



Mayor Annise Parker



Houston Parks and Recreation Department

PARKS AND OPEN SPACES ORDINANCE



HPARD Planning Section

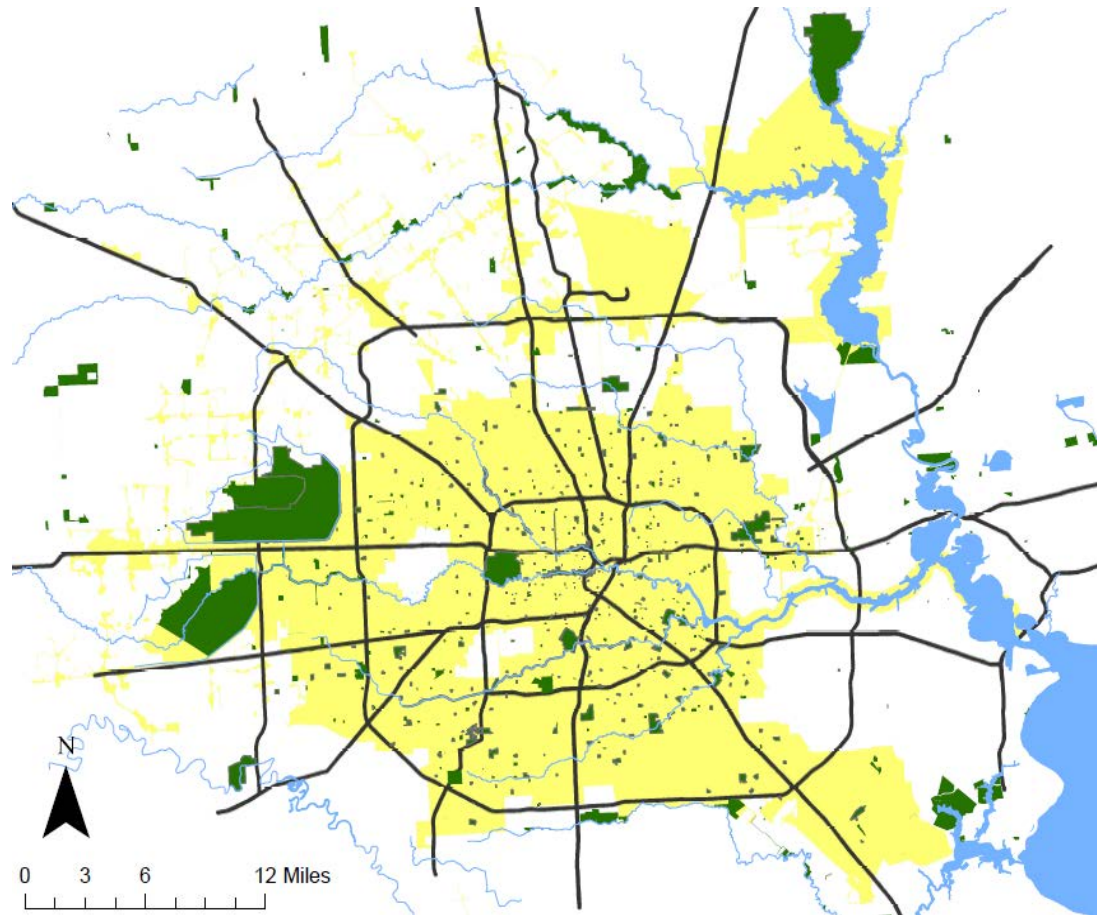
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Planner

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Project Manager

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Senior Project Manager

City of Houston Profile

- *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.*

Parks and Open Spaces Ordinance

*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)*

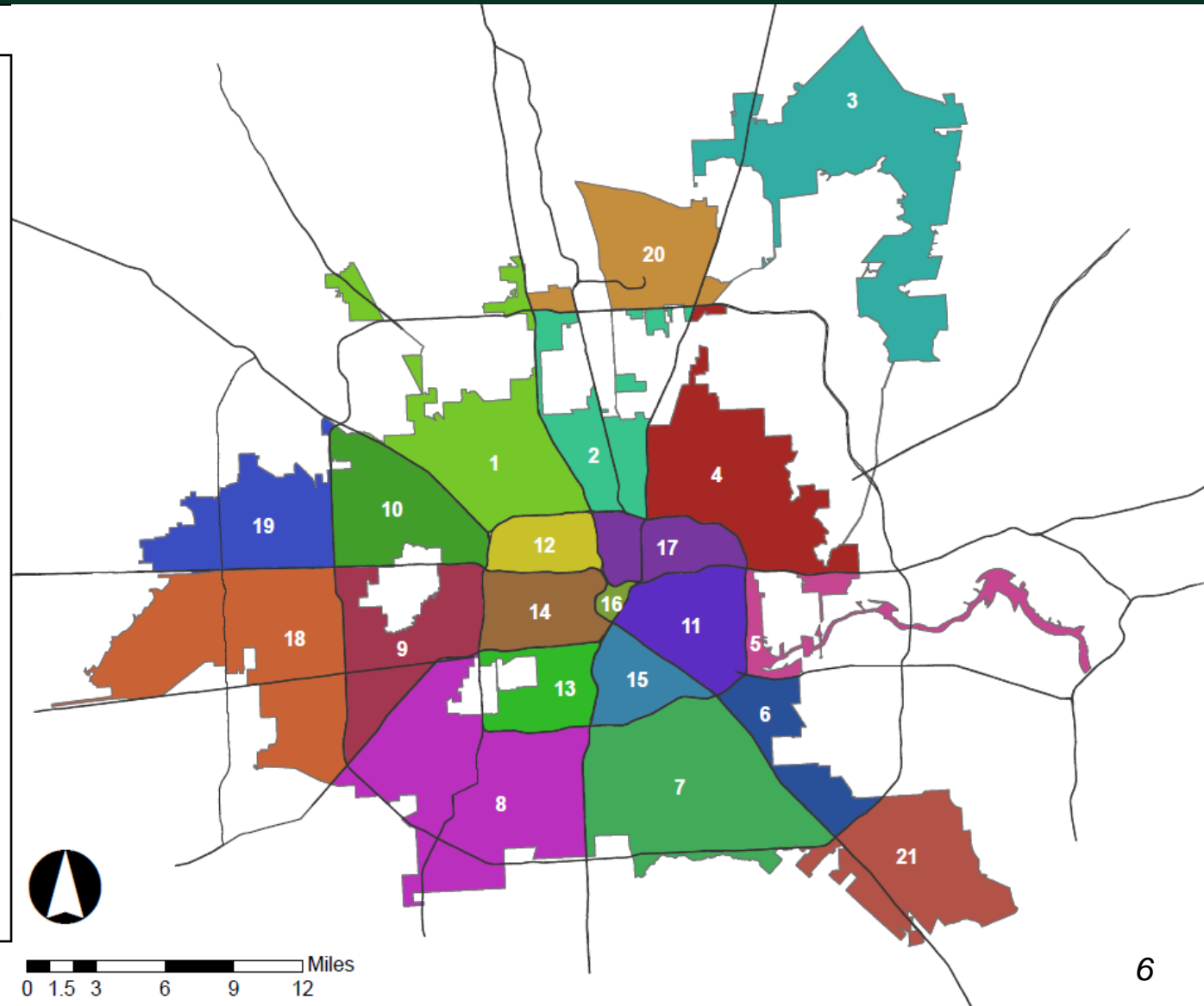
Parks and Open Spaces Ordinance

21 Park Sectors

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



Parks and Open Spaces Ordinance

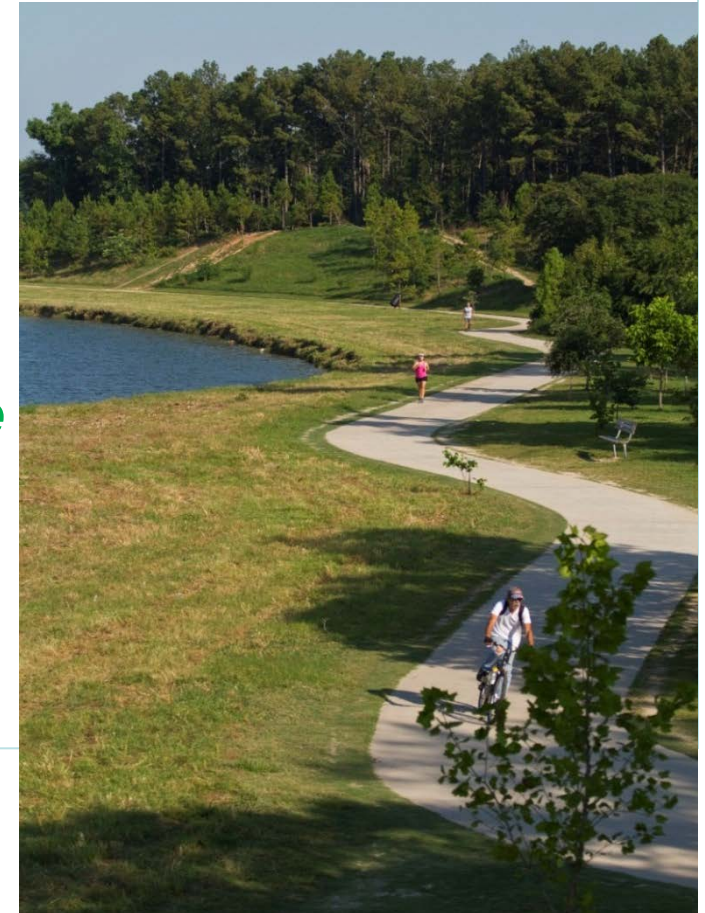
Fees provide the means by which park land can be expanded or improved to meet population growth and increased need for parks and open space.

- 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



Parks and Open Spaces Ordinance

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*

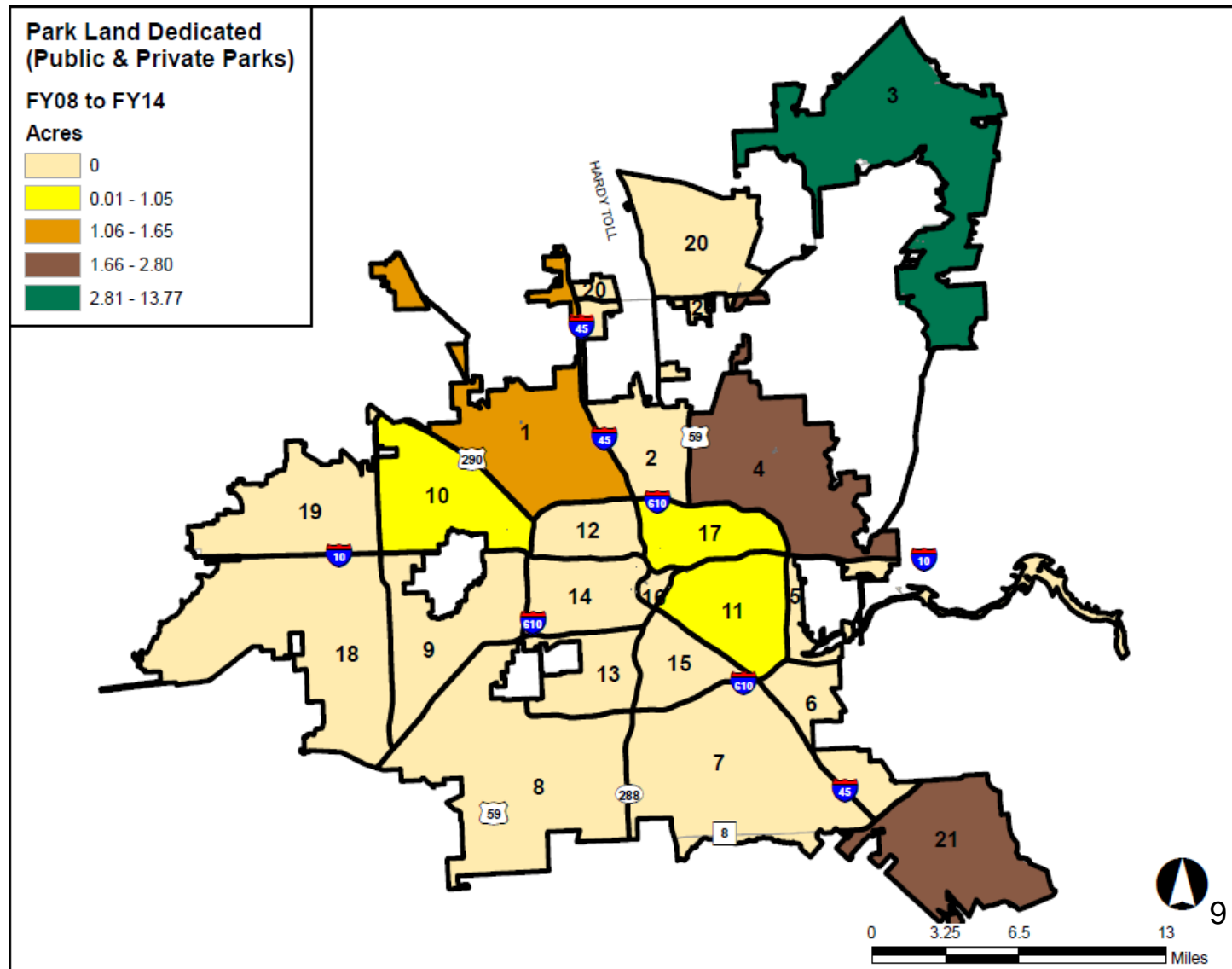
Park Land Expansion

Acres of Land Dedicated by Developers

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



Park Land Expansion Private Park Dedication

High-end
Single-Family

Land Dedicated

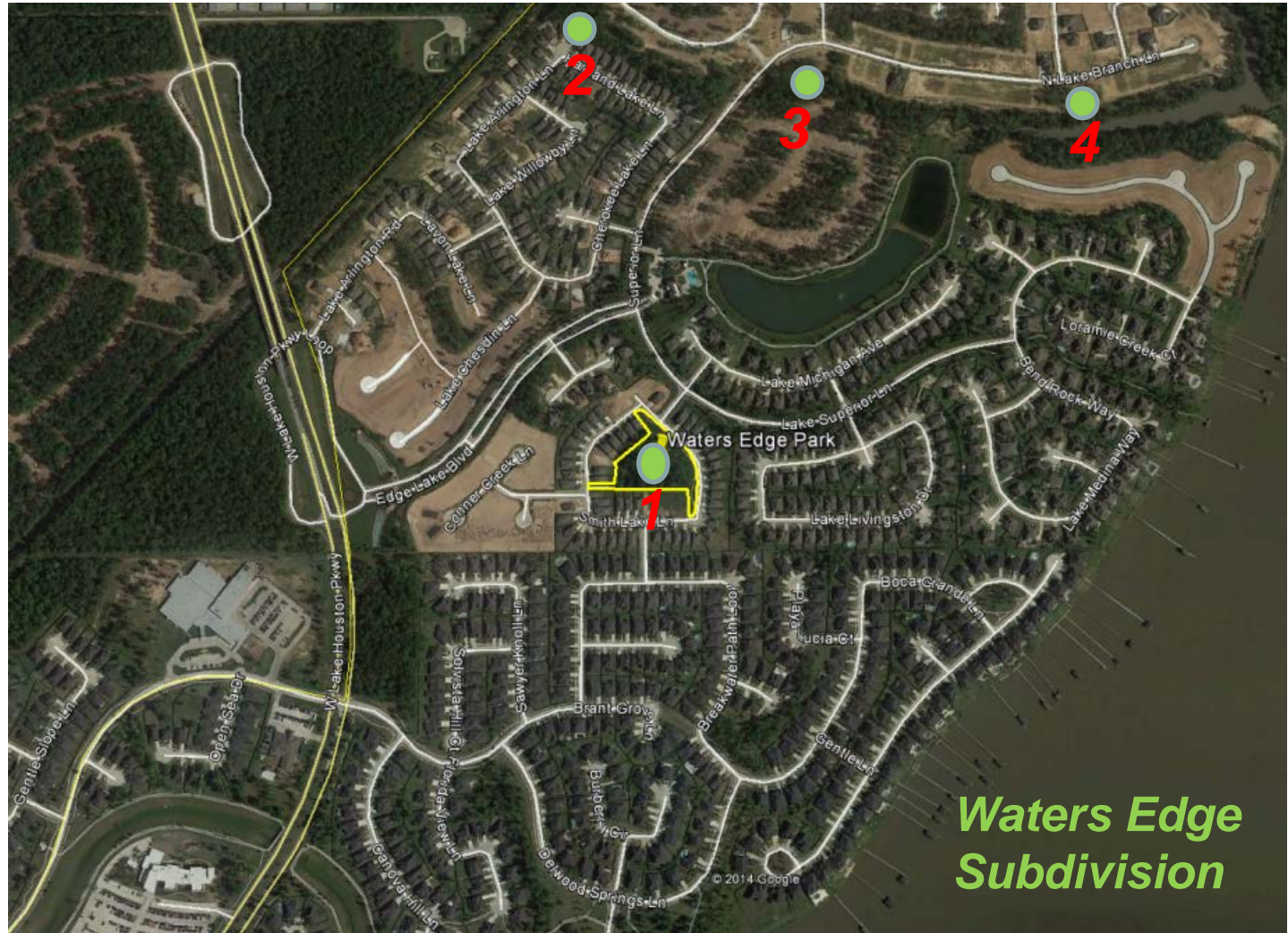
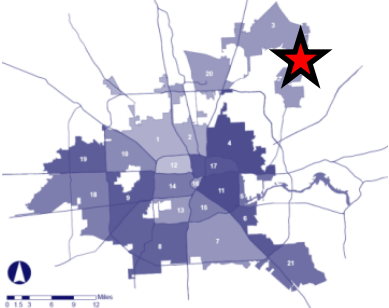
1 = 2.26 ac

2 = 1.62 ac

3 = 1.0 ac

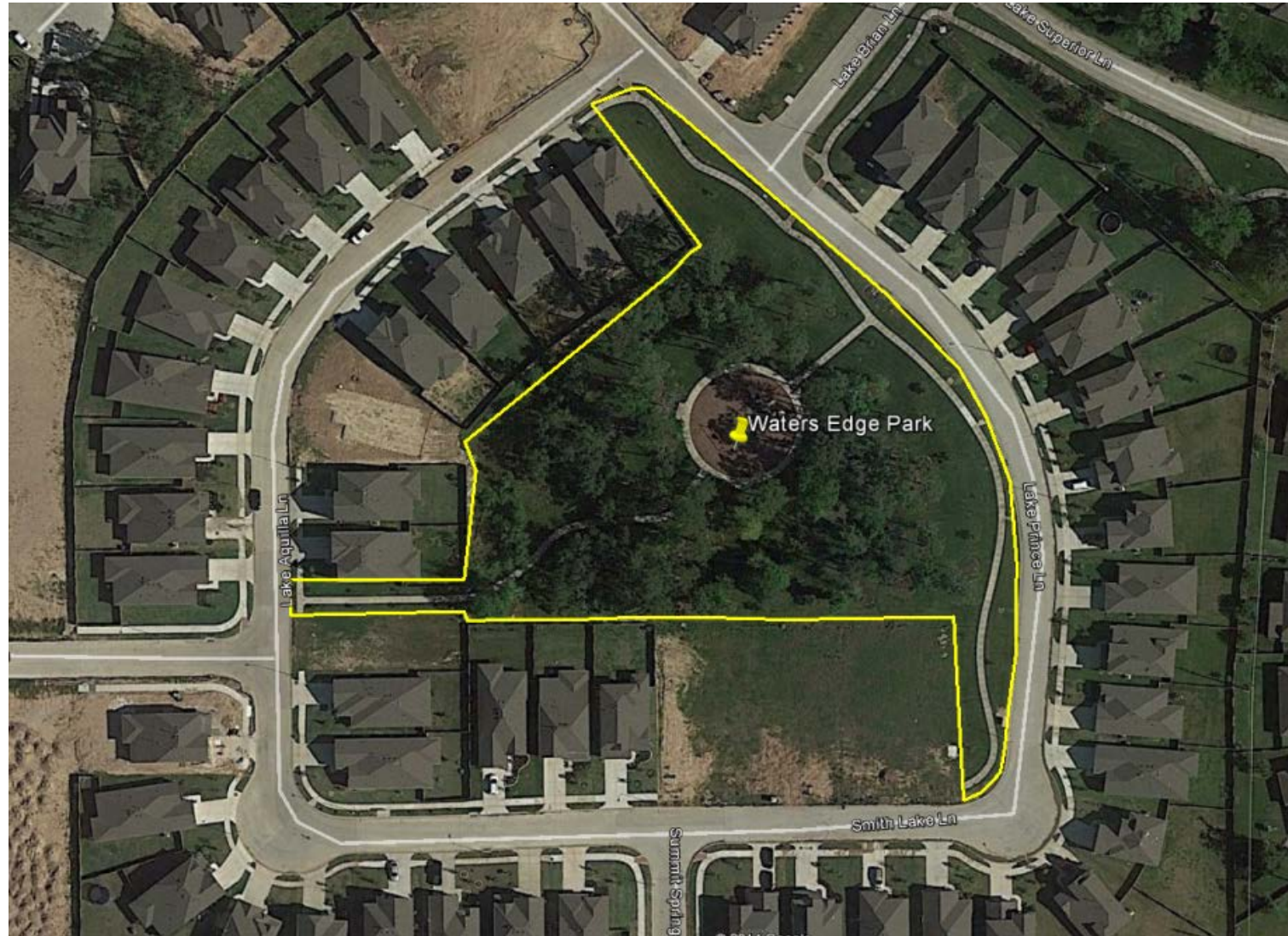
4 = 1.16 ac

Total = 6.04 Acres



**Waters Edge
Subdivision**

Park Land Expansion Private Park Dedication



Park Land Expansion Private Park Dedication



Park Land Expansion Private Park Dedication



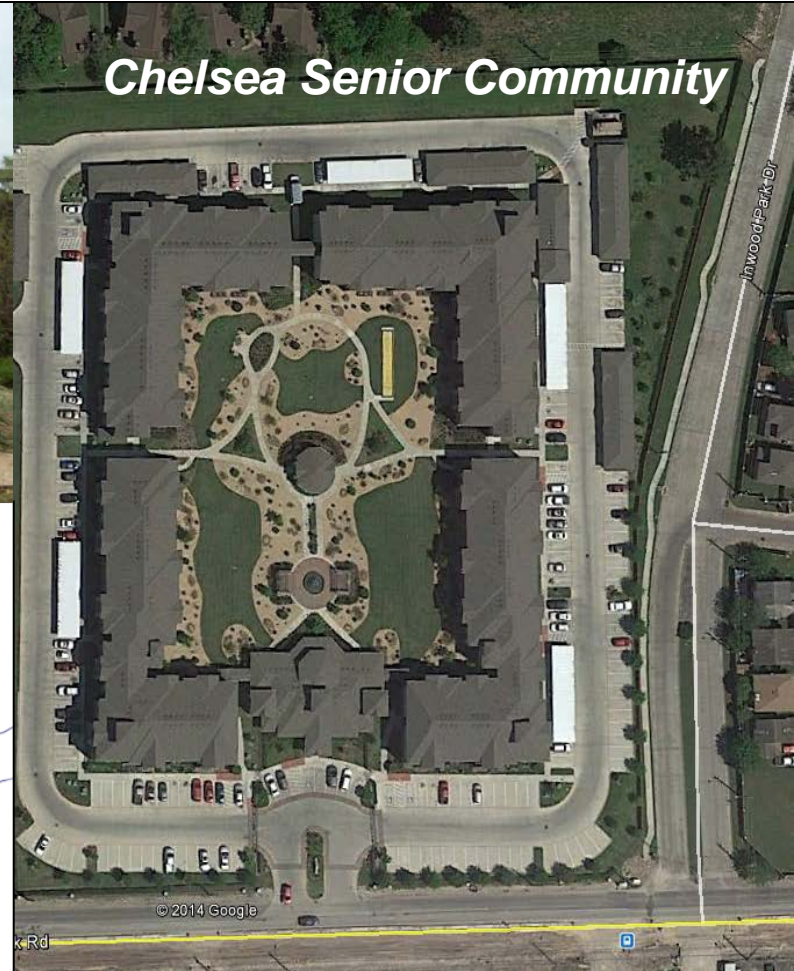
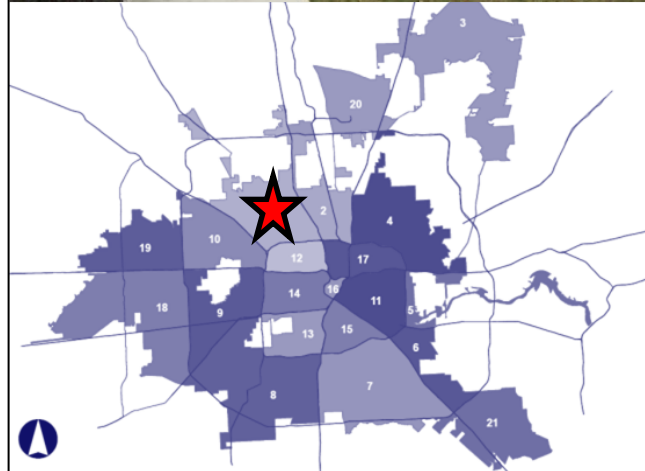
Park Land Expansion Private Park Dedication and Fee

Senior Apartments

Park Land
Required:
2.7 acres

Private Park
dedicated =
1.65 acres

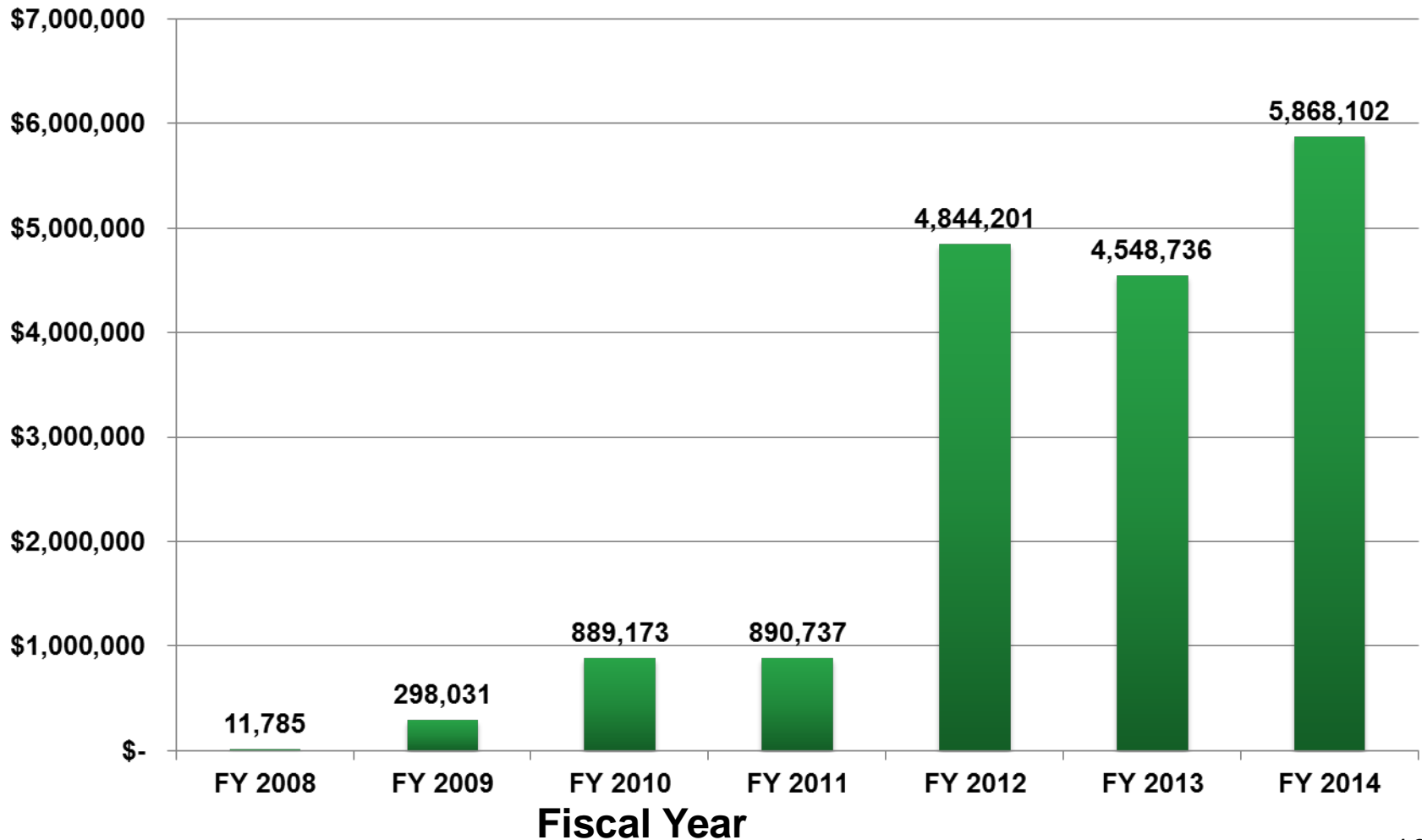
Balance (39%)
paid in fee:
\$40,950



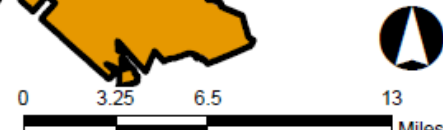
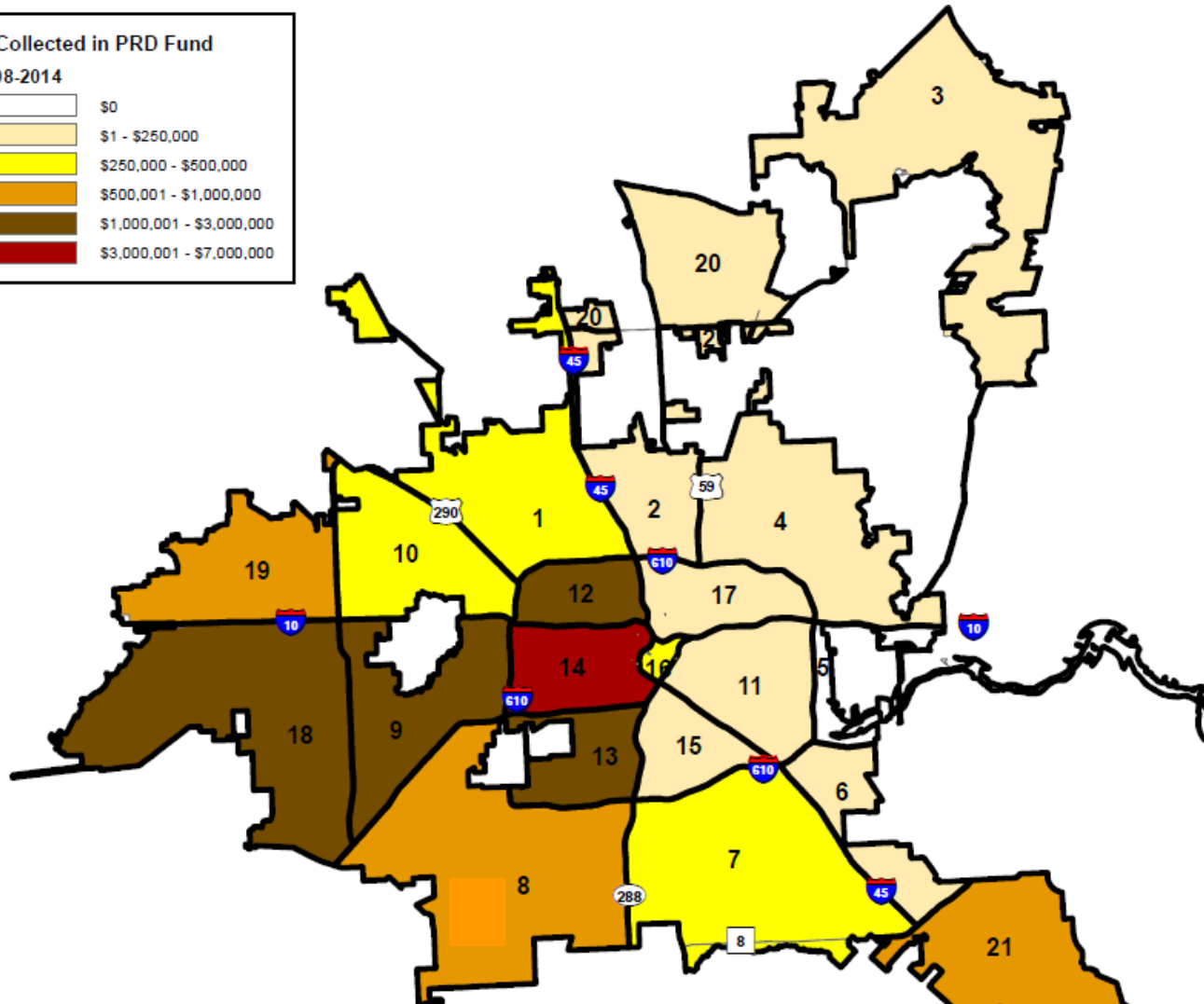
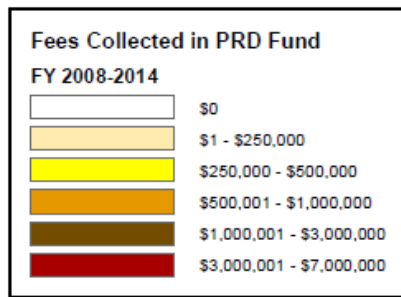
Fee In-lieu of Land Dedication

- *\$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



Park and Recreation Dedication Funds By Park Sector



Park and Recreation Dedication Fund

Fees Collected by Park Sector FY 2008-2014

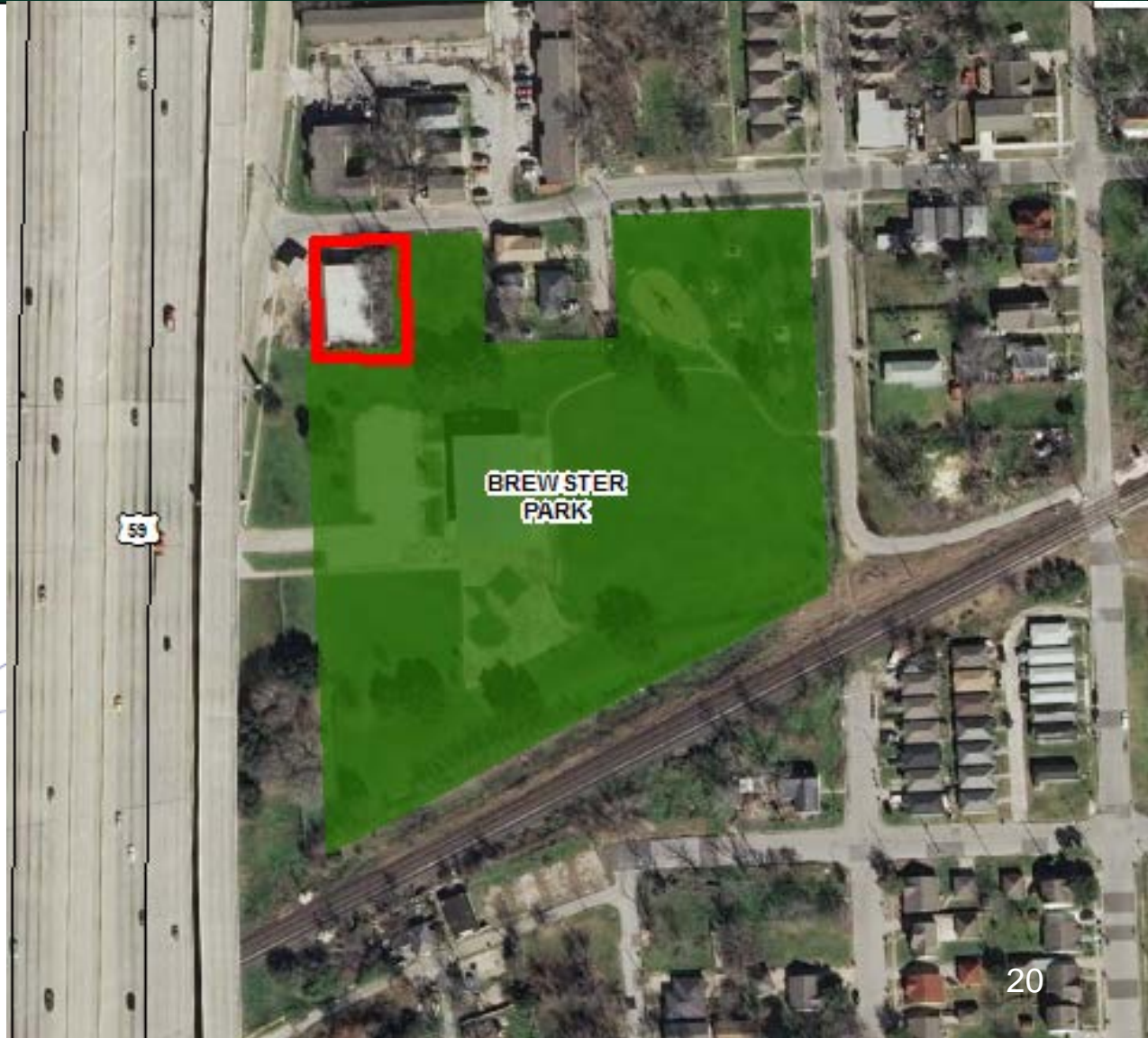
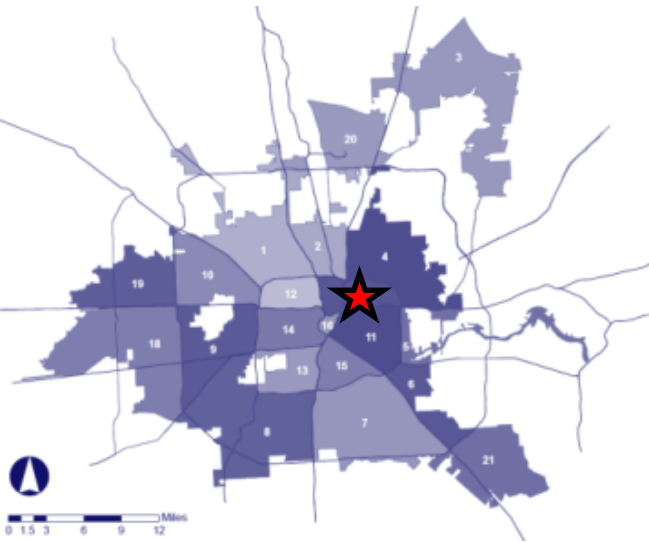
Park Sector	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	Total
1	\$700	\$11,900	\$131,928	\$88,882	\$9,281	\$112,000	\$16,800	\$371,491
2	\$0	\$4,200	\$128,800	\$2,082	\$9,100	\$7,000	\$5,600	\$156,782
3	\$0		\$10,500	\$4,900	\$2,100	\$16,800	\$14,700	\$49,000
4	\$0	\$1,400	\$2,100	\$2,100	\$700	\$17,500	\$3,500	\$27,300
5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6	\$0	\$0	\$700	\$24,550	\$700	\$2,800	\$51,100	\$79,850
7	\$0	\$24,500	\$192,297	\$25,882	\$136,568	\$44,100	\$32,900	\$456,247
8	\$0	\$682	\$2,100	\$172,412	\$496,323	\$210,000	\$22,400	\$903,916
9	\$0	\$166,582	\$4,142	\$13,928	\$998,200	\$704,900	\$702,100	\$2,589,852
10	\$0	\$1,400	\$4,164	\$30,800	\$29,468	\$63,000	\$118,300	\$247,132
11	\$0	\$4,128	\$12,600	\$2,082	\$11,250	\$32,900	\$62,300	\$125,260
12	\$2,760	\$35,335	\$36,642	\$86,371	\$145,638	\$251,300	\$658,700	\$1,216,746
13	\$0	\$9,800	\$2,100	\$132,175	\$290,500	\$502,600	\$563,501	\$1,500,676
14	\$8,324	\$36,739	\$80,017	\$106,111	\$2,142,005	\$2,178,536	\$1,644,300	\$6,196,033
15	\$0	\$0	\$18,604	\$2,800	\$78,400	\$12,600	\$81,900	\$194,304
16	\$0	\$0	\$0	\$0	\$0	\$0	\$280,700	\$280,700
17	\$0	\$1,364	\$135,778	\$15,130	\$4,669	\$34,300	\$11,900	\$203,141
18	\$0	\$0	\$0	\$1,382	\$379,400	\$101,500	\$1,075,901	\$1,558,183
19	\$0	\$0	\$0	\$0	\$0	\$255,500	\$418,600	\$674,100
20	\$0	\$0	\$0	\$700	\$1,400	\$0	\$700	\$2,800
21	\$0	\$0	\$126,700	\$178,450	\$108,500	\$1,400	\$102,200	\$517,250
Grand Total	\$11,785	\$298,031	\$889,173	\$890,737	\$4,844,201	\$4,548,736	\$5,868,102	\$17,350,764

Park and Recreation Dedication Fund: Park Land Acquisition

Property Location	Park Sector	Size	PRD Fund Amount
Brewster Park Expansion	17	0.27 ac	\$ 16,800
Heiner Street Future Park Site	14	0.18 ac	\$ 447,810.2
Herkimer Street Future Park Site	12	0.40 ac	\$ 616,000
West 26th Street Future Park Site	12	0.15 ac	\$ 196,500
West Dallas Future Park Site Exp	14	0.29 ac	\$ 936,000
Westheimer Rd. Future Park Site	14	0.23 ac	\$ 1,177,185
Total		1.52 ac	\$ 3,390,295.20

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



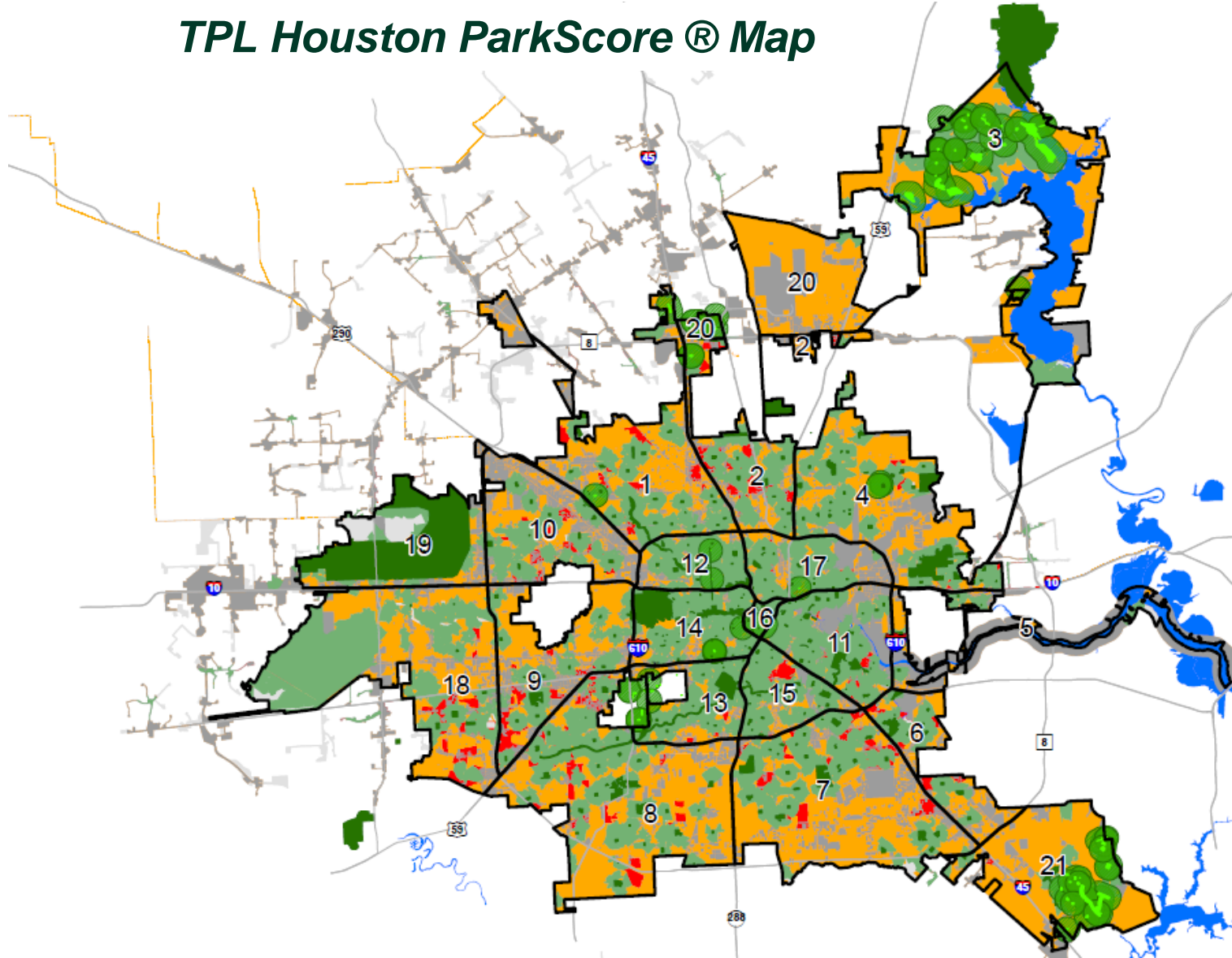
Park Land Acquisition Strategy

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

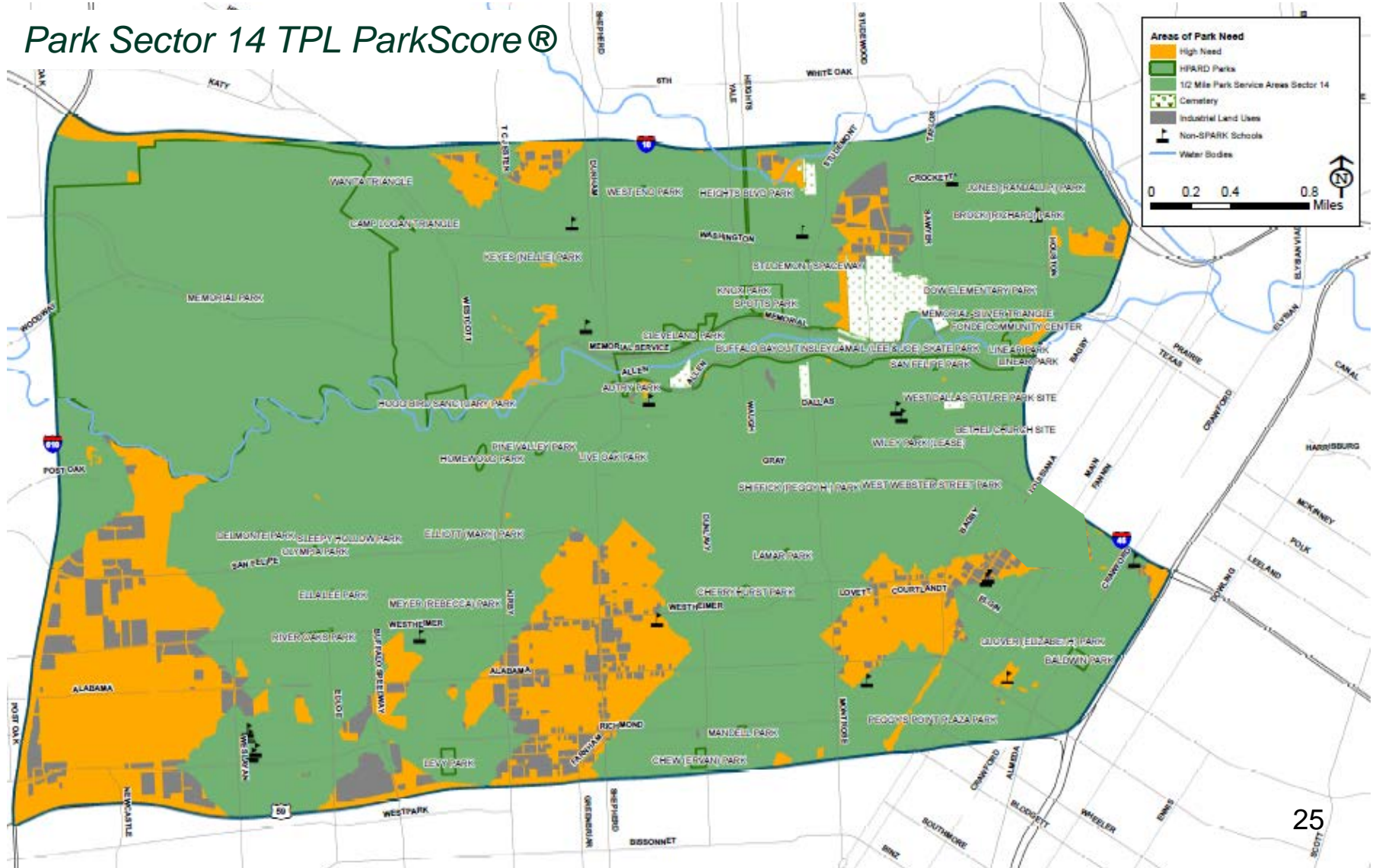
TPL Houston ParkScore[®] Map



Red and Orange = Areas in Need of Parks

Park Land Acquisition Strategy Step 2

Park Sector 14 TPL ParkScore®



Park Land Acquisition Strategy Step 3

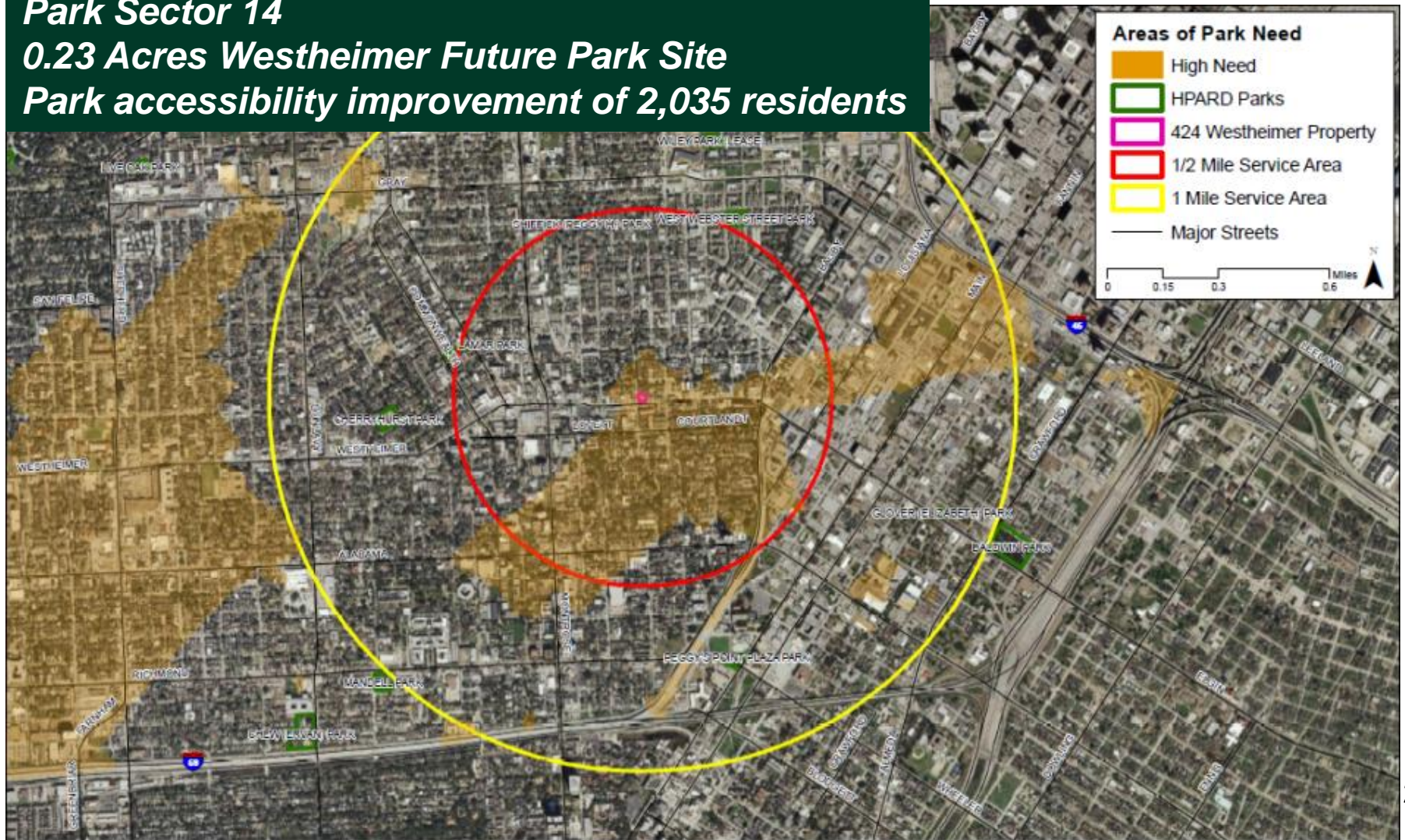
Available Land Sites - Sector 14



GSD Real Estate Map

Park Land Acquisition Strategy – Step 4

Park Sector 14
0.23 Acres Westheimer Future Park Site
Park accessibility improvement of 2,035 residents



Completed Park Improvements

Park Sectors	Parks
1	Cole Creek Park & Mangum Manor Park
2	Clark Park & Veterans Memorial Park
6	Glenbrook Park
7	St. Lo Park, Stewart Park & Law Park
8	Westbury Park
9	Briarmeadow Park & Harwin Park
10	Schwartz Park
12	Jaycee Park
14	West End Park, Ervan Chew Park, Mandell Park, Bethel Church
18	West Side Hike and Bike Trail
21	Sagemont Park

Park and Recreation Dedication Fund: Park Improvements

West End Park



Park and Recreation Dedication Fund: Park Improvements

West End Park: Population Increase



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



Park and Recreation Dedication Fund: Houston Parks Board

Mandell Park- Before

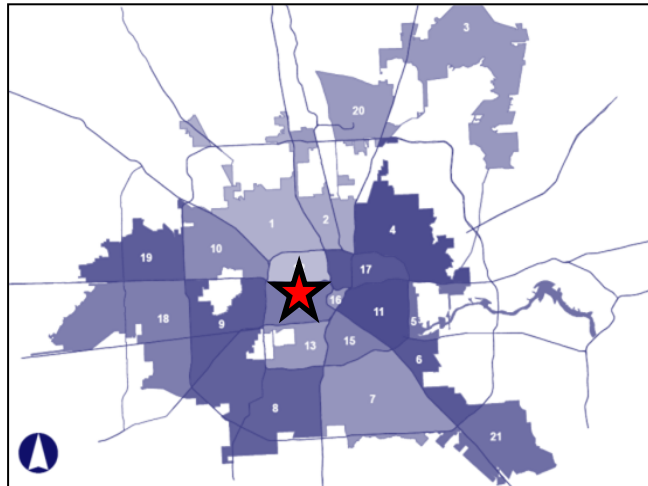
“ The Parks Board shall have the authority to manage and expend funds in accordance with the city’s adopted parks master plan, the capital improvements plan...” 42-259(a)



*P&R Dedication Fund:
\$ 315,000*

*Friends of Mandell Park:
\$ 745,000*

**Total Project Cost:
\$ 1,060,000**



Park and Recreation Dedication Fund: Houston Parks Board

Mandell Park - After



Park Land Expansion & Improvements

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

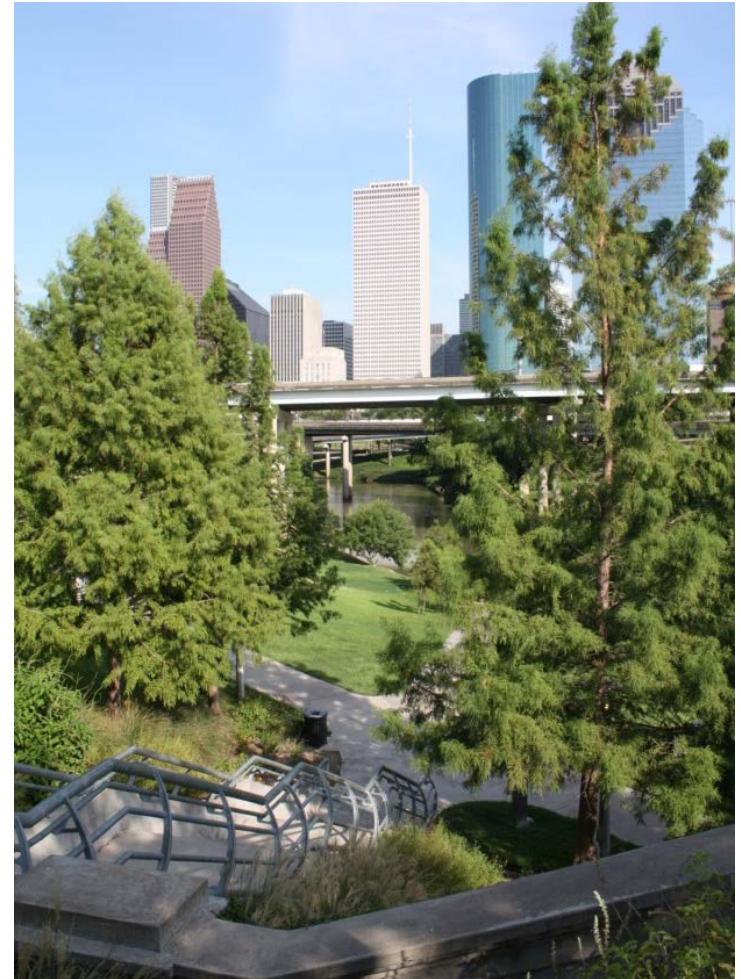


Avenue Place Subdivision

Total Park Development: \$360,017

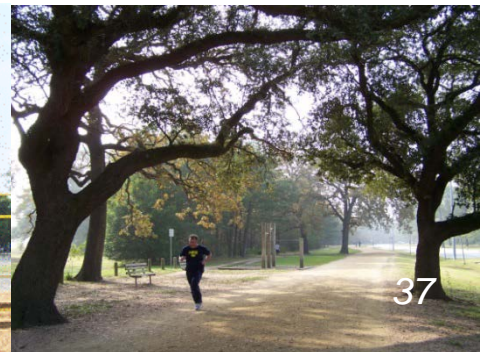
New Approach to Parks Master Planning

- *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*



Parks Master Plan

- *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!



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