

PARK SECTOR 3 SUMMARY

PARK SECTOR 3 PRIORITIES

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

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

RECOMMENDATIONS

The park in Park Sector 3 that has the highest need for redevelopment is Dylan Duncan Memorial Skatepark. Farnsworth, Kingwood, and San Jacinto Parks are all undeveloped and could serve as sites for future amenities.

Over six acres of parkland are needed in this Park Sector. Schools not participating in the SPARK School Park Program (Non-SPARK schools) should be explored as potential future partnerships for park space. There are a multitude of private parks maintained by private Home Owner Associations in this Park Sector, primarily west of Lake Houston. Private park land dedication through the Parks and Open Spaces Ordinance of the Planning Department's Chapter 42 has occurred in this Park Sector for new single-family subdivisions. As the private park model is the preferred park in this area, new subdivisions should be encouraged to dedicate land for their residents to keep up with the residential growth and the park land level of service in the area.

This Park Sector is deficient in outdoor basketball courts and tennis courts. In the 2014 survey, the top three priorities of residents in Park Sector 3 when asked what recreational needs existed in their neighborhood were: open space and natural areas, dog parks, and upgraded community centers). Other services and amenities that residents asked for in the write-in portion of the survey were: evening recreational programming, more connections into Lake Houston Wilderness Park, fitness programs, adult tennis programs, fishing activities, youth nature programs, adult softball leagues, dance and theater programs, and outdoor environmental education and camping.

A quarter of the population in this Park Sector is over 55 years old, which is a greater proportion of the population as compared to all other Park Sectors and the city as a whole of (19%). Over 37% of the population is obese compared to 30.1% for the City of Houston (COH). Based on this health profile, partnerships focused on increasing physical activity levels and programming that promote healthy living should be explored.

Sources: 2010 Census, 2010 Houston Health Survey, American Community Survey 2013, Houston Parks Board, HPARD 2014 Survey, Trust for Public Land

*Source H-GAC population projections by Park Sector

EXISTING HPARD PARKS

Facility Name	Address	Street	Total Acres	Trail Length
Pocket Parks				
Total Pocket Park Acreage			0.00	
Neighborhood Parks				
Dylan Duncan Memorial Skate Park (formerly Kingwood Skate Park)	3950	Rustic Woods	1.02	N/A
Kingwood Community Center Park	4102	Rustic Woods Drive	2.52	N/A
Kingwood Park	2700	Bens Branch @ Bens View	4.28	N/A
San Jacinto Park	22100	US-59/San Jacinto River	8.92	N/A
Total HPARD Neighborhood Park Acreage			16.74	
Community Parks				
Farnsworth Park		Basin St./Walden Woods Subdivision	22.00	N/A
Total HPARD Community Park Acreage			22.00	
Regional Parks				
Lake Houston Wilderness Park	22031	Baptist Encampment Road	4,786.60	11.60
Total HPARD Regional Park Acreage			4,786.60	
Total HPARD Park Acreage			4,825.34	
Total HPARD Trail Length				11.60

EXISTING COMMUNITY CENTERS AND POOLS

Community Centers and Pool Facilities	Address	Zip Code	Agency Responsible
Kingwood Community Center Park	4102 Rustic Woods Drive	77018	HPARD
Kingwood Neighborhood Community Centers and Pools	Various locations	Various	HOAs/Neighborhood Associations

PARK SERVICE AREAS

The Park Service Area map was produced using data provided by the Trust for Public Land ParkScore™ Project to identify 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 represents areas where there is not access to a park within a ½ mile. The degree of need (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 38% of the area in this Park Sector is in need of park land accessible within a ½ mile, as compared to the 45% 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 6,790 acres of parkland (Harris County, HPARD and other providers) and 12 miles of HPARD trails. Of the 39,948 acres in this Park Sector, 17% of this acreage is parkland.
- There are over 70,000 residents. Over 77% of the population is Non-Hispanic White (higher than the City of Houston 26%).
- An additional 6.4 acres of park land are needed. 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).
- H-GAC population projections estimate that this area will add over 65,000 residents by 2040. To meet the park land needs for the estimated 2040 population an additional 67 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 standards used in the 2007 Master Parks 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	24	10	85	6	7	2	1	1	8	12	1	10	5	17
2015 Existing	24	10	85	4	4	2	1	1	8	12	1	10	5	17
2015 Needed	-	-	-	2	3	-	-	-	-	-	-	-	-	-
2040 Needed	4	1	-	5	7	-	-	-	-	-	-	-	-	-

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 and 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 per resident 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	\$4,000,000	6.4 Acres- \$300,000	\$3,000,000	\$5,000,000
2040	\$12,000,000	67 Acres- \$3,000,000	\$12,000,000	\$4,000,000
TOTAL 2040	\$16,000,000	73 Acres- \$3,300,000	\$15,000,000	\$9,000,000