

October 06, 2009

City of Seabrook

Harris County, Texas

Prepared by:

BURDITT Consultants, LLC
LAND + PLACE STUDIO
LANDSCAPE ARCHITECTURE - PLANNING



Pine Gully Park & Carothers Coastal Garden



City of Seabrook

Harris County, Texas

Acknowledgements

We are pleased to submit this Master Plan to connect the Carothers Coastal Garden and existing Pine Gully Park for the City of Seabrook. This study represents an intensive five month effort to develop the program, prepare preliminary site plans, and study various alternative design solutions, costs and phasing scenarios. This report is the combined effort of the City Council, and Mayor, Open Space Committee, City Parks and Recreation Staff, and Burditt Consultants, LLC. Throughout this process, our guiding principles have been the preservation of significant natural resources, connectivity of the trail systems and planning for the public use of the Carother's house and gardens.

Recommendations in this Master Plan include the design, selection and arrangement of various amenities such as planting, lighting, site furnishings, paving and signage. In some cases actual product information have been suggested by our landscape architects. These standards will help to ensure the integrity and overall design intent for this important community facility. All development must be approved by the City Council and conform to all local codes and restrictions.

We thank you for your continued support and contribution during this effort and applaud your enthusiasm and dedication to achieve this bold vision. We look forward to the implementation of this plan which is designed to capture the rich history, enhance the image, and support the economic viability of the City of Seabrook. The entire Burditt team supports this vision and expresses our gratitude for the wisdom, experience and opportunity The City of Seabrook has extended to us.

City of Seabrook

Mayor Gary Renola
Mayor Pro Tem Kim Morrell

Garry Mack, Council Position 2
Paul Dunphey, Council Position 3
Don Holbrook, Council Position 4
Tom Diegelman, Council Position 5
Laura Davis, Council Position 6

Chuck Pinto, City Manager

David Hyde, Parks and Recreation Director

Meredith Brant, Assistant City Secretary

Open Space Committee

Sally Antrobus
Helen Burton - Vice Chair
Nancy Jones
Dori Nelson - Chair
Karen Tisdell
Debra Harper

Burditt Team

Charles Burditt
Diana Wilson
Justin Howard
Matthew Long
Paul Howard
Claudia Walker





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Introduction

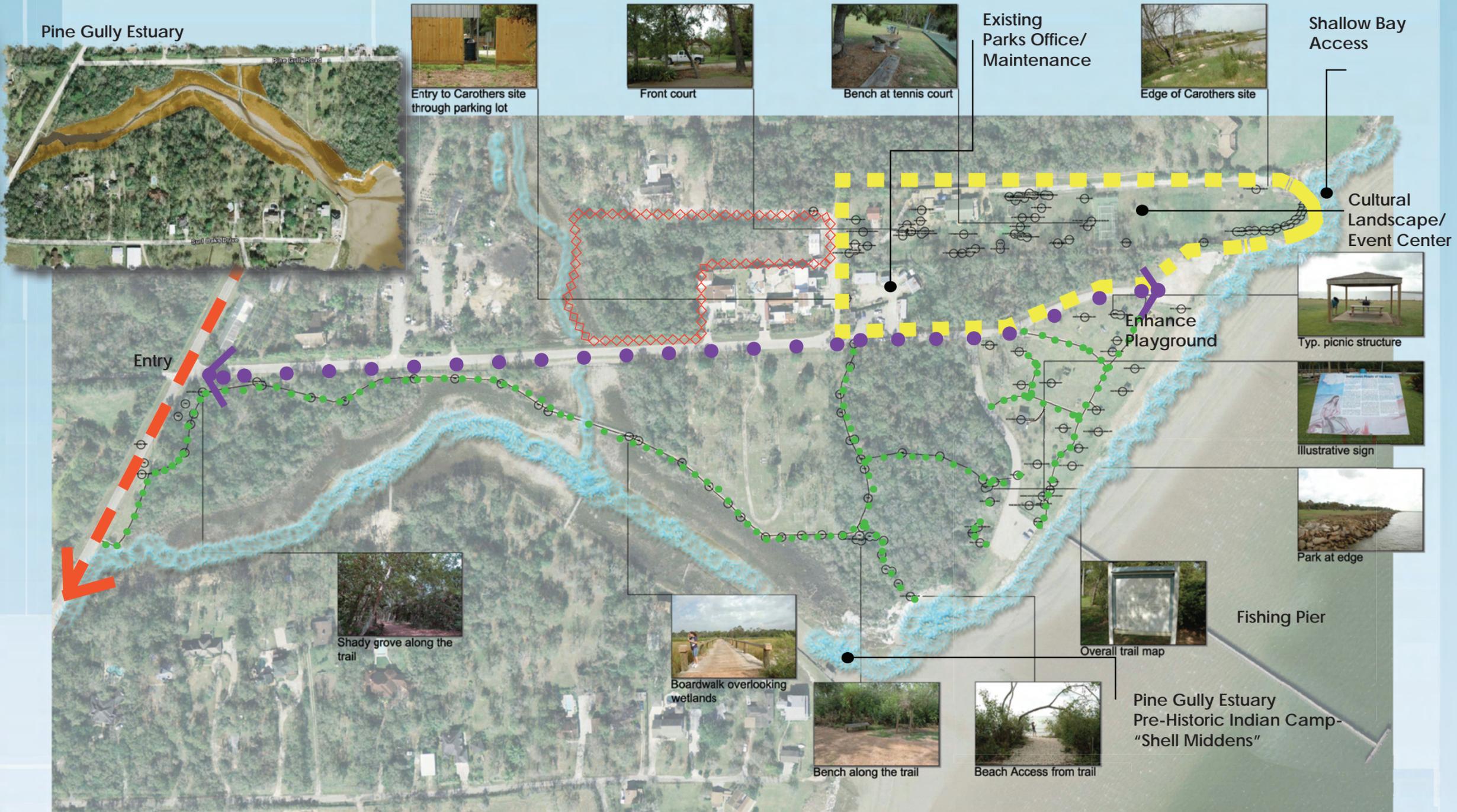
The City of Seabrook's Pine Gully Park and newly acquired Carothers property have been studied and evaluated for maximum open space potential given program requirements and existing economic parameters. Collaboration between City Staff and stakeholders contributed to the creation of an overall Master Plan. Guidance from groups and individuals include Seabrook City Council, Mayor, Parks and Recreation Director and Staff, City Manager and Staff, and the Open Space Committee. The overall program created by various contributors has resulted in the Preliminary Development Plan by addressing pedestrian connections to the Carothers site, bird watching, expansion of available parking, restoration or new establishment of on-site gardens, weddings and other special events (both inside the existing structure and outdoors), general site and building accessibility, and interpretative outdoor education opportunities.

Legend

- 1 Carothers Garden & Events Center
- 2 Pine Gully Park
- 3 Park Pedestrian Trails
- 4 Open Space Preserve
- 5 Parks Office Building
- 6 Pine Gully Estuary
- 7 Residential
- 8 Cemetery
- 9 Commercial

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A Workshop was organized for the design firm and Open Space Committee to brainstorm on the Carothers Garden Opportunities and Constraints. Below are the key Ideas and Issues discussed at the Workshop. These were then addressed in the Preliminary Development Plan.

Goals

- Provide a destination for weddings and special events
- Allow photograph and commercials props
- Control access to site with gated entry
- Surveillance cameras or security
- Business retreat and meetings
- Chamber of Commerce meetings
- Separate meeting spaces for more than one small function at one time
- Financially self supported
- Concessions on Active Park
- Portable bait shop
- Restore wetlands
- Walking track
- Different zones

Facts

- ADA requirements need to be addressed
- Granite pillars to be repurposed
- Keep the tennis court
- 55 person building capacity

Concepts

- Educational components
 - Authors, book signings, school children, photography classes
- 30 to 100 people
- The Garden at Carothers
- Gazebo at the point with granite pillars
- Friends of the Carothers' property, Elementary schools and middle schools "Green Thumb" Club
- Slideshows
- Preservation and Restoration
- Sense of arrival
- Raised area may be used as Boy Scout tent area for rain outs
- Armond Bayou birding nature center
- Boardwalk at point
- Food court rental area
- Kayak launch on Active Park
- Sandy beach at point
- Wedding chapel (Casita Style) or gazebo



Open Space Committee Members Discuss the Opportunities during the Workshop

Needs

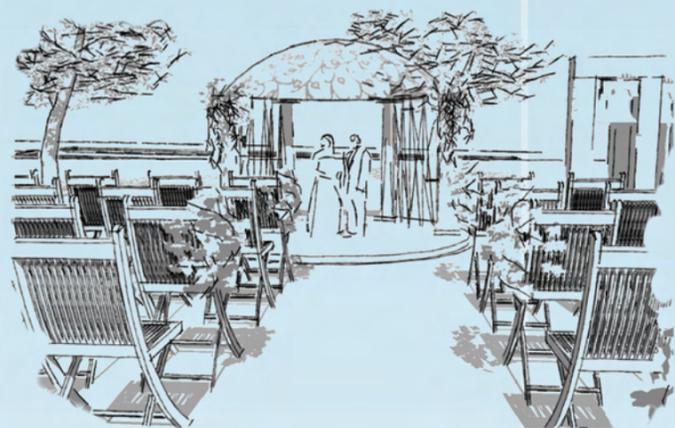
- Rip rap along most of the point
- Keep bamboo screen along southern boundary
- ADA compliance
- Prune trees at point
- Level land on point and re-sod
- Event planner to develop the marketing and management for the property
- Gate keeper needs golf cart access
- Bridal show at the convention center in February
- Clean up wall inside the house
- Ramp to tennis courts
- Water spigots
- Maintenance
- Collaborate w/ Master Gardeners or gardeners club, Open Space Committee, Friends of the Carothers
- Access to park on the southern point from park
- Parking at existing dump site and existing office
- Relocate and screen dumpsters
- Leave service road at north perimeter
- Parking for 55 vehicles
- 2 handicap parking spaces with drop off
- Service entry at existing greenhouse
- Directional signage
- ADA accessible bathroom
- Main entrance at northern home site
- ADA accessible future office
- Basic furnishings for interior need to be versatile and vernacular approved
- Approved event vendors listing

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A program of design elements for Phase I and future phase, was created with the collaboration of the Open Space Committee and the Parks Department. Listed below are the main desired elements for future development.

- Bird watching
- Event and Wedding Pavilion
- Controlled Access
- Screened Views
- ADA Requirements
- Parking
- Boardwalk
- Shelter
- Educational
- Screening of Dumpsters
- Lighting
- Pedestrian Connections
- Signage



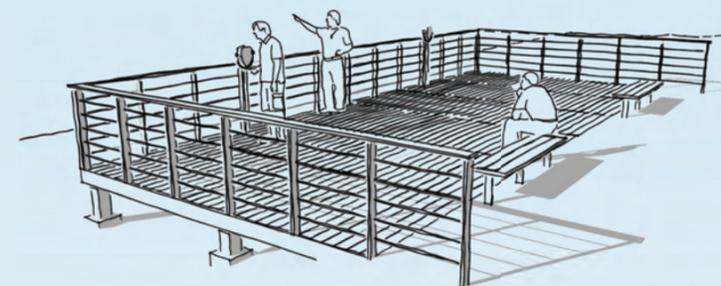
Event and Wedding Pavilion



Controlled Access to Carothers



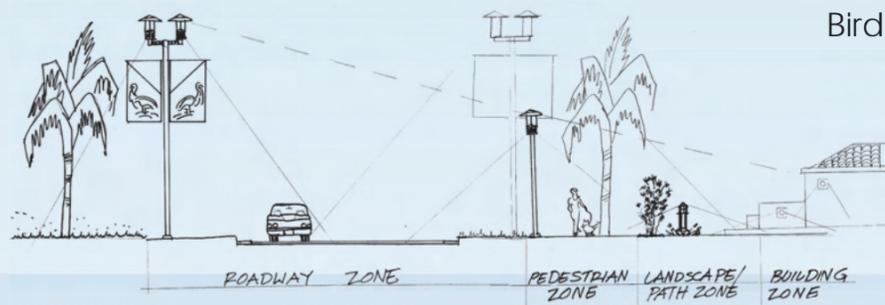
Entry Monument Sign



Bird Watching Platform



Boardwalk



Parking/ Pedestrian Lighting



ADA Accessibility

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The Preliminary Development Plan was created during the initial conceptual process. An updated Master Plan of the Carothers Garden has been created with further comments and review of the Open Space Committee being taken into consideration.

Legend

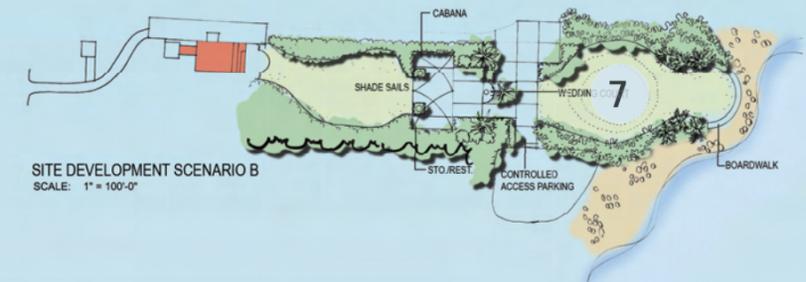
- 1 Enhance entry at Todville and Pine Gully Intersection
- 2 Consider Vehicular and Pedestrian Lighting along Pine Gully Road
- 3 Create nodes with benches and signage along existing trails
- 4 Add bird watching deck along with trails connecting to Carothers Property and existing trails
- 5 Create enhanced entry with monument and information kiosk at guard house
- 6 Relocate existing Parks Buildings and create additional parking space to accommodate new garden
- 7 Create a special event space with connections to existing Pine Gully trails and new parking areas
- 8 Restore shore line, add bird watching tower, upgrade play structure and clean up fish cleaning station. possible addition of kayak launch area



Upgrade existing structure.



Clean up standing water at fish cleaning station



- KEY
- PEDESTRIAN CROSSING WITH SIGNAGE
 - ✳ NODE
 - - - PEDESTRIAN PATH
 - VEHICULAR PATH



Alternate Park entry concepts



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Following the preliminary development plan and reviews by the Open Space Committee, a Preliminary Master Plan was developed. Refinements were then made after the committee reviewed the plans, and a final plan was developed with the comments taken into consideration. Alternates for the parking lot layouts were also developed and are addressed on the Master Plan Alternates page.



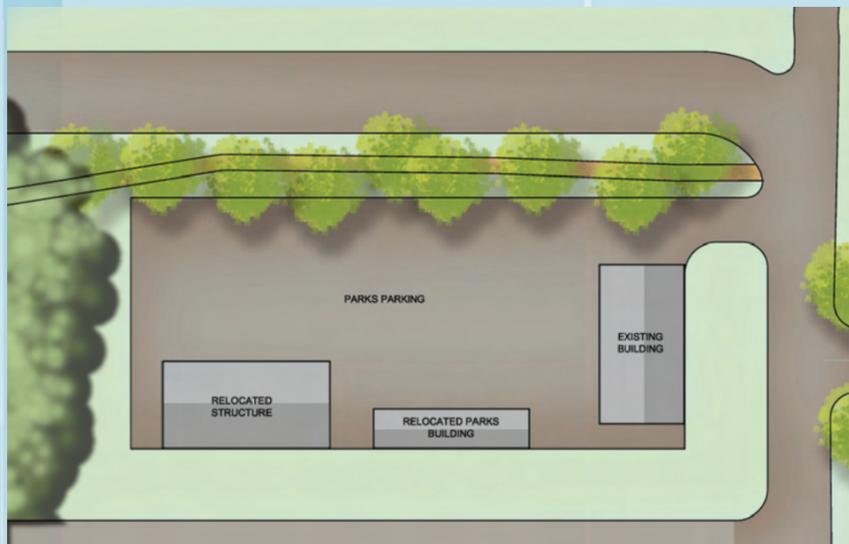
Legend

- 1 Upgrade house to meet ADA Compliance, include entry and exits and ADA accessible restrooms.
- 2 Fill in concrete gaps with decomposed granite to create an accessible route.
- 3 Expand drive width and create fire truck access, add 2 handicap parking stalls with clear accessible route to house.
- 4 Create a controlled access pedestrian entry from parking lot with a concrete garden path to the house. The path may have fossil imprints stamped or embedded throughout.
- 5 Create parking for up to 21 vehicles with designated parking for existing parks building employee parking.
- 6 Controlled park access with center island and guard house.
- 7 Create a bird watching and event garden centered at the exit door.
- 8 Restore lawn area, remove existing granite beds and reuse on pavilion.
- 9 Fill in vegetative gaps in existing buffers along north and south boundary with large shrubs and trees, create a layered buffer at bay area.
- 10 Create focal point with anchoring arbors along existing tennis court. Build a small cabana style structure for food service and restrooms on the north side of tennis court.
- 11 Refinish existing tennis court with earthtone color palette to blend with existing site.
- 12 Create a pedestrian path along eastern property with controlled access to and from Pine Gully Park.
- 13 Regrade existing berm to create a more natural slope.
- 14 Create an event/ wedding area with pavilion and formal paved walk.
- 15 Add a picnic pavilion and restore beach area.
- 16 Build a wooden boardwalk along the shore line.
- 17 Enhance and preserve rip rap, add large boulders for controlled waterway access to property.
- 18 Restore bay frontage to lawn and landscape.
- 19 Additional parking area of approximately 30 spaces. Clear existing dump site and create an enhanced parking area with landscape buffers.
- 20 Consider cleaning understory of existing natural area for possible trails and the enhancement of the habitat.
- 21 Signage with site history and background.

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Responding to ideas and recommendations of the Open Space Committee, parking alternatives were created to enhance the bay frontage and create more parking on the west side of the property.



Temporary Maintenance Area



Alternative A

Parking Alternative A

Temporarily relocate Parks Building to maintenance area and create a parking area for maintenance and employees.

A connection from the Carothers Garden to the existing natural habitat may be achieved by creating a linear buffer between the maintenance area and the neighboring property.

Create a parking lot with approximately 55 spaces. Native trees and shrubs and a Low Impact Development strategy will minimize any damage to the existing natural habitat that may be caused through stormwater runoff. A controlled access to the Carothers Garden would remain.

Parking Alternative B

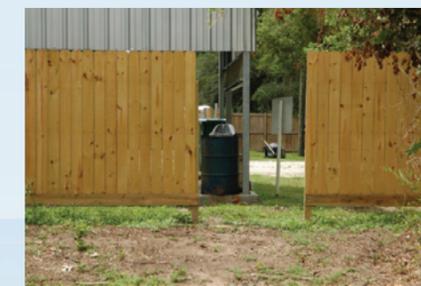
Reduce the number of parking spaces and add a buffer from the parking lot to the bay, to maintain the views clear of obstructions.

Restore bay frontage to lawn and landscape.

The secondary entry to the Carothers Garden has been eliminated.



Alternative B



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Recommendations for Phase I were compiled through the efforts of the Open Space Committee, Parks Department and The Burditt Team. The main item for Phase I was to bring the structure up to ADA standards, which included accessible entryways parking and accessible restrooms. The second main item was fire safety. The entry drive to Carothers would need to be expanded with a fire truck turnaround. The remaining budget would go to site improvements including parking, controlled access and garden maintenance.

BUILDING IMPROVEMENTS

- General Demolition and Removal \$ 2,000
- Patio/ Ramp Paving \$ 12,000
- Bathroom Renovation \$ 13,000
- Exit Doorways \$ 8,000
- Interior/ Exterior Finishes \$ 3,000
- HVAC Upgrade \$12,000
- Signage \$ 3,000
- Lighting/ Electrical \$ 4,000
- Controlled Access Gate to stairs and Railing Restoration \$ 3,000
- Fire Protection \$15,000
- subtotal \$ 75,000**

SITE IMPROVEMENTS

- 1. General Demolition and Removal \$ 5,000
- 2. West Parking Area Paving (aprox.. 21 stalls) \$ 52,500
- 3. 24' Wide Roadway & ADA Parking Paving (Colored Concrete) \$ 42,000
- 4. Garden Path (Custom Patterned Concrete) \$ 15,000
- 5. Garden Path Arbor, Bridge, and Gate \$ 15,000
- 6. West Parking Lighting (Dark Sky Compliant) \$ 25,000
- 7. Removable Bollards (2) \$ 2,000
- 8. Signage \$ 10,000
- 9. Lawn Restoration \$ 10,000
- subtotal \$ 176,500**
- Site Improvements Subtotal \$ 251,500**
- Contingency (10%) \$ 25,150**
- Site Improvements Total \$276,650**
- Design Fee(10%) \$27,665**
- Testing and Surveying Allowance (2%) \$5,533**
- Project Total \$309,848**



A Statement of Probable Costs has been included in Appendix A. Please refer to this for further budget breakdown.

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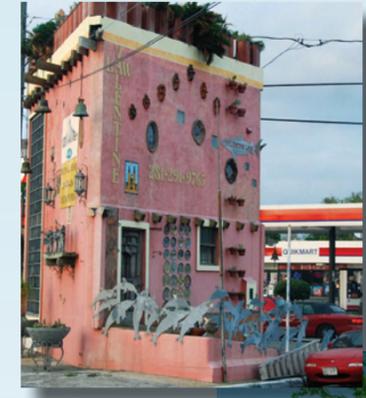
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Lawn Restoration
Remove existing granite columns and store for future use. Remove landscape bed and restore lawn to create a large gathering space.



West Side Parking
Relocate existing parks structures to a corner of the property or to the temporary maintenance area and create a parking lot with appropriate landscape and lighting



Park Main Entry Signage
Spanish, rustic style entry sign directing the parks guests to their destinations.

Collaboration with the original Carothers Home builder to create a cohesive entry sign with pockets and vignettes of Spanish style items.



Carothers Garden Entry
Create a two door gated entry with controlled access to the Carothers Garden.

A small wooden bridge with arbor will create a garden like entry with beautiful surrounding landscape and pedestrian path.

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After a site analysis and speaking with the Open Space Committee, Parks Department and Fire and Building Inspector, the following recommendations were developed to create an accessible entry and exit.

Accessible Entry Alternatives



West Entry
Alternate Main Entry I
 -Demo flatwork and stairs
 -Raise grade through greenhouse, use decorative paving
 -New out swinging door and accessible handles
 -Exit light
 -Repair interior and exterior finishes



North Entry
Service/ Rear door
 No improvements needed at this time.



South Entry
Alternate Main Entry II
 -Demo stairs or topping over
 -Raise grades with ramp or other paved grade change, use decorative paving
 -New out swinging door and accessible handles
 -Exit light
 -Repair interior and exterior finishes



East Entry
Secondary Exit
 -Demo stairs or topping over
 -Raise grade with ramps or other paved grade change, use decorative paving
 -New out swinging door and accessible handles
 -Exit light
 -Repair interior and exterior finishes

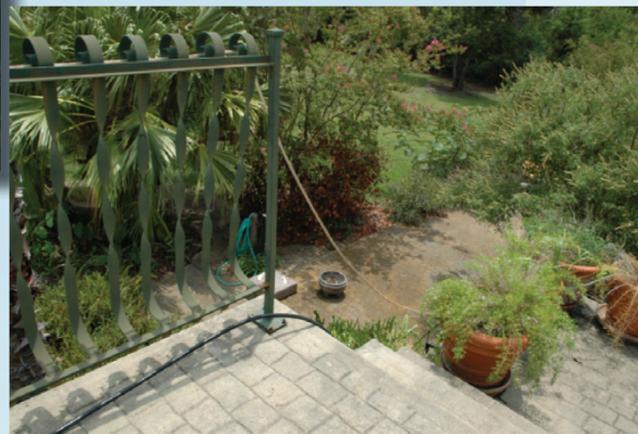
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After a site analysis and speaking with the Open Space Committee, Parks Department and Fire and Building Inspector, the following recommendations were developed to create an accessible restroom facility.



Stairwell to Roof
-Non-Accessible
-Repair Railing
-Controlled Access Gate to Stairs



Unisex Bathroom B
-Handicap Accessible
-Door signage
-Remove tub, plumbing fixtures and screen wall
-Add door and new accessible plumbing fixtures
-Repair finishes



Unisex Restroom A
-Non-Accessible
-Door signage
-Remove showers and convert into storage



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Recycled Plastic Furniture

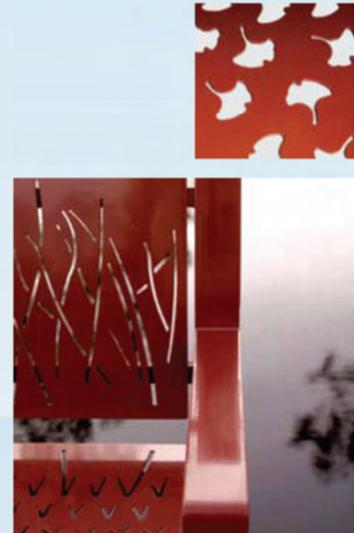
Create a more sustainable and environmentally friendly landscape with the use of recycled plastic furnishings like the Avenue Contour Series from Urbain Design. Incorporate benches and litter receptacles throughout the Pine Gully trails and park.

Vendor Information:
Kraftsman
19535 Haude Road
Spring TX. 77388
p. 281.353.9599
f. 281.353.2265



Perforated Metal Furniture
Landscape Forms' Lakeside Series site furniture provide a visual and comfortable bench and litter receptacle that will enhance the beauty of the Carothers garden. The Furniture may be incorporated in the entry as waiting areas or along the trails for resting points.

Vendor information:
431 Lawndale Avenue,
Kalamazoo, MI 49048
p. 800.521.2546



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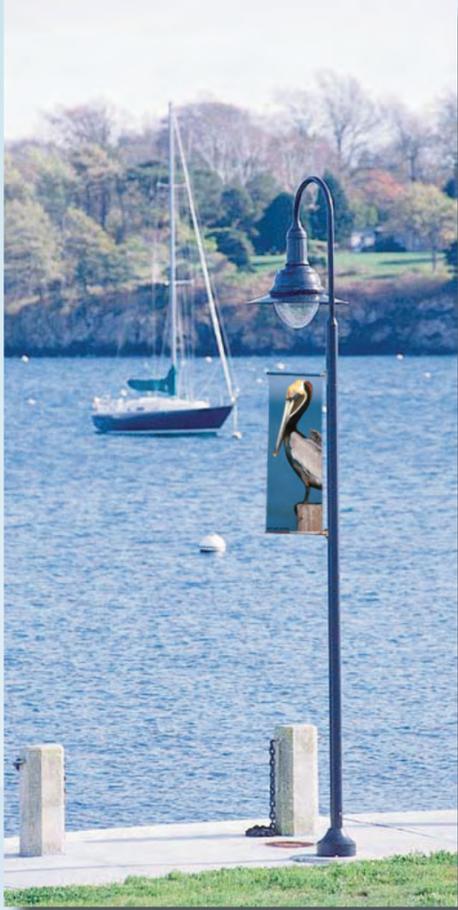
Site Lighting A
 The Mariner Series and Central Park Series from Antique Street Lamps will fit into the existing coastal landscape with a lighthouse look and feel. Lighting may be incorporated along the roadway, in the parking lots and throughout the trails. The use of pedestrian lighting and bollards are key.

Vendor Information:
 Antique Street Lamps
 2011-B W Rundberg
 Austin, TX. 78758
 p. 512.977.8444
 f. 512.977.9622



Pine Gully Park Playground
 A 5-Spoke Fusion piece from Xccent Play will fit well in the existing play area. The structure allows for exercise and fun while not obstructing from the surrounding landscape. The play surface should be revised to create a more curvilinear area, this will create a less restricted feel for the children to play in.

Vendor Information:
 Noah's Park & Playgrounds
 420 W. Franklin Suite 2
 Waxahachie, TX. 75165
 p. 940.367.7658



Site Lighting B
 The Promenade Series from Architectural Area Lighting also lends to a coastal landscape feel with its soft lines and curvilinear accessories.

Vendor Information:
 Architectural Area Lighting
 7601 North Loop East
 Houston, TX. 77028
 p. 713.671.8000
 f. 713.671.8050



Historic Information Sign
 National Signs
 2611 El Camino St.
 Houston, TX. 77054
 p. 713.863.0600
 f. 713.863.7585



Accent lighting alternatives
 Lanterns may be added to event courtyards for ambiance, as well as solar lighting along the garden paths.

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Painted tiles add a lot of personality and sense of heritage to any landscape. The Carothers Garden may host a bell tile painting day for local children and/ or organizations. Tiles may be incorporated throughout the landscape. This allows for a cohesive design when incorporated within the garden with the existing tiles that are embedded throughout the Carothers home.

Custom Furniture Items



Concrete bench with painted tile inserts



Donovan Park in The Heights
Owned and operated by Houston Heights Association



Concrete walk with fossil like imprints throughout



Monument alternatives to re-establish the existing spanish style of the Carothers garden.



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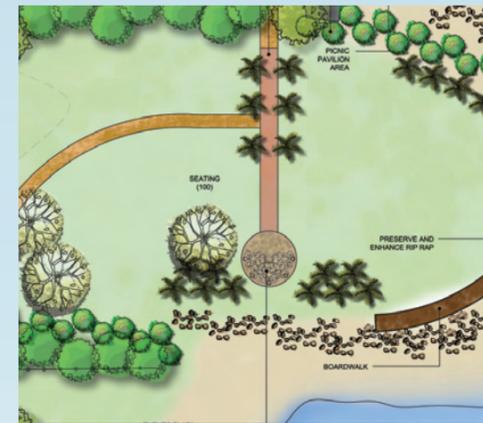
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The Wedding and Event Pavilion has a sitting capacity of 50 to 100. This space may be utilized for a formal wedding ceremony or a musical event with a backdrop of the bay.



Wedding/Events Pavilion Alternate A

Utilize existing granite columns in the design as a structural element. Create a circular paved platform with a formal paved walk that may be used as a bridal aisle. Wrought iron pavilion with Mexican style design to blend into the existing landscape.



Wedding/Events Pavilion Alternate B

Utilize existing granite columns in the design as a structural element. Create a circular paved platform with a formal paved walk that may be used as a bridal aisle. A large exposed concrete beam over the granite columns would expand on the existing design at the Carothers entry courtyard.



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Bird House Pavilion

Create a small bird house style pavilion with view ports to the surrounding garden with an overhead structure. A linear paved path from the existing exit door will allow for direct access and create a focal point. Surrounding space allows for a seating capacity of 25 to 50. This is a perfect space for small weddings or events.

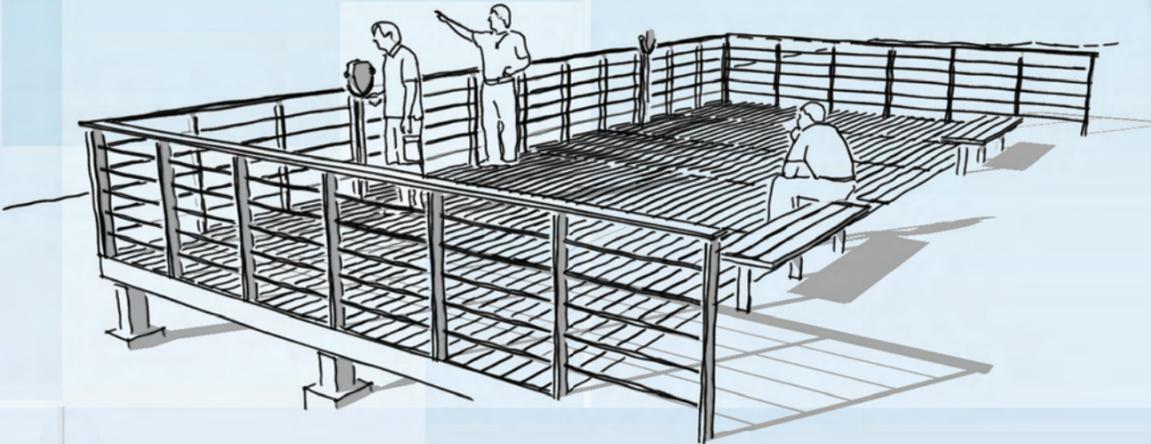
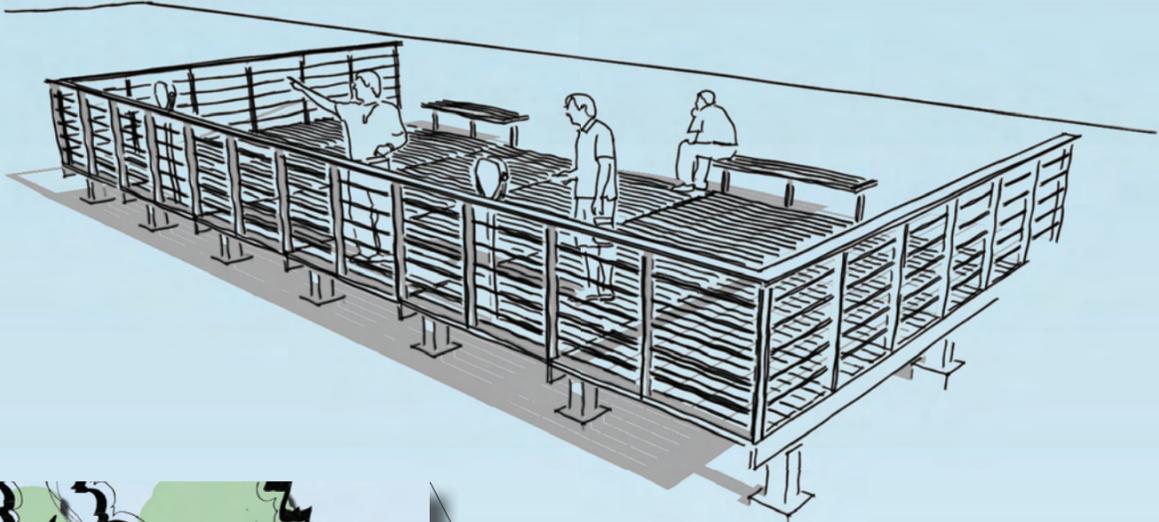


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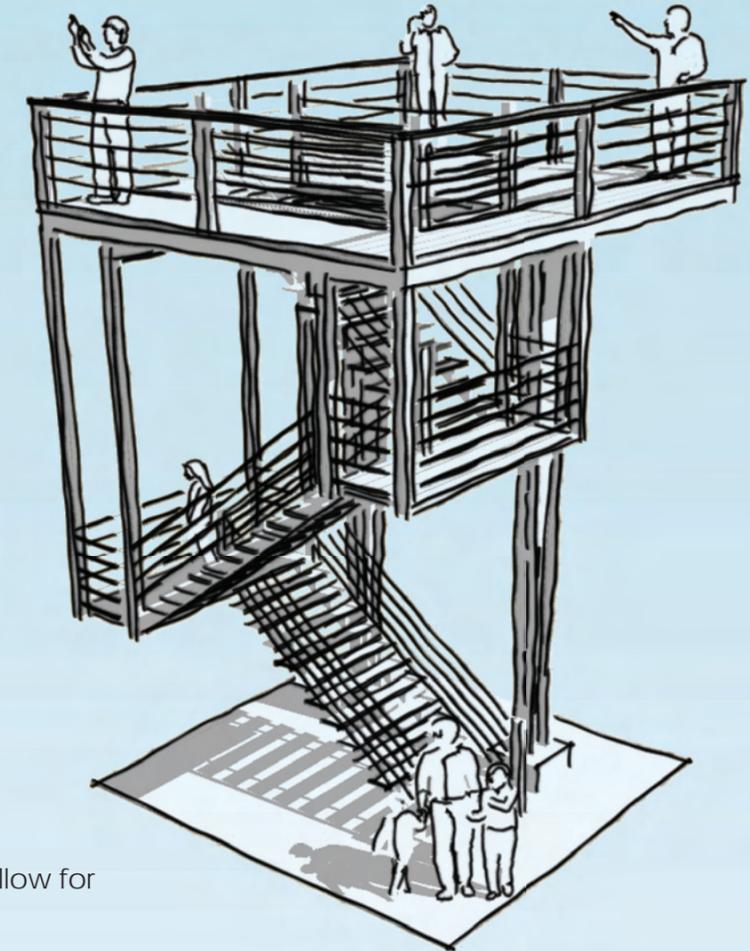
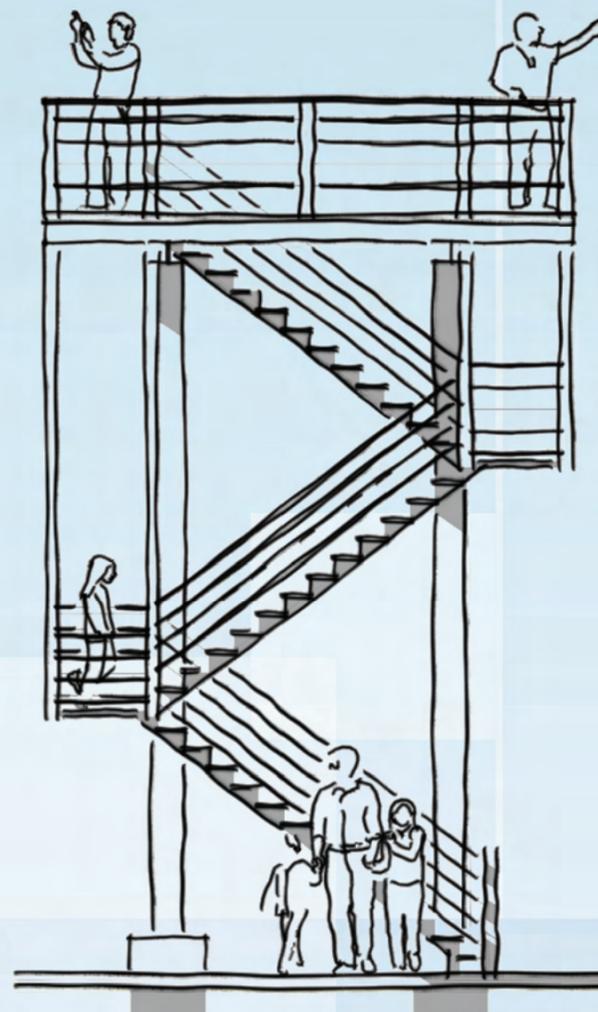
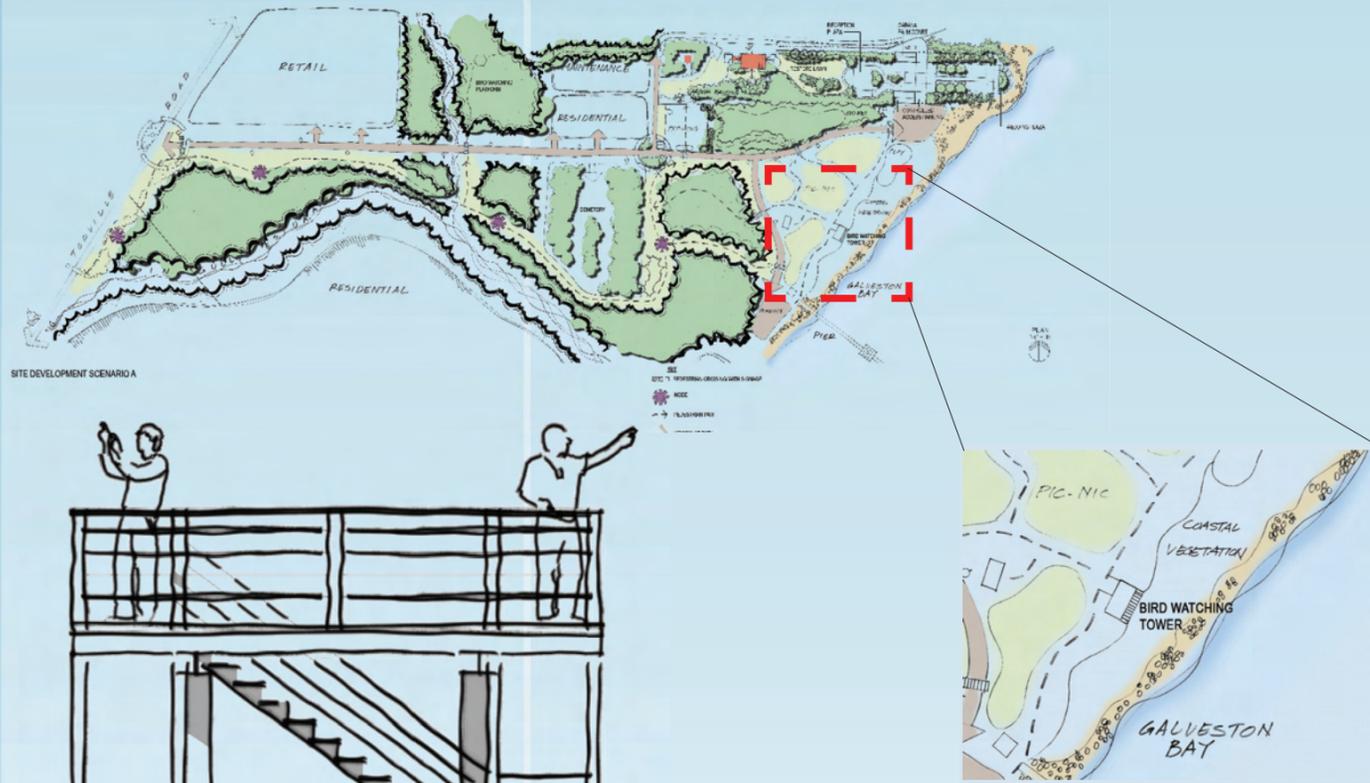
Bird Watching Platform

The surrounding forest area is a perfect space for bird and nature watching. The platform allows for great open views of the existing habitat. Access to the wooden structure may be created from the Carothers Garden along the outer skirts of the maintenance area and from the existing Pine Gully trails.



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Bird Watching Tower

Towering over Galveston Bay, this bird watching tower would allow for great views to both the inland and seashore habitats.

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1



5



8

1. Pindo Palm (*Butia capitata*)
2. Washington Fan Palm (*Washingtonia filifera*)
3. Texas Persimmon (*Diospyros texana*)
4. Golden Rain Tree (*Koelreuteria paniculata*)
5. Waxmyrtle (*Myrica cerifera*)
6. Chinese Fringe Tree (*Chionansus retusus*)
7. Youpon Holly (*Ilex Vomitoria*)
8. Canary Island Date Palm (*Phoenix canariensis*)
9. Texas Palmetto (*Sabal texana*)
10. Banana Magnolia (*Michelia figo*)



2



3



6



4



7



9



10

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Carothers Garden Plant List 20 Large and Small Shrubs



2



5



7



1



3



4



6



8



9

1. Rosemary (*Rosmarinus officinalis*)
2. Eleagnus (*Eleagnus pungens*)
3. Pittosporum (*Pittosporum tobira*)
4. Pineapple Guava (*Feijoa sellowiana*)
5. Oleander (*Nerium oleander*)
6. Japanese Yew (*Podocarpus macrophyllia*)
7. Texas Sage (*Leucophyllum Spp.*)
8. Yellow Bird of Paradise (*Caesalpinia gilliesii*)
9. Glossy Abelia (*Abelia grandiflora*)

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1. Golden Stonecrop Sedum (*Sedum acre*)
2. Trumpet Vine (*Campsis radicans*)
3. Widellia (*Widellia tribulata*)
4. Lantana (*Lantana montevidensis*)
5. Honey Suckle (*Tecomaria capensis*)
6. Asian Jasmine (*Trachelospermum asiaticum*)
7. Virginia Creeper (*Parthenocissus quinquefolia*)
8. Confederate Jasmine (*Trachelospermum Jasminoides*)
9. Red Coral Vine (*Antigonon leptopus*)
10. Algerian Ivy (*Hedera canariensis*)
11. Morning Glory (*Ipomoea pes-caprae*)

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Appendix

City of Seabrook

Phase I Statement of Probable Cost/Allowance

Harris County, Texas

City of Seabrook
 PINE GULLY & CARUTHER'S GARDEN MASTER PLAN
 PRELIMINARY STATEMENT OF PROBABLE COSTS
 PHASE 1

SEPTEMBER 14, 2009

	Phase 1 Recommended Allowance
BUILDING IMPROVEMENTS	
1 Demolition & Removal	\$2,000
2 Patio / Ramp Paving	\$12,000
3 Bathroom Renovation	\$13,000
4 Exit Doorways	\$8,000
5 Flooring, Interior & Exterior Finishes	\$3,000
6 HVAC Upgrade	\$12,000
7 Signage	\$3,000
8 Lighting & Electrical	\$4,000
9 Controlled Access Gate to stairs & railing restoration.	\$3,000
10 Fire Protection (assumes hydrant apparatus & 410 l.f. +/- water line extension)	\$15,000
Building Improvements Subtotal	\$75,000
Contingency (10%)	\$7,500
Building Improvements Total	\$82,500

SITE IMPROVEMENTS	
1 Demolition & Removal	\$5,000
2 West Parking Area Paving (approx. 21 stalls)	\$52,500
3 24' wide Roadway & ADA Parking Paving (colored concrete)	\$42,000
4 Garden Path (Decomposed Granite Surfacing)	\$15,000
5 Garden Path Arbor, Bridge, & Gate	\$15,000
6 West Parking Lighting (Dark Sky Compliant)	\$25,000
7 Removable Bollards (2)	\$2,000
8 Signage	\$10,000
9 Lawn Restoration	\$10,000
Site Improvements Subtotal	\$176,500
Contingency (10%)	\$17,650
Site Improvements Total	\$194,150

CONSTRUCTION TOTAL **\$276,650**

DESIGN & CONSTRUCTION ADMINISTRATION (percentage of total construction costs)		
1 Design Fee	10%	\$27,665
2 Testing & Surveying Allowance	2%	\$5,533
Design & Construction Admin. Subtotal		\$33,198

PROJECT TOTAL **\$309,848**

Note: The above estimate of probable costs is for budgeting purposes only, and may vary with actual project conditions.



See Site Improvements for budget breakdown of Phase I site

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Statement of Probable Cost/Allowance for additional site improvements

City of Seabrook
PINE GULLY & CARUTHER'S GARDEN MASTER PLAN
PRELIMINARY STATEMENT OF PROBABLE COSTS

SEPTEMBER 14, 2009

**Total
Allowance**

SITE IMPROVEMENTS		
1	East Parking Area Paving (approx. 30 stalls)	\$75,000
2	Buffer Plantings (Northern Boundary)	\$20,000
3	Buffer Plantings (Southern Boundary)	\$10,000
4	Events Garden Patio (Flagstone)	\$8,000
5	"Bird House" Wedding Pavilion	\$15,000
6	East Parking Lighting (Dark Sky Compliant)	\$30,000
7	Guard House & Control Gateway	\$30,000
8	Irrigation Renovation	\$20,000
9	North Wall Enhancements	\$3,000
10	Screening Plantings for Trash Enclosure Areas	\$1,000
11	12 Benches (\$1,500 per bench)	\$18,000
12	6 Litter Receptacles (\$1,500 per receptacle)	\$9,000
13	Anchoring Arbors & Cabana style food service / restroom structure at Tennis Court Area	\$70,000
14	Refinish existing Tennis Court surfacing	\$5,000
15	Pedestrian Path from Tennis area to Seaside Event Area	\$8,000
16	Controlled Access Gate to Pine Gully Park	\$2,500
17	Regrade existing building foundation berm	\$4,000
18	Seaside Event Area with Pavilion and Formal Paved Walk	\$45,000
19	Seaside Picnic Pavilion	\$12,000
20	Shoreline Restoration	\$10,000
21	Shoreline Boardwalk	\$25,000
22	Bay Frontage Restoration	\$25,000
23	Habitat Restoration and Trail Construction	\$25,000

Note: The above estimate of probable costs is for budgeting purposes only, and may vary with actual project conditions.

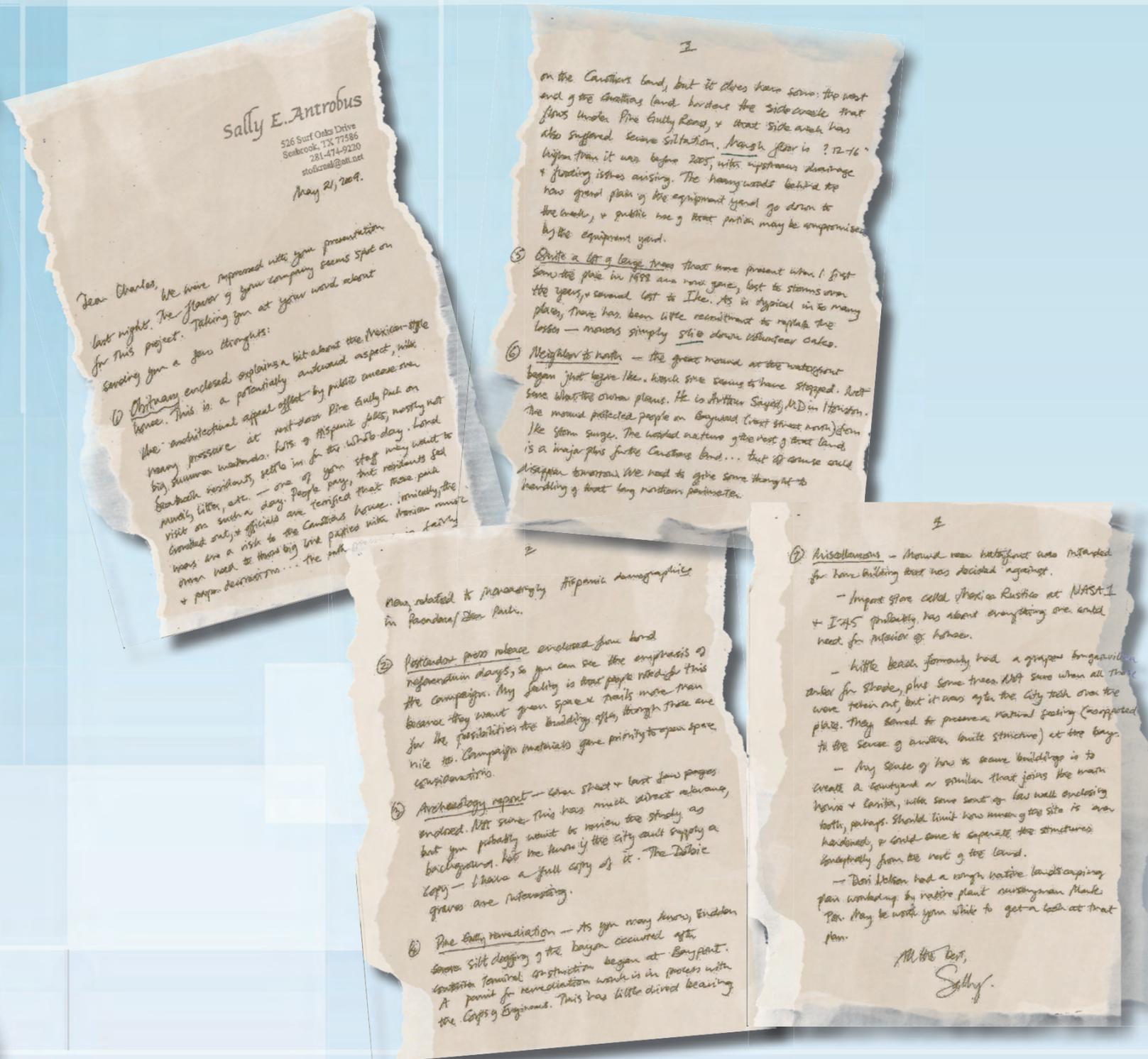


City of Seabrook

Local and Regional Context

Harris County, Texas

The following images were both inspirational and provided valuable information



The letter shown to the left was sent to us by Mrs. Sally Antrobus. In the letter she explained how the site was used prior to the purchase of the Carothers property along with its neighboring uses. She also provides a brief explanation about the remediation that has taken place at Pine Gully, and advised as to an existing archeological study. The design team used this information along with other historic site research and park signage (above) to further inform us in developing the Master Plan document.

City of Seabrook

Harris County, Texas



PINE GULLY PARK
Expansion Project – Vote YES! on November 6

Your place to enjoy the Bay
Q-and-A October 20, 11 am-noon

Vote for Open Space YES in Seabrook!

Voters' Initiative for
Enjoying the
Waterfront
(V-I-E-W)

This is our chance to add 8.43 acres, with bayfront, to the park. Bonds will cost a Seabrook homeowner with a \$200,000 home about \$40/year.



Vote YES! on Nov. 6

for Pine Gully Park Expansion
Early voting Oct. 22-Nov. 2, Freeman Library, Clear Lake
For more information, call Dori Nelson 281-474-4825

Pd pol. advertisement: Treasurer: M. J. Wilkinson, 526 Surf Oaks Drive, Seabrook TX 77586

Come See the Place

at 502 Pine Gully Road

Officials will answer your questions
about plans for the park addition.
Saturday, Oct. 20, 11 am – noon
Tuesday, Oct. 23, 6:30-7:30 pm

PRSRT STD
US POSTAGE
PAID
PERMIT NO 184
WEBSTER, TX

Where to Vote YES on Nov 6

- Precinct 333 – Evelyn Meador Library
- Precinct 692 – Comfort Inn, NASA 1
- Precinct 90 – Ed White Elementary

Your Support Counts!

- ✓ Every vote counts when turnout is low.
- ✓ Help spread the word about this opportunity.
- ✓ Early voting through Nov 2 at the Freeman Library, Clear Lake.

Seabrook, "A Natural Destination"

- ✓ The Park Board welcomes your ideas on uses of this property.
- ✓ Your vote means more space for trails.
- ✓ Parks need to keep pace with Seabrook's growth.

For more about the property, see <http://dmack.tx-homeinspections.com> or call Dori Nelson, 281-474-4825
Pd. Pol. Advertisement—Treasurer, M. J. Wilkinson

Parks and Trails Increase Property Value

This is our first-ever opportunity to vote for retaining our natural setting. Don't miss the chance! Fine parks and trails enhance property values across the entire city.

Voters' Initiative for Enjoying the Waterfront (VIEW)
526 Surf Oaks Drive
Seabrook, TX 77586

PRSRT STD
US POSTAGE
PAID
PERMIT NO 184
WEBSTER, TX

Vote YES on Nov 6!
for the Pine Gully Enhancement Project

This November, Seabrook voters will be asked to approve a measure to preserve 8.43 acres of land on the northern edge of Pine Gully Park in order to provide public access to Galveston Bay, preserve land along Pine Gully, and provide a unique location for community events.

Preserving Our Community Character

- The proposed Pine Gully Enhancement Project is one of the last large tracts of open land on the Bay. We need to **act now** to ensure that it will be open to the public now and for the future.
- The 8-acre garden provides critical **public access to the Bay**. Once protected, the project will be open for birding, scouting, conferences, exhibit space and more.
- The City can preserve this important property now. **You can help** by voting yes on Nov 6 to issue \$2.5 million in bonds to acquire it.

This Program Benefits All Residents of Seabrook

By voting YES on Nov 6 you will be allowing the City to:

- Preserve our community character
- Protect land along Pine Gully Creek
- Preserve wildlife habitat
- Invest in our quality of life
- Provide more opportunities for outdoor recreation

Fiscal Responsibility With Local Control

- Annual audits will be conducted and available to the public.
- The bond money will be used solely for the preservation and renovation of the property.
- The bond will be paid by 2 cents per \$100 valuation, or \$40 a year on a \$200,000 home, for a maximum of 20 years.

You Can Help!!! — Vote YES on Nov 6

City of Seabrook

Harris County, Texas

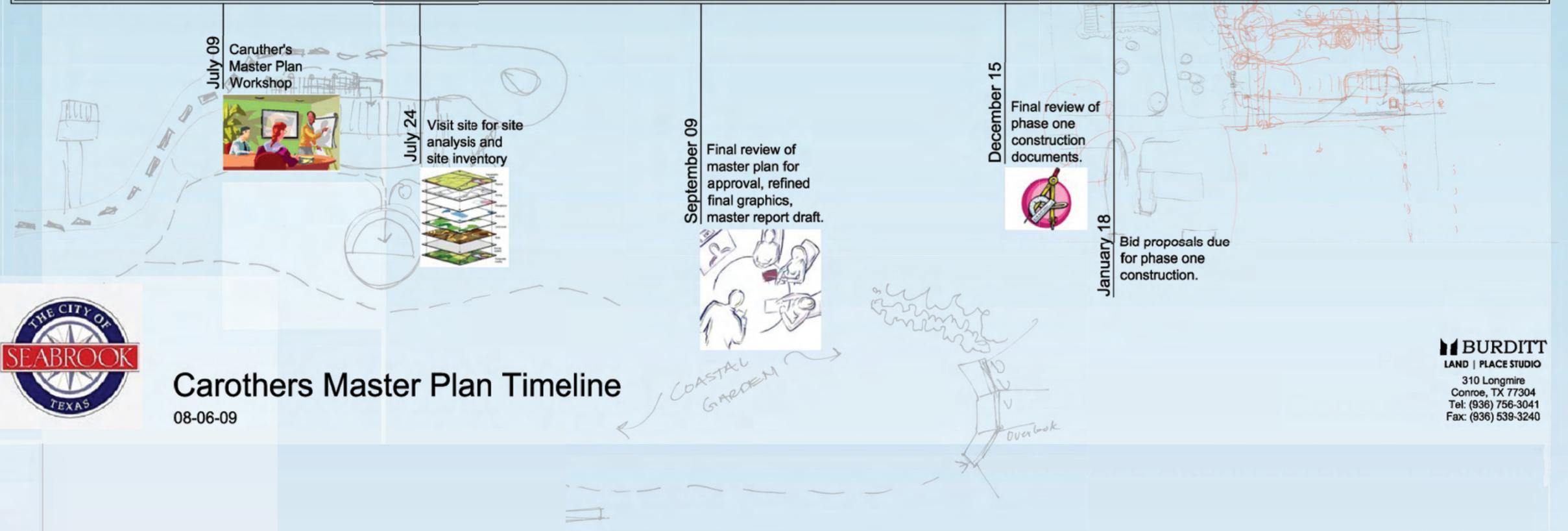
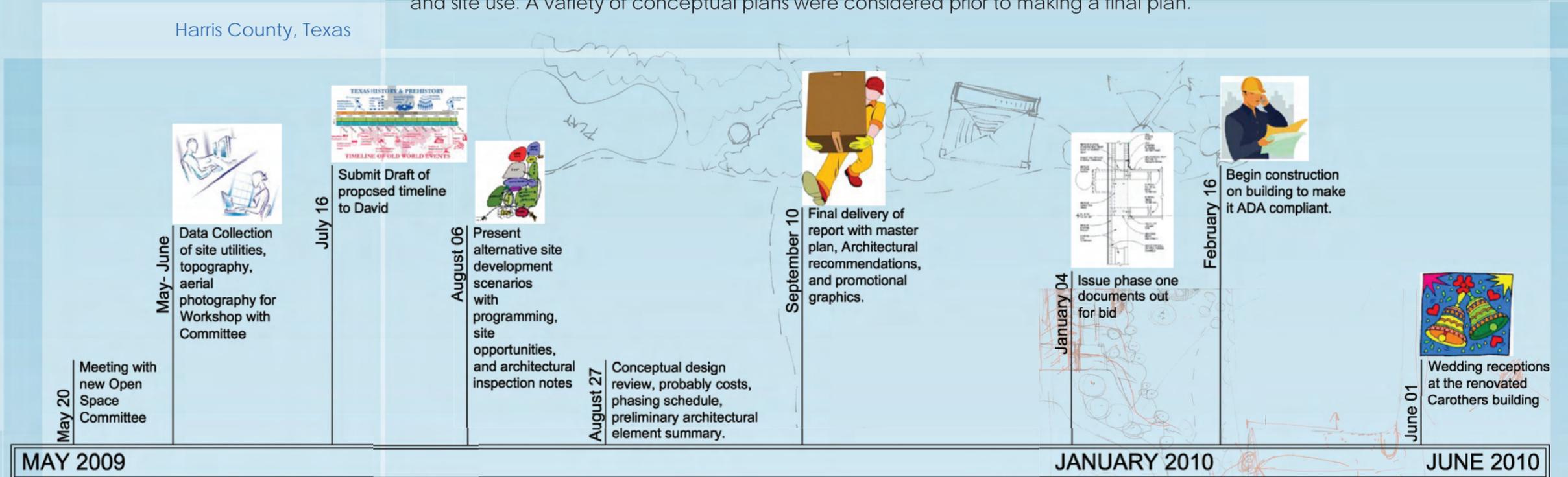


City of Seabrook

Harris County, Texas

Progress Sketches and Timeline

The Master Plan for Pine Gully Park and Carothers Coastal Garden made progress through many renditions of the site circulation and site use. A variety of conceptual plans were considered prior to making a final plan.



Carothers Master Plan Timeline

08-06-09

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