

# PARK SECTOR 8 SUMMARY

## PARK SECTOR 8 PRIORITIES

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

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

## RECOMMENDATIONS

The parks in Park Sector 8 that have the highest need for redevelopment are listed from greatest need to least need: Hager (Lee) Park, Cambridge Village Park, Minchen (Simon) Park, Maxie (Beulah) Park, and Brentwood Park.

In this Park Sector 155 acres of parkland are needed. This Park Sector is the most populous of any throughout the city and has many areas of high need in the southeast. Schools not participating in the SPARK School Park Program (Non-SPARK schools) should be explored as potential future partnerships for park space. Fifty-seven (57%) of the population in this Park Sector has incomes considered to be low to moderate. Pursuing Community Development Block Grants (CDBG) for park improvements should be a priority. In addition, since several non-SPARK schools are located in high and very high park need areas, Community Development Block Grant funding could be considered in partnership with the SPARK Park program to add park space to the system and provide improvements at non-SPARK school locations. As there is little redevelopment occurring in this Park Sector, it should be targeted for CIP and bond funds for future development and land acquisition. There are large undeveloped tracts of land close to US-288 that should be explored for land acquisition. Furthermore, properties in the Gulfton area in the northwest part of the Park Sector should be explored as this is an area of need and very high density with lots of multi-family developments. There is a utility corridor along Hiram Clarke that connects into Park Sectors 13 and 14. Creating a trail along this utility corridor could greatly enhance north-south connectivity within this Park Sector and within the near-west sectors of the City and the existing Brays Bayou trail as well as the future Keegans Bayou trail. The Management and Improvement Districts and residents in the area have expressed interest in off-street neighborhood connections to the trail via utility easements and Harris Flood Control District channels and are potential projects for future planning, implementation and maintenance.

This Park Sector is deficient in playgrounds, picnic shelters, trails, volleyball courts, dog parks, skate parks, community centers, swimming pools, and softball and soccer fields. In the 2014 survey, the top three priorities of residents in Park Sector 8 when asked what recreational needs existed in their neighborhood were: hike, bike and walk trails, open space and natural areas, and upgraded recreation centers. Other services and amenities that residents asked for in the write-in portion of the survey were: fitness and nutrition programs, arts and crafts programs, senior programming, swim lessons, fishing activities, dance and theater programs, youth nature programs, adult volleyball, yoga and tai chi classes, and golf programming. Because of the health profile (obesity, 31.9%, and diabetes, 14.5%, levels higher than the city as a whole of 30.8% and 11.4% respectively) of this Park Sector, partnerships focused on increasing physical activity levels and programming for healthy living should be explored.

**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>				
Post Oak Village Park	13800	Lockway Dr	0.43	N/A
Sharpstown Green Park	6300	Sharpview	0.25	0.09
<b>Total Pocket Park Acreage</b>			<b>0.68</b>	
<b>Neighborhood Parks</b>				
Almeda Park	14201	Almeda School Rd	1.00	N/A
Bonham Park	8401	Braes Acres	8.57	0.35
Braeburn Glen Park/Lee LeClear Tennis Ctr.	9510	S Gessner	12.90	0.25
Brentwood Park	13220	Landmark	7.90	0.33
Canterbury Village Park	12822	Northumb	4.40	0.33
Chimney Rock Park	11655	Chimney Rock	1.59	N/A
Glenshire Park	12100	Riceville School Rd	12.91	0.41
Godwin Park	5101	Rutherglen	8.17	0.42
Hager (Lee) Park (% Lease)	12100	Landsdowne	9.72	0.51
Maxie (Beulah) Park	2625	Monticello	1.10	N/A
Mayfair Park	6000	Arthington	1.00	N/A
Meyerland Park	5151	Jason	6.77	N/A
Minchen ( Simon ) Park	4900	W Fuqua	3.30	N/A
Reeves (Gail) Park	8800	Mullins	8.03	0.35
South Main Estates Park	12256	Zavalla Rd	4.93	0.32
Westbury Park	5635	Willowbend	5.94	N/A
Westwood Park	4045	Lemac	5.88	0.38
Whiting Tract (PB 4)	8200	Williamcrest Lane	2.50	N/A
Wildheather Park	14900	Whiteheather	12.15	N/A
Willow Park (Lease)	10400	Cliftwood	7.63	0.25
Windsor Village Park	1441	Croquet	8.99	0.31
<b>Total Neighborhood Park Acreage</b>			<b>135.38</b>	
<b>Community Parks</b>				
Blueridge Park	5600	Court Rd	45.15	0.62
Burnett Bayland Park	6000	Chimney Rock	31.98	0.96
Cambridge Village Park	13000	Nitida	81.78	0.50
Haviland Park	11600	Haviland	17.79	0.28
Marian Park	11000	South Gessner	27.48	0.25
Taylor (E.R. and Ann) Park	1850	Reed Road	25.71	N/A
Townwood Park	3403	Simsbrook	26.81	0.39
Willow Waterhole Greenway Park	5300	Gasmer	60.00	1.17
<b>Total Neighborhood Park Acreage</b>			<b>316.70</b>	
<b>Linear/Greenway/Regional Parks</b>				
Braeswood Parkway		Holcombe/South Gessner	175.43	
<b>Total Regional Park Acreage</b>			<b>175.43</b>	
<b>Total HPARD Park Acreage</b>			<b>452.76</b>	
<b>Total HPARD Trail Length</b>			<b>8.30</b>	

## EXISTING COMMUNITY CENTERS AND POOLS

Community Centers and Pool Facilities	Address	Zip Code	Agency Responsible
Alameda Community Center	14201 Alameda School Road	77047	HPARD
Burnett Bayland Community Center	6000 Chimney Rock	77081	HPARD
Godwin Community Center	5101 Rutherglen	77096	HPARD
Marian Community Center	11000 South Gessner	77071	HPARD
Platou Community Center	11655 Chimney Rock	77035	HPARD
Townwood Community Center and Pool	3403 Simsbrook	77045	HPARD
Westbury Park Pool	5635 Willowbend	77096	HPARD
Windsor Village Community Center and Pool	1441 Croquet	77085	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 54% of the area in this Park Sector is in need of park land accessible within a ½ mile, as compared to 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 1,513 acres of parkland (Harris County, HPARD & other providers). Of the 39,530 acres in this Park Sector, 4% of this acreage is parkland.
- There are almost 295,000 residents living in this Park Sector; this is most populated Park Sector with almost 14% of the population of the city. There is a high percentage of elderly & youth.
- An additional 155 acres of park land (Neighborhood parks) are needed in Park Sector 8. 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 Health of Houston 2010 Survey shows that 14.5% of the population has been diagnosed with diabetes, compared to 11.4% for the City of Houston as a whole of.
- H-GAC population projections estimate that this area will add over 120,000 residents by 2040. To meet the estimated 2040 population an additional 297 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 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	73	29	58	30	52	6	3	3	10	6	4	29	10	29
2015 Existing	44	23	29*	30	52	2	0	0	8	3	4	29	2	25
2015 Needed	29	6	29	-	-	4	3	3	2	3	-	-	8	4
2040 Needed	31	12	24	-	-	2	2	-	4	2	-	-	4	12

\* This number includes 2.5 miles of trails currently planned along Sims Bayou from SH225 to I-45 South under the Bayou Greenways, 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	\$87,000,000	155 Acres- \$16,000,000	\$41,000,000	\$18,000,000
2040	\$77,000,000	297 Acres- \$30,000,000	\$130,000,000	\$8,000,000
TOTAL 2040	\$164,000,000	452 Acres- \$46,000,000	\$171,000,000	\$26,000,000