PARK SECTOR 14

PARK SECTOR 14 SUMMARY

PARK SECTOR 14 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 parkland
2. Revitalize existing parks
3. Develop Neighborhood connections to parks and trails
4. Develop partnerships with the school system and other entities
5. Preserve environmentally sensitive areas
6. Develop new park facilities

RECOMMENDATIONS

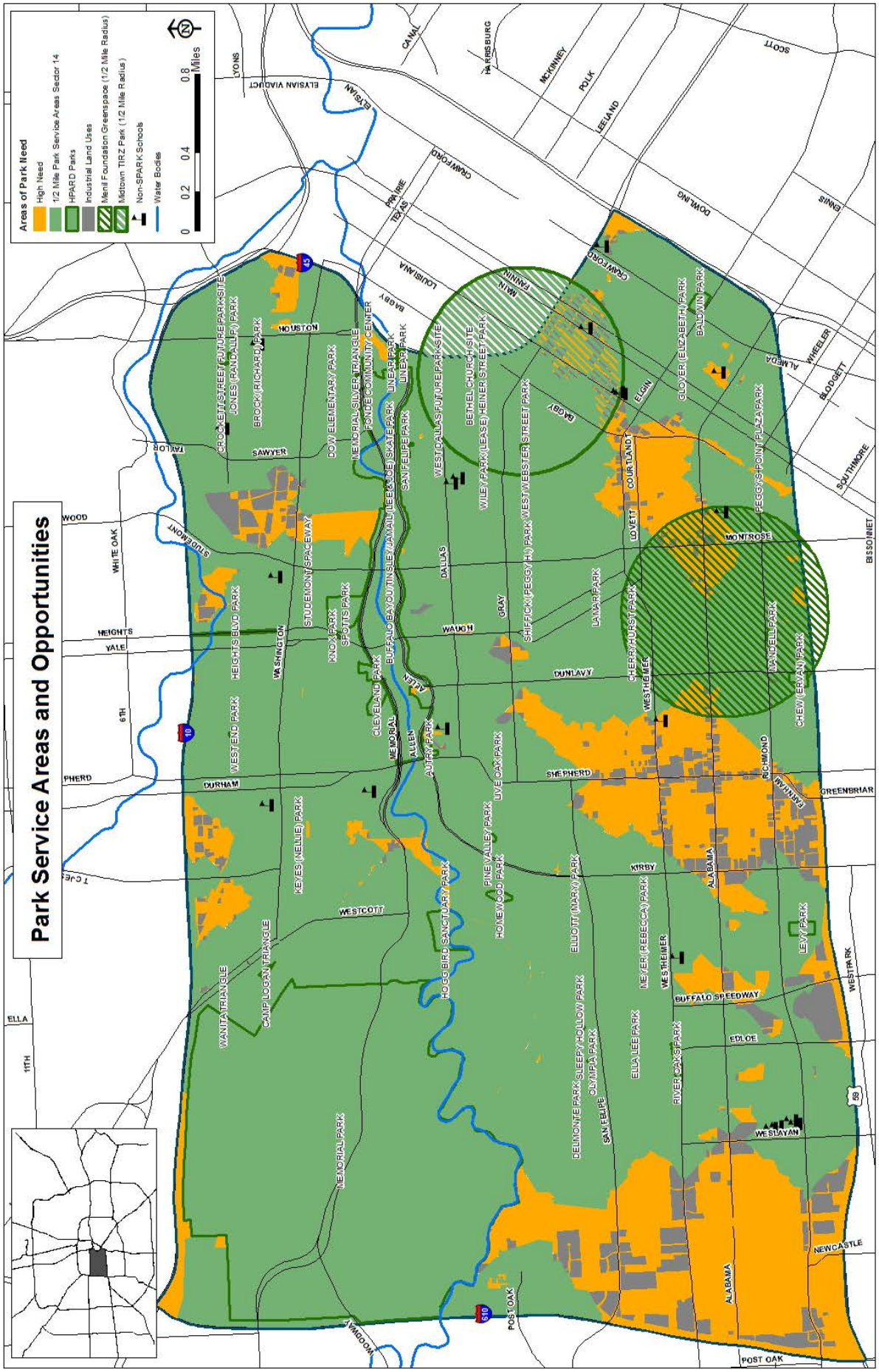
The parks in Park Sector 14 that have the highest need for redevelopment are listed from greatest need to least need: Live Oak Park, Dow Elementary Park and Cleveland Park.

Thirty-seven (37) 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 southern portions of the Park Sector. Higher density residential development has increased throughout most of 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. Buffalo Bayou Park, as part of a very successful private-public partnership, is being redeveloped and it will be a tremendous asset not only to the residents in this immediate area but as a regional asset. Additional connections from the south and west into Buffalo Bayou trail system should be explored. There is a north-south utility corridor, between US-59 and Memorial Park, which runs through the middle of the largest area in this Park Sector that has been identified as needing park and open space access. Trail development should be explored in this corridor to increase connectivity.

The Management Districts and non-profits in the area have actively engaged in acquisition, redevelopment and or maintenance of parks. This is an ongoing effort that should continue in order to keep up with the demands of a fast growing population in this area of the city.

This Park Sector is deficient in playgrounds and soccer fields. In the 2014 survey, the top three priorities of residents in Park Sector 14 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 programs, dance or theater programs, arts and crafts programs, adult tennis programs, outdoor environmental education and camping, yoga and tai chi, community gardens, and adult sand volleyball.

Sources: 2010 Census, 2010 Health of Houston 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


Park Service Areas and Opportunities
Areas of Park Need
High Need
1/2 Mile Park Service Areas Sector 14
HPARD Parks
Industrial Land Uses
Menil Foundation Greenspace (1/2 Mile Radius)
Midtown TIRZ Park (1/2 Mile Radius)
Non-SPARK Schools
Water Bodies
0 0.2 0.4 0.8 Miles
N
CROCKETT STREET FUTURE PARK SITE
JONES (RANDALL F.) PARK
BROCK (RICHARD) PARK
DOW ELEMENTARY PARK
MEMORIAL-SILVER TRIANGLE
FONDE COMMUNITY CENTER
LINEAR PARK
LINEAR PARK
SAN FELIPE PARK
WEST DALLAS FUTURE PARK SITE
BETHEL CHURCH SITE
WILEY PARK (LEASE) HEINER STREET PARK
WEST WEBSTER STREET PARK
GLOVER (ELIZABETH) PARK
BALDWIN PARK
PEGGY'S POINT PLAZA PARK
HEIGHTS BLVD PARK
WEST END PARK
STUDEMONT SPACEWAY
KNOX PARK
SPOTTS PARK
BUFFALO BAYOU TINSLEY/JAMALI (LEE & JOE) SKATE PARK
DALLAS
GRAY
SHIPPICK (PEGGY H.) PARK
LAMAR PARK
COURTLANDT
CHERRY HURST PARK
WESTHEIMER
MANDELL PARK
CHEVY (ERVAN) PARK
KEYES (NELLIE) PARK
CLEVELAND PARK
MEMORIAL
ALLEN
AUTRY PARK
LIVE OAK PARK
PINE VALLEY PARK
HOMEWOOD PARK
ELLIOTT (MARY) PARK
MEYER (REBECCA) PARK
ALABAMA
RICHMOND
LEVY PARK
WANITA TRIANGLE
CAMP LOGAN TRIANGLE
HOGG BIRD SANCTUARY PARK
DELMONTE PARK
SLEEPY HOLLOW PARK
OLYMPIA PARK
SAN FELIPE
ELLA LEE PARK
RIVER OAKS PARK
MEMORIAL PARK
WESLAYAN
NEWCASTLE
POST OAK
HOUSTON
SAWYER
TAYLOR
WOOD
WHITE OAK
STUDEMONT
HEIGHTS
YALE
6TH
WASHINGTON
WAUGH
DUNLAVY
SHEPHERD
DURHAM
WESTCOTT
KIRBY
BUFFALO SPEEDWAY
EDLOE
GREENBRIAR
EASTMAN
MONTROSE
ELGIN
BAGBY
CRAWFORD
LOUISIANA
PRAIRIE
TEXAS
ELYSIAN
ELYSIAN VIADUCT
LYONS
CANAL
HARRISBURG
MCKINNEY
POLK
LEELAND
SCOTT
DOWLING
ENNIS
WHEELER
ALMEDA
BLODGETT
SOUTHMORE
BISSONNET
WESTPARK
ELLA
11TH
TC JESTER
10
45
610
69

EXISTING HPARD PARKS

Facility Name	Address	Street	Total Acres	Trail Length
Pocket Parks				
Bethel Church Site	801	Andrews	0.47	N/A
Brock, Richard Park (formerly Jones, Randall Park)	1709	Bingham	0.45	N/A
Camp Logan Triangle	6401	Coppage/Rodrigo	0.98	N/A
Crockett Street Future Park Site	1900	Crockett	0.12	N/A
Dow Elementary Park	1919	Kane	0.25	N/A
Ella Lee Park	2030	Larchmont	0.30	N/A
Heiner Street Future Park Site		Heiner Street	0.18	N/A
Glover (Elizabeth) Park	3118	Elgin	0.29	N/A
Jones (Randall P.) Park (formerly Summer Street Park)	1600	Summer St	0.34	N/A
Keyes (Nellie) Park	801	Lester	0.50	0.12
Kirby Park	900	Kirby	0.40	N/A
Knox Park	229	S. Heights	0.35	N/A
Lamar Park	1400	Hyde Park/Waugh Dr	0.40	N/A
Live Oak Park	2000	Brentwood	0.60	N/A
Naeem Choudhri (Jetall) Park	6415	Taggart/Minola	0.50	N/A
Olympia Park	3600	Olympia	0.30	N/A
Peggy's Point Plaza Park	4240	Main	0.44	N/A
Pine Valley Park	2431	Pine Valley	0.40	N/A
Shiffick (Peggy H.) Park	700	Bomar	0.08	N/A
Sleepy Hollow Park	3400	Sleepy Hollow	0.20	N/A
The Park on San Felipe	1702	Post Oak Lane	0.10	N/A
Wanita Triangle	6600	Wanita	0.50	N/A
West Dallas Future Park Site	1706	W Dallas	0.14	N/A
West End Park	1418	Patterson	0.49	0.13
Total HPARD Pocket Park Acreage			**8.60**	
Neighborhood Parks				
Autry Park	911	Shepherd/Allen Parkway	2.84	0.17
Baldwin Park	1701	Elgin	4.88	0.32
Cherryhurst Park	1700	Missouri	1.90	0.20
Chew (Ervan) Park	4502	Dunlavy	3.40	0.21
Cleveland Park	200	Jackson Hill	10.20	0.35
Delmonte Park	3750	Delmonte	1.10	N/A
Elliott (Mary) Park	3000	Chevy Chase	1.40	N/A
Homewood Park	2943	Lazy Lane	3.00	N/A
Levy Park	3801	Eastside	5.60	0.24
Mandell Park	1500	Richmond Ave.	1.24	N/A
Memorial-Silver Triangle	1901	Memorial Way	1.10	0.23
Meyer (Rebecca) Park	3200	Reba	1.80	N/A
River Oaks Park	3600	Locke Lane	5.10	0.25
West Webster Street Park	1501	West Webster Street	1.14	N/A
Wiley Park (Lease)	1414	Gillette	1.00	N/A
Total HPARD Neighborhood Park Acreage			**48.30**	

Community Parks				
Buffalo Bayou/Tinsley Park /Jamail (Lee and Joe) Skate Park	18-3600	Allen Pkwy/Memorial Dr	156.52	4.90
Hogg Bird Sanctuary Park	100	Westcott	16.47	N/A
Spotts Park	401	S. Heights Blvd	16.24	1.60
	Total HPARD Community Park Acreage		**160.53**	
Regional Parks				
Memorial Park	6501	Memorial Drive	1458.01	*25.00
	Total HPARD Regional Park Acreage		**1458.01**	
Linear Parks / Greenways				
Heights Blvd. Park		Heights Blvd.	3.25	0.20
Linear Park		Sabine St/Sesqui. Park	2.56	0.26
MKT (Inside of PS only)				1.10
Metropolitan MSC				0.33
	Total HPARD Corridor Park Acreage		**5.81**	
	Total HPARD Park Acreage		**1,681.25**	
	Total HPARD Trail Length			**35.61**

EXISTING COMMUNITY CENTERS AND POOLS

Community Centers and Pool Facilities	Address	Zip Code	Agency Responsible
Cherryhurst Community Center	1700 Missouri	77006	HPARD
Memorial Park Pool	6501 Memorial Drive	77007	HPARD
Metropolitan Multi-Service Center Community Center and Pool	1475 West Gray	77019	HPARD
River Oaks Community Center	3600 Locke Lane	77027	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 gray, to specifically highlight residential and commercial areas of need. Approximately 18% of the area in this Park Sector is in need of parkland 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 1,681 acres of parkland (Harris County, HPARD & other providers) and has a total of 39 miles of trail. Of the 10,900 acres in this Park Sector, 15% of this acreage is parkland.
- There are approximately 91,000 residents, 65% are White and there is a high percentage of adults (20-54yrs) and seniors (55+yrs).
- An additional 37 acres of land is needed in this Park Sector. The map shows high need in southwest and south central portion of the 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). In addition, higher density residential development is occurring along the Washington corridor and there is increasing usage of existing parks.
- H-GAC population projections estimate that this area will add almost 50,000 residents by 2040. To meet the parkland needs for the estimated 2040 population an additional 106 acres of parkland 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	23	12	40	21	29	8	6	1	4	2	2	5	7	9
2015 Existing	22	12	40*	21	29	8	6	1	4	2	2	5	7	2
2015 Needed	1	-	-	-	-	-	-	-	-	-	-	-	-	7
2040 Needed	12	-	-	-	-	-	-	-	-	1	-	-	-	5

* This number includes 1 mile of connector trail between Buffalo Bayou and Memorial Park currently planned under the Bayou Greenways Initiative, BG2020.

GUIDE FOR ESTIMATED COST OF NEW AMENITIES, PARKLAND, 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 parkland 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 sq ft 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 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	$5,000,000	37 Acres- $81,000,000	$31,000,000	$6,000,000
2040	$14,000,000	106 Acres- $231,000,000	$68,000,000	$3,000,000
TOTAL 2040	$19,000,000	143 Acres- $312,000,000	$99,000,000	$9,000,000

PARK SECTOR PROFILE 14

LOCATION AND POLITICAL BOUNDARIES

Park Sector 14 is located inside the 610 loop and bounded on the north by IH-10 West, on the east by IH-45, on the south by Highway 59 South and on the west by 610.
Park Sector Size: 10,899.9 acres or 17 square miles
Population: 91,105 people, Density: 5,359 persons/sq. mi.
Political Boundaries within Park Sector 14:

- Council Districts: G, C, H and D
- Super neighborhoods contained in this Park Sector: Washington Avenue Coalition/Memorial Park, Afton Oaks/ River Oaks Area, Greenway/Upper Kirby Area, Neartown/Montrose, Midtown and Fourth Ward
- Tax Increment Reinvestment Zones: Upper Kirby, Midtown, Fourth Ward, Memorial Heights, Old Sixth Ward and Market Square
- Management Districts: Upper Kirby, Montrose, Midtown and a small portion of the Downtown Houston MD

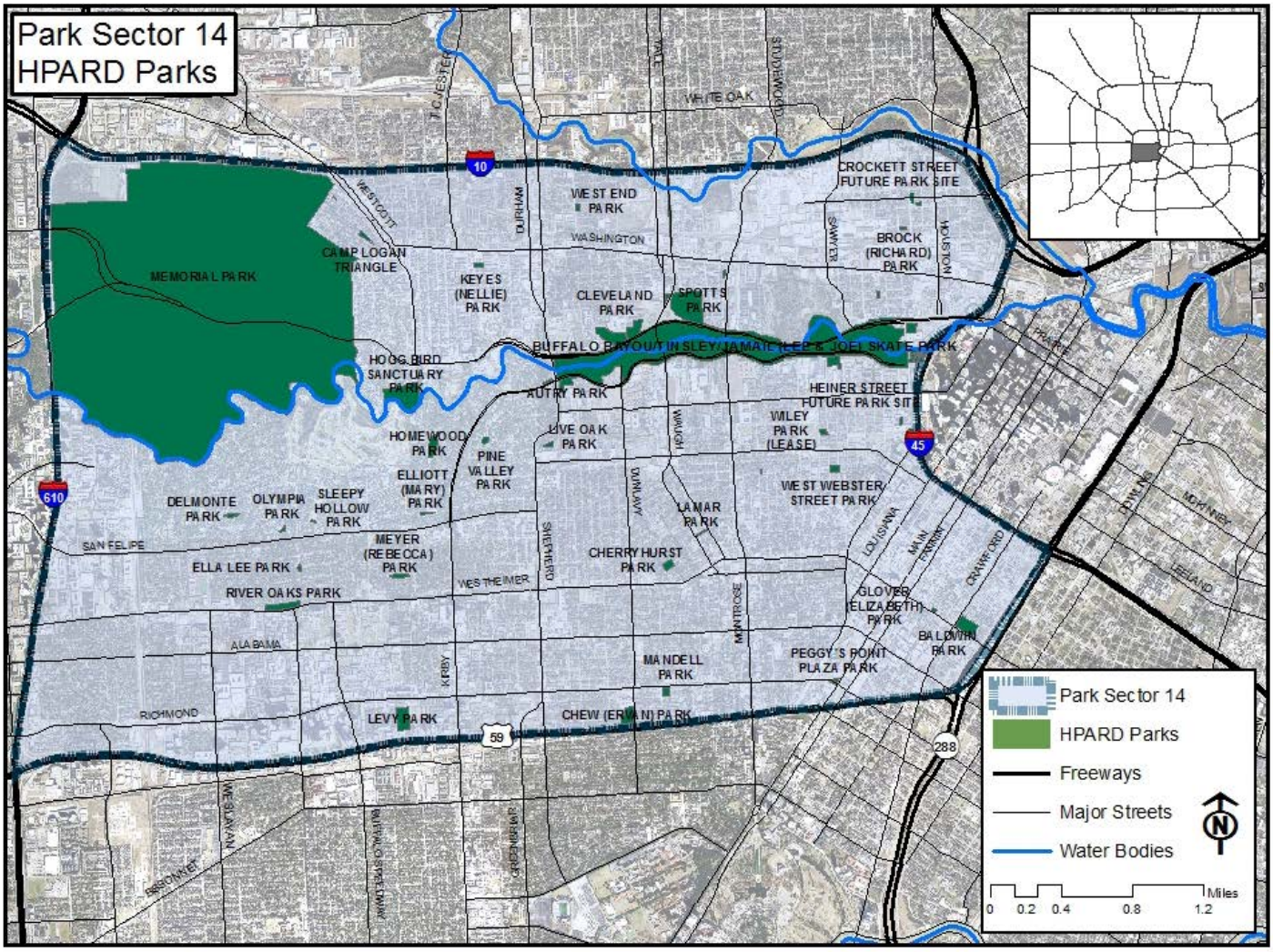


FIGURE 1. PARK SECTOR 14 BOUNDARY AND HPARD PARKS

DEMOGRAPHIC PROFILE

Ethnicity

	Park Sector 14 Population	Park Sector 14 Percent of Total	Houston Population	Houston Percent of Total
Total Population	**91,105**	-	**2,119,831**	-
Hispanic or Latino	16,741	18.4%	919,668	43.8%
Non-Hispanic White	59,876	65.7%	537,901	25.6%
Non-Hispanic Black	6,642	7.3%	485,956	23.1%
Non-Hispanic American-Indian	183	0.2%	126,098	6.1%
Non-Hispanic Asian	6,008	6.6%		
Non-Hispanic Hawaiian or Pacific Islander	42	0.0%		
Non-Hispanic Some Other Race	1,613	1.8%	26,828	1.3%

TABLE 1. PARK SECTOR 14 ETHNICITY (2010 CENSUS & CITY OF HOUSTON PLANNING AND DEVELOPMENT DEMOGRAPHIC DATA)

This Park Sector contains about 4.2% of Houston's total population; the majority of the residents (65.7%) are non-Hispanic white, followed by Hispanic/Latino (18.4%), with other ethnic groups making up the remaining 15.9% of the population.

Population by Age

The age profile for this Park Sector shows that the percent of the population under 18 (10.5%) is significantly lower than that of the rest of the city (26.6%). Further breakdown of the age group reveals that the percent of seniors (55+yrs as defined for HPARD programming) is slightly higher than that of the City of Houston. The young adult population (20-34yrs) is significantly higher than percentage for the City of Houston. This signals that there are fewer children and more young adults in this Park Sector. These demographic trends can help inform future programming and park improvements. It will be important as part of forecasting to understand whether these young adults will make the decision to stay in this area (or inside the 610 loop in general) and have children or move out to the suburbs. Some of these decisions will be based on housing and childcare affordability and availability and quality of schools. The H-GAC Think 2040 Survey results for Harris County (www.ourregion.org/survey/results_age.html) also reveals that for those under 34yrs responding to the question of what factor would be most important in the decision of choosing where to live, the top factors are proximity to activities (walking/bicycling) followed by being close to employment. For those 35 to 44 yrs the most important factor is quality of schools followed by proximity to employment and for those 45-54 yrs the most important factors are proximity to employment and safety.

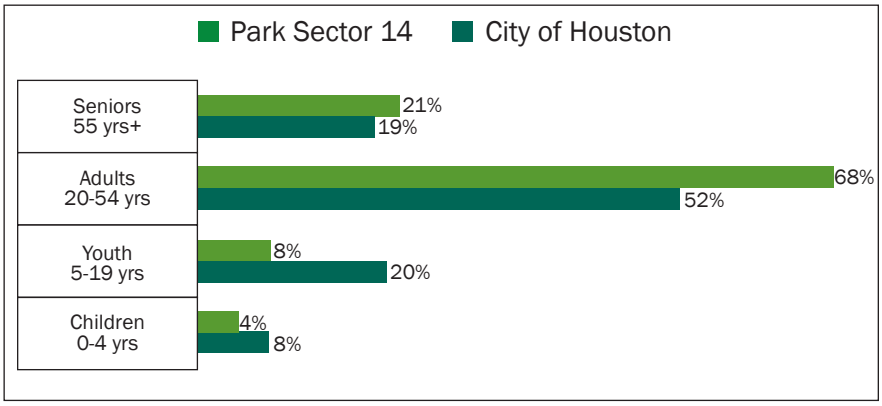


FIGURE 2. CITY OF HOUSTON VS. PARK SECTOR 14 AGE CITY OF HOUSTON ORTS BY HPARD PROGRAM AGES (2011 AMERICAN COMMUNITY SURVEY, CITY OF HOUSTON PD)

Program Group	Age Groups	PS 14 Population	PS 14 Percent of Total	Program Age Group	City of Houston Population	City of Houston Percent of Total	Program Age Group
Children	0-4 yrs	3,655	4%	4%	166,066	8%	8%
Youth	5-9yrs	2,463	3%	8%	148,843	7%	21%
	10-14yrs	2,175	2%		135,622	7%	
	15-19yrs	2,588	3%		140,673	7%	
Adults	20-34yrs	36,020	38%	68%	539,348	26%	52%
	35-44yrs	15,009	16%		286,117	14%	
	45-54yrs	12,434	13%		265,060	13%	
Senior	55-64	11,206	12%	21%	204,852	10%	19%
	65+	8,194	9%		192,689	9%	

TABLE 2. CITY OF HOUSTON VS. PARK SECTOR 14 AGE CITY OF HOUSTON ORTS WITH FURTHER BREAKDOWN FOR ALL PROGRAM AGE GROUPS

Housing

There are a total of 58,442 housing units in this Park Sector. The percentage of vacant housing in Park Sector 14 (12.2%), is almost exactly the same as the vacancy rates for the entire city of Houston (12.3%). Renters (53%) in this Park Sector exceed the number of homeowners (34%). This Park Sector has experienced significant growth in the last few years and is expected to increase in density by 2035. According to the City of Houston Inner West Loop Sub-Area Mobility study draft (Kimley-Horn and Associate, December 2012), the average population density by Traffic Analysis Zone (projections utilizing H-GAC data and city staff known developments in the area) will increase from 9.8 persons/acre in 2010 to 16.9 persons/acre by 2035 (both measures excluding Memorial Park). Growth will occur in all areas of this Park Sector but are projected to concentrate along Washington Avenue, south of West Dallas, along the south of Westheimer to US-59 and roughly between Wesleyan and Spur 527.

Income

The median household income for this Park Sector is $51,918, which places this Park Sector among the wealthiest in the City. Nonetheless, according to the 2011 American Community Survey almost 50%, or 25,521 households in this area, have an income below the Houston median household income ($48,322).

Educational Attainment

Within Park Sector 14 the percent (65%) of individuals 25+ years of age with a Bachelor's degree or higher is over a third higher than the relative percent for the entire City of Houston (28%). The percentage of those with no degree or no more than a high school diploma (16%) is significantly lower than the percentage (48%) of those within the same population for the City of Houston.

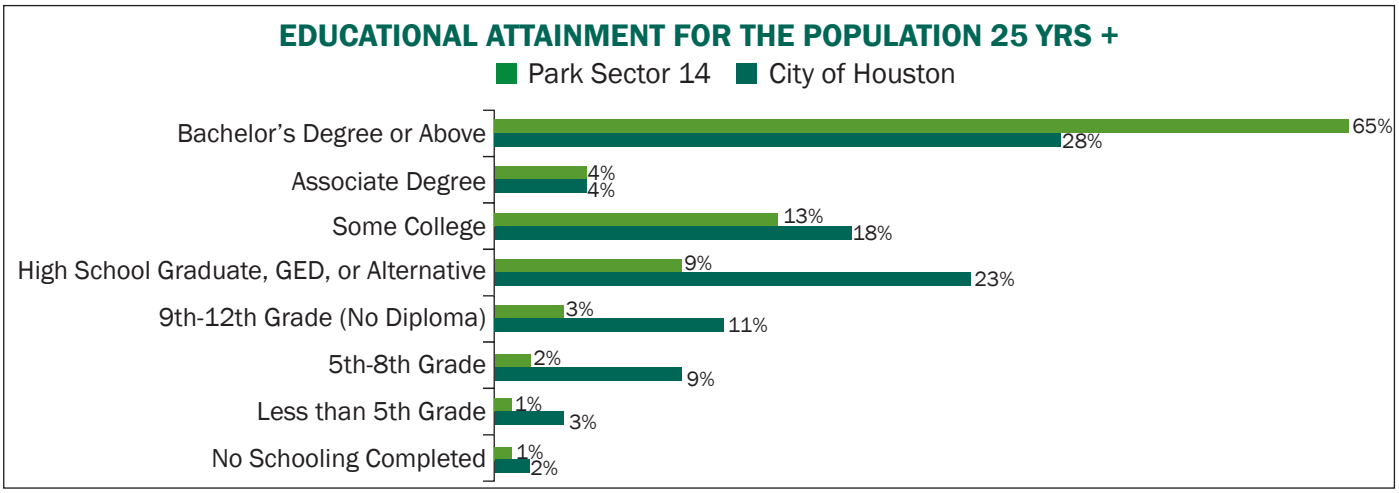


FIGURE 3. EDUCATIONAL ATTAINMENT (2011 CITY OF HOUSTON PD)

Community Health

The Health of Houston Survey 2010 data (aggregated by Park Sector by the Houston Department of Health and Human Services) shows that 10.2% of the adult population in this Park Sector is considered obese, as compared to 30.8% for the entire population of the City of Houston. The survey also showed that 6.8% of the adult population received a diagnosis of diabetes by a professional, which is below the level for the entire city (11.4%). In addition, this survey inquired about physical activity level and the results indicate that 38% of the respondents in this Park Sector engage in a moderate physical activity for 5 or more days a week, which is higher than that of the entire city (32%). The national initiative, Healthy People 2020, has a goal to increase the amount of adults who engage in moderate physical activity for at least 5 days a week for 30 minutes to 47.9% of the population. The current national average of adults engaging in this level of aerobic activity is 43.5%.

Finally, the survey shows that 18.3% of the population does not engage in moderate physical activity at all, which is lower than the rate for the entire city (21.2%). As HPARD plans and prioritizes investments for future parks and trails, it should take into account the accessibility of parks, amenities provided and the impact to the health of the community in the long term. HPARD is an active participant in the Healthy Communities Initiative, Community Transformation Initiative, Healthy Kids Houston, and the Sustainable Communities Houston-Galveston Regional Plan, among other efforts. This involvement should continue with an emphasis on partnerships, measurable outcomes, and engagement with the community to encourage physical activity and help identify physical barriers to park access.

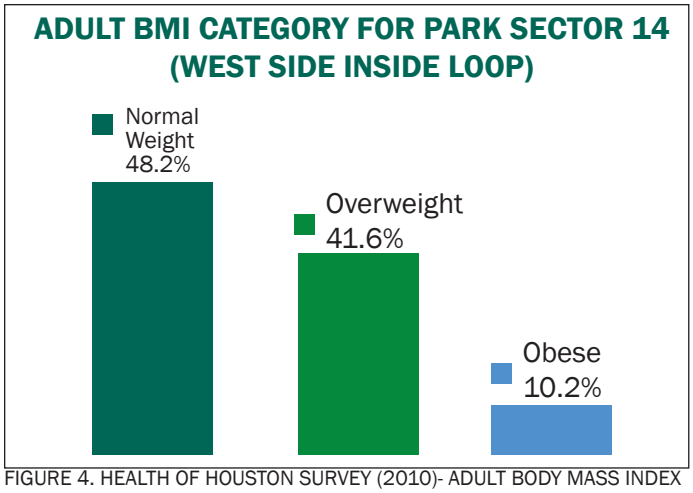


FIGURE 4. HEALTH OF HOUSTON SURVEY (2010)- ADULT BODY MASS INDEX

Moderate Physical Activity in the Last Seven Days	Percentage (%)
0	18.30
1	2.60
2	14.90
3	15.80
4	10.40
5	5.10
6	3.90
7	29.00

TABLE 3. HEALTH OF HOUSTON SURVEY (2010)- MODERATE PHYSICAL ACTIVITY

LAND USE ANALYSIS

	Number of Parcels	Percent of Parcels	Acreage of Parcels	Percent of Acreage
Single-Family	22,208	62.5%	2,748	42.2%
Multi-Family	7,286	20.5%	609	9.4%
Commercial	1,396	3.9%	707	10.9%
Office	549	1.5%	468	7.2%
Industrial	494	1.4%	324	5.0%
Public & Institutional	89	0.3%	231	3.5%
Transportation	46	0.1%	120	1.8%
Parks & Open Space	88	0.2%	446	6.8%
Undeveloped	3,248	9.1%	844	13.0%
Agriculture Production	120	0.3%	18	0.3%
TOTAL	35,524	-	6,515	-

TABLE 4. LAND USE BY DESCRIPTION (2012 HCAD)

Park Sector 14 is predominantly single-family parcels (62.5%), with multi-family parcels (20.5%) making up the next largest land use category for this Park Sector. Most of the industrial parcels in this area (1.4%) are concentrated in the northeast section of this Park Sector. The third largest land use category is undeveloped parcels, which make up 9.8% of all parcels within this Park Sector. Office parcels make up 1.8% of all parcels within this Park Sector, which are mainly clustered in the Greenway Plaza, Midtown, and Galleria areas. The Harris County Appraisal District (HCAD) shows the land use for Parks and Open Space at 446 acres; however, HPARD inventory measures the total acreage of all parks in this Park Sector at 1,680.53 acres.

Many of the single family parcels are close to Memorial Park and the Hogg Bird Sanctuary, but there are also many single family parcels south of Dallas Street and east of Shepherd Drive. There is also a Pocket of single family parcels in the northeast corner of the Park Sector, which is surrounded by industrial and undeveloped parcels. The grouping of undeveloped parcels between West Alabama and Richmond Streets, just west of Montrose, are part of the University of St. Thomas and The Menil Collection. There are also some churches that appear to be incorrectly classified as undeveloped as well as some parcels in the industrial portion of the Park Sector and Midtown which will need to be further researched. So, while undeveloped parcels account for 9.1% of all parcels in this Park Sector, a smaller percent of that is truly undeveloped. However, opportunities for adding more parkland in this Park Sector should be explored given the expected growth.

According to data from PD on residential permits sold between 2004 to 2011, 16,000, or over 20%, of all residential permits in the city came from Park Sector 14. This figure is higher than any other Park Sector in the city; it is also significant to note that 66% of these units were multi-family units and this trend is expected to continue. Most multi-family developments in this area choose not to dedicate parkland and pay the fee-in-lieu to meet the requirements of the Park and Open Spaces ordinance due to the high cost of land. Therefore, new residents are creating increased demand and usage of existing parks. To keep up with new development and residents, improvements need to be made to existing parks. However, simultaneously, to keep up with the population growth, land acquisition and land dedication need to be another integral part of the strategy in this Park Sector. Another approach that should be explored is identifying key park access corridors (green fingers) to existing parks. The TIRZs in the area need to be encouraged to work with developers to provide land dedications or easements for wider sidewalks or access ways to park properties through the Park and Open Space Ordinance. Other strategies that need to be pursued to increase access to existing parks as well are: identifying and addressing existing sidewalk gaps in the area (gaps on some major thoroughfares and minor collectors were identified in the Inner West Loop Sub-Area Mobility Study), creating more multi-modal options with emphasis on bikes and pedestrians, and changing policies for allowing sidewalk variances at the time of permitting.

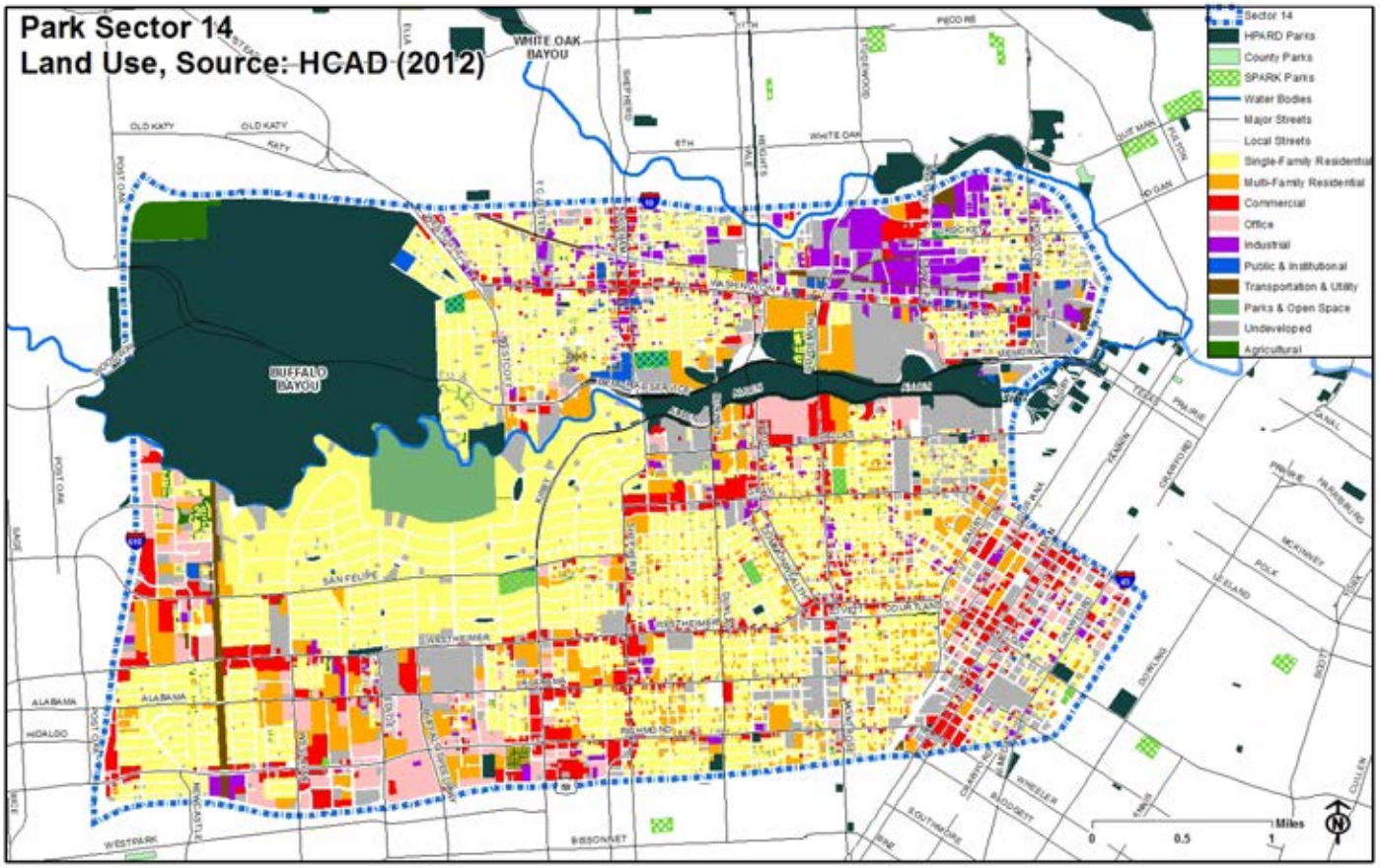


FIGURE 5. PARK SECTOR 14 LAND USE MAP (2013 HCAD) AND HPARD, COUNTY, AND SPARK PARKS

HPARD PARKS AND TRAILS

The Houston Parks and Recreation Department operates 42 parks in this Park Sector, totaling 1,680.53 acres of parkland. There are no county parks in this Park Sector. The Midtown Management District operates a public park of 0.6 acres in this Park Sector. In addition, there is a well-used green space (over 1.5 acres) across from the Menil Collection (Museum) and the Rothko Chapel that was not counted as part of the acreage in Table 4 since this is not officially called a park. At this time HPARD staff is unaware of any plans to build on this area (plans to build a Café are for a different area). With the expected growth in the area and the role that the Menil Campus plays, not only on the cultural identity of the city, but is an economic driver, it is in the city's best interest to keep this property as green space.

Facility Name	Address	Street	Total Acres	Trail Length
Pocket Parks				
Bethel Church Site	801	Andrews	0.47	N/A
Brock, Richard Park (formerly Jones, Randall Park)	1709	Bingham	0.45	N/A
Camp Logan Triangle	6401	Coppage/Rodrigo	0.98	N/A
Crockett Street Future Park Site	1900	Crockett	0.12	N/A
Dow Elementary Park	1919	Kane	0.25	N/A
Ella Lee Park	2030	Larchmont	0.30	N/A
Heiner Street Future Park Site		Heiner Street	0.18	N/A
Glover (Elizabeth) Park	3118	Elgin	0.29	N/A
Jones (Randall P.) Park (formerly Summer Street Park)	1600	Summer St	0.34	N/A
Keyes (Nellie) Park	801	Lester	0.50	0.12
Kirby Park	900	Kirby	0.40	N/A
Knox Park	229	S. Heights	0.35	N/A
Lamar Park	1400	Hyde Park/Waugh Dr	0.40	N/A
Live Oak Park	2000	Brentwood	0.60	N/A
Naeem Choudhri (Jetall) Park	6415	Taggart/Minola	0.5	N/A
Olympia Park	3600	Olympia	0.30	N/A
Peggy's Point Plaza Park	4240	Main	0.44	N/A
Pine Valley Park	2431	Pine Valley	0.40	N/A
Shiffick (Peggy H.) Park	700	Bomar	0.08	N/A
Sleepy Hollow Park	3400	Sleepy Hollow	0.20	N/A
The Park on San Felipe	1702	Post Oak Lane	0.10	N/A
Wanita Triangle	6600	Wanita	0.50	N/A
West Dallas Future Park Site	1706	W Dallas	0.14	N/A
West End Park	1418	Patterson	0.49	0.13
Total HPARD Pocket Park Acreage			**8.60**	
Neighborhood Parks				
Autry Park	911	Shepherd/Allen Parkway	2.84	0.17
Baldwin Park	1701	Elgin	4.88	0.32
Cherryhurst Park	1700	Missouri	1.90	0.20
Chew (Ervan) Park	4502	Dunlavy	3.40	0.21
Cleveland Park	200	Jackson Hill	10.20	0.35
Delmonte Park	3750	Delmonte	1.10	N/A
Elliott (Mary) Park	3000	Chevy Chase	1.40	N/A
Homewood Park	2943	Lazy Lane	3.00	N/A
Levy Park	3801	Eastside	5.60	0.24
Mandell Park	1500	Richmond Ave.	1.24	N/A
Memorial-Silver Triangle	1901	Memorial Way	1.10	0.23
Meyer (Rebecca) Park	3200	Reba	1.80	N/A
River Oaks Park	3600	Locke Lane	5.10	0.25
West Webster Street Park	1501	West Webster Street	1.14	N/A
Wiley Park (Lease)	1414	Gillette	1.00	N/A
Total HPARD Neighborhood Park Acreage			**48.30**	

TABLE 5. HPARD PARKS, ACREAGE, AND TRAILS INTERNAL TO HPARD PARKS, BAYOU AND URBAN/SHARED USE TRAILS IN PARK SECTOR 14

Community Parks				
Buffalo Bayou/Tinsley Park /Jamail (Lee and Joe) Skate Park	18-3600	Allen Pkwy/Memorial Dr	127.82	4.90
Hogg Bird Sanctuary Park	100	Westcott	16.47	N/A
Spotts Park	401	S. Heights Blvd	16.24	1.60
Total HPARD Community Park Acreage			**160.53**	
Regional Parks				
Memorial Park	6501	Memorial Drive	1458.01	25*
Total HPARD Regional Park Acreage			**1,458.01**	
Corridor/ Linear Parks and Greenways				
Heights Blvd. Park		Heights Blvd.	3.25	0.2
Linear Park		Sabine St/Sesqui. Park	2.56	0.26
MKT (Inside of PS only)				1.1
Metropolitan MSC				0.33
Total HPARD Corridor Park Acreage			**5.81**	
		Total HPARD Park Acreage	**1,681.25**	
		Total HPARD Trail Length		**35.61**

TABLE 5. HPARD PARKS, ACREAGE, AND TRAILS INTERNAL TO HPARD PARKS, BAYOU AND URBAN/SHARED USE TRAILS IN PARK SECTOR 14 *continued*
*Trails also include mountain bike trails at Memorial Park and natural trails at the Arboretum.

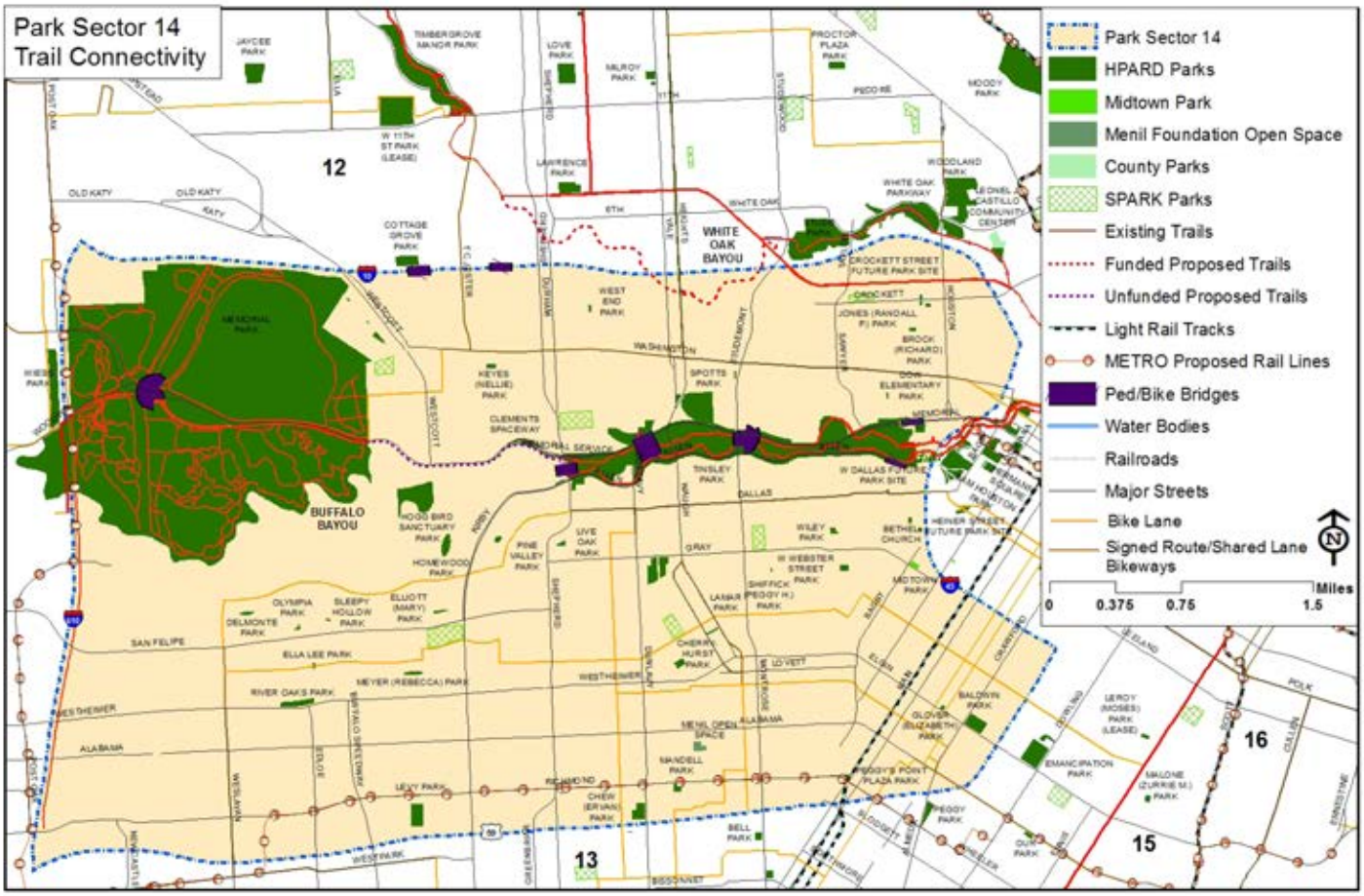


FIGURE 6. PARK SECTOR 14 BAYOU TRAILS, ON- AND OFF-STREET BIKEWAY SYSTEM (PWE), HPARD, COUNTY, SPARK, PRIVATE PARKS, BIKE/PED BRIDGES AND LIGHT RAIL

Figure 6 shows the existing shared bike lanes/shared routes, trails, and proposed extensions of the Buffalo Bayou-Memorial Park and White Oak Bayou trails. Currently, there are 35.61 miles of HPARD trails, both along Buffalo Bayou and inside parks. The MKT trail also runs through this Park Sector, connecting this Park Sector with downtown and north of IH-10 along a 1.1 mile trail (portion inside this Park Sector). An additional measure of sustainability according to the Measuring Sustainability report is the number of miles of Bayou Greenway Trails completed. Currently, a major gap in the trail system exists between Memorial Park and Buffalo Bayou and should be addressed. If a trail were to link these two areas along the bayou, it would provide a continuous east/west connection throughout the Park Sector. The existing trail from Buffalo Bayou goes under Shepherd Drive and abruptly ends after that, which could be expanded to connect to Memorial Park. However, Buffalo Bayou is the most environmentally sensitive part of Memorial Park; care would need to be taken to ensure that overuse and erosion would not happen if a trail were to be constructed into this section of the park (Memorial Park Conservation Master Plan, 2004). In addition, north-south connections between the MKT trail or White Oak Bayou and Buffalo Bayou should be explored. Memorial Park is not very well connected for pedestrian and bike access. With the increased density along the Washington Corridor, the access to Memorial Park from this area could be enhanced to be inviting to non-motorized vehicles. Furthermore, there may be an opportunity for north-south connection along the utility easement south of Memorial Park (see Figure 5). Analyzing connectivity between the future light rail, bikeways, trails, and parks could highlights gaps in the system as to help decide where to locate future trails and amenities.

SPARK Parks

There are five Elementary Schools and one High School in the SPARK Parks Program, which provides access to park space and a variety of amenities to the public.

SPARK Parks				
Facility Name	**Address**	**Street**	**Total Acres***	**Amenities**
Crockett Elementary School	2112	Crockett St	3.45	2 Playgrounds, Outdoor Basketball Pavilion
HS For Law Enforcement And Criminal Justice	4701	Dickson St	10.89	0.26 mi Trail, Baseball Field (unlit)
Memorial Elementary School	6401	Arnot St	5.96	Playground, Pavilion, Half Court Basketball
River Oaks Elementary School	2008	Kirby Dr	12.63	2 Playgrounds, 0.33 mi Trail, 4 Half Courts Basketball
Wharton Elementary School	900	West Gray	6.03	Playground, 0.21 mi Trail, Baseball Field (lit)
Wilson Elementary School	2100	Yupon St	5.34	1 Playground
Total Acres*			**44.30**	

TABLE 6. SPARK PARK ELEMENTARY, MIDDLE AND HIGH SCHOOLS FOR PARK SECTOR 14 BASED ON DATA PROVIDED ON 2011 BY THE SPARK PROGRAM
*Acreage is overstated because it is based on the parcel corresponding to entire school and not the SPARK Park only.

Open and Green Space

To determine the level of service the 2007 Master Plan outlined standard distances based on park classification as well as population. Analysis in this section will be done based on population (acres/1,000 people) as well as park accessibility within a ½ mile radius using data provided by The Trust for Public Land ParkScore™ Project.

The table below shows the level of service (LOS) based on the 2007 HPARD Master Plan recommended standards of a number of acres per 1,000 people using the 2010 Census Population. According to the HPARD recommended standards per park type (2007 HPARD Master Plan Criteria Facility Needs): 0.1 acres/1,000 people for a Pocket park, this Park Sector meets the standard. For the HPARD recommended standards per park type (2007 HPARD Master Plan Criteria Facility Needs): 1.5 acres/1,000 people for a community park, Park Sector 14 also meets this standard. For the HPARD regional park standard of 8.0 acres/1,000 people, this Park Sector is also satisfactory. Including the Midtown Park and Menil Museum open space in this analysis, 37 acres of Neighborhood are needed in Sector 14, totaling 37 acres of all types of parkland for the Park Sector. The analysis for level of service and needs is shown on the following page.

Park Type	HPARD Park Number	HC Park Number	HPARD Acreage	County Acreage	Other Providers	Total Park Acreage	HPARD Recommended Standard	Current HPARD LOS	Current Total Inventory LOS	HPARD NEED (2010 Population)	Total Inventory NEED 2010 Population
								Population		91,105	
Pocket Park (<1 acre)	23	0	8.6	0	0.61	9.21	0.1 ac/1,000 people	0.09	0.10	0.73	-0.10
Neighborhood Park (1-15 acres)	17	0	54.11	0	0	54.11	1 ac/1,000 people	0.59	0.53	37.00	37.00
Community Park (16-150 acres)	3	0	160.53	0	0	160.53	1.5 ac/1,000 people	1.76	1.76	-23.87	-23.87
Regional Parks (151+ acres)	1	0	1,458.01	0	0	1,458.01	8.0 ac/1,000 people				
TOTAL	46	0	1,681.3	0	0.61	1,682	19 acres/1,000			37.73	37.00

TABLE 7. HPARD LOS AND PARKLAND NEED ANALYSIS
A negative number in the last two columns means there is a surplus, a positive number means there is a need.

Many of the Pocket Parks in this Park Sector, which comprise more than half of the Park Sector's parks, are smaller, undeveloped spaces with few to no amenities. The cost of land is this Park Sector is very high; thus larger parcels of land would likely be difficult to acquire. Instead, the acquisition of land in this Park Sector should be explored to create more Neighborhood Parks with programmed amenities in the areas that are not serviced by existing parks, as shown in Figure 7.

Buffalo Bayou Park: Is managed and operated by the Buffalo Bayou Partnership (BBP), a non-profit. BBP, HPARD, Harris County Flood Control District, and Downtown Tax Increment Reinvestment Zone #3 are working together to fund comprehensive improvements for the park. While Buffalo Bayou was considered a community park in this analysis, it also serves as a corridor park connecting east/west across the Park Sector to the Central Business District. However, acquiring more "green fingers," or pedestrian-safe and green access points into parks and open space systems that would connect to Buffalo Bayou is imperative. To better serve residents in this Park Sector, there should be multiple points of access along Buffalo Bayou to provide a variety of entry points into the network of parkland, trails, and amenities. However, the notion of green fingers that provide access to a park should not necessarily be confined to actual parkland. Easements or wide sidewalks with vegetation that provide an inviting and safe means of accessing parks and open space should also be considered green fingers (Buffalo Bayou Park Master Plan, 2011). This street consists of already developed tracts; however, by providing wide sidewalks and vegetation in the public Right-of-Way, a welcoming and safe pedestrian realm could be created that connects multiple parks. An east/west pedestrian crossing on Scottland Street, from Cleveland Park to Jackson Hill bridge into Buffalo Bayou Park, would also need to be created to ensure pedestrian safe crossing in this green finger. Gillette Street is another potential green finger that could serve as a north/south green finger between West Webster, Wiley and Buffalo Bayou Parks (Buffalo Bayou Park Master Plan, 2011). Although no bike connection currently exists from Gillette Street into Buffalo Bayou, there is a pedestrian stair bridge into the park. Additionally, there is a ramp pedestrian bridge that passes on Nolda Street over IH-10 to City of Houston Street in Park Sector 12 close to Cottage Grove Park (see Figure 6). These streets and pedestrian connections could be developed into green fingers that would provide a vital connection between Park Sectors and across a major freeway.

Memorial Park is a regional park that serves the entire city; however, the majority of its acreage is located in this Park Sector and serves its population. The analysis of Regional Parks and their level of service is in the City of Houston profile section. This Park Sector is still deficient in parkland, which highlights the importance of conserving parkland and acquisition to keep up with the quality of life in the city. Citizens recognize this as well. In the Think 2040 Survey conducted by H-GAC in 2012 respondents stated they would spend $25 on "conserving wetlands, prairies, forests (purchasing land)" when asked how they would allocate funding to improve the region's environment. This was the highest allocated amount (over air quality initiatives, education about the environment, recycling, water quality planning and weatherization). In this same survey, 96% of Harris County residents agreed that steps should be taken to preserve the region's wetlands, prairies, forests and shorelines. The Washington Livable Center Draft Plan identifies over 10 parcels for new parks and open spaces that would be worth exploring given the growth in the area. The Midtown Livable Center Plan highlights the need for 2.5 acres of park in the area.

Another way to measure the level of service provided by parks is by looking at a "walkable" distance (½ mile radius) from the park regardless of the size of this park (see Figure 5). The Shell Center for Sustainability at Rice University published the Houston Sustainable Development Indicators: A Comprehensive Development Review for Citizens, Analysts and Decision Makers and used 1/4 of a mile distance of persons living from a park as a sustainability indicator for quality of life and determined that 44% of residents have access to a public space (King, 2012). The Trust for Public Land (Trust for Public Land (TPL)) ParkScore™ study mapped the park needs of the City of Houston based on accessibility by density, age and income. The methodology used by Trust for Public Land (TPL) ParkScore™ Project factors in accessibility to a public park within ½ mile considering freeways and major thoroughfares as barriers to park access. Trust for Public Land (TPL) ParkScore™ Project found that 45% of residents have access to public spaces (Trust for Public Land (TPL), 2012). The map in Figure 7 was produced using data provided by the Trust for Public Land (TPL) ParkScore™ Project. The areas in green on the map represent that areas within ½ mile existing parks not blocked by freeways

or major roads; the darker hatched area represents the service area of a publicly accessible (owned, developed and maintained by the Midtown TIRZ) park that was not accounted for when the Trust for Public Land (TPL) ParkScore™ data was produced. The lighter hatch corresponds to the Menil Collection greenspace that is used as an outdoor space and is owned and maintained by the museum. It is clear that the new Midtown TIRZ Park (not owned or managed by HPARD) and the greenspace have met a need for this area. Roughly 18% of the live/play areas (residential= yellow and orange and some commercial= red) in this Park Sector are not served by a park, which is dramatically lower than that of the entire city (55%). This percentage was calculated by subtracting the areas served, industrial areas, and acreage of private parks from the total acreage of the Park Sector. The hatched areas are not accounted in the percentage for the areas served at this time, so the service area percentage is underestimated.

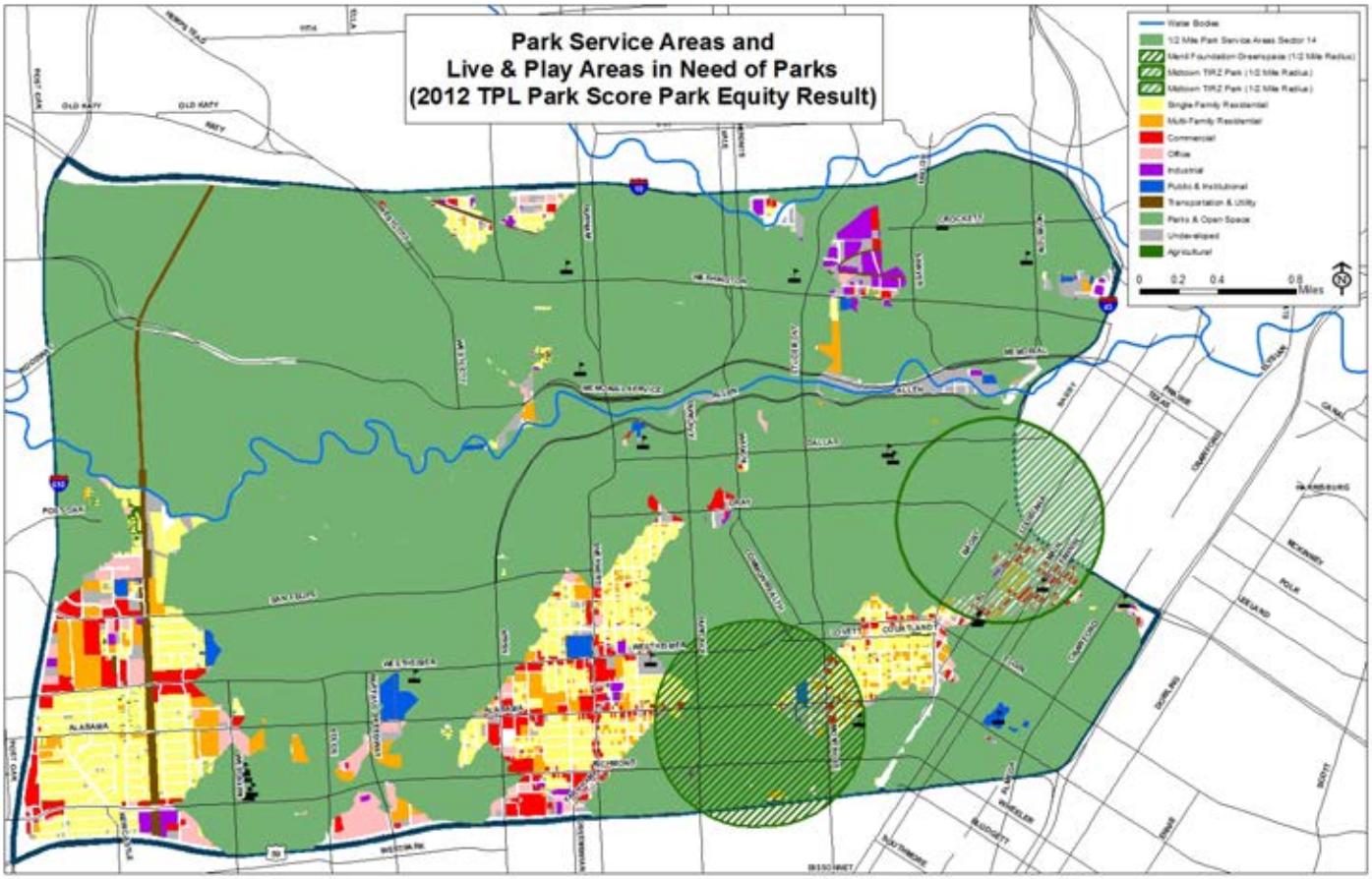


FIGURE 7. PARK SECTOR 14 PARK SERVICE AREAS (1/2 MILES ACCESS) AND LIVE/PLAY AREAS OF NEED

AMENITIES AND SERVICES

This map shows some of the community services available in this area: community centers, multi-service and health centers, schools, and libraries. Three HPARD community centers are located in this Park Sector: Cherryhurst, Fonde, and River Oaks Community Centers.

The Metropolitan Multi-Service Center, which is owned and operated by the City of Houston, is located in this Park Sector. This facility provides a community garden, meeting spaces, child care education, emergency infant food assistance, mental health counseling, senior services, and referrals to other agencies. The West End Health Center is another City facility that is located next door the West End Multi-Service Center and provides family planning, dental care, TB diagnosis, immunizations, and treatment for STDs. The Metropolitan Multi-Service Center, owned and operated by HPARD, is specifically designed to appeal and cater to those with disabilities. It offers the following amenities that are specifically designed for those in wheelchairs and with disabilities: a Playground Without Limits, heated indoor pool, gymnasium, fitness room, tennis courts, baseball field, and structured fitness classes. There is also the Transgender Center, a non-profit agency run by those in the Houston transgender community, which provides homeless services, free counseling, referrals, and free meeting spaces to the transgender community. The libraries in this Park Sector provide computer access, community meeting space, and educational programs.

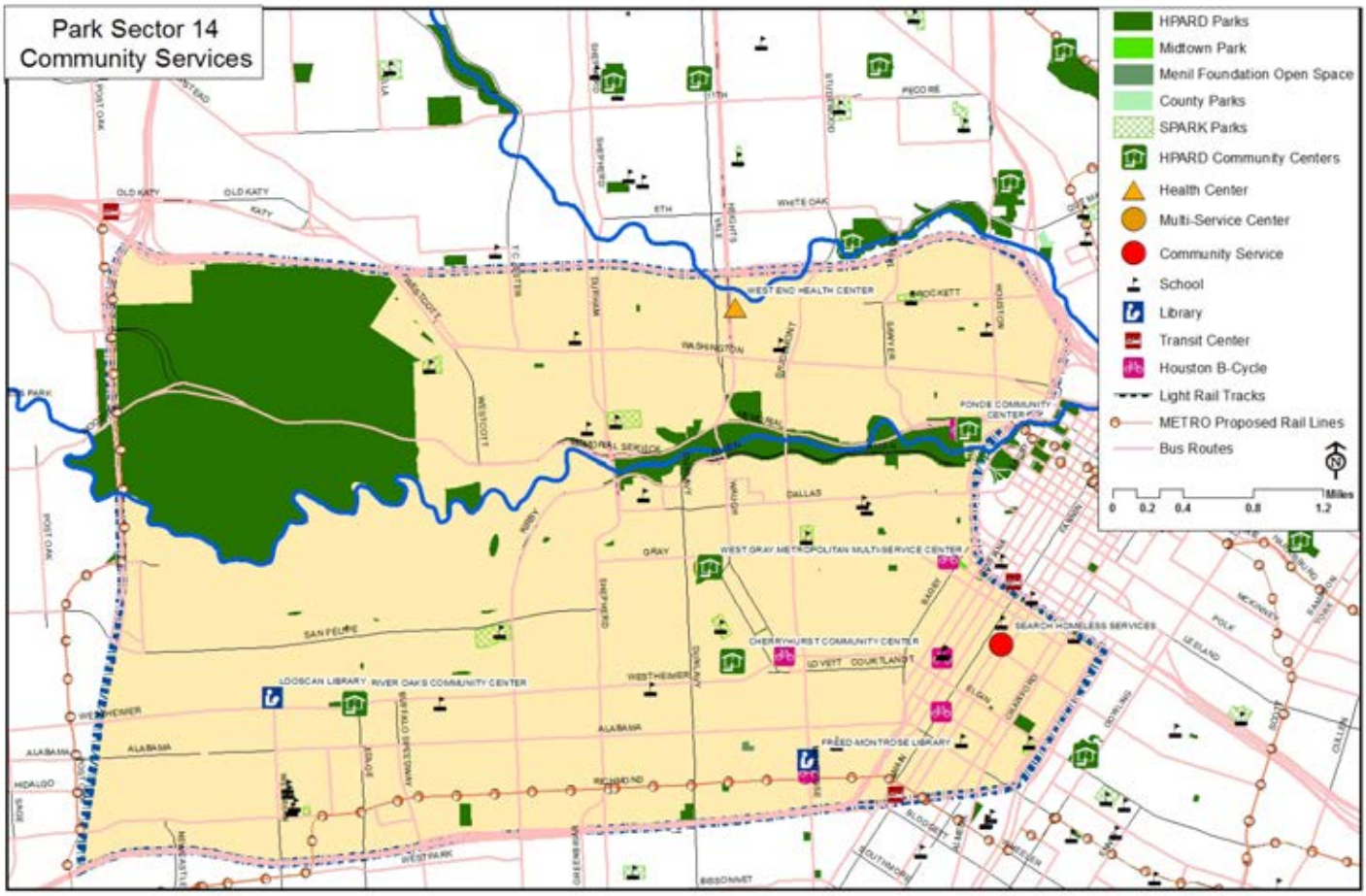


FIGURE 8. PARK SECTOR 13 COMMUNITY SERVICES AND PUBLIC TRANSIT

As of March 2013, six bike share stations (http://houston.bcycle.com/) became active within this Park Sector. There is one 9-bike station located on the Sabine bridge by the Lee and Joe Jamail Skate Park which will serve those using the trails to go toward Downtown where an additional nine bike share stations are available. The remaining five bike share stations are located in Midtown and Montrose.

Amenities - Level of Service

The 2007 HPARD Master Plan standards by amenity have been applied to the amenities in Park Sector 14. The standard for each amenity is compared to the 2010 Census population data for this Park Sector to determine if the standard has been met or if more amenities are needed. The last two columns show the number of facilities needed to meet the standard using HPARD inventory only and using all providers in the Park Sector. According to the recommended HPARD standards, Harris County and other providers are meeting the needs of the residents for the following facilities: picnic shelters, trails, basketball, tennis and volleyball courts, dog parks, skate parks, community centers, swimming pools, outdoor spray grounds, and baseball and softball fields. This Park Sector is deficient in playgrounds (1) and soccer fields (7).

There is a very obvious need for ball fields and soccer fields throughout the entire city. The Fourth Ward Livable Center Plan assessed that there are no ball fields available for non-league play. There are insufficient fields in Neighborhood Parks and the few fields in the system are monopolized by a few leagues.

	HPARD	Harris County	Other Providers	Total	Recommended HPARD Standard		Current HPARD Level of Service		Current Total Inventory Level of Service		HPARD NEEDS Over/ Under Service	Total Inventory NEEDS Over/ Under Standard
								Population	91,105			
Playgrounds	18	0	4	22	1	4,000	1	5,061	1	4,141	5	1
Picnic Shelters	11	0	1	12	1	10,000	1	8,282	1	7,592	-2	-3
Trails	35.7	0	3.44	39	0.2	1,000	0.39	1,000	0.43	1,000	-17	-39
Outdoor Basketball Courts	16	0	5	21	1	12,000	1	5,694	1	4,338	-8	-13
Tennis	29	0	0	29	1	10,000	1	3,142	1	3,142	-20	-20
Volleyball	8	0	0	8	1	50,000	1	11,388	1	11,388	-6	-6
Dog Parks	6	0	0	6	1	100,000	1	15,184	1	15,184	-5	-5
Skate Parks	1	0	0	1	1	100,000	1	91,105	1	91,105	0	0
Community Centers	4	0	0	4	1	30,000	1	30,368	1	22,776	0	-1
Swimming Pools	2	0	0	2	1	50,000	0	91,105	0	45,553	1	0
Outdoor Spraygrounds	2	0	0	2	1	100,000	1	45,553	1	45,553	-1	-1
Baseball (Lit & Unlit)	3	0	2	5	1 field	30,000	1	30,368	1	18,221	0	-2
Softball (Lit & Unlit)	7	0	0	7	1 field	30,000	0	13,015	0	13,015	-4	-4
Soccer (Lit & Unlit)	2	0	0	2	1 field	10,000	0	45,553	0	45,553	7	7

TABLE 8. LEVEL OF SERVICE FOR AMENITIES IN PARK SECTOR 14
A negative number in the last two columns means there is a surplus, a positive number means there is a need.

Status of Projects (POS/CIP/CDBG/Grants)

- Baldwin Park was renovated with Midtown Management District to include new play equipment, site furnishing, and a granite walk in August 2013.
- The historic Bethel Church was renovated in 2013 in conjunction with TIRZ 14 that preserved the building's architecture. Fountains, seat walls, benches, lighting, drinking fountain, fencing, landscaping and irrigation were added to this site.
- Buffalo Bayou is undergoing significant renovations in conjunction with Buffalo Bayou Partnership. There are numerous renovations occurring in accordance with the recommendations of the Master Plan for Buffalo Bayou.
- Glover (Elizabeth) Park, a previously vacant future park site, was developed in conjunction with Midtown Management District to have a dog run, bocce ball court, site furnishings, and a small granite trail in 2014.
- Working together with the Friends of Mandell Park, HPARD redeveloped this park to include: urban gardens, a composting site, site furnishings, concrete walks, and site lighting in 2014.
- The Metropolitan Multi-Service Center is under design to be renovated in 2015. *recent issue
- River Oaks Park is currently under design for improvements in 2015.
- West End Park- CIP funding was used to create an entry plaza for the park, place a border around the playground, and provide site lighting for the park in August 2013.

SUPPLEMENTAL MAPS:

Park Sector 14 Council Districts

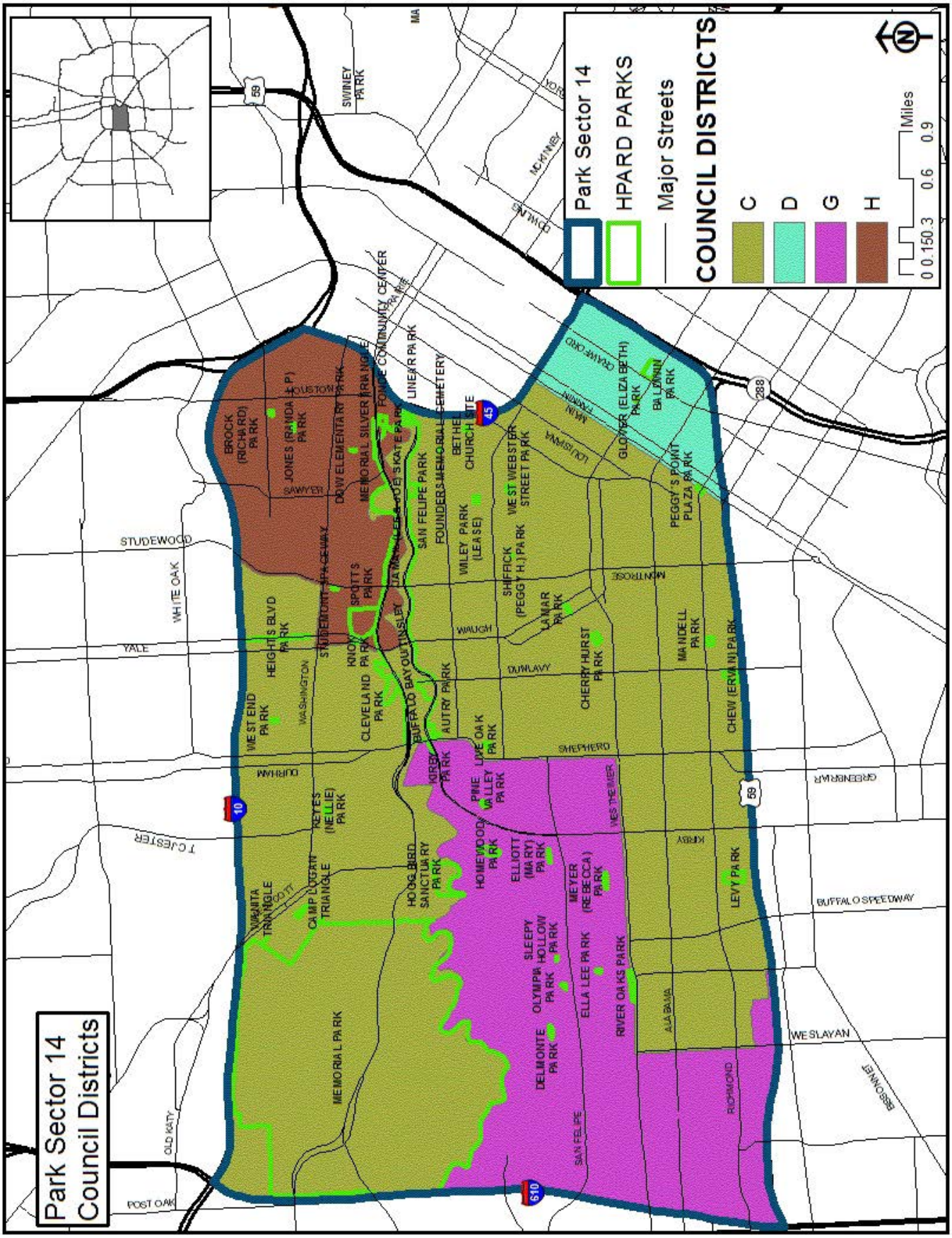


FIGURE 1: PARK SECTOR 14 COUNCIL DISTRICTS

Park Sector 14 Tax Increment Reinvestment Zone (TIRZs) and Management Districts

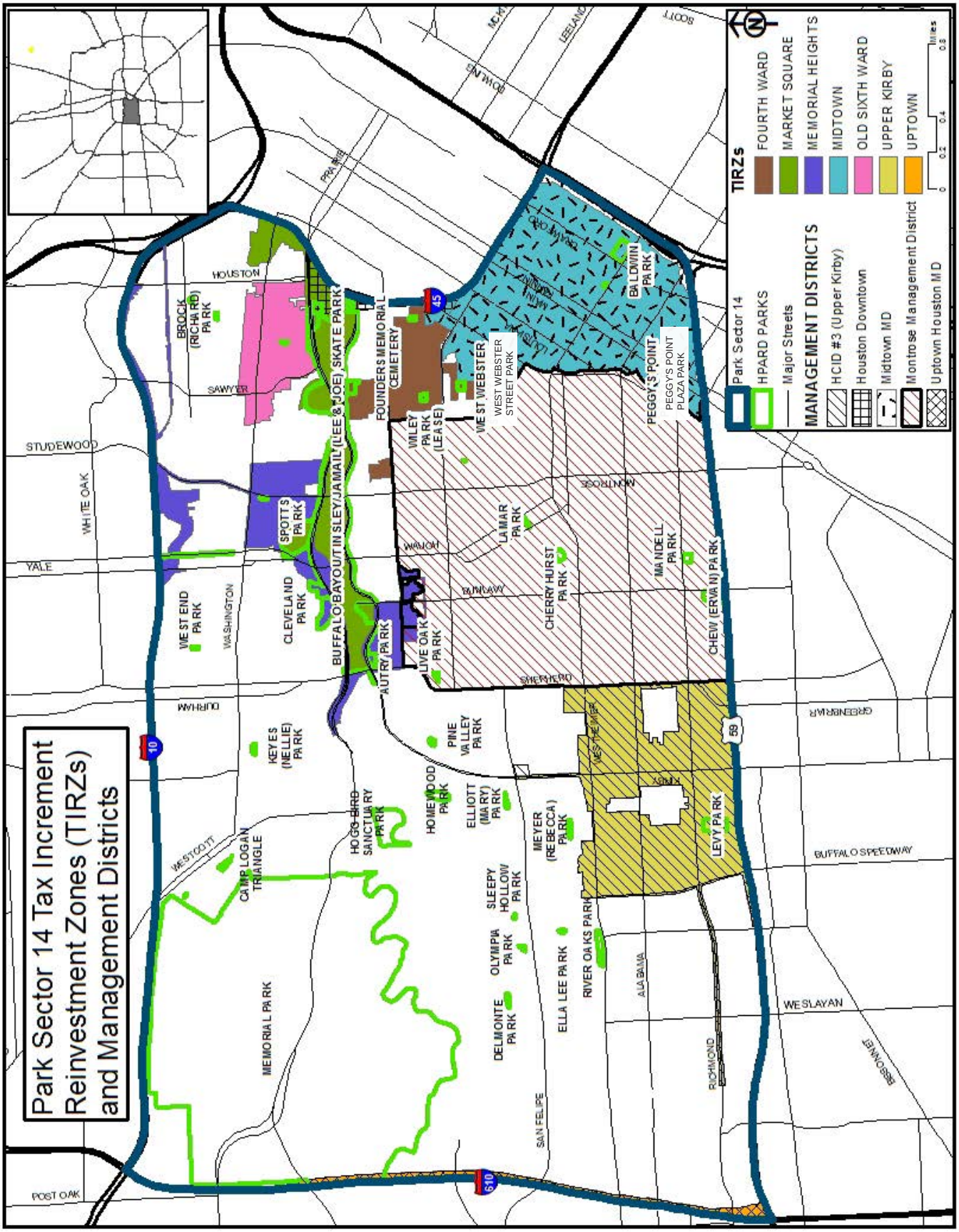


FIGURE 2: PARK SECTOR 14 MANAGEMENT DISTRICTS AND TIRZS

Park Sector 14 Super neighborhoods

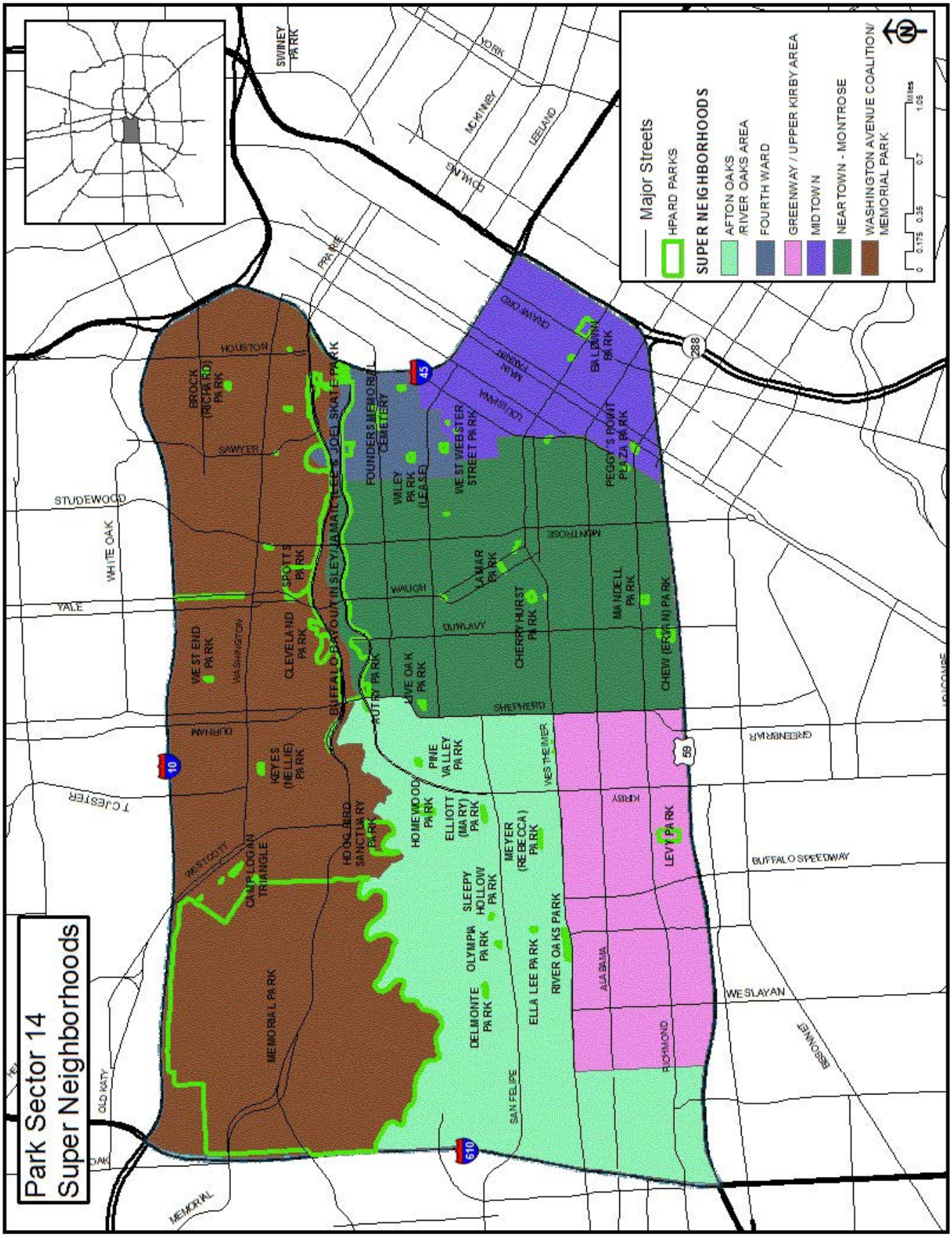


FIGURE 3: PARK SECTOR 14 SUPER NEIGHBORHOODS

Park Sector 14 Floodplain Areas

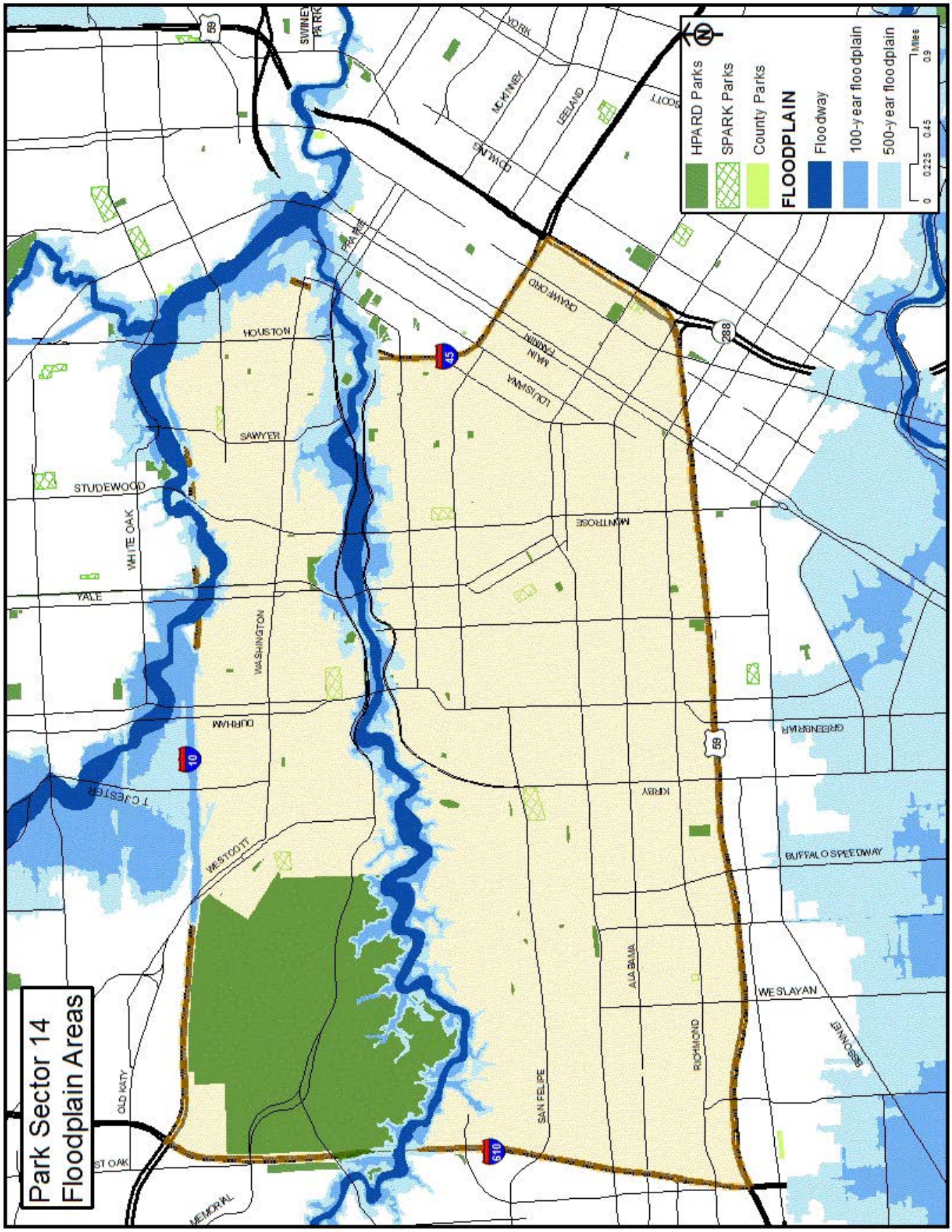


FIGURE 4: PARK SECTOR 14 FLOODPLAIN AREAS