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*Parks, Recreation and  
Open Space*

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# Chapter 6: Parks, Recreation and Open Space Plan

## OVERVIEW

### **Purpose**

This Parks, Recreation and Open Space Plan provides a planning process, long-term vision and the guidance to make informed decisions. It establishes direction for the next 10 years (to 2024) to meet both current and future park, recreation and open space needs. The plan is intended to help manage Longview's park system development in an orderly fashion and to guide implementation and policy decisions for future recreation amenities and parkland needs. The plan identifies community desires for recreational uses and associated park growth areas as well as emphasizing trail recommendations. This plan can aid the City in seeking funding opportunities. This document should be used as a planning tool by citizens, elected officials, boards, the City Council, and developers to understand community desires and make certain long-term community success. The plan is intended to help coordinate local efforts for Longview and to work in conjunction with Gregg and Harrison counties, area school districts, local organizations and sports leagues, and the East Texas Council of Governments. Additionally, this plan is intended to serve as a stand alone document, housed within the Longview Comprehensive Plan.

Longview's park, recreation and open space system needs to respond to the area's growth and take advantage of natural features. With large areas currently under serviced by parks, it is obvious one of the key purposes for this Master Plan is to balance new park expansion with maintaining existing park facilities. Planning and implementing an increased but balanced park and trail system will help preserve the values that already make Longview an attractive community. The City needs to provide increased park service levels that are consistent with the citizen's desires based on this Master Plan's needs assessment. The development of new parks, improved existing facilities and expanded trails connections will play a key role in increasing quality of life.

### **Specific Objectives of the Parks, Recreation and Open Space Plan**

Longview is a unique East Texas community whose diversity gives it character. The uniqueness is a point of community pride. The specific objectives of this Plan are to:

- Provide a framework for orderly and consistent park planning and development
- Provide research and facts about the community character and demographics
- Establish park system standards and criteria to guide future park development and land acquisition
- Guide staff and elected official decision-making for park, recreation and open space funding and development
- Identify the need for additional park service and facilities
- Evaluate the spatial distribution of existing parks to measure service levels
- Establish park, recreation and open space goals
- Make certain future growth and development is accompanied with appropriate park service levels and recreation amenities
- Determine needs based on citizen meetings and establish standards
- Establish recommendations and prioritizations
- Create a plan to help with grant funding opportunities

## About Longview

The town of Longview itself was founded in the early 1870s, when the Southern Pacific Railroad extended its track from Marshall in Harrison County westward into Gregg County. The railroad bypassed Earpville and laid out a new town a mile to the west on land purchased from Ossamus Hitch Methvin, Sr. Railroad management called the new settlement Longview, reportedly because of the impressive view from Methvin's house, which was on what is now Center Street. A post office was established in January 1871 before regular rail service to the town began. Due to financial problems the Southern Pacific delayed further track construction for two years, and Longview became the western terminus of the railroad. Wagons from throughout East Texas journeyed to the town, which quickly developed as an important regional trading center. On May 17, 1871, Longview incorporated, the first community in Gregg County to do so.

The discovery of the rich East Texas oilfield in the early 1930s saved the town from the harsh economic effects of the Great Depression. Located several miles outside the oilfield, Longview was spared the worst aspects of boomtown chaos but was able to capitalize on its position as the established business center and governmental seat of Gregg County. The City was transformed from a sleepy cotton, lumber, and railroad town populated largely by natives to a thriving commercial and industrial city dominated by mostly Southern newcomers. The population more than doubled during the 1930s, to 13,758 in 1940.

In 1942 construction began on the Big Inch pipeline, which originated in Longview. From February 13, 1943, through August 31, 1945, this pipeline transported more than 261 million barrels of crude oil to the East Coast for refining.

During the 1940s and 1950s the population of Longview grew steadily, from 24,502 in 1950 to 40,050 in 1960. The City's growth was fueled by a growing migration from rural areas of Gregg County and by the annexation of neighboring Greggton and Spring Hill. More recently the Longview metropolitan area has spread east into Harrison County. The City's population reached 45,547 in 1970 and 62,762 in 1980.

Eugene W. McWhorter, "LONGVIEW, TX (GREGG COUNTY)," Handbook of Texas Online (<http://www.tshaonline.org/handbook/online/articles/hdl03>), accessed June 12, 2014. Uploaded on June 15, 2010. Published by the Texas State Historical Association.

As mentioned in previous chapters, Longview is seeing a revitalization effort of its downtown and is a key regional medical center. Longview is considered a major hub city for East Texas, as is the nearby city of Tyler. Top employers include medical services, heavy industries and education. The City has four (4) independent school districts that make up at least a portion of the City: Longview, Pine Tree, Spring Hill and Hallsville, each having a major high school. Longview is home to the 162 acre Letourneau University with an enrollment of 2,800 students. The university offers four-year and two-year undergraduate degree programs in engineering, technology, the liberal arts, business, aeronautical science, education and the sciences; plus master's degree programs in business, education, engineering and psychology.

Longview's climate is attractive for all weather activities. The annual average high is 76.2 ° F and the annual average low is 55.3° F with an average temperature of 65.8 ° F. Longview receives an average of 49 inches of precipitation a year. The City and surrounding region falls within the piney woods ecosystem. This ecosystem consist of temperate coniferous forest dominated by pines as well as some hardwoods such as hickory and oaks. The Sabine River is a major river which flows through Longview.

In addition, Longview is blessed with unique land characteristics of rolling hills and is home to large wetlands and greenbelts, many of which frame the City's existing land uses. These greenbelts are notably large and span the City north to south and east to west. Their features include low land terrain, significant tree cover, habitat, rivers and creeks. As Longview's population increased and the park system further develops, these greenbelts should play a key role in defining community character, sense of open space and recreational opportunities.

### **Location**

Longview is approximately 125 miles east of Dallas, Texas and 40 miles from the Louisiana border. Longview is primarily located in Gregg County with a smaller portion of the City extending into Harrison County. As of the 2010 Census, the population was 80,455 with an estimated 2012 population of 81,092. Longview is easily accessible from the south by Interstate 20 and State Highway 31 and 149 and from the east and north from U.S. Highways 80 and 259. Longview is the principal city of the Longview Metropolitan Statistical Area (population 271,669), comprising Gregg, Upshur and Rusk counties.



## Study Area and Newly Established Park Planning Areas

The Parks, Recreation and Open Space study area includes Longview's city limits and its ETJ. In total, the City has 35,689 acres within its city limits and 96,800 acres within the ETJ.

The study areas have been divided into three park planning zones, see Figure 24. The Planning Team's initial assessment concluded many factors influenced the benefits of subdividing the city's park planning efforts and they include:

- To address existing natural and manmade barriers
- To help understand park service needs
- To aid with implementation and parkland acquisition locations

To help maintain continuity and character for Longview, it should be noted that the park standards and classifications, inventory and needs assessment are based upon the study area as a whole. While man-made restrictions are being considered, not all major barriers that pose connectivity and safety challenges can be used to separate planning areas. Also, the use of sub planning areas is not intended to discourage or limit connectivity, parkland dedication, funding or creativity in park design.

Zone I includes all the lands south of US-80. Zone II includes the area north of US-80 and west of SH-502. Zone III includes the area north of US-80 and east of SH-502.



Zone I: **11,979** acres  
Zone II: **17,456** acres  
Zone III: **6,254** acres

in City Limits

Zone I: **52,296** acres  
Zone II: **19,569** acres  
Zone III: **24,935** acres

in the ETJ

Total Study Area contains  
**35,689** acres in the City Limits and  
**96,800** acres within the ETJ.  
Longview's 2012 population was an estimated 81,092.

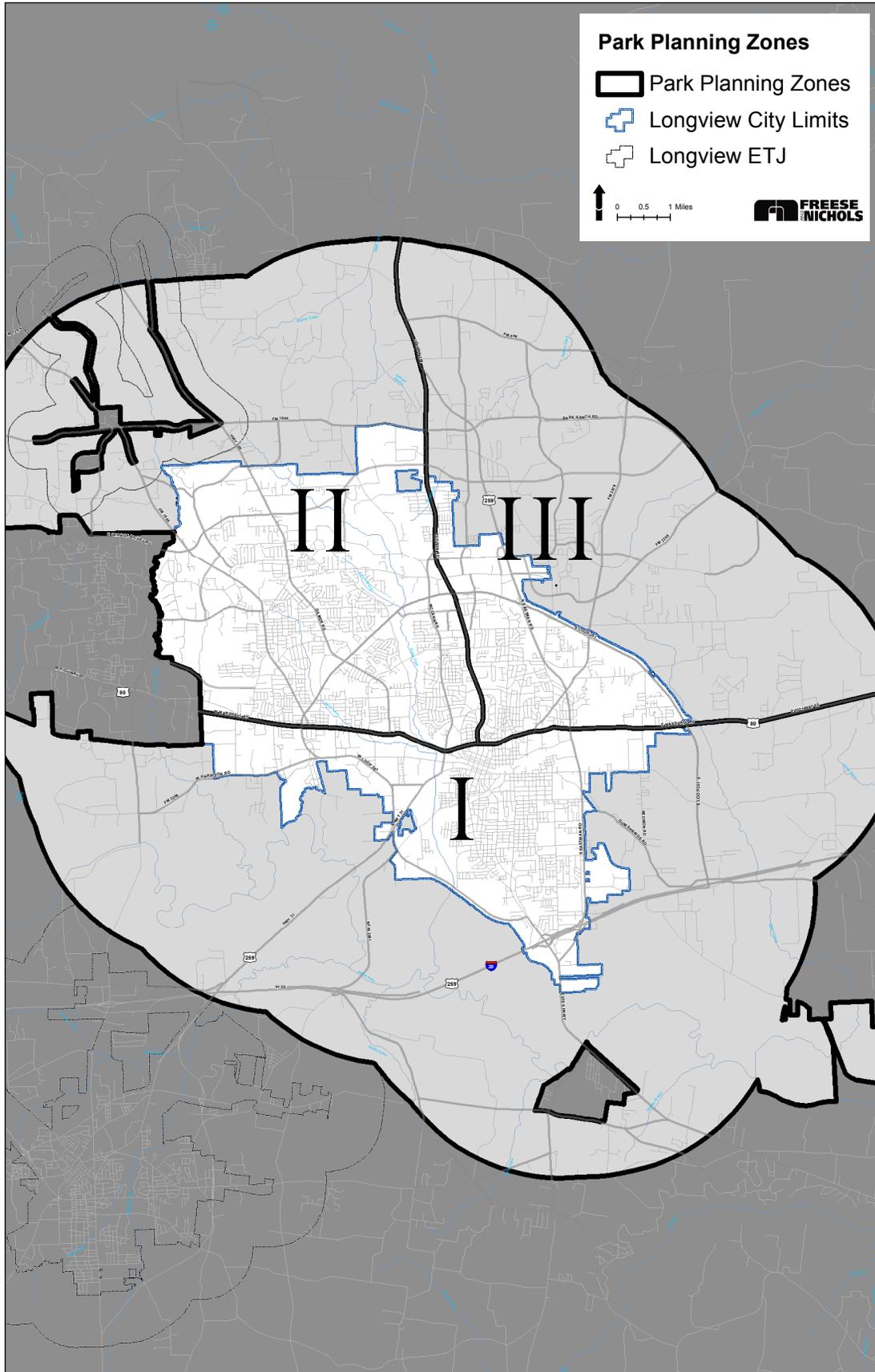


Figure 24: Park Planning Zones

## Benefits of Parks

According to the American Planning Association (APA), there are four main benefits of parks:

1. Parks provide people with contact with nature, known to confer certain health benefits and enhance well-being.
2. Physical activity opportunities in parks help to increase fitness and reduce obesity.
3. Parks resources can mitigate climate, air, and water pollution impacts on public health.
4. Cities need to provide all types of parks, to provide their various citizen groups with a range of health benefits.

Society's growing health consciousness makes recreational opportunities increasingly important for all age groups. Ultimately, this plan will help enhance quality of life for Longview residents by promoting increased park service levels and trail connections. With population increasing from an ever growing urbanized area, Longview recognizes preservation of its open space and parks as a top priority. As the East Texas region continues to expand, citizens are becoming more aware of the diminishing amounts of open space around their communities. This awareness leads to an increased interest in open space preservation. Likewise, rural landscapes and natural areas including creeks, lakes, prairies and wooded areas, are receiving more visitors than previous years.

Research has shown that the quality of a city's environment such as climate, park space and natural resources, plays a significant factor in attracting new residents. Table 17 shows climate, park space and natural resources were ranked the highest by a study on human capital investment. The availability and quality of open spaces play a large role in determining where people choose to reside and therefore maintaining population and economic growth. In return, it is important to understand the trends in parks and recreation in the region to ensure that Longview can attract and retain its residents and businesses into the future.

City Attributes Attracting Americans			
City Attribute	Score	Rank (2009)	Rank (2007)
Environment - Climate, Park Space, Natural Resources	1106	1	1
Affordability - Cost of Living, including Housing	941	2	4
Entertainment - Arts, Culture, Dining, Music, Recreation	758	3	3
Opportunity - Professional and Personal (for Self or Spouse)	654	4	2
Family - Great Place to Raise Children or Support Elderly	638	5	5
Community - Connectivity and Sense of Place	531	6	6
Image - Appearance and Reputation	481	7	8
People - Backgrounds, Talents, Perspectives	431	8	7
Health and Safety - Care and Protection	378	9	9 (tie)
Transportation - Ease of Travel	266	10	9 (tie)

Table 17: City Attributes Attracting Americans. Source: Adapted from Schweyer, Allan. National Talent Markets - 2009: A Study by the Human Capital Institute

According to an article in the American Journal of Public Health, parks with more features are more likely to be used for physical activity. The following amenities promote higher levels of physical activity:

- Playgrounds
- Basketball courts
- Multi-purpose rooms (gymnasiums)
- Walking paths
- Swimming areas
- Streetlights
- Floodlights
- Shaded areas
- Drinking fountains

Additionally, parks that only have one feature, like a skate park, have the tendency to exclude certain groups of people. The survey also revealed that certain park amenities can lead to lower levels of physical activity. While these amenities can be useful to certain groups, the amenities limit the versatility of the park. The following amenities have been linked to lower levels of physical activity:

- Picnic shelters
- Grills

To promote a healthy, lively park that will attract all citizens the park should incorporate multiple amenities, based on the area the park is located within.

### **The Longview Parks and Recreation Department**

As depicted in previous Longview Park, Recreation and Open Space master plans, this 2015 update finds it important to review the history of community park choices that have led to the current inventory and service level. Past decisions have led the groundwork for future needs and funding criteria.

*“The City acquired its first park in 1939 that was aptly named City Park. From 1939 until 1969 the Park Division was operated by The Department of Public Works. Prior to 1969, with only seven parks consisting of 105 acres, the City didn’t seriously feel that parks were necessary for the well-being and happiness of the citizens. Longview was far behind the national parks average established by the National Recreation and Parks Association.*

*This attitude changed in 1969, and the first Parks and Recreation Director was hired. A \$200,000 bond issue also passed, to be used for the development of a new park and an upgrade of the seven existing small municipal parks. Additional bond issues were passed in the late 1970’s and again in 1998, and several state and federal grants were obtained during that time. A subsequent \$12.5 million Parks and Recreation bond issue was passed in 2004. The passage of these bond issues has allowed the City to purchase needed parkland and to develop and upgrade additional park and athletic sites throughout the community.”*

Source: 2004 City of Longview Parks, Recreation and Open Space Master Plan.

In 2007, Longview passed \$7.48 million in Parks and Recreation bonds. However, the 2007 bond funding has been used to date and currently no large sources for park improvement funding exist.



The City has experienced growth in both park development and recreational opportunities in the past 45 years. As it approaches its 46th year, the park system includes 41 developed recreation sites, consisting of neighborhood parks, community parks, recreation centers, linear parks, a regional park and special use parks. In total, Longview has over 650 acres of land dedicated for recreation use.

### **Related Plans Current and Previous Park Plans**

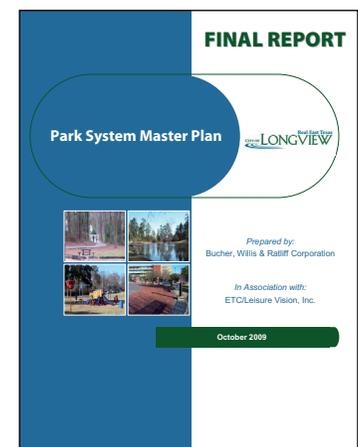
The City has done an outstanding job in updating the Parks and Recreation master plans approximately every five years starting in 2000, with updates in 2004, 2009 and this current 2015 Master Plan. Other recent and relevant park plans include the following:

#### ***Trail Master Plan Map***

This map illustrates the existing 18 miles of trails in addition to proposed trail routes. The future trails are categorized by City-owned and privately owned property to show what properties the City has under control.

#### ***2009 Park System Master Plan***

The most recent Park System Master Plan was completed in October 2009 by Bucher, Willis & Ratliff Corporation. The 2009 plan set a five year time frame for the Comprehensive Parks, Recreation, and Open Space Master Plan. It is important to note this 2015 plan is seen as an extension of the past park system plans. As this current plan builds on the 2004 and 2009 plans, it does not find it necessary to completely reinvent the wheel, but rather move forward with a focus on continuing to meet the current and future park needs. While the previous plan's time has expired, this 2015 effort finds it relevant to review and maintain consistency in planning direction as appropriately based on the 2015 needs assessment.



To promote this transition, the 2009 and 2004 plans were both reviewed. Much of the previous park classification and standards remain relevant. In addition, review of previous recommendations and prioritizations provided a knowledge framework for this update, but new recommendations and prioritizations are provided to meet newly discovered needs and desires.

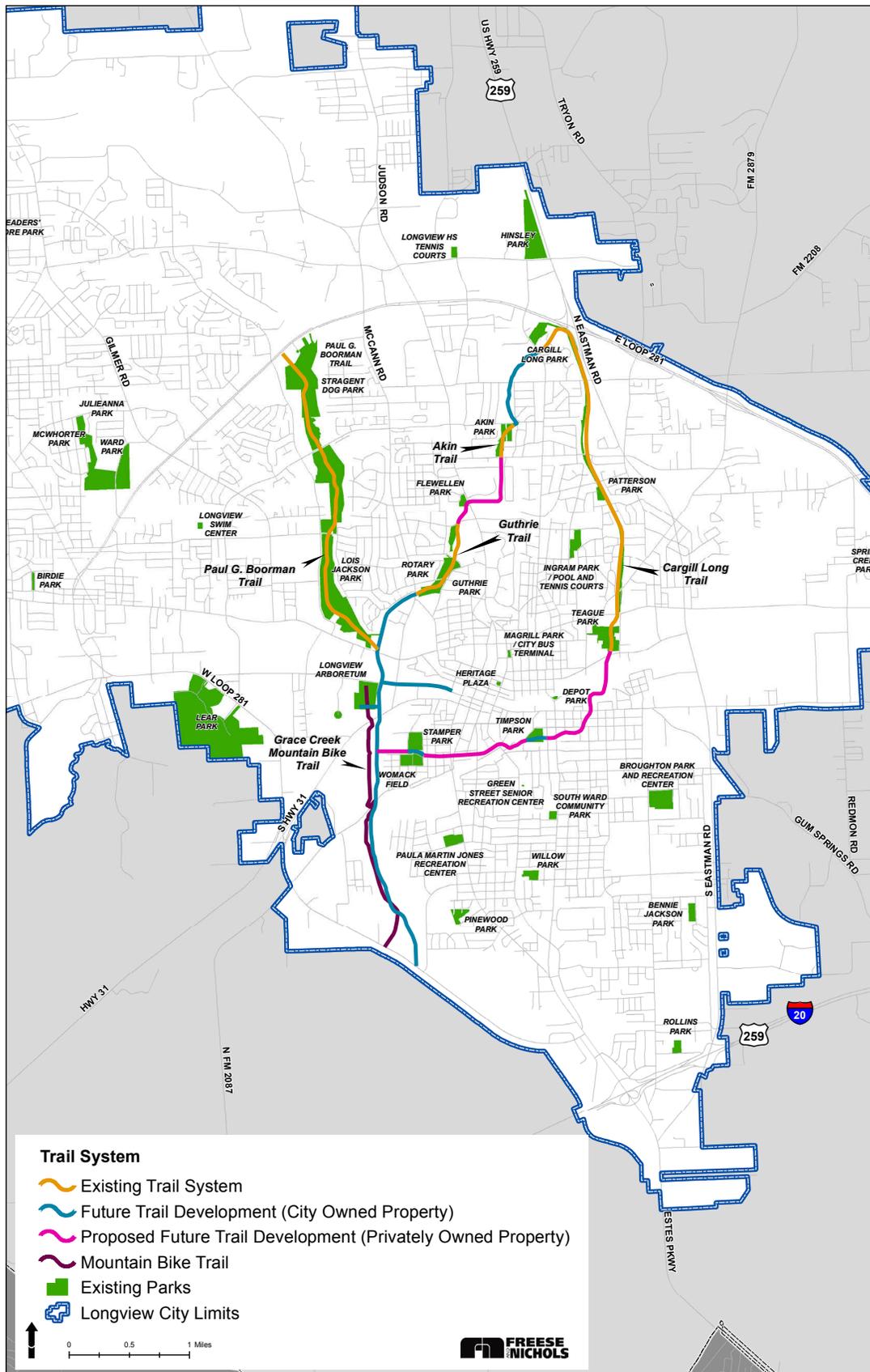


Figure 25: Trail Systems

Project	Priority	Year	Current Status
Completion of the Lear Park Master Plan	1	2011	Ongoing
Completion of the Spring Hill Master Plan	2	2011	Ongoing
Trail linkage between Cargill and Paul Boorman	3	2012	Partially implemented
Improve park system security	4	2012	Not complete
Installation of Spray Parks at Community Parks	5	2012	Five new spray parks completed
Upgrades to Existing Parks: Equipment, Facilities and Infrastructure: Playgrounds, Restrooms, Pavilions, Swimming Pools, Lakes, Multi-Purpose Courts etc.	6	2011/2012/2013	Partially implemented but on very limited basis
Construct Practice Fields	7	2013	Not complete
Renovate Athletic Facilities: McWhorter, Hinsley, Timpson, Broughton, and Stamper/ Womack	8	2013	Not complete
Land acquisition for parks in growth area	9	2014	Not complete
Upgrades/ Repair to Existing Trails	10	2014	Partially complete, ongoing

Table 18: Top Priorities of the 2009 Park System Master Plan

### ***Master Plan for Rice Park, McHaney Park and Trail***

Design and engineering consultants have assisted the City in designing trail improvements to existing Paul G. Boorman Trail and to Cargill Long Trail. The improvements included trail extensions from US-80 to North Fourth Street (Paul G. Boorman Trail to Cargill Long Trail).

Both proposed parks, McHaney Park and Rice Park, need to be illustrated in future park growth and recommendation maps. These two new parks are key action items to be completed with trail expansions.

### ***Lear Park Master Plan***

Implementation continues for Lear Park with the splash pad expansions underway. Trails and eight baseball fields remain uncompleted as part of the existing Lear Park master plan.

### ***Spring Hill Park Master Plan***

Walking trails and parking lot expansions remain uncompleted as part of the Spring Hill Park Master Plan.

### ***Longview Arboretum Master Plan***

The Longview Arboretum and Nature Center is planned for a wooded area adjacent to the Maude Cobb Convention and Activity Complex. The Master Plan calls for a phased development of this much anticipated project. Currently, fundraising activities are in progress to finance initial construction.

## Recent Park Accomplishments Since the 2009 Master Plan

Since the 2009 Master Plan was accepted by the City Council, the City of Longview Parks and Recreation Department has celebrated the following milestones:

- FY 09-10: Purchased 9.4 acres of land, now designated for the development of *The Green*
- FY 10-11: Spring Hill Park splash pad was donated to the City
- 11/5/10: Grand opening for Paul Boorman Trail phase 2
- 3/2/11: Grand opening of Spring Hill universally accessible playground (donation)
- FY 11-12: New restrooms at Rice Park (serves Paul Boorman Trail) and Spring Hill Park (serves splash pad and playground)
- 11/11/11: Grand opening of Stragent Dog Park (donation)
- FY 11-12: Depot Park
- 6/29/12: Grand opening of Jack Mann splash pad phase 1
- FY 12-13: Expanded playground at McWhorter Park
- FY 12-13: Opened Grace Creek Mountain Bike Trail (donation)
- FY 12-13: Constructed Bennie Jackson Park walking trail
- Multi-year Project: Adding shade to Lear Park athletic fields
- FY 13-14: Renovations to Akin Trail
- FY 13-14: Opened Hinsley Park disc golf course
- Longview Arboretum Master Plan completed and approved
- Completed 2007 voter approved CIP bond projects
- Rehabbed/reconstructed swimming pools: Paula Martin Jones, Longview Swim Center and Ingram Pool
- Fundraising began for construction of a Miracle League Field to be located at Lear Park

## Community Snapshot

Please see Chapter One for full community demographic and baseline assessment.

## Plan Developments Process

Longview's 2015 Park, Recreation and Open Space Plan was prepared by Freese and Nichols, Inc. as part of the 2015 Comprehensive Plan. This Master Plan was prepared using several key tasks and is consistent with Texas Parks and Wildlife Master Plan Guidelines.

### Task of the Park Plan Development

#### Task 1- Public and Committee Input

The first task involved public and committee input as part of the comprehensive planning process and spanned much of the project. Input was gathered at two public meetings, multiple park subcommittee meetings and an online survey.



### **Task 2- Goals and Objectives**

Next, goals and objectives were developed as part of the comprehensive planning process and specific parks and recreations objectives were developed. The goals and objectives were further refined throughout the process and helped to inform recommendations.

### **Task 3- Context and Baseline Data**

The introduction portion of the document was created to define the overall contents and factors influencing the master plan. Such influences include parks background, history, existing plans and area growth trends. Reviews of existing park plans and previous planning documents set the stage for the planning team to better understand how past City efforts have produced the existing park status.

Working maps, aerials and GIS information was collected as a knowledge base of assessment. A review of relevant demographics of the City was conducted to understand current and future trends affecting parks and open space. Variables such as age and family composition can help the City make certain that appropriate park facilities are selected and prioritized to meet demographic trends.

### **Task 4- Park Classifications and Standards**

This task included refinement of local park standards to make certain Longview's influences and preferences are correctly matched with available lands, economic and natural resources. Longview's existing park facilities were compared to past master plans and to national standards published by the National Recreation and Park Association (NRPA). Appropriate adjustments were made to park definitions, sizes and service levels to better align with Longview's park system.

### **Task 5- Inventory**

Next, an inventory of the existing park system and a facility matrix was developed that identified park types, trails, amenities and existing park acres. This task relied heavily on the City's current park matrix and descriptions. The purpose of this task was to develop a thorough understanding of the recreation system as it stands today.

### **Task 6- Needs Assessment**

One of the most important tasks is to establish a local needs assessment to determine the park and recreation needs of the community. This task included a series of steps revolving around three assessment types: demand, standards and resources. Public meetings, an online survey, mapping exercise and committee discussions all formulated the demand-based criteria. The planning team used several standard-based analyses to establish a baseline and to compare levels of service. This shows how well citizens' needs are being met based on acres, facility quantities and service areas. And finally, research, interviews and data gathering helped to identify resource-based opportunities.

### **Task 7- Recommendations and Prioritization**

This step blended previous tasks into workable solutions. The results are park and recreation recommendations. Task 7 involved a process of ranking the priorities for future park facilities, trails and park development from highest expressed needs to lowest expressed needs. Citizen and committee input obtained during the previous tasks were used to determine priorities for recreation opportunities. This Master Plan document establishes the guidelines that will direct the acquisition, development, and maintenance of parks, recreation areas and open spaces for the next five years.

## Goals and Objectives

Please see Chapter 2, The Long View for community goals and objectives.

## AREA AND FACILITY CONCEPTS AND STANDARDS

Traditionally, the most common standards for park planning used by cities throughout Texas and the United States have been the published guidelines by the NRPA. As the NRPA guidelines provide in their introduction, they recognized the importance of establishing and using park and recreation standards as:

1. A National expression of minimum acceptable facilities for the citizens of urban and rural communities
2. A guideline to determine land requirements for various kinds of park and recreation areas and facilities
3. A basis for relating recreation needs to spatial analysis within a community wide system of parks and open space areas
4. One of the major structuring elements that can be used to guide and assist regional development
5. A means to justify the need of parks and open space within the overall land use pattern of a region or community

The purpose of the classifications and standards is to establish guidelines for parks and trails. These classifications balance amenities and access, yet are appropriate for the community's size and existing conditions. The following classifications and general considerations were developed to promote a park system that is measurable and supports the community's vision. The classifications create a hierarchy of park types through sizes, location, recreational types and service areas. These park standards are unique to Longview, and capitalize on local features and community desires.

Longview's classifications were developed based on many factors. First, the National Recreation and Park Association's Park, Recreation, Open Space and Greenway Guidelines, published in 1995, were used as a baseline tool to determine park types but with some modifications. Justification for modifications were based on the community's size, community input, a realistic approach to implementation, and the current and future needs of the community. Only the park types selected for Longview are shown in this section. It promotes new access for current neighborhoods and helps to create appropriate service levels for future developments. In addition, the classifications consider local resources, cultural factors and physical land attributes such as the abundance of floodplain areas.

Existing inventory, park classifications, and the needs assessment work hand-in-hand to determine the ultimate park recommendations. Analysis on the community's size and the size of existing parks were also conducted to determine park classifications. Traditional classifications for mini, neighborhood and community parks were analyzed, including their respective service radius and recreational features in comparison to the city's physical layout. It was determined that six primary classifications are appropriate for Longview. The traditional neighborhood and community park types will be well served with close-to-home type parks. Larger, all-encompassing type parks will be provided in the regional park category. The final two park classifications include greenbelt/trail parks and special use parks, both types usually exhibiting single amenity types, special locations or very targeted users.

While the mini park classification has been used by Longview for several past Park and Recreational Master Plans, only general descriptions are provided in this 2015 Master Plan. Also, due to the fact that Longview was found to be highly underserved by neighborhood and community parks, the strategies for close-to-home parks do not rely on mini parks but rather the other two close-to-home park categories. This strategy aims to get the most out of limited financial resources for the needed parkland acreages and needed increased service levels. Focusing on the close-to-home type classifications will better position the community towards reaching their park goals. While mini park classifications are not being determined as a standard, the use of mini parks is not discouraged for future master planned development, as long as neighborhood and community park service levels are met. Essentially, the community could get more bang for the buck by targeting neighborhood and community parks' service area capabilities.

The following identifies classifications for parks and trails, including their description, size and service area, location and site selection and development considerations. Once established, these guidelines will then be applicable to form a park system that is responsive to the community's needs.

Longview Park Standards				
Park Type	NRPA Recommended Standards Acres per 1,000 Persons	Recommended Size	Recommended Service Area	Recommended Acres per 1,000 Persons
Pocket Park	0.25 to 0.5 acres	1 acres or less	About 0.25 mile radius	NA
Neighborhood Park	1.0 to 2.0 acres	2.0 to 10.0 acres	About 0.5 mile radius, or single neighborhood	2.0 acres
Community Park	5.0 to 8.0 acres	20.0 to 40.0 acres	1.0 mile radius up to 2.0 mile, multiple neighborhoods	6.0 acres
Sub total	6.25 to 10.5 acres			8.0 acres
<b>Other Parks</b>				
Special Use Park	Varies	Varies by use	Varies by use	Varies
Linear Park/Greenway	Varies	Varies	Varies	Varies
Regional Park	5.0 to 10.0 acres	150.0+ acres	Varies by uses, large portion of the City	5.0 to 10.0 acres
Sub total	5.0 to 10.0 acres			7.5 acres
<b>TOTAL</b>	<b>11.25 to 20.5 acres</b>			<b>15.5 acres</b>

Table 19: Longview Park Standards

### Mini Park

A mini park is a small public park that serves up to a 1/4 mile radius and is normally located within a residential area. Mini parks generally range in size from 2,500 square feet to one acre and usually contain a playground and picnic area. Many of these are built by developers and can be operated and maintained by a homeowners association.



Figure 26: A conceptual mini park

## **Neighborhood Parks**

Neighborhood parks are the foundation for Longview's park system. These medium-sized parks are generally centrally located in a neighborhood. Neighborhood parks address an isolated development, limited population or small group of residents. These types of parks generally only serve a single neighborhood unit. They can serve as a neighborhood's center to define character or as a place-making element. In addition, neighborhood parks can be used as a neighborhood stabilization technique to increase branding, property values and the livability for specific neighborhoods. These parks should be very accessible.

Neighborhood parks generally have more targeted programming than community parks and provide close-to-home park services. They can offer a range of passive and active recreational amenities from playgrounds to sports courts, to trail access and areas for family functions. Neighborhood parks are not usually designed for heavy use by organized team sports.

### ***Size, Service Area and Service Levels***

Neighborhood parks should be between two and ten acres in size; however, they can be greater in size than ten acres depending on function, surrounding development and land attributes. Their service area includes 0.5 mile radius. The recommended service level is 2.0 acres of neighborhood parks per 1,000 residents.

### ***Locations and Site Selection***

Neighborhood parks are best located near the geographic center of a residential areas or central to several neighborhoods. While population densities play a role in their position in the community, their location selection is often justified upon spatial need based on a 0.5 mile service area.

Generally, neighborhood parks should not be located along heavily traveled streets. Accessibility by way of trails and sidewalks or low-volume residential streets increases use and viability. The park should have adequate soils for sustaining plantings. Generally, their sites should be a gentle slope to increase usability and should properly drain to allow safe use. Street access should be required on at least one side of the park. Placement near greenbelts and trail corridors will help to provide trail access and connectivity to parks throughout the community's system.

When possible, new parks and park expansions should consider park visibility from adjacent roadways. In some cases, existing parks could be expanded towards major roadways as a place making technique and revitalization effort.

- Implement the 2009 Urban Graphics Master Plan's area identity signage program at existing parks

### Development Considerations

- Additional resident input may be considered during design phases
- Some vehicular surface parking, in addition to on-street parking, may be needed and should be based on the individual park design, users and programming
- Safe pedestrian access should be provided to the park and include safe internal circulation
- Trail access should be provided when adjacent to trail corridors
- Parks may be located along a trail system and serve as a trail access site
- Protection from the sun should be considered through shade structures or trees
- Facilities should have aesthetic landscape plantings
- Park signage should include area identity signs consistent with the City of Longview 2009 Urban Graphics Master Plan. Additional trail signs and posted administrative requirements are recommended where appropriate.
- Typical amenities provided for Neighborhood Parks include:
  - Children's playground with fall surface and equipment
  - Hard surface play areas or court games such as basketball, tennis and volleyball
  - Limited sport field(s)
  - Small lawn for passive non-organized play such as toss or Frisbee
  - Pavilions
  - Loop trails and trail head connections to any adjacent city-wide trail system
  - Passive recreation elements and site furnishing such as tables, benches, trash receptacles, bike racks, walks and small shade structures or pavilions
  - Gardens or water features

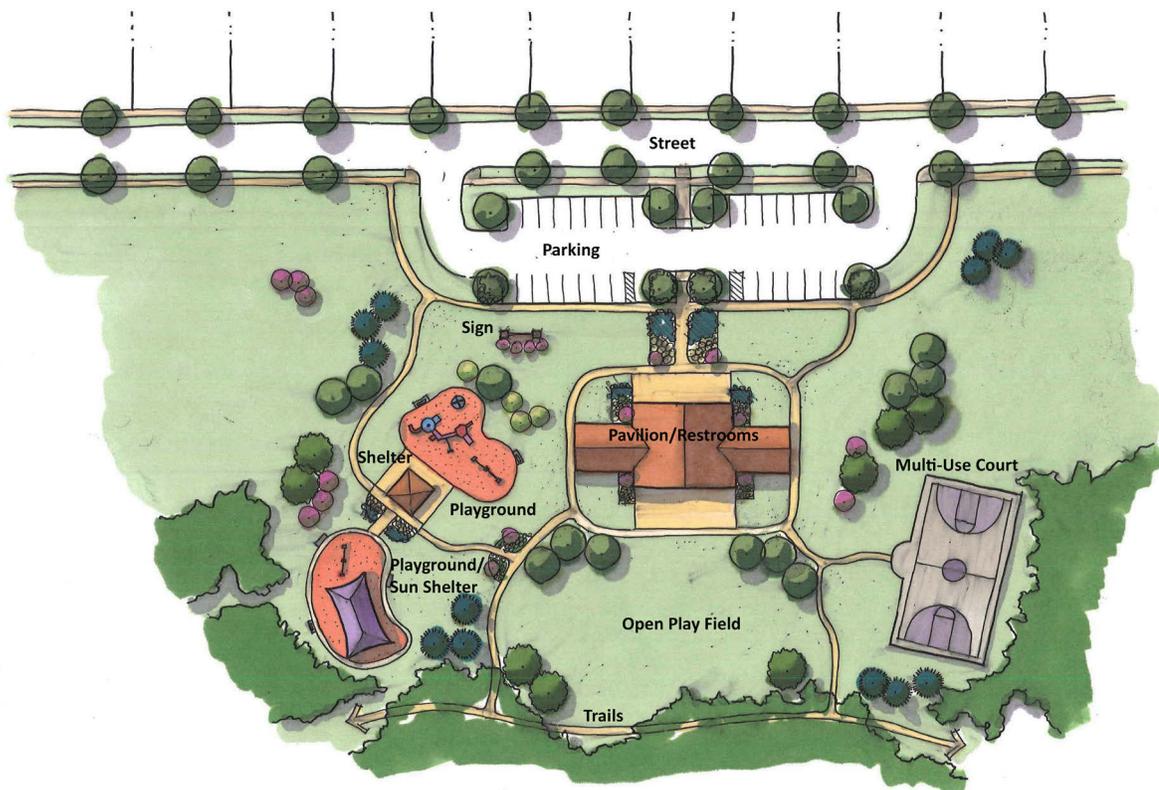


Figure 27: Neighborhood Park Conceptual Plan

## Community Parks

Community Parks are larger in size than neighborhood parks. Their focus is on serving a broad population to meet the recreational needs for several neighborhoods or a large geographic section of the community. Community parks include a wide range of active and passive recreation opportunities. They can help to provide those recreational needs not featured at neighborhood parks. These parks may also serve to preserve natural resources including creeks, streams, slopes, greenbelts or floodplain areas. Community parks consist of amenities for all user groups and should include facilities for organized team sports. Community parks can also include an array of special recreational amenities like sports complexes, a trail network, fitness-focused equipment and educational facilities.

### *Size and Service Area*

Optimal size for Longview's community parks are between 20 and 40 acres. Each park's size should be determined based on intended uses and populations being served. The service area should be a 1 mile radius but can be up to a 2 mile radius. The recommended service level is 6 acres of neighborhood parks per 1,000 residents.

### *Locations and Site Selection*

Community parks should be integrated to maximize service areas and accessibility while minimizing unnecessary overlap in service level coverage. Site selections should consider the physical barriers such as highways. Adequate vehicular access and parking should be provided. The site may include preserve areas for passive recreation but the site's slopes and soils should accommodate safe use for park facilities and allow proper drainage. Community parks should incorporate nature features when possible and could be situated along greenbelts to include nature areas and access to adjacent trail systems.

When possible, new parks and park expansions should consider park visibility from adjacent roadways. In some cases, existing parks could be expanded towards major roadways as a place making technique and revitalization effort.



An example of a community park

### **Development Considerations**

- Additional community input may be considered during design phases
- Vehicular parking should be required based on the individual park's programming
- Safe pedestrian access should be provided to the park and as internal circulation
- Trail access should be provided when adjacent to trail corridors
- Parks may be located along a trail system and serve as trail access sites
- Protection from the sun should be considered through shade structures or trees
- Facilities should have aesthetic landscape plantings
- Park signage should include area identity signs consistent with the City of Longview 2009 Urban Graphics Master Plan. Additional trail signs and posted administrative requirements is recommended where appropriate.
- Typical amenities provided for neighborhood parks could include:
  - Children's playground with fall surface and equipment
  - Hard surface play areas or court games such as basketball, tennis and volleyball
  - Sport and practice fields for organized team sports
  - Walking loop trails, access to trail systems and trail head connections to any adjacent city-wide trail system
  - Splash pads or swimming pool
  - Open lawn for passive non-organized play such as toss or frisbee
  - Passive recreation elements and site furnishing such as tables, benches, trash receptacles, bike racks, walks and small shade structures or pavilions
  - Pavilions or multi-purpose structures for family events or activities
  - Restrooms
  - Support facilities such as maintenance buildings
  - Natural or preserved areas including unique terrain, floodplains, greenbelts or water features



Examples of a community park

## Special Use Parks

Special use parks can cover a wide range of facilities and descriptions but are most likely oriented for a single purpose. These types of parks serve the community in many ways including economic development, defining character and promoting community pride. Their activities can include single uses such as performing arts, gardens or a community center. Special use parks generally fall into three categories:

**Social/Cultural/Historic Sites**  
plaza, square, municipal site or historic site

**Recreational Facilities**  
senior center, golf course, nature center, community center or aquatic facility

**Outdoor Recreational Facilities**  
stadium or sports complex for single type event

### Size and Service Area

Special use parks vary in size depending on programming, location and natural features. Generally a destination point, their service area is the entire community.

### Locations and Site Selection

Due to the targeted program element of these parks, there are no specific site selection criteria. However, the site should consider existing points of interest and available land. Special use parks should be visible and fit into the community's existing development patterns. Their locations should serve as a hub to surrounding uses.

When possible, new parks and park expansions should consider park visibility from adjacent roadways. In some cases, existing parks could be expanded towards major roadways as a place making technique and revitalization effort.

### Development Considerations

- Additional community input could be considered during design phases
- Vehicular parking should be required based on the individual park's programming
- Safe pedestrian access should be provided to the park and as internal circulation
- Design for special use parks should consider the communities overall character and their impact for economic development
- Facilities should have aesthetic landscape plantings
- Park signage should include area identity signs consistent with the City of Longview 2009 Urban Graphics Master Plan. Additional trail signs and posted administrative requirements is recommended where appropriate



Figure 28: Special Use Park Conceptual Plan

## Regional Parks

Regional Parks are the largest park classification for Longview's park system. They provide recreational amenities to the entire community and even serve as a hub for surrounding communities. Often, regional parks help to protect and showcase valuable natural resources such as habitat preserves or bodies of water. Regional parks include a very wide range of active and passive recreation opportunities. They can help to provide those recreational needs not featured at neighborhood parks. These types of parks can be an economic generator by attracting league play and sports tournaments from several communities or even other parts of the state. Regional parks have dynamic programming offerings and are appropriate in size to host community events.

### *Size and Service Area*

While size can vary by national standards, Longview's regional parks are likely greater than 150 acres and can be much larger. Their sizes should be determined based on intended uses, available lands, natural resources and other special programming requirements. The service area is the entire community. The recommended service level is between 5 and 10 acres of regional parks per 1,000 residents.

### *Locations and Site Selection*

Regional parks should be integrated to maximize service areas. Their specific locations will likely be based on natural amenities and preserves. Many times, regional park locations are solely based on available lands to accommodate such large sites. Site selections should consider regional access and convenient wayfinding for visitors. Also, highly visible locations support the greater economic impact regional parks can have.

As with other parks, adequate vehicular access and parking should be provided. The site may include preserve areas for passive recreation but the site's slopes and soils should accommodate safe use for park facilities and allow proper drainage. These parks should incorporate nature features when possible and could be situated along greenbelts to include nature areas and access to adjacent trail systems.

When possible, new parks and park expansions should consider park visibility from adjacent roadways. In some cases, existing parks could be expanded towards major roadways as a place making technique and revitalization effort.



Regional parks serve as a hub for surrounding communities

### **Development Considerations**

- City-wide Parks and Recreational offices and maintenance facilities
- Additional community input may be considered during design phases
- Vehicular parking should be required based on the individual park's programming
- Safe pedestrian access should be provided to the park and as internal circulation
- Trail access should be provided when adjacent to trail corridors
- Parks may be located along a trail system and serve as trail access sites
- Protection from the sun should be considered through shade structures or trees
- Facilities should have aesthetic landscape plantings
- Park signage should include area identity signs consistent with the City of Longview 2009 Urban Graphics Master Plan. Additional trail signs and posted administrative requirements are recommended where appropriate.
- Typical amenities provided for regional parks could include:
  - Destination children's playground with fall surface and equipment
  - Hard surface play areas or court games such as basketball, tennis and volleyball
  - Large sport complexes and practice fields for organized team sports
  - Walking loop trails, access to trail systems and trail head connections to any adjacent city-wide trail system
  - Lighted facilities
  - Water sports such as kayaking or fishing
  - Amphitheaters and educational facilities
  - Splash pads or swimming pool
  - Open lawn for passive non-organized play such as toss Passive recreation elements and site furnishing such as tables, benches, trash receptacles, bike racks, walks and small shade structures or pavilions
  - Pavilions or multi-purpose structures for family events or activities
  - Restrooms
  - Support facilities such as maintenance buildings
  - Natural or preserved areas including unique terrain, floodplains, greenbelts or water features

## Linear or Greenway Parks

Linear or greenway parks are lands set aside for preserving natural features, man-made resources, unique landscapes, open space or visual aesthetics. These areas can serve as trail corridors and passive recreational amenities. In addition, these systems are used to protect wildlife and natural processes or provide for floodways or drainage.

Linear or greenway parks can help create site amenities for adjacent uses and should be thought of as a community asset. Maintenance is generally not a major factor as much of the space is non-programmable. However, occasional maintenance and safety checks will be needed. These types of recreation areas have many important functions including connecting parks and points of interest within the City. Also, they emphasize natural environments while allowing for uninterrupted pedestrian movements throughout the City. Finally, they provide a unique sense of place and can enhance property values.

### *Size, Service Area and Service Levels*

Standard sizes and service levels are not applicable because much of the existing land is defined by existing natural features. Essentially, preserving the existing greenways defines service level, with varying populations being served based on current and future densities. Service areas include the entire City.

### *Locations and Site Selection*

Resource availability and natural corridors are the primary determinants for locations. Coordination with future trail locations and neighborhood access will also be major factors. Integrating these types of parks and spaces into the park system often requires coordination with resource agencies such as the U.S. Army Corps of Engineers. In addition, access may require unique acquisitions or consideration of public-private partnerships.

### *Development Considerations*

- Additional community input could be considered during design phases
- Safe pedestrian access and use should be provided in association with any trails
- Park signage should include area identity signs consistent with the City of Longview 2009 Urban Graphics Master Plan. Additional trail signs and posted administrative requirements is recommended where appropriate.
- There are no specific sizes for these areas, however, establishing a minimum width is important to the function in association with trails and grading. As a general rule, 50 feet should be the minimum width. Where a linear park is on either side of a natural drainage course, a minimum of 12 feet should be provided for foot traffic or motorized vehicles performing maintenance along greenways.



Greenway parks can protect wildlife

## Trail Facilities

All pedestrian and bicycle facilities should meet the minimum standards required by the local Code as well as the recommendations of the American Association of State Highway and Transportation Officials (AASHTO) in their publication *Guide for the Planning, Design and Operation of Bicycle (Pedestrian) Facilities*. Pavement striping, signage and signals should be in accordance with the local Code and the most current Texas version of the *Manual on Uniform Traffic Control Devices (MUTCD)*. Hike and bike trails and side paths should be accessible and traversable by physically disabled persons and should comply with the guidelines set forth by the Americans with Disabilities Act of 1990 (ADA), as enforced in Texas by the Architectural Barriers Section of the Texas Department of Licensing and Regulations.

### *Principles for Trail Placement and Access*

Generally, off-street trails should follow the existing greenways system framework, including natural features, areas of significant tree coverage or creek corridors. A key design element will be tying these natural systems into existing and proposed developments.

The trail system should incorporate access points throughout the community in order to maximize usability. Trailhead access should be located in existing and future parks. Each neighborhood unit should have at least one access point to adjacent trails that may be between residential lots, along neighborhood streets, along cul-de-sacs or near neighborhood entrances. All trail access points should be clearly marked by signage and provide trail identification to trail users.

### *Trail or Side Paths Standards*

Trails should be 10 to 12 feet wide, as a desirable standard depending upon activity levels, with a minimum width of 8 feet. Maintenance vehicles driving on 8-foot-wide paths tend to damage the edges. Therefore, 8-foot-wide paths should be avoided unless physical limitations cannot accommodate a greater width. Trails with high traffic volumes should be 12 feet wide or more, but should narrow to 10 feet in the vicinity of a street intersection. One-way side paths are difficult to police and should be avoided, if possible. Where they are used, they should be clearly signed as one-way, with a standard width of 6 feet and a minimum width of 5 feet. Trails should have an additional 2 feet of smoothly graded area on either side of the pavement. In addition, there should be 3 feet of horizontal and 10 feet (8 feet minimum) of overhead clearance on either side of the pavement. Trails and side paths should be constructed of smooth, hard, all-weather paving such as concrete or asphalt.



Trail systems should have dedicated access points throughout the community

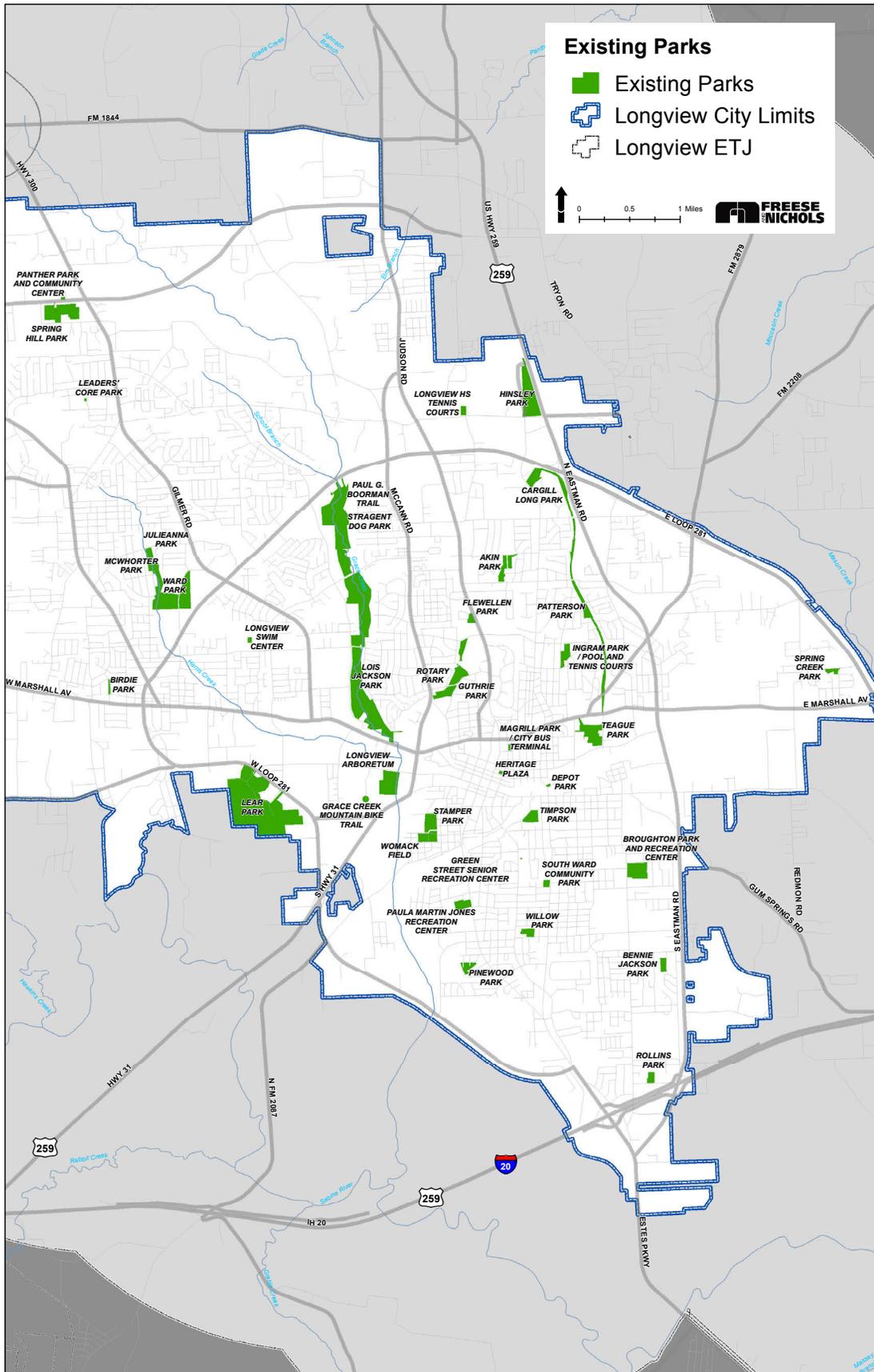


Figure 29: Existing Parks

## INVENTORY

The following information documents current park facilities for Longview. The City currently offers forty one (41) developed recreation sites. Planning for the future livability of Longview requires an understanding of the existing recreation facilities. In order to identify deficiencies based on the developed classifications and standards, this inventory provides a baseline understanding for parks as they currently exist at the beginning of this study.

The following are current publicly accessible park spaces with a single joint ISD facility being at the Longview High School tennis courts. A park classification, location and existing facilities are summarized for each park. The information in this chapter was determined through the City's existing park database, aerial imagery and GIS information. See the Inventory Maps and the Existing Trails Map for existing locations.

Longview Existing Recreation Sites		
Park Type	Number of Parks	Total Parkland
Neighborhood Park	14	63.80 acres
Community Park	9	222.10 acres
Special Use Park	8	49.75 acres
Linear Park/Greenway	4	133.80 acres
Regional Park	1	182.00 acres
Recreation Centers	5	N/A
<b>Total</b>	<b>41</b>	<b>651.45 acres</b>

Table 20: Longview Existing Recreation Sites

### Neighborhood Parks



#### Akin Park

Classification: Neighborhood

Address: 414 Delwood

Size: 11.5 Acres

Facilities:

- Pavilion (lighted and electrical plugs)
- Hike / bike trail - 0.75 Mile
- Play area
- 2 tennis courts (lighted)
- Drinking fountain



#### Birdie Parkway Park

Classification: Neighborhood

Address: 701 W. Niblick

Size: 2.5 Acres

Facilities:

- Picnic area
- Pavilion (lighted and electrical plugs)
- Hike / bike trail - 0.25 Mile
- Play area
- Multi use court (lighted)
- Drinking fountain



### **Bernie Jackson Park**

Classification: Neighborhood

Address: 2229 Neal

Size: 5.3 Acres

Facilities:

- Picnic area
- Pavilion (bbq pit, lighted and electrical plugs)
- Hike / bike trail – 0.36 Mile
- Play area (lighted)
- Multi use court (lighted)
- 2 Practice backstops
- Drinking fountain



### **Flewellen Park**

Classification: Neighborhood

Address: 100 Iris

Size: 3.1 Acres

Facilities:

- Picnic area (bbq pit)
- Pavilion
- Irrigation system



### **Lois Jackson Park**

Classification: Neighborhood

Address: 200 Bill Owens Parkway

Size: 8.0 Acres

Facilities:

- Picnic area
- Pavilion (bbq pit, lighted and electrical plugs)
- Hike / bike trail – 0.25 Mile
- Play area (lighted)
- 2 Racquet ball courts (lighted)
- Hose connection



### **Patterson Park**

Classification: Neighborhood

Address: 1313 Hyacinth

Size: 3.1 Acres

Facilities:

- Picnic area
- Pavilion (lighted and electrical plugs)
- Play area (lighted)
- Multi use court



### **Pinewood Park**

Classification: Neighborhood

Address: 500 Patricia

Size: 6.4 Acres

Facilities:

- Picnic area
- Pavilion (bbq pit, lighted and electrical plugs)
- Play area (lighted)
- Multi use court (lighted)
- Practice backstop
- Drinking fountain
- Hose connection



### **Rollins Park**

Classification: Neighborhood

Address: 705 Ethel

Size: 4.4 Acres

Facilities:

- Pavilion (lighted and electrical plugs)
- Play area (lighted)
- Multi use court (lighted)
- Practice backstop
- Volleyball area
- Drinking fountain



### Rotary/AMBUCS Park

Classification: Neighborhood

Address: 400 Baylor

Size: 1.0 Acres

Facilities:

- Picnic area
- Pavilion (lighted and electrical plugs)
- Restrooms
- Play area (lighted and universally accessible)
- Splash pad
- Multi use court (lighted)
- Practice backstop
- Drinking fountain
- Hose connection



### Spring Creek Park

Classification: Neighborhood

Address: 3100 Mona

Size: 3.7 Acres

Facilities:

- Picnic area
- Play area (lighted)
- Hike / bike trail – 0.25 Mile
- Multi use court
- Practice backstop
- Drinking fountain



### Spring Hill Leader Core Park

Classification: Neighborhood

Address: 3513 Denson

Size: 0.4 Acres

Facilities:

- Picnic area
- Play area (lighted)
- Irrigation system



### **South Wade Community Park**

Classification: Neighborhood

Address: 1011 S. Mobberly Avenue

Size: 2.5 Acres

Facilities:

- Pavilion (lighted and electrical plugs)
- Play area (lighted)
- Hike / bike trail – 0.25 Mile
- Fitness area



### **Ward Park**

Classification: Neighborhood

Address: 1700 Julieanna

Size: 6.3 Acres

Facilities:

- Picnic area (bbq pit)
- Play area (lighted)
- 2 practice backstops
- Drinking fountain



### **Willow Park**

Classification: Neighborhood

Address: 301 E. Birdsong

Size: 5.6 Acres

Facilities:

- Picnic area
- Pavilion (bbq pit, lighted and electrical plugs)
- Play area (lighted)
- Multi use court (lighted)
- Practice backstops
- Drinking fountain

# Community Parks

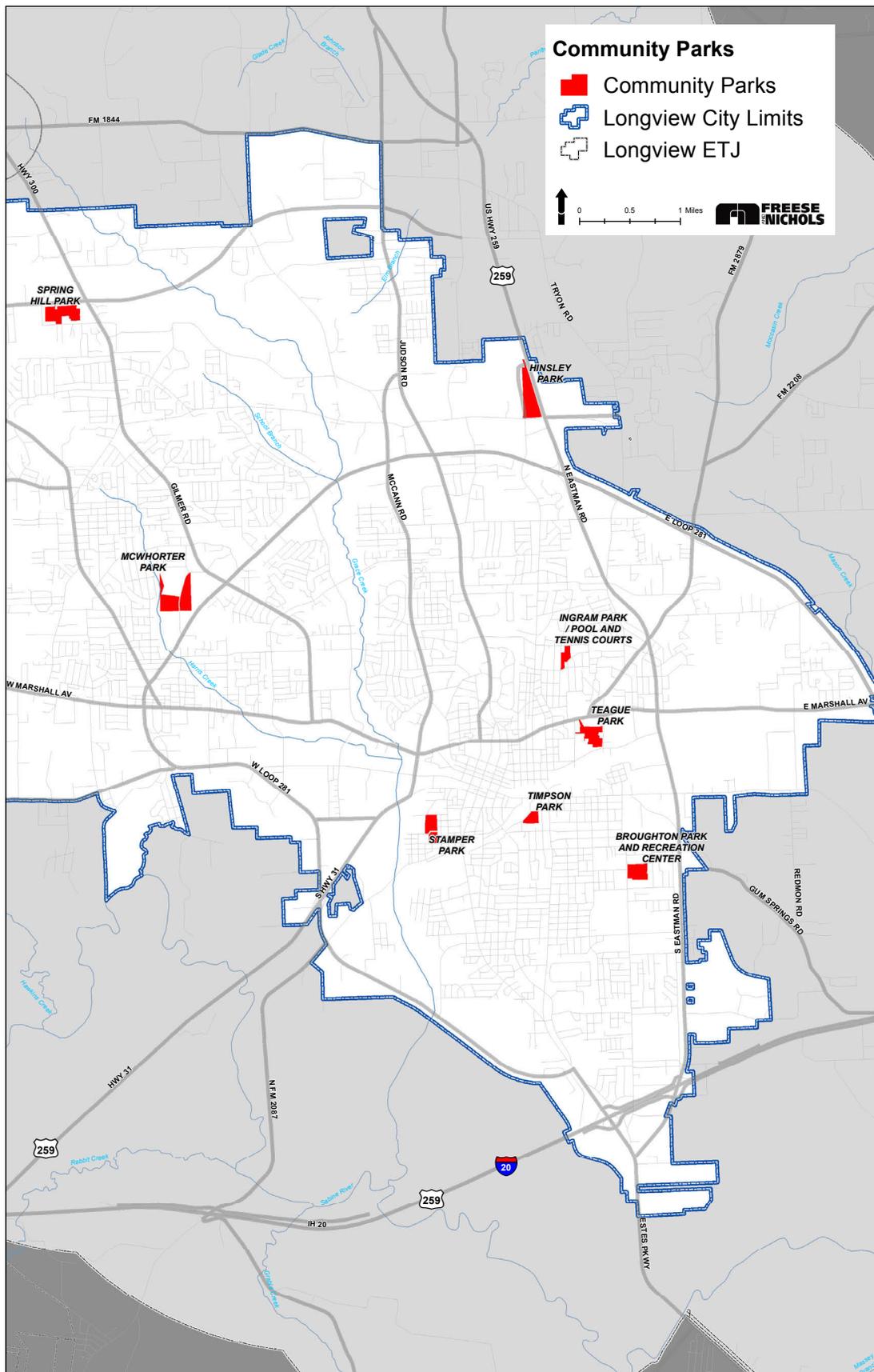


Figure 30: Community Parks



### Broughton Park

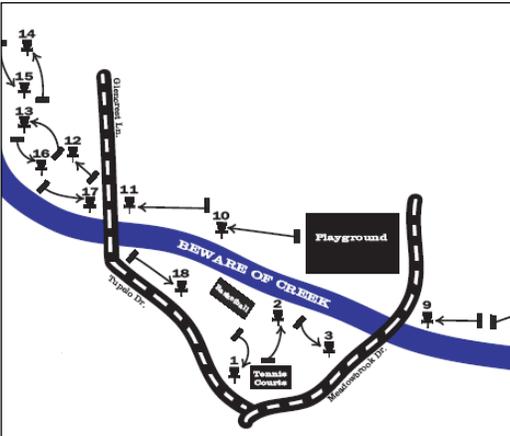
Classification: Community

Address: 801 Martin Luther King Boulevard

Size: 19.3 Acres

Facilities:

- Picnic area
- 2 pavilions (bbq, lighted and electrical plugs)
- Restrooms
- Softball field (lighted)
- Hike / bike trail - 0.25 Mile
- Play area (lighted)
- Multi use courts (lighted)
- Splash pad
- 2 drinking fountains
- Hose connection
- Irrigation system



### Guthrie Park

Classification: Neighborhood

Address: 301 Tupelo

Size: 28.6 Acres

Facilities:

- Picnic area
- Hike / bike trail – 1.25 Mile
- Disc golf
- 2 tennis courts (lighted)
- Multi use court
- Practice backstop



### Hinsley Park

Classification: Community

Address: 3101 North Highway 259

Size: 38.3 Acres

Facilities:

- Picnic area (lighted)
- 2 pavilions (bbq, lighted and electrical plugs)
- Restrooms
- 4 softball fields (lighted)
- Disc golf
- Hike / bike trail - 0.25 Mile
- Play area (lighted)
- Multi use court
- Drinking fountain
- Irrigation system



### Ingram Park

Classification: Community

Address: 1400 N. 10th

Size: 9.9 Acres

Facilities:

- Picnic area (bbq)
- 2 pavilions (lighted and electrical plugs)
- Restrooms
- 2 tennis courts (lighted)
- Disc golf
- Play area (lighted)
- Multi use courts (lighted)
- Practice backstop
- Swimming pool (lighted)
- Drinking fountain
- Hose connection



### McWhorter Park

Classification: Community

Address: 1000 Toler

Size: 41.4 Acres

Facilities:

- Picnic area (bbq)
- Pavilion (bbq, lighted and electrical plugs)
- 3 restrooms
- 4 baseball fields (lighted)
- 4 softball/ kickball fields (lighted)
- Play area (lighted)
- Hike / bike trail - 0.25 Mile
- Multi use court
- Practice backstop
- Drinking fountain
- Hose connection
- Irrigation system



### Spring Hill Park/ Neal McCoy AMBUCS TOO Playground

Classification: Community

Address: 738 Fenton

Size: 30.0 Acres

Facilities:

- Pavilion (lighted and electrical plugs)
- 2 restrooms
- 4 baseball fields (lighted)
- Play area (lighted and universally accessible)
- Splash pad



### Stamper Park

Classification: Community

Address: 400 Fair

Size: 12.3 Acres

Facilities:

- Picnic area (bbq and lighted)
- Pavilion (bbq, lighted and electrical plugs)
- Restrooms
- Baseball field (lighted)
- Softball field (lighted)
- Horseshoe pits (16)
- Play area (lighted)
- Multi use court (lighted)
- Splash pad
- Drinking fountain
- Hose connection
- Irrigation system



### Teague Park

Classification: Community

Address: 415 American Legion Boulevard

Size: 30.0 Acres

Facilities:

- 2 picnic area (bbq)
- 2 pavilions (lighted and electrical plugs)
- Restrooms
- Lake with fishing pier
- Amphitheater
- Play area (lighted)
- Hike / bike trail - 0.25 Mile
- Practice backstop
- Drinking fountain
- Hose connection
- Irrigation system



### Timpson Park

Classification: Community

Address: 500 Timpson

Size: 12.3 Acres

Facilities:

- Restrooms
- 3 baseball fields (lighted)
- Play area (lighted)
- Drinking fountain
- Irrigation system





### Depot Park

Classification: Special Use

Address: 905 Pacific

Size: 1.0 Acres

Facilities:

- Picnic area
- Play area



### Heritage Plaza

Classification: Special Use

Address: 219 E. Methvin

Size: 1.0 Acres

Facilities:

- Urban plaza with benches
- Irrigation system



### Longview Arboretum and Nature Center

Classification: Special Use

Size: 30.0 Acres

Facilities:

- Undeveloped



### Longview High School Tennis Courts

Classification: Special Use

Address: 201 E. Hawkins

Size: 2.75 Acres

Facilities:

- 12 tennis courts



### **Longview Swim Center**

Classification: Special Use

Address: 1111 W. Fairmount

Size: 1.0 Acres

Facilities:

- 2 swimming pools (recreation pool and competition pool)
- Drinking fountain
- Meeting rooms



### **Magrill Plaza**

Classification: Special Use

Address: 500 N. Green

Size: 1.5 Acres

Facilities:

- Picnic area (lighted)
- Pavilion
- Restrooms
- Irrigation System



### **Stragent Dog Park**

Classification: Special Use

Address: 121 Summers

Size: 9.0 Acres

Facilities:

- Drinking fountain
- Agility course



### **Womack Football Field**

Classification: Special Use

Address: Walnut and Jarvis

Size: 3.5 Acres

Facilities:

- Restrooms
- 2 football fields
- Irrigation system

# Linear Parks

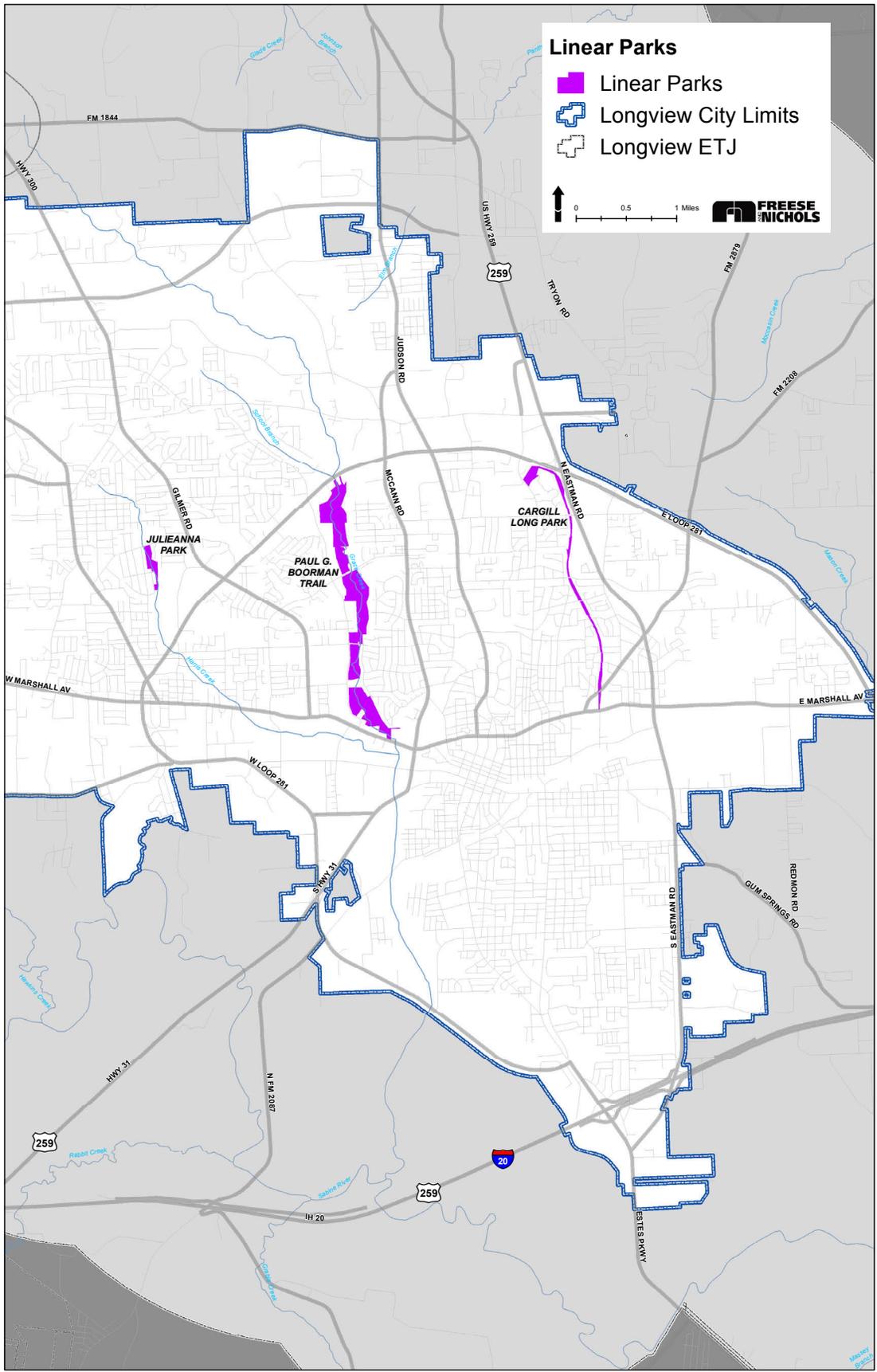


Figure 32: Linear parks



### **Cargill Long Park**

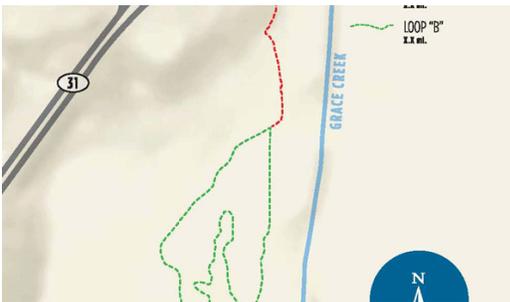
Classification: Linear Use

Address: 3112 N. 4th

Size: 43.0 Acres

Facilities:

- Picnic area
- Pavilion (lighted and electrical plugs)
- Restrooms
- Hike / bike trail – 3.0 Mile
- Drinking fountain



### **Grace Creek Mountain Bike Trail**

Classification: Linear Use

Address: 100 Grand Boulevard

Size: 43.0 Acres

Facilities:

- Cleared trail – 6.5 Mile



### **Julieanna Trail**

Classification: Linear Use

Address: 726 Reel

Size: 15.8 Acres

Facilities:

- Picnic area
- Hike / bike trail – 1.5 Mile



### **Paul G. Boorman Trail**

Classification: Linear Use

Address: 919 W. Marshall

Size: 70.0 Acres

Facilities:

- Restroom
- Hike / bike trail – 2.85 Mile
- Fitness area

# Regional Parks

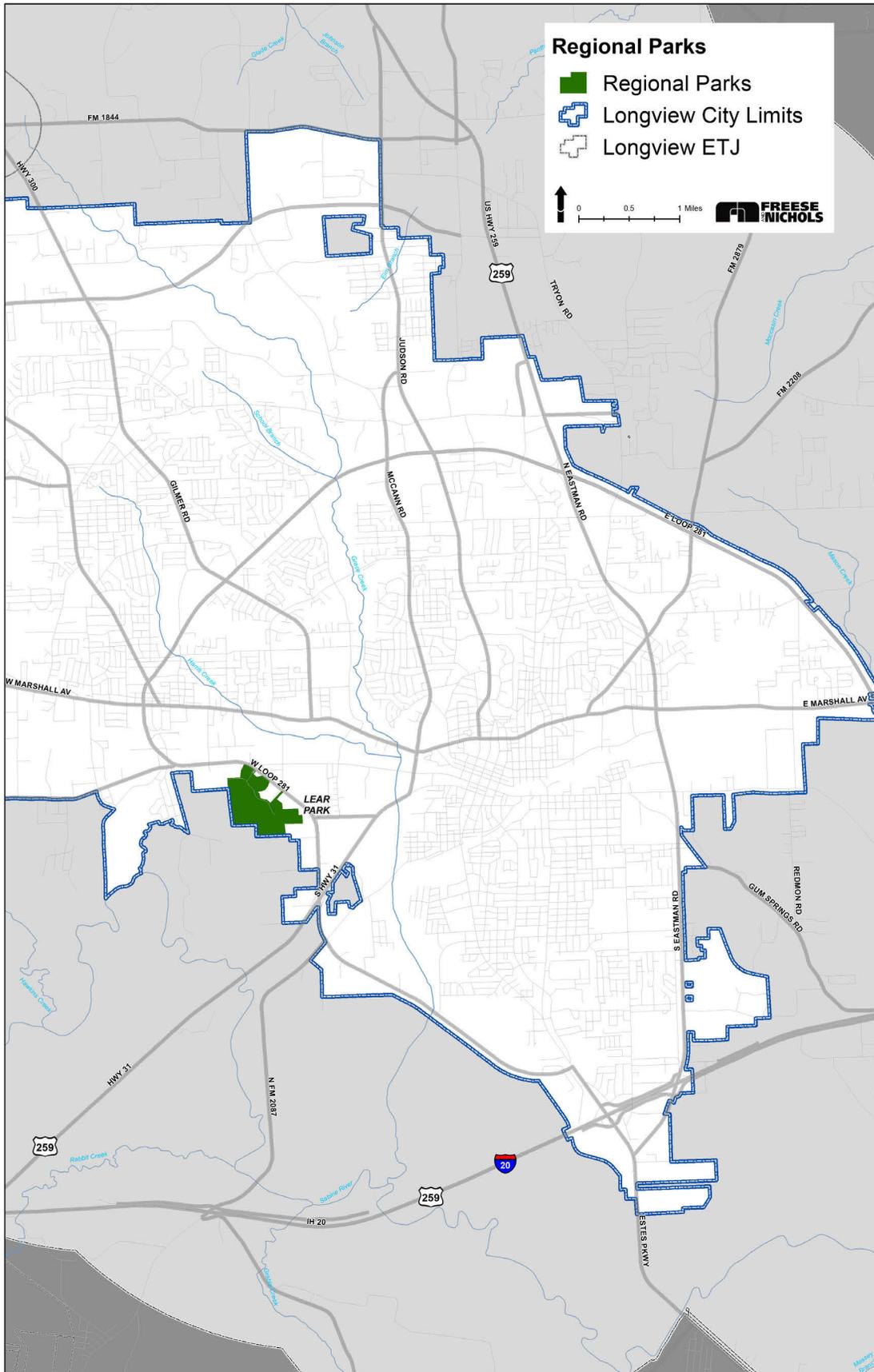


Figure 33: Regional Parks  
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### **Lear Park Athletic Complex and Kidsview Playground**

Classification: Regional Park  
Address: 100 H. G. Mosley Pkwy

Size: 182.0 Acres

Facilities:

- Picnic area
- 8 pavilions
- 7 restrooms
- 4 baseball fields (lighted)
- 15 soccer fields
- Play area
- 8 softball fields (lighted)
- Hike/bike trail
- Splash pad
- Hose connections
- Irrigation system

## **Recreation Centers**



### **Broughton Recreation Center**

Classification: Recreation Center  
Address: 801 Martin Luther King Blvd.

Size: 15,151 square feet

Facilities:

- 3 meeting rooms
- Gym
- Branch: Longview Public Library



### **Panther Park Community Center**

Classification: Recreation Center

Address: 200 George Richey

Size: 1,200 square feet

Facilities:

- Pavilion (bbq, lighted and electrical plugs)
- Play area
- Meeting room
- Hose connection

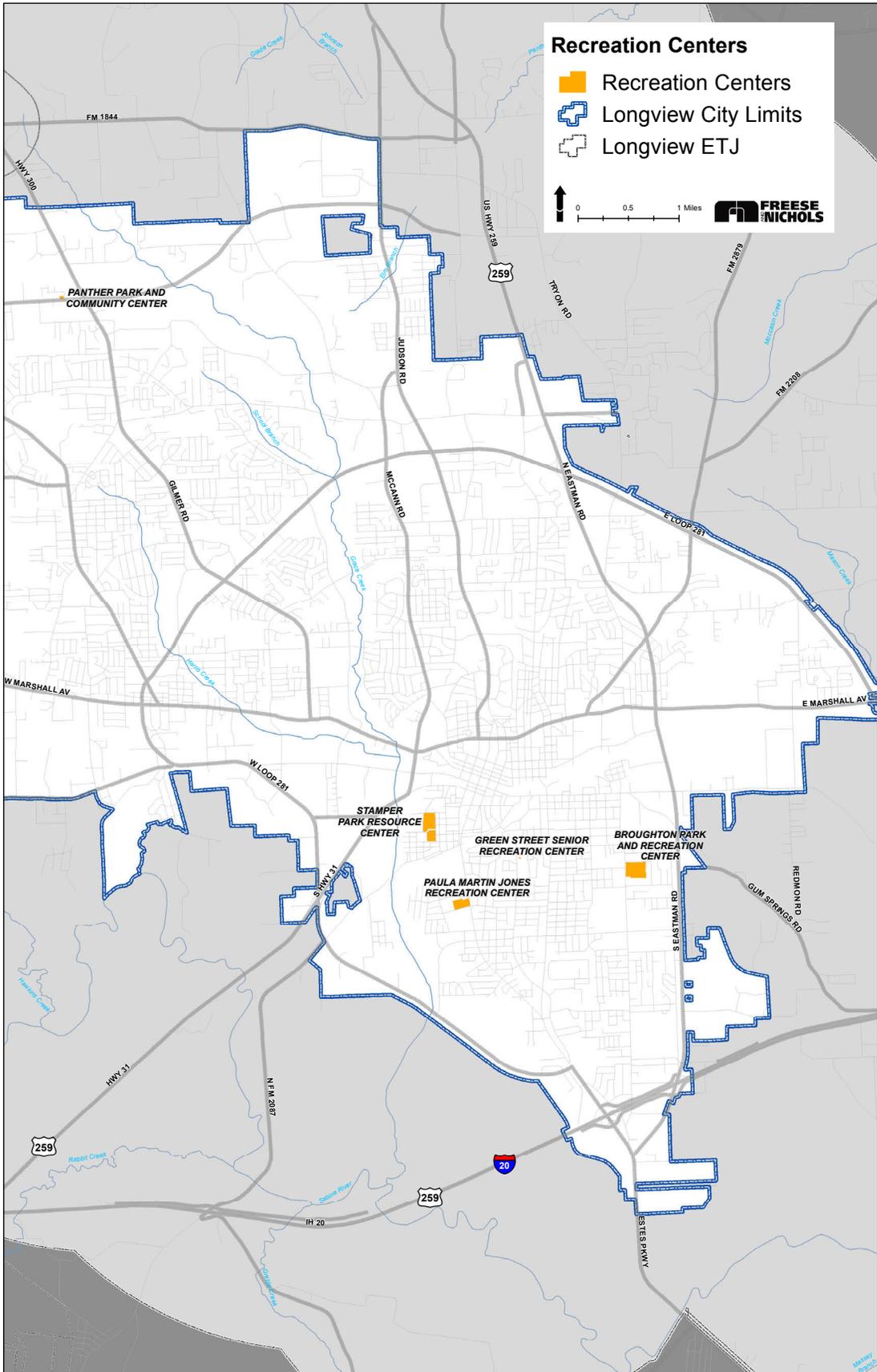


Figure 34: Recreation Centers



### **Paula Martin Jones Recreation Center**

Classification: Recreation Center

Address: 1230-B S. High

Size: 23,287 square feet

Facilities:

- Fitness area
- Multi use court
- Racquetball court
- Swimming pool
- Drinking fountain
- Meeting room
- Irrigation system



### **Green Street Senior Recreation Center**

Classification: Recreation Center

Address: 814 S. Green

Size: 7,000 square feet

Facilities:

- Meeting room
- Activity room
- Irrigation system



### **Stamper Park Resource Center**

Classification: Recreation Center

Address: 502 S. Center St.

Size: 4,000 square feet

Facilities:

- Meeting rooms

# Park Inventory Matrix

Park Name	Acreage	Building S.F.	Picnic Area	Pavillion	Restroom	Baseball Field	Soccer Fields	Football Fields	Softball Field	Disc Golf	Tennis Courts	Volleyball	Play Area	Hike/Bike Trail	Fitness Area	Multi-Use Courts	Practice Backstop	Horseshoe Pit	Racquet Ball Courts	Amphitheater	Splash Pad	Swimming Pool	Drinking Fountain	Hose Connect	Meeting Room	Irrigation system
Akin Park	11.5			X*+							2*	X	0.75 M										X			
Birdie Parkway	2.5		X	X*+									X	0.25 M		X*							X			
Bennie Jackson Park	5.3		X	X*+ BBQ									X*	0.36 M		X*	2						X			
Broughton Park	19.3		X	2*+ BBQ	X*				X*				X*	0.25 M		X*						X	2	X		X
Broughton Rec. Center	1.0	15,151																						3		X
Cargill Long Park	43.0		X	X*+	X*									3.0 M									X			
Depot Park	1.0		X										X													
Flewellen Park	3.1		X BBQ	X																						X
Grace Creek Mountain Bike Trail	5.0													6.5 M												
Guthrie Park	28.6		X							X	2*			1.25 M		X	1									
Heritage Plaza	1.0		1 Lighted plaza with benches																							X
Hinsley Park	38.3		X*	2* BBQ	1				4*	X			X*	0.25 M		X							X			X
Ingram Park	9.9		X BBQ	2*+	X*						2*		X*			X*	1					X*	X	X		
Julieanna Park	15.8		X											1.5 M												
Lear Park (Kidsview)	182		X	8X	7X	4*	15		8*				X								X			X		X
Lois Jackson Park	8.0		X	X*+ BBQ									X*	0.25 M				2*						X		
Longview Arboretum	30.0																									
Longview H.S. Tennis Courts	2.8										12															
Longview Swim Center	1.0																					2	X			1
Magrill Plaza	1.5		X*	X	X																					X
McWhorter Park	41.4		X BBQ	X*+ BBQ	3X*	4*			4*				X*	0.50 M		X	1						X	X		X
Panther Park Community Center	2.0	1,200		X*+ BBQ									X											X	X	
Patterson Park	3.1		X	X*+									X			X										
Paul G. Boorman Hike and Bike Trail	70.0				X									2.85 M	X											
Paula Martin Jones Rec. Center	6.0	23,287													X	X		1			X	X		X	X	X
Pinewood Park	6.4		X	X*+ BBQ									X*			X*	1						X	X		
Rollins Park	4.4			X*+							X		X*			X*	1						X			
Rotary / AMBUCS Park	1.0		X	X*+	X*								X*								X	X	X			
Senior Recreation Center	1.5	7,000																							X	X
Spring Creek Park	3.7		X										X*	0.25 M		X	1						X			
Spring Hill Park / Neal McCoy	30.0			X*+	2	4*							X*								X					
Spring Hill Leader's CORE Park	0.4		X										X*													X
Stamper Park	12.3		X* BBQ	X*+ BBQ	X	1*			1*				X*			X*		16			X	X	X	X		X
Stamper Resource Center	1.0	4,000																							X	
Stragent Dog Park	9.0																						X			
South Ward Park	2.5			X*+									X*	0.25 M	X											
Teague Park/Lake/Amph.	30.0		2 BBQ	2*+	X*								X*	0.25 M*			1			X			X	X		X
Timpson Park	12.3				X*	3*							X*										X			X
Ward Park	6.3		X BBQ										X*				2						X			
Willow Park	5.6		X	X*+ BBQ									X*			X*	1						X			
Womack Football Field	3.5				X*			2																		X
<b>TOTAL</b>	<b>662.95</b>	<b>50,638</b>	<b>24</b>	<b>33</b>	<b>23</b>	<b>16</b>	<b>15</b>	<b>2</b>	<b>18</b>	<b>2</b>	<b>18</b>	<b>1</b>	<b>24</b>	<b>18.46 M</b>	<b>3</b>	<b>14</b>	<b>12</b>	<b>16</b>	<b>3</b>	<b>1</b>	<b>5</b>	<b>4</b>	<b>21</b>	<b>10</b>	<b>8</b>	<b>15</b>

Legend:  
 \* Lighted  
 + Electrical Plugs  
 BBQ Barbeque  
 Grill/Pits

Table 21: Park Inventory Matrix

## NEEDS ASSESSMENT

A needs assessment is an objective planning tool to determine whether parks and trails are being effectively supplied to meet the needs of the community. The information being assessed is based upon existing conditions, community input, community resources and area trends. Results are then matched with available lands and future amenities to determine current and future needs. The desires and deficiencies identified form the basis for park and trail recommendations.

While many park plans rely heavily on national standards, it is very important to note these are only a portion of the overall needs assessment. While many national standards appear difficult to apply, they are only a guideline; thus, this planning effort finds them valuable as a benchmark but will use additional methods of assessment to aid in determining the community's needs. This needs assessment relies heavily on public comments, staff knowledge and stated desires. As determined for Longview, the community is short of dedicated parkland acres. This will present a challenge in the future when balancing limited resources to both create new parks and new facilities while maintaining existing parks that are beginning to show their age.

### **Assessment Methodologies**

Longview's Park, Recreation and Open Space Master Plan has employed three methods for assessing current and future park needs. These three approaches follow Texas Parks and Wildlife Department's Master Plan Guidelines approach. The three methods are demand-based, standard-based and resource-based. The results of the three methods are not weighed equally. However, all three assessments provide a broad range of planning information that will be blended into the recommendations and priorities, with the most weight applied to the demand-based information.

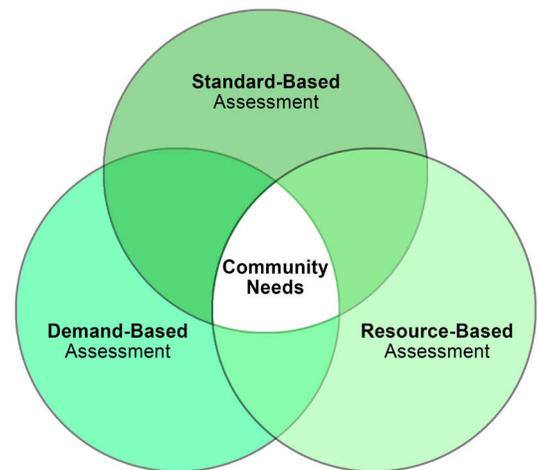


Figure 35: Types of Assessment

### **Demand-Based Assessment**

The demand-based approach is the reflection of a community's needs. It essentially relies on public input as determined through various community engagement channels. In this case, community engagement included advisory committee meetings, public meetings and online surveys. Summaries and conclusions are provided below. The full online survey results are provided as part of the Comprehensive Plan appendix.

#### **Public Meetings**

The City of Longview and the 2015 Comprehensive Plan consultants conducted public workshops on February 10, 2014 and October 28, 2014 to receive citizens' comments on parks and recreation as well as a range of other Comprehensive Plan topics.

The February 10, 2014 meeting was held at LeTourneau University's S.E. Belcher Center with approximately 400 citizens participating. The meeting participants included a range of ages from children to senior citizens. The public meeting was kicked off with an overview session in the auditorium. During the kick-off, the consultant team provided an overview presentation of

Longview's Comprehensive Plan purpose, process and results of an online survey. Following, breakout sessions were conducted. During the breakout session citizens participated in park-focused exercises including vision/general discussion, existing park visitation map exercise, and a park and recreation input station. The following citizen comments were received.

**Dot Exercise (February 10, 2014)**  
**Parks and Recreation Input Station (February 10, 2014)**

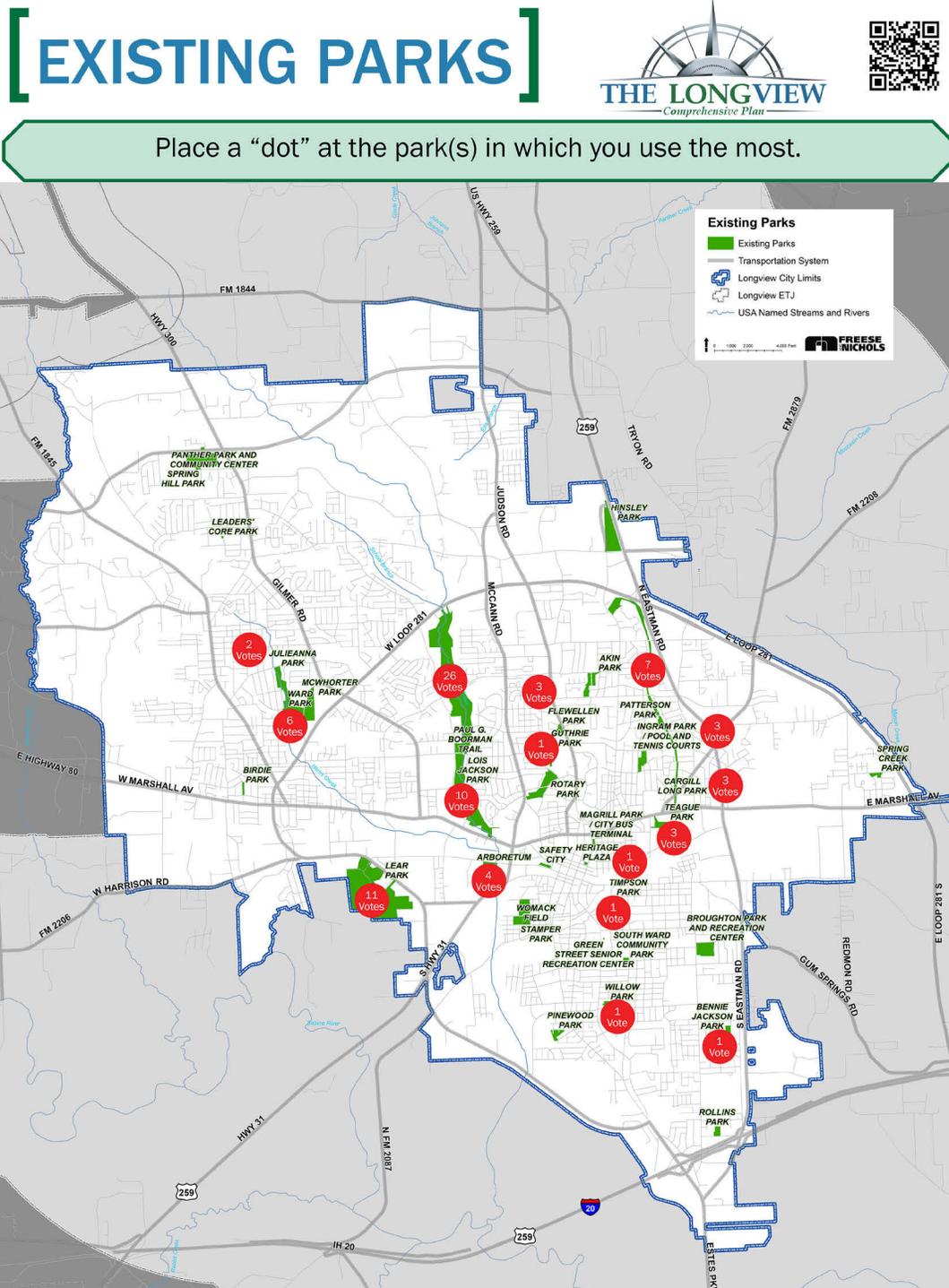
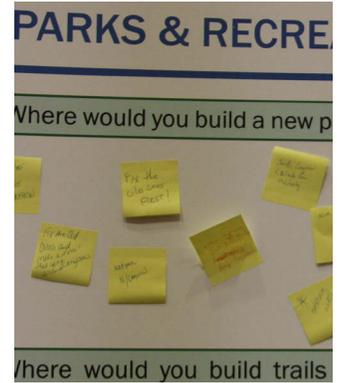


Figure 36: Existing Parks Dot Exercise. This map displays the total number of votes by participants.

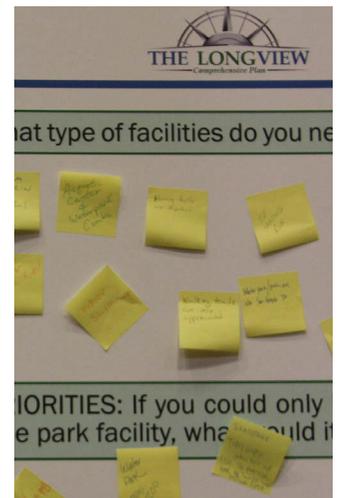
**Question 1:**  
Where would you build a new park?

- George Richey Extension
- Fix the old ones and make a trail that goes around Longview
- Fix the old ones first
- North Longview
- Either improve or build outdoor amphitheater
- South Longview, 1 mile south of Mobberly Lane
- North Judson
- Extreme north Judson & 259 area
- Complete existing parks before constructing new ones
- Around Lake Lamond
- Downtown
- Behind my house instead of that nasty pond at the end of Ruidoso
- Connect parks we have



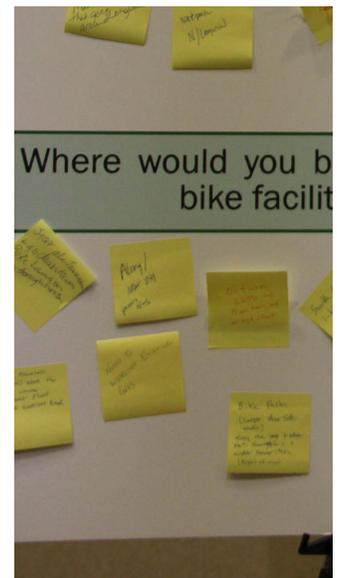
**Question 2:**  
What type of facilities do you need?

- Connected bike paths N.S.E.W.; Central Festival area
- Sensory park for autistic kids
- Aquatic center and waterpark combo
- Indoor swimming
- Planning trails are important
- Walking trails are very appreciated
- Restroom facilities in parks
- Skating rink
- Waterpark/public pool (San Angelo, Texas)
- Mixed variety
- Kids play equipment, walking trails, water features
- More sidewalks
- Small lakes in floodplain
- Decent size lake for kayaks, stand up paddle boards, fishing, etc.
- Better quality and safety put into the parks; tennis courts
- More restaurants on south side of City close to LeTourneau University
- More walking trails



**Question 3:**  
Where would you build trails and bike facilities?

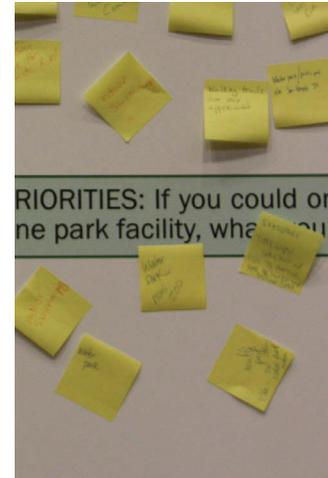
- Start at LeTourneau and go Downtown; bike lanes on main thoroughfares
- Extreme mountain bike trail near the Sabine water treatment plant
- South of Harrison Road
- Need to interlink existing parks
- South side of Longview near college
- South Longview linking to Downtown and north bridge the railroad tracks
- North of Loop and near IH-20
- Along/near 259
- Bicycle roads/trails that connect major areas
- Between LeTourneau and Downtown and on high street
- Bike paths (larger than side-walks) along Loop 281 and other main thoroughfares and under power lines; right of ways
- East and West
- Utilize floodplains
- Go South of Longview
- Walking distance to LeTourneau University or connected system to LeTourneau
- Along creeks *Paul Boorman*



#### Question 4:

Priorities: If you could only build one park facility, what would it be?

- Indoor swimming
- Why is there no water in Town Lake?
- Water park
- Special needs park like one near San Antonio
- Water park
- Mini zoo
- Multi park like zoo item
- Skate park (Topsy Gypsy will put up 10K to match with network and design ready)
- Walking and bike
- Work with local disc golf association to create tournament quality courses
- Lake
- Public lake with running trail around it and bathrooms
- A park with trucks and tractors and non-traditional playground equipment (like Brookshire playground in Tyler)



#### Breakout Discussion Groups (February 10, 2014)

The following are general comments about park and recreation desires captured as flipchart notes during the public meeting's breakout discussion groups.

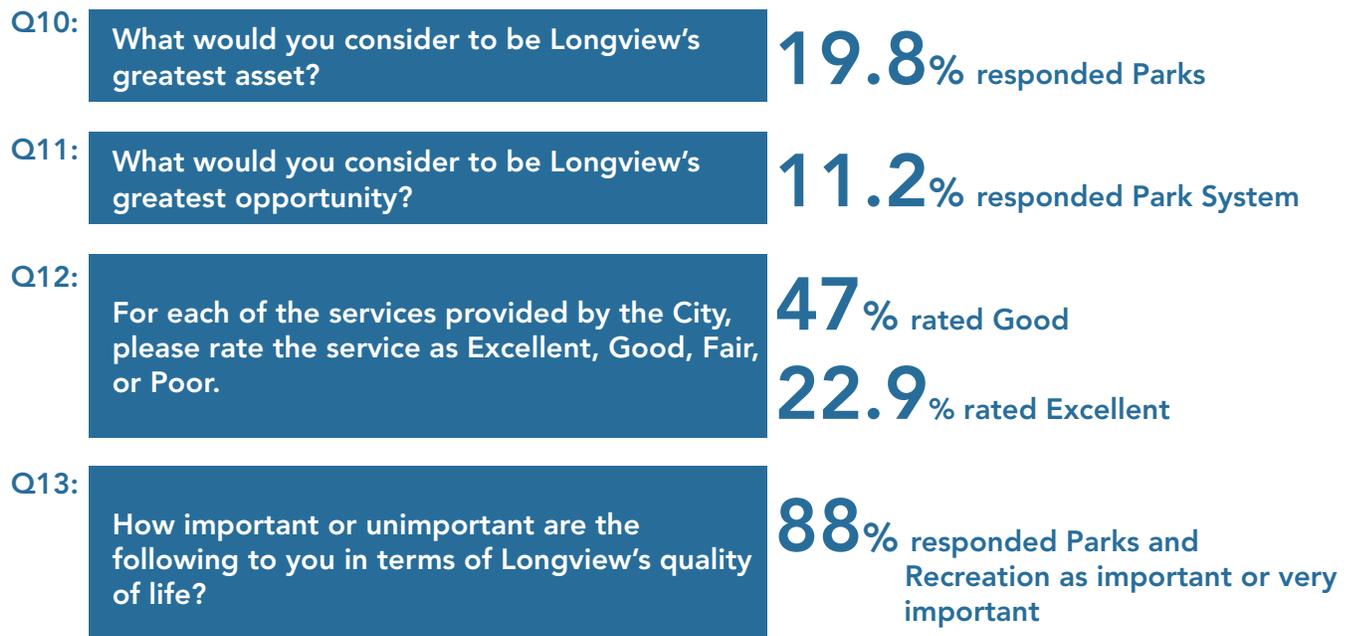
- More parks
- Sidewalks that connect
- Bike lanes on-street with city support
- Bike trails (people would bike more if there were more)
- Lighting on trails
- Water (aesthetics, parts)
- Sports arena would be wonderful, long-term for concerts, Roller Derby, American kennel Club, Hockey Matches, Basketball Tournaments
- Safety issues near walking trails
- Top facilities to have connecting bike trails:
  - Downtown area
  - Mall area
  - Belcher Center
  - LeTourneau University
- Recreation center tied in with other amenities (hike/bike/skate)
- Bike/ped access
- Maintenance (e.g. Teague)
- Special needs equipment
- Disc golf (currently have but are outdated)
- Boorman Trail is good
- Long park
- Update on City parks
- More amenities/disc golf
  - Skate park (matching funds)
  - Work on existing parks
- Trail connectivity between existing trails
- Trails are also corridors for wildlife. People enjoy nature in this area. Include in the planning to protect natural areas and corridors. There are unique species here but almost no wetland walks, nature walks, resources to help young people learn about the local nature and bio-diversity. Several counties in Texas including Lee & Hayes use iNaturalist (Online-free) to survey the land biodiversity. Citizens do the surveying and put records on

the website. Also Texas Parks & Wildlife Department uses iNaturalist to survey wildlife in Texas. Understanding the bio needs is critical to preserving wildlife in the City and County. Will the county participate in the planning? Seems to be also critical.

- Integrated transportation/recreation
- Consistent standard among parks
- Running trails (safe)
- More accessible small dog park
- Public trail security
- Parks should be connected by hike/bike trails
- More space and facilities at parks (restrooms and picnic areas)
- Connectivity of trails & greenway
- Running trails (safe)
- More accessible small dog park
- Special needs park
- Inventory and parks facilities
- RV park
- Special events complex
- Better lit areas/trails
- Enhance flood plains for greenway
- Purposely development along creeks and retention plans
- Nature parks
- Student accessibility to major destinations (no public trains or trails)
- Longer trail (availability of 10K)

### Comprehensive Plan Survey

As part of the overall Comprehensive Plan, a 15 question online survey was conducted. In total, 2,470 citizens participated. The full survey results and responses can be found as part of the full Comprehensive Plan appendix. The survey questions and results were slightly different than the comments heard from the park subcommittee and the public meeting. Overall, the survey identified a general desire for park and recreation as a key element to Longview's quality of life. The parks and recreation answers on the survey support the idea that parks and recreation remain an important part of citizen's desires and a key part of Longview's future.



## Parks and Recreation Online Survey Results

The full online parks and recreation survey results, along with written responses, can be found in the appendix. A 15-question parks and recreation survey was conducted and results were very similar to other needs assessments findings. The continuity in responses is an encouraging for determining consistency in Longview's demand. The online survey results are not scientifically or geographically based.

[ Q01: How often do you use the Longview trails for walking, running and other? ]

**20.3** % of responded several times a week

**15.3** % responded at least weekly

**14.8** % responded as not using trails at all

*This expresses trails as a high demand use.*

[ Q03: How would you describe the quality and physical condition of EXISTING parks and trails in Longview? ]

**54.9** % responded Good condition

**36.1** % responded Fair to Poor condition

*The limited responses in the Excellent category along with written responses suggest improving existing parks a top priority.*

[ Q05: How important or unimportant are the following athletic facilities for how YOU would use future park and trail improvements? ]

Most athletic facilities scored highest in the Important category. Of the athletic facility types, only football fields scored highest in the Unimportant category. These survey results illustrate the continued demand for athletic facilities with practice fields, baseball fields and soccer fields scoring the highest in the Very Important and Important categories.

[ Q07: How important or unimportant are the following outdoor/special facilities for how YOU would use future park and trail improvements? ]

**94%** rated Restrooms as important or very important

**89.1** % rated trails as important or very important

**84.6** % rated open space/natural areas as important or very important

**81.9** % rated pavilions as important/very important

*Skate parks and disc golf had their most responses in the Unimportant category.*

[ Q08: What would you consider the greatest issue facing Longview parks and trails today? ]

The greatest issue facing Longview parks and trails were the need for new amenities at current parks. Written responses for this question varied greatly but safety responses were provided numerous times.

[ Q09: What would you consider the greatest opportunity for future Longview's parks and trails? ]

Improvements to existing parks was identified as the greatest opportunity for the future of Longview's parks and trails. Along with responses to questions eight, improvements to existing parks is a high priority need based on survey responses.

[ Q10: Which of the following recreation uses would your household be most willing to support with tax dollars? ]

Trails, nature center and playgrounds scored the highest in the Very Willing to Support category. Along with these results, question 11 identified trails as the number one recreation desire by 25.5 percent of all responses, the clear favorite recreational use.

### Top Online Survey Responses to Needs

- Trails
- Restrooms
- Improve existing parks
- Athletic fields
- Open space and natural areas
- Playgrounds
- Practice fields
- Baseball fields
- Soccer fields
- Pavilions
- Nature center

### **Parks Subcommittee Meetings**

The Comprehensive Plan’s park subcommittee met several times during the course of the planning project. The following are general comments and desires recorded during the meetings.

- Explore a parkland dedication ordinance
- The total parkland acre level of service should be about 15.5 acres per 1,000 persons
- Complete the implementation of the Lear Park master plan
- Park and maintenance staff facilities are outdated and better space utilization is needed
- Complete the implementation of the Spring Hill Park master plan
- Increased marketing and public relations would benefit the community by educating about parks and recreation opportunities in Longview
- Work with economic development to purchase vacant lands and abandoned buildings near existing parks for future park expansions
- Place park signage at major roadways to direct visitors and residents to parks hiding in neighborhoods
- Need to continue to promote regional draws in sports tourism
- Explore the use of viewsheds because existing parks are not highly visible, expand parkland at existing parks towards major road to create view windows into existing parks, this effort should help corridor and neighborhood revitalization
- Develop new parks in the most underserved areas, especially in the north west section of the City
- Club sports are important
- Increase park funding for new parks, new amenities and renovations
- The committee would prefer to improve existing parks rather than build several new parks
- Acquisition of land should be implemented in part with a parkland dedication ordinance
- A future bond will be needed to fund new parks
- Amenity types desired are basketball, volleyball and trails
- A new indoor recreation facility is desired

### **Park Subcommittee Highest Park and Recreation Priorities**

1

Expand trails by implementing existing trail study

2

Improve existing parks with increase in park funding

3

Implement existing park master plans

4

Acquire new parkland with purpose of building in the future

## Standard-Based Assessment

The standard-based assessment uses established guidelines set by the National Recreation and Park Association (NRPA) and refined for the 2014 Master Plan. A Level of Service (LOS) is described for park types and how they serve the community. LOS figures represent a specific acreage of parkland, facility or number of parks needed per given population or area. Three types of standards were examined.

The first standard is Acreage Level of Service (ALOS) is based on NRPA park acreage and is applied to only the identified Longview park types, for this exercise no mini park categories were examined. The results are expressed as park acreage per 1,000 residents. The ALOS is the standard. A Target Level of Service (TLOS) is defined through refinement of the NRPA standards to better align with the community's goals, local challenges and trends. The TLOS is then used to determine park acreage needs based on existing park acreage, current populations and future populations. The second is a Spatial LOS assessment and identifies LOS-based on spatial distributions. The standards are based on NRPA service radius and are expressed or illustrated per park type within a specific distance. The Spatial LOS helps to identify underserved areas and how many parks are spatially needed to provide service coverage.

A third type, Facility LOS assessment, was conducted to identify general park facilities needs based on refined local standards. This type of assessment projects the needed quantity of a specific facility,(i.e. baseball field, per an established local standard). In this case, the 2014 recommended Facility LOS was determined through study of current level of service, NRPA recommendations and by examining similar levels of service for cities throughout Texas. Again, the NRPA facility standards are national guidelines and the organization itself points out that their data is to be used only as a guide. The range of recreational demands and preferences for activities will greatly vary with differences in socio-economic and cultural characteristics. The needs assessment and recommendations relied heavily on demand-based results to determine specific amenity types and facilities within parks due to citizen input, community size, funding challenges, growth potential and existing inventory.

### Acreage Level of Service

It should be noted that a minimum of 10 acres per 1,000 residents as a general rule of thumb has been used in planning for decades. While this is a basic standard and has since been scientifically refined, it remains a simple checkpoint to see if standard assessments are on course. According to the NRPA, close-to-home parks (mini, neighborhood and community) park acreage should be between 6.25 and 10.25 per 1,000 residents. See Table 20 for Longview's recommended acres per 1,000 persons.

Longview Park Standards				
Park Type	NRPA Recommended Standards Acres per 1,000 Persons	Recommended Size	Recommended Service Area	Recommended Acres per 1,000 Persons
Pocket Park	0.25 to 0.5 acres	1 acres or less	About 0.25 mile radius	NA
Neighborhood Park	1.0 to 2.0 acres	2.0 to 10.0 acres	About 0.5 mile radius, or single neighborhood	2.0 acres
Community Park	5.0 to 8.0 acres	20.0 to 40.0 acres	1.0 mile radius up to 2.0 mile, multiple neighborhoods	6.0 acres
Sub total	6.25 to 10.5 acres			8.0 acres
Other Parks				
Special Use Park	Varies	Varies by use	Varies by use	Varies
Linear Park/Greenway	Varies	Varies	Varies	Varies
Regional Park	5.0 to 10.0 acres	150.0+ acres	Varies by uses, large portion of the City	5.0 to 10.0 acres
Sub total	5.0 to 10.0 acres			7.5 acres
TOTAL	11.25 to 20.5 acres			15.5 acres

Table 22: Longview Park Standards

## Conclusions

Acreages assessed are for neighborhood, community, special use, linear and regional parks, mini parks were not included. As shown in Table 22, a recommended Total Level of Service (TLOS) was selected in the middle of the NRPA standards at 8.0 acres per 1,000 persons (2.0 acres for neighborhood and 6.0 acres for community) for close-to-home type parks. Other Longview parks types (special use, linear and regional) included a recommended TLOS of 7.5 acres persons. When combined, this creates a recommended 15.5 acres per 1,000 residents for all park service types. As shown in Table 23, when compared to similar cities across Texas, Longview's recommended TLOS for park acres is on the lower end. However, that is appropriate for Longview due to the current level of service, funding and projected gaps.

## Parkland Service Levels

Based on the recommended TLOS, Table 24 takes Longview's newly established TLOS a step further to identify park acreages needed for the current populations, five-year projection and 10-year projection. The current and future populations are based on the Community Snapshot's growth projections. The Current Levels of Service (CLOS) for close-to-home parks area 3.46 acres per 1,000 residents, well below the recommend 8.0 acres. The other parks categories are currently providing 4.42 acres per 1,000 residents, also well below the recommend 7.5 acres. In total, Longview has a CLOS of 7.88 acres, well short of the recommended TLOS of 15.5 acres.

Comparable Adpoted Total Park Acre Standards	
City	Recommended Level of Park Acres per 1,000 Persons
Cedar Hill (46,461)	17.50
Cedar Park (59,207)	15.00-19.00
Frisco (128,127)	13.00-19.00
Killeen (134,654)	17.75
Lewisville (99,453)	20.00
Mansfield (59,317)	21.00
Mckinney (143,223)	25.00
Midland (119,385)	11.25-20.50
Tyler (107,405)	15.00
Waxahacie (31,091)	20.00

Note: Estimated population shown in parentheses

Table 23: Comparable Adopted Total Park Acre Standards

Longview Total Park Acreage Analysis							
Park Type	Existing Park Acres	NRPA Recommended Acres per 1,000 Persons (ALOS)	Current Level of Service per 1,000 Persons (CLOS)*	Longview's Recommended Acres per 1,000 Persons (TLOS)	TLOS Park Acres Needed for Existing Population*	TLOS Park Acres Needed for 2019 Population**	TLOS Park Acres Needed for 2024 Population***
<b>Close-To-Home Park</b>							
Neighborhood Park	63.80	1.00 to 2.00	0.77	2.00	165.00	175.98	184.96
Community Park	222.10	5.00 to 8.00	2.69	6.00	495.00	527.95	554.88
<b>Sub Total</b>	<b>285.90</b>	<b>6.00 to 10.00</b>	<b>3.46</b>	<b>8.00</b>	<b>660.00</b>	<b>703.93</b>	<b>739.84</b>
<b>Other Parks</b>							
Special Use Park	49.75	Varies	0.60	Varies	Varies	Varies	Varies
Linear Park/Greenway	133.80	Varies	1.62	Varies	Varies	Varies	Varies
Regional Park	182.00	5.00 to 10.00	2.20	Varies	Varies	Varies	Varies
<b>Sub Total</b>	<b>365.55</b>	<b>5.00 to 10.00</b>	<b>4.42</b>	<b>7.50</b>	<b>618.75</b>	<b>659.94</b>	<b>693.60</b>
<b>Total Acres</b>	<b>651.45</b>	<b>11.00 to 20.00</b>	<b>7.88</b>	<b>15.50</b>	<b>1,278.75</b>	<b>1,363.87</b>	<b>1,433.44</b>

\*Based on 2014 estimated population of 82,500

\*\*Based on 2019 estimated population of 87,992

\*\*\*Based on 2024 estimated population of 92,481

Table 24: Longview Total Park Acreage Analysis

In the close-to-home park category, for the current population of 82,500 within the city limits, 660.0 acres are needed, consisting of 165.0 acres for neighborhood parks and 495.0 acres of community parks. In the other parks category, 618.5 acres are needed for the current population. This results in a total of 1,278.75 acres of parkland needed to meet current demands.

For the 5-year projections, close-to-home parks need a total of 703.93 acres and the other parks category will need 659.94 acres. This results in the five year Longview population of 87,992 will require approximately 1,363.87 acres dedicated to parks.

### Close-to-Home Parkland Acreage Needed to Close the Gap

Table 25 examines Longview’s Current Level of Service (CLOS) and TLOS for close-to-home park categories in order to determine land acquisition needs. Longview’s existing population has a CLOS of 3.46 acres per 1,000 persons for neighborhood and community parks combined. This shows that both neighborhood and community parks are currently below the standard and clearly deficient in park acres, 8.0 acres is recommended. Based on the Table 23 TLOS, neighborhood parks need to grow by 112.18 acres and community parks need to acquire 305.85 acres by 2019. This is a total gap of 418.03 acres by 2019. The table also projects a total of 453.94 acres deficient by 2024. Based on this Master Plan’s Area and Facility Concepts and Standards; the 453 acres would need to consist of approximately 11 new neighborhood parks and approximately 8 new community parks need by 2019.

Longview Level of Service and Acquisitions							
Park Type	Existing Park Acres	Current Level of Service Within City Limits per 1,000 Persons (CLOS)*	Longview's Recommended Acres per 1,000 Persons (TLOS)	TLOS Park Acres Needed for 2019 Population**	Total Acres Needed to Acquire to Meeting 2019 TLOS	TLOS Park Acres Needed for 2024 Population***	Total Acres Needed to Acquire to Meeting 2024 TLOS
Neighborhood Park	63.80 acres	0.77 acres	2.00 acres	175.98 acres	112.18 acres	184.96 acres	121.16 acres
Community Park	222.10 acres	2.69 acres	6.00 acres	527.95 acres	305.85 acres	554.88 acres	332.78 acres
<b>TOTAL</b>	<b>285.90 acres</b>	<b>3.46 acres</b>	<b>8.00 acres</b>	<b>703.93 acres</b>	<b>418.03 acres</b>	<b>739.84 acres</b>	<b>453.94 acres</b>

\*Based on 2014 estimated population of 82,500

\*\*Based on 2019 estimated population of 87,992

\*\*\*Based on 2024 estimated population of 92,481

Notes:

Existing neighborhood parks are 36.25% of 2019 TLOS acres

Existing community parks are 42.06% of 2024 TLOS acres

Based on size standards approximately 11 neighborhood parks short for 2019 and 12 short for 2024

Based on size standards approximately 8 community parks short for 2019 and 9 short for 2024

Table 25: Longview Level of Service and Acquisitions

### Other Parks Category Land Acreage Needed to Close the Gap

Table 26 examines Longview's Current Level of Service (CLOS) and TLOS for the other parks category in order to determine land acquisition needs to close the gaps. Longview's existing population has a CLOS of 4.42 acres per 1,000 persons for special use, linear and regional parks. In order to close the gap and meet the 2019 population's needs, 294.39 acres of parkland will need to be acquired. This indicated the other park types' CLOS to be greatly under serviced and future park efforts will need to focus on increasing parkland and park quantities.

Longview Level of Service and Acquisitions							
Park Type	Existing Park Acres	Current Level of Service Within City Limits per 1,000 Persons (CLOS)*^	Longview's Recommended Acres per 1,000 Persons (TLOS)	TLOS Park Acres Needed for 2019 Population**	Total Acres Needed to Acquire to Meeting 2019 TLOS	TLOS Park Acres Needed for 2024 Population***	Total Acres Needed to Acquire to Meeting 2019 TLOS
Other Parks*	365.55 acres	4.42 acres	7.50 acres	659.94 acres	294.39 acres	693.60 acres	328.05 acres

^Combined total for special, linear and regional parks  
 Note: Existing other parks are 55.4% of 2019 TLOS acres

Table 26: Longview Level of Service and Acquisitions

### Spatial Level of Service

A coverage analysis was conducted to determine the number of future parks needed per park type. This spatial analyses is very general in nature and examines parks needs spatially for 100 percent future coverage. The goal is to minimize service area overlap while maximizing service coverage. Spatial LOS has been conducted for neighborhood parks and community parks. Service areas include 0.5 and 1.0 mile radii respectively. The service areas are applied to existing residential areas only. See Spatial LOS Assessment Maps, Figure 37 and Figure 38.

Note: The coverage analysis does not illustrate recommended park locations; rather it is a planning resource prepared in conjunction with Acreage LOS to determine the number of future parks needed.

### Spatial LOS Conclusion

With a result much higher than the Acreage LOS analysis, the Spatial LOS analysis identified a need for approximately 21 additional neighborhood parks at full community build-out. This again supports the analysis that Longview is very underserved by neighborhood park types. Community Parks' Spatial LOS analysis more closely resembled the Acreage LOS analysis, but concluded that approximately five new community parks are need in the future for 100 percent service coverage.

### Facility Level of Service

Please see two Facility Analysis tables, Table 27 and Table 28. Another way Longview's park system is compared to NRPA and local standards is by an assessment of facilities. This Facility LOS is used to determine current and future needs by defining how many people are serviced by a particular amenity type. An example would be one soccer field per 5,000 residents. Longview's Facility LOS was determined by examining LOS recommended in previous Longview master plans, NRPA standards, existing public demand, current LOS and by studying the facility standards for similar cities across Texas. The recommended LOS for Longview was then adjusted and a target number of facilities were projected for the 2019 and 2024 populations. These projected numbers of facilities needed per amenity types identify deficiencies or gaps in future service. This is critical information for park staff to identify how future parks funding will be invested and how existing and future parks will be improved.

Note: This facility assessment does not include the needs for renovation and redevelopment of existing equipment and facilities.

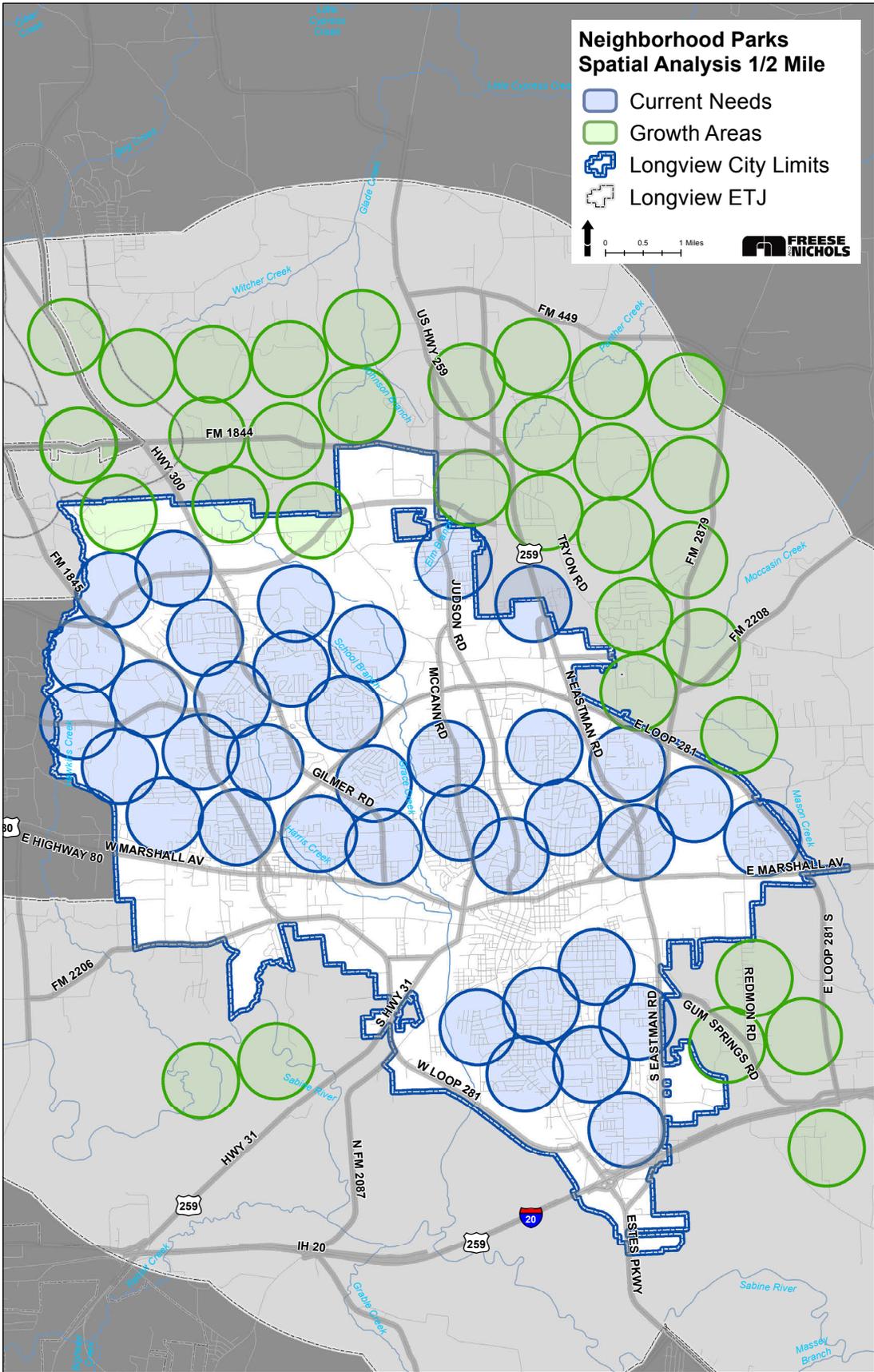


Figure 37: Neighborhood Parks Spatial Analysis 1/2 Mile

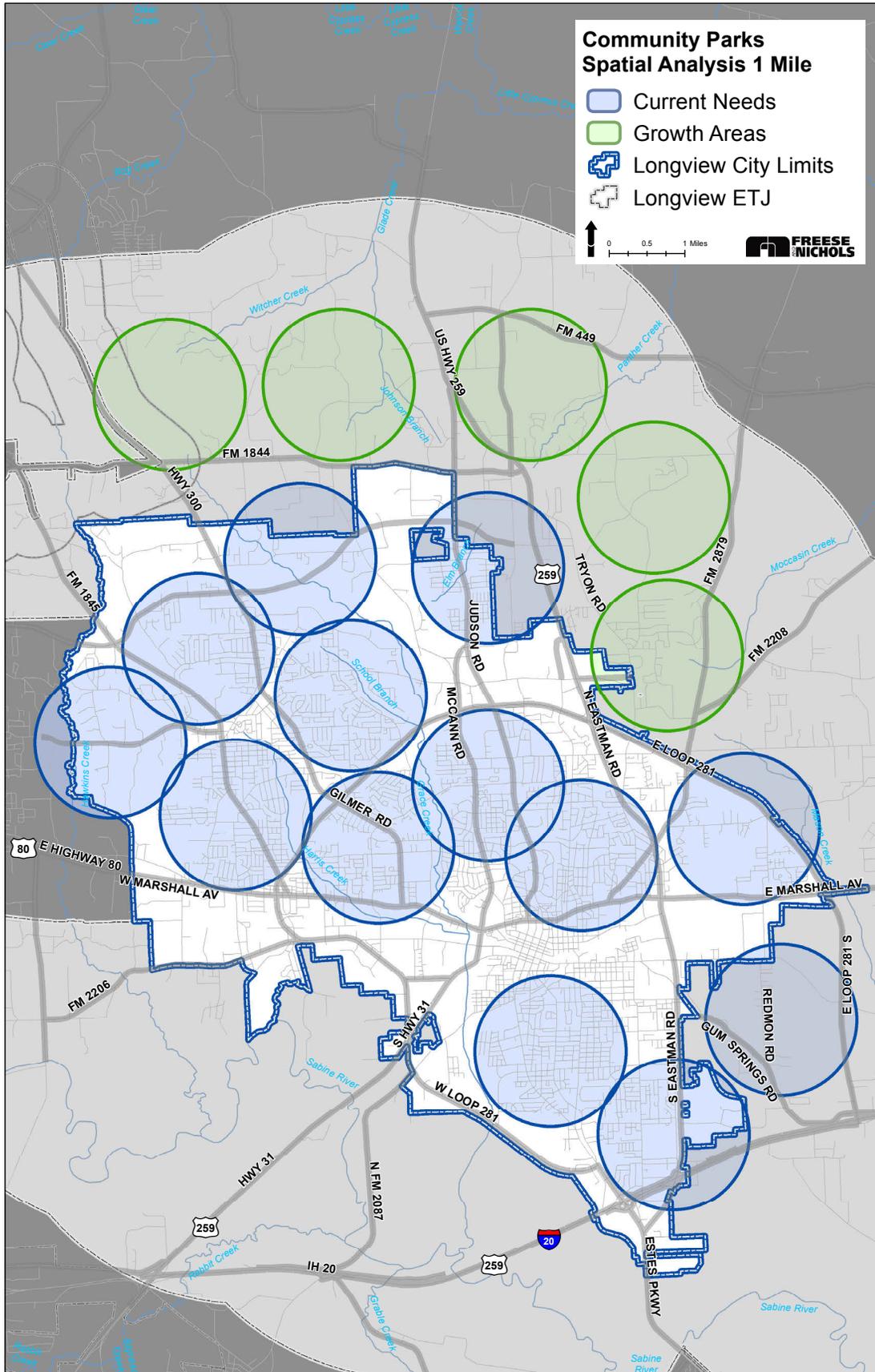


Figure 38: Community Parks Spatial Analysis 1 Mile

Longview Facilities Analysis						
Facility	Existing Public Facilities	Current Level of Service*	2009 Master Plan Recommended Level of Service	Recommended Total Level of Service	2019 Target Number of Facilities (Current Gap in Parentheses)**	2024 Target Number of Facilities (Current Gap in Parentheses)***
Soccer Fields	15	1/5,500	1/5,000	1/5,000	18 (3)	18 (3)
Softball Fields	18	1/4,583	1/5,000 youth and 1/10,000 adult	1/5,000	18 (0)	18 (0)
Baseball Fields	16	1/5,156	1/5,000	1/4,000	22 (6)	23 (7)
Football Fields	2	1/41,250	1/10,000	1/20,000	4 (2)	5 (3)
Practice Fields	12 Backstops	1/6,875	N/A	1/6,000	15 (3)	15 (3)
Disc Golf Course	2	1/41,250	N/A	1/41,250	2 (0)	2 (0)
Racquet Ball Court	3	1/27,500	N/A	1/27,500	3 (0)	3 (0)
Outdoor Swimming Pools	3	1/27,500	1/20,000	1/20,000	4 (1)	5 (2)
Indoor Swimming Pools	1	1/82,500	N/A	1/50,000	2 (1)	2 (1)
Pavilion	33	1/2,500	N/A	1/2,500	35 (2)	37 (4)
Spray Parks	5	1/16,500	N/A	1/16,500	5(0)	6 (1)
Play Area	24	1/3,438	N/A	1/3,000	29 (5)	31 (7)
Dog Parks	1	1/82,500	N/A	1/80,000	1 (0)	1 (0)
Tennis Courts	18	1/4,853	1/5,000	1/5,000	18 (0)	18 (0)
Multi-use Courts (includes basketball in most parks)	14	1/5,893	N/A	1/5,000	18 (4)	18 (4)
Volleyball area	1	1/82,500	N/A	1/15,000	6 (5)	6 (5)
Horseshoe Pits	16	1/5,156	N/A	1/8,000	11 (0)	11 (0)
Skate park	0	N/A	N/A	1/80,000	1 (1)	1 (1)
Amphitheater	1	1/82,500	N/A	1/80,000	1 (0)	1 (0)
Trails	18.46 miles	1 mile per 4,469	Implement trail plan	1 mile per 4,000	21.99 (3.54)	23.12 (4.66)
Recreation Centers	5 total destinations (50,638 s.f.)	1 destination per 16,500 1.62 s.f. per person	1 destination/50,000	1 s.f per person	87,992 s.f. (37,354) Add new 70,000+ s.f.	92,481 s.(41,843) Add new 70,000+ s.f.

\*Based on 2014 estimated population of 82,500

\*\*Based on 2019 estimated population of 87,992

\*\*\*Based on 2024 estimated population of 92,481

Table 27: Longview Facilities Analysis

Comparable Facilities Level of Service					
Facility	Lewisville	Edmond, OK	Midland	Mckinney	Frisco
Soccer Fields	1/5,000	1/7,000	N/A	1/5,000	1/4,000
Softball Fields	1/13,500	1/8,000	N/A	1/12,000	1/2,500
Baseball Fields	1/6,500	1/8,000	N/A	1/8,000	1/2,500
Football Fields	1/15,000	1/20,000	1/20,000	1/60,000	1/20,000
Practice Fields	1/4,000	1/7,000 softball/baseball and 1/10,000 soccer/football	N/A	1/5,000	1/7,000
Disc Golf Course	1/30,000	1/50,000	N/A	1 hole per 4,500	N/A
Racquet Ball Court	N/A	N/A	N/A	1/40,000	N/A
Swimming Pools	N/A	1/25,000	1/20,000	1/20,000 aquatic center outdoor 1/85,000 indoor aquatic	1/20,000, aquatic center 1/50,000
Indoor Swimming Pools	N/A	N/A	N/A	N/A	N/A
Pavilion	1/3,500	1/4,000	1/2,000	1/2,000	1/3,000
Spray Parks	1/23,500	1/10,000	N/A	1/20,000	N/A
Playgrounds	1/3,500	1/2,000	1/1,000	1/2,000	1/1,000
Dog Parks	1/50,000	N/A	N/A	1/80,000	N/A
Tennis Courts	1/6,000	1/10,000	1/2,000	1/8,000	1/2,000
Multi-use Courts	N/A	N/A	N/A	1/25,000	N/A
Volleyball court (sand)	N/A	1/10,000	1/5,000	1/25,000 sand	1/7,000 court, 1/5,000 sand
Horseshoe Pits	N/A	N/A	N/A	1/8,000	N/A
Skate park	1/50,000	1/100,000	N/A	1/60,000	N/A
Amphitheater	1/55,000	N/A	N/A	1/75,000	N/A
Trails	1 mile per 3,500	1 mile hard trail per 4,000 and 1 mile of soft trail per 8,000	1 mile per 10,000	1 mile hard trail per 2,500 and 1 mile of soft trail per 5,000	1 mile hard trail per 4,000 and 1 mile of soft trail per 10,000
Recreation Centers	1/40,000	1 sf per person	1/25,000	1/30,000, 1/75,000 senior center	1 sf per person

Table 28: Comparable Facilities Level of Service

## Conclusions

Longview's residents are well served with many athletic and non-athletic facilities. Generally, major service gaps for 2019 and 2024 are not projected for the following: softball, disc golf, racquet ball, indoor swimming, spray parks, dog parks, tennis courts, horseshoe pits, and amphitheater. The top deficiencies are seen in baseball, play areas, multi-use courts, volleyball and trails. Football, practice fields, outdoor swimming, pavilions, skate parks and recreation centers show future needs but display moderate service gaps.

Top Priority Facility Level of Service Needs	Other Top Priority Facility Level of Service Needs
Baseball fields	Recreation centers
Play area	Pavilions
Volleyball area	Soccer fields
Trails	Practice fields
Multi-use courts	Football fields
	Outdoor swimming pools
	Skate park
	Indoor swimming pools

## Resource-Based Assessment

The resource-based assessment is the third analysis for the needs assessment. This exercise recognizes key physical, man-made or natural resources within the community. For each element, opportunities with the resource and how the feature can play a future role in the park system.

### Floodplains

The City limits and ETJ contain large amounts of floodplain and greenbelt areas. Many of the areas have significant natural features including tree coverage, creeks, ponds and natural drainage ways. Land designated as floodplain is typically difficult to develop with increased development costs and environmental concerns regarding preservation and protection of wetlands. As illustrated on Figure 39, floodplains make up approximately 3,600 acres of the city limits or about ten percent. In addition, floodplain make up approximately 23,000 acres of the ETJ or about 23 percent. The floodplain and greenbelts are home for natural processes such as flood protection, wildlife habitat and water quality filtration. Future efforts should respect the floodplains and greenbelts to recognize their unique opportunities for recreation. Longview should take advantage of existing floodplains and greenbelts on many levels. First, they can serve as a natural edge along major roadways, offering a glimpse of natural aesthetics and visual interest unique for Longview. Greenbelts offer a great opportunity to frame future development patterns and future land uses should create an amenity edge adjacent to the floodplains and trees. These amenities can serve as buffers for residential neighborhoods and as backdrops to commercial and restaurant uses. For recreational purposes, the greenbelts should serve as major trail corridors as they do for existing Longview trails. Future trail routing should take full advantage of the greenbelts for multi-purpose trails that connect parks, neighborhoods and points of interest throughout the community.

## *Sabine River*



Creeks and greenbelts provide natural beauty

Longview is the largest city to sit on the river, along with other cities including Marshall, Orange, and Greenville. The Sabine River flows for 555 miles and empties into the Sabine Lake. The Lake is then drained by the Sabine Pass into the Gulf of Mexico. The basin can be characterized with flat slopes and white, timbered floodplains. The Sabine River Authority of Texas currently manages the river and its watershed.

## *Creeks and Greenbelts*



Creeks and greenbelts also provide opportunities for recreation

Creek corridors are an asset to the City because they provide natural beauty and offer unique opportunities for recreation. There are several tributaries, or creeks, that flow into the Sabine River. Grace Creek flows south-easterly into the Sabine River and makes up the largest green belt within the City at 10-1/2 miles. Other smaller tributaries that flow into the Sabine River include:

- Ray Creek
- Elm Branch
- Oak Creek
- Murray Creek
- School Branch
- Gilmer Creek
- Oakland Creek
- Coushatta Hills Creek
- Guthrie Creek
- Johnston Creek
- Harris Creek
- Hawkins Creek Tributary
- Lafamo Creek
- Wade Creek
- Eastman Lake Creek
- Iron Bridge Creek

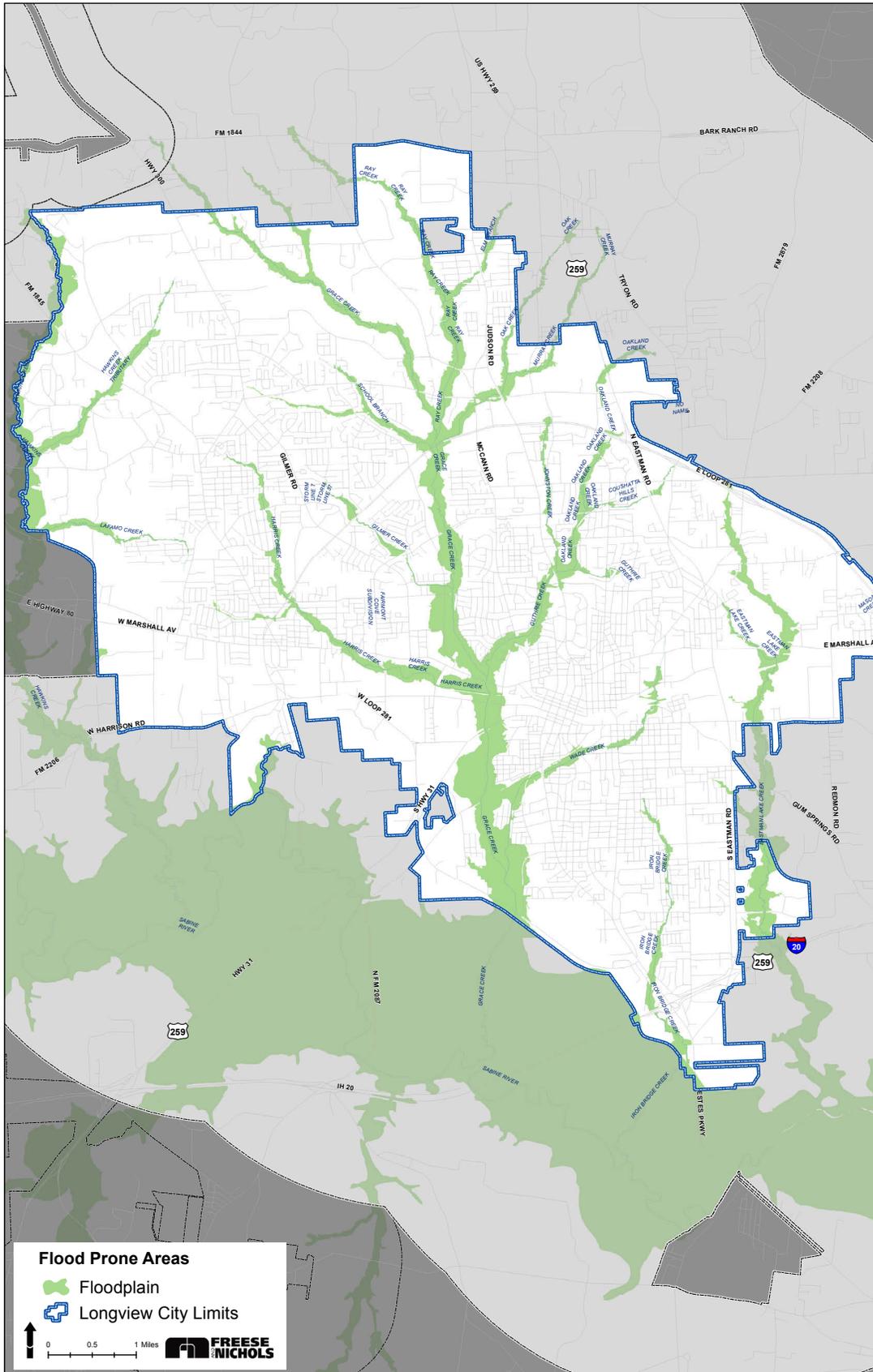


Figure 39: Flood Prone Areas

## PARK, RECREATION AND OPEN SPACE RECOMMENDATIONS

The recommendations and implementation strategies are the result of incorporating the inventory, park classification and standards, and needs assessment. It is the community's desire to increase livability through quality of life by promoting improvements to the existing parks and trail system. The full park planning process helped to formulate priority actions while setting realistic goals for Longview. Longview's park and recreation facilities face many challenges including funding, existing park conditions and an extremely large park acreage LOS gap as identified in the needs assessment. Because Longview is extremely far from reaching its goal of 15.5 acres of parkland per 1,000 residents and due to existing park funding, it is unrealistic to think 15.5 acres per 1,000 residents could be reached in five or 10 years. However, leadership in City staff and elected officials must help to accomplish continuous improvements and focus on measurable and achievable actions. Milestones should be set in order to raise the bar for parkland experiences in Longview.

While Longview is short on parkland, the new facilities implemented in recent years are shining stars within the park system. New spray parks, accessibility playgrounds, Paul G. Boorman Trail and Lear Park offer local and regional draws. Although the new parks and new facilities are wonderful, a 20-plus year lack of investment in existing parks before 1990, has resulted in outdated facilities and many existing parks are beginning to show their age. This creates a tough situation for Longview's park staff having to decide between building new, or improving existing, with the solution likely including a little of both. In order to control this balancing act, City staff will be a tremendous resource in managing budget and implementation. Competing interests for funding resources and resource allocation has now identified the need for increased park funding to meet the community's desires. In the future, it will require more developer driven requirements, particularly for the Comprehensive Plan's expansion areas.

The improvements for existing parks, particularly neighborhood parks, should go hand in hand with neighborhood revitalization efforts of the Comprehensive Plan.

Parks and trails are part of a service hierarchy system. Neighborhood parks are Longview's base unit and provide a defining character of individual residential areas. Neighborhood parks should provide amenities based

### **Park Planning Area I Key Enhancements:**

- Acquiring/securing lands for trails
- Expanding trails and trail connections
- Improving existing parks
- Continuous and superior maintenance

### **Park Planning Area II Key Enhancements:**

- Acquiring new parkland
- Acquiring/securing lands for trails
- Expanding trails and trail connections
- Improving existing parks
- Continuous and superior maintenance

### **Park Planning Area III Key Enhancements:**

- Ensuring parks are provided with future neighborhoods
- Improving existing parks
- Continuous and superior maintenance

on adjacent populations and primarily serve the surrounding neighborhood within walking distance. Community parks are the next level of park service and have a much larger service area. Community parks provide recreation opportunities to an entire City region. Regional Parks and special use parks help to provide regional significance and year round visitors. With the service levels established, it is imperative to connect residents to major destination points. Existing and future trails will provide access to destination points, greenbelts and promote natural areas. While expectations have been established, these parks and trails should not be viewed as minimum standards but rather essential elements to fulfill the community's needs.

Longview's top Park and Recreation priority needs are summarized in Table 29. These are based on all three needs assessment, consultant evaluation, staff input and the Comprehensive Plan planning process. Future Park and Recreation efforts should work towards fulfilling these community needs.

Five Year Top Priority Recommendations	
1.	Increase trails and implement existing trail studies
2.	Make improvements to existing parks, repair and update existing facilities
3.	Complete the implementation of the Lear Park master plan
4.	Complete the implementation of the Spring Hill Park master plan
5.	Acquire new parkland and increase parkland acres level of service with focus in the north west section of the City
6.	Provided new facilities at existing parks and at new parks including:
	a. Trails
	b. Baseball fields
	c. Play areas
	d. Soccer fields
	e. Volleyball areas/Multi-use Courts
	f. Restrooms
	g. Pavilions
	h. Practice fields
	i. Indoor and Outdoor Swimming Pools
7.	Increase park funding and annual budget
8.	Continue to raise funds and implement the Longview Arboretum
9.	Continue to explore new indoor recreation facilities
10.	Continue to explore multiple funding opportunities

Table 29: Five Year Top Priority Recommendations

## Key Areas of Focus

### 1 Increase Linear Miles of Trails with Focus on Creating Large Loop Segments in Existing Greenbelt and Linear Park

Trails were a top priority identified by the community during public input and the needs assessment. The key concept for Longview's trail recommendations are to build on the successes of the Paul G. Boorman and Cargill Long trails. Expanded trail opportunities should focus on implementing existing trail plans to connect these two trails. This will require a phased approach.

As a secondary trail implementation priority, proposed trails as shown on the Trails Maps should be implemented to connect Teague Park with Stamper Park. The community desires connections to greenbelts and to connect key points of interest such as parks, schools and shopping areas. As a long-term strategy, attention should be on both linear

pathways and trails that create large loop segments throughout the City. The Trails Map has proposed trail routes for major greenbelt trails that should work in concert with future sidewalk improvements.

Trail types for Longview primarily include greenbelt trails and roadside trails. Greenbelt trails emphasize a strong relationship with the natural surroundings within a park-like setting. These trail types can be multi-purpose and are generally located within natural areas. The greenway trails provide relatively uninterrupted travel throughout portions of the City. They can serve as an element of linear parks/greenways or as connectors between parks. Off-street trail types can vary to accommodate multiple user groups including walkers, joggers, bicyclists, and even horses in some portions. Surface types may vary depending on the anticipated users and what is being connected. Surface types could include smooth, hard, all-weather paving such as concrete or soft surfaces such as gravel, decomposed granite or crushed limestone.

## **2 Provide Updates, Repairs, and Renovations to Existing Parks**

The operation of improving existing parks and infill of new amenities will need to be overseen by park staff with this document serving as a resource. It will require steadfast commitments from elected and appointed officials in order to make certain appropriate funding is provided.

Neighborhood and community parks are the foundation for Longview's park system. Both provide important close-to-home amenities for their surrounding residential areas. However, due to their existing age and facility conditions, it is time to reinvest in these vital community assets. In general, the existing community parks are in better condition than existing neighborhoods parks. The fair to poor quality of existing neighborhood parks, along with other City efforts to revitalize existing residential areas, form the foundation for the recommendation to focus on improving existing neighborhood parks.

Generally speaking, existing neighborhoods parks have many issues in need of repair. These include outdated equipment, aging structures, erosion, and accessibility challenges. In addition, most would benefit from increased general maintenance such as pruning, brush clearing, reseeding and weed control. Many of the neighborhood parks would benefit from new sidewalks to the park and surrounding the park's roadside perimeters. Also, many of their parking lots and entry drives are in need of resurfacing, restriping and repairs.

## **3 Implement Existing Park Master Plans**

The City and the Community Services Department have made significant investments of time and money to plan for the future. It is prudent to continue these long-term investments as each was identified as high priority from the needs assessment. Each of the master plans should continue to be implemented as funding become available.

## **4 Increase Future Park Level of Service through Parkland Acquisition with the Purpose to Build in the Future**

Because Longview's current level of service is 7.89 acres per 1,000 residents and over 700 acres short of meeting their established standards, steady land procurements are recommended. Making certain appropriate lands are set aside and available for future park development is a determining factor in the park system's long-term success. In

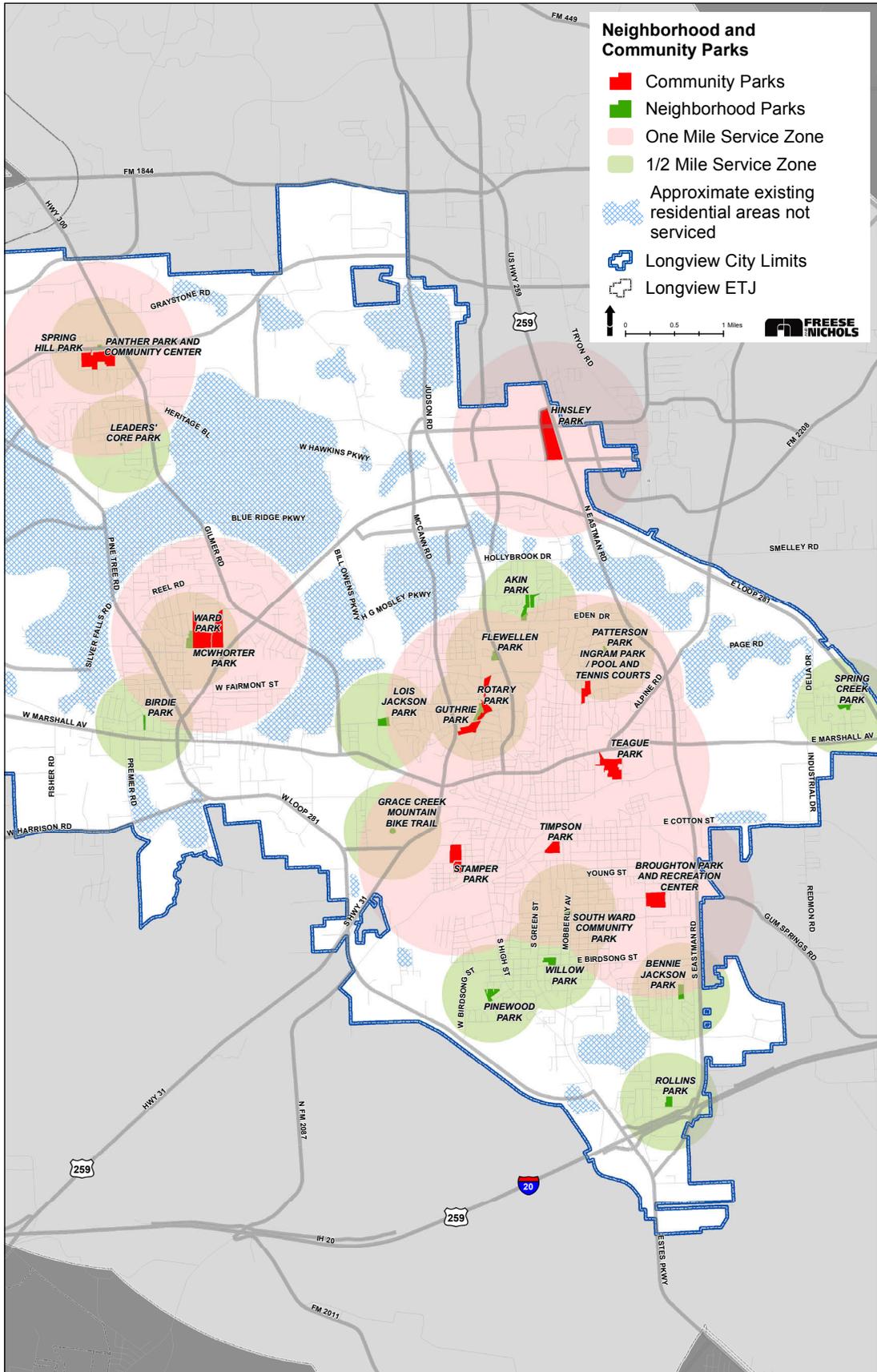


Figure 40: Neighborhood and Community Parks Service Zones

order to promote a quality and sustainable recreation system, it will be imperative to provide new space for needed facilities and acquiring land in order to reach target levels of service. The new land acquisitions are not meant to compete with funding for improvements to existing parks. Rather, acquiring lands now is vital in order to reach the guidelines established during this Master Plan - 15.5 acres of parkland per 1,000 residents. Acquiring new lands in the next five to ten years is necessary to create a park legacy for future generations.

5

### **Increase Quantity for Park Facilities and Amenities Based on the Needs Assessment**

The recent additions at Lear Park as well as new trails, splash pads and new playgrounds throughout the City have gone a long ways to improving Facility LOS but much is still needed. There are several key recommendations for new and expanded amenities that should be considered with the development of new parks and as infill at existing parks. As shown in the needs assessment section, the top Facility LOS needs are: baseball fields, play areas, volleyball areas, trails and multi-use courts. When combined with public input, the following should be considered as top priority needs for Longview:

- a. Trails
- b. Baseball fields
- c. Play areas
- d. Soccer fields
- e. Volleyball areas/Multi-use Courts
- f. Restrooms
- g. Pavilions
- h. Practice fields
- i. Indoor and outdoor swimming pools

### **6. Explore New Indoor Recreation Opportunities**

6

The citizen survey and public meetings, the existing condition observations and size of current indoor facilities has all recognized a shortage of indoor recreation space. The establish community standard is 1 square foot per person; leaving a projected deficiency of 37,354 s.f. by 2019. The online survey found family aquatic centers, recreation centers and swimming as a top ranking amenity desire. Those scores along with existing conditions make indoor recreation a continued need for Longview. However, due to needs of existing parks, funding resources and other needs assessment factors, new and improved indoor recreation facilities remain a mid- to long-term action item.

### **7. Increase the Park and Recreation Annual Budget**

7

Longview's current park and recreation budget is about \$6.5 million and includes regular management, operation and maintenance cost. The existing budget does not include funds for new parks, significant park improvements or expanded trails. In addition, no other funding sources are currently being used for new parks as the 2007 voter approved CIP bond projects are now complete and no bond funds remain. Based on the Comprehensive Plan process and community input as part of the park master plan, parks and recreations are a vital part of Longview's livability. With this, for parks and recreations to remain prominent for its citizens, increases to the annual park budget must be realized.

Small increases to the annual park budget are needed to accomplish even minor

upgrades such as resurfacing parking lots, repairing facilities and replacing outdated equipment and site furnishings. Conversely, the goals and objectives for this plan as directed by citizens are not insignificant and serious budget increases are needed to expand Longview's parks, meet residents' expectations and improve visitor's perceptions.

## **8. Advance Park and Recreation Funding Sources**

8

For Longview's park system to see the needed noteworthy expansion and updates, additional sources of park revenue need to be progressed. A multi-tool approach is recommended, in which multiple strategies, funding sources and partners are employed in order to collectively work to achieve the desired results. A range of strategies may be appropriate within a given location and, therefore, each possible strategy should be understood and examined in order to determine where it may be most appropriately used. In many cases, funding could include multiple sources such as private funding, City funds, bonds, state and federal grants, and sponsor-based funding. The funding resources are examples and additional opportunities may be discovered during implementation.

## PARKS STRATEGIES

**Goal:** Be recognized as the most livable city in East Texas.

**Objectives:** Provide excellent quality of life for residents and visitors.

---

### Strategies:

- P**  
1.1 Provide significant improvements to older neighborhood parks as a key revitalization effort.
- P**  
1.2 Rehab one to two neighborhood parks per year.
- P**  
1.3 Increase annual park budget to include funds to improve existing parks.
- P**  
1.4 Increase annual park maintenance funding to provide increased park care beyond regular mowing and litter removal.
- P**  
1.5 Continue to provide superior standards of care/maintenance for recent park additions such as trails and new athletic fields.
- P**  
1.6 Continue to monitor recreation facilities to make sure they are in compliance with State and Federal Regulations, including ADA, ASTM, CPSC, and the Texas Department of State Health Services.

**Goal:** Have quality education through collaborative efforts to reach the highest educational attainment at all levels.

**Objectives:** Promote equal access to and benefits from quality education for all

**Longview.**

---

### Strategies:

- P**  
2.1 Continue fundraising and partnership efforts for the Longview Arboretum and begin implementation for the Arboretum master plan.

**Objectives:** Create partnerships among schools, families, community groups, and individuals designed to share and maximize resources.

---

Strategies:

- P**  
**3.1** Begin to explore a large regional park in the lowlands area of Park Planning Area I, near SH-31 and north of IH-20. This will require discussions and partnerships with the county, state and local colleges and universities, research institution, land preservation organizations and state agencies. Recommended preliminary facilities would include: land preservation areas, research facilities, education facilities, day use areas, water sports, fishing, birding, hiking, camping and pavilion and rental cabins.

**Goal:** Create a thriving city that attracts people of all ages, provide opportunities to young professionals and graduates to stay in Longview, allows young people to be engaged, and fosters a family-friendly atmosphere.

**Objectives:** Encourage programs, events, amenities, and land uses that benefit families.

---

Strategies:

- P**  
**4.1** Implement a parkland dedication ordinance.
- P**  
**4.2** Identify park grant matching funds for future opportunities.
- P**  
**4.3** Explore new Municipal Bond opportunities for additional parkland and facilities.
- P**  
**4.4** Continue to target park grants funding sources.
- P**  
**4.5** Provide new funding for parkland acquisitions.
- P**  
**4.6** Acquire parklands in the most underserved areas, particularly in Park Planning Area II.
- P**  
**4.7** Coordinate with other departments, local organizations, land preservation organizations and state agencies about assistance in parkland acquisitions.

**Objectives: Seek development of additional family-friendly entertainment venues and recreational amenities.**

---

Strategies:

- P  
5.1

Continue to implement the Lear Park Master Plan.
- P  
5.2

Continue to implement the Spring Hill Park Master Plan.
- P  
5.3

Continue discussions with citizens, city staff, parks board, elected and appointed officials about indoor recreation needs, locations and funding.
- P  
5.4

Conduct feasibility study to determine exact spacing needs and cost for new indoor recreation facilities and improvements to existing facilities.
- P  
5.5

Increase current annual budget for park and trail operations and maintenance.
- P  
5.6

Provide new funding to improve existing parks.
- P  
5.7

Provide new funding to implement new parks.
- P  
5.8

Based on the needs assessment, provide the top identified athletic and non-athletic facilities at existing parks.
- P  
5.9

When designing future parks, consider the following programs as a top priority to meet future demand: trails, baseball fields, play areas, soccer fields, volleyball areas/ multi-use courts, restrooms, pavilions, practice fields, and indoor/outdoor swimming pools.
- P  
5.10

Based on additional public input: design, fund and implement new amenity types throughout Longview. These include skate parks, kayaking, fishing and additional special needs playgrounds.

**Goal:** Provide opportunities and healthy choices for Longview’s citizens.

**Objectives:** Continue to expand the trail system to connect neighborhoods with parks and other amenities.

---

Strategies:

- P**  
6.1 Fund and implement the Master Plan for Rice Park, McHaney Park and trails.
- P**  
6.2 Acquire/secure land needed for east-west trail expansions shown on the Trails Map (from Teague Park to Stamper Park).
- P**  
6.3 Acquire/secure land needed for north-south trail expansions shown on the Trails Map (from Stamper Park to Paul G. Boorman Trail).

**Objectives:** Increase access to non-motorized transportation options to promote healthy living.

---

Strategies:

- P**  
7.1 Promote the use of greenbelts as private trail locations similar to Grace Creek Mountain Bike Trail.

**Goal:** Invest in designated areas to create an urban mixed-use environment to attract people and create a sense of place.

**Objectives:** Include improved signage in beautification efforts to direct residents and visitors to activity areas and Downtown.

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Strategies:

- P**  
8.1 Implement the 2009 Urban Graphics Master Plan’s area identify signage program at existing parks.

## **Additional Funding Sources**

### ***General Funds***

This source of funding is supported by ad valorem tax revenues and is generally the primary source of funds for maintenance and operation of the existing park system. The general fund is also the source for projects requiring smaller amounts of capital investment. Although projects funded by this source make a small annual contribution to the expansion of the park system, analysis over a number of years usually reflects a major accomplishment in improvements to the park system. It is important to include funding for on-going maintenance and staff requirements for new trail and park improvements.

### ***Economic Development Corporation***

Economic Development Corporations (EDCs) are often utilized in communities as a means of concentrating resources towards economic development and creating new jobs. The advantages to EDCs are that they may exist as a public entity (directly associated with municipal government) or may exist as a non-profit organization. EDCs may be created to promote and attract economic development for the City as a whole, or they may be created to specifically address issues within a particular neighborhood or area within the community. EDCs often receive funding from both public and private sources, such as funding by 4B sales tax revenues, and essentially act as an ambassador for the area that they serve. Advocacy and proactive outreach are important functions of EDCs in their attempt to explain and reach out to potential development and provide reasons and offer incentives for choosing to locate within the identified area. It is recommended that members of the EDC use this document as a guide in promoting and attracting development within the study area.

### ***Bonds***

Bonds are generally the most common source used by cities for the purchase of land and for providing development monies. Debt financing through the issuance of municipal bonds is one of the most common ways to fund park, recreation, and open space projects. This type of funding is a strategy wherein a city issues a bond, receives an immediate cash payment to finance projects, and must repay the bond with interest over a set period of time ranging from a few years to several decades.

A general obligation bond is amortized using ad valorem taxes and is used for the funding of capital projects that are not supported by a revenue source. These projects include water service, sanitary sewer service, and park acquisition and development. The availability of bonding for parks is often dependent upon the overall municipal needs financed by this source. Capital items such as purchase of land and physical improvements with a usable life expectancy of 15 to 20 years can be funded with general obligation bonds.

A revenue bond finances projects which produce enough revenue to retire their debt, such as golf courses, batting cages and enterprise-oriented park projects.

### ***Developer Requirements***

This involves requiring new development to provide a dedication of land for parks (or fee-in-lieu of land), park development fees, and trail rights-of-way or easements to offset the City's costs.

### ***Texas Parks and Wildlife Department Outdoor Recreation Grants***

This grant provides 50 percent matching grant funds to municipalities, counties, MUDs and other local units of government with populations less than 500,000 to acquire and develop parkland or to renovate existing public recreation areas. Eligible sponsors include cities, counties, MUDs, river authorities, and other special districts. Projects must be completed within three years of approval.

### ***Texas Parks and Wildlife Department Indoor Recreation Grants***

This grant provides 50 percent matching grant funds to municipalities, counties, MUDs and other local units of government with populations less than 500,000 to construct recreation centers, nature centers and other indoor recreation-related buildings.

### ***Texas Parks and Wildlife Department Community Outdoor Outreach Program (CO-OP) Grants***

The CO-OP grant helps to introduce under-served populations to the services, programs, and sites of Texas Parks & Wildlife Department. This is not a land acquisition or construction grant; this is only for programs. Grants are awarded to non-profit organizations, schools, municipalities, counties, cities, and other tax-exempt groups. Funds may be used for direct program costs for outdoor recreation or environmental education and conservation programs.

### ***Texas Parks and Wildlife Department Recreational Trail Grants***

TPWD administers the National Recreational Trail Grants in Texas under the approval of the Federal Highway Administration (FHWA). This federally funded program receives its funding from a portion of federal gas taxes paid on fuel used in non-highway recreational vehicles.

### ***Private Donations***

This source of financial assistance would usually come from a citizen, organization, or business that has an interest in assisting with the development of the park system. Land dedication is not an uncommon occurrence when property is being developed. The location of a neighborhood park within a residential development offers additional value to residential units within that neighborhood, especially if the residential development is occupied by younger families with children. Once property is acquired through this method, the City should be prepared to improve the facility for use within a reasonable length of time.

Private donations may also be received in the form of funds, facilities, recreation equipment, art or in-kind services. Donations from local and regional businesses as sponsors for events or facilities should be pursued. A Parks Improvement Trust Fund may be set up to manage donations by service organizations, benevolent citizens, willed estates and other donated sources. The purpose of this trust is to establish a permanent source of principal value that will increase as donations occur. The principal cannot be decreased; however, the annual interest can be used for park development.

### ***Public Improvements District (PID)***

When authorized by City Council in compliance with state laws, new developments can establish a Public Improvement District (PID). As a taxing district, the PID provides funds specifically for the operation and maintenance of public facilities such as parks and major boulevards.

### ***Tax Increment Reinvestment Zones (TIRZ)***

A TIRZ is a tool used by local governments to finance public improvements in a defined area as approved by the City Council. When an area is designated as a TIRZ district, the tax base is frozen at the current level. As development occurs within the TIRZ, the increased value of property, or the tax increment, is captured. The tax increments are posted to a separate fund to finance public improvements within the district.

### ***Partnership with the School District and County***

The City should investigate opportunities to share park facilities and their associated cost with both the local school districts and counties. The City, school districts and counties have many common goals. Additionally, assets and costs can be shared between the entities to help meet each entity's specific needs. For example, the City may purchase land next to a future school site and a school district may install the facilities, such as a playground, which can be enjoyed by the entire community. As a result, the entire community benefits because each entity can generally save tax dollars than if a park site is developed independently.