



SEABROOK CITY COUNCIL

NOTICE OF JOINT CITY COUNCIL AND PARKS & TRAILS COMMITTEE MEETING TUESDAY, AUGUST 18, 2026 - 5:00 PM

For city information visit www.seabrooktx.gov
For agendas visit www.seabrooktx.gov/agendas

NOTICE IS HEREBY GIVEN THAT THE SEABROOK CITY COUNCIL AND THE PARKS & TRAILS COMMITTEE WILL MEET ON **TUESDAY, AUGUST 18, 2026 AT 5:00 PM** IN THE CITY HALL CITY COUNCIL CHAMBERS, 1700 1ST STREET, SEABROOK, TEXAS, **TO DISCUSS, CONSIDER, AND IF APPROPRIATE, TAKE ACTION** WITH RESPECT TO THE ITEMS LISTED BELOW.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

At this time we would like to listen to any member of the audience on any subject matter, whether or not that item is on the agenda. All comments are limited to a maximum of four minutes for each speaker, shall be limited to City business or City-related business or matters of general public interest, and shall not include any personal attacks or abusive language. Any disruptive or abusive behavior will result in the removal of the speaker from the Council chamber.

All public remarks shall be addressed to the Chair. Comments shall not be directed toward individual Councilmembers, City staff, or other members of the public.

In accordance with the Texas Open Meetings Act, members may not discuss or take action on any item that has not been posted on the agenda. When your name is called, please come to the podium and state your name and address clearly into the microphone before making your comments. Thank you.

REGISTER ONLINE TO SPEAK IN PERSON DURING PUBLIC COMMENTS:
www.seabrooktx.gov/publiccomment

2. DISCUSSION

2.1 Discuss the property and structure located at 3709 NASA Parkway and provide recommendations regarding the future disposition, use, and/or development of the Ruth Hanssen donated property.

2.2 Discuss and provide recommendations regarding the planning and prioritization of Parks and Trails capital projects:

- Berm Extension Trail
- Carothers West Tract Trail Loop

- Carothers Coastal Garden Shoreline Enhancement
- Robinson Parking Lot Expansion
- Shade Structure at Friendship Park

3. ADJOURN MEETING

THE CITY COUNCIL RESERVES THE RIGHT TO HEAR ANY OF THE ABOVE DESCRIBED AGENDA ITEMS THAT QUALIFY FOR AN EXECUTIVE SESSION IN AN EXECUTIVE SESSION BY PUBLICLY ANNOUNCING THE APPLICABLE SECTION NUMBER OF THE OPEN MEETINGS ACT, (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE) THAT JUSTIFIES EXECUTIVE SESSION TREATMENT.

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR OTHER ACCOMMODATIONS OR INTERPRETIVE SERVICES, MUST BE MADE, 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (281) 291-5663 OR CITYSEC@SEABROOKTX.GOV FOR FURTHER INFORMATION.

I certify that this notice was posted on the bulletin board on or before Wednesday, August 12, 2026, no later than 5:00 p.m. and that this notice will remain posted until the meeting has ended.

Rachel Lewis, TRMC





Agenda Briefing

Date of Meeting: August 18, 2026

Responsible Department: City Manager's Office

Presenter:

Briefing Prepared By:

Strategic Focus Area: QUALITY OF LIFE - INFRASTRUCTURE

General Information:

Discuss the property and structure located at 3709 NASA Parkway and provide recommendations regarding the future disposition, use, and/or development of the Ruth Hanssen donated property.

Executive Summary / Background:

The purpose of this agenda item is to provide City Council with background regarding the City-owned property located at 3709 NASA Parkway, donated to the City by Ruth Hanssen, and to review the discussions and recommendations that have developed through the Parks and Trails Committee regarding the future use of the property.

This item is intended to provide City Council an opportunity to discuss the Parks and Trails Committee's recommendation, the existing condition of the property and structure, and the practical considerations associated with converting the property to public use. No project authorization, construction funding, or final park design is being requested as part of this discussion item. City Council will have an opportunity later in the regular meeting to take formal action regarding the future direction of the property.

BACKGROUND

The property at 3709 NASA Parkway is a waterfront residential property that was donated to the City of Seabrook following the passing of Ruth Hanssen. The property includes approximately 29,903 square feet of land and an existing residential structure of approximately 2,148 square feet. City ownership became effective in October 2025.

Since the City acquired the property, the Parks and Trails Committee has discussed opportunities for retaining the property as a public asset. The Committee's June 4, 2026 recommendation was that the City not sell the donated property and instead consider utilizing the property as a pocket park. The Committee continued to identify the property as a potential parks project during its July priority-ranking discussions, where "Hanssen

Pocket Park” was included in the Committee’s project-ranking materials.

Concept materials considered during these discussions have generally envisioned a small, passive, nature-oriented waterfront park rather than an active recreation facility. Common themes have included preserving the property as a public asset, protecting mature trees and the existing waterfront character, utilizing native and pollinator-friendly landscaping, and providing modest public amenities such as accessible pathways, benches, shade, and interpretive or donor-recognition signage.

The pocket park study prepared for the property similarly recommends retaining the land as City-owned property, designating the site as a pocket park, taking advantage of the waterfront setting and existing shade trees, and incorporating native plantings.

EXISTING STRUCTURE AND SITE CONDITIONS

City staff has viewed the property and the existing residential structure. Based upon that preliminary review, the structure appears to require significant improvements and upgrades before it could reasonably function as a facility accommodating the general public.

Among the considerations are structural and building improvements, code compliance, accessibility requirements, ongoing maintenance, security, and the long-term operational responsibility associated with maintaining a building on public park property. Previous discussion materials have likewise identified the cost of bringing the structure to public-use standards as an important consideration in determining whether the house should be retained, repurposed, or removed.

At this time, **no formal construction estimates or contractor bids have been obtained** for rehabilitation of the structure, ADA improvements, demolition, or development of the property as a pocket park.

FEMA / IMPROVEMENT LIMITATION

Staff is currently using approximately \$70,000 as the last available HCAD value attributable to the existing structure for purposes of preliminary discussion.

Because the property is located within an area subject to floodplain regulations, improvements to the existing structure must also be considered in relation to FEMA substantial-improvement requirements. Using the approximately \$70,000 structure value, the 50 percent substantial-improvement threshold would be approximately \$35,000.

Based on staff’s preliminary observation of the building, \$35,000 does not appear likely to be sufficient to complete all structural improvements, code-related work, and ADA

accessibility improvements that could be necessary to convert the residence into a facility suitable for public accommodation. However, this remains a preliminary assessment. Formal plans, detailed inspections, cost estimates, and contractor bids have not been obtained, and therefore an actual rehabilitation cost has not yet been established.

The FEMA limitation is particularly important when considering whether continued investment in the existing residential structure represents a practical long-term use of City resources compared with removal of the structure and development of the property primarily as open space.

Funding / Fiscal Information:

Supporting Materials Attached:

1. 3709 NASA Parkway Summary Presentation
2. 3709 NASA PKWY - HCAD
3. Parks & Trails Study Summary
4. Parks & Trails Presentation on Hanssen Park
5. Parks & Trails Pocket Park Study

Prior Action / Review by Council, Boards, Commissions:

Staff Recommendation:

3709 NASA Parkway

Ruth Hanssen Donated Property

Supplemental summary for the joint Council and Parks and Trails discussion.

Goal:

Summarize the recommendation and recurring ideas for joint Council discussion

Discussion support only



Committee Recommendation - In Brief

OFFICIAL REPORT

The Parks and Trails Committee of the City of Seabrook met on June 4, 2026 to hold a meeting to consider:

Request for a

Recommendation to Council to

THE PARKS AND TRAILS COMMITTEE MADE THE FOLLOWING RECOMMENDATION:

APPROVAL

APPROVAL WITH AMENDMENTS/CONDITIONS (SEE BELOW)

DENIAL

By a concurring vote of a majority of members of the Parks and Trails Committee present at the meeting on 6/4/2026, as designated below and certified by the signature of the Committee Chairperson. This document is not valid unless signed by the Committee Chairperson/Presiding Commissioner.

not consider selling the property @ 3709 NASA Rd 1 and use it as a pocket park

VOTE:

AYE

NAY

ABSTAINED

ABSENT

INITIAL

PARKS & TRAILS BOARD					
FY 2027 CAPITAL IMPROVEMENT PROGRAM PRIORITY RANK					
Please rank each project based on community benefit, readiness, funding opportunities, and long-term priorities. Rank 1 = High					
Rank	P#	Project	Progress	Funding	Estimated Cost
	P9	Red Bluff/Taylor Lake Kayak Launch	Future Planning	Potential Grant	\$1,088,059
	P12	Wildlife Park Trailhead Improvements	Design Complete	Fund 28	\$28,664
	P14	Old Repsdorph Concrete Trail	Grant Opportunity	Harris County Grant	\$330,000
	P19	Carothers Community Garden Phase 2 Orchards	Concept	Potential Grant	TBD
	P20	Carothers Garden East Tract Trail System	Concept	Fund 41	\$287,913
	P22	Carothers Learning Center	Concept	Potential Grant	\$687,500
3	P23	Carothers West Tract Trail Loop	Future Planning	Potential Grant	TBD
	P24	Pelican Bay Municipal Pool Facility	Construction Underway	Fund 34	\$4,519,200
	P25	Pump Track Course	Concept	Potential Grant	\$287,500
	P26	Enhance Bayside Park	Master Plan / Design	Port Fund & EDC	\$2,916,969
	P27	Pine Gully Pier	To Begin Construction	Surplus/Harris/Port Fund	\$2,438,638
	P35	Hester Park Pedestrian Bridge	Preliminary Design	Port Fund	\$168,280
5	P41	Friendship Park Shade Structure	Awaiting Funding	TBD	\$25,000
4	P45	Robinson Parking	Concept	Port Fund	\$53,972
	P46	Skateboard Park	Concept	TBD	\$1,935,000
6	P47	Carothers Coastal Garden Shoreline Enhancement	Concept	TBD	\$2,130,000

2 48 Trail Extension

1 49 Hanssen Pocket Park

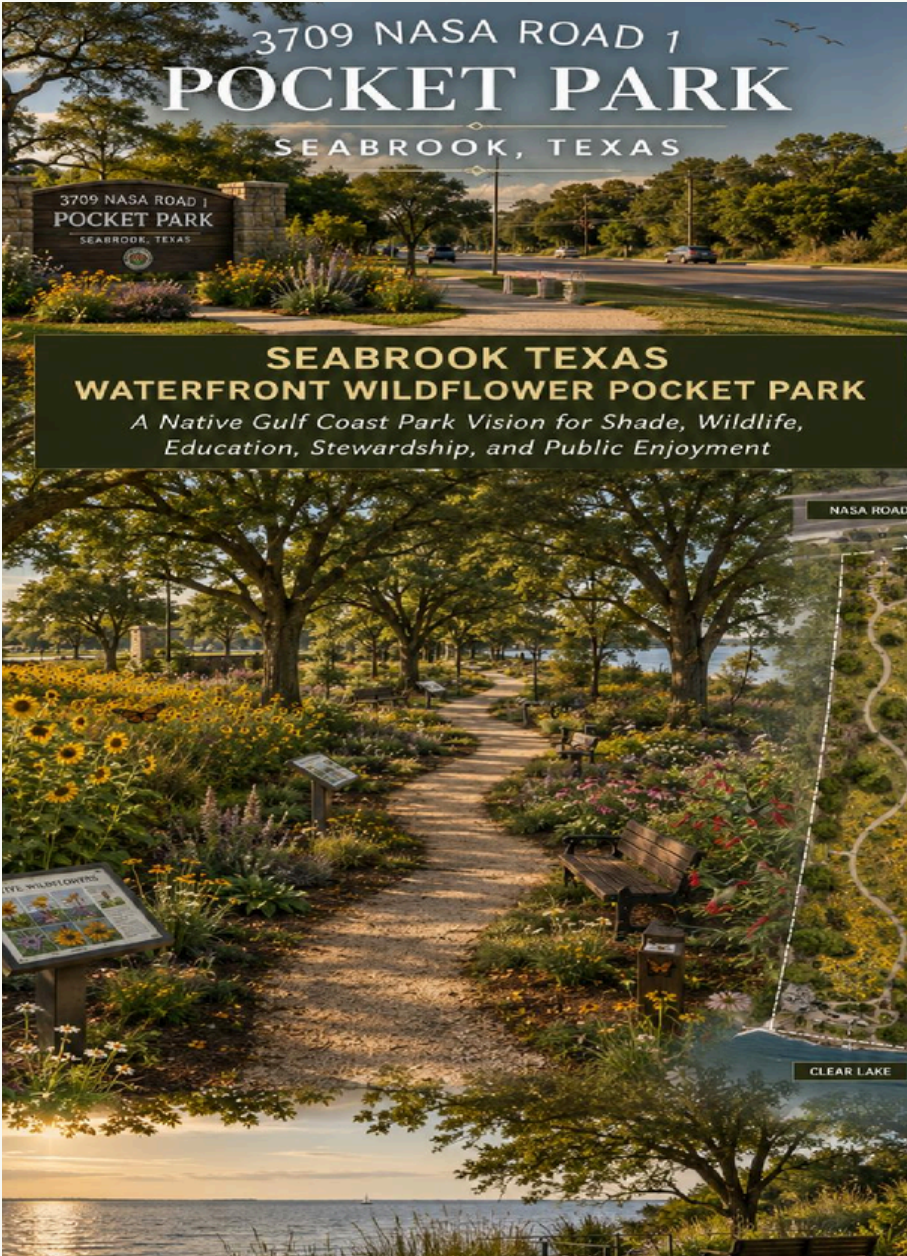
Key takeaways

- Do not sell the donated property; consider public park/open-space use.
- Pocket park concept appears in committee discussion and project-ranking materials.
- Council direction is needed before staff develops costs, structure options, or next steps.

Sources: June 4 Parks and Trails Committee recommendation; July 9 Parks and Trails priority-ranking worksheet.

Recurring Ideas from Submitted Materials

Supplemental packet to guide discussion



Common ideas in proposals:

- Preserve the waterfront property as a public asset.
- Favor a passive, modest, nature-forward park concept.
- Protect trees; use native, pollinator, and shoreline plantings.
- Resolve the existing structure before defining project scope.



Sources: NASA Road 1 Pocket Park Study; POCKET PARK concept packet; Hanssen Park presentation materials.

FEMA Considerations on Structural Improvements

3709 NASA ROAD 1
SEABROOK, TX 77586

2026 ▾

Residential

Account: **0410080080012**
Name: CITY OF SEABROOK
Mailing Address: 1700 1ST ST SEABROOK, TX 77586-3540

Valuation History

 Chart

	2022	2023	2024	2025	2026
Land Value	377,593	377,593	377,593	377,593	0
Improvement Value	50,000	50,000	45,407	70,709	0
Market Value	427,593	427,593	423,000	448,302	0
Appraised Value	348,177	391,914	423,000	448,302	0



Transition to Discussion and Later Action

Discussion focus

- What future use should staff evaluate for the property?
 - Should the property be held in inventory if no immediate funding for improvements?
 - What should happen with the existing structure?
 - What information or options should return for Council consideration?
-

Close of this item

After the joint discussion, City Council will take this input into the regular agenda item later tonight and may provide direction or take further action as posted.



 3709 NASA ROAD 1
SEABROOK, TX 77586

2026 -

Residential

Account: 0410080080012
Name: CITY OF SEABROOK
Mailing Address: 1700 1ST ST SEABROOK, TX 77586-3540

Valuation History

Chart

	2022	2023	2024	2025	2026
Land Value	377,593	377,593	377,593	377,593	0
Improvement Value	50,000	50,000	45,407	70,709	0
Market Value	427,593	427,593	423,000	448,302	0
Appraised Value	348,177	391,914	423,000	448,302	0

Valuations

Land:	\$0
Improvement:	\$0
Market:	\$0
Appraised:	\$0

[iFile a protest](#)
[Value Notice](#)
[Values on Same Street](#)

Compare Valuations

Jurisdictions/Exemptions

District	Jurisdictions	Exemption Value	2025 Rate	2026 Rate
027	CLEAR CREEK ISD		0.969000	0.000000
040	HARRIS COUNTY		0.380960	0.000000
041	HARRIS CO FLOOD CNTRL		0.049660	0.000000
042	PORT OF HOUSTON AUTHY		0.005900	0.000000
043	HARRIS CO HOSP DIST		0.187610	0.000000
044	HARRIS CO EDUC DEPT		0.004798	0.000000
076	CITY OF SEABROOK		0.464152	0.000000

Exemption Type : [Total](#)

Property Details

Legal Description	TR 12 ABST 52 R MORRIS
Land	29,903 SF
Living Area	2,148 SF

Fiduciary

None

Status

Value Notice Date:

Deadline to file a protest:

ARB Status: Not Certified - Mar 13, 2026

Location

State Class Code	Neighborhood	Neighborhood Name	Market Area	Map Facet	Key Map	Neighborhood Group
X1 -- Other Exempt (Government)	3028.01	EL CARY ESTATES (WTRFRT)	411 -- ISD 27 - East of NASA Parkway (Water Area)	6149B	619R	27003

Additional Links

[Appraisal Review Board \(ARB\) Status](#)

[Property Owners Website](#)

[Property Tax Database](#)

Land Details

Line	Land Use	Unit type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
Market Value Land											
1	1001 -- Res Improved Table Value SF4 -- Waterfront SF	SF	20,000	1.00	2.00	1.00	--	2.00	11	21.00	420,000
2	1001 -- Res Improved Table Value SF3 -- Residual SF	SF	9,903	1.00	0.50	1.00	--	0.50	11	5.25	51,991

Ownership History

Owner	Effective Date
CITY OF SEABROOK	10/28/2025
HANSSEN RUTH	01/02/1988

Building Summary

Expand All	Building	Year Build	Type	Style	Quality	Impr Sq Ft	i
Expand	1	1929	Residential Single Family	101 Residential 1 Family	Low	2,148	

3709 NASA ROAD 1
POCKET PARK
SEABROOK, TEXAS

**SEABROOK TEXAS
WATERFRONT WILDFLOWER POCKET PARK**

*A Native Gulf Coast Park Vision for Shade, Wildlife,
Education, Stewardship, and Public Enjoyment*



PREPARED FOR
SEABROOK PARKS BOARD REVIEW

STUDY COLLABORATION BY
NEMO JACKSON AND SALLY ANTROBUS



Part 1

LEGAL NOTICE, COLLABORATIVE STUDY DISCLAIMER, AND LIMITATION OF USE

1.0 Collaborative Study Statement

This document is a collaborative planning and research study prepared by **Nemo Jackson** and **Sally Antrobus**.

The purpose of this study is to present planning concepts, environmental observations, ecological recommendations, community design ideas, and professional research intended to assist in evaluating the potential development of the proposed 3709 NASA Road 1 Pocket Park.

This document is intended to encourage discussion, provide technical and environmental reference material, and support informed decision making during the planning process. It is not intended to replace the independent judgment of the City of Seabrook, its elected officials, appointed boards, professional consultants, licensed design professionals, engineers, surveyors, attorneys, or regulatory authorities.

2.0 Limited Purpose

This study has been prepared solely for planning discussion, conceptual evaluation, and collaborative review by the **City of Seabrook** in connection with the proposed Pocket Park project.

The contents of this document are intended only to assist the City's consideration of potential opportunities, environmental stewardship, public benefits, and conceptual planning alternatives.

No other use is intended or authorized without the written consent of the authors.

3.0 No Approval or Authorization

Nothing contained within this study shall be interpreted as:

1. An approval by the City of Seabrook.
2. A recommendation adopted by the Parks Board.
3. An official City policy.
4. A construction authorization.
5. A funding commitment.
6. A grant award.
7. A development permit.
8. A zoning determination.
9. An engineering approval.
10. A legal determination.
11. A regulatory finding.

12. A commitment by any governmental agency.

This document represents only a collaborative planning study and should not be interpreted as evidence that any recommendation has been accepted, approved, adopted, endorsed, or authorized by the City of Seabrook or any other public agency.

4.0 Conceptual Planning Document

All plans, diagrams, recommendations, illustrations, narratives, planting concepts, ecological strategies, implementation concepts, cost discussions, grant discussions, and design recommendations contained within this document are conceptual in nature.

They are presented solely for discussion and planning purposes and remain subject to additional review, refinement, modification, professional evaluation, regulatory review, public input, and approval through any applicable municipal processes.

5.0 Independent Municipal Authority

All decisions regarding the property remain exclusively within the authority of the City of Seabrook and any governmental agencies having jurisdiction.

Nothing contained in this document limits, modifies, or replaces the City's authority to accept, reject, revise, or further study any recommendation presented herein.

6.0 Professional Services Disclaimer

This study is not intended to serve as a substitute for services that may legally require a licensed architect, professional engineer, registered landscape architect, registered professional land surveyor, attorney, environmental consultant, or other licensed professional where required by law.

Any future implementation should be supported by the appropriate licensed professionals and regulatory review as determined by the City.

7.0 Limitation of Reliance

This document is intended solely as a collaborative study for planning discussion.

No person or organization should rely upon this document as the sole basis for construction, permitting, engineering, procurement, contracting, regulatory compliance, property transactions, financial investment, or governmental action without conducting independent review and obtaining all required approvals.

8.0 Ownership of Intellectual Work

Unless otherwise credited, the original organization, research compilation, narrative development, planning concepts, document structure, and collaborative study contained within this report were prepared collaboratively by **Nemo Jackson** and **Sally Antrobus** for presentation to the City of Seabrook as part of this planning effort.

Any third party references remain the property of their respective owners and are included for research, educational, planning, or informational purposes where applicable.

9.0 Final Statement

This document is respectfully submitted as a **collaborative planning and environmental study** prepared by **Nemo Jackson** and **Sally Antrobus** for the limited purpose of assisting the **City of Seabrook** in evaluating the potential development and stewardship of the proposed Pocket Park. The document is intended to promote informed discussion, environmental conservation, and thoughtful public planning. It conveys no governmental approval, creates no legal rights or obligations, authorizes no construction or expenditure, and shall not be interpreted as an official action of the City of Seabrook or any other governmental entity unless and until such action is formally taken through the appropriate public process.

Part 2

TABLE OF CONTENTS

Part 1

Legal Framework and Governing Authority

Narrative:

Establishes the legal foundation of the proposal, identifies the governing municipal framework, defines public ownership, stewardship responsibilities, applicable regulations, and the overall purpose of developing the property as a permanent public pocket park.

Part 2

Table of Contents

Narrative:

Provides the complete organizational roadmap for the Pocket Park Proposal, allowing reviewers to easily navigate every planning, environmental, design, implementation, and funding section.

Part 3

Introduction

Narrative:

Introduces the vision for transforming the NASA Road 1 property into a lasting community asset through preservation, ecological restoration, environmental education, passive recreation, and long term stewardship.

Part 4

Community Vision and Design Philosophy

Narrative:

Describes the guiding philosophy behind the park, emphasizing preservation of natural resources, respect for the waterfront, accessibility, sustainability, and creating an authentic place that reflects Seabrook's environmental identity.

Part 5

Site Assessment and Existing Conditions

Narrative:

Examines the property's existing strengths including mature trees, shoreline character, natural habitats, visibility, access, and opportunities that form the foundation of the proposed park.

Part 6

Ecological Restoration Strategy

Narrative:

Presents the ecological framework for restoring native Gulf Coast habitats while improving biodiversity, environmental resilience, and long term ecological health.

Part 7

Native Planting Master Plan

Narrative:

Details the recommended native trees, shrubs, grasses, wildflowers, and groundcovers that create a sustainable landscape supporting wildlife while minimizing maintenance.

Part 8

Bird Habitat Enhancement

Narrative:

Explains strategies for creating year round habitat through native vegetation that provides nesting, shelter, food sources, and migratory support for coastal bird species.

Part 9

Butterfly and Pollinator Conservation

Narrative:

Focuses on creating diverse pollinator habitats using native host plants and nectar producing species that support butterflies, native bees, and other beneficial insects.

Part 10

Hummingbird Habitat Development

Narrative:

Outlines seasonal nectar corridors and flowering plant communities that attract and sustain hummingbirds throughout migration and breeding periods.

Part 11

Wildflower Meadow and Seasonal Landscape

Narrative:

Introduces native wildflower meadows as signature visual features that provide seasonal beauty while strengthening habitat and reinforcing Gulf Coast identity.

Part 12

Waterfront and Shoreline Stewardship

Narrative:

Describes strategies for protecting shoreline ecology while creating welcoming public access, scenic viewing opportunities, and resilient waterfront landscapes.

Part 13

Stormwater Management and Green Infrastructure

Narrative:

Explains rain gardens, bioswales, natural drainage systems, and sustainable landscape practices that improve water quality and environmental performance.

Part 14

Accessibility and Visitor Experience

Narrative:

Demonstrates how every visitor can comfortably experience the park through accessible pathways, seating, gathering areas, and inclusive design.

Part 15

Educational and Interpretive Features

Narrative:

Explores opportunities for outdoor learning through interpretive signage, ecological demonstrations, native plant education, and environmental awareness.

Part 16

Community Wellness and Passive Recreation

Narrative:

Highlights the health, recreational, and social benefits of providing peaceful public spaces for walking, reflection, wildlife observation, and neighborhood gathering.

Part 17

Master Site Planning and Park Layout

Narrative:

Organizes the overall park experience from entry to waterfront, creating a logical sequence of spaces that blend nature, education, and recreation.

Part 18

Implementation and Construction Strategy

Narrative:

Provides a practical phased approach for construction, restoration, planting, and future improvements while protecting existing natural resources.

Part 19

Operations and Long Term Stewardship

Narrative:

Establishes maintenance practices, volunteer participation, adaptive management, and stewardship principles that allow the park to improve with time.

Part 20

Community Partnerships and Volunteer Programs

Narrative:

Identifies opportunities for collaboration with schools, conservation organizations, Master Gardeners, community volunteers, and local environmental groups.

Part 21

Environmental Benefits Assessment

Narrative:

Summarizes the ecological improvements created by the project including habitat restoration, biodiversity, climate resilience, stormwater benefits, and environmental sustainability.

Part 22

Community and Economic Benefits

Narrative:

Examines how the project strengthens neighborhood identity, public health, education, tourism, civic pride, and long term municipal value.

Part 23

Grant Qualification and Funding Strategy

Narrative:

Evaluates the project's alignment with grant opportunities supporting conservation, accessibility, forestry, ecological restoration, environmental education, and public parks.

Part 24

Project Recommendations

Narrative:

Presents the complete set of planning, ecological, landscape, accessibility, and implementation recommendations developed throughout the proposal.

Part 25

Executive Summary and Final Findings

Narrative:

Provides a concise summary of the complete proposal, reaffirming the project's purpose, strengths, expected outcomes, and long term public value.

Part 26

Final Recommendations to the Parks Board

Narrative:

Offers the concluding professional recommendations supporting approval of the Pocket Park concept and encouraging phased implementation through responsible stewardship and community investment.

Part 27

Closing

Narrative:

Concludes the proposal by reinforcing the shared vision of preserving the NASA Road 1 property as a lasting public destination that celebrates Seabrook's coastal heritage, strengthens environmental stewardship, and serves residents and future generations through thoughtful planning and enduring community investment.

Part 3

INTRODUCTION

3709 NASA ROAD 1 POCKET PARK

Presentation to the Seabrook Parks Board

Members of the Parks Board,

The opportunity before the City is far greater than the acquisition of a single residential parcel along NASA Road 1. It is an opportunity to preserve a piece of Seabrook's waterfront, transform a generous land donation into a permanent public asset, and demonstrate how thoughtful planning can produce lasting environmental, educational, and community value. While the property is modest in size, the planning materials consistently show that successful pocket parks are measured not by acreage, but by the quality of experiences they create, the habitats they restore, and the generations they continue to serve. The concept presented throughout this proposal recognizes that the greatest assets of the property already exist in the landscape itself: its mature trees, its connection to Clear Lake, its visibility along one of the City's principal corridors, and its potential to become a welcoming place where residents and visitors can slow down, reconnect with nature, and experience the environmental character that has long defined Seabrook. The recommendation is not to replace those qualities with extensive development, but to strengthen them through careful stewardship, modest improvements, native landscaping, and long term public investment. This philosophy reflects the original proposal to preserve the donated property as City-owned land, create a pocket park, protect its existing shade, and establish native landscapes that support birds, butterflies, hummingbirds, and other pollinators while remaining economical to maintain over time.

The ecological foundation for this project is equally compelling. Rather than introducing a landscape that could exist anywhere, the proposal embraces the distinctive ecology of the upper Texas Gulf Coast by recommending native trees, shrubs, grasses, wildflowers, vines, and wetland vegetation that have evolved under local environmental conditions. Supporting references consistently emphasize preserving mature canopy trees whenever possible because they immediately provide shade, wildlife habitat, stormwater interception, cooling, nesting opportunities, and visual character that would otherwise require decades to recreate. Beyond preserving existing trees, the recommended planting strategy

expands habitat through layered ecological communities composed of canopy trees, understory species, flowering shrubs, pollinator gardens, prairie vegetation, shoreline plantings, and seasonal wildflower meadows. Collectively these recommendations create an interconnected living system that supports migratory and resident birds, monarch butterflies, Gulf fritillaries, hummingbirds, native bees, dragonflies, and countless other beneficial species while simultaneously reducing irrigation demands, fertilizer requirements, and long term municipal maintenance costs. The extensive native plant references included with this proposal demonstrate that ecological restoration and practical municipal management are complementary objectives rather than competing priorities.

Equally important is the role this pocket park can play as a community resource. Throughout the supporting materials, the strongest vision is one of quiet, passive recreation that complements Seabrook's existing park system rather than competing with it. The park is envisioned as a shaded waterfront destination where families can observe butterflies visiting milkweed, watch hummingbirds feeding among flowering native plants, enjoy seasonal displays of wild sunflowers, photograph dragonflies along the shoreline, rest beneath mature trees, and experience the changing character of the landscape throughout the year. The supporting photographs and accompanying captions reinforce this philosophy by illustrating successful examples of native sunflower displays, monarch butterflies utilizing milkweed, flowering iris, spider lilies, shaded seating opportunities beneath mature trees, dragonflies, and black-bellied whistling ducks associated with wooded waterfront environments. Together, these examples demonstrate that relatively simple native plant communities can create memorable public spaces that encourage environmental appreciation, wellness, outdoor education, photography, bird watching, and neighborhood gathering while requiring comparatively modest constructed infrastructure. This approach allows the landscape itself to become the primary attraction and ensures that each future improvement strengthens rather than diminishes the natural character of the site.

The planning effort also recognizes that successful public parks are built through stewardship as much as construction. Stewardship extends beyond routine maintenance and reflects a long term commitment to preserving ecological function, protecting public investment, encouraging volunteer participation, and strengthening community identity. By emphasizing native landscapes, accessible pathways, educational interpretation, shoreline preservation, rain gardens, bioswales, pollinator habitat, and carefully designed gathering spaces, the proposed pocket park becomes more than a recreational amenity. It becomes an outdoor classroom where residents can learn about Gulf Coast ecology, a demonstration landscape illustrating sustainable municipal practices, a destination that encourages healthy outdoor activity, and a model of environmental responsibility for future generations. Opportunities for partnerships with schools, conservation organizations, community volunteers, Master Gardeners, and local environmental groups further expand the educational and stewardship potential of the property while reinforcing Seabrook's longstanding relationship with its natural resources and coastal heritage. As the landscape matures, its ecological value, educational opportunities, and community significance are expected to increase naturally rather than diminish, making this an investment that grows stronger with time.

Ultimately, this proposal presents a vision founded on respect for the land, thoughtful municipal planning, and confidence in the enduring value of nature. The guiding principle throughout the planning process has remained remarkably consistent: preserve what already makes the property special, enhance it with regionally appropriate native landscapes, improve accessibility for all visitors, create opportunities for environmental education and passive recreation, and establish a public space that reflects the identity of Seabrook rather than imitating landscapes found elsewhere. The result is not

simply a pocket park, but a living demonstration of how a relatively small waterfront parcel can contribute meaningfully to ecological restoration, community wellness, environmental education, coastal stewardship, and civic pride. By honoring the generosity that made this property publicly available and by investing in a design philosophy centered on preservation, sustainability, and long term stewardship, the City has the opportunity to create a destination that will continue serving residents, visitors, wildlife, and future generations for decades to come. This comprehensive Pocket Park document builds upon that vision by presenting the technical, ecological, planning, implementation, and grant administration framework necessary to transform that opportunity into a lasting public reality.

Part 4

POCKET PARK DESIGN

3709 NASA ROAD 1

SEABROOK TEXAS

PART 1

COMPREHENSIVE INTRODUCTION, PROJECT PURPOSE, COMMUNITY VISION, SITE CHARACTER, AND FOUNDATIONAL DESIGN PHILOSOPHY

1.0 INTRODUCTION

1.1 Opening Remarks

Members of the Parks Board,

We have been presented with a unique opportunity to transform a relatively small parcel of waterfront property into a lasting public asset that reflects the natural beauty, environmental character, and community values of Seabrook. While modest in size, this property offers the potential to become an inviting destination that welcomes residents and visitors alike while supporting local wildlife, improving ecological health, and celebrating the waterfront setting along Clear Lake.

Rather than focusing on the size of the property, this proposal focuses on its potential. Throughout Seabrook, the City's greatest natural assets have always been its shoreline, mature trees, coastal habitats, wildlife, and opportunities for quiet outdoor recreation. This site possesses many of those same characteristics, allowing it to become an extension of those values in a highly visible location.

1.2 Vision

The long term vision is to create a welcoming public landscape that embraces nature rather than replacing it.

Instead of intensive development, the proposed park emphasizes preservation, restoration, education, accessibility, and environmental stewardship.

The property can become:

1. a welcoming neighborhood destination
2. a shaded place to rest
3. a gateway to the waterfront
4. a demonstration of Gulf Coast native landscapes
5. a pollinator sanctuary
6. a bird friendly landscape
7. an outdoor classroom
8. a place for quiet reflection
9. an example of sustainable municipal landscape design
10. a community investment that continues providing value for generations.

2.0 HONORING THE LAND DONATION

2.1 Stewardship

One of the strongest themes throughout the proposal is stewardship.

The property represents more than land alone.

It represents:

1. generosity
2. trust
3. public investment
4. community partnership
5. long term environmental responsibility
6. preservation of waterfront character
7. public enjoyment in perpetuity.

Because of that, the design philosophy should remain intentionally modest.

Rather than overwhelming the landscape with structures, the park should allow the landscape itself to become the primary attraction.

2.2 Maintaining Public Ownership

The recommendation to retain the property as City owned public land establishes an important foundation for future generations.

This allows the park to remain:

1. publicly accessible
2. environmentally protected
3. community focused
4. adaptable as ecological knowledge grows
5. permanently connected to the City's park system.

3.0 WHY A POCKET PARK

3.1 Size Does Not Limit Value

One of the strongest planning concepts presented is that pocket parks consistently provide benefits far beyond their physical size.

Small public spaces often become some of the most appreciated destinations because they provide:

1. quiet
2. shade
3. beauty
4. opportunities to observe nature
5. convenient public access
6. wildlife habitat
7. neighborhood identity
8. environmental education
9. social interaction
10. mental restoration.

Rather than measuring success by acreage, success should be measured by how effectively the space serves people and nature.

3.2 Community Value

Pocket parks encourage people to pause.

They invite conversation.

They encourage walking.

They provide opportunities for children to discover butterflies, birds, flowers, and seasonal changes.

For nearby residents, they become familiar places visited repeatedly throughout the year.

For visitors, they become memorable stops that reinforce Seabrook's identity as a waterfront community committed to environmental stewardship.

4.0 EXISTING SITE STRENGTHS

4.1 Mature Trees

Perhaps the site's greatest immediate asset is its mature tree canopy.

These trees already provide:

1. shade
2. habitat
3. visual character
4. cooling
5. stormwater interception
6. nesting opportunities
7. immediate comfort for visitors.

Preserving these trees allows the park to begin functioning on day one rather than waiting decades for newly planted trees to mature.

4.2 Waterfront Setting

The Clear Lake shoreline provides another defining characteristic.

Waterfront landscapes naturally encourage slower movement, observation, photography, wildlife viewing, and quiet recreation.

Rather than competing with the waterfront, the design should frame views toward the water while protecting shoreline vegetation and maintaining ecological integrity.

4.3 Existing Ecological Character

The landscape already reflects many qualities associated with Gulf Coast ecosystems.

These include:

1. mature canopy
2. native vegetation
3. shoreline transition
4. wildlife habitat
5. seasonal flowering potential
6. opportunities for ecological restoration.

These existing conditions provide an excellent foundation for a native landscape rather than requiring complete redevelopment.

5.0 DESIGN PHILOSOPHY

5.1 Nature First

The strongest design approach is one where nature remains the primary attraction.

Infrastructure should support the landscape rather than dominate it.

Accordingly, the park should emphasize:

1. preserved trees
2. native plant communities
3. flowering landscapes
4. shaded seating
5. accessible walking surfaces
6. educational interpretation
7. waterfront observation
8. habitat restoration.

5.2 Simplicity

The proposal consistently favors simplicity.

Rather than expensive buildings or complex facilities, it recommends allowing the landscape itself to become the experience.

Trees provide shade.

Flowers provide color.

Butterflies provide movement.

Birds provide song.

The waterfront provides scenery.

Benches provide comfort.

Together these elements create a complete public experience while minimizing maintenance requirements.

6.0 ECOLOGICAL PHILOSOPHY

6.1 Native Plants

Native plants form the foundation of the ecological strategy.

Because they evolved under Gulf Coast conditions, they generally provide:

1. greater resilience
 2. lower maintenance
 3. wildlife value
 4. pollinator support
 5. regional identity
 6. seasonal diversity
 7. educational opportunities.
-

6.2 Supporting Birds

Native trees become living infrastructure for birds.

Recommended species include Drummond red maple, yaupon holly, southern magnolia, sweetbay magnolia, red mulberry, Mexican plum, black cherry, cedar elm, American elm, sassafras, and viburnum because they provide food, nesting opportunities, and seasonal habitat for local and migratory bird populations.

6.3 Supporting Butterflies

Butterflies require more than nectar.

Many species depend upon specific host plants during their life cycles.

By incorporating milkweed, passionflower, frogfruit, asters, sunflowers, coneflowers, coreopsis, liatris, rudbeckia, partridge pea, senna, and related native species, the park can support a remarkable diversity of butterflies throughout the year.

6.4 Supporting Hummingbirds

Flowering plants also provide opportunities for hummingbirds.

Scarlet sage, cardinal flower, Gulf Coast penstemon, Turk's cap, Texas lantana, coral honeysuckle, crossvine, trumpet creeper, Carolina jessamine, eastern redbud, red buckeye, and wild black cherry all contribute nectar resources and seasonal interest.

7.0 THE IMPORTANCE OF WILD SUNFLOWERS

Perhaps one of the most inspiring ideas within the proposal is the recommendation to establish extensive areas of native wild sunflowers.

A valuable observation accompanying the proposal noted:

"Here are a couple of pics of a riot of wild sunflowers for possible inclusion in the pocket park proposal. Wild sunflowers have served us well at the rewilding site next to the Pine Gully pier parking lot."

This recommendation carries significant practical value.

The accompanying photographs demonstrate how large masses of native sunflowers create bold seasonal displays while supporting pollinators and reinforcing the natural Gulf Coast character of the landscape.

Wild sunflowers represent:

1. seasonal beauty
2. ecological function
3. low establishment cost
4. wildlife habitat
5. pollinator support
6. educational value
7. strong visual identity.

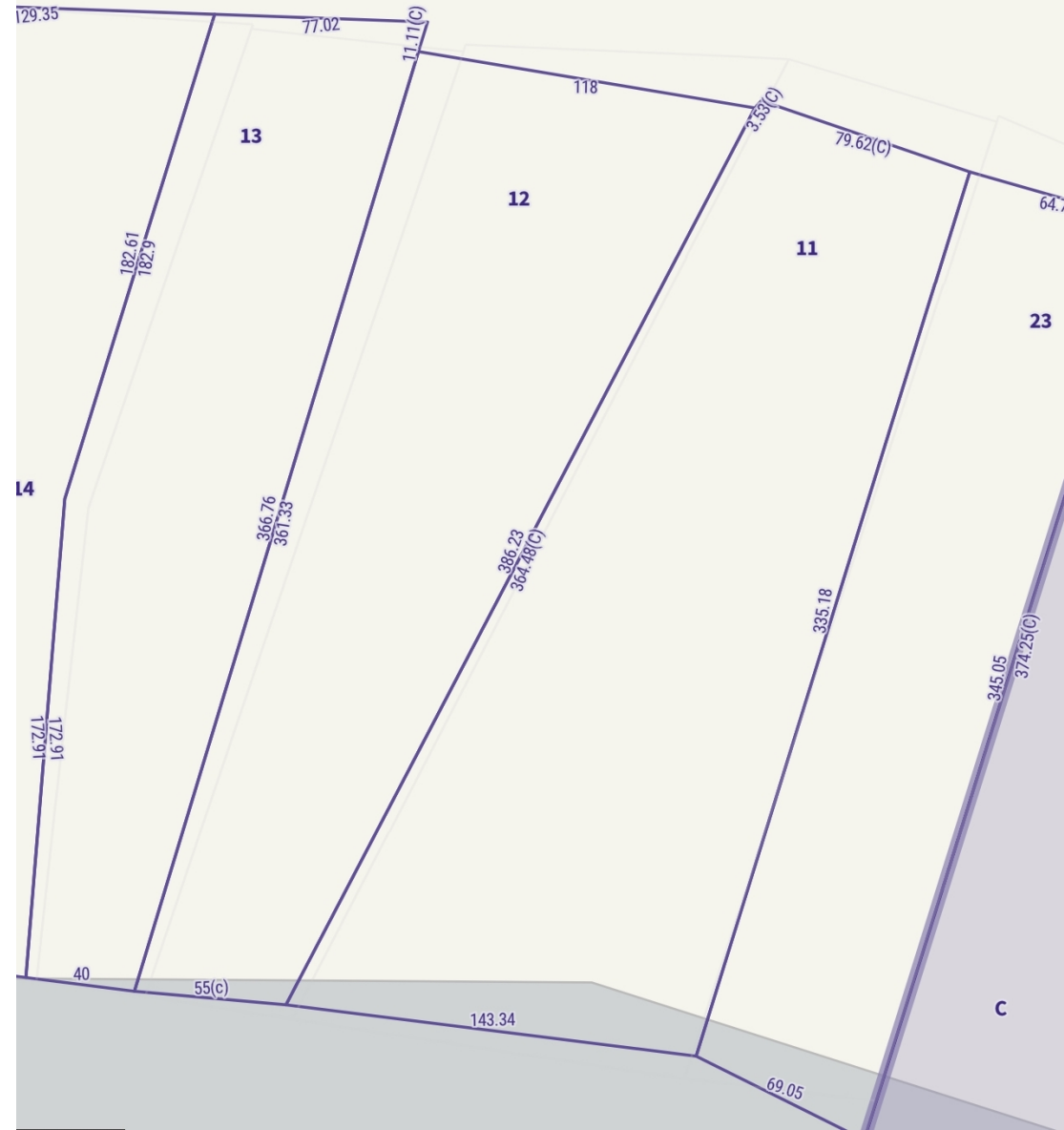
Rather than appearing as isolated ornamental plants, they can become one of the defining landscape features of the park, connecting this site with successful local rewilding efforts and creating a memorable display that visitors associate with Seabrook's commitment to native landscapes.



RUTH HANSSEN POCKET PARK



Find address or place









































NASA Road 1 Pocket Park Study

Observations by Sally Antrobus regarding 3709 NASA Road 1, property donated to the City of Seabrook upon the passing of travel agent Ruth Hanssen.



Preamble

It is exciting to learn that a residential lot at 3709 NASA Road 1 has been donated to the City of Seabrook, becoming public space on the shore of Clear Lake. Although the donated parcel is small in size, this study explores ways to honor the generous spirit of the land donation by making this small park a big plus for our community.

Proposal

- Retain the land donation as City-owned property
- Designate it as a pocket park residents and visitors can enjoy
- Make the most of its waterfront location and shady trees
- Add native plantings for the pollinators everyone loves: birds and butterflies

Perspectives

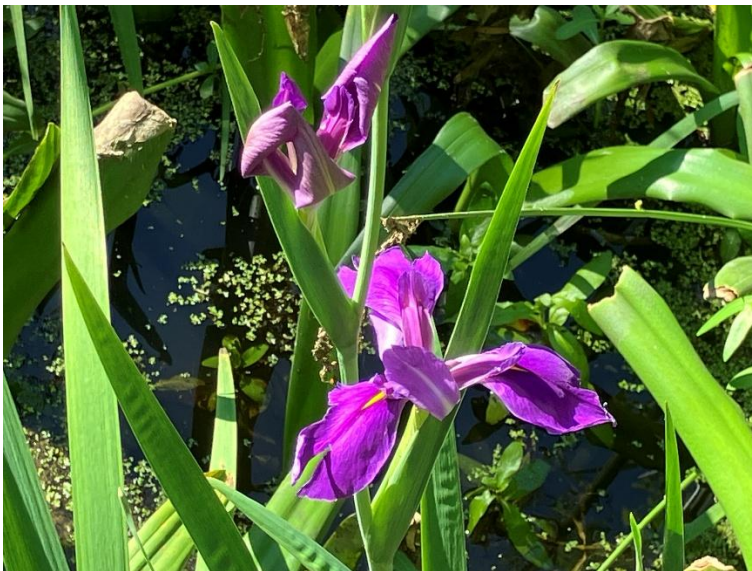
Pleasure and productivity -- Pocket parks always punch above their weight. Transforming urban landscapes into productive small-scale green space offers pleasure to everyone living nearby, and provides a useful stopover for supporting the birds and butterflies we enjoy seeing. No land parcel is too small -- successful pollinator gardens can be as small as about 6 feet by 10 or 12 feet. Being some 50 feet wide its narrowest point, the land here is certainly big enough for a substantial pocket park.

Nearby human density is increasing -- Finding a tranquil spot to relax and reconnect with nature can be challenging in the bustle of urban life. Pocket parks and micro gardens work well for this. Small-scale parks tucked into unexpected urban nooks offer respite from the built environment, providing quiet and accessible green space.

Plants Are Key Assets

Trees! – This property has a good selection of established trees reaching from the shore of Clear Lake to NASA Road 1. It makes sense to preserve these trees, so that the new park will have shade immediately, with no need to build shade structures or to wait years for trees to mature. We should also consider planting some young trees, so that new ones are maturing as the existing trees are lost to old age.

Flowers! -- Plantings need not be expensive. If we take out the grass and leave some bare dirt in sunny spots, wild sunflower seeds will flourish. They grow up to six feet tall and more, and they bloom in a summer-long riot, even if not irrigated at all. They should be the key plants in the first year. See plant lists for additional ideas: trees and plants for color, those best suited to the local climate conditions, and those that attract butterflies, hummingbirds, and other birds.



Native irises need minimal care to thrive

Potential Benefits of Small-Scale Parks

Human connections -- Mini-parks or small public green spaces can promote community engagement and support environmental sustainability. Such tiny oases surrounded by concrete and asphalt can have a significant impact on quality of life for urban residents. Pocket parks can promote social connections and help foster a sense of community by providing a safe and shared public space.

Health and wellness -- Small-scale parks enhance urban health and wellness. Studies have shown that by encouraging physical activity and social interaction, access to green spaces can reduce stress, improve mood, and enhance physical health.

Community cohesion -- Pocket parks are a boon for individual wellness and serve as communal hubs. They foster social interactions among neighbors, cultivate community involvement, and increase neighborhood safety by promoting active public spaces.



3709 NASA ROAD 1 SEABROOK, TEXAS

MUNICIPAL PARK CONVERSION SYSTEM GULF COAST ECOLOGICAL WATERFRONT CIVIC LANDSCAPE

ECOLOGICAL RESTORATION • PUBLIC WELLNESS • COMMUNITY • EDUCATION • RESILIENCE



Environmental impact -- On an environmental level, these tiny havens contribute to urban biodiversity, help reduce air pollution, and mitigate the heat island effect in densely populated areas. They provide a habitat for local wildlife and a natural respite that benefits the ecosystem.

Economic value -- Aesthetically pleasing, welcoming small parks can increase property values and attract more businesses, boosting local economies.

Educational opportunities -- These parks can also serve as outdoor classrooms for children and adults, offering educational programs about nature and sustainability.



Wild sunflowers bloom generously for weeks

What About the House?

As we learned at Carothers Gardens, a house on city-owned park property can be a mixed blessing. It's easy to get over-ambitious in planning for public use, and it may be wiser to be cautious.

Pocket parks are typically smaller than an acre in size, often much smaller. Such parks are generally designed to provide an ecological foothold for urban wildlife and a natural setting for people to enjoy. A house or building of any kind is not a typical feature, and risks needing maintenance and staffing, in which case the building is mainly a liability and an expense.

If I understand correctly, in this case bringing the house up to code would entail significant expense, which seems futile when there is no pressing need for a building. Again if I understand correctly, the house nevertheless has some features of historical interest, such as some lumber in the original structure having been salvaged after the great storm of 1900. Perhaps such components of historical importance can be preserved for later display.

To sum up, the special qualities of this property to serve as a pocket park are its numerous trees, its overall naturalness, the access to the Clear Lake waterfront, and especially its location close to an increasingly dense population in apartments and townhomes. It is in a great spot to serve Seabrook residents who don't have much green space to enjoy near their homes.

Due to their small size, pocket parks typically serve a very localized population, with design closely tied to local community wishes. (For example, a pocket park in a business district may prioritize tables and seating for employees to take a lunch break.) Consequently, developing pocket parks often includes extensive community participation in decisions and close collaboration between community members, municipal officials, and local businesses.



The scarlet darter dragonfly is gorgeous

Conclusion

Pocket parks should not be underestimated. They have potential to promote community enjoyment of the outdoors as well as supporting environmental sustainability, especially by feeding pollinator species. By designing such parks for sustainability, cities can unlock the rich potential of these small but mighty public spaces.



Black-bellied whistling ducks make elegant neighbors

PROPOSED CAPITAL IMPROVEMENT PROJECTS

Project Title: BERM TRAIL EXTENSION 2

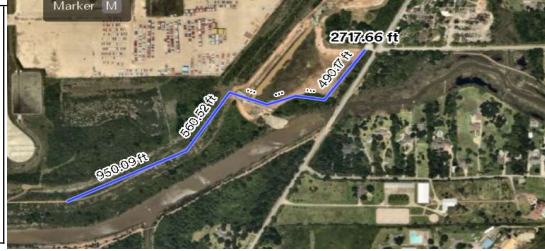
Project Location/Limits: ALONG BERM TO PINE GULLY RD

CIP Number: P51

Facility Type: PARK

Project Description and Justification

This project will construct approximately 2,700 linear feet of decomposed granite hike-and-bike trail along the general alignment shown, extending the City's existing trail network and providing an additional recreational and pedestrian connection in the area. Work is anticipated to include site preparation and grading, installation and compaction of the trail base and decomposed granite surface, drainage adjustments, mobilization, erosion control, and restoration of disturbed areas. The project will expand Seabrook's interconnected trail system, improve pedestrian and bicycle accessibility, and provide a durable recreational connection consistent with the City's existing granite-surfaced trail network.



Project Cost Estimates:

Project Cost	Prior Funding	COST BY FISCAL YEAR					TOTAL
		FY27	FY28	FY29	FY30	FY31+	
Land/Easements Acq.			\$ 2,600			\$	2,600
Engineering/Planning				\$ -		\$	-
Construction			\$ 187,272		\$ -	\$	187,272
Total Cost	\$	-	\$ 189,872	\$ -	\$ -	\$ -	189,872

Funding Source	Prior Funding	FUNDING SOURCES BY FISCAL YEAR					TOTAL
		FY27	FY28	FY29	FY30	FY31+	
General Fund -Cash						\$	-
Certificates of Obligation						\$	-
Prior Certificates of Obligation						\$	-
General Obligation Bonds						\$	-
Prior Bonds						\$	-
Future Bonds						\$	-
SEDC 4B Funds						\$	-
Water/Sewer Revenue Bonds						\$	-
Enterprise Utility Fund - Cash						\$	-
Impact Fees						\$	-
Developer Contribution						\$	-
Potential Grant			\$ 189,872			\$	189,872
Fun 28 Gen CIP	\$	-	-			\$	-
TBD				\$ -	\$ -	\$	-
Other: ____ (Fund/Agency)						\$	-
Park Impact Fees						\$	-
Total Funding	\$	-	\$ 189,872	\$ -	\$ -	\$ -	189,872

GENERAL FUND

Opinion of Probable Construction Cost Estimate

Description	Quantity	Unit	Unit Price	Total Cost
Decomposed Granite Trail	2700	LF	\$ 35.00	\$ 94,500.00
Installation	2700		\$ 20.00	\$ 54,000.00
Mobilization				\$ 4,725.00
Performance Bond and Insurance				\$ 2,835.00
Contingency (20%)		%	\$ 1,512.00	\$ 31,212.00
Construction Total			\$	187,272.00

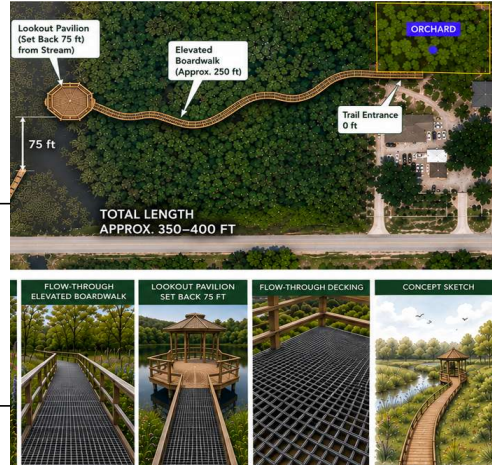
Comments/Special Project Notes:

PROPOSED CAPITAL IMPROVEMENT PROJECTS

Project Title: CAROTHERS WEST TRACT TRAIL LOOP
Project Location/Limits: Western limits of Carothers Tract
CIP Number: P23
Facility Type: PARKS

Project Description and Justification

The project will construct an approximately 350–400-foot pedestrian connection from the orchard area at Carothers Coastal Gardens through the adjacent woodland and marsh to a scenic lookout overlooking the tributary. The improvement will consist of a combination of natural-surface trail and elevated boardwalk, with the boardwalk utilizing flow-through decking to reduce obstruction of water movement, allow light penetration, and minimize impacts to the sensitive marsh environment.



Project Cost Estimates:

Project Cost	Prior Funding	COST BY FISCAL YEAR						TOTAL		
		FY27	FY28	FY29	FY30	FY31+				
Engineering/Planning	\$	-	\$	-				\$	-	
Land/Easements Acq.								\$	-	
Construction							\$	262,324	\$	262,324
Total Cost	\$	-	\$	-	\$	-	\$	-	\$	262,324

Funding Source	Prior Funding	FUNDING SOURCES BY FISCAL YEAR					TOTAL
		FY27	FY28	FY29	FY30	FY31+	
General Fund -Cash							\$ -
Certificates of Obligation							\$ -
Prior Certificates of Obligation							\$ -
General Obligation Bonds							\$ -
Prior Bonds							\$ -
Future Bonds							\$ -
SEDC 4B Funds							\$ -
Water/Sewer Revenue Bonds							\$ -
Enterprise Utility Fund - Cash							\$ -
Impact Fees							\$ -
Developer Contribution							\$ -
Potential Grant							\$ -
Fun 28 Gen CIP							\$ -
TBD						\$ 262,324	\$ 262,324
Other: ____ (Fund/Agency)							\$ -
Park Impact Fees							
Total Funding	\$ -	\$ -	\$ -	\$ -	\$ -	262,324	\$ 262,324

Opinion of Probable Construction Cost Estimate

Description	Quantity	Unit	Unit Price	Total Cost
Design & Engineering	\$41,229			\$41,229
Permitting & Environmental Consulting	\$24,000			\$24,000
Elevated Boardwalk — approx. 250 LF @ \$325/LF	\$81,250			\$81,250
Beams 8'	\$4,500			\$4,500
Structure and side rails	\$16,250			\$16,250
Natural-Surface Trail — approx. 125 LF @ \$35/LF	\$4,375			\$4,375
Lookout Platform — approx. 16' x 16'	\$35,000			\$35,000
Site Preparation & Restoration	\$7,000			\$7,000
Signage & Interpretive Elements	\$5,000			\$5,000
				\$0
				\$ -
				\$ -
Project Contingencies (20%)				\$ 43,720.70
Construction Total				\$ 262,324.20

PROPOSED CAPITAL IMPROVEMENT PROJECTS

Project Title: CAROTHER'S COASTAL GARDEN SHORELINE ENHANCEMENT
Project Location/Limits:
CIP Number: P47
Facility Type: PARK

Project Description and Justification

This project is to construct concrete lookout shelves, viewing areas, and graduated shoreline access stairs to improve public access, enhance waterfront recreation, and provide safe shoreline viewing opportunities. The project may also include erosion control measures, landscaping, drainage improvements, lighting, and related infrastructure to support long-term shoreline resilience and community use.



Project Cost Estimates:

Project Cost	Prior Funding	COST BY FISCAL YEAR					TOTAL
		FY27	FY28	FY29	FY30	FY31+	
Land/Easements Acq.							\$ -
Engineering/Planning				\$ -			\$ -
Construction			\$ -		\$ -	\$ 2,130,000	\$ 2,130,000
Total Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,130,000	\$ 2,130,000
Funding Source	Prior Funding	FUNDING SOURCES BY FISCAL YEAR					TOTAL
		FY27	FY28	FY29	FY30	FY31+	
General Fund -Cash							\$ -
Certificates of Obligation							\$ -
Prior Certificates of Obligation							\$ -
General Obligation Bonds							\$ -
Prior Bonds							\$ -
Future Bonds							\$ -
SEDC 4B Funds							\$ -
Water/Sewer Revenue Bonds							\$ -
Enterprise Utility Fund - Cash							\$ -
Impact Fees							\$ -
Developer Contribution							\$ -
Potential Grant							\$ -
Fun 28 Gen CIP	\$ -	\$ -					\$ -
TBD			\$ -	\$ -	\$ -	\$ 2,130,000	\$ 2,130,000
Other: ____ (Fund/Agency)							\$ -
Park Impact Fees							\$ -
Total Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,130,000	\$ 2,130,000

Opinion of Probable Construction Cost Estimate

Description	Quantity	Unit	Unit Price	Total Cost
Engineering, Surveying & Permitting			\$	185,000.00
Environmental Studies & Regulatory Compliance			\$	65,000.00
Site Preparation & Earthwork			\$	125,000.00
Shoreline Stabilization / Riprap Protection			\$	325,000.00
Concrete Lookout Shelves (2-3 locations)			\$	450,000.00
Graduated Concrete Shoreline Stairs			\$	250,000.00
Decorative Railings & Safety Features			\$	90,000.00
Lighting & Electrical			\$	85,000.00
Landscaping & Native Plantings			\$	75,000.00
Interpretive Signage & Site Furnishings			\$	40,000.00
Construction Administration & Inspection			\$	85,000.00
Contingency (20%)	%	\$	-	355,000.00
Construction Total				\$ 2,130,000.00

PROPOSED CAPITAL IMPROVEMENT PROJECTS

Project Title: ROBINSON PARKING
Project Location/Limits:
CIP Number: P45
Facility Type: PARK

Project Description and Justification

This project proposes expanding the existing parking area at Robinson Park to provide additional capacity during periods of high park and trail usage, community events, and other peak-demand periods. The proposed improvement would construct an asphalt parking area with an appropriate stabilized base, grading, pavement markings, and related site improvements. The expansion would improve access to Robinson Park and the surrounding trail system, reduce congestion and informal parking during heavily attended periods, and provide a durable long-term parking solution. Final design, parking capacity, drainage requirements, and construction costs would be refined during project development.



Project Cost Estimates:

Project Cost	Prior Funding	COST BY FISCAL YEAR					TOTAL
		FY27	FY28	FY29	FY30	FY31+	
Land/Easements Acq.				\$ -			\$ -
Engineering/Planning							\$ -
Construction		\$ 75,245	\$ -		\$ -		\$ 75,245
Total Cost	\$ -	\$ 75,245	\$ -	\$ -	\$ -	\$ -	\$ 75,245

Funding Source	Prior Funding	FUNDING SOURCES BY FISCAL YEAR					TOTAL
		FY27	FY28	FY29	FY30	FY31+	
General Fund -Cash							\$ -
Certificates of Obligation							\$ -
Prior Certificates of Obligation							\$ -
General Obligation Bonds							\$ -
Prior Bonds							\$ -
Future Bonds							\$ -
SEDC 4B Funds							\$ -
Water/Sewer Revenue Bonds							\$ -
Enterprise Utility Fund - Cash							\$ -
Impact Fees							\$ -
Developer Contribution							\$ -
Potential Grant							\$ -
Fun 28 Gen CIP	\$ -	\$ 75,245					\$ 75,245
TBD			\$ -	\$ -	\$ -		\$ -
Other: ____ (Fund/Agency)							\$ -
Park Impact Fees							\$ -
Total Funding	\$ -	\$ 75,245	\$ -	\$ -	\$ -	\$ -	\$ 75,245

PORT FUND

Opinion of Probable Construction Cost Estimate

Description	Quantity	Unit	Unit Price	Total Cost
Mobilization (Max 10% of Total Base Bid).	1	LS	\$ 2,754.00	\$ 2,754.00
6" Asphalt Black Base Type A	450	SY	\$ 51.00	\$ 22,950.00
2" HMAC Surface Type D	450	SY	\$ 60.00	\$ 27,000.00
Pavement markings.	0	LS	\$ 10,000.00	\$ 10,000.00
				\$ -
Contingency (20%)		%	\$ 0.20	\$ 12,540.80
Construction Total				\$ 75,244.80

Comments/Special Project Notes: