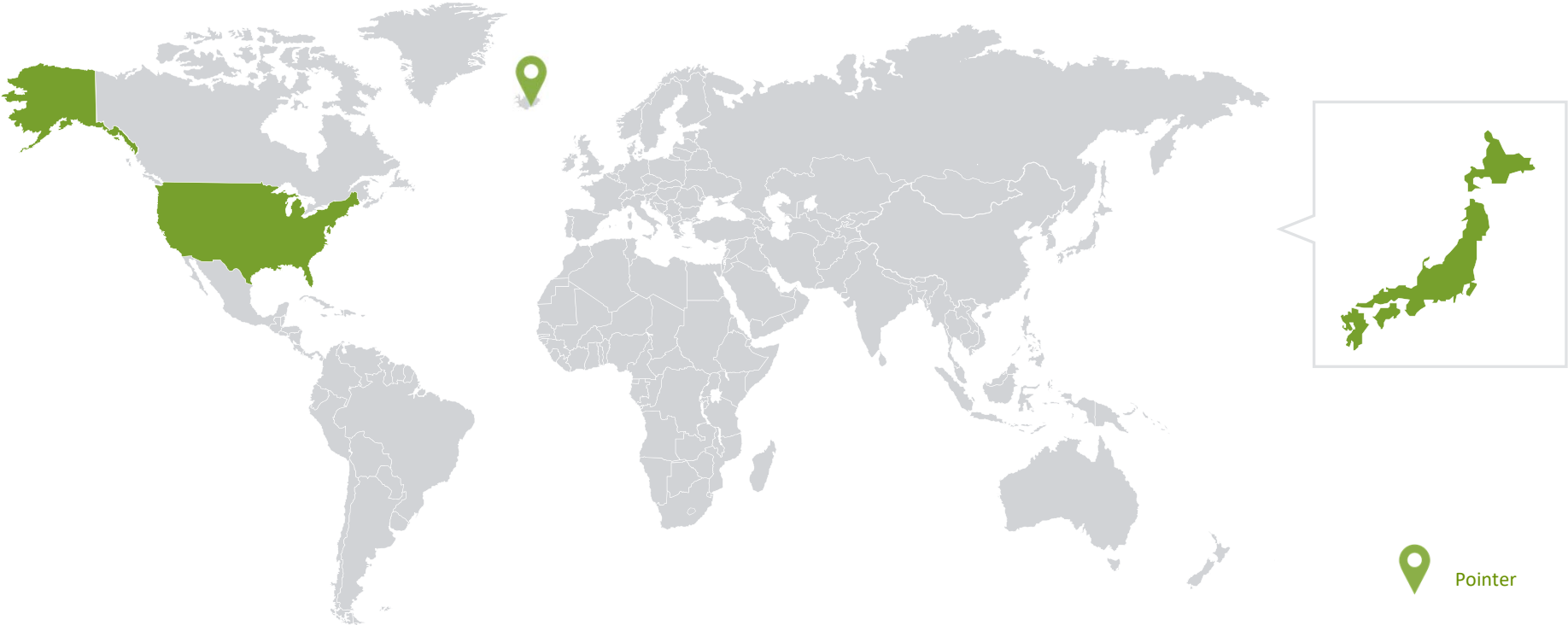
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# Timeline

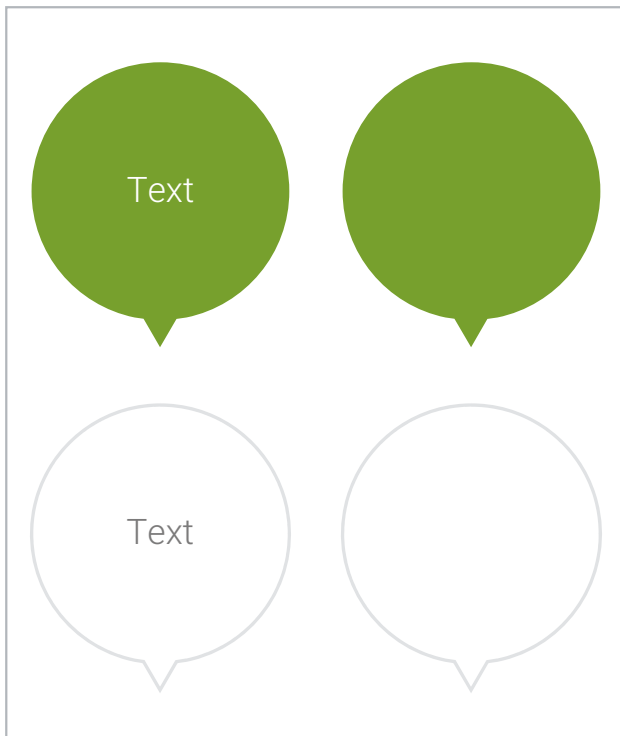
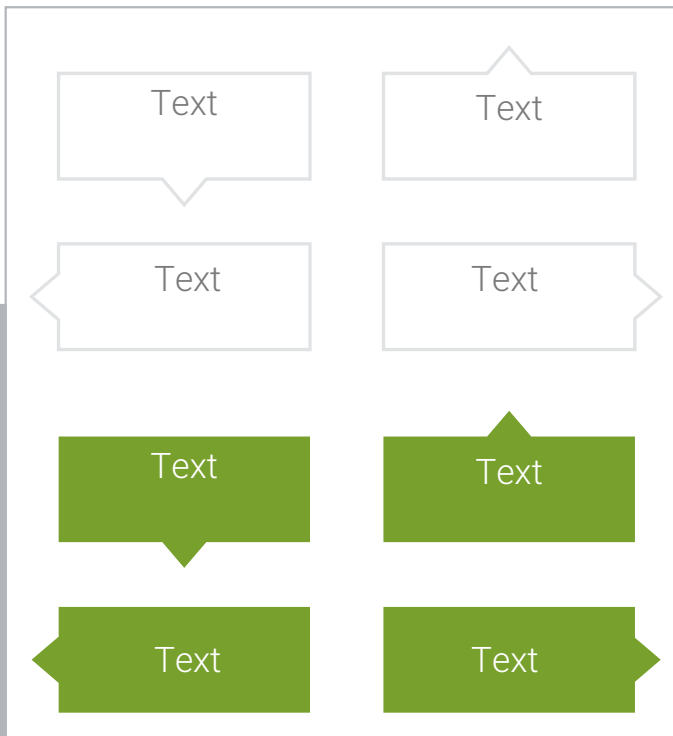


# Map Variations



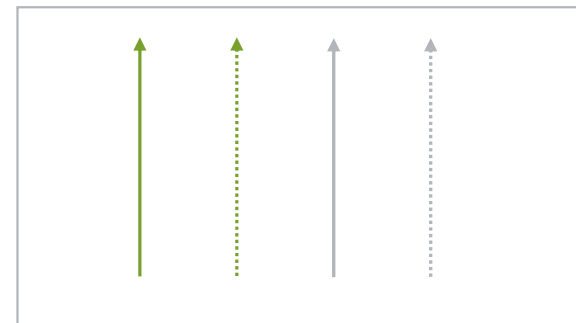
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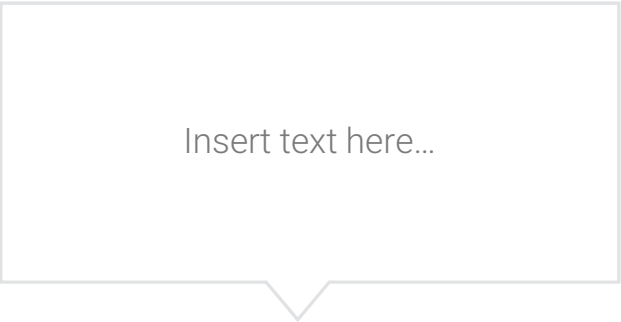
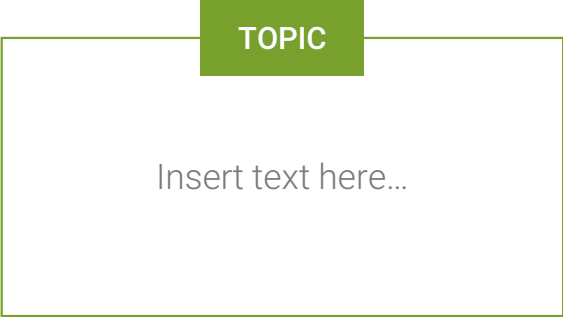
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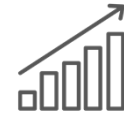
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Internet,  
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Plan,  
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Networking,  
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Report,  
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Speaker,  
Advisor



Idea,  
Concept



Detail,  
Focus



Members,  
Users



Key Points,  
Requirements



Strategy,  
Leadership



Exchange,  
Process



Overlap,  
Transparency



Program,  
Portal



Marketing,  
Important



Volunteering,  
Philanthropy



Message,  
Q&A

# Icons

Complex,

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Hierarchy,  
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# Q&A

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Contact [information.uli.org](http://information.uli.org)

# Pavement to Parks

## Seizing the Moment

- Urban temperatures are rising
- Desire to live next to a park/trail
- Walkable communities
- Celebrating culture
- Stormwater regulations
- Parking minimums
- Rise in ride sharing
- Health equity
- Economic development



Underground at Ink Block