

# PARK SECTOR 12 SUMMARY

## PARK SECTOR 12 PRIORITIES

These priorities were developed by using condition assessment information from site visits, standard-based needs analysis (NRPA standards and data provided by the Trust for Public Land ParkScore™ Project), and public input via an online survey, park user interviews, community events and Capital Improvement Plan (CIP) meetings.

1. Acquire new park land
2. Develop neighborhood connections to parks and trails
3. Revitalize existing parks
4. Preserve environmentally sensitive areas
5. Develop new park facilities
6. Develop partnerships with the school system and other entities

## RECOMMENDATIONS

The parks in Park Sector 12 that have the highest need for redevelopment are listed from greatest need to least need: Lawrence Park, Little Thicket Park, and Love Park.

An additional 3 acres of parkland are needed in this Park Sector. While the majority of the Park Sector is served by parks within half a mile, there are some areas of need in the northeast and southwest portions of the Park Sector. Higher density residential development has increased in the area and growth continues east of TC Jester Boulevard and along the Shepherd Drive corridor. Schools not participating in the SPARK School Park Program (Non-SPARK schools) should be explored as potential future partnerships for park space. Portions of this Park Sector are served by two Tax Increment Reinvestment Zones (TIRZs) and one Management District, which have been partners in the past and should continue to be pursued to help meet the need for park land acquisition, improvements, and maintenance.

This Park Sector is deficient in picnic shelters, dog parks, skate parks, and soccer fields. In addition to the existing 16 miles of trails, the projects in progress through Public Works and Engineering, the Houston Parks and Recreation Department (HPARD), and Bayou Greenways 2020 (BG2020 Initiative) will close gaps in the White Oak Bayou trail and connect to the MKT trail to allow off-street access along White Oak Bayou north of IH-610 to downtown.

In the 2014 survey, the top three priorities of residents in Park Sector 12 when asked what recreational needs existed in their neighborhood were: hike, bike and walk trails (64.3%), dog parks (45.8%), and open space and natural areas (42.4%). Other services and amenities that residents asked for in the write-in portion of the survey were: fitness programs, swim lessons, dance or theater programs, arts and crafts programs, archery programs, outdoor environmental education and camping, community gardens, yoga and tai chi, and natural areas.

**Sources:** 2010 Census, 2010 Houston Health Survey, American Community Survey 2013, Houston Parks Board, HPARD 2014 Online Survey, Trust for Public Land ParkScore™ Project, 2040 H-GAC population projections by Park Sector



## EXISTING HPARD PARKS

Facility Name	Address	Street	Total Acres	Trail Length
<b>Pocket Parks</b>				
Herkimer Street Future Park Site	1500	Herkimer Street	0.40	N/A
North Houston Ave. Triangles	3200	Houston Ave/North Fwy	0.50	N/A
West 26th Street Future park site	437	West 26th Street	0.15	N/A
<b>Total Pocket Park Acreage</b>			<b>1.05</b>	
<b>Neighborhood Parks</b>				
Cottage Grove Park	2100	Arabelle	5.15	N/A
Freed Art and Nature Park (PB 2)	1400	White Oak Parkway	6.15	N/A
Halbert Park	200	East 23rd St	1.30	N/A
Jaycee Park	1300	Seamist	7.53	0.50
Lawrence Park	725	Lawrence	4.40	N/A
Ley Plaza Park	1900	White Oak Dr	1.00	N/A
Little Thicket Park	1831	West 23rd St	10.60	N/A
Love Park	1000	West 12th St	7.74	0.20
Milroy Park	1205	Yale	2.15	N/A
Proctor Plaza Park	803	W Temple	2.77	N/A
Timbergrove Manor Park	1500	West TC Jester	11.00	0.88
Wright-Bembry (23rd St) Park	850	West 23rd Street	1.08	N/A
<b>Total Neighborhood Park Acreage</b>			<b>60.87</b>	
<b>Community Parks</b>				
Montie Beach Park	915	Northwood	23.00	0.84
Stude Park	1031	Stude	42.40	0.70
West 11th Street Park	2600	West 11th Street	20.21	Natural*
Woodland Park	212	Parkview	19.67	0.32
<b>Total Community Park Acreage</b>			<b>105.3</b>	
<b>Corridor/Linear Parks and Greenways</b>				
Heights Blvd. Park	100-1900	Heights Blvd	**11.30	1.80
Jester (T.C.) Parkway	4201	TC Jester West	***32.00	N/A
White Oak Parkway	1513	White Oak Blvd	23.20	0.93
<b>Total HPARD Park Acreage</b>			<b>233.70</b>	
<b>Urban Trails and Shared Use Paths</b>				
MKT/Heights Hike and Bike Trail				3.36
White Oak Bayou Trail				2.10
Houston Heritage West (including MKT to Stude Park connector)				1.48
MKT to WOB Connector				1.00
Little White Oak Bayou (PWE maintained trail)				0.35
<b>Total HPARD Trail Length</b>				<b>14.53</b>

\*There are natural trails in West 11th Street Park, however, they have not been measured by staff.

\*\*Heights Boulevard Park north of I-10 has been used and maintained as a park; it is currently under an adoption agreement for maintenance with the Heights Association. South of White Oak Bayou Heights Boulevard Park has acted more like an esplanade; however, recently Walmart has adopted these 3 acres and constructed a granite trail.

\*\*\*This acreage is for the portion of TC Jester Park located inside Park Sector 12 only. HPARD maintains the White Oak Bayou Trail and the flat areas along White Oak Bayou. The acreage listed includes the channel, the slopes and the flat areas as well as the trail. According to HCAD, 29 acres belong to HCFCD and 2 acres belong to HPARD. There is an interlocal agreement between the HCFCD and the COH, nonetheless, the acreage might need to be revised. The miles of trail that go through TC Jester Park are already accounted for in the White Oak Bayou Trail miles section of Table 4.

## EXISTING COMMUNITY CENTERS AND POOLS

Community Centers and Pool Facilities	Address	Zip Code	Agency Responsible
Love Community Center and Pool	1000 West 12th Street	77008	HPARD
Milroy Community Center	1205 Yale	77008	HPARD
Montie Beach Community Center	915 Northwood	77009	HPARD
Proctor Community Center	803 West Temple	77009	HPARD
Stude Community Center and Pool	1031 Stude	77009	HPARD
Woodland Community Center	212 Parkview	77009	HPARD

## PARK SERVICE AREAS

The Park Service Area map was produced using data provided by the Trust for Public Land ParkScore™ Project to show areas of park need. The green areas represent a ½ mile service area of public parks (city or county) and SPARK Parks (school parks open to the public after school) or other publicly accessible non-HPARD Parks.

The orange and red represent areas where there is not access to a park within a ½ mile. The degree of need (red is very high need and orange is high need) is based on population density, household income (less than \$35,000), and presence of youth (19 yrs or younger). The office and industrial land uses are represented in grey, to specifically highlight residential and commercial areas of need. Approximately 15% of the area in this Park Sector is in need of park land accessible within a ½ mile, as compared to the 55% of the population of the City of Houston who need park access. Non-SPARK schools are indicated on the map as black flags to explore as potential future partnerships for park space.

## PARK SECTOR FACTS

- This Park Sector contains 235 acres of parkland (Harris County, HPARD & other providers). Of the 7,160 acres in this Park Sector, 3% of this acreage is parkland.
- There are approximately 54,000 residents. There is a higher percentage (54%) of White residents compared to the city as a whole of (26%) and a higher percentage of adults (20-54 yrs) and seniors (55 and older) as compared to the rest of the city.
- An additional 3.2 acres of park land are needed in this Park Sector. This is based on the current population (2010 US Census) of the Park Sector and needs assessment done for Pocket, Neighborhood and Community parks (number of acres per 1,000 people).
- The map shows need for parkland in the northern and western portions of the Park Sector. Higher density residential development has increased in the area and growth continues east of TC Jester Boulevard and along the Shepherd Drive corridor.
- H-GAC population projections estimate that this area will add over 35,000 residents by 2040. To meet the park land needs for the estimated 2040 population an additional 23 acres of park land will be needed.

## NEEDS ASSESSMENT FOR AMENITIES IN PARK SECTOR

The table below shows the total existing amenities (including, HPARD, County and SPARK Parks) as of 2015, the target goal per amenity, and the amenities needed based on population standards for each amenity using 2010 US Census Population. The last row shows the estimated number of amenities needed based on the H-GAC population projections for 2040 and amenity standards used in the 2007 Parks Master Plan.

AMENITY	PLAYGROUNDS	PICNIC SHELTERS	TRAILS (MILES)	OUTDOOR BASKETBALL COURTS	TENNIS	VOLLEYBALL	DOG PARKS	SKATE PARKS	COMMUNITY CENTERS	SWIMMING POOLS	OUTDOOR SPRAYGROUNDS	BASEBALL (LIT and UNIT)	SOFTBALL (LIT and UNIT)	SOCCER (LIT and UNIT)
2015 Goal	18	5	17	13	9	1	1	1	6	2	2	6	3	5
2015 Existing	18	4	17*	13	9	1	0	0	6	2	2	6	3	4
2015 Needed	-	1	-	-	-	-	1	1	-	-	-	-	-	1
2040 Needed	1	4	-	-	-	1	-	-	-	-	-	-	-	4

\* This number includes 1 mile of trail connectors currently planned or under construction along White Oak Bayou under the Bayou Greenways Initiative, BG2020.

## GUIDE FOR ESTIMATED COST OF NEW AMENITIES, PARK LAND, AMENITY RENOVATIONS AND OPERATION AND MAINTENANCE FOR PARK SECTOR

The table below contains costs estimates (in 2015 dollars) based on the needs assessment using 2010 US Census population and population projections provided by H-GAC per Park Sector for 2040, for both amenities and land in this Park Sector. In addition, the cost estimates (in 2015 dollars) for renovation of existing facilities and operation and maintenance are listed. A general explanation of each figure and its source is listed below:

1. **Cost of New System Amenities:** This is the estimated cost for amenities based on the needs assessment above. Costs are estimated for 2015 and 2040 based on costs of 2014 HPARD projects. These costs are a guide and do not include site specific constraints such as utility extensions, flood mitigation or the purchase of land if expansion of the park was needed for these amenities.
2. **Cost of Park Land:** This is the land needed to meet the park land standards for 2015 and 2040 based on the 2010 US Census and the H-GAC estimated population projections respectively. Land costs are based on land values by Park Sector, provided by H-GAC, from 2014 HCAD values for properties greater than 5,000 sqft in size and with no structures.
3. **Cost of HPARD Amenity Renovation:** The 2015 cost estimate is based on the assessment that 30% of the existing facilities in this Park Sector need renovation. The 2040 cost estimate is based on the assessment that the remaining 2/3 of the facilities from 2015 and 30% of the new facilities will need renovation to meet the population growth. Costs are estimated for 2015 and 2040 based on costs of 2014 HPARD projects.
4. **Annual Operation & Maintenance:** This figure is based on the national average for parks and recreation operational spending amount (\$63) per resident in 2013 according the Trust for Public Land publication "2014 City Park Facts." Houston spent \$29 per resident on parks and recreation in 2013. This figure shows what the cost of spending this average amount per resident would be based on the current population and the projected population in 2040.

	1	2	3	4
	COST OF NEW SYSTEM AMENITIES	COST OF NEW PARK LAND	COST OF HPARD EXISTING AMENITY RENOVATION	ANNUAL COST OF OPERATION AND MAINTENANCE
2015	\$5,000,000	3 Acres- \$3,000,000	\$24,600,000	\$4,000,000
2040	\$4,000,000	23 Acres- \$17,000,000	\$52,000,000	\$2,000,000
TOTAL 2040	\$9,000,000	26 Acres- \$20,000,000	\$76,600,000	\$6,000,000

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