

## 4.0 FACILITIES INVENTORY

### 4.1 PARK LEVEL OF SERVICE STANDARDS (LOS)

Based on current City of Longview Parks and Recreation “Level of Service” (LOS) Standards (Figure G), the City currently has a deficiency of neighborhood parkland, community parkland, and trail mileage. This deficiency will continue to increase as population growth occurs. Geographically, West Longview and the northern area in the hills tend to be underserved by neighborhood parks. In the future, Longview should pursue acquisition of undeveloped parcels in areas where development is likely to occur in order to protect natural areas and environmentally sensitive sites and serve as the location for future parks and recreation facilities.

**Figure G**

PARK LEVEL OF SERVICE				
Class	Level of Service	Existing Demand (2010) 36,648	Projected Demand (2022) >41,505*	Current Supply
I (Neighborhood Play Lot)	No numerical standard	-	-	2.5 acres
II (Neighborhood Park)	7 acres/1,000 population	257 acres	291 acres	84 acres
III (Neighborhood Passive Area)	No numerical standard	-	-	159
IV (Community Park)	3 acres/1,000 population	110 acres	125 acres	107 acres
V (Regional Park)	No numerical standard	-	-	-
VI (Special Use Facilities)	No numerical standard	-	-	-
VII (Trails)	1 mile/1,000 population	37 miles	42 miles	12 miles
* Based on annual increase rate of 1% stated in the City of Longview Comprehensive Plan 2-6				

PARK LEVEL OF SERVICE STANDARDS					
Grade*	A (<10%)	B (11 - 20%)	C (21-30%)	D (31-40%)	F (>41%)
*Grade is percent difference between existing and demand					
Class	Deficiency (2010/2022)			Current/Future Grade	
I (Neighborhood Play Lot)	-			-	
II (Neighborhood Park)	173 acres/207acres			F / F	
III (Neighborhood Passive Area)	-			-	
IV (Community Park)	3 acres /18 acres			A / B	
V (Regional Park)	-			-	
VI (Special Use Facilities)	-			-	
VII (Trails)	27.6 miles /31 miles			F / F	

## 4.2 CLASSIFICATION OF RECREATIONAL AREAS AND PARKS

The most commonly used measurement to classify parks is by:

- The **SIZE** of the park.
- The **CHARACTERISTICS** of the park.
- The **GENERAL USE** of the park.
- The **USER SERVICE AREA** of the park.

The above factors are all interrelated and largely determine the recreational capabilities of the park site. Standards for these four elements have been developed from current practices in park system development.

### PARK CLASSIFICATIONS FOR THE LONGVIEW PARKS AND RECREATION DEPARTMENT

<b>CLASS I:</b>	<b>NEIGHBORHOOD PLAY LOT</b>
<b>CLASS II:</b>	<b>NEIGHBORHOOD PARK</b>
<b>CLASS III:</b>	<b>NEIGHBORHOOD PASSIVE AREA</b>
<b>CLASS IV:</b>	<b>COMMUNITY PARK</b>
<b>CLASS V:</b>	<b>REGIONAL PARK</b>
<b>CLASS VI:</b>	<b>SPECIAL USE FACILITIES</b>
<b>CLASS VII:</b>	<b>TRAILS</b>

Each of the City of Longview Parks is classified I - VII. It should be noted that many parks will occur in combinations due to their amenities and overlap services. For instance, neighborhood playground facilities will often be found within a community park. These facilities must then be recognized as not only serving as part of the community park, but also as forming user service areas for a neighborhood playground. Hence, a larger community or regional park will often be shown as also serving the city on a neighborhood level as a playground or passive recreation area.

A brief summary of each class of park is presented which includes size of park, characteristics, then general use, and the needs analysis for the type of classification. After each description of classification a list of existing facilities will be named and described.



**CLASS I - NEIGHBORHOOD PLAY LOT**

<b>Size:</b>	One acre or less
<b>Characteristics:</b>	Play apparatus, paved multi-use area, small open area for group games and informal play, benches and landscaping.
<b>General Use:</b>	Active recreation area for preschool and lower elementary age children during school hours, weekends, and summertime.
<b>Service Area:</b>	¼ mile or less (3 - 4 blocks) from park perimeter

<b>Needs Analysis:</b>	Because of their limited service capacity, the acquisition of additional playlots is not recommended, unless in the downtown corridor where a pocket park has been recommended. The emphasis should be placed on acquiring sufficient land to develop additional neighborhood parks.
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**CLASS 1 - EXISTING NEIGHBORHOOD PLAYLOTS****BAILEY PARK**

A .75 acre site located on the S. E. corner of the intersection of 34th Avenue and Oak Street, north of Ocean Beach Highway. The park has playground equipment, a hard court, picnic shelter, and open play area. There are no natural or man-made barriers to the service area.

**KELLOGG PARK**

A .5 acre site located at the northern confluence of Dorothy and 33rd avenues, south of Ocean Beach Highway. The park has updated playground equipment and picnic tables. There are man-made barriers, due to automobile traffic flow and railroad use: the railroad tracks along the west side of Dorothy and Ocean Beach Highway to the north.

**CLASS II - NEIGHBORHOOD PARK**

<b>Size:</b>	Two to fifteen acres (desirable size - 7+ acres) May also be larger if it services an area with dense residential population.
<b>Characteristics:</b>	Playground apparatus, ball fields, multi-purpose game courts, tennis courts, picnic areas, a shelter or recreation building, and a restroom.
<b>General Use:</b>	All ages
<b>Service Area:</b>	¼ to ½ mile radius from the perimeter depending on the density of the population and the extent of traffic.

**Needs Analysis:**

Standard:	7 acres/1000 population
Current supply:	11 neighborhood playgrounds totaling 84 acres
Standard required:	7 acres per 1,000 population = 257 acres (based on a population of 36,648)
<b><u>Current Deficiency:</u></b>	<b><u>173 acres</u></b>
Future Need:	7 acres per 1,000 population = 291 acres (based on a 2022 population projection > 41,505)
<b><u>Future Deficiency:</u></b>	<b><u>207 acres</u></b>

**CLASS II - EXISTING NEIGHBORHOOD PARKS****7TH AVENUE PARK**

A 29.8 acre site with playground equipment, softball fields, soccer fields, picnic shelter, concession buildings, restrooms and a parking lot. The Class II park barriers include 3<sup>rd</sup> Avenue to the East and Tennant Way to the South. Due to the dense populations, this park serves as a neighborhood park to Third Avenue, Broadway, and Downtown Neighborhoods.

**ALTRUSA PARK**

A 5.6 acre site with playground equipment, basketball court, picnic shelter, and benches. It also includes 1.3 mile gravel trail along the slough which is a partnership with the Diking District. This park serves the West Longview Neighborhood.

**ARCHIE ANDERSON PARK**

A 6.33 acre site located between 21st and 22nd avenues on the south side of Alabama Street. The park has new lighted outdoor basketball courts, playground equipment, baseball field, hard court area, picnic tables, restrooms and parking lot and provides access to the Highlands Trail along Industrial Way. The Class II park barriers include Industrial Way to the south and Oregon Way to the east due to automobile traffic flow and incompatible land uses. This park serves the Highlands Neighborhood.

**CLONEY PARK**

A 5.1 acre site located on the south side of Washington Way and the north side of Douglas Street at the intersection of Washington Way, Nichols Blvd., and 30th Avenue. The park has playground equipment, skate park, BMX bike track, shelter, walk/bike path, open play area, and the Recreation and Parks Administrative buildings. This park serves the West and East Olympic Neighborhoods.

**JOHN NULL PARK**

An 11 acre site with playground equipment, youth baseball fields, four tennis courts, open play area, picnic tables, restrooms, parking lot. The Class II park barrier to the south includes Ocean Beach Highway due to automobile traffic flow. This park serves the Cascade/City View Neighborhood.

**MARK HOEHNE PARK**

A 5 acre site located at the intersection of Robbins Street and Finch Drive on the north side of Ocean Beach Highway northwest of 50<sup>th</sup> Avenue. The park has playground equipment, small play space and picnic shelter. Design plans call for further development including tennis courts, basketball court, walking/bike path and open larger play area. A bridge across the ditch would open access to new residential development to the south east. This park serves the West Longview Neighborhood.

**REGENCY PARK**

A 7.8 acre site that currently being maintained by park maintenance, but not being used for park services as it is undeveloped. There is a park deficiency in this area; therefore the site should be developed to include play structures, open areas, and nature amenities due to the type of land use. Identified barrier is the golf course along 42nd Avenue to the east and irrigation ditch to the north of the park land. This park would serve the West Longview Neighborhood.

**ROTARY PARK**

A 1.28 acre site located on the northwest corner of Rosewood and oak streets. The park has playground equipment, tennis courts and a picnic shelter. A fence line that runs in a north-south direction along the entire eastern edge of Mint Valley Golf Course is the identified barrier. This park serves the Mint Valley Neighborhood.

**VANDERCOOK PARK**

A 2.6 acre site located between Louisiana and Larch streets and 20th and 21st avenues, east of Lake Sacajawea and west of the Civic Center. The park has playground equipment, tennis courts, pickleball courts, shuffleboard, picnic tables and paved walking path. This park serves the Old and New West Side Neighborhoods.

**VICTORIA FREEMAN PARK**

A 5.6 acre site located at the intersection of Douglas Street and 9th Avenue. The north end of the park abuts the McClelland Center. The park has playground equipment, softball field, informal soccer field, basketball court, picnic shelter, recreation building and parking. Tennant Way on the south; that portion of Drainage Ditch #4 located along the eastern flank of 7th Avenue Park between Hudson Street on the north end, and 15<sup>th</sup> Avenue on the west are man-made barriers. This park serves the Broadway, Downtown, and Third Avenue Neighborhoods.

**WINDEMERE PARK**

A 3.4 acre site located along the south side of the drainage ditch, in that subdivision located between 46th and 50th avenues, along the north side of Ocean Beach Highway. The park has playground equipment, picnic shelter and tables, and open play area. The drainage ditch along its north flank acts as a man-made barrier. This park serves the West Longview Neighborhood.

**CLASS III - NEIGHBORHOOD PASSIVE AND PRESERVATION AREA**

<b>Size:</b>	May range from less than an acre to over a hundred acres depending on the area intended to serve.
<b>Characteristics:</b>	Could consist of wooded areas with hiking and nature trails; preservation and wetlands areas; diverse or unique natural resources such as lakes, streams, marshes, flora, fauna, and topography; gardens; open grass areas for informal uses; picnic facilities with shelters; and viewing areas with benches.
<b>General Use:</b>	All ages, but often more heavily by adults.
<b>Service Area:</b>	½ to 2 miles
<b>Needs Analysis:</b>	Every effort should be made to protect natural area from the effects of development.

**CLASS III - EXISTING NEIGHBORHOOD PASSIVE AND PRESERVATION AREAS****ALTRUSA PARK**

A 5.6 acre site with playground equipment, basketball court, picnic shelter, and benches. It also includes 1.3 mile gravel trail along the slough which is a partnership with the Diking District.

**COWLITZ RIVER SITE**

This site is a 2.3 acre undeveloped property fronting the Cowlitz River along 1<sup>st</sup> Avenue. The adopted master plan includes developing the site as a trail head with river overlook areas and picnic tables. There will also be habitat enhancement plantings to provide for peaceful open space.

**GERHART GARDENS**

This 14 acre site is located at 40 Tennant Way, Longview. Amenities include a boat launch, basketball courts, swing set, picnic tables, restrooms, dog park with covered shelter, and volleyball courts.

**LAKE SACAJAWEA PARK**

A 127 acre site (60 acres of lake) in an arboretum setting with tree identification tags, a 3 ½ mile perimeter gravel trail, azalea and rhododendron gardens, playground equipment, perennial garden, restrooms, Japanese garden, fishing docks, picnic sites and shelters, and restrooms. This park is located on the National Historic Register.

**LIBRARY GROUNDS**

A 4.4 acre manicured site housing the public library and parking lot with mature landscaping, a rose garden, and Shay Station locomotive shelter.

**R.A. LONG PARK**

A 5.5 acre manicured site with mature landscaping, walking paths, sitting and picnic areas, historic plaques and monuments and a newly constructed plaza area with fountain.

**CLASS IV - COMMUNITY PARK**

<b>Size:</b>	16+ acres (desirable size - 25+ acres) may include smaller parks that provide for multi-use amenities and activities not offered elsewhere within the neighborhood or city.
<b>Characteristics:</b>	Playground equipment, athletic fields, tennis courts, multi-use courts, swimming pool, picnic areas, community center, restrooms, parking lot and trails.
<b>General Use:</b>	Active recreational use by all ages.
<b>Service Area:</b>	1 to 2 mile radius as defined by physical boundaries.

**Needs Analysis:**

Standard:	3 acres/1,000 population
Current Supply:	4 community parks totaling 107 acres
Standard required:	3 acres/1,000 population = 110 acres (based on a population of 36,648)
<b><u>Current Deficiency:</u></b>	<b><u>3 acres</u></b>
Future Need:	3 acres/1,000 population = 120 acres (based on a 2022 population projection > 41,505)
<b><u>Future Deficiency:</u></b>	<b><u>18 acres</u></b>

**CLASS IV - EXISTING COMMUNITY PARKS****7TH AVENUE PARK**

A 29.8 acre site with playground equipment, softball fields, soccer fields, picnic shelter, concession building, restrooms, parking lots, and dike trail access.

**ARCHIE ANDERSON PARK**

A 6.33 acre site located between 21st and 22nd avenues on the south side of Alabama Street. The park has new lighted outdoor basketball courts, playground equipment, baseball field, hard court area, picnic tables, restrooms and parking lot and provides access to the Highlands Trail along Industrial Way. This park is situated by Industrial Way to the south and Oregon Way to the east.

**JOHN NULL PARK**

An 11 acre site with playground equipment, baseball fields, lighted tennis courts, picnic tables, open play area, parking lot and restrooms.

**LAKE SACAJAWEA PARK**

A 127 acre site (60 acres of lake) in an arboretum setting with tree identification tags, a 3 ½ mile perimeter trail around a lake, azalea and rhododendron gardens, perennial garden, Japanese garden, fishing docks, picnic sites and shelters, and restrooms. This park is located on the National Historic Register.

**ROY MORSE PARK**

A 60 acre site with playground softball fields - two lighted, baseball fields, soccer fields, 9-hole disc golf, concession buildings, picnic facilities, horseshoe courts, maintenance garage, parking lots, paved trail, restrooms, and nursery.



**CLASS V - REGIONAL PARK/FACILITY**

Size:	Dependent upon the focus of the park and the requirements of the activity(s).
Characteristics:	Natural wooded areas for hiking, day camps, nature study, etc. A lake or river shoreline for swimming, fishing and boat launch facilities. Sports complexes, multi-purpose community center, aquatics park, golf course, arboretum, camping facilities, amphitheater, playground equipment, picnic areas with shelters and parking.
General Use:	All ages
Service Area:	½ hour driving time to reach the facility.
Needs Analysis	The community should determine what facilities are deficient and what they are willing to support through taxes, user fees, grants and donations.

**CLASS V - EXISTING REGIONAL PARKS/FACILITIES****7TH AVENUE PARK**

A 29.8 acre site with playground equipment, softball fields, soccer fields, picnic shelter, concession building, restrooms and parking lots.

**GERHART GARDENS PARK**

This 14 acre site is located at 40 Tennant Way, Longview. Amenities include a boat launch, basketball courts, horseshoe pits, playground, picnic tables, restrooms, dog park with covered shelter, and volleyball courts.

**JOHN NULL PARK**

An 11 acre site with playground equipment, baseball fields, lighted tennis courts, picnic tables, open play area, parking lot and restrooms.

**LAKE SACAJAWEA PARK**

A 127 acre site in an arboretum setting with tree identification tags, a 3 ½ mile lighted, perimeter trail around a lake, azalea and rhododendron gardens, perennial garden, Japanese garden, fishing docks, picnic sites and shelters, playground equipment, small community building and restrooms.

**MINT VALLEY GOLF COURSE, RACQUET COMPLEX AND FITNESS CENTER**

A 147 acre site providing an 18 hole regulation golf course, six (6) hole par 3 course, driving range, pro shop, restaurant, cart storage building and maintenance buildings; racquet complex with 4 tennis courts, 4 racquetball/walleyball courts and a fitness center; and parking.

**ROY MORSE PARK**

A 60 acre site with playground equipment, softball fields - two lighted, baseball fields, soccer fields, 9-hole disc golf course, open play areas, concession buildings, picnic facilities, horseshoe courts, maintenance garage, parking lots, paved trail, restrooms and nursery.



## **CLASS VI - SPECIAL USE FACILITIES**

Special use facilities may be developed separately or as a part of a larger park development. They usually contain unique features set up to serve a special group or function.

### **CLASS VI - EXISTING SPECIAL USE FACILITIES**

#### **ELKS MEMORIAL BUILDING**

This building is located in Lake Sacajawea Park and includes two activity rooms that house a computer lab, game room, as well as a rock wall. "The Boulevard" a teen drop-in center operates out of the facility.

#### **MCCLELLAND CENTER**

This building is located in Victoria Freeman Park and includes a large programming space, small meeting room, galley kitchen, office, and parking. Recreation programs, art exhibits, special events, and other rentals take place at the facility.

#### **MINT VALLEY GOLF COURSE, RACQUET COMPLEX AND FITNESS CENTER**

A 147 acre site providing an 18 hole regulation golf course, 6 hole par 3 course, driving range, pro shop, restaurant, cart storage building and maintenance buildings; racquet complex with 4 tennis courts, 4 racquetball/walleyball courts and a fitness center; and parking.

#### **SENIOR CITIZEN CENTER**

This building is located in downtown Longview and includes a large meeting room, lounge, two small meeting rooms, a kitchen, offices and limited parking.

#### **RECREATION AND PARKS ADMINISTRATION BUILDINGS**

These buildings are located in Cloney Park and house the administrative and programming staff offices and the maintenance equipment garage. In addition, some recreation programs are held at this site.

#### **WOMAN'S CLUB BUILDING**

This building is located on 21st Avenue in a residential area, across Kessler Boulevard from Lake Sacajawea. The building is used for general recreation programs and rentals. It has one large and one small meeting room, fireplace, kitchen, stage, storage, and parking lot.

#### **COMMUNITY GARDENS**

A 4 acre site used for irrigated community gardens. There are 125 year round garden plots, 21 10ft x 40ft plots, and 104 plots that are 20ft x 40ft. There is a garden committee that works closely with the city to ensure success of the program and provides education for the gardeners.

**CLASS VII - TRAILS**

<b>Size:</b>	Length of trails will vary depending on geographical restriction, location, or users served.
<b>Characteristics:</b>	A path constructed of varying types of materials (gravel, cement, asphalt, etc.) that enables access to multiple users to connect to nature and community points and inspire healthy activity.
<b>General Use:</b>	Exercise, recreation, and transportation for all ages.
<b>Service Area:</b>	½ driving time to reach trailhead

**Needs Analysis:**

Standard:	1 mile/1,000 population
Current Supply:	9 miles
Standard required:	1 mile/1,000 population = 36.6 miles (based on a population of 36,648)
<b><u>Current Deficiency:</u></b>	<b><u>27.6 miles</u></b>
Future Need:	1 mile/1,000 population = 40 miles (based on a 2022 population projection > 41,505)
<b><u>Future Deficiency:</u></b>	<b><u>31 miles</u></b>

**CLASS VII - EXISTING TRAILS****ALTRUSA PARK TRAIL**

A 1.3 mile gravel trail that follows along the dike and slough area behind the homes of the Mt. Solo Phase I and II. This trail connects home owners in the west side of Longview to both building developments and to Altrusa Park.

**CLONEY PARK TRAIL**

A .25 mile paved trail located at Washington Way and 28<sup>th</sup> Avenue that encircles a playground, open play area, and picnic shelter. Additionally, this trail is located near both the Cloney Skate Park and BMX bike area.

**HIGHLANDS TRAIL**

This 1.3 mile paved trail features landscaping, benches, streetlights, mutt mitt stations, and trash cans. It is located on the north side of the Industrial Way slough and runs from Carolina Street to Oregon Way. This trail provides access to Archie Anderson Park.

**LAKE SACAJAWEA TRAIL**

A 3.6 mile gravel trail circles Lake Sacajawea Park. The trail consists of benches, lighting, pedestrian bridges, playgrounds, picnic tables, picnic structures, arboretum information, rhododendron gardens, fountains, public art, nature watching, Japanese gardens, astrology information, mutt mitt stations, restrooms, and much more.

**PACIFIC WAY TRAIL**

This 2 mile gravel trail split into two sections features a scenic route along the dike next to ditch #6 on the south side of Pacific Way. The trail begins at 30<sup>th</sup> Avenue and extends to 48<sup>th</sup> Avenue. The gate at Mint Valley Golf Course acts as a barrier to access from 38<sup>th</sup> Avenue- 42<sup>nd</sup> Avenue.

**R.A. LONG TRAIL**

This .3 gravel trail encompasses the tree lined park. The loop takes the visitor around the historic park which includes historical markers, benches, picnic table, and a newly planned plaza which will include a fountain upon completion. This park is located within the City's Civic Circle which also includes historical buildings such as the library, the Shay locomotive, the rose garden, and post office.

**VANDERCOOK PARK TRAIL**

A .25 mile paved trail situated between Louisiana and Larch Street at 20<sup>th</sup> and 21<sup>st</sup> Avenue. The trail encircles the playground, picnic area, tennis courts, and shuffleboard court.

