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## CREATING VALUE THROUGH OPEN SPACE: THE ECONOMIC IMPACTS OF THE UNDERLINE

The Underline will be a 10-mile linear park, urban trail and living art destination running below Miami's Metrorail from the Miami River to Dadeland South. The Underline's Economic Impact Study December, 2015, prepared by HR&A of New York, revealed numerous opportunities for real estate growth and development.

### REAL ESTATE APPRECIATION

Properties directly adjacent to the corridor will increase immediately by 25%.

\$300-\$485 million in increased taxable real estate value created.

\$120-200 Million in new tax revenue generated over 20 years

### NEW PLANNED TRANSIT-ORIENTED & OTHER DEVELOPMENT

\$3 Billion current pipeline of new development planned near 10-mile corridor.

\$150 million incremental assessed value created.

\$60 million in new tax revenue generated over 20 years.

### CONSTRUCTION & OPERATIONAL IMPACT

One thousand jobs from construction and 400+ jobs from operations.

\$170 million in total economic output during construction.

\$50 million in economic activity annually after completion.

### Accomplishments

1. Secured \$650,000 and completed master plan design by James Corner Field Operations.
2. Completed maintenance and management plan
3. Secured \$5 Million in government grants to begin building in the Brickell area (Phase I of proposed six phases.)
4. Currently raising \$700,000 in private funds toward Brickell Backyard Phase I implementation.

**PLEASE HELP BY MAKING A TAX-DEDUCTIBLE DONATION  
NOW TO FRIENDS OF THE UNDERLINE [theunderline.org](http://theunderline.org) or email  
[info@theunderline.org](mailto:info@theunderline.org)**

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# The Underline

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## Talking Points The Underline

### **What is The Underline:**

The transformation of County-owned land (right of way) below Metrorail from The Miami River (downtown) to Dadeland South Metrorail station into a 10-mile linear park, urban trail and living art destination.

### **Features:**

Trail: Creation of 2 paths, one for pedestrians and one for bicyclists, add lighting, amenities and native vegetation.

Intersections: Improvements of over 30 intersections which include 4 proposed pedestrian flyovers.

Destination Parks: Recreational amenities like dog parks, butterfly gardens, playground, exercise equipment, picnic areas, basketball, volleyball and soccer fields, skate parks, and more

**Economic impact:** 25% increase in value for in properties directly abutting the corridor, \$300 Million in new tax receipts over 20 years from increased property value, \$170 million economic output during construction, \$50 Million in economic output annually after completion. 1,000 jobs from construction and 100 jobs annually from operations. The Underline will also connect to key destinations throughout the County.

**Health impact:** Over half of Miamians don't get 20 minutes of exercise a day, greatly increasing the risk of major diseases. Conversely, 87% of residents don't bike in Miami because they see it as unsafe. The Underline will be the first safe, off-road facility for residents of all ages to recreate and commute.

**Transportation Solution:** Miami-Dade county is the 4th most dangerous place to walk in the country and the most dangerous place to bike in the state. The Underline will be our first big step forward in creating safe off-road infrastructure, connected to transit, to reverse those numbers.

**Open Space & Public Art:** Connects communities and promotes civic engagement and invites living education.

### **Funds raised**

\$650,000 for master plan (completed by James Corner Field Operations December 2015) 42% municipal, 58% private funds

\$5,000,000 for construction to begin early 2017. Funds from Miami-Dade County, City of Miami and FDOT. \$1,000,000 private funds from various sources as a match

### **Current Funding Status in the State 2016 Budget:**

Senate: Sponsored by Senator Diaz de la Portilla in the Senate, we have a \$2 Million placeholder in the TED budget of a requested \$5 Million.

House of Representatives: Sponsored by Representative Jose Felix Diaz, we are not in the House budget

### **Implementation Status:**

MPO Priority, in the 5-year work plan 2016/17

Master Plan, Economic Impact Study and Maintenance plan completed December 2015.

Construction documents to be completed Fall 2016.

Construction begins Phase I, Brickell Backyard early 2017