

City of Doral | Parks and Recreation System Master Plan | July 2010



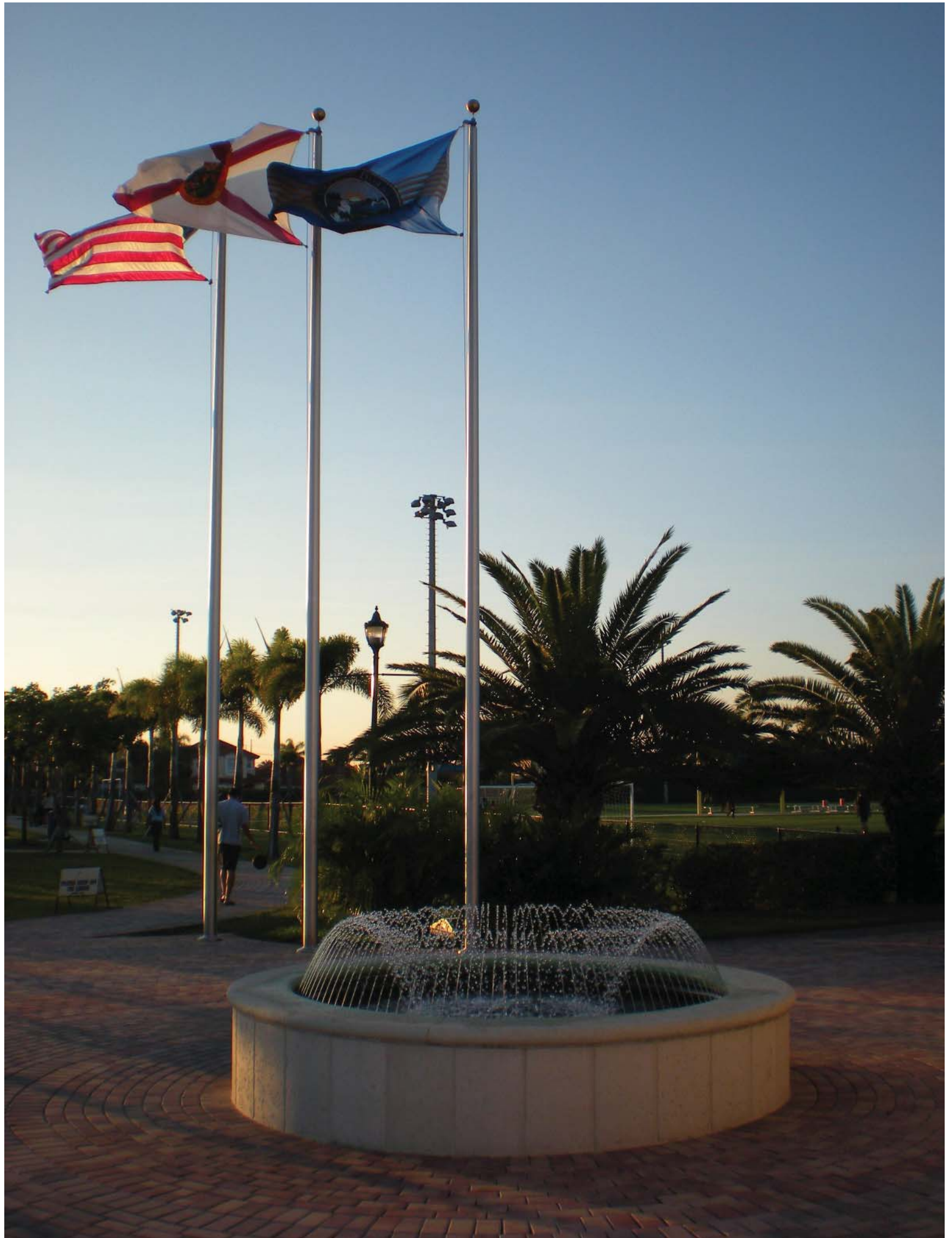


Table of Contents

Acknowledgements	7
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Executive Summary	9
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1 Introduction

1.1	Purpose of the Plan	25
1.2	Regional and Historic Context	25
1.3	Demographic Context	27
1.4	Opportunities and Objectives	36
1.5	Relationship to Other Planning Efforts	36
1.6	Planning Process	40

2 Existing Conditions Analysis

2.1	Parks and Recreation Facilities	43
2.2	Conservation Lands	51
2.3	Historic / Cultural Resources	52
2.4	Roadways, Trails and Bikeways	53
2.5	Land Use and Annexation	55
2.6	Summary of Existing Conditions Analysis	59

3 Needs Assessment

3.1	Interviews	61
3.2	Level of Service Analysis	62
	Acreage	63
	Facilities	65
	Access	67
	Programs	87
	Quality	90
3.3	Community Attitude and Interest Survey Results	93
3.4	Summary of Needs Assessment Findings	98

Table of Contents

4	Vision	
4.1	Introduction	101
4.2	Improvements to Existing Parks	101
4.3	Development of New Parks	106
4.4	Roadways, Trails and Bikeways	113
5	Implementation Plan	
5.1	Implementation Plan	117
	Appendices	
	A1. Park Operations Cost Estimate	
	A2. Potential Funding Sources	
	A3. Estimate of Construction Costs	
	A4. User Needs Assessment Survey Results	
	A5. Meeting Notes	
	A6. PowerPoint Presentations	
	Needs Assessment Summary	
	Parks and Recreation Vision Summary	
	Final Presentation	

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City of Doral Parks & Recreation Master Plan

Executive Summary

July 2010



Introduction

The City of Doral was incorporated less than ten years ago, but has already made great improvements to its parks and open spaces. The purpose of this plan is to build upon these initial investments by evaluating the current parks and recreation needs of City of Doral residents; developing a vision for the City's Parks and Recreation facilities and programs; and creating an implementation strategy to guide the City toward that vision. This vision incorporates the goals from the City's 2008 Green Master Plan, including:

- **Reduce** vehicle travel miles
- **Strengthen** landscape and open space standards
- **Create** strong energy efficiency standards
- **Incentivize** alternative urban energy sources
- **Interconnect** the City's places
- **Conserve** water
- **Reuse** and recycle
- **Revive** community agriculture
- **Strive** to be a carbon-neutral City government
- **Initiate** education and outreach

These green principles, along with the desire to meet residents' parks and recreation needs, form the foundations of the City of Doral Parks and Recreation Master Plan.

Existing Conditions

The first step in the Parks and Recreation Master Plan was to evaluate the existing conditions of the community, including its parks, environmental and historic/cultural resources, land use and annexation, and transportation systems. Currently, the City of Doral confronts the major task of taking an area that was developed in ad hoc manner, and creating a livable, vibrant, well-connected community. Doral has taken the first steps toward this goal by upgrading Morgan Levy Park and Doral Meadows and establishing a high standard of quality and maintenance. These parks appear to serve community recreation needs well, but the City currently lacks smaller, neighborhood parks than can serve basic recreation needs closer to home.

Environmentally, most of Doral is already urbanized but there are a few pockets of wetlands and habitat—particularly in the 51-acre “Environmentally Protected Park” site in the northeast. The City has an opportunity to preserve this last piece of the natural environment, and make it a recreation amenity for the community. In the future, there may also be additional opportunities to reclaim mining pits and lakes in an effort to realize the County’s vision of a western Greenbelt. There are few known cultural or historic resources in Doral, but there are opportunities to use the parks as places to enhance the community’s sense of place and character.

A major issue facing Doral is the lack of transportation connectivity: roads are congested, there is little local roadway network, and few transportation alternatives. This parks and recreation planning process is an opportunity to address completing the street system, and upgrading the existing development pattern to one where motorists, bicyclists, and pedestrians can all be accommodated safely and comfortably.



Needs Assessment

To determine the priority parks and recreation needs in Doral, the planning team interviewed elected officials and stakeholders; held an Advisory Board workshop; performed a five-part Level of Service (LOS) analysis; and conducted a Community Attitude and Interest survey.

The results from the different needs assessment techniques reflect Doral's status as a growing city: there is a widespread need for almost all types of parks and recreation facilities. In the interview process, elected officials, stakeholders, and members of the Advisory Board noted the need for more community gathering places in Doral such as community centers, or places for special events—a common need in communities transitioning from a suburban to an urban model. Interviewees also communicated a need for a swimming pool/water park; additional athletic fields; and better connectivity through bicycle and pedestrian facilities.

The LOS Analysis looked at the City's existing parks acreage, facilities, access, programs and quality. In terms of acreage, the City of Doral is currently deficient in parks acreage according to the current standard of 3.25 acres per 1,000 residents set forth in the Comprehensive Plan. This standard increases to 4.25 acres in 2015, at which point Doral would need an additional 143 acres to meet its goal. The deficiency in park acreage is corroborated by the findings from the LOS Facilities analysis, which revealed the City needs more bicycling facilities, boat ramps, camping areas, fishing piers, walking/hiking trails, baseball/softball fields, football/soccer fields, volleyball courts, and public golf courses.

The LOS access analysis highlighted the need for neighborhood-level recreation facilities such as multi-purpose open space, basketball courts, and walking paths. The provision of these facilities is particularly challenging in Doral due to the large number of private, gated communities. These closed-off communities restrict both vehicular and pedestrian connectivity, therefore increasing the distance that people must travel to access a facility.

Doral is generally doing a good job providing a number of community-level recreation facilities, but there may still be a need for tennis courts, swimming pools, volleyball courts, dog parks, water access, recreation centers, and baseball/softball fields.

In terms of park quality, all of the existing park facilities are either “meeting” or “exceeding” expectations of park users, and all areas of the city generally have access to equitable parks experiences. Programming is also equitably distributed, and opportunities for all three age groups also exhibit a good balance of athletics, education, and culture.

Results from the Community Attitude and Interest Survey supported the findings from the LOS Analyses and the interviews. Residents indicated that they are generally happy with the quality of the existing parks, but have a need for outdoor swimming pools/water parks; bicycle lanes on streets; indoor swimming/leisure pool; walking and bicycling trails; indoor fitness and exercise facilities; small neighborhood park spaces; picnic areas; and off-leash dog parks.

COMMUNITY | Swimming Pool

3 Mile Service Area of Both Public and Private Facilities



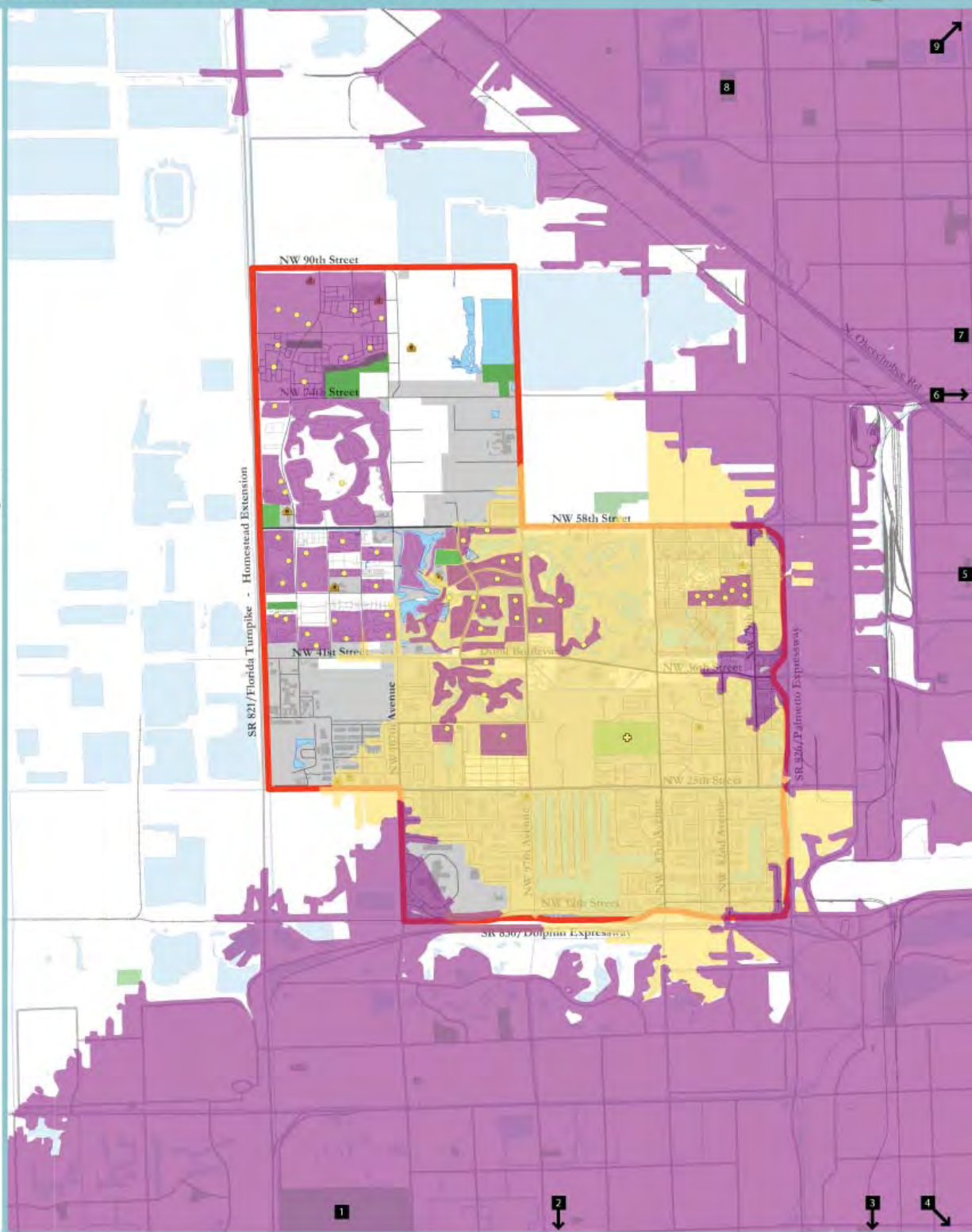
LEGEND

GENERAL:

- City of Doral Boundary
- Major Road
- Local Road
- Private Road
- Railroad
- Non-Residential Land Use
- Lake/Water Body
- School
- Metro-Rail Station
- Park, Existing
- Park, Proposed
- 3 Mile Service Area
- Service Area of Proposed Parks
- Private Recreation Area

FACILITIES:

- 1 Tamiami Park (Miami)
- 2 Rockway Park (Miami)
- 3 AD Barnes Park (Miami)
- 4 West End Park (Miami)
- 5 Miami Springs Rec Ctr. (Miami Springs)
- 6 Reid Swimming Pool (Hialeah)
- 7 Walker Park (Hialeah)
- 8 Bucky Dent Park (Hialeah)
- 9 McDonald Park (Hialeah)



Needs Assessment Cont.

In terms of programming, residents strongly communicated a desire for more special events. Other high priority programming needs are adult fitness and wellness programs; learn to swim programs; water fitness classes; and tennis lessons.

The findings from all three needs assessment techniques support that additional parks acreage and facilities are needed in Doral, particularly neighborhood-level facilities, bikeways and trails, swimming pools/water parks, and athletic fields. Connectivity and places for people to come together—especially community and recreation centers—are also a top priority, as is diversifying programming to include more special events and things for adults to do.

As Doral continues to become more dense, providing these parks and recreation opportunities will be critical to maintaining quality of life and built a sense of community.

Summary of Findings

■ Priority Need
□ Other Need

SURVEY
INTERVIEWS
LOS ANALYSIS

Facilities			
Bicycle lanes	■	■	
Paved walking/biking trails	■	■	■
Swimming pools	■	■	■
Community/Recreation center	■	■	■
Small neighborhood parks	■	□	■
Nature center/trails	■		
Picnic facilities	■		
Dog parks	■	■	■
Natural areas	□		
Gymnasium	□		
Skate parks	□		
Tennis courts	□		□
Large community parks	□		
Playgrounds	□		□
Canoe/Kayak launches	□		□
Community gardens	□		
Lake access/fishing piers	□		■
Camp sites			■
Equestrian facilities			□
Soccer/Multi-purpose fields		■	□
Baseball/Softball fields		■	■
Senior center			
Golf courses			
Basketball courts			□
Volleyball courts			■
Teen center			
Programs			
Special events	■	□	
Adult fitness	■	□	
Learn to Swim	■		
Water fitness	■		
Tennis lessons	■		
Youth arts	□		
Nature programs	□		
Adult sports	□	□	
Adult arts	□		
Golf lessons	□		
Youth sports	□		
After-school programs	□		

The Vision

The Vision for Doral's future parks and recreation system is based on the following nine (9) Guiding Principles:

- 1. Provide safe and convenient walking and bicycle access to all parks from all neighborhoods**
- 2. Provide access to an off-street bicycle trail to all residents within one mile of their neighborhood**
- 3. Provide access to a natural area within two miles of every residence**
- 4. Provide the facilities needed for excellence in the City's sports programs**
- 5. A community center offering recreational programs shall be available for all residents within two miles of their neighborhood**
- 6. Provide adequate room in all City parks for family and civic gatherings**
- 7. Include educational, art and cultural elements in all City parks**
- 8. All City parks shall include environmental conservation and energy efficiency features to fulfill the goals set forth in the 2008 Green Master Plan**
- 9. Utilize shared-use recreation opportunities between the City, schools and private recreation providers to meet the City's sports and other recreational programming needs**

Specific recommendations to achieve the Vision include improvements to existing parks, proposed new park facilities, and roadways, trails and bikeways improvements

The Vision Cont.

Improvements to Existing Parks:

J.C. Bermudez Park

AECOM recommends modifying the original master plan for J.C. Bermudez Park into a less programmed space that can be “built out” over phases. Phase I recommendations include the following facilities:

- Community center
- Stage/Community gathering area
- 3 Softball fields
- 1 Baseball field
- Playgrounds
- Perimeter trail
- Picnic areas
- Trailhead

As funding becomes available, there are opportunities to intensify the facilities at J.C. Bermudez Park. One option is to replace the stage/community gathering area with a water play area integrated into a lap pool. Additionally, the football field could be upgraded to a stadium that holds about 7,000 spectators, and could be the primary venue for Doral's high school football teams. To accommodate a stadium however, the surface parking lot would need to be replaced with a parking garage



Doral Meadow Park

Since incorporation, the City of Doral has already invested a great deal in recreational facilities at Doral Meadow Park. Recommended improvements will enhance residents' access to these investments, including:

- Improved walking/bicycle access to the park with a multi-purpose trail connection to a proposed trail on NW 117th Avenue to the west; NW 114th Place to the east; and NW 25th Street to the South.
- Perimeter path: A perimeter walking trail with multiple loops is recommended as an addition to the existing pathway system.
- On-street parking along NW 8th Street.



Morgan Levy Park

There are no physical changes recommended for Morgan Levy Park.



Veterans Park

Planning and design documents for Veterans Park are nearly complete. When this facility opens it will function as a community-wide commemorative space and as a neighborhood park, and the current plan's proposed features should successfully fulfill those functions.



The Vision Cont.

Development of New Parks:

Existing parks acreage is not enough to meet the recreation needs for Doral's existing and future residents. The following are proposed future parks that aim to take advantage of existing site features and simultaneously meet some of the highest priority recreation needs

NW 114th Street Park

The proposed site along NW 114th Street is intended to serve a dual function as a tennis center as a neighborhood park with a recreation center. These two park functions would be separated by the extension of NW 82nd Street, which will provide a critical linkage to the roadway network. Proposed facilities by section are:

West Section: Tennis Center

- Tennis clubhouse
- Tennis courts (8)
- (1) Half practice tennis court

East Section: Community Park

- Recreation center
- Multi-purpose open space
- Perimeter walk
- Picnic areas
- Playground
- Trailhead



Doral North Park

The development of Doral North Park will not only provide much-needed parks access to the northern Doral, but will also be an environmentally-themed park space. Access to the park would be at two points, one from NW 74th Street and one from NW 97th Avenue. Proposed facilities include:

- Nature center with ballroom, offices and an outdoor events plaza
- Multi-purpose field
- Campground
- Boardwalk
- Pond with kayak launch and fishing pier
- Restored wetland habitat
- Motorized boat launch with parking
- Doral Marina, Yacht Club
- Restored littoral edge



The Vision Cont.

NW 50th Street Dog Park

The City has been in collaboration with residents and the County Department of Environmental Management to create a dog park and storm water detention area within this FP&L transmission line corridor. Currently the park is in the design, planning and permitting stage, and includes the following facilities:

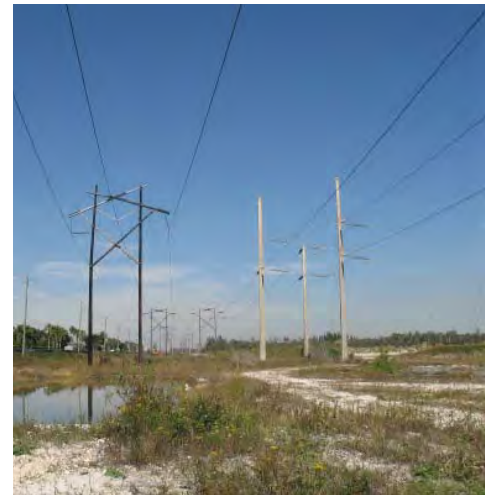
- Restroom with storage and concession area
- Dog wash
- Small and large dog runs
- Shade pavilions
- Naturalistic planted areas/Native habitat plantings
- Trail connections to the 41st Street Linear Park



NW 50th Street and NW 107th Avenue Linear Park

These streets with adjacent FP&L transmission line corridors have been in the City's plans for use as a multi-purpose trail for several years, and are included in the City's Bicycle Master Plan and Comprehensive Plan. Recommended facilities and features include:

- Multi-purpose trail/Service access route with trailhead
- Naturalistic planted areas/Native habitat plantings
- Public art



Restored Wetland (Doral Preserve)

Currently a highly-impacted wetland, the site is located between two residential developments but has the potential to be unique recreation amenity. Recommended facilities include:

- Reconstructed wetland with naturalistic perimeter plantings
- Perimeter pervious paved trail
- A system of boardwalks and interpretive exhibits
- Opportunity for an observation platform



Roadways, Trails, and Bikeway Enhancements:

Greenways

Greenways are at least 12-foot wide multi-purpose trails that typically take advantage of large canal and/or utility corridors, and often provide opportunities for landscaping and trail amenities. Greenways are recommended for the following six corridors:

- NW 177th Avenue corridor – 4 miles.
- NW 107th Avenue/NW 50th Street – 3.5 miles.
- NW 62nd Street corridor – 1 mile.
- NW 52nd Street/ Canal corridors – 4 miles
- NW 25th Street corridor – 3 miles
- NW 80th Avenue corridor/NW 15th Street – 4 miles



Multi-purpose Trails

Multi-purpose trails are typically 10-12 feet wide, and provide opportunities for walking, jogging, bicycling, and rollerblading. In most cases, proposed multi-purpose trails take advantage of existing ROW of roadways. Trails are recommended for the following:

- Doral Preserve Trail – 0.75 miles
- NW 58th Street – 2 miles
- NW 114th Avenue – 0.5 miles
- NW 112th Avenue/Stormwater Park – 1.8 miles
- NW 19th Street – 1 mile
- NW 12th Street – 1 mile
- NW 84th Street – 1 mile
- NW 92nd Avenue corridor – 0.75 mile
- NW 29th Street – 1 mile
- NW 33rd Street – 1 mile
- Downtown Doral Waters Edge Loop – 1 mile
- NW 87th Avenue – 0.75 mile

The Vision Cont.

Shared-Use/Enhanced Sidewalks

Where roadway ROWs are not large enough for 10-12 foot path, off-street multi-purpose paths, shared use/enhanced sidewalks are recommended:

- NW 90th Street – 2 miles
- NW 82nd Street – 1.3 miles
- NW 74th Street - 2 miles
- NW 114th Avenue – 2.1 miles
- NW 107th Avenue – 1.5 miles
- NW 53rd Street - 0.8 miles
- NW 41st Street – 1.5 miles
- NW 20th Street corridor – 1.2 miles
- NW 12 Street – 1 mile
- NW 87th Avenue – 2.25 miles
- NW 82nd Avenue – 1.5 miles



On-Street Bicycle Lanes

The fourth type of proposed connection is on-street bicycle lanes. This facility type is recommended for roadways that lack ROW to construct off-street trails, but where there is still a connection needed and a five-foot bicycle lane can be accommodated. On-street bicycle lanes are recommended for the following roadways:

- Doral Boulevard – 4 miles
- NW 79th Avenue – 2 miles
- NW 33rd Street – 1 mile
- NW 112th Avenue – 0.5 mile
- Northern Connector – 1.5 miles

Implementation

Implementation of the Vision and its recommendations is estimated to cost approximately **\$184 million**.

To determine a phasing and funding strategy for these improvements, AECOM met with City staff for an “Implementation Workshop” on March 17, 2010. The purpose of the Workshop was to review costs; identify existing and potential funding sources; and develop an Implementation Plan for the proposed Parks and Recreation System. Then 10 Year Funding Plan includes:

• General Fund, Impact Fees	\$10,000,000
• Grants	\$39,000,000
• Transportation Enhancements (bikeways and trails)	\$8,000,000
• Roadway Network	\$10-15,000,000
• Bonds	\$50-60,000,000

Total Estimated Ten Year Funding \$117 - 132,000,000

Because the estimate of potential funding sources is reasonably close to the estimate of costs, Implementation Workshop participants felt that it is reasonable to assume that the City could implement all of the recommendations within the next 10 – 15 years at a rate of \$12 – 15 million per year.

Based on the parks and recreation priorities determined by the needs assessment, the City may wish to initially focus on the following projects, which have the potential to meet many of residents’ top priority needs:

- 114th Street Park acquisition and development (\$18,500,000)
- J.C. Bermudez Park (\$64,700,000)
- Walking and Biking Trails (\$17,000,000)
- Doral Dog Park (\$1,200,000), already under construction

The City should review this Implementation Strategy annually, including an update to the estimated costs, funding sources and amounts, and actual spending. The City may also wish to conduct a needs assessment survey every 2 – 3 years to verify spending priorities and top priority projects.

01

Introduction



As one of the newest cities in the State, Doral has done an exceptional job of providing high quality programs and facilities for its residents. Likewise, there are private facilities and public recreational opportunities outside the City boundary that provide recreation experiences for residents.

1.1 Purpose of the Plan

The purpose of this report is to evaluate the current parks and recreation needs of City of Doral residents, develop a vision for the City's Parks and Recreation facilities and programs, and create an implementation strategy to guide the City toward that vision. As one of the newest cities in Florida, Doral has done an exceptional job of providing high quality programs and facilities for its residents. Likewise, there are private facilities and public recreational opportunities outside the City boundary that provide recreation experiences to residents. A major emphasis in the plan is to determine how well the recreation needs of all residents are being met through private and public sources, identify deficient areas in the City's Parks and Recreation programs, and work with the City to shape a strategy for addressing those deficiencies.

1.2 Regional and Historic Context

The land that is now the City of Doral was originally freshwater marsh, pine rockland or cypress slough. Across southern Florida these ecological communities have been highly altered by changes in vegetative composition; dredging and filling; shifts in hydrology patterns; and new fire patterns.

Freshwater marsh habitats were the most extensive of the three historic plant communities, and are the result of a thin, organically rich but poorly drained soil on top of a thick layer of various forms of limestone. The varied patterns of flooding across these marshes created a mosaic of wetland types, from nearly permanently-flooded deep marshes to herbaceous wetlands exposed to short, dynamic hydroperiods. Pine rocklands were less common, and historically were dominated by south Florida slash pine and were exposed to frequent, relatively cool fires. Cypress-dominated sloughs were interspersed between mesic uplands and the mosaic of herbaceous wetlands. They likely occurred in a striated pattern reflecting the general pattern of flow toward the Everglades. Together these systems

represented a complex pattern of natural communities greatly affected by the dynamic periods of flood and drought, fire and hurricane in southern Florida.

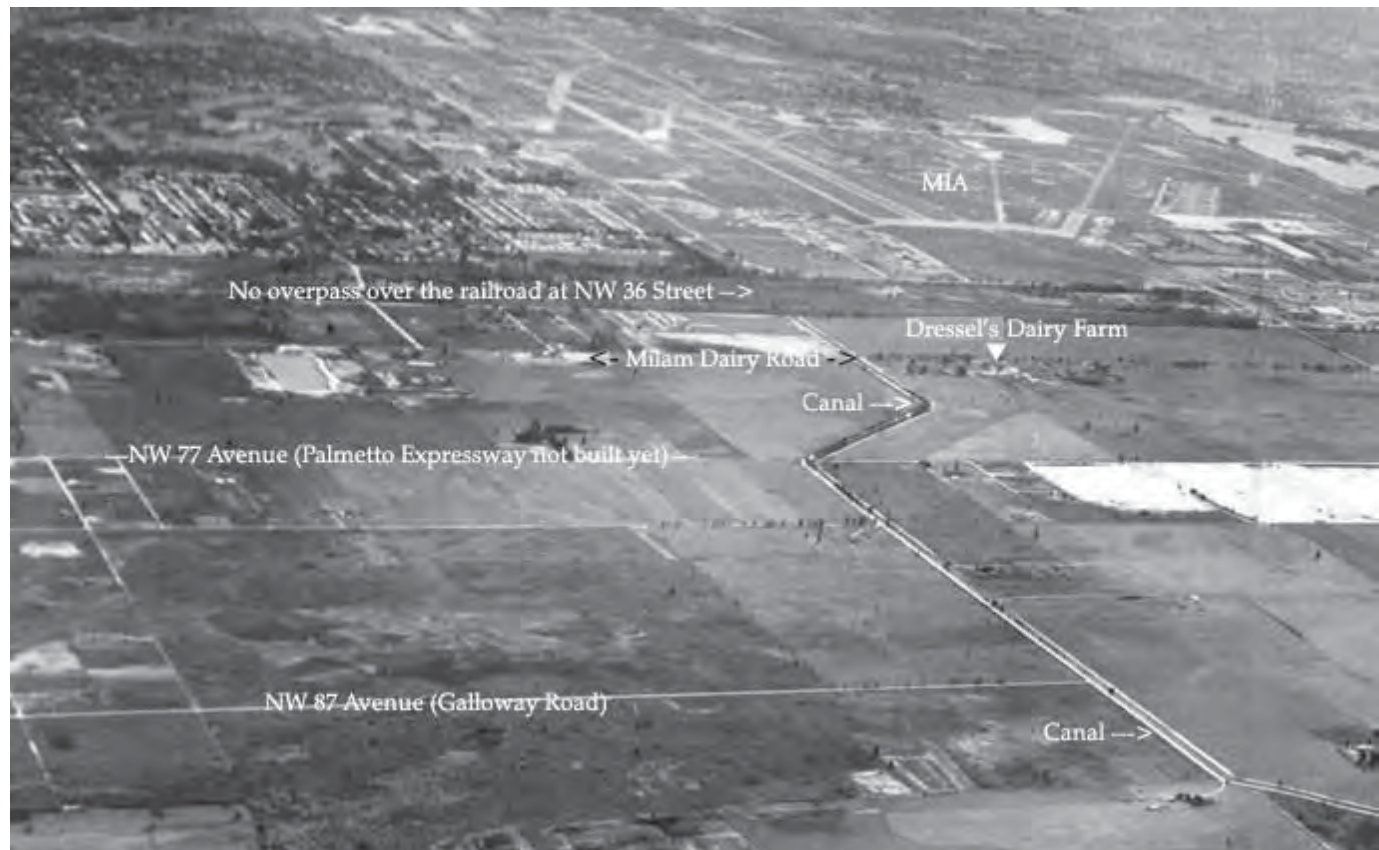
In the early part of the twentieth century, the land was reshaped by the construction of drainage canals and rural roads. With the flow of water eliminated or controlled, the remaining conditions were ideal for agriculture and raising livestock. The soil was productive enough to feed a growing city and for exporting winter crops across the country. Roadways were constructed with the limerock that lies close to the surface, and to this day the nearby mines are still one of the best sources of aggregate for construction in the state. These roads and canals follow the county's survey range and section lines, resulting in a checker board pattern in the landscape that is the framework for today's land ownership and settlement patterns.

With the construction of Pan American Field to the east—which was later to become Miami International Airport—an important part of the economic future of the City of Doral was established. Industries and warehouses grew up around the new airport, creating a tax and employment base that supports the City and provides employment for tens of thousands of residents in nearby communities. When these airport-related businesses were established, their sole interest was the unencumbered conveyance of goods to and from the airport, and the rail lines to the Port of Miami due east or points north in the Florida peninsula or the rest of the country. To support that need, a network of State and Federally funded highways and rail lines was constructed over the past fifty years. As a result Doral is uniquely situated amid three major interstate highways along the southern, eastern and western boundaries of the City, making it one of the most highway-accessible locations in the region.

Located at the developed edge of Dade County, land in the Doral area was comparatively inexpensive in the 1950s-1990s, which enabled large tracts to be purchased, planned and subdivided for future development. Many if not most of the residential developments utilized Planned Unit Development (PUD) regulations, an option introduced in the 1960s and extensively utilized in the 1980s until the City's incorporation in 2003. The Doral Resort and Country Club led this westward movement, creating a destination that established a standard of quality that attracted the development of additional gated residential communities. These communities capitalized on their proximity to "Doral" and emulated some of the amenities and design features of the resort, such as private interior roads. This was also the era when gated communities became increasingly popular among homebuyers. By "gating" a new community, roads were for the exclusive use of residents, who valued such an amenity for the safety of their immediate neighborhood and a sense of the prestige of living in an exclusive area. While the short term benefit of this development pattern has resulted in a high quality of life for residents within individual communities, the residual effect of this privatized residential street network is a lack of community-wide connectivity and complex roadway congestion problems.

Today Doral is a city of about 35,000 residents, and is one of the few communities in the county with "room to grow". The development of this Parks and Recreation Master Plan is an opportunity to guide this growth in a manner that improves quality of life for residents, ensures adequate parks space for future residents, and knits together the City's neighborhoods into a more unified community.

Dressel's Dairy View East - 1957



1.3 Demographic Context

Parks systems are not “one size fits all”—what works well for one community may not serve the needs of another. This is because different populations tend to have different parks and recreation needs. Young children, for example, need smaller parks near their homes with playgrounds, whereas residents in their twenties and thirties tend to want dog parks, trails, and places for special events. There is also research showing how different ethnic groups have different parks preferences; one study of Chicago residents showed strong evidence that African-Americans tend to prefer parks that are more programmed, whereas Caucasians showed a greater preference for more natural areas. While it would be unwise to make conclusions based solely on these general trends, it is essential to understand the population that the parks and recreation system is meant to serve, and how that population is expected to shift over time.

Unless noted otherwise, this demographic analysis of the City of Doral is based on United States Census data from the year 2000 compiled by the market research company Nielsen Claritas. A number of population characteristics were examined:

- Population and Growth
- Racial Diversity
- Age
- Education
- Household
- Employment and Commuting

As a point of reference, data for the City of Doral is compared to numbers for Miami-Dade County as a whole. A discussion of how Doral’s population characteristics affect planning for parks, recreation, and open space is included in the findings.



Population and Growth

The City of Doral experienced a great period of growth between 1990 and 2000, when the population grew by 235.36%. In this same period, Miami-Dade County grew by 16.33%.

Population growth appears to have slowed recently, but has not stopped altogether. Between 2000 and 2009, Doral grew by 60.47%, and the City is expected to grow another 19.69% by 2014 to reach a population of 40,342.

Although these growth rates are quite high, the rate of Doral's growth is falling more rapidly than the county's rates, indicating that Doral may be entering the tail end of its major boom period.

Chart 1. Population and Growth, 1999 and beyond

	Doral	Miami-Dade County
2014 Projection	40,342	2,588,862
2009-2014 % Change	+19.69	+5.68
2009 Estimate	33,704	2,449,618
2000-2009 % Change	+60.47	+8.71
2000 Census	21,004	2,253,362
1990 Census	6,265	1,937,094
1990-2000 % Change	+235.36	+16.33

Source : Nielsen Claritas 2008

Currently there are no projections for the City of Doral beyond 2014, but Miami-Dade County has a number of population reports that provide additional insight into the area's growth. Over the next fifteen years, the county is expected to grow to 3,019,785--a gain of 430,923 people. This expected growth is a result of positive natural growth (resident births outpacing resident deaths) and net immigration. Domestic migration is negative, meaning that more current residents will likely be moving away from the county, but those who move will be replaced by resident births and immigrants.

The County also has projected populations for minor statistical areas, providing a more area-specific analysis of where growth will be occurring. The City of Doral is located within minor statistical area 3.2, shown on Map 1. Although there are neighborhoods included in area 3.2 that are not incorporated as part of Doral, the City of Doral is the dominant geographic presence in the area—if not yet in population, than certainly in size. According to County projections, area 3.2 is expected to grow by another 15,898 people between 2010 and 2020.

Chart 2. Projections for Minor Statistical Area 3.2

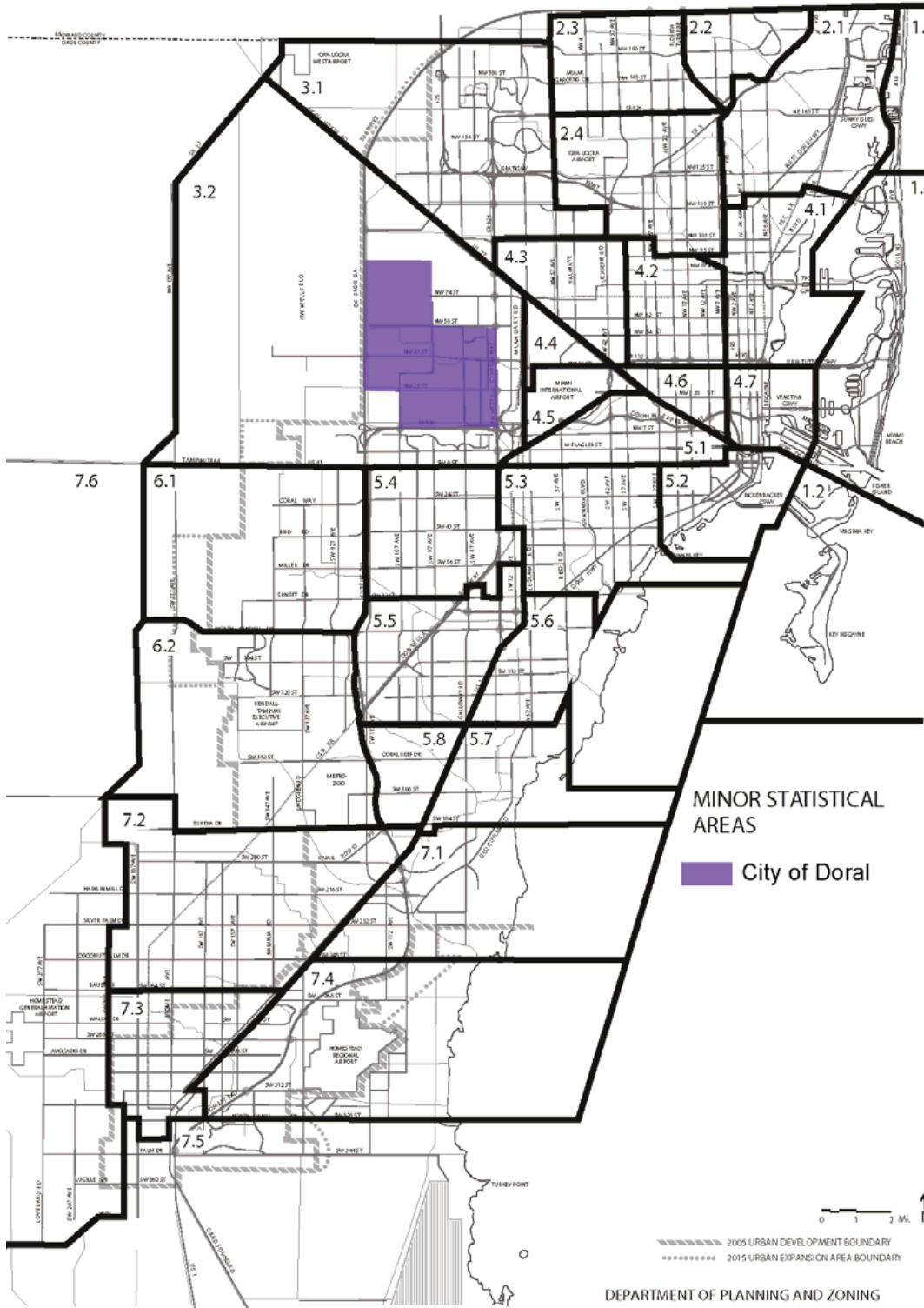
Year	Population
1990	82,675
2000	122,540
2010	154,648
2020	170,546
2030	175,729
Capacity	170,546

Source: Miami-Dade County of Planning and Zoning, Research Section, 2004.

Chart 2 illustrates that the population growth in Area 3.2 is slowing. Between 1990 and 2000 Area 3.2 grew by 48.22%; between 2000 and 2010 it is expected to have grown by 26.20%; and between 2010 and 2020 the growth is anticipated to drop to 10.28%.

This slowdown of growth is actually good news for the community. Chart 2 also shows that while the population of Area 3.2 is expected to reach 175,729 people by 2030, the capacity is estimated to be only 170,546. This is representative of the county as a whole, which is projected to have an estimated 94,021 people beyond its capacity in 2030.

Map 1. Minor Statistical Areas, Miami Dade County



Age

Compared to the county, the City of Doral has a young population. In 2000, 9.44% of the city's population was aged four or under, compared to the county figure of 6.47%. Doral had a smaller percentage of older children and teenagers than the county, but a larger number (28.43%) of adults aged 21-34 than Miami-Dade as a whole (20.09%). This may indicate the presence of a large number of young families who have very young children. There are also comparatively fewer older residents in Doral: only 4.51% of the population is between the ages of 65 and 84, whereas the county-wide figure is 11.63%.

Chart 3. Age in 2000

	Doral	Miami-Dade County
% Age 0-4	9.44	6.47
% Age 5-9	7.50	7.01
% Age 10-14	5.53	7.13
% Age 15-20	5.46	8.19
% Age 21-34	28.34	20.09
% Age 35-49	26.23	22.76
% Age 50-64	12.75	15.01
% Age 65-84	4.51	11.63
% Over Age 84	0.25	1.71
Median Age	32	36

Source : Nielsen Claritas 2008

Racial Diversity

The racial composition of Doral is similar to Miami-Dade County, with the exception that Doral has a lower percentage of Black/African-Americans (2.24% versus 18.96%) and a higher percentage of people who identify themselves as Hispanic or Latino (67.37% versus 57.32 %).

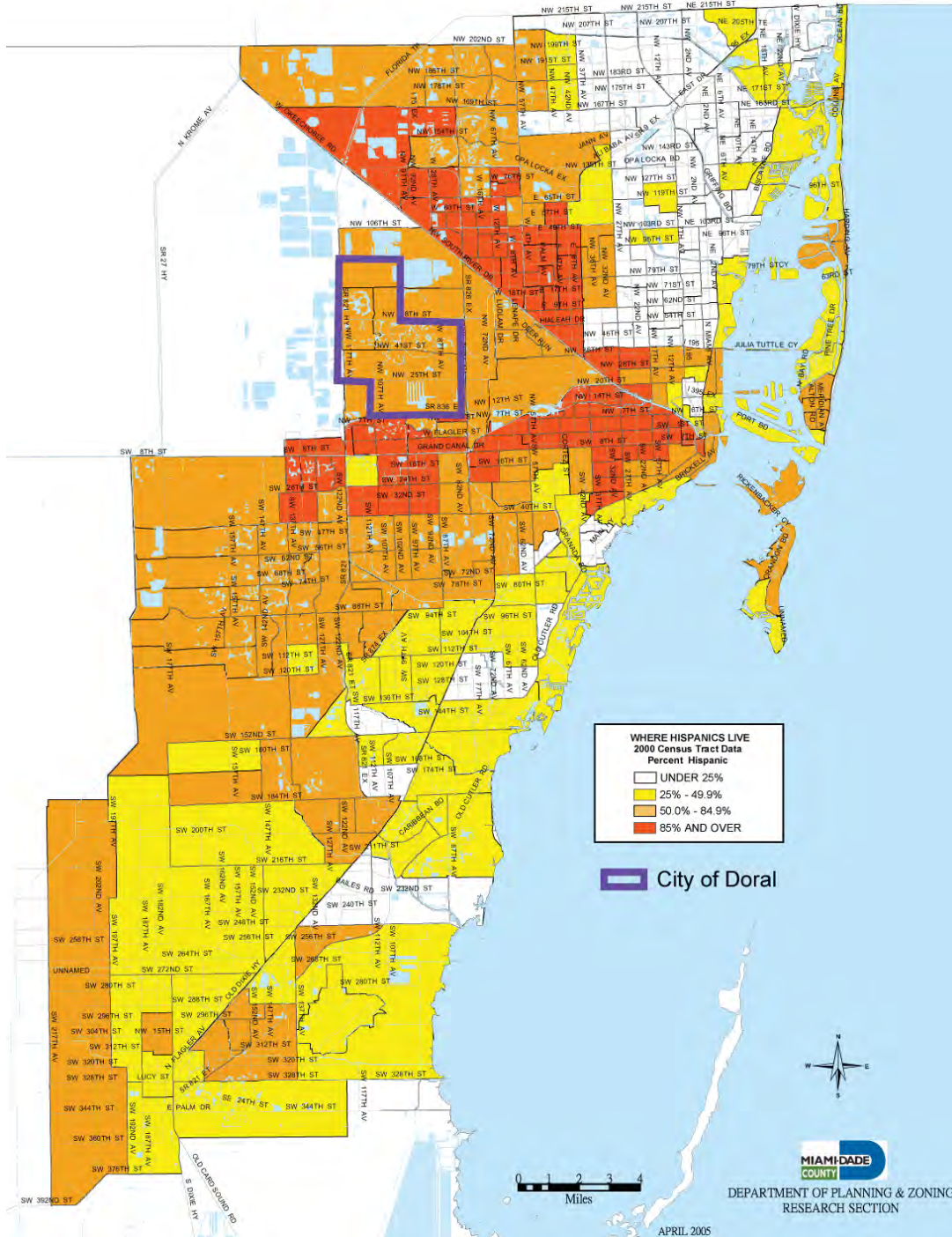
Within the context of Miami Dade, Doral is located in the geographical heart of the county's Hispanic community. Map 2 illustrates the heavily Hispanic population to the north, east, and south; west of Doral is mostly wetlands and sparsely populated areas. As Doral grows, it is likely that it will continue to be predominantly Hispanic, and the population may become increasingly Hispanic over time.

Chart 4. Race in 2000

	Doral	Miami-Dade County
% White, non-Hispanic	23.99	20.67
% Black, African-Am.	2.24	18.96
% Asian Alone	4.88	1.36
% Other	1.52	16.94
% Hispanic / Latino	67.37	57.32

Source : Nielsen Claritas 2008

Map 2. Hispanic Population of Miami-Dade County



Education

As a population, Doral's residents exhibit a high level of education. Over one quarter of the population (27.91%) have earned a bachelor's degree compared to Miami-Dade's 12.35%. Greater percentages of residents also have their advanced degrees: 10.7% have a Master's, 7.36 have a professional degree, and 1.11% have a doctorate degree. The county-wide population shows a lower level of achievement, with 4.64% obtaining a Master's degree and 3.74% earning a professional degree.

Chart 5. Education in 2000

	Doral	Miami-Dade County
% Less than 9th Grade	3.12	14.71
% Some High School	5.48	17.48
% High School Graduate	14.78	22.36
% Some College	17.77	17.60
% Associate Degree	10.66	6.30
% Bachelor's Degree	27.91	12.35
% Master's Degree	10.70	4.64
% Professional Degree	7.36	3.74
% Doctorate Degree	1.11	0.98

Source : Nielsen Claritas 2008

Households

Doral's household types are fairly representative of the county as a whole: 71.18% are family households, compared to Miami Dade's 70.61%. There is, however, a difference in the percentage of households that have children; 31.3% of Doral's households have people under the age of 18, whereas the 38.96% of the County's households do. This means that there are comparatively more married-couple families and "other families" without children in Doral than county-wide. This is reflected in a lower average household size of 2.45 people in Doral, and 2.84 in Miami Dade.

Families tend to be not only smaller in Doral, but wealthier. The average household income in Doral is almost \$20,000 more than the county average. There is also a lower percentage of families living below the poverty level than in Miami-Dade as a whole.

Chart 6. Households in 2000

	Doral	Miami-Dade County
2014 Proj. Households	14,429	886,983
2009 Est. Households	12,234	840,404
2000 Census	7,918	776,774
1990 Census	2,799	692,075
% Growth 1990-2000	182.99	12.19
% Family Households	71.18	70.61
% Non-Family Households	28.82	29.39
% Households with Children	31.30	38.96
Group Quarters Pop.	0	2.04
Avg. Household Size	2.45	2.84
Avg. Household Income	\$72,069	\$52,753
Median Household Income	\$53,130	\$36,219
Per Capita Income	\$27,190	\$18,497
% Families below Poverty Level	9.5	14.5

Source : Nielsen Claritas 2008

Employment

There are low percentages of residents in the armed forces in both Doral and the county. The City of Doral has a comparatively high percentage of employed people—62.13%, compared to the county's 52.39%. This does not necessarily indicate a more robust work force, but could be a reflection of Doral's larger percentage of residents in their prime working years of 21 to 49.

Chart 7. Employment Type

	Doral	Miami-Dade County
% In Armed Forces	3.12	14.71
% Civilian-Employed	5.48	17.48
% Civilian-Unemployed	14.78	22.36
Not in labor Force	17.77	17.60

Source : Nielsen Claritas 2008

Commuting

The commuting mode choices of Doral and Miami-Dade residents are similar, but there are some differences. A greater proportion of Doral's workers commuted to jobs by driving alone, and comparatively more people worked at home. Very few Doral residents used public transportation, walked, or bicycled to work whereas 7.84% of County residents used these alternative means. Interestingly, the average travel time of a Doral resident's commute was 25 minutes as opposed to 32.51 minutes county-wide. This may indicate that people who live in Doral tend to work in areas that are closer to their residences than people who live elsewhere in Miami Dade.

Chart 8. Commuting Types and Trips

	Doral	Miami-Dade County
Drove Alone	79.95	73.82
Car-Pooled	13.33	14.60
Public Transportation	0.78	5.24
Walked	1.86	2.15
Motorcycle	0	0.1
Bicycle	0.07	0.45
Other Means	0.28	0.95
Worked at Home	4.10	2.69
% Less than 15 mins.	30.7	17.36
% 15-20 Minutes	36.9	34.22
% 30-44 Minutes	19.8	27.22
% 45-59 Minutes	6.21	10.94
% 60 or more mins.	3.71	10.26
% Average Travel Time (Minutes)	25	32.51

Source : Nielsen Claritas 2008

Housing

The percentage of residents who own their home rather than rent is almost identical between Doral and Miami Dade: 57.33% of Doral residents owned their home in 2000 in comparison to 57.85% residents county-wide. A major difference, however, is the tenure of housing: Doral residents have lived in their current homes on average for only four years, compared to nine years in Miami Dade. This is probably not a reflection of a transient population in Doral, but more of a reflection of a newer building stock. For example, Chart 9 shows that over sixty percent of Doral's housing stock was built 1990 or later, compared to only about fifteen percent in Miami Dade. This is further illustrated by the fact that the median year Doral's homes were built in was 1993, compared to 1973 county-wide.

Chart 9. Housing Occupancy, Tenure and Value

	Doral	Miami-Dade County
Owner Occupied	57.33	57.85
Renter Occupied	42.67	42.15
Avg. Length of Residence (Years)	4	9
Value	\$169,553	\$113,591

Source : Nielsen Claritas 2008

Chart 10. Building Type and Age

	Doral	Miami-Dade County
% 1 Unit Attached	22.05	9.94
% 1 Unit Detached	35.34	42.69
% 2 Units	1.32	2.57
% 3-19 Units	16.71	15.42
% 20-49 Units	7.92	8.63
% 50 or more Units	16.19	18.84
% Mobile Homes	0.00	1.80
% Other	0.00	0.10
% Built after 1990	10.27	1.64
% Built 1990-1999	51.13	13.55
% Built 1980-1989	23.09	18.21
% Built 1970-1979	10.01	22.52
% Built 1960-1969	3.59	16.76
% Built 1950-1959	0.67	16.50
% Built 1940-1949	0.09	6.66
% Built 1939 or earlier	0.13	4.16
Median Year Structure Built	1993	1973

Source : Nielsen Claritas 2008

Implications for Parks, Recreation and Open Space

Demographic information is informative in its own right, but it is most useful in how it is applied. The demographic profile of a city can help plan for a parks, recreation, and open space system that will best fit a community's needs now and in the future. In Doral, a number of themes emerge:

- The City experienced a major growth spurt in the 1990s and early 2000s, and more growth is expected. Given that the City only recently incorporated, there is likely a need to “catch up” to the growth and provide a wider range of recreation facilities.
- The Doral area is expected to reach capacity by around 2025, but growth is still expected beyond this horizon. It is essential to acquire needed open space as soon as possible, for both current and future residents.
- Doral is a young city in that a comparatively larger percentage of its population is comprised of young children and young adults. This likely translates into a need for playgrounds, adult sports leagues, and venues for special events. As the population of young children ages, more active recreation facilities may be needed.
- The City has a larger Hispanic population that is likely going to continue to grow given its location in the heart of Hispanic Miami-Dade. Generally, Hispanic populations tend to have a greater need for special events spaces, picnic pavilions, and soccer/football and baseball fields than other populations.
- Doral has a highly educated population and strong levels of employment. This likely means that there will be a need for programming during the evenings and weekends. There may also be greater interest in cultural, arts, and historical programs and events.
- The City has a comparatively wealthy population and high property values. Given the level of wealth, most households likely have many opportunities for private recreation, both in terms of having their own yards for children to play in, but also in being able to afford access to the internet and memberships at golf courses and gyms. The greater need may be for more specialized facilities that cannot be provided at the household level, such as sports fields, special events, and places for the community to come together.
- Despite the overall wealth of Doral residents, one in ten families is below the poverty line. This likely indicates a sizable disparity in wealth. As the City develops its parks and open space system, special attention should be given to less wealthy neighborhoods to ensure access to parks and open spaces. The parks and open space system is also an opportunity to upgrade the neighborhoods' public realms and check that the programming matches residents' needs, such as after-school programs and access to continuing education, and opportunities to socialize with the greater community.
- Residents do not commute by public transit, walking, or bicycling. This may be cultural, but it also may be due to a lack of facilities.

1.4 Opportunities and Objectives

Since its incorporation in 2003, the City of Doral has succeeded in improving its standards of quality for its parks and other public infrastructure improvements. In addition, as a new city, Doral has been able to craft its Comprehensive Plan and Land Development Regulations to encourage and reward development patterns that will help offset some of the results of the non-community oriented growth that the City inherited. This is particularly true in the northwest sections of the city, where the latest planned developments utilize an interconnected public street network, and have plans to incorporate parks and open space throughout the neighborhoods. Similarly, the Downtown Doral area has planned mixed-use developments, including the opportunity to live near employment and connect via shuttle bus to the Medley Metro Rail station.

In order to become “...THE premier place to live, work and play in Southeast Florida”—the first goal in the City’s Comprehensive Plan Land Use element—there are major public infrastructure challenges to be tackled. These challenges include:

- Roadway congestion resulting from an incomplete public roadway network and a large volume of commuters and through-traffic. Additionally, this network must support the truck traffic serving light industry and office uses on the city’s south side, and the mining operations to the north and west of Doral.
- Constrained public Rights of Way (ROW) due to the number of vehicle travel lanes. The result is insufficient space remaining for pedestrians, bicyclists and landscape improvements.
- A high water table resulting in many isolated lakes and canals with little or no perceivable flow, causing water quality levels that are less than optimal.
- As a result of the Doral’s origins as rural agricultural land adapted to light industry and suburban residential uses, the public landscape and streetscape ROWs throughout much of the City are utilitarian in appearance and function. Light fixtures, canal culverts, guardrails, walkways, and erosion control plantings are the types of features that over time will need replacement to better serve the needs of residents.

As these challenges are addressed, several of the highest priority parks and recreation needs can also be met, in particular through the expanded recreational opportunities that can be created by better community connectivity to parks and the more efficient use of public ROWs for walkways and trails.

1.5 Relationship to Other Planning Efforts

The City of Doral Parks and Recreation Master Plan builds upon a number of previous planning efforts, particularly the 2008 Green Master Plan and the City’s Comprehensive Plan.

2008 Green Master Plan

The 2008 Green Master Plan’s goals and objectives can be bolstered through improvements to the City’s parks in a way that also addresses some of the recreational needs of residents. Listed below are the Green Master Plan’s Guiding Principles, followed by some of the ways that parks and open spaces can contribute to meeting Doral’s environmental objectives.



1. Reduce vehicle travel miles

Providing outdoor recreation spaces and programs in neighborhoods—that do not require residents to cross major streets—encourages walking and cycling to those activities and results in an overall reduction of traffic on Doral's collector roads, often at peak commuting times.

2. Strengthen landscape and open space standards

Establishing open space standards in private developments that are usable for recreation provides the amenities needed to attract homebuyers and employers, and locate those activities close to where people live and/or work. Facilities such as playgrounds, sport courts, trails and natural areas have immediate recreational benefits and can be done in a manner that is environmentally sound and a marketable asset to new residential and mixed-use developments.

3. Create strong energy efficiency standards

Landscape ordinances and design guidelines, in conjunction with street network layout and building construction guidelines, can help create microclimates that reduce net energy consumption. When these areas are massed their effectiveness as natural habitats is enhanced significantly, as is the recreational benefit of having these “pockets” of environmental value close to neighborhoods.

By mandating that all new public buildings meet—or preferably exceed—an accepted efficiency standard that private development must follow, the City will not only “practice what they preach” but will provide tangible examples for private development to follow.

4. Incentivize alternative urban energy sources

Incorporating solar energy sources into new park buildings, trails and shade pavilions can be a way for the City to be an innovative leader in the region for thoughtful design.

5. Interconnect the City's places

Trails and bicycle routes can reduce residents' reliance on cars when those routes are safe, attractive and connect to the common destinations that people would normally drive to. This includes not only connecting the City's major parks to neighborhoods with walkways and bicycle ways, but also connections to places of employment, shopping, transit stops and to schools.

6. Conserve water

To help build awareness and appreciation for xeric landscapes or plantings with low watering requirements, portions of the City's parks and proposed natural areas can include areas that demonstrate the use of those plants, explain the benefits of water conservation, and inspire homeowners and associations to adopt these practices.

7. Reuse and recycle

By specifying fixtures and materials that are composed of recycled materials for the construction of the City's new parks and facilities, a large amount of energy and materials can be conserved in locations that are highly visible.

8. Bring back community agriculture

In larger urban areas across the country, the popularity of local produce has created a resurgence in the “micro farming” (also known as urban or community agriculture), a type of farming that serves a small population nearby, allowing growers to offer the fresh products to urban dwellers. The opportunity exists for the City to foster an awareness and appreciation for not only the health benefits of this type of agriculture, but the recreational value of gardening in general through community garden plots.

9. Strive to be a carbon-neutral City government

The equipment used to maintain parks and recreation facilities typically have inefficient internal combustion engines—in many instances by a factor of ten in comparison to an energy efficient automobile. This is not necessarily the volume of gasoline consumption, but the inefficiency of these engines to burn the fuel, resulting in excessively high carbon emissions. By a combination of measures, the City can reduce its carbon footprint by using “clean” engines to operate maintenance equipment and fleet vehicles; eliminate or reduce the need for mowing large grass areas; and reduce the use of fertilizers and petroleum-based pesticides in favor of more organic solutions such as integrated pest management, organic fertilizers and the use of a low maintenance plants.

10. Initiate education and outreach

Making parks in Doral more “green” will require time, commitment and education. Time will be needed to develop the programs, construct the new facilities, and work out the details needed to transition into a more “sustainable” manner of planning, development, operation and maintenance of the City's park facilities. Commitment is needed to keep long-term objectives in mind as difficult short-term decisions arise regarding funding and implementing green initiatives. Education and outreach—at all levels—is an essential part of any program in its infancy.

City of Doral Comprehensive Plan

The City's Comprehensive Plan Goals, Objectives and Policies listed below have a direct impact on its parks and recreation system. All recommendations set forth in this Parks and Recreation Master Plan work towards accomplishing the following:

I. FUTURE LAND USE

Goal 1: Transform Doral's Future Land Use Plan into a clear and creative visionary blueprint to effectively guide the City's residents, businesses and civic leaders in the important on-going challenge of shaping Doral into THE premier place to live, work and play in Southeast Florida.

Objective 1.3: Public Facility Levels-of-Service (LOS)

Make sure suitable land is available for roads and infrastructure needed to support proposed development and redevelopment, and the expansion of necessary public facility capacity and services concurrent with the impacts of development.

Objective 1.4: Schools and Collocation with Public Facilities

Help the Miami-Dade County School Board and local charter school developers provide the high-quality elementary, secondary and college level education facilities and resources necessary to fully meet the future needs of Doral's school age and adult population.

Objective 1.5: Environmental and Historical Resources

Protection and enhancement, to the maximum extent possible, of all environmentally important natural systems and historical resources existing in the City.

II. TRANSPORTATION

Goal 2: Provide for a safe, convenient, effective, and energy efficient multimodal transportation system, which is intricately related to the land use pattern and improves the level of mobility of all of the City's residents and visitors.

Objective 2.1: Coordination with Future Land Use Element

The transportation system shall be coordinated with the goals, objectives, and policies of the Future Land Use Element including coordination with the land use map, population densities, housing and employment patterns, projected development, and other similar characteristics of land use that have an impact on transportation systems.

Objective 2.4: Safe Pedestrian Environment

Provide a safe, convenient, continuous, and comfortable pedestrian environment as part of the transportation system that promotes walking.

Objective 2.5: Enhance Bicycle Environment

Provide a safe, convenient, continuous and comfortable bicycle environment as part of the transportation system that is conducive to all skill levels of bicycling.

Objective 2.6: Public Transit

Ensure a safe, convenient, and efficient public transportation system within Doral for residents, businesses, and visitors with particular emphasis on adequate service for the local "transportation disadvantaged" population within the City.

V. CONSERVATION

Goal 5: Continue to conserve, protect and enhance the natural and environmental resources of Doral to ensure a high quality of life for present and future residents of the City of Doral through prudent management, public education, appropriate regulations and enforcement, and active partnerships with governmental entities and all other interested parties.

Objective 5.1: Potable Water Conservation

Conserve potable water as a resource of the City and the region as a whole in order to reduce per capita water demand and better meet present and projected needs of all consumers.

Objective 5.2: Air Quality

Protect air quality in the City from potential degradation by meeting or exceeding current and future state and federal air quality standards.

Objective 5.3: Surface Water Quality

Maintain and improve the water quality of the City's water bodies based on current Florida Department Environmental Protection (FDEP), South Florida Water Management District (SFWMD), and Miami-Dade County rules and regulations.

Objective 5.4: Groundwater, Drainage and Floodplain

Conserve and protect the 100-year floodplain, groundwater aquifer recharge areas and natural drainage features within the City from degradation and provide for effective surveillance and clean up of polluted areas to meet the requirements of the State Comprehensive Plan.

Objective 5.5: Wetlands

Ensure that wetlands and the natural functions of wetlands are protected and conserved from intrusive actions that could result in environmental damage or degradation consistent with applicable federal, state, regional and county regulations.

Objective 5.6: Natural Resources

Appropriately use, protect and conserve native vegetative and other natural resources of the City.

Objective 5.7: Plants and Wildlife

Conserve, appropriately use and protect wildlife and plant species listed as endangered, threatened, or of special concern that inhabit the environments in Doral where possible.

Objective 5.8: Minerals and Soils

Conserve, appropriately use and protect minerals and soils in Doral.

Objective 5.9: Hazardous Materials and Recycling

Help ensure that hazardous materials are properly disposed of and recycling is encouraged.

Objective 5.10: Archaeological and Historic Resources

Ensure future land development activities incorporate appropriate measures to prevent damage to archaeologically and historically significant resources in Doral to the maximum extent feasible.

Objective 5.11: Conservation Expansion

Continually seek public acquisition of additional areas for nature preserves and passive open spaces to expand the opportunities for conservation and increase public appreciation of natural habitats within the community.

VI. PARKS AND RECREATION

Goal 6: Provide a high quality and diverse system of public parks and recreation sites that meet the needs of existing and future residents and businesses of the City of Doral.

Objective 6.1: Parks and Recreation System Needs

Adoption of a parks level-of-service (LOS) and a Parks Master Plan to address park maintenance and amenities, new park and open space areas, and guide recreational activities.

Objective 6.2 Park Accessibility

All public recreational facilities shall be made accessible to automobiles, bicycles, and pedestrians to the maximum extent possible.

Objective 6.3: Park Coordination with Other Agencies

During its annual review of recreation site and facility needs, the City shall coordinate planning for recreation and open space improvements with each level of government, including the Miami-Dade County School Board, major civic groups, and the private sector in order to promote recreational and educational opportunities in a cost effective manner.

Objective 6.4 Park Land Acquisition

Acquire land necessary for maintaining the parks and recreation level of service (LOS) standards. The land acquisitions shall be strategically located in order to maximize accessibility to residents served. Development of the acquired sites shall be consistent with specific plans designed to: (1) achieve cost efficiency; (2) fulfill the spatial and functional needs of the intended uses; (3) enhance the appearance of the City; and (4) establish highly visible City focal points which reinforce a sense of community.

1.6 Planning Process

Development of the City of Doral Parks and Recreation Master Plan began in the fall of 2009 and finished in summer, 2010. The planning process was divided into four broad steps, detailed in the following sections of this report:

Section 2: Existing Conditions Analysis -The first step in the process was to examine the existing conditions of the parks and open space system, and also to understand Doral's context in terms of conservation lands, historic/cultural resources, bikeways and trails, and land use and annexation.

Section 3: Needs Assessment - To determine the priority parks and recreation needs of Doral residents, the planning team conducted qualitative, quantitative, and observational techniques. These included interviews with elected officials and stakeholders, a five-part Level of Service (LOS) analysis, and a scientifically-conducted Community Attitude and Interest Survey.

Section 4: Vision - The Vision is the long-term goal of Doral's parks and recreation system, including guiding principles, recommendations for existing parks, proposed new park facilities, and improvements to roadways, bikeways and trails.

Section 5: Implementation Strategy - The Implementation Strategy is a guide for the City to realize the parks and recreation vision, and includes a ten-year funding strategy and recommended project priorities.

02

Existing Conditions Analysis



To successfully plan for the future parks and recreation system, it is important to first understand the existing conditions of the City of Doral. This analysis is an overview of the following components:

- Parks and Recreation Facilities
- Conservation Lands
- Historic and Cultural Resources
- Roadways and Trails
- Land Use and Annexation

A brief discussion of the existing conditions of each—and how they affect parks and recreation planning—follows each overview.

2.1 Parks and Recreation Facilities

Shortly following incorporation in 2003, the City inherited three parks from Miami-Dade County: Doral Park, Doral Meadow Park, and Miami West Park. Through the City's Comprehensive Planning Process, citizens repeatedly expressed that parks were one of their primary quality of life concerns. In response, Doral prioritized the upgrading of its three existing parks. The City spent over 12 million dollars to transform Doral Park into today's Morgan Levy Park. Renovations at Doral Meadows have also occurred in a two-phase plan, including a new recreation center, restrooms, a concession area, and field lights. Plans for Miami West Park—now named JC Bermudez Park—include a lighted baseball complex, aquatic center, and additional picnic facilities. Together, these three parks form the foundation of Doral's recreation system.

To understand the existing system's strengths and weaknesses, it must be looked at in two scales: first, an examination of how the system functions as a whole in providing a quality recreation and open space experience; and second, how well individual parks and facilities contribute to this whole.

System-Wide Analysis

In the second half of the twentieth century, most people believed that the function of a parks system was to simply provide space for recreation. Although this is still a major objective, there has been a leap forward in understanding the multiple functions—and benefits—that a well-planned park system offers. Now when we think of an ideal system, we look for the following characteristics:

Equitable Access:

- Meaningful open space easily accessible to every resident;
- An equitably distributed system of special use facilities; and,
- An interconnected network of boulevards, parkways, and streets that link to greenways and trails throughout the City and beyond.

Community Sociability:

- Central gathering spaces and easily-identified civic buildings for public events;
- A broad range of social, cultural, recreation and wellness programs;
- Parks planned as catalysts for neighborhood stabilization and/or redevelopment; and,
- Involvement and grooming of civic leaders and champions.

Sense of Place Stewardship:

- A signature park;
- Public art and signage integrated throughout the system;
- Celebration and access to heritage resources;
- Use of local building styles, materials and native plants;
- Parks that “tell the story” of the community; and,
- Linkages that follow ecological systems or historic relationships with other communities.

Protection of the Natural Environment

- +/- 50% of parks space preserved in natural or maintained open space;
- Safe, convenient access to canals, lakes, or other water bodies;
- Natural areas protected as conservation lands with appropriate/equitable public access;
- Greenbelts surrounding urbanizing areas to contain sprawl and to buffer agricultural or environmental lands; and,
- Parks designed to reduce energy and water consumption

Responsible Planning and Administration

- Co-location and joint use of schools, libraries, and parks;
- Well-designed and maintained facilities;
- Municipal, County, State, Federal, corporate, and non profit partnerships; and,
- A community-building mindset

The following is an evaluation of how Doral's existing system compares with the characteristics of an ideal parks and open space system.

Equitable Access

Equitable access is determined by the distribution of facilities and the network of roadways, sidewalks, and bikeways that link these facilities to the rest of the city. Morgan Levy, JC Bermudez, and Doral Meadow Parks are geographically well-distributed, and appear to give most residents access to community-level parks. What the City currently lacks are small, neighborhood parks to serve basic recreation needs closer to home. It should be noted, however, that some of the neighborhoods that lack public park access have private recreation facilities, and/or are part of golf course communities that offer the visual benefits associated with open green space.

In addition to a lack of neighborhood-level facilities, a major obstacle to equitable access in Doral is the existing transportation network. Because Doral was part of unincorporated, western Dade County, the area developed as a collection of car-dependent communities. As a result, there is a lack of an interconnected bicycle/pedestrian network as well as a general lack of connectivity between different areas of the City along public rights of way (ROW). The most complete aspects of the road network are the major collector roads along the County half-section lines, roughly a half-mile grid. These roads are at or approaching their traffic volume capacity, and are built to the edges of the existing ROW, leaving little or no room for landscaping or an adequately sized bicycle trail. There are several canals and utility corridor ROW's which can be utilized for off-street trails; several of these have been identified in the City's Comprehensive Plan as recreational open space opportunities, and are included in the current Capital Improvements Plan.

Community Sociability

As a recently-incorporated City, Doral is in the process of building a sense of community and sociability. Because the area developed in an ad hoc manner, there are currently few "nodes" for community sociability or social gathering—which places a great deal of importance on maximizing parks and open spaces for this purpose. Currently, Morgan Levy Park serves as a community focal point in its program offerings and generally has a high level of activity.

Particularly, the City has made strides in offering a number of programs to engage citizens in its parks and public spaces. Special programs of note include the Silver Club for seniors; the Get Fit Doral initiative; and after school programs like Tuesdays Together. Morgan Levy Park hosts a wide variety of programs, including a field hockey club for girls; kids' soccer lessons; yoga; story time; and "Movies at the Park".

With the exception of Morgan Levy Park, there is a city-wide lack of urban open spaces, community centers, and other places that help to cultivate a sense of community elsewhere in Doral. This should improve with future land use changes, particularly in regard to the potential of Downtown Doral.

Sense of Place Stewardship

As a young City, Doral does not have the advantage of a long history to help define its sense of place. The City has renovated the "inherited" park facilities from Miami-Dade County and has established a precedent of high quality materials and excellent maintenance. Currently, the signature park is Morgan Levy because of its centralized location and extensive programming. As the City continues to grow its parks and public space system, every opportunity should be taken to cultivate the physical character of Doral. The City has already made steps towards this by incorporated public art and signage in parks, but more could be done to create better access to potential heritage resources; the use of native plants; and using public spaces to "tell the story" of Doral. There is also an opportunity to capitalize on the City's major historic feature, the Miami Canal, and to further enhance the attractiveness of JC Bermudez Park.

Protection of the Natural Environment

Doral is located near the urban edge of Miami-Dade. Despite the fact that Doral developed later than other areas in the County, few natural areas still exist. The most significant natural area is a 51-acre wetland site located near the intersection of NW 107th Avenue and NW 74th Street, currently shown as an "Environmentally Protected Park" in the City's Future Land Use map. Of the City's three developed parks, Morgan Levy and Doral Meadow Parks are heavily programmed parks but JC Bermudez is almost completely passive open space with low-impact recreation development.

The use of artificial turf at Morgan Levy Park is evidence of a shift toward more sustainable park facilities that require less maintenance and watering.

Because the City of Doral's geographical limits are bounded by major expressways or another urbanized areas, there is less of an opportunity to sprawl. This is particularly the case because west of the Turnpike are lands protected by the South Florida Water Management District (SFWMD); these lands are also designated as part of the Miami-Dade County greenbelt (MDC Open Space Master Plan, 2008) and the Army Corps of Engineers (ACOE) Lake Belt. The opportunity exists for a countywide greenway or blueway to be incorporated into these natural lands, to expand low-impact recreational opportunities for Doral and nearby communities, and to protect the area's natural resources.

Responsible Planning and Administration

The City of Doral has made great progress in planning and administration since it incorporated in 2003. The two parks that it has renovated—Morgan Levy and Doral Meadow—are both high quality, beautifully designed facilities that are co-located with schools. As the City continues to grow and redevelop, there are opportunities to begin to create more of a sense of community amongst the different neighborhoods and pursue partnerships with SFWMD, the County, and other agencies. In planning for parks, more effort needs to be made towards linking residents through pedestrian connections, and providing alternative modes of transportation.

In the future, there are possibilities for the donated 51-acre passive park site to provide facilities for environmental education. There are also opportunities for enlarging the park system as the County constructs more schools in Doral to alleviate overcrowding.

Site Evaluations

In addition to looking at the system as a whole, it is important to evaluate how each park site is performing. The Project for Public Space (PPS) uses the following criteria to understand how well a park is serving the community:

Proximity | Access | Linkages:

- Is the park easy to reach?
- Can someone who lives nearby easily walk into the park?
- Does the park have clear signage and information?

Comfort + Image:

- What is the first impression someone has of the park?
- Is the park clean and well-kept?
- Are there comfortable places to sit?
- Does the park provide protection from bad weather?

Uses + Sociability

- Is there a mix of things to do?
- Is the park busy?
- How much of the space is used versus parts that are not?

The project planning team evaluated each of the three City-owned park facilities using these criteria. In addition, the project team evaluated the proposed parks within the City of Doral. The following is a map of the existing system and summary evaluations of Doral's parks.

LEGEND

GENERAL:

- City of Doral Boundary
- Major Road
- Local Road
- Private Road
- Railroad
- Proposed Annexation Land
- Non-Residential Land Use
- Lake/Water Body
- Existing Major Utility Corridor
- School
- Metro-Rail Station
- Doral Trolley Line
- Bus Line
- Entrance to Private Community

PARKS/ENVIRONMENTAL:

- Park, Existing
- Park, Proposed
- Large Private Recreation Center (5+ Facilities)
- Greenbelt (MDOSMP)
- Greenways (MDOSMP)
- Blueway (MDOSMP)

PEDESTRIAN/BICYCLE:

- Future Parkway (MDOSMP)
- Future Boulevard (MDOSMP)
- Off-Street, Shared Multi-Use Path, Existing
- Off-Street, Shared Multi-Use Path, Proposed
- Pedestrian Path, Proposed
- Sidewalk, Proposed
- On-Street Bicycle Lane, Proposed

RECREATION FACILITIES:

- Pool
- Passive Open Space
- Tennis Court
- Basketball Court
- Playground
- Water Access
- Volleyball Court
- Walking/Exercise Path
- Football/Soccer Field
- Baseball/Softball Field
- Multi-Purpose/Meeting Room
- Dog Park/Off-Leash Area

Morgan Levy Park 5300 NW 102ND Ave.



Summary

Located at NW 102nd Avenue and NW 53rd Street, Morgan Levy Park is a 14-acre community park that offers residents five hard surface tennis courts, four basketball courts, two artificial turf sports fields, two sand volleyball courts, a fitness trail, a restroom facility, a pavilion, and a shaded playground.

Proximity | Access | Linkages

Despite the presence of a sidewalk network in the surrounding neighborhood, walking to Morgan Levy Park is difficult due to the park's fencing and lack of access points, but there is a transit stop nearby. Once inside the park, signage is clear and well-designed.

Comfort + Image

Morgan Levy Park is very well maintained and sets a high standard for quality. All of the facilities were in excellent condition at the time of the site visit, and the landscape appears to be well taken care of. In addition to the high standard of maintenance, there is a sense of luxury due to the unique custom park benches and the artificial turf sports fields.

Uses + Sociability:

The park offers users a mix of things to do that vary from highly programmed sports facilities to less structured recreation in passive open spaces throughout the site. The park appears to be most active after school on weekdays and during the day on weekends.



Doral Meadow Park 11555 NW 58th St.

Summary

Located at the intersection of NW 117th Ave, and NW 58th St, this 14-acre park offers residents two lighted baseball fields, a shaded playground, a concession building, a covered pavilion, two lighted soccer/football fields, and a walking/jogging trail.

Proximity | Access | Linkages

Doral Meadow Park is co-located with Eugenia B. Thomas K-8 Center. Because the park is located behind the school there is little visibility from 114th Avenue. Visibility from NW 58th Street, however, is good. Pedestrian access from adjacent neighborhoods is difficult due to a lack of canal crossings and fencing around the park that blocks access from the neighborhood to the north.

Comfort + Image

Doral Meadow Park is in excellent condition: all of the facilities are of a high quality and exceptionally well-maintained. The park feels very safe and offers many comfortable places to sit. In addition, the covered pavilion offers protection from bad weather.

Uses + Sociability:

The park offers a wide variety of different activities, but lacks a passive open space element. Because of its co-location with the elementary school, Doral Meadow Park is able to maintain a high level of activity throughout the day and hosts many community events.



JC Bermudez Park 3000 NW 8th Ave.



Summary

JC Bermudez Park is an 81-acre park and the largest public space in the City. Predominantly passive, the park offers users a large amount of unprogrammed open space, picnic tables, grills, and a walking/jogging path. The primary feature is a large, multi-acre lake.



Proximity | Access | Linkages

The park has good visibility from NW 87th Ave, and has a transit stop near the entry. Although the park is connected to the sidewalk network, adjacent land uses are non-residential and discourage pedestrian access.

Comfort + Image

The park's vegetation is young, and thus visibility throughout the park is good. However, this also translates into a lack of shade and comfort, particularly in the warmer months. The surrounding land uses do not provide "eyes on the park", so there is a lack of natural surveillance.



Uses + Sociability:

JC Bermudez primarily offers users flexible open space. The long term plan for the park is to include several sports fields, which at present are large roughly graded lawn areas in the park along the north and western edges. Because of the park's large size, limited number of activities and location within an industrial and commercial area, the facility currently appears under-used. For example, most users on a typical weekday afternoon were observed sitting in their vehicles and not actually using the park trails, picnic areas or benches or shelters. However, this "under-usage" may also suggest a need for easily accessible natural areas for residents to spend a few moments of quiet time.

Veteran's Park (Future) 10201 NW 3rd St.

Summary

The future Veteran's Park is currently a 1.5 acre open lawn area, but the proposed design could be classified as a large Urban Open Space in the City's park nomenclature. Construction of the new park is anticipated to be completed in 2010.

Proximity | Access | Linkages

Located on the south side of NW 33rd Street, the park is bounded on the east and west sides by condominium complexes, the backs of which face the park. The south side faces the cemetery. A small parking area is provided and there are sidewalk connections to the street. Direct pedestrian access is not provided to the condominiums east and west of the park at the request of the residents.

Comfort + Image

The planned symmetrical arrangement of the park features conveys a "civic" image unlike any other park in the City. Ample shade trees arranged in a row and the straight walks further convey a dignified message.

Uses + Sociability:

Functioning as a small neighborhood park with a playground, shaded areas and picnic facilities, the main feature will be a raised memorial area near the center of the park, with room for small ceremonies. A small entry pavilion with restrooms at the north end of the park serves the playground, picnic tables and benches. This park has the potential to be an attractive green oasis for residents.

Summary of Existing Conditions

Visits to Morgan Levy Park, Doral Meadow Park, JC Bermudez Park and the future Veterans Park site revealed a number of strengths and weaknesses of the existing City of Doral parks system. One of the greatest strengths is the investment Doral has made to upgrade its parks to have top-of-the-line amenities and excellent standards of maintenance. The three parks are geographically-well distributed throughout the City and provide most residents with access to community-level types of recreation such as sports fields and water access. The co-location of Morgan Levy and Doral Meadow Parks is an effective use of land and resources, and both parks benefit from a high level of use.

Although the City inherited a solid foundation for its park system from the County, Doral also inherited a number of weaknesses. Most of these weaknesses stem from the pattern of development that is common in western Miami-Dade: an ad hoc, car-centered approach. As a result, today's park system lacks pedestrian and bicycle linkages; "walk to"/neighborhood-level parks; places for community sociability; and a lack of a sense of place in public parks and spaces.

2.2 Conservation Lands

Despite Doral's location on the urbanized edge of Miami-Dade County, there are few conservation lands within City limits--like other communities located on Miami's urban edge, Doral's land use is dominated by low-density residential communities and industrial areas. Especially pertinent to the discussion of conservation lands is the presence of numerous mining operations in and around the city. Rock mining has been underway in western Miami-Dade since the 1950s; today, the area has some of the largest limestone mines in the country. Once pits are excavated, they often turn into lakes because groundwater in the area is so close to the surface. Doral is adjacent to the "Lake Belt", an area of Miami-Dade that has been under special study by the Army Corps of Engineers for the past decade. As mining operations and environmental impacts are balanced, there may be future opportunities for Doral to acquire former mining areas for lake recreation.

Surface water resources in the City are primarily man-made canals or retention ponds, and have limited ecological value. The largest water resource is the C-6 Drainage Basin (the Miami Canal), which flows 77 miles from Lake Okeechobee to the Miami River. As it passes through three counties and the Everglades Agricultural Area, the Canal provides drainage and flood protection; supplies water for irrigation; and helps to maintain groundwater table elevation. The County is currently developing a Stormwater Master Plan for the C-6 Basin. It should be noted that the C-6 Canal does not pass through the City limits, but that it is connected to Doral through a system of smaller canals and waterways. There are few conservation sites within the City of Doral, but a 51-acre environmental conservation site in the northwest of the City has been identified as a future "Environmentally-Protected Park".

Much of this proposed park site is composed of wetlands. There are a number of other permitted wetland sites in Doral, and some jurisdictional wetlands—particularly in Section 8. Development of these jurisdictional wetlands would require Federal, State, and County permits, and may include mitigation efforts.

Beyond the 51-acre parcel in the northwest, there are no known valuable wildlife habitats. There are no known plant or animal studies that have been done for the City of Doral, but it is possible that endangered or threatened species may be present, particularly in the 51-acre parcel.

Map 4. Wetlands and Future Environmentally Protected Park



(Source: modified from Comprehensive Plan Part II: Data, Inventory, and Analysis. April 26, 2006. Iler Planning Group and Kimley-Horn & Associates)

Implications for Parks and Recreation Planning

The industrial development of Doral has removed most natural resources that may have once been present, but there are still pockets of resources whose protection could be bolstered by incorporation into the future parks and recreation system. The 51-acre Environmentally Protected Park, already on the City's Future Land Use map, is an opportunity to not only preserve wetlands and wildlife habitat, but has potential for low-impact passive recreation and interaction with nature. In the long-term, there may be opportunities for Doral to expand its parks system through the acquisition and re-use of rock mining pits/lakes. Additionally, as Doral develops and potentially annexes land west of the Turnpike, the City should work with the County to realize the vision of the western Greenbelt.

2.3 Historic / Cultural Resources

Doral's heritage is heavily influenced by its location within the Lake Okeechobee drainage system. Historically, the City was likely a large, level sawgrass marsh with poor drainage. Because of how wet the land was, it was one of the later areas of the County to be developed. It was not until the construction of the Miami Canal (today's C-6 Canal) in 1909 that the area was adequately drained enough to be built upon. Although the drainage of the marshes was complete in time for Miami-Dade's major real estate boom of the 1920s, the area was located so far west that development did really begin to occur until the 1950s.

Because of Doral's relatively recent development, there are no documented historic structures. The Florida Master Site File does however indicate the presence of five archaeological sites:

Chart 11. Florida Master Site File Entries for City of Doral

Site Number	Name	Location*	Site Type	Culture	National Register Eligibility
DA01078	Dierdra	Between NW 74th Street and NW 90th Street	Prehistoric habitation; others	Glades	Yes
DA03221	Double Island	Between NW 74th Street and NW 90th Street	Historic burial ground/camp-site/midden	Late Archaic; Glades; Seminole	Yes
DA01057	Pig	Between NW 58th Street and NW 41st Street	Prehistoric midden	Glades	No
DA02115	Doral Island	Between NW 58th Street and NW 41st Street	Prehistoric midden	Glades	No
DA01050	Holly Hammock	Between NW 25th Street and SR836	Prehistoric burial ground	Unknown	No

* because of the sensitive nature of archaeological sites, exact locations are not released to the public

These five sites may have some potential to yield important cultural information, particularly about the Glades Culture. As the City moves forward with development and redevelopment, special care should be taken to preserve these sites.

It should be noted that there has never been a systematic historic resource survey for the City of Doral. Should a survey be conducted, it could potentially reveal additional archaeological sites within City boundaries. It may also identify structures and sites from the 1950s and early 1960s that may now be eligible for protection as historic sites.

Implications for Parks and Recreation Planning

There are few known historic and cultural sites within the City of Doral. This underscores the importance of preserving the existing archaeological sites and considering their inclusion in the parks and recreation system as a method of protection against future development. There are also opportunities to tell the story of the Glades culture through the development of public art and interpretive design at the City's parks.

2.4 Roadways, Trails and Bikeways

As a major regional employment center, over 100,000 workers come to Doral every week day. Many of these commuters live outside the City and travel via the major roadways that comprise Doral's borders: the Palmetto Expressway, the Dolphin Expressway, and the Homestead Extension of the Florida Turnpike.

Once within the City boundaries, the major roadways are NW 87th Avenue; NW 107th Avenue; NE 25th Street; NW 36th/41st Street (Doral Boulevard) and NW 58th Street. Most roadways within Doral are under the jurisdiction of the County, or are part of private communities. The worst LOS can be found in the eastern and southern portions of the City—particularly on SR 836 and NW 25th Street—but sections of NW 41st Street, NW 107th Avenue, and NW 58th Street also experience great congestion at peak travel periods. Even with future improvement projects, roadway LOS is likely to improve only modestly. The City also experiences high levels of truck traffic related to the presence of industrial areas, and the proximity of rock mines and landfills.

There are two primary causes of congestion: an incomplete roadway network and a lack of transportation alternatives. Since incorporation, Doral has been working to finish and expand roadways and is beginning to provide alternative modes of transportation. Miami-Dade Transit (MDT) serves Doral via eight bus routes: the 7, 36, 71, 87, 95, 132, 238, and 242. These routes, however, only serve the southeastern sections of Doral, leaving most of the City without adequate transit access. As a result, transit ridership in the City is low. The Comprehensive Plan's Data and Inventory Analysis (DIA) recommends an exclusive transit corridor on NW 87th Avenue to provide a direct link to the MDT's 74th Street Metrorail Station, which would facilitate greater connectivity between Doral and the rest of the county. The City also operates a trolley that follows a figure eight loop from 12th Street north to 86th Street, connecting all the City's parks and major schools, as well as stops at City Hall, the Miami International Mall and Walmart. A new online schedule provides estimated arrival times at each stop, which can be very useful if riders have access to a computer or handheld device.

Compounding the lack of transit access is the fact that Doral has poor bicycle and pedestrian LOS. Almost all roadways rate as an "E" or "F" in how well they accommodate bicycle travel. This low LOS reflects the absence of dedicated bicycle lanes. Pedestrian LOS is slightly better, with transportation corridors rating a mixture of B, C, D, and E. The major obstacle, however, is the connectivity between the existing sidewalk networks.

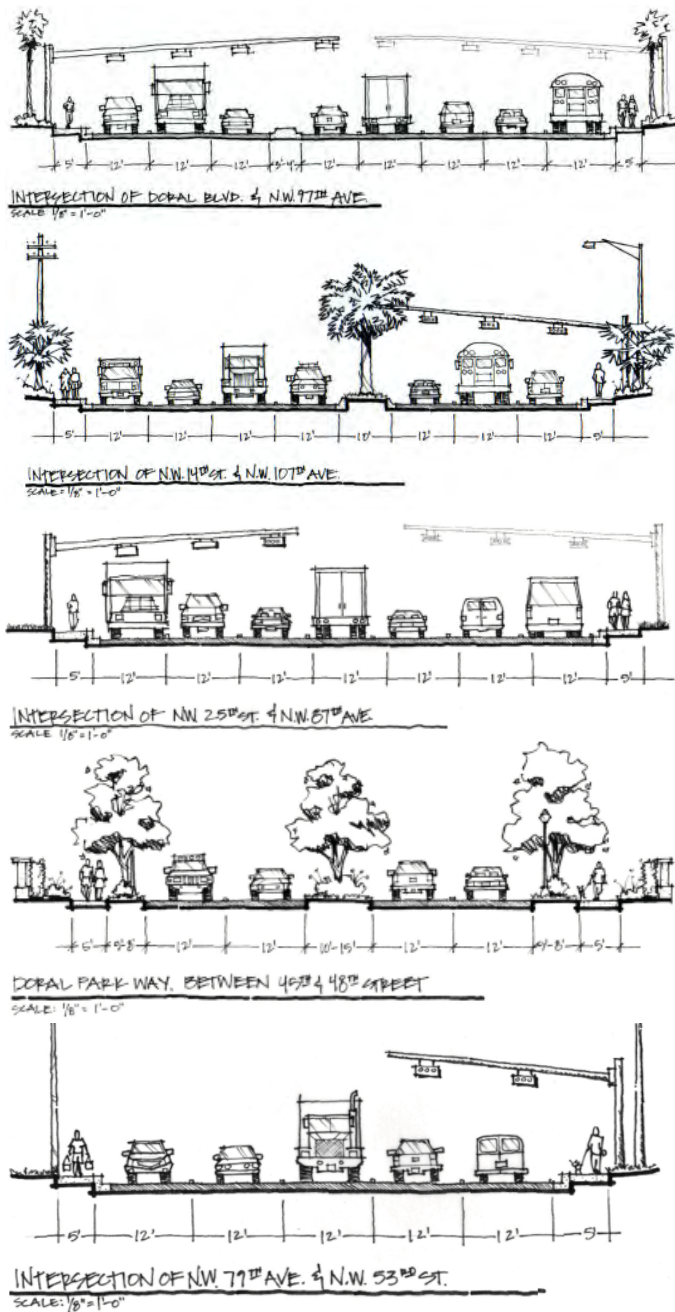
In response to congestion concerns, the City undertook a Transportation Master Planning effort. The 2030 Plan shows a predominance of 4- and 6-lane roadways that travel along Section lines, and 10- and 12-lane roadways on the periphery. Poor LOS is expected to continue on sections of NW 58th Street, NW 41st Street, NW 25th Street, NW 12th Street, and NW 107th Avenue.

To help alleviate truck traffic within the City, and to help truck access to the airport, the Miami-Dade County Long Range Transportation Plan (LRTP) recommends the construction of a viaduct on NW 25th from the Turnpike to the airport. This plan is also supported in the City's Comprehensive Plan, however no funding as of yet has been allocated at the City or County for this project. There are no design plans for this viaduct, so the impact on the City at this point cannot be determined. In other cities, elevated roadways can be a nuisance for the areas they travel through, generating noise, creating physical barriers at ground level if not properly planned, and taking up large areas of land with ramps and other infrastructure needed to access and serve these elevated roads.

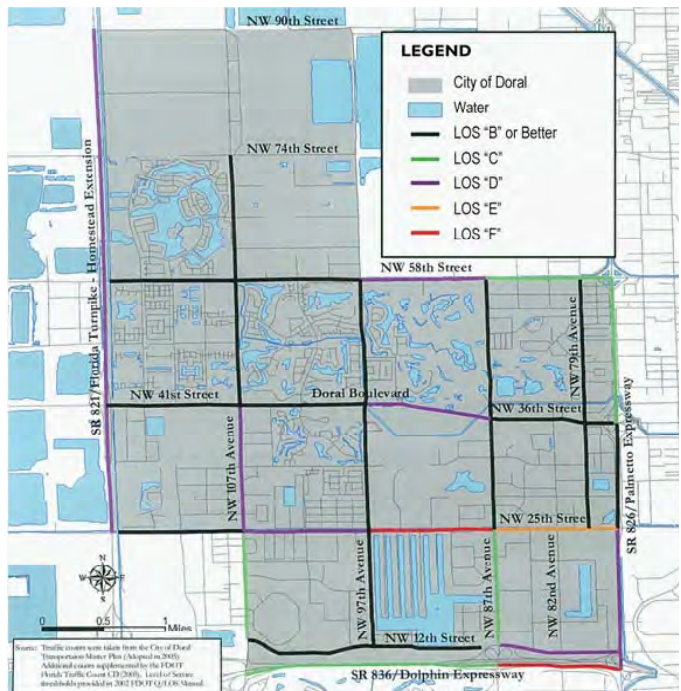
Implications for Parks and Recreation Planning

A major task of the Parks and Recreation Master Plan will be to improve connectivity within Doral, and provide additional options for transportation modes. In particular, the plan is an opportunity to address the lack of bicycle routes and an interconnected system of sidewalks and trails. Additionally, the Plan is an opportunity to “complete the streets”; currently Doral’s roadways are designed for automobile travel, but can be “completed” to also include bicycle lanes, sidewalks, street trees, and transit stops.

Figure 1. Existing Roadway Sections



Map 5. 2006 Roadway LOS



(Source: modified from Comprehensive Plan Part II: Data, Inventory, and Analysis. April 26, 2006. Iler Planning Group and Kimley-Horn & Associates)

2.5 Land Use and Annexation

The City is comprised of 15 Sections that have largely developed as individual segments rather than a cohesive whole.

According to the 2006 Comprehensive Plan, about 14.75% of the City's area is industrial, 9.88% is residential, and 8.84% is commercial. Parks and conservation lands comprise 9.28% of the City. Because of Doral's proximity to Miami International Airport, land use in the southeastern area of the City is restricted, particularly in the vicinity of NW 25th Street. The largest land use is "vacant unprotected"—which comprises 18.8% of Doral's area, or 1,861 acres. As part of the Comprehensive Plan process, the City created a chart that profiles the future land use of current vacant lands

Chart 12. 2006 Land Use Profile

Land Use	Acres	Percent
Residential		
Single-Family (up to 6 DU/acre)	492.04	4.97%
Low-Density Multi-Family (7 to 25 DU/acre)	447.57	4.52%
High-Density Multi-Family	38.3	0.39%
Sub-total	977.91	9.88%
Other		
Shopping Centers, Commercial, Stadiums, Tracks	385.92	3.90%
Office	401.62	4.06%
Transient-Residential (Hotel / Motel)	87.52	0.88%
Communications, Utilities, Terminals, Plants	648.32	6.55%
Industrial	165.19	14.75%
Industrial Extraction	127.34	1.29%
Institutional	165.19	14.75%
Parks (Including Preserves and Conservation)	918.61	9.28%
Agriculture	300.64	3.04%
Cemeteries	125.53	1.27%
Vacant Unprotected	1,861.15	18.8%
Vacant, Government Owned	84.81	0.86%
Streets	1,430.10	0.86%
Water	923.71	9.33%
Sub-total	8,920.09	90.12%

(Source: modified from Comprehensive Plan Part II: Data, Inventory, and Analysis. April 26, 2006. Iler Planning Group and Kimley-Horn & Associates)

City of Doral Vacant Lands with Future Land Use

The DIA notes that it is possible for Doral to reach its buildout of approximately 72,000 residents by the year 2019. However, that projection does not include the anticipated redevelopment of existing land. In particular, there are two major redevelopment areas called “opportunity areas”: the Downtown Mixed Use Opportunity Area (NW 36th and NW 87th Ave) and the Community Mixed Use Opportunity Area. Both have relatively high potential maximum densities of 35 units per acre and 25 units per acre, respectively.

Chart 13. Vacant Land Use Profile

Land Use	Acres	Percent
Estate Density Residential (0 to 6 DU per gross acre)	30.2	1.55%
Low-Density Residential	637.97	32.78%
Moderate Density Residential (6 to 10 DU per gross acre)	15.22	0.78%
Medium-Density Residential (10 to 13 DU per gross acre)	143.26	7.36%
Downtown Mixed Use	31.08	1.60%
Community Mixed Use	16.31	0.84%
Traditional Neighborhood Development	286.59	14.73%
Business and Office	100.64	5.17%
Office	5.02	0.26%
Office / Residential	134.24	6.90%
Industrial and Office	279.67	14.37%
Restricted Industrial and Office	41.03	2.11%
Institutional and Public Facility	114.02	5.86%
Public Parks and Recreation	27.43	1.14%
Private Parks and Open Space	31.26	1.61%
Environmentally Protected Parks	52.00	2.67%

(Source: modified from Comprehensive Plan Part II: Data, Inventory, and Analysis. April 26, 2006. Iler Planning Group and Kimley-Horn & Associates)

Annexation

The City of Doral is constrained in its ability to expand its area. To the south and the east, most land is already incorporated within existing cities. West of the City are large water conservation areas that cannot be developed. There are, however, smaller tracts of land with annexation potential, and the City has already begun the annexation process for two areas:

1. Section 6 (T53 and R40), and Section 15 (T53 and R40)
2. Sections West of the Turnpike from 12th Street north to 90th or possibly 106th Street

Annexation of these western lands have the potential to create the “Lake Belt” proposed in the MDC Comprehensive Land Use Plan, offering a wide range of passive recreation activities, and the creation natural areas and preserve habitats. This may have some direct and indirect economic benefits for the City in the form of industries that would serve the visitors to these facilities. This could be a means to make nearby residential areas attractive neighborhoods to live in because of the proximity to a natural resource, indirectly helping the economy by creating a stable residential population.

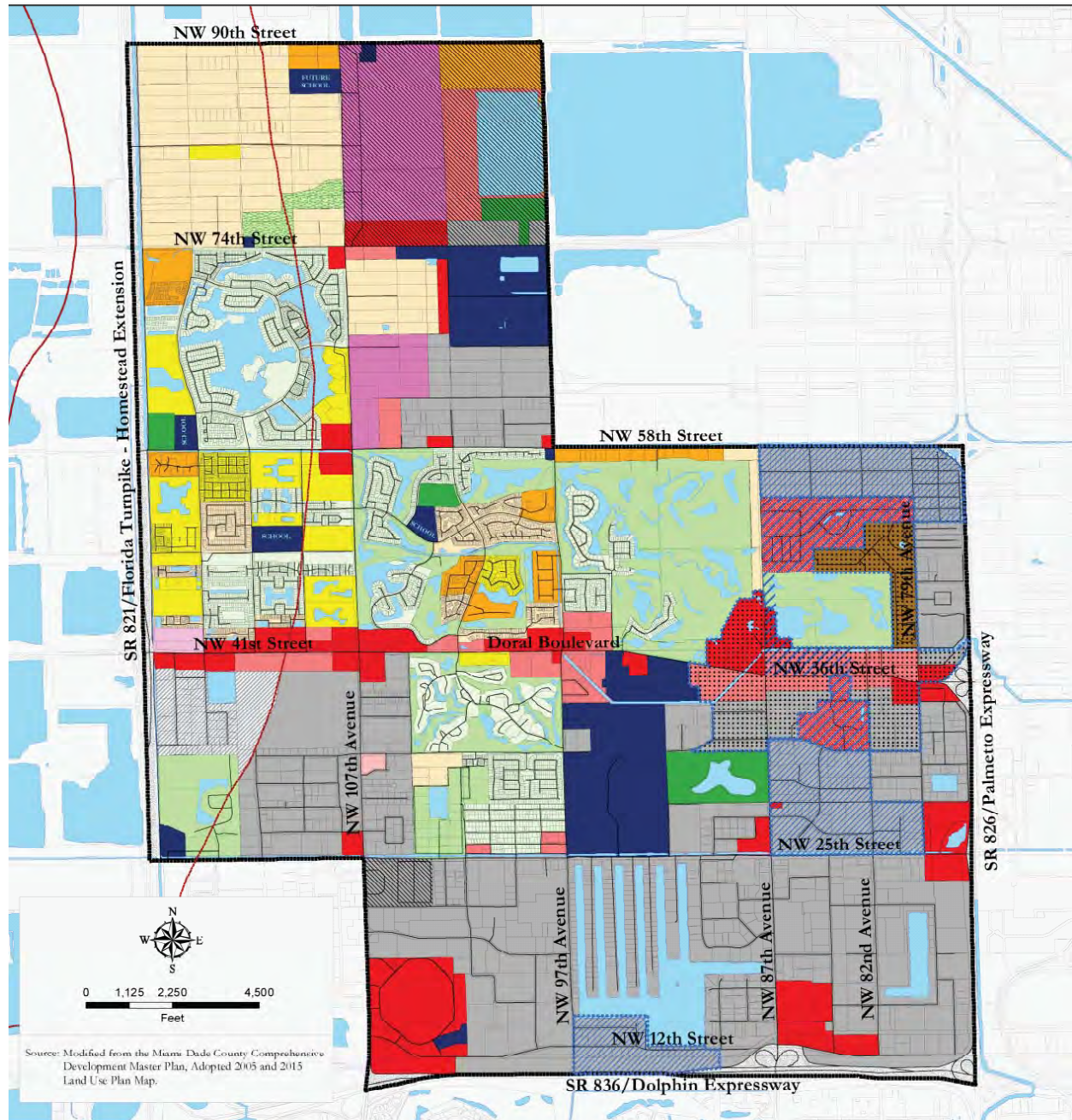
Recently, the City has also expressed interest in annexing Section 31 to the southwest, which includes the Dolphin Mall. From a geographical perspective this gives the City a contiguous boundary with control over the potential future redevelopment of both sides of NW 107th Ave. From a land use, transportation and image perspective, a contiguous boundary will make it easier to shape the aesthetic appearance of this area, and to plan for mixed land uses and a street network that is not wholly reliant on adjacent regional collector roads to convey local traffic.

Chart 14. Future Land Use Profile

Land Use	Acres	Percent
Estate Density Residential (0 to 6 DU per gross acre)	948.47	9.58%
Low-Density Residential (6 to 10 DU per gross acre)	870.17	8.79%
Moderate-Density Residential (10 to 13 DU per gross acre)	352.25	3.56%
Medium-Density Residential (13 to 19 DU per gross acre)	271.28	2.74%
High-Density Residential (19 to 25 DU per gross acre)	88.29	0.89%
Downtown Mixed Use	174.00	1.76%
Community Mixed Use	19.25	0.19%
Traditional Neighborhood Development	371.19	3.76%
Business	624.00	6.30%
Office	6.96	0.07%
Office / Residential	353.04	3.57%
Industrial	3,038.09	30.69%
Restricted Industrial	139.93	1.14%
Institutional and Public Facility	534.89	5.40%
Public Parks and Recreation	118.87	1.20%
Private Parks and Open Space	864.11	8.73%
Environmentally Protected Parks	52.00	0.53%
Expressway Right-of-Way	197.57	2.00%
Water Bodies	872.92	8.82%

(Source: modified from Comprehensive Plan Part II: Data, Inventory, and Analysis. April 26, 2006. Iler Planning Group and Kimley-Horn & Associates)

Map 6. City of Doral Future Land Use

**Land Use Categories**

- Estate Density Residential (up to 6 D.U. per Gross Acre)
- Low Density Residential (up to 10 D.U. per Gross Acre)
- Moderate Density Residential (up to 13 D.U. per Gross Acre)
- Medium Density Residential (up to 19 D.U. per Gross Acre)
- High Density Residential (up to 25 D.U. per Gross Acre)
- Downtown Mixed Use
- Community Mixed Use
- Traditional Neighborhood Development
- Business
- Office
- Office/Residential

- Industrial
- Restricted Industrial
- Institutional and Public Facility
- Public Parks and Recreation
- Private Parks and Open Space
- Environmentally Protected Parks

Other Features

- Downtown Mixed Use Opportunity Area
- Community Mixed Use Opportunity Area
- Urban Central Business District (UCBD) designation
- Regional Activity Center (RAC) designation
- Expressway Right-of-Way
- Water Bodies
- Northwest Wellfield Protection Area
- Doral City Limit

Downtown Doral

Presently “Downtown Doral” consists mainly of low rise class “A” suburban offices in the middle northeast corner of the City, with City Hall in one of the buildings. The current zoning is a mixture of Downtown Mixed Use, Industrial and Industrial Restricted uses, although the long-term plan is for much of the Industrial uses to be redeveloped according to the Downtown Mixed Use or Community Mixed Use regulations. The future land use for this area is much different than the current automobile-oriented corporate office campus. Plans for this new area include tree lined pedestrian scale streets and public open spaces, including a waterside park, a “Civic” park in front of a new City Hall, and other small urban open park spaces for residents.

Implications for Parks and Recreation Planning

Over the next twenty years, Doral’s land use will be shifting to create a more balanced community of residential and industrial uses. Much of the land that is now vacant will also transition to other uses. It is important as these changes materialize that parks and open spaces are not only adequately provided in the growing residential areas of the City, but that parks are strategically placed to maximize access from residential areas. Parks and open space should also play a critical role in the development of Downtown Doral, and can form the design framework for the Doral’s growing centers of activity.

2.6 Summary of Existing Conditions Findings

The City of Doral confronts the major task of taking an area that was developed in ad hoc manner, and creating a livable, vibrant, well-connected community. Doral has taken the first steps toward this goal by upgrading Morgan Levy Park and Doral Meadow Park and establishing a high standard of quality and maintenance. These parks appear to serve community recreation needs well, but the City currently lacks smaller, neighborhood parks than can serve basic recreation needs closer to home.

In terms of conservation, most of Doral is already urbanized but there are a few pockets of wetlands and habitat—particularly in the 51-acre “Environmentally Protected Park” site in the northeast. The City has an opportunity to preserve this last piece of the natural environment, and make it a recreation amenity for the community. In the future, there may also be additional opportunities to reclaim mining pits and lakes in an effort to realize the County’s vision of a western greenbelt. Parks and open spaces should also be used to protect the five archaeological sites within City boundaries, and are an opportunity to develop a stronger sense of place and community character.

A primary issue facing Doral is the lack of transportation connectivity: roads are congested, there is little local roadway network, and few transportation alternatives. This parks and recreation planning process is an opportunity to address completing the street system, and upgrading the existing development pattern to one where motorists, bicyclists, and pedestrians can all be accommodated safely and comfortably. All of this will need to be accomplished through thoughtful design and planning as vacant lands develop and the city becomes denser and more urbanized.

03

Needs Assessment



3.1 Interviews

Elected Officials

On Wednesday, October 7, 2009 the planning team interviewed four City of Doral elected officials about the top priority parks and recreation needs in Doral, and what funding mechanisms may be available to fulfill these needs. Although opinions varied, there was general consensus that a recreation center is needed; other facilities mentioned by more than one official included dog parks, walking/jogging facilities, community centers, soccer/multi-purpose fields, swimming pools, and baseball fields. Officials were open to the idea of a bond issue to improve the City's parks, with one noting that "this is the only time that we have to plan our parks." Another official mentioned the need to incorporate existing plans into the Parks and Recreation Master plan, such as the work already done for the Lake Belt and the City's bicycle plan. Below is a list of all needed facilities mentioned by elected officials; the number in parentheses indicate the number of officials who noted the need.

Needs:

Recreation center	(3)
Dog Park	(2)
Walking/jogging paths	(2)
Community centers	(2)
Soccer/Multi-purpose fields	(2)
Swimming pools	(2)
Baseball fields	(2)
Boundless Park	(1)
Culture/art in the parks	(1)
Botanical Garden	(1)
Finish Veterans Memorial Park	(1)
Multi-purpose open space	(1)
Horseback riding paths	(1)
Fishing piers	(1)
Sand Volleyball courts	(1)
Golf training center	(1)
Bike lanes/bike paths	(1)
Promotion of programs	(1)
Youth sports programs	(1)
Tennis	(1)
Senior Activity Room	(1)
Adult sports programs	(1)
Passive Preserve	(1)

Special Interest Groups + Other Stakeholders

In addition to elected officials, the planning team also interviewed representatives from the Doral Broncos, the Doral Soccer Club, and leadership from Doral Senior High School and the Divine Savior Academy. Most of the needs discussed by the special interest groups and stakeholders involve improvements to existing athletic facilities, such as the need for more parking, better lighting, and places to store equipment. There was also a general desire to upgrade athletic facilities in Doral to be able to host tournaments and to have a stadium or other large athletics facility where the community can come together. Other facility needs mentioned include:

Recreation center with gymnasium	(2)
Swimming pool /Water Park	(2)
Teen Center	(1)
Adult sports programs	(1)
Synthetic athletic field	(1)
Track	(1)

Advisory Board

On October 7, 2010 the planning team facilitated a needs assessment workshop with the Parks and Recreation Master Plan Advisory Board. Although there was not a clear consensus on specific facilities needed, the Advisory Board did agree that there is a need for more places where the community can gather: meeting rooms, a civic complex, a place for a farmers market, and venues for outdoor concerts were all mentioned. The Advisory Board also communicated the need for better connectivity in Doral and supported the idea of "Complete Streets."

Summary of Interview Findings

Elected officials, stakeholders, and members of the Advisory Board communicated the need for more community gathering places in Doral such as community centers and recreation centers. There also appears to be a need for a swimming pool/water park; additional athletic fields; and better connectivity through bicycle and pedestrian facilities.

3.2 Level of Service Analysis

The purpose of a Level of Service (LOS) analysis is to determine how well the existing City of Doral parks system is meeting the recreation needs of all City residents. According to the National Recreation and Parks Association, the basic definition of LOS is “an allocation mechanism for the delivery of park land and basic recreation facilities throughout a community. By adoption of such a standard, a community in essence says that all citizens, regardless of the taxes they pay or the use they will make of the services provided, will have an equal opportunity to share in the basic menu of services implicit in the standard and accompanying spatial distribution and allocation policies.”

Equal opportunity can be measured in terms of five (5) basic principles:

Acreage (Amount of Park Land)

Every resident, neighborhood and community should have an equal or similar allocation of park land.

Facilities (Capacity of Facilities)

Every resident should have similar opportunities to use recreation facilities.

Access (Distance or Travel Time)

Every resident should be able to access park land within similar walking, bicycling, and/or driving distance.

Programs (Availability of Programs and Activities)

Every resident should have access to similar types of recreation programs, based on their community’s specific needs.

Quality (Quality of Experience)

Every resident should have access to similar quality recreational facilities and experiences.

Following is an analysis of the existing City of Doral parks and recreation system based on those five principles.

Acreage

Every resident, neighborhood, and community should have an equal or similar allocation of park land.

Acreage of park land per 1,000 residents remains the most common technique of expressing equal opportunity, even though conditions and needs vary greatly between areas. However, the underlying principle for Acreage LOS is that most communities believe that significant open space should be set aside for recreation, environmental protection, aesthetics and health.

There is no universally accepted methodology or standard that defines the minimally acceptable number of acres per 1,000 residents—it is up to each community to determine what is appropriate for its own needs and circumstances.

The City of Doral Comprehensive Plan mandated that starting in 2005, the City would provide a recreation and open space LOS of 3.25 acres/1000 population and would increase its LOS to 4.25 acres/1000 population by the year 2015. This increase would allow Doral to have an Acreage LOS similar to the comprehensive plan requirements of the adjacent communities of South Miami and Miami Lakes who mandate 3.7 acres/1000 and 4.63 acres/1000 respectively.

Currently, the City of Doral has a total of 109 acres of park space. When compared against the projected 2010 population, The City currently provides a LOS of 2.4 acres/1000 population. With the Comprehensive Plan mandating a LOS of 3.25 acres/1000 in 2010, the City will remain deficient by 41 acres if it does not acquire any additional park land. With the projected increase of population within the City over the next 10 years, **Chart 15** on the following page shows that the City will need to acquire 143 additional acres of park land over the next 5 years to meet their goal of 4.25 acres/1000 by 2015.

Findings

Based on the current City of Doral Comprehensive Plan standard of 3.25 acres/1,000 residents in 2010, the City is deficient by 41 acres of public park land. It should be noted that the population figures do not include seasonal residents who use park facilities in the winter.

While the projected standard of 4.25 acres/1,000 residents is a significant improvement over the Miami-Dade County requirement, it is still comparatively low. Many of the most livable communities in the country have standards of 10 acres/1,000 residents or more.

Chart 15 illustrates the City of Doral's Acreage Level of Service for 2005, 2010, 2015, and 2020 based on population projections found in the City's Comprehensive Plan.

Chart 15. Acreage LOS Chart

2005 Level of Service Analysis (LOS) Acreage			
2005 Population			33,633
City Comprehensive Plan LOS (Acres/1,000)			3
Acres Needed to Meet Population LOS			100.9
	Acres	Actual Acres/1000	Surplus - Deficiency
Community and Neighborhood Park Acreage	109	3.2	8
2010 Level of Service Analysis (LOS) Acreage			
Estimated 2010 Population			46,266
City Comprehensive Plan LOS (Acres/1,000)			3.25
Acres Needed to Meet 2010 Population LOS			150.4
	Acres	Actual Acres/1000	Surplus - Deficiency
Community and Neighborhood Park Acreage	109	2.4	-41
2015 Level of Service Analysis (LOS) Acreage			
Estimated 2015 Population			59,323
City Comprehensive Plan LOS (Acres/1,000)			4.25
Acres Needed to Meet 2015 Population LOS			252.1
	Acres	Actual Acres/1000	Surplus - Deficiency
Community and Neighborhood Park Acreage	109	1.8	-143
2020 Level of Service Analysis (LOS) Acreage			
Estimated 2015 Population			72,659
City Comprehensive Plan LOS (Acres/1,000)			4.25
Acres Needed to Meet 2015 Population LOS			308.8
	Acres	Actual Acres/1000	Surplus - Deficiency
Community and Neighborhood Park Acreage	109	1.5	-200

Facilities

Every resident should have similar opportunities to use recreation facilities.

Facility LOS expresses equal opportunity through the availability of recreational facilities. Like Acreage LOS, Facility LOS is typically calculated in terms of facilities per population. Currently, the City of Doral has no LOS standards for recreational facilities in its Comprehensive Plan. For the charts that follow, the number of City facilities is compared against the State Comprehensive Outdoor Recreation Plan (SCORP) guidelines for recreation facilities (Outdoor Recreation in Florida, 2000). Though informative, it must be stated that these are guidelines based on statewide usage, and may not directly pertain to the City of Doral. In addition, SCORP does not contain guidelines for some of the facilities that communities tend to need most, such as teen centers and outdoor event spaces etc.

Chart 16 is a summary of the City facility LOS calculations. The number of facilities needed in the City to meet SCORP guidelines was calculated by taking the population estimate and dividing it by the population served per facility. This number was then subtracted from the actual number of facilities in the City to find the surplus or deficiency (shown in blue).

When the SCORP criteria are evaluated based only on City-owned facilities, there are broad deficiencies in service. The City of Doral, like many communities in Florida, has a large number of private Home Owners Associations (HOAs) which provide recreation facilities that are able to meet some of their residents day to day recreational needs (e.g. private pools, playgrounds and tennis courts).

Chart 16. City-owned Facilities LOS Chart

Surplus - Deficiency

Population Served Per Facility	Activity	Existing # of City Facilities	2005	2010	2015	2020
	Population Estimate		33,633	46,266	59,323	72,659
5,000	Bicycling (Miles)*	0	-7	-9	-12	-15
5,000	Boat Ramps (Lanes)	0	-7	-9	-12	-15
6,750	Camping (Acres)	0	-5	-7	-9	-11
5,600	Fishing (800' of Pier)	0	-6	-8	-11	-13
6,750	Walking / Hiking (Miles)	2	-3	-5	-7	-9
10,000	Playground	2	-1	-3	-4	-5
6,000	Picknicking	3	-3	-5	-7	-15
5,000	Baseball / Softball	2	-5	-7	-10	-13
5,000	Basketball	3	-4	-6	-9	-12
6,000	Football / Soccer / Rugby	4	-2	-4	-6	-8
50,000	Golf (18 Holes)	0	-1	-1	-1	-1
10,000	Racquetball / Handball	0	-3	-5	-6	-7
25,000	Swimming Pool	0	-1	-2	-2	-3
2,000	Tennis	5	-12	-18	-25	-31
6,000	Volleyball	2	-4	-6	-8	-10

While it is important to understand how the City-owned facilities compare to the SCORP requirements, it is equally important that the community be evaluated as a whole. To do this recreation facilities found in the private HOAs were added to analysis. **Chart 17** illustrates the difference that the addition of these facilities makes in overall Facilities LOS.

Chart 17 shows that if HOA/Private facilities are added, the City is deficient in the following categories:

- Bicycling Facilities
- Fishing Piers/Docks
- Football/Soccer Fields
- Boat Ramps
- Walking/Hiking Trails
- Volleyball Courts
- Camping Areas
- Baseball/Softball Fields
- Public Golf Courses

It is important to note that the need for additional public golf facilities might be met by existing private facilities within the City of Doral or the public facilities of adjacent municipalities.

Findings

With the addition of private HOA facilities, the City of Doral is still largely deficient in most recreation facilities. This implies that there is a need for additional recreation facilities of all kinds.

Chart 17. City-owned and Private, HOA Facilities LOS Chart

Surplus - Deficiency

Population Served Per Facility	Activity	Existing # of City Facilities	2005	2010	2015	2020
	Population Estimate		33,633	46,266	59,323	72,659
5,000	Bicycling (Miles)*	1	-6	-8	-11	-14
5,000	Boat Ramps (Lanes)	1	-6	-8	-11	-14
6,750	Camping (Acres)	0	-5	-7	-9	-11
5,600	Fishing (800' of Pier)	2	-4	-6	-9	-11
6,750	Walking / Hiking (Miles)	4	-1	-3	-5	-7
10,000	Playground	25	22	20	19	18
6,000	Picknicking	21	15	13	11	3
5,000	Baseball / Softball	3	-4	-6	-9	-12
5,000	Basketball	11	4	2	-1	-4
6,000	Football / Soccer / Rugby	6	0	-2	-4	-6
50,000	Golf (18 Holes)	8	7	7	7	7
10,000	Racquetball / Handball	6	3	1	0	-1
25,000	Swimming Pool	58	57	56	56	55
2,000	Tennis	31	14	8	1	-5
6,000	Volleyball	5	-1	-3	-5	-7

Access

Every resident should be able to access park land within similar walking, bicycling, and/or driving distances.

One shortfall of the Acreage LOS is that it only examines total acreage, and does not take location into account. Access LOS fills this gap by expressing LOS as the service area—either a distance or a travel time—that a park facility serves. The distance or travel time standards should be based on the development patterns, street networks, bicycle/pedestrian networks, demographics, climate, and other variables in the community.

The traditional Access LOS approach evaluates the service areas of different park types such as neighborhood or community parks. A more fine-grained approach of determining access LOS is to evaluate the service areas of individual recreational facility types.

While there are many different types of recreation facilities that residents expect to find in or near their city, all fall into one of the following categories:

Neighborhood Facilities: (1/2 mile service area)

Facilities in this category serve common, everyday recreational needs and should be found within 1/2 mile walking distance of a resident's home.

- Multi-Purpose Open Space
- Walking/Exercise Path
- Playground
- Basketball Court

Community Facilities: (3 mile service area)

Facilities represented in this category are ones that residents would expect to have to drive a short distance to gain access to. Some of these facilities may require a site that is too large to be found within a resident's neighborhood or too intrusive due to lighting, parking, or noise.

- Tennis Court
- Volleyball Court
- Water Access
- Swimming Pool
- Off-Leash Dog Park
- Recreation Center (Gym)
- Football/Soccer Field
- Multi-Purpose Room
- Baseball/Softball Field

Regional Facilities: (10 mile service area)

Facilities in this category are often found in large, resource based parks.

- Hiking/Nature Trail
- Equestrian Facility
- Camp Site
- Public Golf Course
- Mountain Biking Trail

Neighborhood | Multi-Purpose Open Space (1/2 Mile)

Map 7 illustrates that with the inclusion of private amenities, fewer than half of the residents in the City of Doral are able to walk a half mile or less to a multi-purpose open space. If all of the City's applicable undeveloped park parcels were developed to include an open space element, the Access LOS for that type of facility would increase by approximately 15-20 percent.

Map 7 Multi-Purpose Open Space (1/2 Mile)

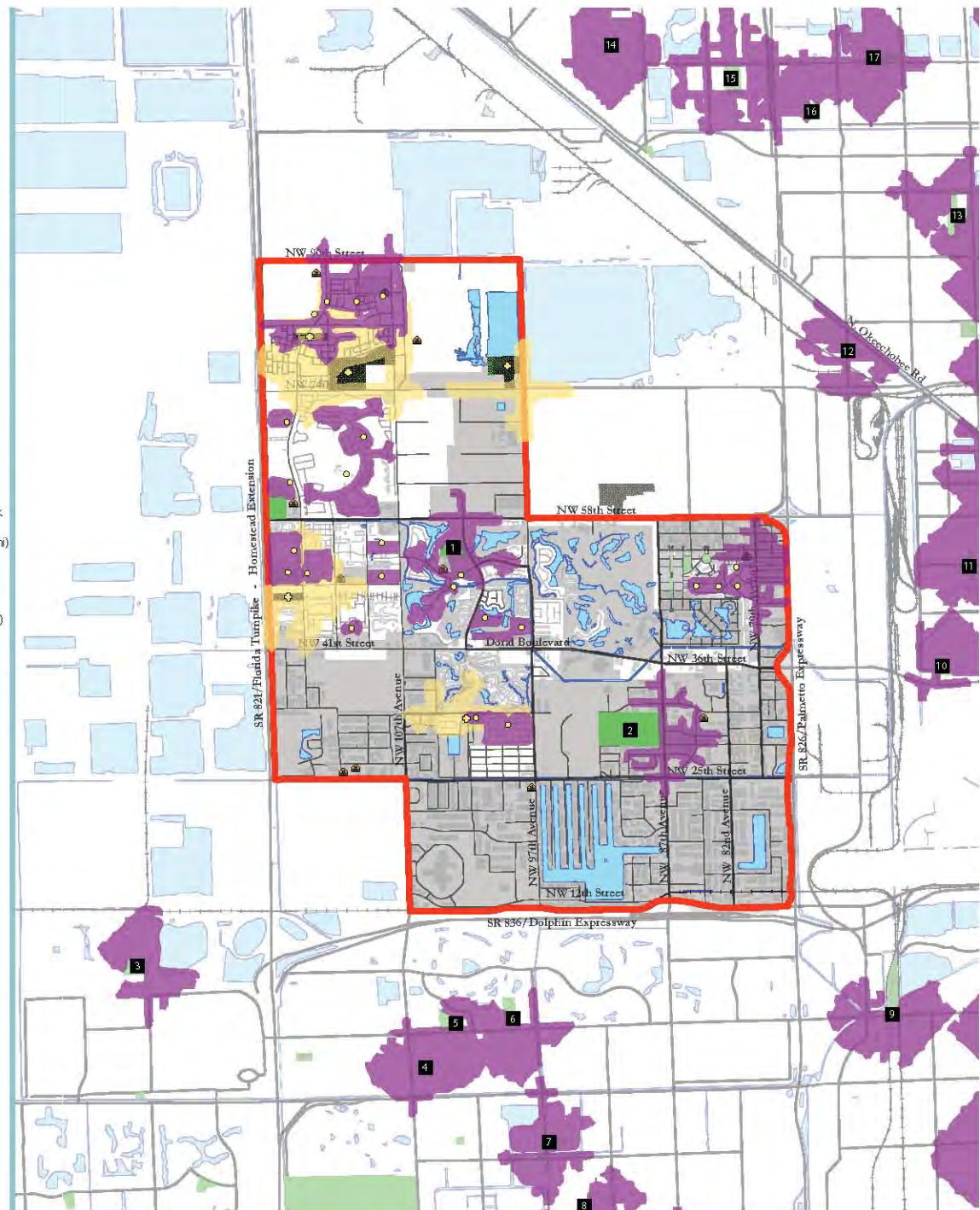
LEGEND

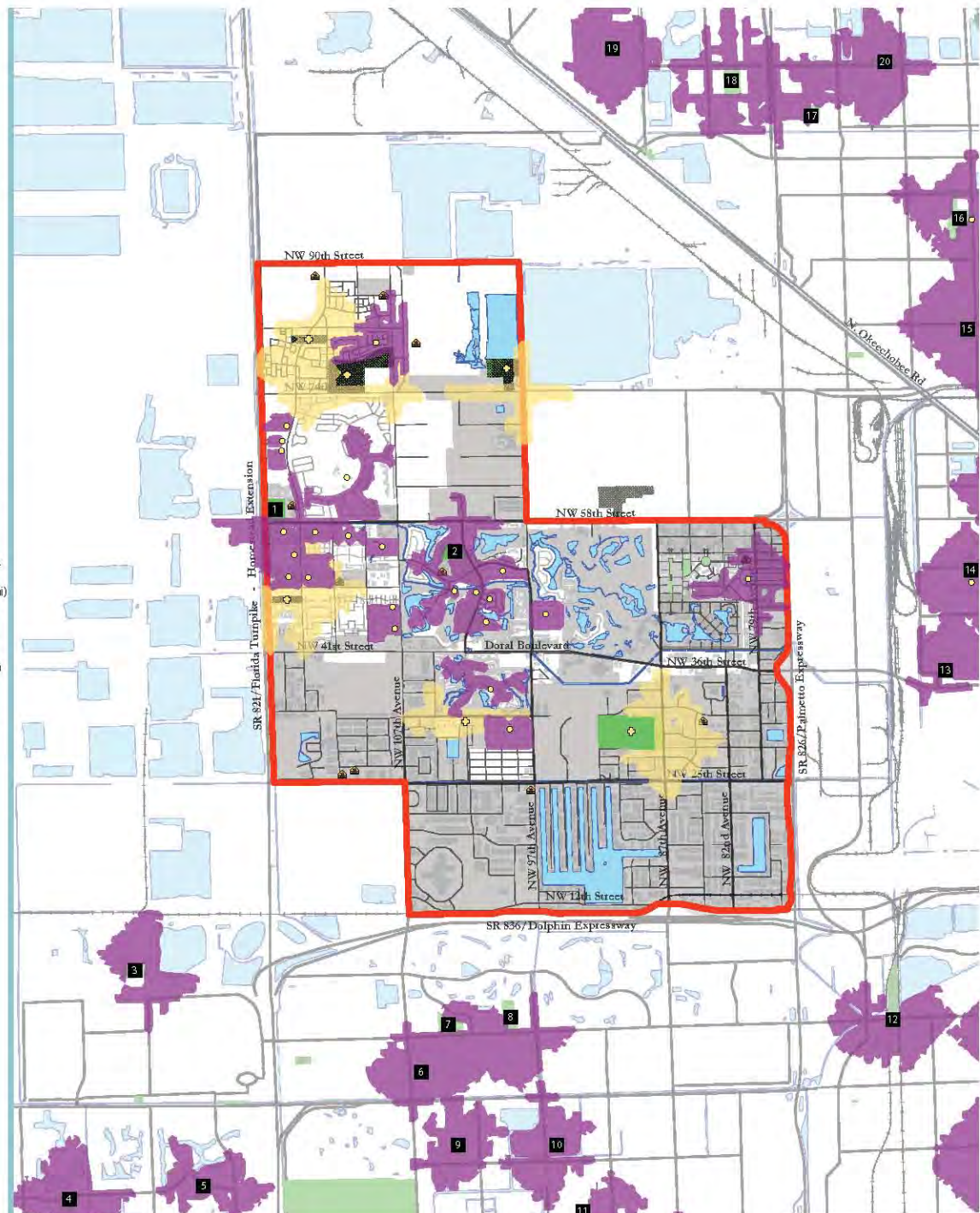
GENERAL:

- City of Doral Boundary
- Major Road
- Local Road
- Private Road
- Railroad
- Non-Residential Land Use
- Lake/Water Body
- School
- Metro-Rail Station
- Park, Existing
- Park, Proposed
- 1/2 Mile Service Area
- Service Area of Proposed Parks
- Private Recreation Area

FACILITIES:

- 1 Morgan Levy Park
- 2 JC Bermudez Park
- 3 North Trail Park (Miami)
- 4 Carlow Park (Miami)
- 5 The Women's Park (Miami)
- 6 Ruben Dario Park (Miami)
- 7 Coral Estates Park (Miami)
- 8 Francisco Human Rights Park (Miami)
- 9 Robert King High Park (Miami)
- 10 Virginia Gardens Comm. Ctr. (Virginia Gardens)
- 11 Prince Field (Miami Springs)
- 12 Tobie Wilson Park (Miami)
- 13 James Goodlet Park (Hialeah)
- 14 Joe Sherron Park (Hialeah Gardens)
- 15 Bucky Dent Park (Hialeah)
- 16 Victor Wilde Park (Hialeah)
- 17 Sparks Park (Hialeah)





Neighborhood | Walking/Exercise Path (1/2 Mile)

Walking is one of the most common and essential methods of exercise that contributes to a community's overall health.

Map 9 shows that with the inclusion of the City's undeveloped park spaces, fewer than 50 percent of the City's residents have a designated walking or exercise path within a half mile of their residence.

Even though the City has a walking/exercise path at all three of its park facilities, there appears to be a great need for this facility. There are many instances however, where the residents need for this type of facility may be met by the existing sidewalk network within their neighborhood provided that those sidewalks are safe and well maintained.

Map 9. Walking/Exercise (1/2 Mile)

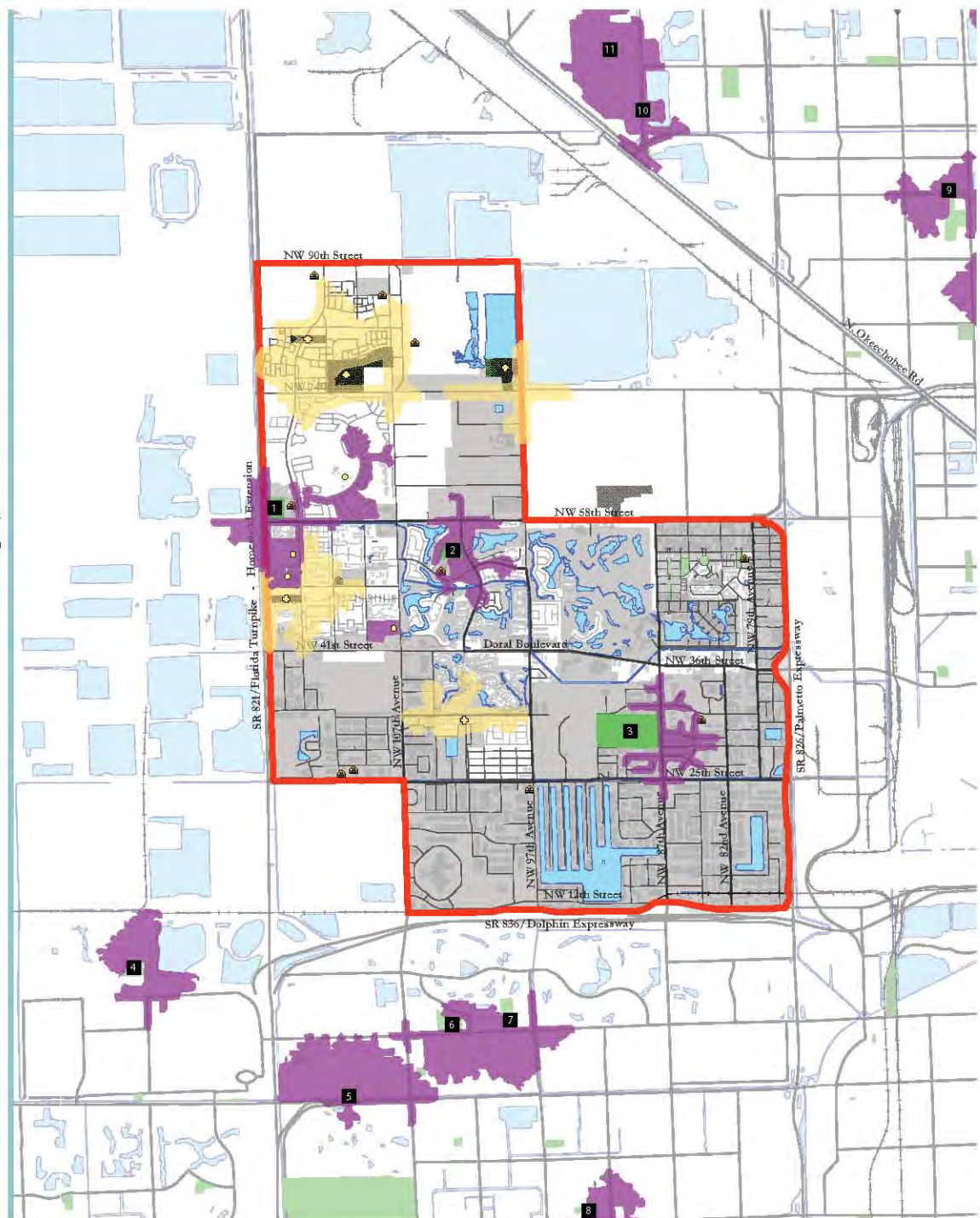
LEGEND

GENERAL:

- City of Doral Boundary
- Major Road
- Local Road
- Private Road
- Railroad
- Non-Residential Land Use
- Lake/Water Body
- School
- Metro-Rail Station
- Park, Existing
- Park, Proposed
- 1/2 Mile Service Area
- Service Area of Proposed Parks
- Private Recreation Area

FACILITIES:

- 1 Doral Park
- 2 Morgan Levy Park
- 3 JC Bermudez Park
- 4 North Trail Park (Miami)
- 5 Greenway (Sweetwater)
- 6 The Women's Park (Miami)
- 7 Ruben Dario Park (Miami)
- 8 Francisco Human Rights Park (Miami)
- 9 James Goodlet Park (Hialeah)
- 10 Linear Park (Hialeah)
- 11 Joe Sherron Park (Hialeah)



Neighborhood | Basketball Court (1/2 Mile)

Map 10 shows that with the inclusion of private HOA facilities and the applicable undeveloped park sites, fewer than 25% of the residents of Doral could potentially walk to a basketball court within a half mile of their home. Currently all four of the City's public courts are located at Morgan Levy Park, in the central portion of the City.

Of applicable proposed parks, the addition of a basketball court at the Dog Park as well as the park proposed in the northwest corner of the City would have the greatest impact in terms of improved accessibility. The revised master plan for JC Bermudez Park currently proposes the addition of four basketball courts, however it should be noted that this facility is not within walking distance of any residential area within Doral.

Map 10. Basketball Court (1/2 Mile)

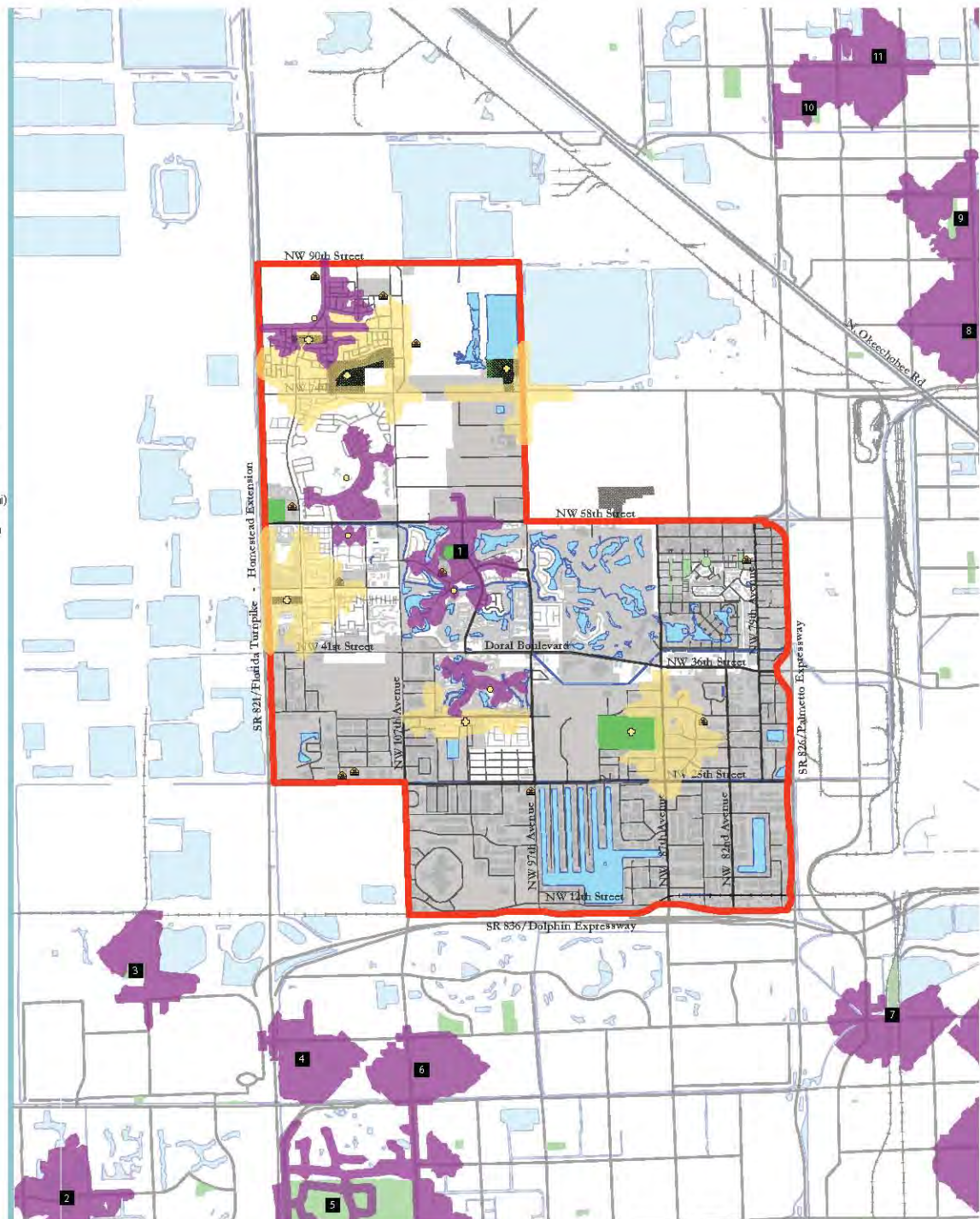
LEGEND

GENERAL:

- City of Doral Boundary
- Major Road
- Local Road
- Private Road
- Railroad
- Non-Residential Land Use
- Lake/Water Body
- School
- Metro-Rail Station
- Park, Existing
- Park, Proposed
- 1/2 Mile Service Area
- Service Area of Proposed Parks
- Private Recreation Area

FACILITIES:

- 1 Morgan Levy Park
- 2 Tamiami Lakes Park (Miami)
- 3 North Trail Park (Miami)
- 4 Ronselli Park (Sweetwater)
- 5 Tamiami Park (Miami)
- 6 Carlow Park (Miami)
- 7 Robert King High Park (Miami)
- 8 Walker Park (Hialeah)
- 9 James Goodlet Park (Hialeah)
- 10 Victor Vilde Park (Hialeah)
- 11 Sparks Park (Hialeah)



Community | Tennis Court (3 Miles)

The City of Doral currently has 5 public tennis courts which according to SCORP's population-based recommendation is deficient. When the additional 26 private HOA courts are added, the City will have a surplus of tennis courts through the year 2015 (Chart 17).

Map 11 illustrates that with the inclusion of these private facilities, the only gaps in service at occur are in the northernmost portion of the City. These gaps would be completely filled with the addition of a court at either of the proposed parks in the northern portion of the City. It should be noted that currently the City is relying heavily on its private HOA facilities and the public facilities located outside of Doral to provide this facility.

Map 11. Tennis Court (3 Miles)

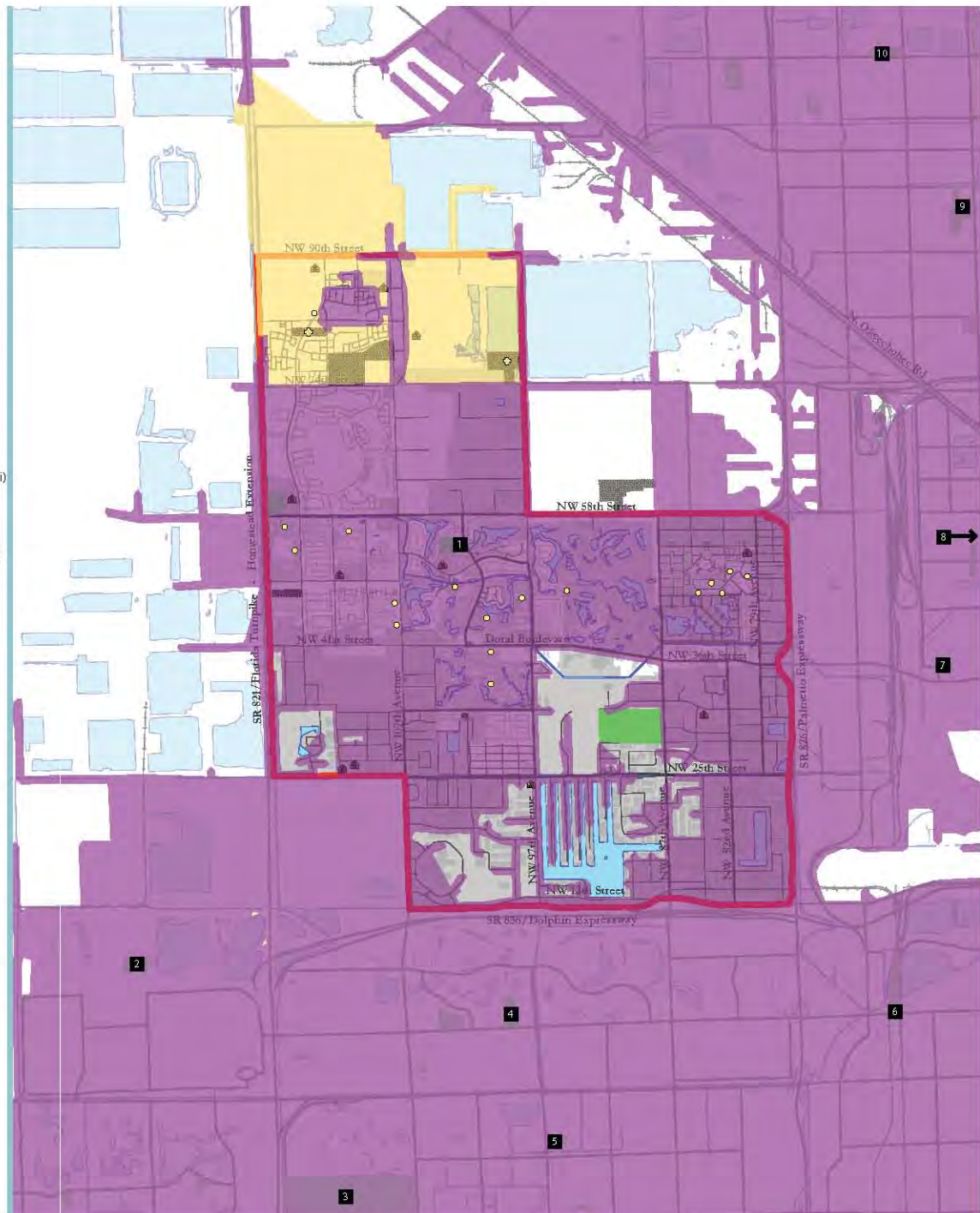
LEGEND

GENERAL:

- City of Doral Boundary
- Major Road
- Local Road
- Private Road
- Railroad
- Non-Residential Land Use
- Lake/Water Body
- School
- Metro-Rail Station
- Park, Existing
- Park, Proposed
- 3 Mile Service Area
- Service Area of Proposed Parks
- Private Recreation Area

FACILITIES:

- 1 Morgan Levy Park
- 2 North Trail Park (Miami)
- 3 Tamiami Park (Miami)
- 4 Ruben Dario Park (Miami)
- 5 Coral Estates Park (Miami)
- 6 Robert King High Park (Miami)
- 7 Virginia Gardens Comm. Ctr. (Virginia Gardens)
- 8 Miami Springs Tennis Ctr. (Miami Springs)
- 9 James Goodlet Park (Hialeah)
- 10 Sparks Park (Hialeah)



Community | Football / Soccer Field (3 Miles)

Currently, the City has six (6) football/soccer fields, four (4) public and two (2) private. Although the service area map for football/soccer fields (**Map 13**) does not indicate a need for additional facilities, this contradicts SCORP's population-based recommendation which says the City (with private facilities included) is deficient by two (2) fields for the 2010 year (**Chart 17**). This discrepancy may primarily due to the close proximity of football/soccer fields outside of Doral's municipal boundary, or that although the fields are accessible there may not be enough to meet demand.

Map 13. Football / Soccer Field (3 Miles)

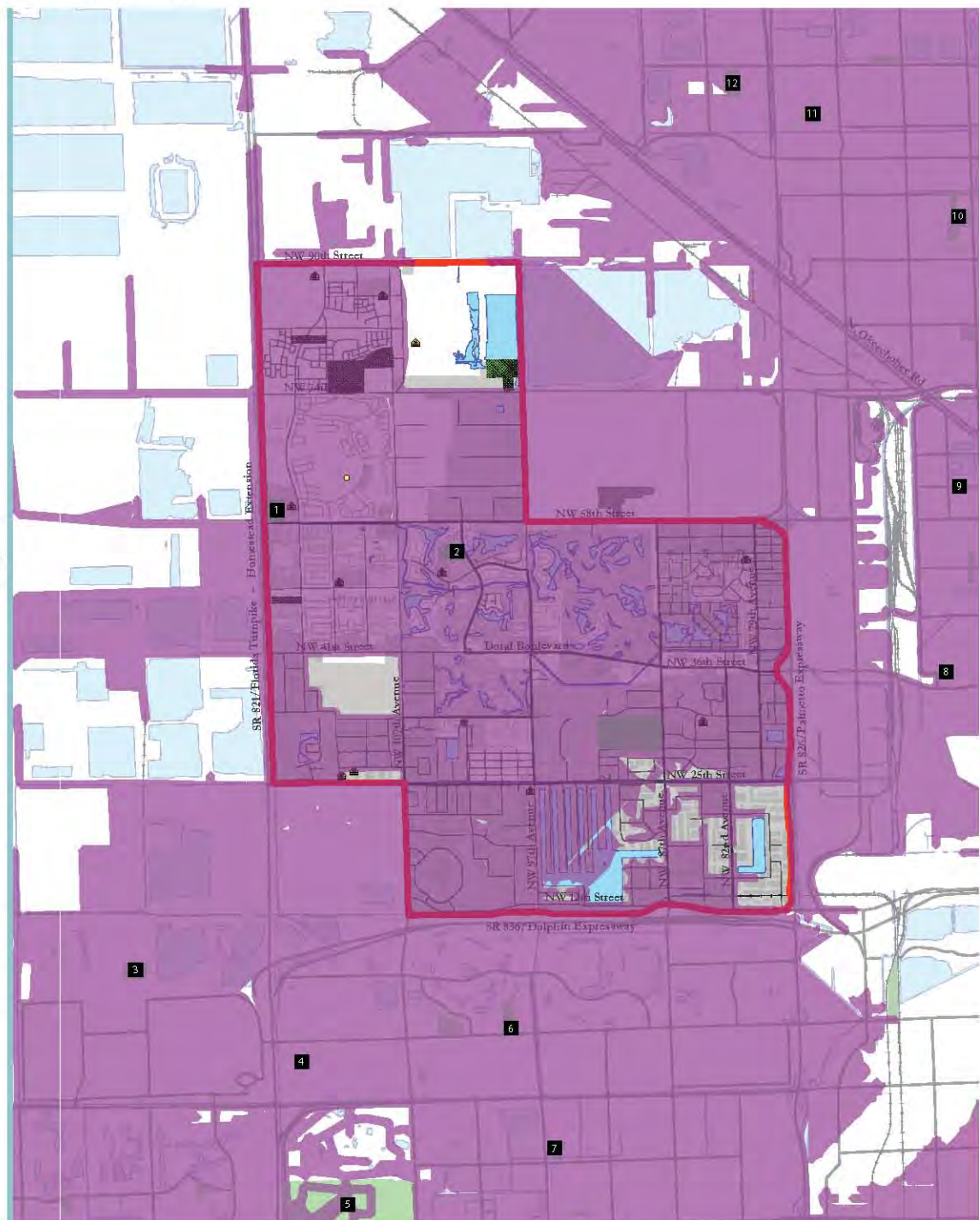
LEGEND

GENERAL:

- City of Doral Boundary
- Major Road
- Local Road
- Private Road
- + + + + + Railroad
- Non-Residential Land Use
- Lake/Water Body
- School
- Metro-Rail Station
- Park, Existing
- Park, Proposed
- 3 Mile Service Area
- Service Area of Proposed Parks
- Private Recreation Area

FACILITIES:

- 1** Doral Park
- 2** Morgan Levy Park
- 3** North Trail Park (Miami)
- 4** Ronselli Park (Sweetwater)
- 5** Tamiami Park (Miami)
- 6** Ruben Dario Park (Miami)
- 7** Coral Estates Park (Miami)
- 8** Virginia Gardens Comm. Ctr. (Virginia Gardens)
- 9** Cotton Park (Hialeah)
- 10** James Goodlet Park (Hialeah)
- 11** Victor Wilde Park (Hialeah)
- 12** Bucky Dent Park (Hialeah)

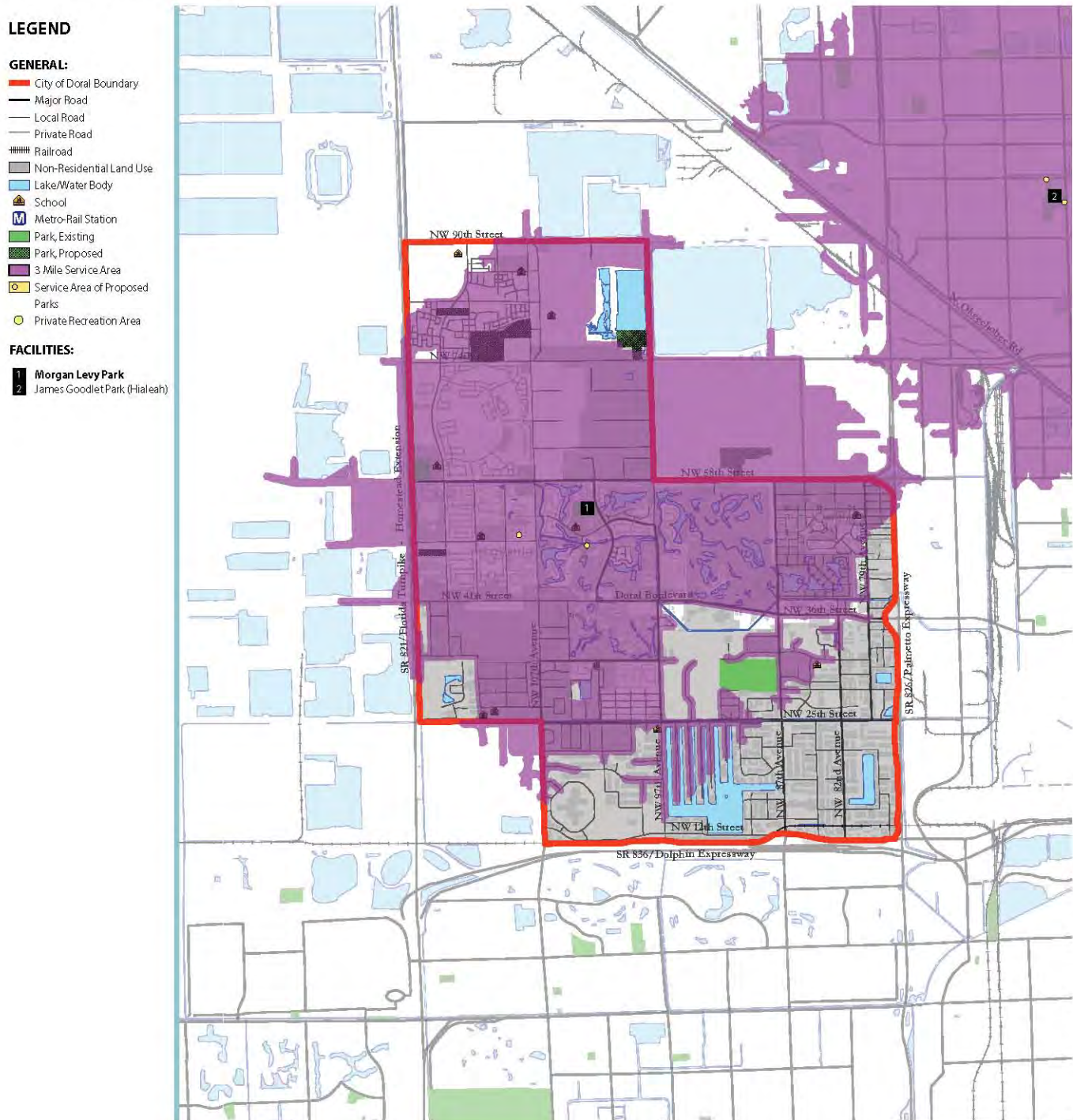


Community | Volleyball Court (3 Miles)

Map 14 illustrates that despite only having two (2) public and three (3) private volleyball courts (the public courts are both located at Morgan Levy Park), more than 90% of the residents of Doral are able to drive a distance of three (3) miles or less to a volleyball court.

The addition of a volleyball court at either of the two proposed park facilities in the northern portion of Doral would provide access to a volleyball court within three miles of every resident.

Map 14. Volleyball Court (3 Miles)



Community | Dog Park (3 Miles)

Although the City does not currently have a public dog park, it has proposed the addition of one on the southern side of 50th Street, between NW 115th Court and NW 117th Avenue. The realization of this park would allow for approximately 60% of Doral residents to be able to drive three (3) miles or less to a dog park (**Map 15**).

With the large amount of medium/high density residential development planned in and around the future Downtown Doral, the City may wish to develop an additional facility that would service these future residents.

Currently, there is one (1) private dog park that is located within the Doral West Luxury Apartments complex located along NW 114th Avenue between NW 51st Terrace NW 57th Street.

Map 15. Dog Park (3 Miles)

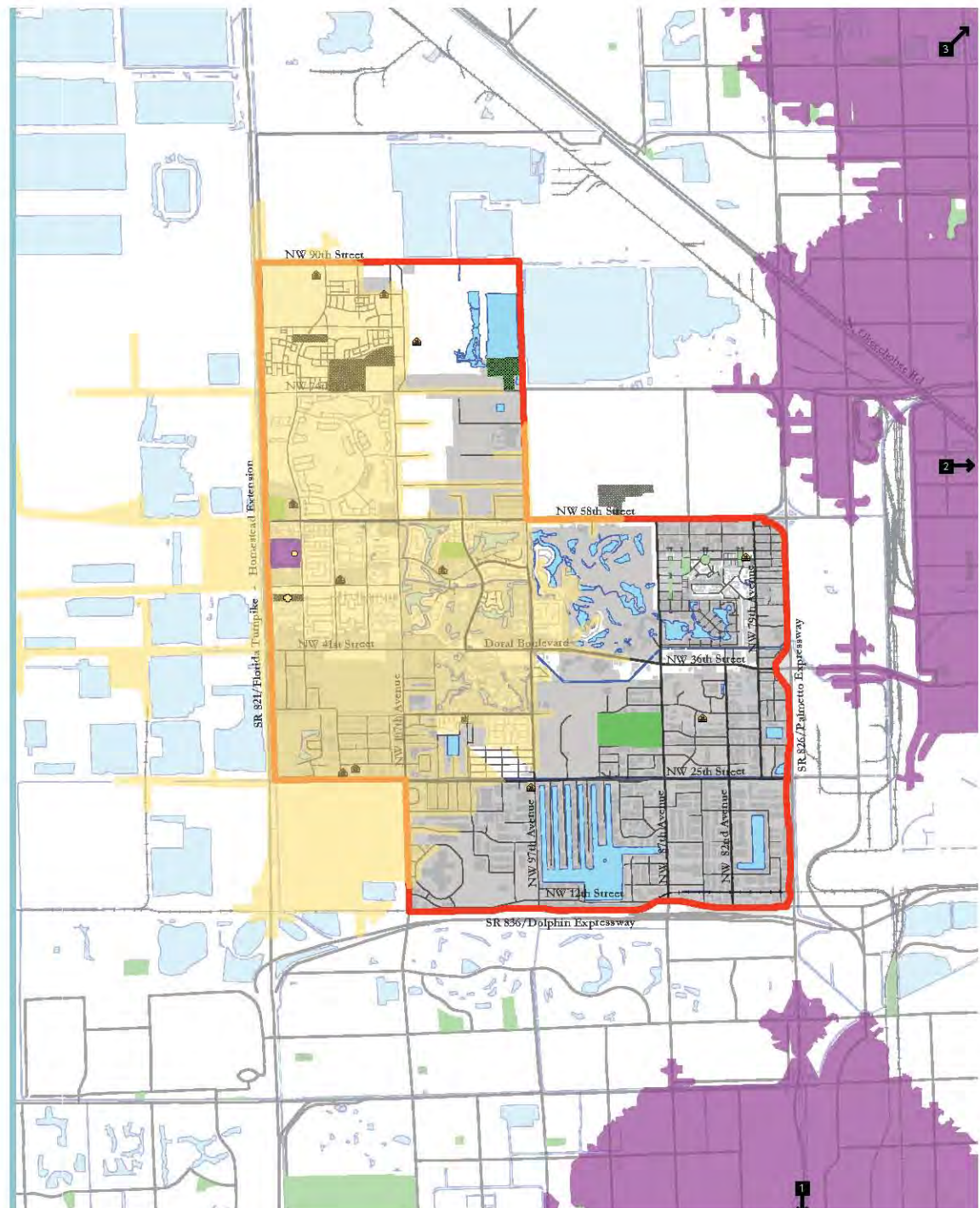
LEGEND

GENERAL:

- City of Doral Boundary
- Major Road
- Local Road
- Private Road
- Railroad
- Non-Residential Land Use
- Lake/Water Body
- School
- Metro-Rail Station
- Park, Existing
- Park, Proposed
- 3 Mile Service Area
- Service Area of Proposed Parks
- Private Recreation Area

FACILITIES:

- 1 Tropical Park (Miami)
- 2 Dove Avenue Park (Miami)
- 3 Springs
Amelia Earhart Park (Miami)



Community | Water Access Point (3 Miles)

Currently, there is only one public water access point within Doral: the large lake at JC Bermudez Park. For analysis purposes, a water access point is defined as a point where access to a body of water has been facilitated for use by the public through the means of a beach, dock/pier, boat launch etc. This access point must provide user with access to a body of water on which they can have a meaningful recreation experience.

Although the lake at JC Bermudez Park is of adequate size, there are no docks/fishing piers provided along its banks.

In addition to JC Bermudez Park, there are several private communities within the City that have provided water access points to their residents. All of these communities are located in the west-central portion of the City (**Map 16**).

Map 16 also demonstrates that with the addition of a water access point at the proposed Doral North Park, the City would be able to provide access to over 90% of its residents.

Map 16. Water Access Point (3 Miles)

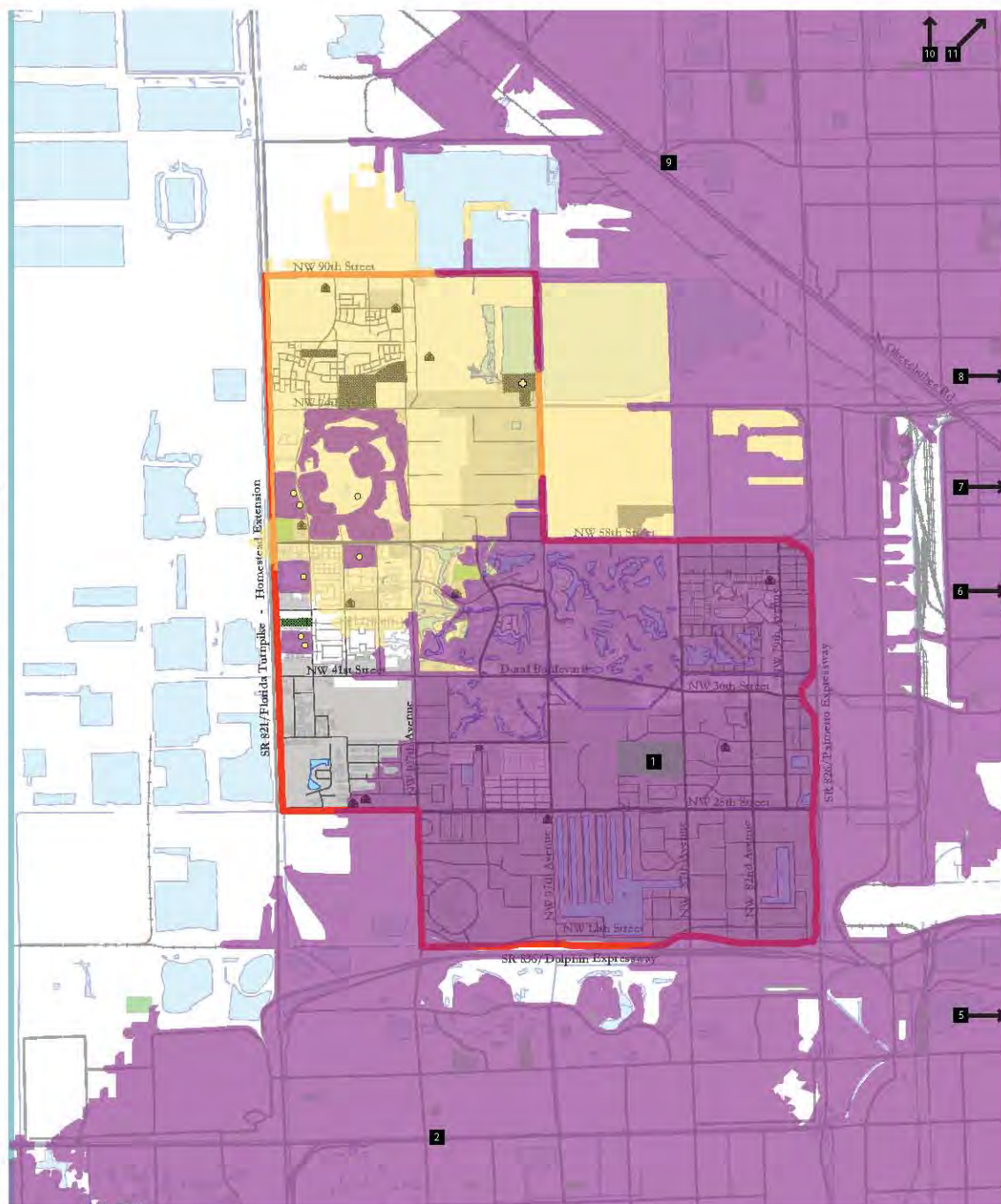
LEGEND

GENERAL:

- City of Doral Boundary
- Major Road
- Local Road
- Private Road
- Railroad
- Non-Residential Land Use
- Lake/Water Body
- School
- Metro-Rail Station
- Park, Existing
- Park, Proposed
- 3 Mile Service Area
- Service Area of Proposed Parks
- Private Recreation Area

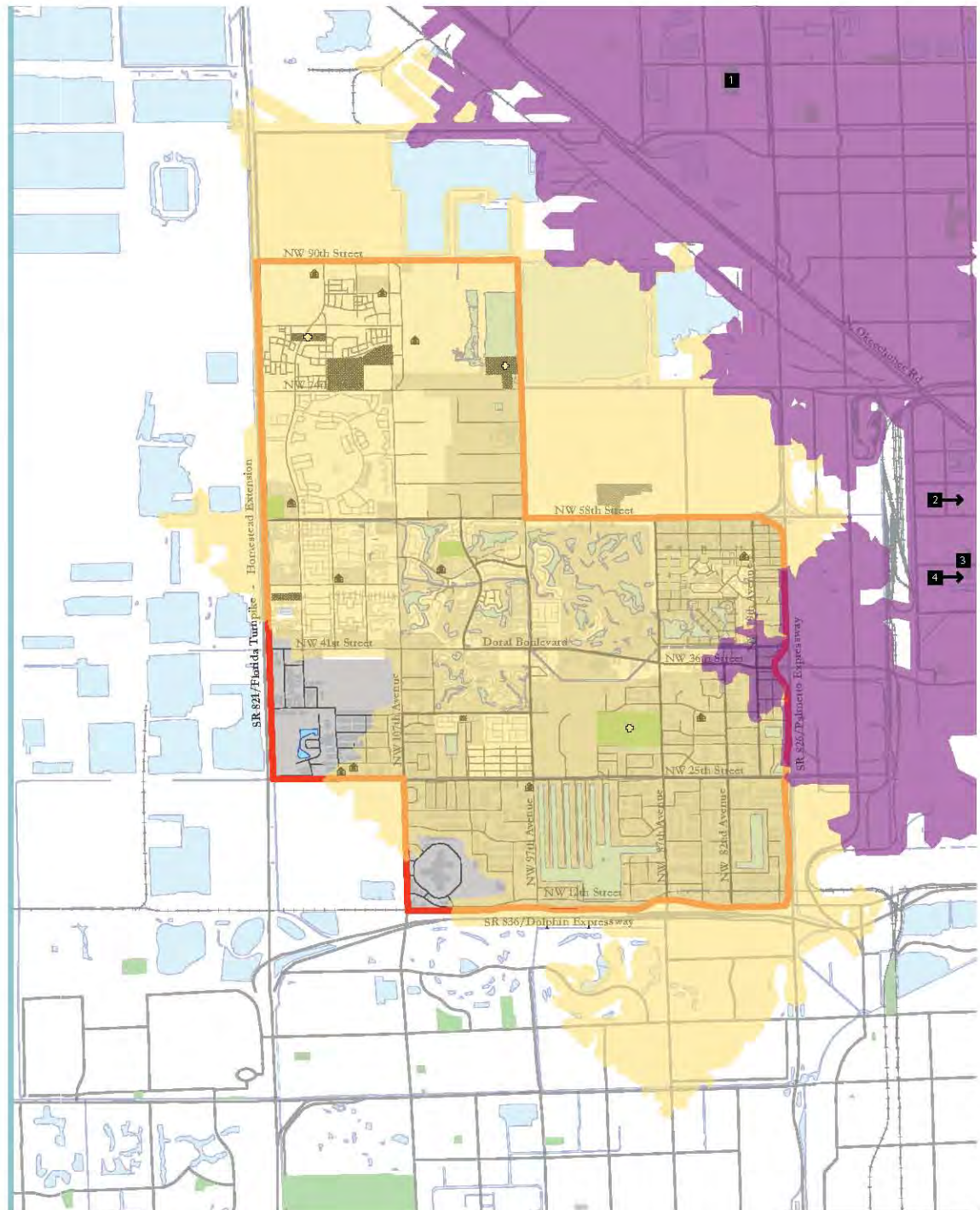
FACILITIES:

- 1 JC Bermudez Park
- 2 Dominos Park (Sweetwater)
- 3 Tropical Park (Miami)
- 4 AD Barnes Park (Miami)
- 5 Antonio Maceo Park (Miami)
- 6 Miami Springs Tennis Ctr. (Miami Springs)
- 7 Ludlam Drive Boat Ramp (Miami Springs)
- 8 Ethel Primus Park (Hialeah)
- 9 Leo Gelvan Water Park (Hialeah Gardens)
- 10 McDonald Park (Hialeah)
- 11 Amelia Earhart Park (Miami)



A recreation center is defined as any park facility having a multi-purpose gymnasium. Currently, the City of Doral does not have a public recreation center at any of its parks, nor does it conduct any programs inside of the local schools' gymnasiums.

Map 17. Recreation Center (3 Miles)



Community | Multi-Purpose / Meeting Room (3 Miles)

Currently there are sixteen (16) multi-purpose or meeting rooms within the City of Doral; however all of them are private. With no public facilities, there are broad gaps in service throughout the City, most notably in the areas south of NW 58th Street.

There is a multi-purpose room located at Morgan-Levy Park, however it is only available for City-sponsored functions.

Map 18 illustrates a service area for the existing room at Morgan-Levy Park, but it is not recommended for public use at this time.

Map 18. Multi-Purpose / Meeting Room (3 Miles)

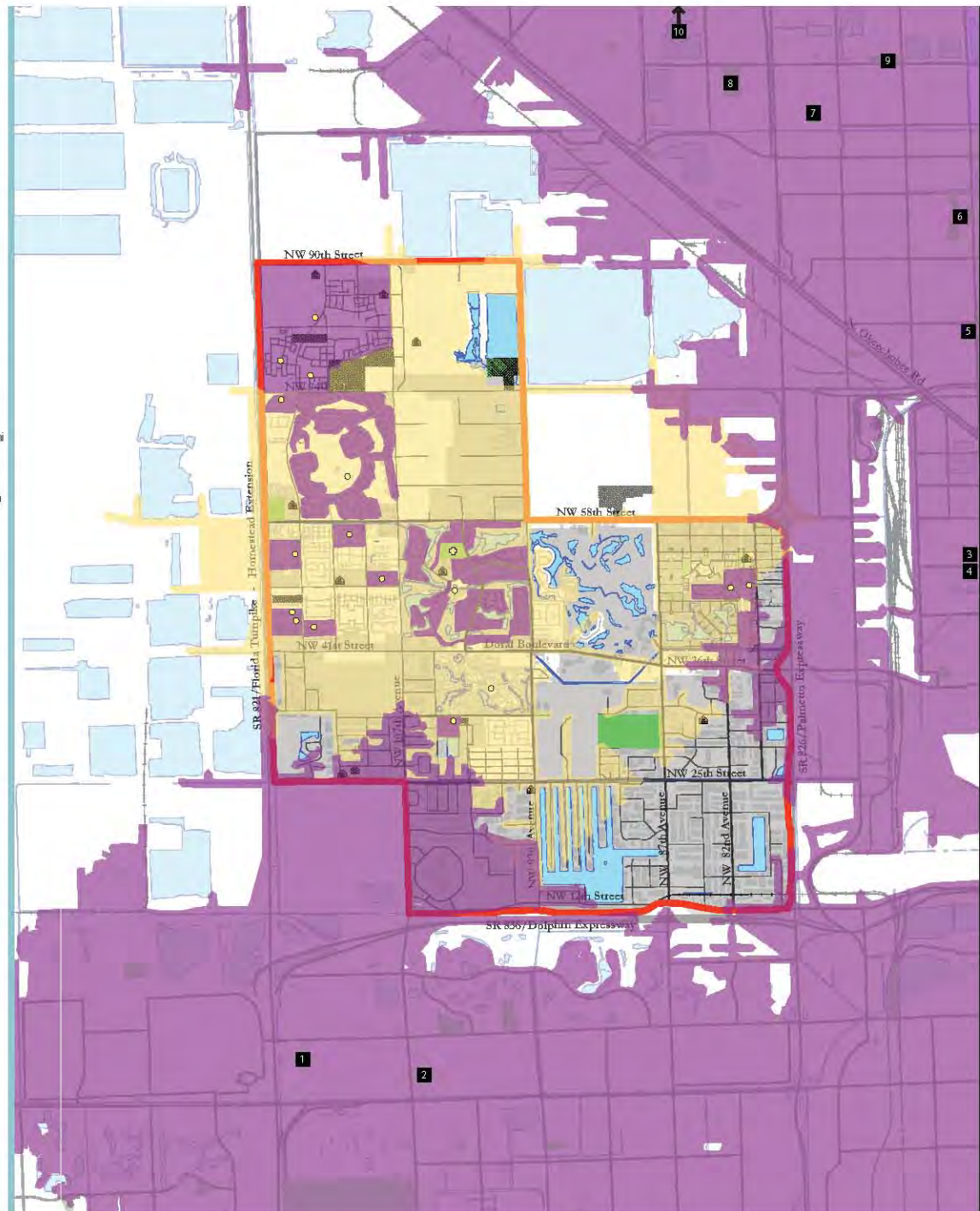
LEGEND

GENERAL:

- City of Doral Boundary
- Major Road
- Local Road
- Private Road
- Railroad
- Non-Residential Land Use
- Lake/Water Body
- School
- Metro-Rail Station
- Park, Existing
- Park, Proposed
- 3 Mile Service Area
- Service Area of Proposed Parks
- Private Recreation Area

FACILITIES:

- 1 Ronselli Park (Sweetwater)
- 2 Carlow Park (Miami)
- 3 Miami Springs Rec. Ctr. (Miami Springs)
- 4 Prince Field (Miami Springs)
- 5 Walker Park (Hialeah)
- 6 James Goodlet Park (Hialeah)
- 7 Victor Wilde Park (Hialeah)
- 8 Bucky Dent Park (Hialeah)
- 9 Sparks Park (Hialeah)
- 10 Carl F. Slade Park (Hialeah)



Community | Baseball / Softball Field (3 Miles)

Doral currently has three (3) baseball/softball fields at two (2) locations within the City. Doral Park is home to the only two (2) public baseball/softball fields within Doral. **Map 19** illustrates that the existing fields within Doral are only serving approximately 60% of Doral's residents.

If the City wishes to expand their LOS for baseball/softball fields, they may want to consider adding a field at the proposed Doral North Park, or at JC Bermudez park to the south; doing so would provide access to baseball/softball field for 100% of Doral's residents.

Map 19. Baseball / Softball Field (3 Miles)

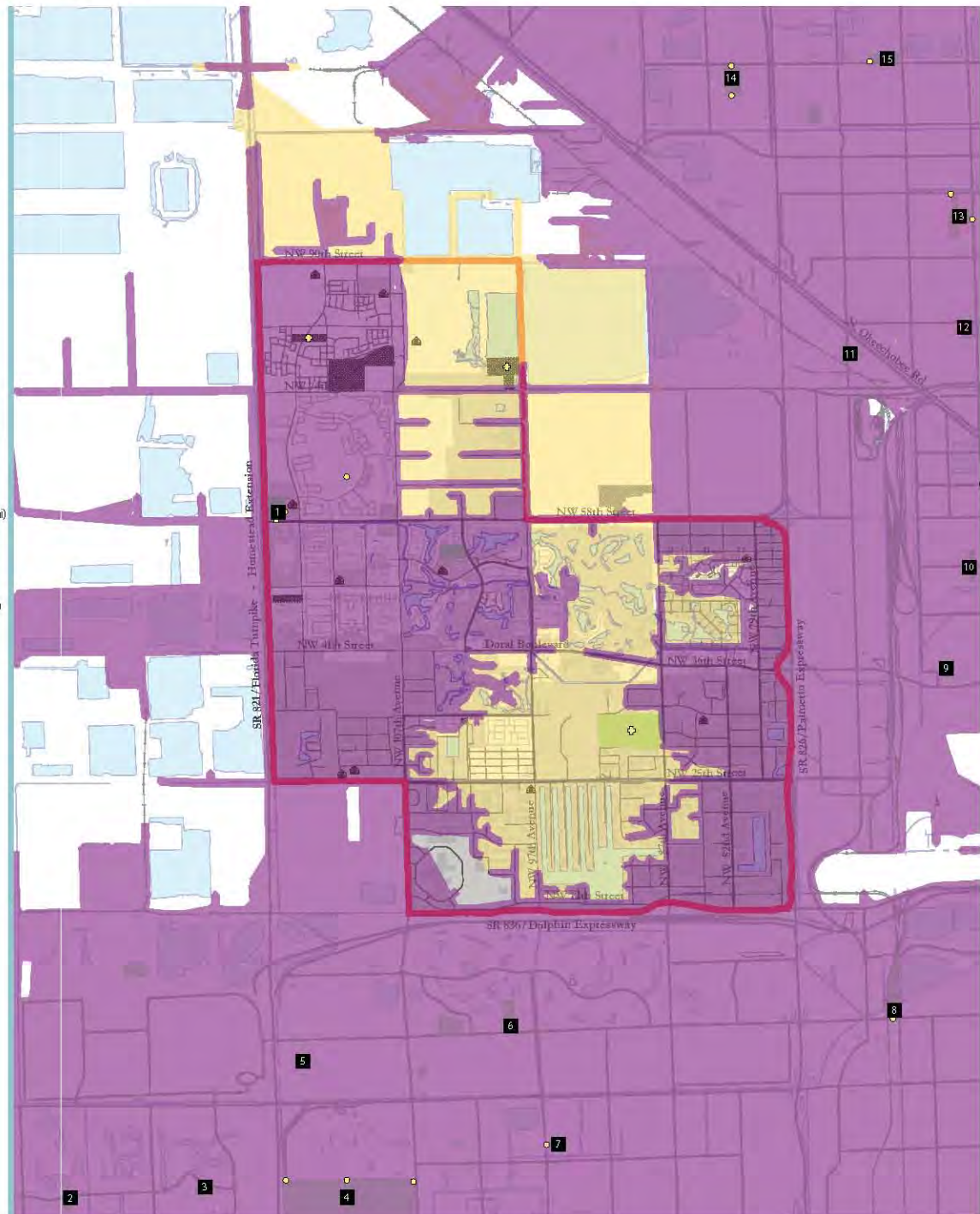
LEGEND

GENERAL:

- City of Doral Boundary
- Major Road
- Local Road
- Private Road
- Railroad
- Non-Residential Land Use
- Lake/Water Body
- School
- Metro-Rail Station
- Park, Existing
- Park, Proposed
- 3 Mile Service Area
- Service Area of Proposed Parks
- Private Recreation Area

FACILITIES:

- 1 Doral Park
- 2 Tamiami Lakes Park (Miami)
- 3 Intl. Gardens Park (Miami)
- 4 Tamiami Park (Miami)
- 5 Ronseili Park (Sweetwater)
- 6 Ruben Dario Park (Miami)
- 7 Coral Estates Park (Miami)
- 8 Robert King High Park (Miami)
- 9 Virginia Gardens Comm. Ctr. (Virginia Gardens)
- 10 Prince Field (Miami Springs)
- 11 Tobie Wilson Park (Medley)
- 12 Walker Park (Hialeah)
- 13 James Goodlet Park (Hialeah)
- 14 Bucky Dent Park (Hialeah)
- 15 Sparks Park (Hialeah)



Region | Camp Site (10 Miles)

Map 20 illustrates that 100% of Doral's residents are able to drive ten (10) miles or less to a camp site. Although there are no camping facilities within the City of Doral, there are two in nearby Miami-Dade County: Robert King High Park and A.D. Barnes Park (both to the south of the City).

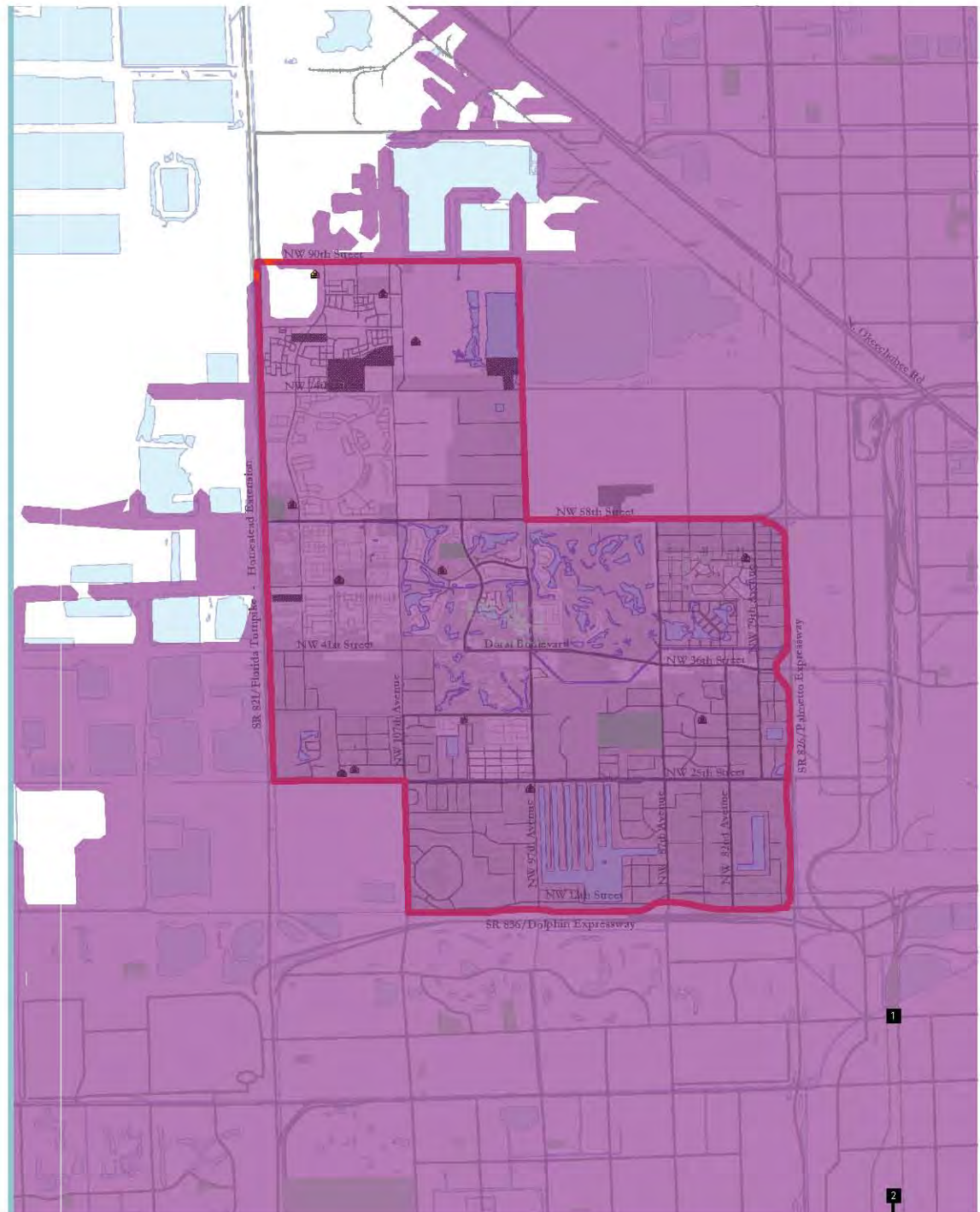
Map 20. Camp Site (10 Miles)



-  City of Doral Boundary
 Major Road
 Local Road
 Private Road
 Railroad
 Non-Residential Land Use
 Lake/Water Body
 School
 Metro-Rail Station
 Park, Existing
 Park, Proposed
 10 Mile Service Area
 Service Area of Proposed Parks

FACILITIES:

- 1 Robert King High Park (Miami)
- 2 A.D. Barnes Park (Miami)

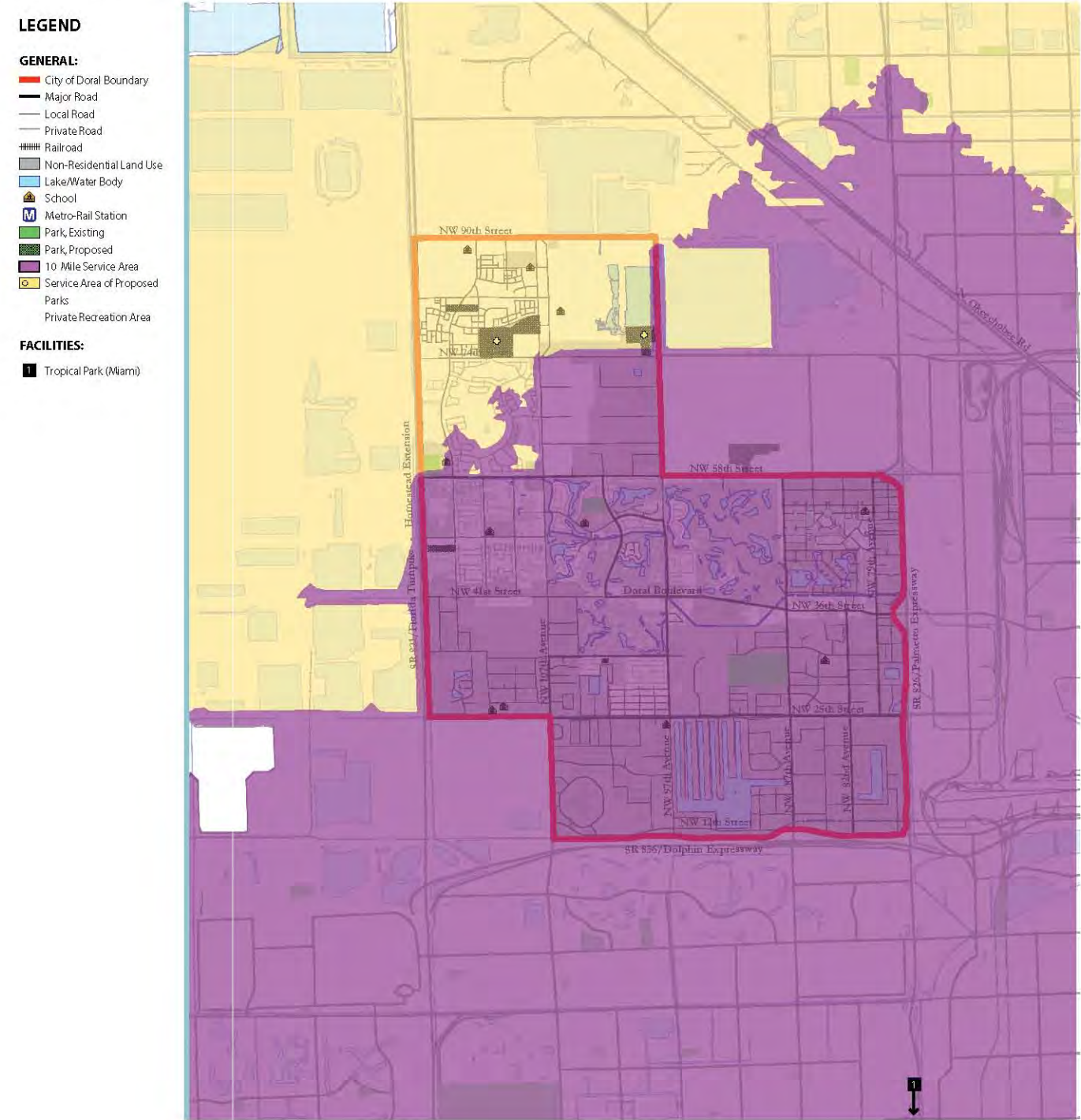


Region | Equestrian Facility (10 Miles)

The only equestrian facility within ten (10) miles of Doral is located at Tropical Park in Miami. **Map 21** illustrates that Tropical Park currently provides access to this type of facility for more than 75% of Doral’s residents. The only areas in Doral that do not have access are located in the northern area of the city.

If Doral wishes to increase its LOS for equestrian facilities, the City may want to consider the addition of an equestrian element at either of the two parks proposed in the northern portion of the City.

Map 21. Equestrian Facility (10 Miles)



Region | Hiking / Nature Walk (10 Miles)

Map 22 illustrates that although the City does not offer a hiking or nature walk area, the four (4) nearby facilities provide access for nearly 100% of the residents of Doral. Three (3) of the existing facilities are located to the southeast of the City and one (1) is located to the northeast.

Even though City residents have access to this type of facility within a ten (10) mile trip, the addition of a hiking area or nature walk within Doral would shorten the distance that residents would have to travel for hiking.

Map 22. Hiking / Nature Walk (10 Miles)

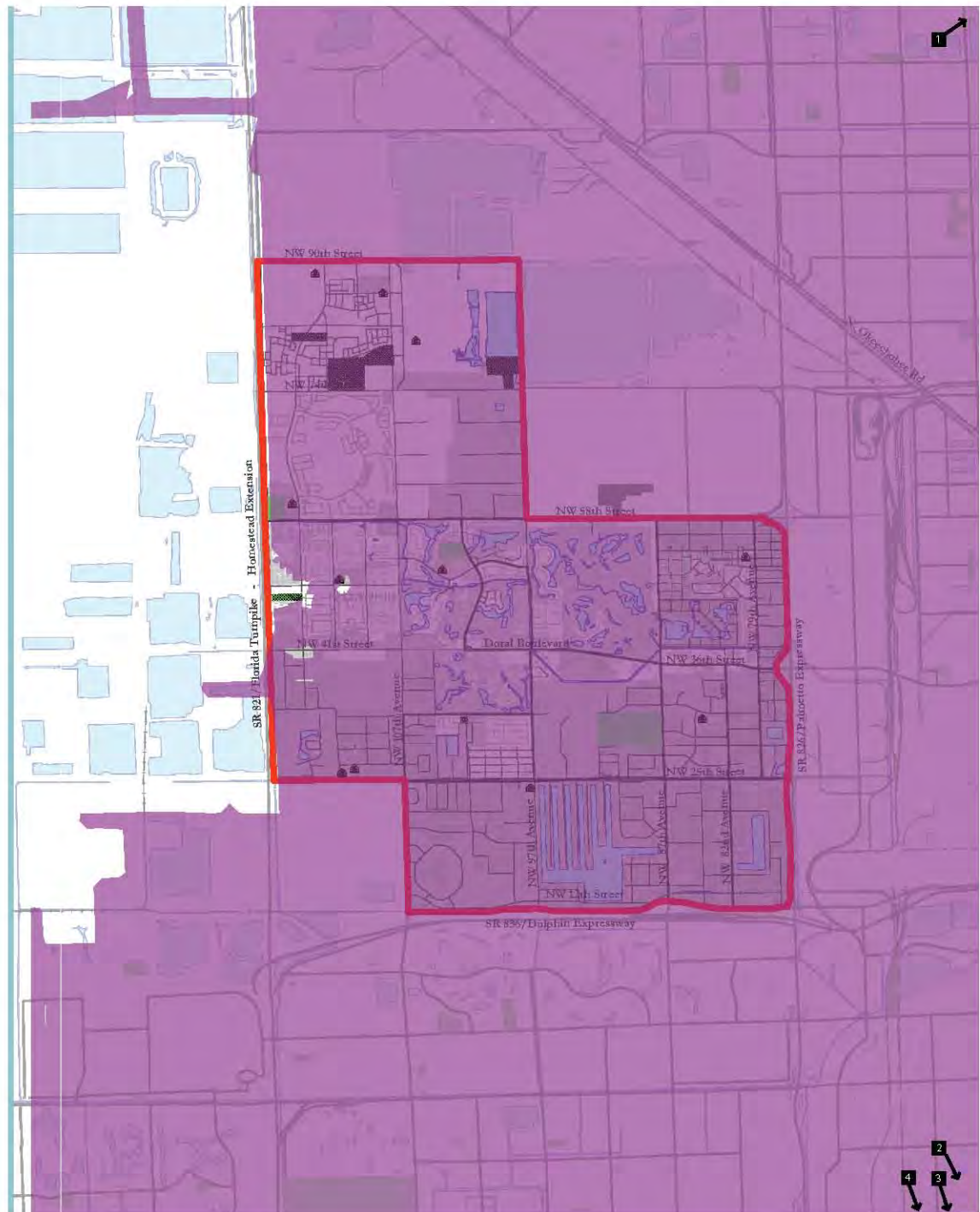
LEGEND

GENERAL:

- City of Doral Boundary
- Major Road
- Local Road
- Private Road
- Railroad
- Non-Residential Land Use
- Lake/Water Body
- School
- Metro-Rail Station
- Park, Existing
- Park, Proposed
- 10 Mile Service Area
- Service Area of Proposed Parks

FACILITIES:

1. Amelia Earhart Park (Miami)
2. A.D. Barnes Park (Miami)
3. Matheson Hammock Park (Miami)
4. Charles Deering Estate (Miami)

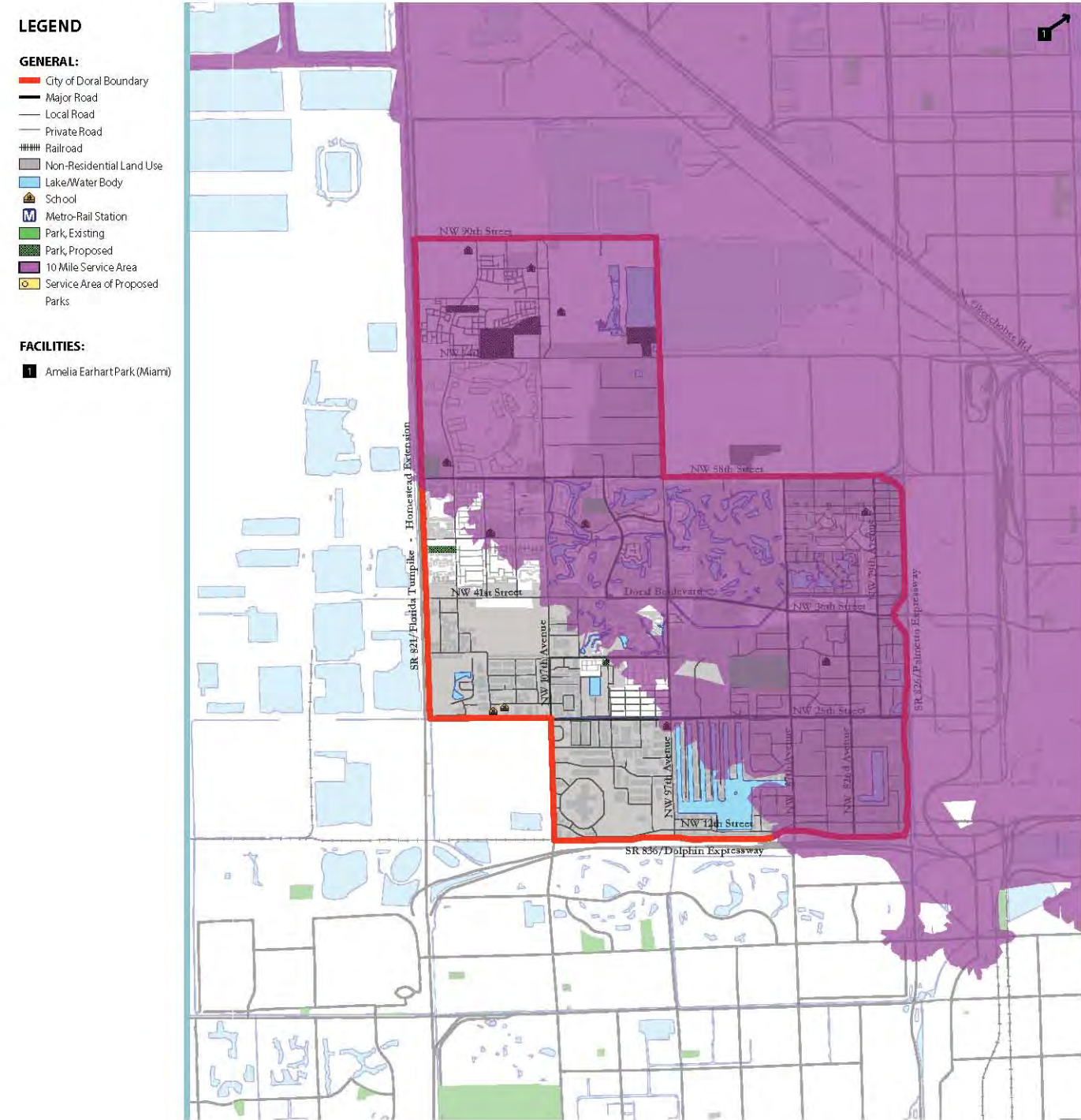


Region | Mountain Bike Trail (10 Miles)

Map 23 illustrates that the mountain biking trails at Amelia Earhart Park to the northeast of the City currently provide access to over 80% of the residents of Doral . The only areas within the City that do not have access to this type of facility are located in the southwestern corner of Doral.

If the City wishes to increase the LOS for mountain biking, they may want to consider the addition of a mountain biking element at either of parks proposed in the northern area of the City.

Map 23. Mountain Bike Trail (10 Miles)



Region | Public Golf Course (10 Miles)

Although Doral does not currently offer a public golf course, there are nine (9) public facilities within ten (10) miles of the City. These facilities are well distributed to the north, east, and south of the City. **Map 24** illustrates that these nine (9) existing facilities provide access for 100% of the residents of Doral.

Map 24. Public Golf Course (10 Miles)

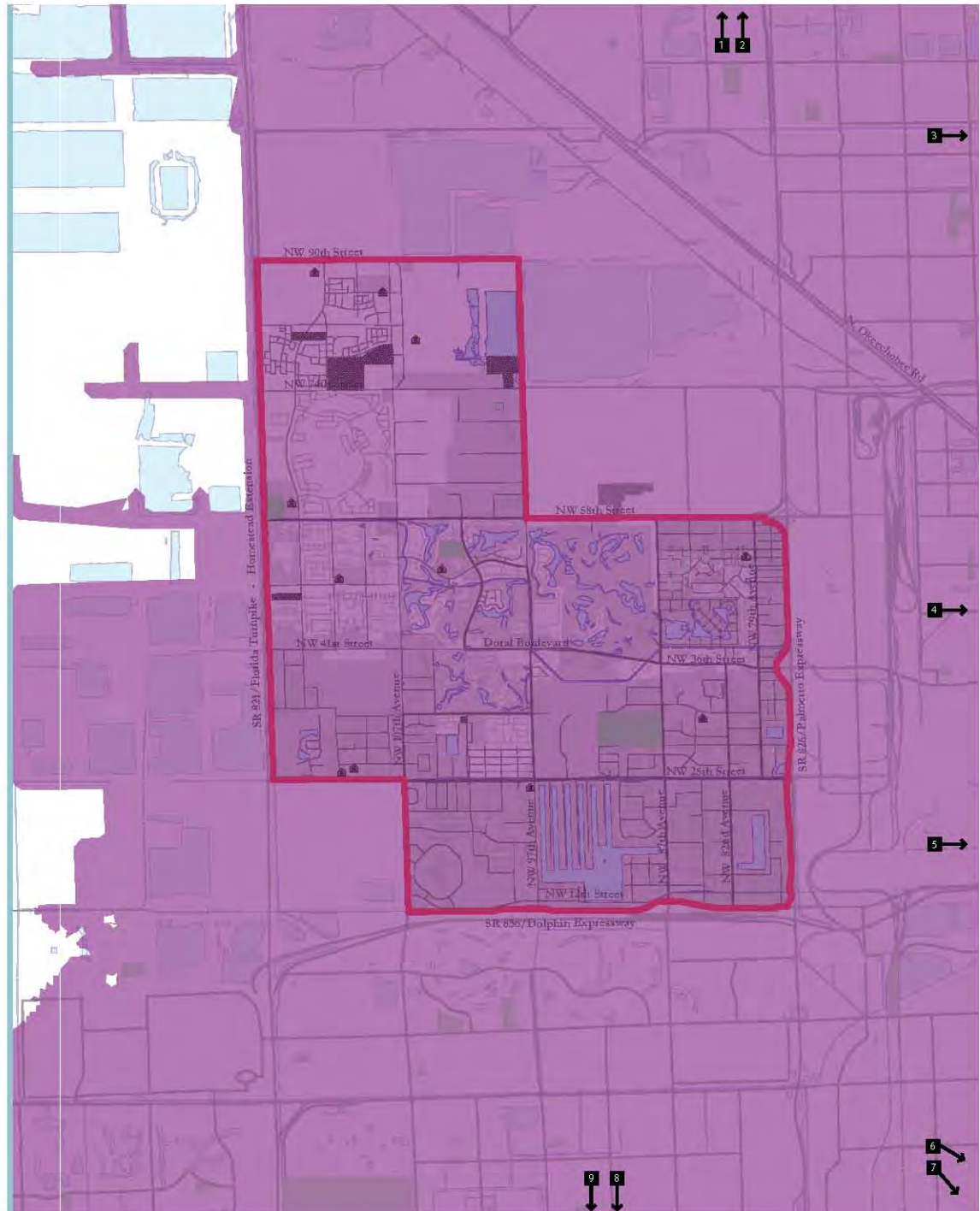
LEGEND

GENERAL:

- City of Doral Boundary
- Major Road
- Local Road
- Private Road
- Railroad
- Non-Residential Land Use
- Lake/Water Body
- School
- Metro-Rail Station
- Park, Existing
- Park, Proposed
- 10 Mile Service Area
- Service Area of Proposed Parks
- Private Recreation Area

FACILITIES:

- 1 Country Club of Miami
- 2 Country Club of Miami-South Park
- 3 Miami Shores Country Club
- 4 City of Miami Country Club
- 5 Melreese G.C. (Miami)
- 6 Granada G.C. (Coral Gables)
- 7 Biltmore G.C. (Coral Gables)
- 8 Briar Bay G.C. (Miami)
- 9 Palmetto G.C. (Miami)



Findings

After the completion of the the Facilities Access LOS analysis, some trends became more apparent. For example, although the City does not offer any regional facilities, residents generally have good access to all of the facilities within this category.

In addition, the City is doing a good job providing facilities in the Community category, however they are typically only offered out of one or two of the City's existing parks which limits the amount of people that are able to access the park within a reasonable distance. It should be noted that with the realization of some of the proposed park developments throughout the City, this condition may change.

Where the City is struggling the most is in the provision of neighborhood-scale park facilities, which are those located within a quarter-mile walking distance of a resident's home. This is particularly challenging in Doral due to the large number of private, gated communities. These closed-off communities restrict both vehicular and pedestrian connectivity, therefore increasing the distance that people must travel to access a facility.

According to the Facilities Access LOS study, the City of Doral may be deficient in access to the following facilities:

Neighborhood Facilities (1/2 mile walking distance):

- Multi-Purpose Open Space
- Walking/Exercise Path
- Playground
- Basketball Court

Community Facilities (3 miles driving distance):

- Tennis Court
- Volleyball Court
- Public Multi-Purpose Room
- Recreation Center (Gym)
- Swimming Pool
- Off-Leash Dog Park
- Water Access
- Baseball/Softball Field

Regional Facilities (10 miles driving distance):

- Mountain Biking Trail
- Equestrian Facility

Programs

Every resident should have access to similar types of recreation programs, based on their community's specific needs.

Program LOS is simply an expression of the distribution of recreation programming opportunities throughout a community, for people of all ages and abilities. It goes hand-in-hand with Facility LOS and Access LOS, and it should be kept in mind that inequity in program opportunities may be a function of access or facilities, rather than program offerings.

The City's program LOS is calculated based on a 3 mile driving distance from where the program is offered. In a historically suburban community such as Doral, residents typically anticipate having to drive to a publicly offered program. While generally true, this assumption may pose additional challenges for some residents, such as children or senior citizens, that do not have reliable access to a vehicle for transportation.

The City's program offerings can be broken down into three age-based categories:

- Youth Programs
- Adult Programs
- Senior Programs

Youth Programs (3Miles)

The City's youth program offerings are diverse, allowing children to participate in a wide variety of both athletic and educational/cultural programs. The following is a chart listing the youth oriented programs and the location at which they are offered.

Despite both the quantity and variety of youth programs, the overwhelming majority are offered at Morgan Levy Park. The only youth program not offered from Morgan Levy Park is the Doral Chinese School, which takes place at Doral High School.

Chart 18. Youth Programs

Program	Locations	Type
Football	Doral Meadow Park	Athletics / Fitness
Cheerleading	Doral Meadow Park	Athletics / Fitness
Soccer (Rec, Travel)	Morgan Levy Park	Athletics / Fitness
Baseball	Doral Meadow Park	Athletics / Fitness
Basketball	Morgan Levy Park	Athletics / Fitness
Jr. Jazzercise	Morgan Levy Park	Athletics / Fitness
Volleykidz	Morgan Levy Park	Athletics / Fitness
Dance	Morgan Levy Park	Athletics / Fitness
Girls Field Hockey	Doral Meadow Park	Athletics / Fitness
Tennis	Morgan Levy Park	Athletics / Fitness
Yoga	Morgan Levy Park	Athletics / Fitness
Artsy-Art	Morgan Levy Park	Cultural / Educational
Theater	Morgan Levy Park	Cultural / Educational
Kids Cooking	Morgan Levy Park	Cultural / Educational
Mommy & Me	Morgan Levy Park	Cultural / Educational
Story Time	Morgan Levy Park	Cultural / Educational
Chinese School	Doral High School	Cultural / Educational
Social Saturdays	Morgan Levy Park	Special Needs
Tuesdays Together	Morgan Levy Park	Special Needs
Friday Night Live	Morgan Levy Park	Entertainment
Movies In The Park	Morgan Levy Park	Entertainment

Adult Programs (3 Miles)

There are fewer adult programs than there are youth programs in Doral. Of the offered programs, there is still a good balance between athletic programs and those that are more educational or cultural in subject.

Similar to the youth programs, all of the programs offered for adults take place at either Morgan Levy Park or Doral High School. The service area provided by these two facilities is also similar in coverage area, and excludes the Fairways at Doral subdivision (**Chart 19**).

The following chart lists the adult programs offered by Doral, and the locations at which the programs take place.

Chart 19. Adult Programs

Program	Locations	Type
Soccer	Morgan Levy Park	Athletics / Fitness
Jazzercise	Morgan Levy Park	Athletics / Fitness
Volleyball	Morgan Levy Park	Athletics / Fitness
Yoga	Morgan Levy Park	Athletics / Fitness
Ed's Boot Camp	All Parks	Athletics / Fitness
Tennis	Morgan Levy Park	Athletics / Fitness
Runner's Club	JC Bermudez Park	Athletics / Fitness
Mommy & Me	Morgan Levy Park	Cultural / Educational
Chinese School	Doral High School	Cultural / Educational
Special Olympics	Morgan Levy Park	Special Needs
Movies In The Park	Morgan Levy Park	Entertainment

Senior Programs (3 Miles)

In Doral, there are fewer senior programs than there are youth or adult oriented programs. Similar to both the adult and youth programs, those offered for seniors maintain a balance of athletic and education/cultural themes.

Programs are offered out of Morgan Levy Park or Doral High School and have a service area that excludes the Fairways at Doral subdivision (**Chart 20**). The following chart illustrates the types of programs offered for seniors, and the location that they are offered from.

Chart 20. Senior Programs

Program	Locations	Type
Tai-Chi	Morgan Levy Park	Athletics / Fitness
Pilates	Morgan Levy Park	Athletics / Fitness
Walking Club	Morgan Levy Park	Athletics / Fitness
Ceramics	Morgan Levy Park	Cultural / Educational
Wellness Seminars	Morgan Levy Park	Cultural / Educational
Chinese School	Doral High School	Cultural / Educational
Movies In The Park	Morgan Levy Park	Entertainment

Programs | Youth, Adult and Senior (3 Miles)

Map 25 illustrates that despite the limited locations from which the programs are offered, nearly all of Doral's residents are able to drive three (3) miles or less to a location offering youth programs. The only portion of the City that is not within the service area is the Fairways at Doral subdivision in the northeastern portion of the City.

Map 25. Youth, Adult and Senior Programs (3 Miles)

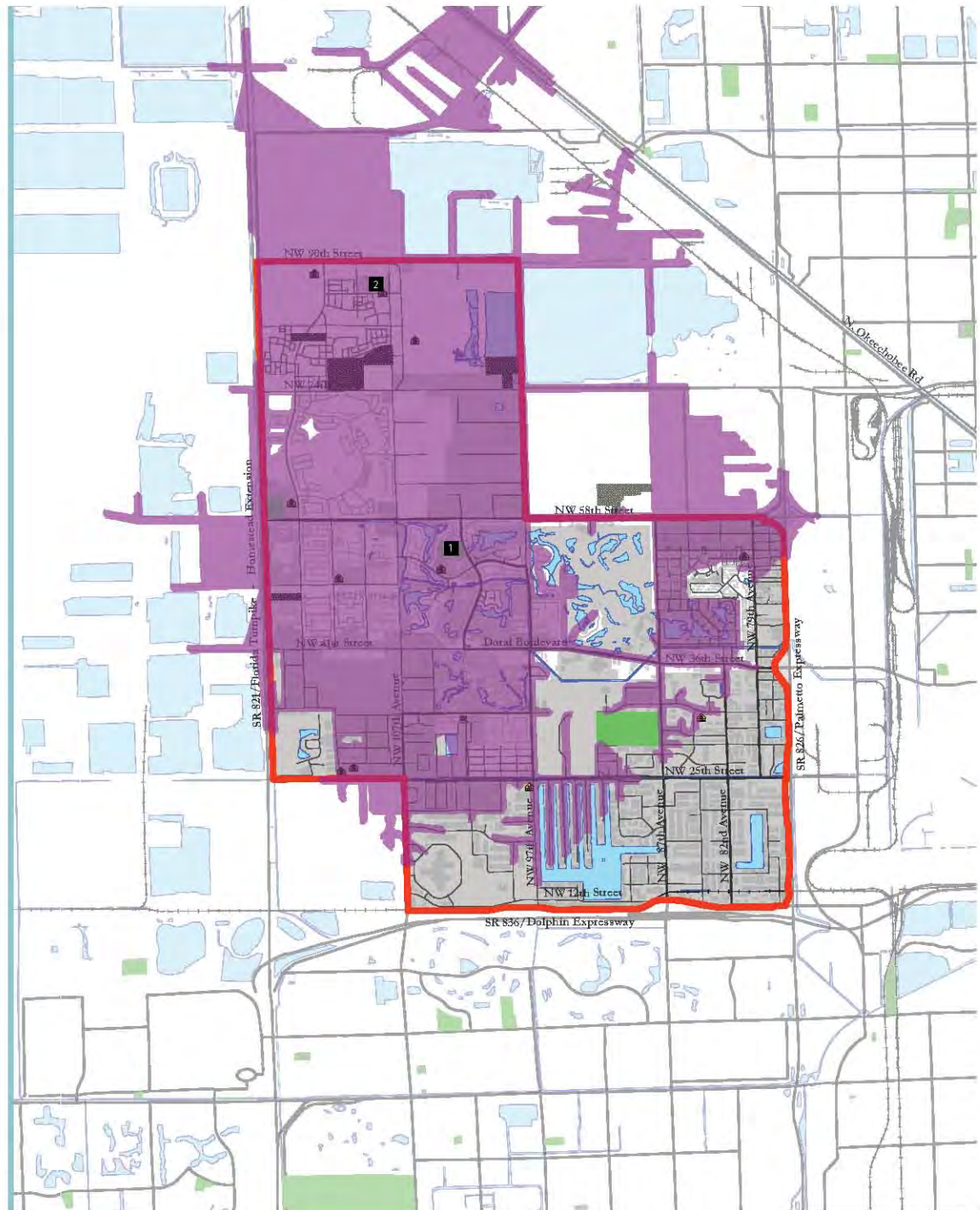
LEGEND

GENERAL:

- City of Doral Boundary
- Major Road
- Local Road
- Private Road
- Railroad
- Non-Residential Land Use
- Lake/Water Body
- School
- Metro-Rail Station
- Park, Existing
- Park, Proposed
- 3 Mile Service Area
- Service Area of Proposed Parks

FACILITIES:

- 1 Morgan Levy Park
- 2 Doral High School



Findings

Overall, the City of Doral has a good selection of program opportunities for its residents. The programs in all three age groups also have a good balance of athletics, education, and culture.

As Doral's parks system and population continue to grow, the City may want to consider expanding the locations that their programs are offered from in an effort to decrease the distance the average user has to travel in order to participate.

Quality

Process:

As described in Section 2.1, Doral's parks were evaluated based on a set of criteria developed by the Project for Public Spaces (PPS), to understand how well each park is serving the community. After each park was evaluated, it was assigned a score based on how well it met the criteria. The scores from all of the park facilities within the City were then tabulated (Chart 21). This table illustrates specific trends that are occurring in each category of the evaluation that are not readily identifiable by looking only at the overall score of each park.

Summary:

Proximity/Access/Linkages:

- All parks provide safety lighting
- Visibility into the parks is limited by their surrounding walls/fences.
- JC Bermudez Park is the least compatible with its surrounding uses

Comfort & Image:

- 2/3 of the City of Doral's parks exceed expectations in the "Comfort and Image" section, with those two parks having a perfect score of 24 possible points.
- Every category in this section had an average score that "exceeds expectations". This shows that the City values the high quality of its park system and makes ongoing effort to properly to maintain and manage their investment.

Uses, Activity, & Sociability:

- All sections within this category exceed expectations except for "sense of pride/ownership."
- Even though Doral only has three developed parks at this time, it is evident that those three parks offer a good mix of recreational opportunities to City residents and maintain a relatively high level of activity.

Opportunities:

- This section had both the highest and lowest recorded average scores of the entire evaluation.
- The lowest score is in the category of "Evidence of Embraced Heritage Resources." Although many of the parks in Doral are excellent in quality and design, few offer learning resources that pay homage to the heritage of the site or the City itself.
- The highest recorded score in this category was a tie between "Evidence of Maintenance Standards" and "Evidence of Design Standards" which both received a perfect score.

Chart 21. Parks Evaluation Matrix

Chart 21. Parks Evaluation Matrix

		Doral Meadow Park	Morgan Levy Park	JC Bermudez Park		
Proximity, Access & Linkages		(Max 25)	21	19	15	18.3 / 25
Visibility from a Distance	(Max 4)	3	2	4		2.7
Ease in Walking to the Park	(Max 4)	4	4	4		3.7
Transit Access	(Max 4)	1	1	4		2
Clarity of Informational Signage	(Max 4)	4	4	4		3
ADA Compliance	(Max 4)	4	4	4		3.3
Compatibility with Adjacent Spaces	(Max 4)	4	3	4		2.7
Safety Lighting	(Max 1)	1	1	4		4
Comfort and Image		(Max 24)	24	24	13	20.3 / 24
First Impression / Overall Attractiveness	(Max 4)	4	4	2		3.3
Feeling of Safety	(Max 4)	4	4	1		3
Cleanliness / Overall Quality of Maintenance	(Max 4)	4	4	3		3.7
Comfort of Places to Site	(Max 4)	4	4	3		4
Protection from Inclement Weather	(Max 4)	4	4	1		3
Evidence of Management/Stewardship	(Max 4)	4	4	2		3.3
Uses, Activity and Sociability		(Max 16)	16	15	8	13 / 16
Mix of Uses / Things to Do	(Max 4)	4	4	2		3.3
Level of Activity	(Max 4)	4	4	1		3
Sense of Pride / Ownership	(Max 4)	4	3	2		2.7
Frequency of Community Activities / Events	(Max 4)	4	4	3		3.7
Opportunities		(Max 19)	14	13	13	13.3 / 19
Programming Flexibility	(Max 4)	2	3	4		3
Revenue Opportunities	(Max 4)	4	4	1		3
Partnership Opportunities	(Max 4)	4	2	3		2.7
“Green” / Environmental Opportunities	(Max 4)	2	2	3		2.3
Evidence of Design Standards*	(Max 1)	1	1	1		4
Evidence of Embraced Heritage Resources*	(Max 1)	0	0	0		0
Evidence of Maintenance Standards*	(Max 1)	1	1	1		4
*Bonus point additional to 80 PT Total						
Total			75	71	49	65

Findings:

Map 26 shows that the distribution of quality is fairly even throughout the City.

- All of the existing facilities are either “meeting” or “exceeding” the expectations of their users.
- Based on the parks evaluation, the average park in Doral is “exceeding the expectations” of its users.
- The facility that received the highest recorded score is Doral Meadow Park.

Many parks across the nation help tell the story of the city in which they are located. Because Doral is such a young city, it has a unique opportunity to dictate the way this story is told. As Doral grows and evolves, the City may want to consider finding ways to embrace its heritage through the parks and recreation system.

Map 26 Distribution of Quality

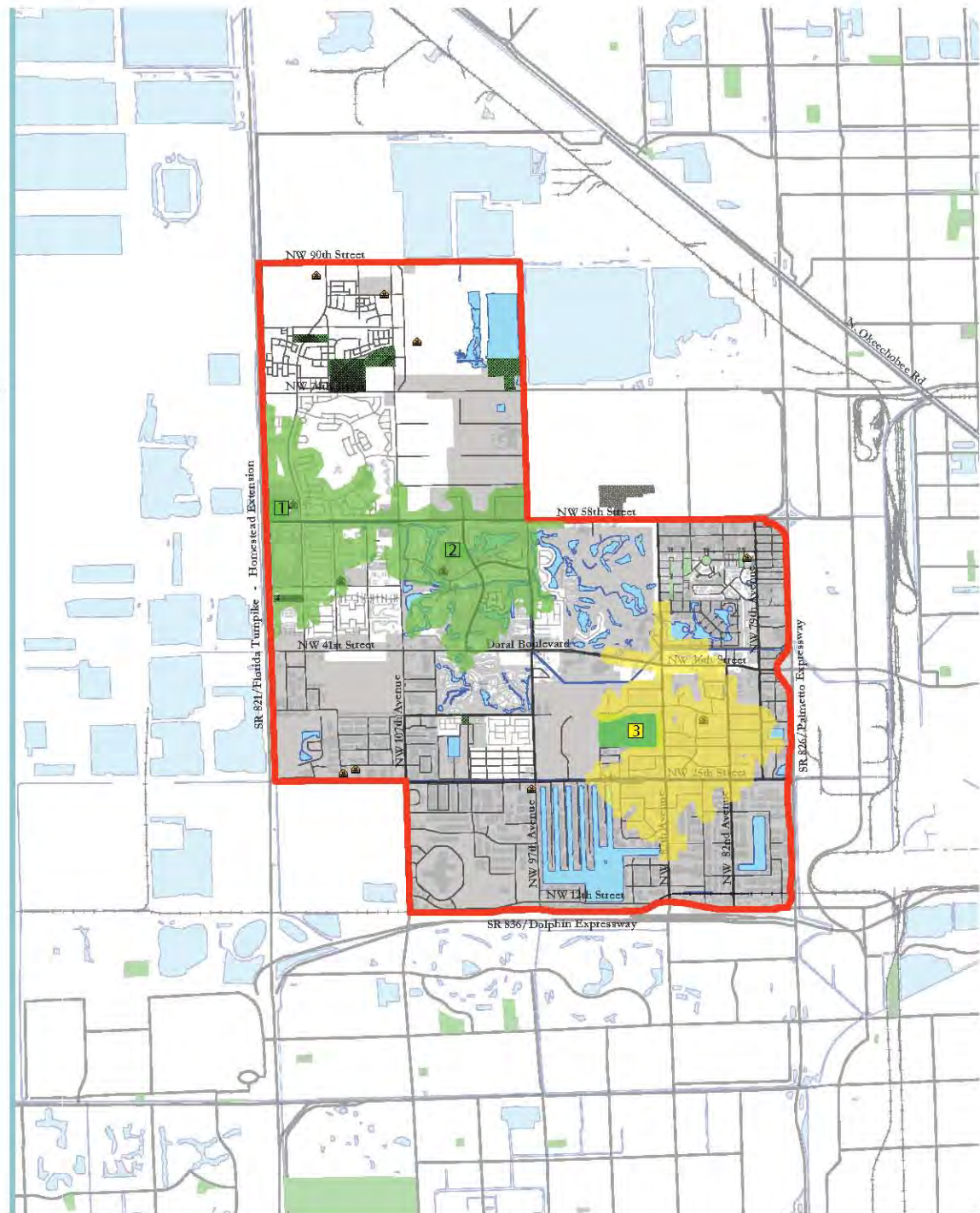
LEGEND

GENERAL:

- City of Doral Boundary
- Major Road
- Local Road
- Private Road
- Railroad
- Non-Residential Land Use
- Lake/Water Body
- School
- Metro-Rail Station
- Park, Existing
- Park, Proposed

QUALITY:

- Exceeds Expectations
 - Meets Expectations
 - Does Not Meet Expectations
-
- 1 Doral Meadow Park
 - 2 Morgan Levy Park
 - 3 JC Bermudez Park



3.3 Community Attitude and Interest Survey Results

Overview of the Methodology

The City of Doral Parks and Recreation Department conducted a Community Attitude and Interest Survey during November and December of 2009. The purpose of the survey was to help establish priorities for the future improvement of parks and recreation facilities, programs and services within the community. The survey was designed to obtain statistically valid results from households throughout the City of Doral. The survey was administered by a combination of mail and phone.

Leisure Vision worked extensively with City of Doral Parks and Recreation Department officials, as well as members of the AECOM Design and Planning team in the development of the survey questionnaire. This work allowed the survey to be tailored to issues of strategic importance to effectively plan the future system.

Leisure Vision mailed surveys to a random sample of 2,000 households throughout the City of Doral. Approximately three days after the surveys were mailed each household that received a survey also received an electronic voice message encouraging them to complete the survey. In addition, about two weeks after the surveys were mailed Leisure Vision began contacting households by phone. Those who indicated they had not returned the survey were given the option of completing it by phone.

The goal was to obtain a total of at least 400 completed surveys from City of Doral households. This goal was accomplished, with a total of 416 surveys having been completed. The results of the random sample of 416 households have a 95% level of confidence with a precision of at least $\pm 4.8\%$.

Major Survey Findings

Parks and Recreation Facilities Used at City Parks

The parks and recreation facilities used by the highest percentage of households at City parks are:

- Fitness walking and jogging trail at Morgan Levy Park (38%),
- 9-mile walking/jogging trail at JC Bermudez Park (38%),
- Shaded playground at Morgan Levy Park (35%),
- Fitness walking/jogging trail at Doral Meadow Park (28%), and
- Shaded playground at Doral Meadow Park (28%).
- Ninety-six percent (96%) of households rated the physical condition of all the City parks they've used as either excellent (49%) or good (47%).
- Four percent (4%) of households rated the physical condition of the City parks they've used as fair, and
- less than 1% rated the parks as poor.

Participating in City of Doral Parks and Recreation Department Programs.

Thirty-three percent (33%) of households have participated in recreation or sports programs offered by the City of Doral Parks and Recreation Department during the past 12 months. Of the 33% of households that have participated in City recreation or sports programs during the past 12 months,

- 92% rated the overall quality of the programs they've participated in as either excellent (46%) or good (46%).
- Six percent (6%) of households rated the quality of the City recreation and sports programs they've participated in as fair, and only
- Two percent 2% rated them as poor.

Ways Respondents Learn about Programs and Activities

The most frequently mentioned ways that respondents have learned about City of Doral Parks and Recreation Department programs and activities are:

- From friends and neighbors (40%),
- Parks and recreation program guide (40%),
- City of Doral website (33%), and
- Flyers/posters at parks and recreation facilities (30%).

Reasons Preventing the Use of Parks, Recreation Facilities or Programs More Often

The most frequently mentioned reason preventing households from using City of Doral Parks and Recreation Department parks, recreation and sports facilities or programs more often are:

- “Too busy/not enough time” (18%),
- “I do not know what is being offered” (17%), and
- “Program times are not convenient” (14%).

Need for Parks and Recreation Facilities

The parks and recreation facilities that the highest percentage of households have a need for are:

- Paved walking and biking trails (62%),
- Small neighborhood parks within walking distance (56%),
- Picnic shelters/picnic areas (53%),
- Outdoor swimming pools/water parks (51%),
- Nature center and trails (48%), and
- Bicycle lanes on streets (46%).

Most Important Parks and Recreation Facilities

Based on the sum of their top four choices, the parks and recreation facilities that households rated as the most important are:

- Paved walking and biking trails (26%),
- Outdoor swimming pools/water parks (24%),
- Bicycle lanes on streets (20%), and
- Small neighborhood parks within walking distance (20%).

Need for Sports and Recreation Programs

The sports and recreation programs that the highest percentage of households have a need for are:

- Special events (50%)
- Adult fitness and wellness programs (44%),
- Youth learn to swim programs (33%), and
- Water fitness programs (33%).

Most Important Sports and Recreation Programs

Based on the sum of their top four choices, the sports and recreation programs that households rated as the most important are:

- Special events (24%),
- Adult fitness and wellness programs (22%),
- Youth learn to swim programs (17%),
- Water fitness programs (13%), and
- Tennis lessons (13%).

Sports and Recreation Programs Participated in Most Often at City Facilities

Based on the sum of their top four choices, the sports and recreation programs that households participate in most often at City of Doral Parks and Recreation Department facilities are:

- Special events (12%),
- Youth sports programs (9%) and
- Recreational youth sports leagues (7%).

Use of Potential Indoor Programming Spaces

The potential indoor programming spaces that the highest percentage of households would use are:

- Walking and jogging track (43%),
- Leisure pool (30%),
- Aerobics/fitness/dance class space (28%),
- Weight room/cardiovascular equipment area (23%),
- Lanes for lap swimming (21%), and
- Space for meetings, parties, banquets (21%).

Parks and Recreation Services that Should Receive the Most Attention

Based on the sum of their top three choices, the parks and recreation services that respondents feel should receive the most attention from City officials over the next two years are:

- Safety in parks (19%),
- Other parks and recreation programs i.e. concerts, special events (17%),
- Cleanliness of parks and facilities (16%), and
- Availability of information about City programs and facilities (14%).

Level of Satisfaction with the Overall Value Received from the City of Doral Parks and Recreation Department

- Sixty-two percent (62%) of respondents are either very satisfied or
- Somewhat satisfied (36%) with the overall value their household receives from the City of Doral Parks and Recreation Department, compared to only
- 6% who are either somewhat dissatisfied (4%) or very dissatisfied (2%).
- In addition, 18% of respondents rated the Parks and Recreation Department as “neutral”, and 14% indicated “don’t know”.

Allocation of \$100 among Various City Parks, Trails, Sports and Recreation Facilities

Respondents would allocate:

- \$33 out of \$100 towards the development of new indoor facilities.

The remaining \$67 was allocated as follows:

- Improvements/maintenance of existing parks, pools, and recreation facilities (\$19),
- Acquisition and development of walking and biking trails (\$18),
- Acquisition of new park land and open space (\$13),
- Construction of new sports fields (\$12), and
- “Other” (\$5).

Paying an Increase in Taxes to Fund Parks, Trails, Recreation and Sports Facilities

- Thirty-six percent (36%) of respondents are either very willing (26%) or somewhat willing (10%) to pay an increase in property taxes to fund the types of parks, trails, recreation and sports facilities that are most important to their household. In addition,
- 37% of respondents are not willing to pay an increase in property taxes, and
- 27% indicated “not sure”.

Figure 2. Importance-Unmet Needs Matrix: Facilities

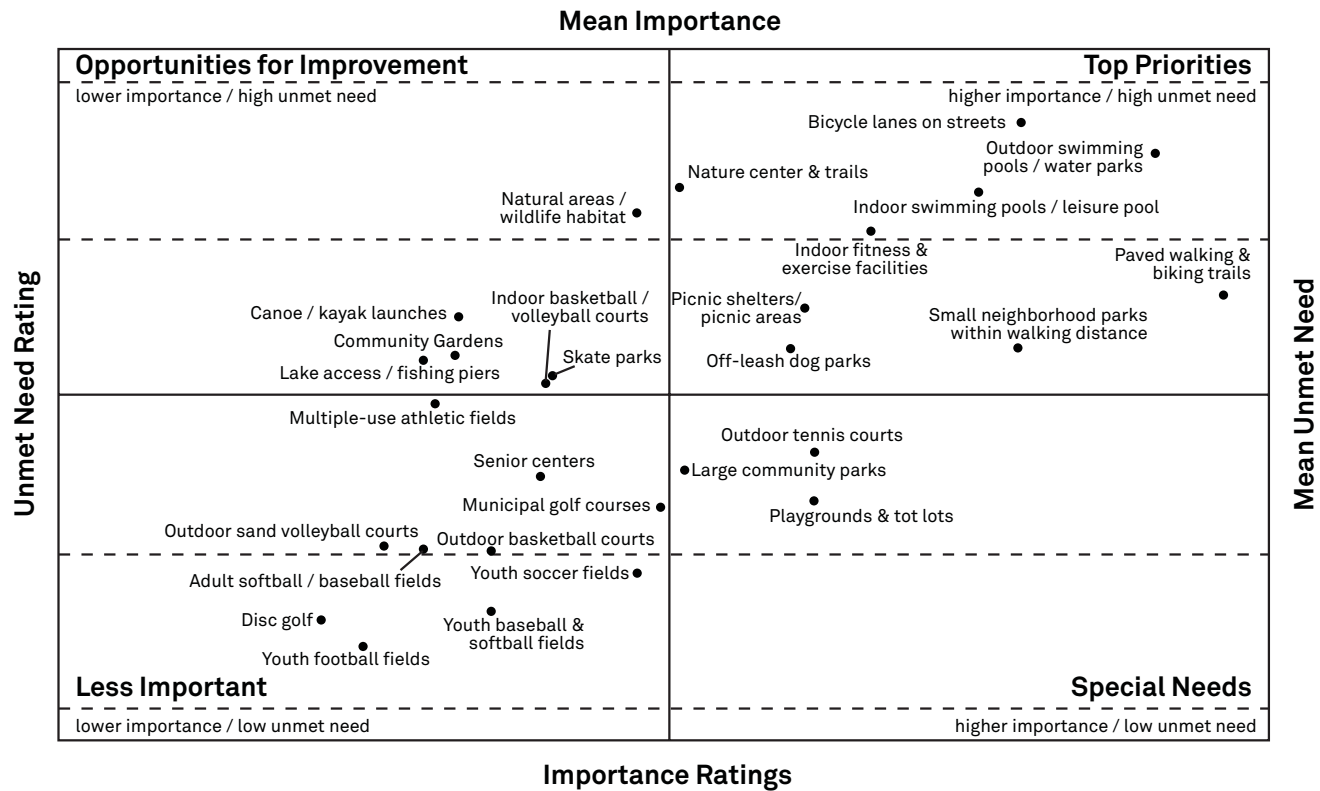
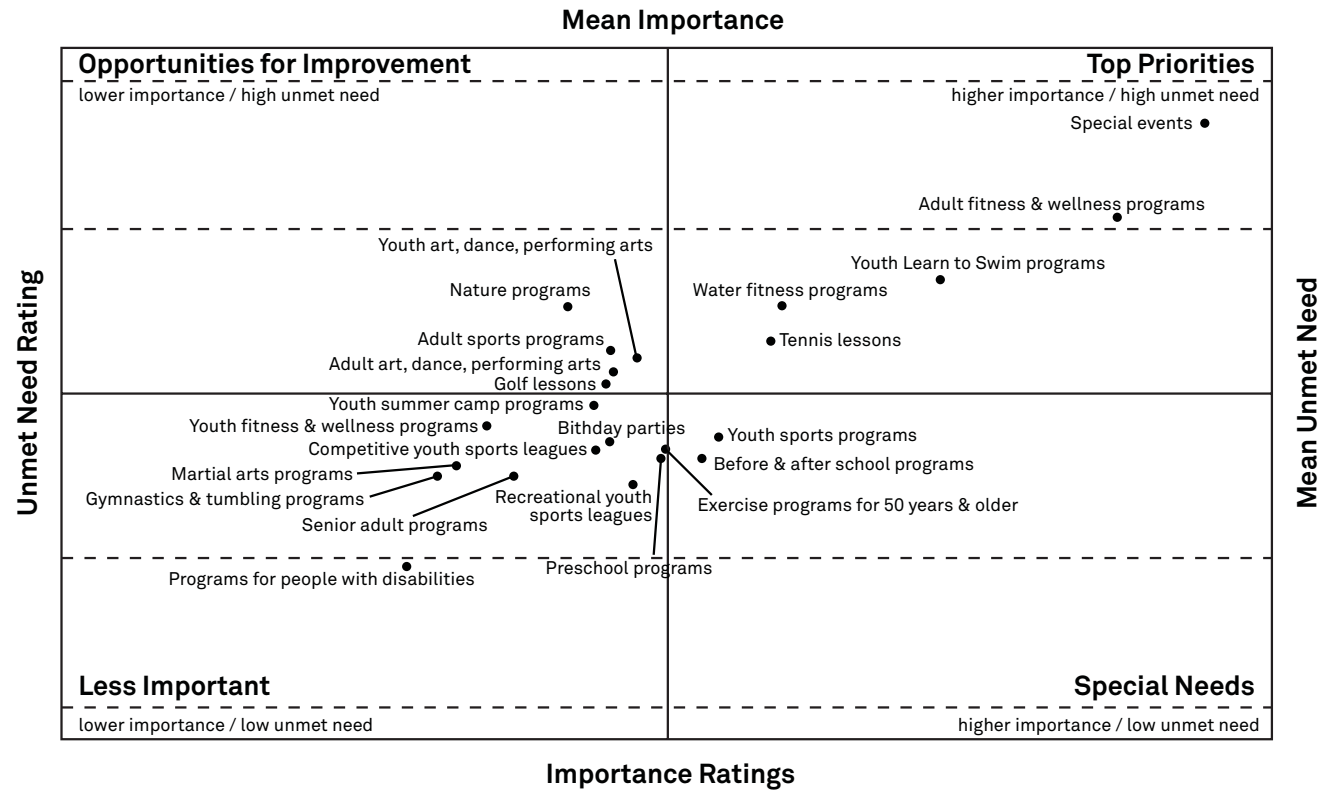


Figure 3. Importance-Unmet Needs Matrix: Programs



Summary of Survey Findings

The survey demonstrates that overall, Doral residents are happy with the quality of the existing City parks. Those who participate in City recreation programming also indicated a high level of satisfaction with their experiences, but only about one third of residents have taken advantage of these opportunities.

Parks and recreation facilities that the highest percentage of households have a need for are paved walking and biking trails (62%), small neighborhood parks within walking distance (56%), picnic shelters/picnic areas (53%), outdoor swimming pools/water parks (51%), nature center and trails (48%), and bicycle lanes on streets (46%). When weighed against how important these needs are to residents, respondents indicated their most important needs are paved walking and biking trails, outdoor swimming pools/water parks, and small neighborhood parks. The Importance-Unmet Needs Matrix, shown on the opposite page, combines these responses to these two survey questions to assess the level of priority of these needs. Each of the facilities and programs that were assessed on the survey were placed in one of the following four quadrants:

- **Top Priorities** (higher unmet need and higher importance). Items in this quadrant should be given the highest priority for improvement. Respondents placed a high level of importance on these items, and the unmet need rating is high. Improvements to items in this quadrant will have positive benefits for the highest number of City of Doral residents.
- **Opportunities for Improvement** (higher unmet need and lower importance). Respondents placed a lower level of importance on these items, but the unmet need rating is relatively high. Items in this quadrant should be given secondary priority for improvement.
- **Special Needs** (lower unmet need and higher importance). This quadrant shows where improvements may be needed to serve the needs of specialized populations. Respondents placed a high level of importance on these items, but the unmet need rating is relatively low.
- **Less Important** (lower unmet need and lower importance). Items in this quadrant should receive the lowest priority for improvement. Respondents placed a lower level of importance on these items, and the unmet need rating is relatively low.

According to the survey respondents, the top priority parks and recreation needs in Doral are outdoor swimming pools/water parks; bicycle lanes on streets; indoor swimming/leisure pool; walking and bicycling trails; indoor fitness and exercise facilities; small neighborhood park spaces; picnic areas; and off-leash dog parks.

The same matrix tool was applied to results of the survey questions regarding programming, and shows the highest priority programming needs are in special events; adult fitness and wellness programs; learn to swim programs; water fitness classes; and tennis lessons.

3.4 Summary of Needs Assessment Findings

The results from the different needs assessment techniques reflect Doral's status as a developing, urbanizing city: there is a widespread need for numerous types of parks and recreation facilities.

In the interview process, elected officials, stakeholders, and members of the Advisory Board noted the need for more community gathering places in Doral such as community centers, or places for special events—a common need in communities transitioning from a suburban to an urban model. Interviewees also communicated a need for a swimming pool/water park; additional athletic fields; and better connectivity through bicycle and pedestrian facilities.

The five-part LOS Analysis supported some of the findings from the interviews. In terms of acreage, the City of Doral is currently deficient in parks acreage according to the current standard of 3.25 acres per 1,000 residents set forth in the Comprehensive Plan. This standard increases to 4.25 acres in 2015, at which point Doral would need an additional 143 acres to meet its goal. The deficiency in park acreage is corroborated by the findings from the LOS Facilities analysis that revealed the City needs more bicycling facilities, boat ramps, camping areas, fishing piers, walking/hiking trails, baseball/softball fields, football/soccer fields, volleyball courts, and public golf courses. Even when accounting for private facilities provided by HOAs and other organizations, there is a strong need for additional parks acreage and facilities within Doral.

The Access LOS analysis confirmed some of the previous findings, but highlighted the need for neighborhood-level recreation facilities such as multi-purpose open space, basketball courts, and walking paths. The provision of these facilities is particularly challenging in Doral due to the large number of private, gated communities. These closed-off communities restrict both vehicular and pedestrian connectivity, therefore increasing the distance that people must travel to access a facility.

Although Doral is providing a number of community-level recreation facilities, there may still be a need for tennis courts, swimming pools, volleyball courts, dog parks, water access, recreation centers, and baseball/softball fields. On the positive side, many of these needs can be met by adding facilities at existing and proposed parks (see Section 4). This is true especially for the future development of J.C. Bermudez Park and Doral North Park, the latter of which will add much-needed access to park space in the northern neighborhoods of Doral. In terms of park quality, all of the existing park facilities are either “meeting” or “exceeding” expectations of park users, and all areas of the city generally have access to park experiences of equal quality. Programming is also equitably distributed, and opportunities for all three age groups also exhibit a good balance of athletics, education, and culture.

Results from the Community Attitude and Interest Survey supported the findings from the LOS Analyses and the interviews. Residents indicated that they are generally happy with the quality of the existing parks, but have a need for outdoor swimming pools/water parks; bicycle lanes on streets; indoor swimming/leisure pool; walking and bicycling trails; indoor fitness and exercise facilities; small neighborhood park spaces; picnic areas; and off-leash dog parks. In terms of programming, residents strongly communicated a desire for more special events. Other high priority programming needs are adult fitness and wellness programs; learn to swim programs; water fitness classes; and tennis lessons.

The findings from all three needs assessment techniques mirror the state of transition that the City of Doral is experiencing from a suburban community to a growing city. Additional acreage and facilities are needed city-wide, but especially at the neighborhood level. Bicycling/walking trails and places for people to come together—particularly community and recreation centers—are also a top priority, as is diversifying programming to include more special events and things for adults to do. As Doral continues to grow denser, providing these parks and recreation opportunities will be critical to maintain quality of life and build a sense of community.

Chart 22. Needs Assessment Summary

	SURVEY	INTERVIEWS	LOS ANALYSIS
Facilities			
Bicycle lanes	☒	☒	
Paved walking/biking trails	☒	☒	☒
Swimming pools	☒	☒	☒
Community/Recreation center	☒	☒	☒
Small neighborhood parks	☒	☐	☒
Nature center/trails	☒		
Picnic facilities	☒		
Dog parks	☒	☒	☒
Natural areas	☐		
Gymnasium	☐		
Skate parks	☐		
Tennis courts	☐		☐
Large community parks	☐		
Playgrounds	☐		☐
Canoe/Kayak launches	☐		☐
Community gardens	☐		
Lake access/fishing piers	☐		☒
Camp sites			☒
Equestrian facilities			☐
Soccer/Multi-purpose fields		☒	☐
Baseball/Softball fields		☒	☒
Senior center			
Golf courses			
Basketball courts			☐
Volleyball courts			☒
Teen center			
Programs			
Special events	☒	☐	
Adult fitness	☒	☐	
Learn to Swim	☒		
Water fitness	☒		
Tennis lessons	☒		
Youth arts	☐		
Nature programs	☐		
Adult sports	☐	☐	
Adult arts	☐		
Golf lessons	☐		
Youth sports	☐		
After-school programs	☐		

04

Vision



4.1 Introduction

As a new city, it is imperative that the Parks and Recreation Master Plan builds a strong foundation for the future of Doral's open spaces. The following Guiding Principles are recommended based upon the mutually supported benefits that the City will receive by implementing the 2008 Green Master Plan, the objectives outlined in the City's Comprehensive Plan, and responding to the results of the Needs Assessment.

Guiding Principles

1. Provide safe and convenient walking and bicycle access to all parks from all neighborhoods
2. Provide access to an off-street bicycle trail to all residents within one mile of their neighborhood
3. Provide access to a natural area within two miles of every residence
4. Provide the facilities needed for excellence in the City's sports programs
5. A community center offering recreational programs shall be available for all residents within two miles of their neighborhood
6. Provide adequate room in all City parks for family and civic gatherings
7. Include educational, art and cultural elements in all the City's Parks
8. All City parks shall include environmental conservation and energy efficiency features to fulfill the goals set forth in the City's Green Master Plan
9. Utilize shared-use recreation opportunities between the City, schools and private recreation providers to meet the City's sports and other recreational programming needs

These guiding principles create a framework for the future parks and recreation system in Doral. In addition to applying these principles to parks and recreation facilities, the following recommendations take the City's future land use, property ownership, infrastructure and other land use planning considerations into account.

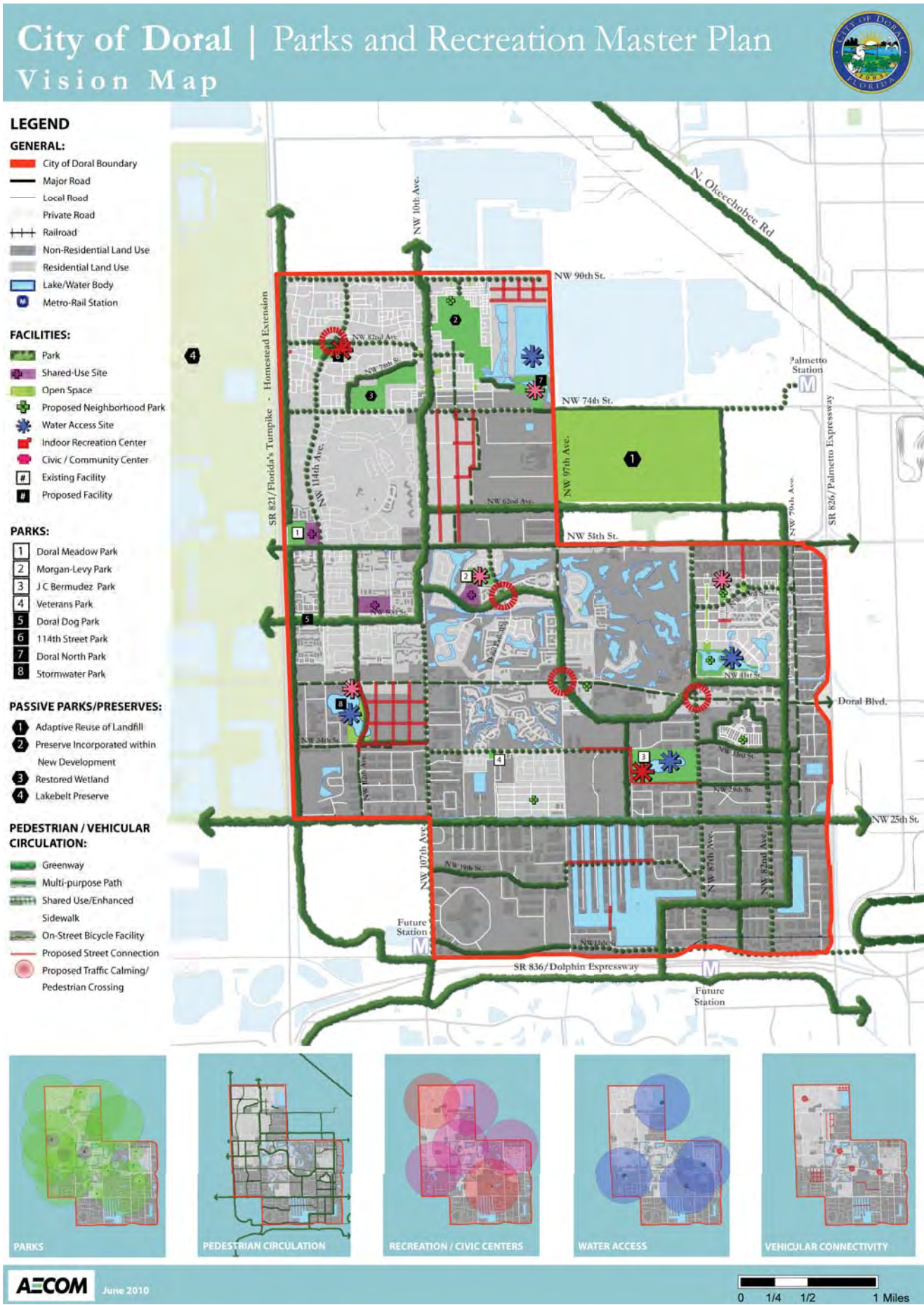
The Parks and Recreation Master Plan's recommendations can be categorized as follows:

- 4.2 Improvements to Existing Parks
- 4.3 Development of New Parks
- 4.4 Roadways, Trails and Bikeways Enhancements

Map 27 illustrates these recommendations system-wide. Improvements to existing parks and the development of new parks will be under the purview of the City's Parks Department for facility planning, development, operation and maintenance. Other recommendations are more clearly under the direction of the City's Public Works or Planning and Zoning departments because they occur in land owned by the City or within the public ROWs. Still other recommendations serve as a guidepost for future land use and infrastructure development decisions, and involve lands under ownership, lease or as an easement by the county, public utilities or agencies, and require coordination with those organizations to reach a mutually beneficial solution for future redevelopment.

Lastly, there are recommendations for privately owned lands not currently being developed, or where plans for development are in formative stages. These recommendations for private property are intended as a point of departure for discussions with those land owners to reach agreement on how the development of those properties may better achieve the transportation, recreation, ecological and other objectives outlined in the Guiding Principles in this plan.

Map 27. Vision

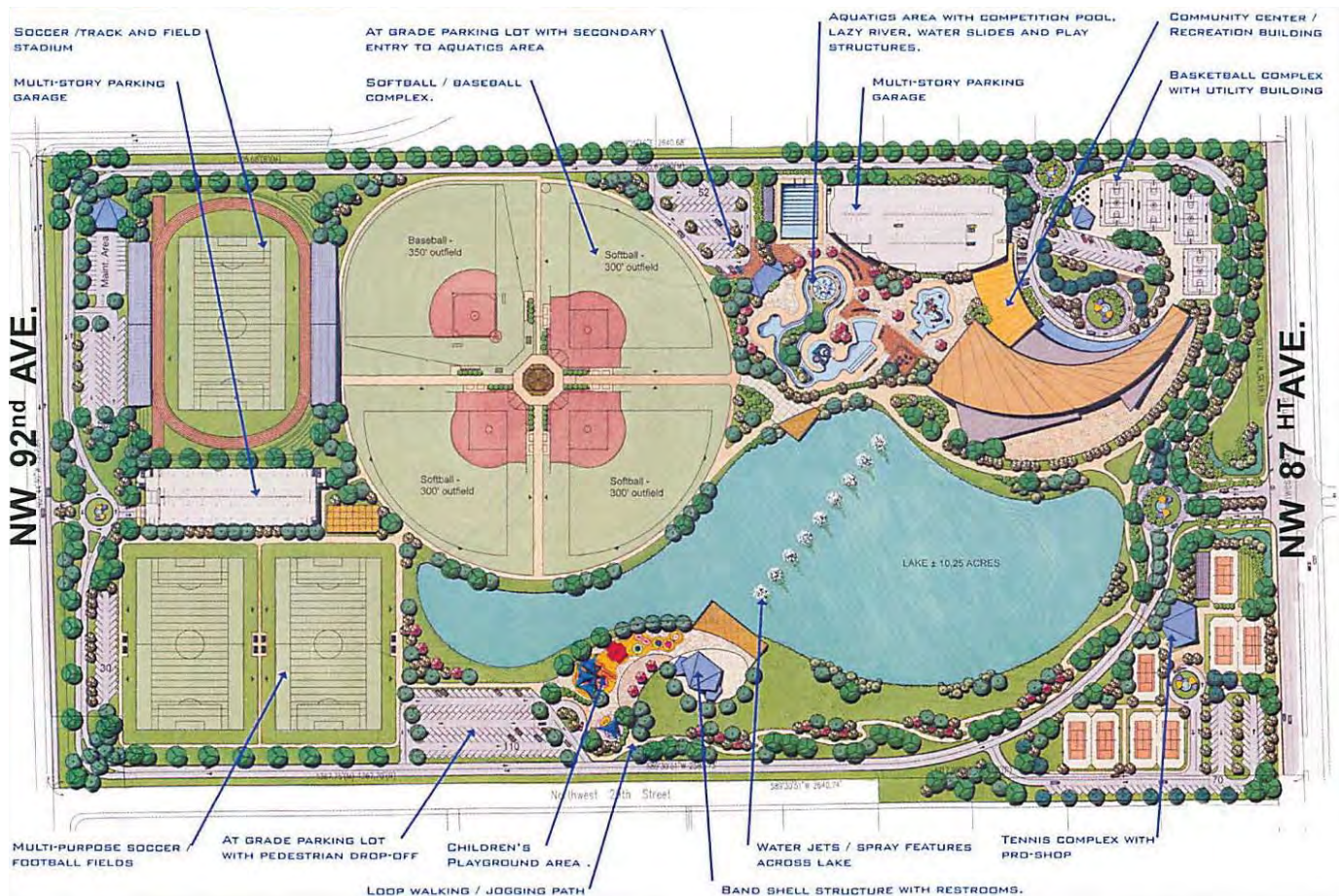


4.2 Improvements to Existing Parks

J.C. Bermudez Park

With over eighty acres—including a 21-acre lake--J.C. Bermudez Park is positioned to become the City of Doral's signature park. The current Master Plan for J.C. Bermudez Park completed in 2008 proposes a wide array of high-quality park features, fulfilling the City's long-term recreation needs all in one location. This is a strategy that created a park concept that is a compact and exciting facility that would be the envy of the region. A benefit to clustering activities in this location is the proximity to the large workforce nearby in the offices and industrial employment centers surrounding the park. Workers before, during or after work would be able to use the park with very little travel time by car or bicycle, and many could even walk to the park. Moreover, the park will also be an amenity for the City to entice new businesses to locate in Doral. However there are consequences to this centralized strategy. The majority of current and future residents live in the northwest quadrant of the City, forcing park users to drive --which virtually all families with children will do--on some of the busiest thoroughfares in order to use the park. At peak travel times, this could add up to half an hour of travel to time to games and practices--with the tight schedules that most families live by, this can be an insurmountable inconvenience.

Figure 4. Original J.C. Bermudez Park Plan



Following the master plan's completion, the City has purchased or is in the process of acquiring more land for parks throughout the city, relieving some of the "pressure" on J.C. Bermudez Park to accommodate all the future recreation needs of residents. In light of this development, the following alternatives to the current master plan have been developed for J.C. Bermudez Park. The strategy is to still provide a robust variety of activities and a well-equipped community center building at J. C. Bermudez Park, but to scale down the size of the facility and construct another community center in the northwest quadrant of Doral to better serve residents in that area (see NW 114th Avenue Park, below). This allows portions of J.C Bermudez Park to remain passive in nature, an attribute that is not only currently very popular among Doral's residents, but is one of the last opportunities to enjoy a large passive park experience in the City.

The recommended improvements to J.C. Bermudez include the following facilities:

- Community Center – The community center would be located on the western side of the park and primarily accessed through an extended NW 92nd Avenue. Recommended facilities include a gymnasium, exercise rooms, meeting rooms, arts and crafts rooms, a game room, a media lab, and a reading room. The community center should also be an example of sustainable, green building and include features such as a green roof.
- Stage /Community gathering area – A stage/community gathering area is recommended for the space between the proposed community center and the existing lake. This would be flexible open space that could accommodate large events when needed, but would service as passive open space most of the time.
- Softball fields – Three (3) new softball fields are recommended. The concept plan shows the fields, along with the baseball field, on the north side of the park.
- Baseball field – One (1) new field is recommended.
- Playgrounds – Because of J.C. Bermudez's large size, there are opportunities for multiple playground areas throughout the site.
- Perimeter trail – A trail of approximately $\frac{3}{4}$ mile would not only provide internal circulation for the park, but also could be a place for walking and jogging.
- Picnic areas
- Trailhead – This can be the start/finish point for new trails proposed throughout the City along canal and utility corridors, ultimately leading to Downtown Doral.

Figure 5. Proposed J.C. Bermudez Park Concept - Phase 1



Improvements to J.C. Bermudez Park should also include strengthening the roadway network and access to the park. The concept plan shows NW 92nd Avenue extending from NW 29th Street to NW 33rd Street, completing the grid in this area and providing more direct access points to the proposed community center. An additional entrance from NW 33rd Street is also recommended.

As funding becomes available, there are opportunities to intensify the facilities at J.C. Bermudez Park. One option is to replace the stage/community gathering area with a water play area integrated into a lap pool. Additionally, the football field could be upgraded to a stadium that holds about 7,000 spectators, and could be the primary venue for Doral's high school football teams. To accommodate a stadium however, the surface parking lot would need to be replaced with a parking garage. A garage is a substantial investment that will only be used at capacity several times a year during major events (holiday celebrations, soccer or football games, etc.), so minimizing the size of the structure is beneficial for functional and cost purposes. To alleviate the parking demand on a single garage during major events, the airport property west of the park is large enough to accommodate in excess of 700 cars; in fact, just southwest of J. C. Bermudez Park there is already a parking lot used by the County. If a mutually beneficial arrangement can be made for use of the land immediately adjacent to J.C. Bermudez this will save money for the City, and further reduce the amount of expensive infrastructure in the park.

Figure 6. Proposed J.C. Bermudez Park Concept - Phase 2



During the course of this study, the City was awarded a grant to construct a reclaimed water system to serve the park, which requires locating a water tank somewhere within the park. Initial thoughts were to partially bury the tank under a future stadium and place a competition-grade synthetic athletic field on top. As the cost-benefit analyses advances, it is becoming evident that a conventional above-ground tank incorporated within a proposed building complex may be a more viable option. Locating the tank in the park is an important consideration for the long-term image and experience of park visitors. A large tank can be obscured from view within the park, but not completely hidden, so the location of the water tank becomes critical to the character as well as the function of the future facilities in J. C. Bermudez Park. Regardless of where the tank is located, the use of reclaimed water in such an extensive manner creates an opportunity for the City to fulfill an important Comprehensive Plan and Green Master Plan goal, and is consistent with the Guiding Principles of this proposed Parks Master Plan.

Doral Meadow Park

Since incorporation the City of Doral has invested a great deal in the recreational facilities at Doral Meadow Park. Recommended improvements will enhance residents' access to these investments, including:

- Additional connections: Improved walking/bicycle access to the park with a multi-purpose trail connection to a proposed trail on NW 117th Avenue to the west; NW 114th Place to the east; and NW 25th Street to the South.
- Perimeter path: A perimeter walking trail with multiple loops is recommended as an addition to the existing pathway system.

Morgan Levy Park

There are no physical changes recommended for Morgan Levy Park. The current high demand for programs in the community center should be diminished in the future by new facilities elsewhere in the City, allowing for more of the program offerings to be tailored to the immediate neighborhoods needs.

Veterans Park

Planning and design documents for Veterans Park are nearly complete. When this facility opens it will function as a community-wide commemorative space and as a neighborhood park.

4.3 Development of New Parks

NW 114th Avenue Park

The City currently owns a +300' deep by +1200' wide parcel of land parallel and south of NW 114th Avenue. This parcel will soon be split by NW 82nd Street when construction is complete for the missing road segment. While 300' may seem large for a park, given the current and future recreational needs in this area it is recommended that the parcel along 114th Avenue be acquired in order to assemble enough property for a community-scaled facility to serve residents in this quadrant of the City. The rationale is that the current City-owned property is flanked by the backyards of existing and future houses, which further diminishes the size of the useable park space when an adequately sized landscape buffer is extracted from the parcel (roughly 20' minimum, 50' standard, 100' preferred buffer width), for anything but passive uses such as a dog park, picnic areas or non-programmed open lawn areas. With the new dog park nearby at 50th Street and a high demand for indoor recreation and outdoor court facilities, this site is well-suited to accommodate both those needs plus have space for the more passive, neighborhood-based activities such as picnicking and strolling and a multi-use field.

Figure 7. Veterans Park Design



Figure 8. Proposed 114th St Park Concept



Following are the recommended facilities for each section of the park:

West Section: Tennis Center

- Tennis clubhouse – a small clubhouse that will contain restrooms and pro shop
- Tennis Courts (8) - Eight courts, including a center court with raised seating for special matches
- Half Tennis Court (1)

East Section: Community Park

- Community Center – A community center with a green roof is recommended, and could contain a gymnasium, exercise rooms, meeting rooms, arts and crafts facilities, a game room, a media lab, and a reading room.
- Multi-purpose Open Space – An expansive grassy area that is large enough for pick-up soccer games or ultimate Frisbee
- Perimeter Walk
- Picnic Areas
- Playground
- Trailhead

Doral North Park

The City does not currently own the land separating this future park from the water, but access to the water could be obtained through negotiation with the current landowner. A preliminary plan was created for the site as part of the Florida Communities Trust Funds grant application, which was to be used for the development of this site for educational, conservation and active and passive recreational purposes. Assuming water access is possible, the proposed park program should include:

Figure 9. Proposed Doral North Park Concept



- Nature Center - includes a ballroom, offices, and an outdoor events plaza
- Multi-Purpose Field
- Campground
- Boardwalk - connection to Preserve Park
- Pond with Kayak Launch and Fishing Pier
- Restored Wetland Habitat
- Motorized Boat Launch/Ramp with parking
- Doral Marina and Yacht Club
- Future drawbridge/Lake connection
- Restored Littoral Edge

This property not only would be an excellent addition to the parks system, but has the potential to be a tool for economic development. The western edge of the lake presents a great opportunity for multi-family residential developments. These units would allow users direct walking access to the parks as well as the opportunity to boat and experience nature. A mixed-use development to the northeast of the park site would be well-positioned to become a place with shops, restaurants, residential units and a formal boardwalk.

NW 50th Street Dog Park

For several years the City has been in collaboration with residents and the County Department of Environmental Management to create a dog park and storm water detention area within this FP&L transmission line corridor. Currently the park is in the design, planning and permitting stage, and is highly regulated by these agencies for the type of plant materials that can be used and the storm water management requirements which need to be addressed.

Recommended facilities include:

- Restroom with Storage and Concession Area
- Dog Wash
- Small and Large Dog Runs
- Shade Pavilions
- Naturalistic Planted Areas / Native Habitat Plantings
- Trail Connections to the 41st Street Linear Park

NW 50th Street and NW 107th Avenue Linear Park

These streets with adjacent FP&L transmission line corridors have been in the City's plans for use as a multi-purpose trail for several years, and are included in the City's Bicycle Master Plan and Comprehensive Plan.

Recommended facilities and features include:

- Multi-purpose Trail / Service Access Route
- Trailhead
- Naturalistic Planted Areas / Native Habitat Plantings
- Public Art

Restored Wetland (Doral Preserve)

The proposed Doral Preserve Park is currently a highly-impacted wetland located between two residential developments. There is, however, potential for restoring this natural resource and transforming the site into a recreation amenity for the residents of Doral.

Recommended facilities include:

- Reconstructed wetland habitat
- Naturalistic perimeter planted areas
- Perimeter pervious paved trail
- A system of boardwalks and interpretive exhibits
- Opportunity for an Observation Platform

It should be noted that the southwestern corner of the site is reserved for a future fire station. Part of this facility will also include a place for bus-turnaround and drop-offs that will help schools to use the site for field trips and environmental education.

Figure 10. NW 50th Street Dog Park Concept



Figure 11. Proposed Restored Wetland Concept



New Neighborhood Parks

The Parks and Recreation Master Plan vision shows six (6) new neighborhood parks. The number of new parks—and their locations—was determined from the findings of the Needs Assessment, particularly through the Level of Service (LOS) analysis that identified gaps in access to neighborhood parks.

In most cases, it should be the developer's responsibility to provide neighborhood park spaces within new communities. As a point of departure, three neighborhood park prototypes have been created to help guide the programming and design of new parks, and to ensure that Doral residents benefit from meaningful green spaces close to home.

Prototypical Neighborhood Park – Infill

Many neighborhoods were built in Doral prior to any requirement to provide neighborhood park space. The result is that many residents do not have access to a neighborhood park space within a reasonable distance from their homes. In built neighborhoods that lack park space, it is recommended that City acquire land as opportunities arise to provide the following recreation facilities:

- Benches and Tables
- Playground

Prototypical Neighborhood Park – New

As Doral continues to grow, developers of large new communities should be required to provide neighborhood park facilities. To ensure that these spaces are meaningful and function as true recreation amenities, the following prototype is recommended as an example for how these facilities should be developed. Specific recreation facilities may include:

- Benches and Tables
- Playground
- Multipurpose Open Lawn
- Trail
- Naturalistic Planting Area

Prototypical Neighborhood Park – Urban

This park type is recommended for development within Downtown Doral. As an urbanized space, the emphasis should be on creating a place for community gathering and sociability. Recommended facilities include:

- Moveable Seating
- Benches and Tables
- Playground

Stormwater “Park”

Technically, this is not intended as a new public park, but rather a proposal for the private landowners who will eventually redevelop the area. This is one of the largest unbuilt parcels within the City, and it is only a matter of time before it is developed. As development occurs storm water management will play a crucial role in efficient parcel layout if subdivided, or in building layout if developed as a corporate campus. In any scenario the storm water infrastructure—including the pond itself and the associated filtration areas that are only flooded during significant rain events-- can be consolidated to serve this entire parcel, in a location that can also be an attractive view from the street and by bicycles on a multi-purpose trail. One large storm water pond will be a more efficient and attractive feature than having multiple small ponds scattered throughout the parcel. This could be a very desirable place for lunchtime picnics, strolling or jogging, as well as presenting a park-like appearance to the new development, elevating the value and prestige of the businesses overlooking the park space.

Figure 12. Downtown Doral Plan



Downtown Doral

One of the most dramatic changes for the City of Doral in the coming years will be the creation of a new downtown. Consisting of low to mid-rise commercial and residential buildings in a network of pedestrian-friendly streets, Downtown Doral will attract residents who enjoy a more urban lifestyle. Demographically, these are typically “empty nesters” as well as younger, smaller families and singles. The impact on specific City facilities such as athletic fields, after-school programs, etc., is largely unknown at this time since the downtown is still years away from completion. In general, there will likely be a need for walking and jogging trails, natural areas, and neighborhood scale playgrounds and “pocket parks” for these new residents to use close to home. For other areas in Doral these neighborhood facilities are recommended to be within a half-mile of each resident since the City largely follows suburban development patterns, and many amenities are provided by their private home owners associations. Because of its higher density Downtown Doral should have neighborhood park amenities within a quarter-mile distance to each resident, a standard followed in most urban communities. Presently there are several park spaces planned for, including:

Waterfront Plaza – This public space overlooks a public pond adjacent to the downtown. This is a potential location for paddle boat rentals to help activate the downtown.

Civic Park – A grand open park space for concerts or other gatherings is planned for near the northwest corner of downtown, with the idea of having a major public building – such as the City Hall—be the “anchor” for the space. Near this facility there may be a need for more neighborhood-based functions, such as meeting rooms, after school programs, or other activities requiring indoor space.

Waterside Park – A small park with a playground, picnic tables, and some open space, with a walkway that ties into a perimeter trail that wraps around the lake. This area would be a very popular jogging route for downtown workers and residents, while providing younger residents needed play space close to home.

4.4 Roadways, Trails and Bikeway

One of the major needs in Doral is to improve connectivity throughout the city. The Parks and Recreation Master Plan is an opportunity to not only create a bikeway and trail system, but also complete missing road and sidewalk segments in key areas. There are four types of recommended improvements: greenways, multi-purpose trails, shared use/enhanced sidewalks, and an off-street bicycle path.

Greenways

There are six proposed greenways in the City of Doral, totaling approximately 16.5 miles. Greenways are 12-foot wide multi-purpose trails that typically take advantage of large canal and/or utility corridors, and often provide opportunities for landscaping and trail amenities. Greenways are recommended for the following:

- NW 177th Avenue corridor – 4 miles
- NW 107th Avenue/NW 50th Street – 3.5 miles
- NW 62nd Street corridor – 1 mile
- NW 52nd Street/ Canal corridors – 4 miles
- NW 25th Street corridor – 3 miles
- NW 80th Avenue corridor/NW 15th Street – 4 miles

Multi-purpose trails

The Master Plan shows the construction of approximately 12.5 miles of off-street multi-purpose trails. These paved trails would typically be 10-12 feet wide, and provide opportunities for walking, jogging, bicycling, and rollerblading. In most cases, proposed multi-purpose trails take advantage of the existing ROW of roadways.

- Doral Preserve Trail – 0.75 miles
- NW 58th Street – 2 miles
- NW 114th Avenue – 0.5 miles
- NW 112th Avenue/Stormwater Park – 1.8 miles
- NW 19th Street – 1 mile
- NW 12th Street – 1 mile
- NW 84th Street – 1 mile
- NW 92nd Avenue corridor – 0.75 mile
- NW 29th Street – 1 mile
- NW 33rd Street – 1 mile
- Downtown Doral Waters Edge Loop – 1 mile
- NW 87th Avenue – 0.75 mile

Shared use/enhanced sidewalks

Where roadway ROWS are not large enough for 10-12 foot, off-street multi-purpose paths, shared use/enhanced sidewalks are recommended. The Master Plan recommends this treatment for the following roadways, totaling approximately 17 miles:

- NW 90th Street – 2 miles
- NW 82nd Street – 1.3 miles
- NW 74th Street - 2 miles
- NW 114th Avenue – 2.1 miles
- NW 107th Avenue – 1.5 miles
- NW 41st Street – 1.5 miles
- NW 20th Street corridor – 1.2 miles
- NW 12 Street – 1 mile
- NW 87th Avenue – 2.25 miles
- NW 82nd Avenue – 1.5 miles
- NW 53rd Street - 0.8 miles

On-street bicycle lanes

The fourth type of proposed connection is on-street bicycle lanes. This facility type is recommended for roadways that lack ROW to construct off-street trails, but where there is still a connection needed and a five-foot bicycle lane can be accommodated. On-street bicycle lanes are recommended for the following roadways, totaling nine (9) miles:

- Doral Boulevard – 4 miles
- NW 79th Avenue – 2 miles
- NW 33rd Street – 1 mile
- NW 112th Avenue – 0.5 mile
- Northern Connector – 1.5 miles

Figure 13. Proposed Greenway Concept



Figure 14. Proposed Multi-Use Trail Concept



Reconnecting the Network

Lastly, completing the network of roads throughout the City will dramatically reduce traffic congestion, and improve walkability and bicycle riding opportunities. All of the following “missing segments” are simple extensions of existing streets, except for the suggested improvements in the “hand” area. This part of the City contributes to a significant amount of congestion along NW 25th Street because of the dead end streets serving this industrial and warehousing area. To help alleviate traffic and provide opportunities for better bicycle connections, especially to the planned transit stops to the south, a series of bridges or causeway connections linking the “finger” streets to NW 97th and 98th Avenues is recommended.

Map 28. Suggested improvements to the “Hand” area

Complete missing road and sidewalk segments

East / West Street Segments (Roads and Sidewalks):

- Across the “hand” between NW 97th and 87th Ave
- NW 33rd Street between NW 97th and 91st Ave
- NW 62nd Street between NW 112th and 97th Ave
- NW 70th Street between NW 107th and 102nd Ave
- NW 75th Ln, 78th, 80th, 82nd, 84th, 86th and 88th Streets between NW 107th and 102nd Ave

North / South Street Segments (Roads and Sidewalks):

- NW 92nd Ave between NW 25th and 33rd Streets
- NW 112th Ave between NW 33rd and 41st Streets
- NW 89th Court between NW 35th Lane and 36th Streets
- NW 84th Ave between NW 33rd and 36th Streets
- NW 102nd Ave between NW 58th and 90th Streets



05

Implementation Plan



Implementation of the recommendations and improvements outlined in Section 4 is estimated to cost approximately \$184 Million, as shown in Appendix A3 - Estimate of Construction Costs. Annual costs for operations and maintenance are estimated at an additional \$11 Million per year, as outlined in Appendix A1 - Park Operations Cost Estimate.

To determine a phasing and funding strategy for these improvements, AECOM met with City staff for an "Implementation Workshop" on March 17, 2010. The purpose of the workshop was to review costs; identify existing and potential funding sources; and develop an Implementation Plan for the proposed Parks and Recreation System.

10 Year Funding Estimates

Workshop participants first reviewed and discussed potential, realistic funding sources for implementation. Available and projected annual funding sources include:

• General Fund	\$500,000/ yr
• Parks and Recreation Impact Fees	\$250,000/ yr
• Grants	\$2,000,000/ yr
• Transportation Enhancement Funds (bikeways)	\$300,000/ yr
• Roadway Network Improvements	\$1,000,000/ yr
• General Obligation Bonds (subject to voter approval)	\$5,000,000/ yr
Total Estimated Annual Funding	\$9,050,000/ yr

After further discussion, the following 10 Year Funding Plan was established:

• General Fund, Impact Fees	\$10,000,000
• Grants	\$15-18,000,000
• Transportation Enhancements (bikeways and trails)	\$8,000,000
• Roadway Network	\$10-15,000,000
• Bonds	\$50-60,000,000

Total Estimated Ten Year Funding
\$93 – 111,000,000/ ten years

Subsequent to the Implementation Workshop, AECOM's funding subconsultants RMPK Funding developed a "Strategic Funding Plan" which outlines specific Funding Programs and potential grant amounts for each of the major projects outlined in Section 4. RMPK identified sixty-four (64) grants totaling almost \$39,000,000, over twice the amount of the previous estimate. It is important to note that the City currently applies for an average of 6 grants per year with a success rate of almost 100%. With the increased estimate for grants, the 10 year Funding Plan includes:

• General Fund, Impact Fees	\$10,000,000
• Grants	\$39,000,000
• Transportation Enhancements (bikeways and trails)	\$8,000,000
• Roadway Network	\$10-15,000,000
• Bonds	\$50-60,000,000

Total Estimated Ten Year Funding
\$117 – 132,000,000

Strategy

Because the estimate of potential funding sources is reasonably close to the estimate of costs, Implementation Workshop participants felt that is reasonable to assume that the City could implement **all** of the recommendations in Section 4 within the next 10 – 15 years at a rate of \$12 – 15,000,000 per year. Obviously this depends on the successful passage of a bond referendum; the successful award of the proposed grants; and the availability of the other funding sources identified above.

To determine spending priorities for the next 10-15 years, it is helpful to refer to the “Importance-Unmet Need Assessment Matrix” from the needs assessment in Section 3 (see Figure 2). This chart indicates that the highest priority needs for City residents include (in approximate order of priority):

1. Outdoor swimming pools water parks
2. Paved walking and biking trails
3. Indoor swimming pools/leisure pools
4. Bicycle lanes
5. Indoor fitness and exercise facilities
6. Small neighborhood parks
7. Nature center and trails
8. Picnic shelters/ picnic areas
9. Off-leash dog parks

Based on these priorities, the City may wish to initially focus on the following projects, which have the potential to meet many of residents’ top priority needs:

- 114th Street Park acquisition and development (\$18,500,000)
- J.C. Bermudez Park (\$64,700,000)
- Walking and Biking Trails (\$17,000,000)
- Doral Dog Park (\$1,200,000), already under construction

Other projects that meet residents’ top priority needs may also be constructed as funding opportunities arise.

Annual Implementation Strategy Update

The City should review this Implementation Strategy annually, including an update to the estimated costs, funding sources and amounts, and actual spending. The City may also wish to conduct a needs assessment survey every two to three years to verify spending priorities and top priority projects.

A1

Park Operations Cost Estimate

A2

Potential
Funding Sources

A3

Estimate of
Construction
Costs



Community Attitude and Interest Survey Results

A5

Meeting Notes

A6

PowerPoint
Presentations

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