

FEBRUARY 1, 2022

STATEMENT OF QUALIFICATIONS FOR  
**VETERANS PARK RENOVATION**  
THE CITY OF ANGLETON

**CLARK CONDON**

10401 STELLA LINK RD., HOUSTON, TEXAS 77025  
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*Josey Lake Park, Cypress, Texas*







# A COVER LETTER

HUGHES  
LANDING

THE WOODLANDS



February 1, 2022

Mrs. Megan Mainer  
City of Angleton  
121 S. Velasco  
Angleton, Texas 77515

Re: City of Angleton Veterans Park Renovation

Dear Megan,

We are pleased to submit our qualifications for the Veterans Park renovation project with the City of Angleton. Clark Condon has shepherded park projects from blank sites and/or re-imagined sites to the ribbon cutting for small, pocket parks all the way to parks spanning hundreds of acres. Parks play a critical role in shaping a community. They create gathering spaces, improve the quality of life for all citizens, increase property values, and make the general area a better place to live, work, and play. Over the course of more than three decades, Clark Condon has completed Master Plans and detailed design for over 275 park-related projects throughout the state of Texas. Additionally, we have completed work for more than 50 area cities, communities, municipalities, and special districts, where we have enjoyed successful working relationships.

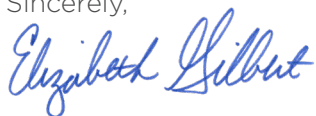
Clark Condon has visited the Veterans Park site and are excited about the potential for this small park to make a big impact on the downtown district of Angleton. We look forward to working with you and your community to identify the needs, finalize programming, and provide conceptual design for this special site. Once conceptual planning is complete, we will work with you to deliver a park that will be meaningful to Angleton now and for generations to come.

We have once again assembled the strong, well-rooted team that has been working on Lakeside Park. Those consultants include, Studio Red Architects for architectural design components, IDS Engineering Group for civil engineering, and Telios Engineering for MEP engineering services. This team will apply everything we have learned about the City of Angleton to the Veterans Park project for a seamless and successful project delivery.

Our knowledge of designing great public spaces has afforded us the opportunity to create well-known, award-winning parks throughout the state of Texas, such as Allen Station Park and Celebration Park in Allen, Texas, and Josey Lake Park, Rob Fleming Park, Juan Seguin Historical Park, and Sam Houston Park. We have a clear understanding of your project objectives and will bring all our knowledge of creating public spaces to the table to work with you.

We are dedicated to working with you and your stakeholders to create a special park for your city - a destination you will, undoubtedly, be proud of. It would be an honor for our team to be selected, and we look forward to the opportunity to work with you.

Sincerely,



Elizabeth Gilbert, PLA, ASLA  
Managing Principal  
713-871-1414 *phone*  
[egilbert@clarkcondon.com](mailto:egilbert@clarkcondon.com)





# B PROJECT TEAM

JUAN SEGUIN  
PARK

LA PORTE



## B PROJECT TEAM

### OUR PROPOSED TEAM

Clark Condon is a Houston-based landscape architecture firm and has been designing public spaces for more than three decades. We are dedicated to our area of expertise, level of design, and are committed to the places we have the opportunity to touch.

We have selected a strong team of consultants based on our past work history, portfolio, commitment to detail, and their ability to maintain the same fluidity in design and attentiveness to the client that we do. This is also the same team being used for the Lakeside Park project for the City of Angleton. As illustrated below, our assigned project manager, Brandon Whittaker, will lead the project and maintain communication between the client and team to ensure a streamlined process. He is passionate about the process and will dedicate as much of his time as needed to exceed your goals and objectives.

Elizabeth Gilbert, Managing Principal with Clark Condon, will serve as the Principal-in-Charge. She will oversee the planning, development, and general operations behind the project. Her depth of experience in parks and recreational facilities for the public sector gives her a broad-based knowledge that makes her sensitive to clients' goals. Additionally, we've selected Studio Red Architects for architecture, IDS Engineering Group for civil engineering, and Telios for MEP Engineering.

### DESIGN LEADERSHIP + MANAGEMENT

**CLARK CONDON (PRIME) //** Landscape Architecture



**Elizabeth Gilbert, PLA, ASLA**  
Principal-in-Charge



**Brandon Whittaker, PLA, ASLA**  
Project Manager  
*\*Primary point of contact*

### SUBCONSULTANTS

**Studio Red Architects //** Architecture

**Trung Doan, AIA**  
Principal-In-Charge

**Austin Sherrill**  
Project Architect

**IDS Engineering Group //** Civil Engineering

**Carol Harrison, PE, PMP**  
Project Manager

**Coy Custer, PE, ENV SP**  
Assistant Project Manager

**Telios //** MEP Engineering

**Brian D. Peterson, PE, LEED AP**  
Principal-In-Charge

**Amanda Kirkwood, PE**  
Project Manager





## **ELIZABETH GILBERT**

**PLA, ASLA**

**CLARK CONDON**

***PRINCIPAL-IN-CHARGE***

### **EDUCATION**

Bachelor of Landscape  
Architecture,  
Texas A&M University  
2004

### **LICENSE**

Registered LA, Texas  
(No. 2869)

### **PROFESSIONAL AFFILIATIONS**

American Society of  
Landscape Architects

Professional Advisory Board  
Texas A&M University,  
Department of Landscape  
Architecture



As Managing Principal, Elizabeth is focused on guiding the firm's vision and creating an exceptional experience for both the client and the Clark Condon team. Poised and concise, her leadership supports firm growth through mentorship and company strategy. Throughout her career, she has built a diverse portfolio of public and private projects with a passion for design excellence, creativity, and community impact. She excels at relationship building and creative design solutions. An accomplished designer, she collaborates with the client and design team to create memorable spaces that inspire, educate, and intertwine with nature. Elizabeth joined Clark Condon in 2004 after graduating from Texas A&M University with a Bachelor's of Landscape Architecture.

### **REPRESENTATIVE PROJECTS**

- Lakeside Park, Angleton, TX
- Sandhill Crane Soccer Complex, Galveston, TX
- Founders Park at The Woodlands Hills, The Woodlands, TX
- Towne Park, Grand Central Park, Conroe, TX
- Trillium Park, Grand Central Park, Conroe, TX
- Houston Amateur Sports Park, Houston, TX
- Squatty Lyons Park, Houston, TX
- Hickory Slough Sportsplex, Pearland, TX
- Centennial Park, Pearland, TX
- Sam Houston Park, Houston, TX
- Fazio Park, The Woodlands, TX
- Sylvan Rodriguez Park, Houston, TX
- Blackhawk Park, Houston, TX
- Moody Park, Houston, TX
- Sylvester Turner Park, Houston, TX
- Hughes Landing Wetland Garden, The Woodlands, TX
- Liberty Square Park, The Woodlands, TX
- Brock Adventure Park, Houston, TX
- Sharpstown Park Master Plan, Houston, TX
- Rob Fleming Park, The Woodlands, TX
- Rob Fleming Aquatic Center, The Woodlands, TX
- South Montgomery Regional Sports Complex Master Plan, The Woodlands, TX
- Creekshire Pool, Sugar Land, TX
- The Woodlands Needs Assessment, Competitive Sports Needs, The Woodlands, TX
- East Aldine Town Center, Houston, TX

**CLARK CONDON**





## **BRANDON WHITTAKER**

**PLA, ASLA**

**CLARK CONDON**

**PROJECT MANAGER**

### **EDUCATION**

Bachelor of  
Landscape Architecture,  
Louisiana State University, 2011

### **LICENSE**

Registered LA, Texas  
(No. 3212)

Licensed Texas Irrigator  
(No. 20647)

### **PROFESSIONAL AFFILIATIONS**

Association of Water Board  
Directors

American Society of  
Landscape Architects



Brandon is a graduate of Louisiana State University where he received his Bachelor of Landscape Architecture. He has been at Clark Condon for more than 10 years. Brandon is a Licensed Irrigator and serves as a Project Manager. His responsibilities include production of drawings, coordination with consultants, management of the production of construction documents and construction administration. Brandon's attention to detail and technical knowledge bring value to every project he delivers.

### **REPRESENTATIVE PROJECTS**

- Lakeside Park, Angleton, TX
- City of Angleton Gateway Signage Program, Angleton, TX
- Juan Seguin Park, Houston, TX
- Harris County MUD 168 Trail & Parks, Houston, TX
- Towne Park, Grand Central Park, Conroe, TX
- Ivy Park at Lower Kirby, Pearland, TX
- Cross Creek Ranch Rec Center, Katy, TX
- Pearland Lower Kirby Park at Ivy District, Pearland, TX
- Pearland Clear Creek Trails Master Plan, Pearland, TX
- Broadway Boulevard, Hobby Area Management District, Houston, TX
- Texas Southern University, Multimodal Transportation Improvements, Houston, TX
- Airport Boulevard Improvements, Houston, TX
- TxDOT SH 288 Toll Lanes, Pearland, TX
- City of Pearland Landscape Master Plan and Branding, Pearland, TX
- SH 35 Landscape Improvements, Pearland, TX
- Camden Conte, Houston, TX
- Camden Post Oak, Houston, TX
- UTMB John Sealy, Galveston, TX
- UTMB Jennie Sealy, Galveston, TX
- Firethorne Community, Katy, TX
- Ft. Bend MUD 151, Katy, TX
- Riverpark West Development, Sugar Land, TX
- Ft. Bend MUD 121, Sugar Land, TX
- Central Park West Blvd. Entry, Houston, TX
- City of Sugar Land Highway Beautification, Sugar Land, TX
- Eldridge Oaks Ph. II, Houston, TX
- University of Houston Stadium, Houston, TX
- University of Houston University Center, Houston, TX

**CLARK CONDON**



**Trung Doan, AIA**  
Studio RED Architects | Lead Architect



**Education**

University of  
Oklahoma, Master of  
Architecture, 1996

University of  
Louisiana, Bachelor  
of Architecture, 1994

**License**

State of Texas,  
Registered  
Architect #18310

Trung has over 20 years of architectural and design experience in a variety of spaces including theater, parks, restaurant, retail and commercial buildings. His numerous achievements in design and his ability to visualize a project lead to successful projects. He is currently working with Clark Condon and Howard Hughes on multiple projects featuring state-of-the-art facilities, gathering spaces, pavilions, event lawns, amenity centers and parks. Trung and Clark Condon are able to collaborate to ensure seamless transitions between the indoor and outdoor experiences of their projects.

**Representative Projects**

- Lakeside Park, Angleton, TX
- Founders Park at The Woodlands Hills, The Woodlands, TX
- Parkland Village Park + Amenity Center, Cypress, TX
- Houston Farmers Market, Houston, TX
- Beaumont Civic Center & Central Park, Beaumont, TX
- Moody Gardens Campus, Galveston, TX
- Corpus Christi Convention Center, Corpus Christi, TX
- Goode Company Kitchen & Cantina, Hedwig Village, Houston, TX
- Brennan's Restaurant, Houston, TX
- Ninfa's Event Center, Houston, TX
- Harvest Green Community, Houston, TX

**Austin Sherrill**  
Studio RED Architects | Project Architect



**Education**

Latin University  
of Costa Rica,  
Post Graduate of  
Architecture &  
Urbanism, 2013

Latin University  
of Costa Rica,  
Bachelor of  
Architecture &  
Urbanism, 2011

Austin Sherrill joined Studio RED Architects in 2016. Austin has experience as a project designer, project coordinator and graphic designer on a variety of project types, including hospitality, community and commercial. He specializes in the design and documentation of restaurant spaces and has managed both new construction and renovation. Austin has a unique ability to capture a client's vision for their hospitality space, then refine and execute that vision successfully. He is currently working with Clark Condon on two Howard Hughes park projects.

**Representative Projects**

- Lakeside Park, Angleton, TX
- Founders Park at The Woodlands Hills, The Woodlands, TX
- Parkland Village Park + Amenity Center, Cypress, TX
- Goode Company Kitchen & Cantina, Hedwig Village, Houston, TX
- 508 Main Street, Houston, TX
- Poitin, Houston, TX
- The Guild Bar & Kitchen, Sugar Land, TX
- Balls Out Burger, Houston, TX
- The Rosemont, Houston, TX
- Houston Farmers Market, Houston, TX



**Carol Harrison, PE, PMP**  
IDS Engineering Group | Project Manager



**Education**

Bachelor of  
Engineering, Civil  
Engineering,  
Vanderbilt  
University, 2009

**License**

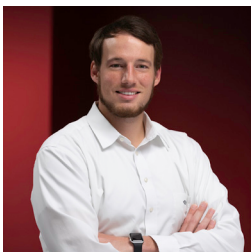
P.E. No. 117305, Texas

Carol has 14 years of engineering experience that includes project delivery and coordination issues on a range of infrastructure projects including the design, production, and quality aspects of a project. She has experience working both public projects including roadways, pedestrian improvements, and flood control as well as private sites such as park and open space, retail, medical, and industrial projects. Carol serves as the major point of contact with clients and ensures that their needs and expectations are met on every project she manages. Through working on public and private projects within the City of Houston, Harris County and surrounding areas, Carol has established relationships with public agencies and understands their criteria and permitting processes. IDS Engineering Group has a lengthy working relationship with Clark Condon. We have successfully completed many parks and recreation projects together over the years.

**Representative Projects**

- Lakeside Park, Angleton, TX
- Sandhill Crane Soccer Complex, Galveston, TX
- Midtown Park, Midtown Redevelopment Authority, Houston, TX
- Lee and Joe Jamail Skate Park Improvements, Houston, TX
- Terry Hershey Park Repairs, Harris County Flood Control District, Houston, TX
- Jordan Ranch Recreation Center, Fulshear, TX
- Falls at Imperial Oaks Recreation Center, Montgomery County, TX
- Urban Adaptive 1 and Parking Garage at Generation Park, Houston, TX
- Holman Street Pedestrian Enhancements, Midtown Redevelopment Authority, Houston, TX
- Cypress Mills Plaza, Cypress, TX

**Coy Custer, PE, ENV SP**  
IDS Engineering Group | Assistant Project Manager



**Education**

Bachelor of Science,  
Civil Engineering,  
Lamar University

**License**

P.E. No. 125831, Texas  
ENV SP No. 30248

Coy has 10 years of engineering experience for general civil, land development, and public works projects to develop commercial, industrial, and residential site plans. Typical projects have included urban drainage, channel improvements, water/wastewater systems, roadway construction/reconstruction, and general land development. Additionally, Coy has performed hydraulic analysis for a wide range of projects using hydraulic methods to produce detailed drainage and engineering reports.

**Representative Projects**

- Lakeside Park, Angleton, TX
- Sandhill Crane Soccer Complex, Galveston, TX
- James Driver, Harris County, TX
- Service Wire Warehouse at Generation Park, Houston, TX
- Destination Development - Phase 1 Infrastructure, City of Webster, TX
- Lockwood Business Park at Generation Park, Houston, TX
- Sweeny High School Baseball/Softball Complex, Sweeny, TX \*
- New Major High School Athletic Complexes, Various Locations \*
- Natural Field Conversions, Various Locations, TX \*
- Tyco-Williams Fire Protection, Port Arthur, TX \*
- Higher Education Sports Facilities, Various Locations, TX \*
- \* project completed with prior firm



**Brian D. Peterson, PE, LEED AP**  
Telios | Principal-in-Charge



**Education**

Bachelor of Science,  
Architectural  
Engineering, Kansas  
State University

**License**

Registered PE in TX,  
AZ, CO, FL, IL, LA,  
MO

Brian focuses on building ongoing relationships and a culture of trust, accountability and innovation with clients, project team members and employees. Leading the Houston office's MEP engineering teams, Brian is a problem solver at heart. He listens and communicates to fully understand the goals of each project, including post construction operations, to provide the optimal range of solutions early.

**Representative Projects**

- Lakeside Park, Angleton, TX
- Sandhill Crane Soccer Complex, Galveston, TX
- Founders Park at The Woodlands Hills, The Woodlands, TX
- Parkland Village Park Amenity Center, Cypress, TX
- Cross Creek Ranch Recreation Center, Fulshear, TX
- Harmony Recreation Center, Spring, TX
- Harvest Green Recreation Center, Richmond, TX
- Houston Racquet Club, Houston, TX
- Sugar Land Recreation Center, Sugar Land, TX
- Central Green at La Centera, Katy, TX
- Forest Island Park, Montgomery, TX
- Houston Methodist Healing Garden, Houston, TX

**Amanda Kirkwood, PE**  
Telios | Project Manager



**Education**

Master of Science,  
Architectural  
Engineering, Kansas  
State University

Bachelor of Science,  
Architectural  
Engineering, Kansas  
State University

**License**

Registered in TX, IL

Amanda's experience and education combines strong technical and analytical acumen with excellent communication skills. With broad knowledge of building construction planning and execution, Amanda has significant experience in a variety of markets including hospitality, mixed-use, commercial, education, healthcare, worship and entertainment in both new construction and renovation. Clients appreciate Amanda's preparedness, organization, and deft handling of complex issues. Amanda's focus is on electrical engineering.

**Representative Projects**

- Lakeside Park, Angleton, TX
- Sandhill Crane Soccer Complex, Galveston, TX
- Grand Central Park, Amenity Center, Conroe, TX
- Founders Park at The Woodlands Hills, The Woodlands, TX
- Spring Valley Village City Hall Park and Green Space Master Plan, Spring Valley Village, TX
- Woodforest Christine Allen Nature Park, Montgomery, TX
- Parkland Village Park Amenity Center, Cypress, Texas
- Houston Farmers Market, Houston, TX
- Bayou Club, Houston, TX
- Eldridge Memorial Park, Houston, TX
- East River, Houston, TX
- Sugar Land Town Center, Sugar Land, TX
- Christian Community Service Center, Houston, Texas





# FIRM CAPABILITIES

JOSEY LAKE  
PARK

CYPRESS



## C FIRM CAPABILITIES

Clark Condon is a Houston-based landscape architecture firm specializing in the design of creative, interactive, and meaningful outdoor environments for our clients and the community. For more than 36 years, Clark Condon has engaged in a multitude of park projects of various scales to enrich the lives of our end-users through our passion for excellent design and quality of work.

We have assigned Elizabeth Gilbert as the principal-in-charge for this project. She has more than 17 years of experience with parks including master planning and design. Elizabeth will be accompanied by project manager, Brandon Whittaker. With more than 10 years of experience working with public clients, he is passionate about the process and has built his reputation on delivering quality projects that people love and enjoy.

### WE DESIGN GREAT PARKS

At Clark Condon, each project is approached with creative vision benefiting from the experience we've gained from more than three decades of creating memorable places. Our team thrives on the opportunity to be part of a transformation that will impact a community's overall quality of life, connectivity, and well-being. There are several factors that define a great park, such as accessibility, activities and programming, comfort and sociability. Integrating these elements into a great, functional design results in a highly successful open space.

We incorporate these same principles into our projects as evidenced by our provided project experience pages. We look for inventive ways to create comfortable and enjoyable spaces within the park overall. We study the wind, sun, shade, context of the site, accessibility, and relationship to the surrounding area.

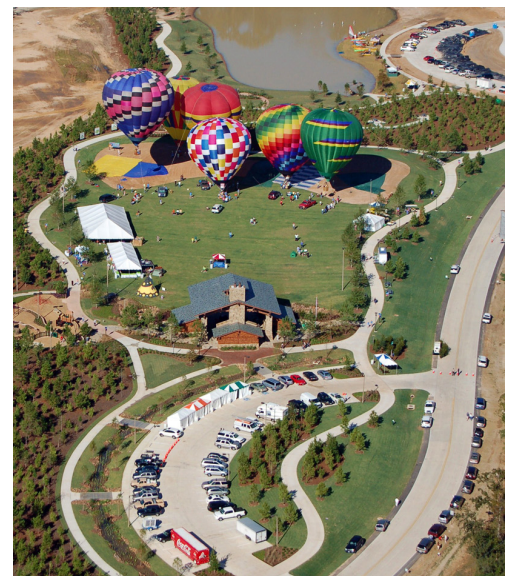
As our project examples illustrate, we work on projects with scales ranging from hundreds of acres to a quarter of an acre. Regardless of the scale, we take the same approach, with equal care and enthusiasm, to make each project meet the needs of the client and the community.

### WHY US?

Clark Condon has a strong and lengthy history of design. We've built our business around our passion of creating places for people to enjoy, and our work is a reflection of that passion for excellent design in landscape architecture. As your design consultant, we will walk you through the process, collaborate on ideas and vision, and deliver a final product you're excited about.

Ninety-five percent of our work is implemented, so we are proficient in designing projects you can successfully construct and maintain based on the scope of work for your projects.

Ultimately, we will produce designs that activate, connect and enliven the site, but also give back to the community and the landscape.



## UNIQUE QUALIFICATIONS

Clark Condon has completed more than 275 park-related projects in the state of Texas over the last three decades. These projects have ranged from small pocket parks and community parks to large, iconic destination parks with complex design and programming.

We have the expertise and experience to deliver quality amenities that your city can be proud of. As our project experience will illustrate, we have designed various public spaces throughout the region; everything from resort-style pools and splashpads to event lawns and playgrounds. The following is a summary highlighting some related experience.

### SMALL-SCALE PARKS | LESS THAN 20 ACRES



#### Fazio Park

*The Woodlands, TX*

Neighborhood Park. 6.25 Acres. Open Space. Sprayground. Playground. Event Lawn. Sport Courts. Trails.



#### West Webster Park

*Houston, TX*

Neighborhood Park. 1.5 Acres. Community Gathering Space. Dog Park. Playground. Walkways.



#### Smart Financial Centre Urban Park

*Sugar Land, TX*

District Hub. 3.6 Acres. Large Plaza. Custom Fountain. Festival and Event Lawn. Public Art. Sprayground. Food Truck Zone. Festoon Lighting.



#### Spring Valley City Hall Park

*Spring Valley, TX*

Community Park. 6 Acres. Civic Grounds. Large Pavilion. Open Space. Festivals and Movie Space.

### LARGE-SCALE PARKS | 20+ ACRES



#### Sam Houston Park

*Houston, TX*

Downtown Park. 20 Acres. Historic. Connections to City and Bayous. Open Space. Flood Prone.



#### Wolf Pen Creek Park

*College Station, TX*

Master Plan. Signature Community Park. 76 Acres. Festival Grounds. Plaza. Water Feature. Open Space.



#### Sylvan Rodriguez Park

*Houston, TX*

Community Park. 110 Acres. NASA-Inspired Design. Public Art. Recreation. Trails. Playground.

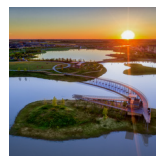


#### Brock Adventure Park

*Houston, TX*

420 Acres. Multi-Sport Adventure Park. Repurposed Golf Course. Connectivity to Bayous.

### ICONIC + REGIONAL DESTINATION PARKS



#### Josey Lake Park

*Cypress, TX*

140 Acres. Amenity-Rich. Large Open Space and Event Lawn. Flood Prone. Stormwater Management. Nature Park.



#### Allen Station Park

*Allen, TX*

109 Acres. Regional Sports Complex. Skatepark. Historic Interpretive Signage. Trails.



#### Celebration Park

*Allen, TX*

100 Acres. Iconic. Sports Complex. Playground. Sprayground. Pavilion. Landmark Park. Festival Site.



#### Telfair Park

*Sugar Land, TX*

Master Plan. 60 Acres. Community Park. Large Gathering Spaces. Multi-Sport Facilities. Playground.



## CURRENT WORKLOAD

Clark Condon's successful track record for delivering quality projects on time and within budget is a result of an effective, collaborative, and accountable process. We are structured to handle multiple projects simultaneously. Our workload capacity allows for each project to be completed in the schedule established by the client. Projects are divided among our staff, so there is ample bench strength and support available. Our team members have long histories of serving municipal and public sector clients.

We hold ourselves to the highest standard of personal relations with all our clients. More than 90% of our business is derived from repeat clientele. Design and implementation projects generate a variety of opinions and reactions. That is not a bad thing, as projects that are the result of divergent ideas are usually better. Ultimately, we want you to be completely satisfied. The quality of the experience you have working with us is as equally important to us as the outcome of the project.

The team structure of our firm contributes to a stringent process of quality assurance and quality control. Milestones and deliverables are established at the start of the process and reviewed by the team leader and Principal-in-Charge for accuracy and completeness. The project manager routinely practices a double red line review process on every submittal before the plans are passed to the Quality Assurance Principal who acts as an independent reviewer. This process of multiple and autonomous reviews ensures that what we produce for you at the end of the day is exceptionally accurate. Below are some of the projects we are currently working on:





D

PRIOR  
EXPERIENCE



SHARPSTOWN  
PARK

HOUSTON



## D PRIOR EXPERIENCE

### MASTER PLAN OPTION 01

#### LEGEND

- ① MAIN PAVILION
- ② EVENT LAWN
- ③ TERRACED LAWN
- ④ PLAYGROUND
- ⑤ OUTDOOR CLASSROOM
- ⑥ FISHING PIER
- ⑦ RESTROOM STRUCTURE
- ⑧ AUXILIARY SHADE STRUCTURE
- ⑨ BOARDWALK
- ⑩ PICNIC AREA
- ⑪ PARKING
- ⑫ CANOE / KAYAK LAUNCH
- ⑬ WILDFLOWER MIX
- ⑭ CONNECTION TO SCHOOL



### LAKESIDE PARK *ANGLETON, TEXAS*

Lakeside Park is the newest park in the City of Angleton's park system. The 46-acre site features a beautiful lake that serves as regional detention for the city, which will be one of the centerpieces of this signature nature park.

The park has been carefully studied to take advantage of sun angles, prevailing wind directions, and shade to site the amenities that will make this park a unique experience for all users.

Overlooking the lake is a pavilion that will serve as nature center and classroom, event space, and stage for community events. The park will feature a large event lawn, playground for all abilities, loop trails, kayak launch, and a fishing pier. Lakeside Park is designed to celebrate nature and the pride of the community.







**FAZIO PARK**  
**CARLTON WOODS CREEKSIDE**  
*THE WOODLANDS, TEXAS*

Fazio Park is a Tuscan-themed private residential space inside Carlton Woods at Creekside Village in The Woodlands. With a formal design aesthetic, the 6.25 acres includes a sunken garden in the center of the park that is flanked by an allee of live oaks set in decomposed granite surrounded by movable furnishings. An open-air custom pavilion serves as a signature icon to the space. There is also a sprayground, a fountain, a mail kiosk and an event lawn. The nature-themed playground has seatwalls set within the trees.



Also part of the park's features are a restroom building, a pump house, tennis courts with central courtyard, half basketball court, parking and 3/4 miles of walkways and trails.







**EAST ALDINE  
TOWN CENTER PARK**  
*HOUSTON, TEXAS*

Clark Condon worked with the East Aldine Management District and PGAL to develop a comprehensive Master Plan for the 60-acre property. Once developed, the Town Center will be home to multiple civic buildings, educational facilities, commercial development and park amenities. Recognizing the District's vision to transform the site into a beautiful civic space within a larger park environment, the Town Center will provide a variety of flexible spaces for active and passive uses including community events, festivals, art exhibits, movies, walking/running and biking. Clark Condon has worked with the District and the multiple stakeholders to develop the plan for a comprehensive campus and architectural guidelines. Key elements include a prominent water feature connecting the park and amenity detention areas, dramatic grading and park-like feel of the streetscapes. The design team is working with numerous property holders and their design teams to ensure that the Town Center is a cohesive project with common design elements, materials, and plant palettes. Planning began on the project in 2013, and the first groundbreaking was in late 2016. Project partners include the East Aldine Management District, Harris County, Baker Ripley and Lone Star Community College.







**JOSEY LAKE PARK  
BRIDGELAND COMMUNITY**  
*CYPRESS, TEXAS*

Bridgeland, an 11,400-acre master planned community in Cypress, Texas, has been successfully implementing its overarching vision to create balance by connecting its residents to nature, education, culture, and recreation. Clark Condon has assisted this client on the design of parks and streetscapes within the community.

Josey Lake Park, a 140-acre, regional community park, includes a playground, boardwalks, central lake, birding tower, events pavilion, boat house and forestation plantings layered with active and passive recreational elements. The central and prominent location of the park reinforces the community goals of connectivity and access to recreation, trails, commerce and schools. Clark Condon designed and created the Master Plan and detailed design for this iconic park.







## **ROB FLEMING PARK**

*THE WOODLANDS, TEXAS*

Rob Fleming Park is the heart of the Creekside Village Community located in The Woodlands Township. It is a park hub for residents, a gateway to the 1800-acre George Mitchell Nature Preserve along Spring Creek, and a connector to the rest of the community and regional trails. The inspiration for the character stemmed from national parks and craftsman-style architecture. The park was designed to allow for large and small scale events and flexible programming.



The park, named after the beloved Texas wildlife artist Rob Fleming features a beautifully crafted stone and timber-beam, open-air pavilion that anchors the site and provides a place for reunions, graduations, weddings, live music, and more. To honor Rob Fleming, many artful design elements were woven into the site, including custom murals depicting the art of Rob Fleming, sculptures, interpretive signage, and custom play pieces.



The pavilion overlooks a large event lawn, which links to a variety of amenities, including a pond for canoeing/kayaking, a wildflower grove, a picnic area, playground, and winding nature trails that provide an unforgettable outdoor experience. Many of the design features bring sustainable elements to the site, including native plants and bioswales. The park is heavily used for community events throughout the year and is a centerpiece for The Woodlands community.





## **JUAN SEGUIN PARK**

***LA PORTE, TEXAS***

Juan Seguin Park is located in La Porte, Texas at the confluence of Buffalo Bayou and the San Jacinto River, and just two miles from the historic San Jacinto Battleground site. In order to capture the compelling history and historical significance of Juan Seguin, Clark Condon collaborated to re-imagine a former construction spoil site into a regional destination park.

The park also has features that pay homage to the area's rich history, including old San Jacinto Town, the Houston Ship Channel, and the Lynchburg Ferry. Weathered, life-size steel graphics are located throughout the park telling stories in a three-dimensional way. A patriotic-themed playground is positioned on a large-scale mariner's compass designed into the ground plane.

Picnic tables and shade sails among the native grasses, trees and boulders, provide shaded seating with unrestricted views of the ship channel and the passing maritime vessels. Additionally, there is a boardwalk overlooking the ship channel. A large, open pavilion offers shade and seating. A custom floor inlay of etched granite outlines the configuration of the ship channel and various landmarks stretching from the Gulf of Mexico to the City of Houston and Port of Houston.







## SPRING VALLEY CITY HALL AND PARK

*SPRING VALLEY, TEXAS*

Clark Condon collaborated with the City of Spring Valley to renovate an existing park in the center of their community. The scope of work began with programming and stakeholder engagement and proceeded through design to the ribbon cutting.

The park has a special role in that it is also the front yard to the newly finished city hall and police department. Through the community stakeholder process, a program was identified that included a “play hill,” pavilion, movie venue, food truck plaza, and a large amount of open space for festivals and events.







**LEAGUE PARK**  
*LEAGUE CITY, TEXAS*

League Park, a historic park, includes iconic elements such as a gazebo, caboose and clock tower. Divided by a central plaza, the north side of the park contains more active recreation elements like basketball courts and a large play structure. The south side is more passive with large historic Butler Oak Trees, a gazebo and several seating areas. In order to meet the goals for the future vision of the park and the downtown area, elements in the park were relocated or removed providing more open space and better circulation. Half of the existing parking lot was removed to expand the park's usable footprint. The complete refresh of the park includes clay brick pavers, new site furniture, lighting and understory planting with irrigation. Once complete, the park will include a large open grass area for outdoor concerts and movies, a large brick paved plaza compete with catenary lights for evening events and market days and as well as other improvements.







## **LIBERTY SQUARE PARK**

*THE WOODLANDS, TEXAS*

Liberty Square Park is in the heart of a planned traditional neighborhood within The Woodlands Village called Creekside. The design intent was to create a traditional “town green” park for the community. A place where the community can gather, celebrate, and relax.

We based the design on some historic town greens in New England and layered in stories about the various meanings and references to “Liberty and America.”



Throughout the design, there are numerous symbols and interpretive graphics celebrating the early American principles. The gates are adorned with bald eagles; the sidewalks contain stars representing each state; and inspirational sayings are inscribed along the walkways. The park is organized around a central, traditional pavilion.







## FOUNDERS PARK AT THE WOODLANDS HILLS

*CONROE, TEXAS*

Founders Park is a 16-acre community park within The Woodlands Hills, a new master-planned community by The Howard Hughes Corporation. Founders Park has an amenity center, pool complex, adventure playground and sprayground, event lawn, dog park, tennis courts, open play, trails, and undisturbed natural areas. The character was inspired by the existing natural attributes of the land, such as the trees, wild flowers, mature shrubs, creeks and topography.



The large adventure playground builds on the topography of the site to create exciting experiences for exploration and play. Nestled into the playground is an interactive sprayground stream that winds through the playground. The playground pavilion is a great place to relax and take in views of the site. The playground invites children and adults alike to explore and have fun. Founders Park is divided by a natural stream crossing through the site. A pedestrian bridge connects the amenity center, pool, and playground on the north side to the dog park, tennis courts, and open play areas on the south side. The stream bed remains largely untouched and is a great place to explore the natural beauty of The Woodlands Hills.







## DRAGONFLY PARK

*CYPRESS, TEXAS*

Dragonfly Park, located in Parkland Village, one of four villages in Bridgeland, will be the central park space for Parkland. A place to gather, exercise, stroll around the lake, kick a ball, play tennis or just hang out.

The park includes a custom-designed adventure playground with a life-size dragonfly play piece, outdoor seating, a splash pad, tennis courts, soccer fields, a dog park, basketball courts, walking trails, a pedestrian bridge, and a lake. The community center features a state-of-the-art fitness and indoor events facility with terraced lawns for outdoor events. The pool has a wide array of features to attract residents, including a lazy river, rope swing, and climbing wall.

The scope of work started with programming and master planning, and concluded with detailed documents and construction administration.







## **TIMBER LANE UTILITY DISTRICT VETERANS MEMORIAL**

*SPRING, TEXAS*

Clark Condon worked with the Timber Lane Utility District to develop a master plan for a 20-acre site into a community center. The District was able to use the master plan we created to apply and receive a Texas Parks and Wildlife Grant.

Our team worked closely with the District's board members to identify their vision for the space, as well as their wants, desires, and needs for the future. The main goal was to design and construct a public gathering space for workshops and community events. Additionally, they wanted an area to honor veterans and the military branches in which they served.







# PROJECT APPROACH

GREEN TEE  
TRAIL

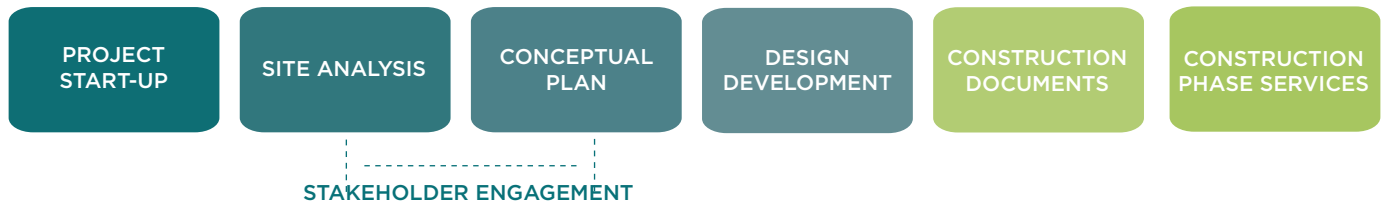
PEARLAND



## E PROJECT APPROACH

### PROJECT APPROACH OVERVIEW

We felt it was important to briefly explain our design process and approach to projects. The design process is an informative, interactive journey that involves continuous collaboration. Clark Condon's extensive experience will guide this process for your park project.



#### 1 START-UP

Every great project begins with the start-up. This is a kick-off of the project with all the team members and client representatives attending. It will be a meeting to introduce all the players, review the overall goals for the project, housekeeping items, e.g. communications, schedule, and the process that will end with the deliverable. This will include a review of all related studies and drawings performed by the city.

#### 2 SITE ASSESSMENT / ANALYSIS

The project team will review existing plans and conduct a site analysis in order to determine the site opportunities and constraints. This will include an assessment of existing infrastructure, amenities, and compliance with current codes and accessibility.

#### 3 PROGRAM AND CONCEPT LAYOUT

After completion of the site visit, we will develop the conceptual plans and associated budgets to illustrate the overall design ideas. Once complete, we will present the updated design concepts to the city's representatives for review and discussion.

#### 4 DESIGN DEVELOPMENT

After approval of the conceptual plan, Design Development will begin. This phase will develop the conceptual plan into a detailed site-specific design. These plans will provide detailed materials and layouts of site items accompanied by a cost estimate.

#### 5 CONSTRUCTION DOCUMENTS

The Construction Documents phase will be initiated after the client's approval of the Design Development plans. We will prepare Construction Documents and technical specifications for permitting, bidding, and installation of all elements approved in Design Development. This will include a fully coordinated set of bid documents for public bidding and an updated cost estimate.

#### 6 BIDDING

After completion and approval of the Construction Documents, we will assist the client in publicly bidding the project. All required addendum will be provided, as well as bid evaluations and recommendations.

#### 7 CONSTRUCTION PHASE SERVICES

We will provide Construction Phase Services for each project. Services to be provided in this phase include site visits, review of submittals, RFIs, clarification sketches as needed, and review of work at key milestones. Substantial completion and final completion walk-throughs and punch lists will be a part of the process.





*Bayou Greenways 2020, Houston, Texas*

## BUDGET + COST CONTROL

All projects have budgets, and we take them seriously. At Clark Condon, we work with our clients to understand the project's vision and financial parameters during the early stages of the process. We have an excellent track record of estimating our projects within 5% of the construction budget. Preliminary cost estimates are prepared during the conceptual phase of the project and updated throughout the project phases. These cost estimates will be reviewed with the client and adjustments made to the design, as necessary. During Design Development, cost estimates become more detailed in nature, based on the level of the drawings, and the percentage of contingency decreases. A final cost estimate is prepared before the project is bid, providing a comparison to received construction bids. In order to develop an accurate project cost estimate, we use a combination of three methods. First, we maintain a frequently updated database of regional project costs including both private and publicly bid projects. While developing our preliminary cost estimates, we reference unit cost numbers associated from this database. Secondly, we verify unique items with vendors and local contractors to develop an appropriate unit cost including the item and installation. Lastly, we can utilize the services of an independent cost consultant. Utilizing an array of cost comparison methods allows us to provide current, accurate estimates for our projects.



## PROJECT SCHEDULE

The schedule and the work plan are critical components to every project. These tools form the backbone of the design process, and we take them both very seriously. Staying on track, both in terms of the schedule and work plan, results in a seamless process and a final product of which we can all be proud.

As we discussed in this response, there are key components that are part of the process we practice to stay on track to meet the project's schedule goals. These key elements include a published schedule with key milestones and deliverables, regular meetings, documentation of the meetings and continuous communication among the team and the City of Angleton.

Our proposed design team has worked together many times and has a strong reputation in meeting schedules and budgets. We anticipate the acceleration of the schedule and are dedicated to complying with it at the city's direction. In order to expedite the contract so work can quickly proceed, we intend to bring the following up for discussion during contract negotiations:

- Scope of work
- Staff hour projections
- Project schedule
- Number of meetings required
- Fee schedule
- Insurance requirements
- Decision timeline

## PROPOSED SCHEDULE

TASK	1	2	3	4	5	6	7	8	9	10	11	12
Project Start-Up												
Site Assessment + Analysis												
Program + Concept Layout												
Design Development												
Construction Documents												
Bidding												
Construction Administration*												

\*Construction administration will begin after contractor selection. The duration of construction will be determined after completion of conceptual plan and finalization of the project budget.

Stakeholder engagement can be discussed and determined at project start-up and layered into the above schedule.



An aerial photograph of Rob Fleming Park in The Woodlands, Texas. The park features a large green lawn, a winding path, and a pond. Several large, colorful hot air balloons are floating in the sky. A large building with a stone chimney is visible in the center. A parking lot with many cars is in the foreground, and a road with more cars is on the right. The text 'F REFERENCES' is overlaid in the top right corner.

# F REFERENCES

ROB FLEMING  
PARK  
THE WOODLANDS



## F REFERENCES



*League Park Renovation, League City, Texas*

- 1 Chien Wei, Director of Parks and Recreation**  
**City of League City**  
512 Second Street, League City, Texas 77573  
281-554-1187 | chien.wei@leaguecitytx.gov
- 2 Chris Saddler, Superintendent of Parks**  
**Harris County Precinct 2**  
3100 Federal Rd., Houston, Texas 77015  
713-274-2069 | chris.saddler@pct2.hctx.net
- 3 Lisa Johnson, Program Manager**  
**City of Houston**  
900 Bagby, 2nd Floor, Houston, Texas 77002  
832-393-8081 | lisa.johnson@houstontx.gov
- 4 Beth White, President and CEO**  
**Houston Parks Board**  
300 North Post Oak Lane, Houston, Texas 77024  
713-942-8500 | BethWhite@houstonparksboard.org
- 5 Julie Robinson**  
**City of Spring Valley Village**  
1025 Campbell Rd, Houston, Texas 77055  
713-465-5306 | jrobinson@springvalleytx.com