



# Cypress Creek Greenway Case Study

## Stakeholder Advisory Group Meeting

January 18, 2013



# Work to Date

- Research and information collection
  - Land use / demographic / economic
  - Governance – utility districts, Harris County, Flood Control
- Public outreach
  - Continued Stakeholder Advisory Group development
  - Assessing effective outreach target groups
  - Developing Public Involvement Plan (PIP)

# Work to Date

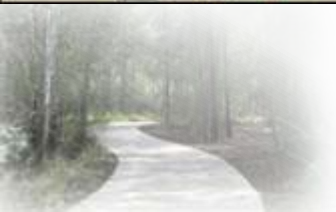
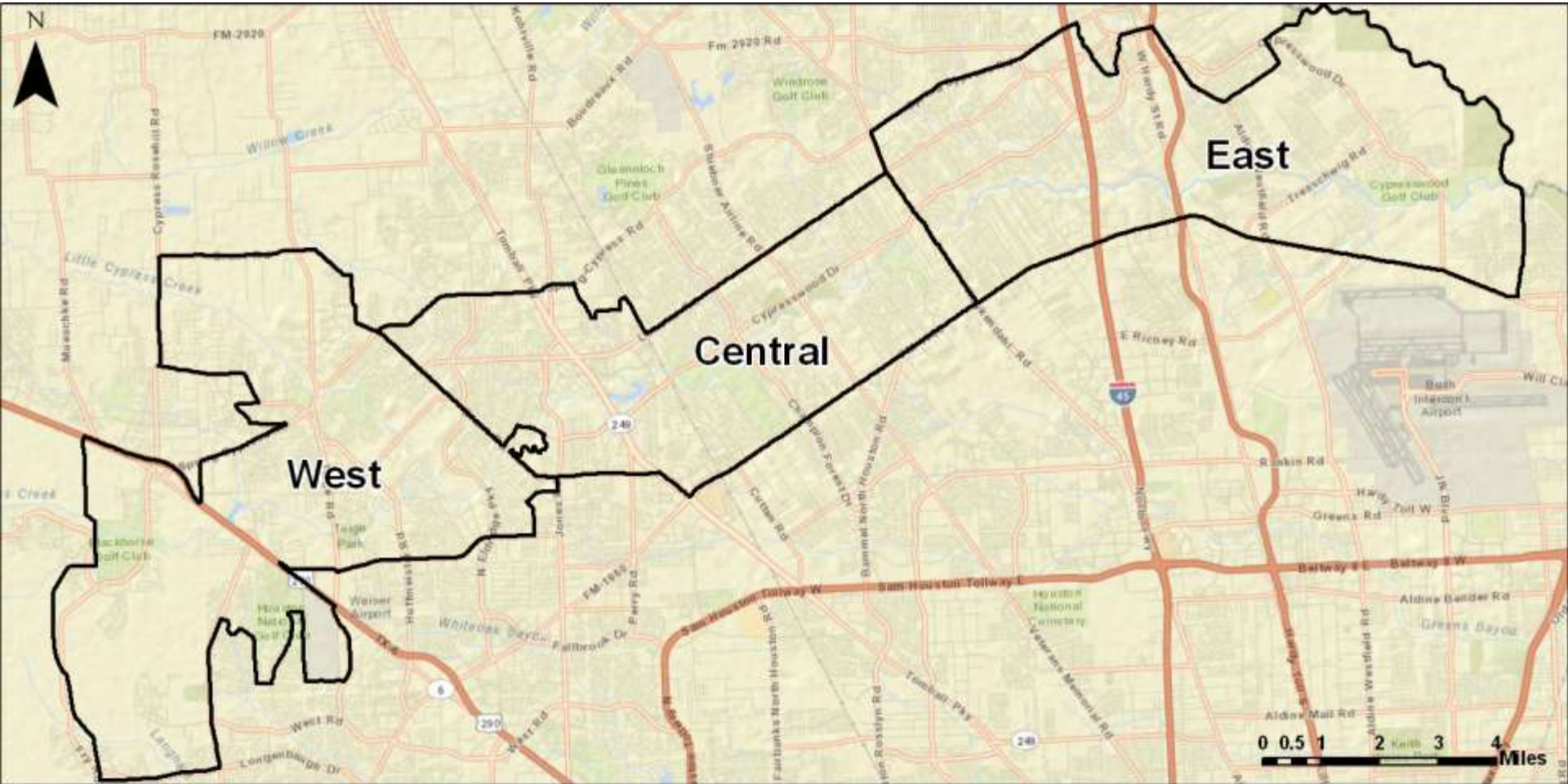
- Learning about previous efforts
  - Cypress Creek Flood Control Coalition
  - Timber Lane
  - Precinct 4
- Assessing organizational and fiscal capacity
  - Utility districts
  - Other entities
- Benefits Model update
- Sustainability Gap Analysis

# HUD Six Livability Principles

1. Provide more transportation choices.
2. Promote equitable, affordable housing.
3. Enhance economic competitiveness.
4. Support existing communities.
5. Coordinate policies and leverage investment.
6. Value communities and neighborhoods.



# Area of Study – Cypress Creek Corridor



# Demographic and Economic Characteristics

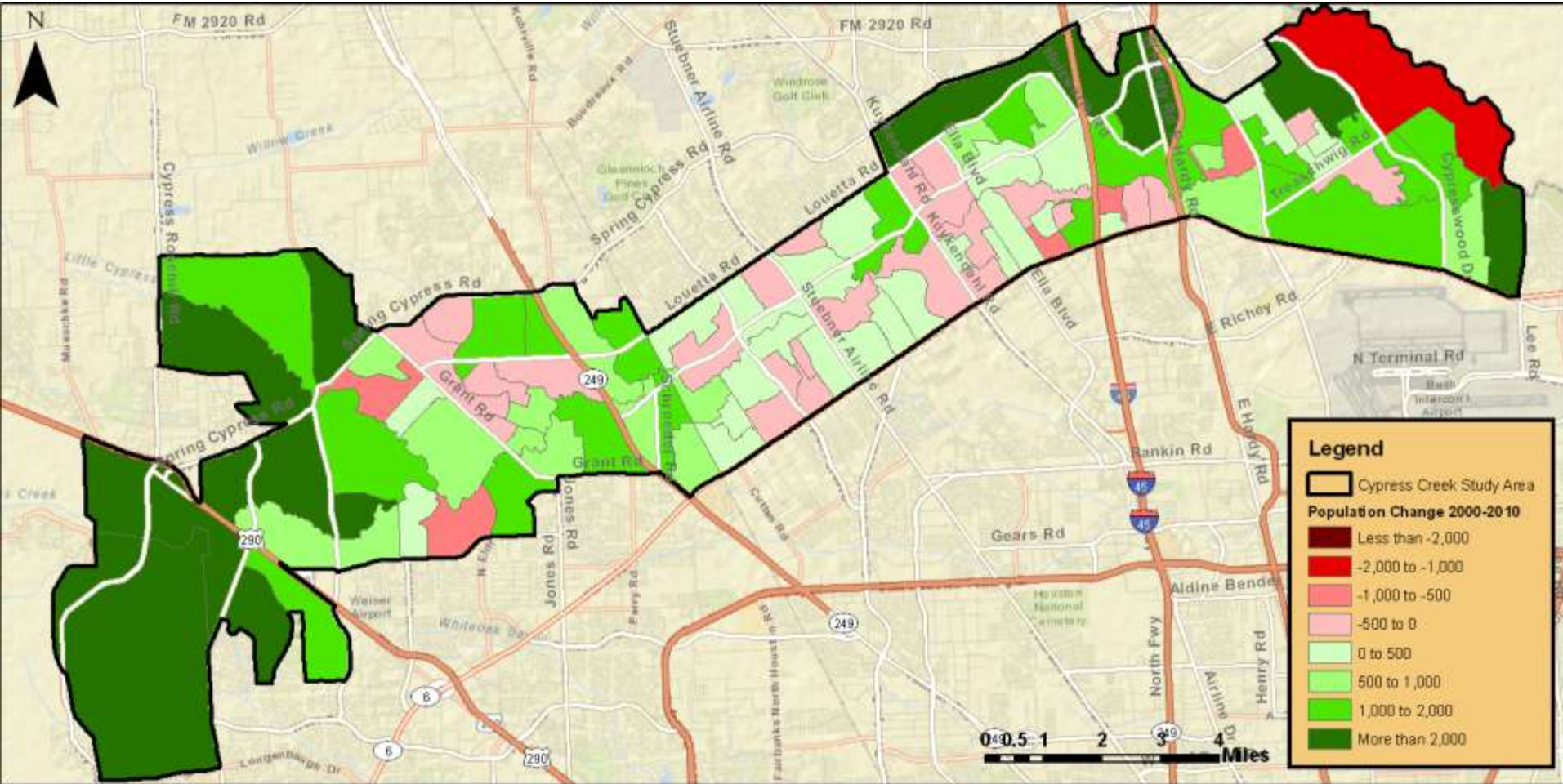
- Population

Area Population Growth				
	2000 Census	2010 Census	Difference	
	Count	Count	Change	% Change
East Region	70,240	95,621	25,381	36.1%
Central Region	70,875	83,042	12,167	17.2%
West Region	25,570	59,434	33,864	132.4%
<b>Total Area</b>	<b>166,685</b>	<b>238,097</b>	<b>71,412</b>	<b>42.8%</b>





# 2000-2010 Total Population Change



Sources: 2000 Census and 2010 Census

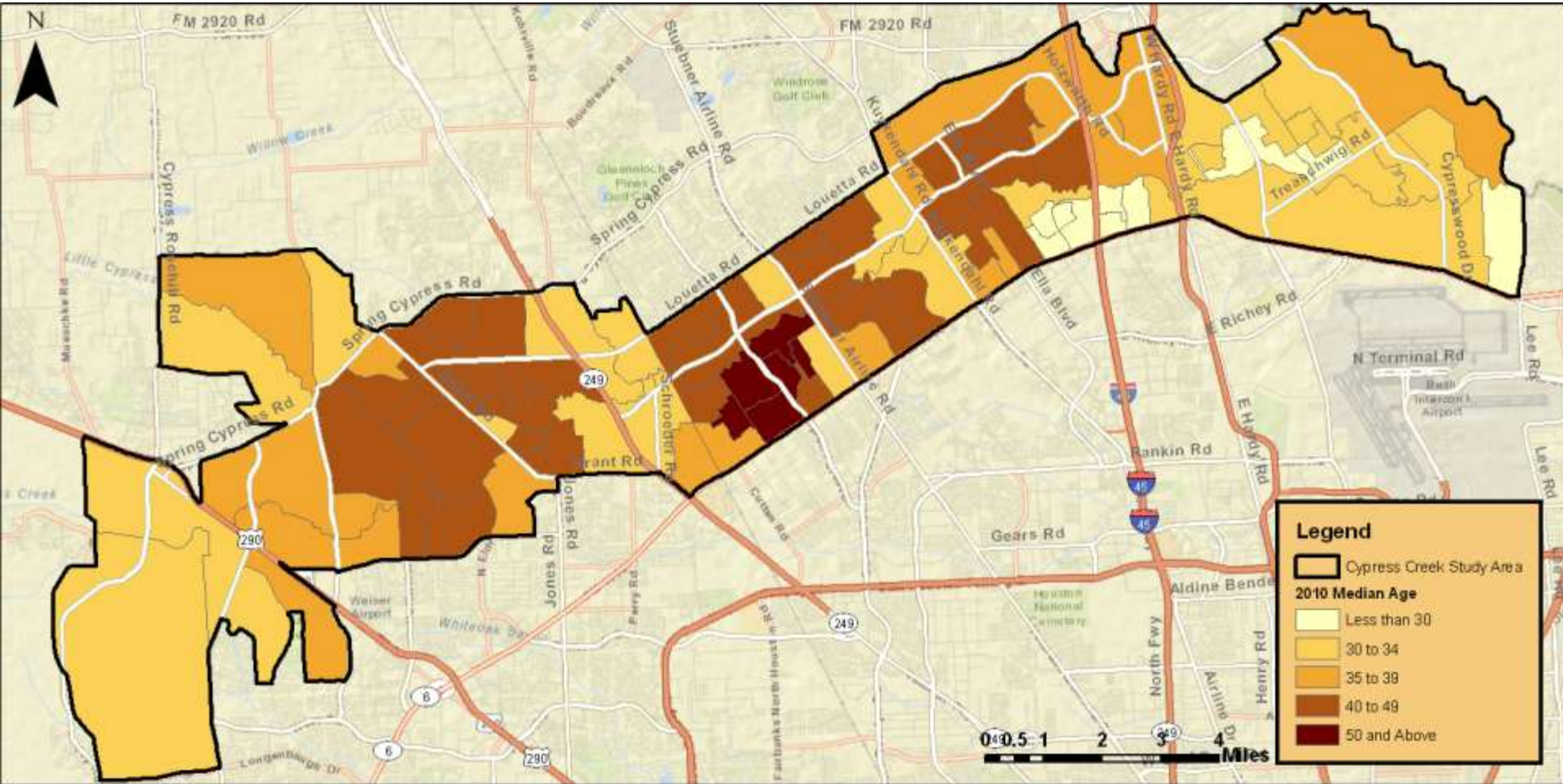
# Cypress Creek Greenway Case Study

- Age Distribution
  - Central region losing children
  - West region skews young
  - Over 65 growing fast everywhere

Population by Age	Whole Area					
	2000 Census		2010 Census		Difference	
	Count	Share	Count	Share	Change	% Change
Total Population	166,685		238,097		71,412	42.8%
Median Age	35		35		0	0.0%
<b>Under Age 18</b>	<b>46,681</b>	<b>28.0%</b>	<b>64,861</b>	<b>27.2%</b>	<b>18,180</b>	<b>38.9%</b>
<b>Over Age 65</b>	<b>10,873</b>	<b>6.5%</b>	<b>21,440</b>	<b>9.0%</b>	<b>10,567</b>	<b>97.2%</b>
<b>Under Age 5</b>	<b>11,739</b>	<b>7.0%</b>	<b>16,993</b>	<b>7.1%</b>	<b>5,254</b>	<b>44.8%</b>
<b>Ages 5 to 9</b>	<b>12,824</b>	<b>7.7%</b>	<b>18,107</b>	<b>7.6%</b>	<b>5,283</b>	<b>41.2%</b>
<b>Ages 10 to 14</b>	<b>13,849</b>	<b>8.3%</b>	<b>18,727</b>	<b>7.9%</b>	<b>4,878</b>	<b>35.2%</b>
<b>Ages 15 to 17</b>	<b>8,269</b>	<b>5.0%</b>	<b>11,034</b>	<b>4.6%</b>	<b>2,765</b>	<b>33.4%</b>
Ages 18 to 21	6,187	3.7%	8,738	3.7%	2,551	41.2%
Ages 21 to 24	7,290	4.4%	11,360	4.8%	4,070	55.8%
Ages 25 to 34	23,427	14.1%	32,404	13.6%	8,977	38.3%
Ages 35 to 44	29,670	17.8%	35,170	14.8%	5,500	18.5%
Ages 45 to 54	27,168	16.3%	36,034	15.1%	8,866	32.6%
Ages 55 to 64	14,938	9.0%	27,415	11.5%	12,477	83.5%
<b>Ages 65 to 74</b>	<b>6,920</b>	<b>4.2%</b>	<b>13,428</b>	<b>5.6%</b>	<b>6,508</b>	<b>94.0%</b>
<b>Ages 75 to 84</b>	<b>3,160</b>	<b>1.9%</b>	<b>5,978</b>	<b>2.5%</b>	<b>2,818</b>	<b>89.2%</b>
<b>Over Age 85</b>	<b>793</b>	<b>0.5%</b>	<b>2,034</b>	<b>0.9%</b>	<b>1,241</b>	<b>156.5%</b>



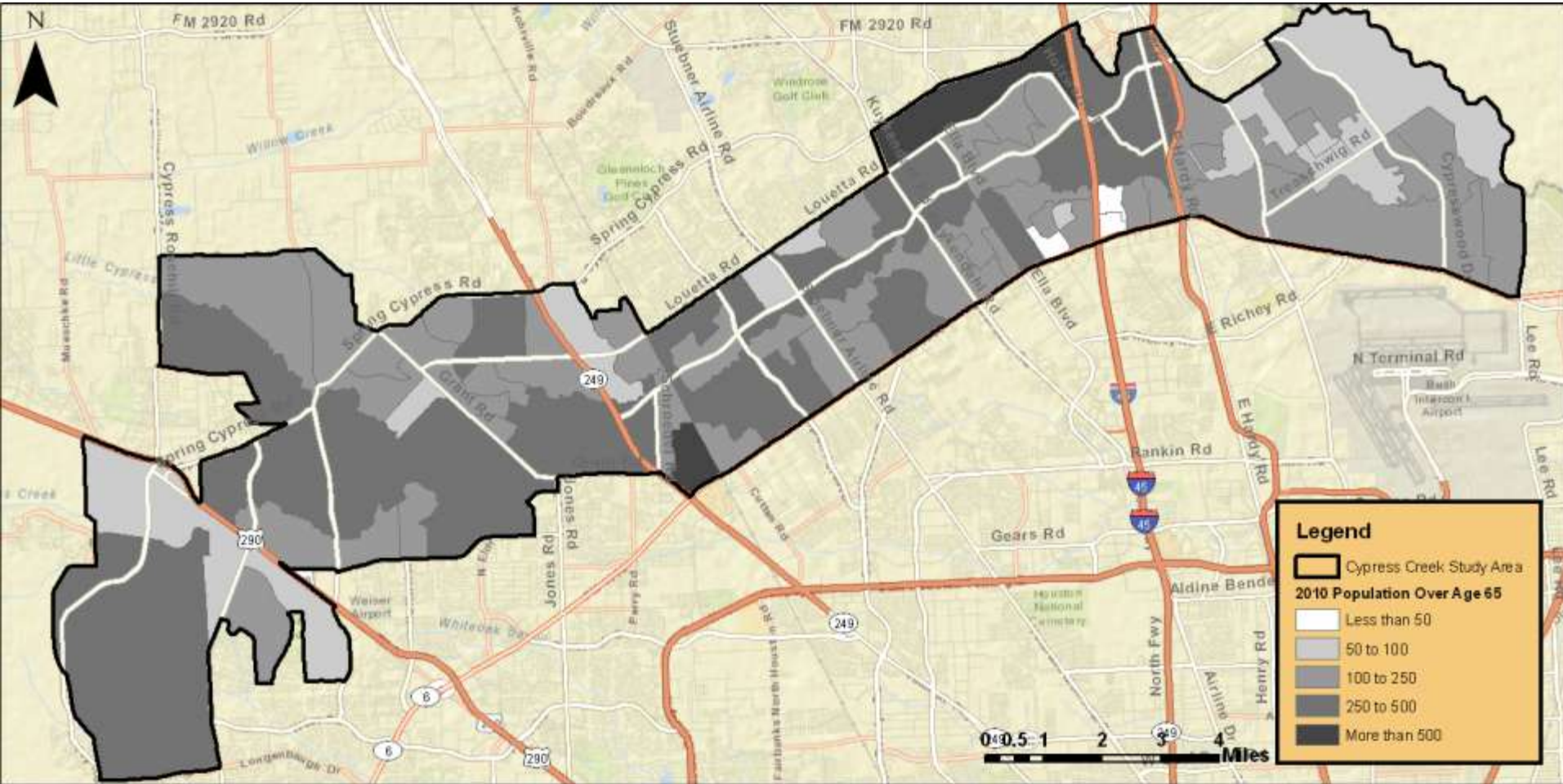
## 2010 Median Age



Sources: 2010 Census



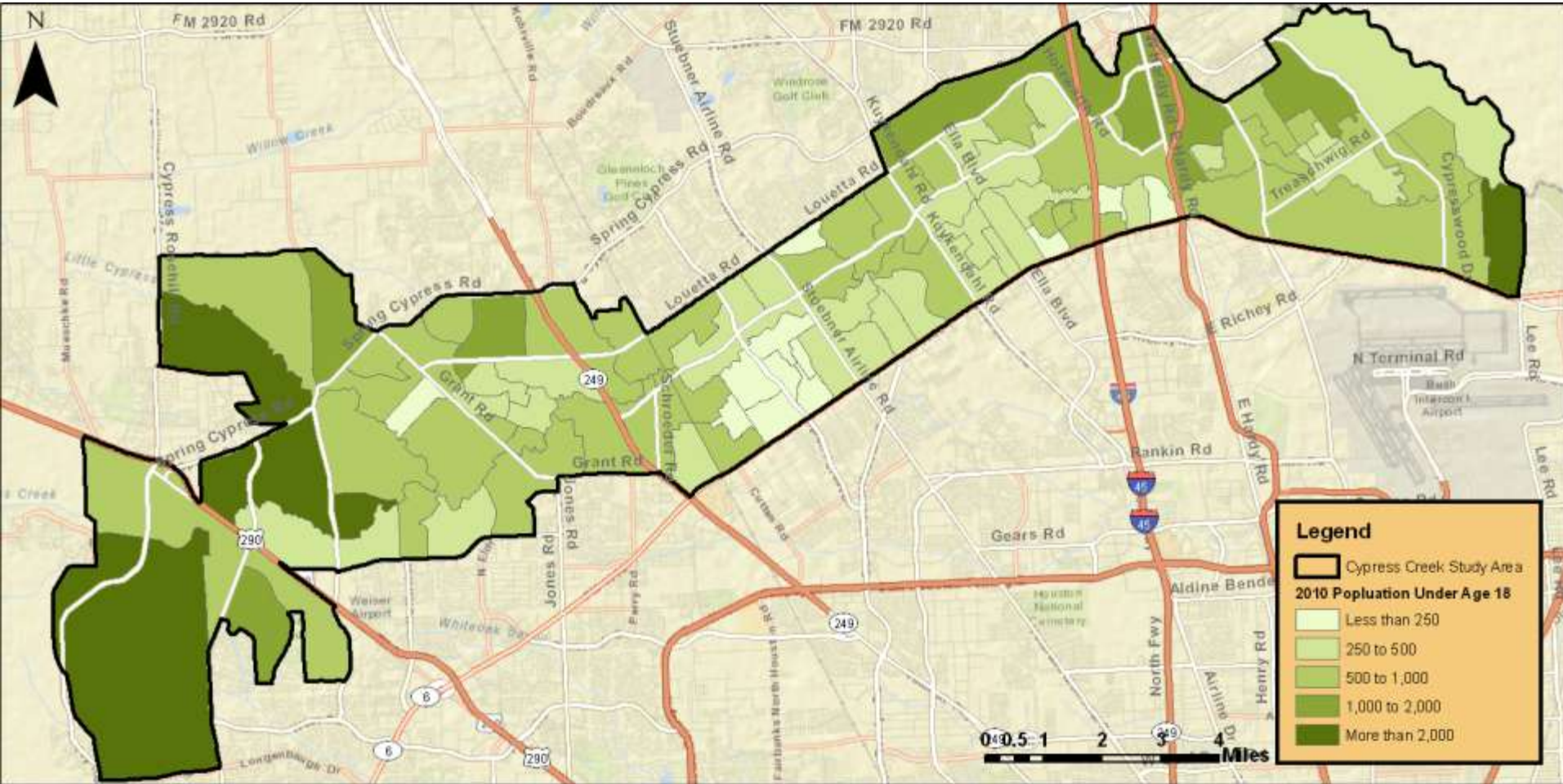
# 2010 Population Aged 65+



Sources: 2010 Census



# 2010 Population Aged 18 and Under



Source: 2010 Census

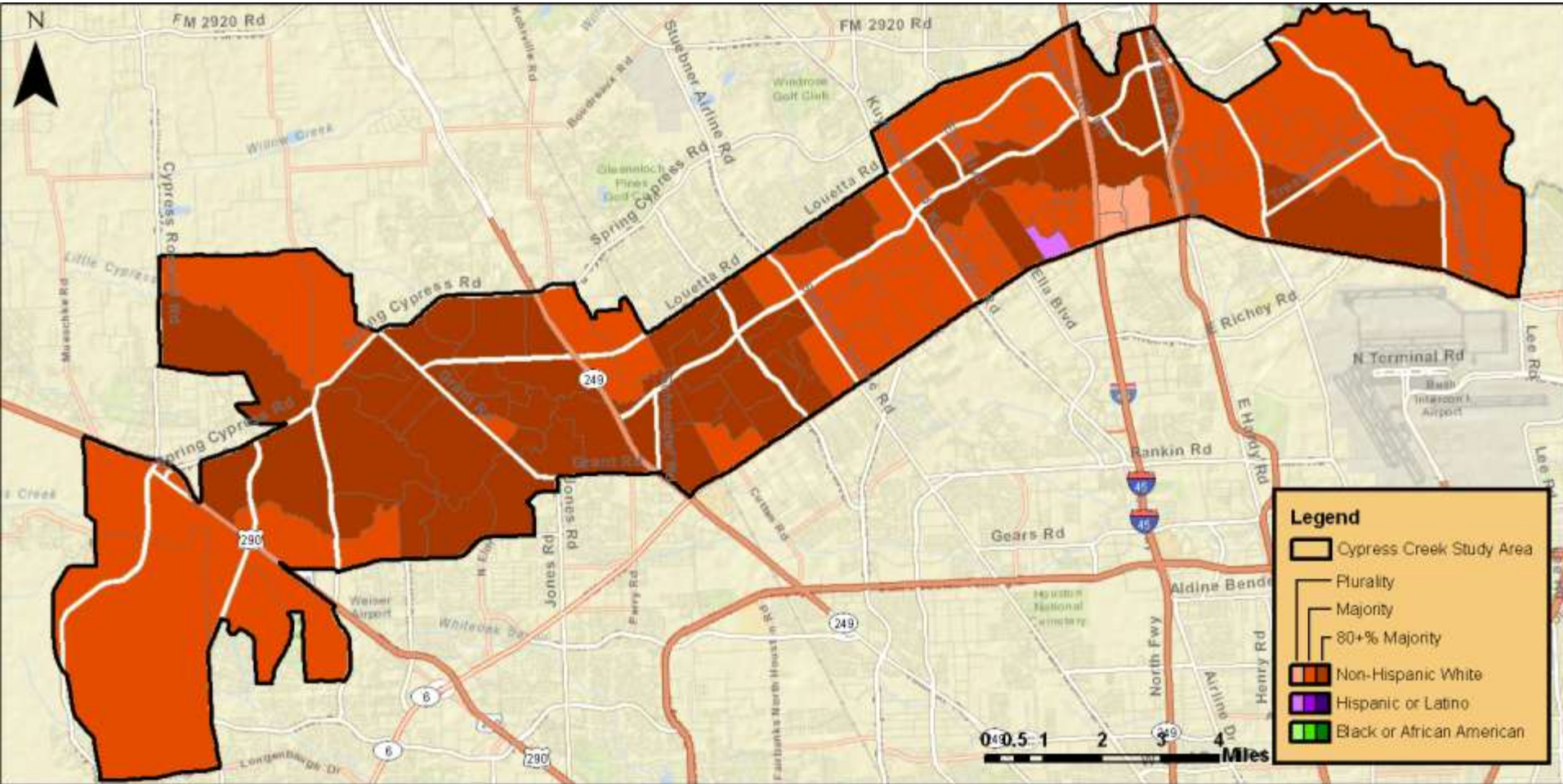


- Ethnicity

Population and Ethnicity	Whole Area					
	2000 Census		2010 Census		Difference	
	Count	Share	Count	Share	Change	% Change
Total Population	166,685		238,097		71,412	42.8%
Non-Hispanic White	126,888	76.1%	134,586	56.5%	7,698	6.1%
Black or African-American	10,321	6.2%	33,206	13.9%	22,885	221.7%
American Indian or Alaska Native	290	0.2%	458	0.2%	168	57.9%
Asian	6,183	3.7%	15,058	6.3%	8,875	143.5%
Native Hawaiian or Other Pacific Islander	53	0.0%	257	0.1%	204	384.9%
Some Other Race	122	0.1%	363	0.2%	241	197.5%
Two or More Races	2,170	1.3%	3,810	1.6%	1,640	75.6%
Hispanic or Latino	20,155	12.1%	49,881	20.9%	29,726	147.5%



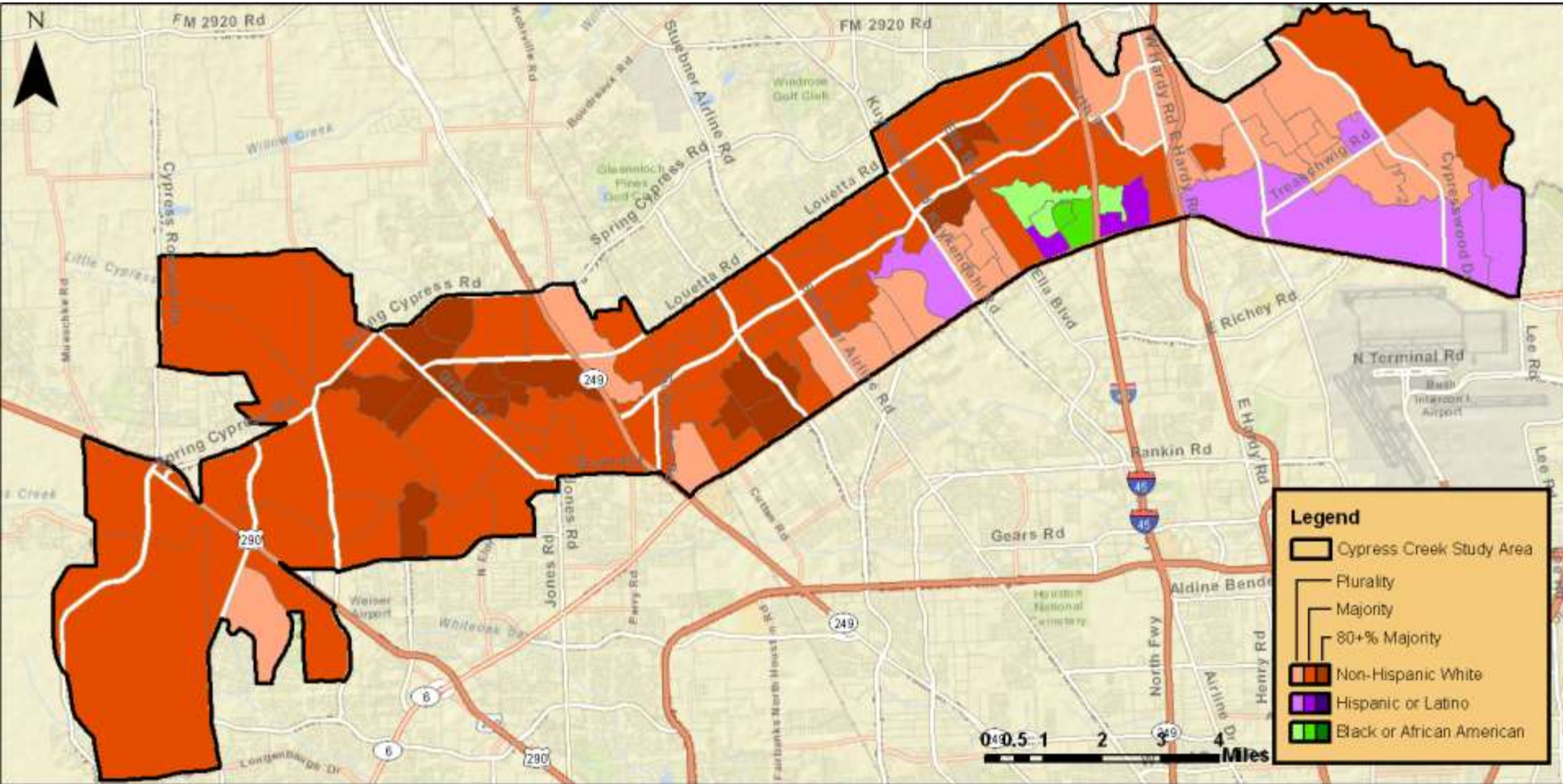
# 2000 Ethnicity



Source: 2000 Census



## 2010 Ethnicity



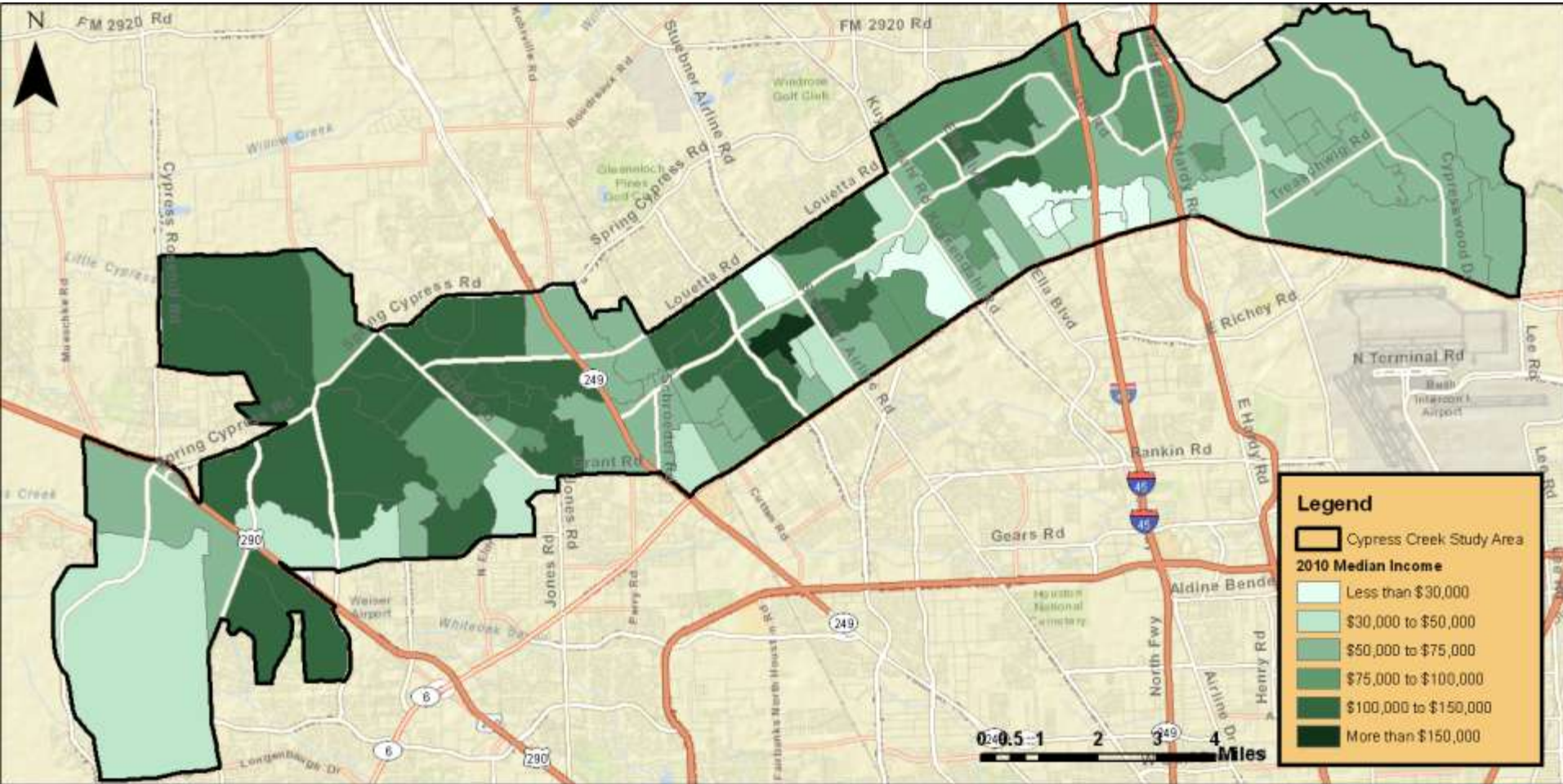
Source: 2010 Census



- Household Income Characteristics

Households by Income	Whole Area					
	2000 Census		2010 ACS		Difference	
	Count	Share	Count	Share	Change	% Change
Total Households	61,210		87,232		26,022	42.5%
Under \$15,000	3,739	6.1%	2,499	2.9%	-1,240	-33.2%
\$15,000 to \$25,000	4,317	7.1%	6,399	7.3%	2,082	48.2%
\$25,000 to \$35,000	5,746	9.4%	7,569	8.7%	1,823	31.7%
\$35,000 to \$50,000	8,492	13.9%	10,460	12.0%	1,968	23.2%
\$50,000 to \$75,000	12,675	20.7%	16,198	18.6%	3,523	27.8%
\$75,000 to \$100,000	9,445	15.4%	12,736	14.6%	3,291	34.8%
\$100,000 to \$150,000	9,910	16.2%	16,163	18.5%	6,253	63.1%
Over \$150,000	6,886	11.2%	15,208	17.4%	8,322	120.9%
Median Household Income	\$66,832	0.0%	\$69,135	0.0%	\$2,303	3.4%
Median Household Income (2010 Dollars)	\$84,152	0.0%	\$69,135	0.0%	-\$15,017	-17.8%

## 2010 Median Income



Sources: 2000 Census and 2010 ACS

- Land Use and Property Valuation Totals
  - West area has most vacant land

Land Use	Entire Area				2012 Total Appraised Value
	Parcels	Building SF	Land SF	Land Acreage	
Single Family	69,511	180,750,285	1,568,343,225	36,004.15	\$ 11,692,106,811
Retail	920	19,984,263	93,413,231	2,144.47	\$ 1,460,946,164
Multifamily, Rental	206	24,859,356	49,170,245	1,128.79	\$ 1,043,270,921
Office	521	10,528,406	21,500,671	493.59	\$ 465,306,076
Vacant, Developable	8,898	111,119	586,604,864	63,445.60	\$ 462,659,567
Industrial	227	5,396,122	25,863,301	593.74	\$ 229,066,613
Hotel/Motel	121	3,249,405	35,694,776	819.44	\$ 225,616,450
Hospital	11	1,605,057	3,130,726	71.87	\$ 168,734,209
Medical Office	253	2,556,691	4,723,840	108.44	\$ 148,150,226
Multifamily, Condominium	2,171	2,626,527	17,613	0.40	\$ 112,645,535
Institution	114	4,822,380	32,785,155	752.64	\$ 104,908,423
Park/Recreation	97	472,379	124,742,790	2,863.70	\$ 45,123,100
Industrial, Self Storage	42	2,313,448	32,172,434	738.58	\$ 18,525,028
Single Family, Mobile	368	516,297	14,418,078	330.99	\$ 17,715,376
Undevelopable/Utilities/ROW/Etc	1,753	60,699	282,533,934	6,486.09	\$ 15,293,109
Parking	26	216,561	2,817,195	64.67	\$ 14,765,259
Vacant, Agriculture Exemption	285	2,824	347,940,055	7,987.61	\$ 10,220,422
Religious/Church	87	1,062,788	22,316,986	512.33	\$ 4,200,750
Mixed Use	1	900	8,882	0.20	\$ 62,806
<b>Total</b>	<b>85,612</b>	<b>261,135,507</b>	<b>3,248,198,001</b>	<b>124,547.33</b>	<b>\$ 16,239,316,845</b>

Source: HCAD

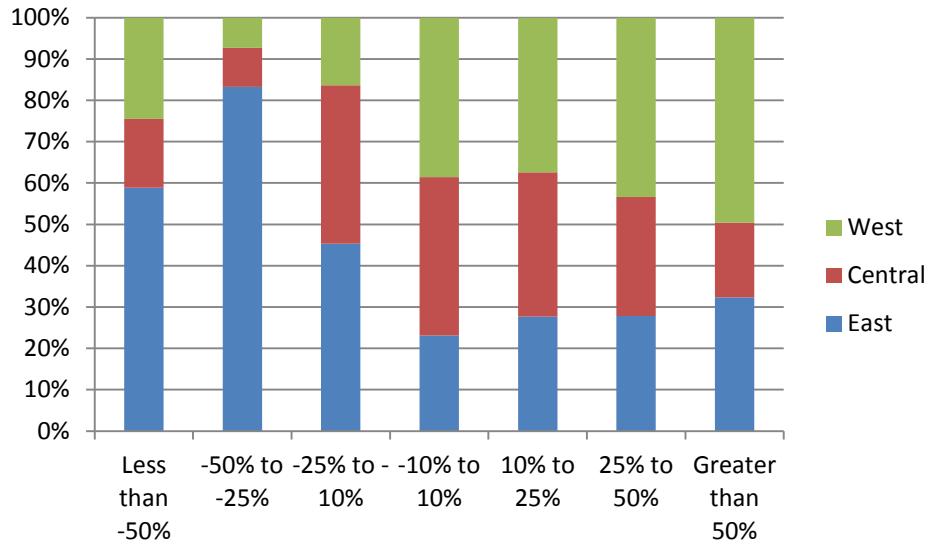


## Percentage Land Use by Type and Value

Land Use	Entire Area		East Region		Central Region		West Region	
	Parcels	2012 Value	Parcels	2012 Value	Parcels	2012 Value	Parcels	2012 Value
Hospital	0.0%	1.0%	0.0%	2.4%	0.0%	0.9%	0.0%	0.1%
Hotel/Motel	0.1%	1.4%	0.0%	0.5%	0.0%	0.7%	0.4%	3.1%
Industrial	0.3%	1.4%	0.4%	1.9%	0.3%	2.1%	0.0%	0.1%
Industrial, Self Storage	0.0%	0.1%	0.0%	0.0%	0.0%	0.1%	0.1%	0.2%
Institution	0.1%	0.6%	0.2%	0.7%	0.2%	1.0%	0.0%	0.1%
Medical Office	0.3%	0.9%	0.2%	1.9%	0.2%	0.8%	0.5%	0.2%
Mixed Use	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Multifamily, Condominium	2.5%	0.7%	2.5%	0.6%	4.7%	1.3%	0.0%	0.0%
<b>Multifamily, Rental</b>	<b>0.2%</b>	<b>6.4%</b>	<b>0.3%</b>	<b>6.9%</b>	<b>0.3%</b>	<b>8.2%</b>	<b>0.1%</b>	<b>3.6%</b>
<b>Office</b>	<b>0.6%</b>	<b>2.9%</b>	<b>0.4%</b>	<b>1.0%</b>	<b>1.1%</b>	<b>5.3%</b>	<b>0.3%</b>	<b>1.1%</b>
Park/Recreation	0.1%	0.3%	0.1%	0.0%	0.2%	0.3%	0.1%	0.5%
Parking	0.0%	0.1%	0.0%	0.1%	0.0%	0.1%	0.0%	0.0%
Religious/Church	0.1%	0.0%	0.1%	0.1%	0.1%	0.0%	0.1%	0.0%
<b>Retail</b>	<b>1.1%</b>	<b>9.0%</b>	<b>1.0%</b>	<b>10.6%</b>	<b>1.4%</b>	<b>11.4%</b>	<b>0.7%</b>	<b>4.4%</b>
<b>Single Family</b>	<b>81.2%</b>	<b>72.0%</b>	<b>81.6%</b>	<b>69.8%</b>	<b>82.3%</b>	<b>65.5%</b>	<b>79.4%</b>	<b>82.9%</b>
Single Family, Mobile	0.4%	0.1%	0.5%	0.2%	0.0%	0.0%	0.9%	0.2%
Undevelopable/Utilities/ROW/Etc	2.0%	0.1%	1.8%	0.1%	1.8%	0.1%	2.7%	0.1%
Vacant, Agriculture Exemption	0.3%	0.1%	0.3%	0.0%	0.1%	0.0%	0.6%	0.2%
<b>Vacant, Developable</b>	<b>10.4%</b>	<b>2.8%</b>	<b>10.6%</b>	<b>3.4%</b>	<b>7.1%</b>	<b>2.2%</b>	<b>14.0%</b>	<b>3.3%</b>
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

Source: HCAD

## Property Valuation Trends – All Property Types



Source: HCAD

Assessed Value Change 2008-2012	Count (by Parcel)			
	Whole Area	East	Central	West
Less than -50%	1,571	925	261	385
-50% to -25%	10,201	8,489	969	743
-25% to -10%	25,430	<b>11,520</b>	9,748	4,162
-10% to 10%	<b>41,326</b>	9,568	<b>15,801</b>	<b>15,957</b>
10% to 25%	1,699	470	593	636
25% to 50%	964	268	278	418
Greater than 50%	4,421	1,430	800	2,191

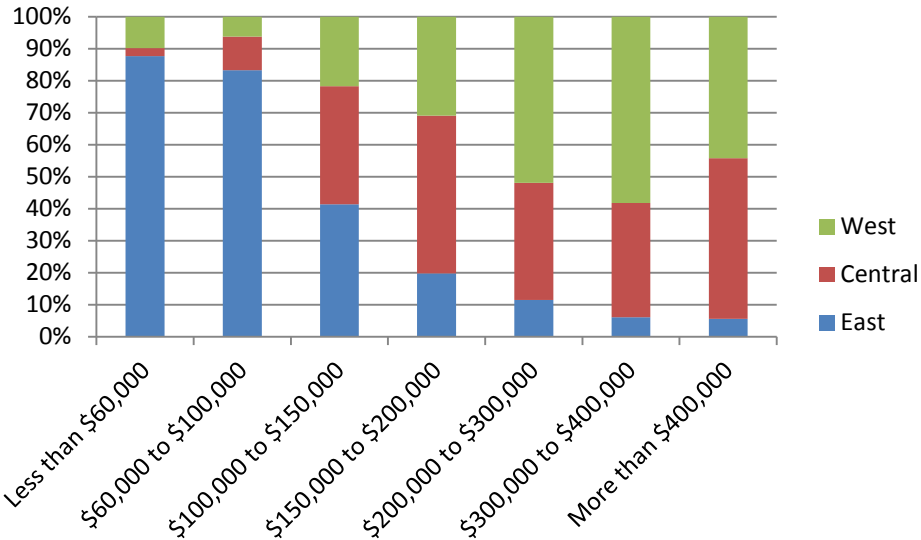
Assessed Value Change 2008-2012	Share			
	Whole Area	East	Central	West
Less than -50%	1.8%	2.8%	0.9%	1.6%
-50% to -25%	11.9%	26.0%	3.4%	3.0%
-25% to -10%	29.7%	<b>35.3%</b>	34.3%	17.0%
-10% to 10%	<b>48.3%</b>	29.3%	<b>55.5%</b>	<b>65.2%</b>
10% to 25%	2.0%	1.4%	2.1%	2.6%
25% to 50%	1.1%	0.8%	1.0%	1.7%
Greater than 50%	5.2%	4.4%	2.8%	8.9%





# Cypress Creek Greenway Case Study

## Property Valuation Distribution – Single Family Homes



Source: HCAD

2012 Single Family Home Value	Whole			
	Area	East	Central	West
Less than \$60,000	4,658	4,085	116	457
\$60,000 to \$100,000	10,986	<b>9,142</b>	1,154	690
\$100,000 to \$150,000	<b>21,382</b>	8,851	<b>7,890</b>	4,641
\$150,000 to \$200,000	15,531	3,067	7,653	4,811
\$200,000 to \$300,000	11,396	1,303	4,178	<b>5,915</b>
\$300,000 to \$400,000	3,694	224	1,320	2,150
More than \$400,000	2,232	125	1,120	987

2012 Single Family Home Value	Whole			
	Area	East	Central	West
Less than \$60,000	6.7%	15.2%	0.5%	2.3%
\$60,000 to \$100,000	15.7%	<b>34.1%</b>	4.9%	3.5%
\$100,000 to \$150,000	<b>30.6%</b>	33.0%	<b>33.7%</b>	23.6%
\$150,000 to \$200,000	22.2%	11.4%	32.7%	24.5%
\$200,000 to \$300,000	16.3%	4.9%	17.8%	<b>30.1%</b>
\$300,000 to \$400,000	5.3%	0.8%	5.6%	10.9%
More than \$400,000	3.2%	0.5%	4.8%	5.0%



# Governance

- 68 utility districts
  - Some have lost assessed value since 2002
  - At least 38 with Special Partnership Agreements (SPAs)
  - Some have issued park bonds
- Harris County
  - Three commissioner precincts
  - Flood Control District





# Public Involvement Plan

## Objectives:

- Increase awareness of the Cypress Creek Greenway and the benefits, opportunities and challenges of implementation of a recreational / transportation trail and open space corridor along the Creek;
- Gather input, ideas and expertise for the development of a Cypress Creek Greenway Plan, insuring that community issues, aspirations and concerns are consistently understood and considered in the Plan;
- Foster ownership of the implementation ideas articulated in the Plan for the ongoing work that will be required to realize the Cypress Creek Greenway.

# Public Involvement Plan

## Affected Stakeholders:

- Residents
- Governmental Entities
- Landowners
- Business Owners & Business Groups
- Conservation Groups
- Recreation Groups
- Historical and Cultural Groups

# Public Involvement Plan

## TASK 1 - Project Kickoff: Planning and Materials Development

**Purpose:** Developing PIP and communication and outreach tools to educate and inform, support public engagement and set the stage for future ownership of the Cypress Creek Greenway Plan.

- a. *Form Stakeholder Advisory Group*
- b. *Develop a Public Involvement Plan*
- c. *Develop a Communication Toolbox*





# Public Involvement Plan

## TASK 2 – Preliminary Outreach: Initial Engagement and Discovery

- **Purpose:** To gather information and input from key stakeholders on issues, concerns and aspirations; To build awareness about the Greenway and begin to identify potential support.
  - a. *Outreach Strategies for SAG*
  - b. *Stakeholder Meetings* with key stakeholder groups
  - c. *Small-Group Presentations* with supportive civic, community and interest groups

# Public Involvement Plan

## TASK 3 – Broad Outreach: Raising Awareness and Gathering Input

- **Purpose:** To foster awareness among a broad group of stakeholders; To gather specific input on goals and aspirations; To understand community values and needs.
  - a. Informational Campaign
  - b. Site Tour with key stakeholders
  - c. Speakers Bureau
  - d. Survey / Photo Voice
  - e. Public Workshops

# Public Involvement Plan

## TASK 4 – Identifying Support and Laying Groundwork for Ongoing Activities

- **Purpose:** To provide public and stakeholders information about the Plan and implementation strategies; To identify and document support to help foster increased ownership of the Plan and its ongoing implementation.
  - a. Identify and Document Support
  - b. Small-Group Meetings
  - c. Informational Updates
  - d. Open Houses
  - e. Stakeholder Advisory Group



# Public Involvement Plan

CYPRESS CREEK CORRIDOR CASE STUDY PIP TIMELINE



# Next Steps

- Consultant activities
  - Conclude basic research, produce report
  - Begin Task 2 of PIP
  - Research and brainstorm implementation options
    - Funding
    - Organizational responsibility
- Future SAG meetings



# Cypress Creek Greenway Case Study

## Stakeholder Advisory Group Meeting

January 18, 2013

