Houston Parks and Recreation Department

PARKS AND OPEN SPACES ORDINANCE
HPARD Planning Section

Rachael Die, AICP
Planner

Yuhayna McCoy, AICP, LEED AP
Project Manager

Renissa Garza Montalvo, AICP
Senior Project Manager
• Population: 2,119,831
• Area: 656 square miles or 419,840 acres
• Population Density: 5.03/acre
• Number of Parks: 370 Parks
• Acres of Park Land & Open Space: 37,859 acres
Parks and Open Spaces Ordinance

Applies to single-family or apartment developments within the City limits.

Developers have two options:

1. **Dedicate land** for private or public park purposes,

2. **Pay a fee** toward improvement in existing parks or acquisition of land for park purposes within the same Park Sector as the new development.
Fees **can** be used toward:

- **Acquisition of land** for park purposes
- **Improvement in existing parks**
- Design and other soft costs are limited to (5%) of the project

Fees **cannot** be used toward

- Maintenance
- City staff

“Moneys in the **park dedication fund shall be used for the acquisition and improvement of parks** and shall not be used for park maintenance or city staff overhead expenses” 42-255(d)
Nexus Principle

Planning Department developed “Park Sectors” dividing the City of Houston into zones using geographic barriers.

Fees paid and land must remain in the same Park Sector of the development that generated them.
Fees provide the means by which park land can be expanded or improved to meet population growth and increased need for parks and open space.

1. Enables HPARD to expand land for parks
   24.05 Total Acres expanded to date

2. Allows HPARD to invest in land acquisition and park improvements
   $9,970,934 invested to date
Park Land Expansion

- Developers dedicate land for private or public parks

- HPARD acquires land for park and open space purposes using the Park and Recreation Fund
21.5 Acres of land dedicated for private parks

1.05 Acres of land dedicated for public park

Total of 22.5 Acres of park land dedicated since 2009
High-end Single-Family

Land Dedicated

1 = 2.26 ac
2 = 1.62 ac
3 = 1.0 ac
4 = 1.16 ac

Total = 6.04 Acres
Park Land Expansion
Private Park Dedication
Park Land Expansion
Private Park Dedication
Senior Apartments

Park Land Required: 2.7 acres

Private Park dedicated = 1.65 acres

Balance (39%) paid in fee: $40,950

Chelsea Senior Community

Park Land Expansion
Private Park Dedication and Fee
Fee In-lieu of Land Dedication

- $700 per incremental dwelling unit
- Fee is paid into the Park and Recreation Dedication Fund
- Fees paid into Fund are expended in same Park Sector of the development for which the fee was assessed
- Fees paid in-lieu of land dedication must obligated by HPARD within 3 years in the sector where the subdivision is proposed
Park and Recreation Dedication Fund
Fees Collected FY 2008-2014

- FY 2008: $11,785
- FY 2009: $298,031
- FY 2010: $889,173
- FY 2011: $890,737
- FY 2012: $4,844,201
- FY 2013: $4,548,736
- FY 2014: $5,868,102

Fiscal Years: 2008-2014

Graph showing fees collected in each fiscal year from FY 2008 to FY 2014.
### Park and Recreation Dedication Fund

**Fees Collected by Park Sector FY 2008-2014**

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<thead>
<tr>
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<td><strong>Grand Total</strong></td>
<td><strong>$11,785</strong></td>
<td><strong>$298,031</strong></td>
<td><strong>$889,173</strong></td>
<td><strong>$890,737</strong></td>
<td><strong>$4,844,201</strong></td>
<td><strong>$4,548,736</strong></td>
<td><strong>$5,868,102</strong></td>
<td><strong>$17,350,764</strong></td>
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### Park and Recreation Dedication Fund: Park Land Acquisition

<table>
<thead>
<tr>
<th>Property Location</th>
<th>Park Sector</th>
<th>Size</th>
<th>PRD Fund Amount</th>
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<td>Brewster Park Expansion</td>
<td>17</td>
<td>0.27 ac</td>
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<td>Heiner Street Future Park Site</td>
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<td>0.18 ac</td>
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<td>Herkimer Street Future Park Site</td>
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<td>West 26th Street Future Park Site</td>
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<td>0.15 ac</td>
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<td>West Dallas Future Park Site Exp</td>
<td>14</td>
<td>0.29 ac</td>
<td>$936,000</td>
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<td>Westheimer Rd. Future Park Site</td>
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<td><strong>Total</strong></td>
<td><strong>1.52 ac</strong></td>
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<td><strong>$3,390,295.20</strong></td>
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Park and Recreation Dedication Fund: Park Land Acquisition

Brewster Park Expansion: 0.27 acres
Park and Recreation Dedication Fund: Park Land Acquisition

Brewster Park - Before
Park and Recreation Dedication Fund: Park Land Acquisition

Brewster Park - After
Process:

1. Trust for Public Land (TPL) ParkScore® Identifies “Need”
2. Identify Park Sectors with PRD Funds
3. Engage GSD Real Estate
4. Evaluate sites on-line based on accessibility, location, shape etc.
5. Conduct site visits and select suitable sites
6. Due diligence, offer, acceptance
7. Council approval
Park Land Acquisition Strategy Step 1

TPL Houston ParkScore ® Map

Red and Orange = Areas in Need of Parks
Park Land Acquisition Strategy Step 3

Available Land Sites - Sector 14

GSD Real Estate Map
Park Sector 14
0.23 Acres Westheimer Future Park Site
Park accessibility improvement of 2,035 residents
# Completed Park Improvements

<table>
<thead>
<tr>
<th>Park Sectors</th>
<th>Parks</th>
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<tbody>
<tr>
<td>1</td>
<td>Cole Creek Park &amp; Mangum Manor Park</td>
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<tr>
<td>2</td>
<td>Clark Park &amp; Veterans Memorial Park</td>
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<tr>
<td>6</td>
<td>Glenbrook Park</td>
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<tr>
<td>7</td>
<td>St. Lo Park, Stewart Park &amp; Law Park</td>
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<tr>
<td>8</td>
<td>Westbury Park</td>
</tr>
<tr>
<td>9</td>
<td>Briarmeadow Park &amp; Harwin Park</td>
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<td>10</td>
<td>Schwartz Park</td>
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<tr>
<td>12</td>
<td>Jaycee Park</td>
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<tr>
<td>14</td>
<td>West End Park, Ervan Chew Park, Mandell Park, Bethel Church</td>
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<td>18</td>
<td>West Side Hike and Bike Trail</td>
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<tr>
<td>21</td>
<td>Sagemont Park</td>
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Park and Recreation Dedication Fund: Park Improvements

West End Park

2008

1/4 Mile
West End Park: Population Increase

1/4 Mile

2014
Park and Recreation Dedication Fund: West End Park Improvements

P&R Dedication Fund:
$280,834

Parks Special Fund:
$50,000

Parks Consolidated Construction Fund:
$72,167

General Improvement:
$100,000

Wal-mart
$25,000

Total Project Cost:
$ 528,001
Park and Recreation Dedication Fund:
West End Park Improvements

West End Park - After
Mandell Park - Before

“The Parks Board shall have the authority to manage and expend funds in accordance with the city’s adopted parks master plan, the capital improvements plan…” 42-259(a)

P&R Dedication Fund:
$315,000

Friends of Mandell Park:
$745,000

Total Project Cost:
$1,060,000
Mandell Park - After
Public Park

Mixed Income: Single-Family & Apartments

Land Required = 1.71 ac

Public Park Land
Dedicated: 1.05 acres

P&R Dedication Fund:
$165,000

Avenue CDC:
$195,017

Avenue Place Subdivision

Total Park Development: $360,017
New Approach to Parks Master Planning

• Master Plan is being completed in-house by our Park Planning Section

• Assessment and analysis of park needs by Park Sector / Community Level

• Classify land use availability by Park Sector
• Provides guidance for growth of the park system for the next 20 years as a living document

• Establishes the priorities for the development and renovation of park assets

• Provides a framework for equitable distribution of park assets for all citizens to enjoy

• Balances land acquisitions with future bonds funds and park sector funding
Thank You!

Joe Turner
Director
Houston Parks and Recreation Department
joe.turner@houstontx.gov
www.houstonparks.org

Mayor Annise Parker

houston parks & recreation department
a CAPRA Accredited Agency