HYPO-PARK An Open-Space Pilot for At-Risk Urban Communities

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HEALTHY CITY DESIGN INTERNATIONAL 2017

52 million deaths globally by 2030 will be due to chronic illness.

A 5% reduction in obesity would save California \$600 million 50% of health outcomes are attributed to the physical & social environment

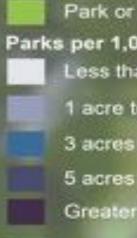
People who live close to park and recreation facilities engage in more physical activity than those who do not Almost 33% of fifth graders in Los Angeles are obese due to lack of exercise (and places to do so)...

Parks now provide only 30% of anticipated need

Parks per 1,000 Residents

WHO Open Space Recs = 2.2 AC (1 HA) per 1000

Legend



Park or Open Space Parks per 1,000 Residents Less than 1 acre 1 acre to 3 acres

> 3 acres to 5 acres 5 acres to 10 acres Greater than 10 acres



HEALTH INEQUITY

Malibu 55.5 ac/1000 99% difference (22% recommended)

South LA .5 ac/ 1000

....in a city surrounded by beaches and mountains.....

....are more parks the solution...

*Undeveloped land is scarce *Land costs are high *Government funding are limited *Security/maintenance costs are a challenge *Limited activities

.....where needs a

WHAT WE NEED

In 6 hours the average American burns 675 calories

WHAT WE WANT

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8318

desires?

A 6 hour visit to Disneyland can burn 2100 calories

NacARTHUR PARK

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Isn't it time to rethink the park?

PARK ≠ REC







CHÁNGING LIFESTYLES...

+ CHANGING LOCALES...

+ CHANGING TECHNOLOGY...

= ACTION ATTRACTION

MUSCLE BEACH

PHAT* IS WHERE IT'S AT

*PHAT = cool, excellent

RECREATION + ENTERTAINMENT (Health) (Hedonism)

For Family-Friendly Cities, Build Play Beyond the Playground

BY RACHEL DOVEY | NEXT CITY | OCTOBER 24, 2014

D arell Hammond builds playgrounds. From spiral slides to mini rock walls and giant games of tic-tac-toe, his non-profit KaBOOM! is known for its thousands of community-centric parks. But as childhood screen time and obesity rates rise, he's been forced to ask an odd question about his kid-friendly structures. In Hammond's words: "What if kids aren't playing on them?" What if building big, beautiful playgrounds isn't enough?

A new report released today, "Using Behavioral Economics to Create Playable Cities," by the non-profit suggests a fascinating alternative. Instead of setting spaces aside for play, why not integrate them into the streets, sidewalks and bus stops people use every day? If the park isn't a destination — if it's a bus stop in the shape of the word BUS that kids can lounge, jump and slide on — then they end up playing during their daily commute. And quick-access structures integrated into city streets could both keep families from leaving for the suburbs and encourage them to bike, walk and take the bus instead of driving cars.

With its emphasis on righting "play deserts," KaBOOMI is no stranger to the politics of park access. Like grocery stores, bike lanes and even crosswalks, play spaces tend to be one of the things that adds ao years of life to wealthier zip codes, and don't exist in poorer ones. But the report, conducted jointly with ideas42, delves into some of the psychological barriers that can also limit access, using a lens called "behavioral economics" to see "how people make decisions in a complex and textured world where details matter." Using this approach to evaluate interviews, researchers drew out the decision, "I will take my kid to the park" like a slow-motion scene, allowing them to see every rapid-fire thought in high definition.

CULTURE

"Skateboard Urbanism" Could Change Park Planning BY CASSIE OWENS | NEXT CITY | OCTOBER 1, 2014

On a Thursday afternoon in autumn, there are close to a dozen skateboarders and BMX riders weaving around Paine's Park obstacles and each other. Josh Dubin, the executive director of **Franklin's Paine Skatepark Fund**, explains that if school weren't in session, there would be more. The Philadelphia skatepark, now open for more than a year, is the pride and joy of Dubin's skateboarding advocacy non-profit, which works to establish new parks in the City of Brotherly Love. Runners following the adjacent Schuylkill River Trail pass by. A mother pushing a stroller cuts through a grassy inlet. "It's like a park," says Billy Mahoney, 20, who skates at Paine's Park a couple of times a week, on the different kinds of visitors he sees.

Critics have praised Paine's Park, a space that very easily could have been a large cement bowl, for accommodating multifaceted use. At one glance, it looks very much like a plaza. From slightly higher ground, its amphitheater design is more apparent. The tiered ledges curve in the direction of an elevated stage. Complex named Paine's Park in its list of **world's most innovative skate parks**.

Inga Saffron, the *Philadelphia Inquirer's* architecture critic, **noted in her review** that Franklin's Paine Skatepark Fund had to raise \$4.5 million to bring their vision for Paine's Park to life, and they did so by "badgering state, city, and private funders to pay for the project." The space reveals the shift in how skateboarders and architects imagine skateparks. But it also represents a surge of civically engaged skateboarders who are taking city building seriously. The kids who clung to their boards in the '80s and '90s have grown up, some of them into advocates. San Antonio has a "skate plaza" program. Seattle



Gym members receive instruction on the two-elony lower at a Life Time Pitness center in Mediavia Hills, Ala. By ODURTNET RUBIN Puternet: Auri 18, 2013

Simple exercises with no-tech equipment (call them paleo or playground exercises, depending on how much fun they are) have long found disciples at niche gyms and in movements such as CrossFit. But in the last year and a half, major health-club chains have began making betting sandbags and shaking 25 pound ropes the standard, ditching the fancy weight machines that have dominated gym floors for more than 30 years.

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HYPOPARK

FROM NATURE AS SPECTACLE...

ADDITION PARKS

NAME AND A DESCRIPTION OF TAXABLE AND ADDRESS OF TAXABLE AND ADDRESS A

.TO PERFORMANCE AS SPECTACLE.

... TO EXERCISE AS SPECTACLE...

TO SPECTACLE AS PUBLIC SPACE

SITE 3rd and Kingsley, Koreatown (Los Angeles)

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PROGRAMMATIC USE COMPARISON MATRIX

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PARK





Bealing.



Pasguard



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HYPD PARK





#procehoe











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Weighting



Bocce Ball

BURDING Cargos

Trajecte

Pagiliping





Skittotaard

Devine Narios



Cate



Tomparina



Newsgland





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Randhall



Trapage





Panting





Mave Notching



Parkosr





Do-Living



























Will Heinerscho



























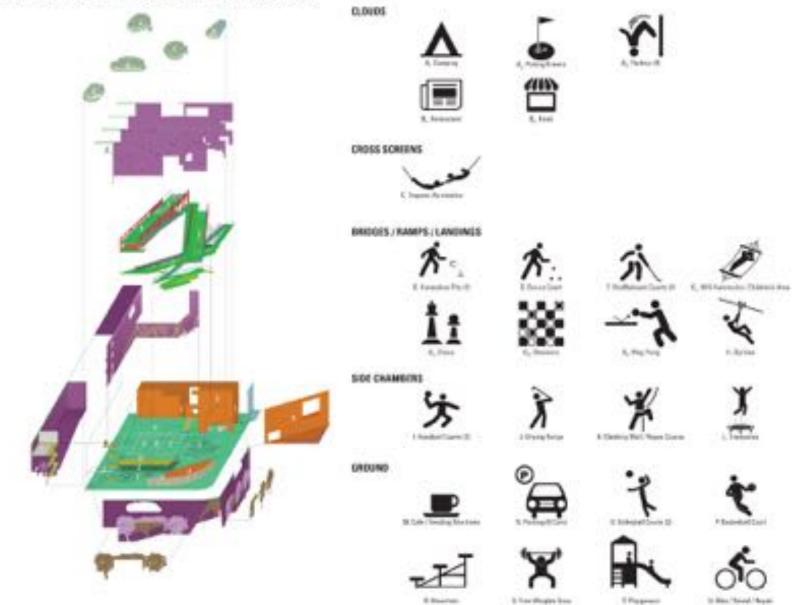
NO

Generalized Uniformity

YES

Specific Variety

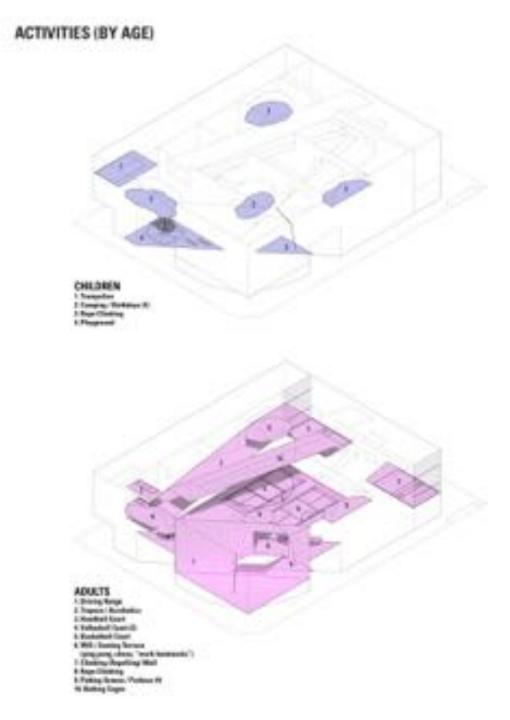
BREAKOUT OF FORMAL, PROGRAMMATIC ELEMENTS

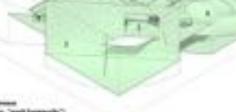


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TEENS

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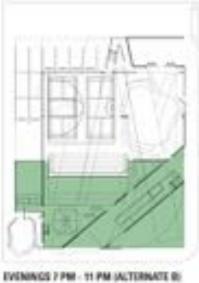




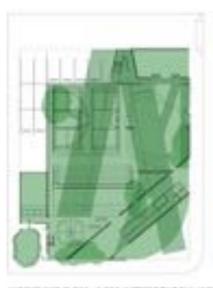
ACCESS / HOURS



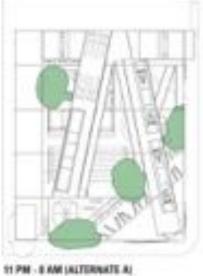
8 AM - 3 PM (SCHOOL HOURS) Short-out, ramp circuit, newselland, and cafe open



Short-cut open



WEEKDAYS (1 PM - 7 PM.)APTURSCHOOL, WEEKENDS All open



Carging



7 PM - 11 PM (ACTERNATE A) Driving range, skate basel, basketball/ solleytiall coarts open



11 PM - E AM OLITERNATE B) All-posed







PARKS VS. RECREATION



DIMENSIONS / AREA	
FLOOR-AREA RATIO	
LAND UTILIZATION COST	
AVERAGE CALORIES BURN (PER PERSON / HOUR)	ED
ANNUAL MAINTENANCE C TOTAL (PER SQ. FT.)	OST

FUNDING SOURCE

PARK 120' X 149'-4" (17,920 SF) 1.0 546 123

\$47,500 (\$4 / \$F)

PARKS & RECREATION DEPARTMENT



REC (HYPO PARK) 120" X 149"-4" (17,920 SF) 2.0 \$23 336

\$16,800 (S0.46 / SF)

CONTROLLED

-NON-PROFIT (i.e., Police Autivities League, California Community Foundation, etc.) -PRIVATE DEVELOPER (Duimby-fee waiver) -PUBLIC-PRIVATE PARTNERSHIP (i.e., Kaiser Permanente)

ACCESS

ACTIVITIES

UNCONTROLLED

-IDOGI WALKING -BASKETBALL/ TENNIS COURT -PLAYGROUND -PICNICKING -SITTING

-WEIGHTLIFTING -WALKING -BATTING CASE BASKETBALL -PLAYGROUND (4-Square, Hopscotch, Tetherball) -ERIVING RANGE SKATEBOARDING -MINI GOLF -ROPE & ROCK CLIMBING / RAPPELLING -ACROBATICS (Trapeze, Trampoline) SHUFFLEBOARD -VOLLEYBALL -TABLE GAMES (Chess, Checkers, Ping Porg) BOCCE -HORSESHOE -FARKOUR -HANDBALL -CAFE / KIDSK / NEWSSTAND -WIFI HAMMOCKS -CAMPING -CAFE KIOSK / NEWSSTAND -DUTDOOR MOVIES / PERFORMANCE

HEALTH TO WEALTH The New Value-Add In Real Estate

New Financing Sources

_Developers

New Partners

_Community health organizations, county dph, hospitals , parks & rec

New Operations

_Subsidized, "gated" vs non-gated attractions _Includes concessions: sports bars, beer gardens, juice bars, magazine vendors

New Applications

"Carve-out" of new mixed-use development vs. required open space fee
Preventative "health-is-fun" pilot by healthcare facility as community investment

Operations

	Public	Private
Public	<u>Pros</u> : mission-driven, ongoing public funding <u>Cons</u> : Public sector risk aversion <u>Example</u> : Municipal recreation facilities	<u>Pros</u> : institutional support from "parent" organization <u>Cons:</u> Need to minimize public entity's risk exposure <u>Example</u> : Commercial tenant
Private	<u>Pros</u> : Leverage underused urban spaces for public good <u>Cons</u> : Difficult to coordinate <u>Example</u> : Privately-owned public spaces (POPS)	<u>Pros</u> : Most flexibility in terms of programming <u>Cons</u> : Attracting upfront capital for specialized facilities <u>Example</u> : Indoor gyms

Ownership

SOCAL-GEBRA

HYPOPARK =

Programmatic Flexibility (without loss of variety) + **Attraction (experience)** + **Openability/Closeability (safer; longer hours)** ÷ Intensiveness (active) + **Blendability (with other land uses)** +

Scalability (greater availability of urban land)

THANKS!

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