

NEIGHBORHOOD MASTER PLAN



CDM



Kempner Park

February 2011

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Section 1 Introduction

1.1 Executive Summary

The neighborhood planning process in Kempner Park began with a community meeting where residents identified their top planning priorities for the neighborhood.

- **Infrastructure** - improve street and alley conditions, major corridors and stormwater infrastructure to provide adequate drainage and flood control during rain event, and improve the overall character of the neighborhood planning area.
- **Economic Development** - attract middle-income grocery stores to locate within the neighborhood planning area.
- **Recreation and Open Space** - capitalize on existing open spaces, community facilities and event space.
- **Housing** - develop vacant lots with moderately priced, single-family homes and demolish or renovate vacant and deteriorated buildings throughout the neighborhood planning area.
- **Urban Design** - enforce or enact littering laws to discourage littering in the neighborhood planning area.
- **Safety:** Increase numbers of law enforcement personnel and target high crime areas.

These issues formed the basis for the neighborhood goals, which Kempner Park residents developed at a subsequent meeting. These goals represent long and short-term objectives and they are the foundation for the analysis and the recommendations in this plan.

- **Goal #1**—Create a more “pedestrian friendly” neighborhood with the development of continuous and contiguous sidewalks.
- **Goal #2**—Improve street and alley conditions throughout the neighborhood planning area and establish a regular maintenance schedule to maintain these roadways.
- **Goal #3**—Construct stormwater infrastructure improvements and continue to maintain existing stormwater infrastructure to provide adequate drainage and flood control during rain events.
- **Goal #4**—Identify and improve major corridors with the addition of bicycle lanes, better signage, lighting, landscaping, etc.
- **Goal #5**— Attract middle-income grocery stores and other small-scale commercial establishments to locate within the neighborhood.
- **Goal #6**—Capitalize on existing open spaces, community facilities and event spaces in Kempner Park.
- **Goal #7**—Develop and infill vacant lots throughout the neighborhood with residential uses that fit into the current character of the neighborhood planning area while demolishing or rehabilitating derelict, vacant and deteriorated buildings.
- **Goal #9**—Have better enforcement of littering laws to curb the amount of litter in the neighborhood.
- **Goal #10**—Reduce crime and the perception of crime throughout the neighborhood.

1.2 Galveston Master Neighborhood Plan

The Galveston Master Neighborhood Plan is composed of 17 distinct documents that focus on 17 neighborhood-planning areas within the City of Galveston. One of the recommendations of Galveston's Long Term Community Recovery Plan, which was developed in the wake of Hurricane Ike, was the creation of a master document that consolidates and coordinates social, environmental and economic planning at the neighborhood scale. Infill development, streetscape improvements and other fine-grain issues were determined to be best addressed by immediate neighbors and the surrounding community.

The Master Neighborhood Plan is a direct result of the Recovery Plan's recommendation and it provides a tool for the City and neighborhood's residents to use in tandem with Galveston's Comprehensive Plan. The neighborhood plans that comprise the Master Neighborhood Plan address the issues that are unique to each neighborhood, as well as neighborhood-specific instances of citywide issues that are addressed in the Comprehensive Plan. This document identifies the neighborhood's planning priorities and determines ways to advance and implement these priorities.

1.3 The Planning Process in Kempner Park

The Kempner Park Neighborhood Plan was developed primarily as a series of meetings held from September 2010 to January 2011. Planning area residents came together to discuss and debate their priorities for Kempner Park's future. In consultation with the City's planning team, planning area residents then worked to refine their goals and select actions and opportunities for meeting the goals. Finally, implementation measures for carrying out the action items were prepared.

1.4 Neighborhood Planning Area

Kempner Park is located on the Gulf side of the island and borders the Silk Stocking Historic District. It is south of the Old Central/Carver Park neighborhood planning area and borders the San Jacinto neighborhood planning area on the east side and the Lasker Park neighborhood planning area on the west side. The planning area spans about a mile between 39th Street on the west and 25th Street on the east and a slightly lesser distance between Avenue M to the north and Avenue S to the south. The southeastern corner of the planning area includes a small stretch of the Seawall.



Figure 1.1 Kempner Park Neighborhood Planning Area



Section 2 History

2.1 History

The brief history of the neighborhood provides a background for the discussion of the current-day neighborhood in the other sections of the plan.

Historic Figures

Michel B. Menard (whose residence at 1605 33rd Street is described below) was one of the founders of the City of Galveston. Originally from La Prairie, Canada, located north of Montreal, Menard was prominent in the founding of the City after obtaining control of the Galveston City Company land “through a complicated process” (McComb, 1986). In 1833, when Menard was interested in purchasing the land, Mexican-born citizens could only acquire land. Menard acted as Juan N. Seguin’s attorney to obtain a survey on 4,605 acres of land, which would ultimately encompass the eastern end of the island, including the Kempner Park neighborhood planning area. The dealings that finally led to Menard owning the land included transferring the land to Thomas F. McKinney who then resold it to Menard on December 10, 1836 (McComb, 1986). Menard and nine associates including McKinney, Samuel May Williams, Mosely Baker, John K. Allen, Augustus C. Allen, William H. Jack, William Hardin, A.J. Gates and David White petitioned the Republic of Texas for confirmation of the claim, which was granted on December 9, 1836 in exchange for \$50,000 “in cash or acceptable materials in New Orleans” (McComb, 1986).

After these dealings, the City was incorporated in 1839, following the survey, division and sale of lots in the eastern part of the island.

Menard promised payment of the money to David White, one of partners, out of the sale of lots...White, who was the Texas land agent in Mobile, then acknowledged receipt of payment and this was accepted as payment by the Republic. The transaction, therefore was carried off without any real exchange of money or materials...Such was the state of finance in the frontier Republic of Texas (McComb, 1986).

Historic Districts

The Kempner Park planning area includes the Silk Stocking Historic District. The District spans approximately 10 blocks along 24th and 25th Streets and contains a collection of historic homes from the Civil War through World War II eras (City of Galveston, n.d.; Silk Stocking National Historic District Association, 2010).^[m1]

Formed in 1975, the District was formally listed in the National Register of Historic Places in 1996. Several of the homes in the neighborhood planning area are from the Queen Anne style of architecture and also have National Register status (SSNHD, 2010).^[m2]

Landmarks

Kempner Park is home to several unique older homes (City of Galveston, n.d.). A particular landmark of historic importance is the Michel B. Menard House, the City's oldest surviving



Trolley Running along Silk Stocking District's 25th Street (Silk Stocking National Historic Association, 2010)

residence (Galveston Historical Foundation, 2010c). The house is of the Greek revival style and was the residence of Michel B. Menard, one of the founders of the City of Galveston. Menard began purchasing land in Texas in the 1830s at a time when only Mexican-born Texans were able to obtain land. In 1836, he managed to buy over 4,500 acres of land through Juan Seguin, a Mexican citizen, on which he formed the Galveston City Company with Samuel May Williams. The City was incorporated a year later (Galveston Historical Foundation, 2010c). After Menard died in 1856, his descendants lived in the house until 1879. The subsequent owner of the house was Edwin N. Ketchum, the City's police chief during the 1900 storm. The Ketchum family

owned the home until 1970. In the 1990s, the house was almost demolished because it was in such disrepair. The current private owners have reconstructed it and it now serves as a museum and venue for private events (Galveston Historical Foundation, 2010c).

The City's Comprehensive Plan notes two additional designated historical landmarks in the Kempner Park neighborhood planning area, the Galveston Garten Verein and the Samuel May Williams Home.

Located at 2702 Avenue O, the Garten Verein was established in 1876 by a group of German businessmen as a social club (Galveston Historical Foundation, 2010a). The original dance pavilion structure is unknown. The park surrounding the dance pavilion was the first site in the City to have underground wiring (Galveston Historical Foundation, 2010b). The site hosted concerts and dances throughout the spring and summer. The majority of the original structure, built in 1880, was destroyed in the 1900 storm when debris piled five to 10 feet high in the park. The only part of that survived the storm (although it required extensive rebuilding) was the tiered dance pavilion. Membership in the club sharply declined following World War I and the remaining members sold the property to Stanley Kempner in 1923 who donated it to the City as a public park. Currently, the site is owned by the City of Galveston and leased to Galveston Historical Foundation for operation as an event site (Galveston Historical Foundation, 2010b).

When Samuel May Williams built his family's home in 1838, it was on a large lot well away from the town. Situated at 3601 Avenue P, the home is now one of the oldest standing structures in Galveston (City of Galveston, 2010). Williams was the co-founder of the City as well as secretary to Stephen F. Austin and founder of the Texas Navy (Galveston Historical Foundation, 2010c). Born in Providence, Rhode Island, Williams worked for his uncle while studying bookkeeping and international commerce. Later, he worked in several places including Buenos Aires and New Orleans before arriving in Mexican Texas in 1822 and settling in San Felipe de Austin. In 1838, Williams, Michel B. Menard and others founded the Galveston City Company and a year later, the City was incorporated. Williams was also

responsible for founding Texas' first bank. The Galveston Historical Foundation now owns the Williams' home (Galveston Historical Foundation, 2010d).

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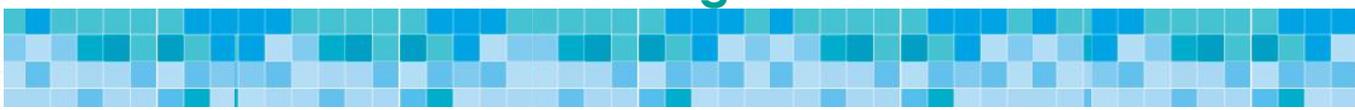
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2.2 Impact of Hurricane Ike

Hurricane Ike made landfall on the east side of Galveston Island damaging the majority of homes in Kempner Park. Of the housing properties in Kempner Park, 90 percent were affected by the storm to some degree. One percent of housing properties was classified as substantially damaged or destroyed and 89 percent experience minor damage. The neighborhood planning area continues to recover from the disaster.[m3]



Section 3 Existing Conditions

3.1 Overview

The Existing Conditions section discusses several characteristic of the neighborhood, including the people who live here, home, businesses and public places, among others.

Data presented in the following sections are from the 1990 and 2000 U.S. Censuses; the City of Galveston Planning and Development Department; and the University of Texas Medical Branch (UTMB). Due to the timing of the neighborhood planning process and the scheduled release of the 2010 U.S. Census results, those data are not reflected in this plan. When the data are available later in 2011, it is strongly encouraged that further analysis be carried out, particularly to incorporate changes that have occurred due to Hurricane Ike.

3.2 Demographics

Kempner Park is one of the larger neighborhood planning areas in Galveston with a population of 5,692 in 2000. The population of the neighborhood slightly decreased 7.4 percent from 1990 to 2000. Table 3.1 shows the age distribution of the population remained relatively unchanged between census years. The only age group that showed significant change was the 40 to 49 age group, which increased 5.5 percent. In 2000, the median age was 37 years old.

Table 3.1 Population and Age

AGE	1990 (%)	2000 (%)	2010 (%)
0 - 4	6.6	5.8	
5 - 17	19.7	8.1	
18 - 21	4.7	5.9	
22 - 29	14.5	9.9	
30 - 39	16.1	14.5	
40 - 49	10.6	16	
50 - 64	15.8	14.6	
65 and up	15.1	15.3	

The ethnic makeup of Kempner Park has also remained unchanged from 1990 to 2000 (see Table 3.2). Approximately 46.3 percent of residents identified themselves racially as “white” in 1990 and 43.3 percent identified themselves as “white” in 2000. In 2000, 40.9 percent identified themselves as “black”, which was down from 46.8 percent in 1990.

Residents identifying themselves as “other race” increased from 6 percent in 1990 to 11 percent in 2000. The largest percentage increase was from those residents that identified themselves as “Hispanic/Latino”. In 1990, 21.6 percent identified with this race and 47.6 percent identified themselves as “Hispanic/Latino” in 2000. This is an increase of 26 percent.

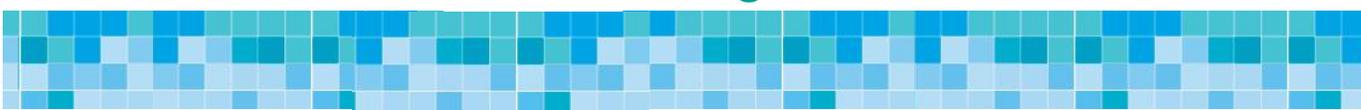
Table 3.2 Race & Ethnicity

Race/ Ethnicity	1990 (%)	2000 (%)	2010 (%)
Race			
White	46.3	43.3	
Black	46.8	40.9	
American Indian/Native American	0.2	0.3	
Asian	0.6	0.8	
Native Hawaiian/Other Pacific Islander	0.0	0.2	
Other Race	6.1	11.2	
Multi-race	N/A	3.2	
Ethnicity			
Hispanic/Latino	21.6	47.6	

The census reports counts in educational attainment as well. The categories and proportions of residents under each are presented in Table 3.3. The educational attainment of Kempner Park residents remained relatively unchanged from 1990 to 2000. Table 3.3 shows that almost half of the residents in both 1990 and 2000 have at least a high school diploma or have attended some college.

Table 3.3 Level of Education Completed

Educational Attainment Level	1990 (%)	2000 (%)	2010 (%)
Up to 12 th grade, no diploma	35	33	
High School graduate - some college	47	48	
Associates degree - Graduate degree	18	19	



Kempner Park shows a positive trend in household income levels (see Table 3.4). These levels increased slightly from 1990 to 2000. There are a greater proportion of residents making more money in 2000 than in 1990. The percentage of residents making less than \$25,000 decreased 15.6 percent between 1990 and 2000. The income range that showed the largest proportional increase was \$50,000 to \$74,999, which increased by 6.5 percent.

Table 3. 4 Household Income

Income Range	1990 (%)	2000 (%)	2010 (%)
Less than \$25,000	61.8	46.2	
\$25,000 - \$49,999	29.0	31.3	
\$50,000 - \$74,999	6.4	12.9	
\$75,000 - \$99,999	1.3	6.2	
\$100,000 - \$149,999	0.7	2.3	
\$150,000 or more	0.9	1.2	

For the most part, the Kempner Park population remained unchanged. Residents are mostly middle-aged and continue to be educated with at least a high school [degree-diploma](#) and have an increasing household income.

3.3 Land Use and Zoning

Kempner Park is predominantly a single-family residential neighborhood, which comprises approximately 71 percent of the planning area total land area. The remaining land use consists of multi-family housing (eight percent) and a negligible presence of mobile and “other” residential uses (less than one percent). All together, four-fifths of the land in Kempner Park consists of residential land uses. Although many of the Kempner Park residences are large-scale home, the neighborhood planning area is largely [middle-class](#)[m4].

Commercial land uses comprise approximately six percent of the land area. These land uses are scattered throughout the planning area, with concentrations nearest to the Seawall, [Broadway Street](#) [m5] and along 39th Rear Street. There are two large schools within Kempner Park, Morgan Elementary and the Chancery Office for the Diocese of Galveston-Houston, which is designated as a “school” use. These schools utilize nearly 12 acres of land. In addition, three large parks offer additional amenities to this planning area and provide over 15 acres of open space to the residents. The parks are concentrated along the eastern side of the planning area between 28th Street and 27th Rear Street. Courville Stadium and its adjacent field are located the furthest north, Kempner Park is just south of the stadium across Avenue N and Menard Park, which houses Galveston Parks and Recreation, is the farthest south and abuts the Seawall.

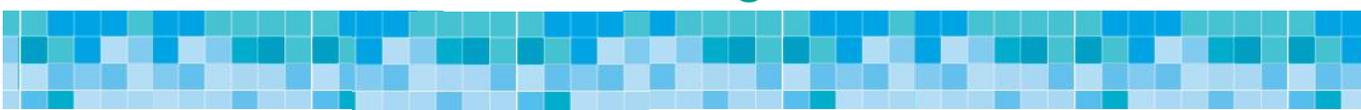
Table 3.5 Land Use in Kempner Park

Kempner Park		
Land Use	Acreage	Portion
Commercial	17.25	6.1%
Multi-Family Residential	21.89	7.8%
Recreation/Parks	15.51	5.5%
Religious	2.17	0.8%
Residential Mobile/Other	1.75	0.6%
School	11.47	4.1%
Single-Family Residential	199.33	70.8%
Vacant	12.31	4.4%
Total	281.68	100.0%

Just over 90 percent of Kempner Park is zoned for residential development (specifically General Residence, 1F-4 and MF-1) and the other approximate 10 percent is commercially zoned as Neighborhood Services (see Table 3.6). In addition, small portions of the planning area fall within the Seawall Development Zone overlay (SDZ) (7.8 percent) and the [High Height and Density Development Zone overlay \(HDDZ\)](#) (8.3 percent). The Seawall Overlay is meant to accommodate businesses and uses that are compatible with the nearby beach and tourist activities. Development within the HDDZ is allowed to have a greater density than the underlying base zoning would otherwise permit, while allowing the community and City to manage development to ensure that it has design, landscaping, transportation and drainage characteristics that complement the surrounding neighborhood.

Table 3.6 Zoning in Kempner Park

Base Zoning		
Zoning District	Acreage	Portion of Area
Residential	253.84	90.4%
Commercial	26.88	9.6%
Total Zoned Area	280.72	100.0%
Overlay Zoning		
Seawall	21.97	7.8%
High Density	23.36	8.3%



As one of the older neighborhoods, Kempner Park's settlement patterns have led to a relatively dense population. Compared to the median density of ten people per acre in 2000 for all neighborhoods in the MNP, Kempner Park accommodates approximately 20 persons per acres. With such a high population density, it is doubly fortunate that the planning area has no registered Brownfield sites within its boundaries.

While there are quite a few multi-family residential uses throughout the planning area, Kempner Park is a medium-density, single-family residential neighborhood planning area. In addition, the residents have access to commercial uses near the Seawall and along Avenue S.^[m6]

Kempner Park Neighborhood

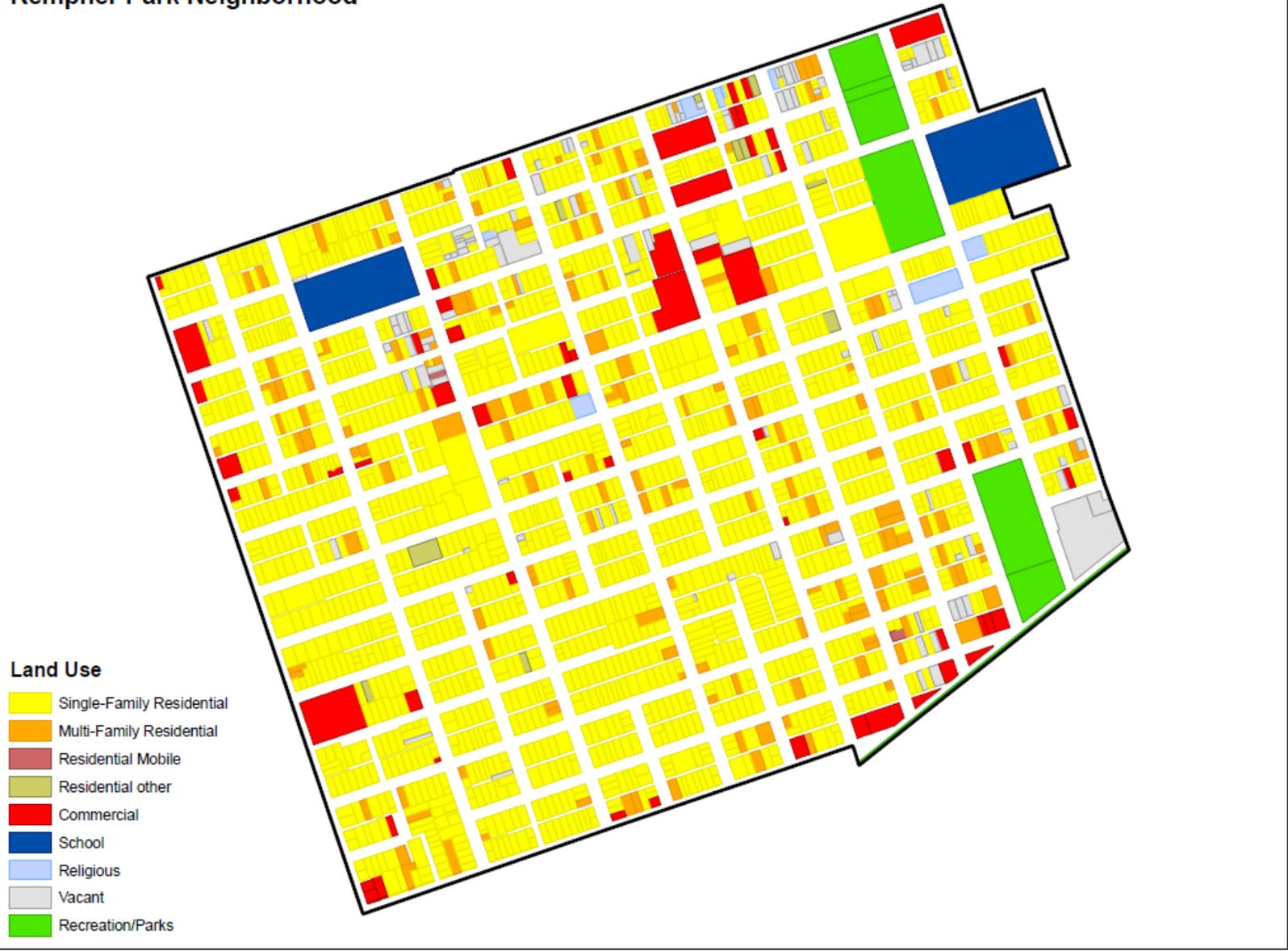
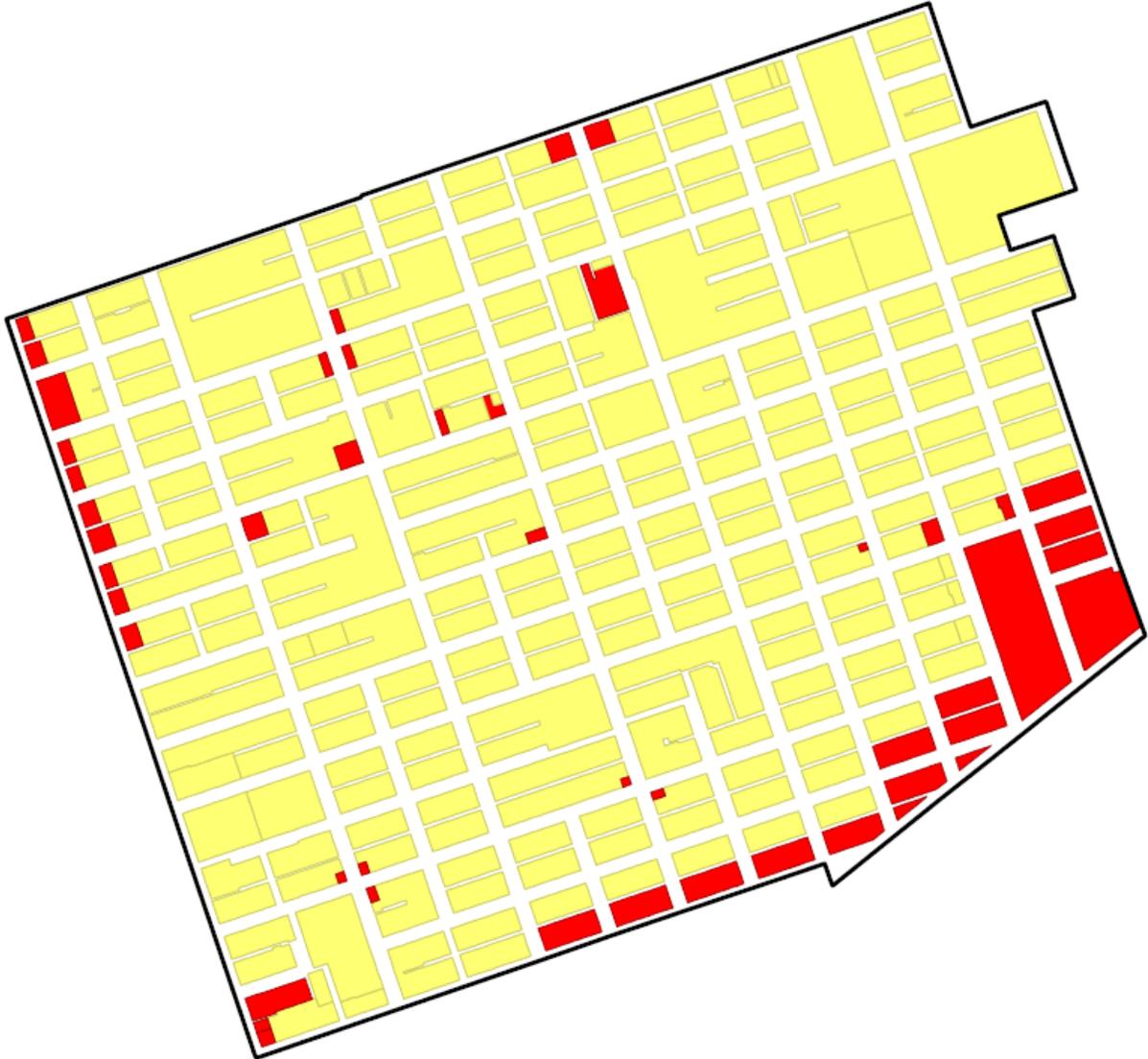


Figure 3.1 Neighborhood Planning Area Use

Kempner Park Neighborhood



Zoning
Commerical
Residential

Figure 3.2 Zoning

3.4 Urban Design

Housing and Building Styles

Located between the San Jacinto and Denver Court-Fort Crockett neighborhood planning areas^[m7] with its southern edge bordering the Seawall, Kempner Park has the fourth highest population density of all of the neighborhood planning areas on the island, approximately 20.2 people per square mile. Development consists primarily of single-family residential with some multi-family residential, commercial, school, religious and recreation uses. There are also some vacant lots interspersed among all of the development.

The majority of the planning area, from 28th Street west to its border with Lasker Park Neighborhood planning area is dense, mainly single-family residential development. Single-family homes are predominantly one and two-stories. Major architectural stylistic influences throughout the planning area are craftsman, modern, art deco, classical revival and Queen Anne (see Figure 3.3).

~~The neighborhood planning area borders the bayou and the West Bay and much of the development, both residential and industrial, is clustered along the waterfront. Extending west from its border with Robert Cohen, there is mainly residential development interspersed with a few commercial uses. The residential developments are a mix of larger single-family homes as well as a couple multi-family developments. The residential properties at this eastern end of the planning area are spread out with large areas of open or vacant land in between.~~

Kempner Park is home to several unique older homes (City of Galveston, n.d.). A particular landmark of historic importance is the Michel B. Menard House, which is the city's oldest surviving residence (Galveston Historical Foundation, 2010a). The house is of the Greek revival style and was the residence of Michel B. Menard, one of the founders of the City of Galveston.^[m8]



Figure 3.3 Kempner Park Housing Stylistic Influences



Figure 3.4 The Galveston Garten Verein ("garden club") (Galveston Historical Foundation, 2010a)

As discussed in Section 2.1 History, the city's Comprehensive Plan notes two additional designated historical landmarks in the Kempner Park neighborhood planning area, the Galveston Garten Verein and the Samuel May Williams Home. Located at 2702 Avenue O, the Garten Verein was established in 1876 by a group of German businessmen as a social club for family and friends (Galveston Historical Foundation, 2010b). The original property had a clubhouse, gardens, walkways, bowling alleys, tennis courts, croquet grounds, playgrounds and a dance pavilion. The dance pavilion, shown in Figure 3.4, was the only structure to survive the 1900 storm. The park surrounding the dance pavilion was the first site in the city to have underground wiring (Galveston Historical Foundation, 2010c). The site hosted concerts and dances throughout the spring and summer. Membership in the club sharply declined following World War I, and the remaining members sold the property to Stanley Kempner in 1923 who donated it to the city as a public park. Currently, the site is owned by the City of Galveston and leased to Galveston Historical Foundation for operation as an event site (Galveston Historical Foundation, 2010c).

Commercial Uses and Accessibility

As described in the Economic Development Section, local businesses used by residents in the planning area consist of restaurants and other food establishments.

While these businesses serve some of the commercial needs of residents, they also cited a desire for more small-scale food stores. At neighborhood meetings, residents described Kempner Park as a "food desert" with a need for middle-income grocery stores and low-scale commercial/local businesses such as delis and cafes.

Roads, Streetscapes, Connectivity

The neighborhood planning area is bordered by 25th and 39th Streets on the east and west and Avenues L-M and S and Seawall boulevard on the north and south. Local roads throughout the planning area form a grid pattern, commonly seen throughout the downtown areas of the city. In some areas of the planning area, there are street trees and continuous sidewalks; however, in public meetings, residents cited connectivity of pedestrian infrastructure as one of their main priorities for the neighborhood planning area. Given

existing open spaces and the easy-to-maneuver grid pattern of local roads in the planning area, the addition of continuous sidewalks, bicycle lanes, better signage and shade trees could greatly increase pedestrian mobility and reduce dependence on cars.

Existing open space resources in the planning area such as the park have the potential to serve as defining and community-enhancing features for residents. Figure 3.5 demonstrates the design and landscaping at the park.



Figure 3.5 Kempner Park

Alleys have the potential to be important connection points within the planning area. Residents cited that with better lighting, maintenance and improved safety conditions, alleys could greatly enhance pedestrian mobility in the planning area.

While Kempner Park is not designated as a historic neighborhood, it does have many historic properties and public open spaces. In addition, the residents have access to some commercial establishments and community facilities. However, there is a lack of grocery stores in the area, creating what many residents referred to as a “food desert”.

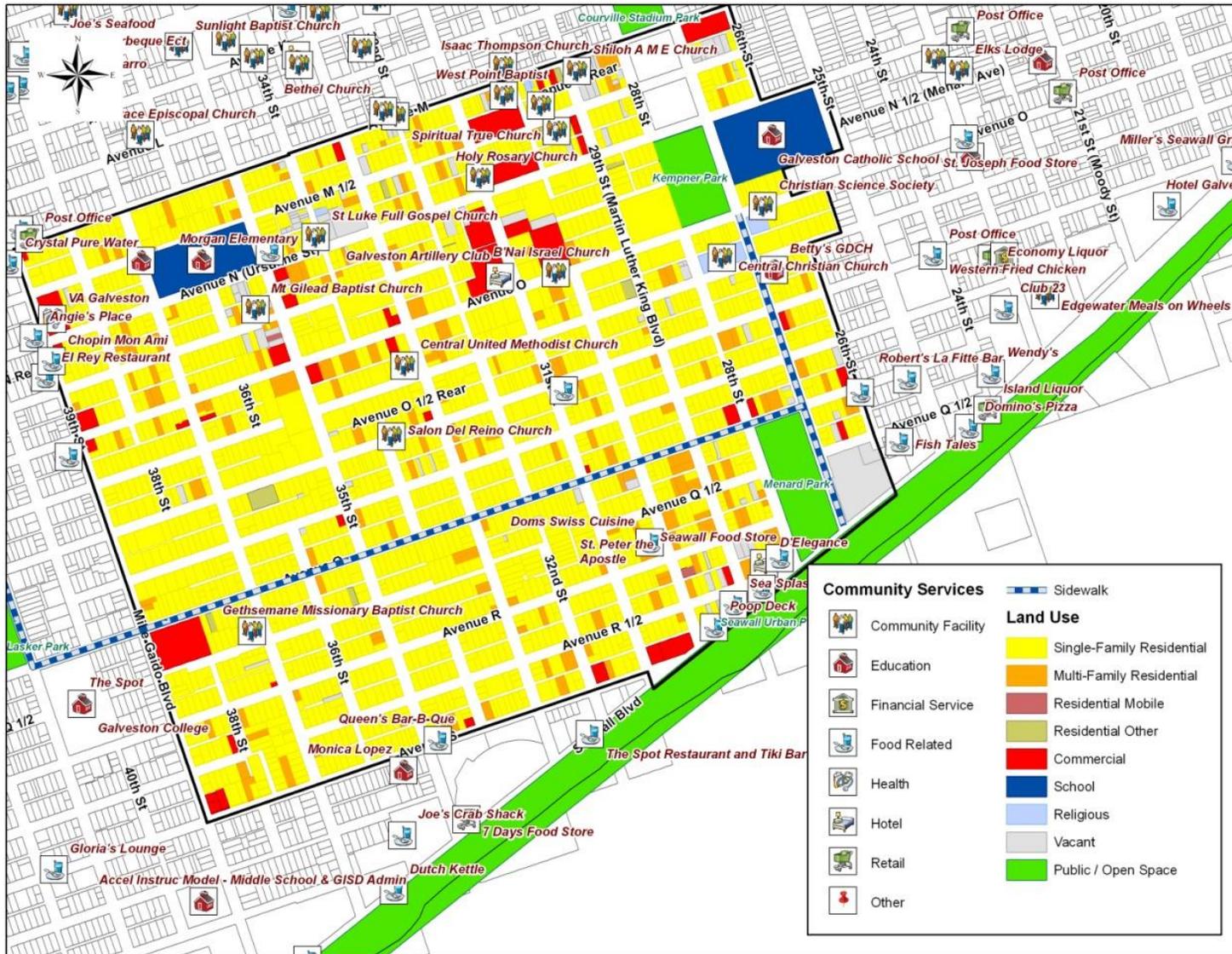


Figure 3.6 Community and Business Amenities

3.5 Housing

Housing by Occupancy & Tenure

As discussed above, the vast majority of land in Kempner Park is used for single-family residences with a small portion of multi-family housing and a negligible presence of mobile and “other” residential uses. The U.S. Census reports that there was a slight decrease of eight percent in the total number of housing units from 1990 to 2000. The majority of the units were occupied, with 81 percent occupied in 1990 and 84 percent occupied in 2000 (see Table 3.7). Of those occupied units, the proportion of owner-occupied units decreases slightly from 55.7 percent in 1990 to 52.5 percent in 2000.

Of the total vacant units in 1990, 43.3 percent were for rent. In 2000, vacant units for rent decreased to 37.4 percent of the total vacant units. The percentage of vacant units for sale decreased from 17.4 percent in 1990 to 11.3 percent in 2000. There were 82 residential building permits issued in 2009 indicating redevelopment activity.

In 2009, approximately 56 percent of single-family residences were assumed to be owner-occupied yearlong because they have homestead exemptions, which helps lower the property taxes on primary residences by lower the home’s taxable value. Citywide there are higher concentrations of parcels with homestead exemptions in the City’s urban core.

Table 3.7 Occupancy and Tenure

	1990		2000		2010	
	Quantity	% of Total	Quantity	% of Total	Quantity	% of Total
Total Housing Units	2,928	100.0%	2,687	100.0%		
Occupied Housing Units	2,371	81.0%	2,270	84.5%		
Owner-Occupied Housing Units	1,320	45.1%	1,192	44.4%		
Renter-Occupied Housing Units	1,051	35.9%	1,078	40.1%		
Vacant Housing Units	557	19.0%	417	15.5%		
For rent	241	8.2%	156	5.8%		
For sale only	91	3.3%	47	1.8%		
Rented or sold, not occupied	48	1.6%	45	1.7%		
Seasonal, recreational, occasional use	11	0.4%	22	0.8%		
Migrant workers	0	0.0%	0	0.0%		
Other vacant	160	5.5%	147	5.5%		

Housing Values

The appraised home values in Kempner Park showed a significant increase between 1990 and 2000. Table 3.8 presents the breakdown and proportions in each value group. Between 1990 and 2000, the proportion of homes valued less than \$50,000 decreased 21.4 percent. The largest percentage change was in the \$100,000 to \$149,000 range, which increased more than 6.6 percent between 1990 and 2000. The median housing value was not reported in 1990, but was \$61,108 in 2000. This is below the Median Assessed Value of single-family residential properties in 2007 (\$77,950), which makes Kempner Park a relatively affordable neighborhood in which to live.

Table 3.8 Housing Value

Income Range	1990 (%)	2000 (%)	2010 (%)
Less than \$25,000	57.9	36.5	
\$25,000 - \$49,999	37.1	49.9	
\$50,000 - \$74,999	3.2	9.8	
\$75,000 - \$99,999	1.1	2.6	
\$100,000 - \$149,999	0.4	2.2	
\$150,000 or more	0.3	0.0	

There are 1,822 single-family residential parcels in Kempner Park. In 2009, the median assessed value of single-family homes was approximately \$66,745 (GCAD, 2009).

Rental pricing of units within the Kempner Park planning area increased dramatically between 1990 and 2000 (see Table 3.9). There was a decrease of 18.9 percent in the number of units rented for less than \$200 from 1990 to 2000. In 1990, 66.2 percent of units were contracted for between \$200 and \$399 per month and 9.9 percent were contracted for more than \$400 per month. In 2000, 47.7 percent of the rental units were contracted for

Table 3.9 Rent

	1990	2000	2010
Rent (per month)	% of Total	% of Total	% of Total
Less than \$200	23.9%	5.0%	
\$200 to \$399	66.2%	47.7%	
\$400-599	9.1%	26.3%	
\$600-999	0.8%	20.4%	
\$1,000 or more	0.0%	0.6%	

\$200 to \$399 per month and 47.3 percent were contracted for over \$400 per month. The median contract rent amount was not reported for the 1990 census, but from the 2000 census, it was \$407 per month.

Property Inspection Survey

Early in 2010, City inspectors surveyed the island collecting information on general property conditions. Properties marked under violations were observed as displaying City code violations (e.g., unkempt grass, paint, roof, yard, etc.). Inspections were based on visual assessments from windshield surveys meant for general information purposes only.

Of the properties inspected in Kempner Park, four percent exhibited some form of code violation and approximately five percent were classified as vacant lots.

The City also assessed Hurricane Ike housing damage. In Kempner Park, 90 percent of the properties were affected by the storm to some degree. One percent was classified as substantially damaged or destroyed and 89 percent experienced minor damage.

While Kempner Park is predominately a single-family residential neighborhood, more than 40 percent of the housing stock is renter-occupied housing, which is an increase from almost 36 percent in the 1990 census. Overall, the planning area was on an upswing between the 1990 and 2000 census years with the number of vacant properties decreasing and the housing values and rental pricing increasing. However, almost all of the properties in the planning area were affected by Hurricane Ike to some degree and will need some repairs and maintenance.

3.6 Economic Development

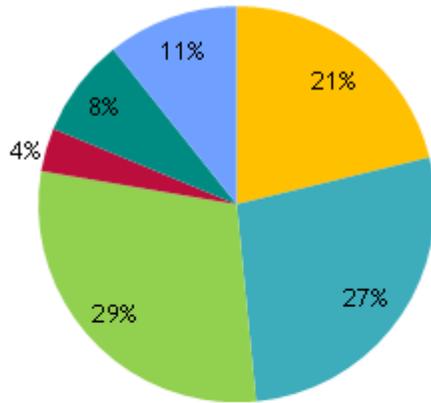
Assessing the existing economic conditions within the Kempner Park planning area is important in determining how to develop the neighborhood economically in the future. Basic indicators of economic conditions are commercial activity and employment-related data of residents. This section will concentrate on population, occupation mix and work status.

Population

Between the 1990 and 2000 censuses, the overall population of the Kempner Park neighborhood planning area decreased by approximately seven percent. However, data from the two censuses show that distinct sectors of the planning area's population grew. The population of residents age 16 and over increased approximately 23 percent. The employed population (defined as workers age 16 and older) increased approximately 16 percent from 1990 to 2000.

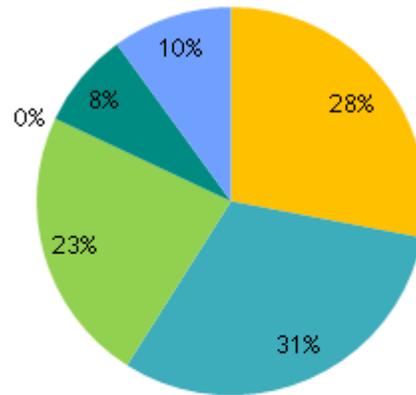
Occupation

The U.S. Census classifies occupations into several broad categories including management/professional, service, sales and office, farming/fishing/forestry, construction and production/transportation. The occupations of Kempner Park residents did change slightly from 1990 to 2000 (see Figures 3.7 and 3.8). There was a slight increase in the percentage of residents employed in management/professional and service occupations with increases of seven percent and four percent, respectively. The number of residents with jobs in sales and office, farming/fishing/forestry and production/transportation occupations decreased from 1990 to 2000. Employment in the construction sector remained the same at eight percent for both 1990 and 2000.



- Management/ Professional
- Service
- Sales and Office
- Farming/ Fishing/ Forestry
- Construction
- Production/ Transportation

Figure 3.7 Occupation, 1990



- Management/ Professional
- Service
- Sales and Office
- Farming/ Fishing/ Forestry
- Construction
- Production/ Transportation

Figure 3.8 Occupation, 2000

Work Status

Perhaps more telling than employment data by industry sector are work status data. The 1990 U.S. Census reported that 65 percent of the employable population (calculated as the population age 16 and over) worked. However, only 63 percent of the employable population worked in 2000 (see Table 3.10). This slight decrease could be attributed to the small decline in the number of residents in the planning area, in particular those residents of employable age.

Table 3.10 Work Status

Work Status	1990 Census	2000 Census	2010 Census
Worked in census year	65%	63%	
Did not work in census year	35%	37%	

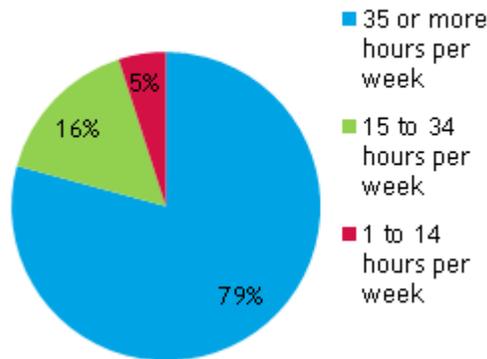


Figure 3.9 Work Status, 2000

Figure 3.9 shows detailed data describing the work patterns of employed residents in the 2000 U.S. Census. The vast majority (79 percent) of those employed worked 35 or more hours per week, while approximately 21 percent of the population worked 34 hours or less per week.^[m10]

Development and Building

As stated earlier, land use in the planning area is primarily single-family residential with a small amount of multi-family residential, other residential, public space and commercial land uses. Approximately 64 percent of the land zoned for commercial use is currently developed with commercial land uses.

Overall, the economic conditions of the neighborhood planning area have remained relatively unchanged between the two census years. There were slight decreases in the total number of residents in the planning area and in the number of residents who were employed. However, for those residents that were employed, they worked predominately “white collar”, full-time jobs. In addition, there is room for growth in the commercial sector, as approximately one-third of the land zoned for commercial use is undeveloped.

3.7 Transportation & Infrastructure

Transportation

Travel through and within Kempner Park is mostly by way of personal automobile, transit and bicycle.

The roadways within the neighborhood planning area’s boundaries are shown in Figure 3.10. Figure 3.10 also demonstrates how the roadways within the Kempner Park neighborhood planning area are classified and what their speed limits are.

The planning area is highly accessible from the north, west and east, and can be accessed from the south by Avenue S [and Seawall Boulevard](#).

In 2006, the Texas Department of Transportation (TxDOT) measured traffic volume at five points within the planning area. As shown in Figure 3.11, the busiest intersection in the planning area, with an average daily volume of 3,690 is at the intersection of Avenue O and 26th Street. This intersection is busier than 71 percent of the City's road network.^[m11]

Between 2003 and August 2010, there were 516 accidents reported within the Kempner Park neighborhood planning area. Avenue O and 33rd Street had the highest number of accidents at an intersection with 34 accidents. Avenue O accounted for nearly a quarter of the accidents within the planning area. In addition, two accidents were recorded in the planning area involving a pedestrian or bicyclist. Figure 3.12 shows the location of these accidents.

According to the National Household Travel Survey (NHTS), approximately 20 percent of households within the census tracts that contain Kempner Park neighborhood planning area do not own a personal vehicle. The average vehicle-owning household within Kempner Park travels 60 miles per workday.

The majority of the planning area is served by transit. Three lines run service through the planning area: Route 5, Avenue S - Steward Road, serves the southern portion of the planning area; Route 6, 61st Street via Avenue O, runs a loop through the central portion of the planning area; and Route 3, 61st Street - W Broadway Avenue via Avenue M, serves the northern border of the planning area. A bicycle lane is located along 39th Street until Avenue P ½, where signage to share the road for bicyclists is located until 35th Street, where it becomes a bicycle lane again going north. There is also a bicycle lane along 27th Street. The bicycle lanes are connected by the "Share the Road" signage along Avenue O ½ and Avenue M. In addition, sidewalks are located along 27th Street and Avenue Q. The transit, bicycle and pedestrian infrastructure within Kempner Park are shown in Figure 3.13.

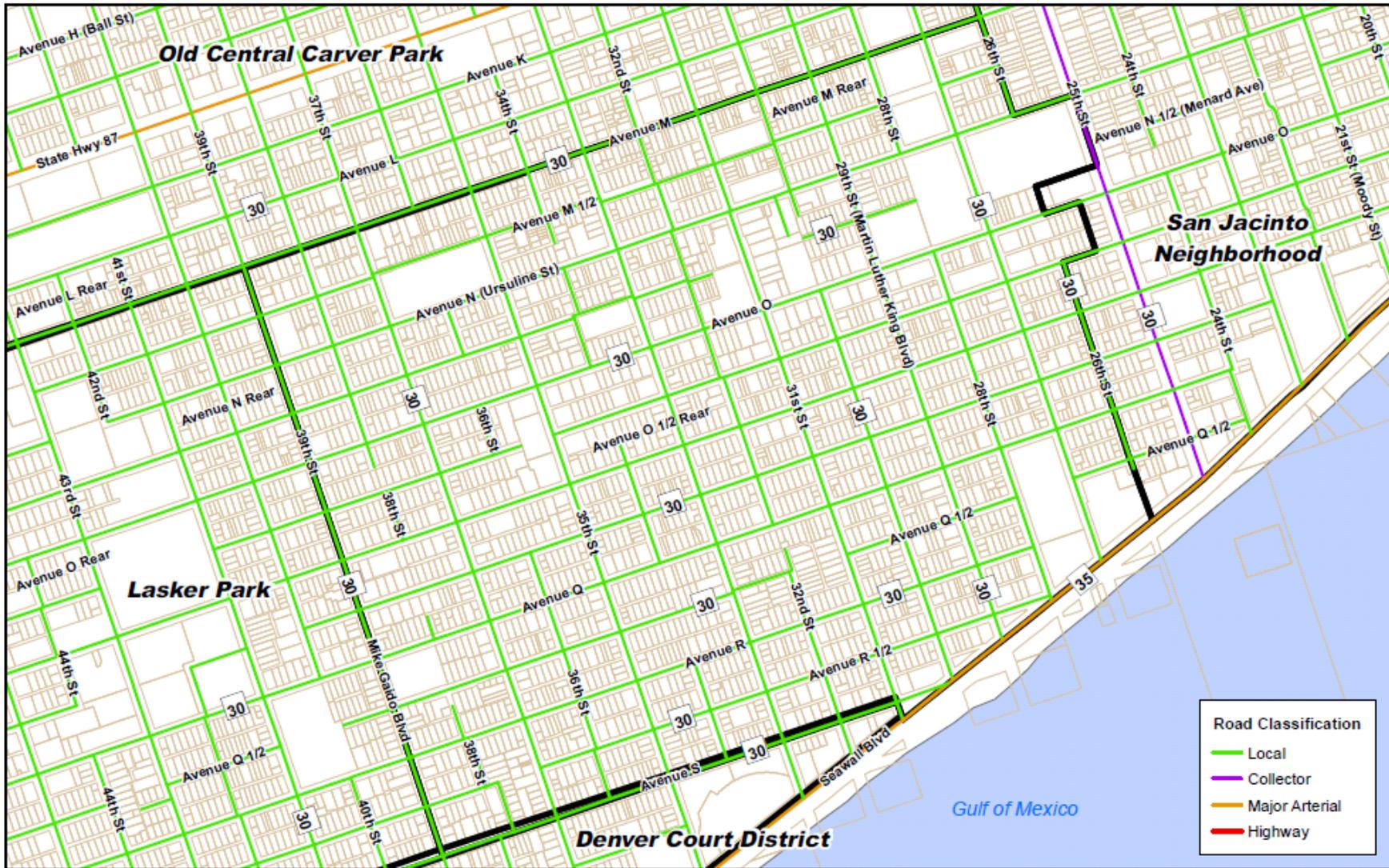


Figure 3.10 Roadway Classifications

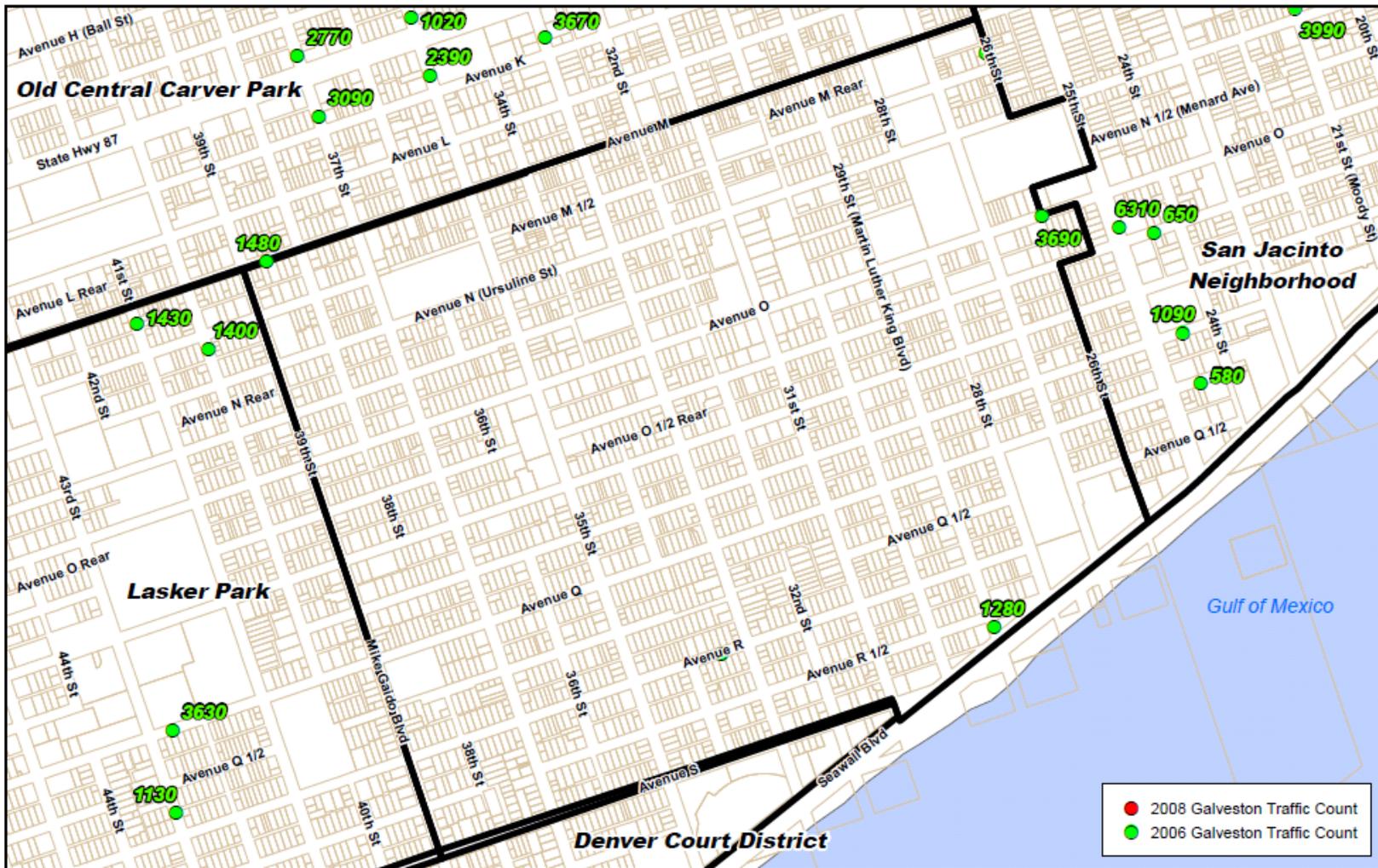


Figure 3.11 AADT Traffic Count

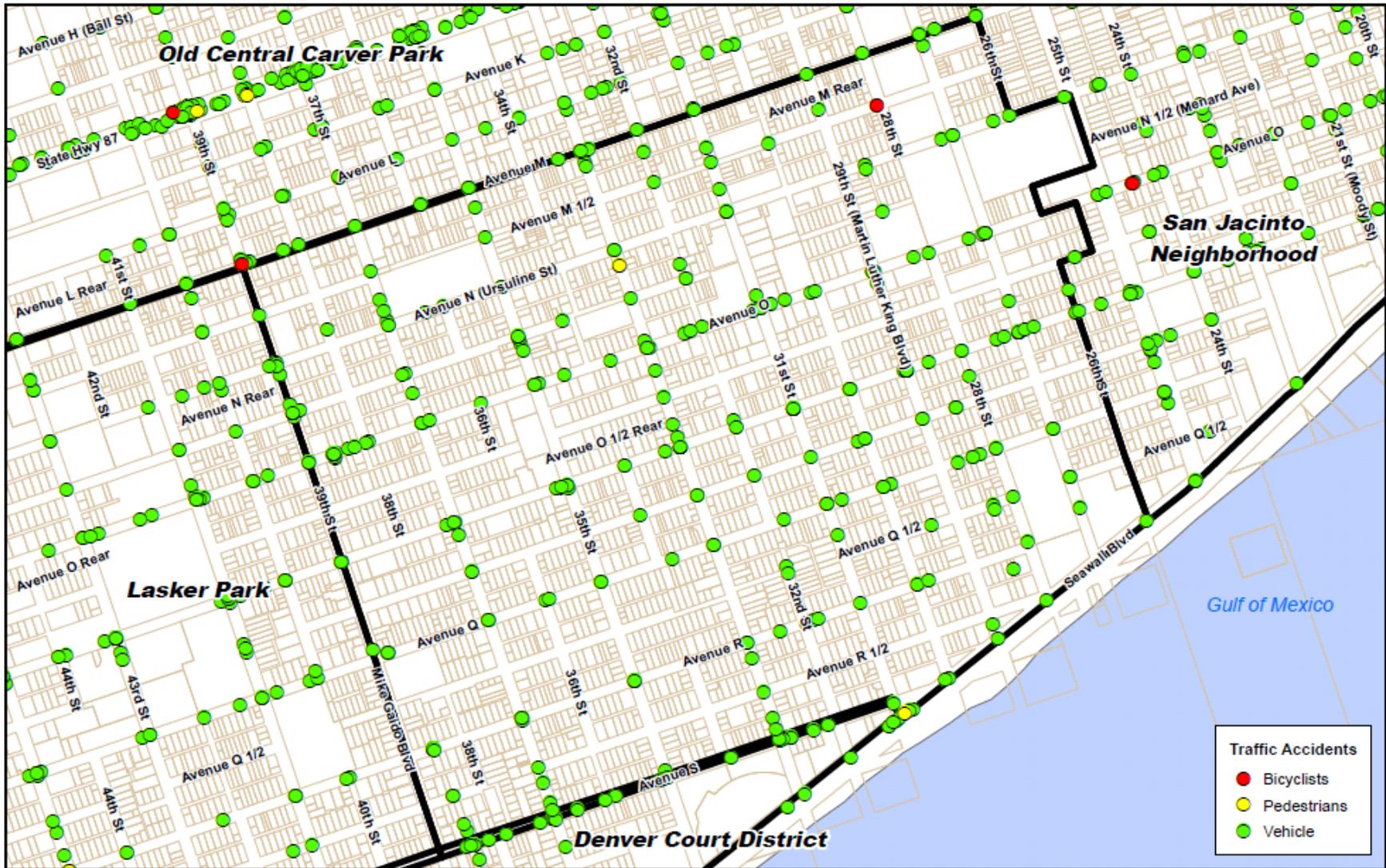


Figure 3.12 Traffic Count

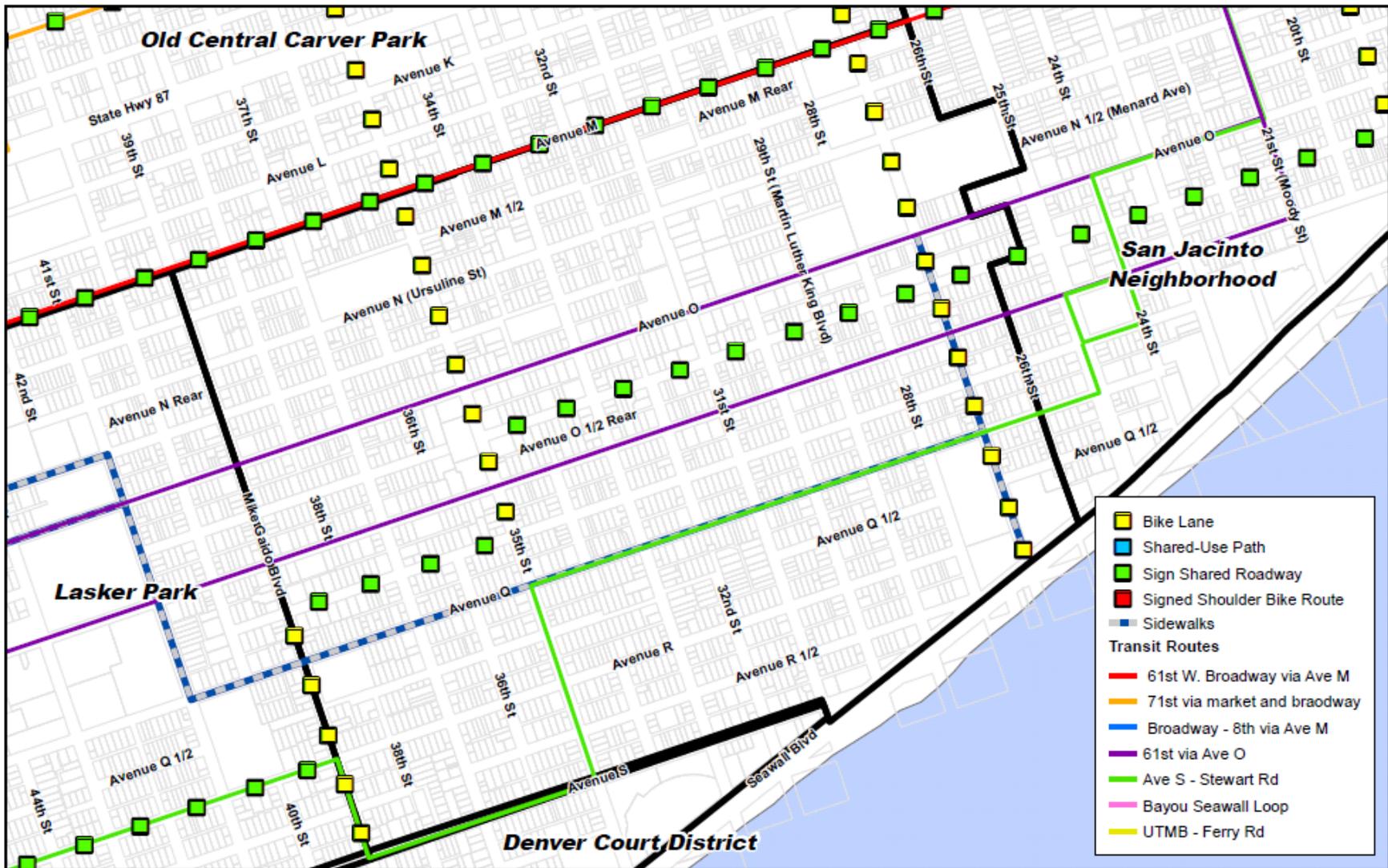


Figure 3.13 Alternative Transportation

Infrastructure

Although only a small portion of the Kempner Park neighborhood planning area is directly adjacent to open waters, drainage problems are a major issue in the community. Residents report the need for a more regular drainage maintenance schedule. Grass, sediment, yard waste and trash are regularly reported in the drainage channels, reducing capacity in the stormwater collection system and causing flooding at the following intersections: 36th Street and Avenue R; 37th Street to 39th Street extending south from Broadway Avenue; and 33rd Street at Avenues O and P. In addition, residents report that paving projects on neighborhood planning area streets resulted in some stormwater inlets and catch basins being paved over with asphalt. This area also has a number of bridge blocks, which are prone to clogging and are difficult to maintain.

The stormwater, wastewater and water systems in Kempner Park all exhibit some level of disrepair. There are many examples of localized stormwater drainage and flooding issues across Galveston Island. In many instances, solutions to these problems will transcend neighborhood planning area boundaries. A similar case holds for the City's wastewater collection and treatment system, which consists of five wastewater treatment facilities of varying size and its water distribution system, which relies on water purchased from the Gulf Coast Water Authority on the Texas mainland. For a citywide discussion of Galveston's stormwater, wastewater and water systems, see Appendix A.

3.8 Safety

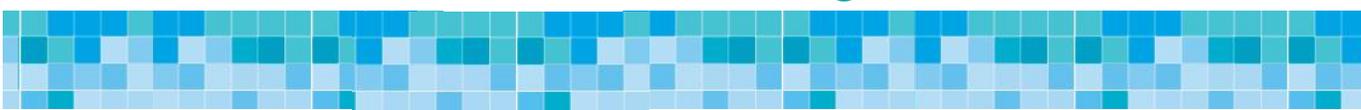
The Kempner Park neighborhood planning area is partially located in Police Zones 1 and 2, the East Isle Community Mid-Town Community policing zones. The portion of the planning area west of 35th Street is located in Zone 2, with the majority of the planning area in Zone 1, which covers the entire eastern portion of the island.

The closest emergency response center is Fire Station 1 located at Sealy and 25th Streets and there is an emergency medical service center, Galveston Emergency Med Services located in the planning area at Avenue Q and 26th Street.

Table 3.11 Crime Statistics in Denver Court/Fort Crockett

Crime	2009 Incidents
Aggravated Assault	18
Aggravated Robbery	7
Burglary - Auto	79
Burglary	118
Motor Vehicle Theft	23
Robbery	8
Sexual Assault	4
Theft	77
Manslaughter/Homicide	3

Burglary and theft were the most reported crimes in 2009 in the planning area. As seen in Table 3.11, there were a number of violent crimes, including three manslaughter/homicides in 2009. Crime rates for burglary and violent crimes appear to be higher in the Kempner Park area than for Galveston as a whole, underscoring the residents' perception of the neighborhood as being dangerous. While aware of the crime in the area, neighborhood planning area residents feel that the Galveston Police Department is engaged and responsive. Kempner Park residents identified the crime "hot spots" in the planning area at 35th Street and Avenue ~~M~~N and at 28th Street and Avenue M. Goal #10 addresses this issue in Section 4.



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Section 4 Goals, Opportunities & Actions

4.1 Overview

During public meetings, Kempner Park residents discussed and debated their priorities for the neighborhood planning area's future. The community identified goals and selected actions and opportunities for meeting the goals. This section describes the goals and supporting opportunities and actions for Kempner Park that arose from the community meetings.

Goal #1

Create a more “pedestrian friendly” neighborhood with the development of continuous and contiguous sidewalks.

Kempner Park residents expressed that they want to construct continuous sidewalks throughout the planning area. Currently, the existing sidewalks are only present on some streets and only on properties where the owner gave the City permission to build a sidewalk. The main issue with constructing sidewalks is that the City does not own the right-of-way next to the roads where sidewalks would be. These right-of-ways are private property and since has often been neighborhood opposition in the past to constructing sidewalks, the City is hesitant to develop another citywide sidewalk development policy. The residents and the City would have to work together to develop a sidewalk development policy.

If it were not possible to construct sidewalks along all streets in the planning area, they would at least like to have continuous sidewalks in specific places or along specific routes. For example, sidewalks would make sense along major roads (i.e., Avenues N, O, O ½, P and Q and 31st and 35th Streets), near schools (i.e., Avenue N near 35th and 37th Streets and Avenues N and O near 27th and 28th Streets) and as a path to the Seawall (i.e., 26th through 31st Streets). These paths should include sidewalks wide enough to accommodate at least two people passing and should be constructed on both sides of the street.

Some issues that the residents of Kempner Park and the City of Galveston need to consider when creating a more “pedestrian friendly” neighborhood include:

- If constructing sidewalks along all streets in the planning area is not possible, consider areas where having sidewalks would make the most sense, like areas where children often walk to and from school, and near the Seawall where many tourists walk.
- The City does not own the right-of-way next to the roads where sidewalks could be constructed.
- Along the roads where residents would like to see sidewalks, but the City does not own the right-of-way, residents will have to get a majority of the property owners to agree to allow the City to construct a sidewalk on their property.

Opportunities & Actions

- 1.1 Residents consider conducting a survey of the planning area to identify areas where there are no sidewalks.
 - 1.1.1 The initial focus could be on major corridors, such as Avenues N, O, O ½, P and Q, and 31st and 35th Streets; near schools on Avenue N near 35th and 37th Streets, and Avenues N and O near 27th and 28th Streets; and paths to the Seawall, including 26th through 31st Streets.
- 1.2 Residents consider conducting community outreach regarding the development of sidewalks to gain the support of a majority of the residents, as they would have to give their permission to have the City build sidewalks on their property.
 - 1.2.1 Neighborhood group identifies and applies for matching grants for sidewalk construction.
- 1.3 The City could look into developing a sidewalk development policy for the Kempner Park.
- 1.4 The City could look into constructing sidewalks throughout the planning area along those streets identified as needing and wanting sidewalks.

Goal #2

Improve street and alley conditions throughout the neighborhood planning area and establish a regular maintenance schedule to maintain these roadways.

There is a need to have better maintenance of streets and alleys throughout the planning area to assist in having fully functioning neighborhood streets and other corridors. Residents expressed an interest in cleaning up and improving the alleyways, and using them as additional pedestrian and bicycle paths in the planning area. To develop the alleys into important connection points within the neighborhood planning area, the following issues should be considered.

- An alley can be thought of as a semi-private zone even though it might actually be a public right-of-way.
- Some portions of alleys are part of the residents' property, thus the alley is considered private property and the City must get permission from the resident to improve that piece of land. Otherwise, residents would have to do the improvements themselves.
- Paving alleys with a pervious material (i.e., Portland Cement Concrete), it could reduce the amount of runoff in the planning area.
- Adding fences at the perimeter of the alley can emphasize the public and private spaces and helps to screen unkempt yards.
- Whether the alley is considered and extension of a resident's property or it is legally part of the property, they are commonly used spaces that residents can easily monitor.
- Throughout the City and in Kempner Park, parcels have been split up or additional homes have been built at the back of properties which front onto the alley.

One of the issues that residents brought up with alleys included "dead wires" that no longer work, which ruins the aesthetics of the alleys and can be hazardous. The residents have

tried to work with the City to solve this issue, but the City said they could not do anything about them, because cable and utility companies privately own them.

Opportunities & Actions

- 2.1 Residents could identify alleyways that could potentially serve as pedestrian and bicycle transportation corridors in the planning area.
 - 2.1.1 Residents meet with property owners along the identified alleyways to educate them on the neighborhood planning area goal of creating pedestrian and bicycle path corridors throughout Kempner Park. As many of the alley right-of-ways are privately owned, residents would need to get the buy-in of the property owners adjacent to the identified alleyways.
- 2.2 Instead of multiple residents making customer service calls, residents could meet with the cable and utility companies that own the “dead wires” that exist in many of the alleys in the planning area and request the companies remove them. If needed, the City could pressure the cable and utility companies to follow-through on the requests.
- 2.3 The City considers holding a workshop with residents to identify alley improvement preferences, including lighting, paving and resident cooperation for those alleys that are part of the adjacent private property. Figure 4.1 shows examples of currently existing alleyways. Figure 4.2 shows diagrams of existing and potential improvements to alleyways to make them more inviting and pedestrian friendly. Figure 4.3 shows a rendering of what an improved alleyway might look like.
- 2.4 The City could look into investing in more bicycle officers in the planning area to patrol the alleys and keep them safe. This action is also an action for Goal #9.



Figure 4.1 Existing Alleyway Conditions

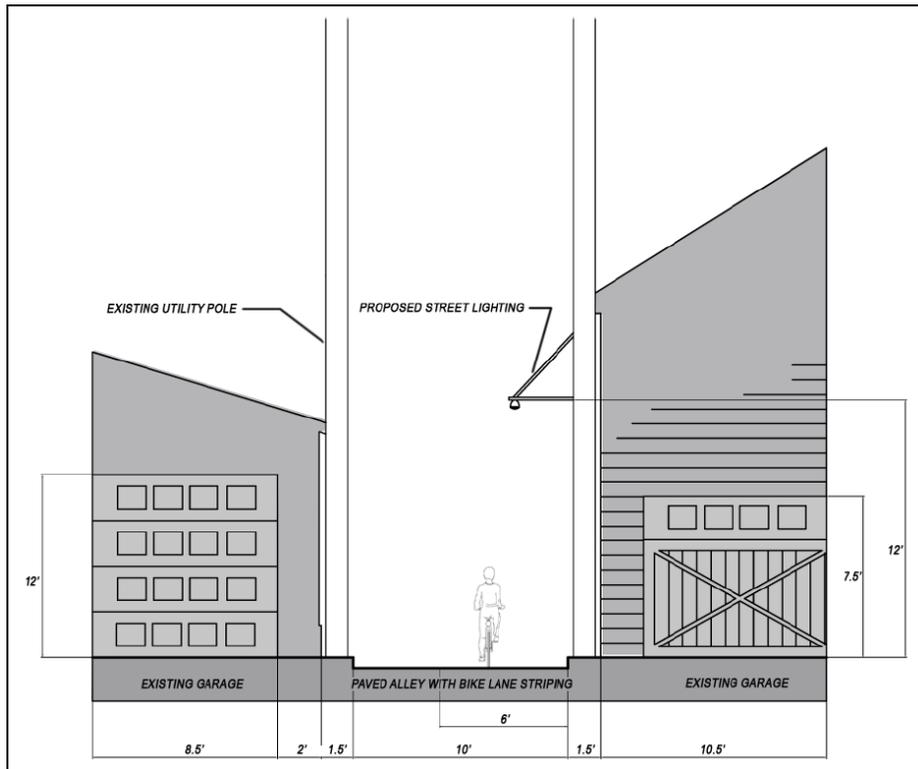
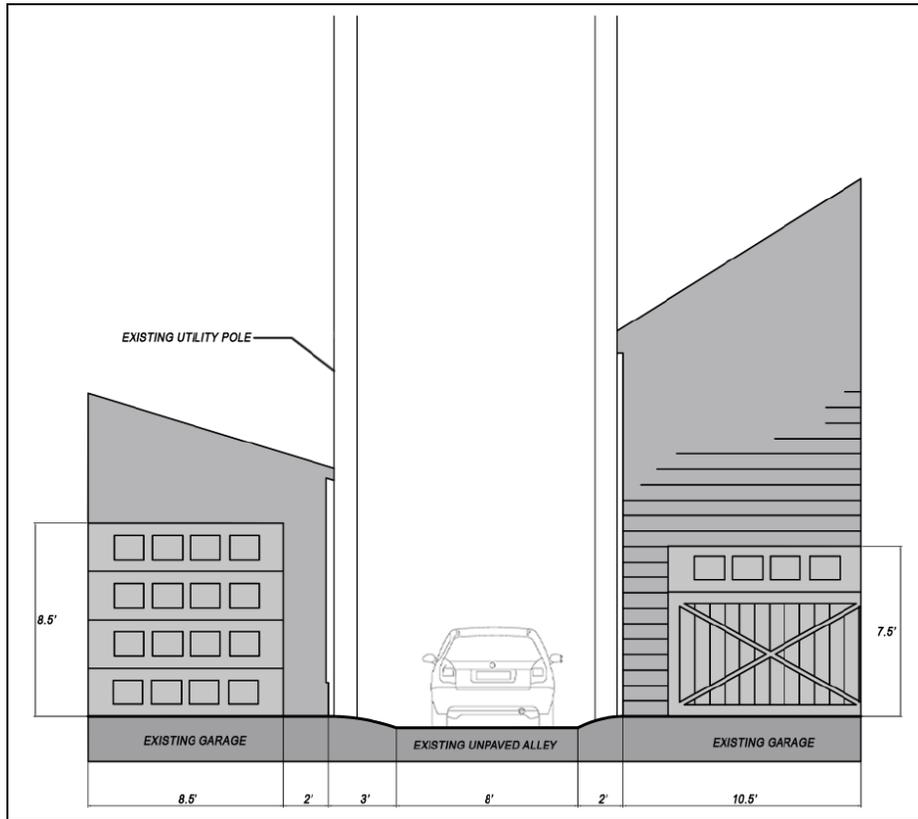


Figure 4.2 Existing and Proposed Alleyways

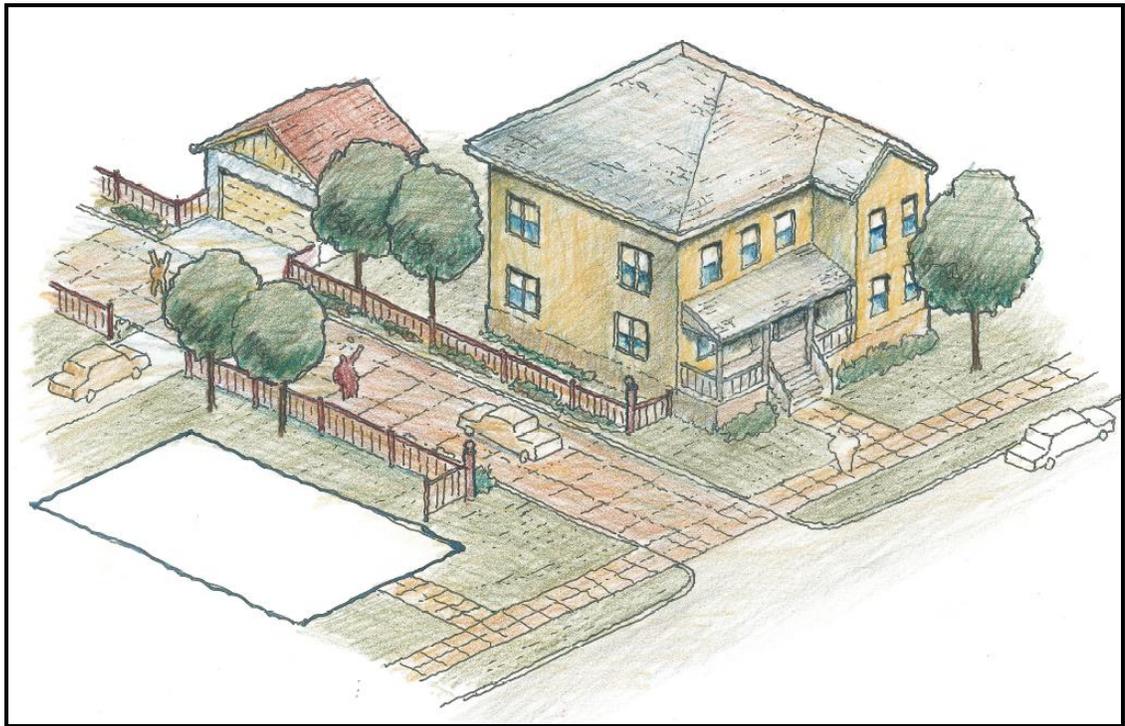


Figure 4.3 Example Rendering of Improved Alleyway

Goal #3

Construct stormwater infrastructure improvements and continue to maintain existing stormwater infrastructure to provide adequate drainage and flood control during rain events.

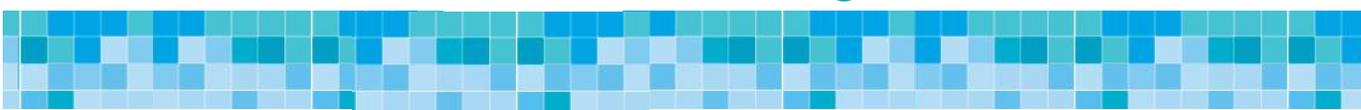
As with most other neighborhood planning areas in Galveston, residents identified issues with stormwater runoff in several areas of the planning area. Specifically in Kempner Park, residents identified street cleaning and storm drain maintenance as lacking throughout the planning area. Grass, sediment, yard waste and trash clog drainage right-of-ways and culverts, which results in flooding, street destruction and traffic problems. In addition, when many of the roads were paved with asphalt, the asphalt ended up blocking or paved over drainage outlets leading to more flooding in the planning area. This is a citywide issue; therefore, it would make more sense ~~in-if~~ the City of Galveston addresses the stormwater drainage system issue throughout the island as one project. However, there are things that can be done at the neighborhood level to improve the stormwater and drainage infrastructure.

Opportunities & Actions

- 3.1 The City Department of Public Works Street Division could look into focusing their efforts on repairing and maintaining the stormwater drains in the planning area. See Figure 4.4 for a map of infrastructure “hot spots” within Kempner Park. For example:
 - 3.1.1 Focusing initial maintenance activities on the gutters and drains located at 36th Street and Avenue R, along 38th and 39th Streets, at 37th Street and

Broadway Street, near the schools on 32nd Street and at the intersections along 33rd Street at Avenue O and Avenue P.

- 3.1.2 Identifying and repairing clogged stormwater drains.
- 3.1.3 Cleaning neighborhood planning area streets, including having a more regular maintenance schedule and garbage pick-up.
- 3.1.4 Maintaining storm drains, including having a more regular maintenance schedule.
- 3.1.5 Removing the asphalt that was used for pothole repairs from the drainage right-of-ways at 30th Street and Avenue O ½.
- 3.1.6 Improving drainage infrastructure on Broadway Street to mitigate the effects of water runoff into the planning area from the raising of the road.
- 3.2 The City considers better enforcement of the codes relating to people throwing trash and debris into the gutters. In addition to better enforcement, the City looks into citing and fining residents that are caught, which would motivate people to keep the drainage right-of-ways clear.
- 3.3 Residents could organize regularly scheduled neighborhood street clean-up events to pick up litter and other debris to prevent clogged culverts and keep the neighborhood clean. This is also an action for Goal #8.



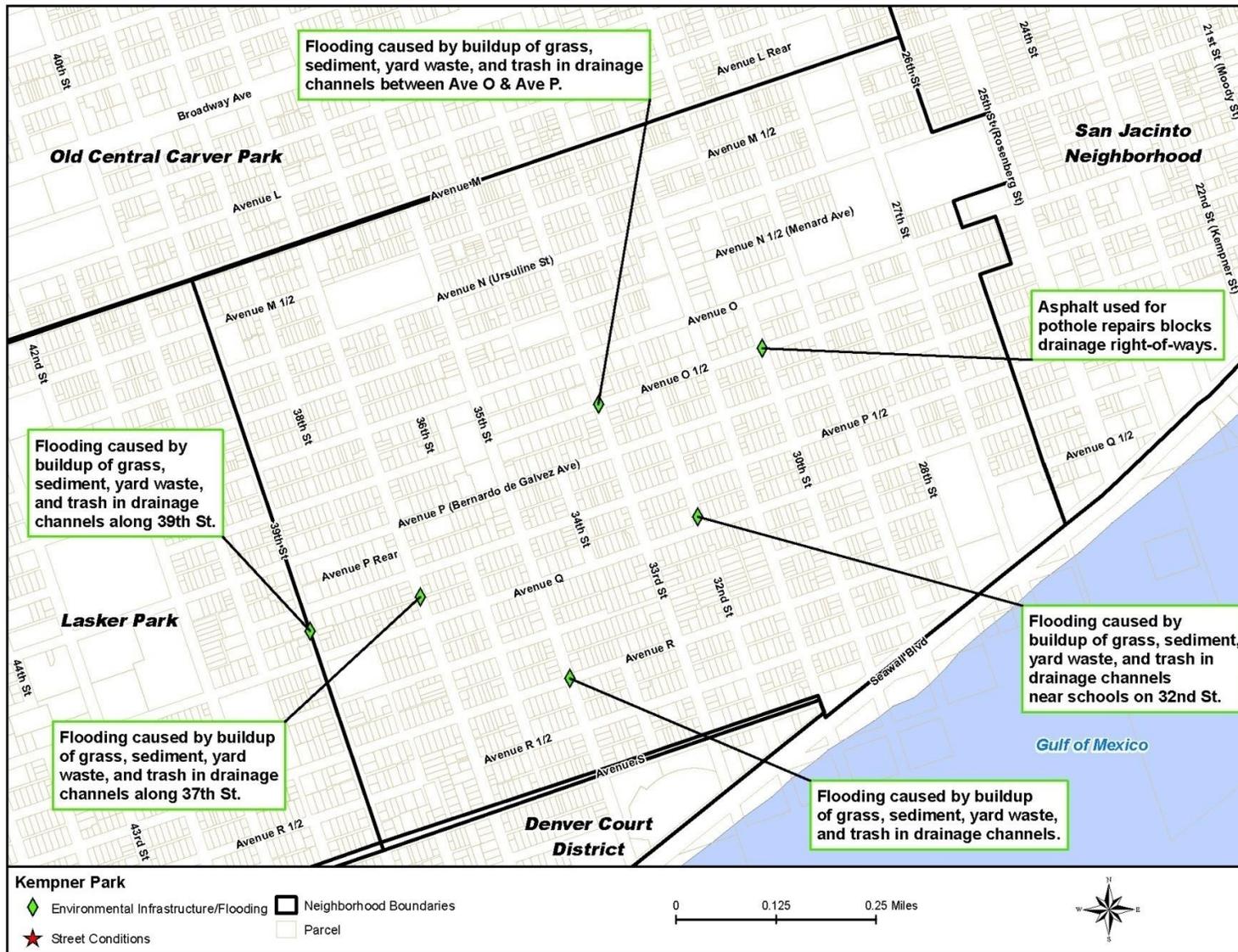


Figure 4.4 Map of Infrastructure "Hot Spots" in Kempner Park

Goal #4

Identify and improve major corridors with the addition of bicycle lanes, better signage, lighting, landscaping, etc.[m13]

In addition to the regular maintenance that residents would like to see from the City, they expressed an interest in improving the major corridors in the planning area. One of the suggestions was to include bicycle lanes along the roadways, however many of the roads are not large enough to accommodate both bicycle lanes and on-street parking. This is an issue, since many residents do not have parking on their property and are required to park along the streets. There are bike lanes currently along 27th Street running north from Seawall Boulevard, on 35th Street running north from Avenue P and on 39th Street between Avenue P and Avenue S. To connect these bike lanes, there is “shared roadway” signage along Avenue P between 35th and 39th Streets, along Avenue O ½ between 27th and 35th Streets and along Avenue M on the northern boundary of the planning area. See Figure 4.6 for a map of bike lanes and public transportation routes in Kempner Park.

In addition, residents would like to see streets throughout the planning area developed into “complete streets” using the Complete Street concept. According to the Complete Streets movement, complete streets are designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists and public transportation users of all ages and abilities (www.completestreets.org). Some common features include sidewalks, bike lanes, wide shoulders, crossing opportunities, refuge medians, bus shelters and crossings, special bus lanes, raised crosswalks, audible pedestrian signals and sidewalk bulb-outs. There are many benefits to developing Complete Streets including:

- Improving safety for pedestrians with sidewalks, traffic-calming measures and improvements along the street to make it more handicap-accessible and improving safety for all users with raised medians, which decrease accidents.
- Encouraging walking and bicycling, which leads to healthier residents.
- Lowering transportation costs for families by providing more options in addition to car trips.
- Decreasing oil dependency.
- Creating more livable communities where people feel safe and welcome on the roadways.
- Increasing air quality, which may lead to a decrease in asthma and other illnesses.

Opportunities & Actions

- 4.1 Residents could identify major corridors where they would like to see bicycle lanes, better signage, lighting and landscaping.
- 4.2 Residents could look into installing more Kempner Park Neighborhood identification signs along corridors to maintain community unity and to promote the neighborhood as a destination.
- 4.3 The City could look into installing better street signage at intersections throughout the planning area, including better stop signs at the intersections along 61st Street at Avenue S, Avenue R and Avenue R ½.

4.4 The City could look into adding bicycle lanes to larger roads in the planning area, including 25th Street, 29th Street and 31st Street, and Avenue P and Avenue N.[m14]

- 4.5 Residents and the City consider working together to improve alleys and develop them as bicycle paths for public use.
- 4.6 The City considers developing a Complete Streets development policy to formalize the intent to plan, design and maintain streets so they are safe for all users of all ages and abilities. See Figure 4.5 for an example rendering of what an improved intersection in Kempner Park might look like at 31st Street and Avenue P. This rendering shows the following Complete Streets elements:

- Clearly visible stop signs
- Bike lanes and designated on-street parking areas along Avenue P
- Contiguous sidewalks
- Minimal vegetation at corners to increase driver visibility when approaching the intersection
- Clearly marked pedestrian crossings

[m15]4.6.1 The City considers initially focusing on 25th, 39th and 31st Streets with the installation of improved lighting, sidewalks, access, transportation, landscaping, bicycle lanes and signage.

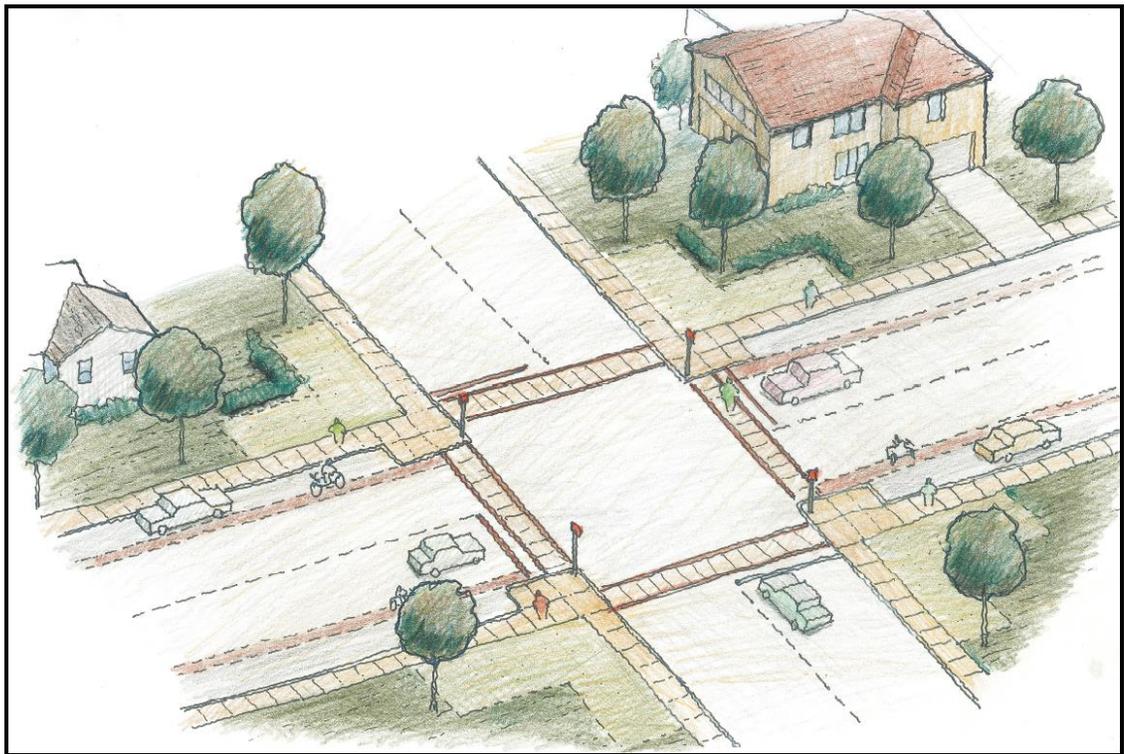


Figure 4. 5 Rendering of the Complete Street Concept at 31st Street and Avenue P Intersection

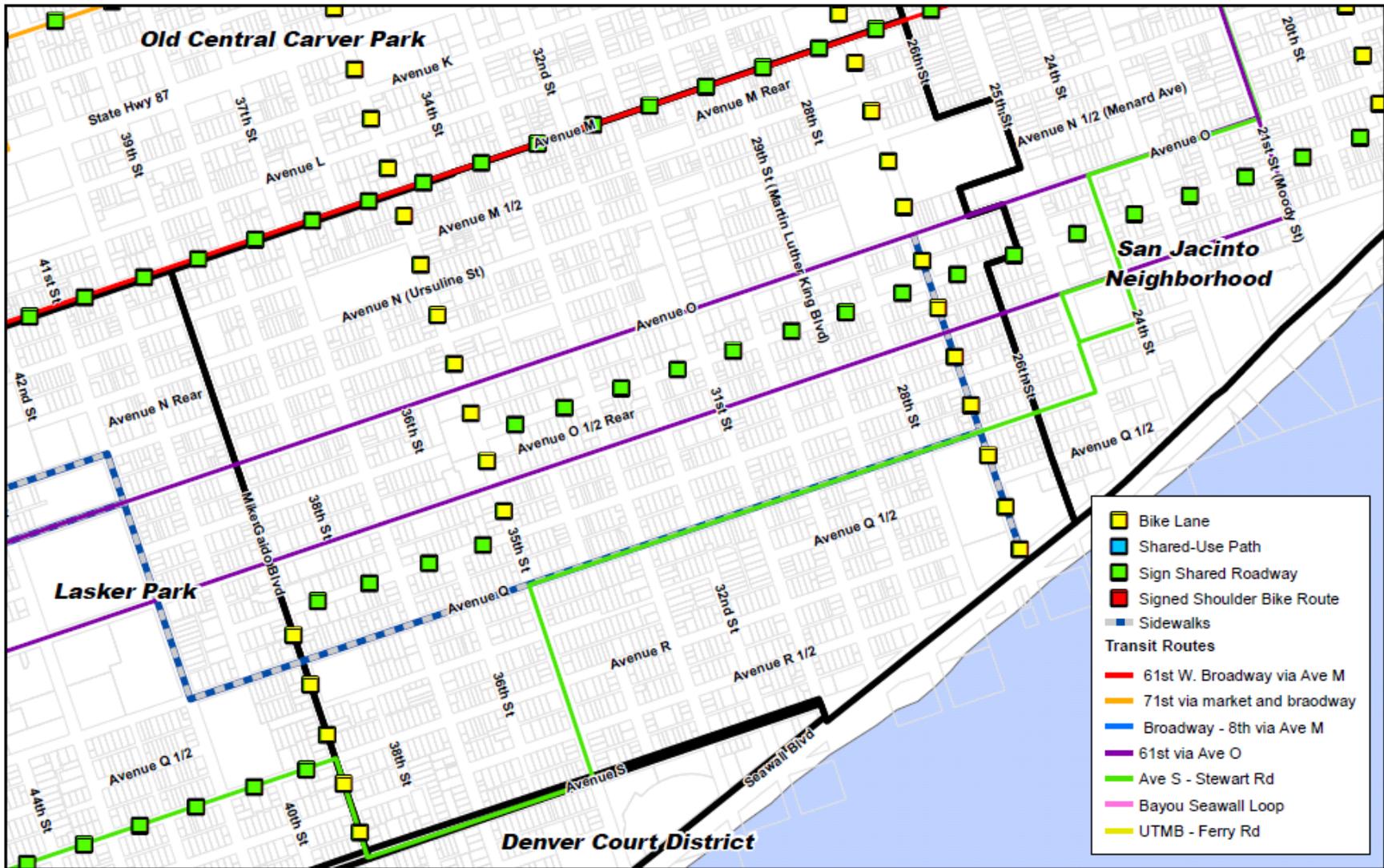


Figure 4.6 Kempner Park Bike Lanes and Public Transportation Routes

Goal #5

Attract middle-income grocery stores and other small-scale commercial establishments to locate within the neighborhood planning area.

Currently, Kempner Park is a “food desert” with no full service grocery stores within its boundaries. The residents would like to attract stores that offer healthier food options at affordable prices. They want to develop more small-scale commercial corner stores that are not considered “convenience stores”. If possible, they would prefer that these businesses be locally owned. In addition to grocery stores, the residents would like to see the development of more small businesses that fit the character of the neighborhood planning area, including delis, cafes, hair salons, dry cleaners, etc. See Figure 3.4 in Section 3 for a map showing the location of community, health and educational facilities, financial service business, hotels and retail and food-related uses.

There are some issues to consider when trying to attract businesses to a neighborhood. These include:

- The City would have to develop appropriate tax incentives to attract the right kind of business that the planning area needs.
- Difficulties could arise if properties are not zoned for the types of businesses that the residents would want.
- The nation-wide economic downturn makes it difficult for people to get new small business loans to start up their own business.
- Attracting the wrong type of business could attract criminal activity.

Opportunities & Actions

- 5.1 Residents could look into creating an inventory of properties that could be used by residents looking to start their own small-scale business and provide this information to the City.
- 5.2 Residents meet with Galveston Economic Development Partnership to share information on current conditions and opportunities.
- 5.3 Residents could look into disseminating information on small business development with tip sheets, maps of available properties and contact information for programs and agencies that support small businesses.
- 5.4 Residents and the City could look into providing support for small business development by working with small business owners to find tax incentives and low-interest loans specifically for small businesses. Other physical improvement programs that encourage commercial development include:
 - 5.4.1 Implementing redesigned streetscaping in commercial district. New streetscapes designed with pedestrian infrastructure such as wide sidewalks, trees and benches can serve as a catalyst for commercial redevelopment and revitalization.
 - 5.4.2 Provide commercial façade grants and design assistance. These programs can serve as an incentive for small businesses to locate in commercial areas of Kempner Park.

- 5.4.3 Offer municipal loan guarantees. This would help small businesses secure loans from a risk-averse private lending market.
- 5.5 The City could look into trying to attract middle-income grocery stores, such as South Harvest and other similar grocery stores, with tax incentives.

Goal #6

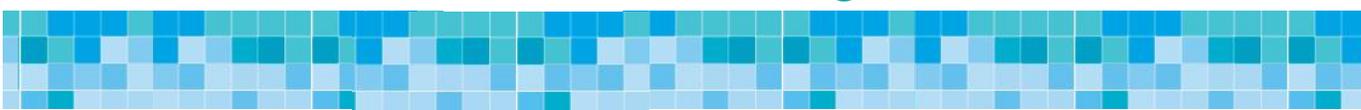
Capitalize on existing open spaces, community facilities and event spaces in Kempner Park.

The residents of Kempner Park realize that they have a unique opportunity to improve and take advantage of the community facilities that already existing in their community. These spaces include the many public parks within the planning area like Kempner Park and Menard Park, the Galveston Parks & Recreation Community Center on Seawall Boulevard and 27th Street, which includes an outdoor performance stage available to the public and Courville Stadium at Avenue M and 28th Street. In addition to improving and preserving the existing facilities, the residents would like to see the addition of other amenities, such as a community swimming pool.

Courville Stadium is owned by the Galveston Independent School District (GISD) and is where the Ball High School football team plays. In the recent past, there was a bond issue sent to vote for the construction of a new stadium near the airport; however, the citizens of Galveston did not approve the bond. The residents would like to make cosmetic changes to the stadium, as it is still structurally sound^[m16]. Currently, the City^[m17] has plans underway to make these cosmetic changes, but no specifics are known at this time. Since the stadium only hosts a few games and other activities year around, there is an opportunity for additional uses to be added to the schedule of stadium activities.

Opportunities & Actions

- 6.1 Residents consider identifying which open spaces, community facilities and event spaces within the planning area that need to be improved.
- 6.2 Residents could look into using land use analyses to select sites for neighborhood gardens to provide food for the residents. These gardens could be developed at one of the existing public open spaces.
- 6.3 Residents and the City consider holding more neighborhood and City-sponsored events at the existing community facilities.
- 6.4 The City could look into implementing nominal and affordable fees for use of community facilities, which would help with the cost of maintenance.
- 6.5 The City considers developing a regular maintenance schedule for the community facilities and open spaces (i.e., cutting grass, trimming trees, emptying garbage bins, etc.).
- 6.6 The City considers improving existing community facilities and open spaces by incorporating better landscaping, which would encourage more people to utilize the spaces. In addition to providing better landscaping, there should be layout changes made to some of the spaces to make them more user-friendly.



- 6.7 Residents meet with the City to discuss revitalizing and renovating the existing outdoor performance stage at the community center. This performance stage has been designated as a historical landmark.
- 6.8 The City and residents consider working together to prepare a revitalization plan for Courville Stadium to allow for better utilization of the space. By involving the neighbors and surrounding community members in the revitalization effort, this would be a proactive way to give Kempner Park a positive image.
 - 6.8.1 The City and residents consider working together to look for corporate sponsors for Courville Stadium.
- 6.9 The City looks into studying the financial feasibility of building a swimming pool at the existing community center. Not only would providing a new swimming pool in Kempner Park help the residents to have better access, but it would relieve the current congestion at the other community pools in the City.



Figure 4.7 Photos of Existing Community Facilities

Goal #7

Develop and infill vacant lots throughout the planning area with residential uses that fit into the current character of the neighborhood planning area while demolishing or rehabilitating derelict, vacant and deteriorated buildings.

Kempner Park residents suggested that more housing be developed on the vacant parcels throughout the planning area. However, residents express a desire that new housing be lower-density single-family residential and not higher-density multifamily residential, such as apartments. In addition, residents would like to make sure that the housing that is developed is moderately priced so they are affordable to a variety of people. One issue that would be an impediment to this goal is the perception that zoning and historic preservation policies, which make it difficult to attract developers because of the strict rule that must be

followed when building a residential structure. In addition, some lots would be required to re-plat or there are already platting issues associated with the property.

The residents would like to see the new housing be developed in a similar manner to those along the street it is being constructed to maintain the charm of the neighborhood.

There are some issues to consider when trying to develop vacant lots, including:

- The vacant lots are private property, so the City and other residents would not be able to do anything on the property without the permission of the owner.
- Many owners could be hesitant to allow public uses on their property, as they could be liable for any injuries that may occur.
- If a property includes zoning that allows other uses besides single-family residential uses, the City would not be able to deny the property owner their rights to build what they would like on their own property.

There is an opportunity to develop the large number of vacant properties that currently exist in Kempner Park. These vacant properties can lead to a variety of issues, including squatters moving into the vacant buildings, which brings drugs and drug use problems into the planning area. More code enforcement is needed for the owners of the vacant and deteriorated buildings. In addition, there are issues with existing apartment complexes falling into disrepair because owners are not on-site and are hard to contact.

The Kempner Park Neighborhood Association currently keeps a running list of properties that it believes are in violation of City code. Members of the association bring this to the City's attention at the GAIN meetings. However, there is not enough clear communication as to what extent the code enforcement resources and procedures are used in Kempner Park. The City is still processing applications for rehabilitation assistance and continues to notify property owners of code violations, but this information is not sufficiently well known throughout the neighborhood planning area.

Opportunities & Actions

- 7.1 Residents should be encouraged to report violations directly to the City and eventually to assigned inspectors. This is also an action for Goal #8.
- 7.2 Residents consider developing and implementing tenant and landlord education programs that promote responsibility.
- 7.3 Residents consider identifying priority homes and areas where larger populations of children and elderly residents live, play, go to school and work to target demolition activities effectively.
- 7.4 In addition to residential uses, residents consider developing vacant property into temporary or permanent community gardens or "pocket parks" for use by the neighborhood.
- 7.5 The City could look into requiring property owners of reconstruction and rehabilitation projects to be registered so that the contact information of the owners/responsible parties is known.
- 7.6 The City could look into identifying derelict properties and develop a program with a probation period for the owners to give them a timeframe of when repairs need to

be completed. In addition, the probation period could continue after the repairs to make sure that maintenance is kept up with on the property.

- 7.7 The City considers reevaluating property maintenance inspection resources for Kempner Park. Additional property maintenance inspectors would enforce property maintenance codes and target specific areas of the planning area with proactive inspections.
- 7.8 The City could look into developing guidelines and/or architectural vocabulary to educate owners and developers interested in infilling vacant lots with residential uses in Kempner Park.
- 7.9 The City Planning and Building Department could look into examining the zoning code to allow for regulations that would help maintain the character of the neighborhood, but would also make it easier to attract more developers.

Goal #8

Have better enforcement of littering laws to curb the amount of litter in the neighborhood planning area.

At the neighborhood meetings, residents identified littering as a problem that diminishes the character and environment of the planning area. Trash and debris that accumulates in the neighborhood planning area contributes to a dilapidated appearance of the neighborhood, which may discourage reinvestment and restoration. This trash and debris come from a variety of sources including tourists near the Seawall, yard waste, demolition/construction sites and household trash that does not get picked up by the City on a regular basis.

Not only does littering contribute to a dilapidated neighborhood appearance, but it has particularly bad implications when waste ends up in drainage ditches and culverts, which obstructs the flow of stormwater and exacerbates the flooding in the neighborhood. Some issues that should be considered include:

- Residents believe that the biggest issue is having better enforcement of littering laws.
- A common habit among yard maintenance workers is to blow debris into the drainage ditches, which is illegal but is rarely enforced.
- It can be complicated to communicate with the City regarding code enforcement issues and a simplified process should be developed.

Opportunities & Actions

- 8.1 Residents should be encouraged to take photos of waste, debris and other code enforcement issues throughout the neighborhood and submit these to the City code enforcement personnel.
 - 8.1.1 Obtain contact information for the neighborhood's assigned code enforcement officer to report directly to them.
 - 8.1.2 Elect one resident as a volunteer to compile a list of complaints and photos to take directly to the assigned code enforcement officer.

- 8.2 Residents consider identifying areas in the planning area where littering is a problem to determine where to place trashcans and post “No Littering” signage.
- 8.3 Residents could organize regularly-scheduled neighborhood street clean-up events to pick up litter and other debris to prevent clogged culverts and keep the neighborhood clean. This is also an action for Goal #3.
- 8.4 The City could look into better enforcing littering laws, including enforcing or enacting additional fines for littering violations.
 - 8.4.1 The City could look into initially focusing on the areas near the Seawall where the majority of tourists congregate, as they seem to be the people littering the most.
- 8.5 Residents could look into installing “No Littering” signs throughout the planning area stating the consequences of littering to discourage people from throwing their trash on the ground.
- 8.6 Residents consider working with the City to place more trash cans for public use throughout the planning area to encourage people to throw away their trash properly.
- 8.7 The City could look into maintaining a regular garbage pick-up schedule to keep these trash cans from overflowing and causing more littering.
- 8.8 The City could look into setting up a 311 number for code enforcement complaints and issues. The dispatcher for this number could forward the caller to the appropriate city department.

Goal #9

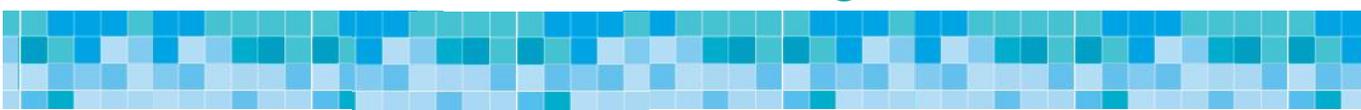
Reduce crime and the perception of crime throughout the neighborhood planning area.

Crime was a major issue that was brought up often by residents. There is a perception that many of the crimes take place in the alleys or in derelict and abandoned properties. The police are aware of the problem areas, which include crime “hot spots” at 28th and 35th Streets at Avenue M. An issue to consider is the perception of crime versus actual criminal activity. Both of these lead to residents not feeling safe in their own neighborhood. In addition, continued communication between the police department and the neighborhood residents would assist the City in identifying areas that should be patrolled more often. This would also lead to an increased feeling of safety by neighborhood residents when they see more police patrolling the planning area.

Opportunities & Actions

- 9.1 Residents consider identifying areas in Kempner Park where criminal activity often occurs or where they do not feel safe.
- 9.2 Residents could look into creating a sub-committee within the existing neighborhood association to report specific crime and safety problem areas. The neighborhood association could become responsible for communicating this information to the police.

- 9.3 The City and residents consider working together to revitalize alleys so they are used more often, which leads to a decrease in crime and an increase in the feelings of safety for the residents (see Goal #2 for more information).
- 9.4 The City looks into installing closed circuit television (CCTV) in specific locations where criminal activity often takes place.
- 9.5 The City looks into investing in more police officers to patrol the planning area and specifically target alleys. This is also an action for Goal #2.



Section 5 Implementation

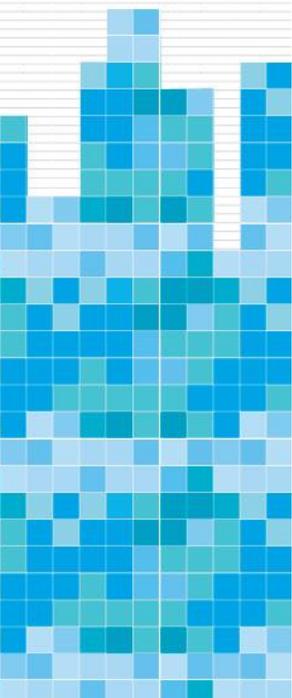
5.1 Overview

The actions and opportunities in Section 4 cover a wide range of options, ranging from immediate actions that can be taken by residents to long-term capital improvements that must be spearheaded by the city with the support from outside agencies. Achieving the goals through these actions requires a plan of attack. This section provides a suggested approach to taking the steps toward achieving the goals of the residents of Kempner Park.

All of the recommended actions and opportunities in Section 4 have been reorganized in table format. Their leading agent, the time frame for carrying out the action and the type of action are identified. There is also a column for estimated costs, which the residents and City will continue to fill in as actions are carried out and more accurate bids and estimates can be collected. This section of the report constitutes a tool for all users of the neighborhood plan to prioritize their next steps based on factors that provide a structure for tackling the goals for the neighborhood.

In Kempner Park, the City is the leading agent for 33 actions. Residents are the leading agent for 27 actions and both the City and residents are the leading agents for 10 actions. To identify which actions correspond to the leading agent, see column “Who” in the Implementation Table.

[“Title” the table below and provide an id number](#)



Action Number	What	Who	When	Type of Action	Cost
Goal #1: Create a more “pedestrian friendly” neighborhood with the development of continuous and contiguous sidewalks.					
1.1	Conduct a survey of the planning area to identify where there are no sidewalks.	Residents	0-6 months	Research/Analysis	
1.1.1	Initially focus on major corridors, near schools and paths to the seawall.	Residents	0-6 months	Research/Analysis	
1.2	Conduct community outreach regarding the development of sidewalks to gain the support of a majority of the residents.	Residents	0-6 months	Communication	
1.2.1	Neighborhood group identifies and applies for matching grants for sidewalk construction.	Residents	0-6 months	Coordination	
1.3	Develop a sidewalk development policy for Kempner Park.	City	6-18 months	Policy	
1.4	Construct sidewalks along those streets identified by residents as needing and wanting sidewalks.	City	6-18 months	Physical Investment	

Action Number	What	Who	When	Type of Action	Cost
Goal #2: Improve street and alley conditions throughout the neighborhood planning area and establish a regular maintenance schedule to maintain these roadways.					
2.1	Identify alleyways that could potentially serve as pedestrian and bicycle transportation corridors.	Residents	0-6 months	Research/ Analysis	
2.1.1	Meet with property owners along identified alleyways to educate them on the goal of creating pedestrian and bicycle corridors in Kempner Park.	Residents	0-6 months	Coordination	
2.2	Instead of multiple residents making customer service calls, meet with the cable and utility companies to remove “dead wires” from identified alleyways.	Residents	0-6 months	Communication	
2.3	Hold a workshop with residents to identify alley improvement preferences, including lighting, paving and resident cooperation for those alleys that are part of the adjacent private property.	Residents & City	12-24 months	Physical Investment	
2.4	Invest in more bicycle officers in the neighborhood to patrol the newly improved alleys (see Goal #9).	City	12-24 months	Policy	

Action Number	What	Who	When	Type of Action	Cost
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Goal #3: Construct stormwater infrastructure improvements and continue to maintain existing stormwater infrastructure to provide adequate drainage and flood control during rain events.

3.1	Focus efforts on repairing and maintaining stormwater drains in the neighborhood planning area.	City	0-6 months	Physical Maintenance	
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3.1.1	Focus initial maintenance activities on: gutters and drains located at 36th Street and Avenue R; along 38th and 39th Streets; at 37th and Broadway Streets; near the schools on 32nd Street; at intersections along 33rd Street at Avenues O and P.	City	0-6 months	Physical Maintenance	
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3.1.2	Identify and repair clogged storm drains.	City	0-6 months	Physical Maintenance	
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3.1.3	Clean neighborhood streets, including having a more regular maintenance schedule and garbage pick-up.	City	0-6 months	Physical Maintenance	
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3.1.4	Maintain storm drains, including having a more	City	0-6 months	Physical Maintenance	
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regular maintenance schedule.

3.1.5	Remove asphalt used for pothole repairs from the drainage right-of-ways at 30th Street and Avenue O ½.	City	0-6 months	Physical Maintenance
3.1.6	Improve drainage infrastructure on Broadway Street to mitigate the effects of water runoff into the neighborhood from the raising of the road.	City	12-24 months	Physical Investment
3.2	Enforce codes related to littering.	City	0-6 months	Regulation
3.3	Organize regularly-scheduled neighborhood street clean-up event to pick up litter and other debris (see Goal #8).	Residents	0-6 months	Event

Action Number	What	Who	When	Type of Action	Cost
Goal #4: Identify and improve major corridors with the addition of bicycle lanes, better signage, lighting, landscaping, etc.					
4.1	Identify major corridors to add bicycle lanes, better signage, lighting and landscaping.	Residents	0-6 months	Research/Analysis	
4.2	Install more	Residents	0-6	Physical	

	Kempner Park Neighborhood identification signs throughout the neighborhood.		months	Investment
4.3	Install better street signage (i.e., stop signs) at intersections throughout the neighborhood, including: 61st Street at Avenues S, R and R ½.	City	0-6 months	Physical Investment
4.4	Add bicycle lanes to larger roads in the neighborhood, including: 25th, 29th and 31st Streets; Avenues N and P.	City	6-18 months	Physical Investment
4.5	Improve alleyways and develop them as bicycle paths for public use (see Goal #2).	Residents & City	12-24 months	Physical Investment
4.6	Develop a Complete Streets development policy to formalize the intent to plan, design and maintain streets so they are safe for all users of all ages and abilities.	City	12-14 months	Policy
4.6.1	Focus initial efforts on 25th, 39th and 31st Streets with the installation of improved lighting, sidewalks, access, transportation, landscaping, bicycle	City	12-14 months	Physical Investment

lanes and signage.

Action Number	What	Who	When	Type of Action	Cost
Goal #5: Attract middle-income grocery stores and other small-scale commercial establishments to locate within the neighborhood.					
5.1	Create an inventory of properties that could be used by residents looking to start their own small-scale business and provide information to City.	Residents	0-6 months	Research/Analysis	
5.2	Meet with Galveston Economic Development Partnership to share information on current conditions and opportunities.	Residents	0-6 months	Communication	
5.3	Disseminate information on small business development.	Residents	0-6 months	Communication	
5.4	Support small business development by providing assistance on finding the necessary resources.	Residents & City	0-6 months	Coordination	
5.4.1	Implement redesigned streetscaping in commercial district.	City	6-18 months	Physical Investment	
5.4.2	Provide commercial façade grants and design assistance.	City	6-18 months	Coordination	

5.4.3	Offer municipal loan guarantees.	City	6-18 months	Policy
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5.5	Attract middle-income grocery stores using tax incentives.	City	6-18 months	Policy
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Action Number	What	Who	When	Type of Action	Cost
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Goal #6: Capitalize on existing open spaces, community facilities and event spaces in Kempner Park.

6.1	Identify which open spaces, community facilities and event spaces need to be improved.	Residents	0-6 months	Research/Analysis
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6.2	Use land use analyses to select sites for neighborhood gardens in existing public open spaces.	Residents	0-6 months	Coordination
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6.3	Hold more neighborhood and City-sponsored event at existing community facilities.	Residents & City	0-6 months	Event
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6.4	Implement nominal and affordable fees for use of community facilities to help with maintenance costs.	City	0-6 months	Policy
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6.5	Develop a regular maintenance schedule for open	City	0-6 months	Physical Maintenance
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spaces, community facilities and event spaces.

6.6	Improve existing open spaces and community facilities with better landscaping.	City	6-18 months	Physical Investment
6.7	Revitalize and renovate the existing outdoor performance stage at the community center.	Residents & City	6-18 months	Physical Investment
6.8	Prepare a revitalization plan for Courville Stadium.	Residents & City	12-24 months	Program Development/Improvement
6.8.1	Look for corporate sponsors for Courville Stadium.	Residents & City	12-24 months	Communication
6.9	Study the financial feasibility of building a swimming pool at the existing community center.	Residents & City	12-24 months	Research/Analysis

Action Number	What	Who	When	Type of Action	Cost
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Goal #7: Develop and infill vacant lots throughout the neighborhood with residential uses that fit into the current character of the neighborhood.

7.1	Encourage residents to report violations directly to the City and eventually to assigned inspectors.	Residents	0-6 months	Communication	
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7.2	Develop and implement tenant and landlord education programs that promote responsibility.	Residents	0-6 months	Communication
7.3	Identify priority homes and areas where larger populations of children and elderly residents live, play, go to school and work to target demolition activities.	Residents	0-6 months	Research/Analysis
7.4	Develop vacant property into temporary or permanent community gardens or “pocket parks” for use by the neighborhood.	Residents	0-6 months	Coordination
7.5	Require property owners of reconstruction and rehabilitation projects to be registered so that the contact information of the owners/responsible parties is known.	City	0-6 months	Program Development/Improvement
7.6	Identify derelict properties and develop a program with a probation period for the owners to give them a timeframe in which they must complete repairs and maintain their	City	6-18 months	Program Development/Improvement

	property.			
7.7	Reevaluate property maintenance inspection resources for Kempner Park.	City	12-24 months	Program Development/Improvement
7.8	Develop guidelines and/or architectural vocabulary to educate owners and developers interested in infilling vacant lots with residential uses.	City	6-18 months	Policy
7.9	Examine the zoning code to allow for regulations that would help maintain the character of the neighborhood but would also make it easier to attract developers.	City	12-24 months	Regulation

Action Number	What	Who	When	Type of Action	Cost
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Goal #8: Have better enforcement of littering laws to curb the amount of litter in the neighborhood.

8.1	Encourage residents to take photos of waste, debris and other code enforcement issues and submit to the City.	Residents	0-6 months	Communication	
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8.1.1	Obtain contact information for the neighborhood's assigned code enforcement officer to report directly to them.	Residents	0-6 months	Communication
8.1.2	Elect one resident as a volunteer to compile a list of complaints and photos to take directly to the assigned code enforcement officer.	Residents	0-6 months	Coordination
8.2	Identify areas in the neighborhood where littering is a problem.	Residents	0-6 months	Research/Analysis
8.3	Organize regularly-scheduled neighborhood street clean-up event to pick up litter and other debris (see Goal #3).	Residents	0-6 months	Event
8.4	Have better enforcement of littering laws, including enforcing or enacting additional fines for littering violations.	City	0-6 months	Regulation
8.4.1	Initially focus on the areas near the seawall where the majority of tourists congregate, as they seem to be the people littering the most.	City	0-6 months	Regulation

8.5	Install “No Littering” signs throughout the neighborhood planning area.	Residents	0-6 months	Physical Investment
8.6	Place more trashcans for public use throughout the neighborhood planning area.	Residents & City	0-6 months	Physical Investment
8.7	Maintain a regular garbage pick-up schedule to keep trashcans from overflowing.	City	0-6 months	Physical Maintenance
8.8	Set up a 311 number for code enforcement compliants and issues.	City	6-18 months	Program Development/ Improvement

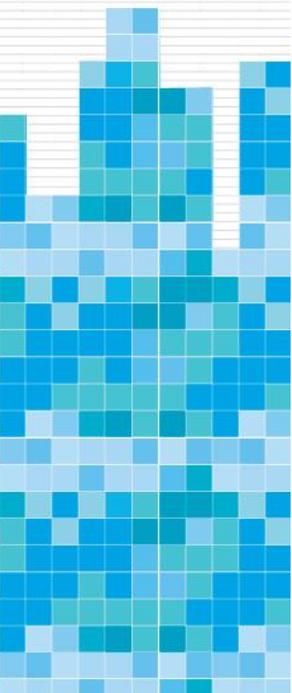
Action Number	What	Who	When	Type of Action	Cost
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Goal #9: Reduce crime and the perception of crime throughout the neighborhood.

9.1	Identify areas where criminal activity often occurs or where residents do not feel safe.	Residents	0-6 months	Research/Analysis	
9.2	Create a sub-committee within the neighborhood association to report specific crime and safety problems areas.	Residents	0-6 months	Coordination	

9.3	Revitalize alleys so they are more often to deter crime (also see Goal #2).	Residents & City	12-24 months	Physical Investment
9.4	Install closed circuit television (CCTV) in specific locations where criminal activity often takes place.	City	12-24 months	Physical Investment
9.5	Invest in more bicycle officers in the neighborhood to patrol the newly improved alleys (also see Goal #2).	City	12-24 months	Policy

APPENDICES



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Appendix A: City Wide Infrastructure

Stormwater

The Federal Emergency Management Agency (FEMA) uses flood maps to determine the flood risk homeowners face, especially in coastal communities like Galveston. Prior to the enactment of the National Flood Insurance Program (NFIP), homeowners had no mechanism to protect themselves from the devastation of flooding, and in many parts of the United States, unchecked development in the floodplain was exacerbating the flood risk. As part of its administration of the NFIP, FEMA publishes flood hazard maps, called Flood Insurance Rate Maps (FIRM). The purpose of a FIRM is to show the areas in a community that are subject to flooding and the risk associated with these flood hazards. The map shown in Figure A.1 consolidates the FIRMs that currently demarcate the Galveston neighborhood planning areas. FEMA is scheduled to update the FIRMS in the near future.

Approximately 90 percent of Galveston is located in high risk flood areas as designated by FEMA. As shown in Figure A.1, much of the island is designated as having a flood zone classification of AE or VE. An AE or VE designated area has a one percent annual chance of flooding and a 26 percent chance of flooding over the life of a 30-year home mortgage. In communities that participate in the NFIP, mandatory flood insurance purchase requirements apply to both of these zones. The remaining portions of Galveston, approximately 10 percent of the City, are designated as part of an X or 0.2 Percent flood zone classification. X zone classifications have moderate to low risk of flooding. Within Galveston, areas immediately adjacent to the Seawall - parts of the Denver Court/Fort Crockett, Kempner Park, San Jacinto, and University Area neighborhoods - have X zone classifications. The 0.2 Percent designated areas are transition areas between the Seawall and high risk flood areas and have a 0.2 percent annual chance of flooding.

FEMA designation provides one indication of flooding potential in a community, but equally important is the operation and maintenance of the local stormwater collection and disposal system. In 2003, a master drainage study was completed for the City of Galveston, identifying the reaches, characteristics, and conditions of the existing major storm sewer and drainage facilities. At the time of the 2003 study, a significant portion of the existing drainage system was identified as undersized to meet current City stormwater collection system design criteria. This evaluation was completed under the assumption that the collection system is clean and free of debris. However, because of tidal effects and regular winds, the collection system typically has significant levels of sand and silt, further compromising its ability to convey stormwater away from flood prone areas.

The City essentially consists of two distinct systems - storm sewers and surface drainage. Storm sewers primarily serve areas east of the Scholes International Airport behind the Seawall. West of the airport the primary drainage system is open channels with culverts and/or bridges. Based on reviews of old construction plans completed at the time of the 2003 study, much of the stormwater collection system was constructed using monolithic box culverts and clay pipe inlet leads. Many of the inlet leads are less than 18 inches in diameter, easily blocked by debris and silt. In addition, the system contains a significant

number of bridge blocks, which are shallow culverts that connect roadside gutters across intersections, allowing water to pass under roadways where there are no storm sewers.



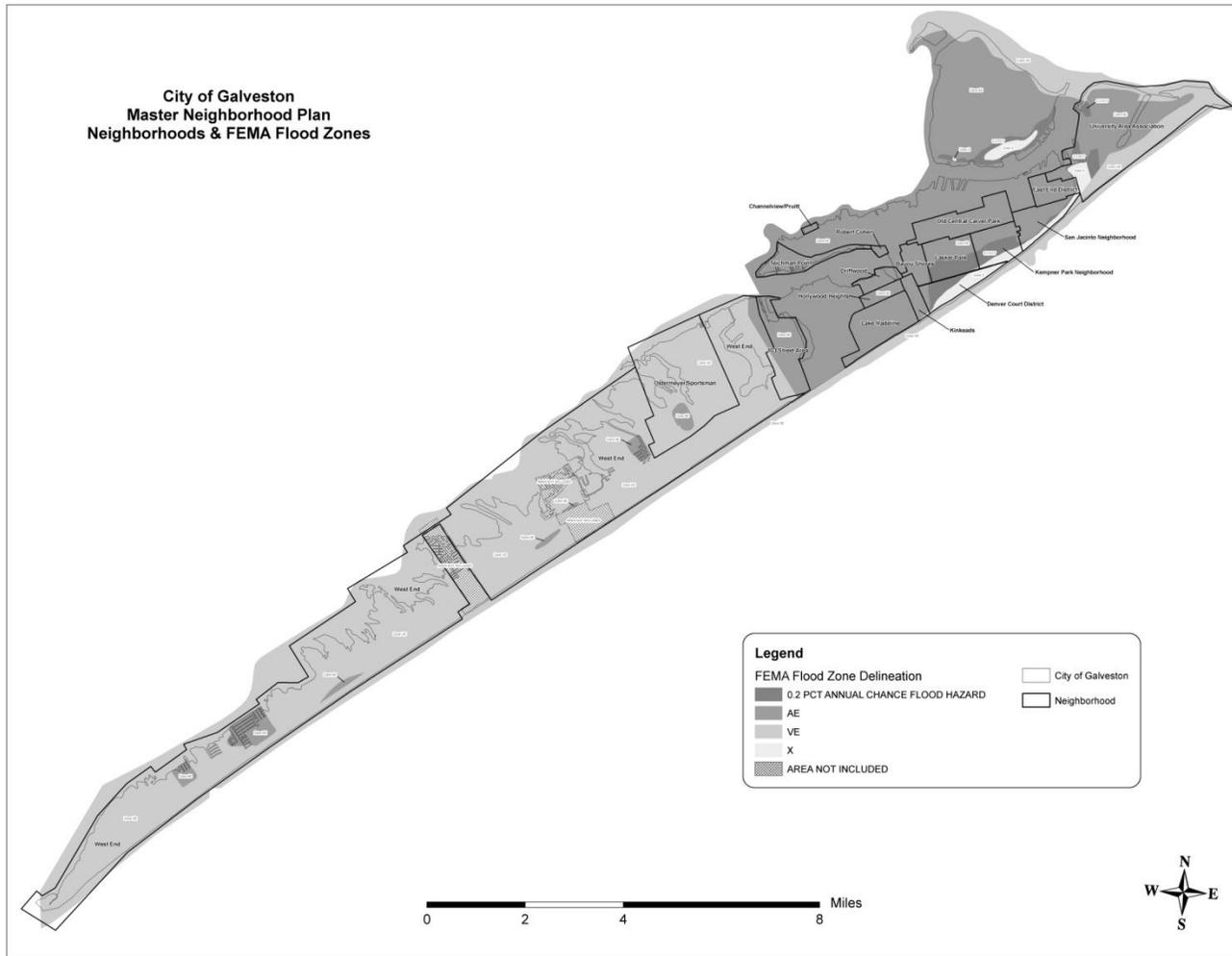


Figure A.1 City of Galveston FEMA Flood Zone Classification Mapping

Storm sewer maintenance operations primarily focus on street cleaning and removing debris from storm drain inlets in the streets; limited resources are available for extensive maintenance of underground and hard to access portions of the system. Sources of debris include trash from the public, leaves, grass and other yard debris, and sand from beach areas. Crews also typically inspect inlets before and after large City events such as Mardi Gras to remove trash and debris and minimize system clogging. Crews also fix drainage problems during storm events as conditions dictate. Prior to Hurricane Ike, street sweepers were typically used along the Seawall and in the downtown area to minimize sand and silt runoff into the stormwater collection system. However, the street sweepers were damaged by Hurricane Ike and street sweeping is currently sporadic at best.

Due to limited maintenance of the underground system in the past, a large accumulation of sand and debris has developed in the system. The City developed a new group within the Sanitation District Recycling Group to tackle stormwater related issues more comprehensively. The team cleans entire reaches of the drainage system starting with the roadway gutters and continuing to the inlets, storm sewer leads and main storm sewer trunk lines. While these efforts have helped to improve the functionality of the collection system in some parts of the City, the progress has been slow due to staff shortages and competing responsibilities.

While the state of the existing storm sewer system has been a concern of the City for some time, the situation was made considerably worse due to the deposits left after the floodwaters receded following Hurricane Ike. As a result of the storm, significant deposits have been left in the storm sewer system, causing a reduction in the capacity of the pipes and creating greater recurrences of flooding problems. According to the City's 2010 Long-Term Community Recovery Plan, City staff indicates that significant flooding (1-2 feet deep) occurs more than once a year. This causes water to stand in the streets until it can exit through the storm sewers or be soaked into the ground. This standing water creates a health issue for residents and becomes a safety concern because emergency vehicles may not be able to use certain roadways during these events.

Wastewater

This wastewater discussion is based on a review of the City's 2003 Comprehensive Plan. The City of Galveston's five wastewater treatment plants (WWTP) have a combined capacity of approximately 15 million gallons per day (mgd). The WWTPs serve approximately 22,000 homes, approximately 88 percent of the City's residents, and most commercial properties. The WWTPs are dispersed throughout the city and are listed in Table A.1. Approximately 3,000 septic systems are currently in use in the City, primarily in the Bay Harbor, Indian Beach, and Ostermeyer areas and in the vicinity of Harborside Drive from 52nd to 77th Streets.

Approximately 75 percent of the residential wastewater in the City is treated at the Main WWTP. The Main WWTP service area encompasses the area east of 57th Street and English Bayou, and north of Offatts Bayou to 69th Street. This is the oldest part of the City. The current service area is made up of two sectors, Downtown and the East End. The Main Plant is currently overloaded and has no expansion capability.

The Airport WWTP service area is bound on the west by 57th Street, on the north by Offatts Bayou to Spanish Grant and out to Teichman Road. The Airport WWTP itself is nearing capacity and will require expansion to accommodate future development.

Table A.1 City of Galveston Wastewater Treatment Plants

Name	Process	Location	Closest Neighborhood	Water discharge to:
Main	Activated sludge	5200 Port Industrial Boulevard	N/A	Lower Galveston Bay
Airport	Activated sludge	7618 Mustang Drive	N/A	Tidal canal that connects to Lake Madeline
Terramar	Activated sludge/sequenced batch reactor	4.5 miles east of San Luis Bridge and 1,900 feet west of San Louis Pass Road	West End	Galveston West Bay
Pirates Beach	Activated sludge	0.5 miles north of Steward Road and 0.25 miles east of 12-mile Road near Eckert Bayou	West End	None - all effluent is pumped via pipe to Galveston Country Club golf course irrigation ponds
Seawolf Park	Activated sludge	Pelican Island, 3.5 miles northeast of Pelican Island Bridge	N/A	Lower Galveston Bay

In the areas to the west of the airport, which remain sparsely developed, wastewater is pumped via force main from the existing collection system. Service to these western areas is handled by the Pirates Beach WWTP plant located near Eckert Bayou. This plant is relatively new and is in good condition, with usage up to about 20 percent of capacity.

The Terramar Plant service area goes from Jamaica Beach to San Luis Pass. Based on the current pattern of development and anticipating some changes that could limit continued development at the current pace and/or intensity, it is estimated that Terramar Plant has adequate capacity to serve all the residents of the western portion of Galveston Island.

During Hurricane Ike, the storm surge flooded the north side of the City causing the Main and Seawolf Park WWTPs to fail, causing service disruptions to the majority of homes. As a result of being inundated by the storm surge, millions of gallons of untreated sewage were swept into the rising floodwaters and deposited throughout the eastern end of Galveston, Pelican Island, and into the West Bay, causing numerous immediate and long-term health risks.

Many reaches of the sanitary sewer collection system are also in need of replacement and/or rehabilitation. There have been infiltration issues for a long time and the City has commissioned studies to determine what pipes need rehabilitation and/or replacement. These issues were exacerbated by the events associated with Hurricane Ike.

Many of the individual septic disposal systems in the City are failing, creating a potential environmental problem. During rain events, residents have noted that raw sewage leaches from their septic fields into their yards, roadside drainage ditches, Galveston Bay and the Gulf of Mexico. This problem was worsened by Hurricane Ike and is a matter of the general health and welfare of the residents and surrounding waters.

Water

The City of Galveston purchases its drinking water from the Gulf Coast Water Authority (GCWA). The potable water is brought to the City through two existing waterlines that run above ground on an existing railroad bridge from the GCWA treatment facility in Texas City, Texas. The first of these lines is a 30-inch transmission main with a capacity of approximately 25 mgd. The second line is a 36-inch transmission main with a capacity of approximately 35 mgd. A third, 30-inch transmission main with a capacity of approximately 25 mgd also connects to the City system via the West Bay and is underground near the railroad bridge. It was constructed in 1894 and is not currently in service. The two working transmission lines are both owned by the GCWA and the older, buried line is owned by the City.

The City currently has approximately 32 million gallons of water stored on the island in both ground and elevated tanks. Included in this is approximately 0.5 million gallons that is stored in the existing ground level Jamaica Beach storage tanks. There are currently five water pumping stations owned and operated by the City that provide the available water pressure throughout the system. The stations are located at 30th Street, 59th Street, Scholes Airport, Pirates Beach and Jamaica Beach. The existing water storage tanks and pumping stations are located at relatively low elevations and subject to potential damage during storm events.

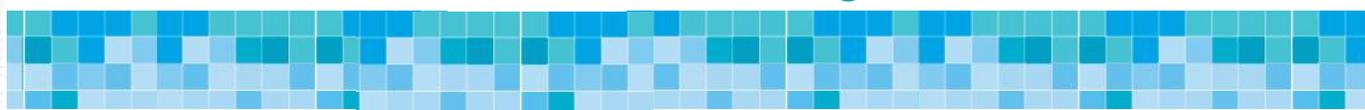
Prior to Hurricane Ike, the City water usage during non-peak months was approximately 15 mgd and during peak months was approximately 25 mgd. In contrast, current non-peak water usage is approximately 10 mgd. The existing system provides drinking water to the entire City.

In the wake of Hurricane Ike, both City staff and residents have expressed concerns about the long-term safety of the water system facilities, particularly related to Seawall protection, storage capacity, and redundancy in the transmission system from the mainland. The water distribution system on the eastern end of the City, consisting of the higher density residential and commercial properties, is protected from storm damage along the gulf side by the existing Seawall. However, it is not protected on the bay side. In addition, the City's western reaches, consisting of lower density, higher end residential properties, remain unprotected on all sides against future storm events.

While the pressure in the system is not a source of concern, the amount of water stored on the island and the amount of water stored at a high elevation are items of concern for the community. Although the pump station mechanics did not fail, the City's power supply to the stations was cut off as a result of the storm. With limited storage capacity on the island, the City was unable to maintain necessary pressures throughout the system.

There are also concerns about the two water transmission lines from the mainland. Their current location on the existing railroad bridge makes them potentially susceptible to wind, debris, flood, etc. during storm events. While neither of these lines was damaged during Hurricane Ike, the bridge was affected by the storm and thus there are concerns about the long-term safety of these transmission lines.

Increasing protection of these existing highly valuable assets and upgrading the infrastructure are central to the overall viability of the recovery of the City and could mitigate extensive damage from future storm events. In order for a full recovery to continue, the City must ensure that greater water service dependability and adequate water pressures are available throughout the island at all times.





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