

# CRANDON PARK

Park Precedents

INSPIRING A VISION FOR CRANDON PARK'S FUTURE

VOL. 7





The Crandon Park: A Call for Change report is comprised of an *Executive Summary* and the following *Research Volumes*:

- Vol. 1 Introduction
- Vol. 2 Crandon Park Today | Part 1 - Site Analysis  
Crandon Park Today | Part 2 - Specific Area Analysis
- Vol. 3 Relevant History
- Vol. 4 Master Plan Evolution
- Vol. 5 Park Governance & Funding
- Vol. 6 Recent Best Practices
- Vol. 7 [Park Precedents](#)
- Vol. 8 Historic Documentation

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*Crandon Park: A Call for Change*  
Research & Analysis Report

Volume 7

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*Prepared for*  
Citizens for Park Improvement (CPI)

*Elaborated by*  
West 8 urban design and landscape architecture



# CRANDON PARK

VOLUME 7 | PARK PRECEDENTS







# 7 Park Precedents

Inspiring a Vision for Crandon Park's Future

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# 7

# Park Precedents

Inspiring a Vision for Crandon Park's Future



Central Park | NY

*Large, small, by the ocean, or in the mountains - there is a diverse array of "great" parks throughout the world. Despite all the different forms a park can take, there are certain characteristics that the world's most successful parks share, which increase their access and enjoyment by the public throughout seasons, and over generations.*

*This Research Volume provides an overview of the basic characteristics of a great park. It also provides a general snapshot of the public parks within a thirty-minute drive from Crandon Park, with particular emphasis on Bill Baggs Cape Florida State Park. Together, these studies provide a baseline understanding of the local area's context and recreational offerings, while always linking back to the potential of Crandon Park.*

# Great Parks of the World

*Crandon Park has the potential to become such a cherished and celebrated place as these Great Parks – serving as an emblem of pride for all Miami-Dade County.*

The design of any large site can deliver amenities and solve planning problems, only exemplar parks have the power to inspire, and transport visitors away from the hum-drum of their day-to-day worries. Increasingly in the 21st century, large parks will play a critical role in the health of individuals and our collective communities and in doing so improve the social lives of cities. Iconic parks provide the antidote to the digital, saturated 21st century, providing clarity, peace of mind, and a reconnection to a community's rich assets – natural, scenic, ecological, historic and cultural. In past centuries, many American Cities took the audacious step to provide the platforms for the greatest experiences of the City – we know them today as Central Park, Bryant Park, Governors Island, Crissy Fields, amongst others.

These iconic spaces are the investments that make cities not only livable, but exuberant, joyful, and places worth staying for a lifetime. These places could only be in their hometowns, and yet there is nothing regional or modest about their designs. These places are timeless, inventive, transformative, startling in their clear narratives and layers of invitation to all users.



Lurie Gardens | CH



Gas Work Park | NC





Central Park | NY



Governors Island | NY



Crissy Fields | SF



Blue Ridge Parkway | NC

# What Makes a Great Park?

*For a city or entity to invest in the optimism, multi-generational timelines, and the democratic nature of a park, is to broadcast that the community cares about the past, present, future, and each other.*

For the world's greatest cities, large, iconic parks are a turning point and a signature of forward-thinking urbanity and civic values. Recent decades have shown a flourishing of international park making; monumental undertakings such as Governors Island have the ability to dramatically and tangibly improve quality of life in the City, provide return on investments, and bring 21st-century new destinations and energy into the heart of communities.

Crandon Park's current state presents a once-in-a-lifetime opportunity for the County and our entire team: a chance to create a wondrous, international park for generations, the chance to interpret the legacy of William Lyman Phillips's vision for 21st-century minds, and the challenge of designing a park that is inventive, transformative and forward-thinking. But how do we get there?

The following are some of our thoughts around the major themes, challenges and opportunities associated with Crandon Park, and examples of how other exemplary parks have tackled and embraced these ideals.





*Unified, Authentic Identity*



*Anchored Entry & Defined Edges*



*Connect With the Community*



*Opportunities for Ownership and Stewardship*



*View Corridors & Sight Lines*



*Practice Resilience*



*Clear, Connected & Safe Access for All*



*Ensure Economic Sustainability*



*Access to Nature*

## Unified, Authentic Identity

The identity of a place is both a physical and sensual element. It can be embodied by a cohesive site aesthetic, a unique program or function, or an iconic design feature.

*We envision Crandon Park as being one place from end-to-end; from the bay to the Atlantic – immediately recognizable as an experientially rich, united whole.*

A unique park identity is created through deliberate references to local context, history, urban setting, and surrounding ecology. This quality can only be achieved by incorporating research, leveraging opportunities and factoring the social and political environment into the creative process. Taken together, these considerations can yield a functional and even spiritual environment.

Our team is by the captivating climate and environment of Key Biscayne. How alluring to have mangroves, manatees, clear blue skies, and a coastal golf course, just off the shores of the City. Key Biscayne is the place where the bay meets the ocean, and coastal elements mix with views of a city skyline – and in that, we see an atmosphere like none other.

Crandon Park as a whole has no cohesive identity. Its existing upland facilities are isolated and there is little experiential connection between different program areas. Crandon Boulevard, the thoroughfare through the park, divides the site, leaving only a painted crosswalk left to unite the western and eastern sides of the site.



Maxima Park, The Netherlands





*Governors Island, NY | West 8*

## Resilient & Sustainable

The distribution and accommodation of the program on a site should be deeply influenced by, if not driven by, a reverence for and commitment to every acre of the site, with an overarching eye to achieve truly sustainable practices.

Crandon Park is on the front line of defense against storm surges and sea-level rise. Many challenges also need to be faced on the upland storm water and waterside engineering aspects of the project. As a low lying coastal park, it is critical that Crandon Park integrate infrastructure improvement within its planning to address issues of climate change, increased intensity and frequency of storms.



Soundscape Park, Miami Beach | West 8

### Anchored Entries & Permeable Edges

The renowned urbanist Jane Jacobs taught us that Great Parks have Great Edges. Park edges can stitch together the surrounding neighborhoods and large programmatic areas of a site.

For Crandon Park, this means providing proper entities into the park from the Rickenbacker Causeway and the Village of Key Biscayne. It also means providing permeable edges and defined entries between amenity and nature preserve areas. Clear entries and edges create a legible identity on all sides—just as Olmsted and Vaux's Central Park defines its own threshold by exhibiting a strong, yet permeable edge against the city.



## Opportunities for Ownership & Stewardship

People and communities care for and protect that which they know and love. This is no different for a beloved park — it generates a following, and becomes a familiar gathering space. In order to elicit this type of care for a park within a community, the park must provide for the local needs and be accessible. Parks throughout the world have found successful strategies for achieving these goals by engaging public-private partnerships, non-profit groups, and providing other avenues for communities to engage directly with the park by volunteering, donating, fundraising, or simply providing more educational events within the park to nourish local interest in a site's unique natural and cultural offerings.

Crandon Park currently has the Marjory Stoneman Douglas Nature Center, a non-profit organization, which has great success in engaging children and park visitors. Unfortunately, the capacity of the Nature Center to grow is stunted by the current Master Plan document's restrictions. These same restrictions prevent the Park from engaging with and benefiting from the local community. Identifying opportunities for philanthropy and strengthening the Park's current governance model are also of equal importance in ensuring its continued fiscal health and maintenance.

*This inability to nurture community stewardship of the land is stifling Crandon Park's future.*



Toronto Waterfront, Canada | West 8



Máximapark, NL | West 8

## View Corridors & Sight Lines



Máximapark, NL | West 8

Orchestrating view corridors and sight lines of a Park is to curate the visitor's experience. Views join the park to its surroundings and skyline, while sight lines within the park connect interior programs – for example, linking natural areas to active recreation areas. Opening these views not only allow visitors to better understand and engage with the site, it creates a greater feeling of comfort and safety.

Despite Phillips's original design intent, Crandon Park's visual access is poor, creating a sense of isolation between amenities. Currently, one can drive past the park, without even realizing its presence. Most obvious is to develop more substantial connective tissue—bridges, streetscapes, and gateways – enabling easy access from all sides. Equally important is to amplify the Park's visual connection to the City, signaling and inviting users from all directions, while providing unmatched views to park visitors of Miami's skyline.



Governors Island, NY | West 8

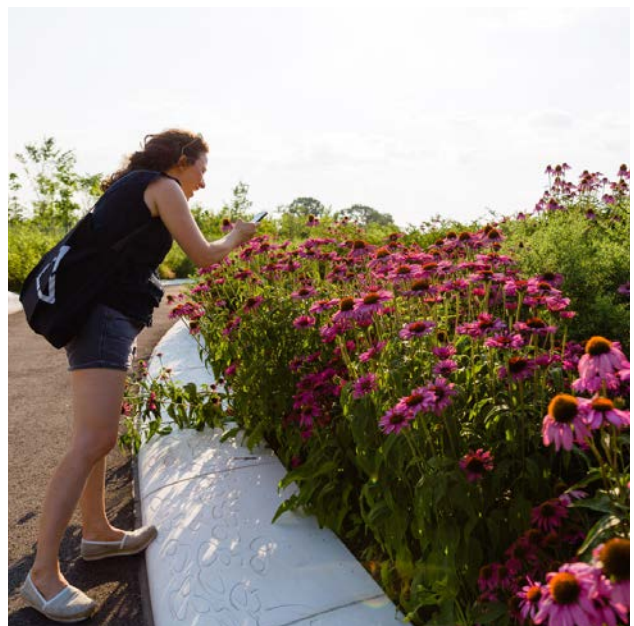




*Máximapark, NL | West 8*

## Access to Nature

Providing an array of options for human engagement with nature enhances the value and enjoyment of a park. A community's access to nature is also beneficial in helping its citizens achieve a healthy lifestyle, both mentally and physically. If optimized, pedestrians, joggers, cyclists, kayakers, boaters can pass through Crandon Park or make it their destination. The element of nature is a rare commodity in Miami – it must be optimized, protected, and shared. Crandon Park hosts a unique array of flora and fauna – sharing these with visitors and educating them of their value allows these spaces to be celebrated and protected simultaneously.



*Governors Island, NY | West 8*



Máximapark, NL | West 8

*Crandon Park today provides plenty of vehicular connections and access; however, it is failing to provide safe routes for pedestrians and cyclists.*



RIO Madrid, Spain | West 8

### **Clear, Connected & Safe Access for All**

Clear gateways and intuitive connections between park and ecological networks is essential for park enjoyment. Ensuring these connections are accessible to a variety of different user ages, abilities, and mobilities is equally important. This kinetic energy goes a long way to activating public space.

Crandon Park today is overrun with vehicular connections and access. However, it fails to provide safe routes for pedestrians and cyclists. Indeed, its seas of asphalt and concrete create an especially hostile environment for pedestrians. By employing sustainable practices and resilient materials (eg. permeable pavement), Crandon Park can become a model for innovative access.



## Economic Sustainability

Our cities and communities expect a lot from parks today. Luckily, cities are no longer expected to shoulder the financial viability of these expectations alone. Sources of capital and operating funding available, and utilized by great parks, include contributions, donations, increase of revenue-building programs and facilities, and other smaller methods of value capture via sales and rent from vendors. Aspirations are high, and must be balanced by a phased and implementable strategy that ensures long term sustainability and revenue generation.

Indeed, to realize the benefits, the Crandon park will require a funding strategy to consider and leverage the capital and operational resources required to ensure that this important asset is sustainable for generations to come. Crandon Park's Master Plan Amendment needs to demonstrate a vision that integrates, acknowledges and enhances the site's economic performance while remaining sensitive to the needs and desires of the surrounding communities.



*Governors Island, NY | West 8*

## Activation & Connection to the Community

Crandon Park should not depend on one dominant program. Our favorite public realms are united by one identity, but are heterogeneous and are able to adapt over time. First and foremost, people must want to be here. There must be exciting activities to do, attractive things to see, diverse people to meet. And, there must be reasons to return, time and time again. This type of thriving place requires cross-pollination and discovery.

Miami's changing age profile is important when considering equitable facilities and services, especially as growing numbers of children, young families and aging Baby Boomers change demands for specific facilities and services. Great parks are not made overnight. They are enlivened by use, evolve with the growing city, grow more mature and beloved with time, and accumulate richness and power with every generation and memory. We must think of parks as living, evolving works, and their design should allow for flexibility, adaptation and evolution.

Crandon Park's sleepy atmosphere and remoteness is both an asset and a challenge for the planning and design of the Park. In order to create Miami-Dade County's 21st century park, we believe that this beautiful, bucolic place needs to be awakened and opened up to a new generation of visitors, without eliminating the unique atmospheric qualities that make it so magical today.

*The next generation of Miami-Dade will fall back in love with Crandon Park, and we believe it can become the symbol of 21st century Miami, and moreover, of what the 21st century coastal park can be.*





*Drexel Square, Philadelphia | West 8*



*Soundscape Park, Miami Beach | West 8*

# Florida Parks

## A Modern Legacy of Protecting & Providing Open Space



Coral Gables

1. Florida DEP, "History & Culture of Florida State Parks," Florida State Parks, (<https://www.floridastateparks.org/learn/history-culture-florida-state-parks>)

2. Peteryberk, Elizabeth. "Introduction," in *Building Eden: The Beginning of Miami-Dade County's Visionary Park System*, edited by Rocco Ceo (Pineapple Press, Sarasota, Florida: 2018), p. 10.

Florida's diverse collection of parks and nature preserves provide a foundation and legacy for contemporary parks today to expand upon. Crandon Park's history contributes significantly to Florida's park narrative, having been commissioned and designed by two of Florida's most recognized public park pioneers: Charles Crandon and William L. Phillips.

Miami-Dade County Parks, Recreation and Open Spaces is the third largest county park system in the United States, with 270 parks covering 13,000 acres.

*The admiration the park's systems founders had for the landscape is today reflected in a greater understanding of the complex networks of the ecosystem and its benefits to health and well-being. As we apply new knowledge to new conditions, it behooves us to remember the civic mindedness of predecessors who could not predict the impact of their dedication to the parks, but whose faith in conservation and construction for the public good already has benefited Miami-Dade County for many decades. It is now our generation's responsibility to imagine what new benefits may be bequeathed to our successors.<sup>2</sup>*

— Elizabeth Plater-Zyberk, FAIA





Everglades National Park



Coral Gables



Everglades National Park

*Each historic site connects us to our past and shows us what shaped the people who were here before.<sup>1</sup>*

*— Florida DEP*



Lummus Park



# Phillips's Legacy

Celebration of Tropical Landscape Architecture



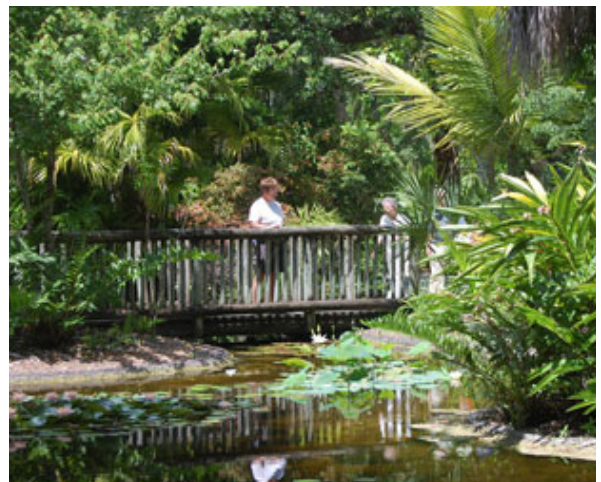
Fairchild Tropical Botanic Garden | Coral Gables, FL



Greynolds Park | Ojus, FL

*Phillips orchestrated native and exotic materials while intertwining expertise in architecture and engineering to design and build parks that have shaped the image of South Florida.*

— Joanna Lombard, AIA



McKee Botanical Gardens | Vero Beach South, FL





*Matheson Hammock Park | Coral Gables, FL*



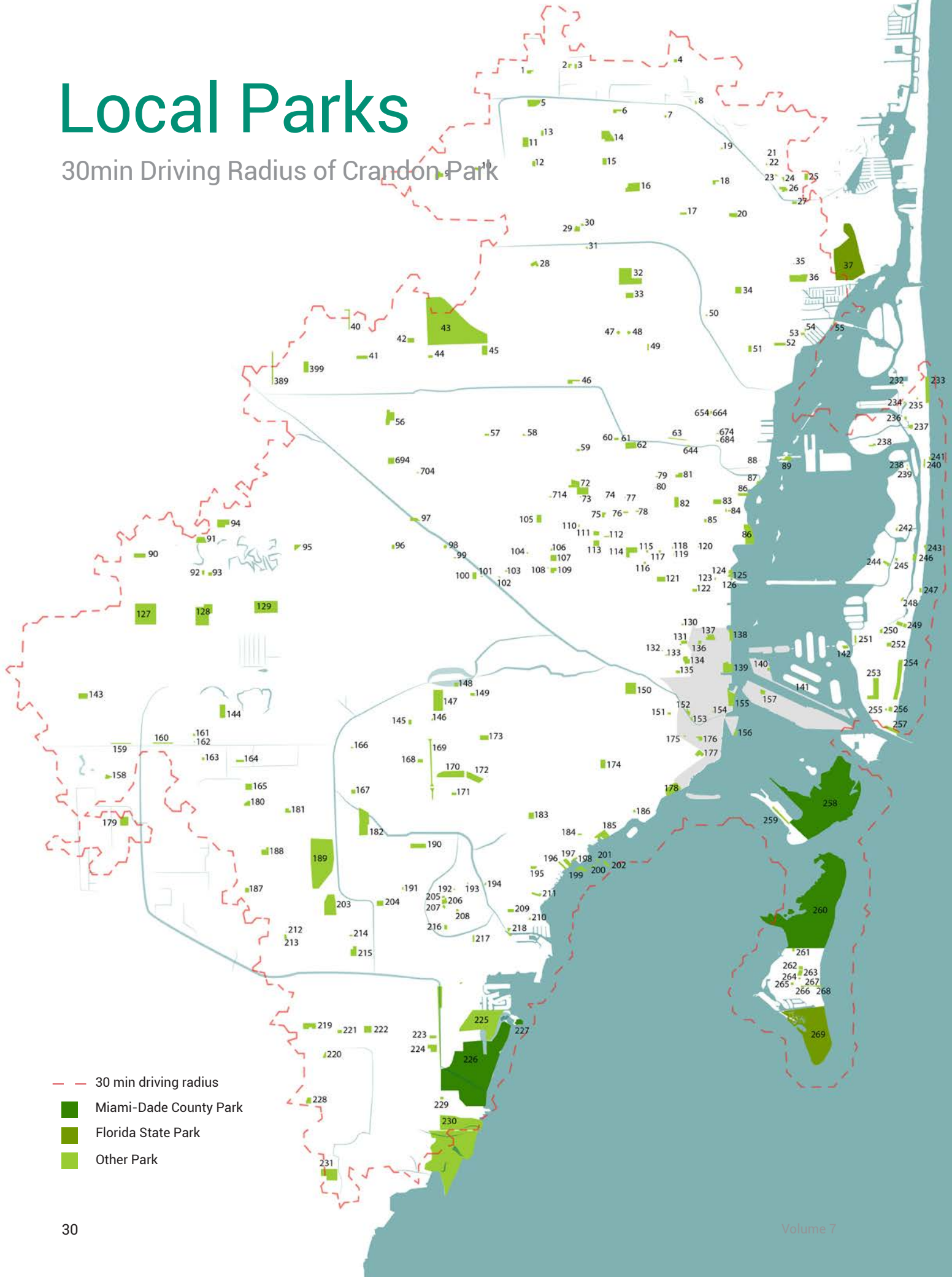
*Fairchild Tropical Botanic Garden | Coral Gables, FL*



*Fairchild Tropical Botanic Garden | Coral Gables, FL*

# Local Parks

30min Driving Radius of Crandon Park





1.	4.7 ac	Buccaneer Park	93.	3.3 ac	Doral Park Arboretum	185.	20.3 ac	David. T. Kennedy Park
2.	2.9 ac	Lake Lucerne City Park	94.	22.5 ac	Doral Commerce Park	186.	1.4 ac	Steele Mini Park
3.	2.8 ac	Bennet M. Litter Park	95.	6.4 ac	Downtown Doral Park	187.	4.7 ac	Miller Drive Park
4.	2.5 ac	Andover Park	96.	2.8 ac	Miami Springs Rec. Department	188.	11.5 ac	Blue Lakes Park
5.	20.8 ac	Betty T. Ferguson Rec. Complex	97.	6.3 ac	Dove Ave. Park	189.	258.6 ac	Tropical Park
6.	6.0 ac	Norwood Park	98.	2.5 ac	Circle Park	190.	18.4 ac	South Miami Park
7.	1.4 ac	Cloverleaf Park	99.	0.6 ac	Deleon Park	191.	0.9 ac	Brewer Park
8.	1.4 ac	Sierra Park	100.	7.1 ac	Stafford Park	192.	0.5 ac	Butterfly Garden
9.	11.2 ac	North Glade Park	101.	0.6 ac	Ragan Park	193.	0.5 ac	Mahoney-Pearson Volleyball Courts
10.	4.2 ac	Carol Park	102.	0.7 ac	Three Frieds	194.	1.0 ac	Orduna Dr-Miller Rd Triangle Park
11.	15.2 ac	Miami Carol City Park	103.	0.7 ac	Southeast Park	195.	4.0 ac	Charlotte Jane Memorial Park
12.	4.3 ac	Myrtle Grove Park	104.	0.6 ac	Rocky Creek Park	196.	5.1 ac	The Barnacle Historic State Park
13.	3.3 ac	Brentwood Pool	105.	10.1 ac	MLK Jr. Memorial Park	197.	8.7 ac	Peacock Park
14.	27.9 ac	Rolling Oaks Park	106.	1.1 ac	Jefferson Reaves Sr. Park	198.	2.6 ac	Kenneth M. Myers Bayside Park
15.	6.9 ac	Scott Park	107.	9.6 ac	Lincoln Memorial Park	199.	10.2 ac	Dinner Key Picnic Islands Park
16.	29.7 ac	Park Centre	108.	0.4 ac	Glenwood Park	200.	2.6 ac	West Island Park 1
17.	3.3 ac	Biscayne Gardens Park	109.	6.9 ac	Evergreen Memorial Park	201.	2.0 ac	West Island Park 2
18.	4.5 ac	Uleta Park	110.	0.8 ac	Claire Rosichan Park	202.	5.0 ac	West Island Park 3
19.	0.9 ac	Milton Littman Park	111.	6.2 ac	Partners Park	203.	59.3 ac	Memorial Park Cemetery
20.	8.6 ac	Oak Grove Park	112.	1.6 ac	Simonoff Park	204.	8.8 ac	Palmer Park
21.	0.1 ac	Columbia Park	113.	8.6 ac	Olinda Park	205.	1.5 ac	Neil Schiff Tennis Center
22.	0.6 ac	Barry Schreiber Promenade	114.	20.5 ac	Charles Hadley Park	206.	6.5 ac	Cobb Stadium
23.	1.0 ac	Snake Creek Linear Park	115.	1.3 ac	Crestwood Park	207.	1.8 ac	Alex Rodriguez Park
24.	1.8 ac	Schenkenberger Park	116.	1.3 ac	West Buena Vista Park	208.	1.5 ac	Jaycee Park Tennis Courts
25.	5.9 ac	Victory Park	117.	1.3 ac	Miller J. Dawkins Mini Park	209.	5.4 ac	Merric Christmas Park
26.	7.6 ac	Snake Creek Park	118.	0.5 ac	North Bay Vista Park	210.	1.2 ac	Sunrise Harbor Park
27.	2.2 ac	Allen Park	119.	0.4 ac	South Bay Vista Park	211.	5.0 ac	The Kampong Botanical Garden
28.	7.3 ac	Sherbondy Park	120.	0.3 ac	Pullman Mini Park	212.	0.2 ac	Kendalwood Park
29.	7.0 ac	Bunche Park	121.	11.2 ac	Moore Park	213.	2.9 ac	K-Land Park
30.	1.6 ac	Bunche Pool	122.	3.5 ac	Roberto Clemente Park	214.	1.0 ac	Sudlow Park
31.	1.0 ac	Magnolia Park	123.	0.8 ac	Woodson Mini Park	215.	13.9 ac	Trinity Pineland County Park
32.	71.2 ac	Cabellero Rivero Dade North	124.	3.8 ac	Albert Pallot Park	216.	3.4 ac	William H. Kerdyk Jr. Park
33.	10.8 ac	Ben Franklin Park	125.	3.0 ac	Stearns Park	217.	3.0 ac	Pinewood Cemetery
34.	1.3 ac	Cagni Park	126.	0.9 ac	Martell Park	218.	5.1 ac	Ingraham and Cartagena Park
35.	0.3 ac	Jaycee Park	127.	117.8 ac	Our Lady of Mercy Cemetery	219.	18.9 ac	Continental Park
36.	9.7 ac	Elaine Gordon Park	128.	117.8 ac	Lakeside Memorial Park	220.	3.4 ac	Veterans Wayside Park
37.	67.3 ac	Oleta Annex	129.	78.3 ac	Doral Central Park	221.	3.6 ac	Coral Pine Park
38.	9.9 ac	Linear Park	130.	1.9 ac	Rainbow Village Park	222.	12.8 ac	Flagler Grove Park
39.	15.2 ac	Bucky Dent Park	131.	5.6 ac	Williams Park	223.	5.0 ac	Coral Oaks Tennis and Wellness
40.	6.9 ac	Timothy H. Artman Park	132.	0.1 ac	Broward Circle Park	224.	15.2 ac	Pincrest Gardens
41.	9.9 ac	Sparks Park	133.	0.8 ac	Allapattah Mini Park	225.	202.4 ac	Fairchild Tropical Botanic Garden
42.	8.0 ac	Ernest R. Graham Park	134.	10.9 ac	Gibson Park	226.	81.3 ac	R Hardy Matheson County Preserve
43.	50.5 ac	Amelia Earhart Park	135.	3.1 ac	Henry Reeves Park	227.	9.5 ac	Matheson Hammock Park
44.	3.0 ac	O'Quinn Park	136.	2.7 ac	Dorsey Park	228.	7.2 ac	Evelyn Greer Park
45.	3.0 ac	Hialeah Junior High School Park	137.	7.0 ac	Biscayne Park	229.	2.2 ac	Coral Bay Park
46.	13.5 ac	Little River Park	138.	9.9 ac	Margaret Pace Park	230.	491.0 ac	Chapman Trails and Parks
47.	8.1 ac	Kiwanis Park	139.	24.9 ac	Maurice A Ferre Park	231.	44.0 ac	Coral Reef Park
48.	2.4 ac	Oleander Park	140.	0.1 ac	Ichimura Miami Japanese Garden	232.	0.6 ac	Stillwater Park
49.	2.4 ac	Gratigny Plateau Park	141.	0.1 ac	Palm Island Park	233.	24.7 ac	North Shore Open Space Park
50.	2.2 ac	Rotary Overbrook Shores Tot Lot	142.	0.1 ac	Bell Isle Park	234.	0.9 ac	Stillwater Park
51.	0.7 ac	Burke Recreation Center	143.	13.2 ac	North Trail Park	235.	0.7 ac	Tatum Park
52.	5.3 ac	Biscayne Shores and Gardens Park	144.	19.0 ac	Ruben Dario Park	236.	1.7 ac	Parkview Island Park
53.	8.5 ac	Sans Soucis Tennis Center	145.	3.8 ac	West-End Park	237.	4.1 ac	Parkview Island Park 2
54.	2.5 ac	Alfred Besade Park	146.	0.9 ac	Bay of Pigs Memorial Park	238.	0.3 ac	La Gorce Park
55.	1.0 ac	North Bayshore Park	147.	54.1 ac	Plan Flagler Memorial Park	239.	0.6 ac	La Gorce Tot Lot
56.	1.2 ac	Goodlet Park	148.	4.2 ac	Antonio Maceo Park	240.	2.9 ac	Brittany Bay Park
57.	24.6 ac	Bright Park	149.	3.5 ac	Kinlock Park	241.	1.8 ac	Allison Park
58.	2.3 ac	Broadmoor Park	150.	31.5 ac	Marlins Park	242.	1.5 ac	Fisher Park
59.	1.3 ac	West Little River Park	151.	2.1 ac	Riverside Park	243.	2.9 ac	Indian Beach Park
60.	2.1 ac	Arcola Park	152.	4.2 ac	Jose Marti Park	244.	4.7 ac	Miami Beach Nautilus Park
61.	2.6 ac	Fernville Park	153.	1.6 ac	Jose Marti Baseball Field	245.	1.7 ac	Muss Park
62.	0.2 ac	Arcola Lakes Park	154.	0.6 ac	Fort Dallas Park	246.	6.3 ac	Pinetree Park
63.	17.4 ac	Larchmont Gardens Park	155.	25.0 ac	Bayfront Park	247.	2.5 ac	36th Street Park
64.	3.7 ac	Unnamed Park	156.	3.4 ac	Brickell Key Park	248.	1.8 ac	Scott Rakow Playground
65.	2.0 ac	Miami Shores Village Memorial Park	157.	5.4 ac	Seafarers Park	249.	3.1 ac	Collins Park
66.	1.3 ac	Miami Shores Village Memorial Park 2	158.	5.1 ac	International Gardens Park	250.	2.5 ac	Miami Beach Botanical Garden
67.	0.5 ac	Sherwood Forest Park	159.	4.0 ac	Tamiami Canal Park	251.	3.6 ac	Maurice Gibb Memorial Park
68.	0.7 ac	Oakland Grove Mini Park	160.	5.0 ac	Linear Park	252.	4.8 ac	Miami Beach Soundscape Park
69.	10.2 ac	Walker Park	161.	1.2 ac	Carlow Park	253.	35.8 ac	Flamingo Park
70.	0.5 ac	Coston Park	162.	0.4 ac	Dominoes Park	254.	43.3 ac	Lummus Park
71.	0.6 ac	Gladeview Park	163.	1.9 ac	Westbrook Park	255.	1.0 ac	Washington Park
72.	38.6 ac	Gwen Cherry Park	164.	4.7 ac	Coral Estates Park	256.	4.2 ac	Marjory Stoneman Douglas Ocean Park
73.	0.3 ac	Northwest Highlands Park	165.	10.4 ac	Francisco Human Rights Park	257.	13.7 ac	South Pointe Park
74.	0.1 ac	Broadway Park	166.	0.8 ac	Sunset Heights Park	258.	689.7 ac	Virginia Key Beach Park
75.	4.2 ac	Drew Park	167.	4.4 ac	Brothers to the Rescue Memorial Park	259.	10.7 ac	Hobie Island Beach Park
76.	2.2 ac	African Square Park	168.	4.4 ac	Cooper Park	260.	950.2 ac	Crandon Park
77.	0.2 ac	Allonzo Kelly Park	169.	22.3 ac	Prado Parkway/Ferdinand Park	261.	0.1 ac	Calusa Park
78.	1.0 ac	Sherdavia Jenkins Peace Park	170.	42.8 ac	Coral Gables Athletic Club	262.	2.0 ac	Village Green
79.	0.7 ac	Area 222 Park	171.	3.1 ac	Young Park	263.	1.4 ac	Village Green Park
80.	0.2 ac	Area 226 Park	172.	25.3 ac	Granada Course	264.	0.8 ac	Civic Center Park
81.	7.1 ac	Victory Homes Recreation Area	173.	10.5 ac	Graceland Memorial Park North	265.	1.1 ac	Key Biscayne K-8 Center
82.	11.8 ac	Miami Edison Sr. Athletic Fields	174.	11.3 ac	Phillips Park	266.	1.6 ac	Lake Park
83.	10.3 ac	Little Haiti Soccer Park	175.	0.7 ac	Coral Gate Park	267.	1.8 ac	East Enid Linear Park
84.	2.3 ac	Eaton Park	176.	4.7 ac	Bryan Park	268.	2.5 ac	Ocean Park
85.	2.2 ac	Lemon City Park	177.	9.1 ac	Shenandoah Park	269.	401.6 ac	Bill Baggs Cape Florida State Park
86.	41.1 ac	Morningside Park	178.	31.5 ac	Alice Wainwright Park			
87.	2.5 ac	Baywood Park	179.	19.8 ac	Southern Estates Park			
88.	0.1 ac	Little River Pocket Park	180.	6.7 ac	Rockway Park			
89.	8.3 ac	Pelican Harbor	181.	6.5 ac	Banyan Park			
90.	13.1 ac	Trails and Tails Dog Park	182.	61.0 ac	A. D. Barnes Park			
91.	14.4 ac	Morgan Levy Park	183.	8.7 ac	Douglas Park			
92.	2.8 ac	Doral Park	184.	1.4 ac	Blanche Park			

# Scale Comparison

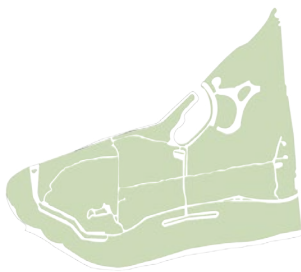
## Local Park Precedents



**Oleta River State Park**  
1043 acres



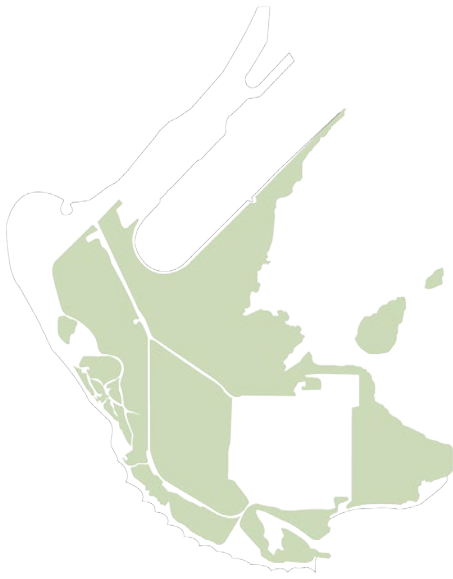
**Crandon Park**  
975 acres



**Bill Baggs State Park**  
400 acres



**Fairchild Tropical Botanic Garden**  
83 acres



**Virginia Key Beach Park**  
864 acres



**Matheson Preserve**  
630 acres



**Bayfront Park**  
34 acres



**Maurice A. Ferre Park**  
32 acres



**David T. Kennedy Park**  
30 acres



**A. Wainwright Park**  
28 acres

# Virginia Key Beach Park

Miami, FL



*Aerial view*



*Aerial view of Virginia Key Beach*



*Mangroves on Virginia Key Beach*



## Open Space Metrics

**Acreage:**  
864 acres

**Overall Dimensions:**  
4.5 mi x 2.5 mi

**Connectivity:**  
Rickenbacker Causeway

**Hardscape/Softscape Ratio:**  
10/90 (estimate)

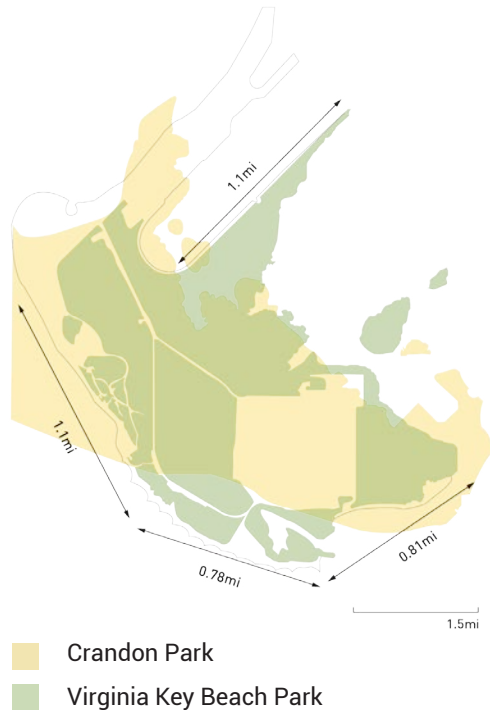
**Tree Canopy Coverage:**  
80% (estimate)

## General Description

*In the Jim Crow era, Virginia Key served as the recreational counterpart to Crandon Park for African Americans. Post-assimilation, it fell into disrepair and was closed until receiving historical designation 2008. The beach is now open and well-used during the weekend and also hosts events such as concerts and festivals. It is known for its excellent bike trails.*

## Amenities

- Concession stand
- Rentable beachfront cabins
- Barbeque grills
- Picnic areas
- Kayak and paddleboard rentals
- Mountain bike trails



Virginia Key Outdoor Center



Community gardening initiative

# Matheson Preserve

Coral Gables, FL



*Aerial view of R. Hardy Matheson Preserve*



*Paddle route through mangroves*



*Boardwalk through nature area*



## Open Space Description

**Acreage:**  
813 acres

**Overall Dimensions:**  
4.2 mi x 2.5 mi

**Connectivity:**  
Old Cutler Rd.

**Hardscape/Softscape Ratio:**  
2/98 (estimate)

**Tree Canopy Coverage:**  
75% (estimate)

## General Description

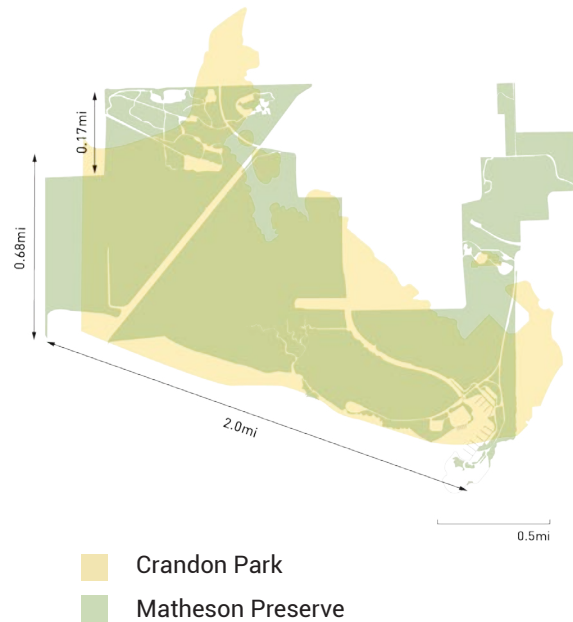
Within the large R. Hardy Matheson County Preserve is Matheson Hammock Park, donated by William Matheson, and designed by William L. Phillips. The facilities feature a man-made atoll pool, and a public marina. Most of the land is protected preserve lands that host rare ecosystems including mangrove, hardwood hammock and estuaries.



Open green area at Matheson Hammock Park

## Amenities

Picnic Shelter  
Marina & Tackle Shop  
Restaurant  
Boating  
Canoe/kayak  
Beach  
Boardwalks and Nature Trails



Matheson Hammock Park Lagoon

# Oleta River State Park

Coconut Grove, FL



*Aerial view of Oleta State Park*



*Birds eye view of Oleta River*



*Boardwalk through uplands*



## Open Space Description

**Acreage:**  
1043 acres

**Overall Dimensions:**  
4 mi x 3.2 mi

**Connectivity:**  
NE 163rd St., Biscayne Blvd.

**Hardscape/Softscape Ratio:**  
5/95 (estimate)

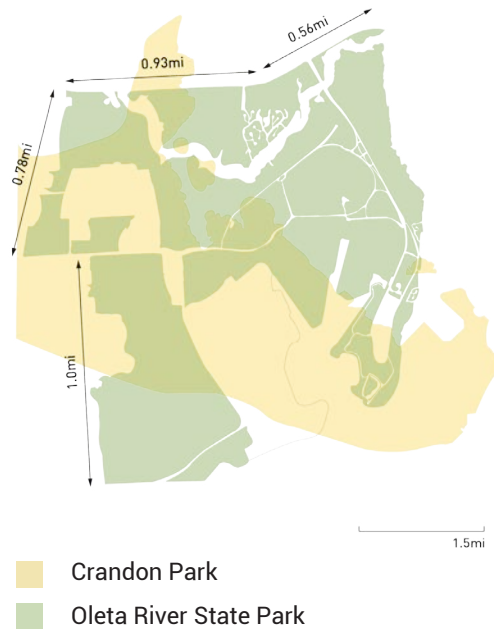
**Tree Canopy Coverage:**  
95% (estimate)

## General Description

As Florida's largest state park, Oleta is one of the region's most popular locations for outdoor activities such as kayaking, biking and fishing. The park offers access to a large area of nature preserves.

## Amenities

- Fishing pier
- Bike trails
- Camp and cabin sites
- Canoe/kayak rentals
- Pavilions
- Fish/Wildlife Conservation Center
- Nature trails
- Swimming lagoon



Paddle route through mangroves



Cycling paths

# Bayfront Park

Downtown Miami, FL



*Aerial view of Bayfront Park*



*Birds eye view of park structure*



*Tina Hills Pavilion*



## Open Space Description

**Acreage:**  
32 acres

**Overall Dimensions:**  
0.4 mi x 0.8 mi

**Connectivity:**  
Port Blvd., Biscayne Blvd.

**Hardscape/Softscape Ratio:**  
35/65 (estimate)

**Tree Canopy Coverage:**  
25% (estimate)

## General Description

*Located downtown on the bay, this urban park caters to families with children and hosts a diverse range of events throughout the year. With Bayside Marketplace and the American Airlines Arena to the north, this park enjoys a lively atmosphere. The park is also home to a collection of public art.*

## Amenities

2 Large Amphitheaters  
Water fountains  
Public Art & Memorials  
Playgrounds  
The Challenger Memorial  
Passive seating areas



Bayfront Park Amphitheater



Pepper Fountain



# Maurice A. Ferré Park

Downtown Miami, FL



*Aerial view of Maurice A. Ferré Park*



*View of museum greens*



*Museum Park baywalk*

## Open Space Description

**Acreage:**  
32 acres

**Overall Dimensions:**  
0.7 mi x 0.7 mi

**Connectivity:**  
MacArthur Causeway, Biscayne Blvd.

**Hardscape/Softscape Ratio:**  
40/60 (estimate)

**Tree Canopy Coverage:**  
15% (estimate)

## General Description

*This bayfront urban park acts as the living room to Perez Art Museum, located on its northern edge. The park's open flexible lawn is frequently activated with events ranging from military training to yoga.*

## Amenities

Amphitheater/Open Lawn  
Spanish Navy Plaza  
Baywalk Promenades  
Public restrooms



Spanish Navy Plaza



Primary promenade of baywalk



# Fairchild Botanic Garden

Coral Gables, FL



*Aerial view of Fairchild Botanic Garden*



*Lagoons*



*Arbor canopy*



## Open Space Description

**Acreage:**  
83 acres

**Overall Dimensions:**  
1.4 mi x 0.7 mi

**Connectivity:**  
Old Cutler Rd.

**Hardscape/Softscape Ratio:**  
5/95(estimate)

**Tree Canopy Coverage:**  
60% (estimate)

## General Description

*Designed by William L. Phillips, Fairchild Tropical Botanic Garden offers a unique botanic experience. Offering classes and exhibits, and having its own botany research extension, the botanic garden has become an integrated and active icon of Miami's tropical plant culture.*

## Amenities

- Botanic exhibits
- Art exhibits
- Cafe & Retail Area
- Educational Classes
- Picnic areas
- Sculpture display
- Greenhouses



Perennial beds



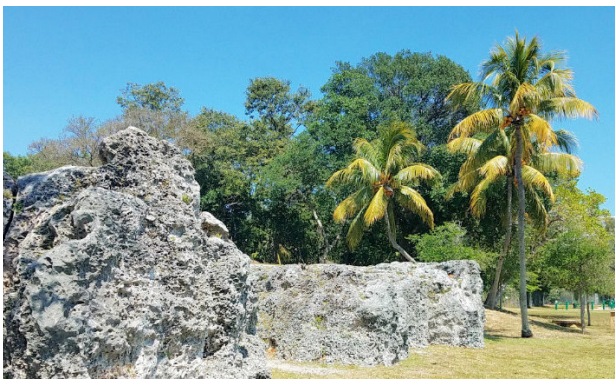
Waterfront seating and palm cluster

# Alice Wainwright Park

Miami, FL



*Aerial view of park*



*Limestone outcrop*



*Picnic area and lawn*



## Open Space Description

**Acreage:**  
17 acres

**Overall Dimensions:**  
0.6 mi x 0.4 mi

**Connectivity:**  
Rickenbacker Causeway

**Hardscape/Softscape Ratio:**  
10/90 (estimate)

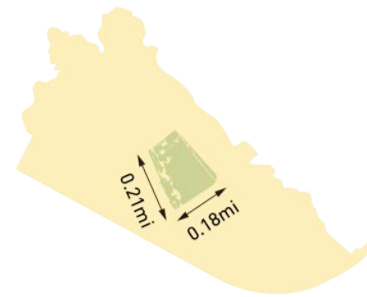
**Tree Canopy Coverage:**  
80% (estimate)

## General Description

*This primarily passive coastal park offers expansive views of Biscayne Bay and Key Biscayne. The park features unique limestone outcroppings.*

## Amenities

- Basketball court
- Playground
- Miami Rock Ridge
- Picnic shelters
- Outdoor gym
- Outlook benches



0.5mi

- Crandon Golf Course
- Alice Wainwright Park



Outdoor gym



Popular bouldering spot



# David T. Kennedy Park

Coconut Grove, FL



*Aerial view*



*Walking route*



*Pedestrian promenade*

## Open Space Description

**Acreage:**  
20 acres

**Overall Dimensions:**  
0.6 mi x 0.4 mi

**Connectivity:**  
Rickenbacker Causeway

**Hardscape/Softscape Ratio:**  
10/90 (estimate)

**Tree Canopy Coverage:**  
80% (estimate)

## Park Assessment

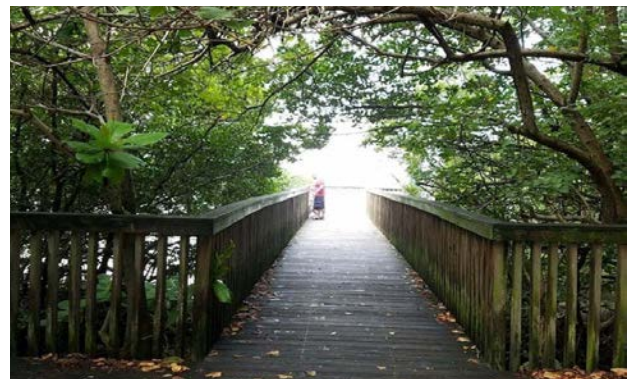
*David T. Kennedy Park is located near downtown Coconut Grove and is a popular destination for locals to exercise and play volleyball. In addition to recreation, the park also offers nature areas of coastal mangroves and large shade trees.*

## Amenities

- Dog park
- Outdoor gym
- Beach volleyball
- Promenades
- Passive seating areas
- Boardwalk



Outdoor gym



Boardwalk for water's edge







# Park Comparison

## Crandon Park vs. Bill Baggs State Park

*Bill Baggs Cape Florida State Park is located just 1.5 miles south of Crandon Park, at the terminus of Crandon Boulevard. However, Bills Baggs enjoys a much higher visitorship rate than Crandon Park. This is not the only large difference between the two parks. Bill Baggs's active recreation and programming, level and diversity of funding and revenue, and level of general maintenance is also higher than that of Crandon Park. These factors of management, funding, maintenance, and amenities are interrelated in the collective success of a park.*

*The following section breaks down the general statistics of each park and the amenities they offer. This comparison draws the main conclusion that Crandon Park's surrounding community does enjoy spending time at parks, are willing to pay for the amenity, and desire to engage and contribute to the space and it's natural and cultural offerings. Bill Baggs has successfully tapped into the needs and desires of the community, as is evident by its attendance and enjoyment. Learning from these local lessons, Crandon Park can share in this success, supporting the community with its own unique offerings.*

# Crandon Park

Key Biscayne, FL



*Aerial view of Crandon Park*



*Crandon Beach*



*Mangroves*



## Open Space Description

**Acreage:**  
975 acres

**Overall Dimensions:**  
2 mi x 1 mi

**Connectivity:**  
Rickenbacker Causeway/Crandon Boulevard

**Hardscape/Softscape Ratio:**  
10/90 (estimate)

**Tree Canopy Coverage:**  
70% (estimate)

## Park Assessment

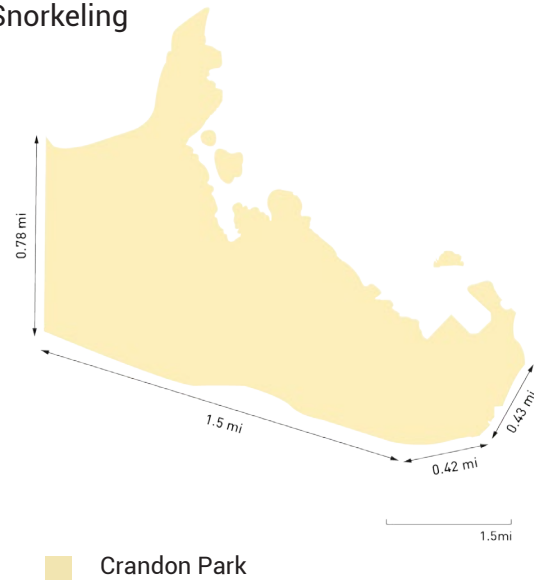
*While a valuable ecological and recreational asset, Crandon Park currently lacks a cohesive identity, clear wayfinding, and intuitive circulation for both vehicles and pedestrians. Much of the hardscaping has fallen into disrepair. Flooding, sea level rise, and resilience in the face of hurricanes are also significant concerns.*



Tennis Center

## Amenities

- Boating
- Kayaking
- Kiteboarding
- Beach Volleyball
- Biking
- Rollerblading
- Tennis
- Golf
- Swimming
- Bear Cut Nature Trail
- Snorkeling



Marina

# Bill Baggs State Park

Key Biscayne, FL



*Aerial view of Bill Baggs Cape Florida State Park*



*Cape Florida Lighthouse*



*Boardwalk*



## Open Space Description

**Acreage:**  
400 acres

**Overall Dimensions:**  
3 mi x 1.5 mi

**Connectivity:**  
Crandon Boulevard

**Hardscape/Softscape Ratio:**  
5/95 (estimate)

**Tree Canopy Coverage:**  
90% (estimate)

## Park Assessment

*In 2013, Bill Baggs Cape Florida State Park was ranked as having the 7th best beach in the United States by Forbes.<sup>3</sup> The park's amenities are in-use and maintained. Most roads and asphalt pathways are in decent condition.*

3. Bender, Andrew (May 24, 2013). "America's Top 10 Beaches of 2013". Forbes.com



No Name harbor

## Amenities

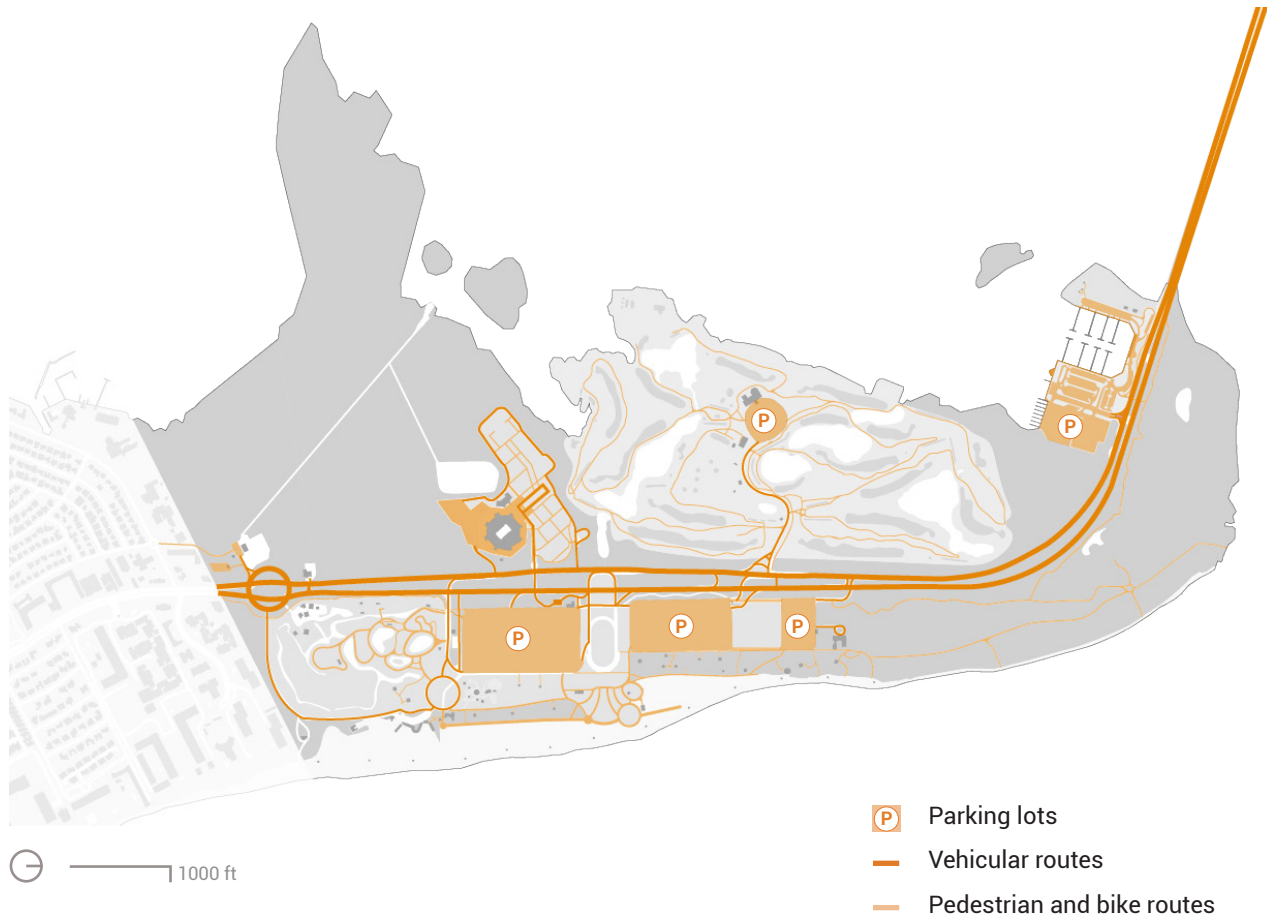
Cape Florida Lighthouse  
Robin's Birding Trail  
No Name Harbor  
Swimming  
Fishing  
Bicycling  
Boating



Fishing docks

# Mobility & Access

## Crandon Park



### Assessment

The Rickenbacker Causeway and Crandon Boulevard are currently car-centric thoroughfares. What non-vehicular circulation exists along this route, specifically the bike lane, is not separated from the vehicular realm. This condition poses a risk for pedestrians and cyclists.

In terms of connectivity, the east and west sides of Crandon Boulevard are visually and physically disconnected from each other. Coupled with the multiple turnarounds, entries, and exits, which lack clear logic and unity, the boulevard is often dangerous and confusing for vehicular traffic.

In the park's present condition, most of the preservation areas do not have pathways through them. This limits the ability for visitors to engage with the Park's unique natural offerings.




Finally, the parking throughout Crandon Boulevard is condensed into large swaths of asphalt servicing their specific amenity. These parking lots are rarely at capacity - in fact, they were observed practically empty during the study team's site visits.



# Bill Baggs State Park



1250 ft

-  Parking lots
-  Vehicular routes
-  Pedestrian and bike routes

## Assessment

Although somewhat limited, the vehicular circulation has more East-West connectivity than Crandon Park. The parking lots and turnarounds are also more clear, coherent, and safe.

Pedestrian and bicycle pathways through the site are much more extensive than Crandon Park, and provide access to almost all ecologically significant areas.

# Crandon Park



Central Allée



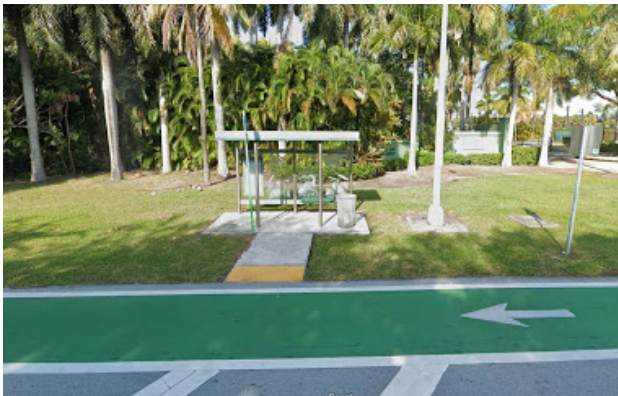
Rickenbacker Causeway



ADA path at Crandon Beach



Bear Cut trail



Bus stop along Crandon Boulevard



Rickenbacker Causeway



# Bill Baggs State Park



Coastal upland path



Entry into the park on Crandon Boulevard



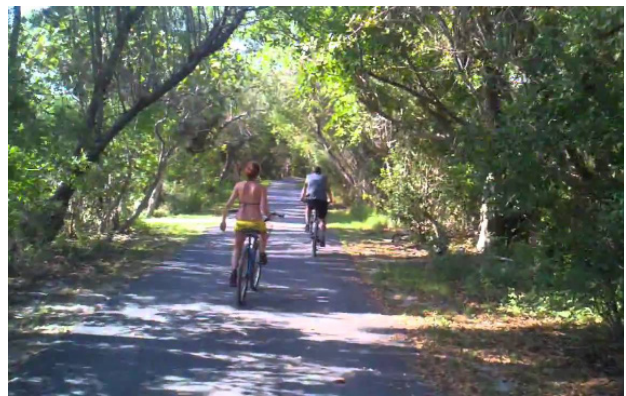
Boardwalk



Lighthouse promenade



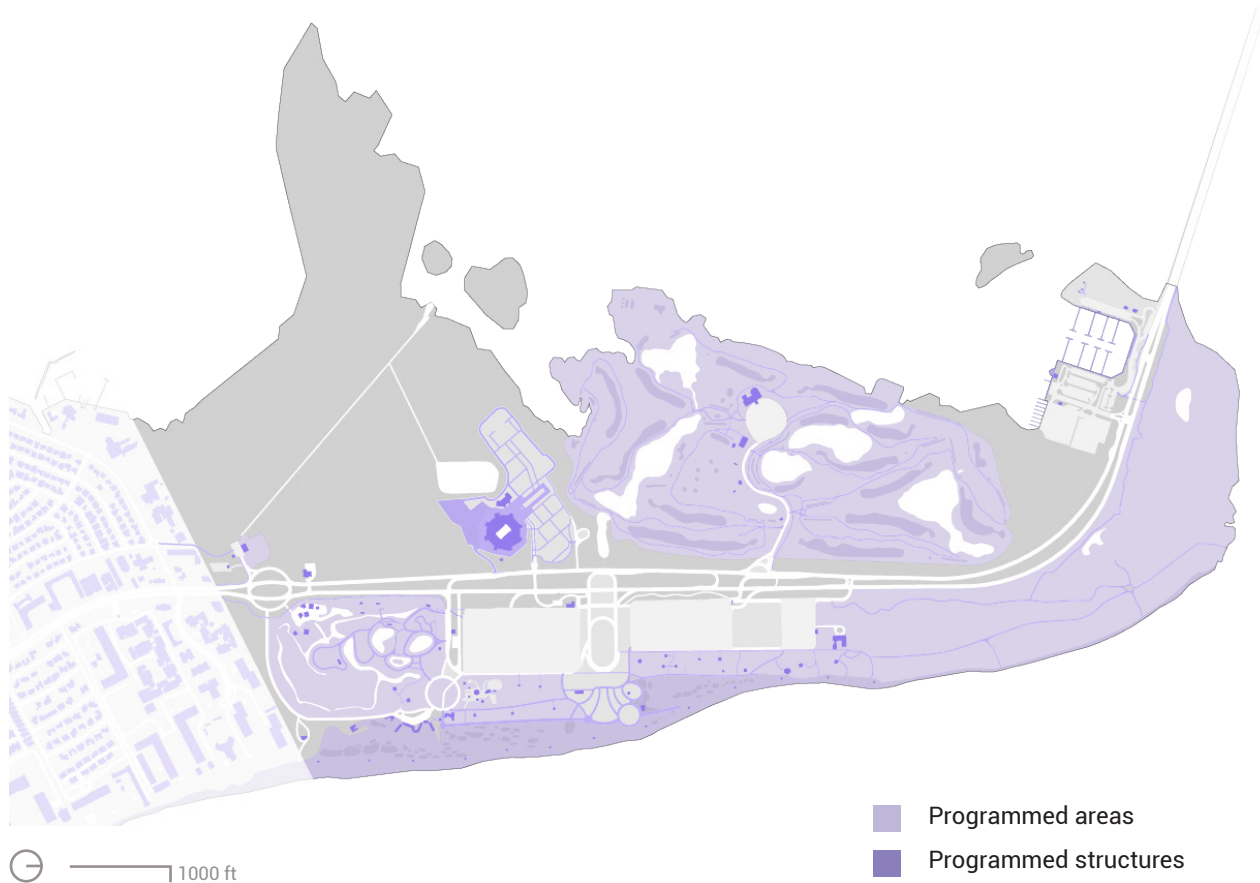
Nature trail



Cycling route

# Program & Amenities

## Crandon Park



### Assessment

Many areas of the Park, such as Crandon Gardens, do not experience consistent use. Other areas, such as the Tennis Stadium are no longer functioning. Other areas, such as the beach picnic area and the Tequesta trail system, have an inadequate level of service.

Areas such as the Marjory Stoneman Douglas Biscayne Nature Center, Crandon Gardens, and the preservation areas have the potential to be activated in such a way that strengthens the community's bond with the park's ecological character. Education, stewardship, and

recreation in these areas can all play a role in developing this relationship.

While building revenue is not the primary purpose of the park, incorporating a reasonable level of revenue-building activities within the program can contribute to Crandon Park's long term economic sustainability. Increased revenue can be achieved through introducing new programs such as concession stands and dining options, or by enhancing current revenue-building amenities, such as the Golf Course.



# Bill Baggs State Park



⊖ ————— | 1250 ft

- Programmed areas
- Programmed structures

## Assessment

While still maintaining a protected nature preserve, Bill Baggs optimizes all of its cultural and natural assets for public enjoyment and stewardship. Cape Florida Lighthouse has historical designation, visitors are educated and engaged through interpretive material and programs. Almost all built structures are maintained and in use.

Rather than operating from only sunrise to sunset, there is also the option for visitors to camp overnight. This provides the opportunity to understand the park's ecological offerings on a deeper level. Park employees are available 24 hours a day, 7 days per week.

# Crandon Park



Crandon Park Marina



Crandon Park Tennis Center



Calusa Park



Quiet Gardens



Crandon Golf at Key Biscayne



Crandon Beach



# Bill Baggs State Park



Cape Florida Lighthouse



Fishing docks



No Name harbor



Boardwalk



Bill Baggs beach



Cycling and carriages

# Ecology & Wildlife

## Crandon Park



### Assessment

There is currently a lack of awareness surrounding rare and valuable plant communities and habitats within Crandon Park. This is partially due to a lack of interpretive signage and access into the nature areas.

Although some of the invasive species were wiped out by hurricane Andrew, much

of the site now suffers from overgrowth of vegetation, particularly along trails within the Bear Cut Nature Preserve. Other preservation areas lack trails entirely, which prevents park visitors and community members from fully engaging with the island's unique habitats. Australian pines, an invasive tree species, continue to exist. Invasive fauna such as iguanas and peacocks are common throughout the site.



# Bill Baggs State Park



⊖ ————— | 1250 ft

- |  |   |
|--|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> Open beach                | <span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border: 1px solid black; margin-right: 5px;"></span> R.O.W. planting  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ffa500; border: 1px solid black; margin-right: 5px;"></span> Coastal strand            | <span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> Recreation green |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> Upland coastal vegetation | <span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border: 1px solid black; margin-right: 5px;"></span> Mangrove         |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #c8e6c9; border: 1px solid black; margin-right: 5px;"></span> Broad-headed native trees | <span style="display: inline-block; width: 15px; height: 15px; background-color: #004d00; border: 1px solid black; margin-right: 5px;"></span> Botanical        |

## Assessment

Thanks to the protected bicycle and pedestrian trails within the site, both locals and visitors have the ability to experience the full spectrum of ecological value that exists within the Park. Even the waterways are accessible and enjoyed by locals with small boats and kayaks.

Bill Baggs is especially known for birdwatching, which can be best experienced from Robin's Birding Trail. Historically, migratory birds have stopped at a clearing along the trail as a resting point along the Eastern flyway linking North and South America.

# Crandon Park



*Mangroves*



*Coastal upland*



*Botanic planting*



*Open beach*



*R.O.W. Planting*



*Australian pine tree*



# Bill Baggs State Park



*Coastal upland*



*Mangroves*



*Hammock*



*Loggerhead kingbird*



*Leatherback turtle*



*Open beach*

# Risk & Resilience

## Crandon Park



### Assessment

Crandon Park is susceptible to severe erosion, which diminishes the shoreline of the site and alters sensitive ecologies. The beach dunes have also become degraded and disconnected over the decades, and are in desperate need for enhancement and protection. They could be further celebrated with interpretive signage

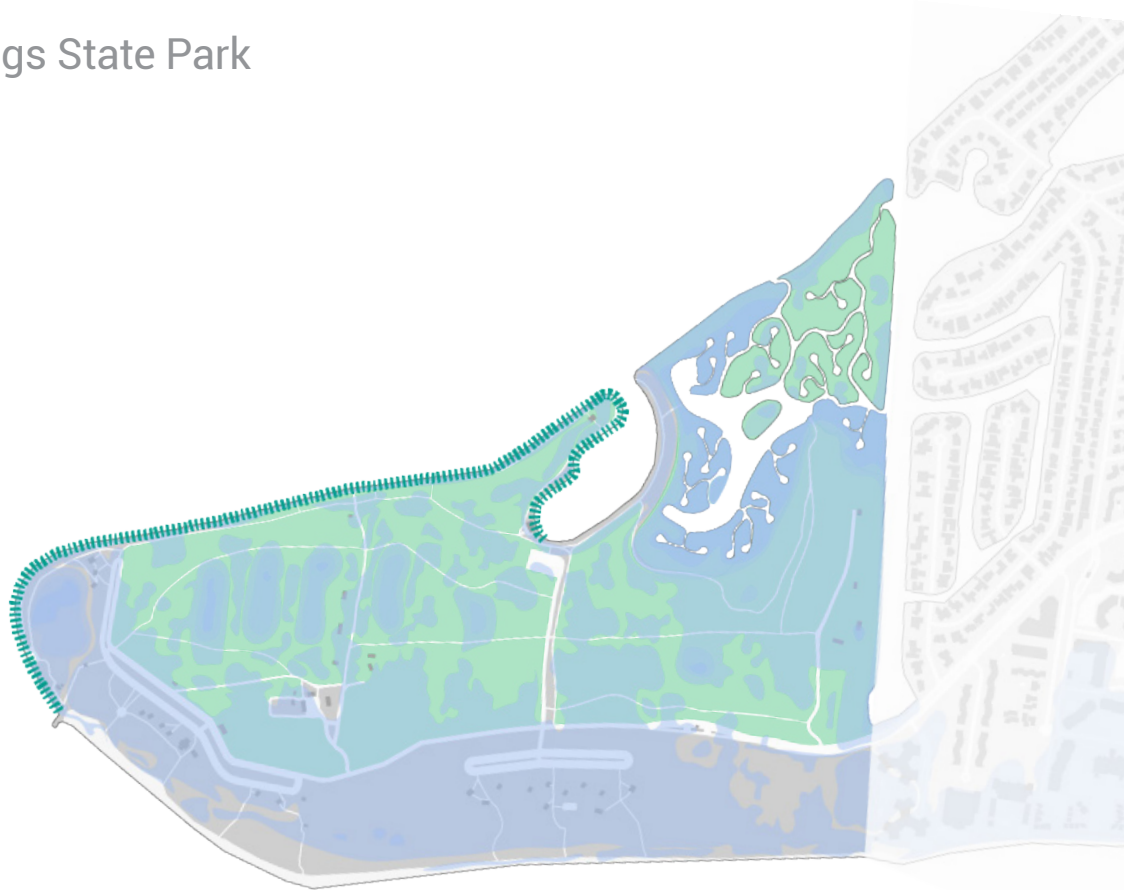
As a barrier island, all of Key Biscayne is vulnerable to hurricane events. In 1992, Hurricane Andrew decimated the island, causing severe flooding and tree downfall. While it did wipe away a large number of plant species, the majority of these had

been harmfully invasive. Katrina also took the island by storm in 2005. Most recently, Hurricane Irma hit the park in 2017. Due to climate change, severe storms in Miami-Dade County are expected to become increasingly more frequent and extreme. Threats of rising sea levels also put Crandon Park at risk of increasingly frequent flooding.

Beach contamination has also posed significant disturbances in Crandon Park. This is most often caused by hazardous enterococcus bacteria colonies. Algae blooms and rotting seaweed on the beaches also contribute to the contamination.



# Bill Baggs State Park



⊙ ——— | 1250 ft

- 4ft sea level rise
- Sensitive ecological areas
- ||| Seawall

## Assessment

The installation and maintenance of a seawall indicates that the state has committed to investing in hard infrastructure to prevent erosion, increased resilience against flooding, and a barrier for storm surge. While this may not be all-encompassingly adequate for the increased environmental disaster and risk the future decades hold, it is a functional line of defense.

In terms of hurricanes and water contamination, Bill Baggs essentially shares the same issues as Crandon Park.

# Crandon Park



Hurricane Andrew 1992



Hurricane Katrina 2005



Hurricane Irma 2017



Beach Contamination



Village of Key Biscayne after hurricane event



Swimming advisory



# Bill Baggs State Park



Hurricane Andrew 1992



Hurricane Katrina 2005



Hurricane Irma 2017



Seawall



Beach contamination



Seawall along lighthouse promenade





*Trail through the Bear Cut Preserve*







## Credits

*Prepared for*

**Citizens for Park Improvement (CPI)**

*Elaborated by*

### **West 8 Team**

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Donna Bridgeman	<i>Project Manager/Urban Designer</i>
Ashley Schwemmer-Mannix	<i>Project Manager/Landscape Architect</i>
Maia Peck	<i>Designer</i>
Kristine Skujina-Meijina	<i>Designer</i>
Cyrus Henry	<i>Assistant Designer</i>
Simone Delaney	<i>Architecture Intern</i>

*In collaboration with*

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Steve Vitoff	<i>Marino PR and Strategic Communications</i>
Andrew Britton	<i>Key Biscayne Community Foundation</i>

See *Crandon Park: A Call for Change - Executive Summary* for full list of Acknowledgments.











