



MAC GREGOR PARK MASTER PLAN

M2L Associates ■ RDC Architects ■ Gooden Engineers ■ Tennis Planning Consultants

Prepared For:

City of Houston Parks and Recreation Department ■ Office of City Council Member Dwight Boykins
Greater Southeast Management District ■ Friends of Mac Gregor Park ■
Old Spanish Trail/ Alameda Corridors Redevelopment Authority

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1.0 MASTER PLAN PROCESS

1.1 PROJECT SUMMARY

The master planning process for MacGregor Park began in February of 2015, under the leadership of M2L Associates Incorporated with the assistance of RDC Architects, Gooden Engineers, and Tennis Planning Consultants. The master plan was funded in part by the City of Houston (“The City”), The OST/Alameda Corridors Redevelopment Authority (“The Authority”), and Houston Southeast District (“The District”). The planned ten (10) month planning period was fostered by The Friends of MacGregor Park (“FoMP”) who saw the need for a long range vision for this valuable community asset.

A stakeholder committee was identified to provide guidance for development of the master plan formed by representatives of the City, District, Authority, and the FoMP. The stakeholder committee was established early in the process to provide community representation and local input for the master plan. Additionally the National Park Service’s Rivers, Trails, & Conservation Assistance Program provided valuable planning and community outreach guidance and was represented by Community Planner, Justin Bates.

The master plan process was developed to be as inclusive and community-based as possible. Stakeholder Committee provided guidance as to the form and content of public meetings and community outreach. The purpose of this was to utilize the Stakeholder Committee as both a source of information and to provide input as to how and what materials and ideas were presented to the public.

The plan’s development was organized into four stages. At each stage, materials were produced by the planning team and reviewed by the Stakeholder Committee. A community meeting was held during stages 1, 2, and 4. Various smaller constituent meetings were held during stage 3 as documented in the Appendix.

1.2 THE NEED FOR A MASTER PLAN

The park is nearly ninety(90) years old and the last significant renovation to the park occurred a decade ago. Much of how the park looks like today was as a result of work performed in the 60’s and 70’s. The MacGregor Park master plan has the opportunity to adjust to the current and future needs of its diverse user group and changing community.

The park future use could be influenced by recent projects as well as those that are currently being developed and planned. A few of these projects include;

1. Houston METRO Light Rail line and station at OST
2. Martin Luther King memorial statue and plaza
3. Intex mixed use developed at Griggs and MLK Boulevard
4. University of Houston development plans for the 45 acres east of MLK Boulevard.
5. Harris County Flood Control Work on Brays Bayou.
6. Houston Parks Board pedestrian bridge at Brays Bayou and MLK Boulevard.
7. City of Houston Tiger Grant hike and bike trail along Brays Bayou east of MLK Boulevard.
8. Private, high density residential development along OST.

The Master Plan for MacGregor Park should respond to these new public and private-sector projects developments. A primary goal of the master plan is to identify strategies that will allow the park to grow and link with these new developments. Current and future recreational needs will greatly influence how the park is used in the future. The ever changing community context will also have an influence on shaping the recommendations of this plan. The park is first and foremost for the community and it’s surrounding neighborhoods and should be respectful to it’s historic context, it’s leaders and visionaries, and those who have had a positive impact on the community and it’s residents.

1.3 PURPOSE OF THE MASTER PLAN

The purpose of the Master Plan for MacGregor Park is to provide a comprehensive vision for the park’s use and development over a 10 to 15 year time period. It seeks to create a “framework” of guiding principles that describes the vision for the park. The proposed recommendations are intended to provide clear direction for the future development of physical site and building improvements as well as policy and program recommendations.

The Master Plan represents;

- *The Community’s “vision” for the park;*
- *A “framework” that represents the fundamental goals that the Master Plan embodies;*

- *Design concepts that describe how the “framework” could translate into specific site and building development; and*
- *Recommendations for potential programming and park activities.*

The Master Plan is intended to be a working document that can grow and adapt as the community develops. Conditions and circumstances will continue to change around the park as will the Community’s recreation needs. At each stage in the Master Plan’s implementation, it is expected that the plan concepts developed will be reviewed to ensure that the plan’s recommendations continue to be relevant. Periodic updates to the Master Plan may be necessary and should be encouraged.

1.3 PROJECT TEAM (“Stakeholder Committee”)

CITY OF HOUSTON

City Council District D

- Council Member Dwight Boykins

Houston Parks and Recreation Department

- Jo Turner, Director
- Lisa Johnson, Parks Program Manager

FRIENDS OF MACGREGOR PARK

Board of Directors

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- M.K. Dauria, Board Member
- Sheila Jean, Board Member
- Dr. Teddy McDavid, Board Member
- Raymond Thompson Jr., Board Member
- Wilbert Taylor, Board Member

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- Jaa St. Julien, St. Julien Communications Group
- Jimmy Arnold, Grocers Supply Company
- Cydonii Miles, American Capital, Ltd.
- Zinetta A. Burney, Justice of the Peace, Pct. 7, Place 2
- Dr. Teddy McDavid, OST Community Partnership
- Brian G. Smith, BSCI OST
- Min. Robert Muhammad, Muhammad Mosque #45
- Robert Combre, MacGregor Area CDC
- Janice Sibley-Reid, Hair Gallery Unlimited, Inc.
- James Donatto, Academy Advertising Specialities and Awards

Staff

- Hina Musa, Executive Director
- Alexandra Lomax, Marketing & Operations Manager

OST/ALMEDA CORRIDORS REDEVELOPMENT AUTHORITY

Board of Directors

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- Walter Davis, Secretary & Treasurer
- Algenita Scott Davis Segars, Vice-Chair
- Hexter Holiday II, Board Member
- Franklin D. R. Jones, Board Member
- Brian Smith, Board Member

Staff

- Theola Petteway, Executive Director
- Oletha Miller Jacobs, Executive Assistant/Office Manager
- P. Anderson Stoute, Capital Projects Manager

NATIONAL PARKS SERVICES

Rivers, Trails, & Conservation Assistance Program

- Justin Bates, Community Planner

CONSULTANT TEAM:

Lead Consultant

- **M2L Associates Incorporated**
Planners and Landscape Architects
Attn: Michael Mauer, Senior Principal, ASLA
8955 Katy Freeway, Suite 300
Houston, Texas 77024
Tel (713)722-8897
www.M2LAssociates.net

Other Consultants

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Planners and Landscape Architects
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Houston, TX 77027
- **Gooden Engineers**
Planners and Landscape Architects
Attn: Stennis Lenoir, AIA
4141 Southwest Fwy #150
Houston, TX 77027
- **Tennis Planning Consultants**
Planners and Landscape Architects
Attn: Jack Kamrath
3100 Wesleyan, Suite 375
Houston, Texas 77027

1.4 PROJECT STEPS

Task No. 1 - Inventory and Analysis

The inventory and analysis phase of the project included both archival research as well as site investigative analysis. Data archives included both historic and more recent information. Facility and site assessments were provided by the City along with historic project plans, diagrams, sketches, and park improvement drawings. Several site and facility walkthroughs were conducted with the Stakeholder Committee and City of Houston Parks and Recreation staff to review park facilities and to observe current activities within the park. Potential park user groups were identified and meetings and/or interviews were conducted to discuss existing site challenges, environmental constraints, desired improvements, and their future park vision. Site vehicular, pedestrian, and bicycle circulation within the park and connections to adjacent neighborhoods, including the proposed hike and bike trail along Brays Bayou, were reviewed.



Statue designed by William Ward Watkins, circa 1938

Physical information was gathered about the park's existing conditions, including geology, soils, hydrology, vegetation, circulation, buildings, structures, recreational, site furnishings, utilities, storm water management, use patterns, park maintenance, and management. A comprehensive topographic survey for the park was not available and was identified as a future, near-term need for future park development.

A public meeting was held with community groups and individuals who were invited to share their ideas, thoughts, and vision for the park. The format for the meeting is detailed in the Community Outreach and Appendix sections of this report. The community

led discussion groups offered an expansive list of concepts and ideas for consideration. A few of comments included "Think big" . . . "More kids areas" . . . "Multiple faces for the park" . . . "More security" . . . "Attention to maintenance" . . . "Family friendly" . . . "An attraction for residents & visitors" . . . "Place for all ages and income levels" . . . "Connect to the bayou" . . . "Stages for live music" . . . "Create zones within the park" . . . "Better parking...Circulation within the park" . . . "Future needs of tennis center" . . . "Consolidated management team" . . . "Regional park – draws on neighborhoods near & far" . . . "Senior citizen areas"

The groups list of possibilities for the site fell into a number of categories such as:

- *Facilities (community center, tennis center, pool building),*
- *Children's play,*
- *Sports (basketball, baseball, tennis),*
- *Trails,*
- *Site amenities,*
- *Landscape,*
- *Parking and circulation,*
- *Safety,*
- *The arts, and*
- *Park management.*

Task No. 2 - Program Development

Following comments from the Stakeholder Committee, site/facility observations, site canvassing, surveys, and the public meeting(s), a comprehensive list of potential park activities and improvements was developed. The draft program not only focused on those uses currently offered and provided at the park, but also those that are not currently available. The program data collected identified reoccurring themes and ideas that were utilized in the development of a draft program.

The program data collected in the previous task were presented at a second public meeting. The purpose of the second meeting was to follow-up with the community on re-occurring program themes, ask follow-up questions, and encourage discussion about park priorities. While the data collected during the public meeting was informative and enlightening, it was understood that participants present at the two public meetings represented a limited cross section of park us-

ers. In an effort to reach out to a broader user base, site canvassing, smaller park user meetings, and an on-line survey was employed. The discussion about programming often inspired lively debate, the program scope was generally well-received, with different program elements being favored more than others.

Task No. 3 - Master Plan Alternatives

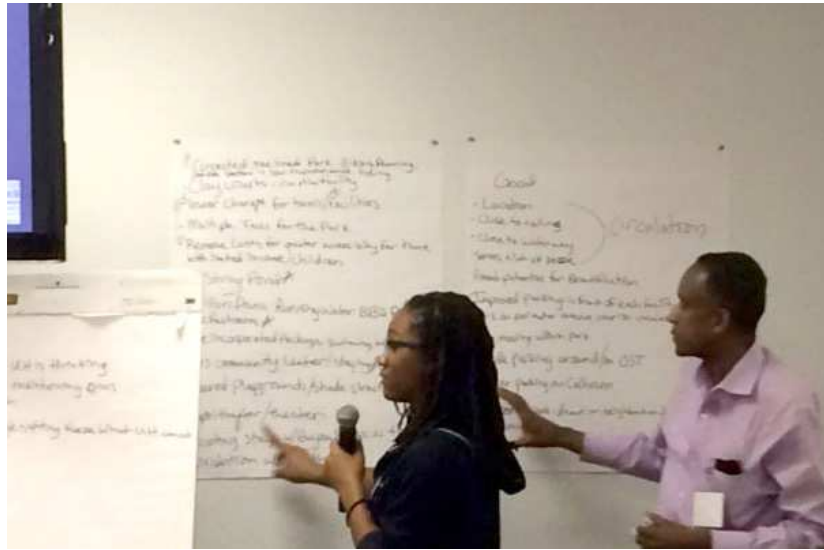
This draft program was used as the basis for developing a set of alternative concepts that illustrated, in diagram form, the program and plans for MacGregor Park. Three alternatives emerged, varying in site circulation, location of program items, and site access.

The consultant team presented these alternatives to the Stakeholder group in order to obtain their comments before proceeding with a final Master Plan alternative. The Stakeholder Committee the alternatives, made comments, and final alternative was selected to be developed further.

Task No. 4 - Final Master Plan

The final master plan concept was developed after review by the Stakeholder Committee. The Master Plan presented in this report represents a combined vision for the future of the park that encompasses its many features, influences, history, location, and diverse user base. Design sketches and plans were prepared to test the concepts for several areas of the park and give more focus to the master plan recommendations. The proposed master plan and master plan report details the proposed improvements for the park include site recreational amenities, landscape, circulation, building improvements, programming, maintenance, security and much more.

2.0 COMMUNITY PARTICIPATION



2.1 APPROACH

MacGregor Park is first and foremost a community park. It can be said that, in both its central location and its character, the park is the heart of the community and an essential component of the community's sense of identity. So, from the beginning, a fundamental principle of this planning process has been a determination to elicit public input and to use it as the underpinning of the plan recommendations. Using feedback gathered in a series of community workshops, Stakeholder Committee conducted surveys, and formal public hearings, the planning team has endeavored to shape a plan that adheres as closely as possible to the community's aspirations for the park. This chapter summarizes the responses received from the survey and the public meetings. (Please refer to the appendix for a more detailed summary of results from the community survey and minutes from the community workshops.) The public involvement process consisted of several elements, including focus groups, public meetings, workshops, and surveys.

- Public Meetings
- User Groups
- Site Canvassing
- Polling
- On-line Survey

COMMUNITY MEETINGS AND WORKSHOPS

Three (3) community meetings were held during the planning process to ask for community input on their vision for the park, their needs and priorities, and to get reactions to the final master plan. Each public meeting had different objectives that mirrored the stages of the planning process. Much of what was expressed in the community meetings have been incorporated into the final master plan in physical form or through future programming and/or management recommendations.

2.2 FIRST PUBLIC MEETING

The project opened with a public kick-off meeting held on March 30, 2015 at the Business Center at Palm Center in Third Ward to explain the project goals, process and schedule; to introduce the project team; and to explore the current status of the park and the future vision. The greater than 100 Participants were given a great deal of latitude to discuss what was on their minds and important to them.

Four (4) groups were formed by the attendees that was moderated by a community member with a design team member on-hand to oversee the discussions. The overall group convened after the small group session to share their thoughts to the larger audience. The groups gave valuable suggestions on what the park's key attractions are and what could make it a better park for the community. (SEE APPENDIX B for Public Meeting Documents)

MEETING NO. 1 WISH LIST

- Increased park safety (lighting, patrols)
- New tennis center(courts/building)
- Amphitheater / musician area
- Indoor Pool
- Community meeting rooms
- Restroom open year-round
- Upgraded playground
- Attention to maintenance of site and buildings
- Increased access for local residents
- Do not displace residents
- Enhanced green space, landscape, gardens
- Biking facilities
- Incorporate into bayou and nature center
- Floating bayou stage
- Change entrances into park
- Improved fitness center, workout facilities
- Dog park
- Splash pad
- Food trucks/market spaces
- Electrical charging stations
- Reduce park use fees for local residents
- Fishing pond
- More pavilions and gazebos
- Picnic facilities, tables, BBQ pits, pavilions
- Trash and recycling stages
- Youth Baseball field
- Senior citizen facilities.
- Improved basketball courts
- Kayak launch
- Integrate technology
- New community center
- Bike trails
- Overhead walkway across OST
- Indoor basket-ball court
- More bike racks
- Public art
- Improved circulation and parking
- Historical exhibits
- Create zones within the park
- Community Garden
- Place for all ages and income levels

1. Amphitheatre for LIVE MUSIC
2. Consolidated Management team
 - Tennis Ctr
 - Fitness Ctr
 - Pool/Aquatics
 *physically join different entities together
3. Safety - How the park may be physically joined together
 - People patrolling the park - local presence
 - Obvious presence
 - Better lighting
 - Local Police Substation (general park security)

4. Clay Courts for
 5. Adequate restrooms
 6. Access to multiple
 7. Indoor Pool
 8. Future needs of
- TENNIS TOURNAMENTS / REPAIR COURTS / RESURFACE**
BASEBALL DIAMOND ORIENTED TOWARDS KIDS
SPACE FOR ACTIVITIES
CHANGE ENTRANCE TO PARK
REVAMP TRAFFIC FLOW
INTEGRATE TECHNOLOGY
MORE SECURITY (RANGERS, ETC)
ATTENTION TO MAINTENANCE
BOTANICAL GARDEN
KAYAK RINCH
MORE BENCHES / IMPROVE BENCHES
STRUCTURE PROGRAMS / EDUCATION
FLOWERING PLANTS
THINGS ATTRACTIVE CHILDREN / RIKES
CONSOLIDATING FACILITIES IE TENNIS - ALL SPORTS
CLAY TENNIS COURTS
- Public art*
 by ground historical local culture, Civil Rights History
 LIGHTING
- 431

Among the most well liked aspects of the park identified by participants were (in no specific order):

1. Walk / jog / running
2. Enjoy / relax / family time / picnic
3. Landscaping and shade
4. Aquatics (new pool or indoor facility)
5. Community Center (fitness, community rooms, programming classes)
6. Safety (lighting, security patrols)
7. Outdoor venue (entertainment, public event space, MLK Memorial)
8. Circulation and parking (community connectivity, OST entrance, OST walkway connector, parking distribution issue)
9. Tennis facilities (new building, court surfaces)
10. Facility and site maintenance

Lesser discussed items were:

11. Restrooms
12. Playgrounds
13. Baseball facilities (restrooms, bleachers, field)
14. Site programming (youth, seniors, classes)
15. History of park (historic and/or recent)

2.3 SECOND PUBLIC MEETING

On June 1, 2015 a second public meeting was held at the Houston Texans YMCA in Third Ward. The community was invited to participate in an initial design charrette to discuss future improvements, identify the park's most valued assets, list the community's likes and dislikes about the park, and formulate a wish list of potential improvements that might be considered as additions to the park. Two (2) meetings were held on that day at different times to accommodate different users schedules and obligations with a total attendance of 60 participants. The format for the meeting was interactive and conducted using polling software where attendees could respond in real time and then participate in a discussion of the outcome of the responses. The polling questions used at this meeting were also provided conveniently online for those who could not attend one of the sessions. The second exercise involved placing green/dots on potential program elements to determine what was desirable or not desirable at the park. (SEE APPENDIX C)

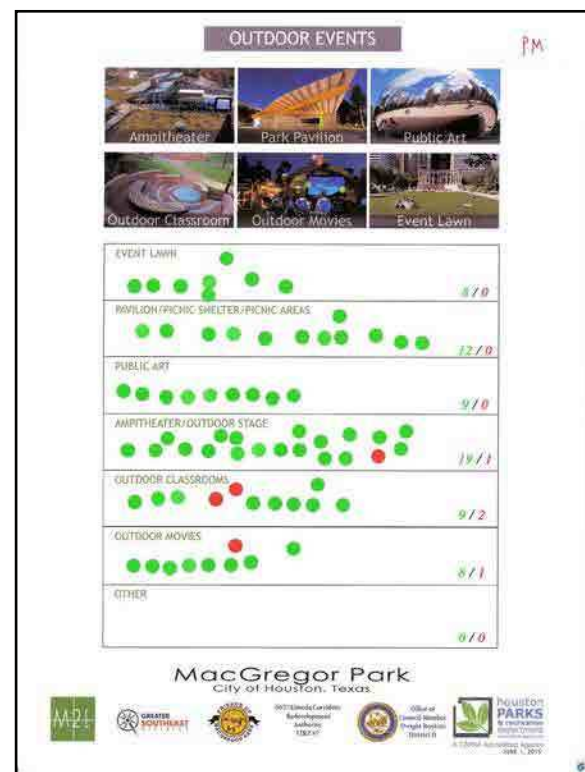
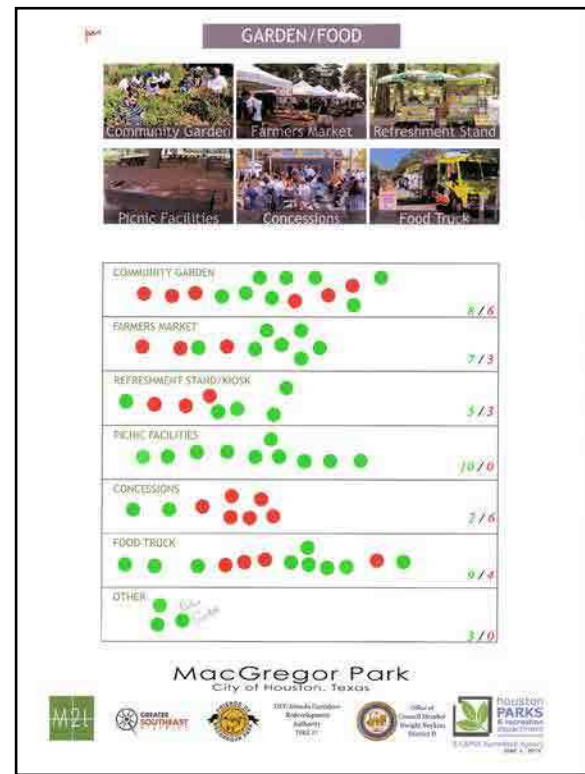


A summary of the polling questions (in no specific order):

1. Very few participants knew much about the parks history.
2. While many indicated that some of the facilities were adequately maintained a strong majority felt like the park could be better maintained.
3. The Martin Luther King Memorial was a favorite among those asked about the most desirable feature of the park, closely followed by the jogging trails, playgrounds, and swimming pool
4. Safety was noted from public meeting no. 1 and it was further highlighted as an area of concern in public meeting no. 2, but with a further point that it depended on the time of day. Many felt that added security patrols and lighting would make the park safer.
5. The majority of the participants did not frequent the baseball, playgrounds, tennis, and pool facilities. Participants, however, noted that the physical buildings/facilities of these program elements are in need of renovation or replacement.
6. Priorities for the park improvements included a New community center, Landscaping, Indoor pool, and Parking/circulation
7. Public access to outdoor restrooms was noted as a deficiency.
8. Most considered Calhoun the main entrance into the park and did not like the existing park service loops.
9. Sidewalks, trails, bicycle facilities and connectivity to neighborhoods is important.



Example Power Point polling question/response



INTERACTIVE SESSION:

An additional exercise was conducted after the formal polling presentation. Participants were given 10 RED dots, and 10 GREEN dots to position as they wanted to emphasize those park feature elements that were the most important to the future of the park. (SEE APPENDIX C)

Listing of the Boards and Subcategories Presented

A. GARDEN / FOOD

1. Community garden
2. Farmers market
3. Refreshment stand
4. Picnic facilities
5. Concession
6. Food truck

B. EDUCATION

1. Internet access
2. Adult education
3. Seniors programs
4. Childrens programs
5. Environmental education
6. Park history

C. THE ARTS

1. Public art
2. Art exhibition area
3. Artist market
4. Performance stage
5. Arts programming
6. Sensory art

D. AQUATICS

1. Splash pad
2. Shading
3. Zero-entry
4. Slides
5. Natatorium
6. Locker Rooms

E. PLAY

1. Sensory play
2. Climbing
3. Imaginative Play
4. Board games

5. Game Play
6. Non-traditional

F. FITNESS / RECREATION

1. Kayak
2. Athletic fields
3. Fitness stations
4. Fitness center
5. Basket-ball
6. Tennis

G. OUTDOOR EVENTS

1. Amphitheater
2. Park pavilions
3. Public art
4. Outdoor Classroom
5. Outdoor movies
6. Event lawn

Program items with strong interest based on Second Exercise (The Dots)

1. Picnic facilities
2. Technology, i.e. internet access
3. Seniors programs
4. Childrens programming
5. Public art
6. Amphitheater, Outdoor Performance stage(s), event lawn
7. Outdoor classrooms and movie spaces
8. Splash pad and Natatorium (indoor pool)
9. Board games
10. Athletic Field improvements
11. Fitness trail/stations
12. Tennis center/courts
13. Kayak launch

Items that were consistently disliked were:

1. Community garden
2. Concessions/food truck
3. Climbing play structures
4. Kayak launch

2.4 THIRD PUBLIC MEETING

On November 16, 2015 a third public meeting was held at the Harris County Justice of the Peace, Judge Zinetta Burney's Courtroom, at the Palm Center Business Center in Third Ward. The community was invited to review the preliminary master plan and make additional comments and suggestions prior to submitting the final Plan. A total of 60 participants attended the meeting including Houston City Council Members Dwight Boykins and David Robinson. The format for the meeting was a formal Power Point presentation made by Michael Mauer of M2L Associates.

The purpose of the meeting was to present the draft master plan and proposed recommendations.

A summary of issues that were brought forward in the meeting (in no specific order):

- 1. A number of participants were concerned about project funding and the length of time needed to fund various aspects of the master plan.*
- 2. Additional concerns centered on making sure that future refinements in the master plan be inclusive of the needs specific user groups and organizations that utilize the park.*
- 3. Specific concerns were noted about creating a public access to the park from Old Spanish Trail specifically as it related to the high level of traffic along the corridor.*
- 4. Final decisions for future park improvements should include each stakeholder group and user group.*
- 5. The residents along Calhoun and neighboring communities need to be considered as the park is developed and potential park use in increased.*

MACGREGOR PARK INTERCEPT SURVEY

May 2015

- How often do you visit MacGregor Park?
 - At least once a week
 - Once every couple of weeks
 - About once a month
 - A few times a year
 - Less than a few times a year
- How did you get to the park today?
 - Car
 - Bike
 - Walking
 - Bus or light rail
 - Other:
- How long are you planning to stay in the park today?
 - Less than 15 minutes
 - 15-30 minutes
 - 31 minutes – 1 hour
 - 1-3 hours
 - More than 3 hours

- What do you like about MacGregor Park?

- What improvements would you like to see made in MacGregor Park?

- Which of the following do you think would most improve the park?
 - Maintenance/repair existing facilities at parks
 - Develop new facilities at parks
 - General Park Security
 - Other:

- What do you usually do at this park? Check all that apply.

LEISURE

- Socialize
- Family time
- Picnic
- Playground
- Sit

FITNESS

- Walk/jog/run
- Bicycle
- Basketball
- Tennis
- Disc golf
- Fitness room
- Swimming
- Park-sponsored programs (youth/adult sports leagues, community classes...)

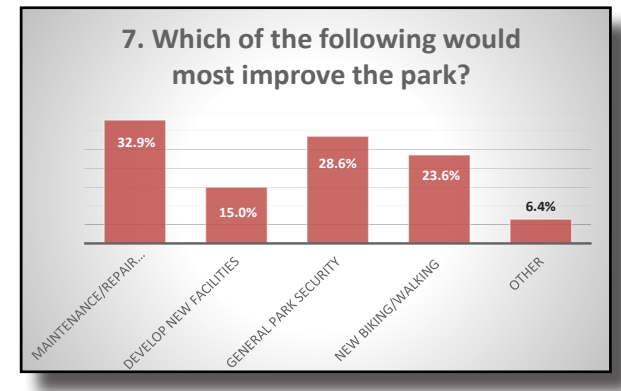
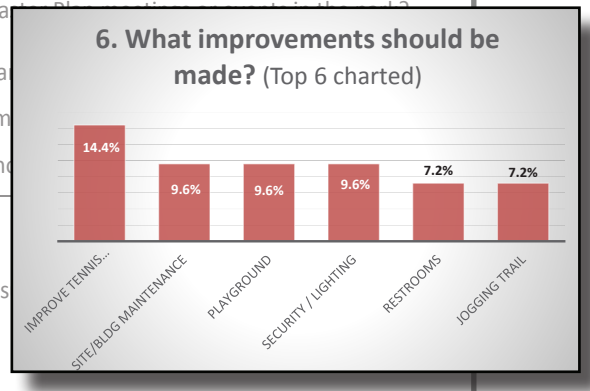
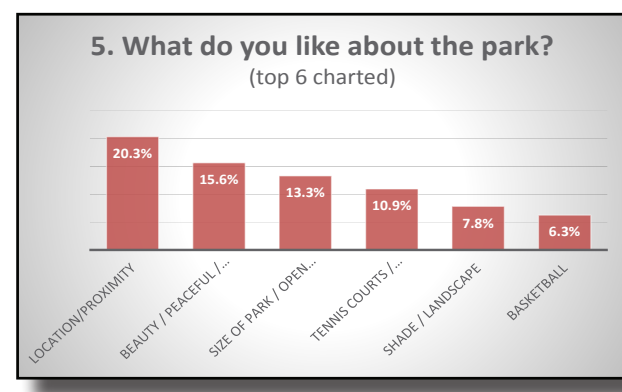
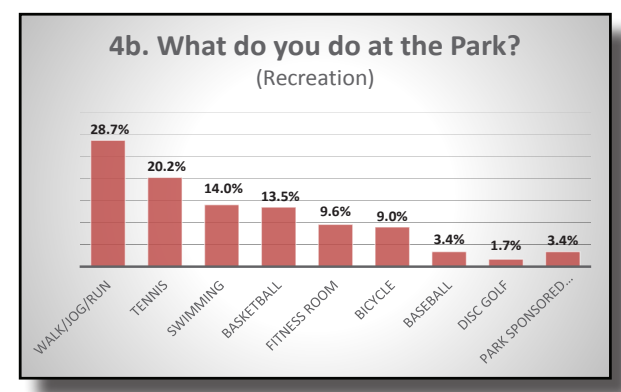
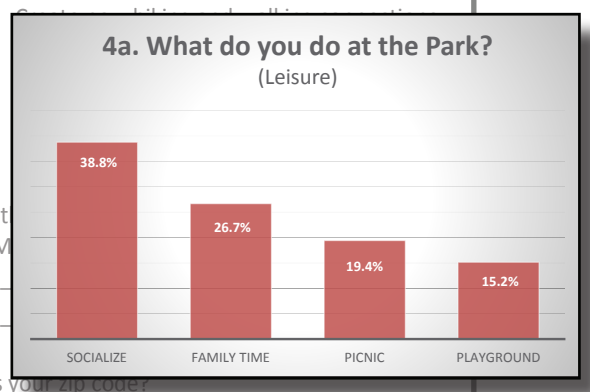
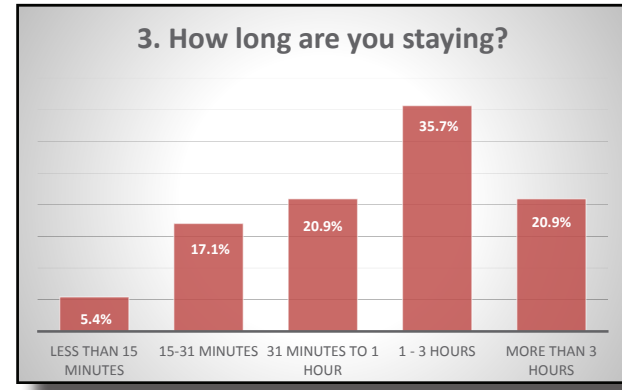
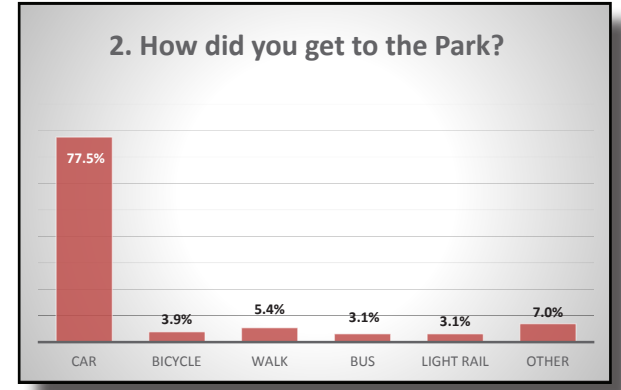
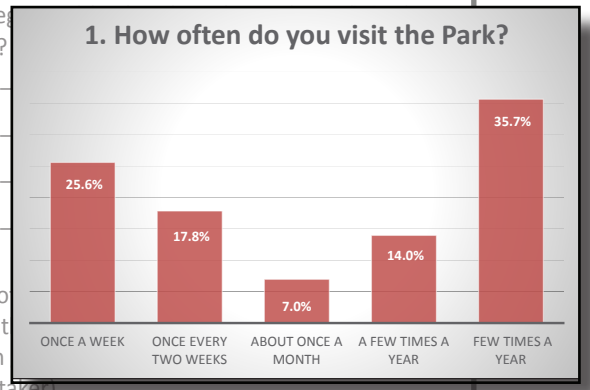
OTHER

- _____

Surveyor: _____ Date: _____

DEMOGRAPHICS

- Sex: Male Female
- Race: Black Hispanic/Latino White Asian Other Mixed Unspecified
- Age: 18-29 30-39 40-49 50-59 60-69 70-79 80+
- Observations (Who are they with?):



- 8. Other Comments and/or Suggestions:**
- Variety of choices
 - STEM activities
 - Zip line
 - Cultural festivals
 - Attract diversity
 - Youth center
 - Community Feel
 - Leisure space
 - Place to fish
 - Park patrols
 - Baby strollers
 - More events
 - Place for pets
 - Make it pretty

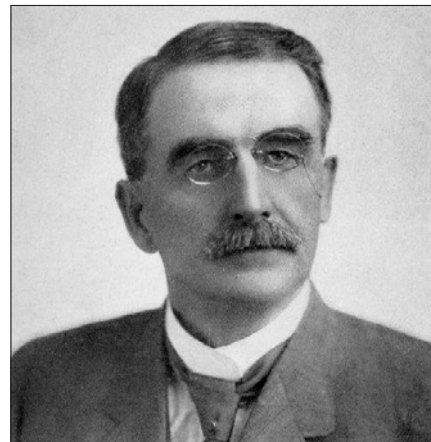
2.5 - SITE CANVASSING:

To compliment the community meetings and online survey, the Stakeholder group led by the FoMP conducted two (2) site canvassing events over two different weekends during park hours to explore the park and to ask visitors their views on the current and future state of the park. Additionally the survey was distributed at several community events throughout the Third Ward Area. (SEE APPENDIX A). A total of 129 surveys were completed during this two (2) month effort.

3.0 PARK HISTORY

3.1 THE MACGREGOR FAMILY

MacGregor Park was a gift to the City of Houston by the estate of Henry F. MacGregor. MacGregor (1855–1923) was a native of Derry, New Hampshire, and an Irish immigrant. Henry arrived in Houston in 1873 through Galveston, Texas. Early jobs on the Houston Ship Channel and business ventures such as the Galveston City Railroad Company, ultimately led him into real residential real estate development. He married Houstonian, Elizabeth “Peggy” Stevens in 1885. After Mr.



Henry F. MacGregor

MacGregor’s death in 1923, his wife and two relatives continued to manage his estate. In April of 1926 the MacGregor estate donated 108 acres of wooded land on Brays Bayou, a few miles east of Hermann Park, to the city of Houston as a memorial to her husband. In addition the estate donated \$150,000 to help acquire property on both sides of Brays Bayou between Hermann Park

and MacGregor Park to create the north and South MacGregor Parkways.

3.2 CITY OF HOUSTON PARKS SYSTEM

Arthur Coleman Comey produced the first planning document about Houston in 1913 report entitled, “Houston, Tentative Plans for Its Development” In his report, Comey recommended a large urban park be developed in what he termed the “inner” park system which was located along Brays Bayou at the Newly opened Rice University campus. It just so happened that the location of Comey’s grand park coincided roughly in the location of 284 acres that Houston businessman George H. Hermann was planning on deeding to the City of Houston. After the transfer of the land upon Mr. Hermann’s death October of 1914, City engineer John W Maxcey developed a preliminary plan for Hermann Park. Maxcey’s work was soon handed off to renowned landscape architect, George Kessler who developed a partial master plan in 1916 that depicts the Grand, axial entrance, the traffic circle with the statue of Sam Houston, reflecting pond, and McGovern lake much as they today. Excitement about the master plan encouraged the City of Houston to purchase an additional 122-1/2 acres which increased the park to 409-1/2 acres. Kessler unfortunately died in 1923 and the

master planning efforts were given to the Kansas City, Missouri landscape architectural firm of Hare and Hare. Not only would Hare and Hare take on the efforts of Hermann Park, but they would also produce the City’s first parks and open space master plan. The MacGregor estate’s donation of land for MacGregor Park, along Bray’s Bayou, helped to move the City toward Comey’s goal of parks spaces connected by bayou greenways.

3.3 MACGREGOR PARK MAJOR IMPROVEMENTS

The park has changed over the years to include a community center building, playground, tennis center, lighted sports field, swimming pool, weight room, meeting room, 18-hole disc golf course, 1.25-mile hike and bike trail, picnic areas, and an outdoor basketball pavilion. Popular architect, William Ward Watkin was involved in the early designs of the facilities during period of 1933-1936 including a statue of Elizabeth ‘Peggy’ MacGregor which resides at the park. In 1961, the architecture firm of MacKie & Kamrath designed eight (8) new tennis courts and a new clubhouse. The firm is now called Tennis Planning Consultants and is part of the current design team. Other major improvements occurred in 2005 through a \$1 million dollar Texas Parks and Wildlife Division Grant, and an additional \$600,000 in improvements in 2009 as part of Houston’s Parks To Standards program

The Park also includes a stone memorial to Henry MacGregor, designed by Houston architect William Ward Watkin in addition to the statue of Elizabeth ‘Peggy’ MacGregor. The Peggy statue depicts Mrs. MacGregor as a young woman with an outstretched hand, in bas relief bronze mounted on rough white granite.

In 2001, the MacGregor family and the City of Houston became involved in a lawsuit on the disposition of 47 acres on the east side of the Park across MLK boulevard and west of the Highway Spur 5. The MacGregor family ultimately retained ownership of the 47 acres and subsequently sold it to the University of Houston.



Elizabeth ‘Peggy’ MacGregor



Peggy's Statue



Park sign designed by architect William Ward Watkin



Memorial sign wall to Henry F. MacGregor



Elizabeth ‘Peggy’ MacGregor Memorial Plaque

3.4 MACGREGOR PARK JUNIOR TENNIS PROGRAM

John Wilkerson built upon the legacy of MacGregor family and the park through his founding of the MacGregor Park Junior Tennis Program. In addition to his successful training regimen was his strong belief that he could make a difference in young peoples lives through tennis. His tennis program was all about developing good people, good citizens and high quality tennis was only the by product. From his modest tennis upbringing, Wilkerson sought to expose the black



Zina Garrison, John Wilkerson, Lori McNeil

children who lived near the Park to tennis so he started a free children’s tennis program. Zina Garrison was one of his first students at age 11. One of his other pupils was Lori McNeil, both of which would go on to be successful professional, tennis players. In 1993, Zina carried on the legacy of John Wilkerson by establishing the Zina Garrison Tennis Academy in Houston with John Wilkerson serves as the Director of Tennis, and Lori McNeil is a member of the Board of Directors. MacGregor Park holds the Academy’s annual events.two public meetings represented a limited cross section of park users.

A group of program alumni, now successful adults, have formed a non-profit organization to support today’s junior players, continuing to give back to their community, just as Henry and Eliza both MacGregor did through their gift of the Park so many years ago

History Footnotes:

- “MacGregor Park, A Gift to Houston”, *Houston History Volume 11*, (<https://houstonhistorymagazine.org/2014/07/macgregor-park-a-gift-to-houston/>), July 29, 2014 by authors John Fairchild, Debbie Harwell, and Steph McDougal.
- “An Historic Context Narrative”, prepared for the University of Houston Our Town Initiative by Step McDougal, May 2012(commissioned by Dr. Carrol Parrott Blue, principal investigator for the University of Houston as part of an National Endowment for the Arts funded project, “Our Town Southeast Houston”.)
- Cite, Spring 1983, “Big Park, Little Plans: A history of Hermann Park” Stephen Fox.



MacGregor Park Junior Tennis League



Lori McNeil in action



Zina Garrison in action

4.0 PARK ANALYSIS

4.1 PARKS ANALYSIS

MacGregor Park is in the City of Houston Parks System and is currently part of planning sector no. 15. The park has a total of 82.79 acres including 17.79 acres to the east of Martin Luther King Boulevard along Brays Bayou. It is designated as a community park and is the only park of this classification in the surrounding community. The next closest park that reaches a community level is Emancipation Park which is 2-1/2 miles to the northwest which covers 10-acres. Emancipation

Park is similar in that it has a community center, and lighted baseball field, and swimming pool, MacGregor Park has a broader range of recreational uses including one of the areas largest public tennis facilities in the Homer Ford Tennis Center. The National Recreation and Parks Association's service area for a community park is 1/2 to 3 miles. While the majority of the users come from within a 5 mile radius there are active men's adult leagues that use the baseball field and numerous tennis leagues and tournaments throughout the year that attract users from as far south as far away as League City, Katy,

and Fort Bend County. The majority of parks within the neighborhood are considered "neighborhood" parks which range in size from 1-12 acres, but have less recreational and building amenities.



PARKS INVENTORY

- 1 MASON PARK
- 2 SPURLOCK PARK
- 3 EASTWOOD PARK
- 4 DIEZ PARK
- 5 FONDE PARK
- 6 GRAGG PARK COMPLEX
- 7 BROOKLINE PARK
- 8 CULLINAN PARK
- 9 GOLFVIEW PARK
- 10 PARK AT PALM CENTER
- 11 SOUTHCREST PARK
- 12 BEECH-WHITE PARK
- 13 YELLOWSTONE PARK
- 14 SCALES PARK
- 15 SCHWEPPE PARK
- 16 SOUTHLAND PARK
- 17 PARKWOOD PARK
- 18 BENNETT MILLS PARK
- 19 RIVERSIDE PARK
- 20 HERMANN PARK
- 21 FLEMING PARK
- 22 OUR PARK
- 23 PEGGY PARK
- 24 EMANCIPATION PARK
- 25 BALDWIN PARK
- 26 ELIZABETH GLOVER PARK

OUTDOOR VENUE

- A EMANCIPATION PARK
- B MACGREGOR PARK (FUTURE)
- C MILLER OUTDOOR THEATRE
- D DISCOVERY GREEN

4.2 LAND USE.

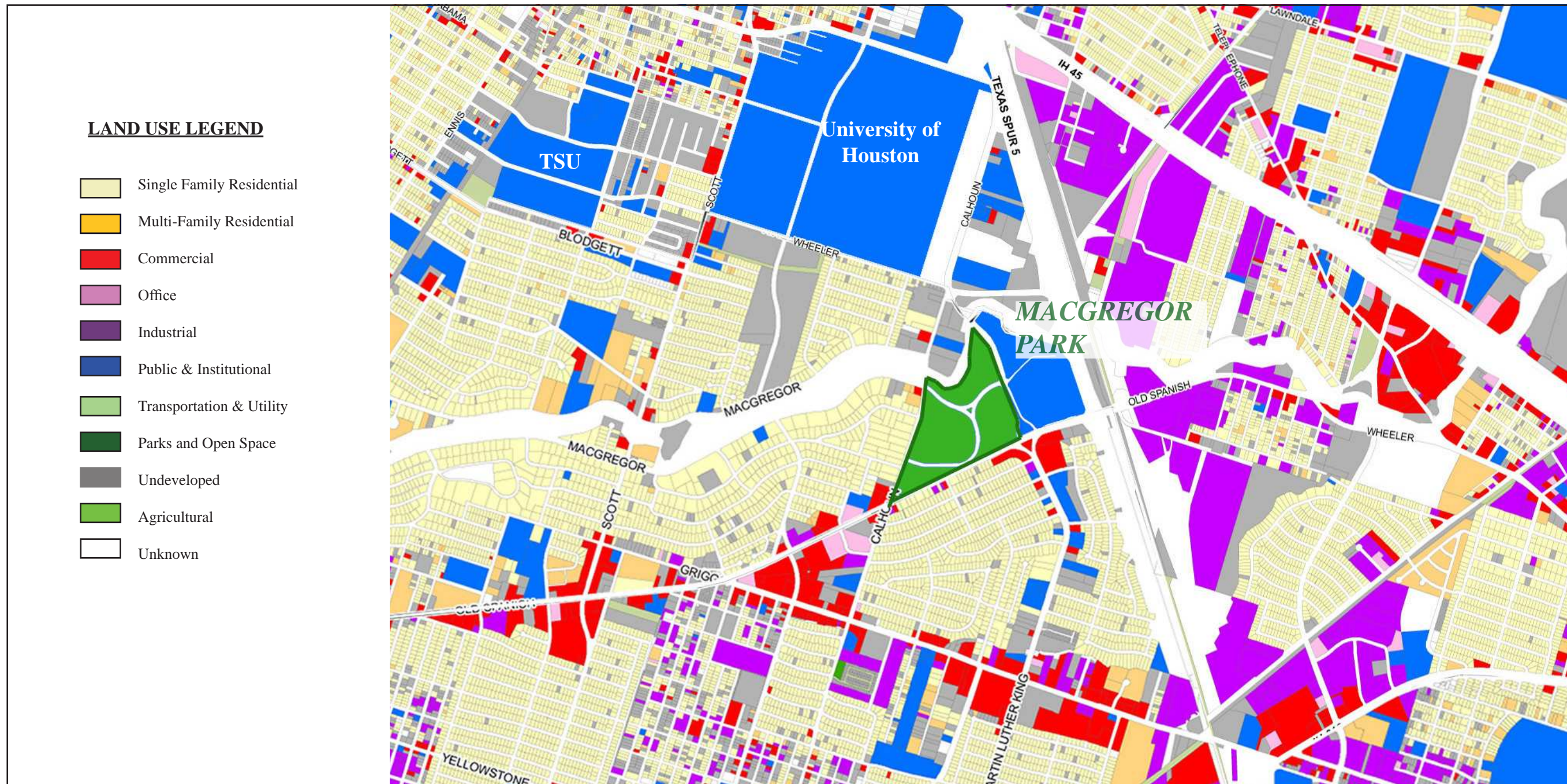
Today, a mix of residential, commercial and institutional land use encircle the park. The Park is immediately bordered by Brays Bayou on the north, Martin Luther King Boulevard, a transit corridor on the east, Old Spanish Trail, a major thoroughfare and highly trafficked commercial corridor on the south and Calhoun, a major thoroughfare on the west. Texas Spur 5 and IH 45 are freeways to the east and northeast and IH 610 is to the south. The land use to the north beyond Brays Bayou is primarily institutional with the University of Houston as well as property they own across MLK to the east of the park. Additionally, to the

east is a mix of industrial, residential, and commercial property. Immediately south and west are well established residential neighborhoods composed primarily of single-family residential properties.

Obstructions to circulation into the park is Brays Bayou to the north and Old Spanish Trail and MLK Boulevard to the south and east. While there is currently no hike and bike trails along Brays Bayou, the Harris County Flood Control District, Houston Parks Board, and the City of Houston have three separate projects underway which will connect MacGregor Park to other surrounding neighborhoods through the use of hike and bike trails, linear parks, and a pedestrian

bridge across Brays Bayou to the east of MLK Boulevard.

The advent of Houston METRO's light rail along MLK and the train station at Old Spanish Trail is likely to increase non-automobile use to the park. The land just to the east of the Park is now owned by the University of Houston and is currently being studied for future uses such as student housing, parking, and/or educational facilities. Other residential development projects are being planned along OST which could further increase park use. A large multi-use project is currently under construction at the intersection of MLK and Griggs Road to the south.





MacGregor Park - Pre Drought



Many of the mature Pine Trees were removed



Arbor Day Replanting at the Park

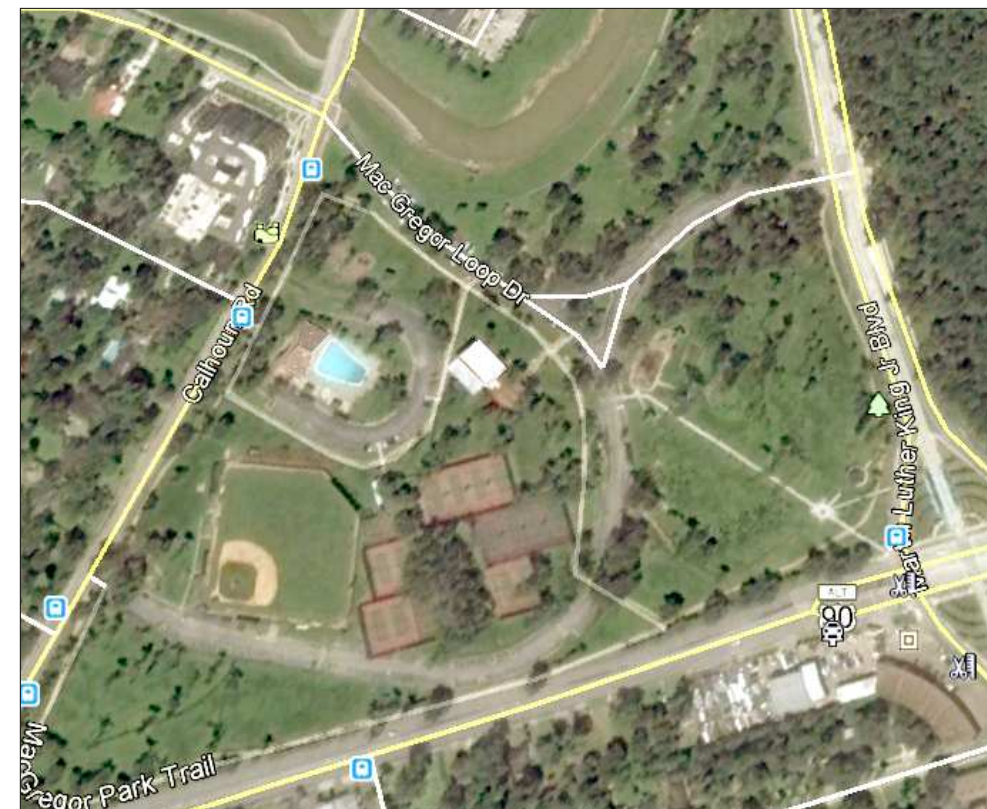
4.3 NATURAL ENVIRONMENT

4.3.1 The Houston Drought of 2011-2012

MacGregor Park is highly valued by the community as open space known for its large areas, majestic pine trees and varied recreational opportunities. A quiet retreat from the urban city. Like Most urban community parks, most of the park is manicured, grassed, and is mostly non-irrigated. The predominant tree type are Oaks and Pine trees. There are no wild or semi-wild vegetated areas in the park. Brays Bayou the north is a prominent edge to the park, but is been largely inaccessible. Unfortunately during the summer drought of 2011 and 2012 many of the large mature trees died and had to be removed permanently altering the feel of the park. Due to the generosity of neighborhood groups, and agencies such as Trees for Houston, the City of Houston, and the Houston Southeast District, to name a few, nearly 2000 trees have been replanted on-site. It will take many years to get to pre-drought conditions, but the plantings are a good first step to restoring the site. Many of the newly planted trees installed over the last three (3) years have been installed with automated irrigation systems to help mitigate future drought impacts.



MacGregor Park - Before Drought 2002



MacGregor Park - After Drought 2015

4.3.2 Recommendations

With the extensive tree replantings at the park, large scale tree replanting is not necessary in the near future. Development of a tree maintenance program is necessary to ensure that the new trees have the resources that they need to thrive and flourish. Future plantings at the park should focus on diversity and a limited amount of understory and native plant materials to “complete” the replanting efforts. The community has expressed an interest in garden and/or natural areas around the park and specifically along the bayou. These types of plantings should be carefully thought out and located so to maintain property sight lines and the ability to provide adequate security for the site. Native grasses and wildflowers can be planted along the bayou to integrate the park into the regional environment.



4.4 ACTIVITIES IN THE PARK

4.4.1 Active Recreational Activities

Many activities take place in the park, varying with the season, day of the week, and time of day. Most active recreation activities are provided for at specific locations within the park, such as the Homer Ford Tennis Center, the outdoor pool, or at the community center. During the winter months, activities in the park are limited to a few recreational activities.

The park reasonably accommodates the variety of activities within the park, but there are noted conflicts during large events at either the tennis center or the baseball field that does impact the use of other spaces within the park. Certain areas of the park are used more intensely than others. Some areas are strictly passive, while others fluctuate from passive to active depending on the type of events and time of year.

There are a number of adult men’s baseball leagues that utilize the baseball field during most evenings during the summer and fall leagues. Additional, the field is home to the Texas Southern Men’s University baseball team (“TSU”) who use the field extensively during the college baseball season from January to May and then again from September to

ACTIVE RECREATION ACTIVITIES IN THE PARK

- Jogging
- Biking
- Fitness
- Weight training
- Basket-ball
- Tennis
- Soccer
- Foot-ball
- Base-ball
- Football
- Softball
- Disc Golf
- Swimming
- Playground
- Children’s parties

PASSIVE RECREATION ACTIVITIES IN THE PARK

- Walking
- Sunbathing
- Reading
- Viewing
- Picnicking
- Sitting
- Playing
- People-watching
- Learning
- Relaxing

October annually. The field is one of a few baseball fields that the City of Houston maintains at a competition level. With that in mind, the City of Houston only allows use of the field by permit (even for TSU) and use by the general public is not allowed as the gates are locked and only opened by HPARD personnel.

MEN’S ADULT BASEBALL LEAGUES

- Texas Southern University Baseball
- Coastal Baseball
- Liga Obrera

The swimming pool is operational from May to September as is typical of all HPARD pools. The MacGregor Park Pool has one of the highest usage levels of any pool in the HPARD pool system. The pool is configured in a 25 yard competition arrangement despite its irregular shape. No competition events are known to be held at the pool. The pool building and pool have notable deficiencies which are identified in the facilities analysis section of this report.

HOMER FORD TENNIS CENTER.

The Homer Ford Tennis Center (“HFTC”) has an active youth/adult tennis league, and a devoted list of avid tennis players. The facility holds numerous adult/youth tennis tournaments throughout the year and is part of the Houston Tennis Association circuit of events that are held at HFTC, the Lee LeClear Tennis Center, and Memorial Park Tennis Center. Several high school tournaments are also held at the HFTC yearly.

2015 Adult/Youth Tennis Tournaments

January 17 – 20	HTA Houston Super Champ Level 3
February 7 – 8	Houston Tennis Association ZAT #1
April 3 – 6	HTA Houston Open Adult Major Zone
April 11 – 12	Tennis Express/King Daddy Sports CMZ
April 25	Special Olympics Regional Tennis Tournament
May 16 – 18	HTA Houston Super Champ Level 4 SCMZ 16-18
May 22 – 24	KTSU Tennis Classic
June 26 – 28	Al Edwards Juneteenth Tennis Classic
July 11 – 12	HTA Championship Major Zone
September 5 – 6	HTA NJTL ZAT
October 1 – 4	Houston Fall Festival Super Senior Major Zone
October 2 – 5	Houston Fall Festival Senior Major Zone & Adult Open
October 24 – 25	Houston Junior Fall Festival

4.4.2 Special Events

Through its special events coordinator, the Houston Parks Department, coordinates activities within the park. A few of the reoccurring events that have happened at the Park over the past year are listed in the chart below. Numerous other events occur at the parks five (5) pavilions from family reunions, Corporate events, informal gatherings, birthday parties, family picnics, and birthday parties. These events take place throughout the year, but with more frequency in the fall and spring months when the weather is not as hot. The advent of the Martin Luther King Memorial Statue and has expanded the types of events that occur at the Park. Collectively, these events are of great significance to the community, as they

Contribute in a major way to the sense of community identity. In some cases, events are entertainment, cultural, and educationally based. Despite the nearby Peck Elementary School and KIPP Academy the design team is not aware of the schools visiting the park on a regular basis for recreation and/or outdoor classroom use.

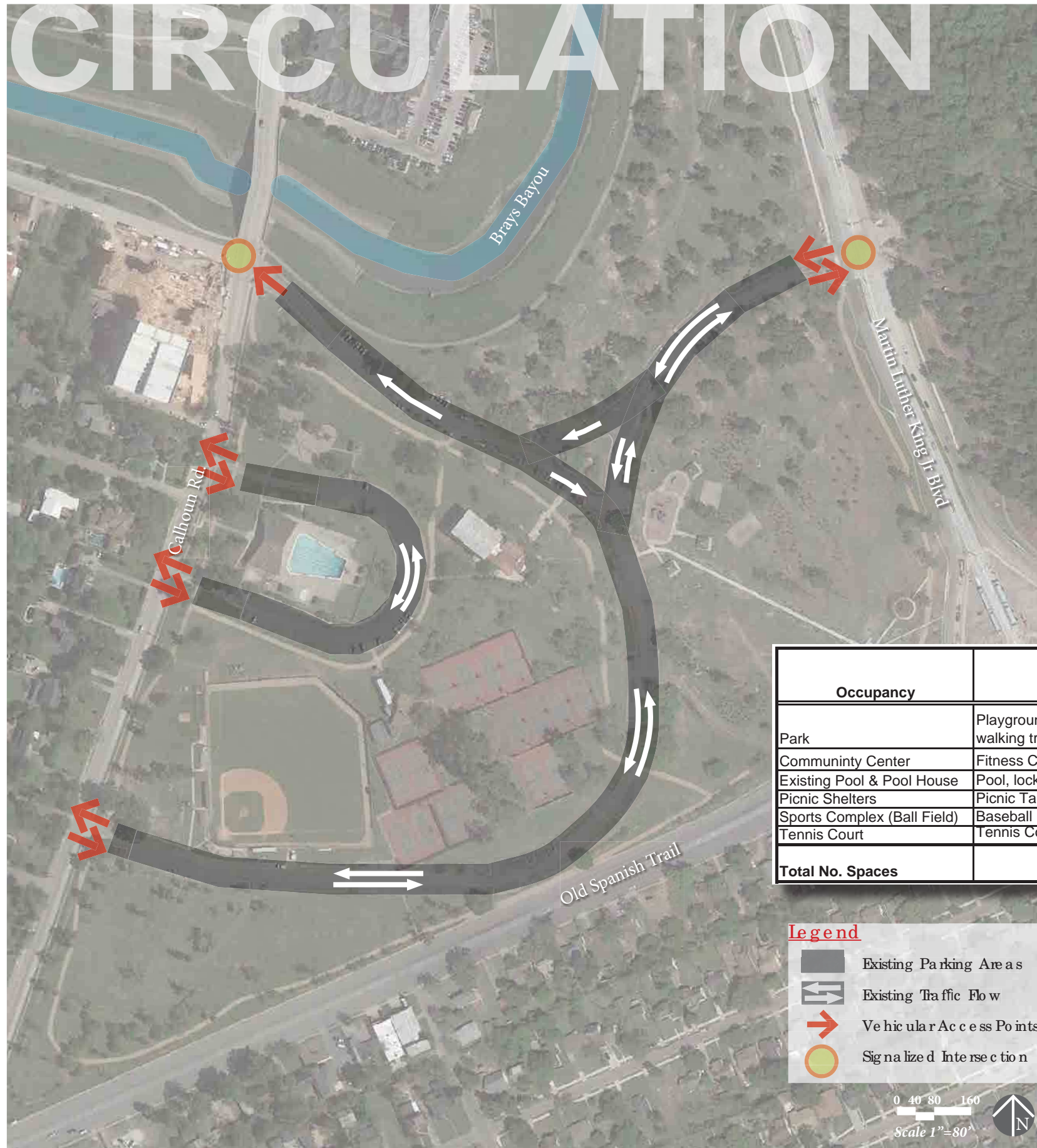
As the Park develops and more venue spaces are provided, special events will increase demands and pressure on the park and increasing demands on the existing facilities and available parking. It is with this understanding that the master plan recommendations are being developed, recommended, and ultimately implemented

A few of the Reoccurring Events at the Park

January	Community Health Festival & Health Fair
April	Annual Easter Event Fest
February	Annual Liver Walk
April	Wellness Festival
April	Sickel Cell Walk
April	National Moment of Silence
April	Liver Life Walk
April	Martin Luther King Candlelight Vigil



CIRCULATION



4.5 CIRCULATION AND PARKING

4.5.1 Automobile Circulation and Park Access

Based upon user surveys and park observations the majority of visitors arrive at the Park by car. There are several vehicular access points to the Park;

1. One is along MLK Boulevard to the east with a signalized intersection.
2. Calhoun to the west has four (4) curb cuts.
3. There is an inner loop that encircles the swimming pool.
4. An Outer loop connects the interior of the Park and connects to MLK to the east.
5. There are no Park access points along Old Spanish Trail.

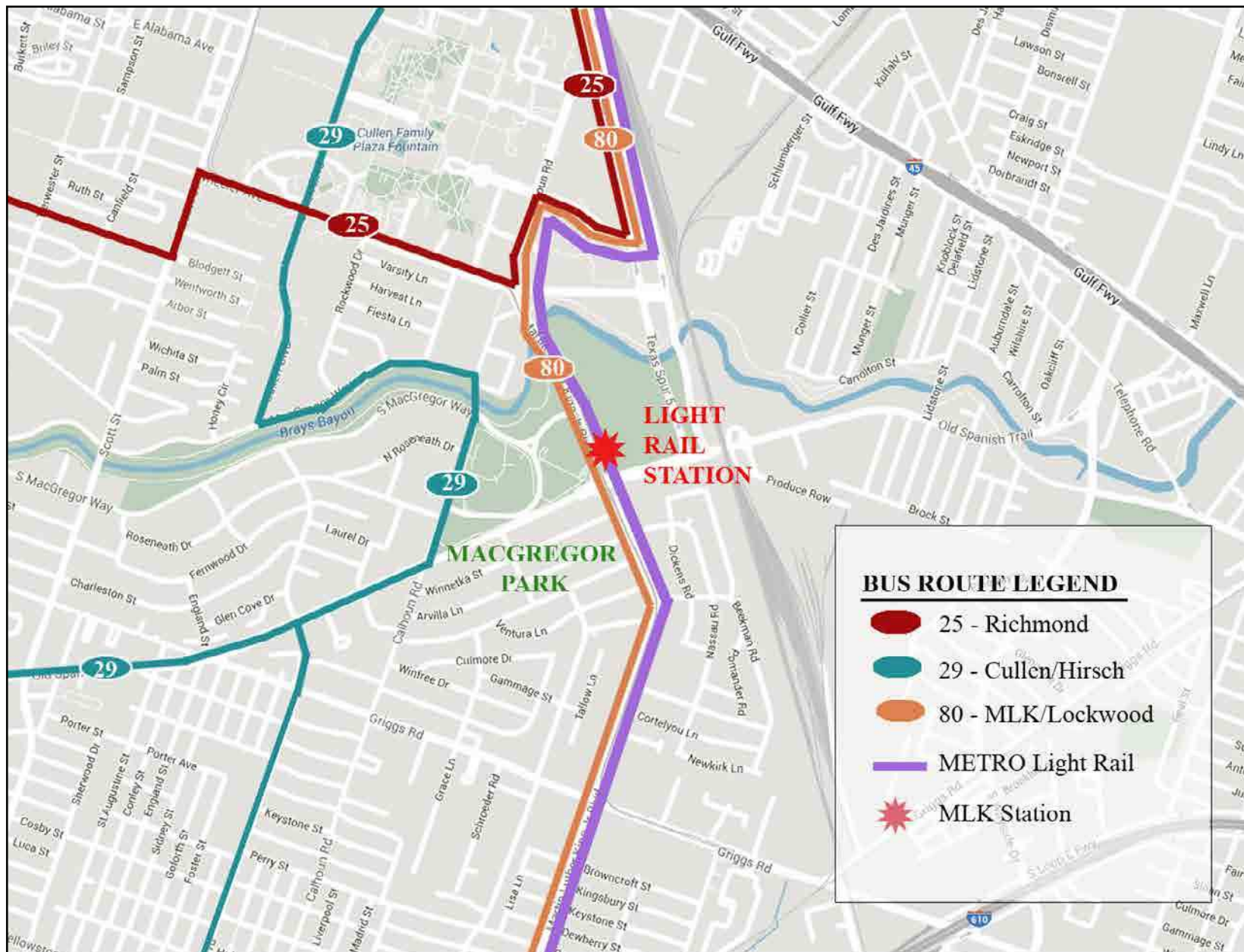
There is no perimeter, on-street parking although parking along Calhoun has been observed during heavy park use. There is a separated parking access loop around the aquatics facility that has parking that serves both the aquatics facility and the Homer Ford Tennis Center. This inner loop is inefficient and potentially confusing to park users and has been the subject of numerous, negative comments during the public input phase. The outer loop has another entrance which is one way onto Calhoun street, but many users have been observed using this as an entrance. The one-way Calhoun exit was designed to prohibit 'cruising' at the park and necessary traffic flow that has previously impacted the surrounding communities. The MLK Boulevard entrance is the only signalized access point into the Park. The timing of the signals are coordinated with the light rail line along MLK and has long intervals between left hand turn lane access from the south.

Occupancy	Programs	QTY	Unit	Parking Spaces Required	Existing Estimate
Park	Playground, outdoor courts, walking trails, disc golf, memorial	82.79	ac	13	208
Community Center	Fitness Center, Office Space,	10,677	sf	53	47
Existing Pool & Pool House	Pool, locker room	2	Employees	18	69
Picnic Shelters	Picnic Table	16	Tables	16	53
Sports Complex (Ball Field)	Baseball Field, bleachers	4,170	sf	104	63
Tennis Court	Tennis Courts, Pro Shop	16	Court	48	49
Total No. Spaces				252	489

As a very heavily used park, MacGregor Park would benefit from additional access points. Currently patrons access the park from entrances on Calhoun Road and Martin Luther King, Jr. Boulevard (MLK). Residents of the neighborhood west

of MacGregor Park have complained of traffic congestion related to park events.

One possible solution is to move the main entrances to the park onto Old Spanish Trail (OST). This could be accomplished by a two median cuts (western and eastern, see Master Plan exhibit) on OST which allow eastbound traffic on OST to turn left into the park. To provide for a safe left turn movement a signal at the eastern median cut could be constructed. A traffic signal warrant study must be performed prior to determine whether or not a signal can be constructed in this location.



The master plan layout suggests that traffic from OST would likely be destined for the tennis courts or baseball field; two extremely heavily used areas of the park. Traffic from the OST entrances could be connected via roadway to the main circulation through the park. An access control measure, like a gate, could be employed to prevent the traffic from the OST entrance from accessing the rest of the park. This could relieve congestion in other parts of the park but may also cause inconvenience to patrons

4.5.2 Parking

Parking is provided along the interior loop road system. A review of the City of Houston parking requirements for recreational amenities reveals that there is nearly twice as many spaces as required. While there appears to be sufficient parking for the park, the parking is spread out along the interior loop roads and not at the specific venues. During high peak use times, and during special events at the tennis center and baseball field, parking spills out onto Calhoun and onto the surrounding grass surfaces. Concentrated parking areas to support large events should be considered to best serve park users.

It is clear, however, that the distribution of parking makes access to the park inconvenient for certain types of users at certain times. Providing more parking at the key venues users will have easier access and other park users will be less affected during high peak times and special events.

4.5.3 Public Transit

There are several options to get to the Park via METRO's bus and light rail lines. Several routes access the park from the east and west. The MLK station of METRO's Purple line stops at the corner of MLK and Old Spanish Trail. Routes 25 and 29 connect to the OST Transit Center to the west along Old Spanish Trail. Route 25 - Richmond is consistently in the top 10 citywide for average weekday, and weekend boardings.

The following are approximate averages for 2015 based on METRO published ridership levels by Route;

1. Route 25 - Richmond, average weekday boardings - 8000, Saturday - 4500, Sunday 3200
2. Route 29 - Cullen/Hirsch, average weekday boardings - 4500, Saturday - 2500, Sunday 1600
3. Route 80 - MLK/Lockwood, average weekday boardings - 4000, Saturday - 3000, Sunday 2000
4. Light Rail/Purple(at MLK Station Only), average weekday boardings - 600, Saturday - 160, Sunday 160

MOBILITY



4.5.4 Pedestrian Access, and Other Modes of Access

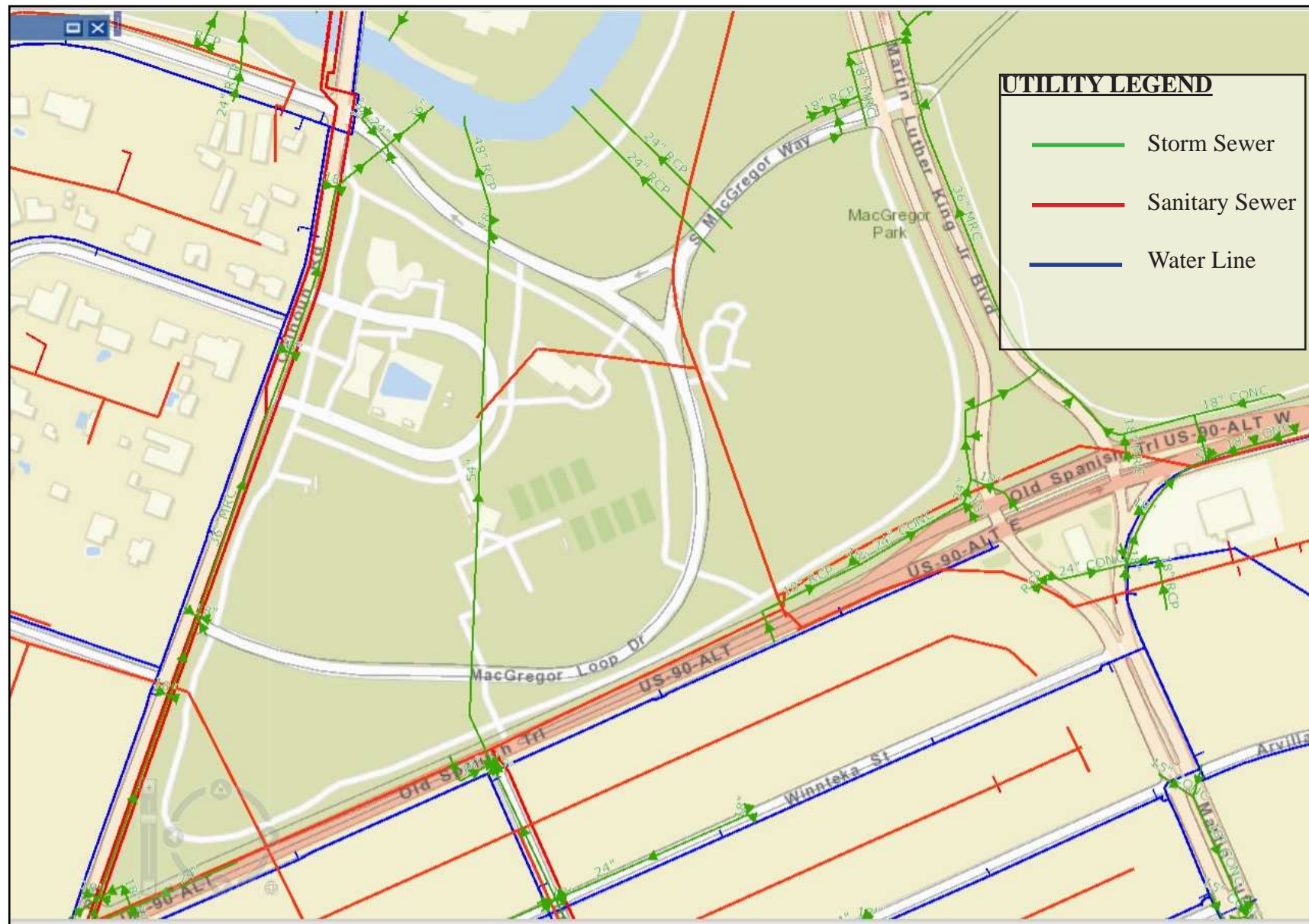
The park will be readily accessible by foot, bicycle, canoe/kayak, and other alternative modes of transportation using existing and proposed recreational trail systems. The parks existing pathways are also heavily used by recreational users, but are of different surfaces and the trail systems is not contiguous around the perimeter of the park.

There are three (3) mobility projects currently in design and/or construction which will help connect MacGregor Park to other community trails , parks, and open spaces.

1. Houston Parks Board Pedestrian Bridge - Located on the east side of the MLK/Brays Bayou Bridge
2. City of Houston Tiger Grant Trail - Will run along the north side of Brays Bayou connecting to the HPB bridge and extended eastward.
3. Harris County Flood Control Brays Project - As part of the channel widening and other flood control improvements, the Park side of the channel will be 'laid' back to a gentler slope and new trails will be built connecting to an existing trail system to the west towards Hermann Park.

Additionally a local group has been in contact with the HCFCD about designing a canoe/kayak launch along the Bayou edge which will further add to recreational opportunities at the Park.

INFRASTRUCTURE



4.6 INFRASTRUCTURE AND UTILITIES

4.6.1. Utilities

Existing infrastructure and utilities in the park were researched as part of the planning effort using the City of Houston GIMS Mapping system. A composite map of existing site storm, sanitary, and water is shown in the accompanying diagram. There are City of Houston existing infrastructure that passes through the park consisting of storm water and sanitary sewer lines extending from Old Spanish Trail. Other main utility lines run along Calhoun Street to the west. There is also a network of irrigation lines associated with the park's irrigation system that services approximately 2,000 trees that were planted in the last five years.

A full survey is not available of other site utility features and should be a part of future design efforts. Fiber optic cable was installed as part of Houston METRO's light rail line along MLK Boulevard. The Houston Southeast District is in discussion with the City of Houston and METRO about allowing the District to utilize six (6) strands of cable to extend into the park to allow for security cameras.

Future site and building improvements planned for MacGregor Park will require additional utilities. Additional water lines and sanitary lines can be expected to be part of future construction. Depending on the equipment installed in the new buildings, additional electric power infrastructure may be required. The site appears to have ample room to construct the additional utilities.

4.6.2. Storm Water

Existing/Proposed Impervious Cover

(Trails – Considered Semi-Pervious – Ignored in this analysis)

Land Use	Exist. Area (Acres)	Proposed Area (Acres)
Tennis Courts	2.52 AC	2.52 AC
Circulation/Parking	5.6 AC	11 AC
Sidewalk	.3 AC	2 AC
Structures	1.82 AC	2.5 AC
Total	10.24 AC	18.02 AC

Required Detention

Increase in impervious cover: 7.78 AC which is rounded off to 8 AC.

Detention required by HCFCD Guidelines: .55 AC/FT per AC of increased impervious cover = $8 * .55 = 4.4$ AC/FT which is rounded to 5 AC/FT.

4.6.3 Existing Storm water Utilities

The developed area of MacGregor Park is located in Drainage Areas D0051 and D0052. The majority of the park is in D0051 has not been analyzed through the City of Houston’s Comprehensive Drainage Plan for capacity for the 2-year storm event. D0052 has been analyzed and has adequate capacity for the 2-year storm.

The park is bordered by a 36” MRC (“monolithic reinforced concrete pipe) pipe on the west and east along Calhoun and Martin Luther King, Jr. Boulevard respectively. A 54” MRC pipe passes through the park from south to north. There are existing inlets and PVC pipe which eventually connect to the existing 54” MRC pipe.

Discussion of Handling Storm water

In order to provide zero impact to the outfall channel (Brays Bayou) a significant amount of storm water must be detained and discharged in a controlled manner. There are several different methods which, in combination, may provide a cost-effective solution to storm water handling.

1. *In-line detention may be employed by constructing additional underground storm sewer line in the park.*
2. *An underground detention system may be employed to detain storm water for irrigation purposes.*
3. *Bio-swales could be employed to provide natural retention and treatment of storm water.*
4. *Surface detention may be employed in the Open Play Area as the area is at the north end of the park, near Brays Bayou.*
5. *Permeable pavements may be employed in some parking areas to receive credits from HCFCF in the amount of pervious cover constructed at the park.*

The design team recommends coordination with HCFCF early on in the Schematic Design phase to quickly come to decisions on the required amount of detention. Once the detention volume is determined the five solutions above can be studied to develop a cost-effective, sustainable solution.



5.0 FACILITIES ANALYSIS



5.1 HOMER FORD TENNIS CENTER

5.1.1 EXISTING CONDITIONS - Site

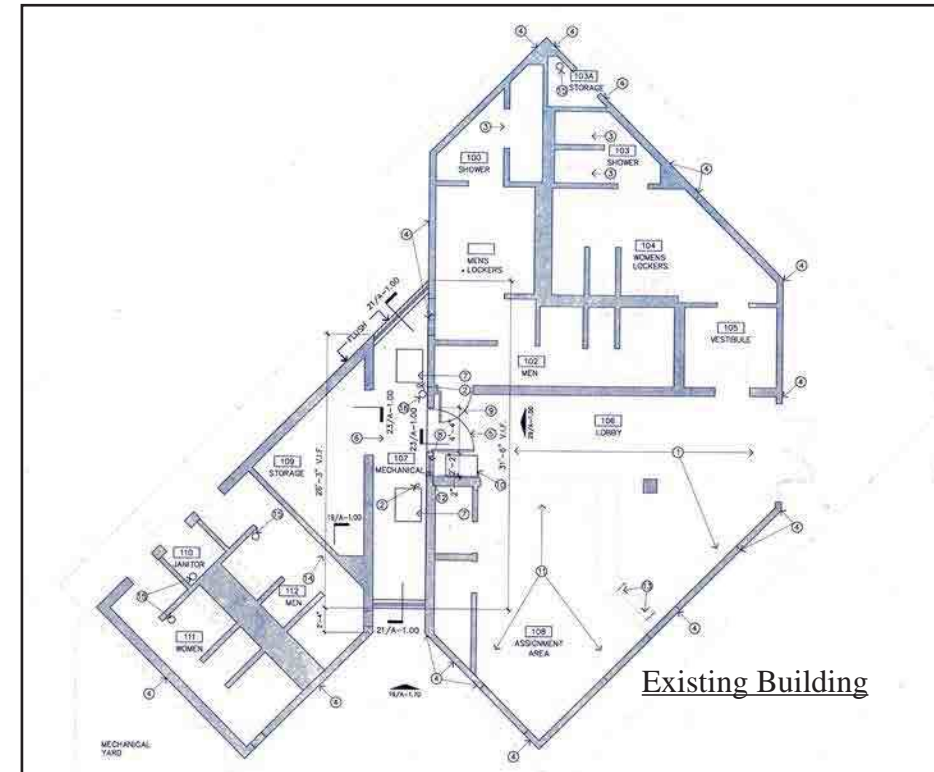
The Homer Ford Tennis Center (“HFTC”) was built by the City of Houston in 1970 and consists of sixteen (16) lighted Laykold tennis courts and pro shop, locker rooms and rest rooms. Laykold is a cold-mix asphalt tennis court system manufactured by the Chevron Company. Adjacent to the tennis pro shop is a trailer that contains a youth education program and life skills that is a Houston Tennis Association program and is not formally part of the HFTC. The HFTC is a very active tennis center utilized by all age groups including youth tennis programs. It is managed by a full time tennis manager and assistant.

The existing sixteen (16) courts are properly sloped to shed water but are generally in poor condition including the courts, site furniture, bleachers, fencing, and lighting. The sixteen tennis courts are ‘land-locked’ and cannot be increased in number due to site limitations. The HFTC Manager, Roger White, stated that the facility handles approximately 2 tournaments a month and is approximately 75% occupied at prime times and on weekends and approximately 25% occupied at non-prime times. In addition, there are daily youth development tennis programs after school on a daily basis.

5.1.2 EXISTING CONDITIONS - Building

The existing MacGregor Park Tennis Center building has many deferred maintenance items and functional deficiencies that cause the facility to be inadequate. In its current location the building would be difficult to renovate with an addition that could address and solve these deficiencies. It has exceeded its useful life and replacement is recommended.

It is insufficient in size to accommodate basic tennis needs of pro shop, reservation desk, locker rooms/restrooms, tournament/meeting rooms. In discussing with staff about the building, there was a need to provide additional rooms and staging areas inside/outside of the building for youth and adult programs. The City of Houston Parks department has not conducted a detailed facility analysis in recent years. The scope of the master plan did not allow for a detailed facilities analysis. Parking is also an issue during tournament times as the parking is spread out and not organized close to the facility.

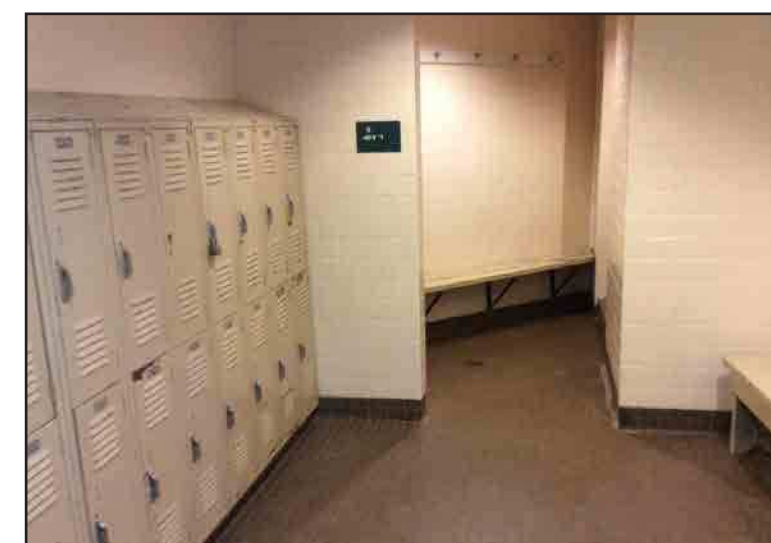
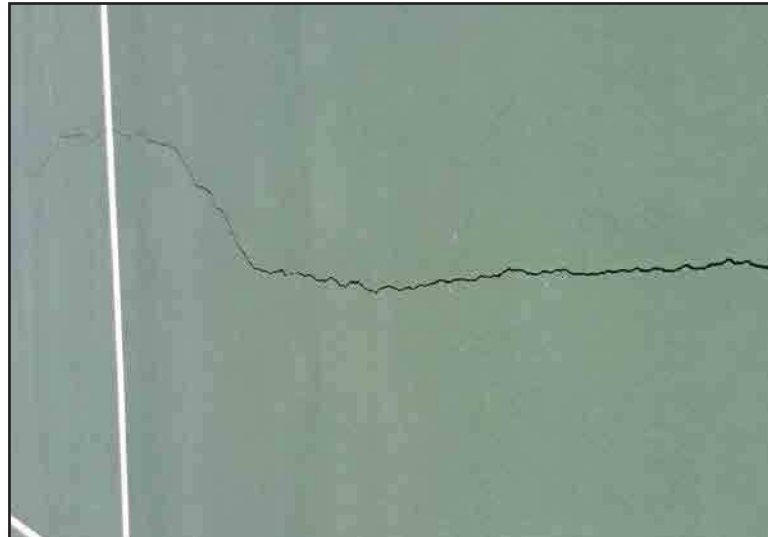


EXISTING BUILDING PROGRAM

RM. 100	Shower	73 NSF	RM. 106	Lobby	400 NSF RM.
101	Men's Lockers	127 NSF	RM. 107	Mechanical	136 NSF
RM. 102	Men	148 NSF	RM. 108	Front Desk	365 NSF
RM. 103A	Storage	16 NSF	RM. 109	Storage	112 NSF
RM. 103	Shower	55 NSF	RM. 110	Janitor	19 NSF
RM. 104	Women's Lockers	184 NSF	RM. 111	Women	130 NSF
RM. 105	Vestibule	68 NSF	RM. 112	Men	135 NSF
Usable Floor Space		1,968 NSF			
Gross Square footage		2,374 GSF			



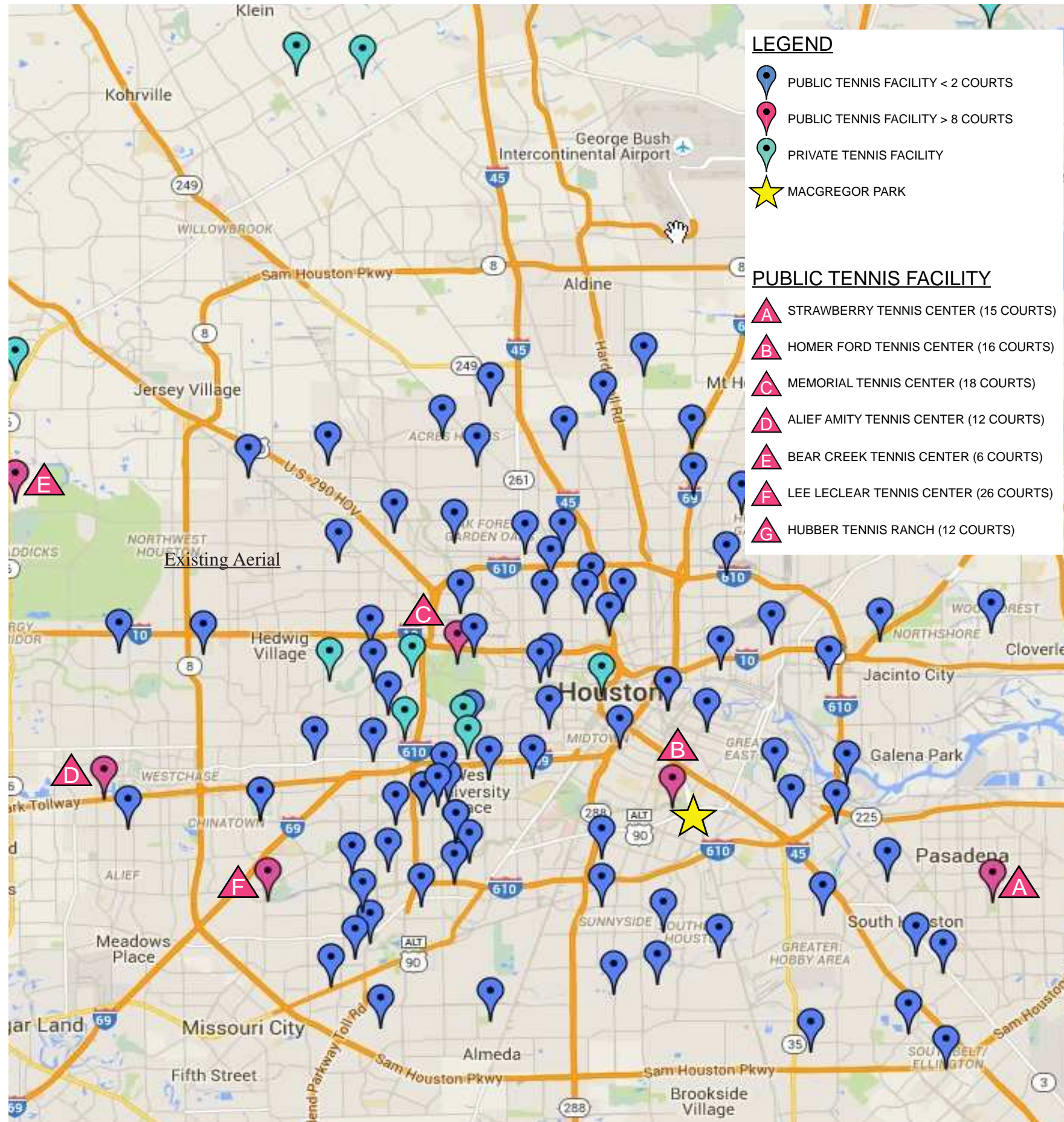
Existing Aerial



Existing Site Photographs

Existing Building Photographs

5.1.3 EXISTING PHOTOGRAPHS



5.1.4 TENNIS FACILITY ANALYSIS

The total Houston population in the HFTC tennis market is 756,543 persons based on the standard fifteen minute drive time from the location of an existing tennis project. Because of Houston's freeway designs and general traffic patterns, the design team has reduced that total to estimate Houston population reach in the HFTC tennis market to 438,474 Houstonians (see Attachment A) with a median income of \$36,101. Based on standard tennis market studies, the existing and potential tennis market and courts needed to serve that market are as follows.

Market Area Population	438,474
Medium Income	\$36,101
Existing/Potential Tennis Players (9% of Pop.)	39,462
Projected est. # of courts to serve this market	117 (a)
Project est. # of Tennis Courts in this market	84

(a) Assume 12 hrs/day @ 1.5 hrs/play time slot/ay. An average court occupancy of 3 players per court = 24 players/day for max. court use. 24 players x 7 days per week, = 168 players at full capacity. Since most players cannot play except before or after work or on weekends, 168 x 2.0 factor = 336 players at 'desired' playing times can be accommodated on one court on a year-round basis. Therefore, the existing/potential Tennis Pop. of 39,462 / 336 = 117 courts to service this tennis market.

5.1.5 TENNIS FACILITY RECOMMENDATION

Based upon the potential demand in the Houston region there is a deficit of approximately thirty-three (33) tennis courts. While there appears to be ideal site availability to expand the tennis courts to the east the demands of the entire site program make this difficult to achieve. The existing building, in addition to be in poor condition, is insufficient in size to accommodate the current and future tennis center use.

- It is recommended that a new two-story facility be built at a minimum 5,000 sf. And relocated to the south along Old Spanish Trail. The new location and a second story would allow for observation of a 'championship courts'. Easier access to the facility will be provided by new park entrances along Old Spanish Trail and 'clustered' parking near the entrance to support heavy use times and tournament conditions.
- While additional courts are not planned, a full repair/replacement of the existing courts would make the existing configuration more efficient as visitors tend to avoid certain courts that are considered undesirable.
- In addition, the addition of dedicated practice walls/courts was also presented as an additional idea.
- Site furniture, including bleachers, are outdated and need to be replaced as well.



5.2 COMMUNITY CENTER

5.2.1 EXISTING CONDITIONS

The MacGregor Park Community Structure was built in 1967. The Spanish style Stucco building is of historic significance and has received several renovations and upgrades over the years. The buildings main meeting space has seen many uses of its lifetime and is currently being used as a fitness Center. For this use it is very much undersized to accommodate the typical number of daily users.

The attached covered Pavilion, which has contains the basketball Court, gets heavy use on most days. The structure is open on all four sides and features arched arcades with a Mansard type roof fascia and exposed steel trusses. The reinforced concrete floor slab at the Pavilion has some stress cracks and shows signs of minor movements. Overall the building structure appears to be sound.

Both the Main Building and the Pavilion has deficiencies which need to be addressed in order for both structures to continue their roles as the focal Park buildings for another 50+ years. Improvements and adaptive reuse scenarios should consider both aesthetic and energy efficient enhancements that will preserve the historic significance of the Facility.

The City of Houston conducted facility analysis in October of 2012 a summary of which is noted below (SEE APPENDIX B)

Parks Pavilion Assessment (10-11-2012)

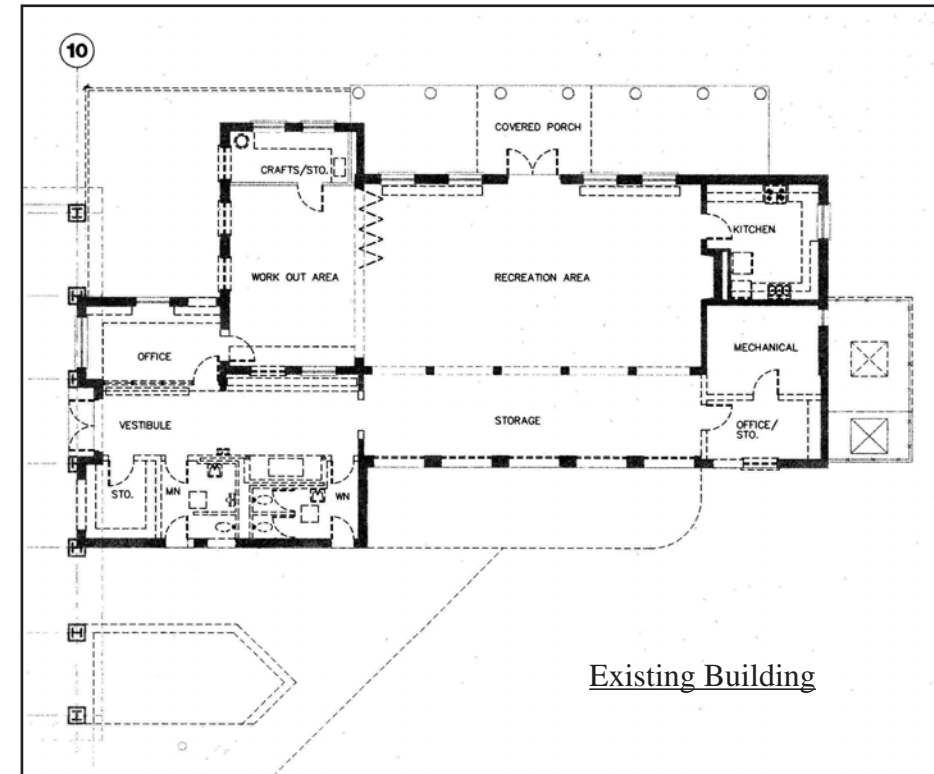
Most of repairs noted were for roofing repairs and interior ceiling and column finishes

Gross Area (SF):	10,800
Year Built:	1967
Last Reno:	Not Available
Replacement Value:	\$1,711,500
Repair Cost:	\$53,772

Parks Community Center Assessment (10-11-2012)

Mostly for fire protection(i.e.sprinklers)and electrical and HVAC

Gross Area (SF):	1,486
Year Built:	1967
Last Reno:	Not Available
Replacement Value:	\$437,663
Repair Cost:	\$45,866



EXISTING BUILDING PROGRAM (NSF - net square ft, GSF-gross square ft)

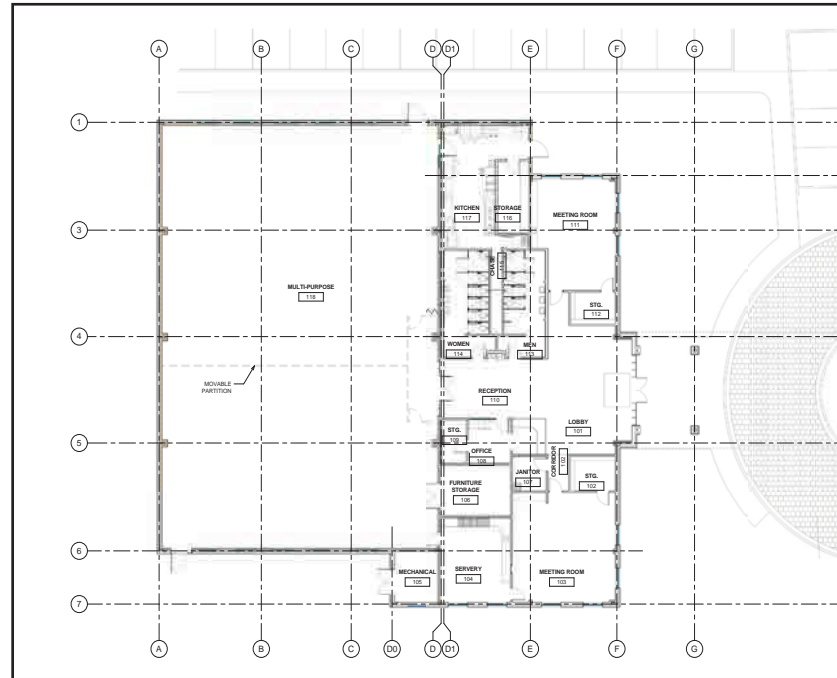
Recreation Area	881 NSF	Men's Restroom	80 NSF
Storage	390 NSF	Women's Restroom	88 NSF
Vestibule	308 NSF	Office/Storage	94 NSF
Office	136 NSF	Mechanical	142 NSF
Workout Area	318 NSF	Kitchen	163 NSF
Crafts/Storage	89 NSF	Storage	75 NSF
Usable Floor Space	2,764 NSF		
Gross Square footage	3,283 GSF		



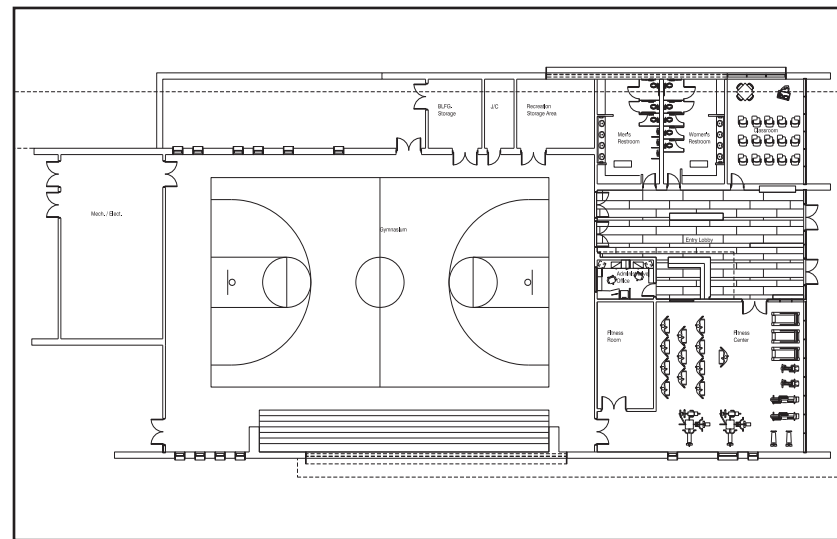
Existing Aerial



5.2.2 EXISTING PHOTOGRAPHS



Kingwood Community Center



Emancipation Park Community Center

5.2.3 COMMUNITY CENTER RECOMMENDATIONS

The existing building has historic significance and has been a unique, iconic structure in the park for almost forty years. The building square footage, not including the adjacent basketball pavilion is less than a typical community center. The facility lacks adequate space for fitness, community rooms, and offices that are needed for a full range of park programs for all ages. Maintaining the existing building structure integrity is important and an addition is not recommended.

To accommodate the needs of the community it is the recommendation of the design team to renovate and repurpose the existing community center. In addition, a new recreation center should be built in close proximity to the existing building and accommodate active recreation and fitness activities.

Design and renovations of the existing historically significant Community Center might include the following strategies:

- Move the Fitness Room to the New a new Recreation Center and repurpose the existing space back to a small meeting Room or Exhibit area displaying the Park history.
- Create space within the building to present temporary and/or permanent historical exhibits. Coordination with Texas Southern University, or some other entity, to present, collect, and store valuable community information is needed.
- Maintain/preserve the Architectural character of the Facility
- New lighting that compliments the structure
- Energy Efficient Systems
- Energy Efficient windows and doors
- Pavilion update at Fascia and Arcades
- Pavilion floor slab improvements
- Pavilion Court equipment replacement
- New outdoor Lounge Area
- ADA upgrades
- Landscape upgrades
- New furnishings

Design elements that are complementary to or that acknowledges the existing Community Center may be integrated into the Architecture of the new Recreation Center Building.

5.2.4 RECREATION CENTER RECOMMENDATIONS

The New MacGregor Park Recreation Center Building will have the Program of the building standard HPARD Community Center with several enhancements that are required because of the regional aspect of the Park. The proposed placement of the facility is at the Park Center on the north east side of a “Garden Courtyard” that will be placed on the entrance side of the existing Community Center/Pavilion. Designed as a hub facility the new recreation center will have a drop-off entry that is accessible from the Park Center Circle and is on axis with the plaza walkway leading to the MLK Memorial area and the MLK Boulevard/OST corner entrance Plaza.

The new facility will be designed using “Green Building” strategies, Energy Efficient Systems, high percentages of Local/Regional materials, water efficiency, and minimum maintenance exterior materials. The basic Program elements for the proposed new MacGregor Park Recreation Center Building are as follows:

- Gymnasium/Multi-Purpose
- Fitness Center
- Arts/Crafts Classroom
- Entry/Reception
- Administrative Offices
- Toilet Rooms
- Locker Rooms
- Mechanical
- Building Support





5.3 AQUATICS

5.3.1 EXISTING CONDITIONS

The existing MacGregor Park pool building has many deferred maintenance items and functional deficiencies that cause the facility to be inadequate. It has exceeded its useful life and the cost of repairs is more than 30% of a new facility and replacement is recommended. It is of a sufficient size, but is not efficiently laid out with unusable or areas of wasted space. The main swimming pool, with a surface area of 7,257 square feet and the wading pool with a shallow depth intended for infants, with a surface area of 240 square feet. The condition of the exterior amenities and interior building mechanical is also outdated and in need of significant repairs and/or replacement. The City of Houston Parks department conducted a detailed facility analysis 2014 (SEE APPENDIX B) which identify these deficiencies.

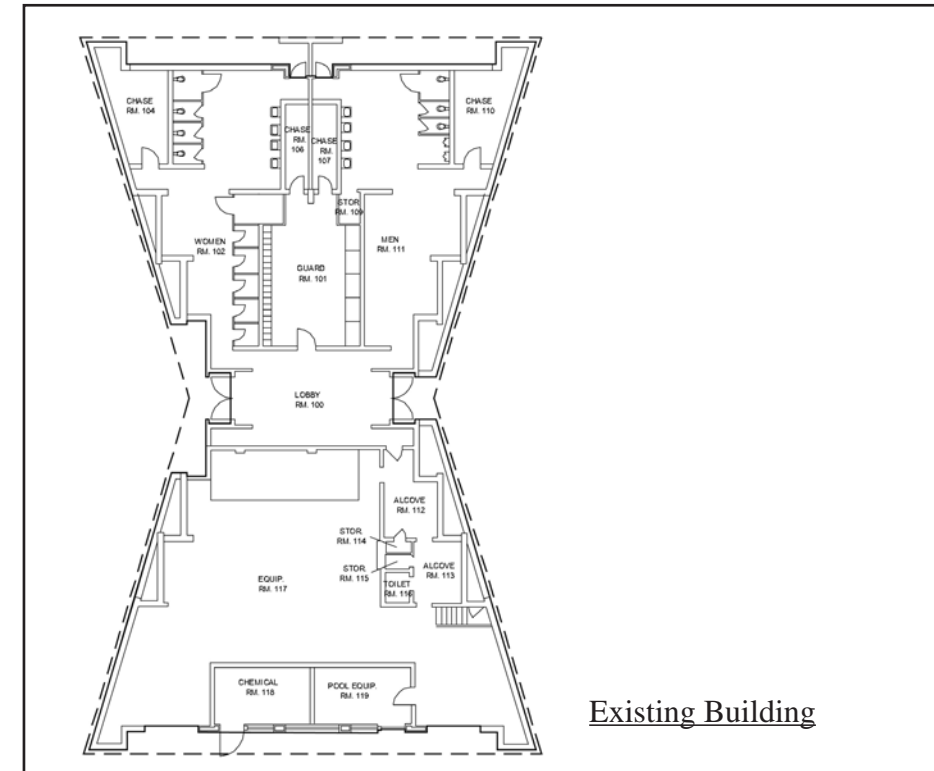
A summary of the those items are:

Roofing	\$103,288
Interior Construction	\$31,810
Interior Finishes	\$382,649
Plumbing	\$106,082
Electrical	\$183,854
Equipment	\$100,826
Furnishings	\$34,559
Site Improvements	\$215,188
Site Mechanical Utilities	\$54,311
Site Electrical Utilities	\$87,531
Total	\$1,300,098

Parks Pool Building Assessment (6-03-2014)

Significant renovation requirements identified such as interior finishes, roofing, pool equipment, and general pool deck and amenities.

Gross Area (SF):	6,249
Number of Buildings	1
Number of Pools:	2
Year Built:	1953
Last Reno:	Not Available
Replacement Value:	\$3,932,718
Repair Cost:	\$1,300,098



Existing Building

EXISTING BUILDING PROGRAM (NSF - net square ft, GSF-gross square ft)

RM. 100	Lobby	400 NSF	RM. 112/4	Alcoves	197 NSF
RM. 101	Guard	381 NSF	RM. 114	Storage	9 NSF
RM. 102	Women	821 NSF	RM. 115	Storage	11 NSF
RM. 104/6	Chases	175 NSF	RM. 116	Toilet	19 NSF
RM. 109	Storage	18 NSF	RM. 117	Equipment	1,813 NSF
RM. 110	Chase	157 NSF	RM. 118	Chemical	154 NSF
RM. 111	Men	809 NSF	RM. 119	Pool Equip.	158 NSF
Usable Floor Space		5,220 NSF			
Gross Square footage		6,249 GSF			



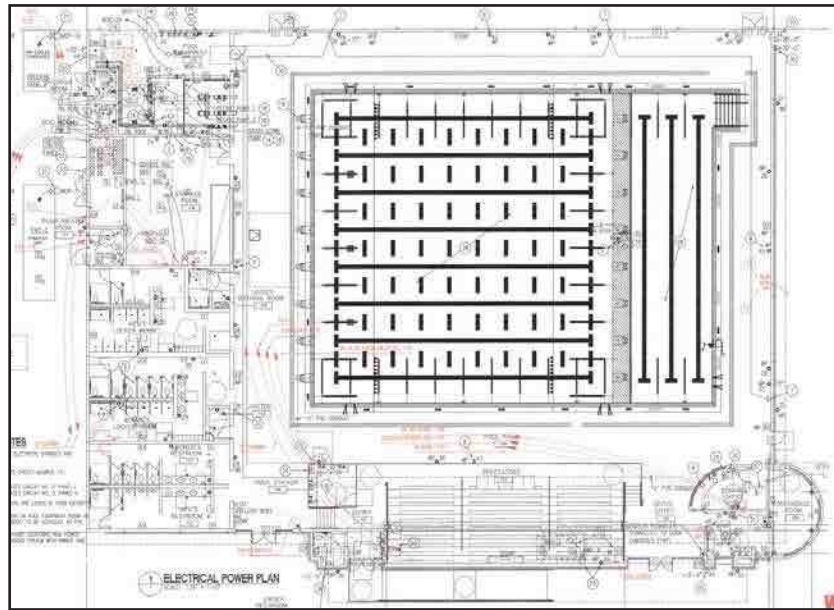
Existing Aerial



5.3.2 EXISTING PHOTOGRAPHS

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Jonnie Means Natatorium (Harris County Precinct 2)



Jonnie Means Natatorium



Jonnie Means Natatorium

5.3.3 POOL FACILITY RECOMMENDATIONS

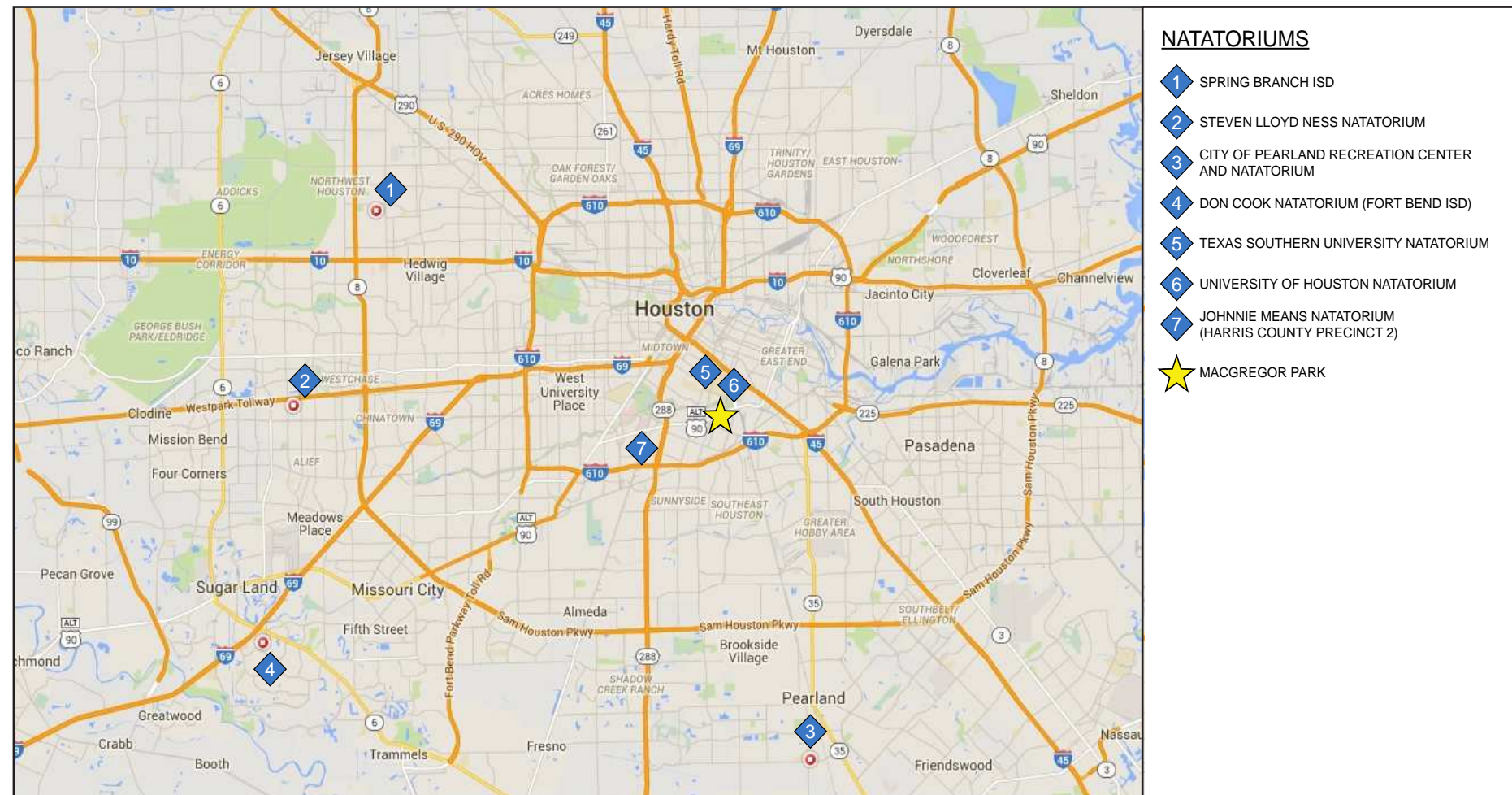
The MacGregor Park Natatorium involves a new Facility along Calhoun Street just north of the proposed new Calhoun Street Park entrance Drive into the Park. This exciting new facility is one of the ideas that came out of one of our Public Meeting Workshops concerning the Master Plan for the Park. The Natatorium would replace the existing Pool Facility which has many deferred maintenance items and is at the end of its useful Life. Space requirements for the Natatorium would be approximately 25,000 – 28,000 square feet. The facility will contain all of the City of Houston standards for Swimming Pool Design as well as for the support Building Facility which will contain Administrative Office Suite, lockers and changing areas, Toilet Rooms/shower areas, and Equipment storage areas.

There are currently only a few natatoriums in the Houston area, with the Jonnie Means facility for Harris County Precinct 2 the only public facility. All of the City of Houston Parks pools are outdoors and are managed 12 months out of the year for only 3 months of use. The natatoriums that do exist are generally tied to independent school districts or higher education facilities such as TSU and the University of Houston.

The design of the pool area might include the following amenities:

- Water Slide
- Wading Pool
- Water Play features for all age groups
- Shallow slide
- Splash Pad
- Lap Pool (25 meter long / 6-8 lanes)
- Sun Deck with large glass door openings

The 25 meter pool could be designed adjoining the Recreational Pool or as a separate adjacent facility in its own space. Designed for safety and security the building should blend into the Park setting such that exterior plaza areas become extensions of the interior Pool areas. Green Building strategies should be used to maximize Indoor Air Quality in this Facility providing users and the Staff an enjoyable experience as they move from place to place within the structure. Day lighting design principals will make it possible to increase the building energy efficiency by reducing the number of light fixtures as well as the number of operation hours required for the fixtures in the Facility. A reflective solar roof barrier and high R-value ceiling insulation will add to the energy efficiency of the Natatorium.



6.0 SITE AND BUILDING PROGRAM

6.1 CONSIDERATIONS

The development of a site and building program for MacGregor Park is a starting point, and not a static review of what the park is and should be in the future. It is a working document that should evolve and adapt as needed to continually address the needs of the community. The program developed by the design team reflects our understanding of the goals and objectives of the master plan as relayed by the stakeholders of the park.

The program recommendations cover both the existing and proposed indoor and outdoor spaces. The design team's strategy was to maintain existing park uses, repurpose or reconfigure where necessary, and add expanded and/or new spaces as needed. Not all recommendations and comments received by the stakeholders were incorporated into the program. Consideration of existing uses, demand, space limitations, potential use, and affect on the overall master plan were reviewed and factored into the final program.

6.2 SUMMARY PROGRAM; *The following is a list of program elements to be included; (See building program for more detail)*

INDOOR RECREATIONAL - NEW BUILDING

Basketball Court (High School Regulation)
Locker Rooms – Men's & Women
Fitness Room
Exercise Room
Meeting Room
Recreation Storage Area

COMMUNITY CENTER – REPURPOSED

Exhibit Space
Multi-Purpose Meeting Room
Storage
Outdoor Patio
Men's Restrooms - Men's & Women

TENNIS CENTER - NEW BUILDING

Locker Rooms – Men's & Women
Storage
Check in
Offices
Meeting Rooms
Kitchen (Warming)



NATATORIUM- NEW BUILDING

Locker Rooms – Men's & Women
Storage
Front Desk
Offices
Conference Room
Spectator Spaces
Mechanical/Chlorination

CONCESSIONS/PRESS BOX- NEW BUILDING

Restrooms – Men's & Women
Storage
Kitchen (Warming)
Vending
Announcer's station

OUTDOOR RECREATIONAL – ACTIVE

Adult Baseball Field – Existing to be renovated
Little League Field - New
Basketball Court – To be relocated
Fitness Stations - New
Walking Fitness Trail - New
Playground - New/relocated
Splash Pad - New
Disc Golf - Relocated

ENTERTAINMENT

Children's Theater - New
Performance State/Shelter -New
Event Lawn
Vendor/Festival Spaces
Ampitheater.

OUTDOOR RECREATIONAL – PASSIVE

Picnic Shelter(s)
Vendor Spaces
MLK Memorial/Monument Garden/Wall/Pavilion
Outdoor classrooms
Native systems wayfinding signage

INFRASTRUCTURE/SUPPORT

OST Park Entrances - New
Restroom/pavilion
Re-organized interior park service road loops
Additional parking consolidated near event venues.



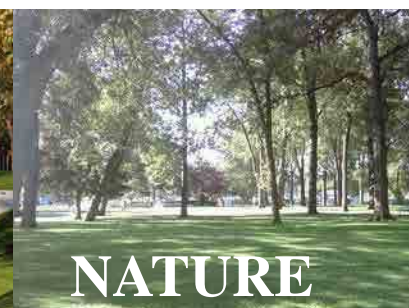
7.0 MASTER PLAN ALTERNATIVES

7.1 CONCEPTUAL THEME

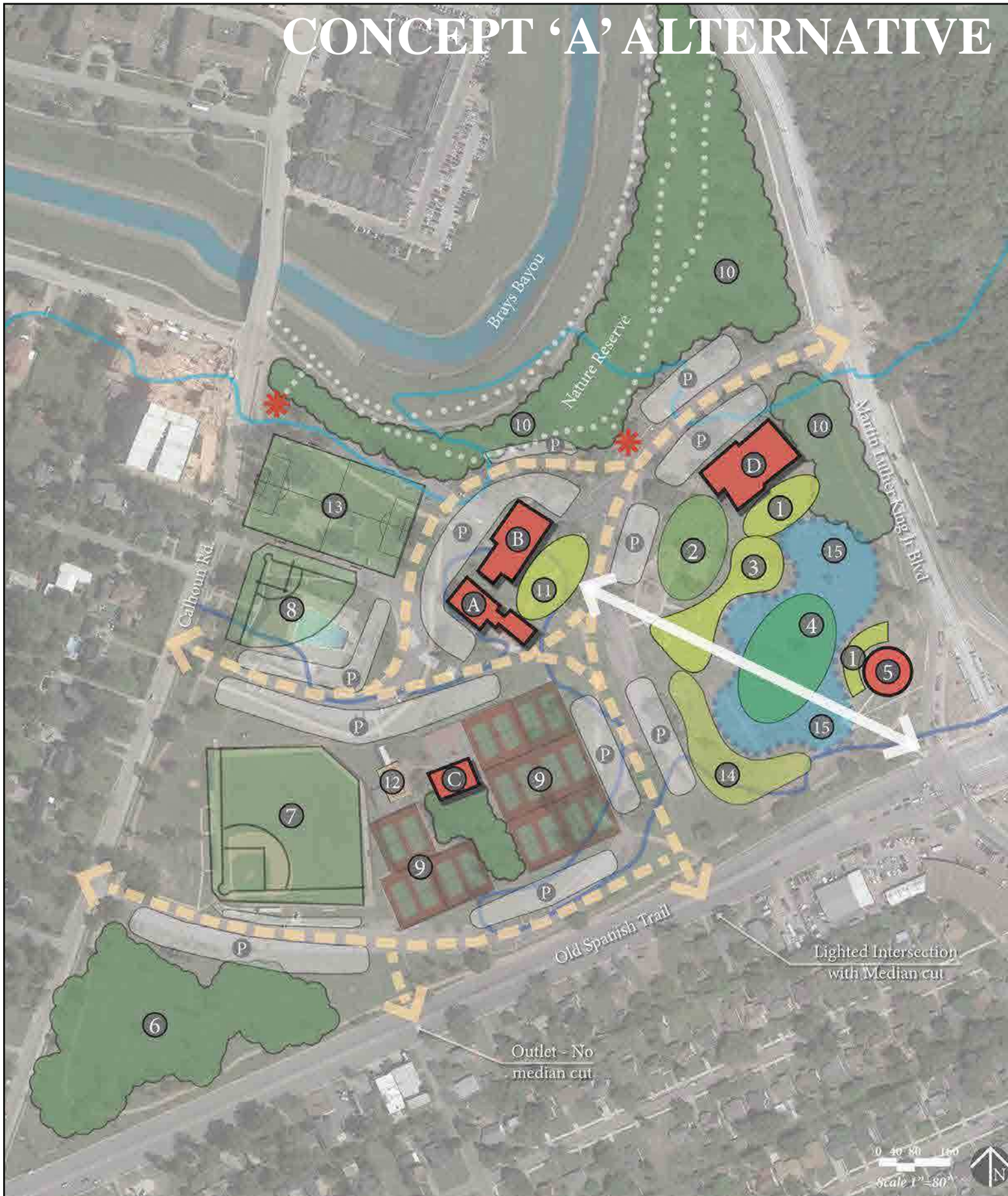
MacGregor Park is not a monolithic space; rather, it is a mosaic of zones, each of which has distinctive a unique set of activities and user groups. Some zones are more active than others and some are isolated within the park. Some zones offer more amenities that appeal to kids, while others tend to draw more adults. Some zones are more utilized on a day-to-day basis and others peak during special events. The intent of the master plan is to addresses each specific zone and activity need, but also how they interact together so that multiple events can happen simultaneously and not impact other park uses. By breaking out recommendations by zone, the design team could focus on the objectives for each zone as well as a broader, global park and community perspective. For the purposes of structuring and organizing the master plan recommendations, the park was organized into four (4) different character zones;

- RECREATION
- NATURE
- PLAY
- CELEBRATION

The attached map depicts the various zones. The zones are not intended to be interpreted in a strict manner as functions and activities within the park overlap. The three (3) conceptual diagrams look to organize and interconnect the different zones within the park through different applications of circulation, access and connectivity. Many more diagrams were produced during the master plan process and the final selected diagram served as the basis for developing master plan.



CONCEPT 'A' ALTERNATIVE



7.2 CONCEPT 'A' ALTERNATIVE

Concept 'A' Alternative reorganizes the park entrances, interior circulation, and adds access from Old Spanish Trail. The tennis center and baseball field functions remain in their present location and functions. The existing pool is relocated along MLK Boulevard and is reconfigured as a natatorium. A little league and multi-purpose field is provided for in the original location of the pool facility and playground. A new recreation center is located adjacent to the existing community center with a new loop road surrounding the recreation center complex. A new playground is provided for adjacent to a large event lawn on axis with the existing MLK memorial statue. A lake is provided for around the event lawn. Brays Bayou trail access points are provided for adjacent to new parking spaces.

Legend

Open Space/Recreation

- ① Plaza/ Pavillion
- ② Play Area/ Splash Pad
- ③ Garden
- ④ Event Lawn
- ⑤ Ex. MLK Memorial
- ⑥ Picnic Area
- ⑦ Ex. Baseball Field
- ⑧ (1) New Little League Field
- ⑨ (18) Tennis Courts
- ⑩ Disc Golf
- ⑪ Courtyard
- ⑫ Sand Volleyball
- ⑬ Multi-puropose Field
- ⑭ Berm
- ⑮ Lake

Circulation

- Vehicular
- Parking Areas
- Bayou Trail
- Trail Head
- 100-Year Floodplain
- 500-Year Floodplain

Buildings

- Ex. Community Center
- New Recreation Center
- New Tennis Center
- New Natatorium

CONCEPT 'B' ALTERNATIVE

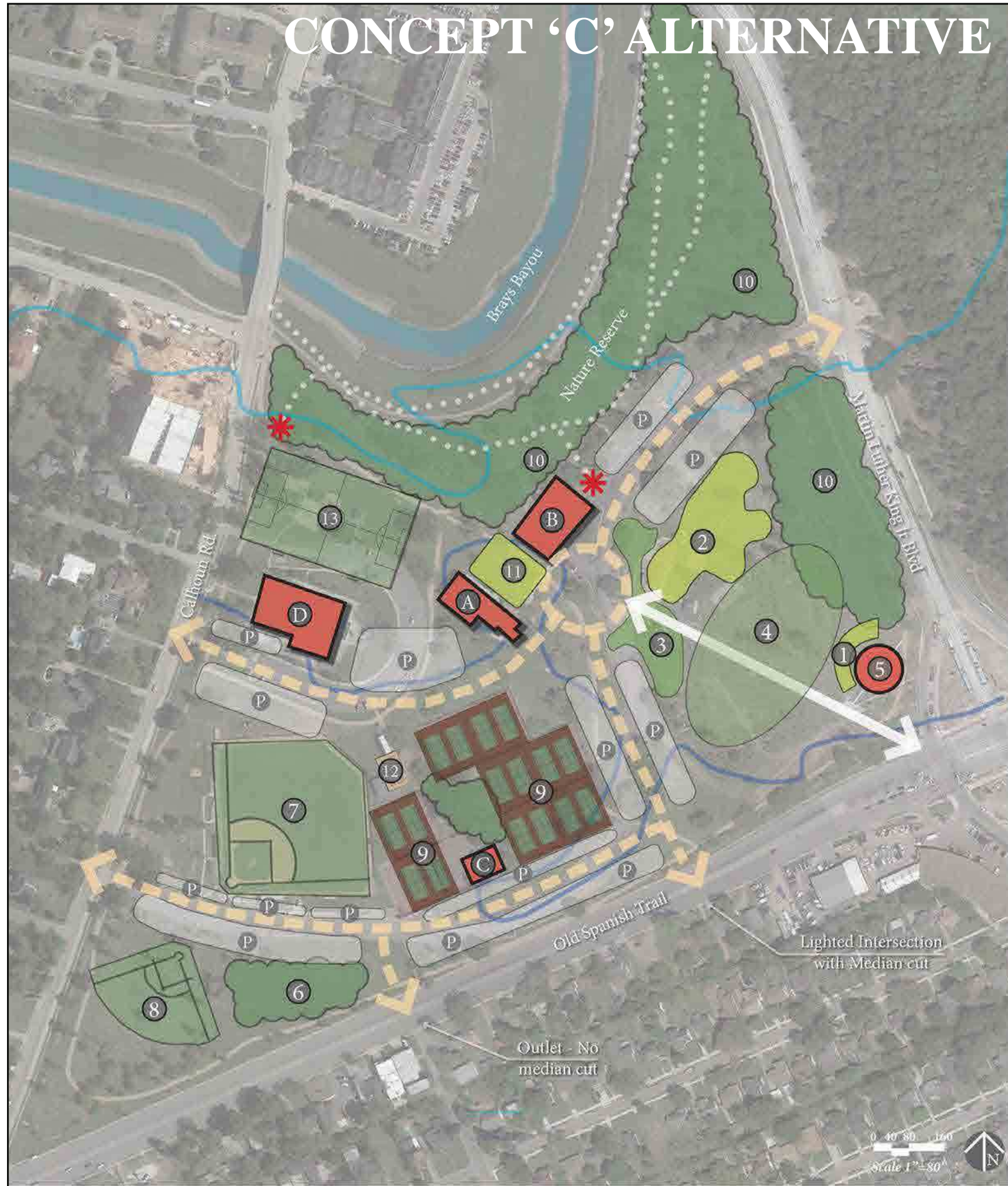
7.3 CONCEPT 'B' ALTERNATIVE

Concept 'B' Alternative reorganizes the park entrances, interior circulation, and adds access from Old Spanish Trail. The tennis center is maintained in its current location with a new tennis center located along Old Spanish Trail to take advantage of the proposed park entrances. The adult baseball field is relocated to the northwest part of the site and is replaced by a smaller little league field to allow for a reconfiguration of the tennis courts. The existing pool is relocated to the corner of Calhoun and Old Spanish Trail to take advantage of an under utilized part of the park and is reconfigured as a natatorium. A new recreation center is located adjacent to the existing community center adjacent to a new traffic circle on axis with the MLK Memorial Statue. A new playground is provided for adjacent to a large event lawn on axis with the existing MLK memorial statue. Brays Bayou trail access points are provided for adjacent to new parking spaces.



Legend	
Open Space/Recreation	
①	Plaza/ Pavillion
②	Play Area/ Splash Pad
③	Garden
④	Event Lawn
⑤	Ex. MLK Memorial
⑥	Picnic Area
⑦	New H.S. Baseball Field
⑧	(1) New Little League Field
⑨	(16) Tennis Courts
⑩	Disc Golf
⑪	Courtyard
⑫	Sand Volleyball
Circulation	
	Vehicular
	Parking Areas
	Bayou Trail
	Trail Head
	100-Year Floodplain
	500-Year Floodplain
Buildings	
	Ex. Community Center
	New Recreation Center
	New Tennis Center
	New Natatorium

CONCEPT 'C' ALTERNATIVE



7.4 CONCEPT 'C' ALTERNATIVE

Concept 'C' Alternative reorganizes the park entrances, interior circulation, and adds access from Old Spanish Trail. The tennis center is maintained in its current location with a new tennis center located along Old Spanish Trail to take advantage of the proposed park entrances. The adult baseball field is maintained in its current location with additional parking located adjacent to the entrance. A little league field is located in an under utilized part of the park. A new recreation center is located adjacent to the existing community center adjacent to a new traffic circle on axis with the MLK Memorial Statue. A new natatorium is provided for in the same location as the previous pool facility. An adjacent multi-purpose field is located to the north of the proposed natatorium. A new playground is provided for adjacent to a large event lawn on axis with the existing MLK memorial statue. Brays Bayou trail access points are provided for adjacent to new parking spaces.

7.4.1 PREFERRED OPTION

Concept 'C' was chosen because of its clarity of circulation, parking, and park functions. The strong, central axis from the MLK Memorial inward to the park created a strong sense of recreational 'gravity' for which to organize the rest of the park zones, functions, and interconnect them to one another. The MLK Memorial becomes a much needed 'front door' to the park. The tennis center building located along OST allows for a more 'active' park edge that otherwise was not active. Much needed open spaces, little league field, and multi purpose fields are provided to expand park recreational uses. A new natatorium and recreation center combined with a repurposed community center provide an active recreation

Legend

<u>Open Space/Recreation</u>		<u>Circulation</u>	
① Plaza/ Pavillion		— Vehicular	
② Play Area / Splash Pad		Ⓟ Parking Areas	
③ Garden		••• Bayou Trail	
④ Event Lawn		✳ Trail Head	
⑤ Ex. MLK Memorial		— 100-Year Floodplain	
⑥ Picnic Area		— 500-Year Floodplain	
⑦ Ex. Baseball Field		<u>Buildings</u>	
⑧ (1) New Little League Field	Ⓐ Ex. Community Center		
⑨ (16) Tennis Courts	Ⓑ New Recreation Center		
⑩ Disc Golf	Ⓒ New Tennis Center		
⑪ Courtyard	Ⓓ New Natatorium		
⑫ Sand Volleyball			
⑬ Multi-purpose Field			



8.0 MASTER PLAN

8.1 MASTER PLAN

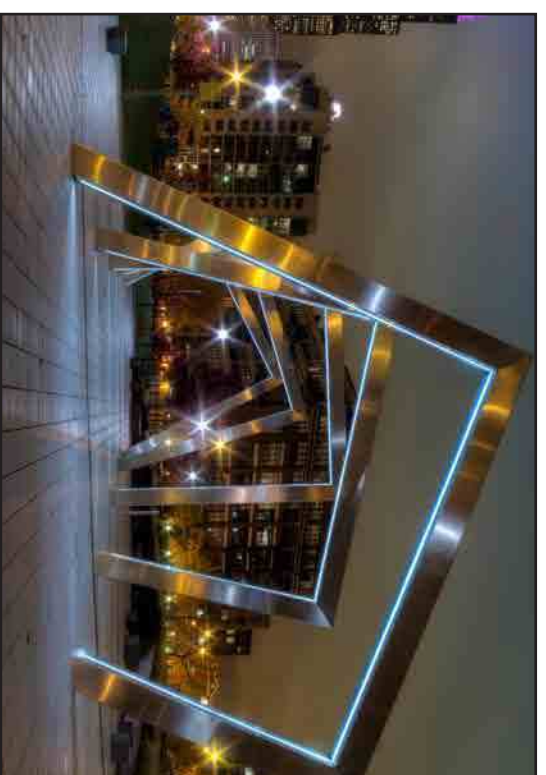
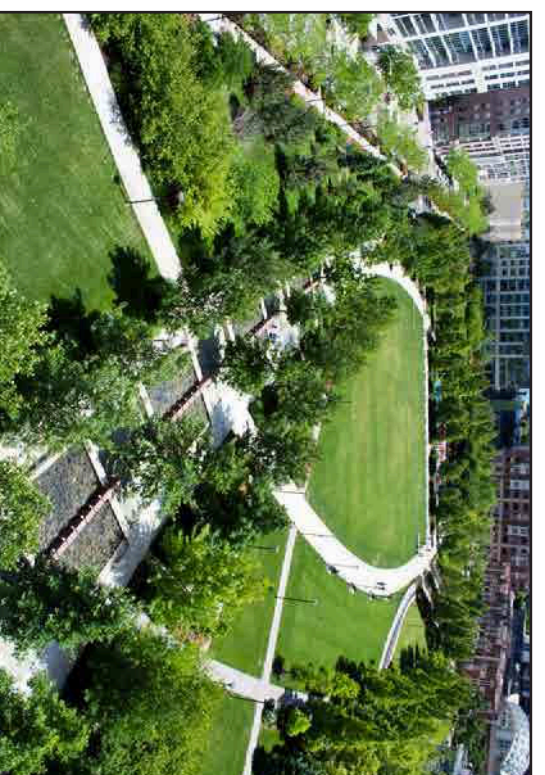
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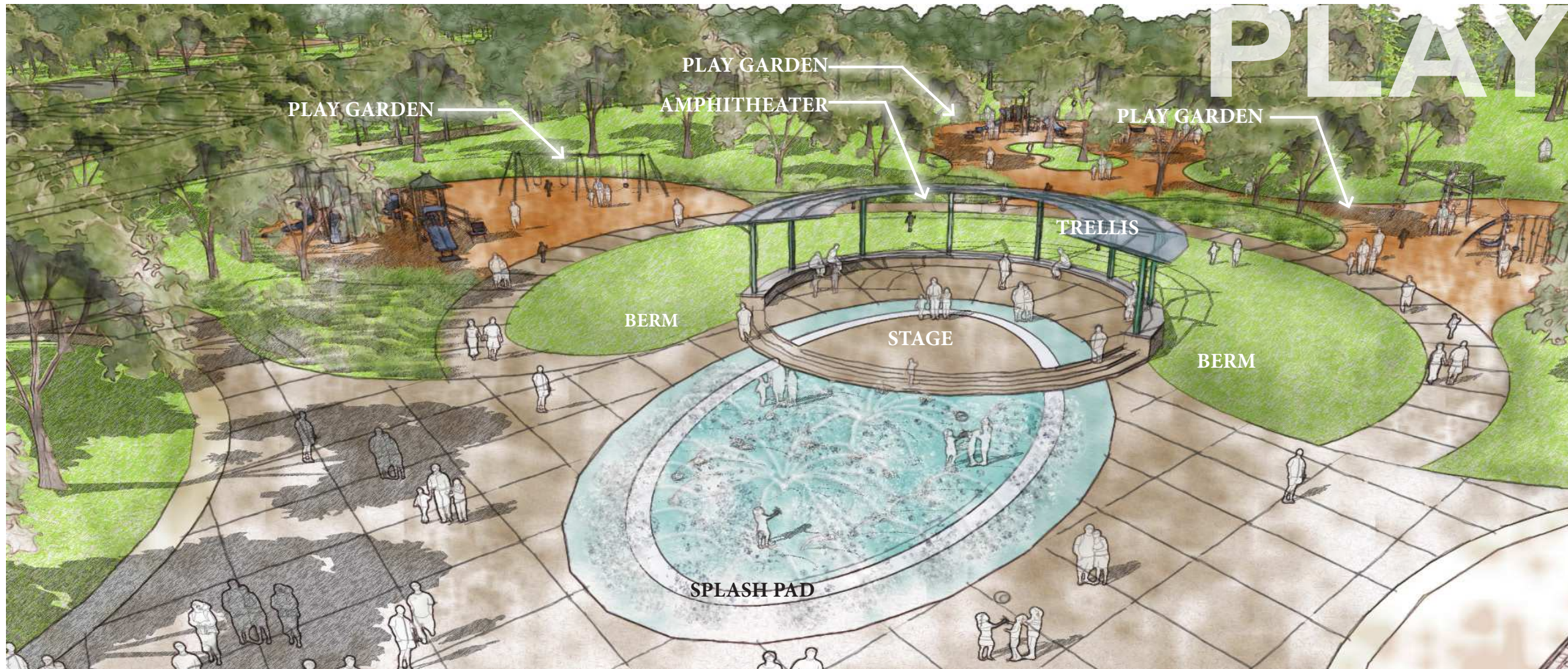
8.1 “CELEBRATION” ZONE RECOMMENDATIONS

1. Complete the Martin Luther King memorial statue and plaza by providing a dedicated pavilion, memorial wall, and garden for contemplation. The design should maintain and compliment the existing work.
2. Create a large scale event lawn for a minimum of 2,500 people with a performance stage along MLK Boulevard. Provide site electrical and lighting sufficient for outdoor performances.
3. Provide a continuous loop sidewalk with potential, temporary vendor spaces.
4. Provide a dual-purpose restroom/pavilion nearby to serve both event and playground use.
5. Provide parking options around the event lawn for major events.
6. Provide a new entrance along Old Spanish Trail to provide easier access.
7. Create an entrance plaza for event staging.



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8.2 "PLAY" ZONE RECOMMENDATIONS

1. Consolidate the park's two playgrounds and create a larger, state of the art play environment that utilizes the five (5) senses.
2. Provide a multi-purpose children's theater stage and pavilion.
3. Provide a splash pad adjacent to the children's theater stage that can be turned off during programmed events.
4. Provide a dual-purpose restroom and pavilion for playground and event stage use.
5. Landscape berms will be provided in natural and synthetic materials to provide elevation relief and play opportunities.



8.2.1 POTENTIAL IMAGES



8.3 “NATURE” ZONE RECOMMENDATIONS

1. Continue native tree and understory plantings along bayou.
2. Provide interpretive signage on native flora and fauna and how Houston’s bayou system works.
3. Create trail heads and overlooks with signage and pedestrian amenities to compliment HCFCD’s and HPB’s trail system development.
4. Provide an amphitheater along the banks of Brays Bayou to take advantage of the rebuilt, natural slopes and historically under utilized part of the park.
5. Provide permanent canoe/Kayak parking and staging areas.
6. Provide picnic pavilions, tables, and BBQ pits in the natural areas for family activities.
7. Provide recreational sand volleyball courts



8.3.1 POTENTIAL IMAGES

MAC GREGOR PARK MASTER PLAN

M2L Associates ■ RDC Architects ■ Goode n Engineers ■ Tennis Planning Consultants



RECREATION



8.4 "RECREATION" ZONE RECOMMENDATIONS

1. Repurpose existing community center for community and cultural activities and relocate fitness activities to new recreation center (see **building program recommendations**). *No exterior building modifications proposed in order to maintain the buildings historic character.*
2. Provide new recreation center with a shared courtyard with community center to provide indoor recreation amenities and meeting rooms (see **building program recommendations**)
3. Remove existing pool facilities and relocate aquatics to a new indoor pool ("natatorium") in the same location to allow for year round recreational use. (see **building program recommendations**)
4. Provide a large, share-use parking area between the proposed natatorium and recreation center.
5. Include a new multi-purpose play field to the north of the proposed natatorium for soccer, foot-ball, and recreational use.
6. Re-organize interior park circulation roads and parking and provide drop-offs at each building facility for easier access and convenience.



8.5 “RECREATION” ZONE RECOMMENDATIONS

1. Re-build tennis courts to current standards with post-tension concrete underlayment.
2. Provide two (2) clay courts adjacent to the tennis center
3. Provide stadium courts adjacent to tennis center
4. Demolish and relocate existing tennis center to the south along OST(see **building program recommendations**)
5. Upgrade site amenities such as lighting, benches, shade, tables, and other site features.
6. Review current tennis center program and activities to reach all age groups and levels. Review usage fees and access for non-league and tournament use to convenient public access.
7. Re-organize parking and loop road to provide more convenient parking for tennis and baseball facilities.
8. Provide a new youth baseball field at corner of Calhoun and OST in an historically under utilized part of the park.
9. Rebuild existing bleachers, dugouts, fencing, and site amenities for the adult baseball field. Provide a new concessions and press box.
10. Further develop the relationship with the Texas Southern University baseball team to maximize resources.
11. Include a new entrance along OST to provide easier access to park.



8.5.1 POTENTIAL IMAGES

MAC GREGOR PARK MASTER PLAN

M2L Associates ■ RDC Architects ■ Gooden Engineers ■ Tennis Planning Consultants



8.6 BUILDING PROGRAM

8.6.1 COMMUNITY CENTER - REPURPOSED

Meeting Room	881 NSF
Men's Restroom	80 NSF
Women's Restroom	88 NSF
Storage	390 NSF
Vestibule/Exhibit Space	397 NSF
Office	136 NSF
Mechanical	142 NSF
Workout Area	318 NSF
Kitchen - Warming Only	163 NSF
Storage	169 NSF
Usable Floor Space	2,764 NSF
Gross Square footage	3,283 GSF

8.6.1 COMMUNITY CENTER - RENOVATED

Outdoor Covered Basketball Court	6,000 NSF
Usable Floor Space	5,000 NSF
Gross Square footage	6,000 GSF

8.6.2 RECREATION CENTER - NEW

Basketball Court/Multi-Purpose	8,000 NSF
Men's Locker Room	400 NSF
Women's Locker Room	400 NSF
Storage	400 NSF
Lobby	300 NSF
Office(s)	250 NSF
Janitorial	80 NSF
Fitness Room	1,200 NSF
Break Room	250 NSF
Mechanical	300 NSF
Usable Floor Space	11,580 NSF
Gross Square footage	16,000 GSF

8.6.3 NATATORIUM

Pool Space	15,000 NSF
Men's Locker Room	500 NSF
Women's Locker Room	500 NSF
Storage/Chlorine	600 NSF
Lobby	500 NSF
Office(s)	400 NSF
Janitorial	120 NSF
Conference Room	200 NSF
Break Room	250 NSF
Mechanical	1,000 NSF
Usable Floor Space	19,070 NSF
Gross Square footage	28,000 GSF

8.6.4 TENNIS CENTER

Observation Deck	1,200 NSF
Men's Locker Room	400 NSF
Women's Locker Room	400 NSF
Storage	400 NSF
Lobby/Check in	600 NSF
Office(s)	400 NSF
Janitorial	120 NSF
Meeting/Class Rooms	1,500 NSF
Break Room	250 NSF
Mechanical	300 NSF
Usable Floor Space	4,470 NSF
Gross Square footage	6,100 GSF

8.6.4 CONCESSIONS/PRESS BOX

Announcer's Room	300 NSF
Men's Restroom	100 NSF
Women's Restroom	100 NSF
Storage	300 NSF
Kitchen(warming)	500 NSF
Janitorial	70 NSF
Usable Floor Space	1,370 NSF
Gross Square footage	1,750 GSF

MACGREGOR PARK INTERCEPT SURVEY

May 2015

1. How often do you visit MacGregor Park?
 - a. At least once a week
 - b. Once every couple of weeks
 - c. About once a month
 - d. A few times a year
 - e. Less than a few times a year

5. What do you like about MacGregor Park?

2. How did you get to the park today?
 - a. Car
 - b. Bike
 - c. Walking
 - d. Bus or light rail
 - e. Other:

6. What improvements would you like to see made in MacGregor Park? What does this park need or what is lacking?

3. How long are you planning to stay in the park today?
 - a. Less than 15 minutes
 - b. 15-30 minutes
 - c. 31 minutes – 1 hour
 - d. 1-3 hours
 - e. More than 3 hours

7. Which of the following three potential improvements do you think would do the most to improve Houston parks in general? (ROTATE answer choices for each survey taker).

- a. Maintenance/repair existing facilities at parks
- b. Develop new facilities at parks
- c. General Park Security
- d. Create new biking and walking connections between neighborhoods and parks (if C: walking, biking, or both?)
- e. Other: _____

4. What do you usually do at this park? Check all that apply.

LEISURE

- Socialize
- Family time
- Picnic
- Playground
- Sit

FITNESS

- Walk/jog/run
- Bicycle
- Basketball
- Baseball
- Tennis
- Disc golf
- Fitness room
- Swimming
- Park-sponsored programs (youth/adult sports leagues, community classes...)

OTHER

- _____

Surveyor: _____ Date: _____

8. What other comments or suggestions do you have about MacGregor Park?

9. What is your zip code?

10. Would you like to stay informed about MacGregor Park Master Plan meetings or events in the park?

- Yes No
- a. Name _____
 - b. Email _____
 - c. Phone _____

DEMOGRAPHICS

1. Sex: Male Female
2. Race: Black Hispanic/Latino White Asian Other Mixed Unsure
3. Age: 18-29 30-39 40-49 50-59 60-69 70-79 80+
4. Observations (Who are they with?):



MACGREGOR PARK MASTER PLAN INTERCEPT SURVEY SUMMARY

Combined Events Summary

Session Name
 Combined 10-16-2015

Date Report Created
 10/16/2015 11:10:49 AM

No. of Surveys
 129

Total Participants
 129

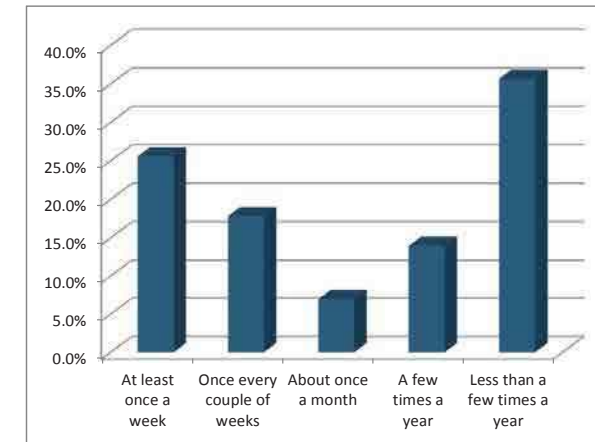
Average Score
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Questions
 10

Results by Question

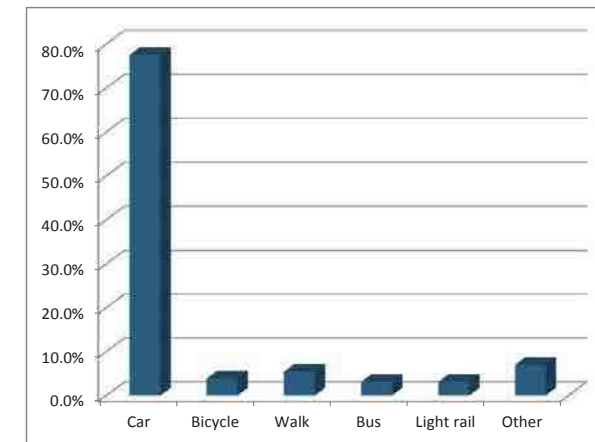
1. How often do you visit the Park ? (Multiple Choice)

Responses		
	Percent	Count
At least once a week	25.6%	33
Once every couple of weeks	17.8%	23
About once a month	7.0%	9
A few times a year	14.0%	18
Less than a few times a year	35.7%	46
Totals	100%	129



2. How did you get to the park today?(Multiple Choice)

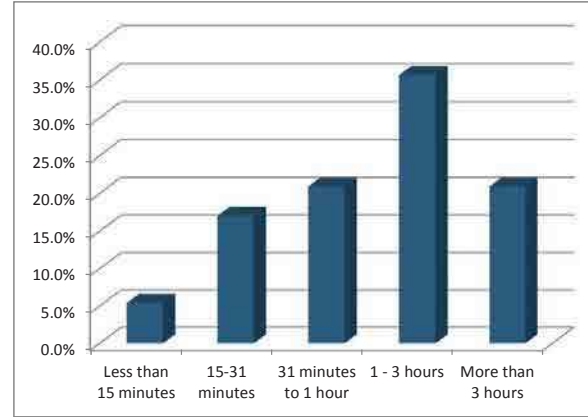
Responses		
	Percent	Count
Car	77.5%	100
Bicycle	3.9%	5
Walk	5.4%	7
Bus	3.1%	4
Light rail	3.1%	4
Other	7.0%	9
Totals	100%	129



APPENDIX A - Site Canvassing

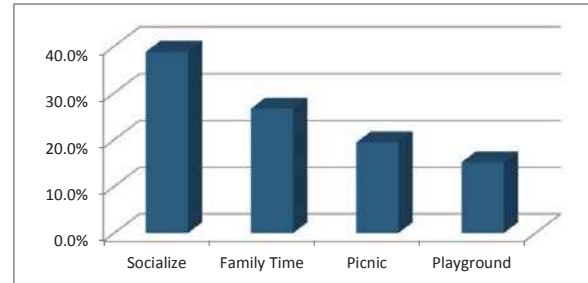
3. How long are you planning to stay in the park today?

Responses		
	Percent	Count
Less than 15 minutes	5.4%	7
15-31 minutes	17.1%	22
31 minutes to 1 hour	20.9%	27
1 - 3 hours	35.7%	46
More than 3 hours	20.9%	27
Totals	100%	129



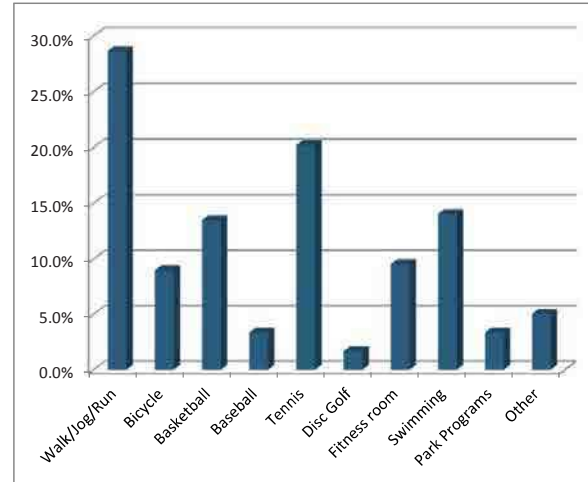
4a. What do you usually do at the park? (Multiple Choice - Multiple Response)

Responses		
	Percent	Count
Socialize	38.8%	64
Family Time	26.7%	44
Picnic	19.4%	32
Playground	15.2%	25
Totals	100%	165



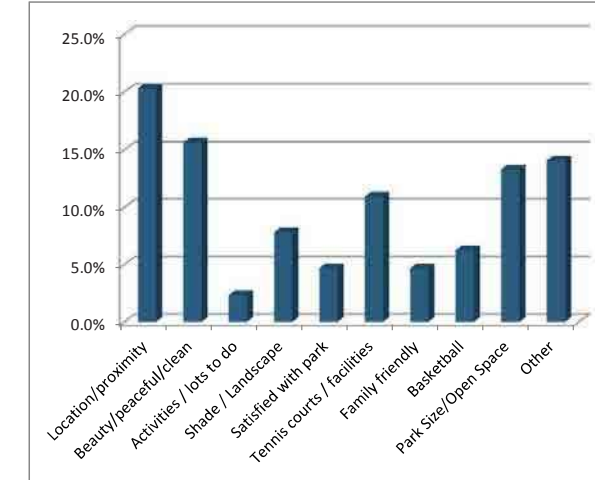
4b. What do you usually do at the park? (Multiple Choice - Multiple Response)

Responses		
	Percent	Count
Walk/Jog/Run	28.7%	51
Bicycle	9.0%	16
Basketball	13.5%	24
Baseball	3.4%	6
Tennis	20.2%	36
Disc Golf	1.7%	3
Fitness room	9.6%	17
Swimming	14.0%	25
Park Programs	3.4%	6
Other	5.1%	9
Totals	100%	178



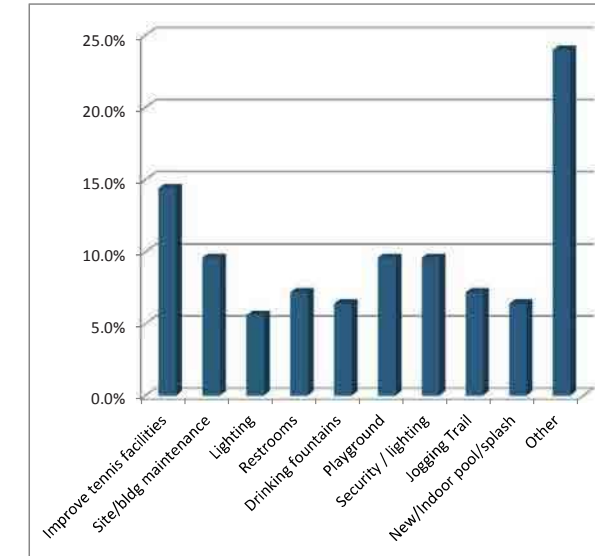
5. What do you like about MacGregor Park? (Write-in Response)

Responses		
	Percent	Count
Location/proximity	20.3%	26
Beauty/peaceful/clean	15.6%	20
Activities / lots to do	2.3%	3
Shade / Landscape	7.8%	10
Satisfied with park	4.7%	6
Tennis courts / facilities	10.9%	14
Family friendly	4.7%	6
Basketball	6.3%	8
Park Size/Open Space	13.3%	17
Other	14.1%	18
Totals	100%	128



6. What improvements should be made? (Write-in response)

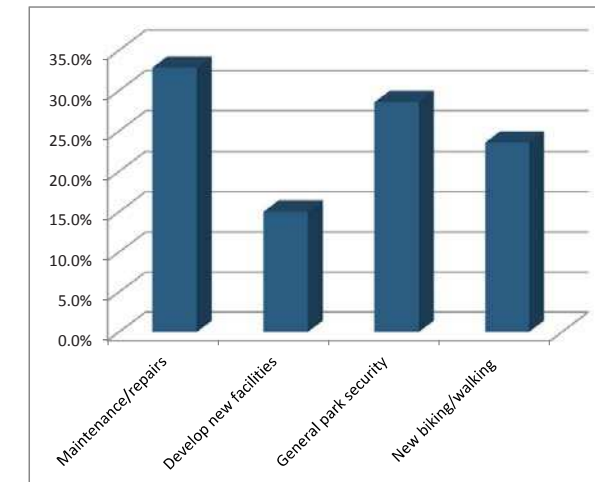
Responses		
	Percent	Count
Improve tennis facilities	14.4%	18
Site/bldg maintenance	9.6%	12
Lighting	5.6%	7
Restrooms	7.2%	9
Drinking fountains	6.4%	8
Playground	9.6%	12
Security / lighting	9.6%	12
Jogging Trail	7.2%	9
New/Indoor pool/splash	6.4%	8
Other	24.0%	30
Totals	100%	125



*Other: More parking/plants/seating/vb/wifi/picnic facilities/family events/classes/longer hours/putting green

7. Which of the following would most improve the park?

Responses		
	Percent	Count
Maintenance/repairs	32.9%	46
Develop new facilities	15.0%	21
General park security	28.6%	40
New biking/walking	23.6%	33
Other	6.4%	9
Totals	100%	140



*Other: troubled teens program, tennis courts, water fountains, live entertainment, more responsive HPARD

WHAT WE WANT THE PARK TO BE:

1. Amphitheatre for live music
2. Consolidated Management team
 - Tennis Ctr
 - Fitness Ctr
 - Pool/Aquatics
 → Consolidated team
 * physically join different entities together
3. Safety - How the park may be physically joined together
 - People patrolling the park - local presence
 - Obvious presence
 - Better lighting
 - Local Police Substation (General park security)
4. Clay Courts for tennis center (in addition not in place of existing courts)
5. Adequate restrooms for the Full Park
6. Access to multiple areas w/in the park
7. Indoor Pool
8. Future needs of the tennis center. **G2.1**
9. New building for tennis center
10. Horse trail - Equestrian area
11. Replace trees
 - tree maintenance
12. Meeting Space (for the community/civic assos)
13. Adequate parking
 - efficient parking/location
14. Brand NEW tennis court
15. Meditation area w/ Pond (Zen garden)
16. Area for outdoor exercise
 - green space
17. Community garden
18. Senior citizen area (indoors) w/ walk area for exercise **G2.2**

19. FREE shuttle to aid transportation around the park
20. Splash area for children
 - Designated play area
21. Star grazing area
22. Assess for local residents
 - Do not price usage out-of-reach of local residents
23. Do not displace those who currently use the park

- TENNIS TOURNAMENTS / REPAIR COURTS / RESURFACE BASEBALL DINING ORIENTED TOWARD KIDS SPACE FOR ACTIVITIES**
- CHANGE ENTRANCE TO PARK
- REWAMP TRAFFIC FLOW
- INTEGRATE TECHNOLOGY
- MORE SECURITY (RANGERS, ETC) LIGHTING
- ATTENTION TO MAINTENANCE
- BOTANICAL GARDEN
- KAYAK LANCH
- MORE BENCHES / UPRATE BENCHES
- STRUCTURE PROGRAMS / EDUCATION
- FLOWERING PLANTS
- THINGS ATTRACTIVE CHILDRE / ELDER
- CONSOLIDATING FACILITIES E. TENNIS - ALL CENTER CLAY TENNIS COURTS
- Ridic art** toward local culture, civil local Right History
- G2.1**

- THINK 10-15 YEARS OUT
- INTERACTION PLACE / DIVERSITY STUDENTS
- MEDICAL CENTERS
- EXPAND EXERCISE ROOM
- WIDER BIKE TRAIL
- Vendor Location **Meeting room**
- PARKING / SPILL AREA INTO NEIGHBORHOODS
- AMPHITHEATRE, Dance floor
- PARKING AND GRASS
- MULTIPLE STAGES
- MUSEUM (Historical) EXHIBITS
- GARDENS, Pond, Trails and **markets**
- SWIMMING POOL **open all year**
- GRASSES
- PLAZAS
- Community**

• Create zones within the park

- sports, nature, education, ~~etc~~ entertainment

• An attraction for residents + visitors

Tourists

G3.3

- Place for all ages and income levels.
- Inclusion of people within proximity of the park in the conversation
- Inadequate community center size - needs to be 3 times bigger
- New Basketball court, more coverage. Full Phase Gym complex
- Indoor swimming pool.
- Trees - larger, Newer
- Overhead walkway across OST
- Making the Park accessible to all communities. More centralized for/to the community. Star potential.
- Tie in adjacent land -> Nature Center.
- Bayou Incorporation
- Biking Population **G4.1**
- Consolidated management teams
- Better fitness center.
- ~~Completed tree lined Park. Biking, Running, outside stations -> low maintenance. Fishing.~~
- Clay Courts - no other facility
- Lower charges for tennis/facilities
- Multiple "Faces for the Park."
- Remove costs for greater accessibility for those with limited income/children.
- Fishing Pond
- Pavilion/Picnic - Running Water BBO Pt. More Restrooms
- More incorporated Package - swimming, tennis, etc.
- Arts community center/staging
- Covered playgrounds/shade structures
- Amphitheater/theater
- Plating stage w/ Bayou Banks as theater
- Circulation within the park. **G4.3**

1. Expand exercise room
2. Indoor Pool. year round
3. More Kids areas - better trails for strollers - splash park - equipment update - sun covers
4. Repair tennis design - ADA Access +
5. Repair trails **G1.4**
6. Bike + walk trails separate
7. Bark Park
8. Kayak - canoe launch
9. THINK BIG
10. Connect the Broys Park
11. Amp. Theater
12. Community meeting rooms
13. Lit open space **G1.5**

14. Community gardens - flower + educational
15. more picnic
16. Gazebos
17. Good Security
18. Fishing area
19. Locker rooms - Bat Colony **G1.2**
20. Clay Courts + Add Courts
21. Concession
22. Butterfly Gardens
23. Stage Areas
24. Bike Parks + Rentals
25. Recycle Station
26. Maintenance
27. Use area beside budget bridge (to water for 4 MK) **G1.1**

Good

- Location
- Close to railings
- Close to waterway
- Saves alot of people

Circulation

- Great potential for Beautification.
- Improved Parking- in front of each facility.
- park on perimeter remove interior- circulation
- People moving within park.
- Provide parking around/on DST
- Better parking on Calhoun.
- Regional park - draws on neighborhoods near and far.
- Electric car charging station

64.4

- Find out what UH is thinking.
- Baseball Field - maintaining grass
- Picking up trash.
- Discuss the Bald Eagle sighting Kneze what UH needs.
- Golf

GARDEN/FOOD



COMMUNITY GARDEN		8 / 6
FARMERS MARKET		7 / 3
REFRESHMENT STAND/KIOSK		5 / 3
PICNIC FACILITIES		10 / 0
CONCESSIONS		2 / 6
FOOD TRUCK		9 / 4
OTHER		3 / 0

PM

EDUCATION



INTERNET ACCESS		15 / 0
ADULT EDUCATION/CLASSROOMS		7 / 0
SENIORS PROGRAM		12 / 0
CHILDRENS PROGRAMMING		10 / 0
ENVIRONMENTAL EDUCATION		8 / 0
PARK HISTORY		6 / 0
OTHER		1 / 0

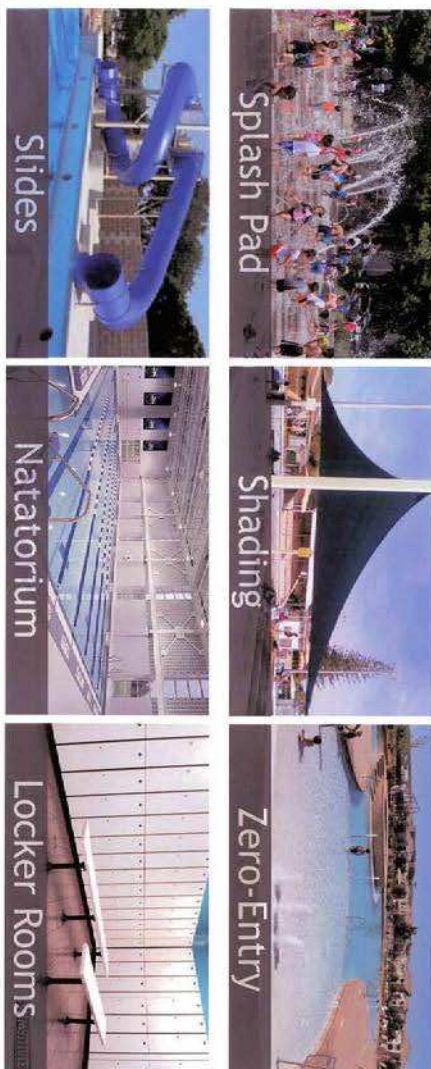
PM

THE ARTS



PM

AQUATICS



PUBLIC ART		10 / 1
ART EXHIBITION AREA		3 / 0
ART MARKET		1 / 1
PERFORMANCE STAGES		11 / 0
PERFORMANCE PROGRAMMING		3 / 0
SENSORY ART		0 / 0
OTHER		0 / 0

SPLASH PAD		13 / 1
SHADING		7 / 0
NATATORIUM (Indoor Swimming Pool)		12 / 0
POOL SLIDES		6 / 4
ZERO ENTRY FEATURE (Accessibility)		6 / 1
IMPROVED FACILITIES (i.e. locker rooms, etc.m)		6 / 0
OTHER		0 / 0

PLAY

PM



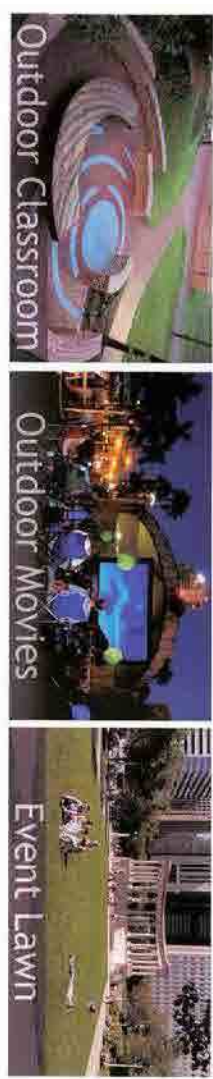
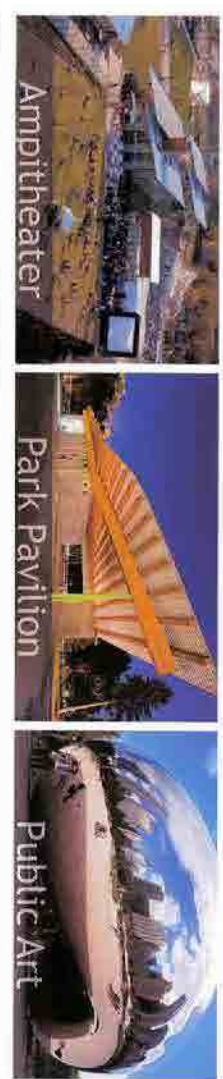
GAMING/PLAY		2 / 1
SENSORY PLAY (SOUND, TOUCH, LIGHTS)		2 / 0
CLIMBING		1 / 7
BOARD GAMES		10 / 1
IMAGINATIVE PLAY		6 / 0
NON-TRADITIONAL PLAY		1 / 1
OTHER		0 / 0

FITNESS/RECREATION



FITNESS TRAIL/STATIONS		15 / 1
INDOOR RECREATION		7 / 0
TENNIS CENTER		8 / 0
ATHLETIC FIELDS (Softball, base-ball, sand volleyball)		10 / 0
BASKET-BALL		7 / 1
KAYAK		11 / 6
OTHER		0 / 0

OUTDOOR EVENTS



EVENT LAWN		8 / 0
PAVILION/PICNIC SHELTER/PICNIC AREAS		12 / 0
PUBLIC ART		9 / 0
AMPHITHEATER/OUTDOOR STAGE		19 / 1
OUTDOOR CLASSROOMS		9 / 2
OUTDOOR MOVIES		8 / 1
OTHER		0 / 0



MACGREGOR PARK MASTER PLAN PUBLIC MEETING NO. 2
Interactive Polling Summary

Session Name
Merged Session 6-9-2015 3-36 PM

Date Created
6/9/2015 3:36:49 PM

Average Score
0.00%

Active Participant: 55

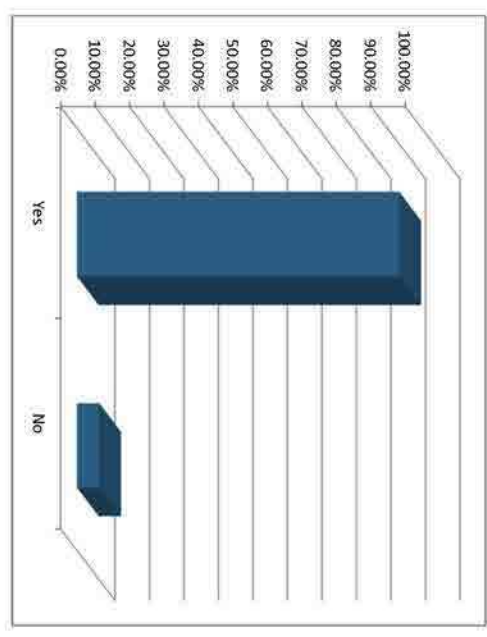
Total Participants: 55

Questions: 25

Results by Question

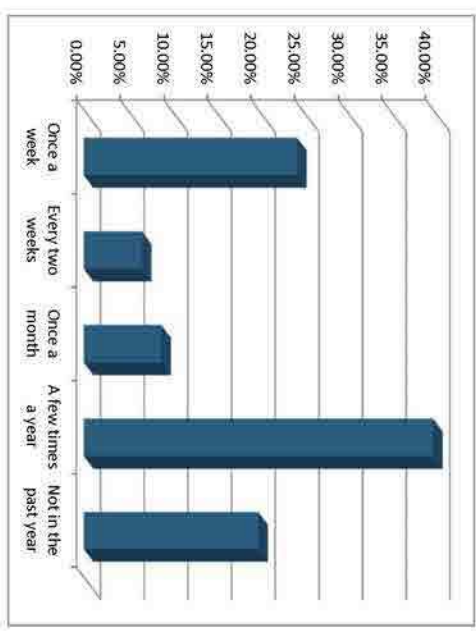
1. Do you live and/or work in the surrounding neighborhood? (Multiple Choice)

Responses	
Percent	Count
Yes	44
No	3
Totals	47



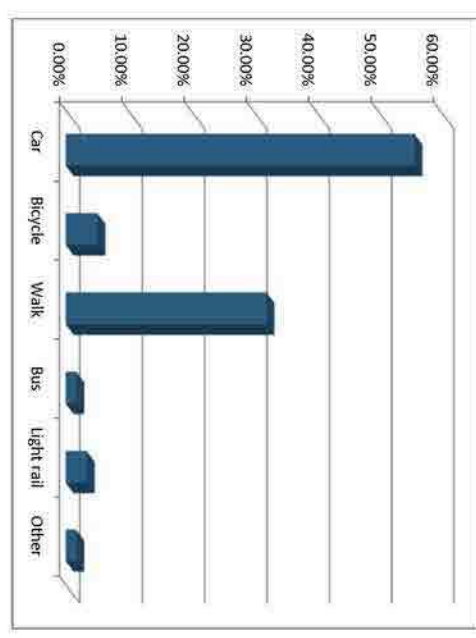
2. How often do you visit the Park ? (Multiple Choice)

Responses	
Percent	Count
Once a week	11
Every two weeks	3
Once a month	4
A few times a year	18
Not in the past year	9
Totals	45



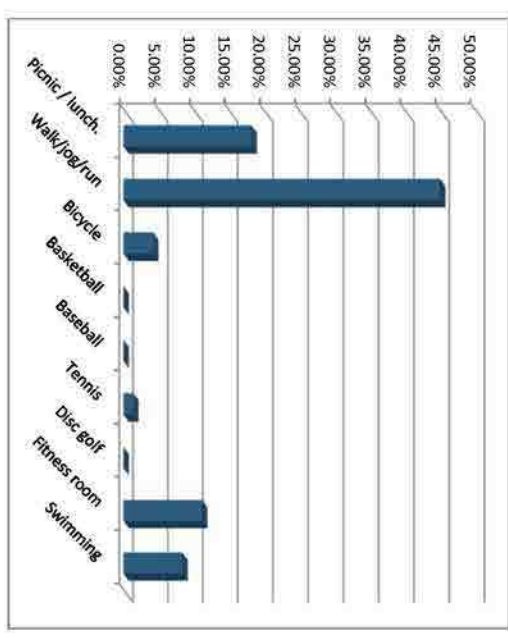
3. How do you usually get to the park? (Pick up to two) (Multiple Choice)

Responses	
Percent	Count
Car	33
Bicycle	3
Walk	19
Bus	1
Light rail	2
Other	1
Totals	59



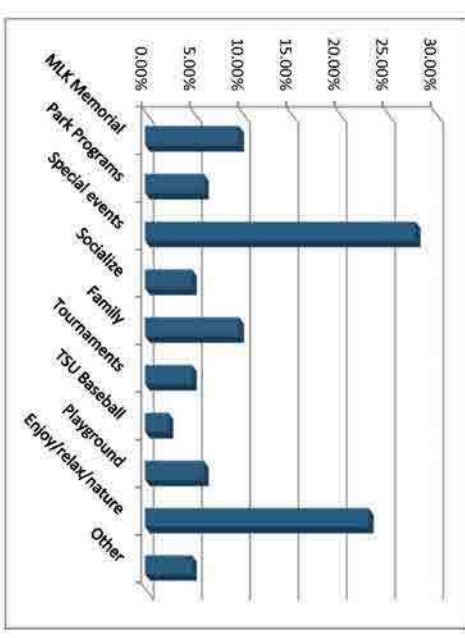
4. What do you usually do at the park? (pick up to two) (Multiple Choice - Multiple Response)

Responses	
Percent	Count
Picnic / lunch.	13
Walk/jog/run	32
Bicycle	3
Basketball	0
Baseball	0
Tennis	1
Disc golf	0
Fitness room	8
Swimming	6
Other	8
Totals	71



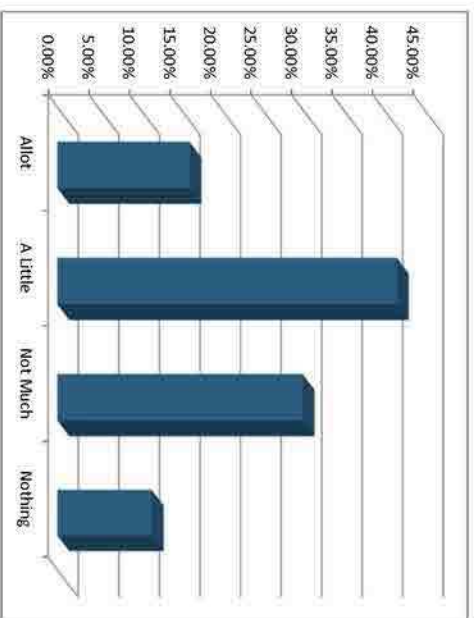
5. Are there any other reasons that bring you to the park? (pick up to two) (Multiple Choice - Multiple Response)

Responses	
Percent	Count
MLK Memorial	8
Park Programs	5
Special events	23
Socialize	4
Family	8
Tournaments	4
TSU Baseball	2
Playground	5
Enjoy/relax/nature	19
Other	4
Totals	82



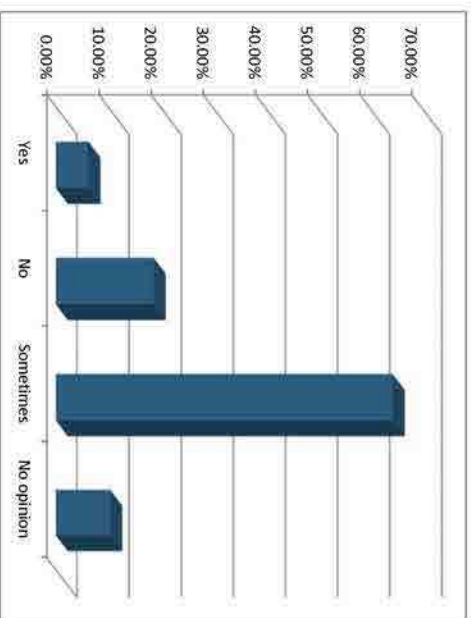
6. How much do you know about the parks history? (Multiple Choice)

Responses	
Percent	Count
Allot	7
A Little	18
Not Much	13
Nothing	5
Totals	43



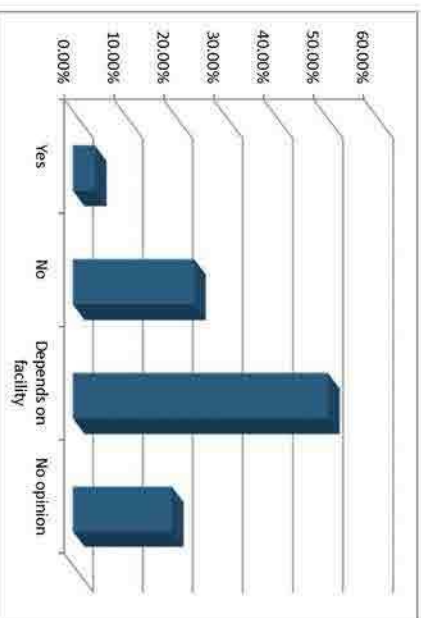
7. Do you believe the park grounds are adequately maintained (trash, mowing, etc.)? (Multiple Choice)

Responses	
Percent	Count
Yes	3
No	9
Sometimes	31
No opinion	5
Totals	48



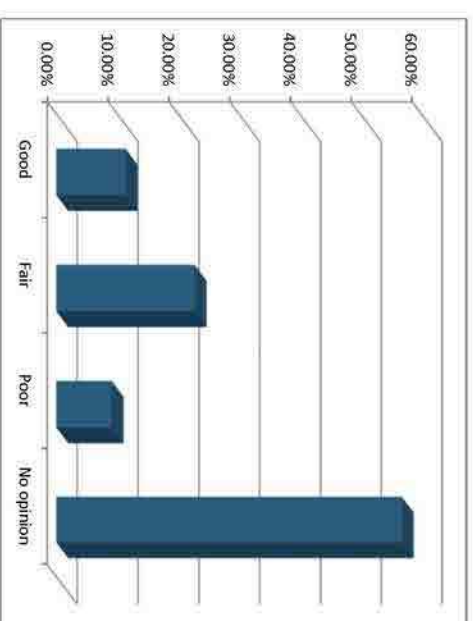
8. Do you believe the park facilities are adequately maintained (bidg., playground, etc.)? (Multiple Choice)

Responses	
Percent	Count
Yes	2
No	11
Depends on facility	23
No opinion	9
Totals	45



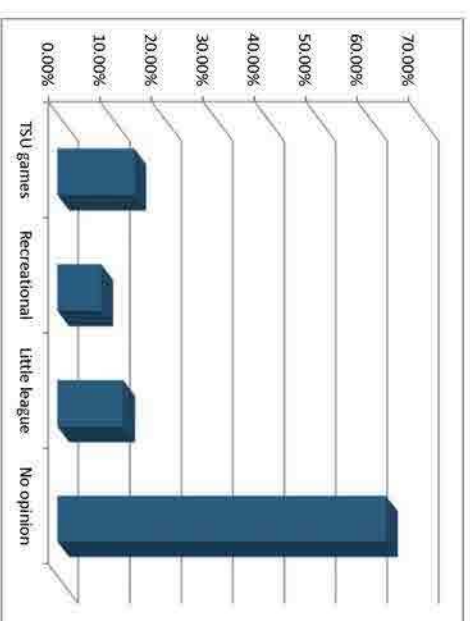
18. How would you rate the baseball facilities? (Multiple Choice)

Responses	
Percent	Count
Good	5
Fair	10
Poor	4
No opinion	25
Totals	44



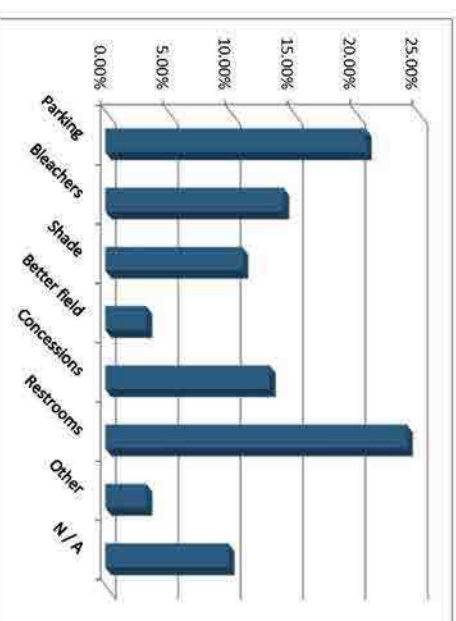
19. When you visit the park for baseball what is the main reason? (Multiple Choice)

Responses	
Percent	Count
TSU games	7
Recreational	4
Little league	6
No opinion	30
Totals	47



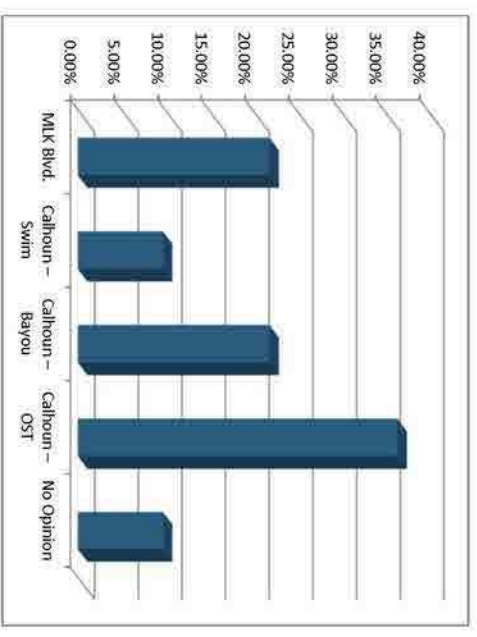
20. What improvements do you believe would make the baseball facilities better? (pick up to three) (Multiple Choice - Multiple Response)

Responses	
Percent	Count
Parking	19
Bleachers	13
Shade	10
Better field	3
Concessions	12
Restrooms	22
Other	3
N / A	9
Totals	91



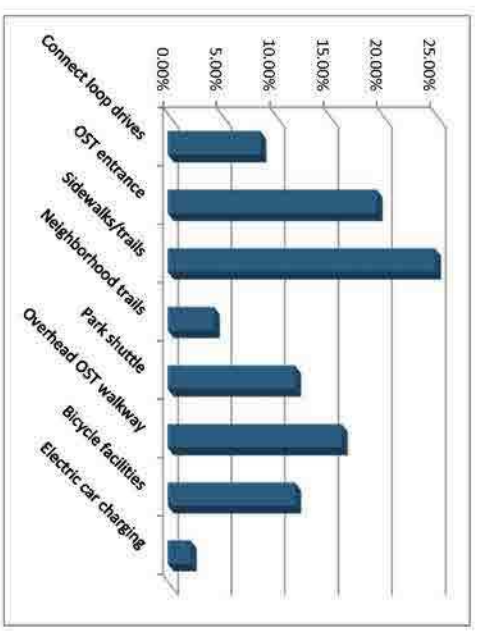
21. What do you consider to be the main entrance into the park? (Multiple Choice)

Responses	
Percent	Count
MLK Blvd.	9
Calhoun – Swim	4
Calhoun – Bayou	9
Calhoun –OST	15
No Opinion	4
Totals	41



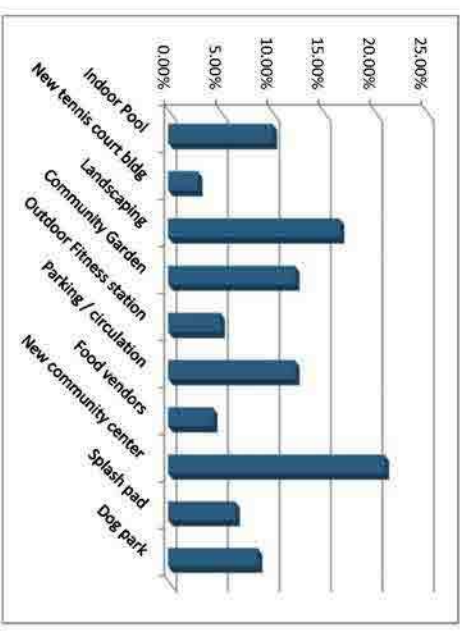
22. Which improvements do you think would provide better access to the park? (pick up to three) (Multiple Choice - Multiple Response)

Responses	
Percent	Count
Connect loop drives	8
OST entrance	18
Sidewalks/trails	23
Neighborhood trails	4
Park shuttle	11
Overhead OST walkway	15
Bicycle facilities	11
Electric car charging	2
Totals	92



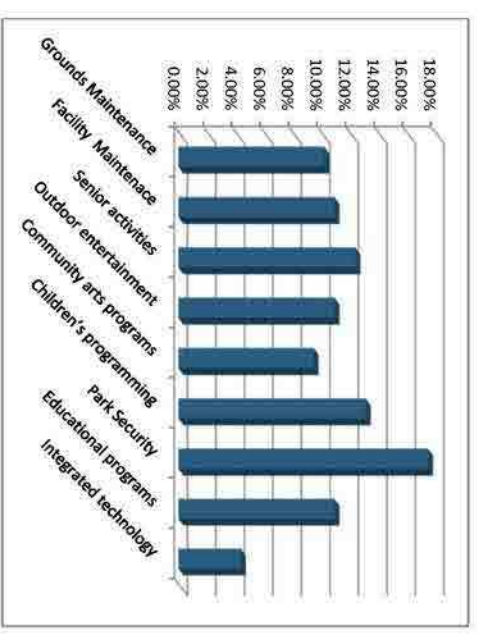
23. Which improvements do you think would do the most to make the park better? (pick up to four) (Multiple Choice - Multiple Response)

Responses	
Percent	Count
Indoor Pool	14
New tennis court bldg	4
Landscaping	23
Community Garden	17
Outdoor Fitness station	7
Parking / circulation	17
Food vendors	6
New community center	29
Splash pad	9
Dog park	12
Totals	138



24. Which program improvements do you think would most to improve the park? (pick up to four) (Multiple Choice - Multiple Response)

Responses	
Percent	Count
Grounds Maintenance	14
Facility Maintenance	15
Senior activities	17
Outdoor entertainment	15
Community arts programs	13
Children's programming	18
Park Security	24
Educational programs	15
Integrated technology	6
Totals	137



25. What do you think the priorities for the park should be? (pick up to three) (Multiple Choice)

Responses	
Percent	Count
Building Facilities	18
Playgrounds	12
Landscaping	9
Site circulation	5
Aquatic facilities	10
Programming	6
Security	14
Sports Fields/Courts	5
Maintenance(ground/bldg.)	6
Other	1
Totals	86

