MIAMI

SOLVING THE REAL ESTATE CRISIS

RED FIELDS TO

green fields

Parks Rescue & Restore

Economic, Environmental and Public Health

Presented by the

Georgia Institute of Technology

RED FIELDS TO

green fields

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Economic, Environmental
and Public Health

Introduction

Miami-Dade County, with a population of 2.2 million, encompasses more than 2,000 square miles (larger than Rhode Island and Delaware), is comprised of 35 municipalities and unincorporated areas, and provides major Metropolitan services countywide. With dense population centers growing at a rate of 30,000 residents per year, the population is expected to increase to 3 million by 2012 and up to 4 million by 2060. This additional pressure will be placed on an already stressed economic, social and physical environment.

Although it is the only metropolitan area in the U.S. bordered by two national parks (Green Fields) - Everglades and Biscayne National Parks - neighborhood green space is at a premium with rising densities. Protection of these important resources will continue to be a priority - while accommodating growth and new parks that can also provide for improvements to storm water management, and help address the potential sea-level rise due to climate change.

Miami-Dade County ranks third in the nation for troubled real estate (Red Fields) and fourth in the nation for total bank failures. The unemployment rate for Florida ranks eighth in the nation at 11.23% and Miami-Dade County's unemployment rate rose to 11.8% in Oct. 2009, and continues to rise.

The Miami-Dade County Park and Recreation Department developed the Miami-Dade County Parks and Open Space System Master Plan initiative, a 50-year plan to transform Miami-Dade County into a more livable, sustainable and healthy community through the creation and preservation of great places. The Master Plan, envisioned as a connected park system, consists of great parks, great public spaces, great natural and cultural places, great greenways, trails, waterways, and great streets. It encourages the revitalization of neighborhoods; allows for the orderly redevelopment of existing land uses in response to changing markets and demographics; and ensures greater environmental protection.
To achieve this, it is clear that the vision will require the reuse and restoration of lands that may no longer be economically viable.

What if we invest $5 billion in Miami-Dade County to convert Red Fields to Green Fields and thereby produce much needed jobs and make a Return on Investment (ROI) for properties that otherwise are losing money?

Revitalized neighborhoods will bloom from urban and economic decay.

Problem No. 1

The Boom/Bust Economy

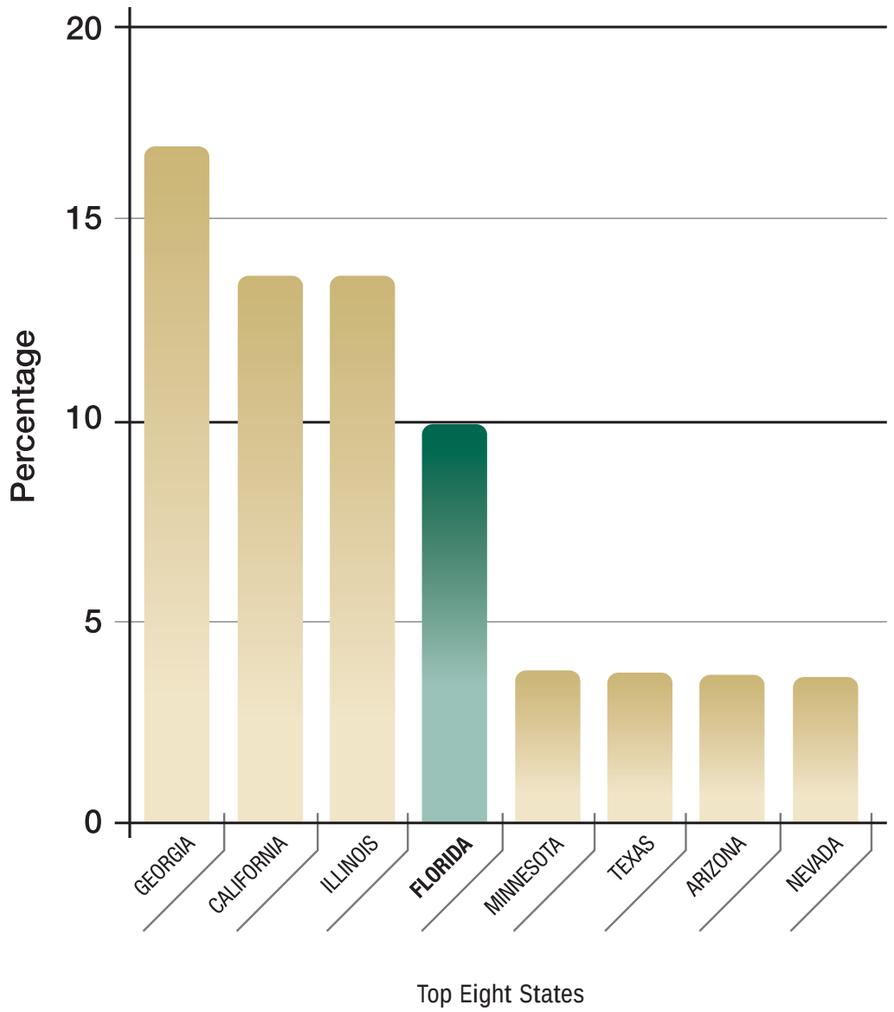
The Boom/Bust Economy: Troubled Real Estate

- South Florida has about $12.4 billion in troubled commercial real estate.
- Miami-Dade County accounts for $8 billion in troubled real estate which represents about 235 properties ranking it 3rd in the national market.
- Miami-Dade County's troubled real estate breakdown*:
  - » $2.8 billion development projects
  - » $2.1 billion hotels
  - » $1.9 billion apartments
  - » $562 million in retail
- 13 Florida banks closed their doors i.e. 10% of total bank failures in the US this year.
- Florida has more unprofitable banks (67.8 percent) and a greater percentage of nonperforming assets (6.26 percent) than failure-heavy states such as Georgia.
- Listed as number 34 of the FDIC-insured institutions to fail in 2009, BankUnited, FSB (Coral Gables, FL) is the 3rd largest bank failure in the country, in terms of assets.

*South Florida Business Journal - January 6, 2010
Real Capital Analytics Report
http://southflorida.bizjournals.com/southflorida/stories/2010/01/04/daily35.html

Bank Failure

Florida ranked 4th in the nation for total bank failures, accounting for 10% of the total number.



Real Estate Development Loans

With a 29.3% decline in commercial construction, Miami-Dade/Broward is ranked:

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

Lender-Owned Properties in the Largest 100 Metros

Average REOs per 1,000 mortgageable properties for the 100 largest metropolitan areas: 4.32
Average REOs per 1,000 mortgageable properties for the United States: 3.51

- Strongest 20 metro areas
- Second-strongest 20 metro areas
- Middle 20 metro areas
- Second-weakest 20 metro areas
- Weakest 20 metro areas

Source: McDash Analytics

Top three metro areas

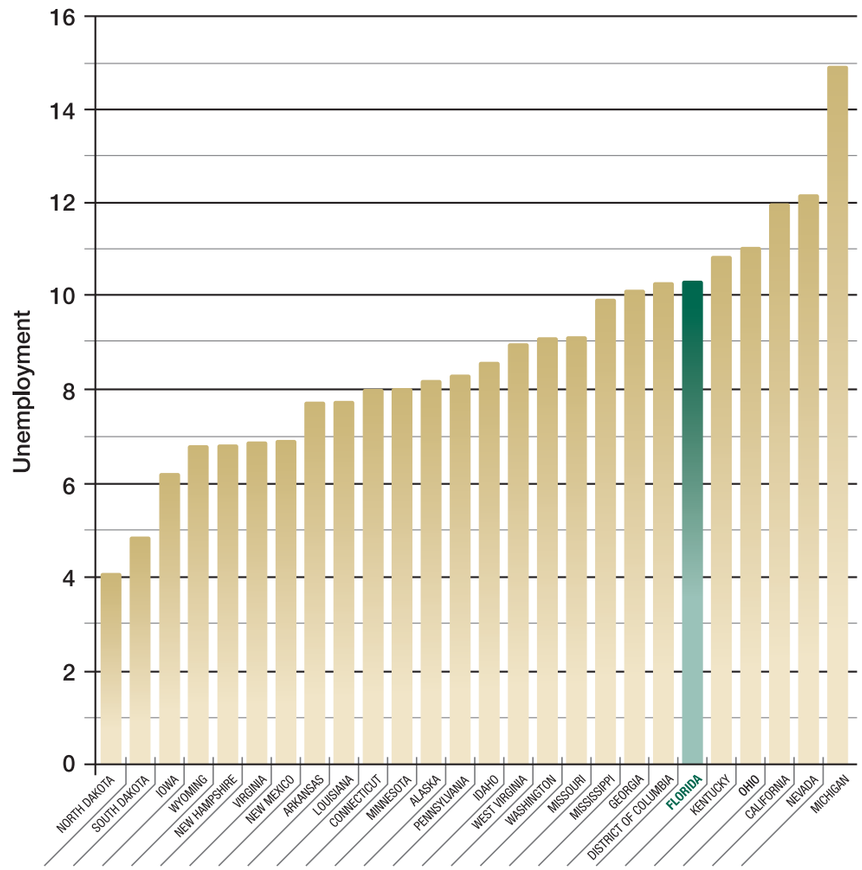
1. Syracuse, NY
2. Albany-Schenectady-Troy, NY
3. Harrisburg-Carlisle, PA

Bottom three metro areas

98. Stockton, CA
99. Cape Coral-Fort Myers, FL
100. Las Vegas-Paradise, NV

Unemployment

The unemployment rate in the State of Florida ranks 8th in the nation at 11.23%. Miami-Dade County's unemployment rate rose to 11.8 % in October 2009.



Problem No. 2

Park Supply

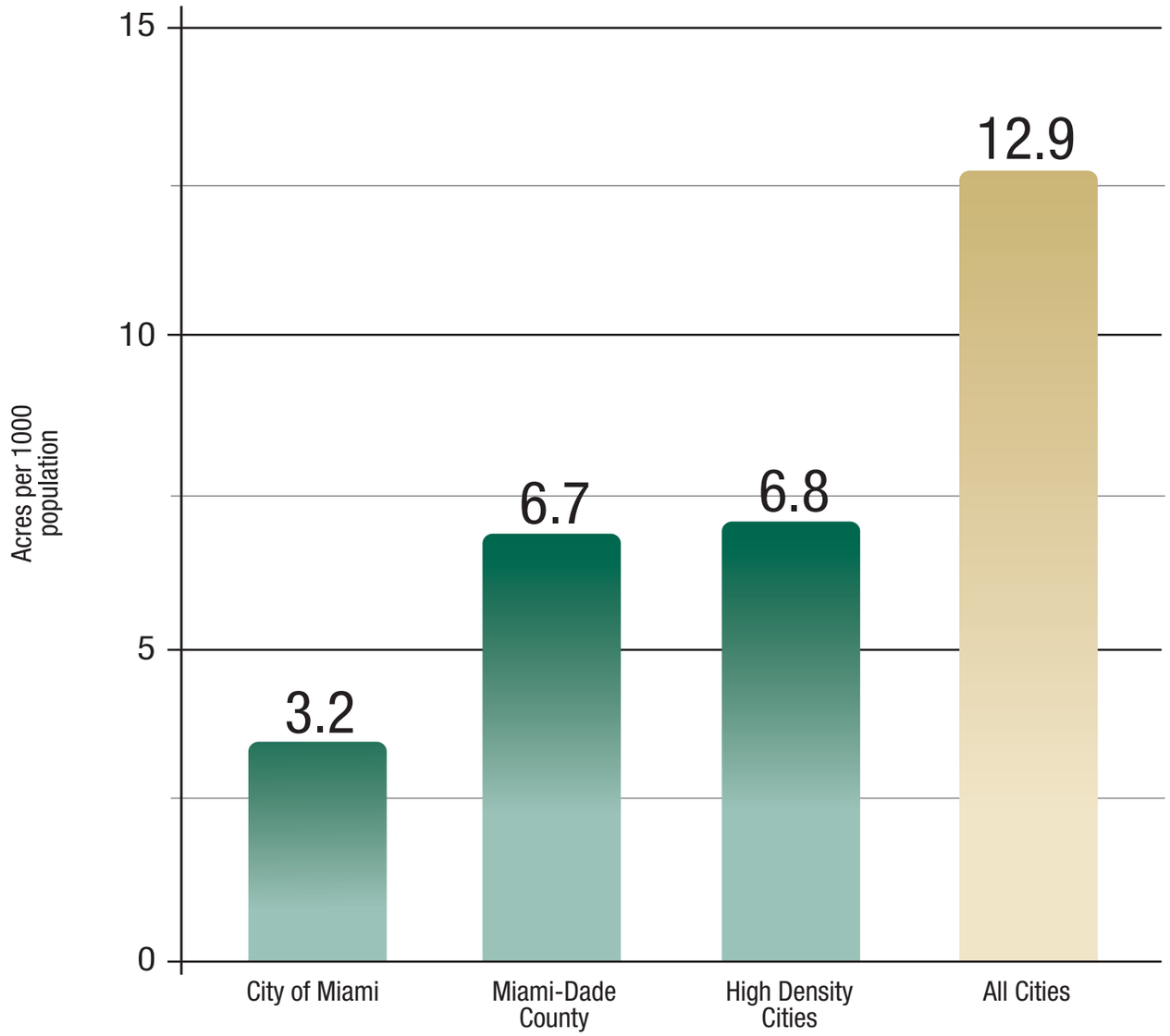
Park Supply

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

“ Every resident in the County should be able to walk (within 5 minutes) to a central neighborhood park or civic space for picnics, special events, informal play and socialization.”

Miami-Dade County Park and Open Space System Master Plan

Acres of Park Land Per 1,000 Residents



*Trust for Public Land “2009 City Parks Facts”

Problem No. 3

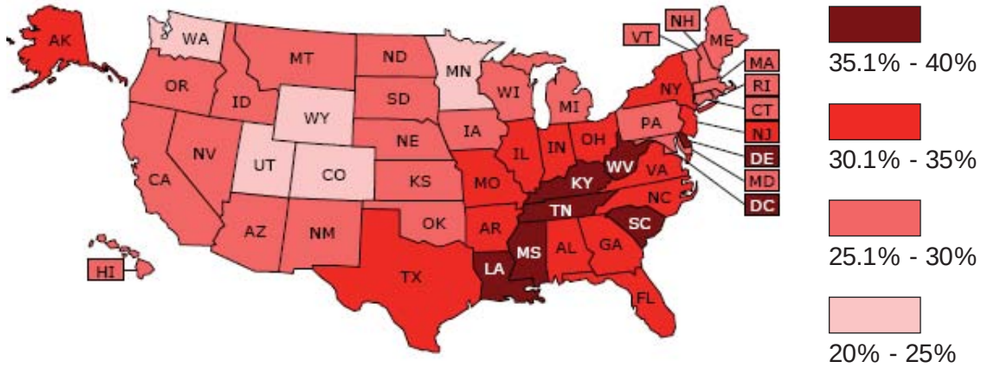
Public Health

Public Health: Childhood and Adult Obesity

- 30.3% of Miami children (ages 6-11) are overweight and 15.3% in this same age range are 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.
- Two-thirds of Miami-Dade County adults are overweight or obese; but this proportion is particularly high among the Black and Hispanic populations.
- The percentage of adults meeting physical activity recommendations (in terms of frequency, duration and intensity) is well below the national average (39.6% vs. 47.2%).

Percentage of Children Who Are Overweight or Obese: 2007*

Only 8 states have a higher percentage of obese children than Florida

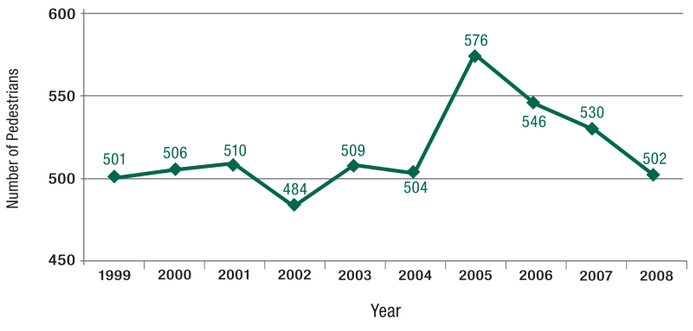


*The National Survey of Children's Health. Childhood Obesity Action Network. State Obesity Profiles, 2008. National Initiative for Children's Healthcare Quality, Child Policy Research Center, and Child and Adolescent Health Measurement Initiative. Retrieved 10/09/09 from http://www.nschdata.org:80/Content/ObesityReportCards.aspx.

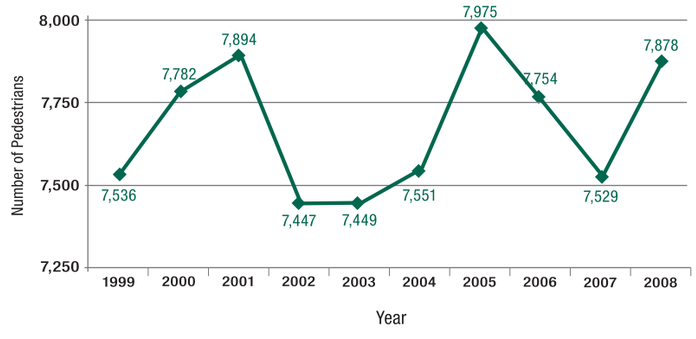
Public Health: Traffic and Pedestrian Safety

- Florida is the most dangerous state for pedestrians.
- Miami has the 3rd highest pedestrian danger index in US metropolitan areas.
- 16.8% of all traffic fatalities were pedestrians.
- 4% of all traffic fatalities were bicyclists or their passengers.
- 59.5% of all crashes occurred in primarily business areas.
- 40% of our population will not walk or bike to school due to lack of pedestrian safe street design.

Pedestrians Killed 1999-2008



Pedestrians Injured 1999-2008



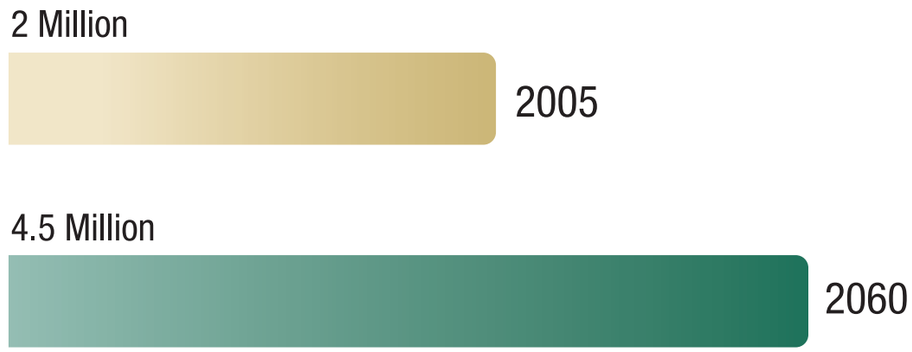
Problem No. 4

Environmental Health

Environmental Health: Land

Miami-Dade County continues to grow as an international hub of culturally diverse residents and visitors. With the population expected to increase by 3 million residents in the year 2025 (including a need for a 30% increase in employment) and up to 4.5 million by 2060, additional pressure will be placed on an already stressed physical, social, and economic environment, intensifying the critical need for parks and open space.

Miami-Dade County Population Forecast



Environmental Health: Water

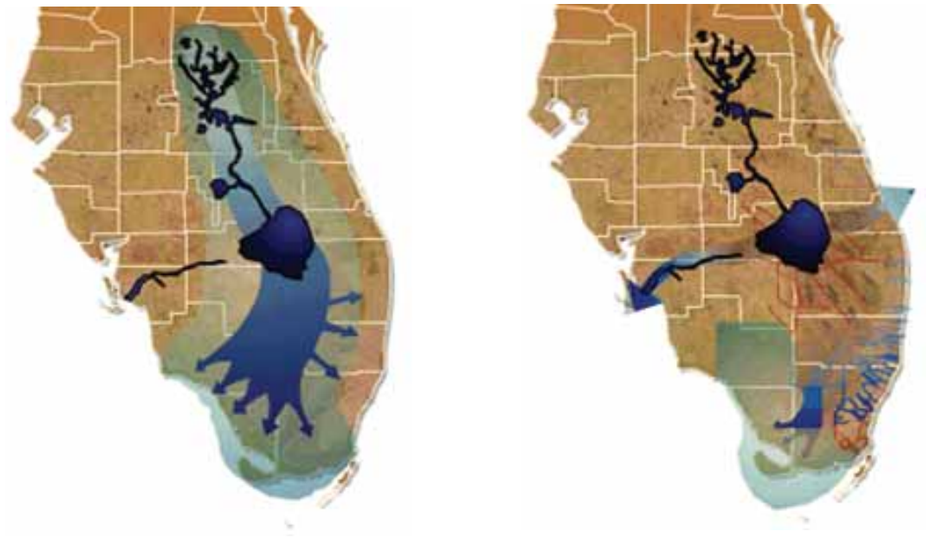
Water flow patterns are critical for the preservation of plant and wildlife unique to the Florida Everglades and Biscayne Bay wetlands.

Florida's surface waters are also an increasingly important source of water for cities, industry and agriculture. Healthy surface waters provide flood control, nourishment of coastal waters and estuaries and refuge and nursery habitat for freshwater and marine life.

Preserving the function and value of ground and surface waters require protecting the lands that contribute to their viability, long-term sustainability and management.

Historic Flow

Current Flow



These images illustrate the relatively recent obstruction of the natural water flow and ecological processes that normally occur within the Everglades and the Biscayne National Park. These changes have been caused by Miami's population growth and the resulting residential & commercial development and, if not addressed soon, will result in larger environmental health problems for the area.

The Benefits of Parks

Health Benefits

Research has shown that Americans can substantially improve their health by including moderate amounts of physical activity in their daily lives, yet only one-fourth engage in the recommended levels. Many Americans simply do not have adequate access to facilities to engage in physical activity or they live in unwalkable neighborhoods. And when people have nowhere to walk, they gain weight. Yet, strong evidence shows that when people have access to parks, they exercise more. Miami-Dade's development of this green space would be a thriving asset to the fight against obesity and other related health concerns.

Economic Benefits

Parks symbolize community, life, relaxation and health. It's no wonder that "many people are willing to pay a larger amount for property close to parks and open space areas than for a home that does not offer this amenity," writes John L. Crompton, a professor at Texas A&M University who has published extensive research on parks and recreation. Great cities have great park systems with beautiful parks, public plazas, and outstanding natural features. Human beings have a basic need for parks and open space, to re-connect with nature. Communities without adequate open space are dreary and depressing, socially, aesthetically, and economically. While parks systems in the past were thought of as "amenities", communities across the country now realize just how much value these park systems bring to their locales.

Environmental Benefits

Green space in urban areas provides substantial environmental benefits. Trees reduce air pollution and water pollution, they help keep cities cooler, and they are a more effective and less expensive way to manage stormwater runoff than building systems of concrete sewer and drainage ditches. Parks can provide pervious surfaces for rain infiltration, reducing the severity of floods and improving the quality of our waterways. They provide habitat for beneficial wildlife that live in our neighborhoods and migrate through them. Every action and improvement of the Park System, including facilities, programs, operations and management, should contribute to the economic, social and environmental prosperity of the County.

What if we invest $5 billion in Miami-Dade to convert Red Fields to Green Fields?

We could reduce the oversupply of non-performing commercial real estate.

Implementing the Vision

Dover Kohl & Partners

Land Acquisition Strategy

Miami-Dade County is poised for this transformation. The Miami-Dade County Park and Open Space System Master Plan, completed over a two-year period through a consensus based planning process, has several strategies to jump start economic development, recalibrate local property values, and create walkable neighborhoods to support public and environmental health. Key among them are:

⑩ North/South Transit Oriented Parks (TOPs) and Connectors

Land acquisitions around metrorail stops and along transit routes connect business and commerce centers. Parks, constructed as the first phase, act as a catalyst for redevelopment on surrounding lands acquired for mixed-use projects. TOPs also provide locations for easy access to green markets and community events. Convenient access to locally grown fresh produce and agricultural goods equates to opportunities for better nutrition for surrounding communities as well as an economic stimulus to local farmers.

1 East/West Greenways and Resource Conservation Network

Land acquisitions that connect Federal and State Park resources with restoration areas give residents access to natural systems. The proposed connections linking the Everglades National Park and the Biscayne National Park offer opportunities for eco-tourism, reclamation of channelized waterways along the Miami River, as well as stormwater treatment providing mitigation for flood prone areas. Storage and treatment of waters within the floodplain provide opportunities for the recharge of the aquifer.

2 Neighborhood and Regional Parks and Connectors

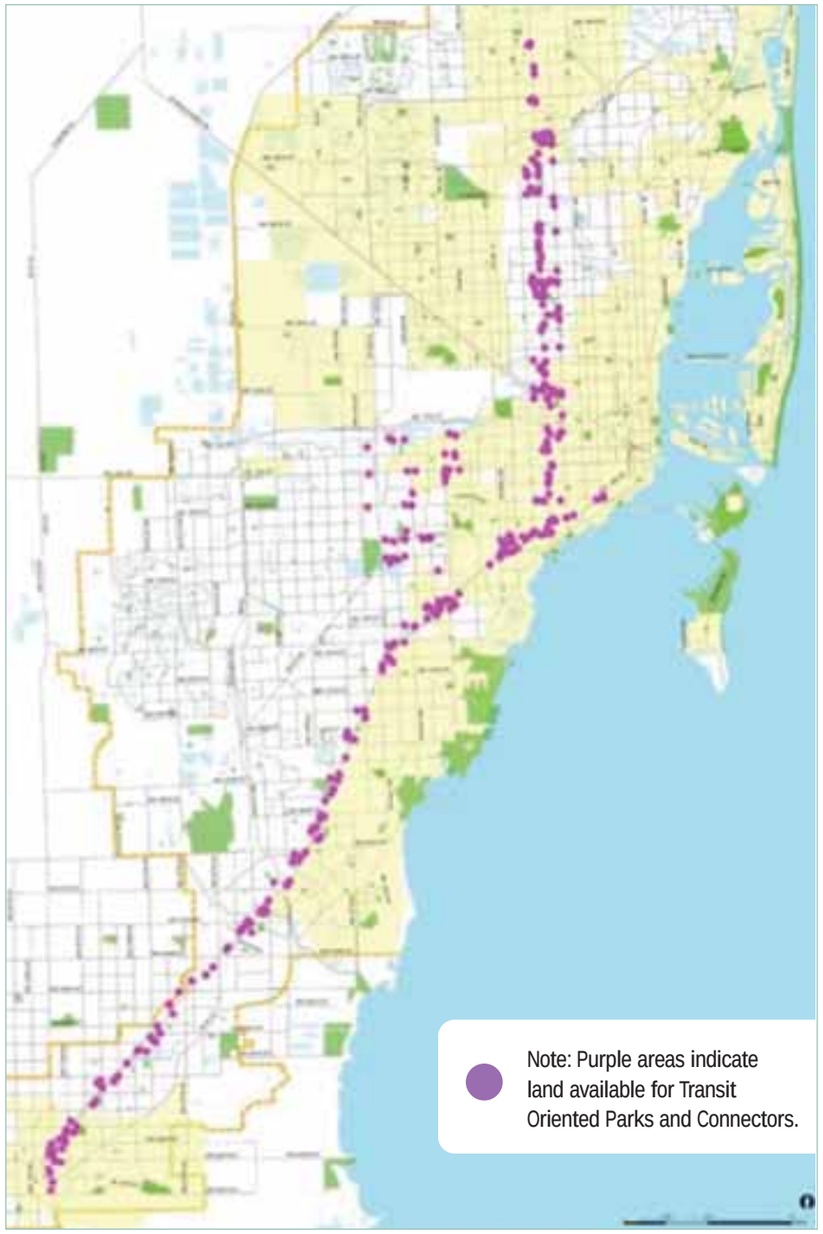
Land acquisitions in underserved residential areas and along routes that connect people to neighborhood and regional parks provide essential open space to support at will and incidental physical activity and improve the health and quality of life in our communities.

⑩

1

2

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



Total Available Land

Metrorail stations are located approximately 1.25 miles apart along the corridor. Available commercial real estate along existing and future metrorail transit stations total 750 acres. Plans to acquire approximately 465 acres for the projects listed below can be acquired for approximately $1.2 billion. Parks built at transit station locations provide multiple benefits in solving economic, environmental and public health issues.

Projects

- 27th Avenue
- Metrorail
- US 1
- Ludlam Trail

Transit Oriented Parks (TOPs)

Parks, when included in the first phase of development around Transit Stations, i.e. Transit-Oriented Parks (TOPs) provide one of the most exciting opportunities for Public Spaces in Miami-Dade County. Transit-Oriented Development (TOD) is focused on the creation of compact, walkable communities centered on a well-designed transportation station. Generally the surrounding communities are pedestrian friendly and mixed-use to encourage transit ridership and provide a pleasant walking environment.

In a country where riding the train or bus is not ingrained in the culture, a major component of success for TODs is to make alternative transportation attractive. Designing for passenger comfort is essential to encourage people to utilize transit options. Stations need safe, attractive pedestrian access; comfortable places to wait; ample lighting; and effective information signage that display fares, transit schedules and other information. They also need to be woven into the fabric of the community through solid connections to other modes of transportation, but also visually connected. Converting a parking lot to a station park can attract people to the area and provide greater safety and serenity for all users. For a station park or plaza, a short walk is generally accepted.

The Great Public Spaces map shows the potential for about fifty new public spaces that would serve as the central gathering places. These public spaces would have a potentially smaller service area radius of about one quarter of a mile, and serve local residents' needs for walking, meeting, informal play, and special events.

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Transit Oriented Parks (TOPs)

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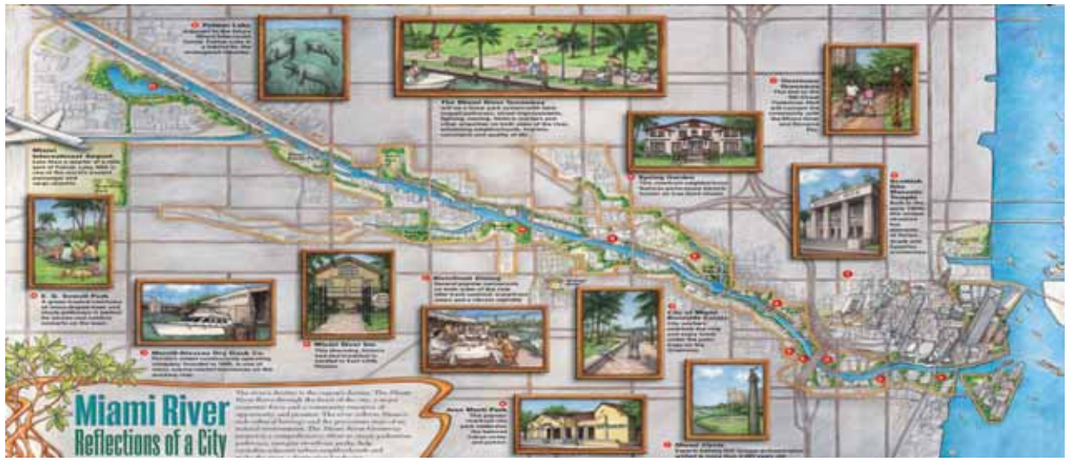
Strategy #2: East/West Greenways and Resource Conservation Network

The East/West Greenways will connect Federal parks; i.e. Everglades and Biscayne National Parks and State park resources. Restoration areas along the greenways connect residents to natural systems and support education and environmental health. Approximately 300 acres of available commercial real estate along the Miami River and the Biscayne-Everglades Greenway are included in plans for acquisition for the projects listed below and can be acquired for approximately $532 million.

Miami River Greenway

The Miami River Greenway will help to improve the future economic well-being of our community by increasing public access to the waterway, sustaining the working river maritime shipping industry, restoring water quality in the river channel, serving as an attractive destination for local residents and visitors, encouraging appropriate adjacent land use, fostering an ethic of stewardship for plants and animals native to the river landscape, and celebrating the multi-cultural ethnicity of our community.



Trust for Public Land

Biscayne-Everglades Greenway

With 42 miles of trails, this will be the only greenway in the United States that connects two National Parks; Everglades National Park and Biscayne National Park.

The connections provide a continuous trail as well as the provision of parks within walking distance to nearby residents.

AECOM

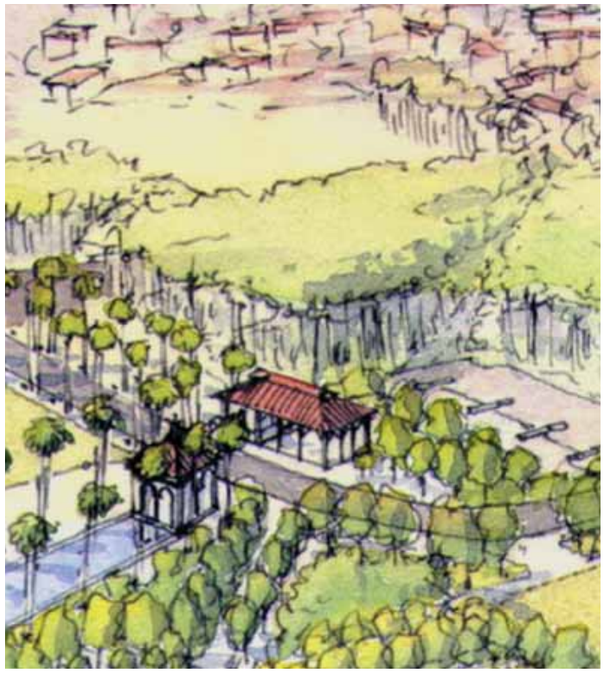
Strategy #3: Neighborhood and Regional Park Connectors

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 $875 million. Additionally, another 422 acres of available land for regional parks can be purchased at a cost of $212 million.

Projects

- Neighborhood and community park sites in underserved areas
- Metrozoo expansion
- Greynolds Park expansion



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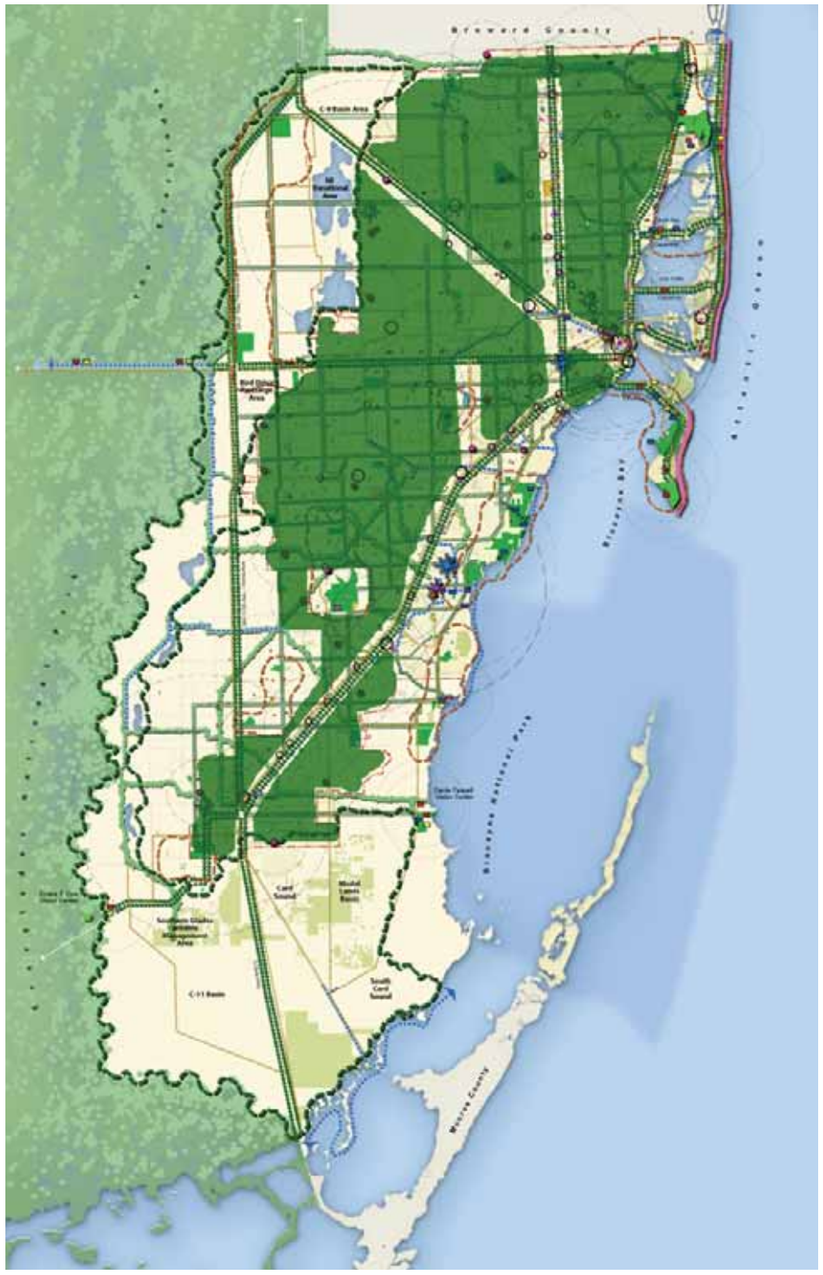


Neighborhood Park Revitalization

Dover Kohl & Partners

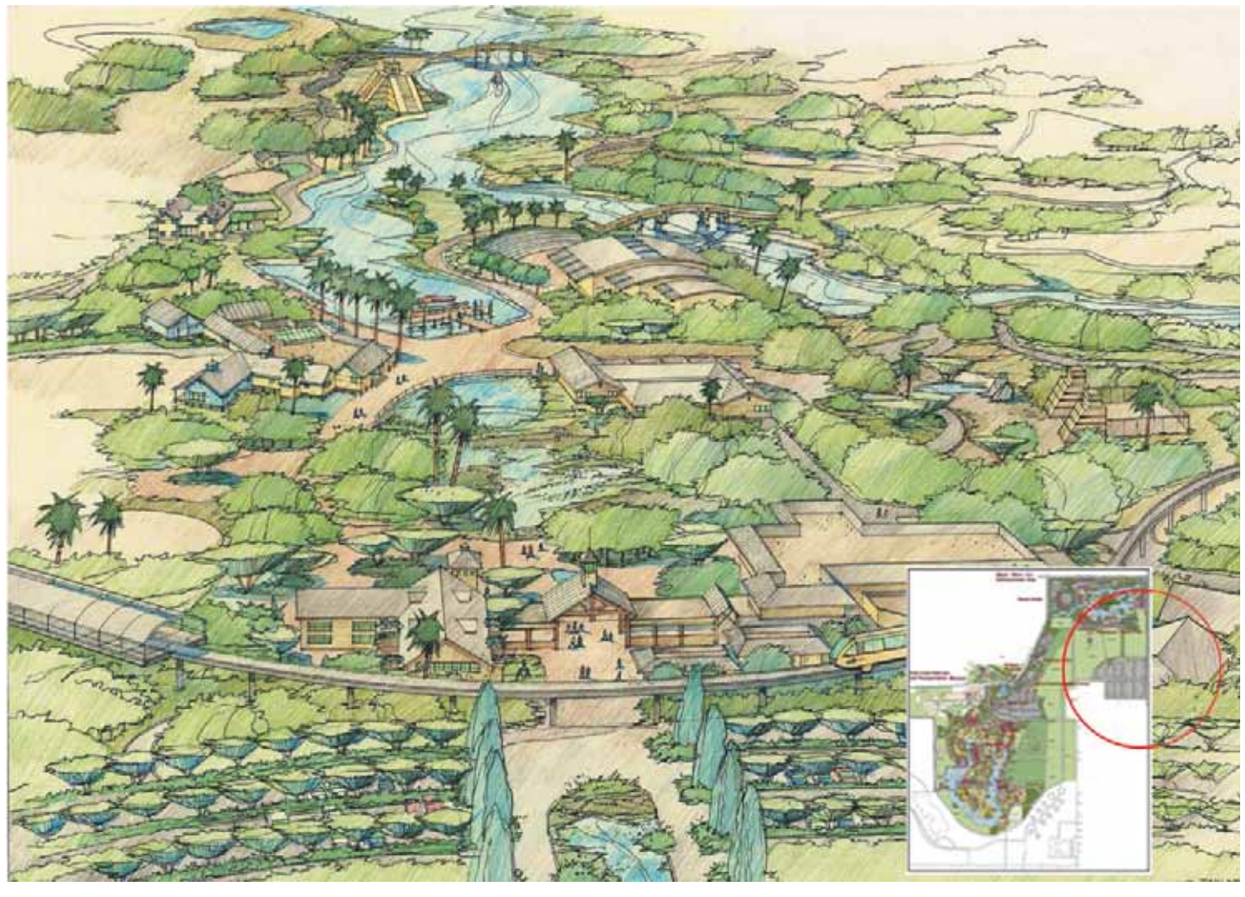
Strategy #3: Neighborhood and Regional Park Connectors

Metrozoo Expansion

Adjacent to Metrozoo, a regional park, is the Coast Guard property totaling 248 acres.
This addition can be acquired for $186 million.

Before

After

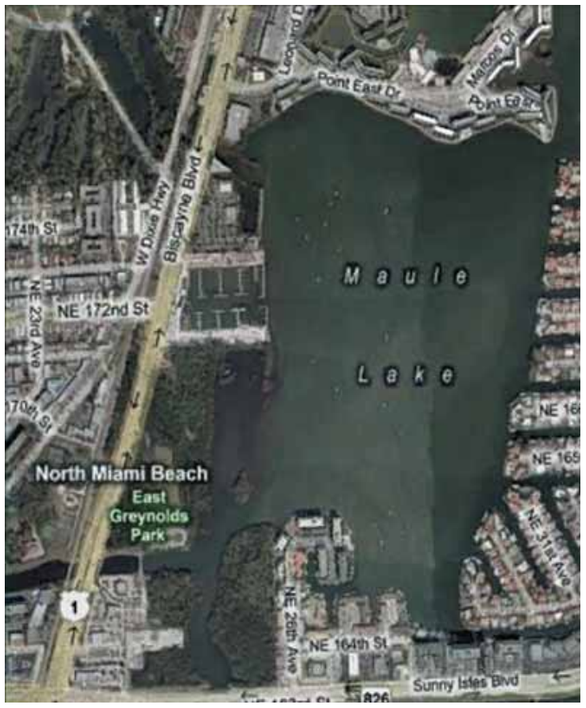


Strategy #3: Neighborhood and Regional Park Connectors

Greynolds Heritage Park and Historic District

Adjacent to Greynolds Park (1930), a Miami-Dade Heritage regional park, Maule Lake, 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.

Before



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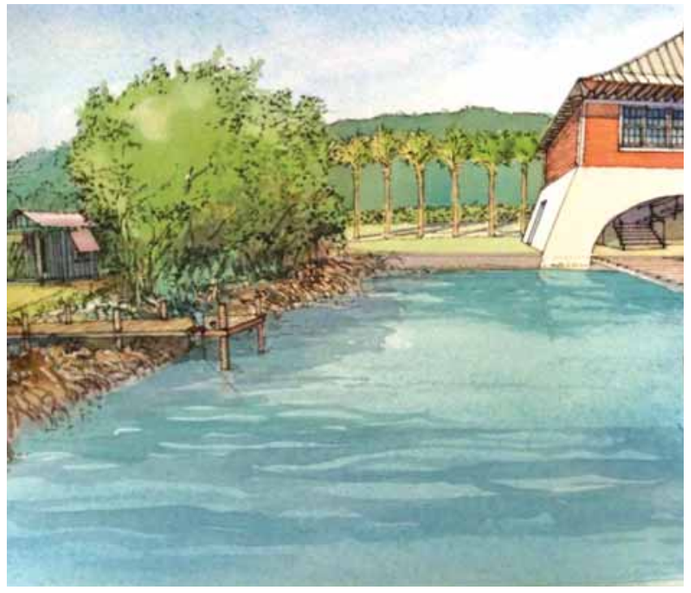

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Implementing the Vision: 5.1 Billion Dollars In Action

Summary

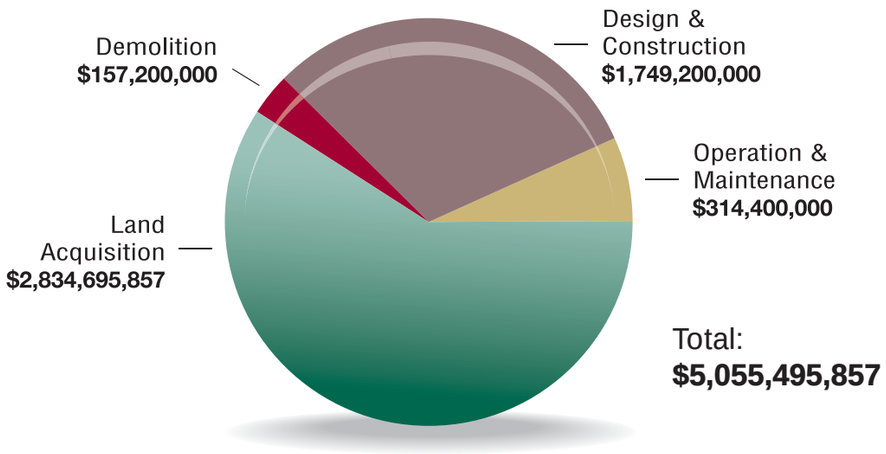
It is possible to reverse the damaging effects of Miami-Dade's blighted real estate to develop a stirring, interconnected community that is equipped to handle and embrace change. Thousands of acres of under-capitalized, stalled, and abandoned residential and commercial real estate assets can be rescued and restored through public park planning to become dynamic catalysts for enhancing economic, environmental, and physical health. A richer, encouraging future for Miami-Dade and its residents is achievable with green fields.

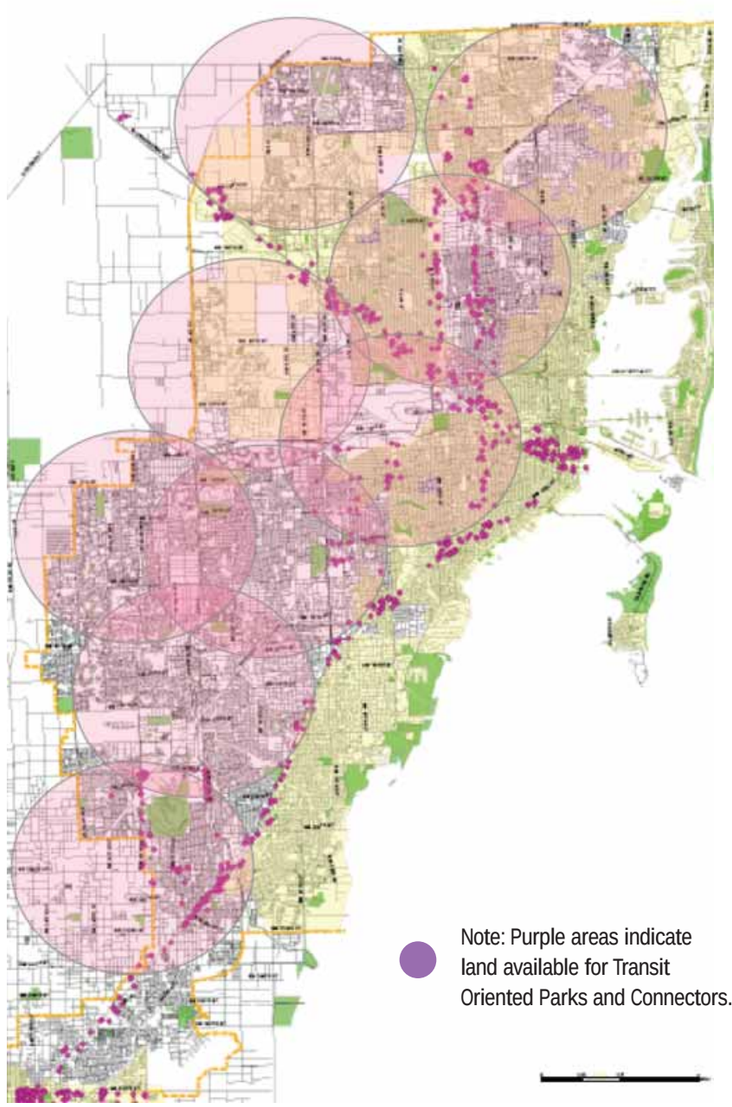
Key Impacts:

- Creates nearly 100,000 jobs in the first six years
- Increases property values by $58.8 million
- Removes 53% of the available commercial real estate assets currently on the market
- Restores 1,937 acres of land to productive use
- Links two National Parks with 42 miles of greenways

A $5.1 billion investment creates a $6 billion average ***annual*** economic impact upon completion of construction with 95% occupancy of the transit oriented developments.

Total Budget





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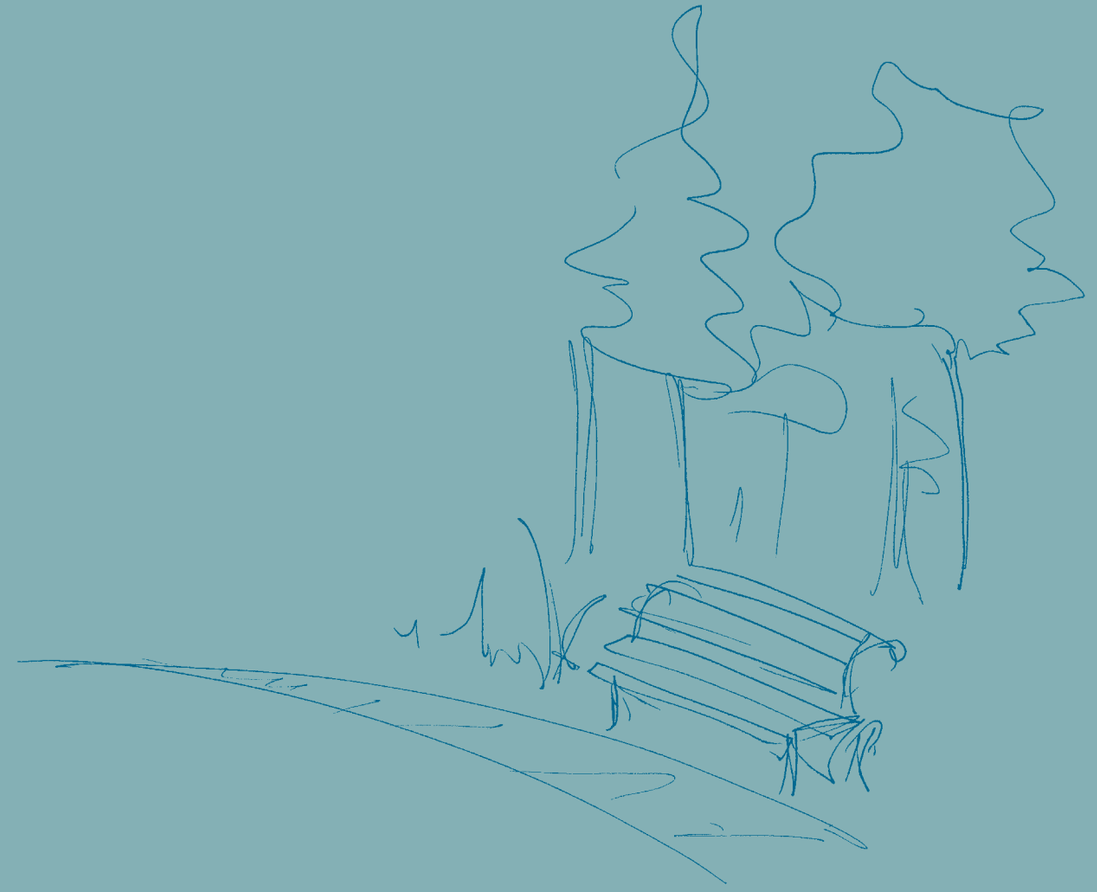

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