

The City Council of the City of Seabrook met in special session on Monday, February 13, 2012 at 7:00 p.m. in Seabrook City Hall, 1700 First Street, Seabrook, Texas to discuss, consider and if appropriate, take action on the items listed below.

THOSE PRESENT WERE:

GLENN R. ROYAL	MAYOR
KIM MORRELL (Ex. Abs.)	COUNCIL PLACE NO. 1
MIKE GIANROSSO	COUNCIL PLACE NO. 2
PAUL R. DUNPHEY	MAYOR PRO TEM &
	COUNCIL PLACE NO. 3
DON HOLBROOK	COUNCIL PLACE NO. 4
THOM KOLPSKI	COUNCIL PLACE NO. 5
LAURA DAVIS	COUNCIL PLACE NO. 6
KELLY TEMPLIN	CITY MANAGER
MEREDITH BRANT	ASSISTANT CITY SECRETARY

Mayor Royal called the meeting to order at 7:00 p.m.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

There were none.

2.0 WORK SESSION ITEMS

2.1 Review/consider the Parks Master Plan presented by the Open Space, Beautification and Preservation Committee. (Council)

Open Space Committee members participating in the review were: Sally Antrobus, Helen Burton, Heather Cable, John Coggeshall and Debra Harper.

City Council and Committee members reviewed changes made at the previous meeting and made the following revisions to "1.1 Definitions":

A Park is a publicly accessible property with recreational amenities as its primary purpose. [~~A park is a protected area, in its natural or semi-natural state, or planted, and set aside for human recreation and enjoyment or for the protection of wildlife or natural habitats.~~]

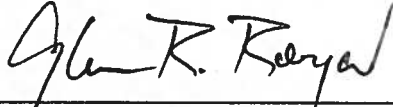
Natural space means property with a minimum of built structures and a maximum of natural features. [~~Open space is a planning and conservation ethics term used to describe areas of protected or conserved land or water on which development is indefinitely set aside. The term green space is often used in the same manner.~~]

Pages 24 – 56 were reviewed and specific changes are shown on Attachment A which is made a part of these minutes. No formal vote was taken on any of the changes.

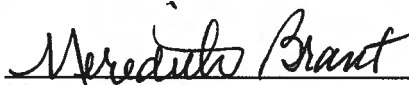
Review for the Plan will continue in a special meeting on Monday, March 5 at 7:00 p.m.

Upon motion, Mayor Royal adjourned the meeting at 10:00 p.m.

APPROVED THIS 6TH DAY OF MARCH, 2012.



Glen R. Royal, Mayor



Meredith Brant, TMRC
City Secretary



ATTACHMENT A
Seabrook City Council
Special Meeting Minutes of 2/13/12

ATTACHMENT A
Seabrook City Council
Special Meeting Minutes of 2/13/12

Note: Opinion gathering in recent years has not been sufficiently detailed for much clarity on how popular these amenities are or whether additional need exists, but absence of requests for more of the above suggests that the level is about right.

3.4.5 Indoor Sports Facilities

Seabrook is lacking an indoor recreation center since the loss of the church-operated Ed White Youth Center.

~~[The nearest thing to an indoor recreation center that Seabrook has had was the church-operated Ed White Youth Center. Its closure was a loss, as it had provided air-conditioned space for numerous youth activities for many years. Indoor sporting facilities are not proposed in this plan, for four reasons:-]~~

~~[First, indoor sporting facilities are provided in the area by commercial fitness establishments, and there would seem to be little reason for the City to compete with these businesses. Second, indoor sporting facilities for children do exist in the city at elementary schools and Seabrook Intermediate School. Noting that even the tax-rich City of Webster has conducted Parks and Recreation Department summertime children's activities using public school facilities, it seems wiser to explore partnering with CCISD schools than to consider building facilities that duplicate those already present in the community.]~~

~~[Third and most important, e] Cities with a population of 12,000 are not typically in the business of running a full-scale indoor sporting facility (see Table 1). Beyond the major capital costs of construction, such a facility would require ongoing staffing, operation and maintenance. In short, creating City-owned indoor sporting facilities is largely beyond our reach.~~

~~[Fourth, a] Although an indoor facility was identified as a wish item in the 1998 parks survey (see Appendix A), it drew substantially less interest in subsequent opinion surveys. Residents' priorities appear to lie elsewhere.~~

3.4.6 Likely Population Growth

Seabrook's population of not quite 12,000 people is expected to increase to about 20,000 in the next 30 years. The projections in Tables 3 and 4 are drawn from the city's 2010 comprehensive master plan.

Table 3. Population Projections

	TWDB	HGAC	Average
2010	11,943	12,260	12,102
2020	14,377	16,399	15,388
2030	16,771	18,946	17,859
2040	19,141	20,846	19,994

Table 4: Growth and Percent Change in Population of Seabrook, 2000 to 2040

	Population	Change	% Increase
2000	9,443		
2010	12,102	2,659	28.2%
2020	15,388	3,286	27.2%
2030	17,859	2,471	16.1%
2040	19,994	2,135	12.0%

Sources: Population figures are averages developed by the
Master Plan Review Commission based on Houston-Galveston Area
Council and Texas Water Development Board projections
(*Seabrook Master Plan 2030*, p. 11).

3.5 Views

People love to look at the water. The most obvious visual factor distinguishing Seabrook from every other city in Harris County is the appeal of its waterfront views—the long open-water vistas, marinas with rocking masts, lines of flying pelicans, winding wooded bayous, and marshes with wading birds. Such views convey a sense of relief from urban congestion, release from workaday pressure, and recreation awaiting.

“Proximity and access to Bay and Lake” drew the second highest rating (153) among local assets identified in a 2009 survey. The only suite of assets to score higher was “Parks, Trails and Pool” (159). Third was “Small town charm” (142). For a full listing of how survey respondents identified and ranked various community assets, see the *Seabrook Comprehensive Master Plan 2030*, appendix).

Views are available to residents and visitors by car when crossing the Seabrook-Kemah bridge, driving along Todville Road, and from a few other roadways in Old Seabrook. Good waterfront viewing is available on foot only at Pine Gully Park, McHale Park and Second Street Park. The importance of expanding pedestrian access to waterfront views is acknowledged in the city’s trails plan (*Seabrook Hike and Bike Trails Master Plan 2010*, e.g., section 4.5), which includes major components addressing this.



Figure 5. Water views of the Slough and bay are prime along Todville Road, while Pine Gully Park offers natural bayou views and fine birding.

~~[The urgency of]~~ Retaining waterfront views and public waterfront access is an issue that becomes clearer ~~[becomes apparent]~~ when shorelines are mapped (see Map 3). The city has more than 10 miles of lake and bay shoreline, but only a few hundred yards of bayshore and a few hundred feet of lakeshore are publicly owned (at Pine Gully Park, Carothers Gardens, McHale Park and the Boat Ramp). Slough and bayou views are somewhat better served, with parkland and trails reaching along portions of Pine Gully and Hester Gully, and Second Street.

Along other roadways, structures already block the waterfront view along nearly all of NASA Parkway. Grade elevation and larger homes are progressively eliminating water views from upper Todville Road. Lower Todville Road, parts of Old Seabrook, and the Point provide the city’s major remaining waterfront

[Type text]

view opportunities. In these areas, the stub roads dead-ending at the shores of the bay and the Slough thus provide significant viewshed focal points and resources.

3.6 Pressure at Pine Gully Park

During most of the year, park and pier use are at levels that are comfortable for all and that allow a quality experience for all. On fine summer weekends and holidays, however, visitor pressure builds. A split fee structure with higher entry fees for nonresidents has revealed that by a large majority, the pressure involves nonresidents.

A relevant finding from a statewide review of parks acreage is that the neighboring city of Pasadena falls close to the lowest in the state in terms of its parkland acreage. While the average in Texas is generally in the range of 5-15 acres of parkland per 1,000 people, Pasadena has only 1.2 acres of parks per 1,000 people (Texas Parks and Wildlife Department 2005). Pasadena's population is 150,000 people. Clearly this type of factor is likely to intensify pressure on the parks in surrounding cities.

In the park's first years, the gate was mainly unstaffed. With growing visitor pressure came more and more hours of gate staffing. Picnic tables and barbecue grills multiplied. Visitor numbers outstripped available parking, and vehicle barriers were needed to prevent parking on the grass. New entry charges at nearby El Jardin beach as of 2008 increased pressure at Pine Gully further. The fact that other fishing piers damaged by Hurricane Ike in 2008 were not restored likewise raised user numbers at Pine Gully.

Peak visitorship days produce high gate revenues, along with an increased operational work load in terms of bathroom maintenance, trash handling, and the like.

On peak days, Seabrook residents and trail users have complained of feeling "crowded out." In contrast, trail users often do not arrive by car or need parking space. They are typically quiet, respectful of the natural terrain, and are "just passing through"—not settling in for many hours. Concern also comes from neighboring residents, who find that when the park is full, visitors move along the shoreline and sometimes onto neighboring private land.

One past concern often expressed to gate personnel was resentment that Seabrook residents had to pay an entry fee at all; they felt they were already paying for the park through their property taxes. When heavy use generates such a series of issues and complaints from people accustomed to enjoying a neat, clean, quiet park, quotas or higher fees are options for limiting numbers. As of June 2010, in an effort to serve residents better and keep visitor numbers at reasonable levels, the entry fee was eliminated for residents and was raised to \$20 per car for nonresidents.

Siltation of the bayou and erosion of the prehistoric shell middens at its mouth are also concerns at Pine Gully. For bayou restoration plans, see 4.3.

Needs identified:

- Action is needed to preserve the integrity of the bayou and the shell middens.
- Recent fee changes designed to constrain heavy use should be monitored through gate counts for effectiveness in encouraging resident use and reducing nonresident pressure.
- Gate staffing may need review to reduce it at low use times but increase it at high use times.
- Parking booms may provide a tool to reduce gate staffing needs.

Comment [mb1]: A better word for "pressure" might be "overuse" or "overcrowding"

3.6 Overcrowding at Pine Gully Park
The park and pier are regularly used by both residents and non-residents. However, during the summer and on holidays the park is often filled to capacity creating a shortage of parking, picnic and restroom facilities.

Comment [mb2]: "use" instead of "pressure"?

[Type text]

129 **3.7 Other Needs**

131 **3.7.1 Silent Constituencies**

132 Some groups who do not readily speak for themselves in public opinion surveys (and do not turn up as
133 majority interests) include children and disabled people.

135 *Programs for Children:* Based on existing facilities per 1,000 population and park usage, it appears that
136 what is needed for children is ~~not so much additional park space or amenities as~~ additional *programs of*
137 *activity*. Such programs require either volunteer effort or a budget for City staffing or contractors. In the
138 absence of such a budget, existing volunteer groups and ~~school facilities~~ organizations in the community
139 should be explored as possible organizers and venues for such programs.

141 *Facilities for the Disabled:* Beyond the requirements of the Americans with Disabilities Act for City-
142 owned facilities to be wheelchair accessible, Seabrook does not have custom park offerings for disabled
143 people. Dedicated grants are available for such purposes. The feasibility of customizing landscaping for
144 people who are blind or wheelchair-bound should be investigated. See Appendix G for background on
145 "sensory gardens" and for Texas examples.

147 *Needs identified:*

- 148 • Children's activity programs.
- 149 • Park amenities for disabled people.

151 **3.7.2 Operational Issues**

152 *Staffing and operations:* Staffing is beyond the scope of this plan and is mentioned only to indicate
153 limitations. Maintenance and security take priority. Seabrook lacks children's programming in its parks
154 because there is no staff for this. Some gate management and visitor pressure issues at Pine Gully
155 likewise have staffing implications. As noted, staffing needs are one reason this plan does not include
156 indoor recreational facilities, and ornamental plantings are one more category in which options are
157 limited by staff and budget constraints.

159 Note that while this plan was being prepared, park budget cuts resulted in staff reduction and shorter
160 summer pool hours. The main implications for park operations were to transfer maintenance
161 responsibility for parks to the Public Works Department. Hence any new program suggestions require
162 caution until budgets strengthen, and volunteer contributions are helpful in all parks activity.

164 *Park development trends:* The first wave of park creation (1800s), was to create "pleasure gardens" or
165 pastoral islands in the urban environment. Starting in the early 1900s, demand arose for recreational
166 facilities for children: "Thus was born the notion of the playground. The recreation concept expanded to
167 include swimming pools, ball fields and indoor recreation in the early and middle of the twentieth
168 century. But after World War II, interest in city parks waned. The move to the suburbs, where everyone
169 would have a yard of their own, was thought to make the notion of public parkland rather obsolete"
170 (Walls 2009, 3). Some urban parks declined.

172 In the 1990s, however, parks across the nation experienced a revival of interest. Walls surveyed city
173 parks directors about usership and challenges. On usership, a central finding was increased public
174 demand for virtually all activities offered in local parks—especially for trails (Walls 2009, fig. 4). On
175 challenges, fully 65 percent of parks directors placed funding for operations and maintenance in the
176 category of a "huge issue" or "major challenge" (Walls 2009, fig. 10).

[Type text]

Lighting: Requests arise from time to time for less or more park lighting. Club-sponsored soccer field lighting has generated public complaints. How lights can be shielded so as not to inconvenience neighbors needs exploring. Lighting some sections of hiking trails for evening use in hot weather is a request arising from time to time. Investigating options, costs, and demand seems advisable.

3.8 Summary of Needs

A priority facilities list was developed by the Open Space Committee and is presented in section 2.1 of this plan. It reflects short-term needs. Longer-term needs identified from national standards and local opinion surveys are to expand park holdings, conserve green space, and protect views. In summary, the needs identified are:

Park Space

- Increase park space to ~~[10 percent of city land area to]~~ serve projected population increase.
- Increase green space in underserved portions of the city.

Waterfront Access and Views

- Expand physical waterfront access.
- Protect public waterfront views.

Pine Gully Park

- Monitor fee changes for reducing ~~[nonresident]~~ pressure.
- Renew amenities on a basis that favors residents.
- Review gate staffing for appropriateness at low and high use times.

Playgrounds

- Plant shade trees.
- Renew equipment on a selective basis.
- Review 2010 survey for zones where people want more.

Silent constituencies

- Consider partnering for children's activity programs.
- Consider partnering for park amenities for disabled people.

Operations

- Review staffing levels.
- Strengthen the operating budget.
- Consider lighting questions.
- Parks Director

Comment [mb3]: Use "overcrowding" instead of "pressure"?

Trail safety is one more need identified by residents. Several respondents to the 2010 online survey noted traffic hazards for particular trail segments and crossings (see Appendix E, comments 7, 10, 20, and 45).

217 **4.0 Related Projects**

218 ~~~~~

219 ~~[Many are still of the mind that developing every acre of land with "rateables"—rentables or~~
220 ~~sellables—is the way to maximize their returns, even though much research shows this attitude~~
221 ~~to be wrong.~~

222 ~~—Harnik et al., "When There's Nothing to Conserve—Create!"~~
223

224

225 This section describes several projects contributing positively to the city's natural asset base. Initiated by
226 various different entities, some are in progress; some are reflected among the recommendations in this
227 plan; and some are still at the idea stage. Descriptions are included here in an effort to ensure that the
228 Seabrook Open Space and Parks Plan interfaces well with related initiatives.

229
230 A guiding principle in this plan is that open space resources carry identifiable economic and other
231 benefits for a community. In particular, a growing body of data shows that parks, trails and green space
232 strengthen city tax revenue by boosting property values. See Appendix F for a discussion of tax-related
233 benefits of open space. Other benefits range from promoting fitness to maintaining a sense of
234 community and supporting wildlife that people enjoy. A Trust for Public Land report (Harnik et al. 2010)
235 notes that green space can:

- 236
237
 - *Attract investment*—Parks and open space create high quality of life that attracts tax-paying
238 businesses and residents. Corporate and small business owners rank quality of life, including
239 parks and open space, among their top priorities for choosing a business location.
 - *Revitalize cities*—Urban parks, gardens, and recreational open space can stimulate
241 commercial growth and promote revitalization. A key to restoring neighborhood economic
242 vitality is restoring the residential vitality.

243
244

245 These topics are fully addressed elsewhere, notably Lerner and Poole's *The Economic Benefits of Parks*
246 *and Open Space* (1999). Special park development funding options used in other cities are described in
247 the Center for City Park Excellence report "When There's Nothing to Conserve—Create!" (Harnik et al.
248 2010).

249
250
251 **4.1 Plans for the Waterfront**
252 ***Parks and Walkability***
253 The *South Seabrook Waterfront Development Plan* (2006), prepared for Seabrook's Economic
254 Development Corporation by JJR Consultants, has major emphasis throughout on enhancing the natural
255 environment and promoting connectivity and walkability in Seabrook's waterfront districts. The
256 following objectives are drawn from the JJR Plan and mirrored in the city's 2010 comprehensive master
257 plan (section 5.3):
258

[Type text]

Enhance Old Seabrook's parks and open space infrastructure

Create a more walkable and pedestrian-friendly Old Seabrook

Create a signature civic square along Second Street that serves as a central hub

Develop boardwalks and wildlife viewing trails from Old Seabrook to Todville Road and the Point

Implement a tree planting program throughout the district

Include public access boardwalks and overlooks



Figure 6: Sailing on the bay, with a flight of pelicans winging above the leading boats. Windsurfing and kiteboarding are other action sports watchable from the waterfront when the wind is up.

At the Point

Develop a central green space around which commercial activity can thrive

Provide uninterrupted public access to the waterfront perimeter of the Point

Enhance walkability

Maintain the working shrimp fleet as a vital asset to the community

Along Clear Lake

~~[Ensure that]~~ **Encourage** views to Clear Lake are maintained in each development along the waterfront

As part of mixed use and commercial developments, provide public access to and along the waterfront through plazas or boardwalks wherever possible

Comment [mb4]: Awkward sentence

4.2 Habitat Island

Island Restoration and Creation of Coastal Marsh

This is a project that underscores the convergence of conservation and development interests in the city. It derives from the JJR Plan discussed in 4.1, is fully described in a new study (*Seabrook Habitat Island Feasibility Study* 2009), and is a component also outlined in the city's 2010 comprehensive master plan (section 5.7). Depending on the selected location of the island, it may lend itself to dovetailing with expansion of McHale Park, with possible bridge access.

[Type text]

As background, a marsh reconstruction project undertaken in the Seabrook Slough in the early 1990s has been a success. Close to 20 years later the restored marsh has required no maintenance beyond cleanup following Hurricane Ike in 2008, yet it has steadily provided ecological benefits in the form of nursery habitat for many estuarine organisms in the shallow water of the Slough. The restored marsh, highly visible from Highway 146, also attracts wading birds.

In 2009 the city's Economic Development Corporation proposed and the City Council commissioned a feasibility study for building Habitat Island—in effect, restoration of the former Goat Island, which disappeared during the decades of coastal subsidence resulting from groundwater pumping (*Seabrook Habitat Island Feasibility Study* 2009). Efforts are under way to obtain grant funding for construction of marsh habitat making up the new island, which is gauged to be feasible both physically and financially.

Beyond naturally sustaining native wildlife and providing walkers with a new bird viewing area, the island's creation carries storm protection benefits and is also expected to help anchor redevelopment at the Point following serious 2008 storm damage.



Figure 7. Silting in Pine Gully, May 2010. Sand washing in from the bay has built up since 2005 and has damaged the productivity of tidal marshes that are important nursery habitat for the young life stages of many marine species. Restoration is planned.

[4.3 Pine Gully]

Bayou Remediation and Protection

Serious siltation problems arising in Pine Gully since 2004 are being addressed through restoration work for which funding and permitting are in process under the purview of the Seabrook City Council and Galveston Bay Foundation. A striking aspect of sudden environmental problems experienced in this bayou has been the inability or unwillingness of conservation agencies to address the difficulty. Neither county nor state entities proved willing to act, and federal organizations were also silent.

The Harris County Flood Control District, Texas Commission on Environmental Quality, Texas Parks and Wildlife Department, Texas General Land Office, Environmental Protection Agency, U.S. Army Corps of Engineers, and U.S. Fish and Wildlife Service all have stakes in the soundness of a coastal bayou, yet not one of them was willing to take active steps toward remediation of the damage. Public belief that one of the agencies would take charge produced long delays before recognition that they would not.

[Type text]

~~The City of Seabrook does not own Pine Gully; it merely has parkland alongside this bayou. Yet the only official body willing to advocate for the integrity of Pine Gully has been the Seabrook City Council. The lesson is clear: local advocacy for the local environment is essential. Archaeological resources along the bayou—shell middens—need protection as well.~~

~~The Open Space Committee is an appropriate body to help maintain Pine Gully project momentum and monitor progress. The systematic failure of conservation agencies to resolve problems in Pine Gully suggests that in any similar instances in future, at Pine Gully or elsewhere, City action should be invoked more quickly.}]~~

4.4 Seabrook Is a Bird Sanctuary

Consider the Birds

For more than 20 years, street signs have proclaimed Seabrook as a bird sanctuary. Pelicans have become the city's trademark wildlife, in the form of a wintering flock of white pelicans and growing numbers of brown pelicans, an endangered species that has recovered well and is now a year-round resident species nesting on Galveston Bay.

Roadside bar ditches support a population of the yellow-crowned night-heron, which hunts crawfish in the ditches. During spring migration trail users often see large flocks of cedar waxwings, solitary but colorful buntings, and many other migrant songbirds. In fall and winter numerous birds of prey pass though the area, sometimes including bald eagles. Birdhouse workshops where people built their own birdhouses were conducted annually by the former Eco-Tourism Committee for several years and proved popular among residents interested in attracting nesting birds to their yards.

Ensuring the continued presence of birds over the long term requires a focus on retaining habitat quality as the city grows. Migrant birds on long-haul journeys need coastal woodland belts for food and shelter. Herons need bayous, ditches, and other shallow waters for fishing. Pelicans love old pilings for safe roosting.

~~[Seabrook lacks an organization dedicated specifically to birds, although the former Wetland Board and Eco-tourism Committee served that role to some degree.]~~ In the absence of a local volunteer group focused on birds, the Open Space Committee is an appropriate entity to encourage birding organizations to have a presence in Seabrook. Focal species and options to consider include:

- Pelicans—advocate for retaining the pilings favored as roosts
- Herons—protect shallow waterways, including ditches
- Hummingbirds—encourage appropriate plantings in private and public settings
- Ospreys—promote awareness and consider providing nesting platforms
- Songbirds—further birdhouse workshops

4.5 The Urban Forest and Native Species

Replenish the Tree Canopy

As a general trend, intensifying urban development reduces tree coverage. Land is typically stripped of vegetation for drainage work during the construction phase. In Seabrook a tree ordinance protects a few specimen trees, but these are often lost soon after construction as a result of surface hardening and grade raising. Replacement landscaping is routinely lower in profile and designed for ornamentation rather than with emphasis on native vegetation appropriate for native wildlife.

[Type text]

ATTACHMENT A
Seabrook City Council
Special Meeting Minutes of 2/13/12

Storms also reduce the tree canopy over time; often large trees that are lost are not replaced. And larger houses leave less space for large trees. In combination, these factors have significantly reduced the local tree canopy. Shade makes any setting more inviting in a hot climate, and large shade trees provide special landscape qualities not duplicated by ornamental plantings. The City of Houston and CenterPoint Energy are two of several entities that have tree programs to draw upon as models for reforestation.

The Open Space Committee is an appropriate entity to support maintaining and replenishing the native tree canopy. Following are sample planting locations for [500] trees proposed for selected land:

- [200] flanking Hwy 146 – major tree planting effort along and near the route of Highway 146 seems advisable; timing of highway redevelopment is uncertain, and trees planted soon could be 30 feet tall by the time highway work occurs

- [100] Robinson Park

- [50] Pine Gully Park

- [50] Meador Park

- [50] other parks

- [50] fire training facility frontage

Other options include:

- Drawing upon volunteers in the Master Naturalist and Master Gardener programs for counsel

- Encouraging homeowners to plant locally appropriate species

- Acquisition of land with distinctive trees

- A local "Champion Trees" list (city's biggest live oak, hackberry, yaupon, etc.)

Native trees and plants should be favored. "The notion that native plants are somehow fundamentally shabby, ill behaved, or second-rate . . . persists in the minds of many people " (Noke 1986), but these are the trees, shrubs and smaller plants best adapted to local conditions. The city's tree ordinance lists many native tree species, such as cedar elm, hackberry, pecan, magnolia, and various oak species (see Appendix J). East Texas native trees that put on a fine springtime floral show include the eastern redbud and dogwood; planting these in numbers would produce an impressive show each year. Some shrubs are appropriate for exposed coastal conditions and a salt-laden breeze, such as wax myrtle and lantana; some wild plants flourish in soggy conditions, such as Louisiana iris. Massed native plants with a low and compact growth habit can be a good alternative to mown grass in areas of full sun (fig. 8).

A key source of tree/shrub/plant recommendations for the Gulf Coast region is the Texas Coastal Watershed Program based in Clear Lake, and its WaterSmart Gardening program coordinator, providing consulting for numerous native gardening efforts. Other sources include the Houston Chapter of the Native Plant Society of Texas, the regional group of Master Gardeners, nursery operators knowledgeable about native plants, and many books. See, for example, Sally and Andy Wasnowski's *Native Texas Gardens: Maximum Beauty, Minimum Upkeep* (1997).

Figure 8 (next page). Wildflowers can be showy, especially when massed for effect. All species pictured are Gulf Coast natives and were photographed locally.

[Type text]

ATTACHMENT A
Seabrook City Council
Special Meeting Minutes of 2/13/12

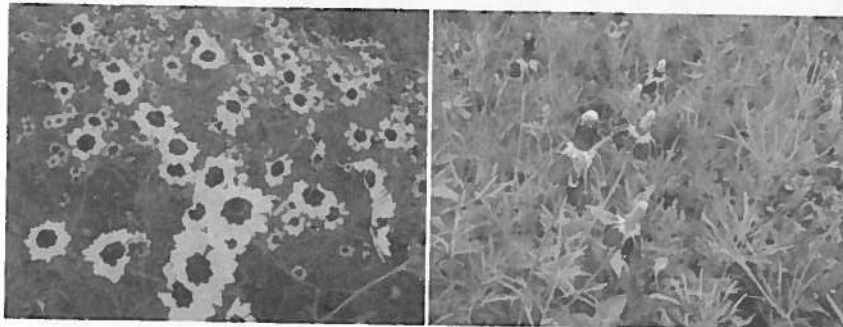
422



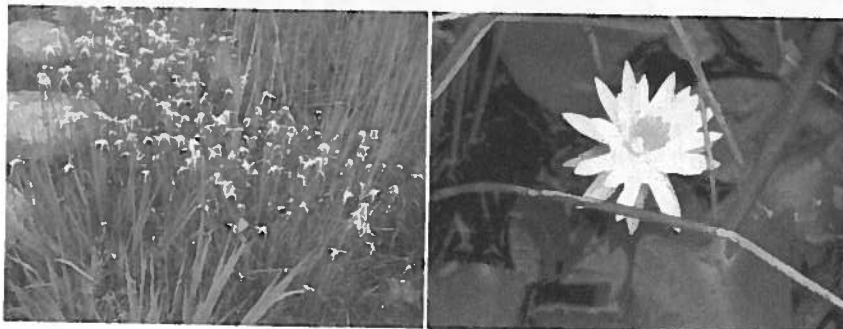
423



424



425



[Type text]

4.6 Red Bluff Green Plaza

The new Highway 146/Red Bluff Road commercial hub is indicated in the *Seabrook Comprehensive Master Plan 2030* as a key focal point for business expansion in coming years. It is on the city's major arterial road and a gateway to the city. Green space of some kind near this new hub could help attract and anchor the commercial development there. Such a park plaza would have significant benefits:

- Setting a pleasing tone where people enter the city
- Serving as a "signature civic square," as in the JJR Marine District plan for Old Seabrook
- Providing a trail destination/start point for hiking trail connection across Hwy 146

The time to consider such a plaza, park, or square for Red Bluff/Hwy 146 is early in the development of this commercial zone. Possibly park designation of an appropriate parcel can be achieved through contractual agreement with the state (TxDOT), Harris County, or a developer.

The Houston model is Discovery Green, which has served well to anchor major surrounding development. A shady park area at Seabrook's northern business center would beautify a key city entry point, enhance restaurant/hotel appeal, help attract new business, and supply a first Seabrook stopping point on the proposed future regional hike/bike trail crossing Hwy 146 from/to Armand Bayou Nature Center and beyond. Grass and trees only would mean relative ease of maintenance. A gazebo might be appropriate, and other amenities might be added in due course.

4.7 Tallgrass Prairie

Authentic native prairie has great species richness, but because grassland is easily developed for agriculture or planted for pasture, such natural prairie has now become an extremely rare habitat type in coastal Texas. Armand Bayou Nature Center has a bank of knowledge about prairie restoration for us to draw upon.

At Pitman Park in Bellaire, a luxuriant small prairie plot (about 30 x 30 feet) was created by the simple expedient of moving patches of sod and their rooted plants to Bellaire from a rural site that had long been unplowed prairie but was about to be paved for a car dealership.

Pitman Park is heavily shaded and has only a limited section sufficiently sunny to support prairie plants. Within a single season of being moved there, the prairie plants stood six feet tall and too dense to walk among. Seabrook, in contrast, has extensive sunny park areas that are appropriate for such a demonstration prairie. ~~All grassland is not created equal. Tallgrass prairie is as different from mown lawn as a glacier is from an ice rink.~~

* * *

All the projects profiled here have crossover economic and environmental benefits. They all provide visual enhancements, contribute to city branding, support open space and wildlife, and serve to enhance civic pride.

[Type text]

472 **5.0 Recommendations**

473 ~~~~~

474

475 *In some areas, conservation funding measures are blessed with the support of area real estate*
476 *brokers who recognize the importance of conservation in maintaining the local quality of life.*
477 *—Sandra Tassel, The Conservation Program Handbook*

478

479

480 Beyond the priority actions already listed in section 2.1 for the short term, further recommendations
481 follow to address goals that support a longer-term vision. Goals 1-3 and accompanying
482 recommendations address retaining open space and natural qualities, based on efforts to respond to
483 public opinion. Goals 4-6 focus on best use of existing park holdings, based on direction in the city's
484 2010 comprehensive master plan. Goals 7-9 involve expansion to maintain park excellence as the city
485 grows, based on needs identified. Wetlands conservation is an aspect of goals 1-3 and 7-8.

486

487 [~~Hesitation to remove land from the tax base by designating it for park use is yielding to awareness that~~
488 ~~people assign high values to green space, trails and parks when considering where to live. Real estate~~
489 ~~conventional wisdom is shifting to recognize this. As an example, "community landscaping, with walking~~
490 ~~paths" turned up in a 2010 real estate review of the top ten features new homebuyers want, right up~~
491 ~~there with kitchen islands and energy-efficient appliances (Kerch 2010).]~~

492

493

494 **5.1 Goal 1: Expand bay, lake and slough waterfront access for walkers, cyclists, and kayakers.**

495

496 Civic commitment to a city's waterfront can create well-used and much-loved public spaces. The River
497 Walk in San Antonio, for example, is inviting and has become a major attraction as the public face and
498 abiding impression of the city. Given the modest amount of publicly accessible Seabrook shoreline, and
499 the high value that residents place on being near the waterfront, provision of fuller accessibility is an
500 important objective.

501

502 Parks and trails in Seabrook provide several bayou and woodland segments where people enjoy a sense
503 of retreat among lush greenery, small waterways, and wading birds. But access to the bayshore and
504 lakefront is quite limited—Pine Gully, Second Street, and small parcels at McHale Park, Wildwood, and
505 the Boat Ramp. Old Seabrook and the Point offer the best views and opportunity for pedestrian access.

506

507 Although Texas coastlines are legally public property, neighboring landowners are protective, and most
508 shoreline is thus effectively private. The Texas General Land Office had to publish a *Beach and Bay*
509 *Access Guide* to advise people where to enter waterways without challenge. Generations of residents
510 will benefit from improved waterfront accessibility.

511

512

513 **Recommendations**

514 **1. Back Bay:** Identify and acquire or contract for two to four parcels in Old Seabrook that can provide a
515 Second Street gathering hub (as proposed in the JJR plan and comprehensive master plan) and/or
516 provide a green core and pedestrian shoreline access elsewhere in Old Seabrook.

517

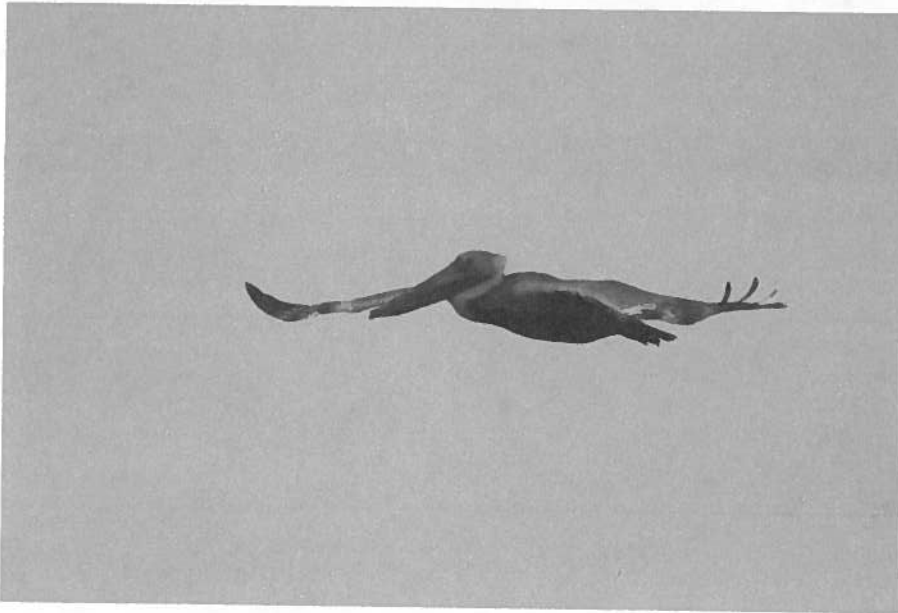
[Type text]

518 2. *The Point*: Identify and acquire or contract for a parcel that will constitute a "natural destination" at
519 the Point. Added to roadway/utility upgrades and the planned Habitat Island viewing point (see section
520 4.2), a park parcel would be third factor boosting redevelopment at the Point.
521

522 3. *Slough*: Revisit past planning effort for a Seabrook Slough boardwalk to explore whether conditions
523 that formerly stopped the project still persist, and whether adjusting parameters or locations may
524 enable pedestrian Slough access.
525

526 4. *Kayaking*: Develop dedicated kayak put-in points for lake and bay access. Paddling can allow passage
527 in places where pedestrian options are difficult, and a kayak launch could be a component within any or
528 all of the preceding three recommendations.
529

530 5. *Coastal Footpath*: Begin long-term work toward eventually enabling people to walk or jog along the
531 Seabrook shoreline of Clear Lake and Galveston Bay, with all the commercial potential this offers (as in
532 San Antonio's River Walk). Models for this include the Seattle and Chicago waterfronts and Britain's
533 ambitious intent to create a 2,800-mile coastal "corridor" around England, with Scotland and Wales
534 implementing similar plans.
535
536



537
538
539 Figure 9. Brown pelicans almost disappeared from Galveston Bay but have now returned as a breeding
540 species. Pelicans in flight add drama and grace to waterfront views; pelicans diving for a meal add
541 natural action; and birds roosting on pilings add a comic air. Whatever way we look at them, they are a
542 plus, worth keeping around. Photograph by Richard W. (Dick) Bricker.

[Type text]

5.2 Goal 2: Preserve views, with emphasis on open space and naturalness.

Classic open space assets are waterways and wetlands, natural woodlands, and mown parklike terrain. Views of these have a major impact on quality of life, yet views are not easily quantified as a community asset. Rather, their importance is thrown into focus by public shock when views are changed. For example, since 2000, high-rise and container crane development beyond Seabrook's control have altered coastal skyline views to the east and north.

Examples of view losses inside the city include commercial structures masking the waterfront ((e.g., NASA Parkway)); large homes obscuring water views ((e.g., Todville Road)); loss of [small and ephemeral] wetlands [to new construction]; and loss of large old trees [to storms; and wooded land stripped of most vegetation despite the tree ordinance (see Appendix I)].

Public dismay at loss of views is not readily quantified either, but it nevertheless warrants addressing. Measures proposed here are based on incentives rather than regulation. To work, incentives must provide owners with substantial and long-term benefits, as conservation easements do.

Recommendations

1. **Waterways:** Use incentives to promote a mix of green space and structures along bay, lake and slough shores to create more interesting views for the long term than buildings alone can provide. Trees, pilings and marshlands benefit wildlife and create more interesting texture in viewsheds than open water alone. [For example, minimum tax benefits might kick in at 30% waterfront green space to 70% structures; maximum benefits might apply at 70% green space to 30% structures.]

2. **Wetlands:** Create specified benefits applying to each wetland component preserved or created during new development, and use this benefits structure to promote owner/developer decision making that not only enhances appearance but also conserves or creates usable habitat and perhaps adds low-impact boardwalks (e.g., during drainage work, grade raising, bulkheading).

3. **Wooded lands:** Provide specific incentives for maintaining wooded sections during new development. Noting that land is essentially stripped before construction despite tree-removal permit requirements, new measures (regardless of tree size and species) are needed to encourage keeping some woodland canopy. For example, maximum benefits might apply to fully wooded bands left along roadways, with lesser benefits where wooded stretches are discontinuous.

4. **Parklike lands:** Create a detailed project list for volunteer work by [Boy] Scouts and other civic bodies to enhance mown green space (e.g., ballfield, cemetery, right-of-way easement). For example, promoting vegetation for screening and shade makes de facto green space more productive than plain mown grass. [Boy] Scouts in particular regularly request to build benches, small bridges, etc., which can result in installation of amenities not planned and sometimes later removed; focusing such volunteer effort would serve all parties better.

5. **Roadway corridors:** Involve neighboring business owners and residents in five [formal City-sponsored] focus groups on how best everyone can work together to preserve views and attractive appearance for the long term along the five city's major thoroughfares:

NASA Parkway	Lakeside Drive as a new thoroughfare
Todville Road	Meyer Road as a new thoroughfare
Red Bluff corridor	

(Type text)

5.3 Goal 3: Maintain and enrich conditions that support local wildlife.

Beautification is recommended on the long-term basis of maintaining, restoring, and creating woodland and wetland habitats, so that Seabrook's parklands continue to look inviting and to support local wildlife for 50 years and beyond. The larger northern parks and wooded neighboring private properties create a single "urban forest." Retaining a good shade canopy across the city as a whole and working to retain green space corridors are two aspects of a commitment to natural qualities.

Some smaller park holdings have ornamental plantings (e.g., Mohrhausen Park), several larger parks consist chiefly of grass (e.g., Meador and Miramar parks), and the biggest holdings are more wooded and natural (e.g., Pine Gully Park, Seabrook Wildlife Refuge). ~~[Given a clear public wish for natural areas, and the labor and ongoing expense required for mowing and floral color, ornamental plantings and additional mown areas are not emphasized here.]~~

Recommendations

1. *Tree canopy:* Establish a citywide tree planting and maintenance program to promote canopy trees on both public and private lands, with emphasis on native tree species that sustain wildlife (see 4.5). Components include:

- Plant additional shade trees in heavily used park areas.
- Create a live oak avenue along portions of the city's Highway 146 main axis.
- Create low-maintenance wildflower displays along portions of Highway 146.
- Encourage developers to retain or establish screening belts of trees.
- Publicize the tree ordinance.
- Promote wildlife-friendly gardening among residents (e.g., plants that support butterflies, hummingbirds, and other migrating birds; owl nesting boxes).

2. *Green corridors and native plants:* Assess potential for connections around the city to take advantage of existing drainage and utility installations as ways to make habitat/green space continuous for walkers, joggers and wildlife. Large roadways are the most challenging barriers. A Highway 146 undercrossing point that is safe for wildlife as well as safe for pedestrian crossing would be a major accomplishment. Native plants make sense in that they are adapted to local conditions. A further reason to use them is that they support the native pollinators, which in turn support birds (see 4.5 for more detail). Conservation easements may help create corridors.

3. *Habitat wish list:* Create wish list of 20 habitat-related items for volunteer projects by ~~[Boy]~~ Scouts, civic groups and similar. Possible examples include:

- Build nest boxes
- Create an osprey nesting platform
- Establish wildlife food plantings
- Renew food plantings regularly
- Create migrant bird feeding stations
- Supply feeding stations during months of migration
- Establish a 50x50-foot tallgrass prairie plot (see 4.7)

4. *Habitat Island:* Facilitate and monitor the Habitat Island project (see 4.2).

5. *Pine Gully:* Facilitate and monitor bayou restoration (see 4.3).

[Type text]

640 **5.4 Goal 4: Ensure best use of existing park holdings.**

641 Trails to connect all the city's parks into a single network are a top priority and are covered in the
642 *Seabrook Hike and Bike Trails Master Plan* (2010). The hope is that when budget allows, Seabrook may
643 once again have a parks director. In general, the Open Space Committee is cautious about proposing
644 built structures that will need maintenance and renewal. Following are recommendations for existing
645 parks, arranged from north to south.

646 *Recommendations*

647 1. *Drusilla Carothers Coastal Gardens*: Establish vegetation screening along the northern boundary to
648 secure privacy and seclusion for the facility; wooded neighboring land could at some point in the future
649 cease to be wooded. (See also 5.5.)
650

651 2. *Other northern parks—aim for naturalness*: Maintain natural conditions as far as possible ~~[and avoid~~
652 ~~additional structures]~~. Damage across the city by Hurricane Ike in 2008 threw into focus that recovery is
653 relatively straightforward on lands that are kept natural and have a minimum of built structures; a few
654 fallen trees do not matter.
655

656 *Pine Gully Park*: Plant shade trees now to replace trees lost since the park's establishment.
657

658 ~~[Resist impulses to build further structures and widen trails.]~~ Seabrook residents value
659 the natural qualities in this park (while usage of the built facilities is largely by
660 nonresidents). Best use of this park is thus to retain naturalness.

661 *Robinson Park*: Plant trees and reduce mowing, so as to allow a volunteer shrub layer to become
662 established, enabling the property to serve better as the buffer it was intended to be
663 when it was acquired. To serve effectively as a buffer, this land needs to be wooded, not
664 mown.

665 *Seabrook Wildlife Refuge*: ~~[Use only the perimeter, and only for a walking trail.]~~ ~~Leave~~ ~~(ing)~~
666 most land as a refuge for wildlife and buffer between residents and industrial
667 development. Minimum maintenance benefits the budget. (See also goal 5.)

668 *Friendship Park*: Explore partnering to create softball facilities. Add shade trees near the
669 playground.

670 *Baybrook*: Benches are desirable. A natural playground, drinking fountain, and exercise cooling
671 station are appropriate.

672 *Hester Garden Park*: This is a potential location for an outdoor classroom. Enhance pond
673 viewing, and find a partner to undertake periodic butterfly garden maintenance.
674

675 3. *Central parks—focus on amenities*: Make these high-use parks more inviting with perimeter shade
676 trees, and focus the expansion of built amenities in Miramar Park and the south end of Meador Park
677

678 *Pool, skate park, pavilion and playground*: No major needs were identified. Use of these
679 amenities is almost entirely by Seabrook residents. The facilities are intensively used and
680 need routine maintenance and renewal. The pool needs summer staffing, and operating it
681 entails significant expense in staffing. The skate park is popular among young people, as are
682 basketball hoops in the large pavilion. The smaller pavilion with picnic tables gets good
683 community use as well. Natural playground installations are appropriate, and a drinking
684 fountain near the playground is desirable.
685

[Type text]

ATTACHMENT A
Seabrook City Council
Special Meeting Minutes of 2/13/12

686 *Disc Golf Course:* Extend the nine-hole course [~~by three holes~~]. The facility is popular, and users
687 are respectful of it. For the moment it serves well, but additional holes have been discussed
688 and should likely be added within four to six years. Solid surfaces on stations are desirable.
689

690 *New offerings:* There is room for additional amenities in these spacious parks. Fitness
691 equipment may be desirable, for example. Yet caution is in order, as the wide expanse of
692 open grass in Meador Park has proven useful as a venue for large-scale events held from
693 time to time. The central parks offer enough space to be highly flexible, and the community
694 may be best served if this openness and flexibility are retained.
695

696 4. *Old Seabrook and Waterfront District—Seabrook's public image:* Use these parks for welcoming
697 visitors to Seabrook, welcoming residents to the city's civic heart, and "branding." This is the portion of
698 the city where people experience the waterfront, and it is the zone that most clearly exemplifies the
699 "small town charm" rated so highly in the 2009 Master Plan Commission opinion survey.
700

701 *City Hall-Community House-Mohrhausen Park:* Enhance use of this public property complex by
702 connecting its short trails to the overall trail system (see trails plan).

703 *Second Street and McHale Park:* Expand park holdings to create a gathering place/civic
704 square/green space anchor for commercial development (discussed more fully under
705 goal 7)

706 *Boat Ramp:* Portapotties are desirable.
707

708 5. *West-side parks:* Provide pedestrian connections between parks and expand west-side park holdings.
709

710 *Brummerhop Park:* Connect to other parks via trails (see trails plan). This major new park was
711 established to answer the greatest need identified in the 1998 community survey. It has
712 both a high-use developed area and a more natural section, and will serve residents
713 better if it also connects with the rest of the trails network.

714 *Wildwood Park:* Shade trees are desirable.
715

716 6. *Mowing and Use:* Reduce the amount of mowing required. Mowing is a large labor and a significant
717 operational cost. Some mown areas are underused and lend themselves to other kinds of treatment
718 that would better serve goals of naturalness and habitat enhancement. Various options exist, such as:
719

720 *Wildflower plantings* that need scheduled mowing only once or twice a year to keep out trees
721 and shrubs, leaving wildflowers to self-seed (e.g., Meador Park).

722 *Expanded shade tree coverage* to replace grass (e.g., Robinson Park north of gazebo).

723 *Maintaining only neat pathways* of mown lawn amid sections of prairie plants and longer grass
724 cut much less often, instead of trimming large areas intensively cut (e.g., Wildlife
725 Refuge).
726

727 7. *Use by visitors to the city:* Partner with the Economic Development Corporation and Bay Area
728 Convention and Visitors Bureau to promote local parks, and especially trails and their routes, to people
729 staying in local hotels. Hotel operators have requested brochures and trail maps to assist with this.
730 Visitors to the city who discover and enjoy its parks while here for other reasons are more likely to
731 revisit Seabrook and to spread the word about it.
732

[Type text]

5.5 Goal 5: Establish appropriate guidelines for operating new types of parks.

Two major park properties acquired since earlier rounds of planning—the Carothers addition to Pine Gully Park and 40 acres added to the Seabrook Wildlife Refuge—are both partly intended to buffer residential areas against industrial development north of the city. Both also represent new types of lands added to the park system, requiring new approaches and operating guidelines.

Drusilla Carothers Coastal Gardens: This property acquired in 2007 and opened in 2011 provides the city with a versatile new event venue that offers revenue potential. Physical aspects of the new holding are indicated in the *Pine Gully Park and Carothers Coastal Garden Master Plan* (October 2009). Operational aspects will need consideration as uses develop. The Community House rental serves only partially as a model. Needs include promotion/sales, landscape maintenance, security, decorating, and monitoring.

Management guidelines need review and refinement during the first year of operation and probably at intervals thereafter. For example, a north side vegetation barrier is advisable (see goal 4 above); walking trail access is envisaged; wetland components may need attention; promotion on a commission may be useful; and the facility has potential for weekday daytime rental for workshop-type use by small groups and possible environmental education activity.

Seabrook Wildlife Refuge: This recently acquired property is an undeveloped buffer zone. Low maintenance is its hallmark. The intended purpose for this land is to expand the vegetation buffer between residences and industry and to function as a wildlife refuge. It is not intended for camp-outs (which are permitted for local Boy Scout troops at Pine Gully Park). Trail development at the refuge is envisioned only along its perimeter (see trails plan).

Management guidelines are needed to ensure that this land remains in a natural condition. For example, enhancement of wildlife food plantings may be desirable.

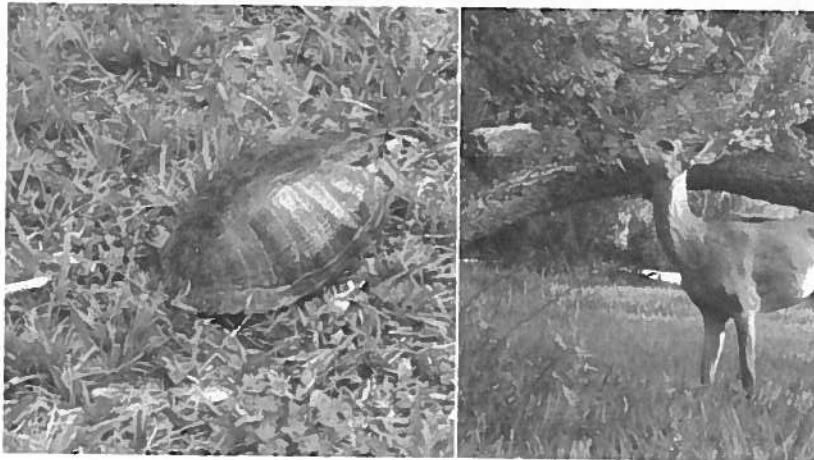


Figure 10. Turtles and deer are animals residents enjoy seeing in parks and along trails.

[Type text]

ATTACHMENT A
Seabrook City Council
Special Meeting Minutes of 2/13/12

5.6 Goal 6: Adjust park facilities in response to shifting community preferences.

Beyond maintaining park facilities per 1,000 population, more detailed determination of what residents want for the future is needed. Ongoing review of the appropriateness of existing facilities should also be conducted. Sample questions to consider:

New subdivisions now commonly provide playgrounds and pools serving their residents. Does the City need to provide additional such amenities as the population grows, or will new residents prefer private amenities operated by homeowners associations, and to what extent will these answer future needs?

Review of playground use levels and preferences is advisable to gauge whether they need upgrading of equipment or different features that might increase their popularity and use. Should existing public playgrounds be renewed in their present form when they degrade, or would other types of amenities be more appropriate?

~~[The fishing pier at Pine Gully Park has been destroyed three times by storms since it was built. We can expect that this will happen again. Seabrook residents do seem to want the pier rebuilt each time a storm damages it.]~~

Sports shift in popularity over time. How are population increases and other changes affecting the demand for sporting facilities?

Trails are generally treated with respect, but occasionally they suffer abuse from four-wheelers and golf carts. Would it make sense to install barriers/signs preventing mechanized use of trails intended for hikers and cyclists?

The community favors maintaining some lands in a natural condition. How much natural terrain is enough?

Some areas need reforestation, some would benefit from showy specimen trees, and others need shade or native tree species that attract and sustain birds. How much tree planting is advisable?

Demand for picnic tables and BBQ facilities appears low among Seabrook residents. Should some be allowed to fall away instead of being replaced when they degrade? Heavy use parks seem to need them.

Vandalism of park facilities is a periodic nuisance. Are there more effective ways to respond to this?

What is the relative importance of different types of expertise among parks staff—for example, is it more useful to have a background in grant writing, a knowledge of plants and local ecology, or experience in recreational or educational programs?

What is the level of demand for activity programs in the parks?

Questions in the 1998 opinion survey emphasized sporting amenities; those in 2004 emphasized green space; and 2009 and 2010 surveys spanned both but asked far fewer questions. Ongoing review can help pinpoint which park and open space features warrant attention vs. which are loved as they are and considered satisfactory in their present form.

[Type text]

[5.7 Goal 7: Conduct selective land acquisition for future needs.

Despite having some impressively large and natural parks, Seabrook falls below the national average in terms of the percentage of the city land area that is devoted to parks. A recently assessed national average was 9.8 percent, but Seabrook's tally is just over 5 percent (see 3.1.2). On the west side of Highway 146, park holdings are currently limited to Brummerhop Park (7 acres) and Wildwood Park (0.47 acres), making the need more acute on that side of the city. Examples of desirable types of properties include those with distinguished major trees, adjoining existing parks, and providing waterfront views.

Recommendations

1. Aim to expand open space and park entities to 10 percent of the city land area, in line with the national average, by 2020 (i.e., to 364.8 acres). This requires adding 177.3 acres. Serving the west side, buffering against industry, and connectivity of trails are prime considerations. Contractual arrangements will be essential given budget constraints on land acquisition.
2. Work jointly with homeowners associations and other owner representatives to identify and acquire or contract for two parcels on the west side of Highway 146 to improve park availability for residents in the western portion of the city.
3. Develop best practices guidelines for land acquisitions, whereby owners can review City parameters to gauge whether their properties may be candidates, and whereby confidentiality is preserved during investigation and negotiation.]

5.[8] 7 Goal [8] 7: Identify choice wetlands and green space for conservation by various means.

Portions of a city's de facto complement of green space are typically made up of such entities as school lands, cemeteries, drainage and utility easements and rights-of-way, and similar. Such open space resources should not be ignored. Small wetland components on private land also should not be ignored. All these carry potential for enhancement as view assets and habitat resources.

Recommendations

- [1. Develop and map a fuller inventory of such spaces to guide decision making.]
- [2] 1. Explore with owners their interest in green space goals and conservation activity.
- [3] 2. Where owner interest and willingness is found, work jointly to develop management actions that benefit landholders, neighbors, and the City's open space goals indicated in this plan.



Figure 11. Open space involves everything from stands of Louisiana Iris to picturesque marina views.

[Type text]

ATTACHMENT A
Seabrook City Council
Special Meeting Minutes of 2/13/12

ATTACHMENT A
Seabrook City Council
Special Meeting Minutes of 2/13/12

848 **[5.9 Goal 9: Prepare for post-flooding buyouts in case future rapid action is needed.]**

849 Seabrook suffered extensive storm surge flooding of homes during Hurricane Ike in 2008 (Map 5).
850 Federal grant money is available to support purchase of homes that flood repeatedly and thus to
851 remove them from the flood insurance pool. The land reverts to green space.
852



Comment [mb5]: Take out map

853
854
855 **Map 5: Hurricane Ike Storm Surge, September 2008. Flooding reached**
856 **elevations of about 12 feet (based on Harris County Flood Control District records).**
857

858
859 The nearest model for this recommendation is Friendswood, which prepared carefully after major Clear
860 Creek flooding. Friendswood identified properties that were desirable candidates for green space
861 buyouts during the next flood and was able to act fast when it happened. On a willing-seller basis, 136
862 homes were purchased, of which 100 were repetitive-loss properties. Friendswood claims to have
863 achieved buyouts faster than Texas had ever seen, thanks to having identified properties in advance, set
864 aside funds, and established protocols. They called it "A Hazard Mitigation Grant Program Success Story"
865 (City of Friendswood, 2004).
866

867 Other willing-seller examples in the region are the Harris County Flood Control District buyout program,
868 and Galveston County's post-Hurricane Ike buyouts in unincorporated areas, especially the Bolivar
869 Peninsula. See Appendix K for a summary from Harris County, and for Bolivar see *Voluntary Buyout and*
870 *Elevation Program Handbook* (2009).
871

872 **Recommendation**

ATTACHMENT A
Seabrook City Council
Special Meeting Minutes of 2/13/12

~~include explicit and detailed flood buyout preparations in Seabrook's Hazard Mitigation Plan, and inventory repeat-loss candidate properties, so that officials are in a position to act fast should homes suffer substantial damage in a future storm.]~~

6.0 Implementation

~~~~~

~~[Trees are pollution control, flood control, and energy conservation.  
—Carmine Stahl and Ria McElvaney, Trees of Texas]~~

Funding sources, implementation strategies, and timing are the hard part. The time span for most actions envisaged is within ten years. Proposed timing is indicated in 6.1, with projected costs in 6.2, and funding mechanisms suggested in 6.3. Ways to increase recognized open space assets ~~[from 5 percent to 10 percent of the city land area]~~ are outlined in section 6.5.

Reminders: This plan should be read in close conjunction with the *Seabrook Hike and Bike Trails Master Plan* (March 2010) and *Drusilla Carothers Coastal Gardens Master Plan* (February 2010), and also overlaps significantly with the *Seabrook Comprehensive Master Plan 2030* (April 2010) and the JJR Consultants' *South Seabrook Waterfront Development Plan* (June 2006).

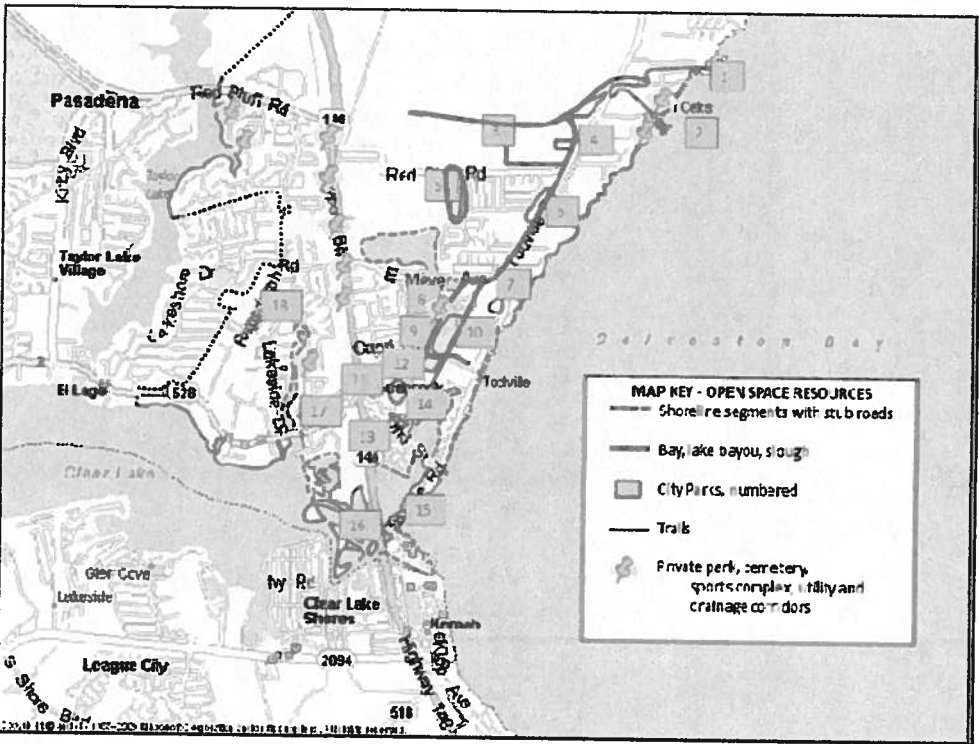
### 6.1 Timeline

(NC = no charge, actions undertaken by Open Space Committee volunteers and staff)

- |         |                                                                                                                                                                                                                                                                                               |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2011    | <b>Start on priority parks goals (section 2.1)</b><br>Establish guidelines for parks donations and memorials (see Appendix M)<br>Launch 5-year, [500-] shade tree initiative, multiple locations<br>Develop wish list to guide volunteer projects (NC)<br>Monitor Pine Gully restoration (NC) |
| 2012    | <b>Complete priority parks goals (section 2.1)</b><br>Target trail development, Lakeside/Meyer, Red Bluff Road<br>Seek grant funding for Highway 146 trail crossings                                                                                                                          |
| 2013    | <b>Focus on waterfront access options</b><br>GIS mapping to refine open space inventory (NC)<br>Develop large-scale version of Map 6 to guide on plan implementation (NC)                                                                                                                     |
| 2014-16 | <b>Focus on open space/park acquisitions, agreements, and easements</b><br>Acquire park land, Old Seabrook, the Point, west side<br>Encourage development of flood buyout protocols<br>Five-year review of Open Space and Parks Master Plan, trails plan, and Carothers plan                  |
| 2018-20 | <b>Focus on enhancements</b>                                                                                                                                                                                                                                                                  |

[Type text]

Promote Habitat Island, review other projects for open space assets (section 4.0)  
Promote native plantings  
Refine guidelines for all parks and open space components  
The preceding timeline serves to suggest a desirable sequence for actions. Yet it is important to remain responsive to opportunities arising along the way.



Map 6. Open Space Resources. These include property destined to remain green, zones with views, and such entities as drainage rights of way, besides 18 parks. Areas west of Highway 146 offer fewer open space options and scenic resources, but they also offer good pedestrian connections because most subdivisions have sidewalks. Trail crossings of Highway 146 are proposed (see Map 1). To balance open space across the city and cater for the projected increase in population, acquisitions are recommended especially in the western and southern sectors. Parks:

- |                               |                         |                         |
|-------------------------------|-------------------------|-------------------------|
| 1. Drusilla Carothers Gardens | 6. Baybrook Park        | 11. City Hall grounds   |
| 2. Pine Gully Park            | 7. Hester Garden Park   | 12. Community House     |
| 3. Seabrook Wildlife Refuge   | 8. Rex Meador Park      | 13. Mohrh[us]en Park    |
| 4. Robinson Park              | 9. Miramar Park         | 14. Bayside/2nd St Park |
| 5. Friendship Park            | 10. Pool and Skate Park | 15. McHale Park         |

[Type text]

**ATTACHMENT A**  
**Seabrook City Council**  
**Special Meeting Minutes of 2/13/12**

948 16. Boat Ramp  
951  
952

949 17. Wildwood Park

950 18. Brummerhop Park

[Type text]

6.2 Costs

Seabrook's prior parks plan (1998) contained no cost estimates of any kind. Parks and open space plans for other cities typically provide at least some indications of costs envisaged. The projected costs shown here are estimates and are included to provide a general sense of the possible spread of expenditures. These projections obviously do not constitute budget commitments, as budget decisions are made annually by the sitting City Council. Note that Table 5 does not include projects that are funded by other means, such as Pine Gully restoration or the Habitat Island.

Table 5. Estimated Costs for Open Space and Parks Proposals

|                                                   |                                         |
|---------------------------------------------------|-----------------------------------------|
| Trail development                                 | 800,000*                                |
| Acquire Old Seabrook lots                         | 220,000                                 |
| Acquire west side lots                            | 300,000                                 |
| <del>Flood buyout preparation</del>               | <del>500,000**</del>                    |
| Tree planting <del>[(500 trees @ \$300 ea)]</del> | 150,000                                 |
| Native plantings (\$5,000/yr, 5 yrs)              | 25,000**[*]                             |
| Tallgrass prairie plot                            | 5,000                                   |
| Total                                             | <del>[2,000,000]</del> <u>1,500,000</u> |

\* Estimated City commitment to leverage grant funds to \$4 million (see trails master plan).

~~[\*\* To be reserved by 2023 for post flooding buyout capability for property identified as appropriate.]~~

[\*]\*\* Assumes partnering and donations, for which both agency and private sector programs have been successful in many cities.

The parks department operating budget has been in the range of \$675,000 to \$830,000 per year since 2006~~[-including trail maintenance]~~. Trails plan proposals include an increase from 10 to 25 miles of trails, indicating either more than doubling the trail maintenance budget over time or limiting maintenance.

~~[The willing-seller flood buyout option for coastal or creek flooding requires dedicated funds for the City's contribution (20-25 percent) in order to get federal funding assistance (75-80 percent). Major hurricanes brought flood damage in 1961, 1983, and 2008, suggesting about a 20-year time horizon. Commitment of \$50,000/year starting in 2013 would reserve \$500,000 by 2023, creating a \$2 million buyout capability with a 25 percent City contribution (see 5.9 and Appendix K on flood buyouts).]~~

A key benefit of the recommended emphasis on natural conditions vs. built amenities is that maintenance and renewal budgets are lower when structures are fewer. Locally adapted plants fare better than nursery plants in a low-care context. Other benefits are that risk from storm damage and vandalism are likewise lower, and a community preference for natural green space where residents can enjoy local wildlife is also well served.

[Type text]

ATTACHMENT A  
Seabrook City Council  
Special Meeting Minutes of 2/13/12

1000 Figure 12 (next page). Native pollinators work tirelessly on our behalf, at no pay and regardless of  
1001 budget cuts. It makes sense to support their free labor with appropriate host plants.

1002



1003



1005



1004



1006

[Type text]

### 6.3 Funding Sources and Financial Strategy

Some preceding action items in section 6.1 require no funding and can be conducted rapidly by the Open Space Committee. Others span periods of several years and call for local and other funding. Following are a series of strategies and funding sources already in use or likely to be applicable. Local funding options are presented first, followed by potential sources of support at the county, state and federal levels. Some large-scale funding comes via transportation projects, and Table 6 shows state-level grant programs specifically focused on outdoor recreation.

#### 6.3.1 Local Funding

Examples below are funding sources that have been pursued in Seabrook or in other communities to support parks.

*Pay as You Go:* Cuts in the current parks operating budget derived from general funds underscore the need to examine other funding sources.

*User Fees:* Fees apply for use of the Seabrook pool, nonresident visitors to Pine Gully, and park facility rentals. All such fees accrue to the general fund; they are not directly returned to park operations.

*Economic Development Corporation funds:* The Seabrook EDC has supported trail construction and selected other parks activities. Continued EDC trail funding was among the wishes expressed in public feedback on this plan (see Appendix E).

*Local capital improvements:* A capital improvements program can provide a yearly appropriation for the Parks and Recreation Department for park development and maintenance.

*Private-sector funds:* Local industries and businesses may agree to support for selected park installations through cash donations or assistance with the cost of materials.

*School district partnering:* Baseball fields are leased from the school district, and other school district partnership opportunities warrant exploring.

*Bond referendum:* Communities around the nation, including Seabrook, have successfully placed park propositions on local ballots to fund open space acquisition and habitat protection.

*Penny sales tax:* Such a tax can be levied for a designated time only or to raise a specified amount. Voters are more willing to support sales taxes with built-in limitations and for special purposes they favor, such as expanding a park system.

#### 6.3.2 County Funding

Some parks and trails adjoin county roadways and a county library, and proposed trails will eventually connect the Seabrook network with the regional trail system, including the county-owned Armand Bayou Nature Center property. County roadside and bar ditch maintenance has been a plus for Seabrook. Current pressure on the county budget suggests that for several years the county is not likely to be a parks funding avenue with large potential. ~~[Yet Seabrook residents pay taxes to Harris County and should nevertheless expect ongoing county support.]~~

[Type text]

ATTACHMENT A  
Seabrook City Council  
Special Meeting Minutes of 2/13/12

### 6.3.3 State Funding

**TPWD Grants:** The Texas Parks and Wildlife Department administers a suite of grants designed for outdoor recreation. This grants program provides 50% matching grant funds to municipalities, counties, MUDs and other local units of government with a population less than 500,000 *to acquire and develop parkland or to renovate existing public recreation areas*. There are two funding cycles per year, and projects must be completed within three years of approval.

The maximum grant award is \$500,000, with lower limits for specified types of projects (Table 6). Eligible sponsors include cities, and the master plan submission deadline is 60 days prior to the application deadline.

Table 6. Texas Parks and Wildlife Department Outdoor Recreation Grants

| Grant Type               | Award Limit |
|--------------------------|-------------|
| Outdoor Recreation       | \$500,000   |
| Small Community          | 75,000      |
| Urban Outdoor Recreation | 1,000,000   |
| Urban Indoor Recreation  | 1,000,000   |
| CO-OP                    | 50,000      |
| Recreation Trail         | 200,000     |
| Boating Access           | \$500,000   |

Source: Texas Parks and Wildlife Department website, <http://www.tpwd.state.tx.us/business/grants/trpa>

**Safe Routes to School Program:** The overall purpose of this program is to improve safety in and around school areas. TxDOT's Safe Routes to School Program implemented by HB 2204 became effective in 2002 and chiefly addresses safety construction improvements. Projects can be on or off the state highway system but must be on public property and within a two-mile radius of a school; federal funds requested are limited to \$500,000, and a local funding match of 20% is required unless the project is located on the state highway system (in which case TxDOT will provide the match). This is a potential source of funding for trails and for pedestrian bridges crossing Highway 146.

### 6.3.4 Federal Funding

Federal programs offer financial aid for projects that aim to improve community infrastructure, transportation, and recreation programs. The National Recreational Trails Fund Act was part of the Intermodal Surface Transportation Efficiency Act (ISTEA) of 1991. The National Highway System Designation Act of 1995 amended ISTEA. These laws provide major funding sources for greenways and

[Type text]

ATTACHMENT A  
Seabrook City Council  
Special Meeting Minutes of 2/13/12

trails (see Seabrook's trails master plan for more detail). ~~[Federal support is also available for buying out flood-prone property identified as appropriate for parks and green space expansion, as described in section 5.9 and Appendix K.]~~

**National Scenic Byways Program:** This component of ISTEA is designed to protect and enhance designated scenic roads. Money is available for planning, safety improvements, historic resource protection, and tourism signage. Some states with Scenic Byways programs have developed trail facilities in conjunction with this initiative. Seabrook has scenic roadway segments that may offer potential as designated scenic byways.

**Community Development Block Grants:** The U.S. Department of Housing and Urban Development (HUD) offers financial grants to communities for neighborhood revitalization, economic development, and improvements to community facilities and services, especially in low and moderate-income areas. Several communities have used HUD funds to develop greenways. For a time Seabrook gained access to CDBG funds as a result of 2008 hurricane damage.

**Land and Water Conservation Fund (LWCF) Grants:** Established in 1965 to provide parks and recreation opportunities close to people's homes, this program is dedicated to recreation. It employs funds from sale or lease of nonrenewable resources, primarily federal offshore oil and gas leases and surplus federal land sales. Communities can use LWCF grants for greenways provided they match LWCF grants with 50 percent of the project costs (in cash or services).

**Grants for Small Watersheds:** The USDA Natural Resource Conservation Service (NRCS) provides funding to state and local agencies or nonprofits to carry out watershed improvements involving less than 250,000 acres. NRCS provides financial and technical assistance to eligible projects to improve watershed protection, flood prevention, sedimentation control, public water-based fish and wildlife enhancements, and recreation planning. The NRCS requires a 50 percent local match for public recreation, and fish and wildlife projects.

**Urban and Community Forestry Assistance Program:** The USDA provides small grants of up to \$10,000 to communities for the purchase of trees to plant along city streets and for greenways and parks. To qualify for this program, a community must pledge to develop a street-tree inventory, municipal tree ordinance, tree commission, and urban forestry plan. Seabrook has a tree ordinance and could readily create the other components.

**Small Business Tree Planting Program:** The Small Business Administration provides small grants of up to \$10,000 to purchase trees for planting along streets and within parks or greenways. Grants are used to develop contracts with local businesses for the plantings.

**Private Foundations and Corporate Grants:** The Foundation Directory and Foundation Grants Index ([www.fdncenter.org](http://www.fdncenter.org)) identify organizations that assist in direct funding for park projects. "Grants for Greenways" is a national listing with links to groups providing technical and financial support for greenway interests. Partnerships with utility companies can often be established; CenterPoint Energy's "Right Tree" program is an established local candidate to approach. Launched to promote shade and also to ease powerline maintenance, it presents an opportunity for utility company collaboration with both City bodies and homeowners to promote the urban forest.

[Type text]

Comment [mb6]: Add "Certified Scenic City Program"

#### 6.3.5 Other Options for Support

*Volunteer work:* Potential sources of volunteer labor include such entities as [Retary] civic groups and the [Boy] Scouts. Cheyenne, Wyoming, has seen major community volunteer investment of work in its greenway system. A manual guides their activity, and through an "Adopt-a-Spot" program participants take charge of periodic trash pick-up, landscaping, pruning trailside vegetation, and developing wildlife enhancement projects (Land Plan Consultants 1997).

*Community service work:* In Seabrook, community service workers supervised by parks personnel have long constituted an important adjunct to parks staff for selected maintenance tasks.

*Conservation projects:* Small-scale grants of \$10,000 or less can be used for such activities as ecological assessment and interpretive displays and brochures. For example, the Conservation Fund's American Greenways Program has teamed with the DuPont Corporation and the National Geographic Society to award small grants (\$250 to \$2,000) to stimulate the development of greenways. Awards are intended to leverage other money, and grant recipients are selected according to criteria including demonstrated community support. Similarly, the company REI (Recreational Equipment Incorporated) awards grants to organizations protecting and enhancing natural resources for outdoor recreation.

*Wildlife crossings:* Development of wildlife crossings is a new field, prompted sometimes by traffic concerns and sometimes by endangered species concerns, and usually connected to roadway work. Florida and California have built roadway undercrossings for threatened wildlife, and Rocky Mountain and upper Midwest states favor crossings where deer are a roadway hazard (see, e.g., [www.wildlifeandroads.org/](http://www.wildlifeandroads.org/)). Structures vary from minor culvert alteration to major installations, and they often garner good public support for reasons of vehicle safety or because residents favor maintaining wildlife.

*Views are worth money:* Viewshed preservation may be eligible for several of the grant-funding possibilities already listed. Hence a formal inventory of views may be an advisable step for Seabrook, where waterfront views are a distinguishing feature of the cityscape, contrasting with other cities. As waterfront development intensifies and views from public roadways become masked, it makes sense to retain appealing public views for the long term because of their overall effect on property values.

#### 6.3.6 Shortfalls and Opportunities

As noted, Community Development Block Grant funds are not routinely available to Seabrook but became accessible for a time in the aftermath of 2008 storm damage. Shortfalls in state and federal budgets are evident in the aftermath of nationwide recession—all funding is tight for the present. City budget cuts during 2009-2011 have reduced grant-writing capability on the City staff, creating a need for others to be on the lookout for grant opportunities and to assist in cultivating these. Note that the above implementation and cost proposals do not take account of certain risks (e.g., school ball fields that do not belong to the City but are leased and could cease to be green space).

As also noted, the costs indicated do not include projects for which grant funding is in hand or envisaged (e.g., Pine Gully restoration, Habitat Island), and various additional opportunities exist that Seabrook has not explored to date, such as CenterPoint Energy's tree planting program. For the ten-year time horizon of this plan, it makes sense to address cost-free options initially, move toward more ambitious efforts as the budget climate improves, and in the meanwhile to prepare for grant application activity by conducting fuller assessment of open space and view resources, buyout potential, and the extent of civic support for bond or sales tax funding options.

[Type text]

#### 6.4 Crossover Potential

Many plan components are based on multi-tasking and crossover qualities. For instance, some park and especially trail additions are possible because of roadway work; building the Habitat Island would provide a new focal attraction at the Point while also expanding surge protection; walking trails and an anchor park in Old Seabrook would help promote the zone's redevelopment.

Searching for further opportunities for projects and proposals to perform "double duty" throws other potential into focus:

*A sand source:* Pine Gully marsh and flow restoration, for which most funding is already secured, will likely generate quantities of sand that might be useful elsewhere, such as for the proposed Habitat Island (see 4.2, 4.3), grade raising at the Point after roadway elevation is completed (see *Seabrook Comprehensive Master Plan 2030*), or a protective structure offshore from the mouth of Pine Gully itself.

*A mitigation bank:* Marsh creation has succeeded near the Seabrook-Kemah bridge, and the upper Slough provides candidate area as a mitigation bank for further marsh creation (shallow water, protected from wave action). This could enhance a key local habitat component (goal 3 of this plan) without substantial City expenditure for construction or maintenance.

~~[A blank slate: A two-acre retention pond scheduled to be filled and added to City holdings adjacent to Brummerhop Park provides a park addition on the west side of Highway 146, where a need to expand park acreage remains. Some have expressed security concerns about heavily wooded portions of Brummerhop Park; the addition will provide more open terrain. It is also an opportunity to adjust park offerings in line with shifting preferences (goal 6 of this plan). Investigating the wishes of nearby residents would be the first step.]~~

*New key corridors:* Once Repsдорф-Lakeside roadway work is completed in 2011-12, this and Meyer Road are both expected to become a significantly more important routes for local traffic —literally a crossover situation. Sidewalks, trails, and parkland along the two connected routes are expected to become increasingly important as well. The two roads connect two lakes (Lake Mija and Sandpit Lake); three schools (Bay Elementary, Seabrook Intermediate, Ed White Elementary); and a series of neighborhoods. Some trail segments are or will soon be in place. Others, along with a safe pedestrian bridge over Highway 146, are planned.

*County and school district partnering:* Schools and a new and larger county library provide a context for exploring how county and school district partnerships can expand and provide residents with walkable routes that are safe for children, connecting a suite of neighborhoods and facilities in the central part of the city.

(Note: Such partnerships in physical facilities would also create the potential for partnering on programs of children's activity otherwise difficult for the City to undertake because of lack of physical facilities.)

[Type text]

ATTACHMENT A  
Seabrook City Council  
Special Meeting Minutes of 2/13/12

#### 6.5 Percentage of City Land Area

How do we get open space and park holdings [~~from 5 percent to 10 percent~~] of the greater percentage of city land area without expenditures far greater than the City budget can support? How would we manage twice the green space we currently have? Answers include land acquisition, but they also include changing our perspectives, establishing management partnerships for selected lands, and other contractual arrangements such as conservation easements (see 6.7). Following are estimated acreages and possible avenues for their inclusion in the city's open space asset base.

Table 6. Open Space Acreages Present and Proposed

| Entity                                       | Acres                       |
|----------------------------------------------|-----------------------------|
| De facto green space                         |                             |
| Drainage easements                           | 30                          |
| Rights-of-way                                | 20                          |
| Baseball fields                              | 10                          |
| Seabrook intermediate track                  | 5                           |
| Cemetery                                     | 4                           |
| City-owned land with potential               |                             |
| City yard                                    | 3                           |
| Sewage plant                                 | 1                           |
| New fire [ <del>house</del> ] <u>station</u> | 1                           |
| Parks yard                                   | 1                           |
| Acquisitions proposed                        |                             |
| West Side                                    | 4.5                         |
| Old Seabrook                                 | 1                           |
| The Point                                    | 0.5                         |
| Contracts proposed                           |                             |
| Fire facility                                | 20                          |
| Industrial holdings (buffer)                 | 40                          |
| Donation                                     | 10                          |
| New subdivision park set-asides              | 20                          |
| <del>Flood buyouts</del>                     | <del>7</del>                |
| Total                                        | <del>[178]</del> <u>171</u> |

#### 6.5.1 Citywide Projections

Adding ~~[178]~~171 acres of green space to the not quite 200 acres already in the City park system would get Seabrook to ~~[368]~~361 acres of parks and open space, or the desired ~~[10 percent of its]~~ land area. Only a few acres of the total of ~~[178]~~171 acres identified in table 6 are slated for outright purchase.

[Type text]

Comment [mb7]: Is this still a true statement?

ATTACHMENT A  
Seabrook City Council  
Special Meeting Minutes of 2/13/12

Some 70 acres consist of de facto green space, and some of these lands may offer opportunities for negotiating public access and/or habitat enhancements, such as tree and other native plantings. Another 60 acres consist of land unlikely to be hardened: industrial buffer land and the fire training facility. Again this land may provide opportunities to contract for public access, and/or habitat enhancements, and/or conservation easements. The Girl Scout camp Casa Mare may be another candidate.

Slightly over 10 acres consist of property already owned by the City or for which direct purchases are proposed to answer the west-side parks need and to boost redevelopment in Old Seabrook and at the Point. The remaining 37 acres consist of a mix of gifts/donations and new subdivision park set-asides [~~and flood buyouts,~~] with subcomponents admittedly uncertain in terms of size.

~~[Some caveats apply to flood buyouts. City officials who investigated properties after Hurricane Ike for buyout potential noted several limiting factors besides funding: (1) spotty distribution of flooded properties; (2) the narrow lots on which many badly damaged older structures stood; and (3) the high value of waterfront homes damaged. Nevertheless, lack of funds for the City match portion of such purchases was the main barrier. Further, the "404" buyout dollars are not always available from FEMA (federal funds can be exhausted in years of several disasters); officials may be reluctant to write properties off the tax base forever; and reserving cash is a challenge when budgets are tight.]~~

Note that park space within existing subdivisions might be added but was not included in the preliminary inventory because access to it is private. New subdivision park set-asides are included on the assumption that they will likely want connection to the trails network, and that in the process of offering trail access for new residents, they will also be adding to overall trail opportunity.

#### 6.5.2 Potential on City-Owned Land

Over time, City-owned land with potential to be added to the park system is likely to become available in three locations:

- *City maintenance yard* beside Highway 146—This is destined to be moved because of roadway work. One result will be City land available in the heart of the City, west of Highway 146, and adjoining the green space and tree line of the utility corridor.
- *Carothers Gardens back lot*—Office trailers and an equipment yard are not ideal uses at this waterfront garden property intended for event rentals; they call out to be moved elsewhere as soon as possible. Moving them may allow easier trail access to the Carothers property's wooded side creek frontage.
- *Wastewater treatment plant* on Second Street—Because of the plant's waterfront location and vulnerability to storm damage, moving this plant is a City goal of long standing (see *Seabrook Comprehensive Master Plan 2030*). Once it moves, part of the old plant may remain a collection point and lift station, but some of the grounds may become available to expand the well-used Second Street Park and its publicly accessible waterfront, with good potential for kayak launch facilities.

Acreages of these City-owned properties are small, but all three are in prime locations for addressing several plan goals: west-side and Old Seabrook park space, and best use of an existing park.

STOP

[Type text]