

The Woodlands Township Capstone Park Restrooms



May 18, 2023

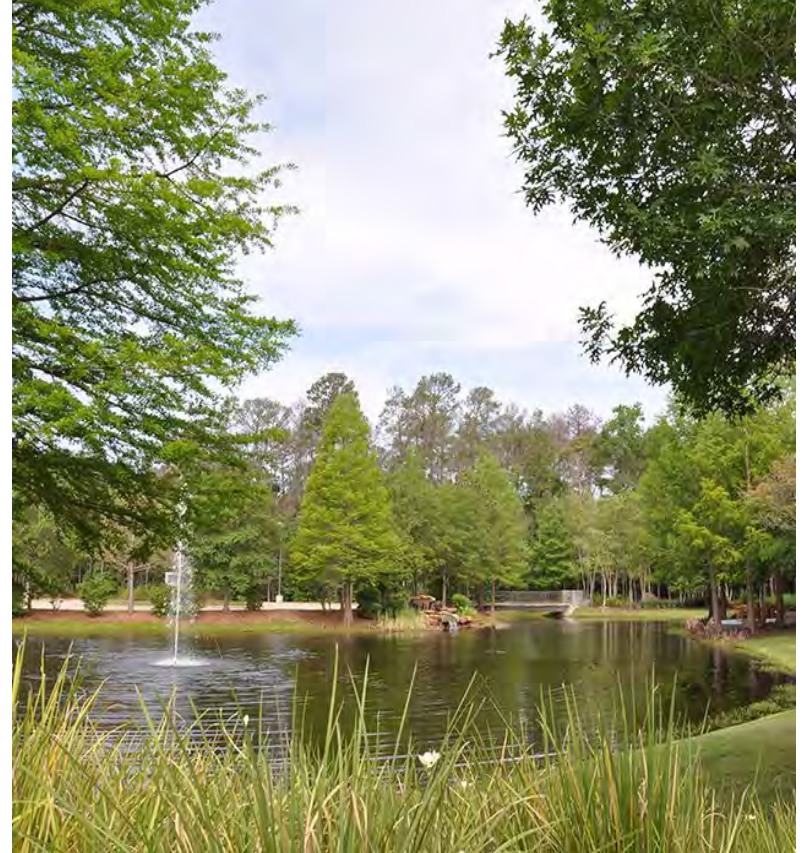
Presentation Outline

- Park Hierarchy
- 2022 Parks and Recreation Needs Assessment
- Resident Concerns
- Recommendation



Park Hierarchy

- Parks are classified by size, amenities, service radius, etc.
- Classifications were originally established by The Woodlands Development Company using national best practices
 - Townwide Park
 - Village Park
 - Area Park
 - Neighborhood Park
- Recommended package of amenities for each classification
- Maintenance standards by use level

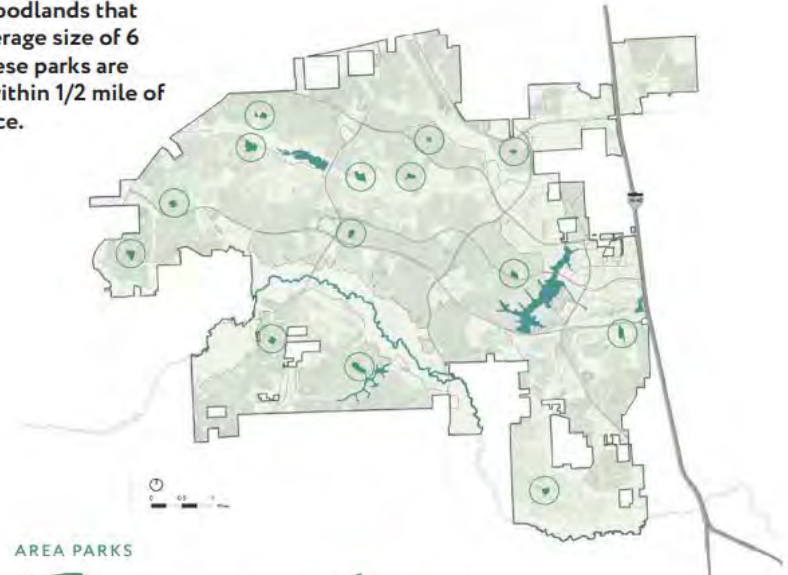


Area Parks

- Service Radius: ½ mile - 1 mile
- Serve multiple neighborhoods
- Site Selection: On a local or collector street
- Length of Stay: One to four hours
- Amenities: One signature amenity (e.g. playground, sprayground, sport court, pavilion); restrooms unless a signature amenity is not present; may include one non-programmed sportsfield; playgrounds for ages 2 - 5 and 5 - 12; one reservable shelter for parks 3 acres in size or greater; loop trails; tennis court; basketball court; benches, shaded area next to play areas.

Amenities available at Capstone Park are highlighted in yellow.

There are 15 Area parks in The Woodlands that are an average size of 6 acres. These parks are located within 1/2 mile of a residence.



2022 Parks and Recreation Needs Assessment

Goal: Identify needs, address deficiencies in parks system, and review level of service

- Conducted by Asakura Robinson, planning, design and landscape architecture firm
- 2,000+ web surveys
- Input from Board of Directors
- Input from each of the 8 Village Associations
- Input from Parks and Recreation Advisory Committee



2022 Parks and Recreation Needs Assessment

The report contained the following comments regarding restrooms:

- “Maintaining facilities are the **residents’ highest priorities** followed by pathways and trails maintenance and **system-wide amenities such as restrooms** and parking.”

2022 Parks and Recreation Needs Assessment

The report contained the following comments regarding restrooms:

- “What We Heard: **not enough bathrooms** spaced while biking or walking. If you have little ones or are pregnant, you really have to keep an eye on where facilities are available.”
- “**Restroom building should be located near** recreation courts and fields, children’s play areas, and group picnic areas, if possible.”

2022 Parks and Recreation Needs Assessment

The report contained the following comments regarding restrooms:

- “Continue to create a robust, high-quality system. **Enhance** routine maintenance, operation, and **capacity of system-wide comfort amenities including** seating, waste receptacles, lighting, **restrooms**, wayfinding signs, and parking.”
- **“Recommendation:**
- Install new support amenities. Provide amenities that increase system’s comfort.
- **Restroom Improvements III: a series of Area Parks with recreational amenities lack restroom facilities. This tier of improvements is envisioned as new facilities to add capacity to the system.”**

2022 Parks and Recreation Needs Assessment

9 of 15 Area Parks currently have restrooms

- Needs assessment recommended new restroom facilities at Capstone, Sundance, and Pepperdale Parks due to the amount of activity and amenities (lighted tennis and basketball courts).
- Remaining area parks not recommended due to lack of lighted courts or having only one court versus both basketball and tennis courts.



2022 Parks and Recreation Needs Assessment

- **August 23, 2022 Budget Workshop**
 - The Needs Assessment finding of a deficiency in restroom facilities throughout the parks system was presented by staff. Following discussion, a Board member proposed that new restroom facilities identified in the report as Priority 2 projects, which included Capstone and Sundance Parks, be moved up to Priority 1 projects to address the need expressed by residents in the survey. The Board indicated its acceptance of that proposal and asked that a revised priority list of projects be presented at the August 24th Board meeting that evening.
- **August 24, 2022 Board Meeting**
 - As requested at the August 24 Budget Workshop, staff presented a revised priority list of projects identified in the Needs Assessment, which included new restrooms at Capstone and Sundance Parks as Priority 1 projects to be completed within the next 12 months.
 - The Board voted to accept the 2022 Parks and Recreation Needs Assessment report, which included the revised prioritization of projects.

2022 Parks and Recreation Needs Assessment

- **September 12, 2022 Board Meeting**

- The Board adopted the 2023 Budget, which included utilization of reserves to fund \$19.8 million of Priority 1 projects identified in the Parks Needs Assessment, including a total of \$5.8 million for new and renovated restrooms. Capstone Park and Sundance Park restrooms were included in this funding authorization.

- **November 30, 2022**

- (New) Board approved Public Restroom Company's proposal for Capstone Park restroom facility based on staff recommendation.

Resident Concerns

Capstone residents have expressed concerns that placing a restroom at Capstone Park may result in:

- Illicit/illegal activity
- Environmental issues
- Staff's inability to adequately maintain the park/restrooms
- Inadequate parking
- Significant increases to the operating budget
- Increased usage of the park by residents not residing in the Capstone neighborhood



Resident Concerns

The Township has been involved in the construction and maintenance of park restroom facilities for over 35 years. There are currently more than 30 restroom facilities located throughout the Parks system. Staff consistently performs the following duties in relation to the Township's restroom facilities:

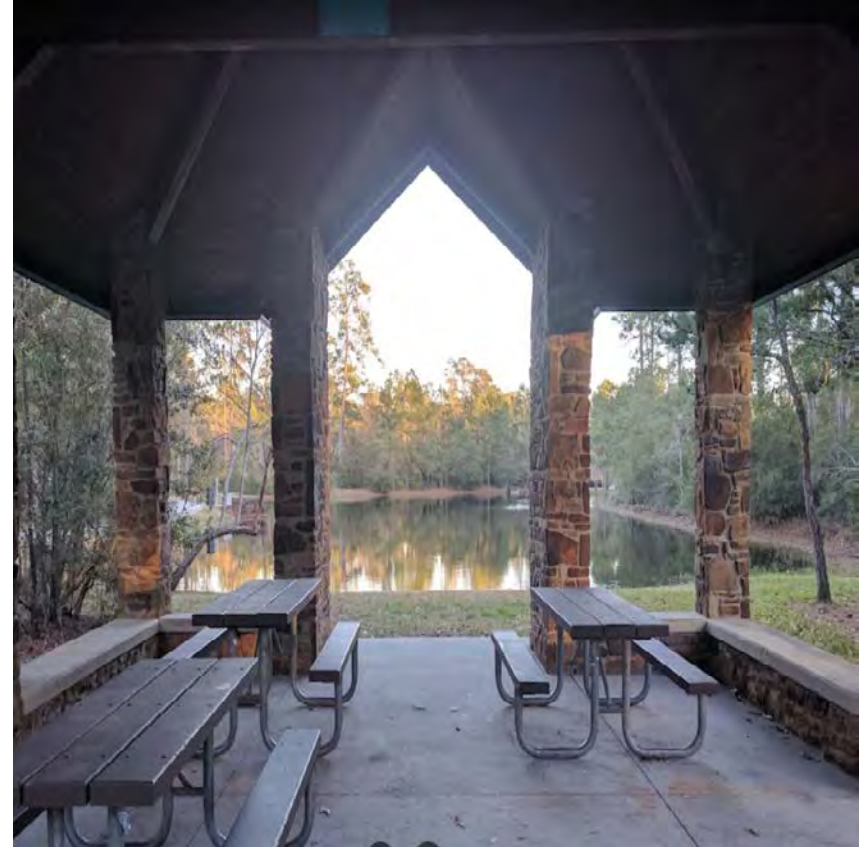
- Monitor law enforcement reports
- Maintain a robust park staff monitoring/inspection program
- Monitor maintenance logs and response times
- Provide daily maintenance
- Lock restroom facilities at night

Analysis of data does not indicate public safety, environmental, or maintenance issues at parks that include restroom amenities.

Resident Concerns

Increased Usage of Park

- Parks and recreation facilities are open to the public.
- Park use is not restricted by neighborhood or area.
- It is not uncommon for community members to drive to parks outside of their respective neighborhood to visit a new playground, fish a pond they have not fished, or meet with friends to play tennis or basketball.



Capstone Park

Residents have noted that Capstone Park has unique characteristics uncommon in other Area Parks.

- Park is located within neighborhood instead at border of neighborhood.
- Certain homes face the park and are in closer proximity than other area parks.
- Park is smaller in size than some of the other area parks with restroom facilities.
- Limited parking is available.



Capstone Park

Board Directors and staff have listened to feedback from the residents and have carefully considered their concerns.

Board Directors have asked staff to consider the unique characteristics of Capstone Park in addition to its amenities in the analysis of adding restroom facilities to the parks system.



Recommendation

While data from the Needs Assessment supports the inclusion of a restroom amenity at Capstone Park based on providing a level of service consistent with other Area Parks, due to the unique characteristics of Capstone Park staff recommends:

- Reclassify Capstone Park from an Area Park to a Neighborhood Park
- Reallocate funding approved for the restroom amenity at Capstone Park to other improvement projects identified in the 2022 Parks and Recreation Needs Assessment. Staff will return with a specific recommendation during the budget process.

