

Parks Master Plan

August 2011



F  **RT BEND**

C O U N T Y

Municipal Utility District No. 25



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civil engineering · surveying · land planning · landscape architecture · construction management



F O R T B E N D

C O U N T Y

Municipal Utility District No. 25

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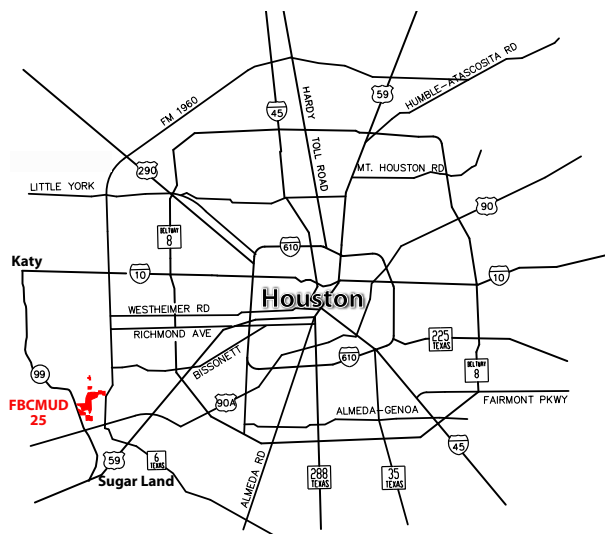
Parks Master Plan Overview

Introduction

Fort Bend County Municipal Utility District No. 25 (FBCMUD 25, the District) is a political subdivision of the State of Texas, created in 1978 and authorized by the Texas Commission of Environmental Quality (TCEQ) to provide water, sewer, and drainage services within the District's boundary. FBCMUD 25 is located in north east Fort Bend County, and encompasses 1,476 acres of land. The District includes 9 residential subdivisions, 3 apartment complexes, two schools, and multiple commercial properties. Existing population is estimated at 9,000.

The District is committed to the following services outlined in their Mission Statement and Strategic Plan, including:

- ▶ *Maintaining the purity of the water supply*
- ▶ *Ensuring the provision of quality service*
- ▶ *Maintaining the integrity of the sanitary sewer and system*
- ▶ *Controlling the tax base within acceptable limits*
- ▶ *Ensuring the financial growth and stability of the District*



According to the U.S. Census Bureau, one-third of the District's population is under the age of 18. 11% of the population is over the age of 55. 40% of the District's residents are considered White, while 20% is Black or African American and the remaining population is Asian, American Indian, and Pacific Islander.



The Master Plan Vision

Developing a Parks Master Plan for Fort Bend County MUD #25 will provide a method for improving recreational opportunities for the District as well as unify the multiple subdivisions and stakeholders of the region.

The benefits of constructing new and improving existing park and recreation facilities are numerous. Parks can provide a place to play, exercise, gather, and learn. Park facilities provide many health benefits and can also improve the economy. Many recently developed master planned communities in the Gulf Coast Region have heavily marketed such facilities. Parks Master Plans can identify lands for preservation and greenspace, and recommend improved pedestrian connectivity to existing and proposed facilities.

The Parks Master Plan clearly defines the goals and scope of the planned effort to provide park and greenspace opportunities for the District's residents. Comprehensive planning includes analysis of the condition and proximity of existing facilities, as well as the connectivity between those facilities. Learning the needs of the District by incorporating feedback from board members, residents, stakeholders, and adjoining jurisdictions also aids in determining appropriate recommendations for future parks development.

The Plan includes inventory, analysis, recommendations, maps and cost estimates in a concise package and serves as a guide for the District. The Master Plan is also a necessary step in securing outside funding sources which supplement the District's own capital improvement and operating reserves.

Implementing the Parks Master Plan requires identifying priority projects, determining the overall development time frame, and carefully budgeting resources to accomplish the goals set forth in the Plan.

Creating a Parks Master Plan for the District

The intent of the Parks Master Plan for Fort Bend County MUD #25 is to create a clearly defined guide for the future of parks facilities development. This plan identifies the existing facilities, the need and desire for improvements and additional facilities, as well as recommendations for specific types of facilities, location, prioritization, estimated costs, and funding mechanisms.

This Parks Master Plan addresses recommendations for parks and recreational facilities for the immediate future, (5 years), the future (5-10 years), as well as explores long range partnerships and projects.

FBCMUD25 is committed to creating park and recreation facilities that balance the District's need for both passive and active recreation. Their goal is to construct these facilities while considering environmental and financial impact, future maintenance, and project longevity. The District's goal is to create beautiful, usable space for the community. These facilities will improve recreation opportunities for residents, and enhance the region.

Goals and Objectives

The following goals and objectives have been established for the parks master planning process. These goals and objectives outline the focus of this Plan.

1. Enhance District prominence in the region
 - Create an identity for the District which unify multiple areas
 - Define major corridors with landscaping
2. Provide a diverse and evenly distributed system of park and recreation facilities to meet the needs of the distinct groups within the District.
 - Assess existing types of recreation in the District and within a 2 mile radius of the District
 - Determine the percentage of active vs. passive opportunities within existing parks
 - Seek guidance from local experts and the public as to the desire for new facilities for the District
3. Preserve, increase, and enhance open space within the District
 - Identify public or private lands that could be acquired or leased and developed into park space
 - Limit impact of parks and recreation facilities development
 - Identify design standards and utilize best management practices
4. Provide residents better accessibility to parks
 - Improve existing and construct new sidewalks and trails that connect neighborhoods to park facilities
 - Locate new parks within walking distance to residential neighborhoods
 - Plan for sufficient parking for proposed facilities to accommodate both residents of the District as well as visitors
 - Explore connections to surrounding areas
5. Identify and foster partnerships with outside stakeholders to improve recreational facilities within the region
 - Collaborate with governmental entities for possible partnerships
 - Seek outside funding sources

Plan Development Process

Fort Bend County Municipal Utility District No. 25 is committed to improving the quality of life for its residents.

In January 2011, park designers from Edminster, Hinshaw, Russ, and Associates (EHRA), presented ideas for developing a Parks Master Plan to residents of Fort Bend County Municipal Utility District #25. An initial inventory and analysis of existing facilities within the District, and lack of connectivity to facilities in the surrounding areas, began to identify a need for a comprehensive approach to planning future park and recreational facilities for the area.

Edminster, Hinshaw, Russ, and Associates coordinated with the District to create a Parks Advisory Committee of area leaders. This committee became the source for public outreach, invaluable insight and area expertise. Representatives from EHRA met with the Advisory Committee monthly during the Parks Master Plan development process. Meetings were arranged with specific committee members, as well as area stakeholders and governmental leaders to discuss ideas for parks facilities for the area.

Based upon existing resources, and needs, recommendations were formulated by EHRA, and a draft of the Parks Master Plan was presented to the board of directors in July 2011. The final Parks Master Plan was adopted in August 2011.

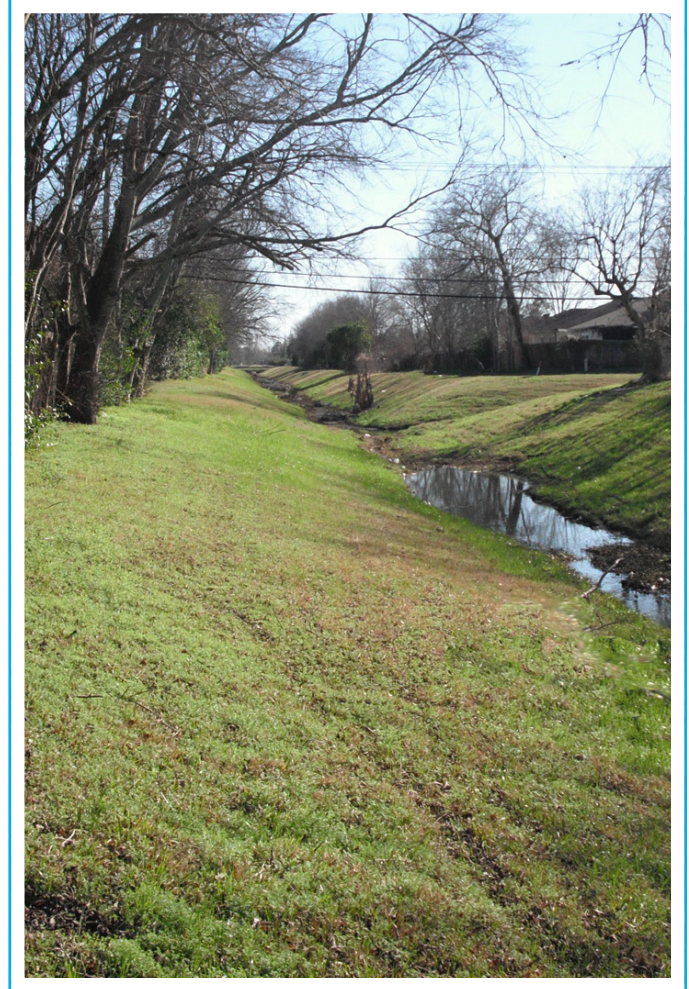
Concepts and Standards

Recommendations in this Parks Master Plan are based upon methodology in three categories: demand based, standard based and resource based needs assessments.

Demand based needs assessment utilize information gathered during public meetings, surveys, stakeholder and Advisory Committee feedback.

Standard based needs assessments utilize national, state, and local guidelines for parks development. The National Recreation and Park Association (NRPA) provides a methodology for determining levels of service based upon population size and growth patterns. Local standards, such as city and county park master plan guidelines are taken into account, as well as comparisons of similar communities in the surrounding areas.

Resource based needs assessment consider available and under-utilized lands and key physical features for future parks and recreation development. These lands include existing recreational facilities as well as vacant lands, river corridors, lands along drainage channels, rights-of-ways, and utility easements.



Existing Facilities Inventory

Inventory and analysis of the District's existing parks, as well as an accounting of surrounding facilities provides a comprehensive evaluation of the current recreational opportunities for District residents and helps to determine the need for future facilities, such as type and size of facility, quantity, location, and land acquisition for new parks.

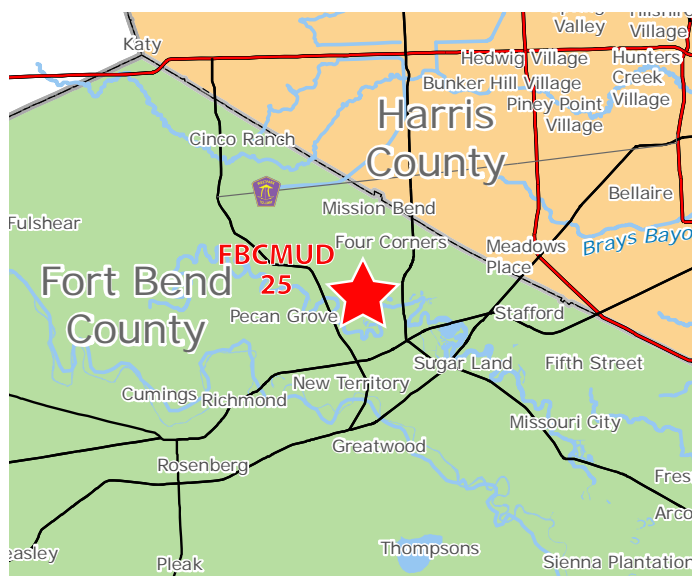
Vicinity Park Facilities

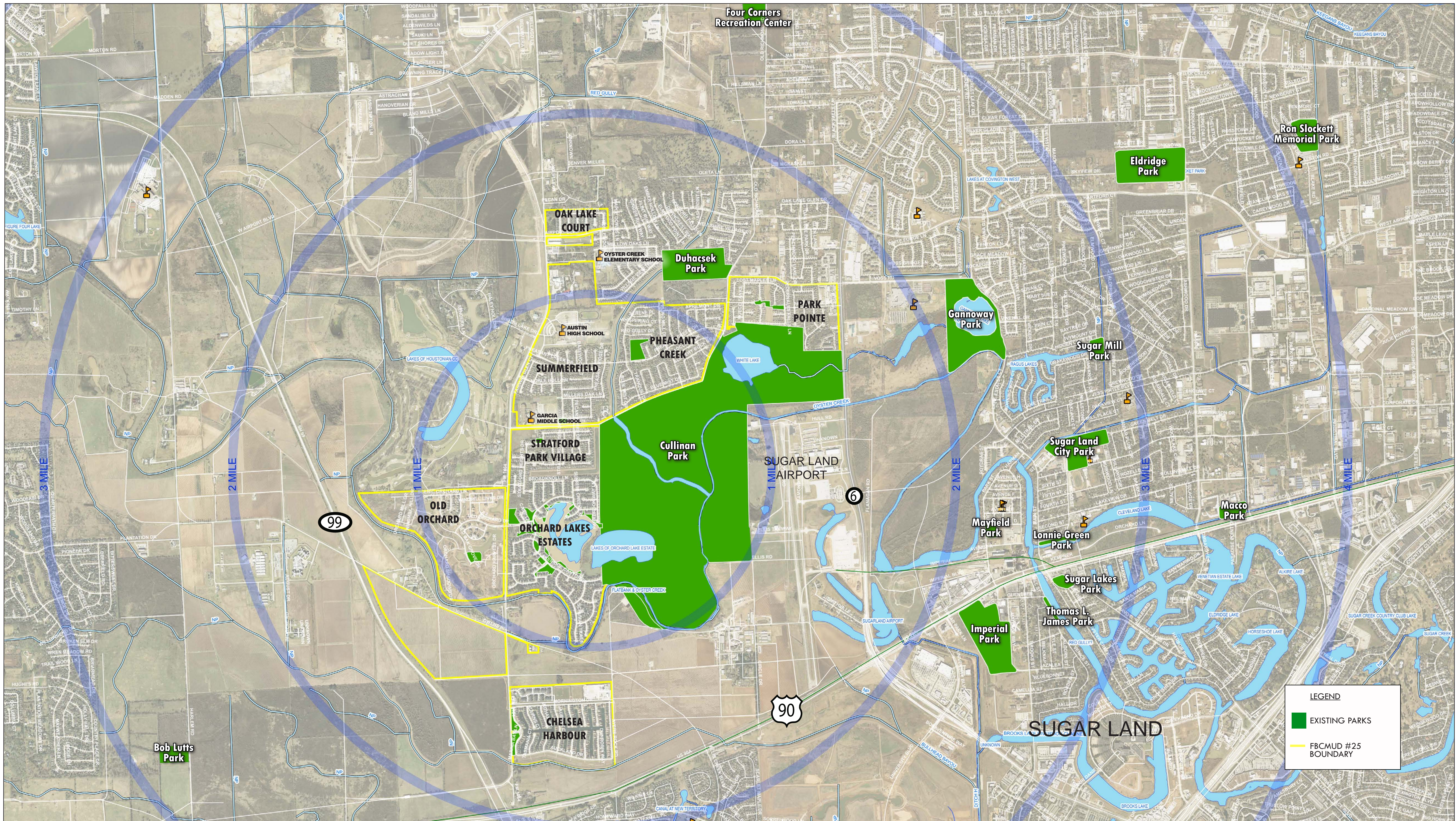
Fort Bend County is unique in their approach to providing park and recreational facilities for its residents. Generally, the County takes a passive role in the development of such facilities, and relies on local cities and master planned communities, especially in the development of neighborhood and mini parks. This approach also reduces strain on the Counties limited budget for maintaining parks facilities. Larger regional parks, initiated by the County, are developed using creative partnerships with cities and communities for lands, development funds, and maintenance.

Public park facilities within 2 miles of the District were visited, photographed, and inventoried as part of this Plan in order to understand and assess the recreational needs for the area. The majority of public facilities near FBCMUD 25 are owned and operated by the City of Sugar Land, as well as a few Fort Bend County facilities. Cullinan Park, a 750 acre predominately passive facility, owned by the City of Houston, lies adjacent to the District. Future development, just east of the District, including Gannoway Park and the Sugar Land minor league baseball stadium will increase recreational opportunities in the area. Direct pedestrian connectivity from the District to both existing and proposed vicinity facilities does not currently exist. A more in-depth inventory of each park is shown on the following pages.

Facilities within Fort Bend County Municipal Utility District #25

Current park facilities within FBCMUD 25 are provided by and maintained by the individual subdivisions as well as some shared use facilities located at two Fort Bend County ISD schools. FBCMUD 25 does not currently own or maintain any park space. A more in depth description of these parks is located on the following pages.

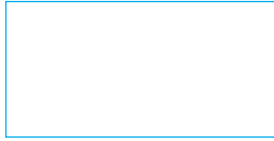




Vicinity Park Facilities

Fort Bend County Municipal Utility District No. 25

Inventory of Existing Public Park Facilities within 2 Miles of FBCMUD #25



Sugar Mill Park
City of Sugar Land

Gannoway Lake Park
City of Sugar Land

Duhacsek Park
City of Sugar Land
17034 Old Richmond Road
Sugar Land, TX 77478

Sugar Land City Park
City of Sugar Land
225 Seventh Street
Sugar Land, TX 77478

Eldrige Park
City of Sugar Land
2511 Eldrige Road
Sugar Land, TX 77478

13800 Hidden Lake Ln
Sugar Land, TX 77478

Sugar Land, TX

- 5.3 acre facility
- pond
- picnic area
- grills
- benches
- trails
- pavilion
- volleyball
- playground

- 58 acre facility
- undeveloped

- 50 acre facility
- pavilion
- picnic area
- restrooms

- 21 acre facility
- pool
- ballfields
- skate park
- pavilion
- tennis courts
- playground
- picnic area
- volleyball

- 43 acre facility
- community center
- pavilion
- restrooms
- picnic area
- fishing
- playground
- ball fields



Lonnie Green Park
City of Sugar Land

Macco Park
City of Sugar Land

Mayfield Park
City of Sugar Land

Sugar Lakes Park
City of Sugar Land

Thomas L James Park
City of Sugar Land

130 First Street
Sugar Land, TX 77478

101 Gillingham
Sugar Land, TX 77478

106 Avenue D
Sugar Land, TX 77478

120 Bayview Drive
Sugar Land, TX 77478

201 Venice Street
Sugar Land, TX 77478

- 1.6 acre facility
- playground
- picnic area

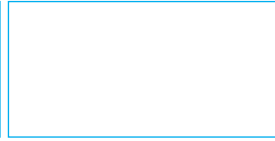
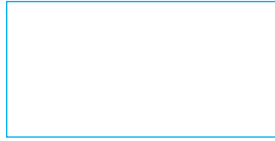
- 8 acre facility
- baseball fields
- picnic areas

- 1.25 acre facility
- basketball
- playground
- volleyball
- pavilion
- picnic areas

- 3.6 acre facility
- playgrounds
- picnic areas
- trail
- volleyball

- 0.5 acre facility
- trails
- fishing

Inventory of Existing Public Park Facilities within 2 Miles of FBCMUD 25



Imperial Park
City of Sugar Land

230 Matlage Way
Sugar Land, TX 77478

- 44 acre facility
- community center
- ball fields
- disc golf course
- playgrounds
- picnic areas
- restrooms

Ron Slockett Memorial Park
City of Sugar Land

12821 Nantucket
Sugar Land, TX 77478

- 8.6 acre facility
- playground
- trails
- tennis court
- volleyball
- pavilions
- picnic areas

Bob Lutts Park

Fort Bend County
Harlem Road
xx

- 6.04 acre facility
- parking
- ball fields

Four Corners Recreation Center
Fort Bend County

15700 Old Richmond Road

- 11.5 acre facility
- softball
- soccer
- walking track
- playground
- basketball
- volleyball
- community center
- pavilions

Cullinan Park
City of Houston

Highway 6
Sugar Land, TX 77478

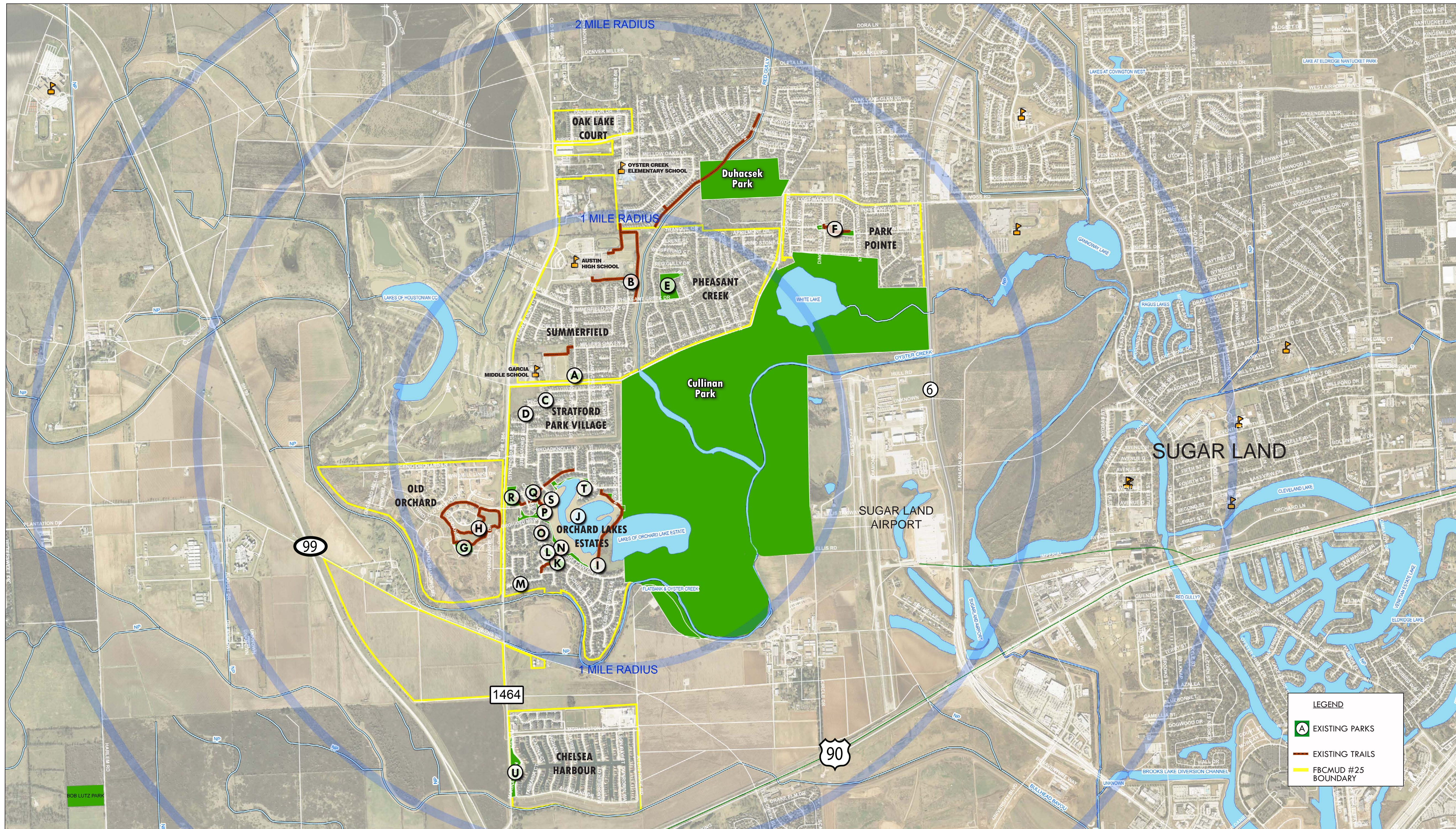
- 750 acre facility
- pavilion
- trails
- boardwalk

Existing Facilities Inventory

Amenity Chart of Existing Vicinity Park Facilities

Park	Baseball/ Softball Fields	Basketball	Football Fields	Soccer Fields	Volleyball	Tennis Court	Shelters/Pavilion	Restrooms	Grill	Picnic Tables	Playground	Golf	Community/ Rec Center	Parking	Pools	Fishing	Concessions	Trails	Fitness Stations	Skate Park	Total Acres
CITY OF SUGAR LAND																					
Sugar Mill Park 13800 Hidden Lake Ln					X		X			X	X			X					X		5.30
Gannoway Lake Park																					58.0
Duhacsek Park 17034 Old Richmond Road							X	X	X	X			X	X							50.0
Sugar Land City Park 225 Seventh Street	X		X	X	X	X	X	X	X	X	X		X	X							21.0
Eldridge Park 2511 Eldridge Road				X			X	X		X	X		X	X					X		43.0
Lonnie Green Park 130 First Street										X	X										1.60
Macco Park 101 Gillingham	X									X											8.60
Mayfield Park 106 Avenue D		X			X		X			X	X										1.25
Sugar Lakes Park 120 Bayview Drive					X					X	X								X		3.60
Thomas L James Park 201 Venice Street																X			X		0.50
Imperial Park 230 Matlage Way	X						X	X		X	X	X	X	X							44.0
Ron Slockett Memorial Park 12821 Nantucket					X	X	X			X	X			X					X		8.60
FORT BEND COUNTY																					
Bob Lutts Park Harlem Road	X													X							6.04
Four Corners Recreation Center 15700 Old Richmond Road	X	X		X	X		X	X		X	X		X	X					X		11.5
CITY OF HOUSTON																					
Cullinan Park Highway 6							X		X	X				X		X			X		750
TOTAL EXISTING PUBLIC PARK FACILITY ACREAGE																				1,001.49	

Red text denotes undeveloped park space



LEGEND

- A EXISTING PARKS
- EXISTING TRAILS
- FBCMUD #25 BOUNDARY

Existing Park Facilities within FBCMUD #25

Fort Bend County Municipal Utility District No. 25

Existing HOA Park Facilities within FBCMUD 25



A. Summerfield Community Park

- 3211 Pheasant Trail Drive
- 0.833 acre
- owned and operated by Summerfield Estates HOA
- amenities include parking, pool, childrens pool, restrooms, bike rack, swings, shade structure, picnic tables, benches, trash receptacles, and play equipment



B. Vacant Lot

- Pheasant Ridge Drive
- 0.22 acres
- owned and operated by Summerfield Estates HOA
- undeveloped



C. Stratford Park Village Community Park

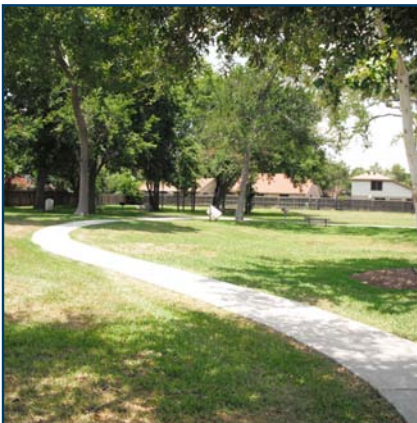
- Pecan Mill Drive
- 0.52 acres
- owned and operated by Villages of Stratford Park Community Association, Inc.
- amenities include pool, parking, pavilion, restrooms, benches, bike racks, picnic tables, play structure, trash receptacles

Existing HOA Park Facilities within FBCMUD 25



D. Stratford Village - Vacant Lot

- 12622 Stratford Heights Drive
- 0.16 acre
- owned and operated by Village of Stratford Park Community Association, Inc.
- undeveloped



E. Pheasant Creek Community Park

- 2910 Pheasant Creek Drive
- 5.61 acres
- owned and operated by Pheasant Creek HOA
- amenities include pool, childrens pool, parking, restrooms, tennis courts, trail, play structure



F. Park Pointe Community Park

- Pedernales Falls Lane
- 6.8 acres
- owned and operated by Park Pointe Home Owners Association
- amenities include parking, pool, restrooms, tennis courts, play structure, pavilion, trail

Existing HOA Park Facilities within FBCMUD 25



G. Old Orchard Community Center

- Peach Orchard Lane
- 1.85 acres
- owned and operated by Old Orchard Community Association
- amenities include parking, pool, restrooms, childrens pool, play structure, benches, trash receptacles, trails



H. Old Orchard Lakes and Trails

- 23 acres
- amenities include trails and amenity ponds



I. Orchard Lakes Estates Nature Trail

- 15 acres
- connects north and south portions of subdivision
- amenities include decomposed granite trail and wood bridge

Existing HOA Park Facilities within FBCMUD 25



J. Orchard Lakes Estates Amenity Lake

- 56 acres
- owned and operated by Orchard Lakes Estates HOA
- amenities include trails, park areas



K. Orchard Lakes Estates Park #1

- Lakeridge Canyon Drive
- 2 acres
- owned and operated by Orchard Lakes Estates HOA
- amenities include trail and large shade trees



L. Orchard Lakes Estates Park #2

- Pecan Walk Lane
- .65 acres
- owned and operated by Orchard Lakes Estates HOA
- undeveloped

Existing HOA Park Facilities within FBCMUD 25



M. Orchard Lakes Estates Park #3

- Orchard Trace Lane
- 4.20 acres
- owned and operated by Orchard Lakes Estates HOA
- amenities include large shade trees, benches, trash receptacles



N. Orchard Lakes Estates Neighborhood Park

- Lakeridge Canyon Drive
- .60 acres
- owned and operated by Orchard Lakes Estates HOA
- amenities include playground equipment, swings, benches, and trash receptacles



O. Orchard Lakes Estates Park #4

- Lakeridge Canyon Drive
- .57 acres
- owned and operated by Orchard Lakes Estates HOA
- amenities include a trail and benches

Existing HOA Park Facilities within FBCMUD 25



P. Orchard Lakes Estates Community Park

- Lakeridge Canyon Drive
- .74 acres
- owned and operated by Orchard Lakes Estates HOA
- amenities include pool, pavilion, picnic tables, restrooms, parking, and trails



Q. Orchard Lakes Estates Park #5

- Lakeridge Canyon Drive
- 1.5 acres
- owned and operated by Orchard Lakes Estates HOA
- amenities include trail, trees, pond with aeration fountain



R. Orchard Lakes Estates Park #6

- Orchard Lakes Estates Drive
- 2.70 acres
- owned and operated by Orchard Lakes Estates HOA
- amenities include a gazebo, trail, and amenity pond

Existing HOA Park Facilities within FBCMUD 25



S. Orchard Lakes Estates Park #7

- Lakeridge Canyon Drive
- 1.35
- owned and operated by Orchard Lakes Estates HOA
- undeveloped



T. Orchard Lakes Estates Park #8

- Cameron Crest Lane
- 0.22 acres
- owned and operated by Orchard Lakes Estates HOA
- undeveloped



U. Chelsea Harbour Community Center

- 10410 Marina Bay Lane
- 2.61 acres
- owned and operated by Chelsea Harbour Ltd
- amenities include tennis courts, pavilion, pool, childrens pool, restrooms, club house, play structure, swings, play equipment

Existing Facilities Inventory

Amenity Chart of Existing Park Facilities

Map ID	Park	Baseball Fields	Basketball	Football Fields	Soccer Fields	Volleyball	Tennis Court	Shelters/Pavilion	Restrooms	Grill	Picnic Tables	Playground	Golf	Community/Rec Center	Parking	Pools	Fishing	Concessions	Trails	Fitness Stations	Skate Park	Total Acres
SUMMERFIELD																						
A	Community Park 3211 Pheasant Trail Drive								X	X	X	X		X	X	X						0.83
B	Vacant Lot Pheasant Ridge Drive																					0.22
STRATFORD PARK VILLAGE																						
C	Community Park Pecan Mill Drive								X		X	X		X	X	X						0.52
D	Vacant Lot 12622 Stratford Heights Drive																					0.16
PHEASANT CREEK																						
E	Community Park 2910 Pheasant Creek Drive						X		X			X		X	X	X				X		5.61
PARK POINTE																						
F	Community Park Pedernales Falls Lane						X		X			X		X	X	X				X		6.8
OLD ORCHARD																						
G	Community Park Peach Orchard Lane								X			X		X	X	X				X		1.85
H	Lakes Park and Trail																			X		23.0
ORCHARD LAKES ESTATES																						
I	Orchard Lake Nature Trail Lakeridge Canyon Drive																			X		15.0
J	Orchard Lake																			X		56.0
K	Park #1 Lakeridge Canyon Drive																			X		2.00
L	Park #2 Pecan Walk Lane																					0.65
M	Park #3 Orchard Trace Lane											X								X		4.20
N	Neighborhood Park Lakeridge Canyon Drive											X										0.60
O	Park #4 Lakeridge Canyon Drive																			X		0.57
P	Community Park Lakeridge Canyon Drive							X			X			X	X	X				X		0.74
Q	Park #5 Lakeridge Canyon Drive																					1.50
R	Park #6 Orchard Lakes Estates Drive							X												X		2.70
S	Park #7 Lakeridge Canyon Drive																					1.35
T	Park #8 Cameron Crest Lane																					0.22
CHELSEA HARBOUR																						
U	Community Center 10410 Marina Bay Lane						X	X	X			X		X	X	X						2.61
OAK LAKE COURT																						
	No Current Facilities																					0
THE CLOISTERS																						
	Undeveloped																					0
TOTAL EXISTING PARK FACILITY ACREAGE																					127.13	

Red text denotes undeveloped park space

Existing Trail Facilities within FBCMUD 25



1. Garcia Middle School Trail Connection

- 850 lineal feet
- connects Summerfield neighborhood to Garcia Middle School



2. Summerfield Trails

- 1300 lineal feet
- located within right-of-way of Pheasant Creek Drive
- constructed of decomposed granite
- connects existing sidewalks



3. Austin High School Trail Connection

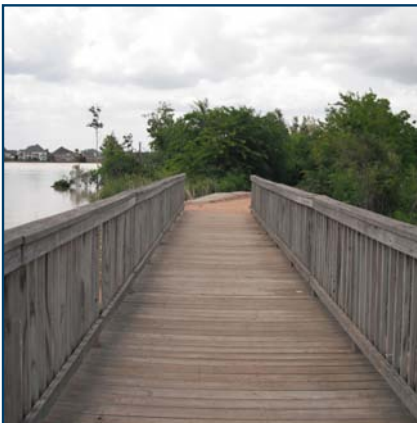
- 3000 lineal feet
- 5' concrete sidewalk
- located along Austin High School south property line, and west bank of Red Gully
- connects Austin High School to Red Gully, south to Pheasant Creek Drive, and north to Oyster Creek Elementary

Existing Trail Facilities within FBCMUD 25



4. Old Orchard Neighborhood Trail

- 1.4 miles
- located around amenity ponds within neighborhood
- constructed of 4' wide concrete
- connects to existing sidewalks within Orchard Lakes



5. Pumpkin Lake / Orchard Lakes Estates Trail

- 2300 lineal feet
- located around east side of Pumpkin Lake
- constructed of decomposed granite
- connects southern portion of subdivision to northern portion

Development Opportunities

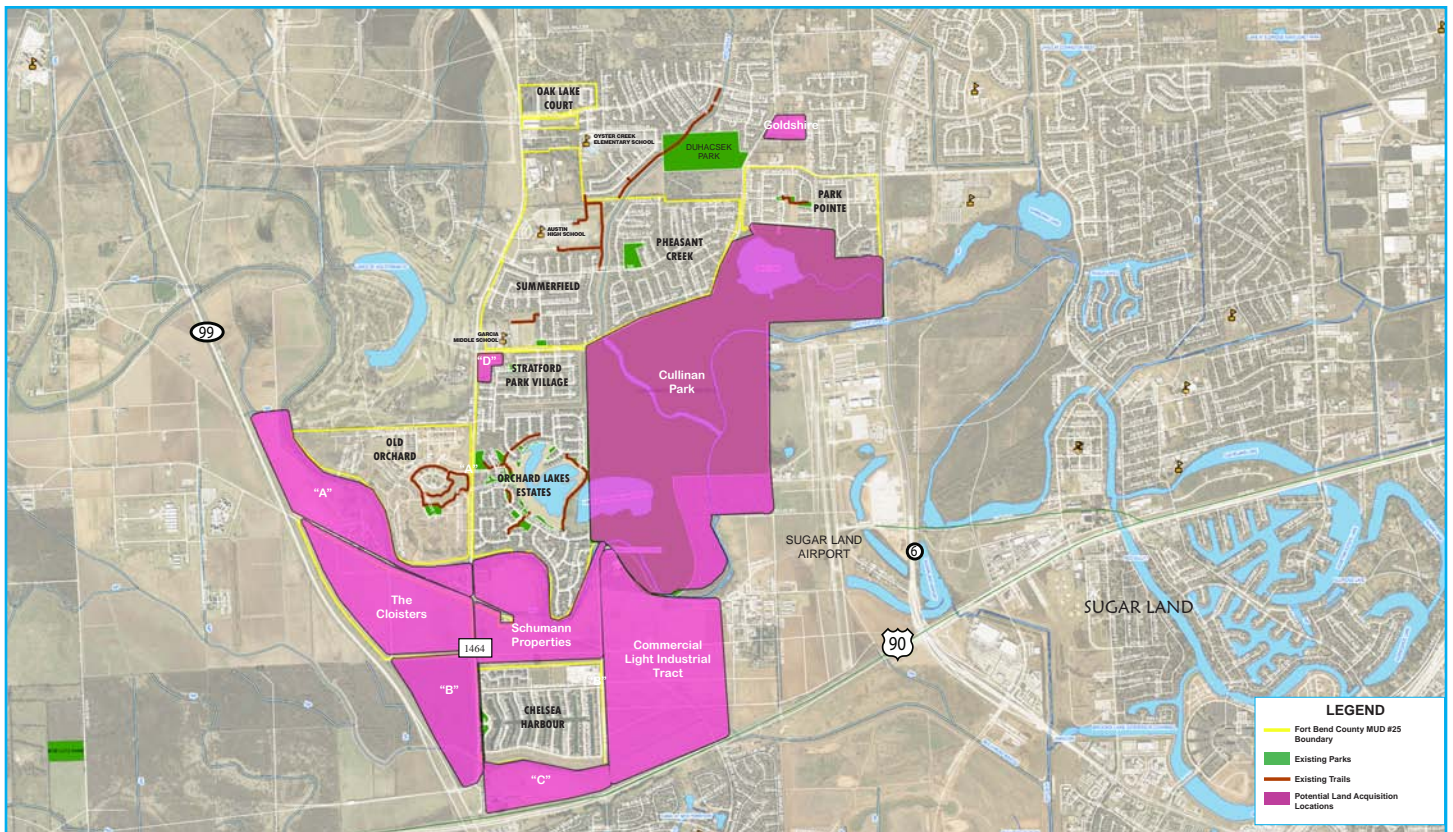
Although existing parks in FBCMUD 25 provide over 127 acres of recreational opportunities for its residents, several areas of underutilized lands have been identified. These areas include current park lands that are undeveloped or under-developed as well as public right-of-ways, utility easements, drainage channels, and vacant lands that can be easily incorporated into the overall Parks Master Plan.

Acquiring larger, contiguous parcels of land allows for the development of larger community parks, ball fields, etc. Smaller parcels could provide access to Oyster Creek, Red Gully, or Cullinan Park. Areas of interest are identified on the map below.

Land Acquisition

The District has identified over 2,250 acres of non-parklands, that, if acquired or leased could be developed into additional parks opportunities for the District.

Parks Development and Acquisition Opportunities in and around FBCMUD #25



Needs Assessment

Overall Needs Assessment

Determining future park facility needs for Fort Bend County MUD #25 is based upon analysis of the current number and condition of existing facilities as well as taking into account available facilities outside the District boundaries.

Utilizing the concepts and standards set forth earlier in this Plan, recommendations for park facilities development in the District will be based upon three needs assessment methodologies; demand based, standard based, and resource based needs assessments. Using criteria from these three sources will provide a comprehensive approach for future parks development. Prioritizing these needs is essential to identifying a phased implementation plan for future park development within the District.

Demand Based Needs Assessment

Demand based needs assessments acknowledge suggestions, opinions, and ideas offered from residents within the District, local civic groups, and area stakeholders.

A “Parks Advisory Committee” comprised of leaders from each subdivision, was formed to provide insight and recommendations during the Parks Master Plan development. Their overall knowledge of the area, and involvement with numerous organizations, assisted in collecting public opinion for the Plan.

At the April 2011 Parks Advisory Committee meeting, members were asked to rate their interest in different types of park facilities for development within the District. A tally of their choices is shown on the chart.

AMENITY	PRIORITY			
	#1	#2	#3	#4
Dog Park	3			
Tennis			1	
Playgrounds		2		1
Swimming Pool				
Hike/Bike Trail	3	3	1	3
Skate Park			1	
Pavilion/Shade Structure	1			
Volleyball		1		
Ball Fields	2			
Splash Park			2	1
Passive Park/Open Space				2
Community Center				
Fitness Stations		1	3	1
Frisbee Golf				
Picnic Areas			1	1
Fishing		1		
Educational Trail		1		
Basketball				

Members of the advisory committee placed high priority on the development of a dog park and hike and bike trails. The addition of ballfields, especially baseball were also discussed during the meeting. Secondary priority items include playgrounds, fitness stations and a splash park. Facilities that are currently provided within almost all of the communities, such as pools, community centers, and tennis received little or no ranking.

Standards Based Needs Assessment

A standards based needs assessment reviews recommendations determined by recognized local and national organizations. Typically, municipalities adhere to the recommendations for park and facility level-of-service standards set forth by the National Recreation and Park Association (NRPA). These nationally recognized standards provide a good starting point for recommending types, sizes, and facility standards for parks and should be viewed as minimum standards. These recommendations can be modified to address specific community needs. The chart below illustrates the recommendations from the National Recreation and Park Association.

National Recreation and Park Association Level of Service Standards

Park Type	Acres/1000 Population	Minimum Size	Service Area Radius
Mini Park	1/4-1/2 acres	1 acre or less	< 1/4 mile/5 minute walk
Neighborhood Park	1-2 acres	15 acres	1/2 mile/12 minute walk
Community Park	5-8 acres	25 acres	1-2 miles/5 minute drive
Regional Park	variable	200+ acres	30 miles/1 hour drive

These standards are based upon the total population of the area studied, and recommend the number and size of park facilities per 1,000 residents. Fort Bend County MUD #25 currently has approximately 9,000 residents. The chart below indicates the types of facilities currently available within FBCMUD #25 and the acreage deficit.

Acreage Deficit within Fort Bend County MUD #25 based upon NRPA Standards

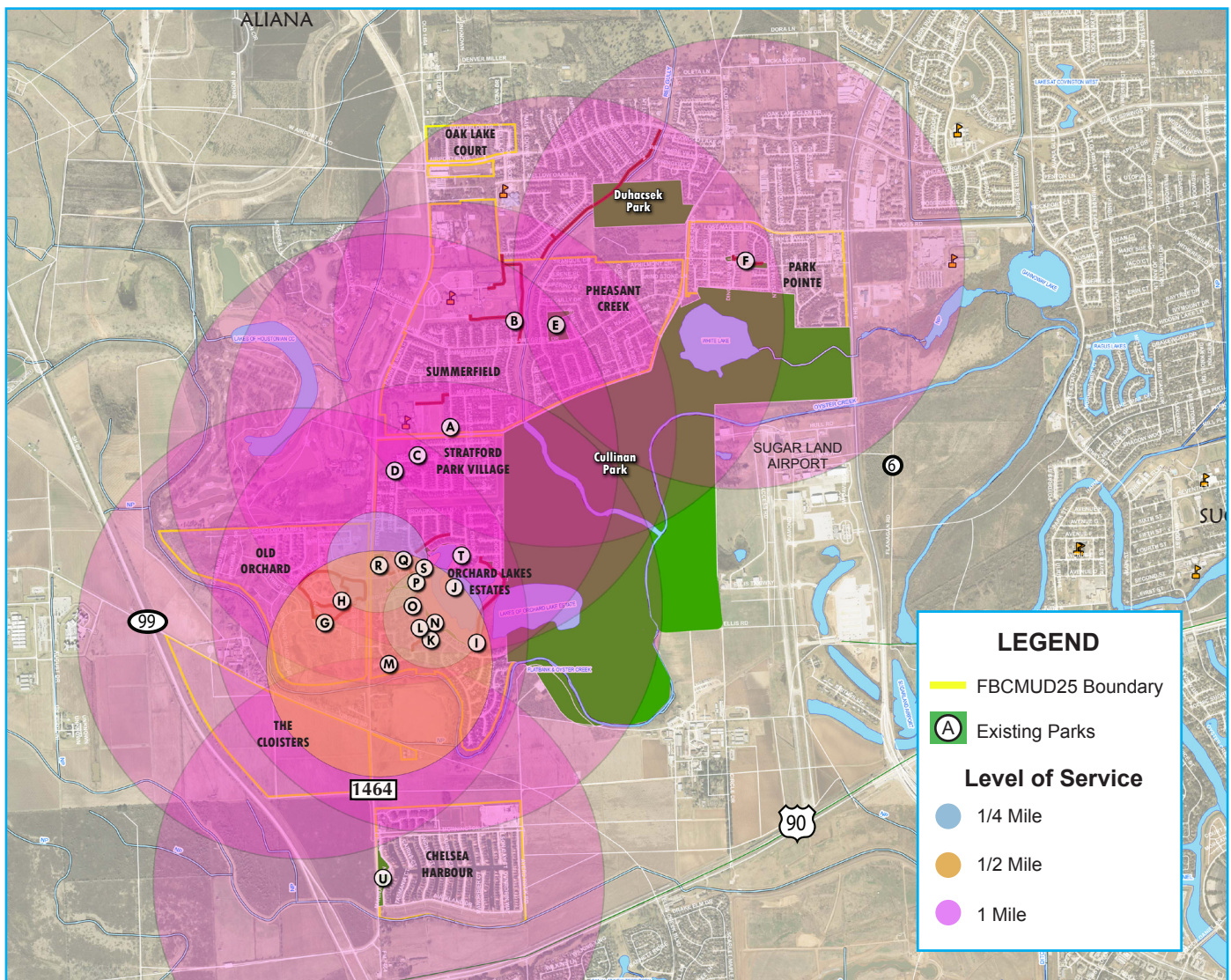
Park Type	Acres/1000 Population	Required Acres for FBCMUD #25 (current pop. 9,000)	Existing Acreage	Acreage Deficit
Mini Park	1/4-1/2 acres	2.25 - 4.5 acres	3.3 acres	1.2 acres
Neighborhood Park	1-2 acres	9 - 18 acres	4.2 acres	13.8 acres
Community Park	5-8 acres	45 - 72 acres	18.96 acres	53 acres
Regional Park	variable	variable	0 acres	variable

In Fort Bend County, regional parks are typically provided by the county. The nearest regional park is George Bush Park which is 7,800 acres and is located 5 miles from the District. This park provides extensive trails, soccer fields, pavilions and picnic areas which can be used by the residents of FBCMUD #25. Defining the parks within FBCMUD #25 within the guidelines set forth by NRPA can be somewhat difficult, given the small acreage and variable programming. For this Plan, community parks will be defined as the major recreation location within a subdivision, which typically provides pools, community center, tennis, and playgrounds. All of the developed subdivisions within FBCMUD #25 have this type of park, except for Oak Lake Court.

The NRPA standards also recommend level-of-service radii based upon distance. A community park, for example, can serve the needs of residents within a 1-2 mile radius of the park. These level-of-service area radii help determine how close parks should be located to each other. Fort Bend County MUD #25 currently has over 9,000 residents and 10 developed park facilities for which we can categorize under NRPA standards. These parks are owned and maintained by individual home owner associations, and most would be considered community parks.

Applying these national standards to the existing park facilities within the District is indicated on the map below. Each park is shown with its respective level-of-service radius. Analyzing the gaps in level-of-service areas provide a foundation from which recommendations for locations of future facilities can be based.

Existing Level of Service Radii in FBCMUD #25 based upon NRPA Standards



Resource Based Needs Assessment

A resource based needs assessment analyzes existing natural assets of the area for use as potential park spaces such as reserves, river corridors, drainage channels, wetlands, undeveloped land, vacant park space, and floodplains. These types of areas are historically under utilized in the Gulf Coast Region and can provide an excellent source of acreage for park and recreation facilities as well as greenway corridors and trail systems.

Water

Fort Bend County MUD #25 is located near several water bodies. Oyster Creek, a 52 mile stream lies adjacent to both Old Orchard and Orchard Lakes Estates. Designated as a paddle trail by the Bayou Preservation Association, improvements to the creek could allow for the extension of this trail and would connect the residents of FBCMUD #25 to the City of Sugar Land and the City of Richmond. Furthermore, Red Gully provides a north-south water body that already has an existing trail along portions north of Pheasant Creek Drive, connecting students from Austin High School to the surrounding residential neighborhoods. Two lakes inside Cullinan Park provide local fishing opportunities. Detention ponds within the District could also provide an ideal location for trails and/or fitness stations.

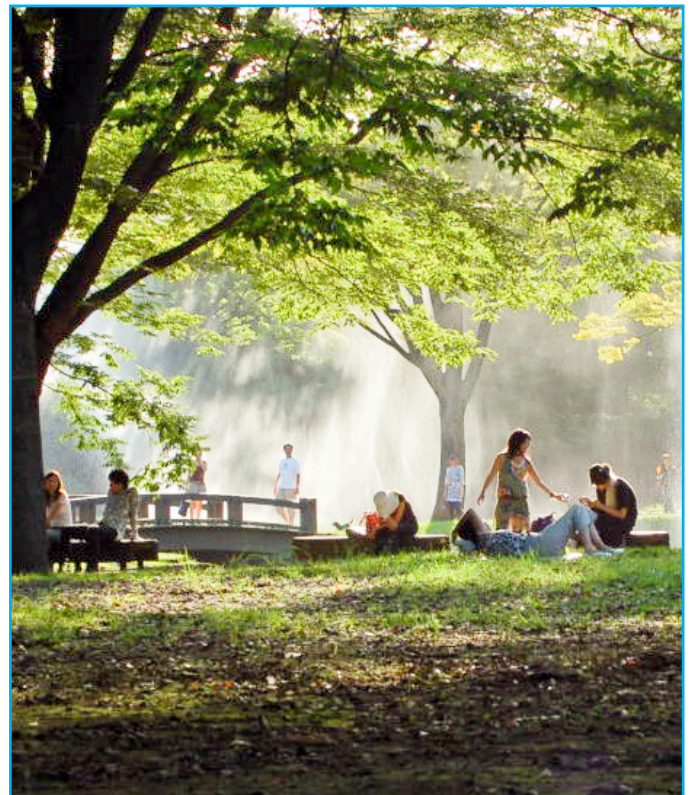
Undeveloped Park Space

During the design and development of a residential neighborhood, parcels of land are often set aside for future park space. Summerfield and Stratford Park Village both have vacant lots, designated as park space, and owned by their respective home owner associations.

Orchard Lakes Estates has numerous parcels of lands of this nature, and most have existing large heritage trees on-site. Partnering with the municipal utility district could provide the necessary funds to develop these park sites as well as secure the monthly maintenance these sites would require.

Undeveloped Land

FBCMUD #25 has a strong desire to acquire more lands specifically for the development of park and recreational facilities. Park facilities such as ballfields, community centers, and dog parks generally require greater acreage that is often difficult to find in a developed residential neighborhood.



Recommendations

Recommendations for Fort Bend County Municipal Utility District #25

Needs assessments based upon accepted national and local park facility recommendations, public input, existing resources, and current conditions allow us to comprehensively analyze the needs for park space for FBCMUD #25. Although most of the neighborhoods within the District provide at least one park facility for its residents, they lack connectivity to these facilities as well as connectivities to other amenities such as local schools and Cullinan Park.

Analyzing overall acreage, the District could benefit from the development of 1-2 additional Mini-parks. These parks could be developed in the existing vacant park lots within Summerfield and Stratford Park Village. Although the majority of existing parks are sized in the category of neighborhood parks, they provide facilities more often found in community parks.

Level - of - service for park facilities within the District is currently good, in that all areas are provided some type of recreational facility that residents can utilize, either within the neighborhood or just outside District boundaries. Diversity of types of park facilities is lacking, given that most existing parks provide a pool area, tennis, playground, and picnic areas.

The following pages contain recommendations for proposed parks, and programming, as well as addressing future land acquisitions, connectivity, project prioritization, and estimated costs.

The District's Role in Park Development

The role of the District in developing park facilities should be taken into consideration. Given that the existing parks within the District are currently owned and maintained by each neighborhood association, they should continue to do so. The District should work with each neighborhood and provide assistance in improving and/or upgrading these spaces, as well as developing existing vacant park space.

The District should seek out adjacent lands to acquire for additional park development either through purchase or lease. These facilities should seek to provide a diverse programming of recreational opportunities, especially those that are not already provided in the District.

The District should also seek to form partnerships with county, city, neighborhood associations and other area leaders to create unique park spaces and improve pedestrian connectivity in the region.

Recommendations for each type of park development are explored further on the following pages.

Improvement of Existing Park Facilities

Although the existing park facilities within the District are owned and operated by the individual neighborhood association, recommendations for improvements to these facilities are shown below. Due to the restrictions on MUD park bond monies, the District could partner with each association to provide funding or other types of assistance for these improvements. Vacant park lands will be discussed in the next section. See page 11 for park locations.

Park ID	Neighborhood	Recommendation	Estimated Cost
A	Summerfield	connect sidewalk to accessible play area, create passive park space across the street at water plant	\$20,000
E	Pheasant Creek	Add fitness stations along trail, shade covers to play area, connect trail to east side of park,	\$70,000
F	Park Pointe	develop soccer fields, create loop trail system, fence and create dog park area, provide benches and litter receptacles along trail.	\$150,000
K	Orchard Lakes Estates	Add decomposed granite loop trail, benches, trash	\$50,000
L	Orchard Lakes Estates	Add fitness trail with stations, benches, and litter	\$70,000
U	Chelsea Harbour	Add shade cover to play area, add trail with benches and litter	\$70,000
Total Cost of Improvements*			\$430,000

* These costs could be shared between the individual HOA and FBCMUD #25

The following pages provide graphic representations of the recommended improvements.



A. Summerfield Community Park



Suggested Improvements

- Connect sidewalk to accessible ramp at play area
- Beautify vacant portion of water plant property with landscaping, bench, etc.

LEGEND

-  bench
-  trail/sidewalk
-  trees/landscape

E. Pheasant Creek Community Park



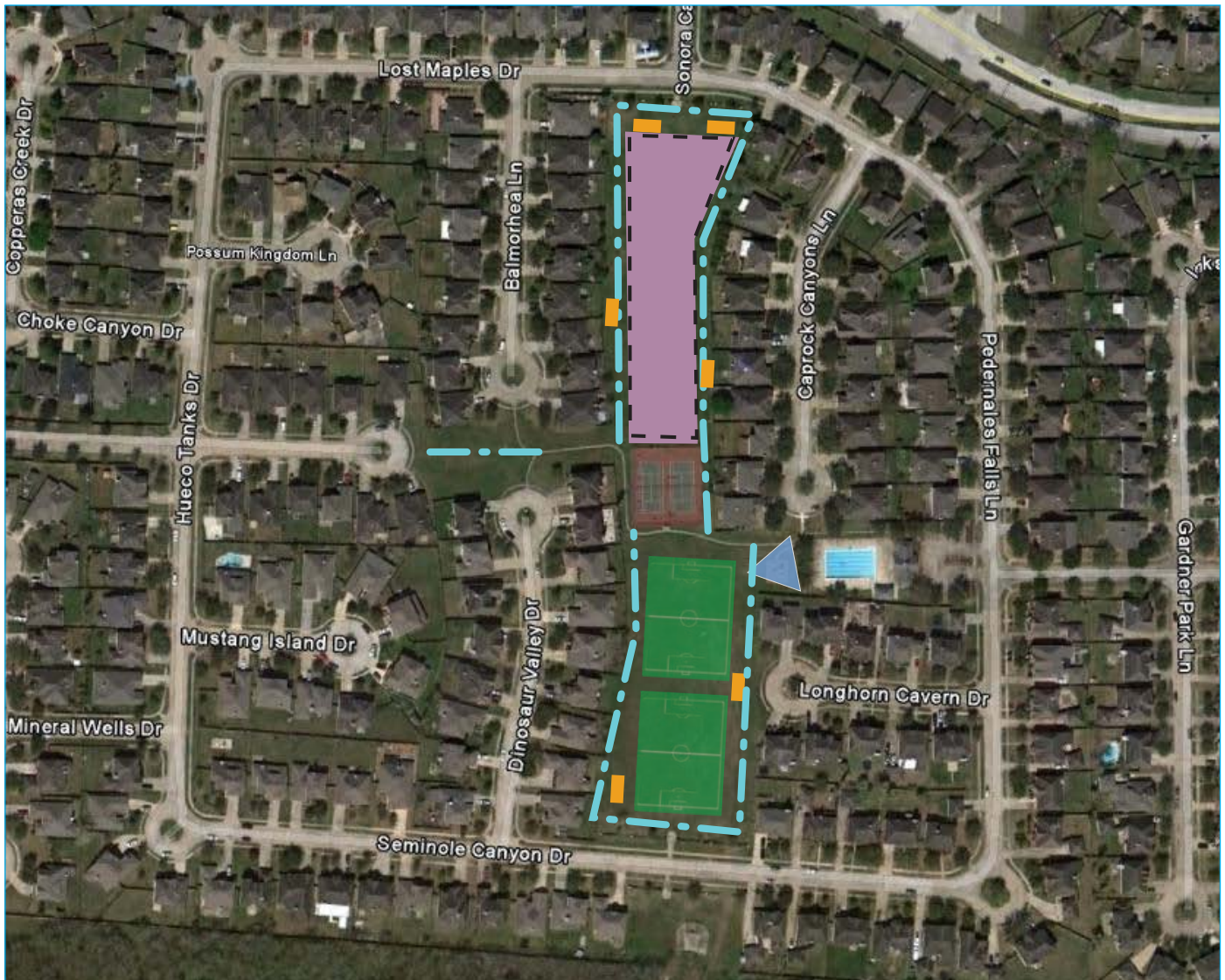
Suggested Improvements

- Add fitness stations along trail
- Provide shade covers for play areas
- Connect trail to east side of park

LEGEND

-  trail/sidewalk
-  fitness station
-  shade structure

F. Park Pointe



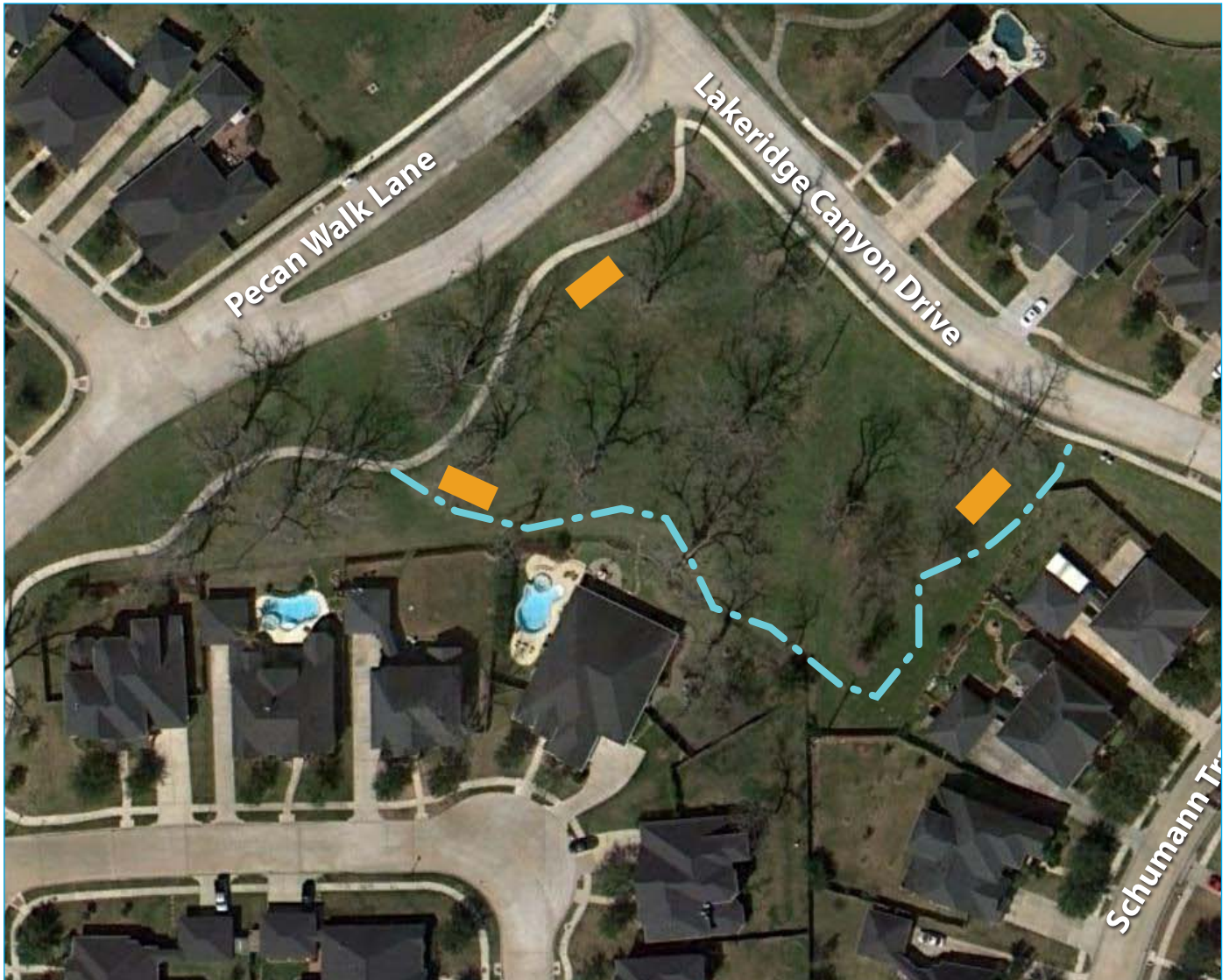
Suggested Improvements

- Construct soccer fields
- Create loop trail system
- Develop dog park by fencing off a portion of the site
- Provide benches and litter receptacles along trail

LEGEND

- trail/sidewalk
- benches
- ▲ shade structure
- dog park
- soccer field


K. Orchard Lakes Estates



Suggested Improvements

- Extend sidewalk using trail to create a loop system
- Strategically place benches along existing sidewalk and proposed trail

LEGEND

-  trail/sidewalk
-  benches

L. Orchard Lakes Estates



Suggested Improvements

- Create trail loop system
- Locate benches and fitness stations along trail

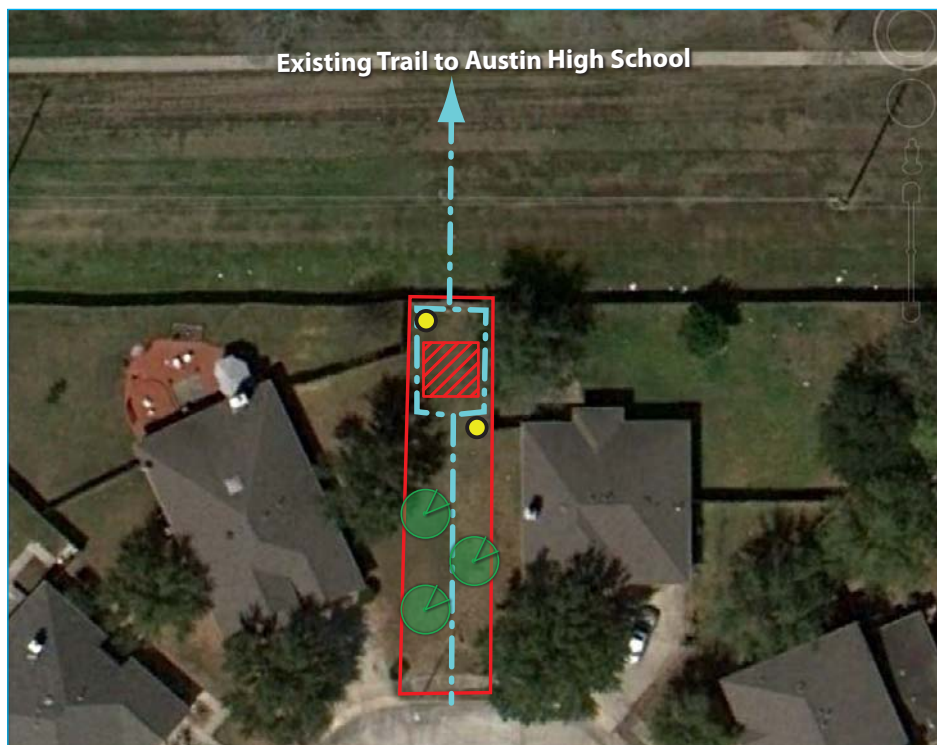
LEGEND

-  trail/sidewalk
-  benches
-  fitness stations

Development of Existing Vacant Park Lands

There are vacant lots in both Summerfield and Stratford Park Village that are owned by their respective home-owner-associates, coded as park lands, but do not currently have any improvements on them. Recommendations for developing these areas are shown below. These lands could be purchased or leased to FBCMUD #25 and funds be used to develop these sites into public park space.

B. Vacant Lot in Summerfield



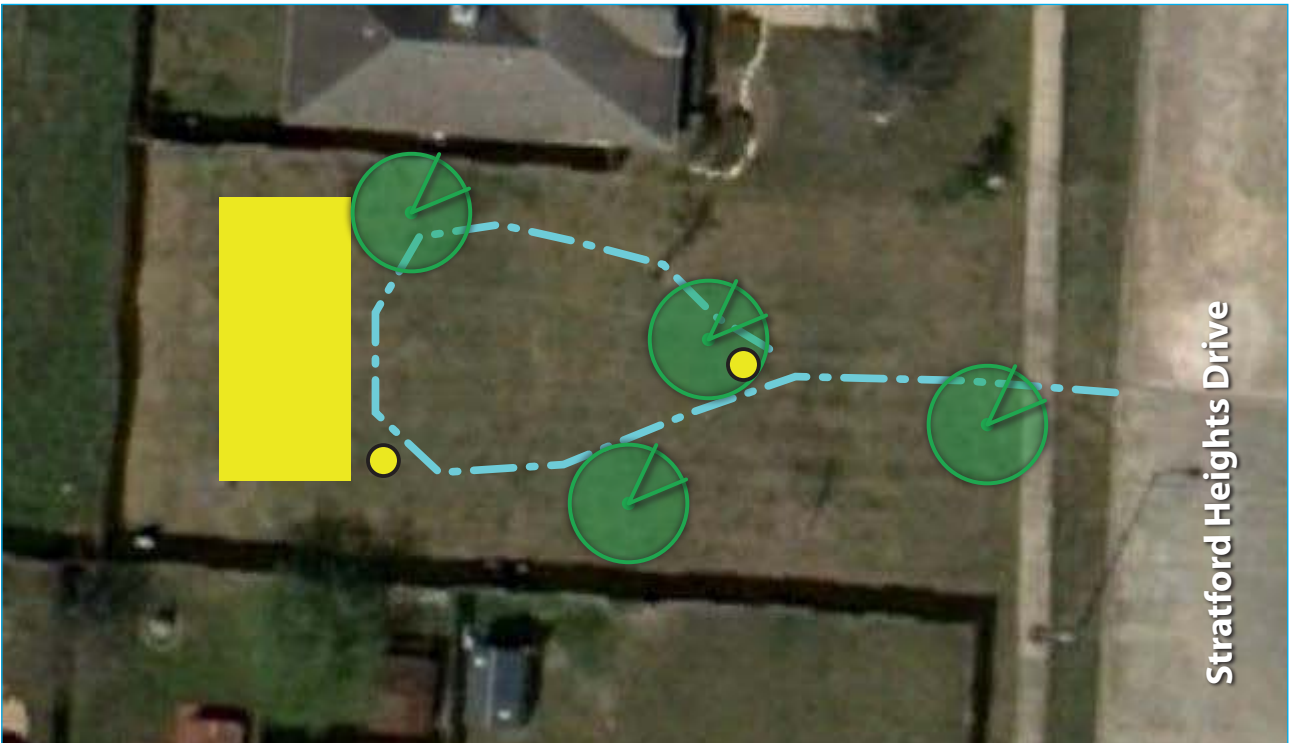
Suggested Improvements

- Connect trail from sidewalk to school access trail just north of perimeter fence
- Install controlled access gate for trail and new fence
- Install age appropriate playground
- Provide benches and litter receptacles
- Install low-voltage lighting for security
- Add landscape and signage

LEGEND

-  playground
-  trail
-  trees/landscape
-  lighting

D. Vacant Lot in Stratford Park Village



Suggested Improvements

- Create trail
- Install shade arbor, benches, and litter receptacles
- Install shade trees and landscape plantings
- install low-voltage lighting for security

LEGEND

-  arbor
-  trail
-  trees/landscape
-  lighting

Creating Connections

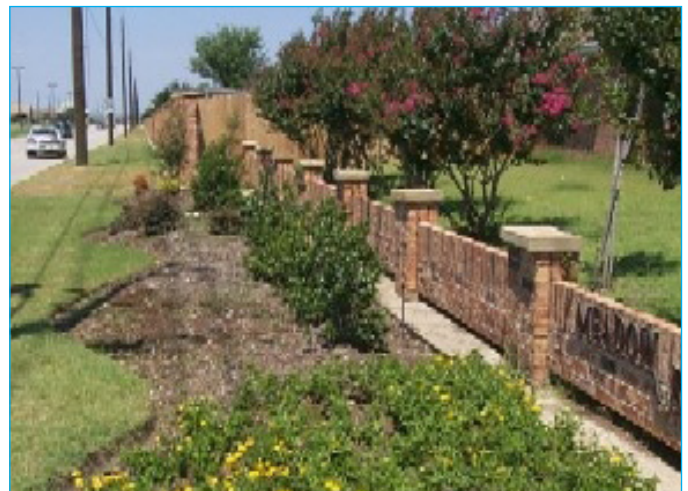
FBCMUD #25 is fortunate to have numerous existing park facilities within its boundaries. However, these facilities are limited to the individual residential community and therefore connections between facilities and to surrounding parks and natural features do not exist. Creating a trail system that is a consistent width and material and contains recognizable and uniform amenities such as signage and benches would link the communities within the District and provide an excellent place for residents to exercise. The map on the following page identifies existing trails as well as recommendations for trails both within and outside the District.

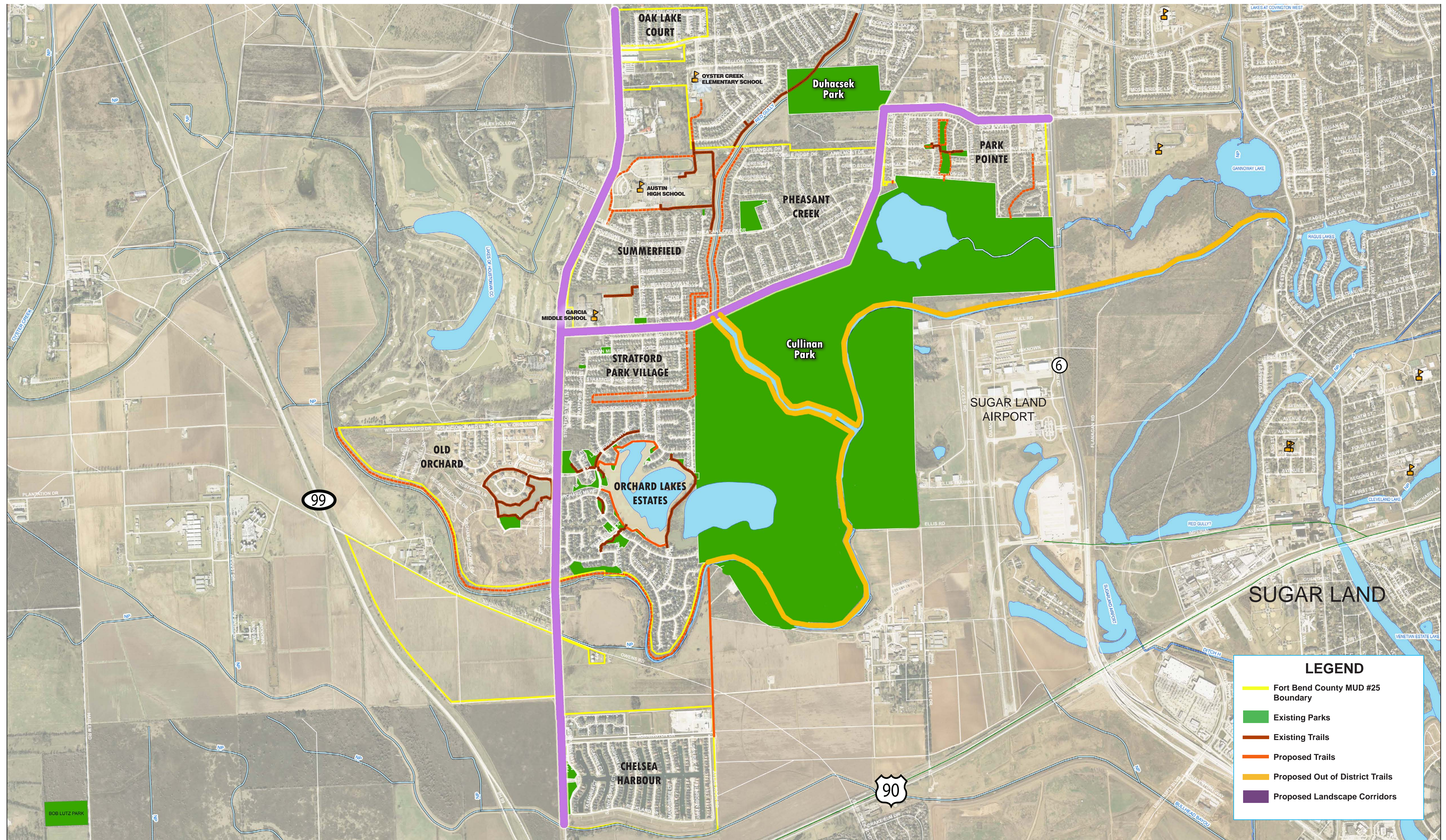


Recommended trail widths are 10'-12' wide for locations of highly anticipated use. These trails provide the spine for the system and should be constructed of a hard surface material. Secondary trails, widths of 6'-8' should be used within neighborhoods and where space is limited. Smaller widths should only be used when connecting to existing sidewalks or when absolutely necessary due to space limitations.

Enhancing the Community

Creating a unique identity for FBCMUD #25 can be accomplished through the trails system and parks improvements but also can be achieved using visual enhancements. The recent widening of FM 1464 does not allow adequate space for safe pedestrian access along the roadway. There may be, however, sufficient space to create a landscape corridor along the right-of-way and/or within the median. Repeating similar plantings along this major roadway, as well as Old Richmond Road would create an attractive sense-of-place within the community.





Proposed Trail System

Fort Bend County Municipal Utility District No. 25

Developing Additional Parks

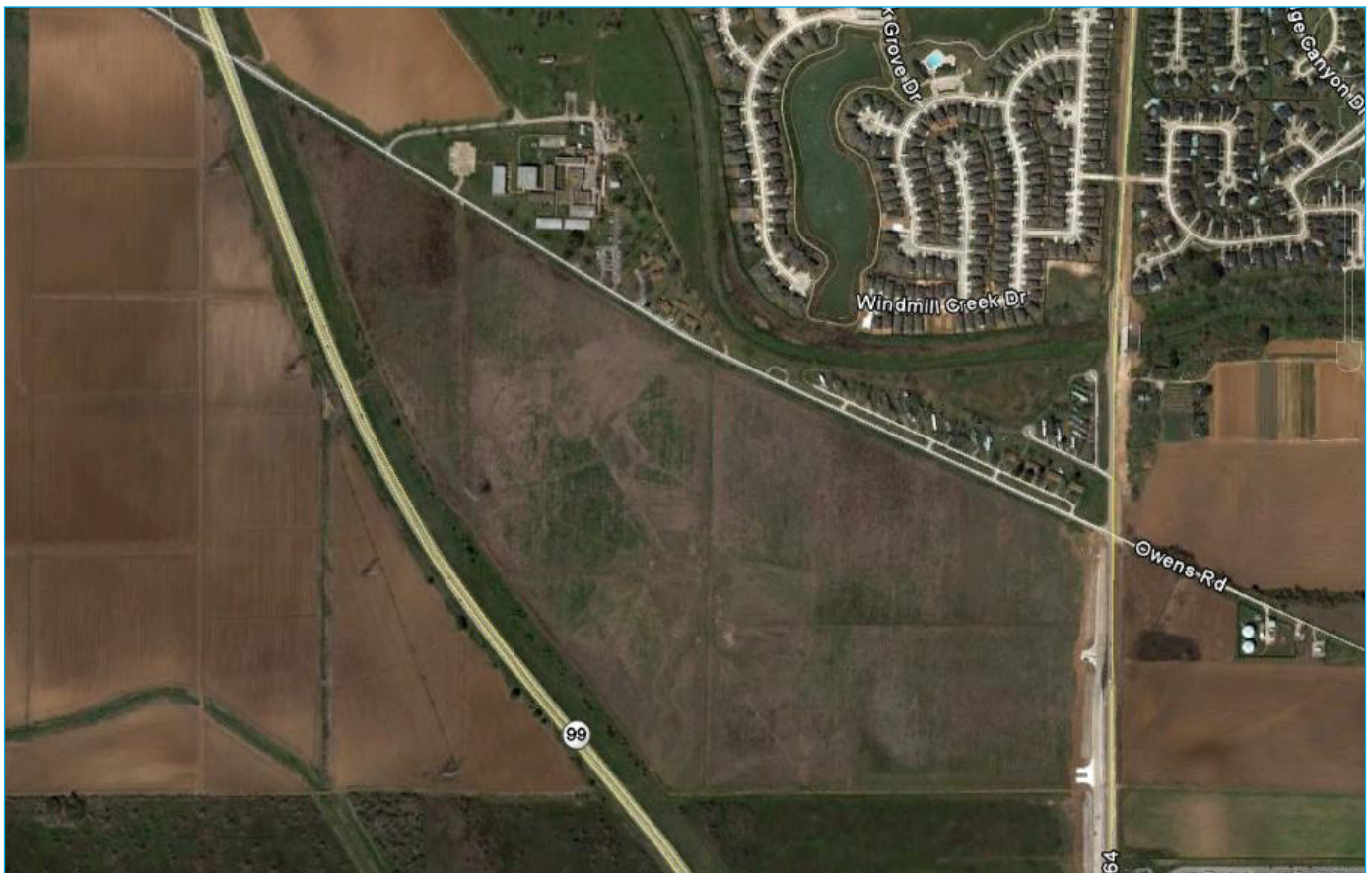
To recommend the development of additional park space sufficient in size for amenities such as ball fields, dog parks, etc, the option of acquiring vacant lands for this purpose should be explored.

Acquisition within the District

Within the current District boundary, there is limited vacant land that could be acquired for parks development. The option of purchasing the two vacant parcels in Summerfield and Stratford Park Village could be explored, but the purchase funds would be more advantageous to use for park development.

The Cloisters Development is located within the District boundary and could provide nearly 200 acres of public park space for the District. Located just south of Oyster Creek, this park could provide direct access from the GrandParkway and FM 1464 and also serve as an attractive gateway into the District. A partnership with the property owner to the north could provide an access easement to Oyster Creek and serve as a canoe launch between the creek and the park.

Programming within this large of acreage could be diverse, with adequate space for trails and fitness areas, water features, playgrounds, ballfields, community center, dog park, multiple picnic areas, and associated parking.



Acquisition outside the District

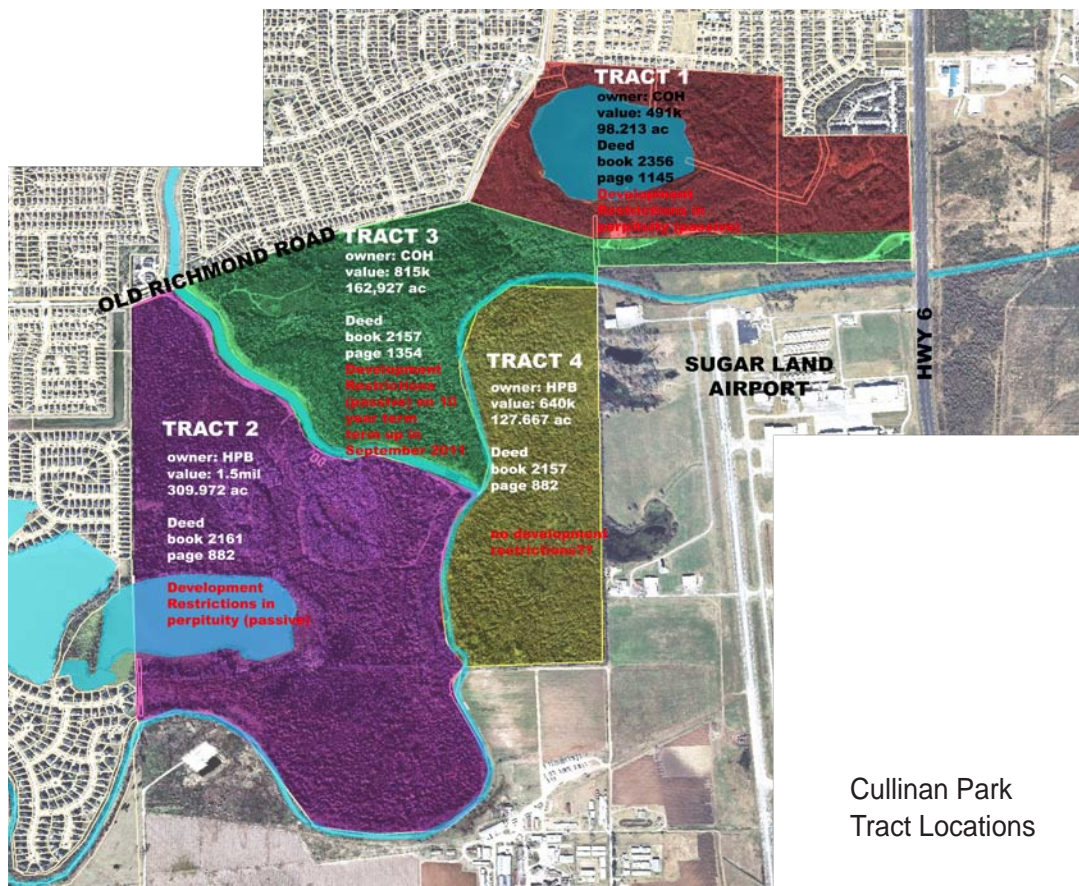
Large tracts of vacant or under-utilized lands located adjacent FBCMUD #25, if acquired, would provide exceptional park and recreational space for not only the residents of FBCMUD #25 but also for the population of the entire region.

Realizing the benefits of these types of park facilities, and the daunting task of such a large project suggests creative partnerships as well as the innovative use of funding opportunities.

The further development of Cullinan Park could provide the District recreational space that could be directly accessed by 5 of the 8 developed subdivisions. Two parcels of

Cullinan Park have development restrictions and would be limited to passive development. The other two parcels could be explored for active recreation and both provide direct access to Oyster Creek and Red Gully. A purchase or lease from the City of Houston should be considered.

Additional parcels of lands have been researched and identified for possible future acquisition. The creation of recreational easements would also allow greater connectivity throughout the District.



Cullinan Park
Tract Locations

Implementation

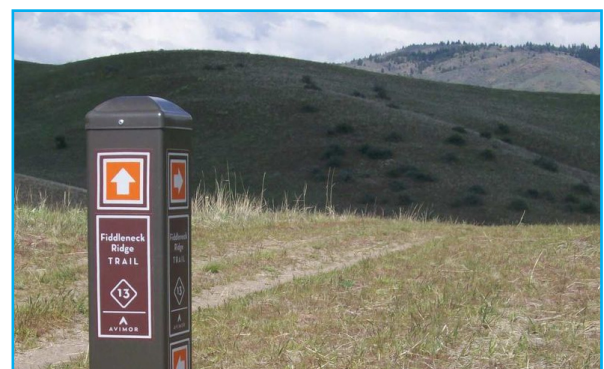
Design Standards

Establishing and adhering to a set of design standards for park development before actual construction creates a consistency for District park and trail projects. Such consistency contributes to the overall District identity and in essence announces to visitors that they have entered and transitioned into Fort Bend County Municipal Utility District No. 25.

Amenities: Using a palette of complementary site amenities, such as benches, litter receptacles, and lighting throughout the District can unify the trail network and park sites while providing a visual sense of ownership. Selecting amenities which are unique to the District will strengthen the presence of the District with its residents as well as with visitors to the area.

Signage and Wayfinding: The District's logo should be incorporated onto park signage and wayfinding amenities along trails and within parks developed by the District. Signage can indicate trail locations, provide history of a park, as well as present educational and environmental information for visitors.

Low Impact Development: Future park projects within the District should seek to adhere to low impact development standards. Using low voltage lighting, native plants, and smart drainage design promote a forward-thinking approach to park design for the District and can also lower utility and maintenance costs. These types of "green" uses should be showcased within the District's facilities and can be utilized as a teaching tool for residents. A water re-use garden, for example, can demonstrate how homeowners can save money on irrigation.



Special Partnerships

Fort Bend County Municipal Utility District #25 should explore developing and maintaining cooperative relationships with the City of Houston, City of Sugar Land, Fort Bend County, neighboring Utility Districts, Fort Bend County Independent School District, and local civic organizations to optimize trail connectivity, park development, and potential funding opportunities. Utilizing these partnerships could provide assistance for maintenance, land acquisition or permitting. Recommended partnerships are outlined below:

Fort Bend County Parks Department:

Meetings with the director of Fort Bend County Parks Department Director indicated an interest in discussing future partnership options for District projects. The County may be able to provide site preparation services for trail construction and also could provide the necessary support for grant applications and assist in coordinating larger projects among multiple stakeholders.

Adjacent Utility Districts

Partnering with nearby Districts can provide greater connectivity to local parks, creating a more extensive trail system. Extending the existing trail along Red Gully, constructed by FBCMUD #41 would provide access to Duhacsek Park and W. Airport Boulevard.

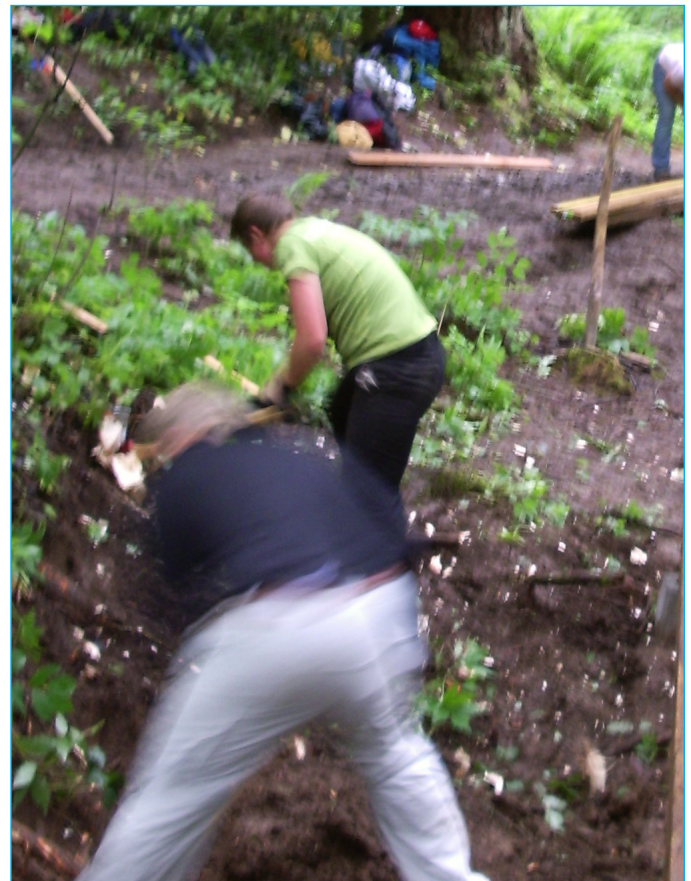
Home Owner / Civic Associations

The District's relationship with the residents and Home Owners Associations can spur future parks development. Agreements can be made for acquisition of existing park facilities, and/or maintenance of future District park projects. The continuation of the Parks Advisory meetings on a bi-monthly basis would keep this line of communication open.

City of Sugar Land

The District's proximity to the City of Sugar Land boundary and also adjacent to the City of Sugar Land airport should encourage discussions of shared use facilities between the District and the City. Creating a paddle trail along Oyster Creek, or a sidewalk system along SH 6 would benefit both the District and the City.

Exploring and developing these, as well as other partnerships, will enhance opportunities for park and recreation within the District as well as provide a more comprehensive approach to parks planning within the region.



Preliminary Cost Estimates

Improvement of Existing Parks

Parks owned and operated by home-owner associations. Improvements include upgrades and new amenities. Costs may be shared between two or more entities.

Estimated Cost **\$ 430,000**

Development of Existing Vacant Park Lands

Creation of two mini-parks on vacant lots within Summerfield and Stratford Park Village.

Estimated Cost **\$ 200,000**

Development of Trails System

Connecting neighborhoods to existing and proposed park facilities. Trails may be created of concrete or other material.

Estimated Cost **\$ 2,000,000**

Corridor Enhancement

Unifying District with plant materials, and signage along FM 1464 and Old Richmond Road.

Estimated Cost **\$ 3,000,000**

Acquisition and Development

Creation of parks on undeveloped acreage

Estimated Cost **\$14,550,000**

TOTAL PARKS PLAN COST
ESTIMATE **\$20,000,000**

NOTE: The quantities reflected on this estimate were tabulated from a one line conceptual drawing. The unit prices shown hereon are based on current bid prices received in this office and are subject to change pending completion of construction plans.

Facility Priorities

1. Hike and Bike Trails
2. Enhanced Greenspace, Landscaping
3. Playgrounds
4. Picnic Areas
5. Dog Park

Park Priorities

Immediate Priorities 2012-2017

1. Landscape Enhancements along major roadway corridors
2. Construction of trails along Red Gully
3. Improvements and additions to existing park facilities
4. Secure easements for future trail phases
5. Development of in-District vacant park parcels

Future Priorities 2018-2022

6. Acquisition and development of in-district vacant property
7. Development of trails along Oyster Creek
8. Secure partnerships for development of Cullinan Park

Long Term Priorities 2023-2033

9. Acquisition and development of adjacent vacant land parcels