

**AGENDA – WORKSHOP OF THE CITY COUNCIL OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, NOVEMBER 1, 2010, AT 6:00 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

**II. PURPOSE OF THE WORKSHOP:**

1. **COUNCIL INPUT AND DISCUSSION:** REGARDING THE CITIZEN SURVEY FOR 2011. *Mr. Bill Eisen, City Manager.*
2. **COUNCIL INPUT AND DISCUSSION:** REGARDING UPDATE ON THE SPECTRUM AREA MASTER PLAN STUDY BY GATEWAY PLANNING GROUP ON DEVELOPMENT OF LAND WITHIN THE SPECTRUM MANAGEMENT DISTRICT AND THE PEARLAND MANAGEMENT DISTRICT NO. 1. *Mr. Bill Eisen, City Manager.*
3. **COUNCIL INPUT AND DISCUSSION:** REGARDING THE PARKS AND RECREATION OPEN SPACE MASTER PLAN. *Mr. Jon Branson, Assistant City Manager.*

**III. ADJOURNMENT**

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing at 281-652-1653 prior to the meeting so that appropriate arrangements can be made.

# Workshop Item No. 1

1. **COUNCIL INPUT AND DISCUSSION:** REGARDING THE CITIZEN SURVEY FOR 2011. *Mr. Bill Eisen, City Manager.*

**AGENDA REQUEST  
BUSINESS OF THE CITY COUNCIL  
CITY OF PEARLAND, TEXAS**

<b>AGENDA OF: 11/1/2010</b>	<b>ITEM NO.: Workshop No. 1</b>
<b>DATE SUBMITTED: 10/21/2010</b>	<b>DEPARTMENT OF ORIGIN: Finance</b>
<b>PREPARED BY: June Ellis</b>	<b>PRESENTOR: Bill Eisen</b>
<b>REVIEWED BY: Bill Eisen</b>	<b>REVIEW DATE: 10/26/10</b>
<b>SUBJECT: Citizen Survey - 2011</b>	
<b>EXHIBITS: Citizen Survey Questionnaire Map</b>	
<b>EXPENDITURE REQUIRED: AMOUNT AVAILABLE: ACCOUNT NO.:</b>	<b>AMOUNT BUDGETED: PROJECT NO.:</b>
<b>ADDITIONAL APPROPRIATION REQUIRED: ACCOUNT NO.: PROJECT NO.:</b>	
<b>To be completed by Department:</b> <input checked="" type="checkbox"/> <b>Finance</b> <input type="checkbox"/> <b>Legal</b> <input type="checkbox"/> <b>Ordinance</b> <input type="checkbox"/> <b>Resolution</b>	

**EXECUTIVE SUMMARY**

The fiscal year 2011 budget includes funding to conduct a survey of citizens of the City of Pearland. The last citizen survey was conducted in January of 2009. The survey will be based on a random sampling of 400 residents via a 15-20 minute telephone survey and will be conducted during November and December. City staff met with Creative Consumer Research (CCR), the company that conducted the previous survey, and provided information to assist in the development of the draft survey for 2010. Most questions will remain the same for comparative purposes, however, some, such as those related to Hurricane Ike, were removed and a few additional questions were added. Each department was also contacted for their input on suggestions or recommendations for the survey.

Just like the 2009 survey, Pearland will be divided into 5 geographic areas, and a representative sample from each area will be contacted. Survey results from each section will be tallied and will also be compared to results from those areas from the 2009 survey.

The results of the survey will provide the City the opportunity to understand if, and how well, the City is providing the necessary services to meet the needs of the community, as well as the overall image of the City among its residents.

Survey participants will have the opportunity to give feedback on the services provided by various departments, including but not limited to, Police, Fire, EMS, and Parks. Additionally, participants will have the opportunity to identify the most important issues facing Pearland today, and also provide specific comments or suggestion for the City of Pearland.

In light of the current economy and last year's budget process, we added questions on delay of capital projects and service reductions versus a tax increase. We also asked a few questions on solid waste and automation in light of potential service options. We are requesting the results of the solid waste to be compiled first and provided as soon as possible.

After this meeting and feedback, changes will be made to the survey, tested, and then the interview process will begin, which is expected to last approximately 3 weeks.

The final results with comparative data from 2009 will be back in time in order to incorporate any needs into the budget process for fiscal year 2012.

#### **RECOMMENDED ACTION**

Receive presentation and provide any feedback as to any changes, etc.

# CITY OF PEARLAND CITIZEN SURVEY

CCR #10-4585

10/26/10 – V2

Hello, my name is \_\_\_\_\_ with Creative Consumer Research. The City of Pearland is conducting a survey of its citizens and I would like to talk with any **female/male age 18 or older**. **(SAY TO APPROPRIATE RESPONDENT:)** The City is conducting a survey to determine how citizens rate City services and to discover citizen attitudes on certain major issues facing the City.

**IF NEEDED:**

I want to stress that this survey is being conducted by the City of Pearland and not by a candidate for political office. Your participation in this survey is voluntary and the questions that I want to ask you will take 15 to 20 minutes. Your answers will be useful to the City staff and council as they develop the budget for next year.

Your answers will not be associated in our records with you personally in any way. All of your answers will remain confidential, and will be reported to the city in percentages only.

1. **BY OBSERVATION:** RECORD GENDER OF RESPONDENT **(CHECK QUOTAS)**

- 1. Female
- 2. Male
- 9. NR/DK

2. First, are you a resident of Pearland?

- Yes
- No

1 **(CONTINUE)**

0 ——— **SAY:** For this survey, we're interested in talking to residents of the City of Pearland. Thank you very much for your time.

**TERMINATE & TALLY \_\_\_\_\_**

START TIME:

3. How long have you lived in Pearland? **(DO NOT READ RESPONSES WHEN ALL IN CAPS) CHECK QUOTAS**

- 1. LESS THAN 12 MONTHS
- 2. 1-5 YEARS
- 3. 6-10 YEARS
- 4. 11-15 YEARS
- 5. 16-20 YEARS
- 6. 21-25 YEARS
- 7. 26-30 YEARS
- 8. OVER 30 YEARS
- 9. NO RESPONSE/DON'T KNOW NR/DK

4. Do you or any member of your household work for... **(READ LIST)?**

- City of Pearland
- Or on the City Council or board?
- None

- 1 **THANK TERM & TALLY**
- 2 **THANK TERM & TALLY**
- 3 **CONTINUE**

**TERMS: SAY: Thank you very much for your time. But our quotas are full for the group you qualify for. Have a nice evening.**

**TERMINATE & TALLY \_\_\_\_\_**

## **DEMOGRAPHICS**

5. Now I'd like to ask you several things about yourself so that we can develop a general profile of our sample. First of all, into which of the following age groups do you fall? **(READ LIST. CHECK QUOTAS.)**

- |          |            |
|----------|------------|
| 1. 18-24 | 4. 45-54   |
| 2. 25-34 | 5. 55-64   |
| 3. 35-44 | 6. 65-70   |
|          | 7. Over 70 |
|          | 8. NR/DK   |

6. To be sure that we talk to a variety of Pearland residents, please tell me to what racial or ethnic group you belong? **(READ LIST. CHECK QUOTAS.)**

1. White / Caucasian
2. African American
3. Hispanic / Latino
4. Asian
5. Native American
9. NR/DK

7. Please tell me what neighborhood or subdivision you live in. **(CLARIFY NAME AND SPELLING)**
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**THE CITY OVERALL**

8. What do you think are the three most important issues facing Pearland today? **(PROBE FOR SPECIFICS)**

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9. What do you like best about living in Pearland?

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10. On a scale of excellent, good, fair, or poor, please rate the quality of life in:

	Excellent	Good	Fair	Poor	DK/NR
Your neighborhood	4	3	2	1	9
The city of Pearland as a whole	4	3	2	1	9

11. On a scale of excellent, good, fair, or poor, please rate the following quality of life factors in Pearland:

	Excellent	Good	Fair	Poor	DK/NR
Appearance and beautification of City	4	3	2	1	9
Education	4	3	2	1	9
Entertainment	4	3	2	1	9
Mobility	4	3	2	1	9
Medical facilities	4	3	2	1	9
Local shopping	4	3	2	1	9
Local job opportunities	4	3	2	1	9
Parks and recreation programs	4	3	2	1	9
Public safety	4	3	2	1	9
Emergency Preparedness	4	3	2	1	9

12. Do you believe Pearland has enough... ? **(READ LIST):**

	Yes	No	DK/NR
Restaurants	1	2	9
Access to quality education	1	2	9
Entertainment venues	1	2	9
Cultural activities	1	2	9
Medical facilities	1	2	9
Local shopping	1	2	9
Parks	1	2	9
Work opportunities	1	2	9

13. Using a scale of excellent, good, fair, or poor, please rate the overall quality of the following City of Pearland services:

	Excellent	Good	Fair	Poor	No Opinion
Animal control	4	3	2	1	9
Fire	4	3	2	1	9
EMS (Emergency Medical Services)	4	3	2	1	9
Police	4	3	2	1	9
Parks	4	3	2	1	9
Recreation	4	3	2	1	9
Communications with residents	4	3	2	1	9
Drop-off recycling center	4	3	2	1	9
Resident curbside recycling	4	3	2	1	9
Resident trash collection	4	3	2	1	9
Water	4	3	2	1	9
Drainage	4	3	2	1	9
Sewer	4	3	2	1	9
Inspections and permits	4	3	2	1	9
Planning and zoning	4	3	2	1	9
Street maintenance/ repair	4	3	2	1	9
Traffic management	4	3	2	1	9
Sidewalk maintenance	4	3	2	1	9
Overall City services	4	3	2	1	9

14. Considering all the services mentioned in this survey, are you very satisfied, satisfied, neutral, dissatisfied, or very dissatisfied with the level of City services you receive in return for the dollars you pay?

- 4. Very Satisfied
- 3. Satisfied
- x. Neutral
- 2. Dissatisfied
- 1. Very dissatisfied
- 9. DK/NR

**PARKS AND RECREATION**

15. In the past year, have you or a member of your household used a city park, rented a recreational facility or attended an event at a city facility?

1. Yes **(Ask 16)**

2. No **(Skip to Q17)**

9. NR/DK **(Skip to Q18)**

16. Regarding the city park or facility you have used, please rate your overall satisfaction with each of the following. Using a scale of Excellent, Good, Fair and Poor, how would you rate...?

	<b>Excellent</b>	<b>Good</b>	<b>Fair</b>	<b>Poor</b>	<b>No Opinion</b>
Condition/safety of equipment	4	3	2	1	9
Turf maintenance	4	3	2	1	9
Cleanliness	4	3	2	1	9
Personal safety	4	3	2	1	9
Convenience of location	4	3	2	1	9
Accessibility	4	3	2	1	9
Appearance	4	3	2	1	9
Reservation process	4	3	2	1	9
Community events	4	3	2	1	9
Quality of recreation programs	4	3	2	1	9
Range of recreation programs	4	3	2	1	9
Quality of senior programs	4	3	2	1	9
Overall satisfaction with Pearland City Parks and Facilities	4	3	2	1	9

**THOSE ASKED 17a, SKIP TO 18**

17a. Why have you not used a city park or facility?

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17b. In the past year, have you or a member of your household contacted the City Secretary's Office for:

	YES	NO	DK
Public Information Requests	_____	_____	_____
Election Information	_____	_____	_____
Alcohol Beverage Permits	_____	_____	_____
Vendor's/Peddler's Permits	_____	_____	_____

**(FOR EACH REASON CONTACTED, ASK:)**

17c. Regarding your contact with the City Secretary's Office, please rate your satisfaction with the level of service you received using Excellent, Good, Fair, or Poor.

	Excellent	Good	Fair	Poor	NR/DK
Public Information Requests	4	3	2	1	9
Election Information	4	3	2	1	9
Alcohol Beverage Permits	4	3	2	1	9
Vendor's/Peddler's Permits	4	3	2	1	9

**CITY SERVICES**

18. Would you strongly agree, agree, neither agree nor disagree, disagree, or strongly disagree with the following statements about the zoning and code issues in your neighborhood? In my neighborhood, the city adequately enforces codes regarding: **(READ LIST)**

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	NR/DK
Junked/abandoned vehicles	5	4	x	2	1	9
Vacant or dilapidated buildings	5	4	x	2	1	9
Graffiti	5	4	x	2	1	9
Signs	5	4	x	2	1	9
Noise	5	4	x	2	1	9
Weeds and high grass	5	4	x	2	1	9
Zoning	5	4	x	2	1	9

18b. How would you rate the overall look of your neighborhood?

- Poor 1
- Fair 2
- Good 3 SKIP TO 19
- Excellent 4 SKIP TO 19
- Don't know 5 SKIP TO 19

18c. Please tell me how the City could improve the overall look of your neighborhood.

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19. On a scale of excellent, good, fair, or poor, please rate street and transportation services in the following areas:

	Excellent	Good	Fair	Poor	NR/DK
Right-of-way mowing	4	3	2	1	9
Mobility and getting around	4	3	2	1	9
Traffic management in your neighborhood	4	3	2	1	9
Pedestrian accessibility to sidewalks/trails	4	3	2	1	9
Street sweeping	4	3	2	1	9
Condition of major streets	4	3	2	1	9
Condition of neighborhood streets	4	3	2	1	9
Condition of sidewalks	4	3	2	1	9
Adequacy of street lighting	4	3	2	1	9
Traffic management during peak hours	1	2	3	4	9
Traffic management overall	1	2	3	4	9
Bike paths	1	2	3	4	9
Walking trails	1	2	3	4	9

- 20A How important is it to you that Pearland has a Park-n-Ride system on the West side of town to the Medical Center in Houston? Would you say **(READ LIST)**

- Not at all important 1
- Not very important 2
- Somewhat important 3
- Very important 4
- DO NOT READ** Don't know 5

- 20B. Would you use the Park and Ride system if available for a fee?

- Yes 1
- No 2
- Not sure/depends 3

21. On a scale of excellent, good, fair, or poor, please rate public works in the following areas: **(READ LIST)**

	Excellent	Good	Fair	Poor	NR/DK
Quality of drinking water	4	3	2	1	9
Taste of your drinking water	4	3	2	1	9
Water/wastewater response time to emergencies	4	3	2	1	9
Home water pressure	4	3	2	1	9

22. Now I would like to ask you about any contacts you have had with one or more of the City's departments. Have you or a member of your household contacted any of the following City of Pearland departments about a complaint, request for service, information, or any other reason in the past 12 months? **(MULTIPLE RESPONSES ALLOWED)**

	YES	NO	DK
Animal Control.....	_____	_____	_____
Fire Department .....	_____	_____	_____
EMS (Emergency Medical Services).....	_____	_____	_____
Parks and Recreation .....	_____	_____	_____
Permits/Inspections .....	_____	_____	_____
Police Department .....	_____	_____	_____
Utility billing department .....	_____	_____	_____
Public Works.....	_____	_____	_____
Human resources.....	_____	_____	_____
Capital Projects Management Department .....	_____	_____	_____
Municipal Court.....	_____	_____	_____
Other (specify) .....	_____	_____	_____

**(REFER TO Q22. ASK Q23A-C FOR EACH DEPARTMENT MENTIONED IN Q22.)**

23a. Were you very satisfied, satisfied, neither satisfied nor dissatisfied, dissatisfied, or very dissatisfied with the results you got?

	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	NR/DK
Animal Control	4	3	x	2	1	9
Fire Department	4	3	x	2	1	9
Parks and recreation	4	3	x	2	1	9
EMS (Emergency Medical Services)	4	3	x	2	1	9
Permits/Inspections	4	3	x	2	1	9
Police Department	4	3	x	2	1	9
Utility billing	4	3	x	2	1	9
Public Works	4	3	x	2	1	9
Human resources	4	3	x	2	1	9
Capital Projects Management Department	4	3	X	2	1	9
Municipal Court	4	3	X	2	1	9
Other department	4	3	x	2	1	9

23b. Were the people you contacted courteous?

	<b>Yes, Courteous</b>	<b>No, Not Courteous</b>	<b>NR/DK</b>
Animal Control	1	2	9
Fire Department	1	2	9
Parks and recreation	1	2	9
EMS (Emergency Medical Services)	1	2	9
Permits/Inspections	1	2	9
Police Department	1	2	9
Utility billing	1	2	9
Public Works	1	2	9
Human resources	1	2	9
Capital Projects Management Department	1	2	9
Municipal Court	1	2	9
Other department	1	2	9

23c. Were the people you contacted helpful?

	<b>Yes, Helpful</b>	<b>No, Not Helpful</b>	<b>NR/DK</b>
Animal Control	1	2	9
Fire Department	1	2	9
Parks and recreation	1	2	9
EMS (Emergency Medical Services)	1	2	9
Permits/Inspections	1	2	9
Police Department	1	2	9
Utility billing	1	2	9
Public Works	1	2	9
Human resources	1	2	9
Capital Projects Management Department	1	2	9
Municipal Court	1	2	9
Other department	1	2	9

**POLICE DEPT.**

24. On a scale of very safe, safe, unsafe, or very unsafe, please rate how safe you feel ...

	<b>Very Safe</b>	<b>Safe</b>	<b>Unsafe</b>	<b>Very Unsafe</b>	<b>No Opinion</b>
In your neighborhood during the day?	1	2	3	4	9
In your neighborhood during the night?	1	2	3	4	9
In a Pearland park?	1	2	3	4	9
In Pearland shopping areas during the day?	1	2	3	4	9
In Pearland shopping areas at night?	1	2	3	4	9

25. Earlier you mentioned you (had contact/have not had contact) with City of Pearland police services within the past 12 months, is that correct?

- Yes, I have had contact with the police
- No, I have not had contact with the police **(SKIP TO Q28)**

26. On a scale of excellent, good, fair, or poor, how would you rate the performance of the Pearland Police Department in the following areas? **(READ LIST)**

	<b>Excellent</b>	<b>Good</b>	<b>Fair</b>	<b>Poor</b>	<b>NR/DK</b>
Speed in responding to emergency calls	4	3	2	1	9
Effectiveness of handling the situation	4	3	2	1	9
Responsiveness to non-emergency situations	4	3	2	1	9
Courtesy and professionalism	4	3	2	1	9

27. Please rate your overall satisfaction with your contact with the Pearland Police Department. Would you rate it **(READ LIST)**:

- Poor 1
- Fair 2
- Good 3
- Excellent 4
- DO NOT READ – Don't know 5

**ASK OF EVERYONE**

28. Would you say you are very satisfied, satisfied, neutral, dissatisfied or very dissatisfied with City of Pearland police services in the following areas:

	<b>Very satisfied</b>	<b>Satisfied</b>	<b>Neutral</b>	<b>Dissatisfied</b>	<b>Very Dissatisfied</b>	<b>NR/DK</b>
Police visibility in residential areas	4	3	X	2	1	9
Police visibility in parks	4	3	X	2	1	9
Police visibility in shopping areas (within City limits)	4	3	X	2	1	9
Reducing drug related activities	4	3	X	2	1	9
Reducing gang related crime	4	3	X	2	1	9
Reducing juvenile crime	4	3	X	2	1	9
Traffic enforcement	4	3	X	2	1	9
Crime prevention efforts	4	3	X	2	1	9
Employee attitude and behavior towards citizens	4	3	X	2	1	9
Overall competency of police employees	4	3	X	2	1	9
Addressing citizen's safety and security concerns in the City as a whole	4	3	X	2	1	9

**FIRE DEPT.**

29. Earlier you mentioned you (had contact/have not had contact) with City of Pearland Fire Department within the past 12 months, is that correct?

Yes, I have had contact with the fire department

No, I have not had contact with the fire department **(SKIP TO Q31)**

**ASKED ONLY OF THOSE WITH CONTACT**

30. Using a scale of excellent, good, fair, or poor, how would you rate the City of Pearland fire department's performance in the following areas?

	Excellent	Good	Fair	Poor	NR/DK
Response time to the fire emergency call	4	3	2	1	9
Handling of a fire related call	4	3	2	1	9
Response time to non-emergency situations	4	3	2	1	9
Employee attitude and behavior towards citizen	4	3	2	1	9

**ASK OF EVERYONE**

31. Based on what you've seen, read, or experienced, would you say you are very satisfied, satisfied, neutral, dissatisfied, or very dissatisfied with the following factors as they relate to the Pearland Fire Department:

	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	NR/DK
Effectiveness	4	3	X	2	1	9
Fire Prevention and Education Programs	4	3	X	2	1	9
Overall competency of agency employees	4	3	X	2	1	9

32. Do you have at least one working smoke detector in your home?

Yes

No

33. Earlier you mentioned you (had contact/have not had contact) with City of Pearland EMS (Emergency Medical Services) within the past 12 months, is that correct?  
 \_\_\_ Yes, I have had contact with the EMS  
 \_\_\_ No, I have not had contact with EMS **(SKIP TO Q35)**

**ASKED ONLY OF THOSE WITH CONTACT**

34. Using a scale of excellent, good, fair, or poor, how would you rate the City of Pearland EMS (Emergency Medical Services) performance in the following areas?

	<b>Excellent</b>	<b>Good</b>	<b>Fair</b>	<b>Poor</b>	<b>NR/DK</b>
Response time to emergency situation	4	3	2	1	9
Handling the situation	4	3	2	1	9
Response time to non-emergency situations	4	3	2	1	9
Employee attitude and behavior towards citizen	4	3	2	1	9

- 34b. In 2007, voters approved the issuance of debt for capital projects, which may require a tax increase of up to 7.5 cents for all projects over the 5 to 7 year horizon. With the changes in the economy, would you rather see the following projects delayed or funded even if that means a tax increase over the next 3 to 5 years:

1. Park improvements (such as a soccer or sports complex and general park improvements)
  - Delayed 1
  - Funded, even if it means tax increase 2
  - Unsure 3
  
2. Street improvements (such as Bailey/Veterans to FM 1128 and the Pearland Parkway expansion)
  - Delayed 1
  - Funded, even if it means tax increase 2
  - Unsure 3
  
3. Expansion of existing Tom Reid Library?
  - Delayed 1
  - Funded, even if it means tax increase 2
  - Unsure 3

34c. The City's Garbage Contract expires September 3<sup>rd</sup>, 2011:

1. What changes and/or improvements would you like to see in the solid waste and curbside recycling program?

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2. Would you be interested in going to an automated garbage pick-up, which is a 90 gallon can with wheels picked up by a truck, 1x a week if it reduces costs 18-25% a week?

Yes	1
No	2
Unsure	3

3. Would you be interested in going to an automated garbage pick-up 2x a week if it reduces costs 4-10% a week.

Yes	1
No	2
Unsure	3

34d. If the slowdown in the economy continues, the City may need to either reduce services and/or increase the tax rate. Which of the following services, if any, would you want to see reduced to avoid a tax rate increase, or keep as is with a potential tax increase?

	<b>Reduce</b>	<b>Keep – potential tax increase</b>	<b>NR/DK</b>
Mowing of Rights of Way & Medians	1	2	x
Park programs such as the 4 <sup>th</sup> of July and Winterfest festivals	1	2	x
Street maintenance	1	2	x
Reducing Animal Control hours	1	2	x
Public Safety (including Police, Fire, & EMS)	1	2	x
Code Enforcement (high weeds, building and health codes, etc.)	1	2	x
Close outdoor pool	1	2	x
Parks maintenance/mowing	1	2	x
Reduce Library hours	1	2	x
Sidewalk maintenance	1	2	x
Other (SPECIFY)	1	2	3

**COMMUNICATION**

35. Using a scale of very useful, useful, not too useful, or not at all useful, please rate the following sources for finding out about City of Pearland services and programs. Please let me know if you have never used the source:

	Very Useful	Useful	Not Too Useful	Not At All Useful	Haven't Used
Wall Calendar	4	3	2	1	9
City Community Newsletter – Pearland in Motion	4	3	2	1	9
City Web Site www.cityofpearland.com	4	3	2	1	9
Main City Hall Line 281-652-1600	4	3	2	1	9
Daily Newspapers	4	3	2	1	9
GroupBuilders (free City news subscription email service)	4	3	2	1	9
Utility Bill Stuffers					
Municipal Channel – Channel 16	4	3	2	1	9
Connect CTY	4	3	2	1	9
Time for Leisure Brochure	4	3	2	1	9
Parks and Recreation website	4	3	2	1	9
Parks and Recreation Facebook	4	3	2	1	9
Citizen action center	4	3	2	1	9

36. Do you have online/Internet access at home or work, or both? **(Specify)**

1. Home      2. Work      3. Both      4. No access      9. NR/DK

37. Have you or a member of your household visited Pearland's Web site?

1. Yes **(Ask 38)**      2. No **(Skip to Q39)**      9. NR/DK **(Skip to Q39)**

38. Please rate the following attributes of the Pearland Web site as excellent, good, fair or poor.

	Excellent	Good	Fair	Poor	NR/DK
a. User-friendly	4	3	2	1	9
b. Information available on web site	4	3	2	1	9
c. Overall usefulness	4	3	2	1	9
d. Appearance	4	3	2	1	9

39. If you have a television in your home, please indicate how you receive your TV signal **(READ LIST)**

Cable (Comcast)      1  
 Satellite (Dish, Direct Tv, etc)      2  
 IPTV (Internet Protocol like AT&T U-Verse)      3  
 Antenna      4  
 No television      5

**My last couple of questions for you will help us group your responses with others in the Pearland area.**

D1. How many years of education have you completed?

- |                        |                                   |                     |
|------------------------|-----------------------------------|---------------------|
| 1. High School or less | 2. Some college                   | 3. Technical school |
| 4. College graduate    | 5. Some graduate school or degree | 9. NR/DK            |

D2. Do you own or rent your home?

- |        |         |          |
|--------|---------|----------|
| 1. Own | 2. Rent | 9. NR/DK |
|--------|---------|----------|

D3. Are you registered to vote?

- |            |   |
|------------|---|
| Yes        | 1 |
| No         | 2 |
| Don't know | 3 |

D4. How often do you vote in City elections? Would you say . . . **(READ LIST.)**

- |        |   |
|--------|---|
| Always | 1 |
| Often  | 2 |
| Seldom | 3 |
| Never  | 4 |

D5. Do you have any children age 18 or younger living in your household?

- |        |       |          |
|--------|-------|----------|
| 1. YES | 2. NO | 9. NR/DK |
|--------|-------|----------|

D6. Which one of the following best describes you? Employed fulltime, employed part-time, presently unemployed, retired, or a student, or homemaker?

- |              |               |              |          |
|--------------|---------------|--------------|----------|
| 1. Fulltime  | 3. Unemployed | 5. Student   |          |
| 2. Part-time | 4. Retired    | 6. Homemaker | 9. NR/DK |

D7. I am going to read several different income categories. Without telling me your exact income, into which category did your total household income for the past year fall? **(READ LIST)**

- |                        |                      |                          |
|------------------------|----------------------|--------------------------|
| 1. Under \$15,000      | 3. \$30,001-\$50,000 | 5. \$75,001-\$100,000    |
| 2. \$15,000-\$30,000   | 4. \$50,001-\$75,000 | 6. \$100,000 - \$125,000 |
| 7. \$125,001-\$150,000 | 8. Over \$150,000    | 9. DK/Refused            |

D8. If you could tell the Mayor one thing that would improve the City of Pearland, what would you tell him? *Please be specific.*

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**CLOSING:**

In case my supervisor would like to verify that I conducted this survey with you, and let me assure you this information will not be shared with the City, I need to confirm that I'm talking to:

NAME: \_\_\_\_\_

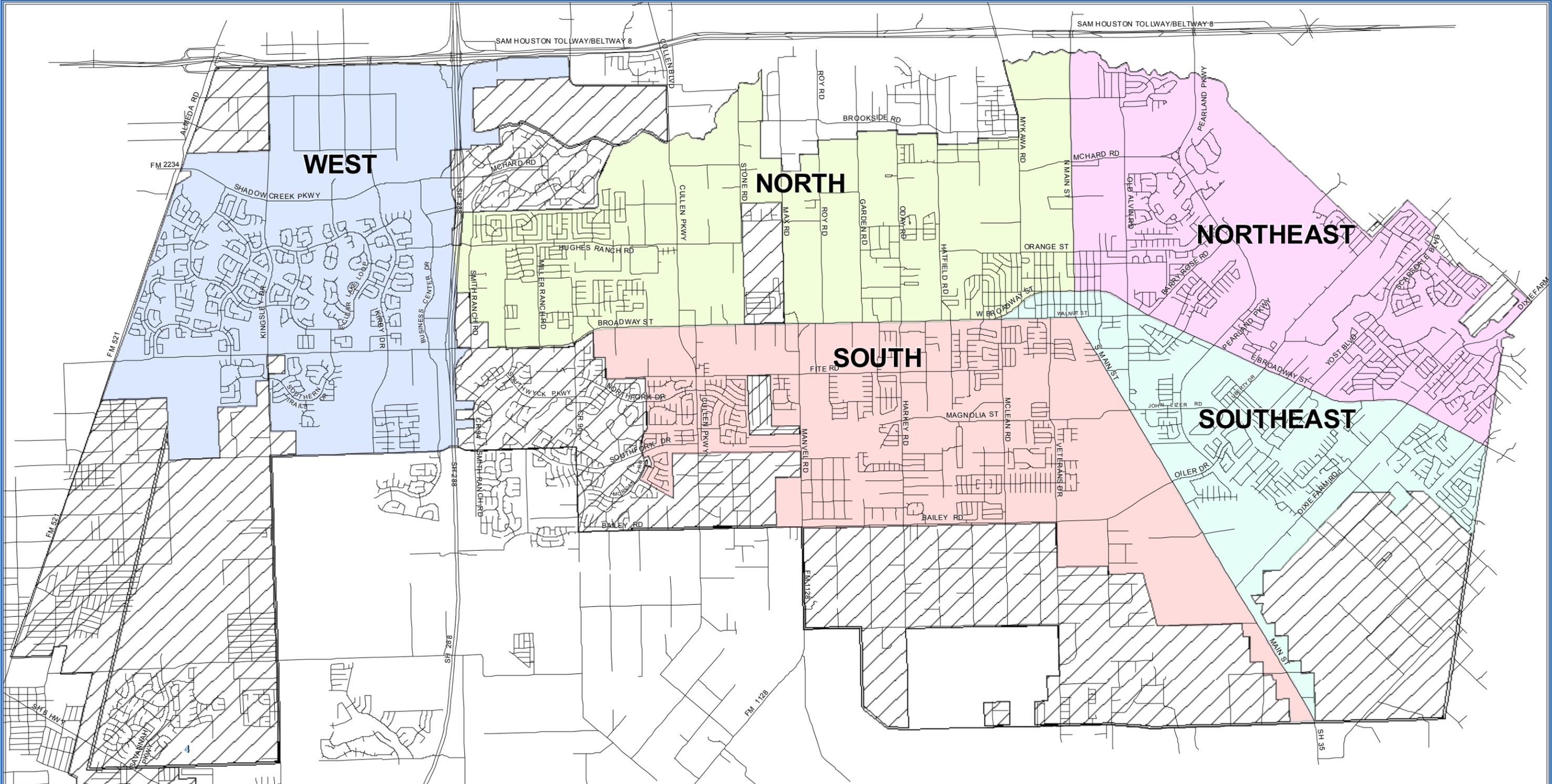
And that I called:

TELEPHONE: (\_\_\_\_\_)\_\_\_\_\_

END TIME:

That concludes our survey.  
Thank you very much for your time and cooperation.  
We believe that this project will help City officials provide better services to all citizens.

INTERVIEWER: \_\_\_\_\_ DATE: \_\_\_\_\_



# CITY OF PEARLAND

## CITIZEN SURVEY- 2011

**QUADRANT**

NORTH	SOUTH	CityLimits
NORTHEAST	SOUTHEAST	ETJ
WEST		

NORTH  
  
 0 0.5 1 Miles  
 MAP PREPARED OCTOBER 2010

# Workshop Item No. 2

2. **COUNCIL INPUT AND DISCUSSION:** REGARDING UPDATE ON THE SPECTRUM AREA MASTER PLAN STUDY BY GATEWAY PLANNING GROUP ON DEVELOPMENT OF LAND WITHIN THE SPECTRUM MANAGEMENT DISTRICT AND THE PEARLAND MANAGEMENT DISTRICT NO. 1. *Mr. Bill Eisen, City Manager.*



## Memo

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**TO:** Mayor & City Council, City Planning & Zoning Commission, Pearland Economic Development Corporation, Spectrum Management District and Pearland Management District #1

**FROM:** Matt Buchanan, PEDC, Executive Director

**DATE:** October 26, 2010

**SUBJECT:** **Spectrum Area Master Plan Update Workshop  
6:30 PM, Monday, November 1, 2010  
Pearland City Hall – 3519 Liberty Drive**

The Pearland Economic Development Corporation (PEDC), in the summer of 2009, hired Gateway Planning to develop a market-based master plan and implementation strategy for the Spectrum area that creates a unified identity and maximizes its regional location advantages. The key issues to be addressed by the plan include: drainage; transportation access, linkages and transit; revision of the existing zoning and development standards; incorporating new development with existing uses; evolving the existing municipal management districts; and incorporating public parks and open spaces.

A series of design workshops were held in December 2009 that resulted in the Gateway Planning team developing two options for the Master Plan Framework for the Spectrum Area. Since then, the Gateway Planning Team has met with City Council and PEDC during a work session, as well as with staff, property owners and potential developers. Based on the feedback and input received from these meetings, Gateway Planning has finalized the Master Plan Framework and has developed a regulatory framework to implement the plan. The Gateway Planning team has also finalized the market feasibility and target industry analysis in addition to conceptualizing the major infrastructure network required to implement the plan. A summary of these items will be presented during the November 1<sup>st</sup> joint workshop.

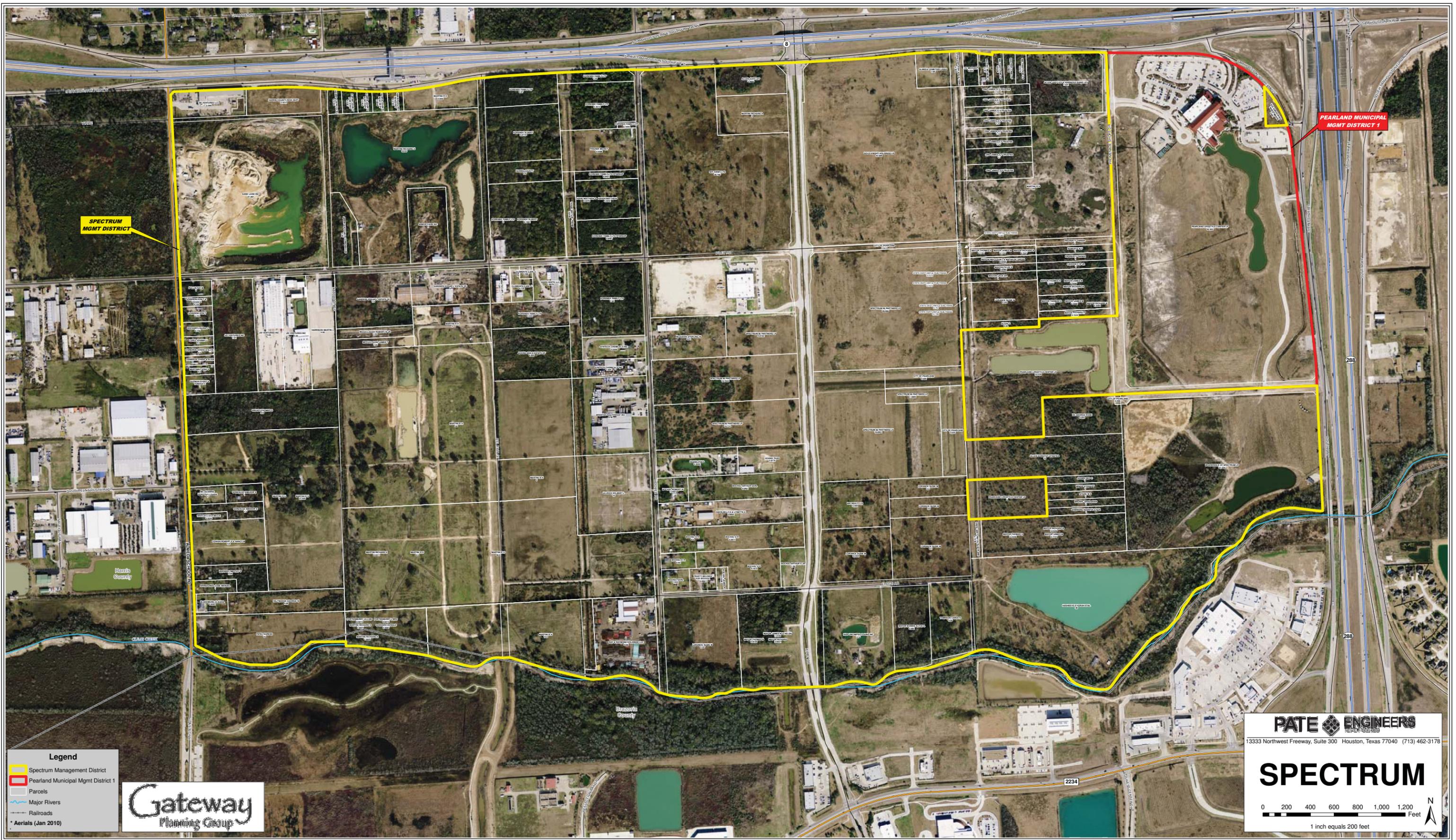
The goal of the meeting on November 1<sup>st</sup> will be to review the final recommendations on the Master Plan and Regulatory Framework, overall infrastructure strategy, and the results of the market and target industry analysis. This will provide guidance to the Gateway Planning team as they develop the changes to the city's Zoning Ordinance, develop cost estimates to prioritize the infrastructure investment, and undertake the fiscal analysis to implement the final Master Plan Framework.

The Master Plan and associated Regulatory Framework envisions a market-based approach and identifies different "character zones" of development, each implementing a vision for a unique neighborhood within the Spectrum District. This Regulatory Framework is then combined with the overall infrastructure strategy that identifies the major regional drainage and roadway improvements needed to bring the plan together. This Master Plan and Regulatory Framework are then evaluated against the final market and cluster analysis to ensure that the vision for the Spectrum District is feasible but flexible to address changing market conditions.

Please feel free to contact me if you have any questions at (281) 997-3002. Attached are copies of the Master Plan and Regulatory Framework, final market and cluster analysis report, and overall infrastructure plan.

Attachments:

1. Spectrum Area Map
2. Master Plan Framework and Rezoning Plan Map
3. Form-Based Code Regulatory Framework Descriptions
  - Character Districts:
    - a. Mixed Use Core
    - b. Urban Neighborhood
    - c. Research/Tech Campus
    - d. Commercial Transition
    - e. Highway Commercial
4. Market Feasibility Analysis and Target Industry Focus
5. Conceptual Street Network Plan Map
6. Street Cross Sections
7. Conceptual Stormwater Management Plan Map



SPECTRUM MGMT DISTRICT

PEARLAND MUNICIPAL MGMT DISTRICT 1

**Legend**

- Spectrum Management District
- Pearland Municipal Mgmt District 1
- Parcels
- Major Rivers
- Railroads
- Aerials (Jan 2010)



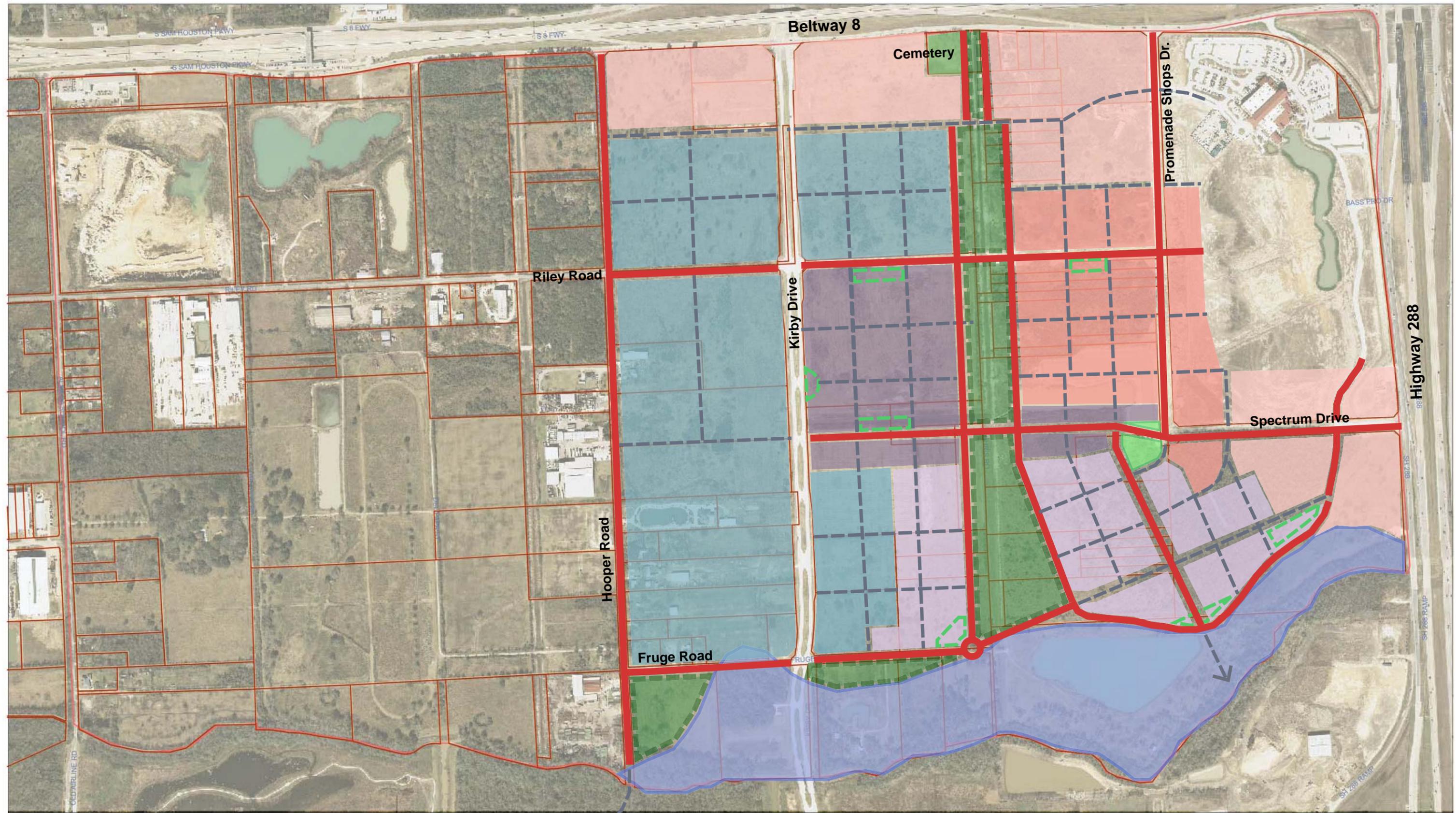
**PATE ENGINEERS**  
 13333 Northwest Freeway, Suite 300 Houston, Texas 77040 (713) 462-3178

**SPECTRUM**

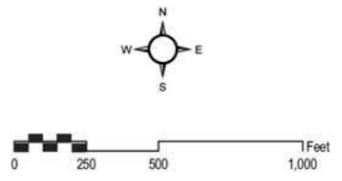
0 200 400 600 800 1,000 1,200 Feet

1 inch equals 200 feet

N



**PROPOSED REZONING BOUNDARY**  
 Spectrum District - City of Pearland  
 October 13, 2010



- Required Streets
- - - Recommended Streets
- Mixed Use Core
- Urban Neighborhood
- Commercial Transition
- Highway Commercial
- Research/Tech Campus
- Floodway
- Recommended Regional Detention Area
- Required Open Space
- Recommended Open Space

## Spectrum District, Pearland, Texas Form-Based Code Framework

<b>Character District - Mixed Use Core</b>	
Purpose and Intent	<ul style="list-style-type: none"> <li>• Highest intensity of development in the Spectrum District</li> <li>• Maximize the locational benefits of the two regional highways and future light rail stop</li> <li>• Preserve the opportunity for higher intensity development when the market is mature</li> </ul>
Building Scale and Massing	<ul style="list-style-type: none"> <li>• 15 stories (maximum)</li> <li>• Clear distinction of a building ‘base’ that is 4 – 6 stories tall</li> <li>• Allow lower intensity buildings (1 – 2 stories) initially transitioning to higher intensity as market demand increases</li> </ul>
Land Use Mix	<ul style="list-style-type: none"> <li>• Ground floor commercial (retail, office, restaurant) and upper floors may be office, lodging or residential</li> <li>• Establish minimum height and intensity standards at key locations within the Mixed Use Core</li> </ul>
Design Elements	
<ul style="list-style-type: none"> <li>• Building articulation</li> </ul>	<ul style="list-style-type: none"> <li>• Building base is articulated at a pedestrian rhythm/scale (20’ to 30’ bay/demarcation width)</li> <li>• Upper floors are more flexible</li> </ul>
<ul style="list-style-type: none"> <li>• Materials</li> </ul>	<ul style="list-style-type: none"> <li>• Higher standards for building materials apply only to the building ‘base’</li> <li>• Materials to be masonry (minimum 75%) of primary facades of building ‘base’</li> <li>• Upper floor materials to be more flexible (include glass curtain wall, split face concrete, etc)</li> </ul>
<ul style="list-style-type: none"> <li>• Orientation</li> </ul>	<ul style="list-style-type: none"> <li>• Buildings built to the edge of the sidewalk establishing a strong street wall (90% building frontage along Type ‘A’ Streets)</li> <li>• High pedestrian orientation</li> <li>• Ground floors of buildings along Type ‘A’ Streets to be built to commercial standards</li> </ul>
<ul style="list-style-type: none"> <li>• Transitions to adjoining uses</li> </ul>	<ul style="list-style-type: none"> <li>• Establish building height transitions to adjoining Urban Neighborhood Zone</li> </ul>
<ul style="list-style-type: none"> <li>• Civic/Open Space</li> </ul>	<ul style="list-style-type: none"> <li>• Require/recommend plazas and squares</li> <li>• Establish standards for plazas and squares</li> </ul>
<ul style="list-style-type: none"> <li>• Landscaping</li> </ul>	<ul style="list-style-type: none"> <li>• Mostly in the public realm (street trees, plazas, and squares)</li> </ul>
<ul style="list-style-type: none"> <li>• Signage</li> </ul>	<ul style="list-style-type: none"> <li>• Limited to pedestrian oriented signage palette</li> <li>• Allow building identity signs on high-rise buildings</li> </ul>
Parking strategy	<ul style="list-style-type: none"> <li>• On-street parallel or angled parking</li> <li>• Off-street parking in parking structures</li> <li>• Establish regulations for interim surface parking lots to be phased into urban development</li> <li>• Establish the same parking ratio for all non-residential uses</li> <li>• Establish one ratio for all residential uses</li> </ul>

<p>Block standards</p>	<ul style="list-style-type: none"> <li>• Urban block standards – generally block face dimensions not to exceed 400’</li> <li>• Regular orthogonal grid</li> <li>• Allow for limited exceptions under certain design/performance criteria</li> <li>• Establish required and recommended street network on the Regulating Plan</li> </ul>
<p>Street Design Standards</p>	<ul style="list-style-type: none"> <li>• Establish a manual for the design of new streets within the Spectrum District to implement the goals of the plan. The Street Design manual would include context sensitive design standards for streets.</li> <li>• Standards will be established for cross sections, number of lanes, accommodate of pedestrians and bicyclists, parkway, development frontage, and streetscape standards based on the location and context of the street.</li> </ul>
<p>Approval Process</p>	<ul style="list-style-type: none"> <li>• Administrative approval for development that meets the standards established in the Code</li> <li>• Establish alternative legislative process with criteria for approval for development projects that do not meet the specific standards Code.</li> </ul>
<p>Phasing and Infrastructure</p>	<ul style="list-style-type: none"> <li>• Establish phasing plan for public infrastructure and infill of surface parking</li> <li>• Establish standards for any major civic venues such as the conference facility/convention facility</li> </ul>

**Characteristic Images**





<b>Character District – Urban Neighborhood</b>	
Purpose and Intent	<ul style="list-style-type: none"> <li>Encourage the development of a unique walkable neighborhood of urban lofts, apartments, townhomes, and live-work units</li> <li>Maximize frontage along the drainage features and creek</li> </ul>
Building Scale and Massing	<ul style="list-style-type: none"> <li>6 stories (maximum)</li> </ul>
Land Use Mix	<ul style="list-style-type: none"> <li>Mostly residential with corner commercial uses and live-work uses</li> <li>Live-work uses to include artists’ studios and professional offices</li> </ul>
Design Elements	<ul style="list-style-type: none"> <li>Building rhythm of 20’ to 30’</li> <li>Residential scale</li> <li>Simple roofs and facades with porches, stoops, bay windows and balconies</li> <li>Would allow for masonry, hardi plank, stucco as the primary building materials along Type ‘A’ Street facades (minimum 60%)</li> <li>Buildings to be built with shallow setbacks (less than 10’)</li> <li>Limit front loaded garages</li> <li>High pedestrian orientation</li> <li>NA</li> <li>Require/recommend greens, parks, play grounds</li> <li>Establish standards for the same</li> <li>Both in the public and private realms</li> <li>Live-work units and corner commercial to be permitted pedestrian oriented signage</li> </ul>
<ul style="list-style-type: none"> <li>Building articulation</li> </ul>	
<ul style="list-style-type: none"> <li>Materials</li> </ul>	
<ul style="list-style-type: none"> <li>Orientation</li> </ul>	
<ul style="list-style-type: none"> <li>Transitions to adjoining uses</li> </ul>	
<ul style="list-style-type: none"> <li>Civic/Open Space</li> </ul>	
<ul style="list-style-type: none"> <li>Landscaping</li> </ul>	
<ul style="list-style-type: none"> <li>Signage</li> </ul>	
Parking strategy	<ul style="list-style-type: none"> <li>On-street parallel or angled parking</li> <li>Off-street parking in parking structures or surface parking in the rear of the lot (behind the principal structure)</li> <li>Establish the same parking ratio for all non-residential uses</li> <li>Establish one ratio for all residential uses</li> </ul>
Block standards	<ul style="list-style-type: none"> <li>Urban block standards – generally block face dimensions not to exceed 600’</li> <li>Regular orthogonal grid or curved to match topography or address natural features</li> <li>Allow for limited exceptions under certain design/performance criteria</li> <li>Establish required and recommended street network on the Regulating Plan</li> </ul>

Street Design Standards	<ul style="list-style-type: none"> <li>Establish a manual for the design of new streets within the Spectrum District to implement the goals of the plan. The Street Design manual would include context sensitive design standards for streets.</li> <li>Standards will be established for cross sections, number of lanes, accommodate of pedestrians and bicyclists, parkway, development frontage, and streetscape standards based on the location and context of the street.</li> </ul>
Approval Process	<ul style="list-style-type: none"> <li>Administrative approval for development that meets the standards established in the Code</li> <li>Establish alternative legislative process with criteria for approval for development projects that do not meet the specific standards Code.</li> </ul>
Phasing and Infrastructure	<ul style="list-style-type: none"> <li>Establish phasing plan for public infrastructure</li> </ul>

### Characteristic Images



<b>Character District – Research/Tech Campus</b>	
Purpose and Intent	<ul style="list-style-type: none"> <li>• Encourage the development of a regional employment center</li> <li>• Establish an overall “campus” like design vocabulary within which individual projects can vary</li> <li>• Link to regional highways and future rail transit</li> </ul>
Building Scale and Massing	<ul style="list-style-type: none"> <li>• 6 stories (maximum)</li> </ul>
Land Use Mix	<ul style="list-style-type: none"> <li>• Mostly office, research, flex-office, and supporting uses</li> <li>• Light industrial and assembly uses</li> <li>• Educational and other institutional uses</li> <li>• Ensure that the Kirby Drive frontage is consistently developed with the Mixed Use Core</li> </ul>
Design Elements	
<ul style="list-style-type: none"> <li>• Building articulation</li> </ul>	<ul style="list-style-type: none"> <li>• Some building articulation required</li> <li>• Simple building and roof forms</li> </ul>
<ul style="list-style-type: none"> <li>• Materials</li> </ul>	<ul style="list-style-type: none"> <li>• Allow a range of building materials</li> </ul>
<ul style="list-style-type: none"> <li>• Orientation</li> </ul>	<ul style="list-style-type: none"> <li>• Buildings shall be set in a campus environment with landscaping and natural features</li> <li>• Pedestrian linkages and trails to be provided</li> <li>• Development to be both auto and pedestrian oriented (hybrid)</li> <li>• Emphasis on key linkage streets for more pedestrian oriented development</li> </ul>
<ul style="list-style-type: none"> <li>• Transitions to adjoining uses</li> </ul>	<ul style="list-style-type: none"> <li>• Buffer/screen loading, unloading and service areas</li> </ul>
<ul style="list-style-type: none"> <li>• Civic/Open Space</li> </ul>	<ul style="list-style-type: none"> <li>• More natural and unstructured spaces</li> <li>• Generally private yards</li> </ul>
<ul style="list-style-type: none"> <li>• Landscaping</li> </ul>	<ul style="list-style-type: none"> <li>• Combination of private and public landscaping</li> </ul>
<ul style="list-style-type: none"> <li>• Signage</li> </ul>	<ul style="list-style-type: none"> <li>• Unified wayfinding program with a palette of monument and building signs</li> </ul>
Parking strategy	<ul style="list-style-type: none"> <li>• Off-street parking in parking structures or surface parking</li> <li>• Screen surface parking from adjacent streets and development</li> <li>• Landscape surface parking lots</li> <li>• Allow shared parking</li> </ul>
Block standards	<ul style="list-style-type: none"> <li>• Allow larger block standards 800’ – 1,200’</li> <li>• Establish a limited required/recommended street network</li> </ul>
Street Design Standards	<ul style="list-style-type: none"> <li>• Establish a manual for the design of new streets within the Spectrum District to implement the goals of the plan. The Street Design manual would include context sensitive design standards for streets.</li> <li>• Standards will be established for cross sections, number of lanes, accommodate of pedestrians and bicyclists, parkway, development frontage, and streetscape standards based on the location and context of the street.</li> </ul>

Approval Process	<ul style="list-style-type: none"><li>• Administrative approval for development that meets the standards established in the Code</li><li>• Establish alternative legislative process with criteria for approval for development projects that do not meet the specific standards Code.</li></ul>
Phasing and Infrastructure	<ul style="list-style-type: none"><li>• Establish phasing plan for public infrastructure</li></ul>

## Characteristic Images



<b>Character District – Commercial Transition</b>	
Purpose and Intent	<ul style="list-style-type: none"> <li>• Intended as a transition between the Highway Commercial and Urban Neighborhood zones</li> </ul>
Building Scale and Massing	<ul style="list-style-type: none"> <li>• 6 stories (maximum)</li> </ul>
Land Use Mix	<ul style="list-style-type: none"> <li>• Mix of smaller professional/garden office and retail uses</li> <li>• Some live work uses as a transition</li> </ul>
Design Elements	<ul style="list-style-type: none"> <li>• Building articulation</li> <li>• Building rhythm of 20' to 30'</li> <li>• Residential scale</li> <li>• Simple roofs and facades</li> </ul>
<ul style="list-style-type: none"> <li>• Materials</li> </ul>	<ul style="list-style-type: none"> <li>• Materials to be masonry (minimum 75%) of primary facades of building</li> </ul>
<ul style="list-style-type: none"> <li>• Orientation</li> </ul>	<ul style="list-style-type: none"> <li>• Buildings to be built to the edge of the sidewalk or with shallow setbacks (less than 10')</li> <li>• Suburban orientation towards the Highway Commercial frontage and urban orientation towards the Urban Neighborhood frontage</li> </ul>
<ul style="list-style-type: none"> <li>• Transitions to adjoining uses</li> </ul>	<ul style="list-style-type: none"> <li>• Transitions happen at the back of buildings</li> </ul>
<ul style="list-style-type: none"> <li>• Civic/Open Space</li> </ul>	<ul style="list-style-type: none"> <li>• Require/recommend plazas and squares</li> </ul>
<ul style="list-style-type: none"> <li>• Landscaping</li> </ul>	<ul style="list-style-type: none"> <li>• Both in the public and private realms</li> </ul>
<ul style="list-style-type: none"> <li>• Signage</li> </ul>	<ul style="list-style-type: none"> <li>• Allows both pedestrian-oriented and auto-oriented signage (monument signs) when adjoining Mixed Use Core or Highway Commercial</li> </ul>
Parking strategy	<ul style="list-style-type: none"> <li>• On-street parallel or angled parking</li> <li>• Off-street parking in surface parking at the rear of the lot (behind the principal structure or along Highway Commercial zone frontage)</li> <li>• Establish the same parking ratio for all non-residential uses</li> </ul>
Block standards	<ul style="list-style-type: none"> <li>• Transitions from a suburban scale to the Urban Neighborhood scale. Block face dimensions not to exceed 600'</li> <li>• Regular orthogonal grid or curved to match topography or address natural features</li> <li>• Allow for limited exceptions under certain design/performance criteria</li> <li>• Establish required and recommended street network on the Regulating Plan</li> </ul>
Street Design Standards	<ul style="list-style-type: none"> <li>• Establish a manual for the design of new streets within the Spectrum District to implement the goals of the plan. The Street Design manual would include context sensitive design standards for streets.</li> <li>• Standards will be established for cross sections, number of lanes, accommodate of pedestrians and bicyclists, parkway, development frontage, and streetscape standards based on the location and context of the street.</li> </ul>

Approval Process	<ul style="list-style-type: none"><li>• Administrative approval for development that meets the standards established in the Code</li><li>• Establish alternative legislative process with criteria for approval for development projects that do not meet the specific standards Code.</li></ul>
Phasing and Infrastructure	<ul style="list-style-type: none"><li>• Establish phasing plan for public infrastructure</li></ul>

**Characteristic Images**



<b>Character District – Highway Commercial</b>	
Purpose and Intent	<ul style="list-style-type: none"> <li>• Intended for regional scale retail and employment uses that take advantage of highway frontage along 2 major roadways</li> </ul>
Building Scale and Massing	<ul style="list-style-type: none"> <li>• 15 stories (maximum)</li> </ul>
Land Use Mix	<ul style="list-style-type: none"> <li>• Mostly large format retail with restaurants and entertainment uses or high to mid-rise office buildings</li> <li>• May include lodging and related uses</li> </ul>
Design Elements	
<ul style="list-style-type: none"> <li>• Building articulation</li> </ul>	<ul style="list-style-type: none"> <li>• Focus on minimizing the impact of a ‘big box’ look</li> <li>• Horizontal and vertical articulation to break up the building mass</li> </ul>
<ul style="list-style-type: none"> <li>• Materials</li> </ul>	<ul style="list-style-type: none"> <li>• Allow a range of building materials; primarily masonry for retail/restaurant and masonry, glass, and more flexible materials for high to mid-rise office.</li> </ul>
<ul style="list-style-type: none"> <li>• Orientation</li> </ul>	<ul style="list-style-type: none"> <li>• Buildings set back from the highway frontage roads</li> <li>• Low pedestrian orientation along the highway frontage, but higher pedestrian orientation on the cross streets and interior roadways.</li> </ul>
<ul style="list-style-type: none"> <li>• Transitions to adjoining uses</li> </ul>	<ul style="list-style-type: none"> <li>• NA</li> </ul>
<ul style="list-style-type: none"> <li>• Civic/Open Space</li> </ul>	<ul style="list-style-type: none"> <li>• Private yards</li> </ul>
<ul style="list-style-type: none"> <li>• Landscaping</li> </ul>	<ul style="list-style-type: none"> <li>• Generally in the private realm</li> <li>• Screening of parking and service areas</li> </ul>
<ul style="list-style-type: none"> <li>• Signage</li> </ul>	<ul style="list-style-type: none"> <li>• Auto-oriented palette of signs (generally monument and building signs)</li> </ul>
Parking strategy	<ul style="list-style-type: none"> <li>• Off-street parking in surface parking along the highway frontage</li> <li>• Soften surface parking lots with landscaping and shade trees</li> </ul>
Block standards	<ul style="list-style-type: none"> <li>• Allow larger blocks (greater than 1,000 block face dimensions)</li> </ul>
Street Design Standards	<ul style="list-style-type: none"> <li>• Establish a manual for the design of new streets within the Spectrum District to implement the goals of the plan. The Street Design manual would include context sensitive design standards for streets.</li> <li>• Standards will be established for cross sections, number of lanes, accommodate of pedestrians and bicyclists, parkway, development frontage, and streetscape standards based on the location and context of the street.</li> </ul>
Approval Process	<ul style="list-style-type: none"> <li>• Administrative approval for development that meets the standards established in the Code</li> <li>• Establish alternative legislative process with criteria for approval for development projects that do not meet the specific standards Code.</li> </ul>
Phasing and Infrastructure	<ul style="list-style-type: none"> <li>• Limited public infrastructure</li> </ul>

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Characteristic Images

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# Market Feasibility Analysis and Target Industry Focus for the Spectrum Development in Pearland, TX

Prepared for Pearland EDC and Gateway Planning Group

2009, Updated Fall 2010



PRESENTED BY 



TXP, Inc.  
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DRAFT



## Introduction

As part of Pearland's economic development initiative for the Spectrum District, TXP's initial tasks were to:

- conduct a market feasibility study to determine absorption capacity for the Spectrum District outlined in Figure One that follows; and
- identify likely target industries to supplement the analysis in the first task.

The analysis is broken into the following areas of discussion:

1. Market environment, including the current macro situation, overall economic and demographic forecasts, and projections of consumer-related real estate demand;
2. Review of development orientation;
3. Cluster analysis for target industry selection;
4. TXP projections for absorption
5. Conclusions

Given the Spectrum's location at two major highways (288 and Beltway 8), it could be ideally positioned to attract a significant proportion of the area demand if a cohesive, de-facto, "master developer" context can be created across multiple property owners. Unlike the tendency towards single-use development projects in this region, a "master developer" context could realize walkable mixed-use development with a significant employment component, urban living, entertainment, and retail. This orientation, in combination with a land-use plan that reflects market demand, regional access, potential for future rail transit along Kirby and the substantial growth in the market area, all make the Spectrum District a vibrant center in the region.

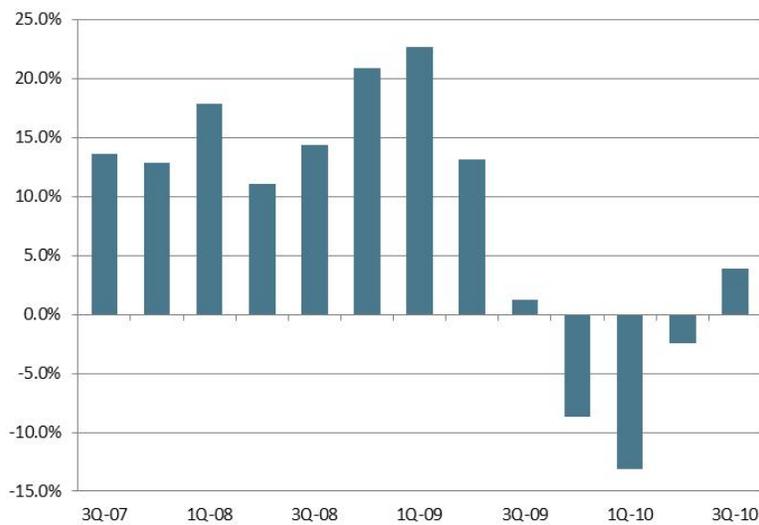


**Table 1: Recent Pearland Indicators**

	A. Taxable Sales	B. Population	C. Unemployment	D. Housing Units Permitted
2002	\$400,308,025	51,547	4.6%	1,430
2003	\$448,580,193	54,819	5.3%	1,694
2004	\$505,091,425	59,414	5.0%	2,102
2005	\$605,271,763	63,945	4.6%	2,622
2006	\$755,478,376	71,051	4.0%	2,096
2007	\$856,493,426	77,112	3.4%	1,693
2008	\$1,031,817,641	82,290	3.8%	1,209
2009	\$1,032,139,361	86,341	5.9%	826

Sources: A. Texas State Comptroller's Office; B. Census Bureau; C. Bureau of Labor Statistics; D. Census

**Figure 2: Recent Pearland Sales Tax Revenue Growth**



Sources: Texas State Comptroller's Office; TXP

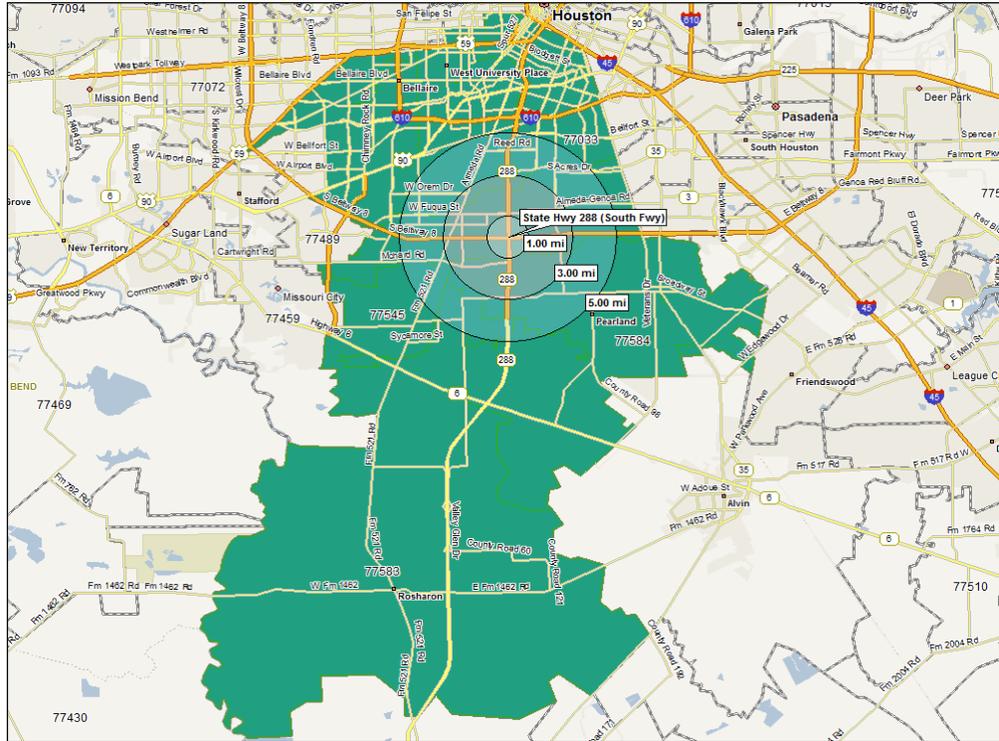
As the Houston-area market begins to recover from the impact of recession and over-capacity, the Spectrum's location at the intersection of the emerging 288 and Beltway 8 Corridor, as well as its location between the Medical Center, the Port of Houston and Freeport, suggests that it will be a prime location for development at the point when growth and demand resume.

## Market Area Real Estate Demand

### Specific Assumptions

- Base data was derived from a number of sources, including County Business Patterns, the Bureau of Labor Statistics, the Census Bureau, and the Texas Real Estate Research Center.
- The market area is based on an estimate of the labor shed for the community, consistent with ZIP Code boundaries. Market area population projections were based on the 3.0 Migration Scenario from the Texas State Data Center (2000-07), updated to reflect base data through 2008 for the county and local cities and 2007 data for the ZIP Codes in the market area. The estimate of the number of people per household comes from the Census Bureau, and is very gradually reduced over time in line with both historical patterns and anticipated demographic trends.
- Non-commercial business uses are not included in this analysis, as demand for these categories is likely to be more project-specific, which could have a constraining effect on the ultimate level of residential development. The cluster analysis provides guidance as the level of non-commercial development that can be anticipated.
- Employment forecasts were developed using 2007 base data for the ZIP Codes referenced in the map and table that follows. A thirty-year time planning horizon was assumed.
- A blended American Planning Association (APA) ratio of 650 sq. ft./employee was used to estimate aggregate new development required for retail/restaurant/entertainment. Similarly, an adjusted APA ratio of 250 sq. ft./employee was used to estimate aggregate new development required to meet office/commercial demand.

Figure 3: Market Area



Source: TXP

Baseline employment figures for the market area are as follows:

Table 2: Projected Market Area Population, Households, & Employment

Sectors	2007 Job Counts
Retail/Restaurant/Entertainment	64,983
Office	77,647
Other Sectors	106,169
<b>Total Employment</b>	<b>248,798</b>

Sources: County Business Patterns, TXP

**Table 3: Projected Market Area Population, Households, & Employment**

	Population	Households	Office-Related Jobs	Retail/Rest./Ent. Jobs
2010	653,474	246,519	75,517	64,503
2011	669,215	252,710	75,975	64,664
2012	685,336	259,057	76,902	65,472
2013	701,844	265,562	77,841	66,291
2014	718,749	272,231	78,790	67,322
2015	736,062	279,067	79,752	68,370
2016	753,139	285,828	80,675	69,395
2017	770,611	292,751	81,609	70,436
2018	788,488	299,843	82,554	71,492
2019	806,780	307,106	83,510	72,564
2020	825,495	314,544	84,476	73,652
2021	843,911	321,883	85,407	74,719
2022	862,736	329,393	86,349	75,802
2023	881,981	337,078	87,300	76,900
2024	901,655	344,942	88,262	78,014
2025	921,767	352,989	89,235	79,145
2026	941,571	360,934	90,168	80,251
2027	961,799	369,057	91,112	81,374
2028	982,462	377,363	92,065	82,512
2029	1,003,568	385,856	93,028	83,666
2030	1,025,127	394,539	94,001	84,836
2031	1,046,450	403,149	95,462	86,023
2032	1,068,216	411,946	96,946	87,226
2033	1,090,435	420,936	98,452	88,446
2034	1,113,116	430,121	99,982	89,683
2035	1,136,268	439,507	101,536	90,937
2036	1,159,335	448,878	103,114	92,209
2037	1,182,869	458,449	104,716	93,499
2038	1,206,881	468,223	106,343	94,806
2039	1,231,381	478,207	107,996	96,132
2040	1,256,378	488,403	109,674	97,477
<b>Source: TXP</b>				

Table 4: Projected Market Area Overall Real Estate Demand

	Housing Units	Office-Related Sq. Ft.	Retail/Rest./Ent. Sq. Ft.
2010	3,181	-85,384	-210,687
2011	4,161	102,958	104,817
2012	4,265	208,612	525,395
2013	4,372	211,158	531,963
2014	4,482	213,735	670,508
2015	4,595	216,343	680,941
2016	4,537	207,735	666,340
2017	4,646	210,140	676,331
2018	4,759	212,572	686,472
2019	4,874	215,033	696,765
2020	4,992	217,523	707,212
2021	4,917	209,450	693,688
2022	5,031	211,758	703,739
2023	5,149	214,091	713,937
2024	5,269	216,451	724,281
2025	5,391	218,836	734,776
2026	5,314	210,060	719,495
2027	5,433	212,258	729,558
2028	5,556	214,478	739,762
2029	5,680	216,722	750,108
2030	5,808	218,990	760,599
2031	5,750	328,676	771,237
2032	5,876	333,783	782,023
2033	6,004	338,970	792,961
2034	6,135	344,238	804,051
2035	6,269	349,587	815,297
2036	6,252	355,020	826,699
2037	6,385	360,537	838,262
2038	6,521	366,140	849,986
2039	6,660	371,829	861,873
2040	6,802	377,608	873,928

Source: TXP

### Development Orientation

If the Spectrum and Pearland are to capture a significant share of the projections outlined above, a development orientation that reflects a changing market structure is desirable. For example, a number of trends are beginning to influence land development and urban revitalization in the United States, including:

- *Demographics*, specifically smaller household sizes;
- *Changes in the structure of the economy*, with a heightened emphasis on adding value through the provision of service and knowledge;

- *Shifts in consumer tastes and preferences*, including a greater acceptance of owner-occupied multi-family housing and a strong desire for “authenticity” and “experience;”
- *Technology*, especially as it enables decentralized work and informs consumer tastes;
- *Transportation*, including congestion and rising energy costs, and
- *Cultural/entertainment*, an element of society that is increasingly multi-faceted and diverse.

Underlying all of the above (which have an impact through all of society) is the desire for what has been termed *Walkable Urbanism*. According to the Brookings Institute, “since the rise of cities 8,000 years ago, humans have only wanted to walk about 1,500 feet (approximately a quarter mile) until they begin looking for an alternative means of transport: a horse, a trolley, a bicycle, a car. This distance translates into about 160 acres – about the size of a super mall, including its parking lot. It is also about the size, +/- 25 percent, of Lower Manhattan, Downtown Albuquerque, the financial district of San Francisco, Town Center Atlanta, and most other major Town Centers in the country.”

What makes Walkable Urbanism function is not merely distance, but the quality of the experience – a pedestrian trip where one encounters a mix of sights and sounds in the context of a range of land uses and a diverse built environment. The translation is that “critical mass” occurs when visitors can find enough to do for an afternoon or an evening, residents’ daily needs are largely met within easy access, and the underlying economics justify ongoing investment. When this happens (and is sustained), a dynamic system is in place that will create enhanced economic and fiscal value.

Accordingly, the southeast quadrant of the Spectrum District (formerly known as “Waterlights”) provides an opportunity to set a unique market dynamic in motion by establishing several hundred acres of walkable urbanism. This development context then would provide an opportunity to distinguish the Spectrum as a competitive location as an employment center anchored along the Kirby Corridor. It would also reposition the Bass Pro Shops to attract additional entertainment and restaurant uses that would be more sustainable in association with an urban destination as was originally envisioned for the “Waterlights” area.

## Cluster Analysis and Target Industries

### Overview

This analysis is designed to serve as guidance for Pearland in the targeting of industries as potential tenants of the Spectrum development. It builds on a cluster analysis, evaluation of the community and the site's particular attributes, previous local target industry work, and the overall planning effort lead by Gateway. The end product is a selection of fairly detailed target sectors for the Spectrum, with a focus on office-oriented sectors of the economy that are growing, fit well with local comparative advantage, and are consistent with the design of the built environment for the Spectrum. These include professional and technical services, with an emphasis on life sciences, certain selected services related to waste remediation and transportation support, education, and back office operations, with a likely focus on medical-related activity. The target list does not include warehousing or manufacturing per se, although each potentially could find a place in the Spectrum. The key would be actual location within the project (more likely on the west side) and integration with the overall project plan. By the same token, mixed-use development in this context is also a target, and should be a priority.

The above having been said, this list should not be viewed as either exclusive or exhaustive, as individual firms in sectors not identified could well make sense. Ultimately, the best measures of a firm's suitability will be tax base and economic impact (including job creation) along with integration with the existing and planned development within the project.

### Methodology & Approach

Industry cluster analysis is a common approach used in economic development to evaluate the economic base of a region, usually at the county or multi-county level. Clusters are highly-integrated groups of businesses with strong vertical and horizontal linkages. Not only does industry cluster analysis describe the current state, but this technique is often used to identify areas of recruitment opportunity. Industry cluster analysis, however, is a broad concept rather than a precise term. There is not a unified definition of industry clusters or their subcomponents. In general, a cluster consists of firms and related economic actors and institutions that draw productive advantage from their mutual proximity and connections. First, linkages are established in which businesses build relationships with existing specialized supplier firms throughout a region. Second, these developing clusters attract additional supplier firms and supporting business from outside of the area. Finally, by creating a critical mass of production, labor, and information, related manufacturers and supplier firms are

attracted to these developing cluster regions to take advantage of the existing human and physical infrastructure.

A comprehensive analysis of industry cluster techniques released by The Brookings Institute (*Making Sense of Clusters: Regional Competitiveness and Economic Development, 2006*) highlights seven drivers called “micro-foundations” of clustering.

**Table 5: Foundations of Clustering**

Micro-foundations	Description
Labor Market Pooling	Strong market/supply for the distinctive skilled labor needed
Supplier Specialization	Large number of industrial customers in the nearby area create sufficient demand to enable suppliers to acquire and operate expensive specialized machinery
Knowledge Spillovers	Concentration of many people working on a similar set of economic problems produces a widely shared understanding of an industry and its workings
Entrepreneurship	Entrepreneurship includes both the willingness of individuals to form new businesses and the willingness of owners of existing businesses to undertake new ideas
Path Dependence and Lock-In	Set of opportunities available to any particular place will be shaped by the economic activities it has already established.
Culture	Culture may be particularly important in helping local economies and clusters adapt to change over time
Local Demand	Demanding local consumers can pressure firms to innovate and to maintain and improve product quality, which in turn improves their competitiveness in other markets

Source: Brookings, TXP

The Brookings study concludes, “It is difficult for public policy to create new clusters deliberately. Instead, policymakers and practitioners should promote and maintain the economic conditions that enable new clusters to emerge. Such an environment, for example, might support knowledge creation, entrepreneurship, new firm formation, and the availability of capital.”

### Application of Industry Cluster Analysis and Pearland/Spectrum

To assess the strength of a cluster in a regional economy, the location factors are calculated by comparing the cluster’s share of total local employment to the cluster’s national share. Cluster location factors greater than 2.0 indicate a strong cluster agglomeration, while those less than 0.5 indicate very weak clusters.

The biggest challenge for performing a cluster analysis on a sub-geographic area like the Spectrum is data availability. Clusters are typically defined using 6-digit NAICS (a business classification system). Given the employment base size of Pearland, detailed

data is not readily available because government agencies “suppress” data to protect the confidentiality of the businesses. Therefore, TXP performed an initial cluster analysis using location quotients at a higher NAICS level. The following table highlights the major segments of the economy where Harris County is more heavily concentrated than the state as a whole.

**Table 6: Harris County Location Quotients, 2008 Data**

	Location Quotient
NAICS 483 Water transportation	3.371
NAICS 486 Pipeline transportation	2.904
NAICS 211 Oil and gas extraction	2.620
NAICS 482 Rail transportation	1.982
NAICS 481 Air transportation	1.920
NAICS 333 Machinery manufacturing	1.872
NAICS 324 Petroleum and coal products manufacturing	1.799
NAICS 325 Chemical manufacturing	1.636
NAICS 488 Support activities for transportation	1.598
NAICS 335 Electrical equipment and appliance mfg.	1.408
NAICS 221 Utilities	1.366
NAICS 541 Professional and technical services	1.357
NAICS 213 Support activities for mining	1.304
NAICS 712 Museums, historical sites, zoos, and parks	1.299
NAICS 611 Educational services	1.257
NAICS 312 Beverage and tobacco product manufacturing	1.228
NAICS 562 Waste management and remediation services	1.219
NAICS 711 Performing arts and spectator sports	1.217
NAICS 531 Real estate	1.215
NAICS 236 Construction of buildings	1.205
NAICS 423 Merchant wholesalers, durable goods	1.190
NAICS 523 Securities, commodity contracts, investments	1.149
NAICS 561 Administrative and support services	1.119
NAICS 532 Rental and leasing services	1.118
NAICS 622 Hospitals	1.103
NAICS 238 Specialty trade contractors	1.097
NAICS 551 Management of companies and enterprises	1.085
NAICS 424 Merchant wholesalers, nondurable goods	1.043
NAICS 812 Personal and laundry services	1.004

**Source: Texas Workforce Commission, TXP**

Not surprisingly, energy and transportation are areas where Harris County has sizeable concentrations, as the port and the petrochemical complex create an outsized presence. Similarly, medical activity (especially hospitals) and management of

companies in part reflect the size of the region – as one of the largest metro areas in the nation, Houston and Harris County logically will have a greater concentration in this sectors than Texas as a whole.

### Targeted Sectors Analysis

#### *Identification Process*

The location quotient analysis above suggests regional concentration in Energy and Energy-Related activity, Transportation, Professional & Technical Services, Educational Services, and Wholesale Trade. Because the Spectrum is a relatively small area within a larger regional economy, a target industry approach driven entirely by these location quotients likely would be incomplete. Instead, the community would be well served to identify targets by including the following additional criteria.

*Evaluate the expected national performance of individual sectors over both the short term and the next ten years.*

Essentially, supply and demand forces should be at work in identifying candidate business sectors for recruitment. Current and expected economic growth in a given sector is perhaps the best measure of demand, with national performance normally the most appropriate standard of measure (although local growth can be used to either confirm national trends or indicate a rising local share of a flat or declining national market).

*Beyond the cluster analysis, review the local and regional economy to identify possible supply gaps.*

Once sectors with rising demand have been identified, supply factors should be considered. For example, a supply gap may exist in the local market, where growing firms are forced to buy inputs from outside the region due to absence of local suppliers. Similarly, a concentration of interconnected firms (typically referred to as “clusters”) can create opportunities. In Pearland/Spectrum, interviews indicated no clear opportunities to recruit either upstream firms (suppliers) or downstream firms (those who used locally-produced products for further production).

*Evaluate possible target businesses in light of the region’s comparative advantages/constraints.*

A second “supply” consideration relates to comparative advantage. Workforce characteristics, transportation components (proximity to highway infrastructure and the presence of Hobby airport), the quality and scope of local infrastructure, and unique local factors (such as proximity to the medical complex) can create comparative advantage or reveal constraints. Niche opportunities may also be identified as part of

this review, such as back-office medical operations. By the same token, proximity to markets may also be a consideration, along with other measures of comparative advantage.

The net effect is that target business sectors normally fall into two broad categories: those industries which are growing rapidly, with the hope that the community will get a share of that growth, and those industries or projects in which the community has a comparative advantage, be it infrastructure-related, labor force, unique local considerations, existing local/regional economic linkages (including clusters), or proximity to markets.

*Evaluate possible target industries in light of the region's competitors.*

Once the target sector candidates have been identified, a final step is to compare Pearland/Spectrum to its logical competitors. Other communities throughout the Houston region could, in theory, offer many of the advantages that Pearland/Spectrum might provide to a relocating firm, although proximity to healthcare and strategic location are distinguishing assets.

*Confirm that the target industries are consistent with Pearland/Spectrum's values, vision for its economy, and the plan for the Spectrum.*

As referenced above, it is important that the above process could does not yield candidate industries that would be inconsistent with existing plans and strategies. Similarly, the community's commitment to development of a particular sector (perhaps based on factors that are not easily measured or quantified) could override an apparent impediment to success.

### **Targeted Sectors Recommendations**

The following table delineates the areas identified for Pearland/Spectrum as targets for recruitment and expansion. Overall, the five focus areas include a total of thirteen specific targets.

Table 7: Pearland Spectrum Target Sectors

NAICS 488 Support Activities for Transportation	Location Quotients
NAICS 48832 Marine cargo handling	3.757
NAICS 488991 Packing and crating	3.024
NAICS 541 Professional and Technical Services	
NAICS 54133 Engineering services	2.147
NAICS 54136 Geophysical surveying and mapping services	2.810
NAICS 54138 Testing laboratories	1.871
NAICS 54162 Environmental consulting services	1.677
NAICS 54171 Physical, engineering and biological research	1.585
NAICS 54172 Social science and humanities research	1.518
NAICS 54169 Other technical consulting services	1.516
NAICS 54142 Industrial design services	1.248
NAICS 562 Waste Management and Remediation Services	
NAICS 56291 Remediation services	1.325
Non-Location Quotient Targets	
NAICS 611 Education Services	
Back-Office Operations, with a Focus on Medical	

Source: TXP

In reviewing each category above, several general points should be made:

- *New transportation capacity (especially passenger rail) and continued growth of the medical complex could create opportunities that would be viable at the Spectrum beyond those currently envisioned.* While back-office medical and educational services have already been identified, additional opportunities could emerge, especially related to specialty medical services (perhaps related to laboratories) and other niche office uses. Smaller firms likely will be a significant part of the mix, especially in sectors that can take advantage of both the quality of life amenities and the area's evolving demographics.
- *The targets make sense at this point, but shifting conditions (both external and local) will require ongoing reevaluation.* The impact of healthcare reform (either as currently slated for implementation or revised), for example, could have an impact on the flow of medical research dollars (positive or negative) that could, in turn, influence the prospects for research laboratories. Target industry selection is necessarily a dynamic process, as sectors that may make sense at one point may not be viable in the future. Telecommunications is a good example; after having appeared on virtually every target industry list in the mid-to-late 1990s, significant over-capacity led to massive industry lay-offs and restructuring in the wake of 9/11 and the dot-com crash.

- *Expansion represents the bulk of the near-term opportunity.* Conventional wisdom holds that local expansion and entrepreneurship creates approximately 4 out of 5 jobs nationwide, a trend that is likely to be the case (at least in the near term) for Pearland/Spectrum as well. By the same token, retention is an equally vital economic development task, as a job saved is just as valuable (if not more so) than a new job created.

*An Additional Target: Project-Based Development*

For a number of reasons, standard economic development practice does not typically include housing, retail trade, and consumer services as candidates for economic development and financial incentives. First, consumer activity is normally considered a secondary industry, meaning that it serves mainly local markets, rather than a primary industry, which sells its products and services to non-local customers. Importing of external funds by primary industries is traditionally considered the foundation of economic development, as a region's primary employers create spin-off effects that increase demand for small business services, promote consumer activity, and directly and indirectly enhance the community's tax base. Second, local competition is likely to be strong for a new retailer to a community in light of the Pearland Town Center, and it is politically challenging to provide a subsidy to a direct competitor to an existing local firm. Finally, the ripple effects associated with retail trade (and consumer-driven industries in general) are relatively lower than for production sectors of the economy, as the backward and forward linkages to other industries are not as extensive, reducing the multiplier effect. As a result, some communities have explicitly prohibited retail trade from receiving incentives under the city's economic development policy.

In the Spectrum, however, entertainment, retail trade, and consumer services (including certain types of housing) are valid targets for economic development, especially on the eastern side of the project. In particular, the strategic location at the intersection of key highway infrastructure, the possibility of passenger rail, the strong income demographics in the region, and the ability to build on the impetus provided by activity anchored by Bass Pro Shops makes the Spectrum an ideal site for destination retail/entertainment. As a result, the following benefits should accrue from this aspect of the project:

- Since this development is a "destination," it should draw shoppers from outside the local market, a pattern that would be amplified with the inclusion of a strong entertainment element. It could also include unique retail that is not currently available in the local market. This would clearly an opportunity

at the Spectrum, as the shopping “catchment basin” would extend well beyond City boundaries.

- Mixed-use developments tend to have a longer “shelf-life” than traditional developments, which will tend to create a greater fiscal impact over the medium and longer-term. This planning effort is largely about creating the conditions necessary for this type of sustainability, including implementation of the proper regulatory regime, identification of an implementation strategy for catalytic infrastructure, and targeting complementary land uses that will create inter-locking demand.

Pearland/Spectrum’s target industries should evolve based on market conditions, national and local economic trends, and specific regional issues. Because the needs of the target industries can vary year-to-years, TXP believes the community should continually refine and refocus this target industry list over time. However, core principles should remain in place; reflect broad economic trends, build on both the communities overall strengths and the specific attributes of the Spectrum, and be mindful of competitor activity.

### Absorption Capacity

As discussed in previous sections, the Spectrum offers a unique opportunity to take advantage of a highly advantageous combination of location, transportation infrastructure, land use planning and regulatory environment to develop an integrated project that includes a regional employment center (along Kirby), destination mixed use urban living (along Spectrum Boulevard between Kirby and SH 288), and concentrated retail/entertainment (anchored by the Bass Pro Shop site). This capacity informs the estimate of the “market share” the Spectrum can absorb, as the emphasis will tilt toward commercial, as opposed to residential and industrial. That having been said, all three broad categories are accommodated, especially when more detailed land use categories are applied. For example, there likely will be a mix of residential units, including both owner-occupied and rental townhomes, live-work units, stacked flats, and urban residential buildings.

By the same token, the target industry analysis suggests that new industrial activity will be less about traditional production and more about the use of flex and/or warehouse space that could also be used for other commercial purposes. The “flexible” orientation also extends to the commercial side, as a given building or unit could easily transition from a storefront to a professional office to restaurant over time. With this in mind, distribution assumptions of specific land uses follow.

**Table 8: Absorption Capacity**

	<b>Residential</b>	<b>Implied Market Share</b>
Regional Market Demand	235,800 Units	
<b>Spectrum Residential (Total)</b>	<b>5,000-7,000 Units</b>	<b>2.1% - 3.0%</b>
Patio homes, townhomes, and live-work units	1,000 to 1,800	
Small apt. buildings/stacked flats	800 to 1,400	
Multi-family (condos, lofts over retail, mid-rise residential)	3,200 to 3,800	
	<b>Commercial</b>	<b>Implied Market Share</b>
Regional Market Demand	33.2 Million Sq. Ft	
<b>Spectrum Commercial (Total)</b>	<b>2.9 to 4.9 million Sq. Ft</b>	<b>8.7% - 14.8%</b>
Retail, restaurant, & entertainment (includes lodging)	2.2 to 3.6 million	
Other Non-Residential (Professional office, garden office, flex, light industrial/warehouse, and R&D)	0.7 to 1.3 million	

*Note: Implied Market Share calculations are based on the assumed percentage ranges of the Spectrum totals for residential and commercial as a percentage of the regional market demand for each land use type.*

Sources: Gateway Planning & TXP

The proposed Spectrum District Master Plan and associated regulatory framework anticipates a potential for build-out that is at the upper end (especially on the commercial side) of what a traditional market study would anticipate. Under conventional zoning, excess entitlement relative to the market potential can actually stunt the realization of any significant quality development. However, the proposed regulatory approach that uses “character zones” with flexibility in uses and design continuity from property to property provides the capacity for a more efficient absorption regardless of the ultimate proportion of relative uses. In other words, the proportion and distribution of uses can change over time and at the same time maintain efficient absorption without compromising the overall integrity of the design environment and character of the development. Thus, a preliminary assessment of the build-out potential as established in the Spectrum Master Plan Framework balances predictability with flexibility. Specifically, the District can absorb a greater than its implied share of development, if the market conditions are favorable.

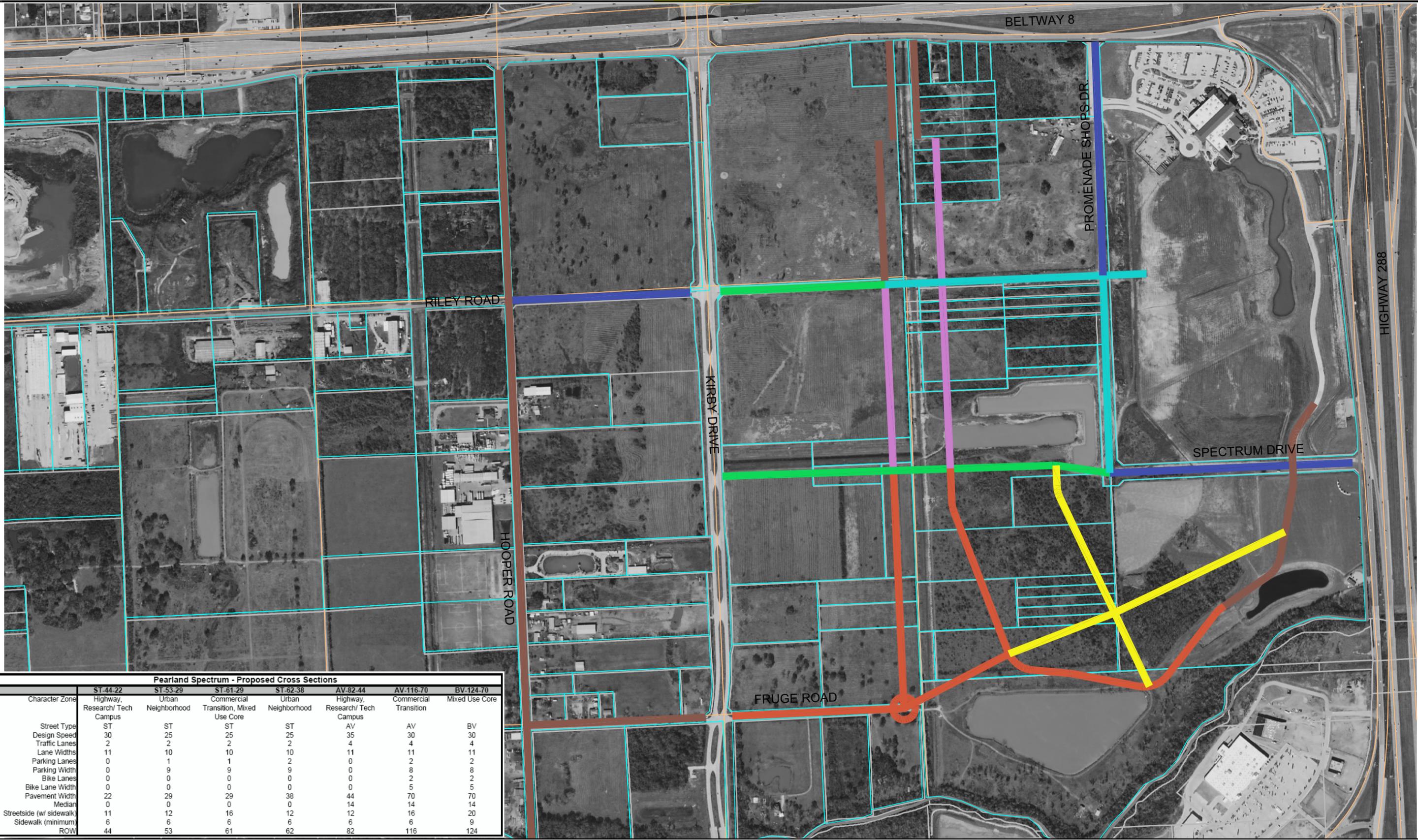
## Conclusions About Market Potential

The potential development of the Spectrum promises to capture a significant share of region's future growth. Build-out calculations of the site's capacity indicate it could accommodate, as planned, between 5,000 and 7,000 housing units and somewhere between 3 and 5 million sq. ft. of total commercial (i.e., non-residential) space. These projections, while aggressive, are within the range of reasonable expectation as a share of demand through 2040.

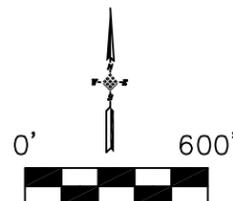
The timing and intensity of actual development is dependent on multiple factors, including:

- the type of commercial and residential development that occurs initially, and the proportion of urban residential versus lower density residential over time;
- development phasing;
- structured parking capacity over time;
- the potential for a hotel and related entertainment; and
- the level and timing of public participation in infrastructure necessary to achieve higher intensity development.

This last point is especially crucial, as the ability to prioritize and implement catalytic infrastructure is likely to be a key element in the Spectrum's ability to leverage its assets and realize its development potential. This is specifically true due to the need for major drainage and detention infrastructure to realize the plan. As a result, it is crucial that the various taxing authorities and the private sector work cooperatively to craft a financing approach that is both viable and provides shared benefit. Failure to implement policies, procedures, and investment decisions related to infrastructure along these lines puts the community in danger of missing this opportunity, and could heighten the risk of losing its "fair-share" to adjacent areas.



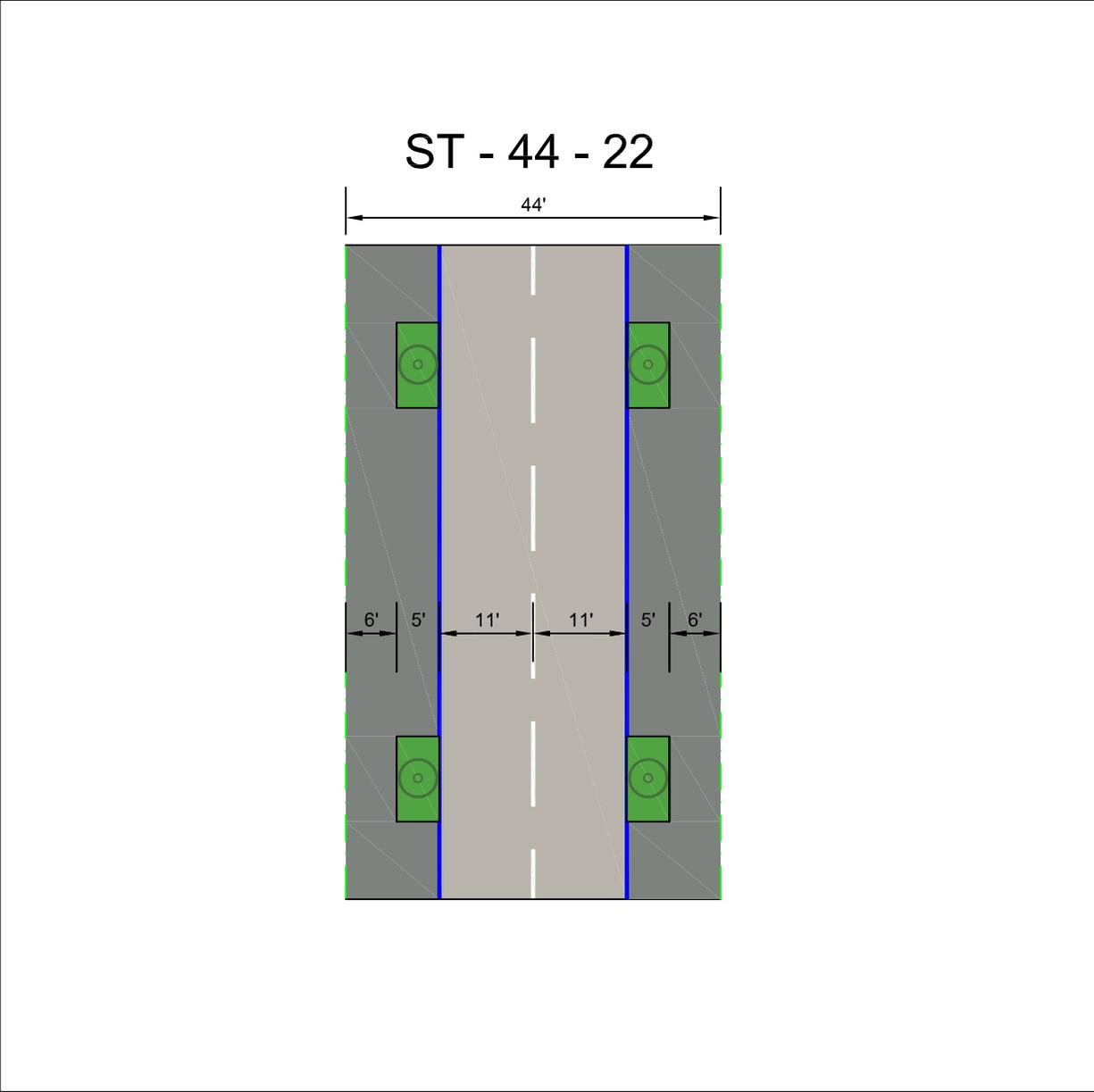
Pearland Spectrum - Proposed Cross Sections							
	ST-44-22	ST-53-29	ST-61-29	ST-62-38	AV-82-44	AV-116-70	BV-124-70
Character Zone	Highway, Research/ Tech Campus	Urban Neighborhood	Commercial Transition, Mixed Use Core	Urban Neighborhood	Highway, Research/ Tech Campus	Commercial Transition	Mixed Use Core
Street Type	ST	ST	ST	ST	AV	AV	BV
Design Speed	30	25	25	25	35	30	30
Traffic Lanes	2	2	2	2	4	4	4
Lane Widths	11	10	10	10	11	11	11
Parking Lanes	0	1	1	2	0	2	2
Parking Width	0	9	9	9	0	8	8
Bike Lanes	0	0	0	0	0	2	2
Bike Lane Width	0	0	0	0	0	5	5
Pavement Width	22	29	29	38	44	70	70
Median	0	0	0	0	14	14	14
Streetside (w/ sidewalk)	11	12	16	12	12	16	20
Sidewalk (minimum)	6	6	6	6	6	6	9
ROW	44	53	61	62	82	116	124



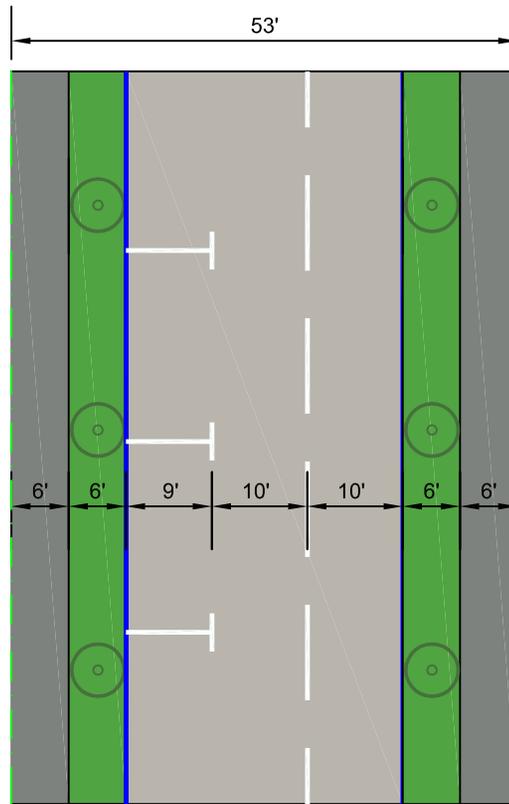
CONCEPTUAL STREET NETWORK PLAN  
SPECTRUM DISTRICT - CITY OF PEARLAND

- LEGEND
- ST-61-29
  - ST-53-29
  - ST-62-38
  - AV-82-44
  - AV-116-70
  - BV-124-70
  - ST-44-22

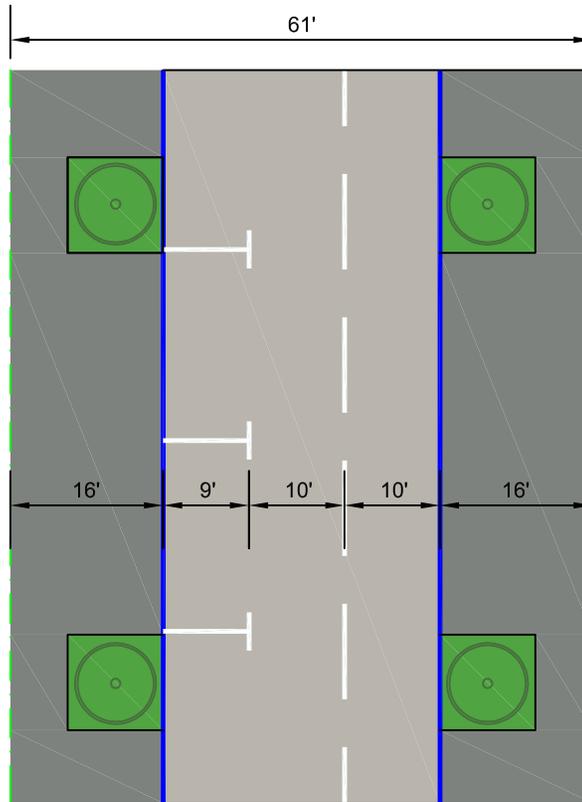
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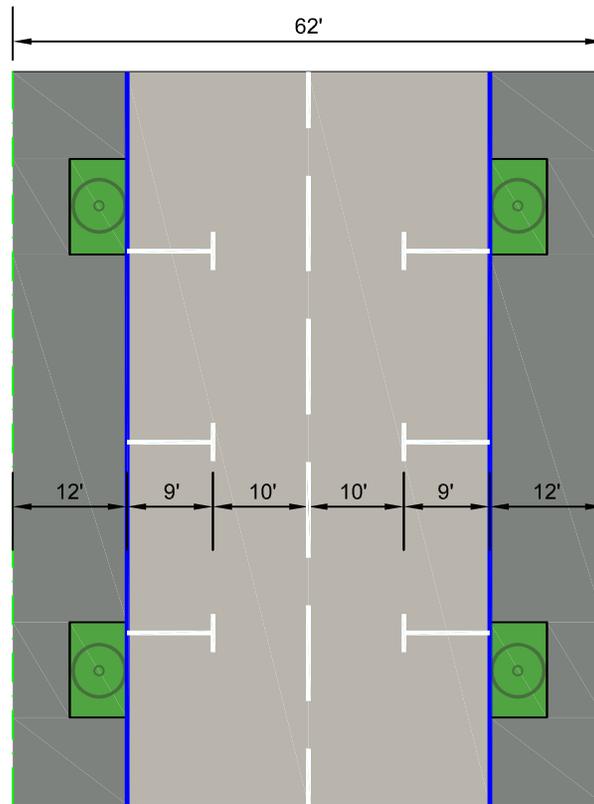
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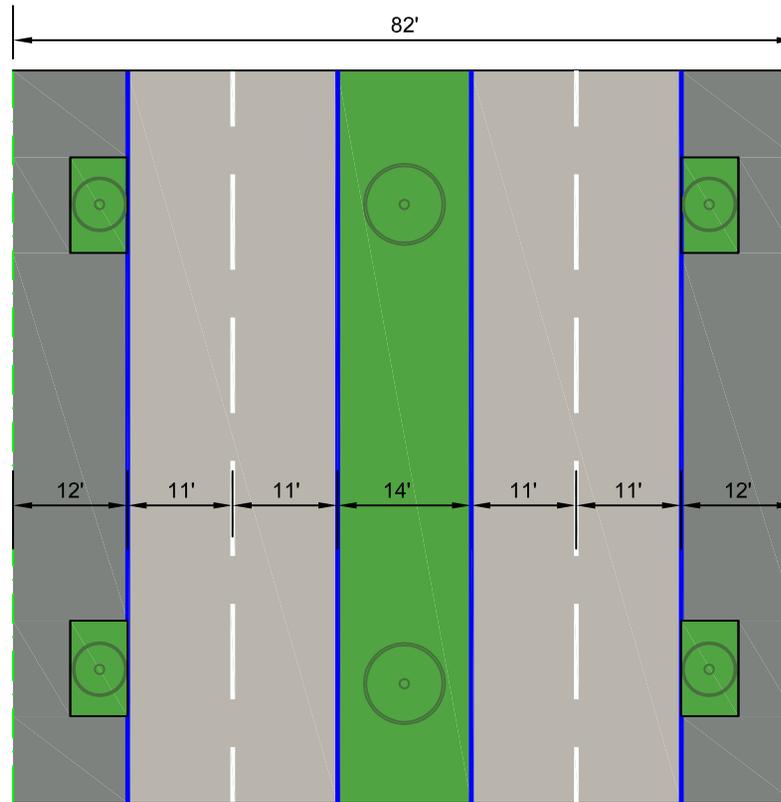
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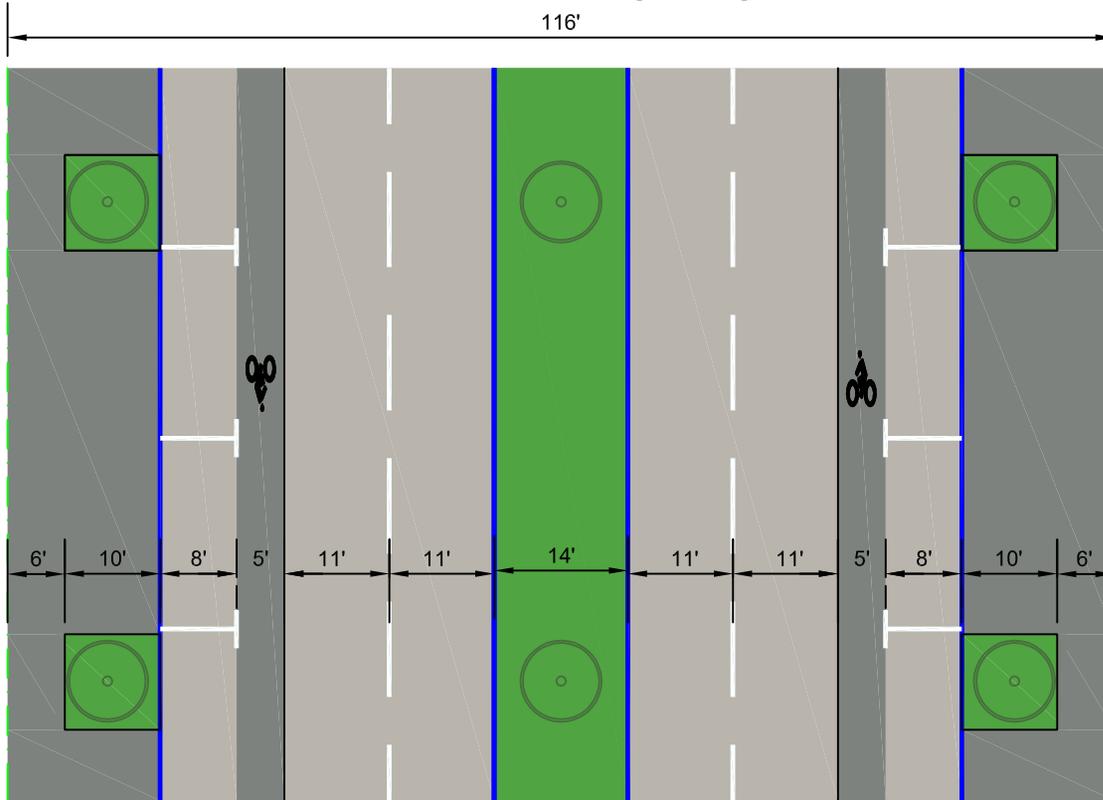


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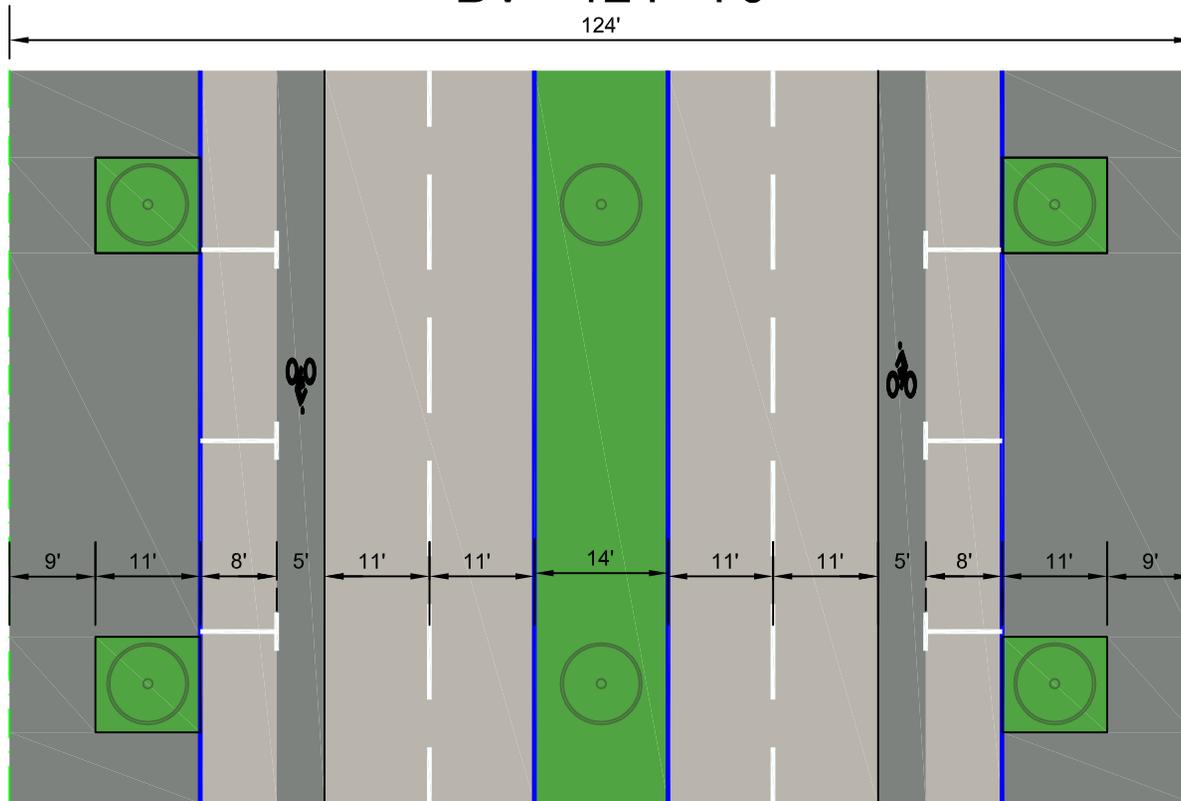
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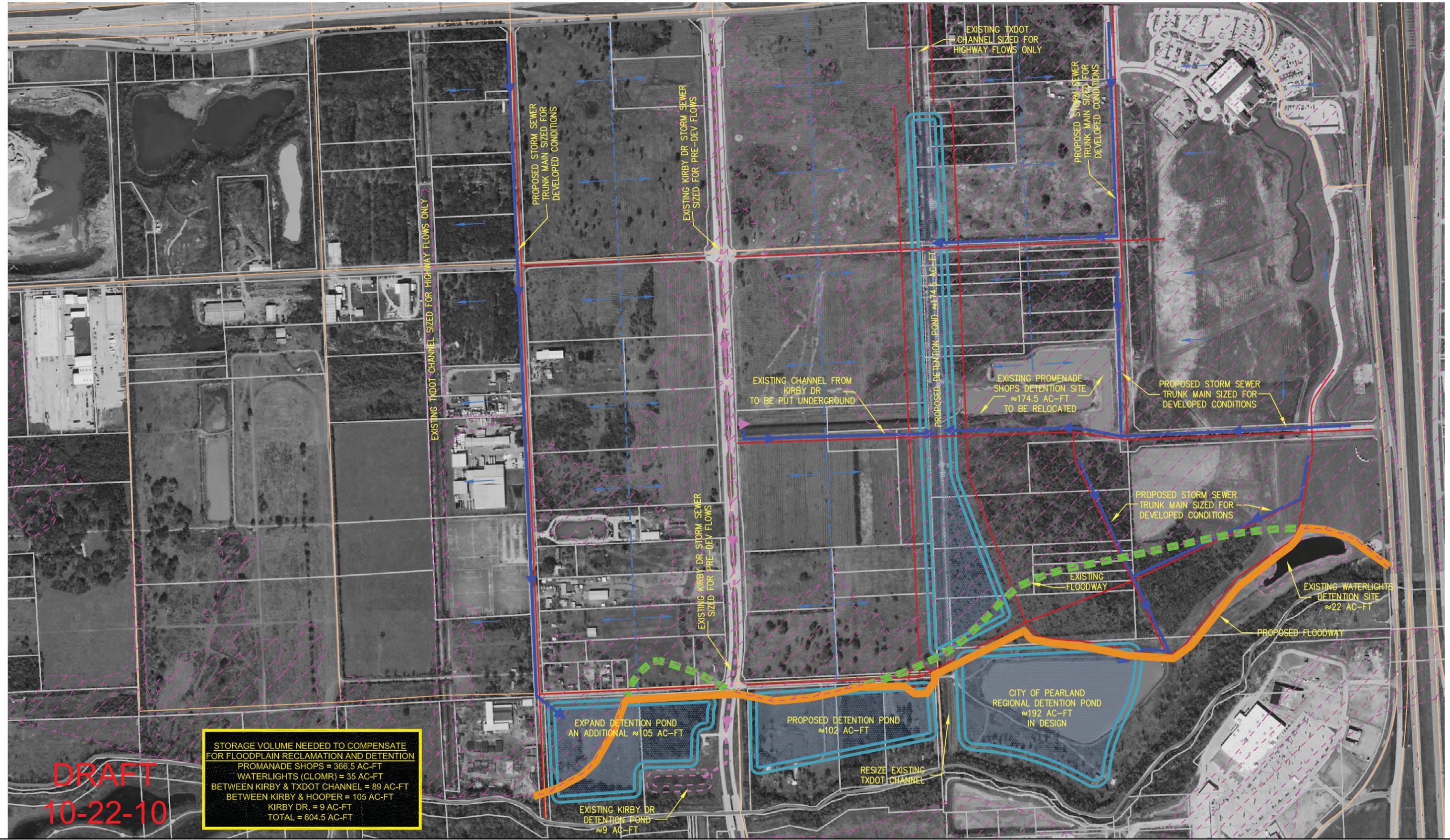


BV - 124 - 70

124'



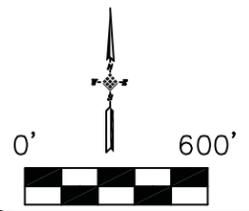
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**DRAFT**  
**10-22-10**

**STORAGE VOLUME NEEDED TO COMPENSATE FOR FLOODPLAIN RECLAMATION AND DETENTION**  
 PROMENADE SHOPS = 366.5 AC-FT  
 WATERLIGHTS (CLOMR) = 35 AC-FT  
 BETWEEN KIRBY & TXDOT CHANNEL = 89 AC-FT  
 BETWEEN KIRBY & HOOPER = 105 AC-FT  
 KIRBY DR. = 9 AC-FT  
 TOTAL = 604.5 AC-FT

**CONCEPTUAL STORMWATER MANAGEMENT PLAN**  
**SPECTRUM DISTRICT - CITY OF PEARLAND**



- LEGEND**
- FLOW ARROW
  - WATERSHED DIVIDE
  - - - 100 YR FLOODPLAIN

# Workshop Item No. 3

3. **COUNCIL INPUT AND DISCUSSION:** REGARDING THE PARKS & RECREATION OPEN SPACE MASTER PLAN. *Mr. Jon Branson, Assistant City Manager.*

**AGENDA REQUEST  
BUSINESS OF THE CITY COUNCIL  
CITY OF PEARLAND, TEXAS**

<b>AGENDA OF:</b> November 1, 2010	<b>ITEM NO.:</b> Workshop No. 3		
<b>DATE SUBMITTED:</b>	<b>DEPARTMENT OF ORIGIN:</b>		
<b>PREPARED BY:</b> Michelle Smith	<b>PRESENTOR:</b> Michelle Smith		
<b>REVIEWED BY:</b> Jon R. Branson	<b>REVIEW DATE:</b> October 25, 2010		
<b>SUBJECT:</b> Parks & Recreation Master Plan			
<b>EXHIBITS:</b> Updated Parks & Recreation Master Plan			
<b>EXPENDITURE REQUIRED:</b> <b>AMOUNT AVAILABLE:</b> <b>ACCOUNT NO.:</b>	<b>AMOUNT BUDGETED: \$</b> <b>PROJECT NO.:</b>		
<b>ADDITIONAL APPROPRIATION REQUIRED:</b> <b>ACCOUNT NO.:</b> <b>PROJECT NO.:</b>			
<b>To be completed by Department:</b>			
<input type="checkbox"/> Finance	<input type="checkbox"/> Legal	<input type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution

**EXECUTIVE SUMMARY**

In 2005 the City Council adopted the current Parks & Recreation Master Plan. The overall purpose of the plan is to provide comprehensive policy direction for the community to meet its short, mid and long term parks and recreation needs.

In order to ensure progress and eligibility for grant funding it is required that the plan be updated every five years. Money was appropriated in the department's FY2010 budget and in January of 2010, staff began work with the consulting firm of Kendig Keast Collaborative to complete the project of updating the plan.

The process involved information gathering from various departments such as planning and projects, hosting user group meetings, posting an online community survey, internet research, as well as various presentations and discussions with staff and the Parks & Recreation & Beautification Board.

After months of work on the project we have developed what we believe to be an improved Parks & Recreation Master Plan that, if followed, will help us create the quality of life amenities and programs the community can be proud of.

A couple of differences in this plan are the addition of the community inventory which looks at programs that are offered throughout the community and the priorities of the plan which were updated as a result of the community inventory. Bret Keast with Kendig Keast Collaborative will be joining us to present highlights of the plan.

### **RECOMMENDED ACTION**

Staff recommends conducting the workshop.



# Community Perspective

## 1.1 INTRODUCTION ■ ■ ■

The City's existing Parks and Recreation Master Plan was prepared and adopted on December 12, 2005. In observance of the City's ongoing commitment to parks and recreation development and enhancement of community livability, the City initiated this master plan update. The purpose of this five-year update is first, to comply with the local master plan standard requirements of the Texas Recreation and Parks Account (TRPA) program. Administered through the Texas Parks and Wildlife Department, the Guidelines for Administration of the Local Parks, Recreation, and Open Space Fund Program require new plans each five years.<sup>1</sup> Secondly, the focus of this update process is intended to accomplish the following:

- Amend the vision and mission statements and the master plan goals and objectives to be consistent with the directions of the Parks and Recreation Department.
- Update the demographics to include recently published estimates and project the population and park demand requirements to the Year 2030.
- Research and document the recreational programs, services, and resources of other providers (in the City and within one mile of the City) to better ensure a complimentary program of offerings to Pearland residents.
- Update the inventories of developed and undeveloped parks, other City-owned properties (e.g. FEMA sites, detention facilities, etc.), schools, and their respective facilities and improvements.
- Re-examine and change the standards and prototypical facility improvements, as necessary, based upon the findings of the inventory update and the input of Department staff.
- Update the current year (2010) and Year 2030 park facility requirements and service area needs.
- Amend the capital plan to update the list of completed and new improvement projects.

<sup>1</sup> Guidelines for Administration of the Local Parks, Recreation, and Open Space Fund Program, Local master plan standard requirements, Plan Duration

### **LEARN. PLAY. GROW.**

*Pearland Parks and Recreation is dedicated to multiplying the Q4 factor: quality facilities, quality programs and quality service for your quality of life.*



Learn. Play. Grow.

The overall purpose of this Plan Update is to provide thoughtful guidance and sound direction to the City in its commitment to acquire, develop, and manage a "first-class" system of parks and recreation facilities and programs to serve the residents of our community.

**Parks are valued by users and non-users alike**

In a 1992 nationwide study conducted at Pennsylvania State University, researchers compiled a listing of the benefits of local recreation and park services as perceived by the American public. Surprisingly, 71% of non-users said they received some benefit from their communities' parks and recreational services. Benefits identified were as follows:

- Availability
- Keeping kids off the streets
- Keeping kids occupied
- Community awareness
- Giving kids a place to go
- Feeling good because of being there
- Exercise, fitness & conditioning
- Good for kids
- Kids' enjoyment
- Having a place to go

Source: "The Benefits of Local Recreation and Park Services - A Nationwide Study of the Perceptions of the American Public"

1.2 PURPOSE AND OBJECTIVE



The purpose of this Parks and Recreation Master Plan Update is to provide planning guidance and policy direction for realizing an inheritable system of parks and public spaces and recreational facilities and programs for community residents. The plan is designed to bring the community in line with its expectations for meeting quality standards and enhancing community livability. The objectives of this plan update are to accomplish the following:

- Assess the adequacy of the current system of parks and recreation facilities relative to both national and locally defined standards and requirements;
- Document the desires of key stakeholders, including citizens and established interest groups and athletic organizations to identify the preferred types, locations, and designs of parks and recreation facilities;
- Determine the City's needs for new parks and added equipment and facilities to accommodate the projected Year 2030 population;
- Provide strategic direction regarding required parks and recreation facilities and programs to respond to issues and gaps identified during the needs assessment, and to identify policies and standards for eliminating existing deficiencies;
- Evaluate alternative approaches for offering programs through partnerships and/or shared resources;
- Provide recommendations for the development of new program areas; and
- Provide recommendations for the acquisition, development, and management of parks and recreation facilities.

1.3 VALUE AND BENEFIT



This plan update enables the City to plan in advance for acquiring, developing, and improving individual properties in the context of the City's parks and recreation system, as well as the facilities and programs offered through semi-public or private organizations. The benefit of adopting and implementing this plan is the value it creates for the lives of community residents. Parks and recreational programs offer opportunities for social interaction, physical fitness and activity, nature observance, and relief from the urban environment. Moreover, parks and recreation programs and facilities are key factors in connecting the community. Parks, trails, open spaces, and recreation programs create physical and social links that connect the community, and in turn, enhance its livability.



PEARLAND  
Parks & Recreation

While parks have traditionally been viewed only for their physical attributes, such as their beauty and provision of space for outdoor activity, there is an increasing awareness as to their spin-off values, which include:

- Enhanced social ties and connections within and between neighborhoods, school attendance zones, and both formal and informal social networks;
- Improved aesthetic value for the immediate neighborhood and nearby environs by way of preserving natural features, adding amenities, and retaining open space and mature vegetation;
- Increased environmental protection through conservation of natural resources and open spaces;
- Improved community identity offering value in attracting visitors and retaining residents;
- Opportunities for better parks and recreation programs and facilities for persons of all ages (youth, adults, and seniors), interests, and abilities;
- Improved health and fitness of community residents made possible by the provision of facilities and programs that promote active living, and offering therapeutic benefit by way of parks, trails, and public spaces;
- Increased fiscal responsibility and efficiencies gained through coordinated programming and shared use of facilities.
- Improved response to the needs of parks and recreation facility users, including the interests of recreation leagues and activity groups;
- Increased opportunities for partnerships and valued relationships with other providers of recreation facilities and programs;
- Increased parks and recreation facility use; and,
- Improved quality of life.

1.4 PLAN CONSIDERATIONS ■ ■ ■

Planning for the acquisition, development, and management of parks and recreation facilities and programs includes a diverse array of important considerations. Evaluation of these factors is an essential prerequisite for the master planning process. Among the factors that were considered and which influenced the recommendations of this plan update include the following:

- The proximity of Pearland and the surrounding communities of Friendswood, Brookside Village, Alvin, Manvel, Missouri City, as well as Houston and Harris, Brazoria, and Fort Bend Counties.
- The adjacent parks and their respective facilities, which include Christa Adair County Park, Tom Bass Regional Park, Clear Creek Regional Park and Golf Course, and Almeda Park.
- The pattern and character of existing neighborhoods as well as the areas of future annexation and development.

*“The “new view” of urban parks calls attention to the broader contributions they can make to the vitality of communities and their residents. These contributions include:*

- *helping youth choose rewarding paths to adulthood by providing programs and opportunities to build physical, intellectual, emotional, and social strength;*
- *helping new entrants to the workforce find productive jobs by offering decent, entry-level employment opportunities in the community;*
- *helping community residents improve their health by providing a place to enjoy fresh air and exercise; and*
- *helping citizens join together to make their communities better, by encouraging them to participate in park planning and management.”*

*Source: Beyond Recreation, A Broader View of Urban Parks, The Urban Institute and The Wallace Foundation*



### *Learn. Play. Grow.*

- Planned major investments such as the new Recreation Center and Natatorium and the Pearland Sports Park, plus major capital improvement projects that may provide added connectivity and access to new areas of growth.
- The planning and construction of new school campuses and their athletic fields, courts, and other recreation facilities.
- The pace and scale of new development or redevelopment that may alter the distribution of population or shift demographic characteristics and thus, demands for parks and recreation programs and facilities.
- Potential barriers such as the construction of major arterial roadways that may separate parks, schools and neighborhoods.
- Availability or limitations of financial or human resources.
- The location and extent of programs, services, and resources offered by semi-public and private providers within or in near proximity to the City.
- Decisions about program development informed by overlaps and gaps in current program options within Pearland;
- Opportunities for partnering with other recreation providers or jointly acquiring, developing, and maintaining facilities like the Westside Events Center in Southdown Park and the Recreation Center and Natatorium.
- Current and expected future levels of recreation program use, particularly accounting for the aging of the population and the changing interests of the Baby Boomers.
- The changing patterns of program and facility use and desires for course offerings.

### 1.5 PRINCIPLES OF THE PLAN



The preparation of this plan was based on a set of principles that provided the foundation for developing the plan update, which include:

- The livability of Pearland is central to community well-being, economic competitiveness, and future social, economic, and environmental sustainability. Parks and recreation program and facility planning is integral to achieving livability.
- Parks, trails, open spaces, and recreation programs create physical and social links that connect the community, and in turn, further enhance its livability and attractiveness for economic development.
- The preservation of natural areas provide opportunities for public information and community education about sustainability.
- Parks, open spaces, trails and greenways, and flora (e.g. trees) provide environmental benefits including habitat conservation, wildlife corridors, species protection, air quality improvements, stormwater management, and energy conservation.



- Natural areas provide an economic development opportunity through nature tourism. As such, parks and open spaces should be designed to reflect the value of the natural environmental and the benefits that can be had through design with nature.
- All residents and visitors are entitled to full access to public parks and recreation facilities, regardless of age, gender, ability, income, race, cultural background, and place of residence.
- Availability of financial resources will be considered in all phases of planning, acquisition, development, operation, and maintenance of parks and recreation facilities.
- A process and procedure for land acquisition for future parks and recreation facilities will be established prior to development.
- To encourage cooperation and avoid duplication, public recreation opportunities through parks and recreation facilities will be coordinated with other organizations and programs including, but not limited to, Brazoria, Fort Bend, and Harris Counties; the Independent School Districts of Pearland, Alvin, and Fort Bend; the drainage district; civic clubs; athletic organizations; semi-public and private entities; and others to avoid duplication and encourage cooperation.
- Public recreation will incorporate other public services such as education, health and fitness, transportation, and leisure.
- Recreation facilities will be planned and coordinated to allow for flexibility in adapting to future community recreation needs and requirements.
- The development of parks and recreation programs will foster socialization, health and fitness, and informal and continuing education by making the best use of facilities.
- The design of parks and recreation facilities will consider the needs, desires, and opinions of users.
- The public will be involved in all stages of the planning process.
- Other existing plans that affect the community will be integrated into the final recommendations and the implementation of this plan update; and,
- The planning process will continuously offer opportunities for incremental evaluation and review.

### 1.6 VISION & MISSION STATEMENTS ■ ■ ■

A vision statement incorporates a shared understanding of the nature and purpose of the community, and uses this understanding to move it toward a greater purpose. The statement describes the community’s preferred future, offering direction for the goals and objectives that provide a framework for future planning, development, and programmatic decisions.

*“The trouble with the future is that it usually arrives before we are ready for it.”*

- Arnold Glasow



## CHAPTER ONE

### Learn. Play. Grow.

*"Vision comes from the Latin "visio" meaning "to see." A scan of the dictionary reveals several definitions of "vision," including seeing something in a dream, and the act or power of imagination. To have a vision means to look ahead: to imagine the future. The ability to imagine or dream the future – to create in our minds something beyond our present reality – is a distinctly human skill. History has shown that seeing something in the mind's eye is often the first step to actually achieving it."*

- Michael Chandler,  
Associate Professor &  
Community Planning  
Extension Specialist at  
Virginia Tech in  
Blacksburg, Virginia

The community's vision statement was developed through citizen input by way of the Parks, Recreation & Beautification Board (PRBB). The vision for Pearland is as follows:

*To be a thriving and healthy City where members of the community are physically active, socially involved, and emotionally connected.*

To that end the Parks & Recreation Department staff developed a working vision to identify how they intend to help achieve the community vision. The department's vision is:

*To be the leader in providing quality services that connects the community through people, parks, and programs.*

A mission is a more detailed statement of the vision. It states the role, or purpose, by which the community intends to serve its residents. The mission describes what the community does, who it serves, and what makes it unique. As with the vision, the community's mission statement was also developed by the PRBB. The mission statement for Pearland is as follows.

*Pearland Parks & Recreation shall contribute to and enhance the quality of life for the citizens of Pearland. With the guidance of the Parks, Recreation and Beautification Board, staff will work to preserve the past, practice in the present and plan for the future.*

To that end the Parks & Recreation Department staff have created a mission that directs them on a daily basis to work toward the above stated community mission. The mission of the Pearland Parks & Recreation Department staff is:

*Pearland Parks & Recreation is dedicated to multiplying the Q4 factor: quality facilities, quality programs, quality services for your quality of life.*

### 1.7 GOALS AND OBJECTIVES ■ ■ ■

Without goals, it is difficult for a community with diverse backgrounds and interests to collectively agree on the direction it should take to achieve the vision and mission for the parks and recreation system. As part of this master plan update the Parks and Recreation staff devoted a significant amount of time to reevaluate its goals in light of the revised vision and mission



statements. The Department has undergone a change in leadership so this process provided an opportunity to realign the goals and objectives of this plan with the intentions and directions of the Department and City. The goals and objectives were reviewed and discussed with the Parks, Recreation, and Beautification Board.

The goals and objectives were repurposed and reorganized to include the categories addressing parks and amenities, programs, planning and administration, environment and natural resources, communication and tourism.

The goals and objectives are as follows:

**Parks & Amenities**

**GOAL: Ensure that all parks facilities are maintained efficiently, cost effectively, safely, and in accordance with all standards and codes.**

Objectives:

1. Maintain the quality, appearance, and function of athletic fields, courts, playgrounds, parks, and buildings (See **Table 2.8, Park Condition Assessment.**)
  - Focus athletic field improvements on enhanced player safety and maximum field use.
  - Ensure that all facilities meet current safety standards and are both inviting and appealing.
  - Ensure proper performance through established maintenance schedules, standard operating procedures, rest rotation periods, etc.
2. Preserve and enhance the landscape plantings on park properties.
  - Conduct an annual tree planting program to replace and/or supplement existing trees.
  - Develop a program to improve turf quality in all parks.
3. Utilize plantings that are easy to maintain and improve the appearance of Pearl Land.
  - Emphasize the use of native plants.
  - Plant in clusters within planting beds to facilitate ease of maintenance and maximize the visual impact of plantings.
4. Employ efficient maintenance practices, which are sensitive to potential long-term environmental impacts.
5. Employ staff knowledgeable in park maintenance practices.



### *Learn. Play. Grow.*

**GOAL: Provide and maintain park land and recreational facilities that meet the present and future recreational needs of the community.**

Objectives:

1. Identify and recommend acquiring a minimum of 55 acres of parkland annually to keep pace with the growth of the community.
2. Maintain all park athletic fields focusing on improved playing conditions for users.
3. Identify and utilize existing planning documents to incorporate information from a variety of sources to determine future land and facility needs (i.e. Trails Master Plan, County Park System Plans, County Community Plans, etc.)
4. Improve existing facilities and design new facilities that:
  - Meet neighborhood and community recreation needs.
  - Are functional, safe, accessible, and aesthetically pleasing.
  - Meet or exceed federal accessibility requirements (ADA).
  - Respect the effects on neighboring properties.
  - Serve a variety of age groups.
  - Take into account environmentally sustainable design.
5. Create a unified appearance for all parks and facilities.
  - Develop a unified sign system for park directions and identification.
  - Coordinate site amenities to develop a unified image within each park.

### Programs

**GOAL: Ensure that recreation programs meet the interests and needs of a variety of ages and abilities by providing and sponsoring programs independently and in cooperation with other community organizations or agencies.**

Objectives:

1. Foster better health and wellness through skill training, education, and social opportunities.
2. Provide opportunities for individuals and groups to participate in cultural, recreational, and educational activities that strengthen both mind and body.
3. Continue to expand sponsorships and investigate opportunities to affiliate with special interest groups, service clubs, and the private sector in organizing and operating special events, programs, and leagues.
4. Improve the recreational opportunities for low-income, minority, disabled, elderly, and the youth at risk populations.



### Planning & Administration

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**GOAL: Ensure the success of the organization through the continued development of the staff and department.**

Objectives:

1. Encourage employees' membership and active participation in professional organizations.
2. Receive agency accreditation from The Commission for Accreditation of Park and Recreation Agencies (CAPRA).
3. Obtain memberships and participate/attend the conferences and events of the Texas Recreation and Parks Society (TRAPS) and the National Recreation and Parks Association (NRPA).
4. Conduct annual goal development sessions with leadership staff.
5. Incorporate departmental goals into employee's annual appraisals.
6. Support staff to obtain professional certifications such as Certified Park and Recreation Professional (CPRP), the Certified Playground Safety Inspector (CPSI) program, and others.

**GOAL: Ensure that the administration of the Department is effective, well-managed, and customer-friendly.**

Objectives:

1. Develop and expect from staff a strong sense of personal service in connection with all programs and services of the Department.
2. Initiate training programs that emphasize customer service.
3. Review/revise policies and procedures to reflect the importance of customer service.
4. Continue to upgrade computer systems for the operations and management of the Department.
5. Provide excellent customer service to both internal and external customers.
6. Offer competent, high quality leadership and direction in all programs and services.
7. Take all reasonable measures to promote the safety and effectiveness of all City sponsored activities.
8. Encourage volunteers to participate in the delivery of Department services.



Learn. Play. Grow.

**GOAL: Exercise fiscal responsibility and prudence in all financial and business transactions.**

Objectives:

1. Pursue revenues from public and private sources.
2. Partner with other agencies and organizations to more efficiently provide services, facilities, and programs.
3. Amend the Parkland Dedication and Fee-in-lieu ordinances to reflect the land acquisition and facility improvement needs of this plan.
4. Regularly review and update the Revenue Management Plan for the Department to be sure revenue expectations are met and guiding principles are followed.
5. Apply for funding from private foundations or other granting entities.
6. Pursue corporate/business/civic organization sponsorship to help fund programs and facilities.
7. Conserve community resources to the greatest practicable extent through cooperation with other local organizations and agencies.

**GOAL: Provide access to programs and facilities to members within the community.**

Objectives:

1. Maintain a scholarship program for financial aid to assist residents who cannot afford enrollment in programs.
2. Provide the optimum geographic distribution of recreation opportunities.

**Environment & Natural Resources**

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**GOAL: Pearland Parks & Recreation will work to preserve our natural resources, conserve energy, and protect and enhance our environment.**

Objectives:

1. Provide for the preservation and conservation of open space including wetlands, floodplains, streams and water bodies, woodlands, and natural areas.
2. Preserve natural resources and open space through land acquisition.
3. Focus on environmentally sustainable design (Leadership in Energy and Environmental Design 'LEED' standards) when planning, developing, and purchasing park equipment and supplies.
4. Develop, promote and participate in various recycling efforts and programs.



**Communication**

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**GOAL: Maintain strong communication with community residents and other public agencies and private sector organizations.**

Objective:

1. Inform City residents of programs, activities, and facilities including increasing internet visibility/web presence.
2. Seek community input in planning, developing, and implementing changes that effect parks and facilities.
3. Provide residents opportunities to evaluate programs, facilities, and services, and to suggest improvements.
4. Conduct an annual meeting of community organization representatives to evaluate planned programs and potential cooperative efforts.
5. Convene focus groups on a periodic basis to discuss various aspects of Department services.
6. Continue to use and improve upon various media outlets to keep the community, public agencies, and other organizations informed.
7. Educate the community as to the benefits of public parks and recreational programs.
8. Maintain cordial, effective relationships among the staff and the Parks Board. Plan and conduct an annual Parks Board/staff retreat.

**GOAL: Maintain strong internal communication within the department as well as with other city staff.**

Objectives:

1. Host regularly scheduled meetings with the entire Department, leadership team, various divisions, and individuals.
2. Ensure effective and efficient written and verbal communication.
3. Actively participate in citywide staff meetings, committees, and other events and activities.

**Tourism**

---

**GOAL: Partner in contributing to the City's economic development by attracting tourists and businesses to Pearland.**

Objective:

1. Provide, promote, and encourage the development of events and programs that provide access to a variety of cultural arts opportunities.



## CHAPTER ONE

Learn. Play. Grow.

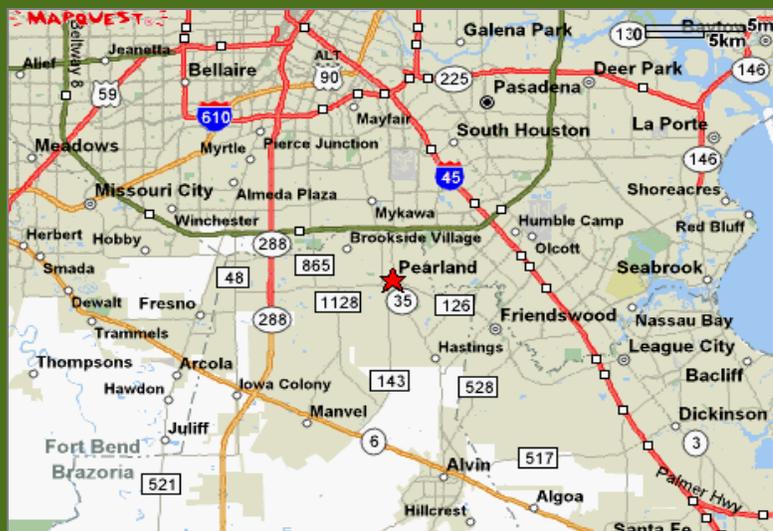
2. Provide facilities and programs that enhance quality of life and thus, aid in the City's business development and retention.
3. Communicate with the Pearland Economic Development Corporation (PEDC) to identify areas the Parks & Recreation Department can partner to support economic development.
4. Encourage tourism in the form of eco-tourism, tournaments, and events.
5. Partner with and meet regularly with the Chamber of Commerce Destination Marketing staff to reach audiences outside the local area.

### 1.8 COMMUNITY OVERVIEW

#### Location

Pearland is predominantly located in northern Brazoria County in Southeast Texas. The County is 1,407 square miles and had a 2000 Census population of 241,767 persons and a July 2009 estimate of 309,208 persons, representing a 28 percent increase. Brazoria County is bordered by Matagorda, Fort Bend, Harris, and Galveston Counties.

Map 1.1, Proximity of Pearland



Source: MapQuest

As displayed in **Map 1.1, Proximity of Pearland**, the community is situated on State Highway 35, south of the Sam Houston Tollway (Beltway 8), and both east and west of State Highway 288. Pearland is situated 33 miles north of Galveston (Galveston County) and 16 miles south of Houston (Harris County). The City's proximity and ease of access to Houston, a city with a July 2008 estimate of 2,242,193 persons, has contributed to Pearland's steady growth. Population growth in the 1980s and 1990s led to expansion of Pearland into Harris and Fort Bend Counties. It is expected that the City limits of Pearland will continue to expand in the future as parts of the extra-territorial jurisdiction (ETJ) are incorporated into the City.

#### History

Pearland's history can be traced back to the time when the community became a siding switch on the Gulf, Colorado, and Santa Fe Railway in 1882. The town was not named until 1893, when a post office was established. The name of the community, then called Mark Belt, was changed to Pearland in



PEARLAND  
Parks & Recreation

November 1893. The name was chosen because of the abundance of pear trees in the town. In fact, Pearland was promoted by some as an "agricultural Eden". In 1894, the community was platted, drawing residents from all over the world who responded to newspaper ads that promoted a good climate and fertile land that could be easily cultivated.

In 1900, the Galveston hurricane destroyed the community's fruit trees, resulting in a period of slowed growth. Businesses, homes, and farms were destroyed, and many families chose to take the railroad's offer of a free trip out of town. The planting of oranges and figs revived local agriculture, allowing for resurgence in growth until the 1918 freeze.

In 1934, oil was discovered close to Pearland. From this time onward to the 1950s, the population in Pearland fluctuated between 150 and 350 persons. By the mid-1960s the community had 1,497 citizens and 41 businesses. Steady growth continued beyond the 1960s, due in large part to the community's proximity to Houston. By 1989 Pearland had a population of 15,688 citizens and 456 businesses<sup>2</sup>.

**Climate**

There are several important variables that together, form a composite of the climate in Pearland, which include:

- yearly average rainfall of 48.19 inches<sup>3</sup>;
- average of 8.25 days per month with precipitation;
- monthly average of 60.67 percent sunshine;
- average of 7.50 days per month that are clear of clouds;
- monthly average morning humidity of 85.92 percent; and,
- monthly average afternoon humidity of 68.75 percent<sup>4</sup>.

Given the amount of sunshine and humidity it is important to design parks and recreation facilities so they provide adequate protection from the sun and heat, and that they are equipped with improvements, such as water fountains and spray parks, to allow park users to re-hydrate and cool themselves. Consideration must also be given to planting vegetation that is native to the area and drought resistant. While Pearland's rates of precipitation are listed above, it is further noted that adequate drainage of stormwater runoff is often a problem due to flat topography, limited capacities of most drainageways, and periodic intense rainfall events. The latter is well demonstrated by the 1994 flood event, which produced a record 24-hour rainfall total of 13.5



Witold von Zychlinski, a man of Polish nobility, filed a plat of Pear Land (the plat shows two words) on Sept. 24, 1894 at the Brazoria County Courthouse.

*Source: Pearland Historical Society*



The 1915 hurricane devastation at Broadway.

*Source: City of Pearland*

<sup>2</sup> The Handbook of Texas Online

<sup>3</sup> Pearland Economic Development Corporation

<sup>4</sup> Source: <http://www.city-data.com/city/Pearland-Texas.html>



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inches<sup>5</sup>. As such, consideration should be given to designing a park system that will be able to withstand the effects of intense rainfall events.

**Cultural Resources, Community Facilities, and Attractions**

The community is located 18 miles south of downtown Houston. As such, citizens can readily access the Theatre District, which is only 25 minutes from Pearland. The Houston Ballet, Symphony, and Opera are among the cultural attractions that are available. The Museum District is also within the same approximate driving distance from Pearland. The Museum District houses a wide range of museums that cater to varied interests and age groups. Other nearby attractions that host cultural and sporting events includes Minute Maid Park (Houston Astros), the Toyota Center (Houston Rockets), and the Reliant Center (Houston Texans). Community facilities in Pearland include Pearland Community Center, Bailey Road Campus, Westside Event Center in Southdown Park, Melvin Knapp Senior Center, and the Pearland Recreation Center and Natatorium. The Pearland Community Center is used for recreation classes, senior events, and private rentals. The recreation centers are used for open-play basketball and recreation classes, and the senior center provides recreation opportunities for persons 50 years of age and older. The new 107,000 square foot Recreation Center and Natatorium offers a 50 meter indoor pool for competitive swim team practices and meets plus the development of a 25 yard indoor zero depth pool for recreation programming and lap swimming. The Recreation Center will provide a wide variety of recreational opportunities for the entire community including, basketball, racquetball, weight training, fitness classes and dance.

This master plan update includes an advanced focus on the private and semi-public program offerings available to Pearland residents, both in the City and within a distance of one mile around the City. There are an array of cultural offerings available including dance, fine and creative arts, and performing arts, as well as a wide variety of special community events and activities. In addition to the dance programming offered by the City at the Community Center, Westside Event Center, and the Knapp Center, there are 14 other dance programs offering instruction and events for ages ranging from pre-school to youth, teens, adults, and seniors. In addition to the photography classes offered by the City at the Community Center, there are 10 other programs for fine and creative arts offering courses in drawing, painting, pottery, sewing, quilting, and scrapbooking. While the City does not offer any performing arts lessons there are many commercial establishments offering a wide variety of performing arts skills to youths, teens, and adults.

**Natural Resources**

<sup>5</sup> Pearland Comprehensive Plan



The new Pearland Recreation Center and Natatorium is a state-of-the-art multi-purpose facility that will greatly benefit the residents of Pearland.



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Spoonbills at the San Bernard NWR.

Source: U.S. Fish and Wildlife Service

With 613 documented bird species, Texas exceeds all other states in opportunities to see a variety of birds. Over 75 percent of these species can be viewed along the Great Texas Coastal Birding Trail.

The Great Texas Coastal Birding Trail was jointly sponsored by the Texas Parks and Wildlife Department (TPWD) and the Texas Department of Transportation (TXDOT), and completed in April 2000. The trail winds through 43 Texas counties, encompassing the entire Texas coastal region. The Trail is divided into the Upper, Central, and Lower coast portions. Brazoria County is included in the Upper coast portion. In total, 308 distinct wildlife-viewing sites are located along the trail<sup>6</sup>. Viewing sites are located in nearby Friendswood and League City. Pearland is in the midst of trying to get 117 acres of Shadow Creek development’s wetland mitigation area to be recognized as a viewing site. This recognition would make Pearland a destination for birders exploring the Upper portion of the trail, ultimately providing positive spin-off including environmental preservation and economic development opportunities for the community.

Brazoria County is also home to three National Wildlife Refuges (NWR) including the Brazoria NWR, San Bernard NWR, and Big Boggy NWR. More than 300 birds stay on these refuges during the winter season, with an additional 50 migrant bird varieties beginning in March and ending in mid-May. The NWRs serve as an end point of the Central Flyway for waterfowl in winter, and an entry point for neo-tropical migratory songbirds that make a 600-mile Gulf crossing from Mexico’s Yucatan Peninsula<sup>7</sup>.

**Pearland Parks and Recreation Department**

The City’s parks and recreation system is managed by the Parks and Recreation Department. The Department is responsible for a wealth of recreational programs, learning activities, and community events, as outlined in *Chapter 2, Recreational Assets*. The Department is comprised of six divisions including those described below.

- The **Parks Maintenance Division** is responsible for maintaining the City’s parks, recreation, sports facilities, and municipal buildings, and 930 miles of right-of-way (ROW), as well as the landscape maintenance of the John Hargrove Environmental Complex (JHEC).
- The **Recreation Division** provides a variety of classes and events for citizens of all ages, abilities, and interests that are educational, fun, and

<sup>6</sup> Sources: Texas Big Thicket Directory (<http://www.bigthicketdirectory.com/birdwatching.html>) and Texas Parks and Wildlife Department ([http://www.tpwd.state.tx.us/birdingtrails/coastal\\_trail/](http://www.tpwd.state.tx.us/birdingtrails/coastal_trail/))

<sup>7</sup> U.S. Fish and Wildlife Service (<http://www.fws.gov/southwest/refuges/texas/texasmidcoast/index.htm>)

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life enriching. The staff is dedicated to improving quality of life by offering programs that create memories, teach new skills, encourage socialization, offer a sense of accomplishment, and improve health. The division runs programs out of two school-based Recreation Centers as well as the Community Center.

- The **Athletics/Aquatics Division** offers a variety of lessons, leagues, camps, and events for both youth and adults. The staff is dedicated to improving quality of life by offering activities that create friendships, encourage teamwork, improve health, and teach new skills. The division primarily runs programs out of Independence Park, Centennial Park, as well as some indoor and outdoor spaces rented from the school district. They will soon take possession of the new Recreation Center and Natatorium, which will offer state-of-the-art facilities for instruction, events, and a broad assortment of recreational activities.
- The **Special Events Division** offers a variety of weekly, monthly, and annual events for individuals and families of all ages. The staff is dedicated to improving quality of life by offering activities that reduce stress, strengthen families, create memories, and connect the community. The division primarily hosts events at Independence Park, Centennial Park, the Community Center, and City Hall. These events are listed in **Table 2.25, Special Events** in *Chapter 2, Recreational Assets*.
- The **Seniors Division** offers a variety of recreation programs and activities for seniors in the community. The staff is dedicated to improving quality of life by offering programs and activities that focus on mental, physical, and social benefits. The Seniors Division operates out of the Knapp Senior Center, a safe and friendly facility.
- The **Administration Division** is responsible for the business affairs of the Department. The Division provides support for management, and serves as the main source of public information and service for citizens.

The Parks and Recreation Department is supported by the Parks, Recreation, and Beautification Board (PRBB), which is comprised of local citizens who have been appointed by City Council to serve three-year terms. The Board’s fundamental responsibilities are to study the recreation, park facilities and beautification programs of the City and recommend use of the City’s parks. The Board also recommends rules for use of the parks.



## 1.9 POPULATION

### Historical Population

The historical populations of persons living in Pearland and Brazoria County are shown in **Table 1.1, Historical Population**. In the case of both the City and County there has been substantial growth, particularly in Pearland since the 2000 U.S. Census. Between 2000 and the U.S. Census Bureau’s July 1, 2008 population estimate, Pearland’s population increased by 220 percent, while the County population grew by 125 percent. Other than the pace of new development that has taken place since 2000, the City annexed Southwyck in December 2006, which added approximately 4,288 residents. Otherwise, the additional 40,975 persons is the extent of real growth in Pearland. Such rate of growth points to the need for the City to remain diligent in the acquisition and development of new parks and recreation facilities to keep pace with the demands of a growing population.

**Table 1.1, Historical Population**

Year	Pearland	Percent Change	Brazoria County	Percent Change
1970	6,444		108,312	
1980	13,248	106%	170,750	158%
1990	18,716	41%	191,707	112%
2000	37,640	101%	241,767	126%
2008	82,903	220%	301,044	125%

*Note: The Staff population estimate for Pearland in 2010 was 98,300, which is the figure used in subsequent chapters.*

*Source: U.S. Census Bureau*

### Projected Population of Pearland

There are a variety of methods that may be used to project the Year 2030 population. The methodology used to arrive upon a reasonable forecast was to assume a mid-point among multiple projection scenarios. In this way the forecast will be neither conservative nor overly optimistic. The projection techniques used include: Step Down 1.0 and 2000-2007 (based on the Texas State Data Center projections of Brazoria County), Linear Regression (including regression analysis of the growth rate), Exponential Growth, Geometric Growth, as well as projections prepared by the Texas Water Development Board and the City Planning Department. The results of these projections are displayed in **Figure 1.1, Projected Population Scenarios**. Generally, the Year 2030 population ranged from 99,342 persons to a high of 284,164 persons. The midpoint between these outliers is a population of 193,498 persons. This is very near the estimate of 186,050 persons prepared by the Pearland Planning Department.<sup>8</sup>

<sup>8</sup> The City’s projection is based on the current land use plan, annexation proposals, and the rate of residential growth. Their projection to the Year 2024 was extrapolated to the Year 2030 using linear regression.

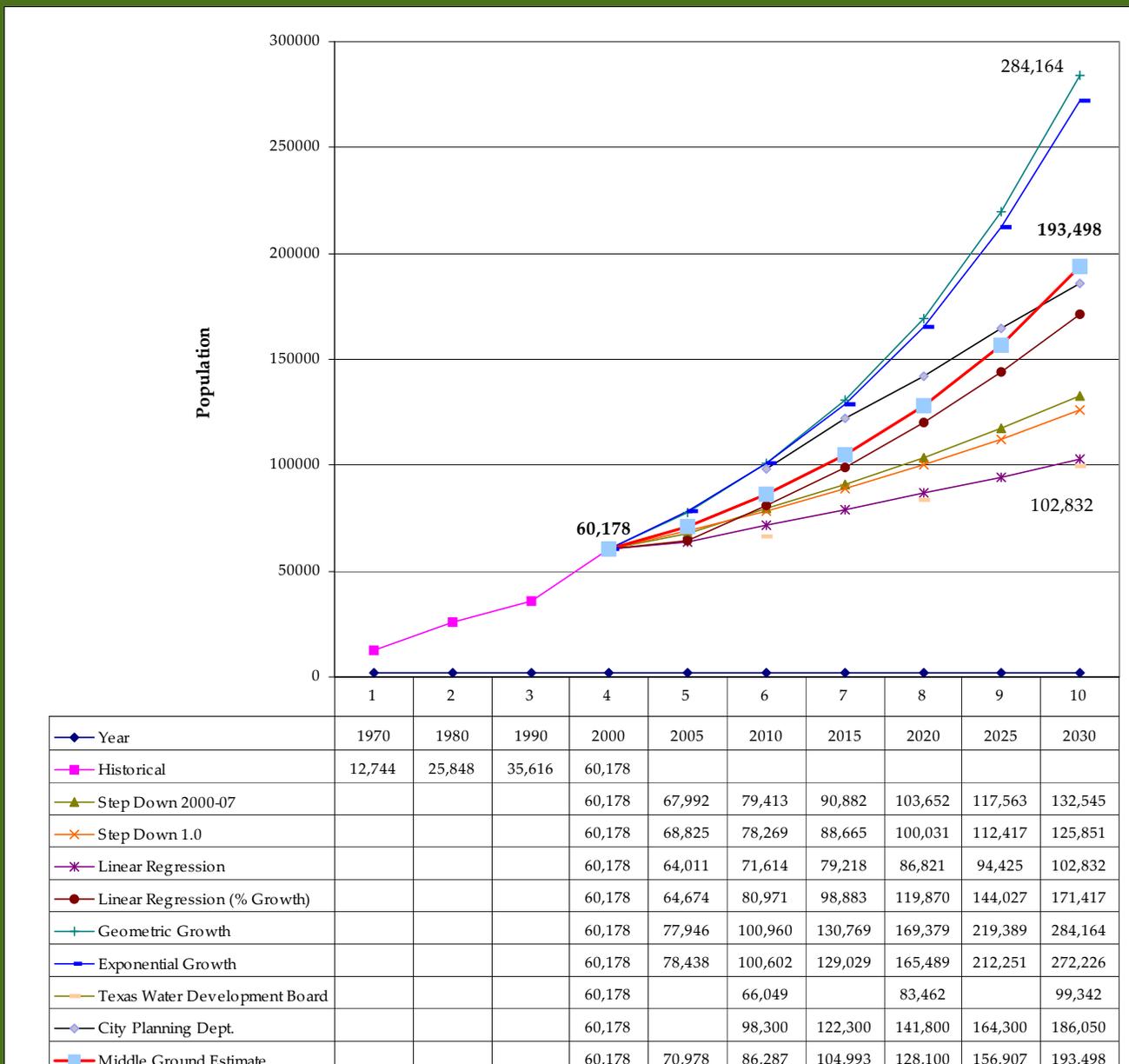


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*Explanation of Scenarios* – The use of linear regression results in the same absolute number of additional persons added for each period. This results in a declining rate of growth over time as the same amount is added to an ever-expanding base. By contrast, exponential growth assumes a constant rate of growth in establishing a forecast. The geometric technique uses a growth factor that is the average rate of growth over a historical period of time. Finally, the step-down method is used to project a City’s population as a proportionate share of the county population. Using the Texas State Data

Figure 1.1, Projected Population Scenarios



Source: Kendig Keast Collaborative



Center, the Step-Down 1.0 technique assumes that trends in the age, sex, race/ethnicity, and net migration rates of the 1990s will characterize those occurring in the future. By contrast, the Step-Down 2000 – 2007 scenario uses migration patterns from the time period 2000 to 2007, again, assuming the trends during this period will characterize the future. The Texas Water Development Board uses a cohort-component procedure, which uses the separate cohorts (age/sex/race/ethnic groups) and components of cohort change (fertility rates, survival rates, and migration rates) to calculate future populations. Projections of each cohort are then summed to the total population.

An added consideration to the projected future population is the planned annexation of property that is currently within the extraterritorial jurisdiction (ETJ). The schedule of annexations identifies eight Municipal Utility Districts (MUDs) to be annexed during the horizon of this plan. These annexations are presented in **Table 1.2, Planned Annexations**. Based on the number of estimated housing units the corresponding population is estimated to be 30,377 persons.

**Table 1.2, Planned Annexations**

MUD	Name	Annexation Date	Estimated Homes	Estimated Population
2	Silverlake	December 31, 2008 (proposed date)	928	6,262
3	Silverlake	December 31, 2009 (proposed date)	827	5,526
6	Silverlake	No sooner than August 27, 2011	504	3,853
4	Country Place	December 31, 2012	1,150	4,064
16	Lakeside/ Avalon	No sooner than October 27, 2013	400	1,280
21	Savannah	Likely 2020 or after	1,468	4,698
22	Savannah	Likely 2020 or after	1,467	4,694
<b>TOTALS</b>			<b>6,744</b>	<b>30,377</b>

Source: City of Pearland

## 1.10 DEMOGRAPHIC PROFILE



### Relevancy of Demographic Characteristics

There are several demographic characteristics that are highly relevant in planning and programming parks and recreation facilities and activities. Among them is the age and origins of the population, together with the median income of households, each of which are relevant considerations in determining the types of facilities and programs that will best suit the users. It is particularly important to understand the potential uses of neighborhood and pocket parks as those who use these facilities are typically within a



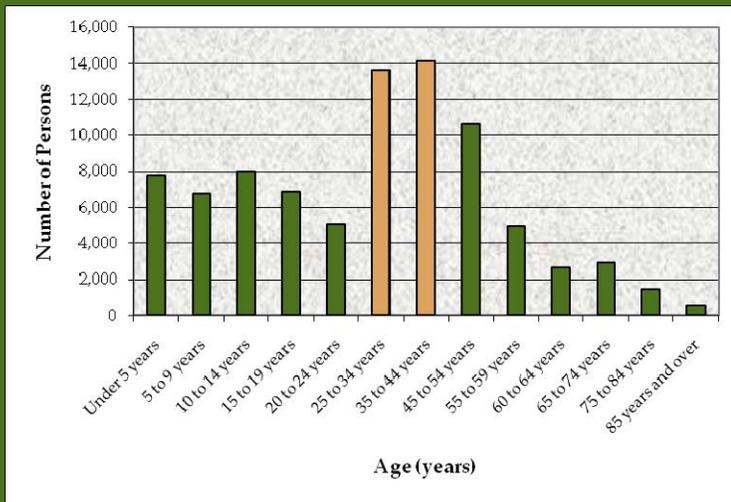
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quarter mile proximity. Depending on the demographics of the respective area there may be different user preferences that should influence the design of facilities and the choice of program offerings. While aggregate information at the City or County level may be useful in programming the overall community needs, the best scale for determining the design and program elements of individual parks is at the Census block group level. Analysis of individual determinants follows.

Age and Gender

According to the 2008 U.S. Census estimates, the median age in Pearland is 30.8 years – a decrease from 34.3 years in 2000. Both men and women between the ages of 35 and 44 years represent the largest segment of the population (16.5 percent), followed by those between the ages of 25 and 34 years (16.0 percent), as displayed in **Figure 1.2, Age Distribution**. While it is clear that the population’s highest proportion of persons is middle-aged, as a whole, the population is relatively young, with 31.4 percent – an increase from 28.8 percent in 2000 - of the population under the age of 18 years. Following the 35 to 44 age cohort, there is a downward trend in the number of persons aged 45 years and older. In fact, only 5.8 percent of the population is 65 years and older compared to 8.4 percent in 2000. This is quite low compared to the state and national averages of 10.1 percent and 12.8 percent, respectively.

Figure 1.2, Age Distribution



Source: U.S. Census Bureau, 2008 American Community Survey

percent in 2000. This is quite low compared to the state and national averages of 10.1 percent and 12.8 percent, respectively.

The age of persons is significant in the City’s parks and recreation program planning. The young population means there is an inherent demand for active recreation facilities, such as courts, pools, and playing fields for youth athletics, as well as playgrounds and youth-oriented classes and other programs. With the largest age cohorts being of middle-age, however, there must also be a focus on the provision of facilities and programs for those aged 35 to 54 years. These age cohorts are often neglected in the planning and programming of Parks Departments. Pearland does comparatively well for these cohorts through an assortment of adult athletic leagues, adult aquatic and gymnastic programs, a variety of additional recreation facilities (such as golf courses and driving ranges, horseback riding, and shooting sports), a number of dance and creative and performance arts classes, health and fitness courses, special activities for mature adults, and a broad range of community events scheduled throughout the year. Even though the City and other semi-



public and private establishments offer many choices there is more that the Department can do to attract adult attendance. (see *Chapter 2, Recreational Assets* for more information).

The Census provides several categories to examine age distributions across the block groups in the City limits and ETJ. Median age is a measure that divides the age distribution of people in each block group in half, with 50 percent of the people above and below the median age. The median age distribution is illustrated by **Map 1.2, Median Age**. Generally, a lower median age represents more youth and young adults while a higher median age indicates a higher concentration of older mature adults. Taking a closer look at the age makeup of the community, **Map 1.3, Children Under 5**; **Map 1.4, Children Between 5-17 Years**; and **Map 1.5, Over Age 65**, display the resident populations of particular age cohorts. These maps help to illustrate the importance of designing parks and organizing recreation programs in a manner that best suit the likely users within particular areas of the community.

The gender split between men and women in Pearland is fairly even with 48.3 percent and 51.7 percent, respectively. Recreational trends in recent years indicate that Americans participate in recreational activity at a rate of 65 percent. Interestingly, the participation rates of females is slightly lower than males as 61 percent of females participate at least once per year in a recreational activity whereas the participation rate of men is 69 percent. Also, industry research indicates that the types of recreational activities also differ between women and men, as follows:

Women

- Walking
- Aerobics
- General exercise
- Biking
- Jogging
- Basketball
- Weight lifting
- Golf
- Swimming
- Tennis

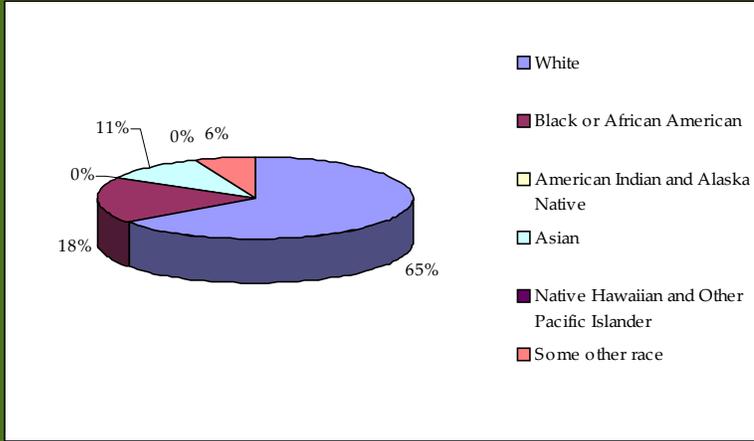
Men

- Golf
- Basketball
- Walking
- Jogging
- Biking
- Weight lifting
- Football
- Hiking
- Fishing
- Hunting

Among the top 10 activities, women and men share six of them. It is interesting to note that most of the above activities are individual rather than team sports, which has changed over the last couple decades. Therefore, it is important for the Department to be aware of user trends in the design of new parks and programming of events and activities.

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Figure 1.3, Racial Composition



Source: U.S. Census Bureau, 2008 American Community Survey

Racial Composition and Ethnic Origin

Pearland is a multi-racial community as depicted in **Figure 1.3, Racial Composition**. A majority of the population is White (65 percent), followed by Black or African American (15 percent), Asian (11 percent), and “Some Other Race” (6 percent). The American Indian and Alaska Native and Native Hawaiian and Other Pacific Islanders are not represented in Pearland.

The 2008 U.S. Census defined persons who identified with the terms “Hispanic” or “Latino” as those who classify themselves in one of the specific Hispanic or Latino categories listed on the Census 2008 or

American Community Survey questionnaire - “Mexican,” “Puerto Rican,” or “Cuban” - as well as those who indicate that they are “Other Spanish, Hispanic, or Latino.” Since people who identify their origin as Spanish, Hispanic, or Latino may be of any race, the U.S. Census Bureau further classifies those of Hispanic or Latino Origin, U.S. Census 2008 data reveals that 17.3 percent of Pearland’s population is Hispanic or Latino (of any race), and 82.7 percent of the population is not Hispanic or Latino.

The origin of the population aides in defining the cultural groups present in the community. Different ethnic groups have different preferences and needs for parks and recreation facilities and programs. Of particular relevance in Pearland is the presence of Hispanic and Latino Americans, who have strong cultural and community traditions with emphasis on family events and gatherings. These persons often gather in large recreational groups warranting sizeable pavilions and other facilities. As displayed in **Map 1.6, Hispanic Population**, there are several block groups with greater than 45 percent of the population who are of Hispanic origin. These are the areas for which different design principles must be established.

An ethnicity study performed by American Sports Data, Inc. analyzed the participation trends of different populations and for different recreational and sport activities. Their findings as to the activities with the highest participation rates were as follows:



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<u>Activity</u>	<u>White</u>	<u>Hispanic</u>
Recreational swimming	38.9%	33.2%
Walking	37.0%	31.2%
Bicycling	20.6%	19.7%
Bowling	20.4%	18.5%
Treadmill Exercise	19.1%	18.0%

The White population also had high participation rates in freshwater fishing, hiking, and tent camping, which demonstrate values on outdoor activities. The Hispanic population is more likely to participate in boxing, soccer, and paintball.

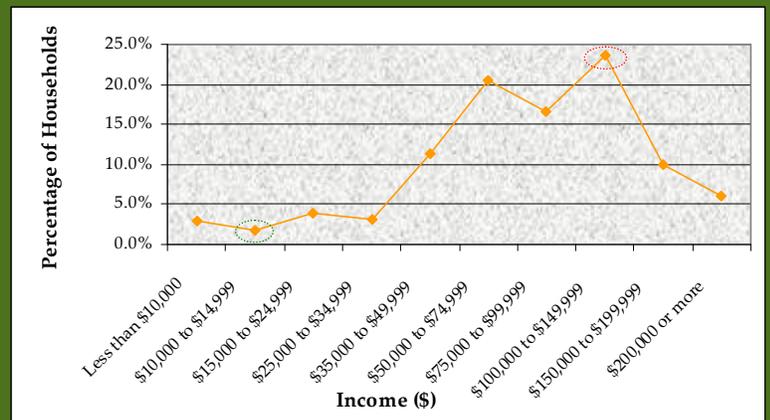
**Income**

As illustrated in **Table 1.3, Median Household Income**, the median household income is \$81,842 in Pearland, which is \$17,766 higher than Brazoria County and \$31,799 higher than Texas. Displayed in **Figure 1.4, Income**, is the income distribution among Pearland households in 2008, the latest for which this data is available. The graph illustrates that 23.7 percent of the population has a household income between \$100,000 and \$149,999. Conversely, a household income of \$10,000 to \$14,999 represents the lowest percentage of households (1.8 percent) in the community. In 2008, 5.4 percent of the community's population earned an income below the poverty level. This is 3.6 percent and 9.0 percent less than the percentage of persons in poverty in Brazoria County and Texas.

**Table 1.3, Median Household Income**

<u>Location</u>	<u>Median Household Income (\$)</u>
Pearland	81,842
Brazoria County	64,076
Texas	50,043

**Figure 1.4, Income**



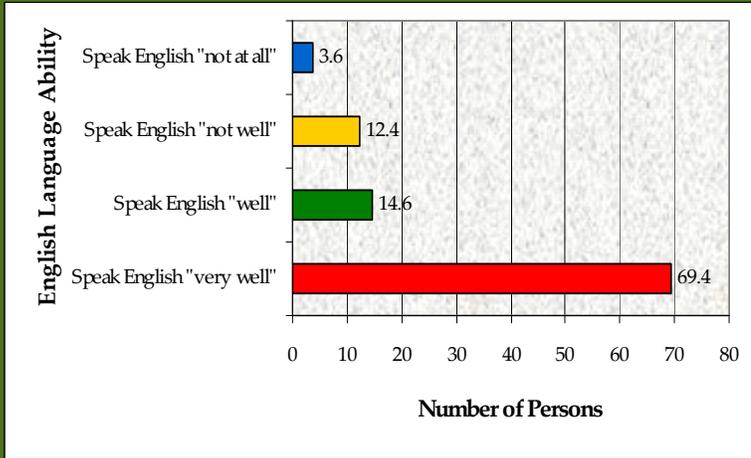
Source: U.S. Census Bureau, 2008 American Community Survey

Income is yet another indicator of the level and frequency of park use. This is so as lower income persons tend to use parks and recreational programs as a source of entertainment and recreation. While the median income in Pearland is relatively high, there remains a segment of the population for whom the parks are an affordable outlet for exercise and outdoor activity, including people who are trying to save money. There are relatively few areas that have a median household income below \$35,000, as shown in **Map 1.7, Median Income**, but a large portion of the community has an income under \$45,000. These areas have a higher propensity for the use of parks and recreational programs.



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Figure 1.5, English Proficiency



Source: U.S. Census Bureau, 2000

### Household Language

According to the latest available date, 83.9 percent of Pearland citizens five years of age and older speak English at home. Conversely, English is not a household language for 16.1 percent of the population. Analysis reveals that 72.33 percent of persons for whom English is not a household language speak Spanish at home. This number is lower than the County (21.3 percent) and State (31.2 percent) for those who speak a language other than English at home.

As illustrated in **Figure 1.5, English Proficiency**, nearly 70 percent of Pearland residents who speak Spanish at home also

speak English “very well”, compared to a combined total of 16 percent who “speak English “not well” or “not at all”. This is important in the work of the Department in the way its programs are communicated to the community and also in the way parks are signed.

### 1.11 PLAN DEVELOPMENT

Citizens were an essential part in developing the existing master plan and this update. Those involved in the plan development process included the City Parks and Recreation staff, who worked closely with the Parks, Recreation, and Beautification Board (PRBB) and City Council, as well as a number of local organizations and interest groups, and members of the general public. This involvement underscores its importance both in developing and implementing this plan. The process was designed to open lines of communication and serve as a basis for improved coordination and collaboration in serving the residents and visitors of Pearland.

The following describes the public participation process of the existing master plan development process, together with this plan update.

#### City Council

During the existing master plan process, the City Council was engaged from the outset whereby they met jointly with PRBB to discuss the progress and state of the plan. They also held a public hearing during the course of the process to accept public input, which was recorded and used in framing the standards and implementation priorities. Another joint workshop with the PRBB was held to identify area and facility needs and establish



implementation strategies and project priorities. The City Council facilitated a public hearing at the conclusion of the process to accept public comments, before passing a resolution of adoption for submittal to the Texas Parks and Wildlife Department (TPWD).

Similar to the existing plan, the City Council authorized the necessary funding to update this master plan. Again, they were involved in review of the master plan, acceptance of public comment, and adoption of a resolution for submission to the Texas Parks and Wildlife Department. The resolution is an essential prerequisite for submitting grant applications to the state for priority projects.

#### **Parks, Recreation and Beautification Board (PRBB)**

During the course of the project, the PRBB met four times to review and offer input to the individual plan drafts, provide direction for recalibrating the facility standards, and offer help to guide the selection of project priorities. Lastly, the PRBB provided comment on the final draft plan and recommended it for consideration by the City Council.

The PRBB meetings held during the course of this master plan update were as follows:

1. *Meeting No. 1* (held May 27, 2010) to review *Chapter 1, Community Perspective* and *Chapter 2, Recreational Assets*; discuss the necessary adjustments to the facility standards; and offer guidance regarding a preliminary assessment of parks and recreational programming needs.
2. *Meeting No. 2* (held July 22, 2010) at which time they reviewed and offered comment and directions on *Chapter 3, Facility Standards* and *Chapter 4, Needs Assessment*.
3. *Meeting No. 3* (held on September 16, 2010) to review and offer comment on *Chapter 5, Implementation*, a comprehensive assessment of facility and program needs, and to aid in determining the priorities for indoor and outdoor facilities and new, expanded, or repurposed recreational programs.
4. *Meeting No. 4* (held on October 21, 2010) to review and offer comments, changes, and modifications to the draft plan. This was followed by a recommendation of approval to the City Council (held on November 8, 2010).

#### **General Public**

In keeping with a plan principle stating that the public will be involved in all stages of the planning process, there were a variety of opportunities for the community to be involved in both the existing master plan as well as this plan update. The public input opportunities include the following:



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- Two neighborhood input meetings held in April 2005, which were to identify citizen perceptions of parks and recreation deficiencies and needs. Those who attended were asked to offer improvement ideas and preferences, together with their own and collective priorities for the City's parks and recreation program. The input was useful in development the plan's goals and objectives, as well as relating the criteria used to prioritize the improvement projects.
- Stakeholder consultations were facilitated with a large number of parks and recreation users and interest groups in the community. The meetings were held on April and May, 2005. The groups who were represented in these discussion sessions included the following:

Little League	Seniors Center
Girls Softball	Community Band
Soccer	Master Naturalist
Football	Arts League
Boy Scouts and Girl Scouts	Exchange Group
Tennis	Rotary Club
Swimming	Lions Club
Harris County	Historical Society
Brazoria County	Old Town Site Group
Fort Bend County	City of Pearland Departments
Drainage District No. 4	Economic Development Corporation
Pearland ISD	Raceway
Alvin ISD	Fitness Solutions
Fort Bend ISD	Pearland Cycle Club
Alvin Community College	Equestrian
University of Houston at Clear Lake	YMCA
Keep Pearland Beautiful	Optimist Club
Garden Club	Youth Baseball
Chamber of Commerce	Newspaper – Literacy Reading

As a follow-up to the meetings were a series of facilitated discussions held during the course of the master plan update (in March 2010), which included representatives of the following groups, clubs, and organizations:

- Chamber of Commerce-Destination Marketing Division
- Pearland Economic Development Corporation
- Pearland Soccer Club
- Pearland Youth Lacrosse
- Pearland Aquatics
- Pearland Area Runners Club



- Forgotten Angels
  - Keep Pearland Beautiful
  - Pearland Lions Club
  - Pearland Historical Society
  - Coppinger Family YMCA
  - Kids Backporch Productions
  - Pearland Arts League
  - A local start-up track program
- Community surveys were used during both the existing master plan and again, as part of the plan update process. During the existing plan process, the questionnaire was advertised in local newspapers; through public service announcements, online accounts of Public Affairs, and the "Pearland in Motion" newsletter (distributed to 36,029 households); and announced by way of reader boards, at City concerts, and by the local cable channel. The citizens' questionnaire was designed to assess usage patterns and local perceptions of the existing parks and recreation system, and to identify community needs and desires related to the future of the parks and recreation system. The results of the citizens' questionnaire were detailed in the existing master plan in *Chapter 2, Inventory of Areas and Facilities* and **Appendix A, Survey Results**.

The community survey conducted concurrent with this master plan update was made available by Staff online through SurveyMonkey for approximately eight weeks. Staff sent groupbuilder emails with the link to the online survey and also posted it on the website and Facebook posts. Additionally, paper copies were distributed at the summer concerts.



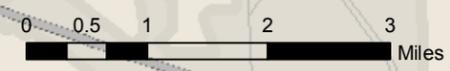
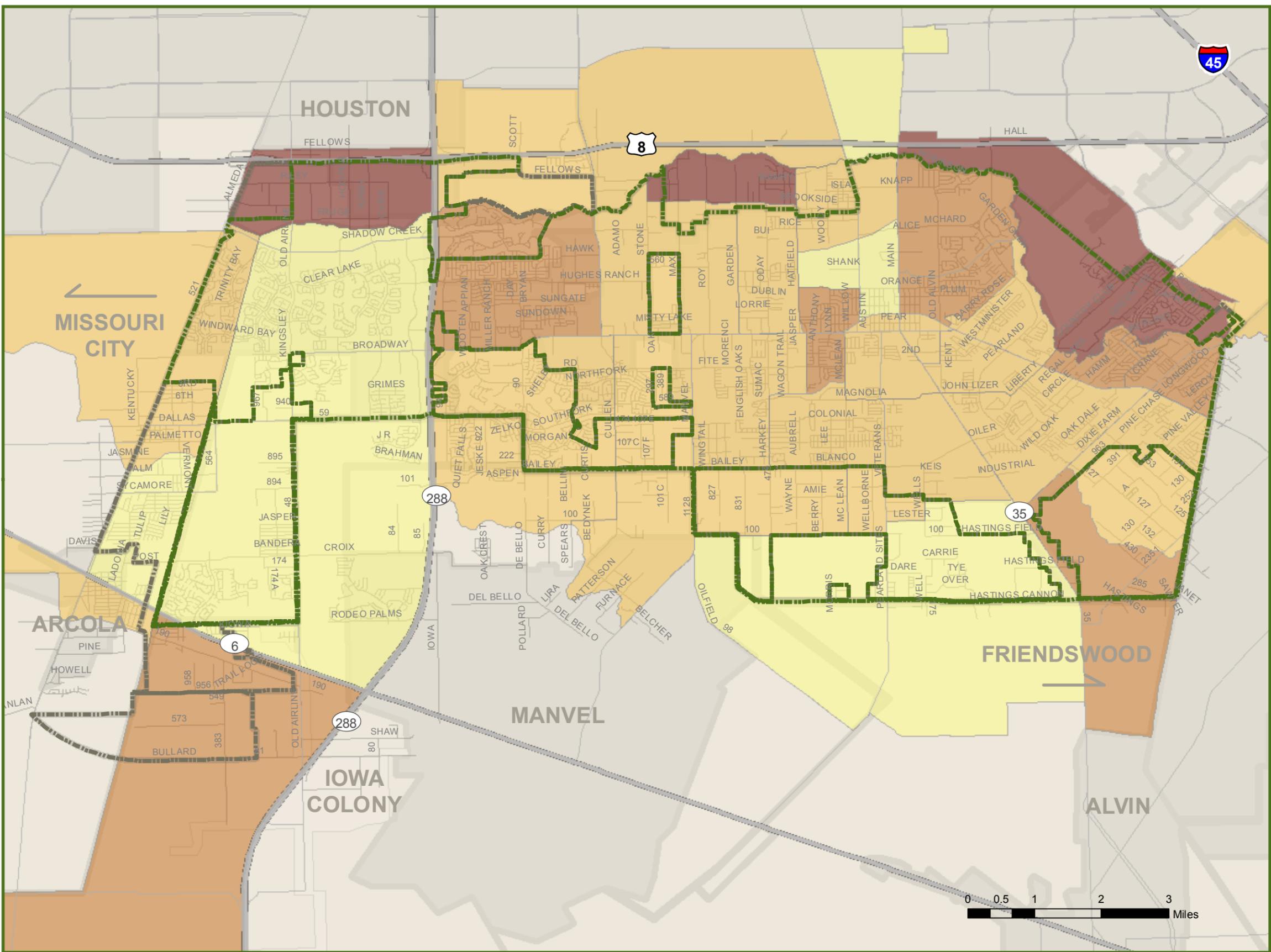
# PEARLAND Parks & Recreation

## Map 1.2

### Median Age

### Legend

-  City Limits
-  ETJ
-  Other Municipalities
-  < 30 Years
-  31 to 35 Years
-  36 and 40 Years
-  < 40 Years



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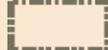


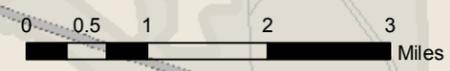
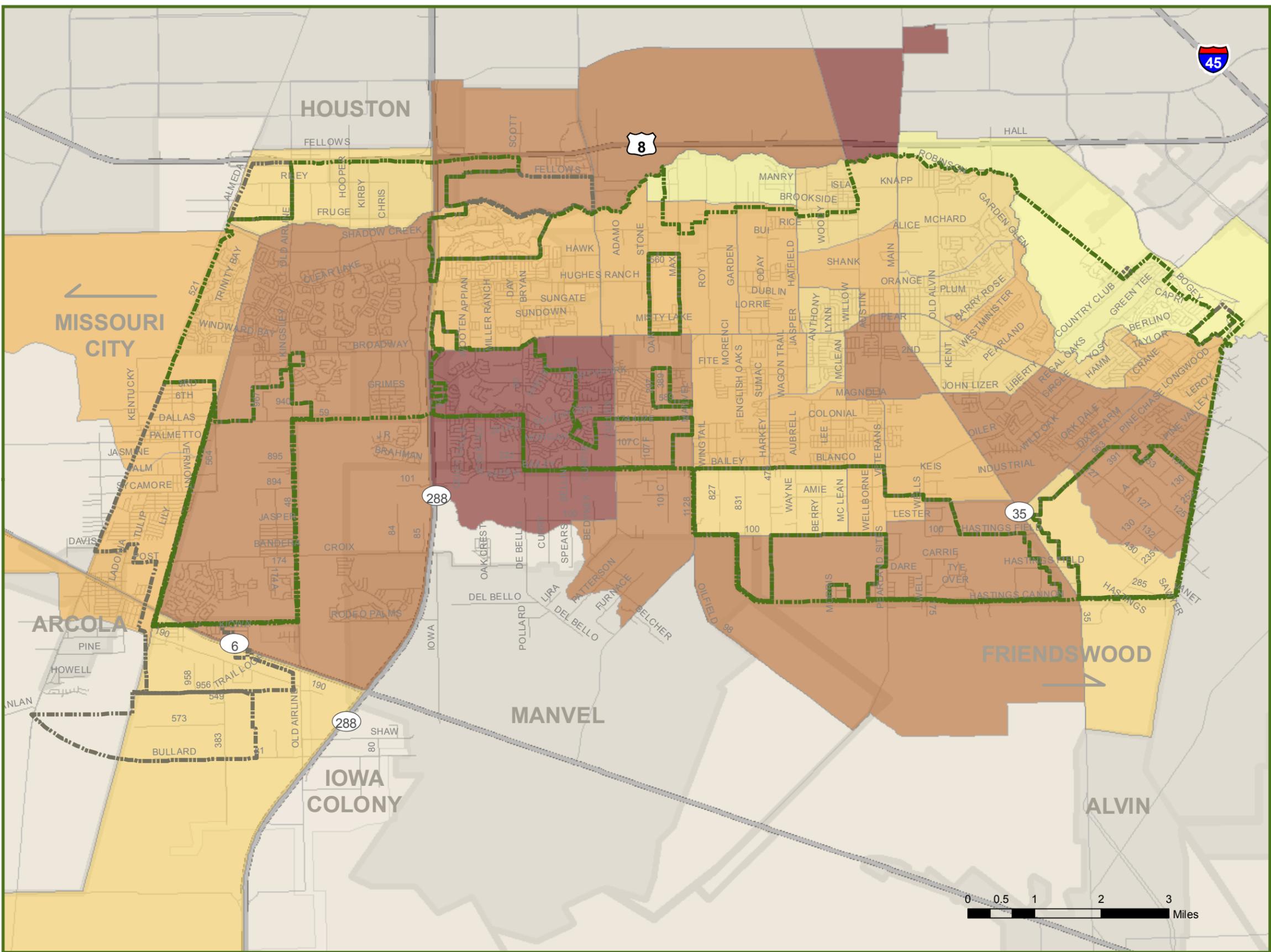
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## Map 1.3

### Children Under 5

#### Legend

-  City Limits
-  ETJ
-  Other Municipalities
-  Under 5%
-  Between 5% and 7%
-  Between 7% and 9%
-  Between 9% and 11%
-  Over 11%



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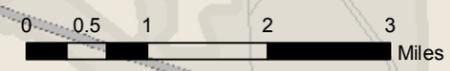
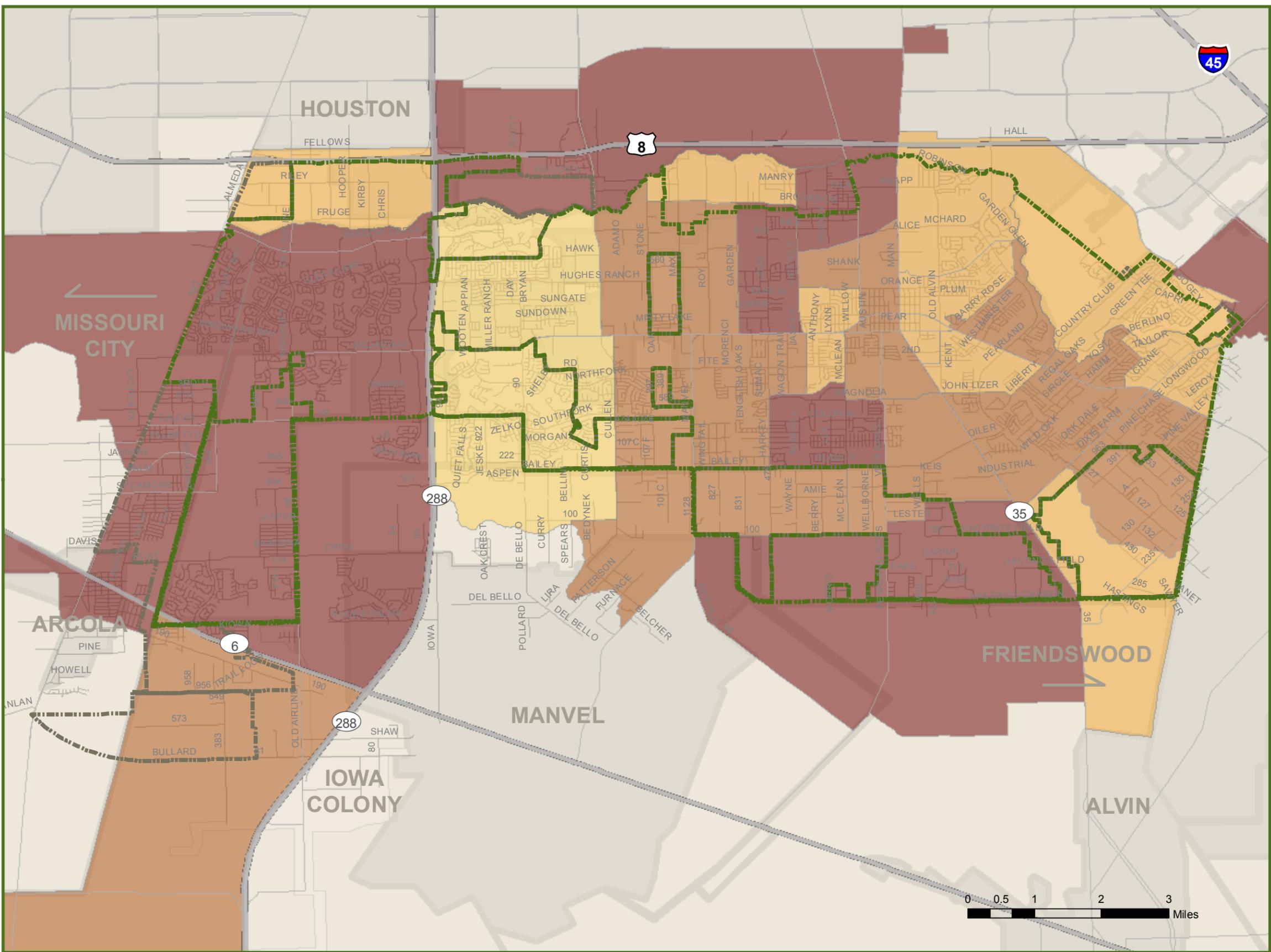
# PEARLAND Parks & Recreation

## Map 1.4

### Children Between 5-17 Years

#### Legend

-  City Limits
-  ETJ
-  Other Municipalities
-  Under 15%
-  Between 15% and 17%
-  Between 17% and 20%
-  Between 20% and 23%
-  Between 23% and 26%



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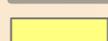


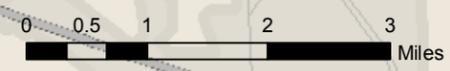
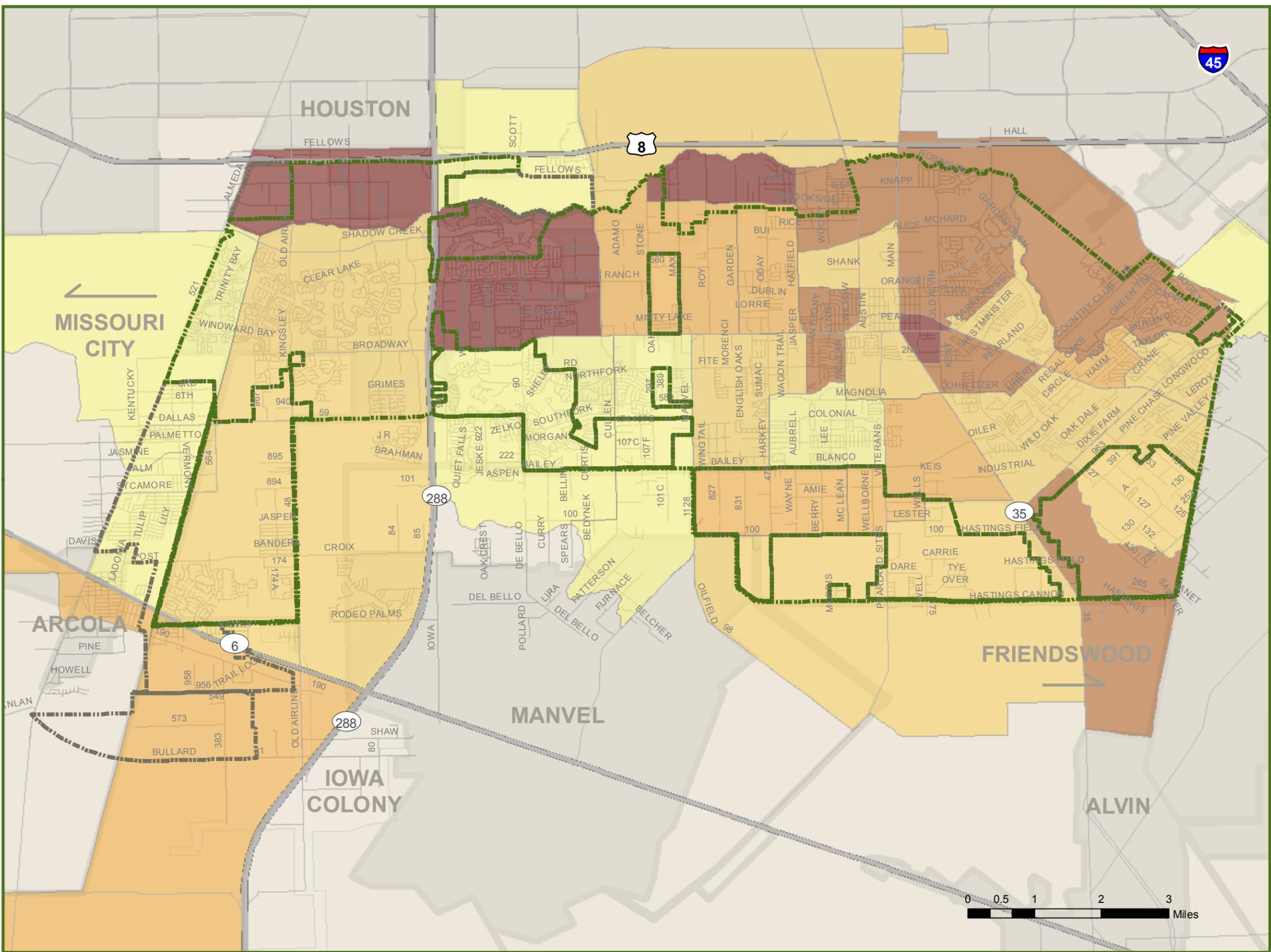
# PEARLAND Parks & Recreation

## Map 1.5

### Over Age 65

### Legend

-  City Limits
-  ETJ
-  Other Municipalities
-  Under 5%
-  Between 5% and 8%
-  Between 8% and 11%
-  Between 11% and 14%
-  Over 14%



DRAFT 10.14.10



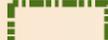


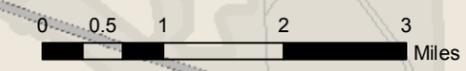
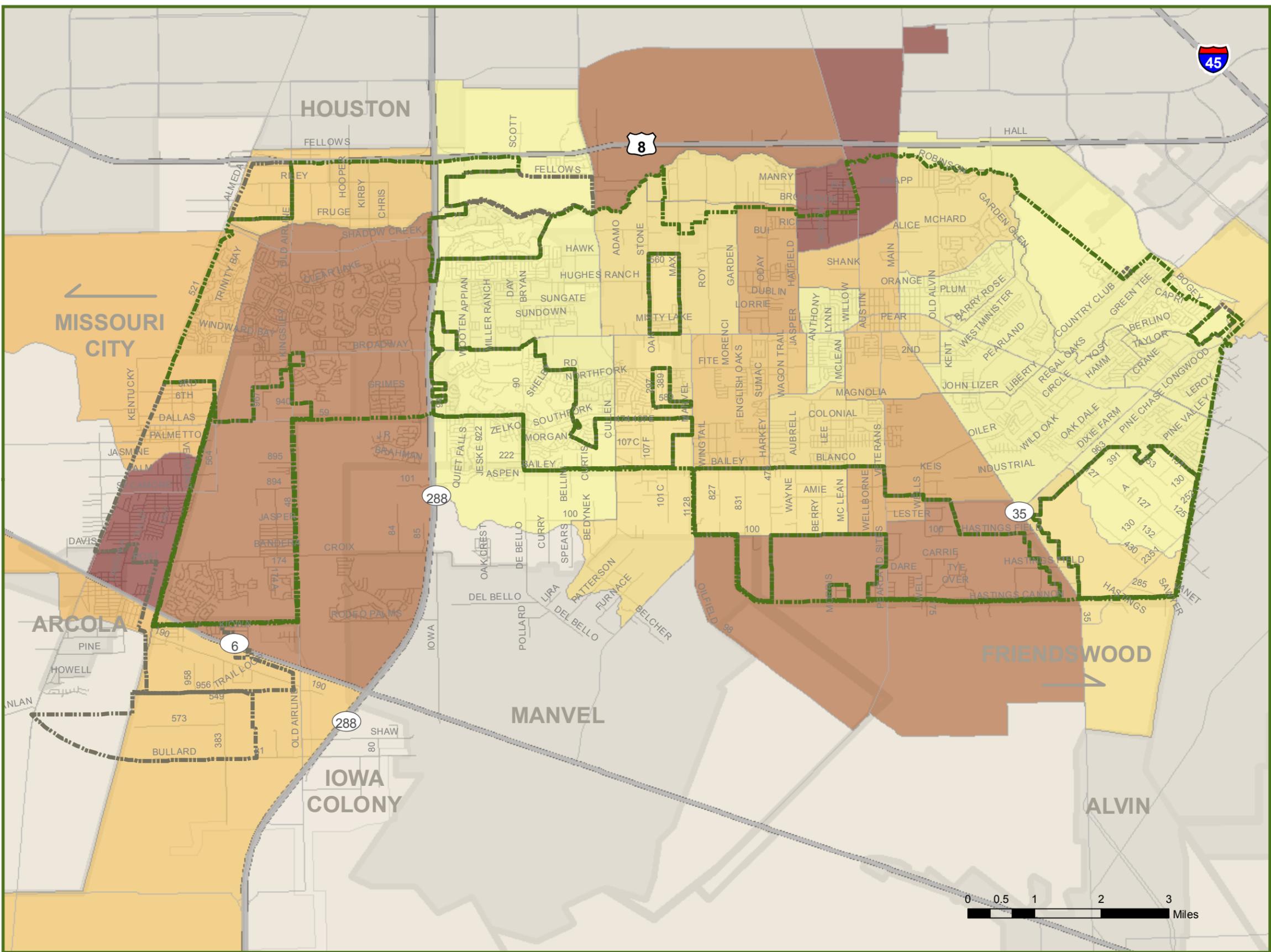
# PEARLAND Parks & Recreation

## Map 1.6

### Hispanic Population

#### Legend

-  City Limits
-  ETJ
-  Other Municipalities
-  Under 15%
-  Between 15% and 25%
-  Between 25% and 35%
-  Between 35% and 45%
-  Between 45% and 55%
-  Over 55%



DRAFT 10.14.10



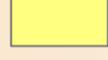


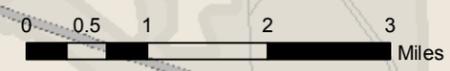
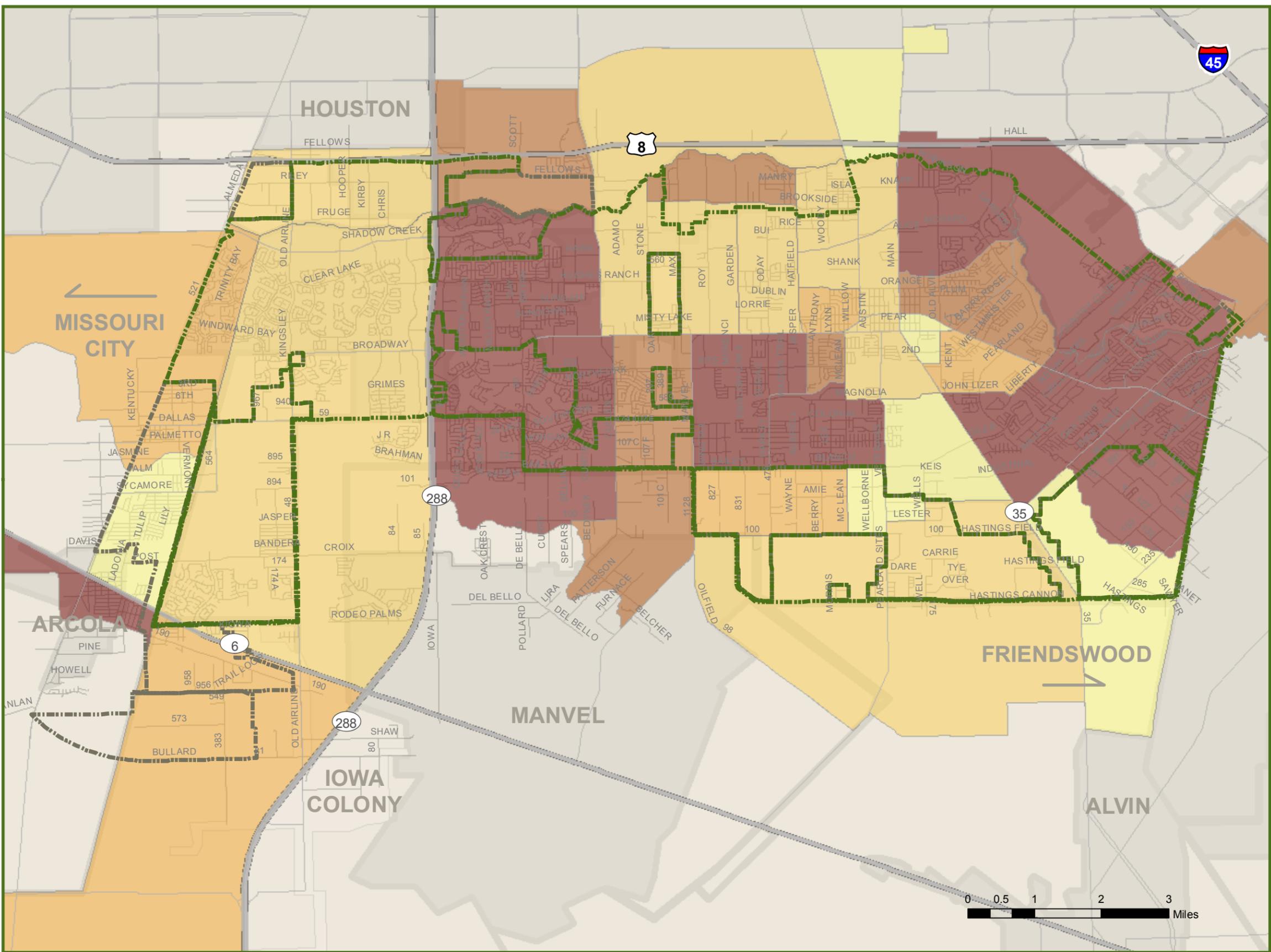
# PEARLAND Parks & Recreation

## Map 1.7

### Median Income

### Legend

-  City Limits
-  ETJ
-  Other Municipalities
-  Under \$35,000
-  Between \$35,000 and \$44,999
-  Between \$45,000 and \$54,999
-  Between \$55,000 and \$64,999
-  Over \$65,000



DRAFT 10.14.10





# Recreational Assets

## 2.1 INTRODUCTION ■ ■ ■

The City has been active in improving its parks and recreation system since the original master plan was adopted in December 2005. Since that time the City has accomplished or made the following changes:

- Made improvements to Cypress Village Park (previously listed as an undeveloped site);
- Acquired land and improved Woody Street Park;
- Redefined Rotary Park as a functional unit of Independence Park (consolidating their acreage and improvements in this inventory);
- Passed bond election that is projected to add athletic fields, Nature Center, trails, etc;
- De-commissioned Twin Creek Park (0.54 acre), which were generally unsuitable and unused;
- Renamed Orange Street Park to Hunter Park;
- Completed Recreation Center & Natatorium (partnered with Pearland Independent School District (PISD) and the Economic Development Corporation (EDC);
- Moved from a two school based to a single campus; and
- Expanded Centennial Park.

Since 2005, PISD has added eight new school campuses as described later in this chapter (see *Section 2.5, School Campuses*). The grounds and facilities associated with these campuses contribute to the community's recreational assets, particularly for after-school events and activities.

## 2.2 PARKS AND RECREATION ASSETS ■ ■ ■

The City offers a broad range of parks and recreational areas and facilities that allow for both active and passive recreation. As identified in **Table 2.1, Improved Public Parks**, the total acreage of improved public parkland is 170.38 acres.<sup>1</sup> This includes three community parks, six neighborhood parks, four pocket parks and a linear park park. The community parks are larger in size and designed for community-wide activities, including athletic courts

<sup>1</sup>. The City of Pearland has a variety of other City-owned property; however, this property is not designated for parkland. The formerly designated Twin Creek Park, which has been deactivated as a City park, is an example of City-owned property.



## CHAPTER TWO

### Learn. Play. Grow.

and fields, family or community gatherings, and other special activities such as swimming, fishing, and picnicking. Neighborhood parks are those that are integrated within or sited in near proximity to the community's most densely developed residential areas. These parks are smaller in scale yet include facilities for neighborhood activity, including playscapes, picnic facilities, and walking trails. Pocket parks are intended for use in public places and to serve high-density development. In addition to these outdoor recreational areas are a number of indoor facilities including the Pearland Community Center, Westside Event Center in Southdown Park, Melvin Knapp Senior Center, and the Pearland Recreation Center and Natatorium. These facilities complement the City's parks and outdoor recreation while providing opportunity for programs and indoor activities.

The City also has a number of park properties that are not yet improved, as displayed in **Table 2.2, Undeveloped Public Park Sites**. These 9 properties (including one improved park with 15 acres of undeveloped land) provide an additional 171.77 acres to the inventory of parks and recreational areas. These properties include four community parks and five neighborhood parks. Together with the improved parks, the City has a total of 342.15 acres in its parks and recreation inventory. The City's improved and unimproved park properties are displayed in **Map 2.1, Improved Public Parks**.

**Table 2.1, Improved Public Parks**

Park Name (Class)	Size (acres)
Aaron Pasternak (p)	0.75
Centennial (c)	51.00
Corrigan (n)	1.22
Creekside (p)	1.64
Cypress Village (n)	4.00
Hyde (n)	1.30
Independence (c)	55.00
Shadow Creek Ranch Nature Center (l)	29.50
Pine Hollow (n)	1.50
Sonny Tobias (p)	0.31
Southdown (c)	11.91
Woodcreek (p)	6.00
Woody Street (n)	5.00
Zychlinski (n)	1.25
<b>Subtotal</b>	<b>170.38</b>

**Table 2.2, Undeveloped Public Park Sites**

Site Name (Class)	Size (acres)
Corrigan (n)	15.00
Clear Creek Park (c)	20.90
Friendswood Hasting (n)	6.00
Hastings Cannon Park (c)	15.00
Hunter Park (n)	2.50
Lakes at Highland Glen (21.5 acres open space) (c)	27.20
Oakbrook Estates (n)	2.61
Shadow Creek Ranch Sports Complex (c)	77.67
Southgate (n)	4.89
<b>Subtotal</b>	<b>171.77</b>
<b>TOTAL</b>	<b>342.15</b>

LEGEND: (p) = pocket (n) = neighborhood (c) = community (l) = linear

Source: City of Pearland



**2.3 OTHER CITY-OWNED PROPERTIES**

In addition to the above, the City owns nine properties that were part of the Federal Emergency Management Agency (FEMA) repetitive loss buyout program. In all, these areas total an additional 52.33 acres, which range in size from 0.33 to 11 acres, as displayed in **Table 2.3, FEMA Sites**. These properties are periodically prone to flooding. For this reason, they are suitable as unimproved open space, for use as athletic fields, or for leisure uses such as nature or walking/jogging trails and bird watching.

As noted in **Table 2.4, Storm Detention Facilities**, the City has 902 acres set aside as stormwater detention basins. These include 14 properties ranging in size from 24 to 170 acres. While their primary purpose is for stormwater management, these sites also have potential for recreational activities. They now serve in varying capacities or are being planned and developed as soccer fields, wetland and birding areas, public open spaces, recreational trails, and a dog park. Given their scale and potential use as community park facilities they have a one-mile service area comparable to that of other community parks.

Together with the unimproved park properties, the City has land available for parks and recreation development totaling 950.33 acres. This acreage combined with the improved parkland totals 1,292.48 acres for the benefit of Pearland residents and visitors.

**2.4 PRIVATE PARKS AND RECREATION CENTERS**

Private parks and recreation centers are identified in **Table 2.5, Private Parks and Recreation Centers** and displayed in **Map 2.2, Private Park Properties**. The total acreage of private parks in the City is 91.31 acres, which brings the

**Table 2.3, FEMA Sites**

Site Name (Class)	Size (acres)
Corrigan South (n)	10.00
Green Tee (n)	6.00
Hawk Meadow (p)	1.00
Max Road (n)	5.00
Regal Oaks	0.33
Ryan Acres (n)	5.00
Shadycrest	1.00
Sleepy Hollow Park (n)	9.00
Twin Creek (n)	11.00
<b>Subtotal</b>	<b>48.33</b>

**Table 2.4, Storm Detention Facilities**

Park Name (Class)	Size (acres)
Bailey Road Detention Pond	30.00
Beltway Wetland Mitigation	147.00
Coward Creek Diversion Pond	80.00
Cullen Parkway-Clear Creek Pond	45.00
David L. Smith Detention Pond	170.00
Dixie Farm-Clear Creek Pond*	n/a
Dixie Farm-Coward Creek Pond*	n/a
East Mary's Creek Detention Pond	72.00
Friendswood Hasting Detention Pond	24.00
Hickory Slough/Max Road	62.00
West Mary's Creek Detention Pond	83.00
John Hargrove Environmental Complex (JHEC)	108.00
Spectrum Regional Detention Pond	39.00
Veteran's Detention Pond	42.00
<b>Subtotal</b>	<b>902.00</b>
<b>TOTAL</b>	<b>950.33</b>

LEGEND: (p) = pocket (n) = neighborhood (c) = community (l) = linear

\*No further data is currently available.

Source: City of Pearland



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**Table 2.5, Private Parks and Recreation Centers**

Park Name/Reference	Acres
Autumn Lakes (n)	4.53
Avalon Terrace (n)	1.52
Cabot Cove (p)	0.41
Canterbury (n)	2.14
Centennial Village (n)	3.00
Cold River Ranch (n)	5.00
Creekstone @ Silverlake (p)	0.81
Emerald Point @ Southwyck (p)	0.36
Lakepoint (p)	0.48
Lawrence Place (n)	3.50
North Hampton Drive (n)	2.61
Oakbrook Estates (p)	0.51
Park Village Estates (p)	0.15
Parks @ Walnut Bend (p)	0.15
Riverwalk (p)	0.17
Shadow Creek Ranch Rec. Area (n)	4.04
Shadow Creek Ranch Rec. Center (n)	2.66
Silvercreek (n)	2.14
Silverlake (excludes lake) (n)	3.70
South Hampton Park (p)	0.08
Southdown Dr Park (n)	1.64
Southern Trails (parks ) (n)	3.30
Southern Trails (trails ) (n)	6.70
Southwyck Park (n)	3.07
Southwyck Section 4 (n)	3.40
Springfield (n)	4.86
Sunrise Lakes (n)	1.84
Sunset Lakes (p)	0.30
Sunset Meadows (n)	5.11
The Gardens (n)	1.25
The Lakes at Country Place Clubhouse (n)	5.55
The Lakes at Highland Glen (n)	3.90
Twin Lakes (n)	4.16
Village of Edgewater Estates (p)	0.48
Weatherford Park @ Silverlake (n)	6.85
West Oaks (p)	0.94
<b>TOTAL</b>	<b>91.31</b>

LEGEND: (p) = pocket (n) = neighborhood

Source: City of Pearland

total amount of parks and recreation acreage, including the City’s improved and unimproved parkland, to 433.46 acres. Together with the acreage of detention facilities and FEMA sites there is a total inventory of 1,383.79 acres.

The private parks and open spaces are suitable for use as pocket and neighborhood parks. Since these spaces are private, their use is restricted and intended for members of a homeowners’ association. Nonetheless, they help fulfill the community’s overall parks and recreation needs. As displayed in *Chapter 4, Needs Assessment*, the quarter mile service areas of these private parks help fill the gaps between the public parks thereby aiding in the distribution of neighborhood parks throughout the community. An inventory should be created of these facilities.

Although not included as private parkland due to their nature as special use facilities, the Southwyck, Country Place, and Golfcrest private country clubs also contribute to fulfilling the recreational demands of Pearland residents.

**2.5 SCHOOL CAMPUSES** ■ ■ ■

While the school campuses of the Pearland Independent School District (PISD) and Alvin ISD are semi-public, their athletic fields, tennis and basketball courts, and other recreational improvements offer opportunities for events and activities during and after school hours. This is particularly true for neighborhoods and residents who live in close proximity to these facilities. The school campuses within the City and its extraterritorial jurisdiction (ETJ) are displayed in **Map 2.3, School Campuses**, which include:

1. Alexander Middle School (3001 Manvel Road)
2. Barbara Cockrell Elementary (3500 McHard Road)
3. Berry Miller Jr. High School (3301 Manvel Road)
4. Carlestone Elementary School (3010 Harkey Road)
5. Challenger Elementary School (9434 Hughes Ranch Road)
6. C.J. Harris Elementary School (2314 Schleider Drive)
7. Don Jeter Elementary (2455 County Road 58)
8. E.A. Lawhon Elementary School (5810 Brookside Road)
9. Glenda Dawson High School (2050 Cullen Boulevard)
10. Harris Elementary School (2314 Schleider Drive)
11. Jamison Middle School (2506 Woody Road)
12. Magnolia Elementary School (5350 Magnolia Drive)



13. Mary Burks Marek Elementary (1947 Kirby Street)
14. Massey Ranch Elementary School (3900 Manvel Road)
15. Nolan Ryan Junior High (11500 Shadow Creek Pkwy)
16. Laura Ingalls Wilder Elementary School (2225 Kingsley Drive)
17. Pearland Junior High East (2315 Old Alvin Road)
18. Pearland Junior High West (2337 N. Galveston Avenue)
19. Pearland Junior High South (4719 Bailey Road)
20. Pearland PACE Center (2314 Old Alvin Road)
21. Pearland High School/Preiser Stadium (2775 South Main St.)
22. Rogers Middle School (3121 Manvel Road)
23. Rustic Oak Elementary School (1302 Rustic Lane)
24. Sablatura Middle School (2201 N. Galveston Avenue)
25. Savannah Lakes Elementary (Savannah Pkwy)
26. Shadycrest Elementary School (2405 Shadybend Drive)
27. Sheryl Searcy Ninth Grade Center (3775 South Main Street)
28. Silvercrest Elementary School (3003 Southwyck Parkway)
29. Silverlake Elementary School (2550 County Road 90)

Each of the school campuses offers a significant public value benefit during school hours and after school as well. With the exception of certain facilities, such as the athletic fields (football, softball, baseball, etc.) the grounds and equipment are generally available for use. Play equipment, tennis courts, baseball fields, and basketball goals are among some of the facilities offered through these semi-public properties.

On the following pages is the detailed inventories of each improved City park and each of the school campuses. These are followed by a profile of each individual improved City park. These inventories are useful to maintain record of the equipment and improvements within each park. This information is also compared to the facility and equipment standards outlined in *Chapter 3, Facility Standards*, to identify current and future needs. These needs are documented in *Chapter 4, Needs Assessment*.

The inventories are as follows:

- **Table 2.6, Public Parks and Recreation Facilities;**
- **Table 2.7, School Campus Facilities; and**
- **Section 2.6, Public Park Profiles**



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*Learn. Play. Grow.*

**Table 2.6, Inventory of Public Parks and Recreation Facilities**

Park/ Recreation Facility	Aaron Pasternak	Centennial	Corrigan	Creekside	Cypress Village	Hyde
Size (acres)	0.75	51.00	1.22	1.64	4.00	1.30
Backstop	--	--	--	--	--	--
Baseball Field	--	--	--	--	--	--
- Lighted	--	--	--	--	--	--
- Batting cage	--	--	--	--	--	--
Basketball Goals	--	6	2	--	--	--
- Covered/Indoor	--	--	--	--	--	--
- Lighting	--	6	--	--	--	--
Barbeque Grill	--	3	--	--	--	2
Bench	2	12	--	2	--	4
Bicycle Rack	--	--	--	--	--	--
Bleachers	--	16	--	--	--	--
Dog Park	--	--	--	--	--	--
Disc Golf Course	--	--	--	--	--	--
Exercise Course	--	--	--	--	--	--
Field house	--	--	--	--	--	--
Fishing pier	No	No	No	No	--	No
Football Field	--	--	--	--	--	--
- Formal	--	--	--	--	--	--
- Unmarked	--	--	--	--	--	--
Garden, flower	--	--	--	--	--	--
Gazebo	--	--	--	--	--	--
Jogging Path	--	1.2 mile	--	--	--	--
Monument	1	2	--	--	--	1
Nature area/wetland	--	2 Acres	--	--	--	--
Open Play Area	Yes	Yes	Yes	Yes	Yes	Yes
Parking, Total	--	239	--	--	--	--
- Striping	--	Yes	--	--	--	--
- Handicap Spaces	--	10	--	--	--	--
Picnic Pavilion	--	3	--	--	--	1
- Electricity	--	3	--	--	--	Yes
- Lighting	--	3	--	--	--	Yes

Source: Kendig Keast Collaborative, Updated 04.19.10



Table 2.6, Inventory of Public Parks and Recreation Facilities, Continued

Park/ Recreation Facility	Aaron Pasternak	Centennial	Corrigan	Creekside	Cypress Village	Hyde
Size (acres)	0.75	51.00	1.22	1.64	4.00	1.30
Picnic Table	3	32	1	--	--	3
- Shelter	--	3	--	--	--	--
Play Equipment	1	2	1	1	1	1
- See-saw	--	--	--	--	--	--
- Slide	3	5	3	0	2	4
- Monkey Bars	--	1	--	--	1	1
- Jungle Gym	--	--	--	--	1	--
- Balance barrel/beam	--	--	--	--	--	1
- Swing/Baby	2/2	4/4	2/0	2	2	2/2
- Trapeze	--	--	--	--	--	--
- Rings	--	--	--	--	--	--
- Merry-go-round	--	--	--	--	--	--
- Spring-loaded animal	--	--	1	--	2	--
Restrooms, outdoor	No	Yes	No	No	No	No
- Portable	No	No	No	No	No	No
Security Lighting	No	Yes	No	No	No	No
Sidewalk, perimeter	--	Yes	--	--	--	Yes
Sign	Yes	Yes	No	No	No	No
- Landscaping	No	No	No	No	Yes	No
Soccer Field	--	--	--	--	--	--
- Formal	--	2	--	--	--	--
- Unmarked	--	1	--	--	--	--
Softball Field	--	4	--	--	--	--
- Formal	--	4 lit	--	--	--	--
- Unmarked	--	--	--	--	--	--
Spray Park	--	Yes	--	--	--	--
Swimming Pool	--	No	--	--	--	--
Telephone	--	1	--	--	--	--
Tennis Court	--	4	--	--	--	--
- Lighting	No	Yes	No	No	--	No
Tot Lot	--	1	--	--	1	1
Trash Receptacle	--	8	--	1	1	2
Volleyball Court	--	0	--	--	--	--
Water Fountain	--	2	--	--	--	1

Source: Kendig Keast Collaborative, Updated 04.19.10



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**Table 2.6, Inventory of Public Parks and Recreation Facilities**

Park/ Recreation Facility	Independence	Pine Hollow	Sonny Tobias	Southdown	Woodcreek	Woody Street	Zychlinski
Size (acres)	55.00	1.50	0.31	11.91	6.00	5.00	1.25
Backstop	--	--	--	1	--	--	--
Baseball Field	--	--	--	1	--	--	--
- Lighted	--	--	--	--	--	--	--
- Batting cage	--	--	--	--	--	--	--
Basketball Goals	4	1	--	--	--	--	1
- Covered/Indoor	4	--	--	--	--	--	--
- Lighting	4	--	--	--	--	--	--
Barbeque Grill	17	2	--	1	--	--	1
Bench	5	4	--	9	--	3	2
Bicycle Rack	--	--	--	3	--	--	--
Bleachers	13	--	--	--	--	--	--
Dog Park	--	--	--	1 acre	--	--	--
Disc Golf Course	--	--	--	--	--	--	--
Exercise Course	--	--	--	1	--	--	--
Field house	--	--	--	--	--	--	--
Fishing pier	--	--	--	--	--	--	No
Football Field	--	--	--	1	--	--	--
- Formal	--	--	--	--	--	--	--
- Unmarked	--	--	--	1	--	--	--
Garden, flower	--	--	--	--	--	--	--
Gazebo	--	--	--	--	--	--	--
Jogging Path	1.8 miles	--	--	--	--	0.5 miles	--
Monument	1	1	--	--	--	--	--
Nature area/wetland	--	--	--	--	--	--	--
Open Play Area	Yes	Yes	--	Yes	Yes	Yes	Yes
Parking, Total	100	--	--	91	--	12	0
- Striping	Yes	--	--	Yes	n/a	No	n/a
- Handicap Spaces	3	--	--	5	n/a	No	n/a
Picnic Pavilion	5	--	--	1	0	--	--
- Electricity	Yes	--	--	Yes	No	--	--
- Lighting	Yes	--	--	Yes	No	--	--

Source: Kendig Keast Collaborative, Updated 04.19.10



**Table 2.6, Inventory of Public Parks and Recreation Facilities, Continued**

Park/ Recreation Facility	Independence	Pine Hollow	Sonny Tobias	Southdown	Woodcreek	Woody Street	Zychlinski
Size (acres)	55.00	1.50	0.31	11.91	6.00	5.00	1.25
Picnic Table	14	5	--	4--	--	--	2
- Shelter	--	3	--	--	--	--	
Play Equipment	1	1	--	1	1	1	
- See-saw	--	--	--	0	--	--	2
- Slide	--	4	--	3	--	3	
- Monkey Bars	--	--	--	--	--	--	
- Jungle Gym	--	--	--	--	--	1	
- Balance barrel/beam	--	--	--	0/0	0/2	--	0/2
- Swing/Baby	--	2/2	--	--	--	--	
- Trapeze	--	--	--	--	--	--	
- Rings	--	--	--	--	--	--	
- Merry-go-round	--	--	--	--	--	--	
- Spring-loaded animal	2	--	--	--	--	--	--
Restrooms, outdoor	Yes	No	--	Yes	--	--	No
- Portable	No	No	--	No	--	--	No
Security Lighting	Yes	No	--	Yes	--	--	No
Sidewalk, perimeter	--	Yes	--	Yes	--	--	.11 mile
Sign	Yes	Yes	--	Yes	Yes	--	No
- Landscaping	Yes	No	--	1	--	--	No
Soccer Field	5	--	--	1	--	--	--
- Formal	--	--	--	--	--	--	--
- Unmarked	5	--	--	1	--	--	--
Softball Field	--	--	--	1	--	--	--
- Formal	--	--	--	--	--	--	--
- Unmarked	--	--	--	1	--	--	--
Spray Park	--	--	--	Yes	--	--	--
Swimming Pool	50 meters	--	--	--	--	--	--
Telephone	--	--	--	--	--	--	--
Tennis Court	4	--	--	--	--	--	--
- Lighting	Yes	No	--	--	--	--	No
Tot Lot	1	1	--	1	1	1	1
Trash Receptacle	2	4	--	4	1	1	--
Volleyball Court	--	--	--	2	--	--	--
Water Fountain	2	2	--	1	--	--	1

Source: Kendig Keast Collaborative, Updated 04.19.10



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*Learn. Play. Grow.*

**Table 2.7, School Campus Facilities**

Park/ Recreation Facility	Alexander Middle School	Barbara Cockrell Elementary	Berry Miller Jr. High	Carleston Elementary	Challenger Elementary	E.A. Lawhon Elementary	Glenda Dawson High School	Harris Elementary
Backstop	--	--	--	2	--	2	2	--
Baseball Field	--	--	--	--	--	--	1	--
- Lighted	--	--	--	--	--	--	Yes	--
- Batting cage	--	--	--	--	--	--	7	--
Basketball Goals	--	--	--	7	4	8	--	4
Bench	1	--	--	--	--	--	--	2
Bleachers	--	--	--	--	--	--	2	--
Field house	--	--	--	2	--	--	--	--
Football Field	--	--	1	--	--	--	1	--
Jogging Path/Track	--	--	--	1	1	--	1	1
Open Play Area	Yes	Yes	--	Yes	Yes	Yes	Yes	Yes
Picnic Table	2	--	--	--	--	--	--	3
Play Equipment	--	1	--	1	1	1	--	1
- Monkey Bars	--	--	--	1	--	1	--	2
- Jungle Gym	--	--	--	1	1	2	--	1
- Balance Barrel/beam	--	--	--	1	--	--	--	1
- Swing	--	8	--	16	--	20	--	--
Ropes Course	--	--	--	1	--	--	--	--
Soccer Field	1	--	--	--	--	--	2	4
- Formal	--	--	--	--	2	--	Yes	--
- Unmarked	Yes	--	--	--	--	4	--	--
Softball Field	--	--	--	--	--	--	1	--
- Formal	--	--	--	--	--	--	Yes	--
- Unmarked	--	--	--	--	--	--	--	--
Swimming Pool	--	--	--	--	--	--	--	--
Tennis Court	--	--	6	--	--	--	--	--
- Lighted	--	--	Yes	--	--	--	--	--
Volleyball Court	--	--	--	--	--	--	--	--

Source: Kendig Keast Collaborative, Updated 04.19.10



Table 2.7, School Campus Facilities, Continued

Park/ Recreation Facility	Jamison Middle School	Magnolia Elementary	Massey Ranch Elementary	Pearland Jr. High East	Pearland Jr. High West	Pearland Jr. High South	Pearland PACE Center	Pearland High School
Backstop	3	--	--	--	--	--	--	2
Baseball Field	--	--	--	1	--	1	--	2
- Lighted	--	--	--	1	--	Yes	--	1
- Batting cage	--	--	--	--	--	7	--	--
Basketball Goals	4	4	4	--	--	--	--	--
Bench	--	--	1	--	--	--	--	--
Bleachers	--	--	--	2	--	6	--	--
Field house	--	--	--	--	--	1	--	--
Football Field	--	--	--	1	3	2	--	4
Jogging Path/Track	1	--	1	--	--	1	--	--
Open Play Area	Yes	Yes	Yes	Yes	--	Yes	--	--
Picnic Table	--	--	5	--	--	--	--	--
Play Equipment	--	1	1	--	--	--	--	--
- Monkey Bars	--	--	--	--	--	--	--	--
- Jungle Gym	--	--	--	--	--	--	--	--
- Balance Barrel/beam	--	--	--	--	--	--	--	--
- Swing	--	--	--	--	--	--	--	--
Ropes Course	--	--	--	--	--	--	1	1
Soccer Field	2	--	--	--	--	3	--	1
- Formal	1	--	--	--	--	1	--	--
- Unmarked	1	--	--	--	--	2	--	--
Softball Field	1	--	--	--	--	--	--	--
- Formal	--	--	--	--	--	--	--	--
- Unmarked	--	--	--	--	--	--	--	--
Swimming Pool	--	--	--	--	--	--	--	--
Tennis Court	--	--	6	--	--	--	--	6
- Lighted	--	--	Yes	--	--	--	--	6
Volleyball Court	--	--	--	--	--	--	--	--

Source: Kendig Keast Collaborative, Updated 04.19.10



## CHAPTER TWO

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**Table 2.7, School Campus Facilities, Continued**

Park/ Recreation Facility	Rogers Middle School	Rustic Oak Elementary	Sablatura Middle School	Shadycrest Elementary	Sheryl Searcy 9 <sup>th</sup> Grade Center <sup>1</sup>	Silvercrest Elementary	Silverlake Elementary
Backstop	1	0	1	2	2	1	1
Baseball Field	0	0	0	0	2	0	0
- Lighted	0	0	0	0	1	0	0
- Batting cage	0	0	0	1	--	0	0
Basketball Goals	0	4	0	6	--	6	4
Bench	0	2	0	0	--	0	0
Bleachers	0	0	0	0	--	0	0
Field house	5	0	0	6	--	4	6
Football Field	0	0	1	0	4	0	0
Jogging Path/Track	0	1	0	0	--	1	1
Open Play Area	3	1	1	1	--	3	1
Picnic Table	3	0	0	0	--	3	1
Play Equipment	1	1	1	--	--	1	1
- Monkey Bars	0	1	1	0	--	1	1
- Jungle Gym	0	1	1	0	--	1	1
- Balance Barrel/beam	1	0	0	0	--	4	2
- Swing	0	0	0	12	--	0	1
Ropes Course	2	0	0	0	1	0	0
Soccer Field	0	0	0	0	1	0	0
- Formal	0	0	0	0	--	0	3
- Unmarked	0	0	0	0	--	0	0
Softball Field	0	1	0	0	--	0	0
- Formal	0	1	0	0	--	0	0
- Unmarked	0	0	0	0	--	0	0
Swimming Pool	0	0	0	0	6	0	0
Tennis Court	0	0	3	0	6	0	0
- Lighted	0	0	3	0	--	0	0
Volleyball Court	0	0	0	0	--	1	1

<sup>1</sup>Shared facilities with Pearland High School

Source: Kendig Keast Collaborative, Updated 04.19.10



2.6 PUBLIC PARK PROFILES



**Aaron Pasternak Memorial Park**

**Size:** 0.75 acre

**Park Type:** Pocket Park

**Location:** 2402 Parkview Drive

**Surrounding Land Uses:** Residential land use surrounds the park to the north and the east, Mary’s Creek, a public trail, and new residential development (under construction) are situated to the south and the east. Independence Park, and Carden Jackson School, a former private school campus, are also situated west of the park.

**Existing Improvements:** benches (2), monument (1), open play area, picnic table (3), slide (3), swings (2), baby swings (2), sign – not landscaped

**Conditions:** The park received a composite score of 1.43. The facilities and improvements receiving the lowest scores included a lack of security lighting and poor external accessibility. Additionally, areas of improvement included improved or updated park amenities, better signage, and a need for parking. The park would benefit from the planting of additional trees to provide shade for park users. While perimeter sidewalks are in place, there are no crosswalks or street crossing signs. These should be installed to provide safe pedestrian access to the park. Minor improvements are needed to the park amenities.





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### Centennial Park

**Size:** 51.00 acres

**Park Type:** Community

**Location:** 3219 McLean Road

**Surrounding Land Uses:** Residential land uses surround the park to the north, south, and west. Veterans Drive abuts the park to the east. Mary's Creek runs along the southern edge of the park.

**Existing Improvements:** Basketball goals (6), BBQ grills (3), benches (12), bleachers (16), jogging path (1), monuments (2), open play area, parking spaces (239), picnic pavilion (3), picnic table (32), slide (5), monkey bars (1), swings (4), baby swings (4), outdoor restrooms, security lighting, perimeter sidewalk, sign – not landscaped, soccer fields - formal (2) and informal (1), softball fields - formal (4), telephone (1), tennis courts (4), tot lot (1), trash receptacle (8), water fountain (2), splashpad (1), pavilion (1), restroom (1), pedestrian bridge (1), wetland area

**Conditions:** The park was assessed to be in good condition having received a composite score of 1.10. The park scored well in nearly all categories with no poor or very poor ratings. Areas of improvement include many of the same items as outlined in the original master plan, as follows. The turf is dry, in particular on the playing fields. More trees and plantings would be beneficial since this would add to the aesthetic appearance of the park, while also providing shade for the benefit of park users. The parking and sidewalks/trails require minor repair work. Some of the basketball nets also need to be repaired. Park accessibility needs to be improved. This can be achieved through the addition of cross-walks and pedestrian crossing signage both within and at the entrance to the park. Some repair or maintenance is required for the play equipment (e.g. soccer nets). Landscaping is required around the park signage to provide aesthetic value.





**Corrigan Park**

**Size:** 1.22 acres (15 undeveloped)

**Type:** Neighborhood

**Location:** 5409 Cunningham

**Surrounding Land Uses:** The park is surrounded by residential land use to the south and east, and open space to the north and west.

**Existing Improvements:** basketball goals (2), open play area, picnic table (1), slide (3), swing (2), spring-loaded animal (1)

**Conditions:** The park received a composite score of 2.21. The facilities and improvements receiving the lowest scores included poor signage, a need for security lighting, a lack of adequate parking, and poor park accessibility. Other areas of improvement include those outlined in the original master plan, as follows. The park would benefit from additional tree planting and landscaping, particularly in the area set furthest away from the street. Park sidewalks and/or trails should be added to improve accessibility for persons with disabilities that would currently have a difficult time using the park in a wheelchair. The basketball court and nets are in poor condition as seen in the photo. Improvements need to be made for reasons of safety, aesthetics, and functionality. The most important improvement that needs to be addressed is park accessibility. Cross-walks and pedestrian street crossing signs need to be installed. The park is currently unsafe because the open space and basketball court areas are hidden from view and there is no security lighting provided. The park amenities are in moderate condition and require improvement. Signage must be installed at the park entrance to indicate that it is a City park which is available for public use. Currently the only fencing that exists is provided by neighbors who back on to the park. The large open space area could benefit from some fencing.





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### Creekside Park

**Size:** 1.64 acre

**Park Type:** Pocket

**Location:** 2935A Orange Street

**Surrounding Land Uses:** Residential land uses surround the site

**Existing Improvements:** open play area, slide (3), swing (4), trash receptacle (1)



**Conditions:** The park received a composite score of 1.42, which indicates a good condition. The facilities and improvements receiving the lowest scores included a lack of signage and a need for more trees and landscaping. Improvements that could be made include turf maintenance and the addition of trees to provide shade. The greatest need is its accessibility to its users. While there are perimeter sidewalks in place that are in good condition, there are no cross-walks or pedestrian crossing signs. Furthermore, there is no signage at the park to indicate that it is a City park that is available for public use.





**Cypress Village Park**

**Size:** 4.00 acres

**Park Type:** Neighborhood

**Location:** 6206 Summit Street

**Surrounding Land Uses:** The triangular shaped park property is bound by the Cypress Village neighborhood to the north, west and south, with a detention basin to the west.

**Existing Improvements:** playscape, trees, and trash receptacle (1)

**Conditions:** The park received a composite score of 1.92, which reflects a good condition. The park was recently developed so it has not yet had time to develop its turf or for its trees to mature and provide shade. The greatest area of improvement is the accessibility for neighborhood residents. The park is also only scarcely developed with a small playscape and a single trash container. Other improvements are needed to fully develop this neighborhood park.





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### Hyde Park

**Size:** 1.30 acres

**Park Type:** Neighborhood

**Location:** 2221 Westminster Drive

**Surrounding Land Uses:** The park is surrounded by residential land use

**Existing Improvements:** BBQ grills (4), benches (6), jogging path (1), monument (1), open play area, picnic tables (3), slide (4), monkey bars (1), balance barrel/beam (1), baby swing (2), perimeter sidewalk, tot lot (1), trash receptacle (2), water fountain (1)

**Conditions:** The park received a composite score of 1.37, which represents a good condition. The facilities and improvements receiving the lowest scores included the park amenities, the condition of fencing, and the lack of lighting and parking. Relative to the other public parks, Hyde Park is in the good condition. Minor improvements are required including, turf maintenance, additional landscaping around the park sign, and improved security lighting.



**Independence Park (including Rotary Park)**

**Size:** 55.00 acres

**Park Type:** Community

**Location:** 3919 Liberty Drive

**Surrounding Land Uses:** The park is surrounded by residential land use to the north; Pheasant Lane to the south; residential land use, Carden Jackson School, and Aaron Pasternak Memorial Park to the east; and residential land use to the west. Mary’s Creek bisects the north-east portion of the park.

**Existing Improvements:** basketball goals (4), BBQ grills (17), benches (5), monument (1), bleachers (13), jogging path (1.8 miles), open play area, parking spaces (100), picnic pavilions (6), picnic tables with shelters (14), spring-loaded animal (1), slides (3), baby swings (3) spring-loaded animal (2), outdoor restrooms (2), security lighting, landscaped sign, formal soccer fields (3), informal soccer field (1), 50 meter swimming pool (1), tennis courts (4), trash receptacle (2), water fountain (2)

**Conditions:** The park is in moderate condition as evidenced by it having received a composite score of 2.00, meaning that some improvements are warranted. The facilities and improvements receiving the lowest scores included the condition and availability of parking; the condition and lack of sidewalks and trails; the condition of playing fields and equipment; the need for more trees and landscape plantings; poor signage and wayfinding; the conditions of buildings, shelters and pavilions; and the condition and repair of fencing. Many of the same improvement needs as identified in the original master plan are still relevant. For example, additional plantings and trees would be beneficial to provide shade to the bleachers around the playing fields where park users are unprotected from the sun’s heat. Parking across from the basketball pavilion is provided on a grass surface (as seen in the photo), yet signs clearly indicate that parking is not permitted on the grass. Repairs are required for sidewalks/trails and the tennis courts. Park accessibility is the largest concern for the park. Sidewalks or nature trails need to be installed within the park to allow pedestrians to walk safely from one area to another without having to drive. Pedestrian crossing signage is also needed in the park, for example, after the bridge crossing and by the basketball pavilion. The play equipment (e.g. basketball and tennis court nets) warrants repair as does the fencing. The park buildings could be improved aesthetically.





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### Shadow Creek Ranch Nature Trail

**Size:** 29.50 acres

**Park Type:** Linear Park

**Location:** North of Shadow Creek Parkway and abutting Clear Creek along the northern boundary. The property is accessed via Kingsley Drive, which abuts its western boundary.

**Surrounding Land Uses:** Shadow Creek Ranch Sports Complex (future) is to the west, with Shadow Creek Ranch to the south. On the north side of Clear Creek is industrial development. The land is vacant to the east.

**Existing Improvements:** trash receptacle (4), bicycle racks (5), benches (10), signs (5), foot bridges (2),

**Conditions:** Not applicable.





**Pine Hollow Park**

**Size:** 1.50 acres

**Park Type:** Neighborhood

**Location:** 2221 Westminster Drive

**Surrounding Land Uses:** The park is surrounded by residential land use

**Existing Improvements:** BBQ grills (4), benches (6), jogging path (1), monument (1), open play area, picnic tables (3), slide (4), monkey bars (1), balance barrel/beam (1), baby swing (2), perimeter sidewalk, tot lot (1), trash receptacle (2), water fountain (1)

**Conditions:** The park received a composite score of 1.17, which represents a very good condition. The scores in each category were either good or excellent. The low scores were due to a lack of parking and poor lighting. Minor improvements are warranted including turf maintenance, additional landscaping around the park sign, and improved security lighting.





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### Southdown Park

**Size:** 11.91 acres

**Park Type:** Community

**Location:** 2150 Country Place Parkway

**Surrounding Land Uses:** The park is surrounded by residential land use to the north, south, and east. Highway 288 is located immediately to the west of the park.

**Existing Improvements:** event center (1), backstop (2), barbeque grill (1), baseball field (1), benches (9), bicycle racks (3), dog park (1), exercise course (1), football field – informal, unmarked (1), open play area, parking spaces (91), picnic pavilion (1), picnic table (4), slide (3), outdoor restrooms, security lighting, perimeter sidewalk, sign – landscaped, soccer field – informal, unmarked (1), softball field – informal/unmarked (1), spray park (1), tot lot (1), trash receptacle (4), volleyball court (2), water fountain (1)

**Conditions:** The park received a composite score of 1.33, indicating that it is in very good condition. Generally, the condition assessment yields high ranks in every category. Therefore, only minor improvements are warranted. The park would benefit from some turf maintenance. Additional lighting would also be beneficial to provide more complete lighting coverage to the park. The most important improvement is its accessibility for neighborhood residents. While there are perimeter sidewalks in place that are in good condition, there are no cross-walks or street crossing signs to provide safe access to the park. Furthermore, there is no signage at the park to indicate that it is a City park available for public use.



**Woodcreek Park**

**Size:** 6.00 acres

**Park Type:** Pocket

**Location:** 2907 Crane Drive

**Surrounding Land Uses:** Residential land use exists to the north, Mary’s Creek and Broadway Street are to the south, industrial land use is located to the east, and residential land use exists to the west

**Existing Improvements:** open play area, slide (1), baby swing (2), security lighting, sign – not landscaped, tot lot (1)

**Conditions:** The park received a composite score of 1.29 indicating a good condition. Generally, the condition assessment yielded high marks in each category. The lower marks were due to a lack of parking and security lighting, and a need for additional shade trees and landscaping. Improvements that would enhance the condition of the park include repairs to the trail provided on the access bridge. Additional trail coverage could also be provided to enhance accessibility throughout the park. One of the greatest improvements that could be made is the provisions of more benches (in addition to the single, poorly placed bench that is in disrepair) as there are no places to sit and rest. The park signage should be landscaped, and minor fencing repair work is needed (i.e. along the bridge).





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### **Woody Street Park**

**Size:** 5.00 acres

**Park Type:** Neighborhood

**Location:** On the west side of Woody Street south of Orange Street. The park abuts the undeveloped portion of Corrigan Park

**Surrounding Land Uses:** Residential land use abuts the park to the east (across Woody Street) and south. This triangular shaped property abuts Corrigan Park to the west/northwest.

**Existing Improvements:** playscape, gravel parking lot.

**Conditions:** The park received a composite score of 2.92, which reflects a relatively poor condition. The park was recently developed so it has not yet had time to develop its turf or for its trees to mature and provide shade. While there is off-street parking it is unmarked and has a gravel surface. There is not a park sign nor is there any security lighting, which prompted low ratings during the condition assessment. Accessibility is also noted as a deficiency as there are no sidewalks, crosswalks, or other means of safe access for nearby residents. The park is also scarcely developed with only a small playscape. Improvements that are needed to include turf development, additional landscaping, an identification sign, additional equipment and facilities, an improved parking surface, and better means of access via perimeter sidewalks, street crosswalks, and an internal trail.





## Zychlinski Park

**Size:** 1.25 acre

**Park Type:** Neighborhood

**Location:** 2243 North Grand Street

**Surrounding Land Uses:** The park is bound on the north by the Pearland Church of Christ. To the south is the Alvin Community College, Pearland Center. The United Methodist Church is across North Grand Boulevard to the southwest. There are residences abutting the park to the east and across the street to the west.

**Existing Improvements:** basketball goals (1), BBQ grill (1), benches (2), open play area, picnic tables (2), see-saw (2), baby swings (2), perimeter sidewalk, tot lot (1), water fountain (1)

**Conditions:** The park received a composite score of 1.17, which represents a very good condition. Generally, the condition assessment yielded high marks in each category. The lower ratings reflect the park's lack of security lighting, need for better signage, and its accessibility. Parking for the park is in the middle of North Grand Boulevard, making it unsafe for children to cross the street. The park is also situated in an area with a more mature population so the use of the playscape is modest. For this reason the park may warrant repurposing so it is better equipped to attract nearby residents. Warranted improvements include turf and parking surface maintenance and better accessibility. The park has no perimeter sidewalks, cross-walks, or pedestrian street crossing signs. This is particularly problematic given the availability of parking and related traffic along North Grand, which does not permit children to safely cross the street to access the park. Furthermore, the park has no signage in place to indicate that it is a City park available for public use. Fencing should be considered along perimeter streets with heavier traffic (e.g. Grand). Some minor fencing maintenance is required on the abutting property.





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### 2.7 ASSESSMENT OF PARK CONDITIONS



The condition of the existing parks, recreation facilities, public open spaces, and buildings, equipment, and improvements is important relative to the perceived quality of the community's parks and recreation system. The quality appearance and maintenance of the park system contributes to the image of the community and the perception of its livability. It is therefore essential for the City to maintain its facilities in quality repair and provide diligent care of its grounds and improvements.

To enhance the condition assessment performed concurrent with the original master plan, the updated assessment involved independent observations of three separate individuals. Each were given the scoring criteria and asked to quantitatively evaluate each City-owned park. As displayed in **Appendix B, Park Condition Assessment**, the respective scoring categories were as follows:

1. Turf; Plantings and Trees;
2. Parking;
3. Sidewalks, Trails, and Pathways;
4. Basketball Courts and Equipment;
5. Tennis Courts, Fencing and Nets;
6. Park Accessibility;
7. Park Amenities;
8. Buildings, Shelters, and Pavilions;
9. Playing Fields and Equipment;
10. Signage;
11. Fencing; and
12. Lighting.

The scores for each facility or improvement range from zero to four, with zero representing the improvements that are in the best condition. A ranking of four is for those buildings, facilities, or improvements that are in very poor condition and therefore, warrant replacement, rehabilitation, or reconstruction. The scores of one, two, and three represent varying levels of condition. Where applicable, there is also an indication of improvements that do not exist in some parks. For each park there was a tabulation of the scores, divided by the total number scored, which was then averaged for the three observers to derive an overall composite value. The composite score indicates the overall condition of the park, and in turn, provides a means to compare the condition of each park relative to others in the parks and recreation system. This information is valuable to determine city-wide priorities and more specifically, to determine what improvements are warranted at each



park. In general, the park system is in good condition with an overall average condition scope of 1.61.

The averaged scores are displayed in **Table 2.8, Park Condition Assessment** (see page 2.28). A brief overview of the condition assessment findings is as follows:

- The turf in the City's parks is generally in excellent to very good condition. Woody Street Park received a higher score since the park is new and the turf is not yet well established. A higher score in Independence Park reflects its size and the propensity of use.
- The plantings and trees are generally in good condition again, with those receiving the higher scores being the two most recent parks – Cypress Village and Woody Street – plus, Creekside. Some additional landscaping is warranted for shade, buffering, and beautification.
- On-site parking is provided mostly only in the larger community parks. There is a need for added parking in Independence Park. The gravel surface in Woody Street Park warrants surfacing, striping, and signage. Parking is noted as a need in several parks.
- While the conditions of sidewalks, trails, and pathways are good where they exist, in many parks they do not exist. The presence of sidewalks or trails directly correlates with poor accessibility, which represents the second highest improvement need.
- Basketball nets and playing surfaces are present in six parks where they are each indicated to be in very good condition.
- Independence Park and Centennial Park are the only two public parks with tennis courts, which are indicated to be in very good condition. A majority of the tennis facilities are located on school campuses, as shown in *Table 2.7, School Campus Facilities*.
- Accessibility is ranked as the second highest concern with a relative average scope of 2.03. In most cases the low marks are due to a lack of sidewalks leading to and within the parks, as well as no crosswalks or street crossing signs. Accessibility is among the highest priorities to ensure patrons can access the City's parks safely and conveniently. The priority must extend beyond the design of individual parks to the design of streets and neighborhoods, which warrants amendments to the subdivision regulations. The amenities within the parks are mostly in good condition, although the assessment indicated needs for new or improved amenities. Each of the City's parks tends to include the same types of amenities. Variation among the parks and their amenities would create a broader offering of activities for community residents and visitors, which would also help brand a unique identity for the City's park system.
- Where buildings and shelters exist they are noted to be in relatively good repair. Ongoing maintenance and repair is warranted.



## CHAPTER TWO

### Learn. Play. Grow.

- The playing fields and equipment are in good condition; however, the turf is noted as worn and bare in some locations. Improved drainage and turf fertilization and irrigation may be warranted in high foot-traffic locations.
- Signage is ranked as the highest level of concern. This primarily relates to a lack of any identifying signage in several parks, as well as the need for additional external directional and safety signage and internal way-finding in the larger community parks.
- Where fencing is present it is in good condition. There are several locations cited where fencing would be beneficial, which is primarily to contain small children and balls from rolling in adjacent streets, but also is for screening of abutting properties.
- Lighting is absent from many parks in the community, which is noted in the assessment as a significant need. Where lighting is present the condition is good.

Table 2.8, Park Condition Assessment

CONDITION CRITERIA	Aaron Pasternak	Centennial	Corrigan	Creekside	Cypress Village	Hyde	Independence	Pine Hollow	Southdown	Woodcreek	Woody Street	Zychlinski	Average Weight
Turf	1.00	-	1.33	1.33	1.67	1.33	2.00	0.67	1.33	0.67	3.33	0.67	<b>1.39</b>
Plantings and Trees	1.00	1.33	1.67	2.00	2.00	0.67	1.67	1.33	1.33	1.67	2.00	1.00	<b>1.47</b>
Parking	-	1.33	-	-	-	-	2.33	-	1.33	-	3.00	-	<b>1.99</b>
Sidewalks, Trails, and Pathways	0.67	1.00	2.67	0.67	-	0.67	2.33	0.33	0.67	1.33	3.33	0.67	<b>1.30</b>
Basketball Nets/Play Surface	-	0.67	1.00	0.33	-	-	1.67	1.67	-	-	-	1.00	<b>1.06</b>
Tennis Courts, Fencing/Nets	-	1.00	-	-	-	-	1.67	-	-	-	-	-	<b>1.34</b>
Park Accessibility	2.33	1.33	3.33	1.67	3.00	0.67	2.00	1.67	1.67	1.67	3.33	1.67	<b>2.03</b>
Park Amenities	2.00	1.00	2.33	1.33	1.00	2.33	2.00	1.67	1.33	1.67	0.33	1.00	<b>1.50</b>
Buildings, Shelters, Pavilions	-	0.67	-	-	-	1.67	2.00	1.33	1.33	-	-	-	<b>1.40</b>
Playing Fields and Equipment	-	1.00	-	-	-	-	2.67	-	1.67	-	-	-	<b>1.78</b>
Signage	1.67	1.00	4.00	3.00	-	1.67	2.67	1.33	1.67	1.33	4.00	2.00	<b>2.21</b>
Fencing	-	1.00	-	-	-	1.00	2.00	0.33	1.00	0.67	4.00	-	<b>1.43</b>
Lighting	1.33	1.00	1.33	1.0	-	2.33	1.00	1.33	1.33	1.33	-	1.33	<b>1.33</b>
<b>Composite Score</b>	<b>1.43</b>	<b>1.10</b>	<b>2.21</b>	<b>1.42</b>	<b>1.92</b>	<b>1.37</b>	<b>2.00</b>	<b>1.17</b>	<b>1.33</b>	<b>1.29</b>	<b>2.92</b>	<b>1.17</b>	<b>1.61</b>

Source: City of Pearland Parks and Recreation Department



2.8 SURVEY OF PRIVATE PROGRAM OFFERINGS ■ ■ ■

A comprehensive survey of private offerings was conducted to document other recreational resources that may complement or compete with the City’s recreational programs. The survey was conducted mostly via the Internet, with follow-up research to gather more detailed information about the private program offerings. The offerings are organized as follows:

- **Athletics**, including adult sports leagues; aquatics; golf; gymnastics; youth sports such as baseball and softball, football, soccer, basketball and volleyball; and additional recreation facilities, such as driving ranges, bike courses, horseback riding, shooting sports, skating rinks, urban fishing lakes, bowling, batting cages, and tennis courts.
- **The Arts**, including dance, fine and creative arts, and performing arts.
- **Special Populations**, including adaptive programming for those with special needs; before and after school programs; and senior programs, such as fitness, dance, and special interest classes.
- **Health and Fitness**, including cheerleading, fitness, martial arts, and yoga and Pilates.
- **Seasonal Programs**, including public events and camps and summer activities.

**ATHLETICS**

**Adult Sports Leagues**

**Findings**

By examining **Table 2.9, Adult Sports Leagues**, it is easy to see that the options are very limited in Pearland. Within Pearland, the Department is the primary provider, and with limited options. There are no baseball leagues, limited soccer opportunities, and no football (of any kind) for adults in Pearland.

**Recommendations**

The need for a well-rounded adult sports program continues. The Department is successfully offering four sports. No other options exist in Pearland. There are eight public tennis courts available at Centennial and Independence parks as well as twenty-three private and semi-private courts available at other facilities in Pearland. Offering a tennis league may be an option as there are no other venues that do so. While there are several options for youth to play soccer in Pearland, there is limited availability for adult soccer. Much more attention appears to go toward youth sports than adult sports in Pearland, leaving residents to travel elsewhere if they are interested in league play. If the leadership is not available within the city, it may be possible to start an alliance with a neighboring city/town to co-offer league play (alternating city fields) in some additional sports.

**DEFINITION | ADULT SPORTS**  
Adult sports leagues as defined in this category are those that offer league play in any one or multiple sports.

**MEANS OF DATA COLLECTION**  
Information was retrieved from Internet searches using the following key words:

- Baseball leagues in Pearland, TX
- Softball leagues in Pearland, TX
- Football leagues in Pearland, TX
- Soccer leagues in Pearland, TX
- Volleyball leagues in Pearland, TX
- Basketball leagues in Pearland, TX
- Tennis leagues in Pearland, TX

Once organizations that offered leagues were identified their websites were explored to identify locations.



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Table 2.9, Adult Sports Leagues

Facility	Program	Location
Pearland Parks and Recreation	Men’s Basketball	Pearland Recreation Center Open Gym
	Men, Women’s Coed Softball	Centennial Park
	Women’s Volleyball	Pearland Recreation Center Open Gym
Vic Coppinger YMCA	Open gym	2700 YMCA Circle
Friendswood Community Services Parks & Recreation	Men’s Flag Football	Friendswood Sports Park 2910 W. Parkwood
Bay Area Futbol League	Men’s Soccer	

Source: Dr. Wendy Hultsman Consulting, Kendig Keast Collaborative

**DEFINITION | AQUATICS**

Aquatics programs were defined in this category as those that offered swimming opportunities in pools (indoors and outdoors), including instruction, exercise and competition.

**MEANS OF DATA COLLECTION**

An Internet search was conducted using the following keywords:

- Swimming lessons in Pearland, TX
- Swimming pools in Pearland, TX; and
- Swim teams in Pearland, TX

Similar lists appeared using several search engines. The Department classes did not appear specifically via these Internet searches, but instead appeared under Brazoria County continued (second page) listings, implying all of the other aquatic opportunities within the City are found before opportunities from the Department are ever seen. All searches took place in January through March 2010. For each site information was gathered to specify types of programs offered as well as the age groups for whom these programs were developed.

**Aquatics**

**Findings**

Aquatic programs are located primarily located in the eastern portion of the City. Independence Park is currently the only Department facility to offer swimming lessons. While there are 18 aquatics facilities in the City, only five of them offer instruction in the form of swim lessons. They include two sites in eastern Pearland; the Department’s pool at Independence Park and the Vic Coppinger YMCA that are in relatively close proximity; the Pearland Swim Academy and the Houston Swim Club in western Pearland; and the Aquatic Academy in the northeastern portion of the City. There are no sites in the central city that offer swimming instruction. Adult and preschool swim instruction is offered at all of these locations. Swim lessons for special needs individuals are offered (or advertised only) through the YMCA. Swim Team opportunities are available through four organizations. (see **Table 2.10, Aquatic Programs**, and **Map 2.4, Athletics**)

**Recommendations**

Interest in aquatics is often the highest during the summer and particularly in Texas where there is a long swimming season due to the warm climate. The Department currently offers only one location for swim lessons and it is physically in close proximity to the YMCA. Because the current location is an outdoor pool, the future Pearland Recreation Center and Natatorium will be a welcome addition as the Department will now be able to offer swim lessons and other aquatic activities year-round. However, the location is on the east side, leaving the western part of the City without any public aquatic facilities except neighborhood pools that contract swim lessons with pool management companies. Program areas deserving consideration might include lessons for

## RECREATIONAL ASSETS



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special needs individuals, senior exercise classes including those focused on arthritis, and water aerobic classes. Additionally, once the Natatorium opens, the Department needs to find a way to make aquatic opportunities more visible via Internet searches.

**Table 2.10, Aquatic Programs**

ID	Organization	Address	Babies/ Toddlers	Lessons Y,T,A,S	Life guard and/or Inst. Train	Swim Team	H <sub>2</sub> O Aerobics	Parties	Open Swim
A, B	Pearland Parks & Recreation		X	Y,T	X		X	X	X
1	The Aquatic Academy	1103 Barkley Ct	X	Y,T,A,S	X		X		X
2	Pearland Swim Academy	2503 Cullen Blvd, Old Choc. Bayou	X	Y,T,A			X	X	X
3	Vic Coppinger YMCA	2700 YMCA Circle	X	Y,T,A, D		X	X		X
4 5 6 C	Pearland Swim Team Pools	- Southglen HOA (Northfork Dr.) - 3131 Morgan Rd - 2715 Southwyck Pkwy - Alvin HS (802 S. John St, Alvin)				X X X X			
7	24 Hour Fitness	10011 Broadway					X		X
8	Highland Meadow Pool	11419 Brook Meadow Dr.				X			X
9	Silver Lake HOA Community Pool	2715 Southwyck Parkway							X members
10	Space City Aquatic Team of Friendswood	910 S. Friendswood Dr. Friendswood				X			
11	Pearland Aquatics: Peak Swimming	19601 Hwy 6, Manvel				X			
12	Southdown HOA Pool	2700 Lambeth Dr.							X members
13	Houston Swim Club	2810 Business Center Dr., #148	X	Y,T,A			X	X	X
14a 14b 14c	Shadow Creek Ranch HOA Pools	- Diamond Bay Water Park - Emerald Bay - Reflection Bay							X members

LEGEND: X = Available Y = Youth T = Teen A = Adult S = Special D = Disabled

Source: Dr. Wendy Hultsman Consulting, Kendig Keast Collaborative



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**DEFINITION | GOLF**

Golf courses were defined as any public, semi-private, or private facility that offered play on a regulation course consisting of nine or eighteen holes.

**MEANS OF DATA COLLECTION**

Golf courses within the City were identified through Internet searches using the key words “Golf Courses in Pearland, TX.” Regardless of the sites searched, the same four semi-public facilities, and one private facility were found within Pearland or the ETJ. However, even though four semi-public courses exist in the City, three of them are located in western Pearland near the Nolan Ryan Expressway, and the other is located in eastern Pearland, near Friendswood, leaving the entire central city area without a golf course.

**Golf Courses**

**Findings**

If the Department is in a position to operate a golf course, the addition of more courses and driving ranges offers an excellent opportunity to teach a lifetime skill. Pearland Parks and Recreation offers golf instruction for youth through adults at Southwyck Golf Club (see **Table 2.11, Golf Courses and Driving Ranges**).

**Recommendations**

Due to the lifetime nature of this activity and that it can be engaged in as a family activity, Pearland should continue offering golf lessons. If the option arose to purchase an old driving range, it could give the Department a venue at which to offer additional lessons as well as earn extra income.

**Table 2.11, Golf Courses and Driving Ranges**

ID	Facility	Address	Status	Leagues	Lessons Y/T/A	Tournaments
E	Pearland Parks and Recreation	Southwyck Golf Club 2901 Clubhouse Dr.	P		Y/T/A	
1	Country Place Golf Club	3121 Flower Field Lane	SP	X	By Appt.	X
2	Golfcrest Country Club	2509 Country Club Dr.	SP	X	Y/T/A	X
3	Southwyck Golf Club	2901 Clubhouse Dr.	SP	X	Y/T/A	X
4	Timber Creek Golf Club	4554 FM 2351, Friendswood	SP	X	Y/T/A	X
5	Clear Creek Golf Club	3102 Fellow Rd., Houston in Tom Bass Regional Park	P		By Appt.	X
Driving Ranges						
5	Clear Creek Golf Club	3102 Fellow Rd., Houston in Tom Bass Regional Park	P			
D	Champion Golf Center	2920 W. Parkwood Ave., Friendswood	P			

LEGEND: SP = Semi-Public PR = Private P = Public

Source: Dr. Wendy Hultsman Consulting, Kendig Keast Collaborative



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**Gymnastics**

**Findings**

Gymnastics programming has two fairly distinct markets. One focuses on tumbling and basic body movement, often targeted to preschoolers and those in the early elementary grades. The other market consists of those who ultimately seek to compete in gymnastics meets. Pearland has four sites that offer a full slate of opportunities and three that focus primarily on instruction without hosting competitive teams. For a City of its size, this is a lot of instruction. In addition, both Gymtastic and AA Gymnastics Academy offer gymnastic opportunities for adults. The Department’s involvement in gymnastics focuses around the preschool and elementary demographic. These programs are at the Pearland Recreation Center and offered through a contract agreement with Gymtastic. Geographically, western Pearland is without any gymnastics opportunities beyond those offered for preschoolers (see **Table 2.12, Gymnastics Programs**).

**Recommendations**

Gymnastics, when offered as an instructional program leading to competition, is a very costly and space consuming sport. Given that a number of opportunities exist in Pearland for gymnastics instruction, it is wise for the Department not to invest in the equipment to offer instruction higher than they presently do, unless the opportunity arises to partner with a new commercial facility that is built in western Pearland. The area most lacking is the Shadow Ranch area.

**DEFINITION | GYMNASTICS**

Gymnastics gyms were defined as facilities that offered programs/instruction where the words “gymnastics” or “tumbling” were specifically mentioned in their website, newsletter/schedule or phone book descriptions.

**MEANS OF DATA COLLECTION**

An Internet search was conducted using the keywords “Gymnastics in Pearland, TX”. Generally, the same list appeared regardless of the search engine. The City classes only appeared when a search was conducted of the published quarterly schedule. All searches took place between January and March 2010. For each site obtained from a list, an additional search was conducted of the individual facility.

**Table 2.12, Gymnastics Programs**

ID	Facility	Address	Pre-School	Tumbling	Girls	Boys	Competition	Adult
F	Pearland Parks and Recreation w/Gymtastic	4102 Veteran’s Way	X	X				
1	Gymtastic	4102 Veteran’s Way	X	X	X	X	X	X
2	Reflex Gymnastics/Cheer Academy	2530 Garden Rd	X	X	X	X	X	
3	Tumbling Stars	1130 Broadway, #104	X	X	X	X		
4	AA Gymnastics Academy	1923 County Rd 129	X		X		X	X
5	Legacy Gymnastics Academy	1331 E. Broadway, Ste C	X	X	X	X	X	
6	The Little Gym	9607 Broadway #106	X	X	X	X		
7	Vic Coppinger YMCA	2700 YMCA Circle	X	X	X	X		
8	BK Kindergym Inc	8831 Fite Rd	X	X				

LEGEND: X = Available

Source: Dr. Wendy Hultsman Consulting, Kendig Keast Collaborative



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**DEFINITION | YOUTH SPORTS**

Youth sports programs defined in this category are those that offer instruction and/or league play in any one or multiple sports.

**MEANS OF DATA COLLECTION**

Information in this section was retrieved from Internet searches using the following keywords:

- Baseball in Pearland, TX;
- Softball in Pearland, TX;
- Football in Pearland, TX;
- Soccer in Pearland, TX;
- Volleyball in Pearland, TX;
- Basketball in Pearland, TX; and
- Tennis in Pearland, TX.

Searches took place between January and March 2010. In addition, youth sports options can also be found in the gymnastics, cheering and aquatics (swim team) sections. Pearland Parks and Recreation and the Vic Coppinger YMCA schedules were also consulted. Once organizations that offered leagues and instruction were identified their website were explored to identify their locations.

**Youth Sports**

**Findings**

It is difficult to determine locations for some of the sports teams because they practice and hold their games in different locations. However, by examining **Table 2.13, Youth Sports**, one can see that there are a number of locations that offer football, baseball, soccer and basketball and fewer that offer volleyball. For an area the size of Pearland, there are a lot of youth sports options offered by a good mixture of organizations.

**Table 2.13, Youth Sports**

Organization/League	Location(s)	Ages	Website
<b>Youth Baseball and Softball</b>			
Vic Coppinger YMCA (Baseball and Softball)	2700 YMCA Circle	3-14	www.ymcahouston.org/vic-coppinger/
Pearland Little League	5522 Daughtery Rd	5-12	Pearlandpatriotsandpatriettes.shutterfly.com
Pearland Girl’s Softball Association	5522 Daughtery Rd.	4-14	www.eteamz.com/pearlandsoftball.
<b>Youth Football</b>			
Pearland Parks and Recreation Flag	Centennial Park	6-14	Pearlandparks.com
Pearland Youth Football League (South Texas Youth Football Assoc.) Eagles and Oilers	Presner Stadium Centennial Park (Flagger field) The Rig – 3775 S. Main St Old Dawson Field, Pearland JHS 4719 Bailey Rd.	5-12	Pfffootball.org
Pearland Patriots Little League Football (Bay Area Football League)	5522 Daughtery Rd	5-12	Pearlandpatriotsandpatriettes.shutterfly.com
i9 Sports (Flag football)		4-14	i9sports.com
Pearland Youth Football League (Gulf Coast Premier Football League) Raiders and Buccaneers (?)		5-12	Leaguelineup.com/ pearlandraiders
<b>Youth Soccer</b>			
Vic Coppinger YMCA	2700 YMCA Circle	5-14	www.ymcahouston.org/vic-coppinger/
Fun Fair Positive Soccer	Lawhon Elementary 5810 Brookside Rd	4-18	ffps.org
Pearland United Soccer (Bay Area Youth Soccer Assoc.)	Centennial Park Independence Park	4-18	Pearlandunited.com
i9 Sports (coed)		4-14	i9sports.com

Source: Dr. Wendy Hultsman Consulting, Kendig Keast Collaborative



Table 2.13, Youth Sports, Continued

Organization/League	Location(s)	Ages	Website
<b>Youth Basketball</b>			
Pearland Parks and Recreation	Various Facilities	7-14	Pearlandparks.com
Vic Coppinger YMCA	2700 YMCA Circle	5-14	www.ymcahouston.org/vic-coppinger/
i9 Sports		4-14	i9sports.com
Upward Basketball League (developmental)	Pearland United Methodist Church 2314 Grand Ave	4-12	www.upward.org
<b>Youth Volleyball</b>			
Vic Coppinger YMCA	2700 YMCA Circle	8-14	www.ymcahouston.org/vic-coppinger/
Pearland Junior Volleyball Club (religious)	Pearland JHS West 2337 N. Galveston Epiphany Lutheran Church 5515 W. Broadway St		www.pearlandjrs.com

Source: Dr. Wendy Hultsman Consulting, Kendig Keast Collaborative

**Recommendations**

The need for well-supervised “child friendly” sports programming continues. The Department and other organizations are successful in this area. Fortunately, there are a sufficient number of youth within Pearland to satisfy the target markets for many of these organizations in its youth sports. It is not necessary to offer instruction or league play in every sport, but it is necessary to make sure that when sports are offered they are done with a sound philosophy that is youth-friendly. This includes using coaching and teaching staff that understand not only the fundamentals of their respective sport(s), but also the Department’s philosophy relative to youth development, sportsmanship, and diversity. As with a number of humanities programs in the schools, another subject area that continues to come under budgetary scrutiny is physical education. The Department is serving its youth well by offering opportunities to learn and use sport-related skills.

**Additional Recreation Facilities**

**Findings and Recommendations**

Pearland has quite a number of commercial recreation operations that offer opportunities for participation in mostly individual sports and recreation activities. The primary reason for locating these facilities is to provide the

**DEFINITION | REC. FACILITIES**

The facilities listed in this table are almost all commercial. Because most categories have a limited number of facilities, they were all combined into one table. No maps are provided but addresses are available.

DRAFT 10.18.10



## CHAPTER TWO

### Learn. Play. Grow.

#### MEANS OF DATA COLLECTION

All of the facilities were located via an Internet search using their program category. Thus, the keywords were: “driving ranges in Pearland, TX,” “BMX Biking in Pearland, TX,” “horseback riding lessons in Pearland, TX,” shooting ranges in Pearland, TX,” “skating rinks in Pearland, TX,” “where to fish in Pearland, TX,” “bowling alleys in Pearland, TX,” “batting cages in Pearland, TX,” and “tennis courts in Pearland, TX.” All of the searches were conducted between January and April 2010.

Department with information for developing potential partnerships. It would be cost prohibitive for the Department to develop a driving range or have horse stables or shooting ranges. However, partnering with some of these businesses might provide a financially feasible means of offering a wider range of opportunities, particularly for teens and adults, areas where the Department has fewer programs (see **Table 2.14, Additional Recreation Facilities**).

**Table 2.14, Additional Recreation Facilities**

Facility	Status	Address	Notes
<b>Driving Range</b>			
Clear Creek Golf Course	P	3902 Fellows Rd., Houston	
Champion Golf Center	P	2920 W. Parkwood Ave., Friendswood	
<b>Biking</b>			
Pearland BMX	P	2932 Manvel Rd	Lessons 5yrs and up Rides Races
<b>Horseback Riding</b>			
Bay Area Equestrian Center	P	1908 Broadway	Camps Lessons for youth, teens, adults
Cross Creek Stables	P	2109 County Rd 129	Camps Lessons for youth, teens, adults
Horse and Hound Stables	P	1845 CR 894, Rosharon	Camps Lessons for youth, teens, adults
<b>Shooting Sports</b>			
PSC Range-Friendswood	SP-PR	3121 W. Parkwood, Friendswood	Archery and gun sports Juniors program Women’s program
<b>Skating Rinks</b>			
Pearland Parks and Recreation through Space City Ice Station	P	18150 Gulf Freeway, Friendswood	Ice skating, hockey, curling lessons and leagues Skateboards and in-line skating
Pearwood Skate Center	P	1230 Broadway St.	Roller skating In-line skating
Almeda Super Rink	P	1075- Almeda Genoa Rd, Houston	Roller skating In-line skating
Funcity Sk8-n-Play	P	1500 N. Texas Ave., Webster	Roller skating lessons
Space City Ice Station	P	18150 Gulf Freeway, Friendswood	Ice skating, hockey, curling lessons and leagues Skateboards and in-line skating

LEGEND: SP = Semi-Public PR = Private P = Public

Source: Dr. Wendy Hultsman Consulting, Kendig Keast Collaborative



Table 2.14, Additional Recreation Facilities, Continued

Facility	Status	Address	Notes
<b>Urban Fishing Lakes</b>			
Centennial Park Pond	P	3219 McLean Rd.	.25 acres
Independence Park Retention Pond	P	3919 Liberty Dr.	3 acres
Resoft Park Lake	P	North of Alvin off CR 281 and HWY 35	4 acres
Centennial Park Lake	P	2200 South Friendswood Dr., Friendswood	3 acres
<b>Bowling</b>			
Pearland Bowling Center	P	3412 Broadway St	
<b>Batting Cages</b>			
Athletic Dreams	P	3216 E. Broadway St.	Personal Training
The Bigs Batting Cages	P	4102 Veterans Dr, Ste A,B	
Line Drive sports	P	1855 Cullen Blvd	Lessons
Pitch, Putt, and Play	P	2551 O'Day Rd.	
Pro Play Zone	P	2810 Westchester Circle	
<b>Tennis Courts</b>			
Centennial Park	P	3219 McLean Rd	4 lighted courts, Lesson for youth through adult
Independence Park	P	3919 Liberty Dr.	4 lighted courts
Pearland High School	SP	3775 S. Main	6 lighted courts
Glenda Dawson High School	SP	4717 Bailey Rd	8 tennis courts
Sablatura Middle School	SP	2201 N. Galveston Avenue	3 lighted courts
Golfcrest Country Club	PR	2509 Country Club Dr.	6 lighted courts

LEGEND: SP = Semi-Public PR = Private P = Public

Source: Dr. Wendy Hultsman Consulting, Kendig Keast Collaborative

## THE ARTS

### Dance

#### Findings

There are many opportunities to find dance instruction across Pearland. This program area is fairly inexpensive to operate, with the primary requirement for many styles being a good sound system, mirrors on the wall, and an area large enough for movement. Programs are available for all age groups, with four commercial sites including classes specifically for senior adults. The Department’s dance programming focuses primarily on school-aged children and senior adults (classes held at the Knapp Center). Adult Ballroom Dance was added during the Summer of 2010 as well as some dance classes for youth. All class instructors come through Stephanie’s School of Dance under a partnership agreement (see **Table 2.15, Dance Programs/Studios** and **Map 2.5, The Arts**).

#### DEFINITION | DANCE

Youth sports programs defined in this category are those that offer instruction and/or league play in any one or multiple sports.

#### MEANS OF DATA COLLECTION

An Internet search was conducted using the keywords “Dance Instruction/Lessons in Pearland, TX.” In a number of instances, links were located inside websites that lead to establishments that were not displayed on general listings. Because styles change, data collection focus was on age demographics as opposed to style of dance offered. Many of the studios offered a combination of styles that usually included ballet and modern dance. Some offered hip hop while those offering adult instruction often included ballroom dancing as well. 24 Hr Fitness classes focused on Dance Aerobics. All searches were conducted between January and March 2010. For each site obtained from a list, an additional search was conducted of the individual facility.



## CHAPTER TWO

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### Recommendations

The Department should continue to partner with Stephanie’s School of Dance. Consideration might be given to offering additional classes for teens as well. The central city area south of Broadway has the fewest opportunities for dance instruction.

**Table 2.15, Dance Programs/Studios**

ID	Facility	Address	Pre-School	Youth	Teens	Adults	Seniors
A	Community Center	3523 Liberty Dr.	X	X		X	
B	Westside Event Center	2150 Country Place Parkway	X	X			
C	Knapp Center	2424 S. Park Ave.					X
D	Recreation Center	4141 Bailey	X	X		X	
1	Tumbling Stars	1130 Broadway #104		X			
2	The Little Gym	9607 Broadway #106	X	X			
3	24 Hr. Fitness	10011 Broadway			X	X	
4	Dance Productions	2530 Garden Rd., Bldg A	X	X	X	X	
5	Dancescape by Joyce	1906 Country Place Pkwy #104	X	X	X	X	
6	Divine Dance Academy	2817 Miller Ranch Rd, #301	X	X	X	X	X
7	Ms. Valerie’s School of Dance	9330 W. Broadway, #432	X	X	X	X	X
8	Precision Dance Academy	2620 Cullen Blvd. #214	X	X	X	X	X
9	Royal Academy of Fine Arts/Spotlight Dance Studio	8633 Broadway	X	X	X	X	X
10	Shadow Creek Ranch Latin Dance Factory	13009 Crystal Reef Pt.			X	X	
11	A Step Above Dance Studio	2423 S. Houston Ave			X	X	
12	Dancescape by Joyce	1906 Country Place Pkwy	X	X	X	X	
13	Vic Coppinger YMCA	2700 YMCA Circle	X	X	X	X	
14	Stephanie’s School of Dance	6831-L Broadway	X	X			

LEGEND: X = Available

### DEFINITION | ARTS

Fine arts and creative arts programs were defined as those that offered opportunities for youth, teens and/or adults to learn skills related to singular or multiple arts.

### Fine and Creative Arts

#### Findings

There are a number of opportunities in Pearland to learn both fine and creative arts. The majority of these are offered through commercial facilities. However, this is an area that has the potential for a great deal of growth. All of the commercial facilities are along the Broadway corridor, and most offer a singular form of art or craft instruction. Because creative and fine arts are lifetime activities and something that individuals can easily partake in at home, the Department has the opportunity to expand its focus in creative arts through focused workshops (see **Table 2.16, Fine and Creative Arts**).



**Recommendations**

Many leisure skills are learned, relearned, and enjoyed in retirement. People often think of Parks and Recreation Departments as providers of arts and crafts related classes. Currently, the majority of instruction is at the Knapp Center, including classes in jewelry marking, oil painting, crochet, knitting, ceramics, floral design, candle making, soap making, and cooking. The Knapp Center offers an excellent environment to expand the leisure involvement of mature adults. A potential option to expand program offerings in the arts is to offer a series of mini-workshops, or three hour sessions, where a new skill is offered at each session. Examples of these may include kite making, tie dye, batik, beading, cake decorating, floral design, knitting, paper craft, etc. Participants can pay for the supplies and the Department would only be responsible for finding the instructor and providing a room. These are also good family activities. The Pearland Library offers an event called Family Craft night. It may be possible to partner with them to provide a series of mini-events.

**MEANS OF DATA COLLECTION**

Information for this section was retrieved from two primary sources: an Internet search for instruction in Pearland, TX and knowledge of the basic program offerings at after-school programs. For the Internet search the following keywords were used with the words classes or instruction: arts and crafts, pottery, painting, drawing, fine arts instruction, photography, scrap booking, sewing. All searches were conducted between January and March 2010. In addition to the sites listed, craft instruction would be given for a variety of media as part of after-school program offerings. For school-age children, these programs may be their primary means of learning creative arts.

**Table 2.16, Fine and Creative Arts**

ID	Facility	Location(s)	Level	Focus
A	Community Center	3523 Liberty Dr	Y,T,A A,S  15-18	Photography, Crochet, Acrylic Art Painting Teen Acrylic Art
B	Westside Event Center		A,S	Scrap booking
1	Sing & Play Fine Arts Studio	4205-B W. Broadway St	P,Y,T,A	Drawing, painting
2	Monet Drawing Studio	9330 W. Broadway, #224	P,Y,T,A	Drawing, painting
3	Picasso's Place		P,Y	Painting
4	Novel Approach	607 S. Friendswood Dr., #15, Friendswood	Y,T,A	Scrap booking
5	Michaels	3127 Silverlake Village Dr	Y,T,A	Variety of crafts
6	Vic Coppinger YMCA	2700 YMCA Circle	Y,T,A	Variety of crafts
7	Linda's House of Sewing	5740 Broadway Ste 110	T,A	Sewing
8	Quakertown Quilts	180 S. Friendswood, Friendswood	A	Quilting
9	Inter State Studio	3302 Old Alvin Rd	T,A	Photography

LEGEND: P = Preschoolers Y = Youth T = Teen A = Adult

Source: Dr. Wendy Hultsman Consulting, Kendig Keast Collaborative



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**DEFINITION | PERFORMING ARTS**  
 Performing arts programs are defined as programs/instruction that include “theater,” “acting” and/or “music” in their website or phone book description.

**MEANS OF DATA COLLECTION**  
 An Internet search was conducted using the following keywords:

- Theater
- Acting
- Music (vocal and instrumental) instruction/lessons

In a number of instances, links were located inside websites that led to establishments that were not displayed on general listings. All searches were conducted from January through March 2010. For each site obtained from a list, an additional search was conducted of the individual program.

**Performing Arts**

**Findings**

As with private dance, commercial establishments offer the majority of performing arts instruction within and around the city of Pearland. Further, seven of the nine commercial facilities are located on Broadway and Alvin Community College’s Pearland Center is located near Broadway (see **Table 2.17, Performing Arts Offerings**).

**Table 2.17, Performing Arts Offerings**

ID	Facility	Location(s)	Drama	Instruments
	Pearland Community Band	Bailey Rd. Campus 4717 Bailey Rd.		T, A
1	Dancescape By Joyce	2014 Broadway St		Y,T
2	Ms. Valerie’s School of Dance	9330 W. Broadway		P,Y,T Guitar, Drums, Piano
3	Royal Academy of Fine Arts at Centre Point Studio	8633 Broadway	P,Y,T,A	
4	Pearland Music Studio	8201 Broadway #139		Y,T,A
5	Kid’s Back Porch Productions		Y,T	
6	OnStage Kids	406 Overlook Dr., Friendswood	Y,T	
7	Pearland Theater Guild		T,A	
8	Sing & Play Fine Arts Studio	4205-B W. Broadway St		P,Y,T
9	The Music Company	1411 E. Broadway		Y,T,A
D	Alvin Community College	Theater and Drama Department 2319 N. Grand Blvd.	T,A	

LEGEND: P = Preschoolers Y = Youth T = Teen A = Adult

Source: Dr. Wendy Hultsman Consulting, Kendig Keast Collaborative

Involvement in the performing arts remains a popular activity across the lifespan as is evidenced by the number of studios that exist and the fact that instruction/programming is offered for youth, teens, and adults. It appears as if the opportunity to find instruction exists in almost all parts of the City if one is willing to drive to Broadway. Acting and music instruction can be fairly expensive activities to offer; yet they are wonderful ways for youth, teens and adults to work together in a pursuit they all enjoy.

Relative to the Department, there is currently no instruction related to the performing arts, but there is a musical opportunity. The Department hosts the Pearland Community Band at the Bailey Rd. Campus. Opportunities for



private instruction might be worked out through partnerships with existing businesses if there is sufficient interest.

**Recommendations**

As humanities areas continue to come under scrutiny in school budgets the opportunity to offer exposure to these creative outlets should rise. The Department should not rule out programming in performing arts entirely, especially if is looking to develop a cultural arts program.

**SPECIAL POPULATIONS**

**Adaptive Programming**

**Findings**

A variety of programs were found in Pearland that addressed more specific recreation needs for those with special needs. In addition, individuals with special needs are often included into existing programs at the YMCA and through Pearland Parks and Recreation. For a City the size of Pearland, the options are very impressive. (see **Map 2.6, Special Populations** and **Table 2.18, Adaptive Programs**)

**DEFINITION | ADAPTIVE PROGRAMS**  
Adaptive programs were defined as those programs that offered opportunities for youth, teen, and/or adults who may have special needs.

**MEANS OF DATA COLLECTION**  
Information for this section was retrieved from the on-line Pearland Parks and Recreation Program Schedule and Internet searches for “special needs recreation programming in Pearland, TX.” In addition, when information related to special needs options became available through searches in other program areas, this information was included in this section as well. All data were collected between January and March 2010.

**Table 2.18, Adaptive Programs**

Facility/Program	Activity	Age
Pearland Parks and Recreation <a href="http://www.Pearlandparks.com">www.Pearlandparks.com</a>	Pearland Kids Fish Fest	
i9 Sports <a href="http://www.i9sports.com">www.i9sports.com</a>	Flag Football, soccer, cheer, basketball	4-14 welcome in all instructional programs
Fun Fair Positive Soccer <a href="http://www.ffps.org">www.ffps.org</a>	Instruction soccer	4-18 welcome in all instructional programs
Top Soccer (The Outreach Programs for Soccer) <a href="http://www.Pearlandunited.com">www.Pearlandunited.com</a>		4-18
Vic Coppinger YMCA <a href="http://www.ymcahouston.org/vic-coppinger">www.ymcahouston.org/vic-coppinger</a>	In all activity programming	
Upward Basketball League <a href="http://www.upward.org">www.upward.org</a>	Basketball Challenge League	4-12
Dancescape by Joyce <a href="http://www.dancescapebyjoyce.com">www.dancescapebyjoyce.com</a>	Dance lessons	
Pearland Football League <a href="http://www.Leaguelineup.com/pearlandraiders">www.Leaguelineup.com/pearlandraiders</a>	Flag football, tackle football	
Pooh’s Panda <a href="http://www.poohspanda.org">www.poohspanda.org</a>	Summer camp Afterschool programming	3-18
Pearland Little League Challenger Program <a href="http://www.eteamz.com/Pearland">www.eteamz.com/Pearland</a>	Little League Baseball	4-18

Source: Dr. Wendy Hulstman Consulting, Kendig Keast Collaborative



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**DEFINITION | AFTER SCHOOL**

After-school programs defined in this category were those that offered any of the following: AM/PM programs and PM only. These do not include licensed Child Care Centers within the city operated by the state, school systems of private enterprise. After school programming does not include activity classes and sporting programs that happen to be held after school.

**MEANS OF DATA COLLECTION**

Information for this section was retrieved from Internet searches using the keywords “after-school programs in Pearland, TX.” Once lists were identified additional Internet searches were conducted for the individual sites.

**Recommendations**

There appears to be a sufficient number of sports-related options for individuals with special needs in Pearland. However, there is no Special Olympics organization within the City to give participants in these programs the option to participate in another sports venue. Special Olympics activities are available in nearby cities. One area that is missing is the lack of adapted swim instruction. The YMCA is the only facility that offers adapted swimming opportunities. If it is available anywhere else in Pearland, it is not marketed as such.

An option that has worked well in other parts of the country is the formation of a Special Recreation Alliance Program that pairs two or more cities together to offer shared programming options for those with special needs. The nearby cities divide the program management and leadership responsibilities while they offer special needs programs to individuals to both cities at a “resident” fee.

**After School Programs**

**Findings**

After-school programs are widespread within the City and a one-mile radius along Broadway, with the exception of the areas north of Bailey and south of Magnolia, north of Broadway and east of Pearland Parkway, and north of Fite Road between Cullen and Main Street. In Fall 2010, the Department will offer its first after school program for 5<sup>th</sup> and 6<sup>th</sup> grade Middle School students. There are thirty-one after-school programs within Pearland and the ETJ, evenly split between commercial facilities and school-based programs. The Shadow Creek Ranch area, which lacks many other programmed recreation amenities at this time, appears to be well served by both school-based and private after-school programs (see **Table 2.19, After-School Programs**).

**Table 2.19, After School Programs**

ID	Facility	Location(s)
	Pearland Parks and Recreation (5 <sup>th</sup> and 6 <sup>th</sup> grade only)	Bailey Rd. Campus, 4717 Bailey Rd.
<b>School-Based Programs</b>		
1	Heritage Christian Academy	12005 County Rd 59
2	Cockrell Elementary YMCA Program	3500 McHard Rd
3	Challenger Elementary YMCA Program	9434 Hughes Ranch Rd
4	Carleston Elementary YMCA Program	3010 Harkey Rd
5	Magnolia Elementary YMCA Program	5350 Magnolia
6	Massey Ranch Elementary YMCA Program	3900 Manvel Rd
7	Primrose School of Pearland	2350 CR 94
8	Rogers Middle School YMCA Program	3121 Manvel
9	Silvercrest Elementary YMCA Program	3003 Southwyck Parkway
10	Silver Lake Elementary YMCA Program	2550 CR 90

Source: Dr. Wendy Hultsman Consulting, Kendig Keast Collaborative



Table 2.19, After School Programs, Continued

ID	Facility	Location(s)
<b>School-Based Programs</b>		
11	Shadycrest Elementary YMCA Program	2405 Shadybend
12	Thelma Lay Anderson program at Marek Elementary YMCA Program	1947 Kirby Dr
13	Thelma Lay Anderson program at Wilder Elementary YMCA Program	2225 Kingsley St
14	CJ Harris Elementary YMCA Program	2314 Schleider Dr
15	Rustic Oak Elementary YMCA Program	1302 Rustic Lane
16	Sablatura Elementary YMCA Program	201 N. Galveston Ave
<b>Other Programs</b>		
1	Montessori School of Downtown-Pearland Campus	2121 N. Grand Blvd
2	Kids 'R' Kids of Highland Glen	1820 Pearland Pkwy
3	Kids 'R' Kids Shadow Creek	12015 Broadway
4	Kids 'R' Kids #13	2430 County Rd 90
5	Primrose School of Pearland Parkway	2240 Pearland Parkway
6	IVY Kids	1906 County Place Pkwy
7	Kid Fit	9330 Broadway Ste 430
8	Bright Learners Academy	12155 Shadow Creek Pkwy Ste 121
9	ACE Academic Enrichment Center	2817 Miller Ranch Rd Ste 333
10	Silver Line Montessori	2505 CR 89
11	Silver Line Montessori Shadow Creek	2080 Reflection Bay
12	Star Kids Academy	4310 Bailey Rd
13	Stepping Stones Learning Center	2654 W. Oaks Blvd
14	Jungle Kids Academy	2849 Miller Ranch Rd #501
15	Kandiland Day School	2045 Reflection Bay Dr.

Source: Dr. Wendy Hulstman Consulting, Kendig Keast Collaborative

**Recommendations**

The need for dependable AM/PM programs will not decrease as long as children have parents who work or need additional care systems. Fortunately, a number of options exist. After-school programs are fairly well spread out across the City. If the Department were to start offering after-school programming the areas least served are in the far eastern portion of the City and the north central City.

**Senior Programs**

**Findings**

Finding information for senior activities in Pearland via the Internet was not as easy as it could have been. A search for “recreation activities for Senior Citizens in Friendswood” gave immediate information about the wide variety of activities they offer at their Center. And, the titles in the first two items to come up indicated specific content for Seniors in Friendswood. When

**DEFINITION | SENIORS**

Senior programs considered in this category were those that offered any opportunities for mature adults (generally 55+ years) to engage in singular or multiple programs, such as: fitness, dance, and special interest classes.



## CHAPTER TWO

### Learn. Play. Grow.

#### MEANS OF DATA COLLECTION

Information for this section was retrieved from three primary sources: the Pearland Parks and Recreation Program Schedule, an Internet search for “programs/classes for senior citizens in Pearland, TX,” and from information gathered while researching other program areas and finding mention made of programming for seniors. All data were collected between January and March 2010.

Pearland was substituted for Friendswood in the Internet search, it was necessary to search hard to uncover information about the Melvin Knapp Center, where the majority of programs for seniors are held in Pearland. This should not be the case. There are nine other sites that offer programs of some kind specifically targeted to older adults. Five of these are in western Pearland. Four offer dance lessons and four offer group fitness classes. There are no sites that offer programming for seniors in northern, southern, or far western Pearland (see **Table 2.20, Senior Programs**).

**Table 2.20, Senior Programs**

ID	Organization	Location(s)	Activities
A	Melvin Knapp Center	2424 South Park Ave.	Informal education, health screenings, art classes, arts presentations, musical groups, symphony concert program, opera performances, and dances
	Recreation Center	4141 Bailey Rd.	Pickleball
1	Vic Coppinger YMCA	2700 YMCA Dr	Pickleball, board game Friday, group exercise, Silver Sneakers
2	The Aquatic Academy	1103 Barkley Ct.	Swim Lessons
3	Divine Dance Academy	2817 Miller Ranch Rd #301	Dance Lessons
4	Ms Valerie’s School of Dance	9330 W. Broadway #432	Dance Lessons
5	Precision Dance Academy	2620 Cullen Blvd #214	Dance Lessons
6	Spotlight Dance Studio	8633 Broadway	Dance Lessons
7	Pearland Shaq Club 24 Hr. Fitness	1001 W. Broadway	Group Exercise
8	Ladies Workout Express	9330 W. Broadway	Group Fitness
1	Alvin Community College	3110 Mustang Rd.	Fitness activities

Source: Dr. Wendy Hultsman Consulting, Kendig Keast Collaborative

### Recommendations

According to the most recent AARP studies that discuss the Baby Boomer generation reaching retirement, the elements of programming for those aged 55 and over will need a great deal of reshaping within the next five to 10 years. Not only are those in the Baby boomer generation likely to have very different interests than their parents, but they also are healthier, have more disposable income (in general), are less likely to stop working completely after retirement, have a greater interest in fitness and adventure-related activities, are more willing to volunteer for shorter-term cause-related activities and less willing to volunteer for long-term roles, and have a stronger interest in lifelong learning. They will be more willing to pay for services rather than volunteer for them, and are often concerned about the return (quality) of their financial investment. Thus, the types of activities and programs that have been staples in many adult centers may need a gradual



change over the next several years if centers are looking to attract new participants. In addition, AARP and other studies have shown that Baby Boomers are not as interested in age-segregated programming and housing arrangements as were their parents. In fact, they often prefer living and participating in places where multiple age groups are present. This would imply that programming options most likely to attract older populations will probably be most appealing if they are integrated in centers where there is also programming for other stages of life. This is already done at the YMCA and the commercial recreation facilities. For the Department, an option for inclusive programming might occur in the new Recreation Center and Natatorium and the Westside Event Center at Southdown Park. The Knapp Center will be the facility most impacted by the changing face of the aging population. While there are still some people who will be interested in a center such as Knapp, two things need to happen over the next five to 10 years. First, observations need to take place relative to enrollment in activities offered there to look for declines in traditional programming efforts. Second, a gradual integration of programming for the older participants needs to be blended with programming likely to attract a younger group of mature adults with potentially very different interests. Fortunately, there are some excellent resources through NRPA and AARP to assist in decision-making. Despite the limited location of designated Adult Centers, the addition of more singular focus facilities would not be the best direction for future growth.

Finally, the Baby Boomer age group is very used to looking for information via computers. If Pearland wishes to remain (become) a viable programming choice for citizens, it is necessary to step up marketing and visibility efforts to ensure that Internet searches highlight Department activities to a much greater degree.

## HEALTH AND FITNESS

### Cheerleading

#### Findings

Almost all of the cheerleading instruction in Pearland is offered through commercial enterprises. These are mostly the same ones that offer gymnastics instruction or football, which makes sense. Most of the instruction targets five to 17 year olds. Two Sports Associations, Pearland Youth Football Association and i9sports teach cheering as a complementary activity to their sports instruction/leagues with practices offered at the site of the game. Only one site, Gymtastic, offered competition level instruction. Gymtastic also offers a small cheer program for the Department. Cheer instruction locations can be found across the City along Broadway. There are, however, no opportunities for cheer instruction west of the Nolan Ryan Expressway or in the northeastern part of the City (see **Map 2.7, Health and Fitness** and **Table 2.21, Cheerleading**).

**DEFINITION | CHEERLEADING**  
Cheerleading programs considered in this category were those that offered instruction where the words “cheer” or “cheerleading” were specifically mentioned in their website, newsletter/schedule or phone book description.



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Table 2.21, Cheerleading

ID	Facility	Address	Pre-School	Youth	Teens	Competition
	Pearland Parks and Recreation through Gymtastic	4102 Veterans Dr.		X	X	
1	Reflex Gymnastics	2530 Garden Rd	X	X	X	
2	Gymtastic	4102 Veterans Dr		X	X	X
3	Tumbling Stars	1130 Broadway, #104		X		
4	Legacy Gymnastics	1331 E. Broadway, Ste C		X	X	
5	The Little Gym	9607 Broadway, #106	X	X		
6	Pearland Youth Football Assoc	5522 Daugherty Rd		X	X	
7	i9 Sports	Challenger Elementary 9434 Hughes Ranch Rd		X	X	
8	i9 Sports	Epiphany Lutheran Church 5515 Broadway		X	X	
9	Upward Basketball	Pearland Methodist Church 2314 Grand Blvd.	X	X		

LEGEND: X = Available

Source: Dr. Wendy Hultsman Consulting, Kendig Keast Collaborative

**MEANS OF DATA COLLECTION**

An Internet search was conducted using the keywords “cheerleading in Pearland, TX” and “cheer lessons in Pearland, TX” using multiple search engines. All searches took place between January and March 2010. For each site obtained from a list, an additional search was conducted of the individual facility. Data collection did not include Junior or Senior High School Cheering squads.

**DEFINITION | FITNESS**

Fitness facilities were defined as locations that offered any of the following: strength training, aerobics, cardiovascular workout equipment, and boot camps. This category included locations for unstructured equipment usage and programming/instruction related to fitness.

DRAFT 10.18.10

**Recommendations**

Cheerleading is an activity in which young girls enroll more often than young boys. Cheering is very popular in Texas as seen by the number of options available in a City. The Department does not offer cheer instruction and may not need to. If there were interest, a viable alternative would be to partner with Gymtastic since a connection already exists. A second alternative is to offer cheering at the Community Center in conjunction with the school-age tumbling classes. There are little capital costs in offering cheering, as equipment is limited. In addition, even though tumbling instruction is often part of the training, it requires little more than mats or open space outdoors. Cheerleading instruction can take place in any park. Decisions to offer cheering should be based on expressed interest gathered from a needs assessment.

**Fitness**

**Findings**

Fitness facilities are widespread throughout the City although the distribution is primarily within one mile north or south along Broadway or just east of Shadow Creek Ranch near Kirby Drive, leaving the remainder of the City with few nearby fitness facilities. There are eight established Boot Camps in Pearland, representing a growing trend in personal fitness training. The Department offers a Boot Camp experience through Method Evolutions. The



PEARLAND  
Parks & Recreation

MEANS OF DATA COLLECTION

An Internet search was conducted using the keywords "Fitness Center," "Health Clubs," "Boot Camps," and "Aerobics." The City's classes did not readily appear via Internet searching using those key words. All searches took place from January through March 2010. For each site obtained from a lost, an additional search was conducted on the individual facility.

current fitness facilities are at the Bailey Rd. campus and the Westside Event Center. The addition of the Recreation Center and Natatorium fitness components will help broaden the Department's penetration in the eastern portion of the City where they are currently lacking (see **Table 2.22, Fitness Centers**).

**Recommendations**

Interest in physical fitness should continue to increase as people learn more and more about the benefits of exercise and overall health. It is strongly recommended that the fitness facilities and related classes at the Bailey Rd. campus and the Recreation Center and Natatorium keep both equipment and types of programming up to date relative to major movements in the fitness industry. The strongest interest in fitness for those in there twenties and thirties is evidenced by the surge of Boot Camps (which concentrate totally on intensive exercise) that have taken hold throughout the nation and within

**Table 2.22, Fitness Centers**

ID	Facility	Address	Seniors	Strength	Cardio	Kick Box	Boot Camp	Aerobic Dance	Spin Cycle
A	Bailey Recreation Center	4717 Bailey Rd.		X	X				
B	Westside Events Center	2150 Country Place Pkwy						X	
C	Recreation Center and Natatorium	4141 Bailey Rd.		X	X	X	X		X
	Melvin Knapp Center	2424 South Park Ave.	X	X	X			X	
1	Pearland Shaq Club 24 Hr Fitness	1001 W. Broadway	X	X	X	X	X	X	X
2	Curves	1807 Broadway		X					
3	Curves	7109 Broadway		X					
4	Curves	2200 Business Center Dr #1308		X					
5	Beautiful Fitness	2822 Foxden Dr		X	X	X	X		
6	Jazzercise	5515 W. Broadway		X				X	
7	Ladies Workout Express	9330 W. Broadway	X	X			X		
8	Method Evolution	11601 Shadow Creek Ranch					X		
9	Vic Coppinger YMCA	2700 YMCA Circle		X	X		X	X	
10	LA Fitness	2850 Pearland Pkwy		X	X	X		X	X
11	Southwyck Golf Club	2901 Clubhouse Dr.		X	X				
12	Dynamic Fitness	2810 Business Center Dr., #144			X	X		X	X
13	Adventure Boot Camp for Women	McLean Rd.					X		
14	Adventure Boot Camp for Women	Southwyck Golf Course Club				X			
15	Stroller Strides	Souhdown Park 2150 County Rd. 94			X				
16	Fit4Baby	Centennial Park 3129 McLead Rd.			X				
	Body Evolution	12155 Shadow Creek Ranch Pkwy		X	X		X	X	
1	Alvin Community College	3110 Mustang Rd., Alvin	X		X		X		

LEGEND: X = Available

Source: Dr. Wendy Hultsman Consulting, Kendig Keast Collaborative



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#### **DEFINITION | MARTIAL ARTS**

Dojos and martial arts schools were defined as those programs/instruction that the words “Martial Arts” or the name of a specific type of “martial arts” was specifically mentioned in their websites or phone book descriptions.

#### **MEANS OF DATA COLLECTION**

An Internet search was conducted using the keywords “Martial Arts in Pearland, TX”. In a number of instances, links were located inside websites that led to establishments that were not displayed on general listings. All searches were conducted from January to March 2010. For each site obtained from a list, an additional search was conducted of the individual facility.

Pearland. Interest is not likely to wane as long as participants feel comfortable in their surroundings. As Baby Boomers continue to age, many may seek the services of a personal trainer. The Department is considering this as a possible option at the Recreation Center and Natatorium. Thus, potential participants, especially of the Recreation Center and Natatorium, will find opportunities at commercial establishments before coming upon Department programs and facilities. It is recommended that the Department find ways to make its programs, facilities, and services more readily visible through the Internet (other than relying solely on Facebook), as that is now the primary route for information retrieval by new and existing residents.

#### **Martial Arts**

##### **Findings**

The majority of martial arts instruction within the City is offered through commercial establishments. Further, 10 of the 16 commercial sites are within a mile to the north or south of Broadway. The Department has four sites that offer martial arts instruction; Bailey Rd. Recreation Center in the central city, the Westside Event Center in Southdown Park along S.H. 288, Knapp Center, in Central Pearland, and the Pearland Community Center in the east. There are excellent opportunities for individuals of all ages to locate martial arts instruction at City facilities. All of them offer teen and adult participation together. Considering the abundance of commercial programs that offer adult instruction, this is an area where Department resources necessarily need not be allocated for expansion. The same can be said for pre-school martial arts instruction, as there are eight sites that reach this demographic (see **Table 2.23, Martial Arts Instruction**).

##### **Recommendations**

Martial arts remains a popular activity based on the number of establishments offering instruction/programming. It appears as if the opportunity to find instruction exists in almost all parts of the City, with the exception of the central city and Shadow Creek Ranch. If sites were being sought for additional martial arts instruction, then the areas both north and south of Broadway between Hatfield and Cullen to the north of Broadway and Hatfield and Old Chocolate Bayou Road to the south of Broadway should be considered. Additionally, the area around Dixie Farm Road is not as well served by martial arts instruction, as are other parts of the City.



Table 2.23, Martial Arts Instruction

ID	Facility	Address	Pre-School	Youth	Teens	Adult
A	Bailey Rd. Campus	4717 Bailey Rd.		X	X	X
B	Westside Event Center	2150 Country Place Parkway		X	X	X
	Melvin Knapp Center	2424 South Park Ave.				X
D	Community Center	3523 Liberty Drive		X	X	
1	Tumbling Stars	1130 Broadway, #104	X	X	X	X
2	Sing and Play Fine Arts Studio	4205-B W. Broadway St	X	X		
3	The Little Gym	9607 Broadway, #106	X	X		
4	Jung Do Tae Kwon Do	2837 Miller Ranch Rd, #125		X	X	X
5	Kuk Sool Won Pearland Martial Arts Center	2510 E. Broadway	X	X	X	X
6	Texas DoJo MMA	5500 Magnolia			X	X
7	Pearland Family Tae Kwon Do	3111 S. Main		X	X	X
8	United Tae Kwon Do	9330 Broadway, #430		X	X	X
9	Danscape By Joyce	2014 Broadway St.	X	X		
10	Tae Kwon Do America	125 W. Parkwood Ave, Friendswood				
11	Bushi Ban	8201 Broadway St	X	X	X	X
12	USA Karate	11101 Resource Parkway, Houston	X	X	X	X
13	Vic Coppinger Family YMCA	2700 YMCA Drive		X	X	X
14	Eternal Martial Arts	9330 W. Broadway St		X	X	X
15	Montenegros Black Belt Karate	2196 Forest Bank Lane		X	X	X
16	Korek Champion Martial Arts	5517 Broadway #L	X	X	X	X
17	The Honorable Tiger School of Martial Arts	3234 Broadway				
1	Alvin Community College				X	X

LEGEND: X = Available

## Yoga and Pilates

### Findings

For a City the size of Pearland, there are a number of places to learn about and practice of Yoga. Commercial instruction is much more concentrated in the western part of the City along Broadway than in other areas. The Department’s classes are also in western Pearland at the Westside Event Center in Southdown Park. No Yoga classes are offered in northern or southern Pearland. The new Recreation Center will offer these classes in the eastern part of the City. There are fewer commercial places in which to take Pilates classes. Two are in eastern Pearland and one along the Ryan Nolan Expressway. The City offers classes at the Recreation Center and Natatorium in the central city (see **Table 2.24, Yoga and Pilates Classes**).

### Recommendations

Yoga has been popular with adult populations, both males and females, and older adults, for quite a while. It can be taught using little more equipment than mats and has long been known as an activity that restores energy to the body’s core, as well as assisting in tension/stress relief. Pilates became

**DEFINITION | YOGA AND PILATES**  
Pilates’s programs are defined as those programs that offered instruction where the word “Pilates” or a specific style of Pilates was specifically mentioned in their website, newsletter/schedule or phone book description. Yoga programs were defined as those that offered instruction where the words “Yoga,” “Yogalates,” or a particular style of yoga was specifically mentioned in their website, newsletter/schedule or phone book description.



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**MEANS OF DATA COLLECTION**

An Internet search was conducted using the keywords “Pilates in Pearland, TX” and “Yoga in Pearland, TX.” Similar lists appeared using several search engines. The primary engines used were www.healthclubdirectory.com and www.yellowbot.com, although other search engines were available. The City classes only appear when a search is conducted of the Pearland Parks and Recreation program schedule. All searches took place between January and March 2010. For each site obtained from a list, an additional search was conducted of the individual facility whenever possible.

**DEFINITION | SPECIAL EVENTS**

Special Events were defined as activities open to the public regardless of whether or not a fee is charged. Only events that operated on an annual, reoccurring basis were included. For this category, only those events that actually occur in Pearland were examined. Thus conferences and group meetings were not included unless they were annual events.

popular with adult populations (males and females), a number of years ago when exercise enthusiasts realized the benefits to overall health when the body’s “core” is strengthened. While there is some portable equipment associated with the activity, like Yoga, little more than mats are needed. One caveat: Pilates is physically demanding and the retention rate in classes is often reflective of the instructor’s ability to motivate the participants to continue. The benefits of both forms of exercise, as well as some of the newer options, such as Zumba, are substantial. Since neither Yoga nor Pilates requires special flooring needs, these are good classes to offer in multipurpose rooms, or even outdoors, weather permitting. Yoga, especially, is an excellent activity for older adults and should be continued at the Westside Event Center along with Yoga classes for Teens and Adults. Yoga and Pilates can be engaged in as a family activity.

**Table 2.24, Yoga and Pilates Classes**

ID	Facility	Location(s)	Yoga	Pilates
A	Recreation Center and Natatorium	4141 Bailey Rd.	X	X
B	Westside Event Center	2150 Country Place Pkwy	X	
1	Beautiful Fitness	2822 Foxden Dr	X	
2	Dynamic Fitness	2810 Business Center Dr., #144	X	X
3	LA Fitness	2850 Pearland Parkway	X	X
4	Sundance Yoga Studio	2809 Miller Ranch Rd	X	
5	Bikram Yoga	2810 Business Center Dr., #102	X	
6	The Yoga Studio/Fitness Solutions	9330 W. Broadway	X	
7	The Pilates Studio of Friendswood	308 E. Edgewood, Friendswood		X
8	Vic Coppinger YMCA	2700 YMCA Circle		X
9	Body Evolution	12155 Shadow Creek Pkwy	X	X
1	Alvin Community College	3110 Mustang Rd, Alvin		X

LEGEND: X = Available

Source: Dr. Wendy Hultsman Consulting, Kendig Keast Collaborative

**SEASONAL PROGRAMS**

**Special Events**

**Findings**

Like many cities, Pearland has a couple of locations that become the primary event sites, although they do include nine different locations. One is located in the southwest area of the City near Southwyck Parkway and the Silverlake HOA. The other prominent location is in eastern Pearland around Independence Park and the Public Library. In Pearland, half of the special events in Pearland are produced and hosted by the Parks and Recreation Department (see **Map 2.8, Seasonal Programs** and **Table 2.25, Special Events**).



**Recommendations**

The fact that the Department is responsible for producing so many events, of all types, is a strong testament to their mission to impact the quality of life of families and residents in Pearland. The Department should continue to put forth these efforts but may want to consider adjusting some locations in order to spread their presence over more of the City. The central (except around Centennial Park), northern, and far western parts of the City house no events. If the Department was looking to further address a sense of “community spirit”, then additional locations should be considered.

**MEANS OF DATA COLLECTION**

Special events were identified through an Internet search using the key words “Special Events in Pearland, TX.” This method did not work well initially until the site [www.gettoknowpearland.com](http://www.gettoknowpearland.com) was located. This website does an excellent job of listing the most prominent events occurring in Pearland for two months at a time.

**Table 2.25, Special Events**

ID	Event	Location(s)	Date	Provider
A	Winterfest	Independence Park 3919 Liberty Drive	Mid-January	Pearland Parks and Recreation Dept.
B	Daddy-Daughter Date Night	Bailey Rd. campus 4717 Bailey R.d	Early February	Pearland Parks and Recreation Dept.
15	Texas Color Guard Circuit Competition	Dawson High School	Early February	Pearland Parks and Recreation Dept.
C	Ladies and Gents	PISD Bailey Rd Campus 4717 Bailey Rd.	Mid-February 4-10 yrs old	Pearland Parks and Recreation Dept.
16	First Lego League South Texas Championship	Pearland ISD Searcy 9 <sup>th</sup> Grade Center	Late February	Coordination of Robotics Education
1	Spring Craft Night	Pearland Public Library 3522 Liberty Drive	Mid-March	Pearland Public Library
D	Family Indoor Drive-in Movie	Pearland Community Center, 3523 Liberty Dr.	Mid-March	Pearland Parks and Recreation Dept.
7	Rock Around the Block 5K, 1 mi running race and Pancake Breakfast	Silvercrest Elementary School, 3003 Southwyck Parkway	Late March	Silvercrest Elementary PTA
E	Paws in the Park and Fun Run	Independence Park 3919 Liberty Drive	Late March	Pearland Parks and Recreation Dept.
F	Pearland’s Great Egg Drop	The Rig 3775 S. Main St.	Easter time	Pearland Parks and Recreation Department
G	Annual Trail Trekkers Event	Independence Park 3919 Liberty Drive	Mid April	Keep Pearland Beautiful and Pearland Park and Recreation Dept.
M	Trick or Treat Trail	Visitors Parking Lot at Pearland High School 3775 South Main	October 31	Pearland Parks and Recreation Dept.
14	Monster Dash	Silverlake 3003 Southwyck Pkwy	October 31	Pearland Area Runners Club with Pearland Parks and Recreation
23	USA Cheer Championship	Pearland ISD Stadium	Mid-November	
5	Jingle Jog	Southwyck Park	December	Fitness Solutions

Source: Dr. Wendy Hultsman Consulting, Kendig Keast Collaborative



## CHAPTER TWO

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Table 2.25, Special Events, Continued

ID	Event	Location(s)	Date	Provider
8	Run on the Wild side 5K and Kids' K		Mid-April	On the Run
H	Pitch, Hit and Run	Centennial Park 3219 McLean Rd	Mid-April	Pearland Parks and Recreation Dept.
17	Pearland Texas Basketball Classic	Various sites	Late April	Sports PDMO
I	Summer Concert Series	Southdown Park 2150 Countryplace Pkwy	Friday evenings May-June, 7-9 pm	Pearland Parks and Recreation Dept. and Pearland Town Center
9	6 <sup>th</sup> Annual Pear Run 10K and 5K	Independence Park 3919 Liberty Dr	Early May	Pearland Citizens Police Academy Alumni Association
10	Silverlake Sprint Triathlon	Southwyck Lake Park 4805 Northfork Rd. at Shelby	Mid-May	Fitness Solutions
18	ASA 14U Qualifier	Pearland Dad's Park 5522 Daughtery Rd Centennial Park 3219 McLean Rd	Mid-June	Girls Softball Association
19	Mike Kunstadt's Great American Shootout	Various locations	Late June	Sports PDMO
11	Kiwanis Kids Triathlon	Independence Park 3919 Liberty Drive	Late June	Kiwanis
12	Y Freedom Tri	Vic Coppinger YMCA 2700 YMCA Drive	Late June	Vic Coppinger YMCA
J	July 4 <sup>th</sup> Celebration of Freedom	The Rig 3775 S. Main St	July 4 <sup>th</sup>	Pearland Parks and Recreation Dept.
2	Summerfest Movie Night	Pearland Town Center 11200 Broadway	Saturday evenings July and August	
20	NGA Hooter's Pro Golf Tour- Texas Honing Open	Golfcrest Country Club	Early July	National Golfers Association
K	Friday Night Flic	Independence Park 3919 Liberty Drive	2 <sup>nd</sup> and 4 <sup>th</sup> Fridays in July and August	Pearland Parks and Recreation
13	Silverlake Aquathlon	Silverlake Park	Late July	Fitness Solutions
21	Pearland Volleyball Classic	Various	Late August	Nike
3	Family Movie Matinee	Pearland Library 3522 Liberty Drive	2 <sup>nd</sup> Fri/month 4 pm	Pearland Public Library
4	Farmer's Market	Zychlinski Park 2243 Grand	2 <sup>nd</sup> and 4 <sup>th</sup> Sat/month March-Nov. 9 am-1 pm	Pearland Parks and Recreation Dept. and Bay Area Homesteading
L	Punt, Pass & Kick	Southdown Park 2150 Country Place Pkwy	Late September	Pearland Parks and Recreation Dept.
22	Bands of America Regional Marching Band Competition	Pearland ISD Stadium	Mid-October	Event PDMO

Source: Dr. Wendy Hultsman Consulting, Kendig Keast Collaborative



Table 2.25, Special Events, Continued

ID	Event	Location(s)	Date	Provider
N	Kid Fish Fest	Pro Bass Shop 1000 Bass Pro Drive	Mid- November	Pearland Parks and Recreation Dept.
O	Hometown Christmas Festival	Pearland Town Center 11200 Broadway	Early December	Pearland Town Center and Pearland Parks and Recreation Dept.
P	Christmas Parade and Tree Lighting	FM 518 from Pearland Pkwy to Old Alvin Rd.	Early December	Pearland Parks and Recreation Dept.
6	Annual Cigarette Litter Awareness Day	Variety of locations	Early December	Keep Pearland Beautiful
24	Tour D'Lights	Independence Park	Early December	Keep Pearland Beautiful and Pearland Parks and Recreation Dept.

Source: Dr. Wendy Hultsman Consulting, Kendig Keast Collaborative

### Camps and Summer Programs

#### Findings

Camps are spread throughout the City. This is perhaps the only activity that has such a broad range of physical sites. Except for the central city, children should have access to several camp options close to home. There are eight camps that offer themed, traditional camp programs. These themes change weekly and are not tied to a specific sport or type of activity. Five of the camps are in western Pearland and three are in eastern Pearland. There are none in the central city or the far eastern portion of Pearland. The Department’s camp is located at the Bailey Rd. campus (see **Table 2.26, Camps and Summer Programs**).

#### Recommendations

Camps that have themed weeks offer the traditional summer day camp program experience. While there are many commercial options for camps, the Department is limited to one program, delivered in one place. The central and far eastern parts of the City, which lack themed camps but do have several parks, would be potential places to consider for additional camp sites. In addition, the Department can, and should, make much better use of the Internet as a source of information provision. The Department’s Facebook site is well used, but many adults who do not use Facebook would use the Internet to search of camp options. Two months before the summer season begins there was no mention of the 2010 summer season camp. More complete, visible, and timely information would aid the Department’s visibility and registration efforts.

#### DEFINITION | CAMPS AND SUMMER PROGRAMS

Summer camps and programs were defined as programs that covered at least four days, with a minimum of four hours per day. The words “camp” or “summer program” were specifically mentioned in their website, newsletter/schedule or phone book description.

#### MEANS OF DATA COLLECTION

An Internet search was conducted using the keywords “summer camps in Pearland, TX.” This was challenging since only the YMCA had their camps listed on their website. With little success using “camps” as a keyword, venues that offered programs during the remainder of the year were searched for their summer options. This proved to be fruitful and as a result, a number of camps and summer programs were identified.



## CHAPTER TWO

### Learn. Play. Grow.

Table 2.26, Camps and Summer Programs, Continued

ID	Camp and Summer Programs	Who is served	Address	Website	Notes
A	Pearland Kid-tastic Summer (Kids In Action)	Y 6-10	Bailey Rd. Campus	<a href="http://www.pearlandparks.com">www.pearlandparks.com</a>	Education, adventure, exercise, field trips, special events-weekly
1	IVY Kids Early Learning Center	P, Y	1906 County Place Pkwy	<a href="http://www.ivykids.net/programs_summer_camps.htm">www.ivykids.net/programs_summer_camps.htm</a>	Weekly themes
2	Kinder Care Learning Centers	P, Y	2423 County Road 90	<a href="http://www.kindercare/summercamp/">www.kindercare/summercamp/</a>	Weekly themes
3	Vic Coppinger YMCA	Y, T	2700 YMCA Dr. and 5810 Brookside Dr.	<a href="http://www.ymcahouston.org/vic-coppinger">www.ymcahouston.org/vic-coppinger</a>	Specialty camps-art, drama, science, cooking, cheer, dance, karate Sports camps Teen camps (12-14 yrs) CIT program (15+)
4	Lions Club of Pearland	Y, T	Camp is in Kerrville	<a href="http://www.lionscamp.com">www.lionscamp.com</a>	Camp for youth with physical disabilities. Weekly.
5	Victory Camp	Y, T Gr 3-8	1407 Victory Lane, Alvin	<a href="http://www.victorycamp.com">www.victorycamp.com</a>	Christian Day Camp Daily Bible, swim, sports, outdoor activities, crafts, games
6	The Little Gym	P, Y 3-8	9607 Broadway #106	<a href="http://www.thelittlegym.com/PearlandTX/Pages/kids-camps.aspx">www.thelittlegym.com/PearlandTX/Pages/kids-camps.aspx</a>	Weekly themes
7	Kids R Kids #13 Silverlake	Y	2430 County Road 90	<a href="http://www.Krk13pearland.com">www.Krk13pearland.com</a>	Specific, structured capsules of activities
8	Kids R Kids Shadow Creek	Y	12015 Broadway	<a href="http://www.Krkshadowcreekranch.com">www.Krkshadowcreekranch.com</a>	Specific, structured capsules of activities
9	Kids R Kids of Highland Glen	Y	1820 Pearland Parkway	<a href="http://www.Kidsrkidspearland.com">www.Kidsrkidspearland.com</a>	Weekly themes centered around building character
10	Cross Creek Camp	Y, T	2109 County Rd 129	<a href="http://www.Crosscreekstable.com/camp.htm">www.Crosscreekstable.com/camp.htm</a>	Equestrian –based weekly camps
11	Legacy Gymnastics	Y, T	1331 E. Broadway Ste. C	<a href="http://www.legacy-gym.com">www.legacy-gym.com</a>	Gymnastics skills
12	Gymtastic	Y, T	4102 Veterans Drive	<a href="http://www.gymtastic.com">www.gymtastic.com</a>	Cheer, tumbling, trampoline
13	Bushi Ban International Pearland LLC	Y, T	8102 Broadway	<a href="http://www.bushiban.com">www.bushiban.com</a>	Karate, leadership, field trips, activities
14	Precision Dance Academy	P, Y, T	2620 Cullen Blvd. #214	<a href="http://www.dancepda.com">www.dancepda.com</a>	June only Various types of dance
15	Mad Science Summer Camp	Y, T	Silverlake Community Center 2715 Southwyck Pkwy	<a href="http://www.madscience.org">www.madscience.org</a>	4 Science-themed camps
16	Fun, Fair, Positive Soccer	P, Y	Lawhon Elementary 5810 Brookside	<a href="http://www.ffps.org/Camps/SummerCamp.aspx">www.ffps.org/Camps/SummerCamp.aspx</a>	Weekly soccer-related and character building camps
17	Pearland Family Tae Kwon Do	Y	3111 South Main	<a href="http://www.pearlandkarate.com/pearland_karate_classes">www.pearlandkarate.com/pearland_karate_classes</a>	Karate-based leadership and camp activities

LEGEND: P = Preschoolers Y = Youth T = Teen

Source: Dr. Wendy Hultsman Consulting, Kendig Keast Collaborative



Table 2.26, Camps and Summer Programs, Continued

ID	Camp and Summer Programs	Who is served	Address	Website	Notes
B	Camp Mahalo	T	Bailey Rd. campus	<a href="http://www.pearlandparks.com">www.pearlandparks.com</a>	Leadership, team building, outdoors
C	Building Brains	P,Y	Westside Event Center		Legos
D	Ikids	Y	Westside Event Center		Technology
E	Tennis Camp	Y,T	Independence Park		Tennis
1	Pearland High School Sports Camp	Y,T	3775 South Main	<a href="http://www.pearlandisd.org">www.pearlandisd.org</a>	Lady Oiler Softball Camp Oiler Baseball Camp Girls Strength and Conditioning Soccer Girls Volleyball
2	Glenda Dawson High School Sports Camps	Y,T	2050 Cullen Blvd	<a href="http://www.pearlandisd.org">www.pearlandisd.org</a>	Lady Eagles Basketball Camp Baseball Camp
18	The Goddard School Pearland	P,Y	2151 Kingsley Dr.	<a href="http://www.goddardschool.com/summer">www.goddardschool.com/summer</a>	Themed weeks
19	Camp Primrose	P,Y	Primrose School of Pearland Parkway 2240 Pearland Pkwy	<a href="http://www.primroseschools.com">www.primroseschools.com</a>	Themed weeks
20	Bay Area Equestrian Center	Y,T	1908 Broadway	<a href="http://www.baectx.com">www.baectx.com</a>	Equestrian-related
21	Horse and Hound Stables	Y,T	1845 CR 894, Rosharon	<a href="http://www.horseandhoundstables.com">www.horseandhoundstables.com</a>	Equestrian-related
22	Golf Camp	Y,T	Southwyck Golf Club		Golf

LEGEND: P = Preschoolers Y = Youth T = Teen

Source: Dr. Wendy Hultsman Consulting, Kendig Keast Collaborative



# PEARLAND Parks & Recreation

## Map 2.1 Public Parks

### Legend

#### Pocket Parks

1. Aaron Pasternak Park
2. Creekside Park
3. Woodcreek Park
4. Sonny Tobias Park

#### Neighborhood Parks

5. Corrigan Park
6. Cypress Village Park
7. Hyde Park
8. Pine Hollow Park
9. Woody Street Park
10. Zychlinski Park

#### Community Parks

11. Centennial Park
12. Independence Park
13. Southdown Park

#### Linear Parks

14. Shadow Creek Ranch Nature Park

#### Future Neighborhood Parks

15. Corrigan Park
16. Friendswood Hasting
17. Hunter Park
18. Oakbrook Estates
19. Southgate

#### Future Community Parks

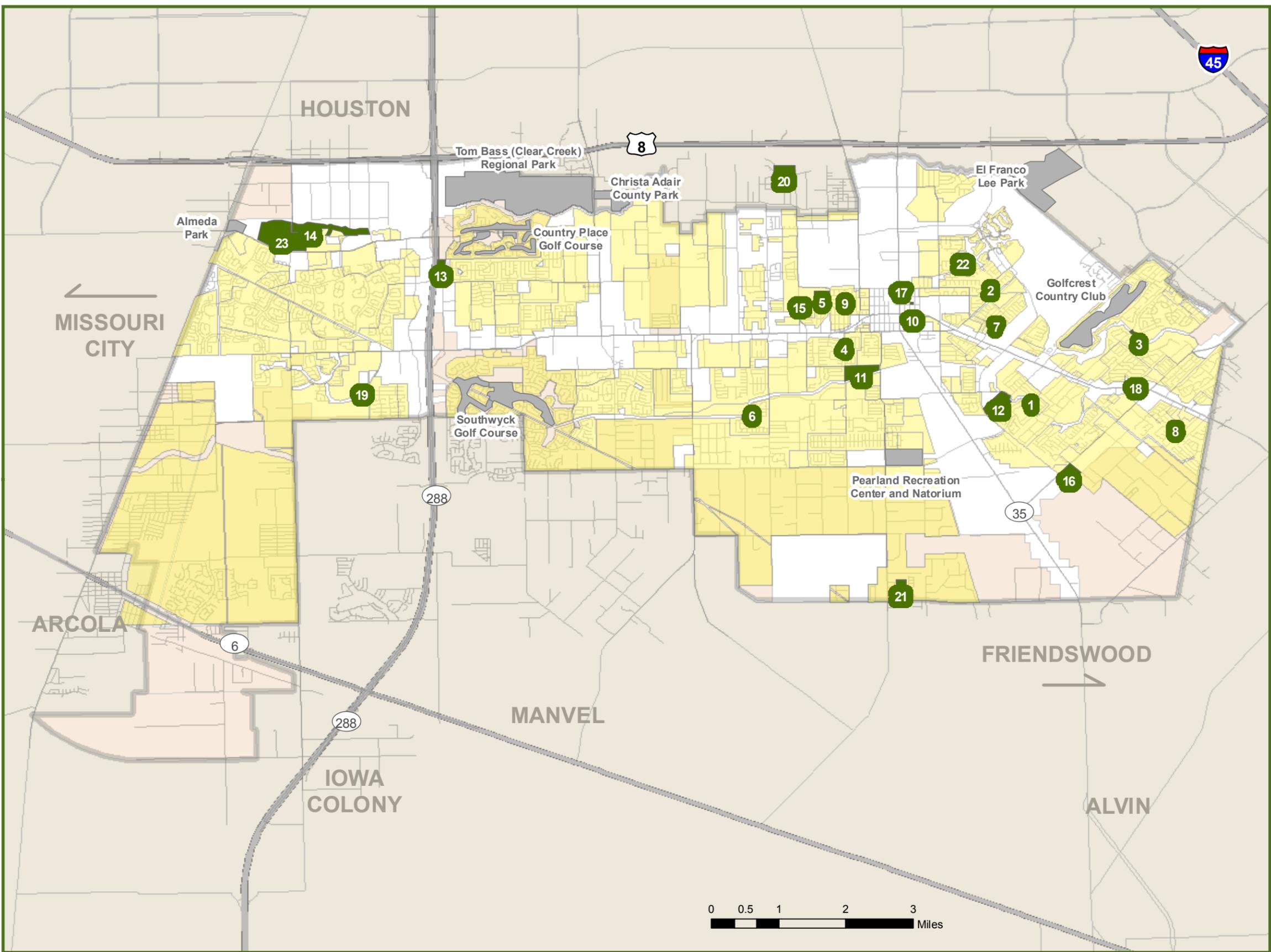
20. Clear Creek Park
21. Hastings Cannon Park
22. Lakes at Highland Glen
23. Shadow Creek Ranch Sports Complex

#### Map Features

- Public Parks
- Other Facilities
- Residential Land Areas
- City Limits
- ETJ



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# PEARLAND Parks & Recreation Map 2.2 Private Park Properties

## Private Neighborhood Parks

- 1 Autumn Lakes
- 2 Avalon Terrace
- 3 Canterbury
- 4 Centennial Village
- 5 Cold River Ranch
- 6 Lawrence Place
- 7 North Hampton Drive
- 8 Shadow Creek Ranch Rec. Area
- 8 Shadow Creek Ranch Rec. Center
- 9 Silvercreek
- 10 Silverlake (excludes lake)
- 11 Southdown Dr Park
- 12 Southern Trails (parks)
- 12 Southern Trails (trails)
- 13 Southwyck Park
- 14 Southwyck Section 4

- 16 Sunrise Lakes
- 17 Sunset Meadows
- 18 The Gardens
- 19 The Lakes at Country Place Clubhouse
- 20 The Lakes at Highland Glen
- 21 Twin Lakes
- 22 Weatherford Park @ Silverlake

## Private Pocket Parks

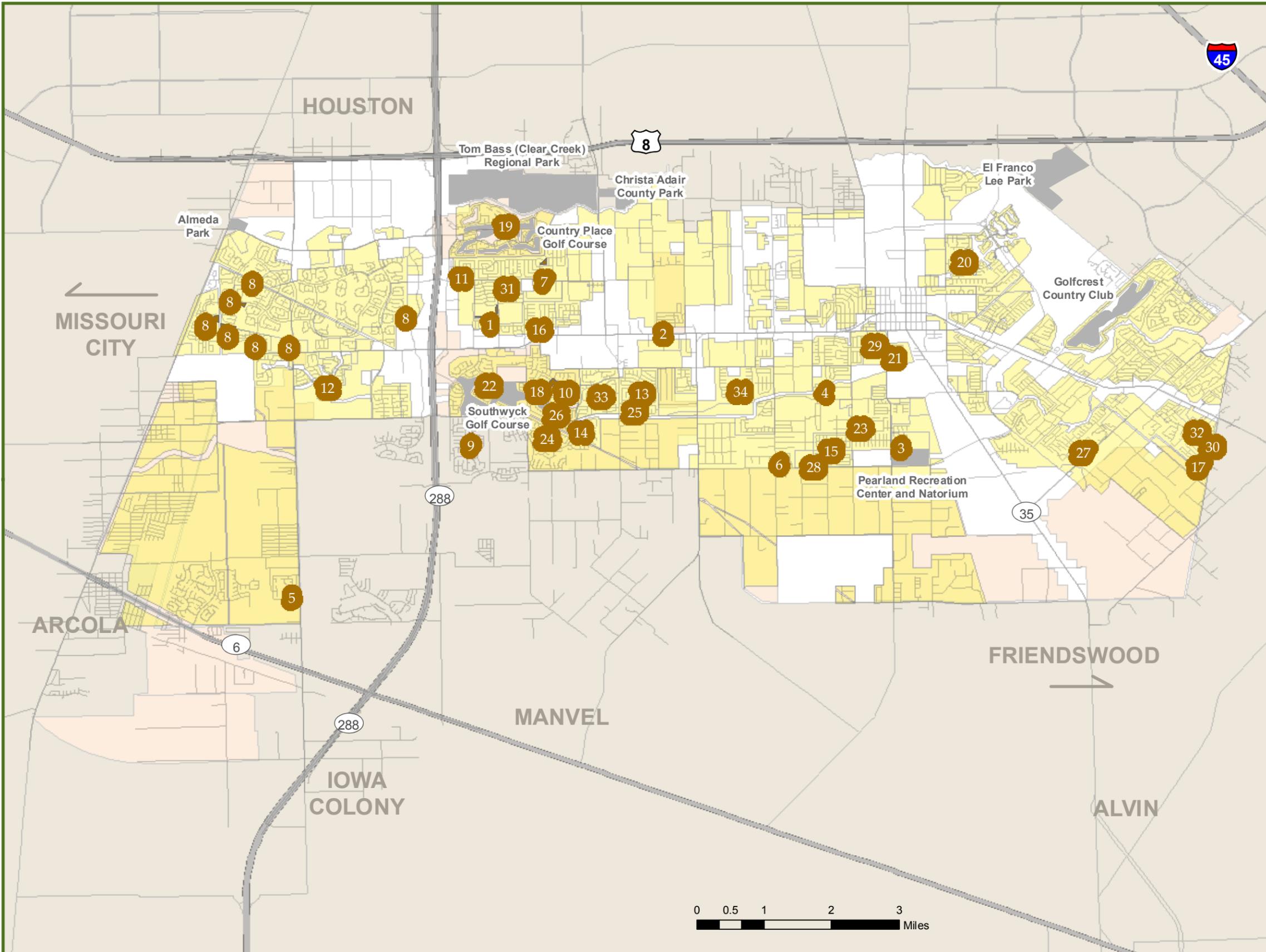
- 23 Cabot Cove
- 24 Creekstone @ Silverlake
- 25 Emerald Point @ Southwyck
- 26 Lakepoint
- 27 Oakbrook Estates
- 28 Park Village Estates
- 29 Parks @ Walnut Bend
- 30 Riverwalk
- 31 South Hampton Park
- 32 Sunset Lakes
- 33 Village of Edgewater Estates
- 34 West Oaks

## Map Features

- Private Parks
- Other Facilities
- Residential Land Areas
- ETJ
- City Limits

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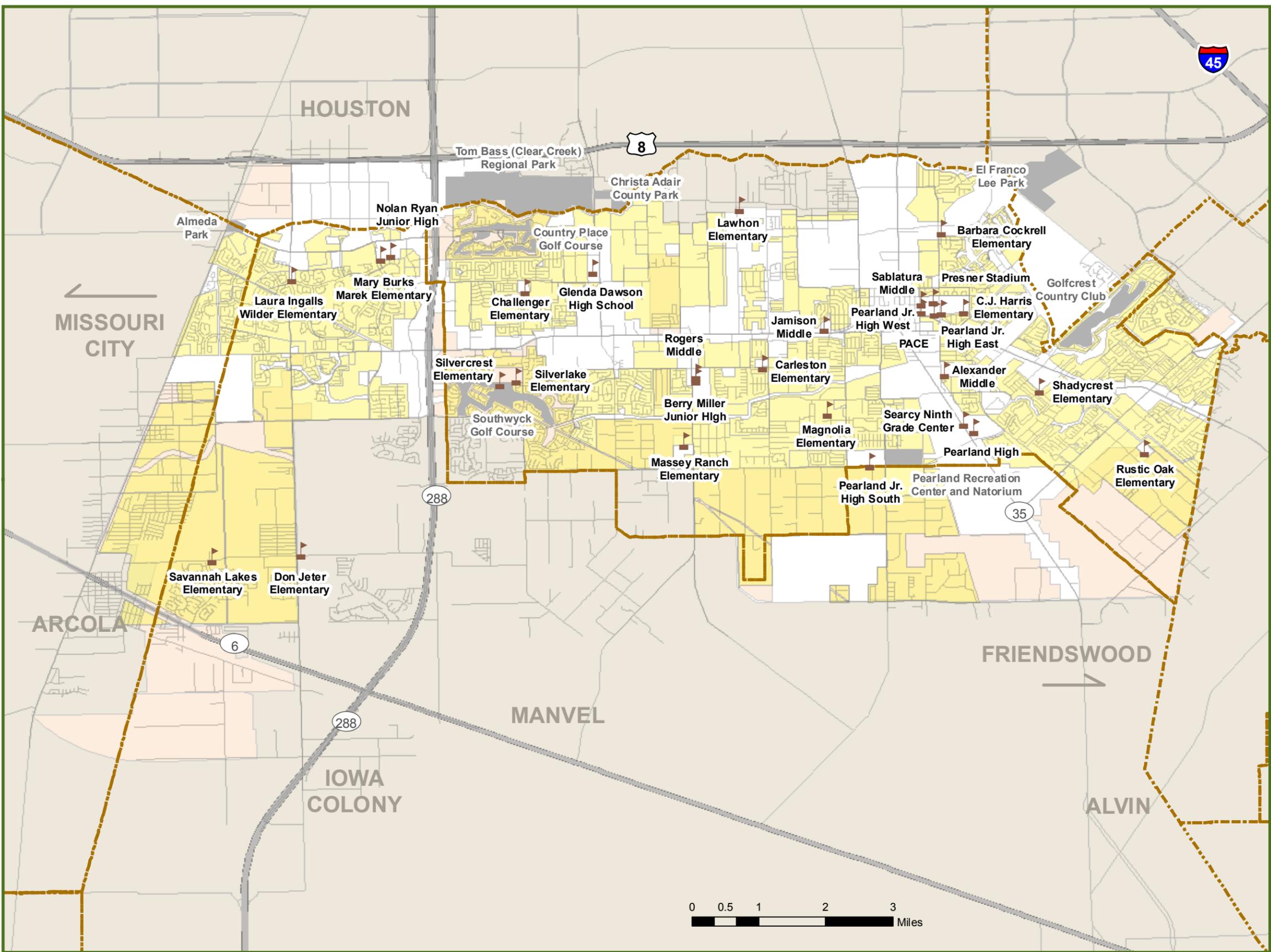
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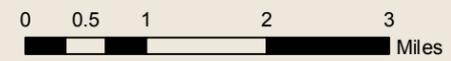
# PEARLAND Parks & Recreation

## Map 2.3 School Campuses



### Legend

- Schools
- School Districts
- Other Facilities
- Residential Land Areas
- ETJ
- City Limits





# Facility Standards

Standards provide a measure for determining the amount of park acres and number of recreation facilities required to meet the needs of Pearland residents and visitors. Standards for parks and recreation facilities are typically determined using a population ratio method that is based upon a unit of population, e.g. (x) acres per 1,000 persons. The standards defined in this chapter are used in *Chapter 4, Needs Assessment*, to determine the current and future needs for Pearland as the population continues to rapidly increase.

## 3.1 NATIONAL STANDARDS



National standards are useful to ensure a minimum standard is achieved in the provision of parks and recreation areas. The National Recreation and Park Association (NRPA) published the Park, Recreation, Open Space & Greenway Guidelines (formerly the Recreation, Park and Open Space Standards and Guidelines). The standards are based on a national survey of American municipalities of all sizes and geographic regions. These standards provide a measure for determining the amount of park and recreation space required to meet the needs and desires of residents and visitors.

While a standards-based approach is effective in determining the needed acreage of parks and the numbers of certain recreation facilities, each community has unique issues that must be considered in determining the appropriate numbers and type of parks and recreation facilities. Factors that must be considered for a community-based approach include the usage of individual facilities; participation in both public and private recreation programs and organizations; demographic characteristics such as age and gender, racial composition and ethnic origin, income, and household language (see *Chapter 1, Community Perspective*); local climatic conditions such as average temperature and average rainfall; natural resources such as lakes, rivers, and wildlife refuges; and the availability of nearby state, county, and regional parks, as well as parks in the abutting municipalities.

Local issues and challenges necessitating development of parks and recreation facilities that are unique to Pearland include:



### Learn. Play. Grow.

*"I love our park system including the classes. You all do a wonderful job! We enjoy the parks, the community activities and are looking forward to the concerts this summer."*

*- Anonymous Community Survey Respondent*

*"I think [the recreation programs and activities offered in Pearland are] great! My favorite is the email updates."*

*- Anonymous Community Survey Respondent*

- A projected future population of 193,498 persons in the Year 2030, representing an annual increase of approximately five percent over the next twenty years.
- A significant proportion (31.4 percent) of the City's population is under the age of 18 years old, which suggests a continuing need for active recreation facilities, such as courts and playing fields, in addition to passive recreation opportunities. Further, results of the community survey revealed that the population for whom the current facilities are considered to be the most inadequate is those between the ages of 13 and 17 years old.
- Respondents to the community survey ranked convenience as having "great influence" (76 percent) on park or facility use, followed by "slight influence" (19 percent), and "little influence" (five percent). As compared to all other factors including safety, accessibility, attractiveness, level of maintenance, and variety of activities in the park, convenience was found to have the greatest influence on park usage. This was the same response from the 2005 citizens' questionnaire indicating a persistent need among residents and highlights the importance of making parks more convenient for the community. This means that parks must be well distributed, in near proximity to neighborhoods, and have a good means of access (e.g. sidewalks, trails, parking). Supporting this response, 75 percent of respondents answered the park they go to most is less than 15 minutes from their home (in both the 2005 and 2010 surveys).
- Almost 30 percent of respondents to the survey indicated their reasons for not using their local parks are due to not having enough amenities or readily available information about parks and programs, indicating a desire to add to park amenities and the need for increased marketing of current recreational assets. In the "other" category, a popular response was a lack of trees and shade at the parks, which was yet another reason for not using the parks. This emphasizes the importance of landscaping and tree preservation in the design of parks.
- There are limited parks and recreation facilities in west Pearland, (see **Map 2.1, Public Parks**), which was reflected by the response of respondents for improvements they would like to see in the park system.
- Walking/biking trails received the highest ranking (32 percent) compared to all other listed facilities in terms of their expected use on a daily basis. The same answer was given by respondents in the 2005



survey signifying the continuing importance for constructing trails and implementing the Trail Master Plan<sup>1</sup>.

Keeping in mind the value of both approaches, a combined standards- and community-based approach is used in this planning process to determine the amount of parks and recreation space required in Pearland.

### 3.2 PARK CLASSIFICATION ■ ■ ■

A variety of sizes and types of parks and recreation facilities and amenities are recommended to satisfy the diverse interests of the population, to ensure adequate and equal opportunity for all persons, and ultimately, to encourage use by all population groups. To achieve these objectives, parks are classified as follows:

- **Neighborhood parks** provide a variety of activity areas and facilities. These parks are designed to accommodate the needs of complete neighborhoods, typically within a distance of four to six blocks.
  - Site Characteristics: Evenly distributed across the city with easy and safe access for nearby residents
  - Service Area: Primarily serves neighborhood residents within a 0.5 mile radius
  - Space 1 mile apart
  - Desirable Size: Minimum five acres
  - Density: 1 acre per 1,000 persons
  - Facility types: Active and passive facilities suitable to the adjacent neighborhood
  
- **Community parks** provide for the needs of the broader community. There are a large variety of facilities and intended uses within community parks including both passive and active recreation such as walking and jogging paths, athletic courts, ball fields, lakes or other natural features, picnic areas, activity centers, swimming pools, and other facilities that draw residents within a reach of one mile, and in many cases much farther.
  - Site Characteristics: Located to provide full access to the city
  - Service Area: Primarily for neighborhood residents within a 1 mile radius, but available to persons throughout the city
  - Space 2 miles apart
  - Desirable Size: Minimum 10 to 25 acres
  - Density: 6 acres per 1,000 persons
  - Facility types: Large scale field and court complexes, recreation facilities and active/passive outdoor spaces to serve community needs



*A neighborhood play and picnic area at Corrigan Park.*



*Centennial Park offers covered picnic areas at the community softball fields.*

<sup>1</sup> The City of Pearland Trail Master Plan, August 13, 2007, Kendig Keast Collaborative.



*Learn. Play. Grow.*



*A trail links Aaron Pasternek and Independence Park.*



*The recently opened Recreation and Center and Natatorium is a special use facility.*

- **Linear parks**, which may be for passive or active recreational use, often serve as a linkage or connection between two or more parks and recreation areas, neighborhoods, schools, and other community activity areas. Examples of linear parks include greenways, corridors along a stream, rights-of-way or easements, and nature trails.
  - Site Characteristics: Typically follows a linear feature (e.g. existing right-of-ways, easements)
  - Service Area: Not Applicable. Available to all persons in the community
  - Desirable Size: Sufficient size to accommodate expected use and provide adequate travel distance, typically a minimum of 2 miles
  - Density: No minimum standard
  - Facility types: Hard surface trails or nature paths with user amenities (e.g. benches, lighting, exercise stations, drinking fountains).
- **Special use facilities** contribute unique additions to the parks and recreation system. Examples include civic centers, museums, conservancies or arboretums, water parks, professional sports stadiums, amphitheaters, and other special features.
  - Site Characteristics: Intended for city-wide or regional use
  - Service Area: Not Applicable. Available to all persons
  - Desirable Size: No minimum standard
  - Density: No minimum standard
  - Facility type: Variable

**3.3 PARK FACILITIES AND IMPROVEMENTS** ■ ■ ■

As land is evaluated for acquisition and development, it is important to identify park facility and equipment requirements. Identifying these requirements allows the type and number of required facilities and equipment to be included in each proposed park, while also allowing for effective improvements to be made to existing parks to ensure that they are viable and attractive for their users. The information provided in **Table 3.1, Facility Standards**, details the recommended size and dimensions, facility ratios, orientation, service area, and location of the more significant recreation facilities. These are based on standards published by the National Recreation and Park Association. This information serves as a guideline for parks and recreation area development and improvements.

Displayed in **Table 3.2, Equipment Standards**, are the recommended minimum facility and equipment improvements for the City’s neighborhood and community parks. Use of these standards will ensure comparable development standards among parks and recreation areas across the city, and in turn, a quality parks and recreation system.



Since each existing site and proposed new park is unique in terms of its size, parcel shape, orientation, ingress and egress, abutting and nearby land uses, slope, and current/anticipated use, it is prudent to make adjustments to the types of facilities and equipment that are provided. Moreover, since user characteristics tend to fluctuate by season and by type of user, the ratios may require adjustment to meet the needs of the users at each individual park.

**Table 3.1, Facility Standards**

Recreation Facility	Recommended Space Requirements	Recommended Size and Dimensions	Recommended Orientation	Units per Population	Service Area Radius	Location
Basketball			Long axis			
- Youth	2,400–3,036 s.f.	46'-50' X 84'	North/South	1/5,000 persons	¼ - ½ mile	Outdoor courts in neighborhood and community parks
- High School	5,040–7,280 s.f.	50' X 84'				
Tennis	7,200 s.f./court 2 ac./complex	36' X 78'	North/South	1/2,000 persons	¼ - ½ mile	Best in complexes of 2 – 4 courts
Volleyball	4,000 s.f.	30' X 60'	North/South	1/5,000 persons	¼ - ½ mile	School or recreation facility
Baseball	1.2 ac.–3.85 ac.	Bases – 60'-90'	Home plate to mound – East/Northeast	1/5,000 persons	¼ - ½ mile	Community park (with lights)
		Mound – 46'-60'				
		Foul – 200'-320'				
		Field radius – 250' – 400'				
Soccer	1.7 ac.-2.1 ac.	195'-22' X 330'-360'	Northwest/Southeast	1/5,000 persons	1 - 2 miles	Adjacent to schools or in community park
Golf driving range	13.5 ac. for a min. of 25 tees	900' X 690' wide (add 12' to width for each additional tee)	Long axis Southwest/Northeast with golfer driving to Northeast	1/50,000 persons	30 minute travel	Part of golf course complex or private range
¼ mile track	4.3 ac.	Overall width - 276', length - 600.02'	Long axis Northwest/Southeast with finish line at North end	1/20,000 persons	15 – 30 minute travel time	Part of high school or in community park in combination with an athletic field
		Track width – 32'				
Softball	1.5 ac. – 2 ac.	Bases – 60'	Home plate to mound – East/Northeast	1/5,000 persons (if also used for youth baseball)	¼ - ½ mile	Community park (with lights)
		Mound – 46'				
		Field radius – 225'-275'				
Swimming Pool	1 ac. – 2 ac.	Teaching – 25 yds. X 45'	Lifeguard stations face east, south or north	1/35,000 persons	15 – 30 minute travel time	Community park or school site
		Competition – 25m X 16m		Room for 3-5 percent of population at one time		
		Deck ration – 2:1				

Source: Park, Recreation, Open Space & Greenway Guidelines, National Recreation and Park Association



*Learn. Play. Grow.*

Guidelines must also be considered for playground design, equipment maintenance, safety and injury prevention.

**Table 3.2, Equipment Standards**

Improvement	Number of Units	
	Neighborhood Park	Community Park
Park bench	2 per acre	0.5 per acre
Picnic table/shelter	2 per acre	1 per acre
Covered pavilion	optional	2 per acre
Drinking fountain	3 per park	5 per park
Park sign	1 per entrance	1 per entrance
Playground equipment	15 – 20 children	60 to 65 children
Garbage bin	1 per picnic table	1 per picnic table
Exercise station	optional	1 cycle per park
Security light	yes	yes
Sidewalk	Along street frontage and within park	Along street frontage and within park
Trail	Preferred	Within a park and providing access to/from park
Grill	1 per 3 picnic table	1 per 3 picnic table
Restroom	Optional	2 per park
Parking	on-street or 8 per park	6 per acre or 1 per 25 acres
Irrigation system	yes	yes

Source: Kendig Keast Collaborative

**3.4 RECOMMENDATIONS FOR FACILITIES AND DESIGN**

The Parks, Recreation, and Beautification Board (PRBB) reviewed a list of facilities for each type of park. The following recommendations of facilities reflect the outcomes of this review and the desires of the community. However, it is important to consider the park location and the demographics of its users in its design. It is a recommendation of this plan for a design workshop to be facilitated with residents to tailor the design of parks to their needs and preferences. Essentially, each park should be unique in its own way. Therefore, the following facilities are considerations of park elements in the design process.

**Neighborhood Parks**

A neighborhood park serves the neighborhood residents within a one-half mile walking distance. However, neighborhood parks should be designed to have facilities and improvements to

accommodate use by more than one neighborhood. Ease of access from surrounding neighborhoods, central location, and pedestrian linkage are key factors in developing neighborhood parks. The site should be able to accommodate both active and passive recreation uses and accommodate the needs of all ages. It is recommended to include park users in the design process to ensure the park is compatible with the neighborhood and accounts for the needs and desires of its future users.

Facilities and improvements to be considered in the design of neighborhood parks include:

- ADA accessible curb cuts and pedestrian crosswalks;
- Benches;
- Drinking fountains;
- Garbage bins;



- Irrigation system; and
- Landscaping and/or natural vegetation;
- Lighting;
- Multi-purpose open play area;
- Off-site directional signage;
- On-street parking;
- Park identification sign viewable from all public right-of-ways;
- Perimeter screening and fencing, as necessary for neighborhood buffering;
- Picnic shelter with tables, lighting and electricity for 25 to 40 persons;
- Picnic tables with small shelters and grills;
- Playground equipment for 15 to 20 children;
- Restrooms.
- Sidewalks or walking trails around the park perimeter;
- Street signs for “Children at Play”;
- Tot lot separate from playground equipment;
- Trees designed to provide shade;



A neighborhood park will generally include active and passive facilities suitable to the adjacent neighborhood.

### Community Parks

Community parks are intended for neighborhood residents within one mile, but they are also available to persons throughout the community. As such, the facilities and improvements in community parks must be planned and designed for heavy use by persons of all ages and from all areas of the community. Community parks are intended for both active and passive recreational uses. These parks should have a suitable slope to accommodate ball fields and a variety of natural vegetation. Where feasible, community parks should be located adjacent to a greenway or linear connection so that residents in nearby neighborhoods may safely access the park by way of walking, jogging and bicycling. While user participation is always preferred during the park design process, it is particularly critical in the case of a



## CHAPTER THREE

### *Learn. Play. Grow.*



Southdown Park includes diverse recreational facilities such as a dog park, playing fields, and a spray park, making it a good example of a community park.



community park given the large area that it serves. As such, neighborhood and community input should be a primary determinant of the development program.

Facilities and improvements to be considered in the design of community parks include:

- ADA accessible curb cuts and pedestrian crosswalks;
- Basketball/ multi-purpose courts;
- Benches;
- Concrete surface for general play area;
- Covered pavilion (50' x 90');
- Demonstration/interpretive gardens;
- Dog park;
- Drinking fountains;
- Fencing for ball fields, athletic courts, and secured areas;
- Garbage bins;
- Irrigation system for picnic areas and other public use areas;
- Landscaping and/or natural vegetation;
- Off-site directional signage;
- Off-street parking;
- Park identification sign within view of all public rights-of-way;
- Perimeter screening/fencing, as necessary for neighborhood buffering;
- Picnic shelter(s) with tables, lighting and electricity for 60 to 75 persons;
- Picnic tables with small shelters;
- Playground equipment for 60 to 65 children;
- Recreation or multi-use center, such as a teen center;
- Restrooms;
- Sand volleyball court;
- Security lighting;
- Sidewalks around the park perimeter;
- Skateboard park (optional);
- Soccer/football fields;
- Softball and little league fields with a field house and concession stand;
- Splash park;
- Street signs for "Children at Play";
- Swimming pool; and,
- Tennis courts;
- Tot lot separate from playground;



- Trees designed to provide shade;
- Walking/jogging paths with mileage markers.

### 3.5 SITE SELECTION CRITERIA ■ ■ ■

Various factors influence the siting of parks and recreation areas. Among the criteria for site selection is the surrounding land use characteristics (e.g. type and scale of development, lot size), the size and anticipated use of the proposed area, and the potential physical development constraints and barriers (e.g. arterial roadways and other streets, waterways, and drainage ditches).

General site selection criteria and principal considerations for park and recreation facilities include the following factors:

#### Topography

- The park should have a land surface configuration (relief) to accommodate its intended uses such as ball fields and open play areas.
- Some topography, even if created through cut and fill, is desirable to create visual interest and to offer additional opportunities for park uses such as mountain biking and hiking.
- The site should have a sufficient slope to allow for adequate storm water runoff from ball fields and other developed areas.
- Desirable views into and away from the site should be preserved and protected.

#### Soils

- The topsoil should be suitable for turf grasses and trees.
- The area should be protected from soil erosion during construction and designed to avoid erosion upon completion (e.g. through mulches, retaining walls).

#### Vegetation

- Natural or landscaped vegetation should include grass areas and trees with hardy, low maintenance species preferred for planted vegetation.
- Xeriscaping is preferred to minimize required irrigation and maintenance given the local climate.
- Irrigation systems should be provided for intensively used areas such as playing fields and landscaped areas.
- Significant individual specimens or unique wildlife habitats are desirable.
- Interpretive signage should be provided to identify species and varieties of natural vegetation and to educate the public.

*Xeriscaping is derived from the word "xeros", meaning dry. The goal of xeriscape is to create an aesthetically pleasing landscape using water efficient plants. If properly maintained, a xeriscape can use less than one-half of the water of a traditional landscape. Once established, a xeriscape should require less maintenance than turf landscape.*

*Source: City of Albuquerque  
(<http://www.cabq.gov/water/conservation/xeric.html>)*



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- Ample shade should be provided throughout the site and in proximity to activity areas such as ball fields and courts, picnic areas, along walking paths, etc. In heavily developed parks where the vegetation is not yet mature, other forms of shade should be provided.

#### **Access and Location**

- All parks should be readily accessible to their users and convenient for pedestrians, bicyclists, and motorists.
- Parks should be accessible from collector (secondary) streets rather than arterial (primary) roadways.
- Parks should be located adjacent to trails and greenways to provide linkage to neighborhoods and other areas of the community.
- Joint use of sites for public parks and school use is highly desirable to maximize the public benefit and to be efficient in the expenditure of public resources.
- Land of historic or cultural significance may be attractive for park areas as a conservation tool.



# Needs Assessment

This needs assessment was conducted with the objective of determining whether the City's parks are in sufficient supply and appropriately located to meet the community's current and long-range recreation needs. By applying the standards outlined in *Chapter 3, Facility Standards*, to the current and projected populations, the acreage of parks, numbers of facilities and improvements available, and the degree of sufficiency/deficiency may be determined. The result of this analysis is the total required acreage and the numbers of facilities, equipment, amenities, and improvements needed to fulfill the needs of community residents. Recreational programming needs are also assessed by evaluating the utilization of existing programs and the opportunity for filling gaps in the programs offered by the City and the commercial, private, and not-for-profit sectors.

The purpose of this assessment is to identify the parks and recreational programming needs of Pearland currently and in the future. Need is measured by determining whether parks and recreation facilities are in sufficient supply and whether they are located in convenient and near proximity to the users.

The existing parks and recreation inventory is documented in *Chapter 2, Recreational Assets* (see **Table 2.1, Public Parks**). To recap, the system includes four pocket parks (totaling 8.7 acres), six neighborhood parks (totaling 15.21 acres), three community parks (totaling 117.91 acres), and a linear park (29.50 acres). Creekside Park and Woodcreek Park, despite their acreage, are considered to be existing pocket parks because of the quantity of amenities currently available at each park. The system also includes the Pearland Community Center, Melvin Knapp Senior Center, Recreation Center & Natatorium, and the Westside Event Center.<sup>1</sup> The program inventory is divided into five segments: Athletics, The Arts, Special Populations, Health and Fitness, and Seasonal Programs. Standards have been developed for each of the parks and recreation facilities in *Chapter 3, Facility Standards*, which are based on the National Recreation and Park Association (NRPA) standards, but customized for Pearland to account for park usage patterns and the

## *Public Parks and Recreation Facilities:*

### Existing Pocket Parks -

Aaron Pasternak Park (0.75 ac.)  
Creekside Park (1.64 ac.)  
Sonny Tobias Park (0.31 ac.)  
Woodcreek Park (6.00 ac.)

### Neighborhood Parks -

Corrigan Park (1.22 ac.)  
Cypress Village (4.94 ac.)  
Hyde Park (1.30 ac.)  
Pine Hollow Park (1.50 ac.)  
Woody Street (5.00 ac.)  
Zychlinski Park (1.25 ac.)

### Community Parks -

Centennial Park (51.00 ac.)  
Independence Park (55.00 ac.)  
Southdown Park (11.91 ac.)

### Linear Park -

Shadow Creek Ranch Nature Park (29.50 ac.)

### Recreation Facilities -

Pearland Community Center  
Melvin Knapp Senior Center  
Westside Event Center  
Recreation Center & Natatorium

<sup>1</sup> The City also uses the Bailey Road Campus to deliver some of its recreational programs. This campus is owned by the Pearland Independent School District (PISD).



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preferences of the community. Program comparisons among the various providers are documented in *Chapter 2, Recreational Assets*.

Further to the aforementioned existing public parks and recreation facilities, it is noted that the City owns sites that are designated for future public parks (see *Table 2.2, Undeveloped Sites*). These sites total 171.77 acres, and range in size from 2.50 to 77.67 acres and thus, maybe appropriate for limited development as neighborhood or community parks. The City also owns detention basins (902.00 acres) and FEMA lots (48.33 acres), which may also be used for limited recreational purposes.

#### 4.1 DETERMINING NEED ■ ■ ■

The most common approach for assessing needs is the use of a two-pronged assessment involving both community-based and standard-based methods. Application of these methods results in a determination of the service level of the existing parks and recreation system. The degree of sufficiency or deficiency is determined by applying standards (standard-based) and soliciting community input (community-based) to identify the existing needs and future priorities of the community.

The standards-based approach is based on the standards outlined in *Chapter 3, Facility Standards*. The community-based approach gathered input from a community survey (as described in *Chapter 2, Recreational Assets*), through stakeholder interviews (as described in **Appendix A, Meeting Minutes**), and active engagement of the Parks, Recreation, and Beautification Board (PRBB) and others through meetings and discussions. The combination of approaches was applied to the current and future population, with consideration of existing parkland, to assess the current and long-range needs of Pearland.

#### 4.2 CURRENT AND FUTURE PARK NEEDS ■ ■ ■

The NRPA sets forth standards for recommended acreage of parks per 1,000 persons. The standards include 1.0 to 2.0 acres/1,000 persons for neighborhood parks and 5.0 to 8.0 acres/1,000 persons for community parks. In concert with the estimated current and projected future population, the current and future parks and recreation needs were determined using the following locally determined standards:

- ◆ Neighborhood Park     1.5 acre per 1,000 persons
- ◆ Community Park         6.0 acres per 1,000 persons



**Current Parks and Recreation Needs**

Given the planning period for this plan is 2010 to 2030, the estimated Year 2010 population of 98,300 persons was used to determine current need. The Year 2010 estimated population was determined using new housing units since the 2000 Census (assuming 3.02 and 2.84 persons per single and multiple family households, respectively, as well as a 5.02 percent vacancy rate). The 2010 extraterritorial jurisdiction (ETJ) population and the additional persons estimated in relation to planned annexations were also considered in this estimate, as noted in *Chapter 1, Community Perspective*.

As indicated in **Table 4.1, Developed Public Park Supply versus Demand, 2010**, the total recommended acreage of parks and recreation areas for a Year 2010 population of 98,300 persons is 737.25 acres. This need is calculated to include 147.45 acres of neighborhood parks and 589.80 acres of community parks. These recommended acreages are based on the above standards.

**Table 4.1, Developed Public Park Supply versus Demand, 2010**

Park Classification	Existing Acreage	Recommended Acreage	Percent of Current Need
Neighborhood Park <sup>1</sup>	23.91 acres	147.45 acres	16.22%
Community Park <sup>2</sup>	147.41 acres	589.80 acres	24.99%
<b>TOTAL</b>	<b>171.32 acres</b>	<b>737.25 acres</b>	<b>23.24%</b>

<sup>1</sup> The pocket park total existing acreage of 8.7 acres was included in the total neighborhood park existing acreage.

<sup>2</sup> This acreage includes the Shadow Creek Ranch Nature Park (29.50 acres) to encourage the future development of linear park and special use facilities.

Source: Kendig Keast Collaborative, Updated 10.25.10

A comparison of existing acreage of developed public parks to the recommended acreage of parks and recreation areas reveals that, overall, the City is currently meeting 23.24 percent of the recommended acres of parkland. However, it is important to note that this is based on the acreage of existing developed parkland. In addition to the developed acreage, the City owns 171.77 acres of land that is not yet developed (see *Table 2.2, Undeveloped Sites*). Also, there are 902 acres devoted to detention sites (*Table 2.3, Detention Sites*) and 48.33 acres of land available through the Federal Emergency Management Agency (FEMA) buyout program (*Table 2.4, FEMA Sites*), which contributes an additional 950.33 acres to the inventory of publicly-owned land. Therefore, the combined total acreage of land available for parks and recreation use and passive open space is 1,122.10 acres. Considering improvement of the undeveloped land, excluding the detention and FEMA sites, the City would meet 46.41 percent of the recommended need. Use of the



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detention and FEMA buyout sites further closes the deficiency gap, although the use of these facilities for park purposes is limited.

Pearland is unique in that there is a large inventory of privately-owned parks. There are 91.31 acres of private parklands, which significantly contributes to the overall adequacy of parkland available to residents (see *Table 2.5, Private Parks*). Combining this acreage with the developed and undeveloped publicly-owned parkland, excluding the detention and FEMA sites, there is a total of 433.46 acres of parks and recreation areas throughout the community and its extraterritorial jurisdiction. Therefore, as shown in **Table 4.2, Developed/Undeveloped Public and Private Park Supply versus Demand, 2010**, assuming improvement of the undeveloped acreage and inclusion of private parkland, the City currently meets 58.92 percent of the established standards. The proximity of the parkland in relation to the population is also important, which is analyzed in **Section 4.3, Evaluation of Park Service Areas**, later in this chapter.

**Table 4.2, Developed/Undeveloped Public and Private Park Supply versus Demand, 2010**

Park Classification	Existing Acreage	Recommended Acreage	Percent of Current Need
Neighborhood Park	146.22 acres	147.45 acres	99.17%
Community Park	288.18 acres	589.80 acres	48.86%
<b>TOTAL</b>	<b>434.40 acres</b>	<b>737.25 acres</b>	<b>58.92%</b>

Source: Kendiq Keast Collaborative, Inc.



The Texas Mid-Coast National Wildlife Refuge Complex includes the Brazoria NWR, San Bernard NWR, and the Big Boggy NWR.

Source: U.S. Fish and Wildlife Service

It is noted that while there is no regional park in the community, Brazoria County is home to the Texas Mid-Coast National Wildlife Refuge Complex. This complex includes three National Wildlife Refuges (NWRs): the Brazoria NWR (40,000 acres), San Bernard NWR (size), and Big Boggy NWR (4,100 acres). These NWRs help to meet the recreation needs of citizens that are typically associated with large regional parks. Two Harris County parks also help to meet the need for regional parks. Tom Bass Park (457 acres) is located in close proximity to Pearland and offers a mix of active and passive recreation opportunities, such as a fishing lake and pier, playgrounds, disc golf course, horticulture compound, and performing arts pavilion. Frankie Carter Randolph Park (93 acres), located near Friendswood, has a nature trail, baseball fields, and tennis and volleyball courts. Given the proximity of other nearby regional parks, such as Memorial Park and Hermann Park, this is not a priority for the community.

### Projected Year 2030 Parks and Recreation Needs

As noted in *Chapter 1, Community Perspective*, Pearland is projected to reach a population of 193,498 persons by the Year 2030. With this increase will come



an increase in demand for parks and recreation facilities. Displayed in **Table 4.3, Park Supply versus Demand, 2030**, is the amount of park acreage required to meet the projected future demand. The assessment bases the need calculations on established standards. The existing acreage is shown for the current developed public parkland as well as all undeveloped public land, plus the existing private parkland. For the purposes of this analysis, the detention and FEMA sites have not been integrated into the analysis. The results reveal a total recommended acreage of 1,451.24 acres, which includes both public and private parkland. Of this total, an additional 144.03 acres of neighborhood parks and 872.81 acres of community parks are recommended for acquisition and development to meet the needs of the projected future population.

**Table 4.3, Park Supply versus Demand, 2030**

Park Classification	Existing Acreage		Recommended Year 2030 Acreage	Additional Acres Needed (public + private)
	Developed Public	Public + Private		
Neighborhood	23.91 acres	146.22 acres	290.25 ac.	144.03 ac.
Community	147.41 acres	288.18 acres	1,160.99 ac.	872.81 ac.
<b>TOTAL</b>	<b>171.32 acres</b>	<b>434.40 acres</b>	<b>1,451.24 ac.</b>	<b>1,016.84 ac.</b>

Source: *Kendig Keast Collaborative, Inc.*

Currently, the City meets 46.54 percent of the total park demand with developed and undeveloped public acreage. Together with private lands, the City meets 58.92 percent of the total current park demand. Therefore, should the public to private proportion remain the same in the Year 2030, the City will need to provide an additional 803.38 acres whereas the private sector would need to provide 214.40 acres. The City has 950.33 acres of detention and FEMA sites, a portion of which may be used to meet the future demand assuming the sites are suitable for park development and situated within the designated need areas, as described in **Section 4.3** below.

#### 4.3 EVALUATION OF PARK SERVICE AREAS ■ ■ ■

Further to evaluating acreage, it is important to determine whether parks are adequately distributed across the community to reflect patterns of current and planned development. By evaluating park service areas, it is possible to identify geographic areas that have sufficient parks available, and conversely, identify those that are in need of additional parks and recreation facilities. The following describes the service areas for each park classification.



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### Neighborhood Parks

Neighborhood parks provide variety in the types and quantities of activity areas and facilities provided. These parks are designed to accommodate the passive and semi-active recreation activity needs of neighborhoods, typically within a distance of six to eight blocks. This proximity encourages use through convenience and ease of access, while also promoting safety for children and healthy living through alternative transportation options (i.e. walking, biking, etc.). According to the community survey, convenience was ranked as the number one factor influencing park and facility use. Therefore, it is essential to have a broad and evenly distributed system of neighborhood parks, including both publicly and privately provided facilities.

The size of neighborhood parks varies according to the availability of the property, method and timing of acquisition, and intended use. The standards recommend a minimum neighborhood park size of five acres, assuming an adequate and even distribution across the planning area. Although a ten acre park may accommodate ball fields and larger recreation and open space areas, two parks that are five acres in size may equally and perhaps better serve neighborhood needs while ensuring a good spatial distribution of parks.

The neighborhood parks that are owned by the City were acquired or dedicated through the subdivision development process. As a result, they tend to be relatively small, ranging in size from one to five acres, with an average size of 2.38 acres. Comparatively, the privately owned and maintained neighborhood parks are generally larger in size, with an average of 3.61 acres. Therefore, it is important to establish standards as to the minimum land area that will be accepted as dedicated land. In other words, the land must be of an adequate shape and arrangement and have topographic conditions that are suitable for park use. The minimum park size preferred by the City is five acres. Land to be dedicated through the parkland dedication requirements that is less than five acres should instead be provided as a fee-in-lieu of dedication.

The service area for neighborhood parks is divided into primary and secondary areas. The primary service area is one-quarter mile and the secondary service area is one-half mile. The primary service areas of the City's neighborhood parks, including Corrigan, Cypress Village, Hyde, Pine Hollow, Woody Street and Zychlinski Parks are illustrated in **Map 4.1, Public Park Service Areas**.

The illustration reflects that the six developed, public neighborhood parks are not well distributed and thus, do not currently provide sufficient coverage.



All of the developed neighborhood parks are situated in the eastern portion of the community. The addition of the five undeveloped neighborhood park sites (Corrigan - 15 acres undeveloped, Friendswood Hasting, Hunter, Oakbrook Estates, Southgate) would help improve the distribution - yet they too are located mostly in East Pearland.

As displayed by **Map 4.2, Public, Semi-Public, and Private Park Service Areas**, there are 24 private neighborhood parks (see **Table 2.5, Private Parks**), which greatly improve the distribution and coverage of these parks. In fact, there is a significant overlap among the private and public parks. In areas where there is overlap, residents have an increased availability and choice of nearby parks. It is important, however, that neighborhood parks are well distributed with little or no overlap to maximize their coverage. Consideration must be given to existing and proposed future private parks since they too, help to provide coverage of adequate neighborhood park facilities. Similarly, through the subdivision development and review process, a coverage analysis must be conducted to ensure broad coverage of proposed new parks, which minimize the overlap of other existing or proposed public or private parks.

As shown in **Map 4.3, Parks and Recreation System Plan**, there remain large pockets of the community without sufficient neighborhood park coverage. These are areas that are shown for future residential development on the City's Land Use Plan, some of which are developed or developing at this time, and for which either a public or private neighborhood park is needed to provide equitable availability and access to nearby residents.

### Community Parks

As described in *Chapter 3, Facility Standards*, community parks provide for the needs of the community at-large and therefore, are the largest parks within the municipal system. There are a large variety of facilities and intended uses of these facilities, including both passive and active recreation, such as walking and jogging paths, athletic courts, ball fields, lakes or other natural features, picnic areas, activity centers, swimming pools, and other facilities that draw residents typically within a one mile reach, and in many cases much farther. The secondary service area extends two miles from the park to account for user patterns that are associated with community park activities and facilities, such as little league athletic fields, which attract users from across the community.

In planning for community parks, it is important to have complete service area coverage across the community. In other words, the one-mile service



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area radii should nearly – and preferably entirely – encompass all segments that are residentially developed or planned for future residential development, as shown on the adopted Land Use Plan. Areas that are beyond the service area coverage are not within reasonable proximity to a community park and hence, are not well served. Close proximity to a neighborhood park may help fill this void, yet there remains a need for the availability of a community park.

Depicted in **Map 4.1, Public Park Service Areas**, is the primary service areas of the City’s community parks, including Centennial, Independence, and Southdown Parks. The map highlights the fact that the one-mile service areas for Independence Park and Centennial Park slightly overlap, indicating that the parks and recreation needs of residents are well served in this area. Preferably, as stated above, the service areas of community parks should be spaced such that their service areas touch without significantly overlapping.

Southdown Park covers a good portion of the Southdown, Country Place, Country Grove, South Hampton, and Shadow Creek Ranch neighborhoods, although S.H. 288 is a significant barrier separating residents of Shadow Creek Ranch from conveniently utilizing it. Development of the Shadow Creek Ranch Community Park will greatly improve the service area coverage in the far northwest area of the City. This map clearly illustrates that there are large expanses of the City that are not within near proximity to a community park.

Upon improvement of the John Hargrove Environmental Complex (JHEC), both West and East Mary’s Creek Detention Sites, Hastings Friendswood Detention Site and Park, the Beltway Wetland Mitigation Site, and Hickory Slough Max Road, the service area coverage is greatly improved. However, full improvement of these parks and detention sites will require years to adequately fund and construct. Upon their build out, the areas that are absent adequate proximity to a community park include:

1. In the general proximity of the Golfcrest Country Club, including the neighborhoods of Villa O’Este, Villa Verde, Bellavita, Sleepy Hollow, Pineshadow, and Greentee Terrace. This larger area is shown for one-half acre lots and low density residential development on the Land Use Plan. Depending on ultimate use and density in this area there may be a need for two community parks in this general vicinity. Since this area is already within the City limits it warrants a higher priority than those areas that are yet to annex.
2. The southern portion of Shadow Creek Ranch is not shown to have a community park. This includes the area on either side of Alameda School Road/Old Airline Road. Reflected on the Land Use Plan for this area is a



mixture of low and medium density residential and one-half acre lots. Since this area is already within the City limits it warrants a higher priority than those areas that are yet to annex.

3. South Central Pearland, currently within the Extraterritorial Jurisdiction (ETJ), bound by the AT&SF Railroad on the east, the planning area limits on the west and the current City limits (Bailey Road) on the north. This area is shown on the Land Use Plan for one-half acre lots and low density residential use as well. Due to its size, it too, may require two community parks again, depending on the ultimate type, pattern, and density of future development. Upon annexation into the City this area may yield a higher priority for acquisition and development of a community park.
4. The far southern extents of the ETJ wrapping around Arcola. This area is outside of the one mile service area of the 13.4 acre private Savannah Park. It too, is planned for low density residential development also warranting a community park. Upon annexation, this area may yield a higher priority for acquisition and development of a community park.
5. The Southwyck area is covered by a large number of public and private neighborhood parks, as shown in **Map 4.2, Public, Semi-Public, and Private Park Service Areas**. Therefore, a community park may or may not be warranted. This is a policy decision of the City as well as the needs expressed by citizens of this area upon annexation. Upon annexation, this area may yield a higher priority for acquisition and development of a community park.

Displayed in **Map 4.3, Parks and Recreation System Plan** are the future community park need areas, as identified above.

#### 4.4 SCHOOL DISTRICT PARTNERSHIP ■ ■ ■

The City has a modest history of working with the Pearland Independent School District (PISD) that continues to improve. Currently, the City and PISD have an interlocal agreement/lease for the use of the Bailey Road Campus and partnered together in the construction of the Natatorium.

Accounting for the multiple properties and facilities among Pearland ISD (PISD), Alvin ISD (AISD), Houston ISD (HISD), and Fort Bend ISD (FBISD) within the City and ETJ, schools may make a substantial difference in terms of meeting the community's parks and recreation needs. As depicted in **Map 4.2, Public, Semi-Public, and Private Park Service Areas**, school sites and their associated open spaces and facilities serve an area equal to that of a neighborhood park (one quarter mile service area). Taking into account each of the school sites would greatly affect the ability of the City's existing parks to meet the community's recreational needs. This is particularly relevant



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Learning Landscapes before repurposing.



"Learning Landscape" after repurposing and design at Greenlee Elementary in Denver, CO

where schools present parks and recreation opportunities in areas that are not otherwise, well served.

In addition, the City is coordinating with Alvin ISD about the possibility of offering recreation programs west of 288. These are relevant examples of intergovernmental coordination, which offer increased cost efficiency and improved service offerings. Denver, Colorado serves as an example of a municipality that has partnered with schools to increase the number of parks in the city, and in turn, increase accessibility. Denver officials are "repurposing" land to create parks. One approach includes the creation of "learning landscapes". More than 200 old, gravel-covered elementary and middle school grounds are being redesigned with the assistance of bond funding to include trees, gardens, playground equipment, and public art. These "learning landscapes" remain part of the school property, however, they are open to use by the public after school hours and on weekends, thereby providing mutual benefit to the School Board and the City's park users. Given that schools are located every half mile, revitalizing school yards to become public amenities means substantial gains in terms of park accessibility.<sup>2</sup>

It is recommended that the learning landscapes approach be applied to the schools in the City and ETJ, and particularly in those areas not well served by public or private parks, as displayed in **Map 4.2, Public, Semi-Public, and Private Park Service Areas**. Since land (school yards) is already available for repurposing into places of public value, this approach can be acted on more quickly than park development that requires land acquisition. Given the City's rate of growth, it is recommended that the learning landscapes approach be adopted as a priority to meet the parks and recreation needs of residents.

As a second yet equal priority, it is recommended that the City and each of the school districts plan to acquire land jointly for the purpose of school and park construction. This approach will require advanced planning to determine shared priorities for park and school siting, allocation of appropriate funds, and ultimately, land acquisition, co-development, and maintenance.

4.5 FACILITY NEEDS



Further to parks and open spaces, the City has recreation facilities including the Pearland Community Center, Melvin Knapp Senior Center, Recreation

<sup>2</sup> Harnik, Peter and Jeff Simms. "Parks: How Far is Too Far?" *Planning*. December, 2004.



Center & Natatorium and the Westside Event Center. The City also offers its recreation facilities to the public by way of the Bailey Road Campus, which is owned by PISD. Most facilities are situated in the eastern portion of the community, so there is an inequitable distribution of recreation facilities. This suggests a need to develop recreation facilities in West Pearland so that convenient access may be provided to residents in this area. This has already begun as more activities become available at the Westside Event Center.

Based on the NRPA facility standards (see *Table 3.1, Facility Standards*), the current and future recreation facility needs for the community are determined. Presented in **Table 4.4, Current City-Wide Facility Needs**, are the facilities currently needed. The “existing units” include those provided within City parks as well as on school properties. The analysis reveals that the need for recreation facilities is varied. Notably, the greatest deficiencies, and hence, needs, are for golf driving ranges, volleyball courts, baseball and softball fields, and swimming pools.

**Table 4.4, Current City-Wide Facility Needs, 2010**

Recreation Facility	NRPA Standard	Recommended Units	Existing Units	Deficit	Percent of Need Met
	Units per Population				
Basketball	1/5,000 persons	20 units	16 units <sup>1</sup>	4 units	80.00%
Tennis	1/2,000 persons	50 units	8 units	42 units	16.00%
Volleyball	1/5,000 persons	20 units	2 units	18 units	10.00%
Baseball	1/5,000 persons	20 units	0 unit	20 units	0.00%
Soccer	1/5,000 persons	20 units	8 units	12 units	40.00%
Golf driving range	1/50,000 persons	2 units	0 units	2 units	0.00%
1/4 mile track	1/20,000 persons	5 units	3 units	2 units	60.00%
Softball	1/5,000 persons	20 units	4 units	16 units	20.00%
Swimming pool	1/35,000 persons	3 units	2 units <sup>1</sup>	1 units	66.67%

<sup>1</sup> Existing Units value includes basketball and pool facilities recently opened at the Recreation Center & Natatorium.

Source: *Kendig Keast Collaborative, Updated 10.25.10*

Incorporated into the capital improvement program provided in *Chapter 5, Implementation*, are a sufficient number of basketball, tennis, and volleyball courts to meet the current city-wide facility needs. These facilities are proposed for inclusion within the currently developed public parks. Baseball, softball, and soccer fields, as well as swimming pools, are not incorporated since some of them may be provided by the school districts and others may be planned for development within the undeveloped public properties, such as a



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soccer complex within the Hickory Slough/Max Road Detention Site. Therefore, these needs may be met other than in the developed public parks.

Standards alone cannot be used to identify needs. Private recreation facilities in the community must also be considered. The community is home to the YMCA and Dad’s Club, which offer recreation facilities to residents. The YMCA offers a pool, fitness center, free weights, gymnasium, aerobics, general purpose room, outdoor field, babysitting, and a Teen Youth center. These recreation facilities supplement the needs outlined in **Table 4.4, Current City-wide Facility Needs**. The Dad’s Club facility has five baseball fields and three softball fields, which is also meeting some of the current need. Each of the 37 private parks - although not inventoried – meet a significant portion of the city-wide needs. Swimming pools, for instance, are largely met by homeowner’s associations and municipal utility districts. In addition, swimming pools at private residences also serve to lessen the demand for public pools.

Presented in **Table 4.5, Future City-Wide Facility Needs**, are the facility needs for the forecasted Year 2030 population of 193,498 persons. Significant needs exist for every facility, with the greatest deficiencies being for tennis courts, baseball fields, volleyball courts, and softball fields. Currently, no public golf driving ranges are in Pearland, making this a significant need as well. While National Recreation and Parks Association (NRPA) standards indicate that a total of 39 swimming pools would be needed by the Year 2030, this is neither practical nor warranted for the City to provide since there is not the requisite demand for this number of pools. Instead, this standard has been

**Table 4.5, Future City-Wide Facility Needs, 2030**

Recreation Facility	NRPA Standard	Recommended Units	Existing Units	Included in Bond Projects (2010-2014)	Deficit	Percent of Need Met
	Units per Population					
Basketball	1/5,000 persons	39 units	16 units <sup>1</sup>	0 units	23 units	41.03%
Tennis	1/2,000 persons	97 units	8 units	0 units	89 units	8.25%
Volleyball	1/5,000 persons	39 units	2 units	6 units	31 units	20.51%
Baseball	1/5,000 persons	39 units	0 units	4 units	35 units	10.26%
Soccer	1/5,000 persons	39 units	8 units	7 units	24 units	38.46%
Golf driving range	1/50,000 persons	4 units	0 units	0 units	4 units	0.00%
1/4 mile track	1/20,000 persons	10 units	3 units	0 units	7 units	30.00%
Softball	1/5,000 persons	39 units	4 units	6 units	29 units	25.64%
Swimming pool	1/35,000 persons	6 units	2 units <sup>1</sup>	0 units	4 units	33.33%

<sup>1</sup> Existing Units value includes basketball and pool facilities recently opened at the Recreation Center & Natatorium.

Source: Kendig Keast Collaborative, Updated 10.25.10



adjusted to one pool per 35,000 persons meaning three additional pools will be needed by 2030.

**4.6 EQUIPMENT NEEDS**

In addition to the facility needs, there are also major equipment needs within each of the parks. Provided in **Table 4.6, Public Park Equipment Requirements**, are the total number of equipment items in each park that are required to meet the established standards. These standards may be applied to future parks as well.

**Table 4.6, Public Park Total Equipment Requirements**

Recreation Facility	Neighborhood Park	Community Park	Aaron Pasternak	Centennial	Corrigan	Creekside	Cypress Village	Hyde	Independence	Pine Hollow	Sonny Tobias	Southdown	Woodcreek	Woody Street	Zychlinski
Equipment Item	Standards	0.75	51.00	1.22	1.64	4.94	1.30	55.00	1.50	0.31	11.91	6.00	5.00	1.25	
Basketball Court	0.13	0.15	0	8	0	0	1	0	8	0	0	2	0	1	0
Bicycle Rack	0.5	0.1	0	5	0	1	2	1	6	1	0	1	3	3	1
Drinking Fountain	0.5	0.25	0	13	0	1	2	1	14	1	0	3	3	3	1
Exercise Circuit	0	1	0	1	0	0	0	0	1	0	0	1	0	0	0
Grills/Barbeque Pits	0.5	0.5	1	26	1	2	2	1	28	2	0	12	12	3	3
Park Bench	2	0.5	2	13	1	3	10	3	28	3	0	6	12	10	3
Parking Spaces	4	6	0	306	7	0	20	5	330	6	0	71	0	20	5
Parking Lot Landscape Island	0.067	0.067	0	21	0	0	1	0	22	0	0	5	0	1	0
Pavilion, Covered	0.5	0.1	0	5	0	0	2	2	6	2	0	1	0	3	1
Picnic Table	2	1	2	51	1	3	10	3	55	3	0	12	12	10	3
Playground Equipment	15-20	60-65	5-10	60-65	15-20	5-10	15-20	15-20	60-65	15-20	5-10	60-65	5-10	15-20	15-20
Restrooms	0	0.05	0	3	0	0	0	0	3	0	0	1	0	0	0
Trash Cans/Enclosures	0.5	0.5	2	51	1	3	10	3	55	3	0	12	12	10	3
Volleyball Court	0.13	0.15	0	8	0	0	1	0	8	0	0	2	0	1	0

Source: Kendig Keast Collaborative, Updated 07.12.10

Provided in **Table 4.7, Public Park Equipment Needs (see next page)**, are the current needs of each individual public park. The identified needs reflect what is required to meet the above standards less the equipment that already exists within each park. The equipment needs identified in this table are the additional pieces needed to meet the above standards. In some cases, there is already sufficient equipment. For future use, if the inventories provided in *Chapter 2, Recreational Assets*, are kept current, the needed equipment may be easily managed in a database.



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Table 4.7, Public Park Equipment Needs

Recreation Facility	Aaron Pasternak	Centennial	Corrigan	Creekside	Cypress Village	Hyde	Independence	Pine Hollow	Sonny Tobias	Southdown	Woodcreek	Woody Street	Zychlinski
Equipment Item	0.75	51.00	1.22	1.64	4.94	1.30	55.00	1.50	0.31	11.91	6.00	5.00	1.25
Basketball Court	0	2	0	0	1	0	4	0	0	2	0	1	0
Bicycle Rack	0	5	0	1	2	1	6	1	0	0	3	3	1
Drinking Fountain	0	11	0	1	2	0	12	0	0	2	3	3	0
Exercise Circuit	0	1	0	0	0	0	1	0	0	0	0	0	0
Grills/Barbeque Pits	1	23	1	2	2	0	11	0	0	11	12	3	2
Park Bench	0	1	1	0	10	0	23	0	0	0	12	10	1
Parking Spaces	0	67 <sup>1</sup>	7	0	20*	5*	230 <sup>1</sup>	6*	0	0	0	20	5*
Parking Lot Landscape Island	0	21	0	0	1	0	22	0	0	5	0	1	0
Pavilion, Covered	0	2 <sup>1</sup>	0	0	2	1	1	2	0	0	0	3	1
Picnic Table	0	19	0	2	10	0	41	0	0	8	12	10	1
Restrooms	0	0	0	0	0	0	0	0	0	0	0	0	0
Trash Cans/Enclosures	2	43	1	1	9	1	53	0	0	8	12	9	3
Volleyball Court	0	8	0	0	1	0	8	0	0	0	0	1	0

<sup>1</sup> Included in bond project for 2010-2014.

\*This is a subdivision park with no on street parking; therefore, the parking recommendations for this site may not be appropriate.

Source: Kendig Keast Collaborative, Updated 07.12.10

4.7 IMPROVEMENTS AND ENHANCEMENTS

To incorporate input into the needs of each of the existing public parks and series of park tours were organized and conducted during preparation of the 2005 plan. These tours involved members of City staff and residents and PRBB members walking each of the public parks to identify improvement and enhancement needs. This exercise was useful in identifying the needed improvements in these parks but perhaps more importantly, identifying the types of improvements needed in future parks as well. A survey sheet was used for each park, as provided in **Appendix B, Park Condition Assessment**. The results of this tour are provided in **Table 4.8, Improvements and Enhancements**, which is also incorporated into the capital improvement program provided in *Chapter 5, Implementation*.



Table 4.8, Improvements and Enhancements

Recreation Facility	Aaron Pasternak	Centennial	Corrigan	Creekside	Cypress Village	Hyde	Independence	Pine Hollow	Sonny Tobias	Southdown	Woodcreek	Zychlinski
<b>External Improvements</b>												
Off-site directional signage	A			A		A	A	A		A	A	A
Children-at-play signage	A		A	A		A	A	A			A	A
Crosswalks	A		A	A				A		A	A	A
Off-site sidewalks						A						A
Perimeter sidewalks/trail												
<b>Entrance Signs</b>												
Sign adjacent to each entrance			A	A	A				A	A	A	A
Sign lighting							A					
Sign landscaping	A		A	A		A	A		A	A	A	A
<b>Parking</b>												
Additional parking space							A				A	
Surface												
Striping							RP					
Curbs/bumper stops							A					
Handicap stalls							A					
Handicap signs							A					
Perimeter screening										A		
Barrier from park							A					
<b>Playground Equipment</b>												
Condition	RH/R			A			A	RH/RP			A	
Fall surface				RP			RP			RP		
Fall surface edging												
ADA accessibility	A		A	A		A	A			A	A	
<b>Shelters</b>												
Condition	A		A	A			RH			A	A	A
Electricity							A					A
Lighting	A											A
Pad surface												
Tables			A	A		A	A	A		A	A	
Water fountain/dog bowl			A	A			A				A	
<b>Internal Sidewalks and Trails</b>												
Surface					A		A					
Lighting (bollard)				A		A	A				A	A
Benches				A	A		A			A	A	
ADA accessibility	A											
Exercise stations							A					
Distance markers							A			A		

LEGEND: A = Add R = Repair RH = Rehabilitate RP = Replace RS = Resurface C/L = Crown/Level

Note: Sonny Tobias is planned for use as public green space rather than a public park.

Source: Kendig Keast Collaborative



## CHAPTER FOUR

### Learn. Play. Grow.

Table 4.8, Improvements and Enhancements (continued)

Recreation Facility	Aaron Pasternak	Centennial	Corrigan	Creekside	Cypress Village	Hyde	Independence	Pine Hollow	Sonny Tobias	Southdown	Woodcreek	Zychlinski
<b>Basketball/Tennis Courts</b>												
New courts					A					A		
Cover							RH			A		
Surface condition			RS				RS					
Backboards and rims			RP							A		
Benches			A				A			A		
Lighting							RH					
Perimeter fencing							RP					
Water fountain			A		A					A		
<b>Fields and Play Areas</b>												
Condition				CL								
Benches/Bleachers										A		
Backstop/fencing					A							
Lighting												
Goals												
Concession stand												
Water fountain												
<b>Swimming Pool</b>												
Pool house							RP					
ADA Accessibility							A					
Fencing							RP					
Shades and shelters							RP					
Tables and chairs							A					
Activities (slide, diving board)							A					
<b>General Improvements</b>												
Access improvements						A	RP					
BMX Course												
Bicycle racks	A		A	A		A	A	A			A	A
Disc golf course												
Fencing	RP											
Game tables						A						A
Grills and barbeque pits	A		A	A		A	RP			A	A	
Help Phones							A					
Monuments and markers												A
Multi-use play surface												
Perimeter fencing												
Picnic tables and shades	A			A	A	A					A	A
Restrooms							RH					
Sand volleyball court												
Trash cans and enclosures	A		A	A	A	A	A/RP			A	RP	
Trees and shrubs	A		A	A	A							A
Turf enhancement												
Water access/piers							A					

LEGEND: A = Add R = Repair RH = Rehabilitate RP = Replace RS = Resurface C/L = Crown/Level

Source: Kendig Keast Collaborative



#### 4.8 CURRENT AND FUTURE RECREATION PROGRAM NEEDS ■ ■ ■

No national standards exist for recreational programming. Instead, program direction is usually determined via multiple approaches, which include:

- Conducting a community needs assessment;
- Performing a community program inventory analysis focusing on gaps and overlaps; and
- Assessing the expertise of staff and developing programs to fit their skills.

The first two methods work well together as they combine input from the perspective of program providers and program participants (current and potential). Once program decisions have been made, staffing decisions should follow.

The most meaningful approach for conducting a gap and overlap analyses is to examine every program option offered by the City for a wide variety of program areas. This analysis can easily be conducted via the Internet. Once information (e.g., type of programs offered, age groups) is gathered, then the actual locations are plotted, providing a visual analysis of gaps and overlaps. This information can also be applied to the area's demographics to determine the need for more or fewer programs in specific areas. Such analysis was conducted for each of 16 popular program areas.

In addition to the gap and overlap analysis, several questions relating to recreation programming were included in the 2010 Pearland Parks and Recreation Needs Assessment Questionnaire. The degree of sufficiency or deficiency of the current parks and recreational program direction is determined by applying the results of both of these data collection methods.

#### 4.9 EVALUATION OF RECREATION PROGRAMMING ■ ■ ■

Based on the results of the Community Program Inventory Assessment and the 2010 Pearland Parks and Recreation Needs Assessment Questionnaire there are some noted strengths and challenges for the Department. Prior to discussing individual program areas it is worth noting that one of the biggest challenges was finding information about specific program areas offered through the Department when a Google search was conducted. While information is presented well in the booklet "A Time for Leisure," there were few instances in the general searches where the Internet user would be directed to [www.pearlandparks.com](http://www.pearlandparks.com) and subsequently, "A Time for Leisure."

Current parks and recreation participants will usually be aware of how to find out about existing and future programs, but potential participants would not be directed to the website as they should be. With all of the exciting



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program opportunities offered by the Department, a primary challenge facing the Department is making the programs more visible through electronic media. This will require a thorough examination by a marketing manager to determine the best way to make program options more visible.

#### **Observations from the 2010 Needs Assessment Questionnaire**

The results of the questionnaire presented information that can apply to a variety of areas. Those completing the questionnaire indicated:

- The Westside Event Center is visited much more frequently than other program facilities.
- One quarter of the respondents did not use any facilities for their program participation.
- Variety in program scheduling is important.
- Cost of programs overall does not seem to be a deterrent to participation.
- The availability of a gymnasium, exercise facilities, racquet sports courts, water activities, a skate park, teen activities and off-road cycling opportunities were the program areas that received the most recognition as being insufficient.
- There was definite interest in exercise and aquatic facilities.
- There was limited interest in a Senior Center.
- Residents appear to be looking for options to participate in programs themselves, with their families and for their children.
- Slightly fewer than half travel to activities outside of Pearland.
- Pre-school and youth activities have the highest adequacy rating.
- Teen activities have the lowest adequacy rating.
- Areas considered inadequate to marginal are:
  - Performing Arts
  - Afterschool programming
  - Fine and Creative Arts
  - Health and Fitness
  - Instruction for youth sports
- There were far more comments about the need for:
  - More program options in the western portion of the City than anywhere else.
  - There is a great need for additional walking and biking routes, particularly as connectors to park and recreation facilities.
  - Dog parks are desired.

#### **Athletics Programming**

##### *Adult Sports*

In general, there are limited opportunities for adult sports in Pearland. The Department is serving its citizens by providing leagues for Men's Basketball; Men's, Women's and Coed Softball; and Women's Volleyball. Results from



the Needs Assessment Questionnaire indicated that residents are seeking adult sport leagues outside of Pearland. Therefore, this is an area of need.

#### *Aquatics*

The opening of Pearland's Recreation Center & Natatorium in late summer 2010 will allow the Department to offer aquatic programming year round. What remains a deficiency is an aquatic facility on the west side of Pearland. The Department has the opportunity at the Recreation Center & Natatorium to greatly expand its instructional programs across the life span and recreation swim hours. This facility could also allow the Department to offer adapted swim and therapeutic swim classes, which are gaps in current programming.

#### *Golf*

There are several golf courses in Pearland that offer golf instruction. The Department offers a series of golf camps in the summer. Consideration could be given to offering golf instruction at other times of the year as well.

#### *Youth Sports*

This area is one of the Department's strongest program offerings relative to league play. Opportunities exist for youth participation in basketball and football sports leagues. Concern among those completing the Needs Assessment Questionnaire reflected a desire for instruction in the mechanics of various sports, in addition to the opportunity to play on recreational (non-competitive) teams. This would mostly apply to youth, however, there may well be interest for adults to learn about sports they had not learned to play in their youth. One option is to offer a series of clinics prior to the beginning of league sign-ups and creatively marketing to the appropriate demographics.

#### *Additional Recreation Options*

The informal program area most often mentioned was a need for additional walking and biking routes throughout the City. These are activities engaged in for fitness and family outings. Residents look for safety, but also appropriate surfacing (not concrete). If designed to connect existing recreation areas and parks, they provide additional access routes, particularly by bicycles. Trails also provide the opportunity to develop walking clubs that meet at various times of the day/week. Trail users often become those who are more willing to be involved in the upkeep as part of "Friends" groups.

Another area that is lacking in program instruction, except during the summer months, is tennis. Tennis is another lifetime sport that can become a family activity. The Department offers tennis camps in the summer, but none during the rest of the year. Since the courts are already available, this might be an easy program opportunity and could lead to tennis tournaments and,



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potentially, league play in the future. There are many additional courts at some of the schools where partnerships or agreements may be arranged to teach tennis on their courts after school hours.

Another area mentioned several times in the Needs Assessment Questionnaire was a skate park. Teen activities are already limited in many cities. A well-designed skate court may serve as an active recreation facility for this demographic, as would a teen center.

#### **Programming for the Arts**

##### *Dance*

The Department's partnership with Stephanie's School of Dance has proven to be a positive alliance that should be continued. Interest in dance, for all ages, is fairly strong.

##### *Fine and Creative Arts*

The Department's programs in this area appear to increase during the summer months. Many of the programs are offered at the Knapp Center with a few classes at the Community Center. Creative arts are wonderful family activities and provide participants with lifetime skills. Consideration might be given to broaden fine and creative arts programming to a year round schedule, perhaps focusing on one-day workshops or short-term classes that allow participants to learn several new skills. Activities at the Knapp Center should continue, as many individuals choose to learn new skills in retirement. In addition, this is an excellent direction for teen involvement. Such activities as scrap booking and tie-dying fit well with this age group.

##### *Performing Arts*

This is an area where the City lacks program opportunities. Drama classes offer youth, teens, and adults an outlet for self and creative expression. Back Porch Productions is one of the more prominent performing arts organizations in the City, producing several plays throughout the year. They are well received and offer excellent options for partnerships if they should come available. The cost of offering introductory and intermediate acting/improvisation classes is minimal, and would allow those who seek further avenues for self-expression to continue their pursuit through one of the other production companies, as well as the high school and Alvin Community College programs.

The Department offers pre-school and early elementary rhythm and basic introductory classes in instrumental instruction. While it is lacking in programs for other age groups, Pearland appears to offer sufficient commercial opportunities for instrumental instruction.



## Special Populations Programming

### *Adaptive Activities*

Pearland has a large number of opportunities dedicated to instruction in sports for individuals with special needs. The area with the fewest programs is adaptive aquatics. The Natatorium and Recreation Center could be an ideal place to offer swim instruction for special needs individuals, as well as those in need of therapeutic exercise.

In other parts of the country neighboring cities have joined to form Adaptive Recreation Alliances where they share the program leadership in offering both instruction and team/league play, as well as recreation outings for those individuals who are not able to take part in traditional class and team settings. This may be a consideration for Pearland and its neighboring cities.

### *Afterschool Programming*

As long as there are working parents, there will be a demand and interest in afterschool program options. The YMCA is the primary afterschool program provider in Pearland. The Needs Assessment Questionnaire indicated that parents are looking for even more options. The Department is exploring afterschool programming for middle school youth in Fall 2010. If successful, consideration should be given to lower grades as well. Far eastern Pearland and the north central portion of the City lack the most in afterschool options by any provider. One of the primary needs will be to coordinate a transportation schedule if sites are to serve multiple schools.

### *Senior Programming*

The Knapp Center currently operates as the Senior Center for the City. This program facility arrangement is still popular among 70+ year olds, but the Baby Boomer cohort is not likely to follow suit. An initial step that should be made soon is to drop the word “senior” in its reference. The name might be changed to Melvin Knapp Activity Center or Melvin Knapp Community Center, and still have its appeal as a place to gather and learn. Over the next five to 10 years, it may become an ideal facility to house creative and performing arts programs for all ages, as well as continuing education opportunities. Baby Boomers will choose to take classes with a much wider age range than just their peer group.

One area where more age-specific programming should continue is in fitness. These classes, however, can take place at the new Natatorium and Recreation Center, as well as the Westside Event Center.



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#### **Health and Fitness Programming**

##### *Fitness*

There are many opportunities and options to partake in fitness programs across the City. This program area will remain popular with adults and seniors for many years. The new Natatorium and Recreation Center will offer personal training to its members. Needs Assessment Questionnaire respondents indicated that this is an area of interest. Fitness trends also show that Baby Boomers are willing to spend money on personal training to help them reach their fitness objectives.

Two other areas where the Department should continue its efforts are with the Method Evolution partnership to offer boot camps and the continuance of aerobic dance programming. These two areas, much like personal training, will have continued interest among adult populations and possibly teens as well. Attention needs to focus on offering these classes at varied hours, especially early in the morning and after work to maximize attendance.

##### *Martial Arts*

Much like fitness, there are many opportunities for martial arts instruction within Pearland. There are, however, a couple of areas with limited access, including the western part of the City, the central portion, and around Dixie Farm Road. The Department does offer martial arts instruction, including Tai Chi at the Knapp Center.

##### *Yoga and Pilates*

These group classes will continue to be popular. The Department offers Yoga but not Pilates. If interest is sufficient, this may be an area to pursue in the new Natatorium and Recreation Center or at the Westside Event Center, or both, as these continue to be popular with teens, adults, and seniors, and these require very little equipment. The key is finding good instruction that keeps participants motivated and engaged past the initial “hurting” stages.

#### **Seasonal Programming**

One of the Department’s strengths is certainly the attention they give to seasonal programming.

##### *Special Events*

The Department does an excellent job with event production and leads all other providers in Pearland in variety and options for different age demographics. While events are produced at nine different sites within the City, there are still parts of northern and far western Pearland that do not host any events. If sites become available but parking is limited, then exploration of using a shuttle system might be worthwhile.



January, May, September, October and November have the least number of events offered citywide. If new events are developed, the Department might consider hosting them during these months, as they are good family activities and ways to get the community to come out to the parks.

#### *Camps and Summer Programs*

The Department does a very good job offering a variety of programming options for youth and teens. If resources become available, consideration might go to hosting a smaller version of the weekly themed camps in the western part of the City as there are fewer opportunities there. The incorporation of both indoor and outside options for camps, as well as active and more passive activities is an excellent mix.

#### 4.10 COMMUNITY FEEDBACK ■ ■ ■

Community feedback was solicited by the Department to assess usage patterns and local perceptions of the existing parks and recreation system, and to identify community needs and desires related to the future of the parks and recreation system. A community survey was made available by City staff through SurveyMonkey for nine weeks. Additionally, a link was made available to the survey on the Parks and Recreation website. Staff reached out to the community through social media, such as a posting about the survey on the Pearland Parks and Recreation Facebook fan page and also sending out groupbuilder emails. Finally, paper copies of the survey were available at several summer concerts and to management companies for newsletter distribution.

The findings of the community survey are identified in *Chapter 2, Recreational Assets*. However, key findings are useful to highlight in this needs assessment since they fulfill the community-based component of the combined standard-based/community-based approach used to assess park and recreation facilities needs. Key findings include:

- Independence Park is visited most often followed by Southdown Park and then Centennial Park. The level of use of these larger community parks suggest that these parks should be designated as high priorities for equipment and facility improvements.
- When respondents were asked about the adequacy of recreation facilities and opportunities for different age groups, the largest inadequacy is for young adults (13 to 17 years of age), followed by middle-aged adults (36 to 59 years of age). Elementary children were identified as having the most adequate facilities and opportunities. These results suggest that the parks are designed too heavily for small children and do not have the types of facilities used more often by adults. Therefore, as improvements are made to existing parks and new parks are developed, consideration must be

#### *It's Not Just a Walk in the Park!*

*Today, for the first time in history, life expectancy among today's children is projected to be less than that of their parents. With obesity on the rise and being the leading cause of death in the U.S., Americans are realizing the value of public parks, open spaces, and recreational opportunities. Specific statistics that warrant consideration include:*

- *Between 1980 and 2000 there was a 108 percent increase in adult obesity;*
- *In the late 1970s, the percent of American teenagers who were considered overweight was 5 percent, which has ballooned to 15.5 percent in 2000;*
- *The estimated number of death per year related to obesity is 300,000 persons;*
- *The medical costs associated with physical inactivity totals \$77,000 billion;*
- *The estimated annual total cost of obesity is \$117 billion;*

*Source: The Center for Disease Control and Prevention, Office of the U.S. Surgeon General. Journals of the American Medical Association.*



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*Research is indicating that near proximity and easy access to trails and parks are top priorities in improving park utilization and hence, improving public health. The benefits of parks include but are not limited to:*

- Clean air and water
- Preservation of precious open space
- Promotion of economic development

*In other words, parks are essential to the health and well being of all Americans.*

given to needs for these persons. Rather than providing playgrounds and athletic fields that are most heavily used by younger persons, exercise and fitness facilities, indoor recreation activities, and trails and walkways are of great importance.

- When the respondents were asked why they frequent the park they identified as being visited most often, convenient location was most often cited as the most significant influencing factor. This finding underscores the need for land acquisition efforts to focus attention on park location relative to existing parks and the areas of ongoing growth and future development. Convenient and easy access to parks and recreation areas will determine the degree to which they are used by residents. Other factors that positively influence park use include a safe environment, prevalence of walking and jogging trails, presence of equipment and facilities (i.e. things to do), and well-maintained facilities (e.g. clean).
- As part of the community survey, respondents were asked to rank what facilities they would use if available in the community. The results revealed walking/biking trails as the highest priority. Similarly, when asked about the availability and accessibility of different facilities, walking/biking trails are considered to be one of the most inadequate. This indicates a continued need to improve the trail system. The Trail Master Plan was adopted in 2007 and should be continued to be fully implemented.

#### 4.11 SUMMARY OF NEEDS



The following summarizes the identified parks and recreation facility needs:

- Based on a current year (2010) population of 98,300 persons, there is a need for an additional 124.48 acres of neighborhood parks and 442.39 acres of community parks, for a total of 566.87 additional acres. Including the undeveloped parkland, there is a total current need of 395.10 acres. Considering the acreage of private parkland, the total need is reduced to 303.79 acres. It is important to acknowledge that the current need is not being met by the parkland that remains to be developed. Therefore, there is a substantial need for 475.56 acres today, which is the total need less private parkland.
- By the Year 2030, based upon a projected population of 193,498 persons, the City will need an additional 144.97 acres of neighborhood parks and 872.81 acres of community parks, for a total of 1,017.78 additional acres. This excludes the undeveloped public parkland. Therefore, development of this land would lessen the requirement for land acquisition to 846.01 acres.
- Based on current and projected parks and recreation area needs, and the current usage rates, community parkland acquisition and development of



existing land are high priorities. Acquiring land to achieve a more equitable and balanced distribution of parks is a priority, particularly to serve northeast, south central, and west Pearland.

- Formalizing an agreement with Pearland ISD as well as each of the other school districts present significant opportunities to achieve improved park accessibility across the community.
- According to national standards, there are significant current needs for facilities including volleyball courts, baseball/softball fields, and swimming pools. Considering the rate of growth and the projected future population, these needs will drastically increase by the Year 2030.
- The community survey revealed that the highest priorities are for trails and bikeways (including off-road cycling), exercise facilities and activities and programs for teens, such as a skate park.
- In terms of equipment requirements, the greatest needs are for more basketball courts, drinking fountains, off-street parking, covered pavilions of different sizes, trash cans, and volleyball courts.
- Significant barriers such as S.H. 288, F.M. 518, arterial roads, the railroad, and creeks and drainage ways, and even fencing present access and safety issues for pedestrians and cyclists. Improvements such as signage, crosswalks, walk-overs, pavement markings, traffic signals, and foot bridges are among some of the alternatives that can be explored to enhance access, improve safety, and ultimately, work toward increased use of parks and recreation areas.
- There is a legal and moral responsibility to provide a reasonable level of accessibility to parks and programs for individuals with disabilities. The City must be committed to creating and maintaining a parks and recreation system that is accessible for all persons, including persons with disabilities.

#### 4.12 ACCESSIBILITY FOR PERSONS WITH DISABILITIES ■ ■ ■

Congress enacted the Americans with Disabilities Act (ADA) of 1992 that provides for equal access to all users of public (and private) facilities and programs. As such, municipalities are responsible for providing accessibility to parks and programs for individuals with disabilities.

While there are no requirements within the Act mandating any spatial requirements relative to the size of any particular type of park and recreation facility, the ADA mandates that park areas and facilities must be reasonably accessible and usable to all persons. Compliance with the Act will not likely impact the size or configuration of a particular facility, but it may dictate some changes to specific design guidelines. It is recommended that the ADA



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Accessibility Guidelines for Recreational Facilities<sup>3</sup> be incorporated, along with subsequent guidelines and legal standards, in the final determination of spatial and facility design guidelines for all units of the parks and recreation system.<sup>4</sup>

According to the ADA, minimum requirements that must be complied with include, but are not limited to the following:

- One accessible route from the site access point (e.g. parking lot) to the primary accessible entrance. A ramp with a slope of no greater than 1:6 for a length of no greater than two feet may be used as part of this route. Otherwise, a slope of maximum 1:12 is permitted.
- One accessible entrance must be provided.
- One accessible unisex toilet facility must be provided along an accessible route if toilets are provided at the building or facility.
- Only the publicly used spaces on the level of the accessible entrance must be made accessible.
- Displays and written information should be situated where they can be seen by an individual who is seated and should provide information accessible to the blind.<sup>5</sup>

For a municipality that includes park facilities and programs, the ADA requires that all newly constructed buildings and facilities must be readily accessible. New facilities are those which were built for first occupancy after January 26, 1993. Design and construction is considered to have occurred after this time if a completed application for a building permit was filed after January 26, 1992. The ADA also requires that all renovations or alterations of existing buildings and facilities must be readily accessible if the buildings and facilities have been altered after January 26, 1992.<sup>6</sup> Lastly, all barriers to accessibility in existing buildings and facilities must be removed when it is “readily achievable.”<sup>7</sup>

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<sup>3</sup> U.S. Architectural and Transportation Barriers Compliance Board, *Recreation Access Advisory Committee*, 2002. <http://www.access-board.gov/recreation/final.pdf>

<sup>4</sup> Mertes, James D. and James R. Hall. *Park, Recreation, Open Space and Greenway Guidelines*. National Recreation and Park Association, 1996, p. 125.

<sup>5</sup> Mertes, James D. and James R. Hall. *Park, Recreation, Open Space and Greenway Guidelines*. National Recreation and Park Association, 1996, p. 127.

<sup>6</sup> An “alteration” is a change to a building or facility that affects its usability. Alterations include remodeling, renovation, rehabilitation, restoration, reconstruction, and changes or arrangements in structural elements or in any reconfiguration of walls or partitions.

<sup>7</sup> A structure is “readily accessible” if it meets the ADA Accessibility Guidelines for Buildings and Facilities.



The ADA requires that architectural and communication barriers of all programs and facilities of local governments must be removed. An architectural barrier is a physical barrier to access (e.g. steps, sidewalks, placement of signs and furniture) whereas a communication barrier is one that is integral to the physical structure of the facility (e.g. telephones mounted too high, elevators and signage without Braille markings). Creating an overall plan for the removal of accessibility barriers can give priority and associated timelines to removal activities. In keeping with the principle of public participation, persons with disabilities should be given the opportunity to register their comments and preferences for prioritization as part of the barrier removal process.

One of the foundation principles for this plan states that all residents and visitors are entitled to full access to public parks and recreation facilities, regardless of age, gender, ability, income, race, cultural background, and place of residence. It follows that the City must be committed to a creating and maintaining a parks and recreation system that is accessible for all persons, including persons with disabilities. The aforementioned information from the Park, Recreation, Open Space and Greenway Guidelines provides some guidance to actualize this principle of the plan. Another resource to consult in future includes, Design Guide for Accessible Outdoor Recreation, which was prepared by the United States Forest Service and the Special Programs and Populations Branch of the National Park Service.

#### 4.13 RECREATIONAL TOURISM



Heritage tourism is the fastest growing product type in the United States, with 92.5 million adult Americans visiting a museum or historic site or attending a cultural presentation while traveling; that's 46 percent of the 199.8 million trips taken over 50 miles away from home in 1998. The Travel Industry of America reports that this \$61.5 billion market grows at an average annual rate of 10 percent, while the \$439 billion tourism industry as a whole is growing at a rate fluctuating between four and six percent. In ever increasing numbers, educated and affluent travelers seek out experiences that embody historic, cultural, natural and learning themes. Visiting a historic site or building was the most popular cultural activity among travelers (31 percent), followed by visiting a museum (24 percent), visiting an art gallery (15 percent), and seeing live theater (14 percent).

What is more interesting is that travelers extend their length of stay to take advantage of the opportunity to experience a cultural/heritage tourism destination or event. Of the 92.4 million travelers that included a cultural activity while on a trip during the past year, 20 percent (26.7 million adults)



## CHAPTER FOUR

### Learn. Play. Grow.



*The Great Texas Coastal Birding Trail runs along 500 miles of the Texas coastline from Beaumont to the Rio Grande Valley, encompassing existing as well as newly developed birding sites. Two major migratory flyways intersect along the Birding Trail, offering birders a great opportunity to add to their life lists. A true avian treat awaits you at the Texas coast: from Whooping Cranes to Black-Chinned Hummingbirds, from Painted Buntings to Magnificent Frigatebirds, Royal Terns, American Oystercatchers, ducks, hawks, Piping Plovers plus several hundred other species.*

added extra time to their trip because of this cultural activity or event. Of those 26.7 million travelers who added time:

- 61 percent added part of one day;
- 30 percent added one night;
- 5 percent added two extra nights; and
- 4 percent added three or more extra nights.

Given that the time spent in a destination correlates directly to economic impact, the benefits of offering travelers quality tourism experiences are clear. While cultural and historic travelers resemble the visitor population in both gender profile (50 percent men and 50 percent women) and life stage (50 percent have children under 18 living at home), they differ in a number of significant ways. They are more likely to:

- Have higher household incomes: \$48,000 vs. \$37,000, with a higher proportion earning between \$75,000 and \$150,000;
- Have completed college: 41 percent vs. 32 percent;
- Hold a graduate degree: 21 percent vs. 18 percent;
- Have managerial or professional occupations: 31 percent vs. 24 percent;
- Be married: 67 percent vs. 61 percent; and
- Be retired: 21 percent vs. 18 percent.

The economic impact associated with cultural/eco/heritage tourism is impressive relative to the general traveling public, as well. Cultural/heritage travelers:

- Stay longer (4.7 nights vs. 3.3 nights);
- Spend more (\$615 per trip vs. \$425 per trip);
- Spend over \$1,000 on their trip (17 percent vs. 11 percent); and
- Shop (45 percent vs. 33 percent).

These statistics highlight an important opportunity for the City in its parks and recreation development and long-range system planning. The City benefits from its location along Clear Creek and its tributaries, which present opportunities for nature observance and eco-tourism and to become part of the Great Texas Coastal Birding Trail.

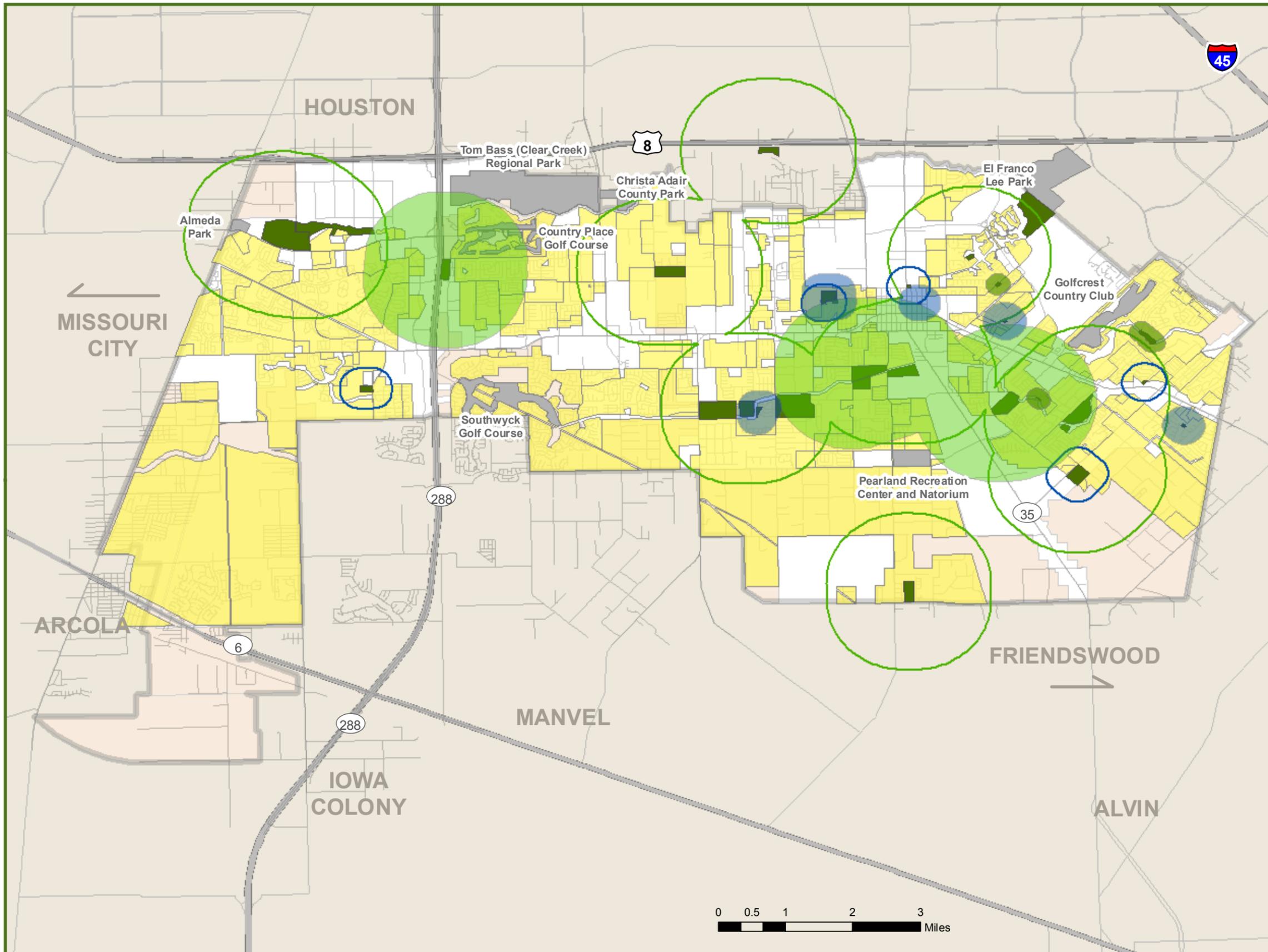


# PEARLAND Parks & Recreation

## Map 4.1 Public Park Service Areas

### Legend

- Public Parks
- Other Facilities
- Service Areas**
- Pocket Parks (1/8 mile)
- Neighborhood Parks (1/4 mile)
- Community Parks (1 mile)
- Future Neighborhood Parks (1/4 mile)
- Future Community Parks (1 mile)
- Map Features**
- Residential Land Areas
- City Limits
- ETJ



0 0.5 1 2 3 Miles

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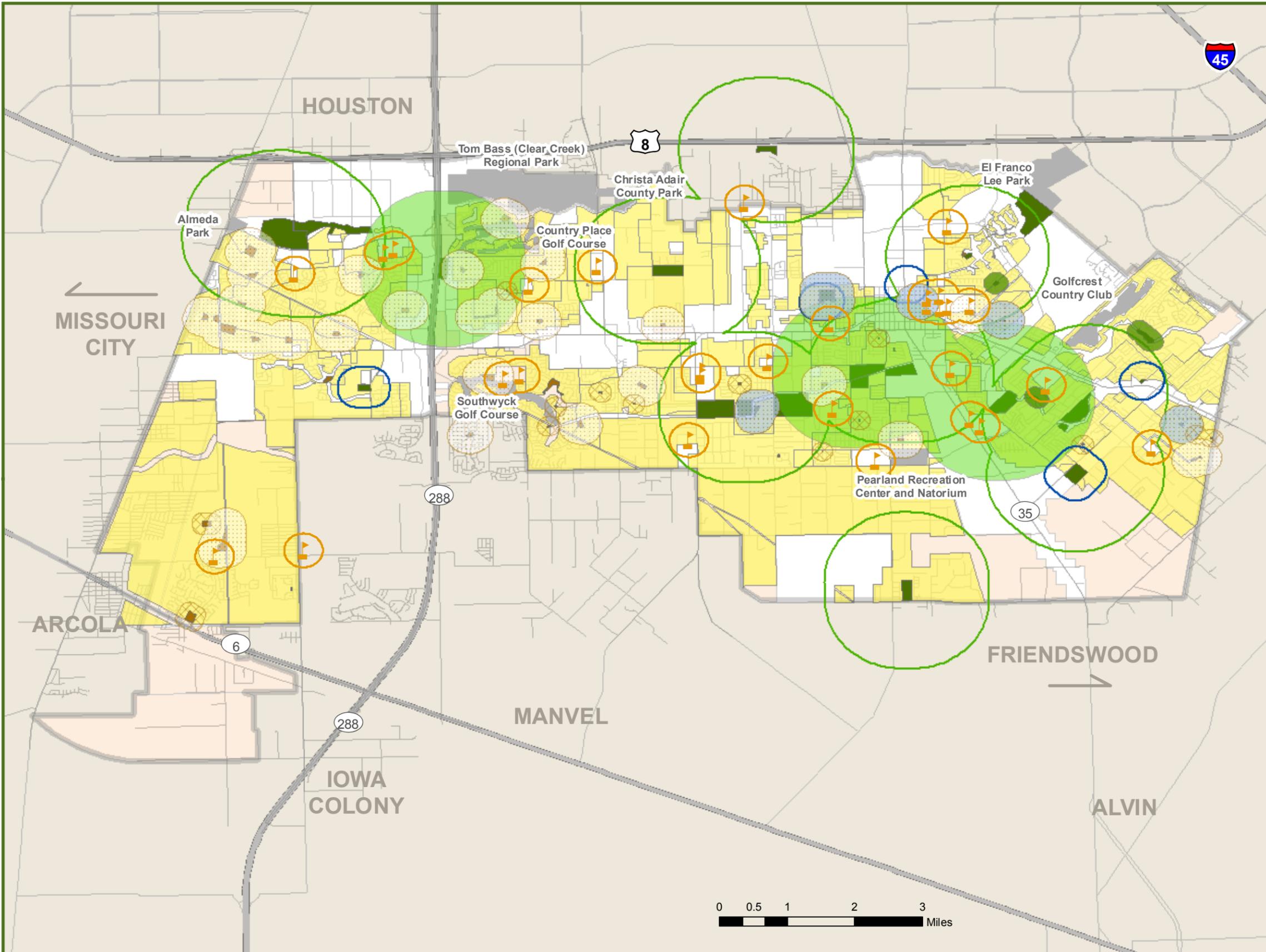
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# PEARLAND Parks & Recreation

## Map 4.2 Public, Semi-Public, and Private Park Service Areas



### Legend

- Public Parks
- Private Parks
- Other Facilities
- Schools

### Service Areas

- Pocket Parks (1/8 mile)
- Neighborhood Parks (1/4 mile)
- Community Parks (1 mile)
- Future Neighborhood Parks (1/4 mile)
- Future Community Parks (1 mile)
- Private Pocket Parks (1/8 mile)
- Private Neighborhood Parks (1/4 mile)
- School (1/4 mile)

### Map Features

- Residential Land Areas
- ETJ
- City Limits



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# PEARLAND Parks & Recreation

## Map 4.3

### Parks and Recreation System Plan

#### Legend

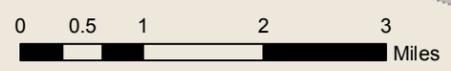
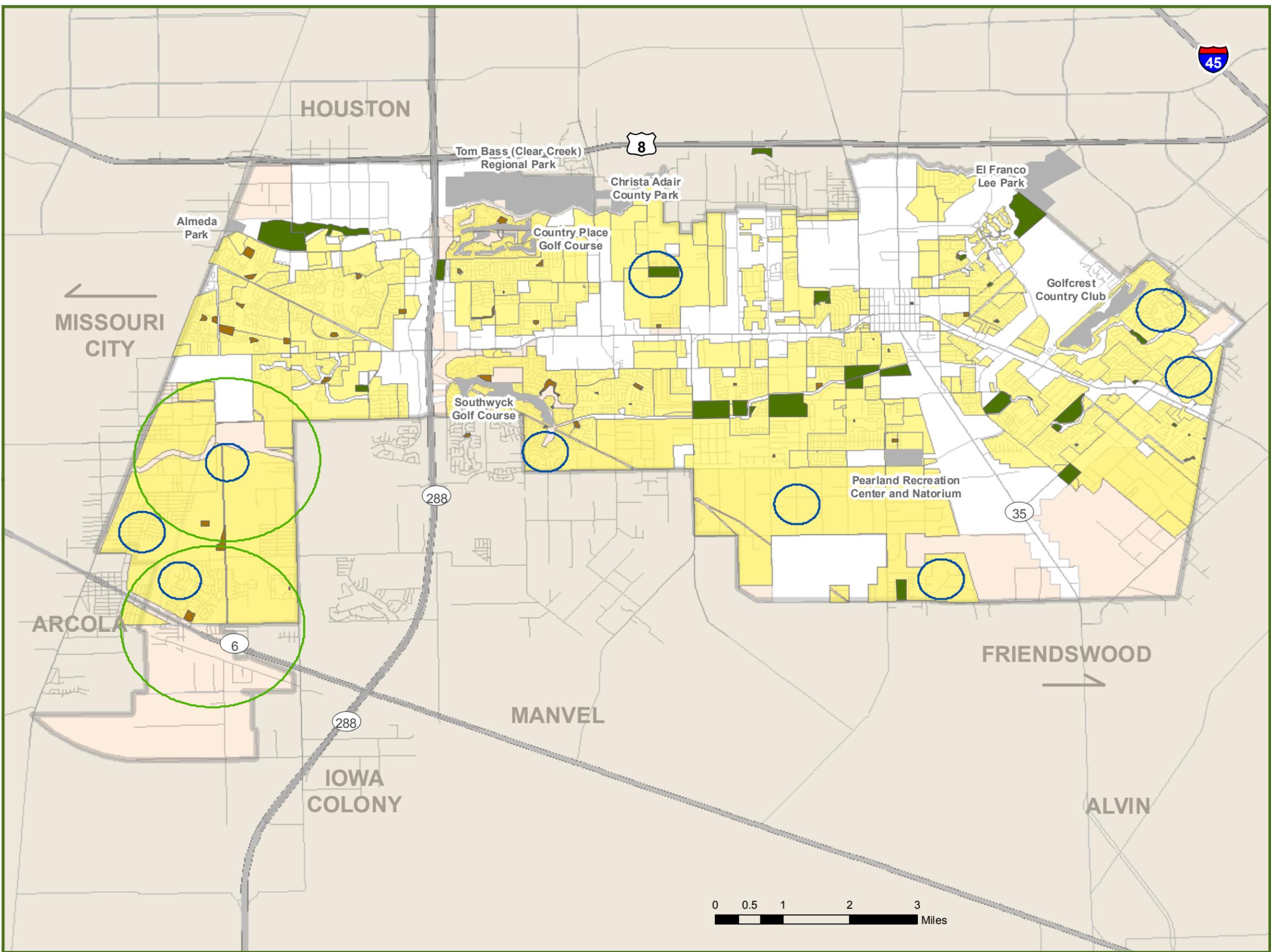
- Public Parks
- Private Parks
- Other Facilities

#### Need Areas

- Neighborhood Park Need Area (1/4 mile)
- Community Park Need Area (1 mile)

#### Map Features

- Residential Land Areas
- ETJ
- City Limits



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# Implementation

## 5.1 IMPLEMENTATION



The purpose of the implementation program is to provide an aggressive, yet realistic and achievable plan for implementing the recommendations of this master plan update. The implementation program identifies the City’s park improvement and recreation program priorities, together with other recommended initiatives and actions. It also underscores factors that will contribute to successful implementation, and lists strategic partners with whom the City may collaborate to offer diversity in its program offerings and to expand and enhance the availability and range of parks and recreation facilities.

The implementation program reflects the outcomes of the analysis outlined in *Chapter 4, Needs Assessment*. The assessment quantifies the additional parkland, facilities, and improvements needed to keep pace with community growth and increasing demands. It also incorporates the needs and preferences resulting from the community survey. Lastly, this master plan update includes a thorough evaluation of the citywide recreation program offerings, together with recommendations for expanded or new courses, partnership opportunities, and means for increasing outreach and better marketing.

A principle of this plan is to involve the public in planning for its parks and recreation needs and preferences. This was accomplished through discussions with local organizations and program providers; meetings with the Parks, Recreation, and Beautification Board; and through a very well received community survey. The success of this plan ultimately relies on its ability to meet the needs of a growing community. Ongoing outreach efforts and opportunities for community engagement will keep the plan focused on this objective.

### Importance of this Master Plan Update

This master plan is an important step for the community to keep pace with its growth and continue to provide quality parks and recreational facilities, programs, and community events. There are many factors that influence this plan and its directions for implementation. The more significant include:



## CHAPTER FIVE

### *Learn. Play. Grow.*

McAllen, Texas has a well established City-School relationship that has developed several joint use park and school ground facilities.

- The needed improvement of 252 acres of currently undeveloped parkland for which there are existing deficiencies in several areas of the community.
- A shortage of 304 acres to meet the current needs of the community.
- A need to acquire and develop an additional 846 acres of parkland by the Year 2030, which amounts to 42 acres per year.
- Current and increasing deficiencies in the numbers of basketball, tennis, and volleyball courts; baseball, softball, and soccer fields; and swimming pools, which represent a significant future investment in these costly facilities.
- New or replaced equipment items in each of the parks, including grills, picnic tables, trash cans, and parking, with the most significant needs in Independence Park, the community's largest and most visited park.
- Continued priority among residents for the construction of new trails and bikeways, as well as exercise facilities and activities and programs for teens.
- Warranted and strengthened partnerships with each of the school districts (particularly Alvin ISD in West Pearland) related to acquisition and development of joint City-School facilities, as well as expanded relationships with both commercial and non-profit organizations in the provision of recreational programs and course offerings.
- The expansion of existing and development of new program areas such as creative and performing arts, teen programming, added special events, new or expanded activities at the Recreation Center and Natatorium, and more options for retirees.

#### **Success Factors**

Several key factors will be integral to the success of the implementation program, including, first and foremost, the dedication of the City's leadership, as well as continued public involvement, acceptance and commitment by all City departments, reference and integration into other development and capital projects, and ongoing monitoring and evaluation, as described below.

- **Dedication of the City's Leadership** – The City Council exhibited their high level of commitment following the adoption of the 2005 Parks and Recreation Master Plan by gaining the support of the community for a proposition in the amount of nearly \$20 million for parks and recreation purposes, plus over \$16 million for the Recreation Center and Natatorium. Given the magnitude of need (as outlined above) a similar commitment will be warranted in the future. Additionally, members of City staff, the Parks, Recreation and Beautification Board, and the community must assume ownership of the plan in order for it to be successfully implemented over the short- and long-term. Of particular



importance will be an annual review process to update and amend the plan, as warranted, and to keep the capital plan current. The capital plan should be regularly updated to reflect new improvements and needs.

- **Public Engagement** – As in the original master plan process, the City solicited the input and guidance of the community during the preparation of this update to guide the prioritization of Departmental projects and program initiatives. This input should continue by way of regular focus groups; an annual summit of commercial, educational, and non-profit organizations; and periodic community surveys focused solely on parks and recreation topics. Furthermore, residents should be engaged in design charrettes to aid in the process of park design and to weigh in on new programs or proposed changes to existing programs.
- **Dedication, Acceptance, and Commitment** – Many of the City’s departments have roles in implementing this master plan. This may include, among others, the consideration of land proposed for parkland dedication as part of subdivision plat review by the Planning Department, the provision by the Public Works Department of internal or external street and utility improvements serving parks, and coordination with Public Affairs and Economic Development in promoting and hosting community events and activities. For this reason, each of these and other departments may support, through various avenues, the realization of this plan. It will be important to maintain communication and coordination between these departments and the Parks and Recreation Department to ensure ongoing success.
- **Coordination and Collaboration** – The collaboration with local and regional partners is becoming increasingly important given fiscal constraints and considering the oftentimes common missions and objectives of each. This plan advises the City to actively promote strong partnerships through intergovernmental and/or cooperative agreements for the provision of public/semi-public open space, park facilities, and recreation programs. The programmatic assessment outlined in *Chapter 4, Needs Assessment*, identifies multiple opportunities for mutually beneficial coordination in providing community programs and course offerings. Pearland is unique in that there are five school districts serving its residents, each of which provide opportunities for potential partnerships in the acquisition, development, and maintenance of common grounds and improvements. In particular, the City is currently coordinating with Alvin ISD to help increase the availability of parks and recreation facilities in West Pearland.
- **Public-Private Partnership** - The City enjoys the value and benefits of nearly 100 acres of privately owned parks and open spaces. This greatly compliments the parks and recreation areas within the City’s system. Given the level of future need as a result of continued growth, this



### *Learn. Play. Grow.*

partnership must be reinforced and strengthened. The City's parkland dedication and fee in-lieu ordinance warrants updating to account for rapidly changing conditions. Through this evaluation it will be important to determine the requisite share of improvements as a result of increased demand due to new development and added population. The ordinance should be amended accordingly.

- **Evaluation** – As with any plan it must be kept up-to-date on a regular basis. The City followed-through with the advised five-year review process in undertaking this master plan update. This is essential as the Texas Parks and Wildlife Department requires a five-year plan, meaning that an update will again be necessary by 2015. During the interim, the plan will need to be reviewed annually and amended as needed to reflect changes in the mission and goals of the Department, and changing needs and attitudes of the community. Annual reviews will ensure that the recommended actions are viable and realistic, and reconciled with the capital and operating budgets. These reviews will also help the City gauge its progress in meeting the vision, goals, and objectives of the plan.

#### **Role of the City and Future Partnerships**

The City's role will be to increase its commitment of financial and human resources concurrent with the growth and development of the parks and recreation system. In other words, as more acreage is acquired and developed there will be additional staff, facilities, equipment, and operating budget warranted to effectively manage and efficiently maintain them. In particular, to keep pace with the projected development, the park system must grow from a current day inventory of 443 acres to an estimated 1,451 acres. This represents a 328 percent increase in the amount of acreage to improve and maintain. Similarly, recreational programs will warrant expansion to accommodate more persons. Both will require added personnel and an increased budget to enable a comparable – and preferably higher - level of service.

There will certainly be challenges in implementing this plan, including escalating land acquisition and development costs, possible land assembly requirements, necessary ordinance amendments, increased fees commensurate with increasing costs, and many other challenges. One of the ways to lessen these challenges will be to form partnerships with other providers, agencies, and governments.

Higher orders of government, such as the Texas Parks and Wildlife Department, will likely continue to be a source of funding and technical assistance through their competitive grant programs. It is advisable to make maximum use of these financial assistance programs to leverage funding



thereby allowing more significant projects and sizeable areas. A listing of funding sources and programs is discussed in **Appendix D, Funding Sources and Programs**.

Further to accessing funds from the federal government, it is recommended that the City partner with other agencies and jurisdictions. Working with partners will enable the City to build on past successes and lessons learned through working with others that are involved in parks and recreation, leverage opportunities and achieve efficiencies, and ultimately, achieve a first-class parks and recreation system. Specific opportunities for partnerships include:

- **Private and non-profit organizations** – Through the public involvement process there were meetings held with representatives from multiple entities. Through these discussions several opportunities were identified where there may be increased cooperation. This may be in the form of providing or sharing facilities, helping in promotions and advertising, or partnering to provide common facilities, services, or activities to Pearland residents. Each concurred with the idea of an annual summit, which would create open lines of communication and help to identify gaps and cross-overs in service offerings. Among those participating included the Pearland Area Runners Club, Pearland Aquatics, Pearland Youth Lacrosse, Pearland Soccer Club, Forgotten Angels, Lions Club, Keep Pearland Beautiful, Pearland Historical Society, YMCA, and Kids Backporch Productions.
- **Brazoria, Fort Bend, and Harris Counties** – As previously indicated, higher orders of government may offer sources of funding and other assistance. The City should partner with the counties to leverage assistance toward developing a regional trail network and creating a system of bike lanes that link destinations throughout the region. For instance, linkages may be made with the Houston Bikeway Program, which may eventually provide trail and bikeway connections throughout the metropolitan area. Additionally, since the City straddles all three counties, coordination with their individual park plans and projects will provide benefit to Pearland residents as well.
- **Brazoria County Drainage District #4** – The Drainage District and other special districts provide opportunities in the provision of linear linkages for trails and greenways along rights-of-way and easements, as well as public open space.
- **Pearland, Alvin, Clear Creek, Pasadena, and Fort Bend School Districts** – The City has a history of partnering with PISD (informally and more recently, formally) as demonstrated by the City's use of PISD facilities. Most recently is the partnership to build the Pearland Recreation Center and Natatorium, which is exemplary of City-School facilities. As



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displayed in **Map 4.2, Public, Semi-Public, and Private Park Service Areas**, the school properties help to close the gaps where there is insufficient coverage by public parks. An opportunity is to re-purpose the school grounds for use as public open space.

- **Alvin Community College (ACC) (Pearland Center)** –ACC runs the ACC Busy Bodies Kids’ College, an initiative that offers recreational programs for children. Given that there has been an expressed need to expand Kids’ College, there is an opportunity for ACC to work collaboratively with the City and its recreational program delivery. The City could also benefit from partnering with the ACC given that the Pearland Center has a theater. The City does not currently have any performance space and would therefore, benefit from periodic use of this facility.
- **University of Houston at Clear Lake (UHCL)** – The City should examine opportunities to partner with UHCL. This educational institution places student interns in temporary positions, and could potentially work with the City to fulfill the need for their students to complete recreation internships. In addition, it is a requirement of the state that all remote campuses provide equivalent facilities as services to the main campus. Therefore, to fulfill this requirement, the City may be able to partner with UHCL to provide indoor fitness and recreation facilities at the Recreation Center & Natatorium.
- **Rotary Club** – Beginning with the 2005 plan, the City began exploring opportunities to work with the Rotary Club. Since then, a playground was built in Independence Park, and most recently, the Rotary Club has contributed \$25,000 towards a splashpad at Centennial Park. The Rotary Club is one of many valuable community associations that the City should consider building a partnership in the future.
- **Chamber of Commerce** – The City and Chamber share an interest in the success of community events and activities, particularly in the attraction of outsiders to the community. The City should continue to work closely with the Chamber of Commerce to promote these events. In addition, the Chamber may help by creating user-friendly, up-to-date maps of the City and it’s parks, along with additional information regarding user fees and rental procedures so that Chamber staff can disseminate this information to the public. The City should also work with the Chamber to ensure that there is a direct web link from their site to the Pearland Parks web site.
- **Keep Pearland Beautiful (KPB)** – This citizens group can partner with the City for trail development, enhancement, and development of the nature park, and further development of the John Hargrove Environmental Center (JHEC). In addition, they offer benefits of parkland beautification. Currently, KPB has a program to plant trees annually in parks.



- **Pearland Equestrian Center** – The equestrian center abuts the East Mary’s Creek Detention Site. The City should work with the equestrian center as it plans the future development of this site for park and recreational area uses such as walking, biking, and potentially equestrian trails. There is a particular opportunity in the design and development of the detention site to incorporate equestrian trails and other related improvements and facilities.
- **Municipal Utility Districts (MUDs)** – The utility districts of private developments offer an important partnership opportunity in the provision of both parks and trails, which greatly enhance the overall offerings within the community. Utility and power corridors provide an opportunity to beautify otherwise more industrial looking spaces. Southdown Park is exemplary of a partnership in the provision of an attractive and heavily utilized park that was constructed by a MUD and dedicated to the City.
- **Private sector entities** - The parkland dedication ordinance allows land owners and developers to proportionately contribute to the parks and recreation system. The fee-in-lieu of land dedication program allows the City to invest private financial contributions in areas of the community where parkland is needed. Further to parkland dedication and fees-in-lieu, private sector entities such as commercial recreation providers for activities such as golfing, fitness, swimming, and skating play a part in meeting the recreation needs of the community. The City should consider providing incentives (e.g. expedited development approvals, development fee waivers) to developers seeking to build recreation facilities for which there is an expressed need within the community that is not being met by the City (e.g. competitive swimming pool(s), indoor recreation facility, etc.).

The City is not limited to partnering with the aforementioned entities. The opportunity to build partnerships should be an ongoing process that continues throughout the duration of the planning period – and beyond.

## 5.2 IMPLEMENTATION PRIORITIES ■ ■ ■

This section details the improvement priorities that have been identified for the community’s parks and recreation system. These improvements were determined, in part, on the condition assessment presented in *Chapter 2, Recreational Assets*; the recommended improvements based on the current and projected needs for parks, recreation facilities, and recreation programs presented in *Chapter 4, Needs Assessment*, and public input through consultation, stakeholder interviews, and the community survey.



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### Capital Plan

Displayed in **Table 5.1, Parks and Recreation Capital Plan**, is the scheduled improvements for each of the existing and planned future parks. The plan has been divided into line-item improvements and organizes park needs into the following categories:

- Courts and fields;
- Rehabilitation and maintenance;
- Furniture, lighting, and equipment;
- Signage;
- Landscaping and site work; and
- Facilities.

The organization of the capital plan allows park needs to be evaluated for each park or on a city-wide, individual improvement basis. The costs reflect order of magnitude plans and preliminary cost estimates of individual park improvement projects<sup>1</sup>. In addition to the preliminary project cost estimates, there are line-item unit costs for each of the improvements identified for each park. Park improvements approved in the bond program are denoted as such.

### Primary Improvement Priorities

The following list of improvements is the City's highest priority projects, meaning they are planned for incorporation into the annual capital budgeting process. As this plan matures, each of these projects will be further divided into individual projects with their requisite priorities.

#### 1. Sports fields/courts

Sports fields and courts are the highest implementation priority. As shown in **Table 4.4, Current City-Wide Facility Needs, 2010**, the City meets less than 50 percent of the current need for volleyball courts, and baseball, soccer, and softball fields. Further, **Table 4.5, Future City-Wide Facility Needs, 2030**, illustrates that, if no action is taken, Pearland will meet less than 45 percent of the future need for basketball, tennis, and volleyball courts and baseball, soccer and softball fields. The capital plan shows funds allocated to Centennial, Corrigan, Cypress Village, Independence, Southdown and Woody Street parks for sports fields and courts. New parks must be designed to accommodate the remaining needs. The plan also shows the total estimate for all needed courts and fields in the parks.

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<sup>1</sup> The cost estimates are in 2010 dollars. They require updating and individual estimates upon preliminary and final design.



**2. Events lawn**

A large-scale events lawn or greenspace is needed to host outdoor community activities, such as theater productions, dance performances, festivals, holiday celebrations, and/or cultural events. Staff has reported difficulty in accommodating city-wide events, such as the July 4<sup>th</sup> celebration, particularly regarding traffic management and parking. With planned increase in seasonal programming, an events lawn will allow the City the opportunity and flexibility to host a larger number and variety of events. The Capital Improvement Program currently has this planned for Independence Park.

**3. Interpretive/environmental education facilities/amenities**

The City is located in an environmentally rich area. Shadow Creek Nature Park Trail and the John Hargrove Environmental Complex are a good start to developing facilities for environmental education. Plans for an Outdoor Learning Center are indicated in the capital plan for Centennial Park.

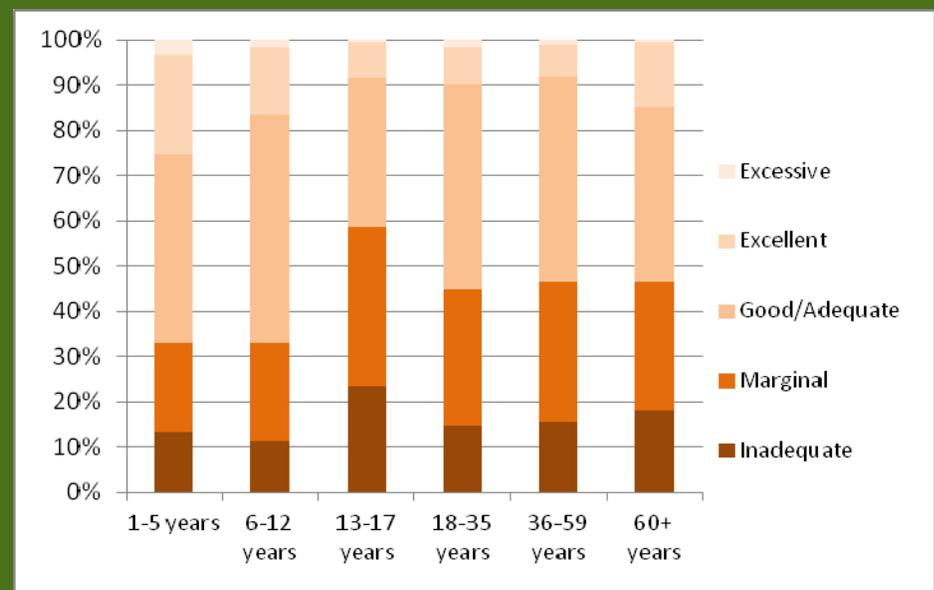
**4. Land acquisition**

Pearland currently meets 59 percent of the recommended park acreage for its population. If no more parkland is acquired, it will only meet 30 percent of the recommended acreage in 2030. More land must be acquired and dedicated to future park usage in order to meet the demand that will be created by the projected population growth. Land should be identified and incorporated into the capital plan for acquisition by expanding existing parks and also planning for future park sites.

**5. Youth/teen facilities**

The age group between 13 and 17 is felt to be the most underserved population for recreational opportunities (see **Figure 5.1, Adequacy of Recreational Opportunities by Age Group**). Results of the community survey indicate a strong desire among residents for a skate park, which would serve this age group. Almost 80 percent of survey respondents said that the availability of skate park facilities were marginal to inadequate, and 74 percent

**Figure 5.1, Adequacy of Recreational Opportunities by Age Group**



Source: Master Plan 2010 Community Survey



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said teen centers were marginal to inadequate (see **Figure 5.2, Availability of Amenities/Facilities**). Plans for a skate park were included in the 2005 plan for Centennial Park and are carried forward to this plan update. Other possible spots for a skate park include Southgate and Cypress Village. The City should also investigate constructing a facility designated specifically for the teen population, such as a teen center where after school and weekend activities serving this age group can be held.

**6. Public Art**

Public art can take many forms ranging from murals on walls or building facades to stand-alone sculptures. It provides an opportunity to give character and identity to individual parks and also creates an activity that the community can participate in as a group. This can be an inexpensive enhancement option if the City coordinates volunteer efforts to contribute to the arts, or gathers local artists willing to donate time and talent. The City can also partner with community organizations to host an “Art Day” or contest.

**7. Dog Parks**

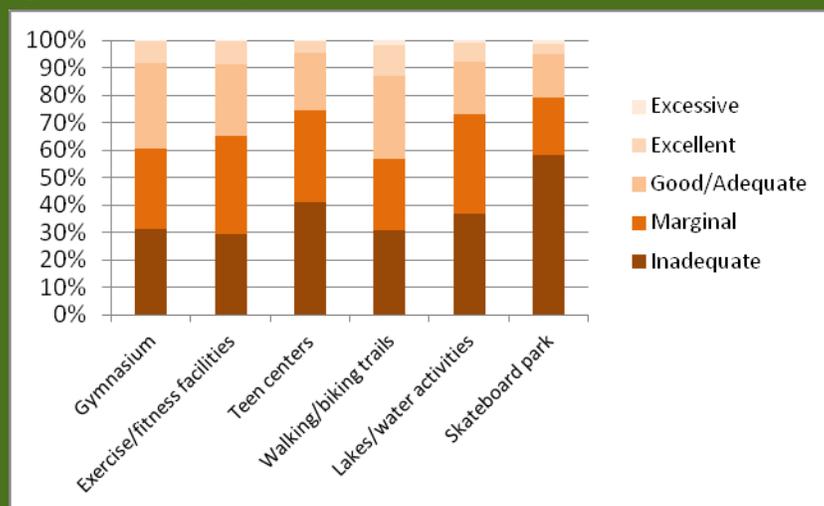
Residents expressed great desire for a designated dog park as an open response to the community survey. A dog park, generally fenced, has facilities such as water features and agility courses. It serves as a safe place for dogs to be unleashed and to socialize. Across the nation, dog parks have grown in popularity in recent years. The City can readily and fairly inexpensively meet this community-voiced need by designating a part of an existing park to this purpose, or could alternatively use undeveloped park land, such as a detention basin. The Houston Dog Park Association offers

information on 20 dog parks in the greater Houston area and the amenities offered at each park. The City can use this resource to learn “best practices” and to find nearby partners and advocates to gather support and possibly help fund facilities for these parks.

**8. Lakes and water oriented activities**

Over 70 percent of survey respondents found the availability of lake and water activities to be marginal to inadequate (see **Figure 5.2, Availability of Amenities/Facilities**). Fishing piers, camping, bird watching, and nature observance are all interests of the

Figure 5.2, Availability of Amenities/Facilities



Source: Master Plan 2010 Community Survey



community that need to be addressed in the capital plan. Investment by the City to accommodate water activities may cause increased usage of these parks by residents.

### 9. Trails

Trails have consistently been a priority reflected in the 2005 and now the 2010 community survey. Over 50 percent of survey respondents said that the availability of walking/biking trails was marginal to inadequate (see **Figure 5.2, Availability of Amenities/Facilities**). An overwhelming number of respondents indicated they would use trails more than any other facility if available in the next 10 years, with 32 percent of respondents indicating they would use the trails daily and 81 percent would use them on a weekly basis. Trails can serve as linear parks and also as connections between parks. Because this issue is so important to Pearland residents, the City has a separate document that addresses trails, the “Trail Master Plan.” The City should coordinate the Parks and Recreation Master Plan with opportunities identified in the Trail Master Plan. The Trail Master Plan was adopted on August 13, 2007, meaning that it warrants an update in 2012.

The Parks and Recreation Capital Plan reflects both indoor and outdoor projects, which are individually eligible for separate funding assistance programs.

### Primary Improvements for Outdoor Facilities

While an overview of all priorities gives the City an idea of the scope and magnitude of the park needs, an evaluation of the needs of each park will be helpful for the distribution of limited resources. An inventory of all parks and their facilities is available in *Chapter 2, Recreational Assets*, which informs the improvements listed in **Table 5.1, Parks and Recreation Capital Plan**.

#### 1. Max Road Sports Complex

The site development plan for this facility reflects a total of five large (11 players v. 11 players), 10 medium (8 players v. 8 players and 7 players v. 7 players), and four small (5 players v. 5 players) soccer fields, together with 368 parking spaces, a restroom/concession building, playground, picnic pavilions, and sidewalks throughout the park. Development of this park will fulfill the community soccer needs identified through the



Max Road Sports Complex Design



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community survey and facility needs assessment, and would also improve the service area coverage as reflected in **Figure 4.1, Public Park Service Areas**. Design for the project is scheduled to begin during the first quarter of 2011. Completion of this project will allow for the expansion of fields at Centennial Park

**2. Development of Shadow Creek Ranch Sports Complex**

Currently, few amenities exist on this side of town. Project elements include eight lighted softball/baseball fields, one soccer field, six volleyball courts, parking, a hike and bike trail around the fields and a lawn amphitheater for special events. Development of the Shadow Creek Ranch Sports Complex will result in the expansion of little league and relocation of adult softball.

**3. Centennial Park**

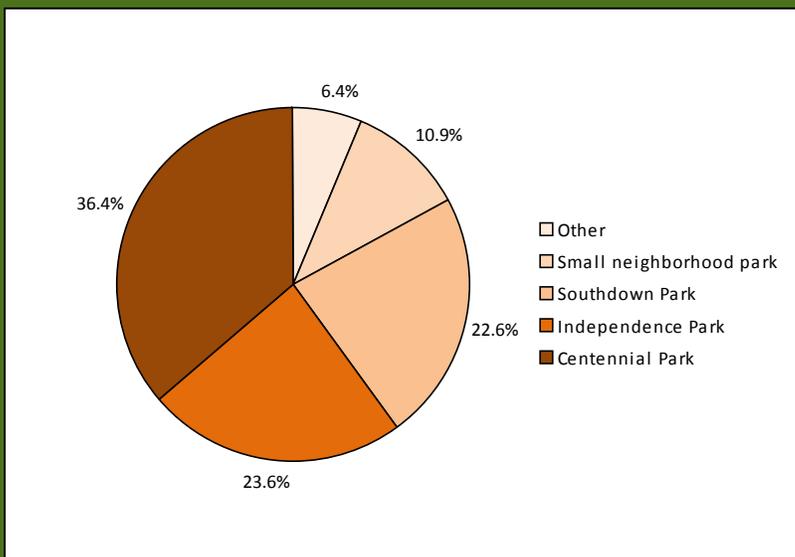
This park has been identified as the third highest priority for renovation, expansion, and continued improvement. The selection of this park is further justified on the basis that it is classified as a community park, providing service to a one-mile area – and much beyond in many cases – and, thus, a significant population. Expansion of Centennial Park is scheduled for the beginning of 2012. Improvements to Centennial Park were among those approved for the bond program and include:

1. Demolition of the existing soccer fields
2. Construction of two new lighted softball fields
3. Installation of a new picnic pavilion
4. Additional parking for the complex

**4. Independence Park**

Of those who participated in the community survey, this park was cited as the one they visit most often (**Figure 5.3, Park Utilization**). Therefore, further development and improvement of this park is warranted. The list of recommended improvements is based, in part, on the community survey, condition assessment, facility inventory (presented in *Chapter 2, Recreational Assets*), and facility and equipment needs (identified in *Chapter 4, Needs Assessment*). The specific improvements and their associated estimates of cost are identified in **Table 5.1, Parks and Recreation Capital Plan**, and include:

Figure 5.3, Park Utilization



Source: Master Plan 2010 Community Survey



1. Basketball facilities (backboards, rims, courts, court resurfacing, court fencing replacement, court overhead cover rehabilitation);
2. Volleyball courts;
3. Lake and water related activities (piers);
4. Trails; and
5. Furniture (bicycle racks, benches, grills/BBQ pits, picnic tables, trash cans).

Phase 1 of the Independence Park approved in the bond program is scheduled to begin in early 2012 and includes a reorientation of the entry into the park, relocation and upgrade of the existing playground, improvements to the existing pavilion, the construction of additional parking, an amphitheater for special events and landscaping.

#### **5. Improvements to Smaller Older Parks**

Improvements and maintenance of existing parks is a priority for the City to optimize resources and serve current users. Equipment and facilities need attention after years of use and should be continually evaluated for needed improvements.

The subsequent priorities will be further defined as individual concept plans are prepared, preliminary plans are designed and estimated, and projects are packaged. The specific planned improvements are reflected in more detail in the capital plan.

#### **Primary Improvements for Indoor Facilities**

Investment in indoor facilities can help meet the City's priority of Interpretive/Environmental education facilities and amenities.

#### **Delores Fenwick Nature Center**

An environmental education pavilion is planned for construction on this site, which would include educational displays, demonstration gardens, and interpretive exhibits. A concept plan has been developed for build-out of this property and includes both indoor and outdoor improvements and activities.

#### **Melvin Knapp Senior Center**

As highlighted in *Chapter 4, Needs Assessment*, because the Baby Boomer generation will likely not have the same needs or interests as the current users (70+ age group), consideration should be focused on improving the facility to provide amenities and programs for all age groups. The Knapp Center could potentially be used to satisfy the need for an indoor facility to house creative and performing arts activities.



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#### Primary Improvements for Recreation Programming

Based on the findings of the Community Inventory Assessment described in *Chapter 2, Recreation Assets*, and *Chapter 4, Needs Assessment*, a number of program development improvements have been identified. Few of these options require capital investment, but some will require additional personnel. The recreation programming recommendations have been divided into broad department level improvements and also program specific improvements.

#### Departmental Improvements

Department-wide program improvements include to:

- **Develop a marketing plan** that uses, to their fullest extent, social media outlets as well as the Internet. Those seeking information about Pearland's programs should find the information easily through web searches using a variety of key words.
- **Continue to seek partnerships** with commercial, educational and non-profit organizations to share the management and/or facility burden.
- **Expand programming** to the west side of Pearland, as well as to pockets of the city where there are significant gaps, such as the far east and the south central areas.
- **Consider the potential of new facilities**, as they become developed, for either structured or unstructured program options.

#### Specific Program Improvements

Five program areas have been identified as priorities for the next several years. In order, they are:

##### 1. Underserved Populations

This recommendation considers three primary groups of underserved populations.

##### *Teens*

Teen population needs were established in the 2010 Pearland Needs Assessment as well as the Pearland Community Inventory Assessment. While this may be a difficult age group to attract to structured programs, there are many wonderful examples throughout the country of successful teen programming. Some of the most progressive research on youth and teen programs comes out of Texas A&M University. Recreation personnel should spend time researching the direction other cities have taken and find options that will work with existing facilities, staff and resources. The programs chosen should focus on opportunities for socialization (very important with this age group), group activities (including sports and the arts), as well as leadership development. Teen programs are most successful when teens are



brought in as part of an advisory council to discuss efforts before they are put into place. The City should work to:

- Develop teen programming that includes the arts, athletics, health and fitness, and administer it citywide.
- Utilize a Teen Council that will work with and advise city personnel on teen programming interests.

#### *Individuals with Disabilities*

A limited number of opportunities exist in Pearland for those needing a specialized program focus. Around the country, especially when resources are limited, therapeutic recreation alliances have been developed to share the program and facility responsibilities among neighboring cities and towns. Pearland is surrounded by cities with similar needs and can take the lead in starting an alliance. With the new Recreation Center and Natatorium, Pearland may want to focus its efforts on health and fitness opportunities and let other neighboring cities take the lead in the creative and performing arts. Challenger sports leagues are already in existence in Pearland through other organizations; however, swimming opportunities are lacking and provide a good direction for Pearland. In addition, consideration should be given toward organized involvement in the Special Olympics. These efforts should be citywide and, if an alliance is formed, out-of-city fees should be waived for all participants. All those in the alliance can easily share marketing efforts, allowing information about program opportunities to reach a broad market.

#### *At-Risk Populations*

Most of the focus in this area is towards youth and teens. Teen efforts are discussed above. School-age children, especially those living in households where no one is home after school, should be one of the target markets for programming. Afterschool programs should be developed in parts of the city where none already exist or limited opportunities are available. Incorporated into activity programming should be informal education about lifetime skill development, which includes health, nutrition, safety, making choices, exercise, and the importance of education. Programs of this nature often need to extend into the early evening when parents are available after work to pick up their children. As with teen programming, there is much research in this area being conducted by Texas A&M University that can serve as a guide to developing successful programs.

## **2. Health and Fitness**

Health and fitness has become a national focus as well as a personal focus of many individuals. The benefits of a healthy body will last a lifetime, and people from all age groups are beginning to realize this. Program efforts need to address options for both structured and unstructured participation across the age spectrum. This includes the use and availability of indoor and



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outdoor areas and facilities. Recommendations to improve health and fitness programming are to:

- Continue to offer health and fitness courses at the Westside Event Center, Bailey Road Campus, Knapp Center and the new Recreation Center.
- Explore the opportunity for more boot camps and personal trainers, particularly for retirees.
- Develop a program plan for the Recreation Center and Natatorium that focuses on its multipurpose design.
- Ensure that health and fitness options are readily accessible throughout the City. Look for facility partners where Pearland Park and Recreation programs can be offered, particularly those that need limited equipment, such as yoga, Pilates, some forms of aerobic dance, and martial arts.
- Incorporate healthful nutrition information into as many of the structured programs as possible.
- Consider a series of 3-4 week group classes instead of longer ones. Research has shown that participants are more likely to stick with classes that are shorter in duration (weeks) and then sign up for another class after that.

### **3. Arts and Culture**

Arts and cultural programming is a relatively new area for Pearland. Programming in this area has been available for senior populations and through special events, but additional options for youth, teens and families have been limited. Pearland should work with its community partners, including Back Porch Productions and the Pearland Arts League, to devise an overall plan for the development of creative, cultural and performance arts programs that will attract individuals across the age spectrum. Programming can take many forms, including classes, workshops, performances and special events. All forms of the arts are lifetime activities and excellent forms of both formal and informal education.

- Rather than offering lengthy classes, develop creative arts programming that focuses on mini-workshops that target families, seniors, and teens. Offer these at different locations around the city.
- Look to retirees in the area to assist in the instruction of workshops. Many may have years of experience that they are willing to share.
- Hire a Culture Arts Coordinator.
- Develop a Performing Arts program with partners from the commercial and non-profit sectors of the city.
- Use events to share the area's history.
- Consider working with the historical society in the development of a Pearland museum that can double as a facility for continuing education.



#### 4. Environmental Education

Efforts across the country indicate that youth are receiving greater exposure to the outdoor environment. Schools have offered some forms of outdoor and environmental education, but the resources for formal and informal education truly lie within the areas managed by park and recreation departments. Pearland has a wonderful opportunity to bring the outdoor environment not only to youth, but also to families through facility development (Nature Center), family-oriented workshops, small special events, partnering with Keep Pearland Beautiful, as well as school groups that might want to use park resources during school hours. Also, proximity to the migratory fly zone presents opportunities for bird watching. Education about the environment offers a win-win opportunity to work with retirees who were brought up in a time period when the outdoors was better understood and appreciated. In addition, community-wide efforts to become a “greener” city will allow families to work together, volunteering for service projects around the city while they learn about and experience the outdoor environment. Pearland Parks and Recreation can spearhead an effort to protect both the community and individual from the harmful effects of a sedentary lifestyle.

#### 5. Outdoor Recreation

With its proximity to forests, ocean, lakes and trails, Pearland is well situated for promoting outdoor recreation programming. Although trips may not all take place within Pearland, education about a variety of outdoor recreation activities can be offered by the department followed by the opportunity to use those skills in other areas of Texas. For those activities that carry a high-risk management potential, subcontracting both classes to learn the activity and trips that use those skills is a wise option to consider. Commercial partnerships can greatly expand Pearland’s outdoor recreation program potential. There are many exciting program possibilities that exist in the area of outdoor recreation. These include:

- Skill development workshops in fishing, camping, bicycle skills (street, mountain, bmx, tricks), hunting, boating, hiking, GPS use, rock climbing, horseback riding;
- Family outings (geocaching, scavenger hunts, bike rides, trail rides);
- Special focus camps (boating, rock climbing, hiking, biking, horseback riding);
- Teen trips (hiking, biking, canoeing);
- Stewardship opportunities, including trail development and maintenance and organization of “Friends of” groups; and
- Urban outdoor recreation facility development including skate courts, hike and bike trails, and special events (fishing tournaments, extreme sports challenges, citywide scavenger hunts).



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### 5.3 KEY RECOMMENDED ACTIONS

In addition to capital projects and improvements, there are other important implementation action steps that should be taken to develop a successful parks and recreation system over the long-term. These steps include, in order:

1. **Amend Ordinance No. 741-2A, Parkland Dedication**, to establish a new park zone structure that reflects the Parks and Recreation System Plan and ensures that fees collected or lands dedicated are in accordance with this master plan. Park zones should be identified for both community and neighborhood parks, with a proportional allocation of funds based upon the needs assessment. Other modifications of the ordinance include, among others: 1) allow the Staff the discretionary authority to accept land or fees in-lieu of land on a case-by-case basis; 2) establish that land dedication or construction of parks are proportionally concurrent with each phase of development; 3) specify the standards and required equipment and improvements for privately constructed parks; 4) allow credit toward the dedication requirements for golf courses, lakes and ponds, trails, detention basins, etc.; and, 5) consider a parkland dedication fee on a square foot basis for non-residential development. The fee in-lieu amount has not been updated since May 2005 meaning that it is due to reflect increased unit and improvement costs. The fee amount should be considered annually.
2. **Update the Trails Master Plan** to elaborate on design standards for planned projects, re-visit trail opportunities and coordinate with other City plans. Further, the plan should be updated to reflect the Trail Connectivity Phase I that is currently in process.
3. **Enhance the website** of the Parks and Recreation Department to include a resident interface allowing descriptive information and graphic display of the City's parks and programmatic services in a user-friendly manner. This would include expanded functionality of the asset management toolset to make relevant portions of it available for public access. This could include, for instance, an interactive map that is linked to helpful attribute information about individual park sites, such as parks and recreation facilities and programs available, their locations and hours, any program events or activities held at the park, descriptive data about specific facilities (including those for rent), information about planned improvements, etc.
4. **Develop an Internet-based asset management toolset** that may serve as a repository of both inventory and detailed attribute data of each park property and its equipment, facilities, and improvements. The toolset and database would be designed to allow the City to maintain up-to-date records as a means for better managing its parks and recreation assets



and resources. The database would be initially populated with the inventory data collected for the master plan update, as described below. It would also be designed to allow expansion and further customization for ongoing use by City staff.

5. **Facilitation of design workshops** for the preparation of master development plans and design schematics for each of the undeveloped park properties as well as the newly acquired park properties.
6. **Improve park accessibility** including off-site sidewalks extending from parks in each direction a minimum of one-quarter mile (1,320 feet), acquisition of public access easements (where practicable) to provide more direct access routes from neighborhoods to parks and schools, installation of gates in perimeter fences (where applicable), and construction of ADA accessible bridges. Furthermore, accessibility improvements apply to increased accessibility for persons with disabilities, including accessible surfaces, curb cuts and ramps, and accessible facilities and improvements, particularly for the parks constructed prior to the American's with Disabilities Act (ADA). The condition assessment in *Chapter 2, Recreational Assets*, underscores the true nature of the park accessibility problem since every park received a condition assessment score of two, three, or four. Accessibility requirements are needed at every park, and should include cross-walks, pavement striping, perimeter sidewalks, and "children at play signs".
7. **Continuously pursue partnerships** with other parks and recreation providers as identified earlier in this chapter. Such partnerships may include ongoing involvement through park enhancement and maintenance, as well as one-time projects, both of which are essential to the overall system. The City should establish ongoing lines of communication with their partners, including regularly scheduled meetings, workshops, and an annual summit.
8. **Conduct a detailed inventory** of all facilities, improvements, equipment, and amenities in each of the private park properties proceeding or concurrent with the 2015 update. This inventory is essential to account for the full range of parks and recreational offerings in the City, which compliment those of the City's parks and recreation system. This is particularly important to adequately quantify the facility deficiencies and needs, which will result in a clearer picture of implementation projects and priorities.
9. **Amend the zoning ordinance to establish incentives for the provision of public or semi-public open space.** Incentives may be established by allowing a reduction in lot size in exchange for the provision of open space. The ordinance would need to be structured such that land owners are able to maintain an equivalent development yield while dedicating open space. The incentive is formed by factoring the lot size such that



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there is a net increase in overall development yield, thereby making it an attractive alternative. Such standards may also encourage more creative subdivision layouts and designs, including development clustering and conservation development. It is important to note that such open spaces are not intended for improvements as active recreational space. Rather, the intent is for more open space throughout the community, which allows preservation of native views, greater distances and enhanced buffering between adjacent uses, and an overall improved community character. This open space may be dedicated to a public land trust or as a permanent conservation easement and does not have to be dedicated to the City.

10. **Amend the Subdivision Regulations** requiring dedication of public access easements to provide public ways from neighborhoods to existing or planned future parks. Such requirement should be shown on the preliminary plan along with the locations of sidewalks to ensure continuity of the pedestrian system. Upon completion of a Trails Master Plan Update, amendments of the regulations will be necessary to require dedication of rights-of-way and/or easements for trail segments identified on the master plan map.
11. **Undergo an aggressive park enhancement program** to rapidly improve the condition and appearance of the parks that received a score higher than 1.5 in the park condition assessment (refer to **Table 2.8, Park Condition Assessment**). These parks include, in order of importance, Woody Street Park, Corrigan Park, Independence Park, and Cypress Village Park. The items needing improvements are identified in **Appendix B, Park Condition Assessment**.
12. **Establish an “adopt-a-park” program** to solicit the involvement of neighborhoods and local organizations to create shared stewardship through maintenance and patrolling of public parks and recreation areas. The program will need to have formalized standards as to the requirements for park maintenance and improvement activities. It is also advisable that the program be initiated on a one-year (or six months) trial basis with each adopting organization, with an evaluation before extending the program for a longer duration. Such programs may be instituted for whole parks or individual sections of parks, such as a monument or garden.
13. **Create off-road cycling courses** within and around the community providing linkages to the public park system and external connections to the adjacent communities and their trail networks. Partner with Brazoria County and local cycling and fitness clubs to develop off-road cycling opportunities. Also consider developing an on-street bike lane that runs east-west across Pearland from F.M. 521 eastward to Friendswood. Provide north-south connections to the City of Houston’s bikeways and a



connector to Alvin/Manvel and points south of the community. Emphasis should be given to locating these bike lanes en route to parks and schools, where possible.

14. **Repurpose the schoolyards** as places of value to the broader community. The partnership between the City and PISD for the Recreation Center and Natatorium is an excellent example of cooperation to provide joint use facilities. This approach is more cost effective for both parties. Specifically, this is also a useful strategy for near-term park provision in areas that are deficient in the availability of public parks. The City will need to partner with each of the school districts in order to make this project a reality.
15. **Enhance community character and identity** by making significant park improvements near each of the major entrances into the community. Way-finding signage will be integral to provide directions to each park facility. Part of the character and identity enhancement program should also include the installation of new entrance monuments and unique signage throughout each park to enhance their visibility in the community. Incorporation of the new Parks and Recreation logo and slogan would serve as a unifying element and provide a visual consistency. Signage improvements are essential to forming a recognizable image of the community's parks and recreation system, distinguishing it from the nearby Harris County parks and those in Friendswood and League City. Furthermore, directional signage is needed along each of the City's major arterials directing residents and passers-by to the City's parks, which will greatly improve way-finding.
16. **Submit quarterly briefings and annual progress reports** to the City Council to inform them of the plan implementation status.
17. **Assess and update this master plan on an annual basis** to determine revised areas of need based on recent developments, and modify the capital improvement plan according to changing circumstances and priorities.



# Meeting Minutes

**MINUTES – REGULAR MEETING OF THE PEARLAND PARKS, RECREATION AND BEAUTIFICATION BOARD, OF THE CITY OF PEARLAND, TEXAS, HELD ON THURSDAY, MY 27, 2010 AT 8:00 A.M., IN THE PARKS AND RECREATION DEPARTMENT CONFERENCE ROOM, AT 2947 BROADWAY STREET, PEARLAND, TEXAS**

## **CALL TO ORDER**

The meeting was called to order at 8:10 a.m.

## **BOARD MEMBER ROLL CALL**

Quentin Wiltz Vice-Chairman  
Marjorie Wilcoxson Board Member  
Laura Austin Board Member  
Kelly Moody Board Member  
Ed Miller Board Member  
Laura Austin Board Member  
Michelle Smith Parks and Recreation, Director  
Rosalyn Epting Parks and Recreation, Assistant Director  
Randi Wyatt Parks and Recreation, Office Coordinator  
Tom Reid City of Pearland Mayor  
Cheryl Patterson Parks and Recreation, Senior Ctr Coordinator  
Shawn Mosely Parks and Recreation, Marketing Manager  
Katy Bower Parks and Recreation, Asst Recreation Ctr Mgr  
Naomi Stevens Guest  
Dr. Wendy Hultsman Consultant  
Bret Keast Kendig Keast Collaborative

## **APPROVAL OF MINUTES – April 15, 2010**

***Ms. Wilcoxson made a motion to approve the minutes as presented. Mr. Miller seconded the motion and the motion carried 4 to 0.***

***Laura Austin entered the meeting at 8:14 a.m.***



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## BOARD REPORT

*At this time board members have the opportunity to share any recent involvement they may have had in with the community since the last meeting.*

### DISCUSSION AND POSSIBLE ACTION REGARDING PUBLIC ART

Ms. Smith was approached by a citizen of the community requesting that the City of Pearland be supportive of Public Art. The board agreed to send a letter to the Mayor and Council stating the Parks Board is in support of Public Art and requesting the same from City Council.

Motion made for the Parks and Recreation Board to support Public Art in City parks and facilities was made by Ms. Moody. Ms. Wilcoxson seconded the motion and it carried 5 to 0.

### DISCUSSION OF THE UPDATE OF CHAPTERS I AND II OF THE PARKS AND RECREATION CENTER MASTER PLAN

Mr. Keast and Dr. Hultsman reviewed the draft updates of Parks and Recreation Master Plan, Chapters I and II.

## DIRECTORS REPORT

Ms. Smith gave a verbal report providing updates to current projects.

### ADJOURNMENT

*The meeting adjourned at 10:25 a.m.*

These minutes respectfully submitted by:

\_\_\_\_\_

Randi Wyatt  
Parks Office Coordinator

Minutes approved as submitted and/or corrected this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Quentin Wiltz, Chairman



**MINUTES – REGULAR MEETING OF THE PEARLAND PARKS, RECREATION AND BEAUTIFICATION BOARD, OF THE CITY OF PEARLAND, TEXAS, HELD ON THURSDAY, JULY 22, 2010 AT 8:00 A.M., IN THE PARKS AND RECREATION DEPARTMENT COMMUNITY CENTER, AT 3923 LIBERTY DR, PEARLAND, TEXAS**

**CALL TO ORDER**

The meeting was called to order at 8:10 a.m.

**BOARD MEMBER ROLL CALL**

Quentin Wiltz Vice-Chairman  
Marjorie Wilcoxson Board Member  
Laura Austin Board Member  
Kelly Moody Board Member  
Ed Miller Board Member  
Michelle Smith Parks and Recreation, Director  
Rosalyn Epting Parks and Recreation, Assistant Director  
Angelica Smith Parks and Recreation, Administrative Assistant  
Randi Wyatt Parks and Recreation, Office Coordinator  
Nicole Cosme Parks and Recreation, Recreation Supervisor  
Jennifer Milam Parks and Recreation, Recreation Supervisor  
Chris Warnick Parks and Recreation, Assistant Athletics Coordinator  
Colene Cabezas Parks and Recreation, Recreation Superintendent  
Angie Sanders Parks and Recreation, Special Events Specialist  
Carry Capers Parks and Recreation, Special Events Coordinator  
Shawn Mosely Parks and Recreation, Marketing Manager  
Billy Pounds Parks and Recreation, Aquatics Manager  
Ed Grossenheider Parks and Recreation, Parks Superintendent  
Dr. Wendy Hultsman Consultant  
Bret Keast Kendig Keast Collaborative  
Susan Watkins Kendig Keast Collaborative  
Scott Sherman Council Member  
Ed Thompson Council Member

**APPROVAL OF MINUTES – May 27, 2010**

***Ms. Austin made a motion to approve the minutes as presented. Mr. Wilcoxson seconded the motion and the motion carried 5 to 0.***

**DISCUSSION AND POSSIBLE ACTION REGARDING UPDATE OF THE PARKS AND RECREATION MASTER PLAN**



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Mr. Keast discussed revisions to the 3<sup>rd</sup> and 4<sup>th</sup> chapter of the Parks and Recreation Master Plan, after first recapping the 2<sup>nd</sup> chapter. In chapter 2 he took an inventory of the parks, equipment, and our improvement needs. Proceeding into chapter 3, facility standards were addressed. The review of the community survey, it revealed a lack of resources allocated to children between ages 13-18. Mr. Keast and Dr. Hultsman also presented a report on the results of the needs assessment found in chapter 4.

No motion made at this time.

Laura Austin exited the meeting at 9:00am.  
Marjorie Wilcoxson exited the meeting at 9:45am.

## DIRECTORS REPORT

Ms. Smith gave a verbal report providing updates to current projects.

## ADJOURNMENT

***The meeting adjourned at 10:00 a.m.***

These minutes respectfully submitted by:

\_\_\_\_\_

Angelica Smith  
Administrative Assistant

Minutes approved as submitted and/or corrected this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Quentin Wiltz, Chairman



**MINUTES – REGULAR MEETING OF THE PEARLAND PARKS AND RECREATION BEAUTIFICATION BOARD, OF THE CITY OF PEARLAND, TEXAS, HELD ON THURSDAY, SEPTEMBER 16, 2010 AT 8:00 A.M., IN THE PARKS AND RECREATION DEPARTMENT 2<sup>nd</sup> FLOOR CONFERENCE ROOM IN THE RECREATION CENTER AND NATATORIUM AT 4141 BAILEY RD, PEARLAND, TX 77584.**

**CALL TO ORDER**

The meeting was called to order at 8:15 a.m.

**BOARD MEMBER ROLL CALL**

Quentin Wiltz Chairman  
Marjorie Wilcoxson Board Member  
Kelly Moody Board Member  
Ed Miller Board Member  
Tom Gibbs Board Member  
Forest Smith Board Member (on the phone)  
Michelle Smith Parks and Recreation, Director  
Angelica Smith Parks and Recreation, Administrative Assistant  
Susan Watkins Kendig Keast Collaborative  
Bret Keast Kendig Keast Collaborative

**APPROVAL OF MINUTES – August 16, 2010**

***Ms. Wilcoxson made a motion to approve the minutes as presented. Mr. Miller seconded the motion and the motion carried 5 to 0 (Forest Smith was on the phone so therefore her vote cannot be included).***

**BOARD REPORT**

***At this time the board members had the opportunity to share any recent involvement they may have had with the community since the last meeting.***

**DISCUSSION AND POSSIBLE ACTION REGARDING UPDATE OF THE PARKS AND RECREATION MASTER PLAN**

Ms. Smith began by mentioning this is the final meeting with the consultant and they will be going over the next phase of the Master Plan update, which is the implementation plan.



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Mr. Keast proceeded to review some of the high points of the needs assessment to refresh the board before discussing the implementation plan. Within the high points discussed he mentioned the need to increase the standards of Parks by possibly revising the Parkland Dedication Ordinance and suitability analysis' for FEMA lots or detention areas, sporting facilities, and equipment needs inside the parks and facilities such as bbq pits and drinking fountains.

Leading into Chapter 5, Mr. Keast mentioned the Master Plan will be a written guide that can be used to show the Community areas of need as well as to put the needs into perspective for elected officials. These park needs are falling behind based on the standards in the Master Plan.

Mr. Keast began to mention some points within the implementation plan which include the lack of acreage and the need to acquire and establish land quickly, the creation of an asset management plan, continued partnerships, expanding current programs and developing new ones, and hosting an annual summit to create opportunities for coordination. A discussion ensued regarding the priorities of the implementation plan which were presented to the Board in a previous meeting and also the outdoor priorities which were presented for the first time to the Board.

Ms. Wilcoxson made a motion to table action on approval of the update to the Master Plan for October meeting. Mr. Gibbs seconded the motion and the motion carried 5 to 0 (Forest Smith was on the phone so therefore her vote cannot be included).

## DIRECTORS REPORT

### **Natatorium and Recreation Center:**

We are still working on the punch list for the building. We had almost 1900 members earlier this week. We are scheduled to meet next week to do a review of operations, customer feedback, rules, etc.

### **Phase I of the Trail Connectivity Project:**

There has not been any significant change on this project.

### **Max Road Sports Complex:**

There is no progress on this project at the present time. There is money allocated in the next fiscal year budget for the design of the complex and the design is anticipated to be approximately 12 months. Depending on the economy the construction may be included in the next fiscal year budget.

### **Shadow Creek Ranch Sports Complex:**

FB MUD 1 and BC MUD 26 have approached Council about obtaining park power. They are interested in having a bond election and supporting the expedited development of that park. They have submitted an alternate plan for the park but essentially the same



amenities would be provided and then some.

**Partnerships**

We are currently offering a survey via Survey Monkey to evaluate the program needs of the residents west of 288. Once that survey has closed, we will evaluate the results and determine what opportunities we have on that side of town and what the costs associated would be. We will make a presentation to Council on our findings and recommendations but as of right now I do not have a time frame for that.

Our partnership with PISD for the First Tee program is on-going. There are 4 schools that have taken the training, have the equipment and are committed to working it into their curriculum. They are supposed to start it soon and should be letting us know so we can go and observe the program delivery in action.

**Important Dates**

October 14<sup>th</sup> -16<sup>th</sup> Special Olympics

**ADJOURNMENT**

*The meeting adjourned at 10:15 a.m.*

These minutes respectfully submitted by:

\_\_\_\_\_

Angelica Smith  
Administrative Assistant

Minutes approved as submitted and/or corrected this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Quentin Wiltz, Chairman



## Park Condition Assessment

### CENTENNIAL PARK

#### Turf

- 0 Great condition, no problem areas or need for significant maintenance
- 1 Good condition, few problem areas
- 2 Moderate condition, maintenance needed, (aeration, over-seeding, re-establishment)
- 3 Poor condition, needs reconditioning
- 4 Very poor condition, requires re-seeding, re-grading and replacement

Comments: The turf is dry

#### Plantings and Trees

- 0 Great condition, good coverage and healthy with no significant maintenance needs
- 1 Good condition, additional coverage needed with minor maintenance required
- 2 Moderate condition, additional coverage and moderate maintenance needed
- 3 Poor condition, additional coverage needed as well as replacement, pruning, etc.
- 4 Very poor condition, dangerous conditions exist

— Limited or no vegetation exists

Comments: Additional coverage is needed

#### Parking

- 0 Great condition, good ingress/egress, striped and surface in good condition
- 1 Good condition, faded striping and surface beginning to require routine maintenance
- 2 Moderate condition, striping is faint and moderate surface maintenance is routinely needed
- 3 Poor condition, no striping, poor surface and needs reconstruction or an overlay
- 4 Very poor condition, complete reconstruction needed

— No off-street parking available

Comments:

#### Park Sidewalks and Trails

- 0 Great condition, surface is in good condition and is ADA accessible
- 1 Good condition, surface beginning to crack and heave with minor repairs needed



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- 2 Moderate condition, surface requires moderate maintenance with visible safety concerns
  - 3 Poor condition, unsafe surface that requires replacement or reconstruction
  - 4 Very poor condition, complete reconstruction needed
  - \_\_\_ No sidewalks/trails/paths exist
- Comments: Minor repairs required

**Basketball Nets and Playing Surfaces**

- 0 Great condition, surface is in good condition and nets are stable, level and in good repair
  - 1 Good condition, surface and nets beginning to require maintenance with minor repairs needed
  - 2 Moderate condition, surface and nets require moderate maintenance or replacement
  - 3 Poor condition, unsafe surface and nets that require replacement/resurfacing
  - 4 Very poor condition, complete reconstruction needed
  - \_\_\_ No nets/playing surfaces exist
- Comments: Good placement of bleachers to allow players to rest and watch others, nets need to be repaired

**Tennis Courts, Fencing and Nets**

- 0 Great condition, surface is in good condition, fencing and nets are in good repair
  - 1 Good condition, surface, fencing and nets beginning to require minor repairs
  - 2 Moderate condition, surface, fencing and nets require routine maintenance or replacement
  - 3 Poor condition, unsafe surface, fencing and nets requires replacement/resurfacing
  - 4 Very poor condition, complete replacement needed
  - \_\_\_ No courts, fencing and nets exist
- Comments: Excellent condition

**Park Accessibility**

- 0 Great accessibility, perimeter sidewalks are in place with striped and signed crosswalks
  - 1 Good accessibility, an acceptable walking surface exists and street crossing signs exist
  - 2 Moderate accessibility, improved walking surfaces are needed as are crosswalks and signs
  - 3 Poor condition, no walking surfaces, crosswalks or street crossing signs
  - 4 Very poor condition, unsafe conditions for children or disabled persons
- Comments: Not adequate signage and crosswalks

**Park Amenities (Benches, Grills, Sheltered/Unsheltered Picnic Tables, Play Equipment)**

- 0 Great condition, all equipment and amenities are new and well maintained
- 1 Good condition, equipment is generally in good repair with some minor improvements needed
- 2 Moderate condition, equipment and amenities require routine maintenance or replacement
- 3 Poor condition, equipment and amenities require replacement



- 4 Very poor condition, equipment and amenities are unfit for use and require replacement
- Comments:

**Buildings, Shelters, Pavilions**

- 0 Great condition, structures are attractive, well-maintained and structurally sound
  - 1 Good condition, structures are generally in good repair with some minor improvements needed
  - 2 Moderate condition, structures require routine repair with moderate maintenance required
  - 3 Poor condition, structures are in disrepair and require significant improvements or replacement
  - 4 Very poor condition, structures are unfit for use and require reconstruction or replacement
- \_\_\_ No buildings or shelters

Comments:

**Playing Fields and Equipment**

- 0 Great condition, turf is in great condition, fields are crowned and are well-drained
  - 1 Good condition, turf is in acceptable condition with some minor grading required
  - 2 Moderate condition, moderate maintenance is needed to re-establish turf and re-grade
  - 3 Poor condition, poor turf, standing water and significant reconditioning/re-grading is required
  - 4 Very poor condition, fields and areas require complete refurbishment of the turf and grade
- \_\_\_ No playing fields

Comments: Playing fields are dry, some maintenance required of equipment

**Signage**

- 0 Great condition, adequate in number, appropriately placed and well landscaped
- 1 Good condition, sign facing is weathered, landscaping is generally healthy
- 2 Moderate condition, facing requires maintenance, landscaping needs replaced and more signs are needed
- 3 Poor condition, lettering is not legible, additional signs needed and landscaping in poor condition
- 4 Very poor condition, new signage is required

\_\_\_ No signage

Comments: Need landscaping around signage

**Fencing**

- 0 Great condition, structurally sound, no rusting and adequately meets its need
- 1 Good condition, starting to require minimal maintenance, repair or replacement
- 2 Moderate condition, rusting/rotting, requires repair or replacement and more needed
- 3 Poor condition, unsound condition, undesirable appearance and requires replacement
- 4 Very poor condition, complete replacement needed

\_\_\_ No fencing

Comments:



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**Lighting**

- 0 Great condition, structurally sound, good coverage and in good repair
- 1 Good condition, adequate coverage, requires routine maintenance
- 2 Moderate condition, additional coverage is needed, requires repair or replacement
- 3 Poor condition, inadequate surface coverage, unsound condition and requires replacement
- 4 Very poor condition, complete replacement needed
- \_\_\_ No lighting exists

Comments:

**COMPOSITE SCORE: 1.00**

**INDEPENDENCE PARK**

**Turf**

- 0 Great condition, no problem areas or need for significant maintenance
- 1 Good condition, few problem areas
- 2 Moderate condition, maintenance needed, (aeration, over-seeding, re-establishment)
- 3 Poor condition, needs reconditioning
- 4 Very poor condition, requires re-seeding, re-grading and replacement

Comments: Turf around the trail needs attention, e.g. tire grooves visible where the turf has degraded and become muddy

**Plantings and Trees**

- 0 Great condition, good coverage and healthy with no significant maintenance needs
- 1 Good condition, additional coverage needed with minor maintenance required
- 2 Moderate condition, additional coverage and moderate maintenance needed
- 3 Poor condition, additional coverage needed as well as replacement, pruning, etc.
- 4 Very poor condition, dangerous conditions exist
- \_\_\_ Limited or no vegetation exists

Comments:

**Parking**

- 0 Great condition, good ingress/egress, striped and surface in good condition
- 1 Good condition, faded striping and surface beginning to require routine maintenance
- 2 Moderate condition, striping is faint and moderate surface maintenance is routinely needed
- 3 Poor condition, no striping, poor surface and needs reconstruction or an overlay
- 4 Very poor condition, complete reconstruction needed
- \_\_\_ No off-street parking available

Comments: Parking across from the basketball pavilion is provided on a grass surface, yet signs clearly indicate that parking is not allowed on the grass



**Park Sidewalks and Trails**

- 0 Great condition, surface is in good condition and is ADA accessible
- 1 Good condition, surface beginning to crack and heave with minor repairs needed
- 2 Moderate condition, surface requires moderate maintenance with visible safety concerns
- 3 Poor condition, unsafe surface that requires replacement or reconstruction
- 4 Very poor condition, complete reconstruction needed
- \_\_\_ No sidewalks/trails/paths exist

Comments: Trails are great in that they wind scenically through trees (and shade) – minor repairs are required

**Basketball Nets and Playing Surfaces**

- 0 Great condition, surface is in good condition and nets are stable, level and in good repair
- 1 Good condition, surface and nets beginning to require maintenance with minor repairs needed
- 2 Moderate condition, surface and nets require moderate maintenance or replacement
- 3 Poor condition, unsafe surface and nets that require replacement/resurfacing
- 4 Very poor condition, complete reconstruction needed
- \_\_\_ No nets/playing surfaces exist

Comments: Bleachers are situated to allow players to rest and watch others

**Tennis Courts, Fencing and Nets**

- 0 Great condition, surface is in good condition, fencing and nets are in good repair
- 1 Good condition, surface, fencing and nets beginning to require minor repairs
- 2 Moderate condition, surface, fencing and nets require routine maintenance or replacement
- 3 Poor condition, unsafe surface, fencing and nets requires replacement/resurfacing
- 4 Very poor condition, complete replacement needed
- \_\_\_ No courts, fencing and nets exist

Comments:

**Park Accessibility**

- 0 Great accessibility, perimeter sidewalks are in place with striped and signed crosswalks
- 1 Good accessibility, an acceptable walking surface exists and street crossing signs exist
- 2 Moderate accessibility, improved walking surfaces are needed as are crosswalks and signs
- 3 Poor condition, no walking surfaces, crosswalks or street crossing signs
- 4 Very poor condition, unsafe conditions for children or disabled persons

Comments: Sidewalks are required within the park to allow pedestrians to walk safely, after bridge crossing pedestrian crossing signage is required



## APPENDIX B

### Learn. Play. Grow.

#### **Park Amenities (Benches, Grills, Sheltered/Unsheltered Picnic Tables, Play Equipment)**

- 0 Great condition, all equipment and amenities are new and well maintained
- 1 Good condition, equipment is generally in good repair with some minor improvements needed
- 2 Moderate condition, equipment and amenities require routine maintenance or replacement
- 3 Poor condition, equipment and amenities require replacement
- 4 Very poor condition, equipment and amenities are unfit for use and require replacement

Comments: Play equipment is a bit rusted/requires paint, some picnic tables need repair

#### **Buildings, Shelters, Pavilions**

- 0 Great condition, structures are attractive, well-maintained and structurally sound
- 1 Good condition, structures are generally in good repair with some minor improvements needed
- 2 Moderate condition, structures require routine repair with moderate maintenance required
- 3 Poor condition, structures are in disrepair and require significant improvements or replacement
- 4 Very poor condition, structures are unfit for use and require reconstruction or replacement
- \_\_\_ No buildings or shelters

Comments: Could be enhanced aesthetically

#### **Playing Fields and Equipment**

- 0 Great condition, turf is in great condition, fields are crowned and are well-drained
- 1 Good condition, turf is in acceptable condition with some minor grading required
- 2 Moderate condition, moderate maintenance is needed to re-establish turf and re-grade
- 3 Poor condition, poor turf, standing water and significant reconditioning/re-grading is required
- 4 Very poor condition, fields and areas require complete refurbishment of the turf and grade
- \_\_\_ No playing fields

Comments: Nets need repair, turf in good condition

#### **Signage**

- 0 Great condition, adequate in number, appropriately placed and well landscaped
- 1 Good condition, sign facing is weathered, landscaping is generally healthy
- 2 Moderate condition, facing requires maintenance, landscaping needs replaced and more signs are needed
- 3 Poor condition, lettering is not legible, additional signs needed and landscaping in poor condition
- 4 Very poor condition, new signage is required
- \_\_\_ No signage

Comments: Excellent, consistent look, attractive landscaping around signage/gateway



**Fencing**

- 0 Great condition, structurally sound, no rusting and adequately meets its need
- 1 Good condition, starting to require minimal maintenance, repair or replacement
- 2 Moderate condition, rusting/rotting, requires repair or replacement and more needed
- 3 Poor condition, unsound condition, undesirable appearance and requires replacement
- 4 Very poor condition, complete replacement needed
- \_\_ No fencing

Comments:

**Lighting**

- 0 Great condition, structurally sound, good coverage and in good repair
- 1 Good condition, adequate coverage, requires routine maintenance
- 2 Moderate condition, additional coverage is needed, requires repair or replacement
- 3 Poor condition, inadequate surface coverage, unsound condition and requires replacement
- 4 Very poor condition, complete replacement needed
- \_\_ No lighting exists

Comments: Very good lighting around trail and basketball pavilion

**COMPOSITE SCORE: 1.00**

**SOUTHDOWN PARK**

**Turf**

- 0 Great condition, no problem areas or need for significant maintenance
- 1 Good condition, few problem areas
- 2 Moderate condition, maintenance needed, (aeration, over-seeding, re-establishment)
- 3 Poor condition, needs reconditioning
- 4 Very poor condition, requires re-seeding, re-grading and replacement

Comments:

**Plantings and Trees**

- 0 Great condition, good coverage and healthy with no significant maintenance needs
- 1 Good condition, additional coverage needed with minor maintenance required
- 2 Moderate condition, additional coverage and moderate maintenance needed
- 3 Poor condition, additional coverage needed as well as replacement, pruning, etc.
- 4 Very poor condition, dangerous conditions exist
- \_\_ Limited or no vegetation exists

Comments:



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**Parking**

- Great condition, good ingress/egress, striped and surface in good condition
- 1 Good condition, faded striping and surface beginning to require routine maintenance
- 2 Moderate condition, striping is faint and moderate surface maintenance is routinely needed
- 3 Poor condition, no striping, poor surface and needs reconstruction or an overlay
- 4 Very poor condition, complete reconstruction needed
- No off-street parking available

Comments:

**Park Sidewalks and Trails**

- Great condition, surface is in good condition and is ADA accessible
- 1 Good condition, surface beginning to crack and heave with minor repairs needed
- 2 Moderate condition, surface requires moderate maintenance with visible safety concerns
- 3 Poor condition, unsafe surface that requires replacement or reconstruction
- 4 Very poor condition, complete reconstruction needed
- No sidewalks/trails/paths exist

Comments:

**Basketball Nets and Playing Surfaces**

- 0 Great condition, surface is in good condition and nets are stable, level and in good repair
- 1 Good condition, surface and nets beginning to require maintenance with minor repairs needed
- 2 Moderate condition, surface and nets require moderate maintenance or replacement
- 3 Poor condition, unsafe surface and nets that require replacement/resurfacing
- 4 Very poor condition, complete reconstruction needed
- No nets/playing surfaces exist

Comments:

**Tennis Courts, Fencing and Nets**

- 0 Great condition, surface is in good condition, fencing and nets are in good repair
- 1 Good condition, surface, fencing and nets beginning to require minor repairs
- 2 Moderate condition, surface, fencing and nets require routine maintenance or replacement
- 3 Poor condition, unsafe surface, fencing and nets requires replacement/resurfacing
- 4 Very poor condition, complete replacement needed
- No courts, fencing and nets exist

Comments:



**Park Accessibility**

- 0 Great accessibility, perimeter sidewalks are in place with striped and signed crosswalks
  - 1 Good accessibility, an acceptable walking surface exists and street crossing signs exist
  - 2 Moderate accessibility, improved walking surfaces are needed as are crosswalks and signs
  - 3 **Poor condition, no walking surfaces, crosswalks or street crossing signs**
  - 4 Very poor condition, unsafe conditions for children or disabled persons
- Comments: Good sidewalks however, there are no crosswalks or street crossing signs

**Park Amenities (Benches, Grills, Sheltered/Unsheltered Picnic Tables, Play Equipment)**

- 0 **Great condition, all equipment and amenities are new and well maintained**
  - 1 Good condition, equipment is generally in good repair with some minor improvements needed
  - 2 Moderate condition, equipment and amenities require routine maintenance or replacement
  - 3 Poor condition, equipment and amenities require replacement
  - 4 Very poor condition, equipment and amenities are unfit for use and require replacement
- Comments: Play equipment provided for dogs in dog park, all play equipment is in excellent condition

**Buildings, Shelters, Pavilions**

- 0 **Great condition, structures are attractive, well-maintained and structurally sound**
  - 1 Good condition, structures are generally in good repair with some minor improvements needed
  - 2 Moderate condition, structures require routine repair with moderate maintenance required
  - 3 Poor condition, structures are in disrepair and require significant improvements or replacement
  - 4 Very poor condition, structures are unfit for use and require reconstruction or replacement
  - No buildings or shelters
- Comments:

**Playing Fields and Equipment**

- 0 Great condition, turf is in great condition, fields are crowned and are well-drained
  - 1 Good condition, turf is in acceptable condition with some minor grading required
  - 2 Moderate condition, moderate maintenance is needed to re-establish turf and re-grade
  - 3 Poor condition, poor turf, standing water and significant reconditioning/re-grading is required
  - 4 Very poor condition, fields and areas require complete refurbishment of the turf and grade
  - X **No playing fields**
- Comments:



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**Signage**

- 0 Great condition, adequate in number, appropriately placed and well landscaped
- 1 Good condition, sign facing is weathered, landscaping is generally healthy
- 2 Moderate condition, facing requires maintenance, landscaping needs replaced and more signs are needed
- 3 Poor condition, lettering is not legible, additional signs needed and landscaping in poor condition
- 4 Very poor condition, new signage is required

X No signage

Comments: No signage for the park specifically, only the on-site facility

**Fencing**

- 0 Great condition, structurally sound, no rusting and adequately meets its need
- 1 Good condition, starting to require minimal maintenance, repair or replacement
- 2 Moderate condition, rusting/rotting, requires repair or replacement and more needed
- 3 Poor condition, unsound condition, undesirable appearance and requires replacement
- 4 Very poor condition, complete replacement needed

— No fencing

Comments:

**Lighting**

- 0 Great condition, structurally sound, good coverage and in good repair
- 1 Good condition, adequate coverage, requires routine maintenance
- 2 Moderate condition, additional coverage is needed, requires repair or replacement
- 3 Poor condition, inadequate surface coverage, unsound condition and requires replacement
- 4 Very poor condition, complete replacement needed

— No lighting exists

Comments: Additional coverage is required

**COMPOSITE SCORE: 0.67**

**WOODCREEK PARK**

**Turf**

- 0 Great condition, no problem areas or need for significant maintenance
- 1 Good condition, few problem areas
- 2 Moderate condition, maintenance needed, (aeration, over-seeding, re-establishment)
- 3 Poor condition, needs reconditioning
- 4 Very poor condition, requires re-seeding, re-grading and replacement

Comments:

**Plantings and Trees**

- 0 Great condition, good coverage and healthy with no significant maintenance needs
- 1 Good condition, additional coverage needed with minor maintenance required



- 2 Moderate condition, additional coverage and moderate maintenance needed
  - 3 Poor condition, additional coverage needed as well as replacement, pruning, etc.
  - 4 Very poor condition, dangerous conditions exist
  - Limited or no vegetation exists
- Comments: Nice large trees on the lot

**Parking**

- 0 Great condition, good ingress/egress, striped and surface in good condition
  - 1 Good condition, faded striping and surface beginning to require routine maintenance
  - 2 Moderate condition, striping is faint and moderate surface maintenance is routinely needed
  - 3 Poor condition, no striping, poor surface and needs reconstruction or an overlay
  - 4 Very poor condition, complete reconstruction needed
  - No off-street parking available
- Comments:

**Park Sidewalks and Trails**

- 0 Great condition, surface is in good condition and is ADA accessible
  - 1 Good condition, surface beginning to crack and heave with minor repairs needed
  - 2 Moderate condition, surface requires moderate maintenance with visible safety concerns
  - 3 Poor condition, unsafe surface that requires replacement or reconstruction
  - 4 Very poor condition, complete reconstruction needed
  - No sidewalks/trails/paths exist
- Comments:

**Basketball Nets and Playing Surfaces**

- 0 Great condition, surface is in good condition and nets are stable, level and in good repair
  - 1 Good condition, surface and nets beginning to require maintenance with minor repairs needed
  - 2 Moderate condition, surface and nets require moderate maintenance or replacement
  - 3 Poor condition, unsafe surface and nets that require replacement/resurfacing
  - 4 Very poor condition, complete reconstruction needed
  - No nets/playing surfaces exist
- Comments:

**Tennis Courts, Fencing and Nets**

- 0 Great condition, surface is in good condition, fencing and nets are in good repair
- 1 Good condition, surface, fencing and nets beginning to require minor repairs



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- 2 Moderate condition, surface, fencing and nets require routine maintenance or replacement
- 3 Poor condition, unsafe surface, fencing and nets requires replacement/resurfacing
- 4 Very poor condition, complete replacement needed
- X No courts, fencing and nets exist

Comments:

#### Park Accessibility

- 0 Great accessibility, perimeter sidewalks are in place with striped and signed crosswalks
  - 1 Good accessibility, an acceptable walking surface exists and street crossing signs exist
  - 2 Moderate accessibility, improved walking surfaces are needed as are crosswalks and signs
  - 3 Poor condition, no walking surfaces, crosswalks or street crossing signs
  - 4 Very poor condition, unsafe conditions for children or disabled persons
- Comments: Bridge access to the park, fencing and paving along the bridge requires minor repair

#### Park Amenities (Benches, Grills, Sheltered/Unsheltered Picnic Tables, Play Equipment)

- 0 Great condition, all equipment and amenities are new and well maintained
- 1 Good condition, equipment is generally in good repair with some minor improvements needed
- 2 Moderate condition, equipment and amenities require routine maintenance or replacement
- 3 Poor condition, equipment and amenities require replacement
- 4 Very poor condition, equipment and amenities are unfit for use and require replacement

Comments: No place to sit (i.e. one bench exists but it is poorly situated and in disrepair)

#### Buildings, Shelters, Pavilions

- 0 Great condition, structures are attractive, well-maintained and structurally sound
- 1 Good condition, structures are generally in good repair with some minor improvements needed
- 2 Moderate condition, structures require routine repair with moderate maintenance required
- 3 Poor condition, structures are in disrepair and require significant improvements or replacement
- 4 Very poor condition, structures are unfit for use and require reconstruction or replacement
- X No buildings or shelters

Comments:

#### Playing Fields and Equipment

- 0 Great condition, turf is in great condition, fields are crowned and are well-drained
- 1 Good condition, turf is in acceptable condition with some minor grading required
- 2 Moderate condition, moderate maintenance is needed to re-establish turf and re-grade
- 3 Poor condition, poor turf, standing water and significant reconditioning/re-grading is required



4 Very poor condition, fields and areas require complete refurbishment of the turf and grade

No playing fields

Comments:

**Signage**

0 Great condition, adequate in number, appropriately placed and well landscaped

Good condition, sign facing is weathered, landscaping is generally healthy

2 Moderate condition, facing requires maintenance, landscaping needs replaced and more signs are needed

3 Poor condition, lettering is not legible, additional signs needed and landscaping in poor condition

4 Very poor condition, new signage is required

No signage

Comments: Signage should be landscaped

**Fencing**

0 Great condition, structurally sound, no rusting and adequately meets its need

Good condition, starting to require minimal maintenance, repair or replacement

2 Moderate condition, rusting/rotting, requires repair or replacement and more needed

3 Poor condition, unsound condition, undesirable appearance and requires replacement

4 Very poor condition, complete replacement needed

No fencing

Comments:

**Lighting**

0 Great condition, structurally sound, good coverage and in good repair

1 Good condition, adequate coverage, requires routine maintenance

2 Moderate condition, additional coverage is needed, requires repair or replacement

3 Poor condition, inadequate surface coverage, unsound condition and requires replacement

4 Very poor condition, complete replacement needed

No lighting exists

**COMPOSITE SCORE: 1.14**

**TWIN CREEK PARK**

**Turf**

0 Great condition, no problem areas or need for significant maintenance

Good condition, few problem areas

2 Moderate condition, maintenance needed, (aeration, over-seeding, re-establishment)

3 Poor condition, needs reconditioning

4 Very poor condition, requires re-seeding, re-grading and replacement

Comments:



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**Plantings and Trees**

- 0 Great condition, good coverage and healthy with no significant maintenance needs
  - 1 Good condition, additional coverage needed with minor maintenance required
  - 2 Moderate condition, additional coverage and moderate maintenance needed
  - 3 Poor condition, additional coverage needed as well as replacement, pruning, etc.
  - 4 Very poor condition, dangerous conditions exist
  - Limited or no vegetation exists
- Comments: More trees (and shade) would be beneficial

**Parking**

- 0 Great condition, good ingress/egress, striped and surface in good condition
  - 1 Good condition, faded striping and surface beginning to require routine maintenance
  - 2 Moderate condition, striping is faint and moderate surface maintenance is routinely needed
  - 3 Poor condition, no striping, poor surface and needs reconstruction or an overlay
  - 4 Very poor condition, complete reconstruction needed
  - No off-street parking available
- Comments:

**Park Sidewalks and Trails**

- 0 Great condition, surface is in good condition and is ADA accessible
  - 1 Good condition, surface beginning to crack and heave with minor repairs needed
  - 2 Moderate condition, surface requires moderate maintenance with visible safety concerns
  - 3 Poor condition, unsafe surface that requires replacement or reconstruction
  - 4 Very poor condition, complete reconstruction needed
  - No sidewalks/trails/paths exist
- Comments:

**Basketball Nets and Playing Surfaces**

- 0 Great condition, surface is in good condition and nets are stable, level and in good repair
  - 1 Good condition, surface and nets beginning to require maintenance with minor repairs needed
  - 2 Moderate condition, surface and nets require moderate maintenance or replacement
  - 3 Poor condition, unsafe surface and nets that require replacement/resurfacing
  - 4 Very poor condition, complete reconstruction needed
  - No nets/playing surfaces exist
- Comments:



**Tennis Courts, Fencing and Nets**

- 0 Great condition, surface is in good condition, fencing and nets are in good repair
- 1 Good condition, surface, fencing and nets beginning to require minor repairs
- 2 Moderate condition, surface, fencing and nets require routine maintenance or replacement
- 3 Poor condition, unsafe surface, fencing and nets requires replacement/resurfacing
- 4 Very poor condition, complete replacement needed
- X No courts, fencing and nets exist

Comments:

**Park Accessibility**

- 0 Great accessibility, perimeter sidewalks are in place with striped and signed crosswalks
- 1 Good accessibility, an acceptable walking surface exists and street crossing signs exist
- 2 Moderate accessibility, improved walking surfaces are needed as are crosswalks and signs
- 3 Poor condition, no walking surfaces, crosswalks or street crossing signs
- 4 Very poor condition, unsafe conditions for children or disabled persons

Comments: Good sidewalks but there are no crosswalks or street crossing signs for pedestrians

**Park Amenities (Benches, Grills, Sheltered/Unsheltered Picnic Tables, Play Equipment)**

- 0 Great condition, all equipment and amenities are new and well maintained
- 1 Good condition, equipment is generally in good repair with some minor improvements needed
- 2 Moderate condition, equipment and amenities require routine maintenance or replacement
- 3 Poor condition, equipment and amenities require replacement
- 4 Very poor condition, equipment and amenities are unfit for use and require replacement

Comments: New park therefore park amenities are in excellent condition

**Buildings, Shelters, Pavilions**

- 0 Great condition, structures are attractive, well-maintained and structurally sound
- 1 Good condition, structures are generally in good repair with some minor improvements needed
- 2 Moderate condition, structures require routine repair with moderate maintenance required
- 3 Poor condition, structures are in disrepair and require significant improvements or replacement
- 4 Very poor condition, structures are unfit for use and require reconstruction or replacement

X No buildings or shelters

Comments:

**Playing Fields and Equipment**

- 0 Great condition, turf is in great condition, fields are crowned and are well-drained
- 1 Good condition, turf is in acceptable condition with some minor grading required



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- 2 Moderate condition, moderate maintenance is needed to re-establish turf and re-grade
- 3 Poor condition, poor turf, standing water and significant reconditioning/re-grading is required
- 4 Very poor condition, fields and areas require complete refurbishment of the turf and grade

No playing fields

Comments:

#### Signage

- 0 Great condition, adequate in number, appropriately placed and well landscaped
- 1 Good condition, sign facing is weathered, landscaping is generally healthy
- 2 Moderate condition, facing requires maintenance, landscaping needs replaced and more signs are needed
- 3 Poor condition, lettering is not legible, additional signs needed and landscaping in poor condition
- 4 Very poor condition, new signage is required

No signage

Comments:

#### Fencing

- 0 Great condition, structurally sound, no rusting and adequately meets its need
- 1 Good condition, starting to require minimal maintenance, repair or replacement
- 2 Moderate condition, rusting/rotting, requires repair or replacement and more needed
- 3 Poor condition, unsound condition, undesirable appearance and requires replacement
- 4 Very poor condition, complete replacement needed

No fencing

Comments: No fencing at the back of the park but this could change as the area develops

#### Lighting

- 0 Great condition, structurally sound, good coverage and in good repair
- 1 Good condition, adequate coverage, requires routine maintenance
- 2 Moderate condition, additional coverage is needed, requires repair or replacement
- 3 Poor condition, inadequate surface coverage, unsound condition and requires replacement
- 4 Very poor condition, complete replacement needed

No lighting exists

**COMPOSITE SCORE: 0.83**

#### ROTARY PARK

##### Turf

- 0 Great condition, no problem areas or need for significant maintenance
- 1 Good condition, few problem areas
- 2 Moderate condition, maintenance needed, (aeration, over-seeding, re-establishment)
- 3 Poor condition, needs reconditioning
- 4 Very poor condition, requires re-seeding, re-grading and replacement



Comments:

**Plantings and Trees**

- 0 Great condition, good coverage and healthy with no significant maintenance needs
- 1 Good condition, additional coverage needed with minor maintenance required
- 2 Moderate condition, additional coverage and moderate maintenance needed
- 3 Poor condition, additional coverage needed as well as replacement, pruning, etc.
- 4 Very poor condition, dangerous conditions exist
- \_\_\_ Limited or no vegetation exists

Comments: Would benefit from more trees to provide shade (i.e. where benches are located)

**Parking**

- 0 Great condition, good ingress/egress, striped and surface in good condition
- 1 Good condition, faded striping and surface beginning to require routine maintenance
- 2 Moderate condition, striping is faint and moderate surface maintenance is routinely needed
- 3 Poor condition, no striping, poor surface and needs reconstruction or an overlay
- 4 Very poor condition, complete reconstruction needed
- \_\_\_ No off-street parking available

Comments:

**Park Sidewalks and Trails**

- 0 Great condition, surface is in good condition and is ADA accessible
- 1 Good condition, surface beginning to crack and heave with minor repairs needed
- 2 Moderate condition, surface requires moderate maintenance with visible safety concerns
- 3 Poor condition, unsafe surface that requires replacement or reconstruction
- 4 Very poor condition, complete reconstruction needed
- \_\_\_ No sidewalks/trails/paths exist

Comments:

**Basketball Nets and Playing Surfaces**

- 0 Great condition, surface is in good condition and nets are stable, level and in good repair
- 1 Good condition, surface and nets beginning to require maintenance with minor repairs needed
- 2 Moderate condition, surface and nets require moderate maintenance or replacement
- 3 Poor condition, unsafe surface and nets that require replacement/resurfacing
- 4 Very poor condition, complete reconstruction needed



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No nets/playing surfaces exist

Comments:

### Tennis Courts, Fencing and Nets

- 0 Great condition, surface is in good condition, fencing and nets are in good repair
- 1 Good condition, surface, fencing and nets beginning to require minor repairs
- 2 Moderate condition, surface, fencing and nets require routine maintenance or replacement
- 3 Poor condition, unsafe surface, fencing and nets requires replacement/resurfacing
- 4 Very poor condition, complete replacement needed

No courts, fencing and nets exist

Comments:

### Park Accessibility

- 0 Great accessibility, perimeter sidewalks are in place with striped and signed crosswalks
- 1 Good accessibility, an acceptable walking surface exists and street crossing signs exist
- 2 Moderate accessibility, improved walking surfaces are needed as are crosswalks and signs
- 3 Poor condition, no walking surfaces, crosswalks or street crossing signs
- 4 Very poor condition, unsafe conditions for children or disabled persons

Comments: Access to the park by bridge which is need of minor repair (i.e. pavement on bridge is cracked)

### Park Amenities (Benches, Grills, Sheltered/Unsheltered Picnic Tables, Play Equipment)

- 0 Great condition, all equipment and amenities are new and well maintained
- 1 Good condition, equipment is generally in good repair with some minor improvements needed
- 2 Moderate condition, equipment and amenities require routine maintenance or replacement
- 3 Poor condition, equipment and amenities require replacement
- 4 Very poor condition, equipment and amenities are unfit for use and require replacement

Comments: Some minor maintenance is required for the play equipment

### Buildings, Shelters, Pavilions

- 0 Great condition, structures are attractive, well-maintained and structurally sound
- 1 Good condition, structures are generally in good repair with some minor improvements needed
- 2 Moderate condition, structures require routine repair with moderate maintenance required
- 3 Poor condition, structures are in disrepair and require significant improvements or replacement
- 4 Very poor condition, structures are unfit for use and require reconstruction or replacement

No buildings or shelters

Comments:



**Playing Fields and Equipment**

- 0 Great condition, turf is in great condition, fields are crowned and are well-drained
- 1 Good condition, turf is in acceptable condition with some minor grading required
- 2 Moderate condition, moderate maintenance is needed to re-establish turf and re-grade
- 3 Poor condition, poor turf, standing water and significant reconditioning/re-grading is required
- 4 Very poor condition, fields and areas require complete refurbishment of the turf and grade

No playing fields

Comments:

**Signage**

- 0 Great condition, adequate in number, appropriately placed and well landscaped
- 1 Good condition, sign facing is weathered, landscaping is generally healthy
- 2 Moderate condition, facing requires maintenance, landscaping needs replaced and more signs are needed
- 3 Poor condition, lettering is not legible, additional signs needed and landscaping in poor condition
- 4 Very poor condition, new signage is required

No signage

Comments: Good signage although it requires landscaping

**Fencing**

- 0 Great condition, structurally sound, no rusting and adequately meets its need
- 1 Good condition, starting to require minimal maintenance, repair or replacement
- 2 Moderate condition, rusting/rotting, requires repair or replacement and more needed
- 3 Poor condition, unsound condition, undesirable appearance and requires replacement
- 4 Very poor condition, complete replacement needed

No fencing

Comments: Fencing is incomplete due to residential infill construction that has yet to be build

**Lighting**

- 0 Great condition, structurally sound, good coverage and in good repair
- 1 Good condition, adequate coverage, requires routine maintenance
- 2 Moderate condition, additional coverage is needed, requires repair or replacement
- 3 Poor condition, inadequate surface coverage, unsound condition and requires replacement
- 4 Very poor condition, complete replacement needed

No lighting exists

Comments: Inadequate lighting – problematic since park users at the playing fields in Independence Park may want to use the washroom facilities at Rotary Park during the evening

**COMPOSITE SCORE: 1.20**



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CORRIGAN PARK

**Turf**

- 0 Great condition, no problem areas or need for significant maintenance
- 1 Good condition, few problem areas
- 2 Moderate condition, maintenance needed, (aeration, over-seeding, re-establishment)
- 3 Poor condition, needs reconditioning
- 4 Very poor condition, requires re-seeding, re-grading and replacement

Comments:

**Plantings and Trees**

- 0 Great condition, good coverage and healthy with no significant maintenance needs
- 1 Good condition, additional coverage needed with minor maintenance required
- 2 Moderate condition, additional coverage and moderate maintenance needed
- 3 Poor condition, additional coverage needed as well as replacement, pruning, etc.
- 4 Very poor condition, dangerous conditions exist
- Limited or no vegetation exists

Comments: Additional coverage is required

**Parking**

- 0 Great condition, good ingress/egress, striped and surface in good condition
- 1 Good condition, faded striping and surface beginning to require routine maintenance
- 2 Moderate condition, striping is faint and moderate surface maintenance is routinely needed
- 3 Poor condition, no striping, poor surface and needs reconstruction or an overlay
- 4 Very poor condition, complete reconstruction needed
- X No off-street parking available

Comments:

**Park Sidewalks and Trails**

- 0 Great condition, surface is in good condition and is ADA accessible
- 1 Good condition, surface beginning to crack and heave with minor repairs needed
- 2 Moderate condition, surface requires moderate maintenance with visible safety concerns
- 3 Poor condition, unsafe surface that requires replacement or reconstruction
- 4 Very poor condition, complete reconstruction needed
- X No sidewalks/trails/paths exist

Comments:

**Basketball Nets and Playing Surfaces**

- 0 Great condition, surface is in good condition and nets are stable, level and in good repair



- 1 Good condition, surface and nets beginning to require maintenance with minor repairs needed
  - 2 Moderate condition, surface and nets require moderate maintenance or replacement
  - 3 Poor condition, unsafe surface and nets that require replacement/resurfacing
  - 4 Very poor condition, complete reconstruction needed
- No nets/playing surfaces exist

Comments:

**Tennis Courts, Fencing and Nets**

- 0 Great condition, surface is in good condition, fencing and nets are in good repair
  - 1 Good condition, surface, fencing and nets beginning to require minor repairs
  - 2 Moderate condition, surface, fencing and nets require routine maintenance or replacement
  - 3 Poor condition, unsafe surface, fencing and nets requires replacement/resurfacing
  - 4 Very poor condition, complete replacement needed
- No courts, fencing and nets exist

Comments:

**Park Accessibility**

- 0 Great accessibility, perimeter sidewalks are in place with striped and signed crosswalks
- 1 Good accessibility, an acceptable walking surface exists and street crossing signs exist
- 2 Moderate accessibility, improved walking surfaces are needed as are crosswalks and signs
- 3 Poor condition, no walking surfaces, crosswalks or street crossing signs
- 4 Very poor condition, unsafe conditions for children or disabled persons

Comments: Not accessible for persons with disabilities due to lack of sidewalks/trails within the park, unsafe because open space and basketball court area are hidden from view, no crosswalks or street crossing signs

**Park Amenities (Benches, Grills, Sheltered/Unsheltered Picnic Tables, Play Equipment)**

- 0 Great condition, all equipment and amenities are new and well maintained
- 1 Good condition, equipment is generally in good repair with some minor improvements needed
- 2 Moderate condition, equipment and amenities require routine maintenance or replacement
- 3 Poor condition, equipment and amenities require replacement
- 4 Very poor condition, equipment and amenities are unfit for use and require replacement

Comments:

**Buildings, Shelters, Pavilions**

- 0 Great condition, structures are attractive, well-maintained and structurally sound
- 1 Good condition, structures are generally in good repair with some minor improvements needed
- 2 Moderate condition, structures require routine repair with moderate maintenance required



## APPENDIX B

### Learn. Play. Grow.

- 3 Poor condition, structures are in disrepair and require significant improvements or replacement
- 4 Very poor condition, structures are unfit for use and require reconstruction or replacement

No buildings or shelters

Comments:

#### Playing Fields and Equipment

- 0 Great condition, turf is in great condition, fields are crowned and are well-drained
- 1 Good condition, turf is in acceptable condition with some minor grading required
- 2 Moderate condition, moderate maintenance is needed to re-establish turf and re-grade
- 3 Poor condition, poor turf, standing water and significant reconditioning/re-grading is required
- 4 Very poor condition, fields and areas require complete refurbishment of the turf and grade

No playing fields

Comments:

#### Signage

- 0 Great condition, adequate in number, appropriately placed and well landscaped
- 1 Good condition, sign facing is weathered, landscaping is generally healthy
- 2 Moderate condition, facing requires maintenance, landscaping needs replaced and more signs are needed
- 3 Poor condition, lettering is not legible, additional signs needed and landscaping in poor condition
- 4 Very poor condition, new signage is required

No signage

Comments:

#### Fencing

- 0 Great condition, structurally sound, no rusting and adequately meets its need
- 1 Good condition, starting to require minimal maintenance, repair or replacement
- 2 Moderate condition, rusting/rotting, requires repair or replacement and more needed
- 3 Poor condition, unsound condition, undesirable appearance and requires replacement
- 4 Very poor condition, complete replacement needed

No fencing

Comments: The only fencing around the perimeter is provided by neighbors, large open space area not fenced in

#### Lighting

- 0 Great condition, structurally sound, good coverage and in good repair
- 1 Good condition, adequate coverage, requires routine maintenance
- 2 Moderate condition, additional coverage is needed, requires repair or replacement
- 3 Poor condition, inadequate surface coverage, unsound condition and requires replacement
- 4 Very poor condition, complete replacement needed

No lighting exists



Comments: No lighting therefore there are safety concerns (i.e. around open space and basketball court area)

**COMPOSITE SCORE: 2.20**

**HYDE PARK**

**Turf**

- 0 Great condition, no problem areas or need for significant maintenance
- 1 Good condition, few problem areas
- 2 Moderate condition, maintenance needed, (aeration, over-seeding, re-establishment)
- 3 Poor condition, needs reconditioning
- 4 Very poor condition, requires re-seeding, re-grading and replacement

Comments:

**Plantings and Trees**

- 0 Great condition, good coverage and healthy with no significant maintenance needs
- 1 Good condition, additional coverage needed with minor maintenance required
- 2 Moderate condition, additional coverage and moderate maintenance needed
- 3 Poor condition, additional coverage needed as well as replacement, pruning, etc.
- 4 Very poor condition, dangerous conditions exist
- Limited or no vegetation exists

Comments: Good tree coverage

**Parking**

- 0 Great condition, good ingress/egress, striped and surface in good condition
- 1 Good condition, faded striping and surface beginning to require routine maintenance
- 2 Moderate condition, striping is faint and moderate surface maintenance is routinely needed
- 3 Poor condition, no striping, poor surface and needs reconstruction or an overlay
- 4 Very poor condition, complete reconstruction needed
- X No off-street parking available

Comments:

**Park Sidewalks and Trails**

- 0 Great condition, surface is in good condition and is ADA accessible
- 1 Good condition, surface beginning to crack and heave with minor repairs needed
- 2 Moderate condition, surface requires moderate maintenance with visible safety concerns
- 3 Poor condition, unsafe surface that requires replacement or reconstruction
- 4 Very poor condition, complete reconstruction needed
- No sidewalks/trails/paths exist



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Comments:

**Basketball Nets and Playing Surfaces**

- 0 Great condition, surface is in good condition and nets are stable, level and in good repair
- 1 Good condition, surface and nets beginning to require maintenance with minor repairs needed
- 2 Moderate condition, surface and nets require moderate maintenance or replacement
- 3 Poor condition, unsafe surface and nets that require replacement/resurfacing
- 4 Very poor condition, complete reconstruction needed
- X No nets/playing surfaces exist

Comments:

**Tennis Courts, Fencing and Nets**

- 0 Great condition, surface is in good condition, fencing and nets are in good repair
- 1 Good condition, surface, fencing and nets beginning to require minor repairs
- 2 Moderate condition, surface, fencing and nets require routine maintenance or replacement
- 3 Poor condition, unsafe surface, fencing and nets requires replacement/resurfacing
- 4 Very poor condition, complete replacement needed
- X No courts, fencing and nets exist

Comments:

**Park Accessibility**

- 0 Great accessibility, perimeter sidewalks are in place with striped and signed crosswalks
- 1 Good accessibility, an acceptable walking surface exists and street crossing signs exist
- 2 Moderate accessibility, improved walking surfaces are needed as are crosswalks and signs
- 3 Poor condition, no walking surfaces, crosswalks or street crossing signs
- 4 Very poor condition, unsafe conditions for children or disabled persons

Comments: Good signage and crosswalks for pedestrians wanting to access the park

**Park Amenities (Benches, Grills, Sheltered/Unsheltered Picnic Tables, Play Equipment)**

- 0 Great condition, all equipment and amenities are new and well maintained
- 1 Good condition, equipment is generally in good repair with some minor improvements needed
- 2 Moderate condition, equipment and amenities require routine maintenance or replacement
- 3 Poor condition, equipment and amenities require replacement
- 4 Very poor condition, equipment and amenities are unfit for use and require replacement

Comments: Great range of play equipment



**Buildings, Shelters, Pavilions**

- 0 Great condition, structures are attractive, well-maintained and structurally sound
  - 1 Good condition, structures are generally in good repair with some minor improvements needed
  - 2 Moderate condition, structures require routine repair with moderate maintenance required
  - 3 Poor condition, structures are in disrepair and require significant improvements or replacement
  - 4 Very poor condition, structures are unfit for use and require reconstruction or replacement
- No buildings or shelters

Comments:

**Playing Fields and Equipment**

- 0 Great condition, turf is in great condition, fields are crowned and are well-drained
- 1 Good condition, turf is in acceptable condition with some minor grading required
- 2 Moderate condition, moderate maintenance is needed to re-establish turf and re-grade
- 3 Poor condition, poor turf, standing water and significant reconditioning/re-grading is required
- 4 Very poor condition, fields and areas require complete refurbishment of the turf and grade

No playing fields

Comments:

**Signage**

- 0 Great condition, adequate in number, appropriately placed and well landscaped
- 1 Good condition, sign facing is weathered, landscaping is generally healthy
- 2 Moderate condition, facing requires maintenance, landscaping needs replaced and more signs are needed
- 3 Poor condition, lettering is not legible, additional signs needed and landscaping in poor condition
- 4 Very poor condition, new signage is required

No signage

Comments: One small tree has been planted around the signage but more landscaping would be beneficial

**Fencing**

- 0 Great condition, structurally sound, no rusting and adequately meets its need
- 1 Good condition, starting to require minimal maintenance, repair or replacement
- 2 Moderate condition, rusting/rotting, requires repair or replacement and more needed
- 3 Poor condition, unsound condition, undesirable appearance and requires replacement
- 4 Very poor condition, complete replacement needed

No fencing

Comments:



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**Lighting**

- 0 Great condition, structurally sound, good coverage and in good repair
- 1 Good condition, adequate coverage, requires routine maintenance
- 2 Moderate condition, additional coverage is needed, requires repair or replacement
- 3 Poor condition, inadequate surface coverage, unsound condition and requires replacement
- 4 Very poor condition, complete replacement needed
- No lighting exists

Comments:

COMPOSITE SCORE: 0.22

PINE HOLLOW PARK

**Turf**

- 0 Great condition, no problem areas or need for significant maintenance
- 1 Good condition, few problem areas
- 2 Moderate condition, maintenance needed, (aeration, over-seeding, re-establishment)
- 3 Poor condition, needs reconditioning
- 4 Very poor condition, requires re-seeding, re-grading and replacement

Comments:

**Plantings and Trees**

- 0 Great condition, good coverage and healthy with no significant maintenance needs
- 1 Good condition, additional coverage needed with minor maintenance required
- 2 Moderate condition, additional coverage and moderate maintenance needed
- 3 Poor condition, additional coverage needed as well as replacement, pruning, etc.
- 4 Very poor condition, dangerous conditions exist
- Limited or no vegetation exists

Comments: Trees are still young but coverage is good, aesthetically pleasant

**Parking**

- 0 Great condition, good ingress/egress, striped and surface in good condition
- 1 Good condition, faded striping and surface beginning to require routine maintenance
- 2 Moderate condition, striping is faint and moderate surface maintenance is routinely needed
- 3 Poor condition, no striping, poor surface and needs reconstruction or an overlay
- 4 Very poor condition, complete reconstruction needed
- X No off-street parking available

Comments:



**Park Sidewalks and Trails**

- 0 Great condition, surface is in good condition and is ADA accessible
- 1 Good condition, surface beginning to crack and heave with minor repairs needed
- 2 Moderate condition, surface requires moderate maintenance with visible safety concerns
- 3 Poor condition, unsafe surface that requires replacement or reconstruction
- 4 Very poor condition, complete reconstruction needed
- No sidewalks/trails/paths exist

Comments:

**Basketball Nets and Playing Surfaces**

- 0 Great condition, surface is in good condition and nets are stable, level and in good repair
- 1 Good condition, surface and nets beginning to require maintenance with minor repairs needed
- 2 Moderate condition, surface and nets require moderate maintenance or replacement
- 3 Poor condition, unsafe surface and nets that require replacement/resurfacing
- 4 Very poor condition, complete reconstruction needed
- No nets/playing surfaces exist

Comments:

**Tennis Courts, Fencing and Nets**

- 0 Great condition, surface is in good condition, fencing and nets are in good repair
- 1 Good condition, surface, fencing and nets beginning to require minor repairs
- 2 Moderate condition, surface, fencing and nets require routine maintenance or replacement
- 3 Poor condition, unsafe surface, fencing and nets requires replacement/resurfacing
- 4 Very poor condition, complete replacement needed
- No courts, fencing and nets exist

Comments:

**Park Accessibility**

- 0 Great accessibility, perimeter sidewalks are in place with striped and signed crosswalks
  - 1 Good accessibility, an acceptable walking surface exists and street crossing signs exist
  - 2 Moderate accessibility, improved walking surfaces are needed as are crosswalks and signs
  - 3 Poor condition, no walking surfaces, crosswalks or street crossing signs
  - 4 Very poor condition, unsafe conditions for children or disabled persons
- Comments: Great perimeter sidewalks but there are not crosswalks or street crossing signs



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**Park Amenities (Benches, Grills, Sheltered/Unsheltered Picnic Tables, Play Equipment)**

- 0 Great condition, all equipment and amenities are new and well maintained
- 1 Good condition, equipment is generally in good repair with some minor improvements needed
- 2 Moderate condition, equipment and amenities require routine maintenance or replacement
- 3 Poor condition, equipment and amenities require replacement
- 4 Very poor condition, equipment and amenities are unfit for use and require replacement

Comments: Excellent condition (new)

**Buildings, Shelters, Pavilions**

- 0 Great condition, structures are attractive, well-maintained and structurally sound
- 1 Good condition, structures are generally in good repair with some minor improvements needed
- 2 Moderate condition, structures require routine repair with moderate maintenance required
- 3 Poor condition, structures are in disrepair and require significant improvements or replacement
- 4 Very poor condition, structures are unfit for use and require reconstruction or replacement

X No buildings or shelters

Comments:

**Playing Fields**

- 0 Great condition, turf is in great condition, fields are crowned and are well-drained
- 1 Good condition, turf is in acceptable condition with some minor grading required
- 2 Moderate condition, moderate maintenance is needed to re-establish turf and re-grade
- 3 Poor condition, poor turf, standing water and significant reconditioning/re-grading is required
- 4 Very poor condition, fields and areas require complete refurbishment of the turf and grade

X No playing fields

Comments:

**Signage**

- 0 Great condition, adequate in number, appropriately placed and well landscaped
- 1 Good condition, sign facing is weathered, landscaping is generally healthy
- 2 Moderate condition, facing requires maintenance, landscaping needs replaced and more signs are needed
- 3 Poor condition, lettering is not legible, additional signs needed and landscaping in poor condition
- 4 Very poor condition, new signage is required
- No signage

Comments: Signage would benefit from landscaping, since sign is at the far edge of the park, an additional sign would be useful



**Fencing**

- 0 Great condition, structurally sound, no rusting and adequately meets its need
- 1 Good condition, starting to require minimal maintenance, repair or replacement**
- 2 Moderate condition, rusting/rotting, requires repair or replacement and more needed
- 3 Poor condition, unsound condition, undesirable appearance and requires replacement
- 4 Very poor condition, complete replacement needed
- No fencing

Comments: Fencing is not complete (e.g. area backing on to open space)

**Lighting**

- 0 Great condition, structurally sound, good coverage and in good repair
- 1 Good condition, adequate coverage, requires routine maintenance
- 2 Moderate condition, additional coverage is needed, requires repair or replacement
- 3 Poor condition, inadequate surface coverage, unsound condition and requires replacement
- 4 Very poor condition, complete replacement needed
- X No lighting exists**

Comments:

**COMPOSITE SCORE: 0.75**

CREEKSIDE PARK – **Location undetermined**

**Turf**

- 0 Great condition, no problem areas or need for significant maintenance
- 1 Good condition, few problem areas
- 2 Moderate condition, maintenance needed, (aeration, over-seeding, re-establishment)
- 3 Poor condition, needs reconditioning
- 4 Very poor condition, requires re-seeding, re-grading and replacement

Comments:

**Plantings and Trees**

- 0 Great condition, good coverage and healthy with no significant maintenance needs
- 1 Good condition, additional coverage needed with minor maintenance required
- 2 Moderate condition, additional coverage and moderate maintenance needed
- 3 Poor condition, additional coverage needed as well as replacement, pruning, etc.
- 4 Very poor condition, dangerous conditions exist
- Limited or no vegetation exists

Comments:



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**Parking**

- 0 Great condition, good ingress/egress, striped and surface in good condition
- 1 Good condition, faded striping and surface beginning to require routine maintenance
- 2 Moderate condition, striping is faint and moderate surface maintenance is routinely needed
- 3 Poor condition, no striping, poor surface and needs reconstruction or an overlay
- 4 Very poor condition, complete reconstruction needed
- No off-street parking available

Comments:

**Park Sidewalks and Trails**

- 0 Great condition, surface is in good condition and is ADA accessible
- 1 Good condition, surface beginning to crack and heave with minor repairs needed
- 2 Moderate condition, surface requires moderate maintenance with visible safety concerns
- 3 Poor condition, unsafe surface that requires replacement or reconstruction
- 4 Very poor condition, complete reconstruction needed
- No sidewalks/trails/paths exist

Comments:

**Basketball Nets and Playing Surfaces**

- 0 Great condition, surface is in good condition and nets are stable, level and in good repair
- 1 Good condition, surface and nets beginning to require maintenance with minor repairs needed
- 2 Moderate condition, surface and nets require moderate maintenance or replacement
- 3 Poor condition, unsafe surface and nets that require replacement/resurfacing
- 4 Very poor condition, complete reconstruction needed
- No nets/playing surfaces exist

Comments:

**Tennis Courts, Fencing and Nets**

- 0 Great condition, surface is in good condition, fencing and nets are in good repair
- 1 Good condition, surface, fencing and nets beginning to require minor repairs
- 2 Moderate condition, surface, fencing and nets require routine maintenance or replacement
- 3 Poor condition, unsafe surface, fencing and nets requires replacement/resurfacing
- 4 Very poor condition, complete replacement needed
- No courts, fencing and nets exist

Comments:



**Park Accessibility**

- 0 Great accessibility, perimeter sidewalks are in place with striped and signed crosswalks
  - 1 Good accessibility, an acceptable walking surface exists and street crossing signs exist
  - 2 Moderate accessibility, improved walking surfaces are needed as are crosswalks and signs
  - 3 Poor condition, no walking surfaces, crosswalks or street crossing signs
  - 4 Very poor condition, unsafe conditions for children or disabled persons
- Comments:

**Park Amenities (Benches, Grills, Sheltered/Unsheltered Picnic Tables, Play Equipment)**

- 0 Great condition, all equipment and amenities are new and well maintained
  - 1 Good condition, equipment is generally in good repair with some minor improvements needed
  - 2 Moderate condition, equipment and amenities require routine maintenance or replacement
  - 3 Poor condition, equipment and amenities require replacement
  - 4 Very poor condition, equipment and amenities are unfit for use and require replacement
- Comments:

**Buildings, Shelters, Pavilions**

- 0 Great condition, structures are attractive, well-maintained and structurally sound
  - 1 Good condition, structures are generally in good repair with some minor improvements needed
  - 2 Moderate condition, structures require routine repair with moderate maintenance required
  - 3 Poor condition, structures are in disrepair and require significant improvements or replacement
  - 4 Very poor condition, structures are unfit for use and require reconstruction or replacement
- No buildings or shelters
- Comments:

**Playing Fields and Equipment**

- 0 Great condition, turf is in great condition, fields are crowned and are well-drained
  - 1 Good condition, turf is in acceptable condition with some minor grading required
  - 2 Moderate condition, moderate maintenance is needed to re-establish turf and re-grade
  - 3 Poor condition, poor turf, standing water and significant reconditioning/re-grading is required
  - 4 Very poor condition, fields and areas require complete refurbishment of the turf and grade
- No playing fields
- Comments:



## APPENDIX B

### Learn. Play. Grow.

#### Signage

- 0 Great condition, adequate in number, appropriately placed and well landscaped
- 1 Good condition, sign facing is weathered, landscaping is generally healthy
- 2 Moderate condition, facing requires maintenance, landscaping needs replaced and more signs are needed
- 3 Poor condition, lettering is not legible, additional signs needed and landscaping in poor condition
- 4 Very poor condition, new signage is required

— No signage

Comments:

#### Fencing

- 0 Great condition, structurally sound, no rusting and adequately meets its need
- 1 Good condition, starting to require minimal maintenance, repair or replacement
- 2 Moderate condition, rusting/rotting, requires repair or replacement and more needed
- 3 Poor condition, unsound condition, undesirable appearance and requires replacement
- 4 Very poor condition, complete replacement needed

— No fencing

Comments:

#### Lighting

- 0 Great condition, structurally sound, good coverage and in good repair
- 1 Good condition, adequate coverage, requires routine maintenance
- 2 Moderate condition, additional coverage is needed, requires repair or replacement
- 3 Poor condition, inadequate surface coverage, unsound condition and requires replacement
- 4 Very poor condition, complete replacement needed

— No lighting exists

Comments:

**COMPOSITE SCORE:** to be determined

#### AARON PASTERNAK MEMORIAL PARK

##### Turf

- 0 Great condition, no problem areas or need for significant maintenance
- 1 Good condition, few problem areas
- 2 Moderate condition, maintenance needed, (aeration, over-seeding, re-establishment)
- 3 Poor condition, needs reconditioning
- 4 Very poor condition, requires re-seeding, re-grading and replacement

Comments:



**Plantings and Trees**

- 0 Great condition, good coverage and healthy with no significant maintenance needs
- 1 Good condition, additional coverage needed with minor maintenance required
- 2 Moderate condition, additional coverage and moderate maintenance needed
- 3 Poor condition, additional coverage needed as well as replacement, pruning, etc.
- 4 Very poor condition, dangerous conditions exist
- \_\_\_ Limited or no vegetation exists

Comments: More trees would be beneficial to provide shade

**Parking**

- 0 Great condition, good ingress/egress, striped and surface in good condition
- 1 Good condition, faded striping and surface beginning to require routine maintenance
- 2 Moderate condition, striping is faint and moderate surface maintenance is routinely needed
- 3 Poor condition, no striping, poor surface and needs reconstruction or an overlay
- 4 Very poor condition, complete reconstruction needed
- X No off-street parking available

Comments:

**Park Sidewalks and Trails**

- 0 Great condition, surface is in good condition and is ADA accessible
- 1 Good condition, surface beginning to crack and heave with minor repairs needed
- 2 Moderate condition, surface requires moderate maintenance with visible safety concerns
- 3 Poor condition, unsafe surface that requires replacement or reconstruction
- 4 Very poor condition, complete reconstruction needed
- \_\_\_ No sidewalks/trails/paths exist

Comments: Park is bordered to the east by a trail that runs along Mary's Creek

**Basketball Nets and Playing Surfaces**

- 0 Great condition, surface is in good condition and nets are stable, level and in good repair
- 1 Good condition, surface and nets beginning to require maintenance with minor repairs needed
- 2 Moderate condition, surface and nets require moderate maintenance or replacement
- 3 Poor condition, unsafe surface and nets that require replacement/resurfacing
- 4 Very poor condition, complete reconstruction needed
- X No nets/playing surfaces exist

Comments:



## APPENDIX B

### Learn. Play. Grow.

#### Tennis Courts, Fencing and Nets

- 0 Great condition, surface is in good condition, fencing and nets are in good repair
- 1 Good condition, surface, fencing and nets beginning to require minor repairs
- 2 Moderate condition, surface, fencing and nets require routine maintenance or replacement
- 3 Poor condition, unsafe surface, fencing and nets requires replacement/resurfacing
- 4 Very poor condition, complete replacement needed
- No courts, fencing and nets exist

Comments:

#### Park Accessibility

- 0 Great accessibility, perimeter sidewalks are in place with striped and signed crosswalks
- 1 Good accessibility, an acceptable walking surface exists and street crossing signs exist
- 2 Moderate accessibility, improved walking surfaces are needed as are crosswalks and signs
- Poor condition, no walking surfaces, crosswalks or street crossing signs
- 4 Very poor condition, unsafe conditions for children or disabled persons

Comments: Perimeter sidewalks are in place but there are no crosswalks or street crossing signs

#### Park Amenities (Benches, Grills, Sheltered/Unsheltered Picnic Tables, Play Equipment)

- 0 Great condition, all equipment and amenities are new and well maintained
- Good condition, equipment is generally in good repair with some minor improvements needed
- 2 Moderate condition, equipment and amenities require routine maintenance or replacement
- 3 Poor condition, equipment and amenities require replacement
- 4 Very poor condition, equipment and amenities are unfit for use and require replacement

Comments:

#### Buildings, Shelters, Pavilions

- 0 Great condition, structures are attractive, well-maintained and structurally sound
- 1 Good condition, structures are generally in good repair with some minor improvements needed
- 2 Moderate condition, structures require routine repair with moderate maintenance required
- 3 Poor condition, structures are in disrepair and require significant improvements or replacement
- 4 Very poor condition, structures are unfit for use and require reconstruction or replacement

No buildings or shelters

Comments:



**Playing Fields**

- 0 Great condition, turf is in great condition, fields are crowned and are well-drained
- 1 Good condition, turf is in acceptable condition with some minor grading required
- 2 Moderate condition, moderate maintenance is needed to re-establish turf and re-grade
- 3 Poor condition, poor turf, standing water and significant reconditioning/re-grading is required
- 4 Very poor condition, fields and areas require complete refurbishment of the turf and grade

No playing fields

Comments:

**Signage**

- 0 Great condition, adequate in number, appropriately placed and well landscaped
- 1 Good condition, sign facing is weathered, landscaping is generally healthy
- 2 Moderate condition, facing requires maintenance, landscaping needs replaced and more signs are needed
- 3 Poor condition, lettering is not legible, additional signs needed and landscaping in poor condition
- 4 Very poor condition, new signage is required

No signage

Comments: City sign requires some landscaping around it, memorial plaque is surrounded by vegetation that needs to be maintained

**Fencing**

- 0 Great condition, structurally sound, no rusting and adequately meets its need
- 1 Good condition, starting to require minimal maintenance, repair or replacement
- 2 Moderate condition, rusting/rotting, requires repair or replacement and more needed
- 3 Poor condition, unsound condition, undesirable appearance and requires replacement
- 4 Very poor condition, complete replacement needed

No fencing

Comments: Abutting property owners' fences provide fencing along two sides of the park

**Lighting**

- 0 Great condition, structurally sound, good coverage and in good repair
- 1 Good condition, adequate coverage, requires routine maintenance
- 2 Moderate condition, additional coverage is needed, requires repair or replacement
- 3 Poor condition, inadequate surface coverage, unsound condition and requires replacement
- 4 Very poor condition, complete replacement needed

No lighting exists

Comments:

**COMPOSITE SCORE: 0.86**



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ZYCHLINSKI PARK

**Turf**

- 0 Great condition, no problem areas or need for significant maintenance
- 1 Good condition, few problem areas
- 2 Moderate condition, maintenance needed, (aeration, over-seeding, re-establishment)
- 3 Poor condition, needs reconditioning
- 4 Very poor condition, requires re-seeding, re-grading and replacement

Comments:

**Plantings and Trees**

- 0 Great condition, good coverage and healthy with no significant maintenance needs
- 1 Good condition, additional coverage needed with minor maintenance required
- 2 Moderate condition, additional coverage and moderate maintenance needed
- 3 Poor condition, additional coverage needed as well as replacement, pruning, etc.
- 4 Very poor condition, dangerous conditions exist
- Limited or no vegetation exists

Comments: Trees are young since it is a new park

**Parking**

- 0 Great condition, good ingress/egress, striped and surface in good condition
- 1 Good condition, faded striping and surface beginning to require routine maintenance
- 2 Moderate condition, striping is faint and moderate surface maintenance is routinely needed
- 3 Poor condition, no striping, poor surface and needs reconstruction or an overlay
- 4 Very poor condition, complete reconstruction needed
- No off-street parking available

Comments: Ample shared parking (off- and on-street) along Grand

**Park Sidewalks and Trails**

- 0 Great condition, surface is in good condition and is ADA accessible
- 1 Good condition, surface beginning to crack and heave with minor repairs needed
- 2 Moderate condition, surface requires moderate maintenance with visible safety concerns
- 3 Poor condition, unsafe surface that requires replacement or reconstruction
- 4 Very poor condition, complete reconstruction needed
- No sidewalks/trails/paths exist

Comments: Great condition



**Basketball Nets and Playing Surfaces**

- 0 Great condition, surface is in good condition and nets are stable, level and in good repair
  - 1 Good condition, surface and nets beginning to require maintenance with minor repairs needed
  - 2 Moderate condition, surface and nets require moderate maintenance or replacement
  - 3 Poor condition, unsafe surface and nets that require replacement/resurfacing
  - 4 Very poor condition, complete reconstruction needed
  - No nets/playing surfaces exist
- Comments: Great condition

**Tennis Courts, Fencing and Nets**

- 0 Great condition, surface is in good condition, fencing and nets are in good repair
  - 1 Good condition, surface, fencing and nets beginning to require minor repairs
  - 2 Moderate condition, surface, fencing and nets require routine maintenance or replacement
  - 3 Poor condition, unsafe surface, fencing and nets requires replacement/resurfacing
  - 4 Very poor condition, complete replacement needed
  - No courts, fencing and nets exist
- Comments:

**Park Accessibility**

- 0 Great accessibility, perimeter sidewalks are in place with striped and signed crosswalks
  - 1 Good accessibility, an acceptable walking surface exists and street crossing signs exist
  - 2 Moderate accessibility, improved walking surfaces are needed as are crosswalks and signs
  - 3 Poor condition, no walking surfaces, crosswalks or street crossing signs
  - 4 Very poor condition, unsafe conditions for children or disabled persons
- Comments: No perimeter sidewalks, crosswalks, or street crossing signs. Given the extensive parking and related traffic along Grand, it is unsafe for children to cross the road safely to access the park.

**Park Amenities (Benches, Grills, Sheltered/Unsheltered Picnic Tables, Play Equipment)**

- 0 Great condition, all equipment and amenities are new and well maintained
  - 1 Good condition, equipment is generally in good repair with some minor improvements needed
  - 2 Moderate condition, equipment and amenities require routine maintenance or replacement
  - 3 Poor condition, equipment and amenities require replacement
  - 4 Very poor condition, equipment and amenities are unfit for use and require replacement
- Comments: Great condition



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**Buildings, Shelters, Pavilions**

- 0 Great condition, structures are attractive, well-maintained and structurally sound
- 1 Good condition, structures are generally in good repair with some minor improvements needed
- 2 Moderate condition, structures require routine repair with moderate maintenance required
- 3 Poor condition, structures are in disrepair and require significant improvements or replacement
- 4 Very poor condition, structures are unfit for use and require reconstruction or replacement

No buildings or shelters

Comments:

**Playing Fields**

- 0 Great condition, turf is in great condition, fields are crowned and are well-drained
- 1 Good condition, turf is in acceptable condition with some minor grading required
- 2 Moderate condition, moderate maintenance is needed to re-establish turf and re-grade
- 3 Poor condition, poor turf, standing water and significant reconditioning/re-grading is required
- 4 Very poor condition, fields and areas require complete refurbishment of the turf and grade

No playing fields

Comments:

**Signage**

- 0 Great condition, adequate in number, appropriately placed and well landscaped
- 1 Good condition, sign facing is weathered, landscaping is generally healthy
- 2 Moderate condition, facing requires maintenance, landscaping needs replaced and more signs are needed
- 3 Poor condition, lettering is not legible, additional signs needed and landscaping in poor condition
- 4 Very poor condition, new signage is required

No signage

Comments:

**Fencing**

- 0 Great condition, structurally sound, no rusting and adequately meets its need
- 1 Good condition, starting to require minimal maintenance, repair or replacement
- 2 Moderate condition, rusting/rotting, requires repair or replacement and more needed
- 3 Poor condition, unsound condition, undesirable appearance and requires replacement
- 4 Very poor condition, complete replacement needed
- No fencing

Comments: Fencing should be considered along streets with heavier traffic (e.g. Grand), fencing on abutting property is rusted



**Lighting**

- 0 Great condition, structurally sound, good coverage and in good repair
- 1 Good condition, adequate coverage, requires routine maintenance
- 2 Moderate condition, additional coverage is needed, requires repair or replacement
- 3 Poor condition, inadequate surface coverage, unsound condition and requires replacement
- 4 Very poor condition, complete replacement needed
- X No lighting exists

Comments:

**COMPOSITE SCORE: 1.13**

**SONNY TOBIAS PARK**

**Turf**

- 0 Great condition, no problem areas or need for significant maintenance
- 1 Good condition, few problem areas
- 2 Moderate condition, maintenance needed, (aeration, over-seeding, re-establishment)
- 3 Poor condition, needs reconditioning
- 4 Very poor condition, requires re-seeding, re-grading and replacement

Comments: Grass is not well maintained, litter needs to be picked up

**Plantings and Trees**

- 0 Great condition, good coverage and healthy with no significant maintenance needs
- 1 Good condition, additional coverage needed with minor maintenance required
- 2 Moderate condition, additional coverage and moderate maintenance needed
- 3 Poor condition, additional coverage needed as well as replacement, pruning, etc.
- 4 Very poor condition, dangerous conditions exist
- \_\_ Limited or no vegetation exists

Comments: Minor maintenance required.

**Parking**

- 0 Great condition, good ingress/egress, striped and surface in good condition
- 1 Good condition, faded striping and surface beginning to require routine maintenance
- 2 Moderate condition, striping is faint and moderate surface maintenance is routinely needed
- 3 Poor condition, no striping, poor surface and needs reconstruction or an overlay
- 4 Very poor condition, complete reconstruction needed
- X No off-street parking available

Comments:



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**Park Sidewalks and Trails**

- 0 Great condition, surface is in good condition and is ADA accessible
- 1 Good condition, surface beginning to crack and heave with minor repairs needed
- 2 Moderate condition, surface requires moderate maintenance with visible safety concerns
- 3 Poor condition, unsafe surface that requires replacement or reconstruction
- 4 Very poor condition, complete reconstruction needed

X No sidewalks/trails/paths exist

Comments:

**Basketball Nets and Playing Surfaces**

- 0 Great condition, surface is in good condition and nets are stable, level and in good repair
- 1 Good condition, surface and nets beginning to require maintenance with minor repairs needed
- 2 Moderate condition, surface and nets require moderate maintenance or replacement
- 3 Poor condition, unsafe surface and nets that require replacement/resurfacing
- 4 Very poor condition, complete reconstruction needed

— No nets/playing surfaces exist

Comments: Playing surface in place but basketball nets and posts have been removed

**Tennis Courts, Fencing and Nets**

- 0 Great condition, surface is in good condition, fencing and nets are in good repair
- 1 Good condition, surface, fencing and nets beginning to require minor repairs
- 2 Moderate condition, surface, fencing and nets require routine maintenance or replacement
- 3 Poor condition, unsafe surface, fencing and nets requires replacement/resurfacing
- 4 Very poor condition, complete replacement needed

X No courts, fencing and nets exist

Comments:

**Park Accessibility**

- 0 Great accessibility, perimeter sidewalks are in place with striped and signed crosswalks
- 1 Good accessibility, an acceptable walking surface exists and street crossing signs exist
- 2 Moderate accessibility, improved walking surfaces are needed as are crosswalks and signs
- 3 Poor condition, no walking surfaces, crosswalks or street crossing signs
- 4 Very poor condition, unsafe conditions for children or disabled persons

Comments: No sidewalks, crosswalks, or street crossing signs along McLean (east side of park) therefore making it unsafe given the volume of traffic, accessibility is also poor at Camden (west side of park)



**Park Amenities (Benches, Grills, Sheltered/Unsheltered Picnic Tables, Play Equipment)**

- 0 Great condition, all equipment and amenities are new and well maintained
- 1 Good condition, equipment is generally in good repair with some minor improvements needed
- 2 Moderate condition, equipment and amenities require routine maintenance or replacement
- 3 Poor condition, equipment and amenities require replacement
- 4 Very poor condition, equipment and amenities are unfit for use and require replacement

Comments: Pavement pad indicates that there was play equipment but it has been removed

**Buildings, Shelters, Pavilions**

- 0 Great condition, structures are attractive, well-maintained and structurally sound
- 1 Good condition, structures are generally in good repair with some minor improvements needed
- 2 Moderate condition, structures require routine repair with moderate maintenance required
- 3 Poor condition, structures are in disrepair and require significant improvements or replacement
- 4 Very poor condition, structures are unfit for use and require reconstruction or replacement

X No buildings or shelters

Comments:

**Playing Fields and Equipment**

- 0 Great condition, turf is in great condition, fields are crowned and are well-drained
- 1 Good condition, turf is in acceptable condition with some minor grading required
- 2 Moderate condition, moderate maintenance is needed to re-establish turf and re-grade
- 3 Poor condition, poor turf, standing water and significant reconditioning/re-grading is required
- 4 Very poor condition, fields and areas require complete refurbishment of the turf and grade

X No playing fields

Comments:

**Signage**

- 0 Great condition, adequate in number, appropriately placed and well landscaped
- 1 Good condition, sign facing is weathered, landscaping is generally healthy
- 2 Moderate condition, facing requires maintenance, landscaping needs replaced and more signs are needed
- 3 Poor condition, lettering is not legible, additional signs needed and landscaping in poor condition
- 4 Very poor condition, new signage is required

\_\_\_ No signage

Comments:



## APPENDIX B

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### Fencing

- 0 Great condition, structurally sound, no rusting and adequately meets its need
- 1 Good condition, starting to require minimal maintenance, repair or replacement
- 2 Moderate condition, rusting/rotting, requires repair or replacement and more needed
- 3 Poor condition, unsound condition, undesirable appearance and requires replacement
- 4 Very poor condition, complete replacement needed
- No fencing

Comments: Requires repair or replacement so that fencing is uniform in style and in good condition.

### Lighting

- 0 Great condition, structurally sound, good coverage and in good repair
- 1 Good condition, adequate coverage, requires routine maintenance
- 2 Moderate condition, additional coverage is needed, requires repair or replacement
- 3 Poor condition, inadequate surface coverage, unsound condition and requires replacement
- 4 Very poor condition, complete replacement needed
- No lighting exists

**COMPOSITE SCORE: 2.13**