

Urban Wildlife

Developing close to waterways and preventing negative impacts to wildlife



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TEXAS
PARKS &
WILDLIFE

Wildlife and habitats

➤ Urban ecosystem



Wildlife and habitats

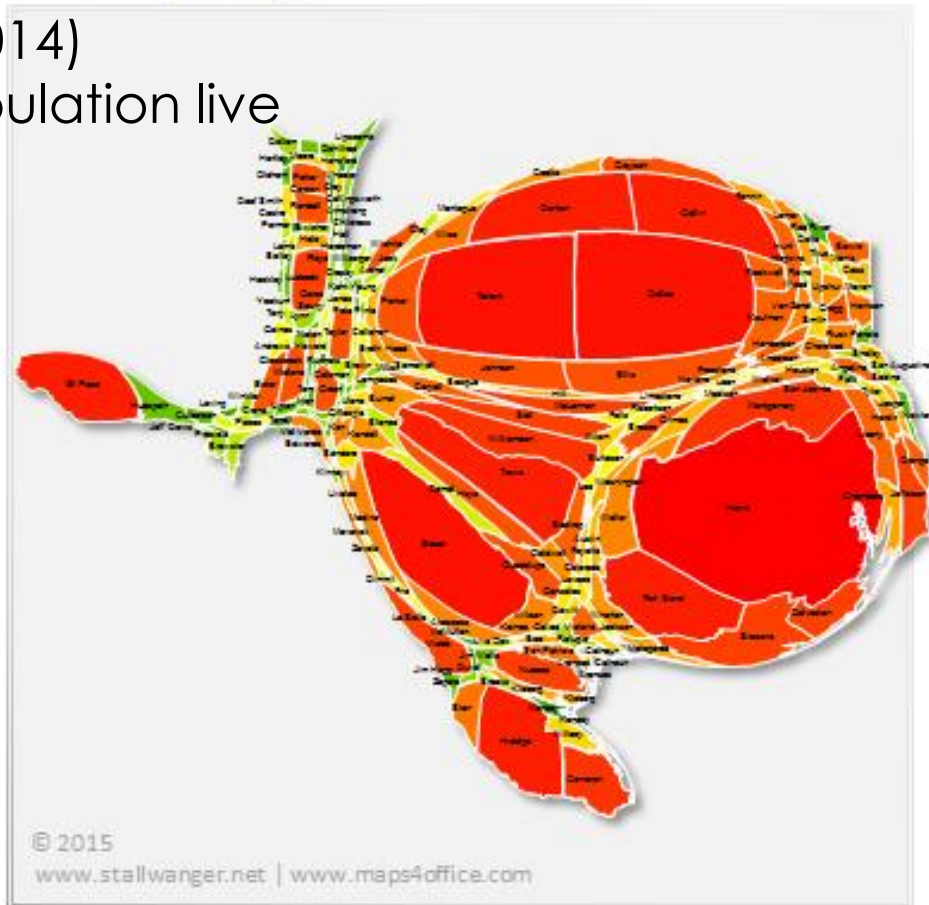
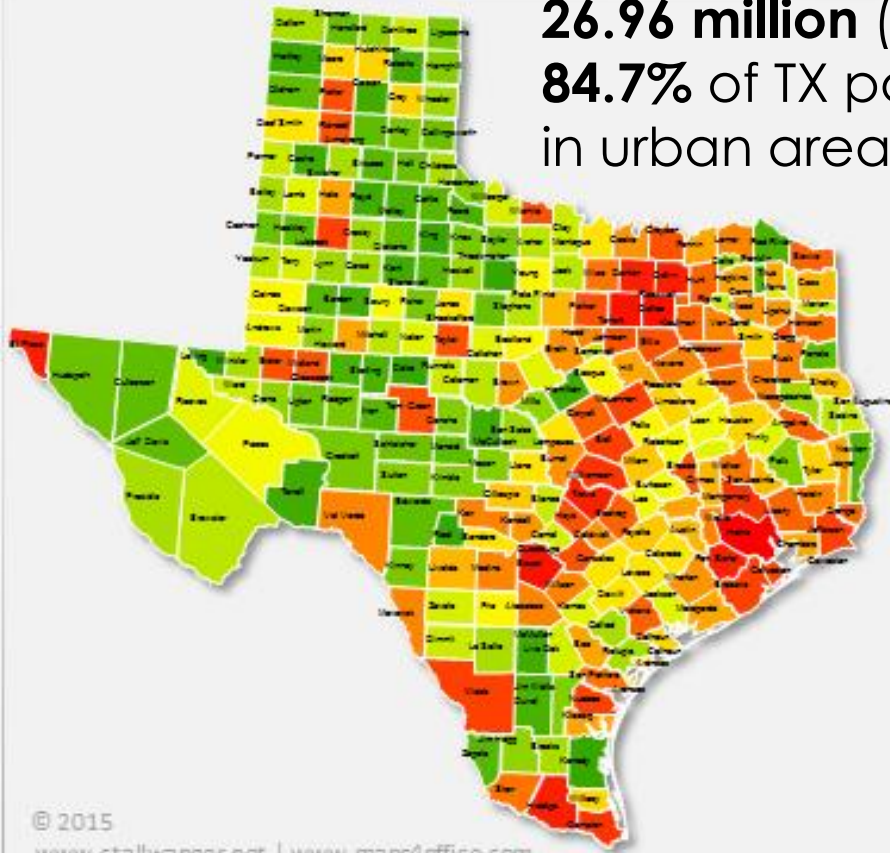
US - Texas - Population Map | JUN 2015 - (County)

MAPS4OFFICE
territory development leads

Lambert Map

Anamorphic Map

26.96 million (2014)
84.7% of TX population live
in urban areas!



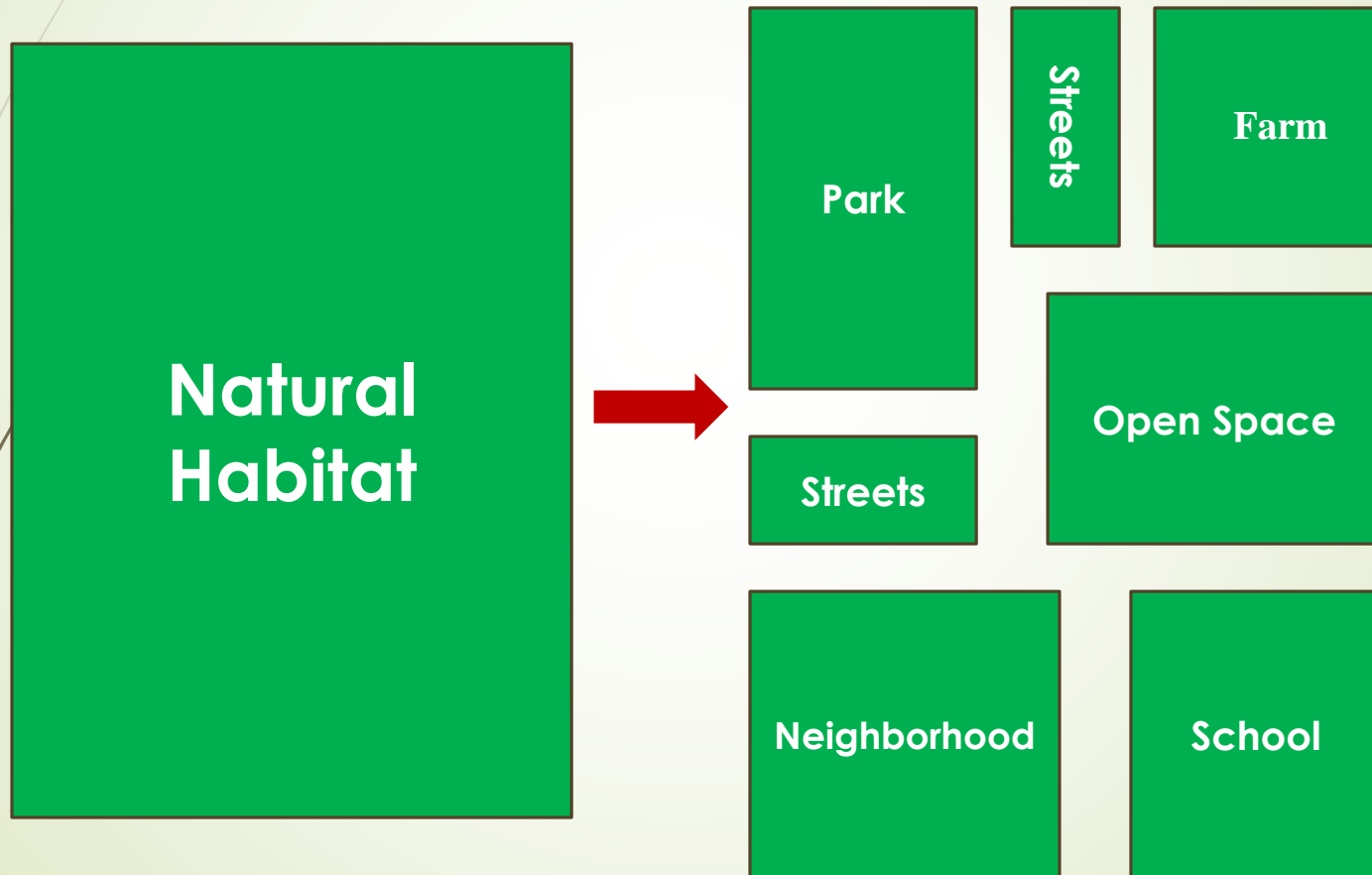
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Urbanization leads to fragmentation



Wildlife and habitats

- Wildlife can get pushed to 'refuges'



Wildlife and habitats

- *Should we maintain areas for wildlife?*



Values of being close to nature

➤ Biophilia

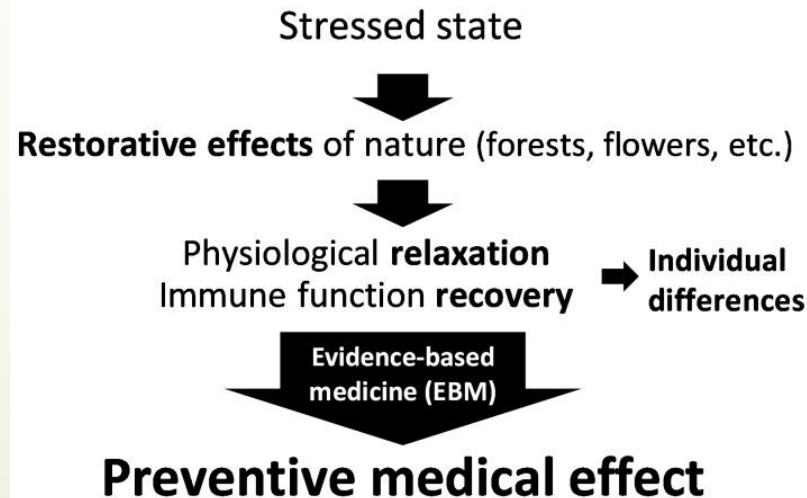


Values of being close to nature

➤ Health benefits

- “When people have access to open spaces, they exercise more, which reduces obesity and health care costs related to physical as well as mental and stress-related problems”

Concept of nature therapy



Values of being close to nature

- Property values – proximate principle

Journal of Leisure Research
2001, Vol. 33, No. 1, pp. 1-31

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National Recreation and Park Association

Articles

The Impact of Parks on Property Values: A Review of the Empirical Evidence

John L. Crompton

Department of Recreation, Park and Tourism Sciences, Texas A&M University

The real estate market consistently demonstrates that many people are willing to pay a larger amount for a property located close to a park than for a house that does not offer this amenity. The higher value of these residences means that their owners pay higher property taxes. In many instances, if the incremental amount of taxes paid by each property which is attributable to the presence of a nearby park is aggregated, it is sufficient to pay the annual debt charges required to retire the bonds used to acquire and develop the park. This process of capitalization of park land into the value of nearby properties is termed the "proximate principle."

Results of approximately 30 studies which have empirically investigated the extent and legitimacy of the proximate principle are reported, starting with Frederick Law Olmsted's study of the impact of New York's Central Park. Only five studies were not supportive of the proximate principle and analysis of them suggested these atypical results may be attributable to methodological deficiencies.

As a point of departure, the studies' results suggest that a positive impact of 20% on property values abutting or fronting a passive park area is a reasonable starting point. If it is a heavily used park catering to large numbers of active recreation users, then the proximate value increment may be minimal on abutting properties, but may reach 10% on properties two or three blocks away.

KEYWORDS: Parks, open space, property values

Introduction

The difficult fiscal environment that prevails in many cities, and the escalation of urban land values, have made the economic justification of park land and open space increasingly necessary in order to rebut the persuasive rhetoric of those who say: "I am in favor of parks and open space but we cannot afford the capital costs of acquisition and development because of more pressing priorities, or the loss of operational revenue that will accrue if the land is removed from the tax rolls." Government officials often seek to enhance the tax bases of their communities by encouraging development. There is a widespread belief that this strategy raises additional revenues from property taxes, which then can be used to improve community services without increasing the taxes of existing residents. The notion that development brings prosperity is deeply embedded in the American psyche. In contrast

Effects of Community Green Space on Property Value and Community Completeness

TYPOLGY OF OPEN SPACE (as defined by Neutsl & B.Bolster, 1999)

Urban Park

More than 50% of the park is landscaped and developed. (i.e. swimming pools, ball fields, courts, community centres, community gardens)

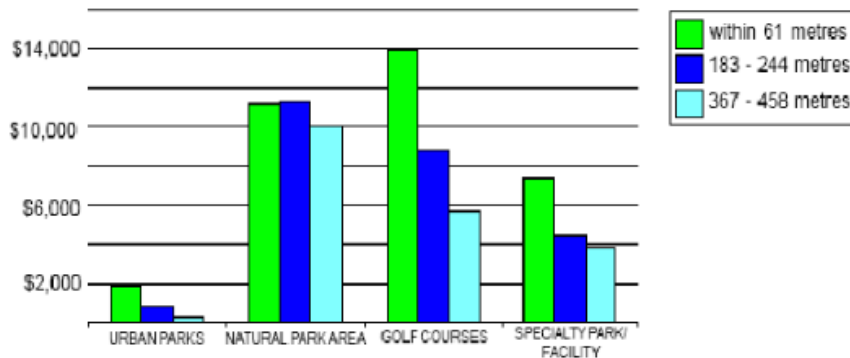
Natural Park Area

More than 50% of the park is natural vegetation. This definition includes parcels managed for habitat protection only, with no public access or improvements.

Golf Courses

Specialty Areas/ facility
Single-use area or facility (i.e. community gardens, boat ramp facilities).

Increase in Home Sale Price when Located at Varying Distances from Open Space



Values of being close to nature

- Future stewards of nature



Uses of water by wildlife

- Creeks as **corridors**



Uses of water by wildlife

- Ponds as habitats





Foundation of vegetation

- Wetland species of plants



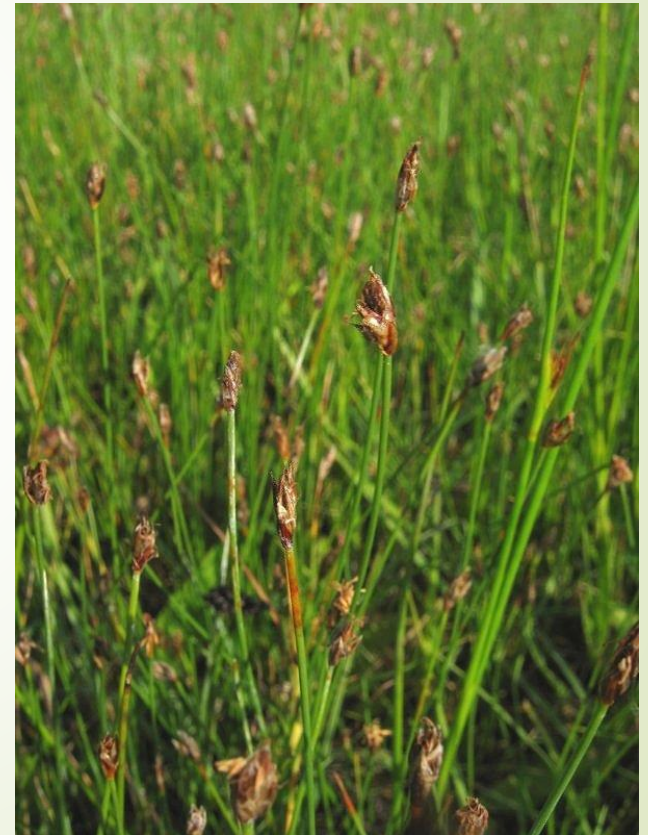
Foundation of vegetation

- Wetland species of plants



Foundation of vegetation

- Wetland species of plants



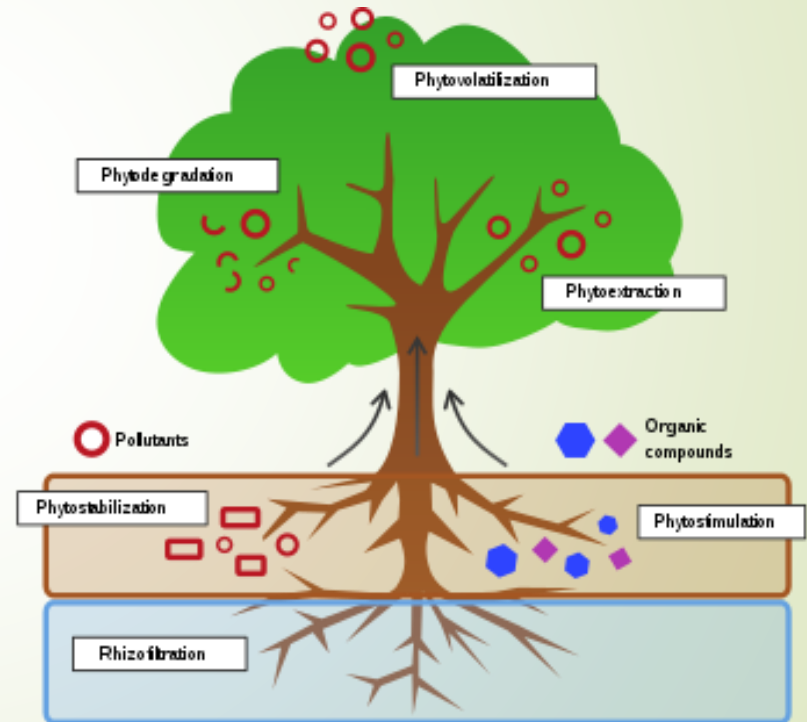
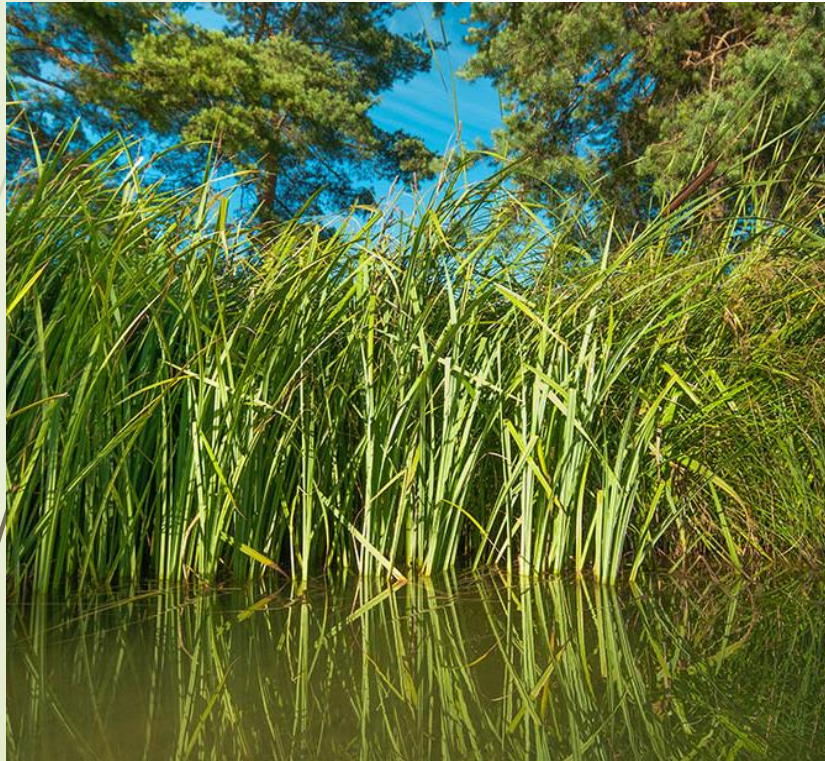
Foundation of vegetation

- Wetland species of plants



Foundation of vegetation

Plants as **phytoremediation**

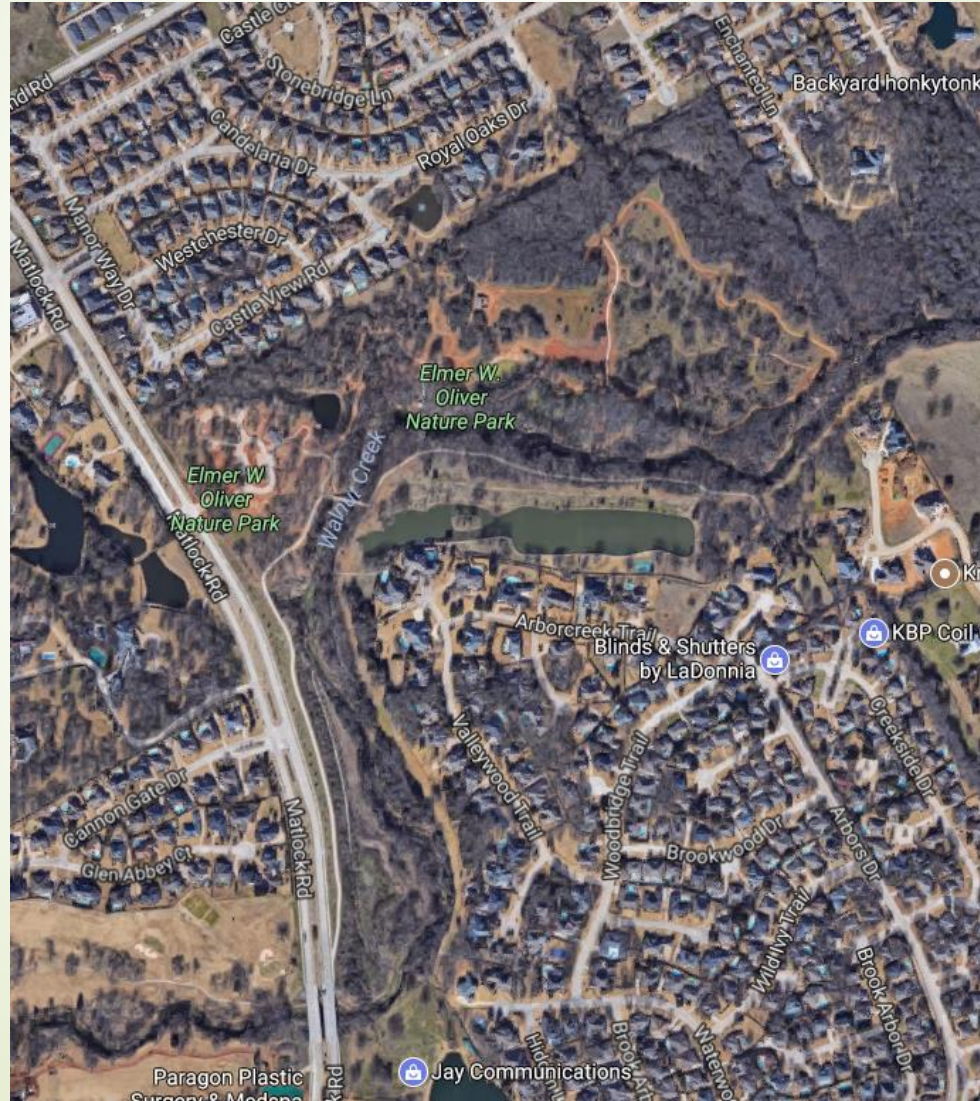


Foundation of vegetation

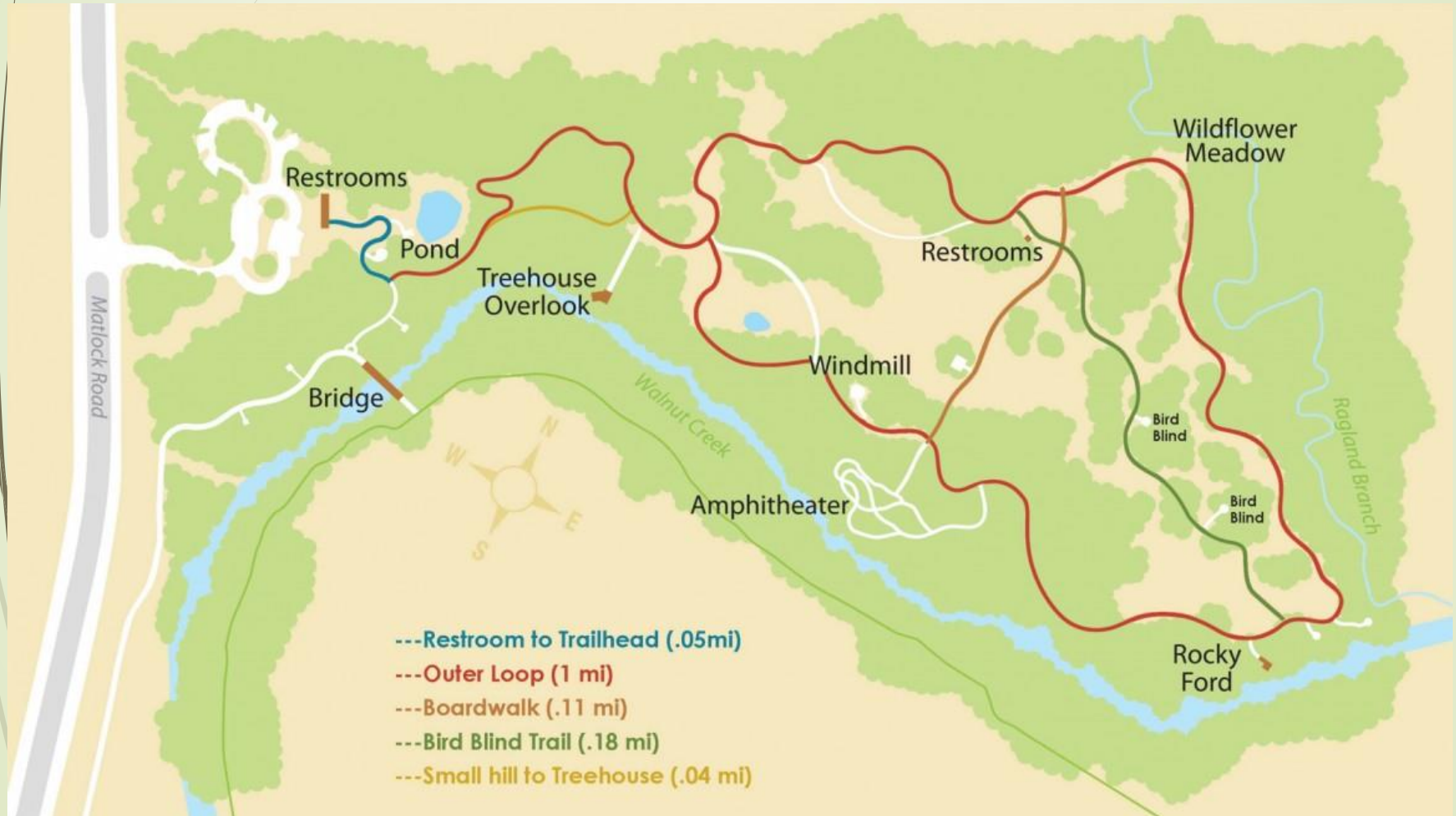
- Diversity leads to diversity



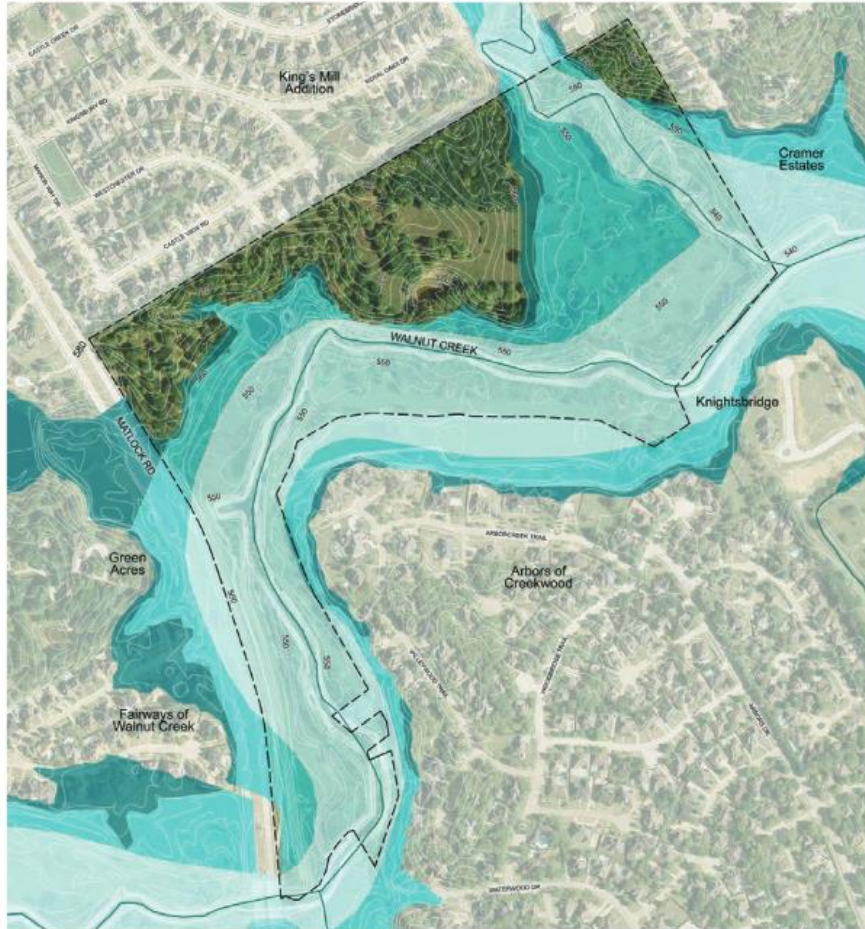
Oliver Nature Park, Mansfield



Oliver Nature Park, Mansfield



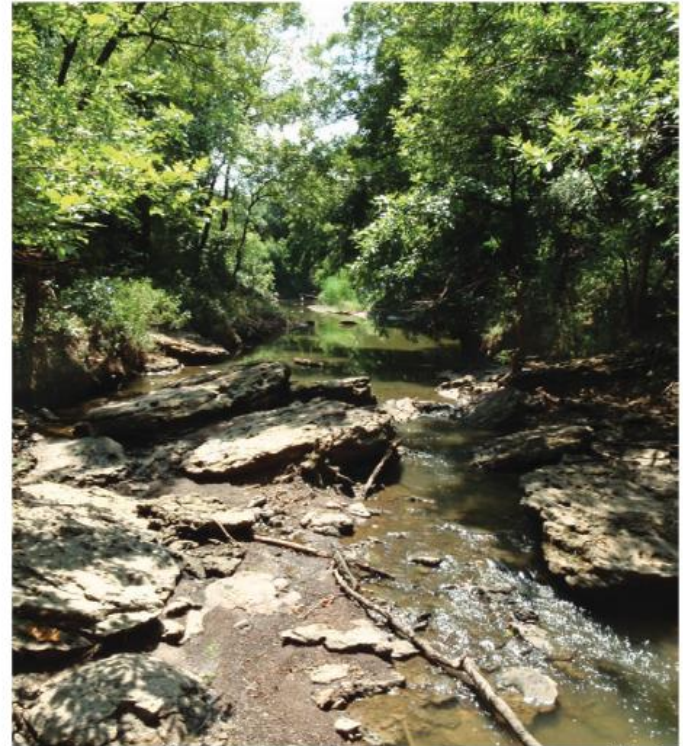
Oliver Nature Park, Mansfield



Site Flood Zones

SITE HYDROLOGY + FLOOD ZONES

Hydrology plays a fundamental role in shaping the topography, habitat and past and future uses of the Williams Property. Of the 80 acres of property, the opportunities for buildings and landscape structures need to carefully consider the fluctuations of seasonal storm events and avoid sensitive habitat areas that are aligned with hydrologic patterns on the site. Walnut Creek is also a conduit for habitat and connectivity to the larger ecoregion, and can be a powerful story to tell through this project.



Rocky Ford

Oliver Nature Park, Mansfield



Oliver Nature Park, Mansfield



Oliver Nature Park, Mansfield

Stats

Totals

7983
Observations »





1213
Species »

103
People »

Most Observations

-  **suz**
3523 observations
-  **sambiology**
939 observations
-  **bob777**
842 observations
-  **brentano**
404 observations
-  **andyk**
374 observations

Most Species

-  **suz**
590 species
-  **bob777**
549 species
-  **sambiology**
493 species
-  **brentano**
219 species
-  **andyk**
187 species

Most Observed Species

-  **Green Antelopehorn**
94 observations
-  **Northern Cardinal**
56 observations
-  **Texas Spiny Lizard**
48 observations
-  **Texas Bluebonnet**
48 observations
-  **Mexican Plum**
47 observations



Members

60 members



[View all members »](#)

» **Your membership** 939 observations

» **Add from your observations**

[Download template for use in the bulk uploader](#)

» **Export observations**

[Atom](#) / [KML](#) / [CSV](#)

» **Usage stats**

Project curator tools

» [Find suitable observations](#)

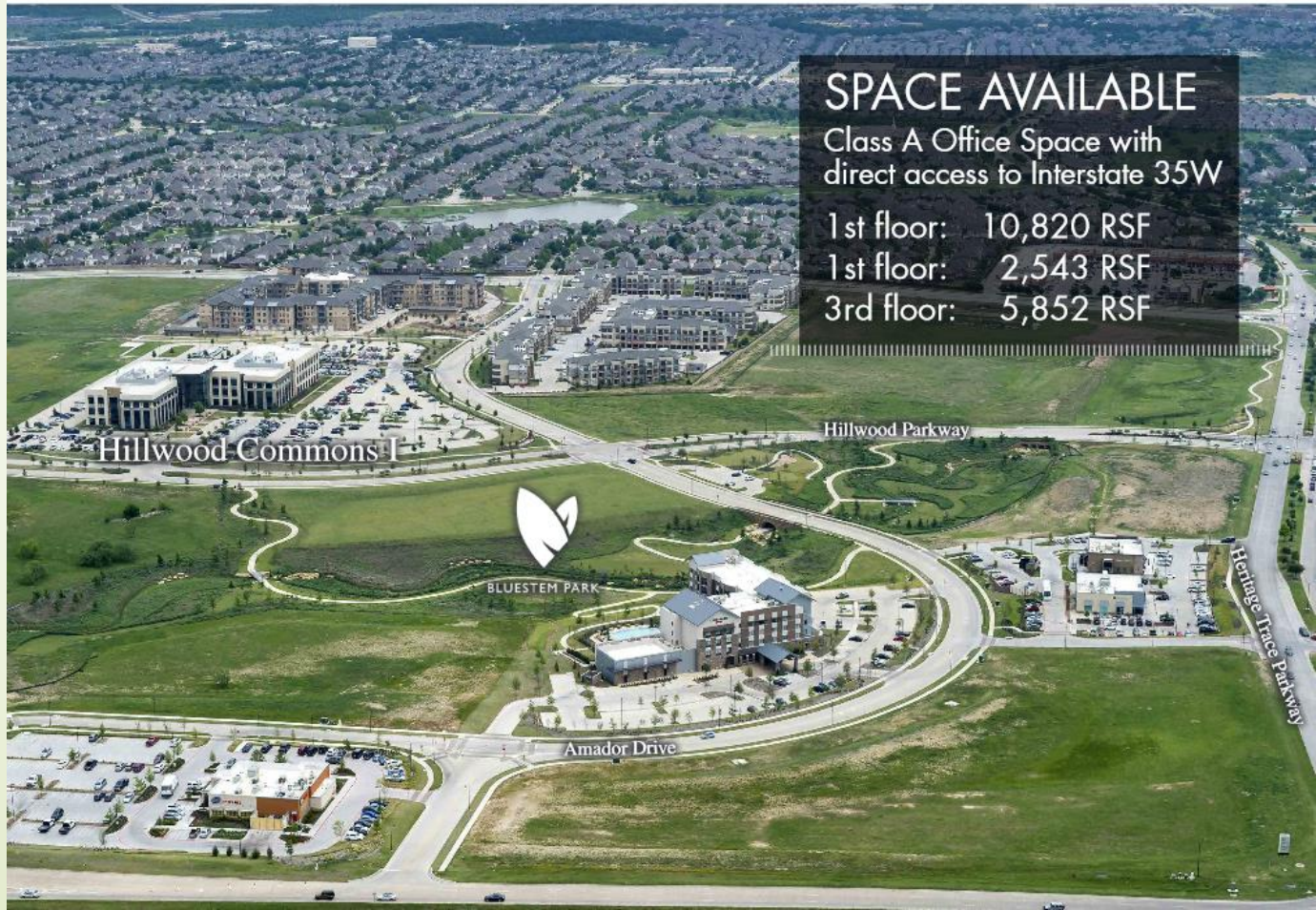
» [Find unsuitable observations](#)

» [Export with private coordinates](#)

» [Filter by curator identification](#)

Hillwood Commons; AllianceTX

HILLWOOD COMMONS I



Hillwood Commons; AllianceTX



Hillwood Commons; AllianceTX

Hillwood Commons I

Building Highlights:

- Building size 1,540,063 RSF, Class A
- Space Available
 - 10,820 RSF first floor
 - 2,543 RSF first floor
 - 5,852 RSF third floor floor
- 10' ceiling height in tenant spaces
- Three story glass lobby with high finish wood and stone accents
- Floor to ceiling double pane 1" insulated glazing unit with SOLARBAN 60 Low E coating
- 2 elevators with 3,000 lb capacity
- Central core with efficient layout
- 5/1,000 parking ratio (expandable)
- Heavily landscaped employee courtyard

Location Advantages:

- Direct access to Interstate 35W
- Minutes to Alliance Town Center
 - 1.4 million SF of regional retail and boutique shopping
 - High quality and upscale living options
 - Biking and hiking trails offering connectivity throughout
- 25 minutes to DFW Airport
- More than 20 colleges and universities within a 50-mile radius

Alliance Town Center's smart growth, sustainable blueprint accommodates a wide range of uses within a beautifully designed and integrated master plan. Designated the prestigious LEED for Neighborhood Development certification, Alliance Town Center is anchored by a robust medical district and a major retail and entertainment center surrounded by Class A office, specialty boutiques, high-quality and upscale living options. An interactive neighborhood connecting employees, residents and visitors, Alliance Town Center offers a vibrant integrated lifestyle.

Sustainable Initiatives

- Harvested water system using runoff from building rooftops, parking lots and surrounding property for irrigation and other non-potable water needs
- Water efficient landscape and open space utilizing native plants
- Enhanced refrigerant management of air
- Increased ventilation results in higher indoor air quality
- Non-smoking building
- Green power consumption
- Emphasis on thermal comfort design
- Optimized energy performance of more than 12% over standard conditioning units
- Bicycle storage area, charging stations for electric vehicles available and designated parking for low emitting and fuel efficient vehicles

Future maintenance?

- Changing mowing regimes



Future maintenance?

- Changing mowing regimes



Future maintenance?

- Establishing plant populations



Monitoring water quality

➤ Texas Stream Team



Waterways valuable to wildlife and to us



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Developing close to waterways and preventing negative impacts to wildlife



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