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

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