



Loretto Lincoln, Houston, Doniphan, Los Milagros, and Chuck Heinrich Parks, as pictured on this page, show the great variety of neighborhood parks in El Paso.

I. Neighborhood Parks (including Mini Parks)

As previously noted, neighborhood parks provide the foundation for recreation in the El Paso Parks system. Since mini parks meet the same needs, they are included in this section with Neighborhood parks.

Key Desirable Characteristics of Neighborhood Parks

Neighborhood parks should be accessible to residents who live within a one-half mile radius of the park. As a goal of this Parks and Recreation Master Plan, neighborhood park facilities should be located within a minimum half-mile radius from the residents that will use those facilities. In the future, a quarter-mile service area radius should be a goal of the system.

Neighborhood parks are generally located away from major arterial streets and provide easy access for the users that surround it. Ideally, they provide facilities and recreation space for the entire family, and are within easy walking or bicycling distance. A neighborhood park should be accessible without having to cross any major arterial streets.

The size of a neighborhood park may vary considerably due to physical locations around the park. An ideal size for neighborhood parks in El Paso should be around two to five acres. Parks may range in size from a minimum of two acres to a maximum of 10 acres, but may be as small as one acre if necessary to provide service in densely developed areas.

Distribution of Mini and Neighborhood Parks in El Paso

The map on the following page illustrates the location and service areas of neighborhood parks in the city. The circles illustrate a general service area of one-half mile. In some cases the service area is smaller where neighborhood parks are near major arterial roads, railroad tracks or other physical barriers.

Other parks, such as community parks and linear parks, where located near neighborhoods, can also provide neighborhood park service. These parks are considered when identifying gaps in neighborhood park service.

Existing Neighborhood Park Context

El Paso has a young and active population. It is also a city





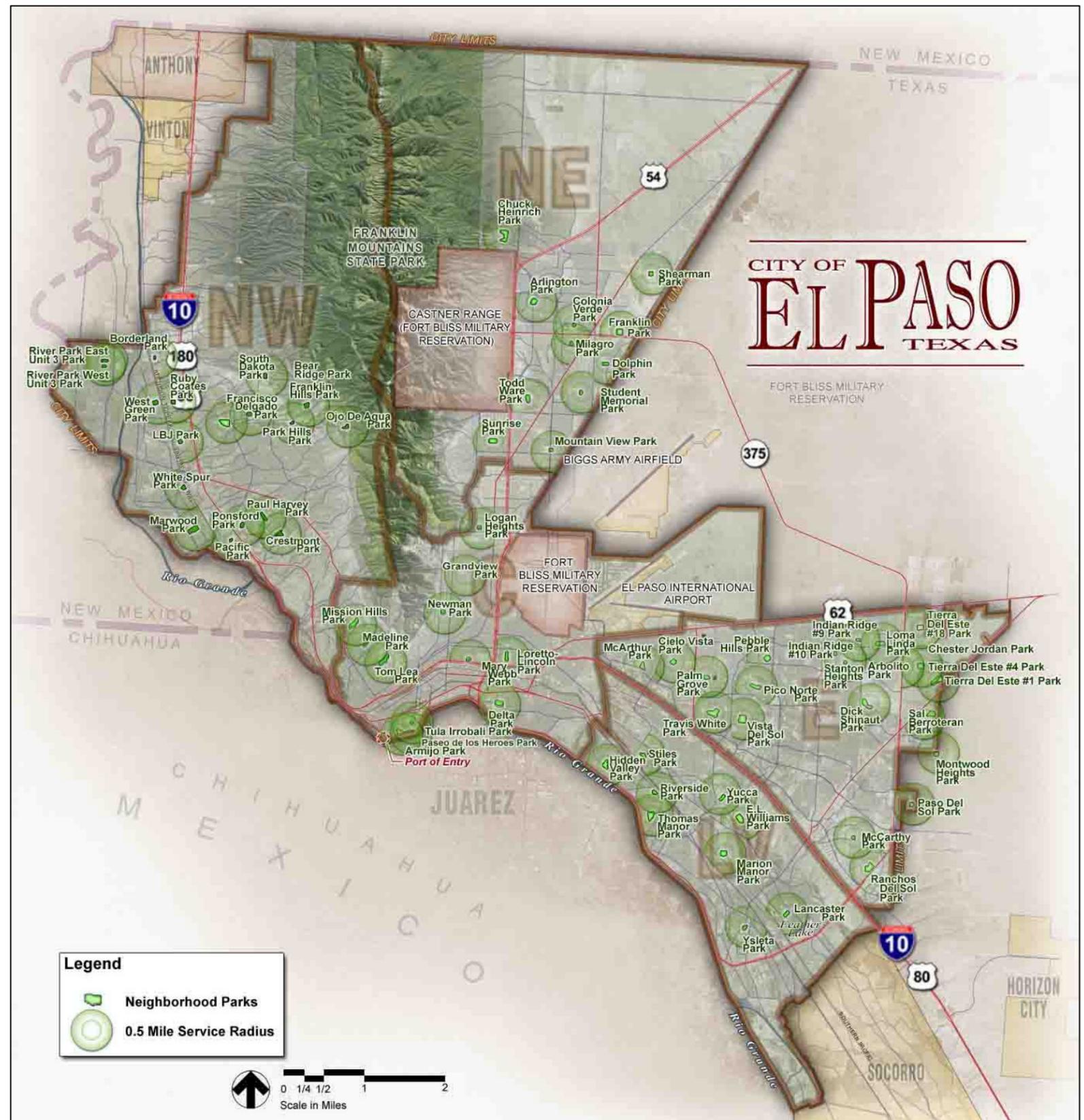
that is geographically long and linear, resulting in an even greater need for parks that are within each neighborhood or cluster of neighborhoods.

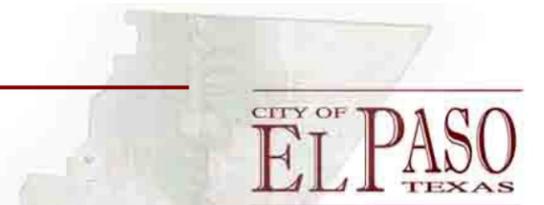
El Paso has many elementary and middle schools that could provide additional close-in park facilities, but security and vandalism concerns in the past have lead to most play areas at schools being walled off or fenced from the neighborhoods around them.

Recent improvements to many of the existing neighborhood parks in the city have greatly improved the quality of those parks.

There has been less of an emphasis on smaller parks within neighborhoods in El Paso over the past two decades. Even with the adoption of a parkland dedication ordinance in the late 1980's, many areas that have been developed over the past two decades have done so without much in the way of new parks. As a result, large areas of the city have few parks that are within or near their neighborhoods.

Existing Neighborhood Parks in El Paso





The Target Level of Service for Mini Parks and Neighborhood Parks combined is:
Two to Three Acres for Every 1,000 Residents of El Paso
 In 2006, El Paso has 0.75 Acres of mini and neighborhood parks for every 1,000 Residents, or only 38% of the minimum target level of service established above.
 By 2020, the citywide level of service for smaller parks (both mini and neighborhood parks) will fall from 38% of the overall goal to only 32% of the target level of service if no actions are taken to address the anticipated deficiencies.
 Level of service is calculated by dividing the total acres of parks in each planning area by the population of the area divided by 1,000.
 Example – 73.27 acres (total acres of mini and neighborhood parks in the Central Planning area) / 125.1 (125,132 population of the Central Planning area / 1,000). = 0.58 acres of mini and neighborhood parks for every 1,000 residents of the Central Planning area.

Existing Level of Service – Neighborhood Parks

The existing level of service for mini and neighborhood parks combined is shown in the table below. Citywide, the current combined level of service is three quarters of an acre for every 1,000 residents. **In four of the five major planning areas, the level of service is under 40% of the minimum desired amount of neighborhood park land.**

Target Service Levels – Neighborhood Parks

To serve an ideal population of no more than 2,000 to 4,000

residents, a target level of service of two to three acres of neighborhood parks for every 1,000 residents has been established. A fundamental goal of the city over the next five to ten years should be to provide close-in access to neighborhood parks in all parts of the city. This includes both improving service in existing neighborhoods and ensuring that new neighborhoods have a good supply of park lands built in from the early stages of development.

Neighborhood Needs in Each Planning Area

Neighborhood needs are discussed on the following pages.

| Park Category | Existing Park Acres | Estimated Population 2006 | | Percentage of Target L.O.S. (2 to 3 Ac. / 1000 residents) | Projected Population 2016 | | Percentage of Target L.O.S. (2 to 3 Ac. / 1000 residents) | Projected Population 2020 | | Percentage of Target L.O.S. |
|-------------------------------------|---------------------|---------------------------|--|---|---------------------------------|-------------|---|---------------------------|-------------|-----------------------------|
| | | Population | L.O.S. (Acres per 1000 pop.) | | Population | L.O.S. | | Population | L.O.S. | |
| Mini and Neighborhood Parks | | | Target Level of Service – 2 to 3 Acres per 1000 residents | | Acres per 1000 residents | | | | | |
| Central Total Close-in Parks | 73.27 | 120,049 | 0.61 | 31% | 125,132 | 0.58 | 29% | | | |
| Mini Parks | 10.39 | | | | | | | | | |
| Neighborhood Parks | 62.88 | | | | | | | | | |
| East Total Close-in Parks | 142.20 | 197,463 | 0.72 | 36% | 240,584 | 0.59 | 30% | | | |
| Mini Parks | 5.27 | | | | | | | | | |
| Neighborhood Parks | 136.93 | | | | | | | | | |
| Mission Valley Total Close-in Parks | 72.62 | 101,450 | 0.72 | 36% | 109,117 | 0.67 | 34% | | | |
| Mini Parks | 3.90 | | | | | | | | | |
| Neighborhood Parks | 68.72 | | | | | | | | | |
| Northeast Total Close-in Parks | 62.70 | 91,349 | 0.69 | 35% | 115,128 | 0.54 | 27% | | | |
| Mini Parks | 2.50 | | | | | | | | | |
| Neighborhood Parks | 60.20 | | | | | | | | | |
| Northwest Total Close-in Parks | 126.30 | 105,555 | 1.20 | 60% | 148,332 | 0.85 | 43% | | | |
| Mini Parks | 18.04 | | | | | | | | | |
| Neighborhood Parks | 108.26 | | | | | | | | | |
| Hueco | | 12,287 | 0.00 | 0% | 15,923 | 0.00 | 0% | | | |
| Fort Bliss | | 6,663 | | | 8,854 | | | | | |
| Citywide | 477.09 | 634,816 | 0.75 | 38% | 763,070 | 0.63 | 32% | 796,000 | 0.60 | 30% |

Northeast Planning Area

The Northeast Planning area currently has 12 neighborhood parks and one mini park. **The current level of service is approximately 0.7 acre for every 1,000 residents.** Parks are generally well located and adequately sized. The close proximity of the Franklin Mountains serves as a spectacular backdrop for parks in the area.

Neighborhood Park Facilities in Todd Ware Park



Summary of Mini and Neighborhood Parks in the Northeast Planning Area

| NORTHEAST PLANNING SECTOR – MINI AND NEIGHBORHOOD PARKS | | | | | | | | | | |
|---|----------------|-------|---------------------|------|------|--------------------------|--------------|--------------|-----------------------|-----------|
| Park Name and Size | | | | | | | | | | |
| PARK | Alternate Name | Level | ADDRESS | Area | Dist | Type | Total Acres | Turf Acres | Natural Areas (acres) | Water Sys |
| Mini Parks (1 total) | | 2 | N/A | NE | | Mini | 2.50 | 2.50 | | Auto |
| Wellington Chew | | 2 | 4430 Maxwell Ave. | NE | 1 | Neighborhood | 3.00 | 2.60 | | Auto |
| Dolphin | | 2 | 5900 Marlin Dr. | NE | 2 | Neighborhood | 4.00 | 4.00 | | Auto |
| Logan | | 2 | 5500 Byron St. | NE | 2 | Neighborhood | 2.78 | 2.28 | | Auto |
| Shearman | Tiger Eye | 2 | 5820 Tiger Eye Dr. | NE | 2 | Neighborhood | 4.00 | 1.82 | | Auto |
| Sunrise | | 2 | 3800 Sunrise Ave. | NE | 2 | Neighborhood | 8.00 | 7.78 | | Auto |
| Arlington | | 2 | 10350 Pasadena Cir. | NE | 4 | Neighborhood | 7.84 | 7.64 | | Auto |
| Colonia Verde | | 2 | 5452 Ketchikan St. | NE | 4 | Neighborhood | 2.06 | 2.06 | | Auto |
| Franklin | | 2 | 6050 Quail Ave. | NE | 4 | Neighborhood | 10.00 | 9.88 | | Auto |
| Milagro | | 2 | 5310 Annette Ave. | NE | 4 | Neighborhood | 2.78 | 2.78 | | Auto |
| Mountain View | | 1 | 8400 Diana Dr. | NE | 4 | Neighborhood | 5.95 | 5.75 | | Auto |
| Student Memorial | | 2 | 9425 Vicksburg Dr. | NE | 4 | Neighborhood | 2.29 | 2.29 | | Auto |
| Todd Ware | Site "O" | 1 | 4600 Stahala Dr. | NE | 8 | Neighborhood | 7.50 | 7.50 | | Auto |
| Acreeage and Facility Totals | | | | | | | 62.70 | 58.88 | | |
| Combined Mini and Neighborhood Park Level of Service in the Northeast Area | | | | | | | | | | |
| Year 2006 - Population = 91,349 | | | | | 0.69 | Acres per 1000 residents | | | | |
| Year 2016 - Population = 115,128 | | | | | 0.54 | Acres per 1000 residents | | | | |

Northeast Area - Mini and Neighborhood Parks

Existing Condition

- The current population is approaching 92,000 residents, but significant growth is expected in the next five years as Fort Bliss expands.
- The area has 63 acres of mini and neighborhood parks combined.

Current Land Needs

- For the current population, a total of at least 183 acres of neighborhood and mini parks are desired.
- The current deficit of neighborhood parks is almost 120 acres.**
- The current acreage is only 35% of the minimum target goal.**

Future Land Needs

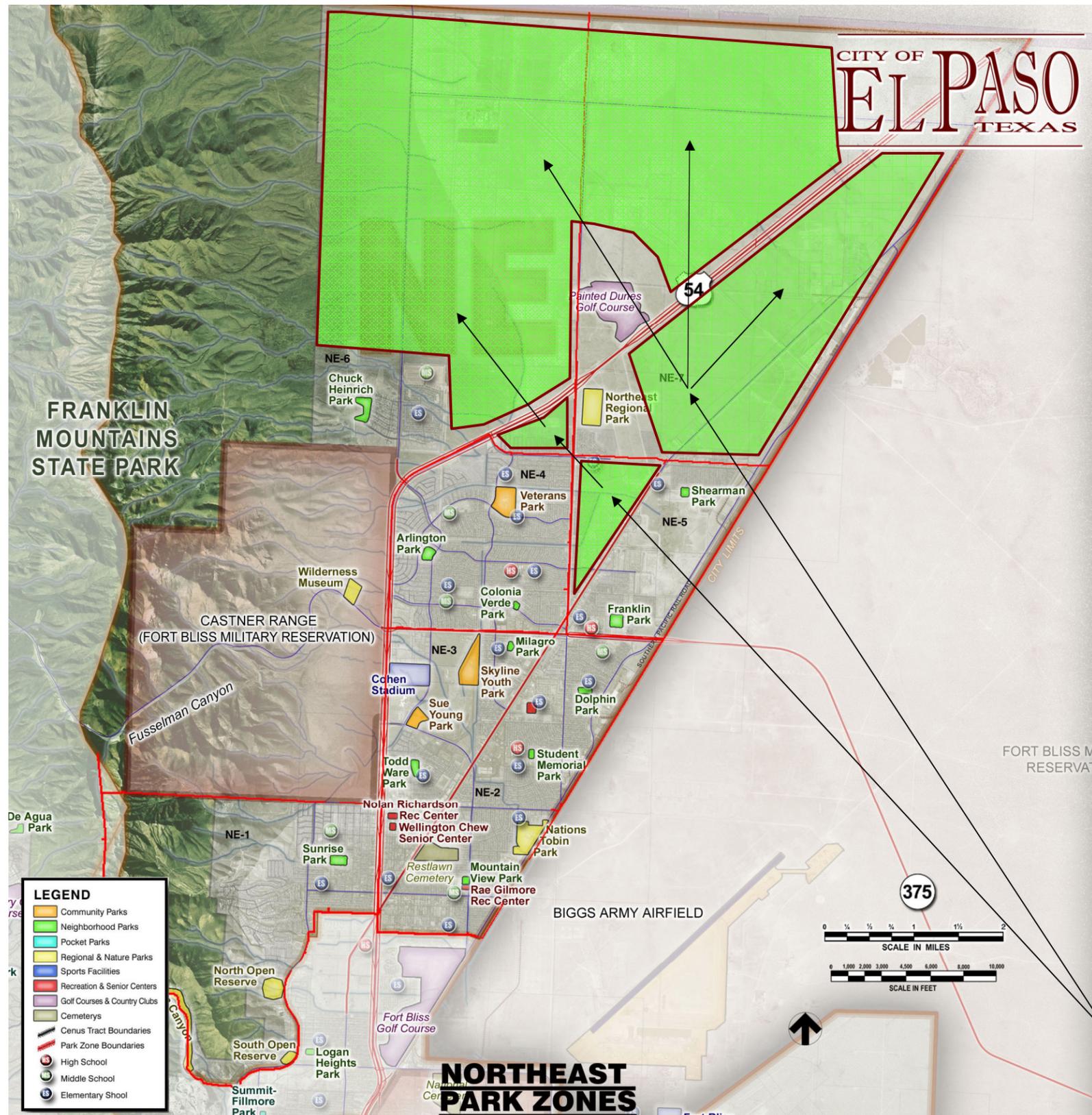
- The area is projected to have over 115,000 residents by the year 2016, and even more if Fort Bliss continues to expand.
- The mini and neighborhood park needs for 115,000 residents in the year 2016 are approximately 230 to 345 acres of mini and neighborhood parks.
- The mini and neighborhood land deficit by the year 2016 will be 167 to 280+/- acres if new parklands are not added.**

Distribution Issues – Areas with poor or no neighborhood service include:

- Distribution of parks throughout the area is better than in other parts of the city.
- New developments north and northeast of Highway 54 should continue to focus on providing a balanced distribution of neighborhood parks.

Potential Solutions

- The area has 17 elementary schools. The open play areas of these schools conservatively include more than 60 acres, and would help to increase the amount of available play area in the city (could add 60+ acres of play area). Middle school lands may be used if appropriate.
- Drainage canals and overhead power transmission corridors in this area could be used to link parks together, and can also create unique linear parks and 30+ acres of small parks.



Proper planning for smaller parks in new neighborhoods in the 6,000 acres of the Public Service Board's Northeast Master Plan will be critical to upgrading neighborhood park service levels in this area.

The area has 28 multipurpose outdoor courts, and 20 playgrounds. The current level of service for play units is one for every 4,600 residents, which is among the highest ratios of any planning area. If school facilities can be included, the ratio drops to an even better service level of one play unit for every 2,300 residents.

For multi-purpose courts, the level of service is one court for every 3,300 residents. Again, this level of service is very good, and future park development should strive to continue the current trend.



EAST PLANNING SECTOR – MINI AND NEIGHBORHOOD PARKS

| Park Name and Size | | | | | | | | | | |
|---|-----------------|-------|------------------------------|------|-------------|---------------------------------|---------------|---------------|-----------------------|--------------|
| PARK | Alternate Name | Level | ADDRESS | Area | Dist | Type | Total Acres | Turf Acres | Natural Areas (acres) | Water System |
| Mini Parks (7 total) | | | N/A | | | Mini | 5.27 | 5.27 | | Auto |
| Arbolito | | 2 | | E | 3 | Neighborhood | 1.41 | | | Auto |
| Indian Ridge 10 | | 2 | 3332 Pendelton | E | 3 | Neighborhood | 2.00 | 2.00 | | Auto |
| Tierra Del Este #18 | Proposed | 2 | 12333 Tierra Volcan Ave | E | 3 | Neighborhood | 3.095 | | | |
| Chester Jordan | Hambrick | 1 | Nolan Richardson | E | 5 | Neighborhood | 10.00 | 10.00 | | Auto |
| Cielo Vista | | 1 | 9030 Cosmos Ave. | E | 5 | Neighborhood | 6.60 | 5.30 | | Manual |
| Dick Shinaut | Saul Kleinfeld | 1 | 11701 Rufus Brijalba | E | 5 | Neighborhood | 14.50 | 14.00 | | Auto |
| McCarthy Park | | 2 | 1170 John Phelan Dr. | E | 5 | Neighborhood | 2.25 | | | Auto |
| Montwood Heights | 1259 Windermere | 1 | Flora Alba | E | 5 | Neighborhood | 5.00 | 0.00 | | None |
| Palm Grove | | 2 | 10001 Sumatra St. | E | 5 | Neighborhood | 5.59 | 5.59 | | Auto |
| Paseo Del Sol | Annexed | 2 | Joe Battle and Vista Del Sol | E | 5 | Neighborhood | 7.13 | 6.28 | | None |
| Ranchos Del Sol | 4.25 + 10 acres | 1 | 1100 Ted Houghton Dr. | E | 5 | Neighborhood | 14.25 | | | None |
| Sal Berroteran | Sun Ridge | 1 | 2171 Sun Country Dr. | E | 5 | Neighborhood | 10.00 | 10.00 | | Auto |
| Stanton Heights | | 2 | 11520 Edward James | E | 5 | Neighborhood | 2.00 | 2.00 | | Auto |
| Loma Linda Park | | 2 | 11600 Bell Tower Dr. | E | 6 | Neighborhood | 2.00 | 2.00 | | Auto |
| McArthur | | 2 | 738 Gerald | E | 6 | Neighborhood | 6.00 | 1.00 | | Manual |
| Pebble Hills | | 1 | 3200 Fierro Dr. | E | 6 | Neighborhood | 9.70 | 9.00 | | Auto |
| Pico Norte | | 1 | 10655 Pico Norte Rd. | E | 6 | Neighborhood | 11.00 | 11.00 | | Auto |
| Travis White | | 2 | 1700 Wedgewood Dr. | E | 6 | Neighborhood | 14.40 | 14.40 | | Auto |
| Tierra Del Este #4 | | 1 | Tierra Este | E | 7 | Neighborhood | 10.00 | 10.00 | | Auto |
| Acreage Totals | | | | | | | 142.20 | 107.84 | | |
| Combined Mini and Neighborhood Park Level of Service in the East Planning Area | | | | | | | | | | |
| Year 2006 – Population = 197,463 | | | | | 0.72 | Acres per 1000 residents | | | | |
| Year 2016 – Population = 240,584 | | | | | 0.59 | Acres per 1000 residents | | | | |

Summary of Neighborhood Parks in the East Planning Area

East Area Mini and Neighborhood Parks

Existing Condition

- The current population is over 197,000 residents.
- The area only has 142 acres to serve that population.

Current Land Needs

- For the current population, a total of at least 390 acres of neighborhood and mini parks are desired.
- **The current deficit of neighborhood parks is over 250 acres.**
- A very high rate of growth, coupled with very little park development has left this area with the second highest neighborhood park deficit in the city.

Future Land Needs

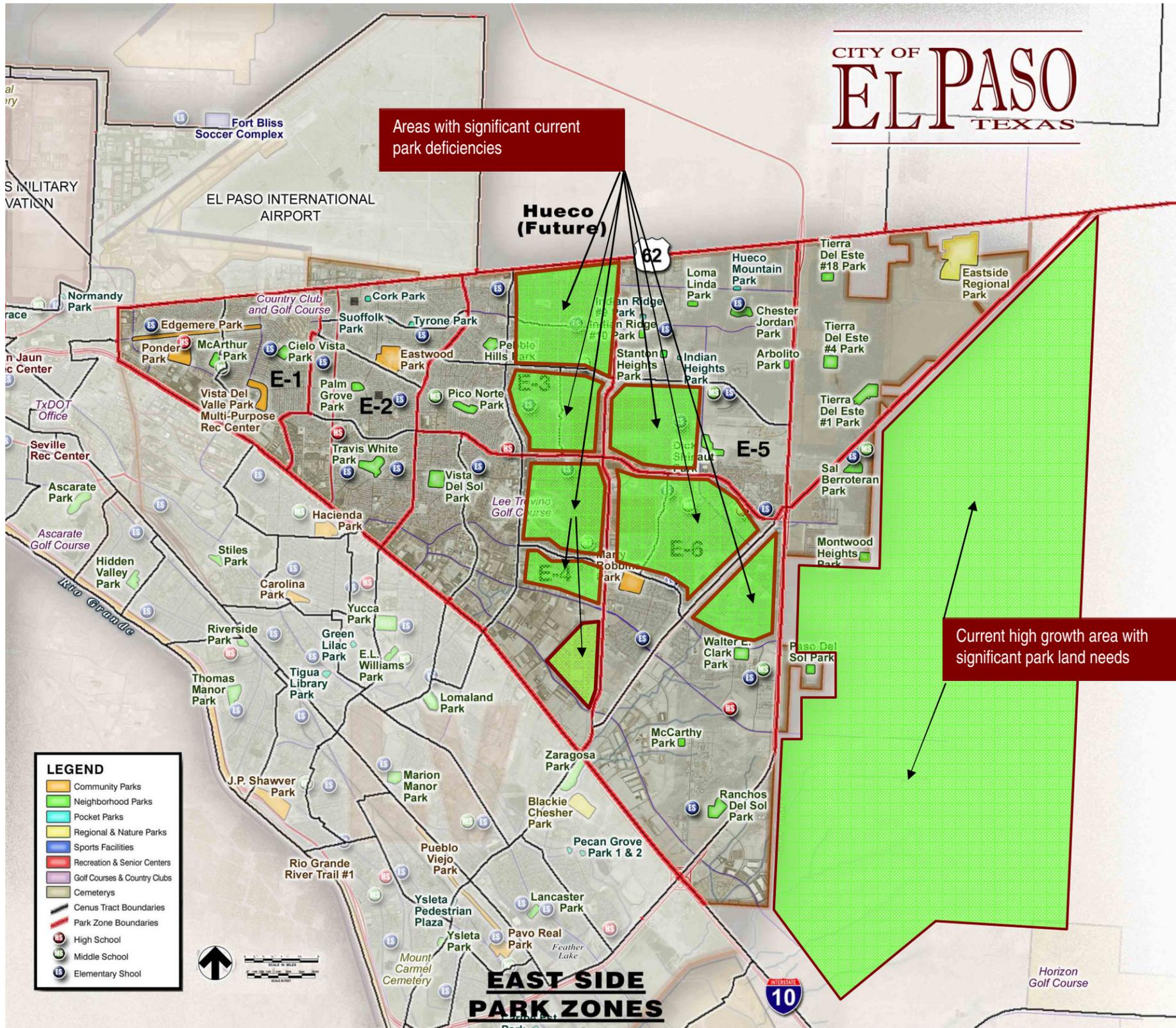
- The area is projected to have over 240,000 residents by the year 2016.
- The neighborhood park needs for that population are 480 to 700 acres of small parks or open play area.
- **The neighborhood land deficit by the year 2016 will be 335 to 560+/- acres if new parklands are not added.**

Distribution Issues – Areas with poor or no neighborhood service include:

- The area between Lee Trevino Drive and Saul Kleinfeld Drive – up to five neighborhood parks are immediately needed in this area.
- Area between Edgemere and Montana, east of Loop 375
- Areas east of Loop 375 and south of Edgemere – significant parks are planned for this area, but must be followed through and completed.

Potential Solutions

- The area has a total of 20 elementary schools and 10 middle schools. The open play areas of these schools total over 100+ acres, and would dramatically increase the amount of land available for nearby park usage. (can add up to 100 acres of play area)
- Detention basins – three to four detention basins should be identified and converted into small parks. (can add up to 20 acres in the developed portions of the planning area.)



East Planning Area

The East Planning area is the fastest growing sector of the city, and until recently developments in the area were not providing adequate park lands. Distribution in the older areas near the airport is good, and the far eastern areas promise to have better service, but the middle area developed in the past 10 years has extremely poor park service of any kind. The area has 19 neighborhood parks and 7 mini parks.

As of 2006, the area only has 15+/- public playgrounds in all of its parks. This equates to a level of service of one playground for every 13,100 residents of the area. If school playgrounds are included, the ratio improves to 1 play area for every 5,600 residents, but is still extremely low. At least 15 new play areas are needed just to serve current area needs.

The area also has only 9 public outdoor multi-purpose courts to serve over 197,000 residents. At least 21 additional courts are needed, but many of these can be provided by allowing after-hours use of school courts.

Park zones in the East Side Planning Area showing most critical neighborhood facility deficiencies.



Mission Valley Planning Area

The Mission Valley planning area has nine neighborhood park sites and four pocket parks, for a total of 73 acres of small parks. These parks serve a population of 101,450 residents, with a service ratio of 0.72 acres for every 1,000 residents.

Most neighborhood parks in the area are adequately sized. However, their service areas are too large, resulting in significant portions of the area that are much more than one-half mile away from a park site.

While growth in this planning area is slower and more stable than other parts of the city, the level of service is still only 36% of the target level set by the Master Plan.

Summary of Mini and Neighborhood Parks in the Mission Valley Planning Area

| MISSION VALLEY PLANNING SECTOR – MINI AND NEIGHBORHOOD PARKS | | | | | | | | | | | |
|---|----------------|-------|----------------------|------|------|--------------------------|--------------|--------------|-----------------------|-----------|------|
| Park Name and Size | | | | | | | | | | | |
| PARK | Alternate Name | Level | ADDRESS | Area | Dist | Type | Total Acres | Turf Acres | Natural Areas (acres) | Water Sys | |
| Mini Parks (4 total) | | | N/A | | | | Mini | 3.90 | 3.90 | | Auto |
| Lomaland | | 1 | 715 Lomita Dr. | LV | 3 | Neighborhood | 10.90 | 9.80 | | Auto | |
| Marian Manor | | 1 | 8343 Clifford Ct. | LV | 3 | Neighborhood | 9.10 | 8.50 | | Auto | |
| William, E.L. | Lafayette | | 752 Lafayette Dr. | LV | 4 | Neighborhood | 6.00 | 1.50 | | Auto | |
| Ysleta | | 2 | 9068 Socorro Rd. | LV | 4 | Neighborhood | 3.60 | 2.00 | | Auto | |
| Thomas Manor | | 2 | 7901 Knights Dr. | LV | 6 | Neighborhood | 12.20 | 9.20 | | Manual | |
| Hidden Valley | Cowboy | 1 | 200 Coconut Tree Ln. | LV | 7 | Neighborhood | 10.00 | 9.00 | | Auto | |
| Lancaster | | 2 | 701 Brandywine Rd. | LV | 7 | Neighborhood | 5.62 | 3.00 | | Auto | |
| Riverside | | 2 | 7600 Alameda Ave. | LV | 7 | Neighborhood | 4.30 | 4.10 | | Auto | |
| Stiles | | 2 | 7325 Stiles Dr. | LV | 7 | Neighborhood | 7.00 | 6.70 | | Auto | |
| Acreage and Facility Totals | | | | | | | 72.62 | 57.70 | | | |
| Combined Mini and Neighborhood Park Level of Service in the Mission Valley Planning Area | | | | | | | | | | | |
| Year 2006 – Population = 101,450 | | | | | 0.72 | Acres per 1000 residents | | | | | |
| Year 2016 – Population = 109,117 | | | | | 0.67 | Acres per 1000 residents | | | | | |

Mission Valley Mini and Neighborhood Parks

Existing Condition

- The current population is approaching 101,450 residents
- Area only has 73 acres to serve that population.

Current Land Needs

- For the current population, a total of at least 200 acres of neighborhood and mini parks are desired.
- **The current deficit of mini and neighborhood parks is 127 acres.**
- Growth is steady, but significant areas remain underserved.

Future Land Needs

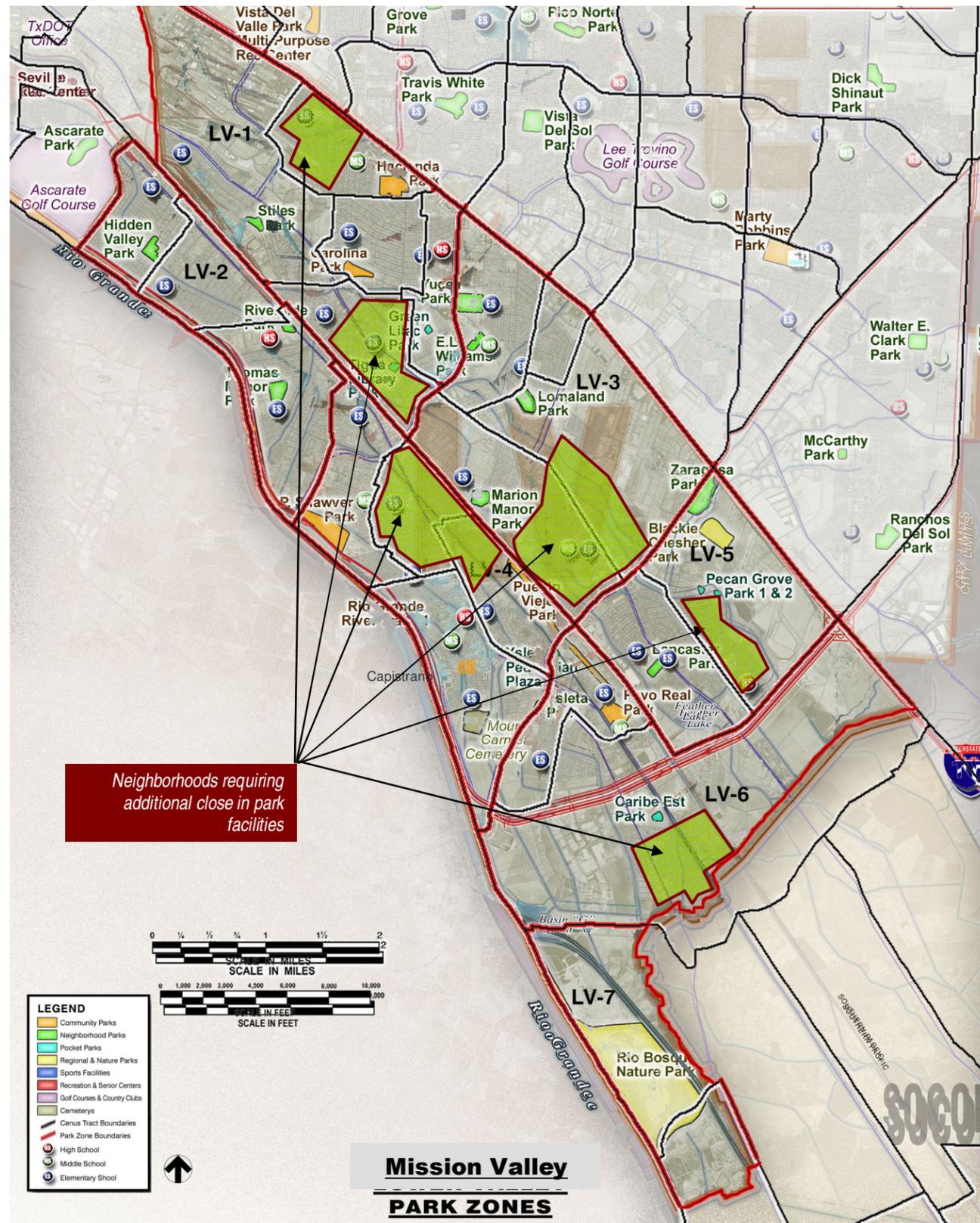
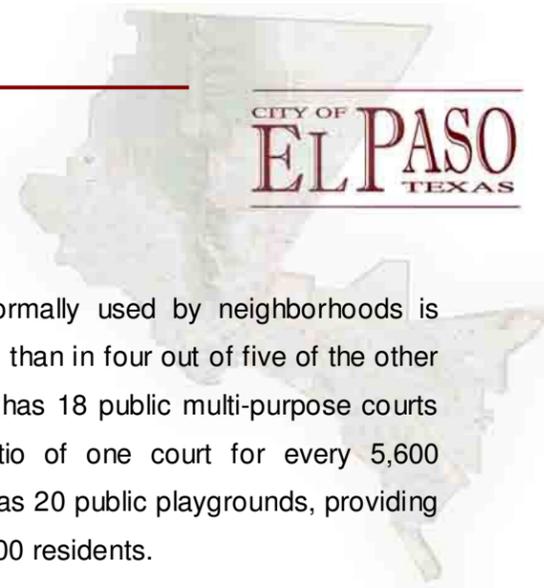
- The area is projected to have over 109,000 residents by the year 2016.
- The neighborhood park needs for that population are 220 to 325 acres of park or open play area.
- **The neighborhood land deficit by the year 2016 will be 150 to 250+/- acres if new parklands are not added.**

Distribution Issues – Areas with poor or no neighborhood service include:

- Area east of Loop 375 near Socorro.
- Areas west of Zaragoza and north of North Loop Dr.
- Areas west of Loop 375 and west of Burgandy Drive.
- Areas near Alameda and Yarborough

Potential Solutions

- The area has 21 elementary schools and at least four middle schools with open play areas totaling 80+ acres. These could dramatically increase the amount of land available for nearby park usage. (can add up to 80 acres of play area)
- Large Detention basins – small portions of at least three large detention basins in the area could be converted into parks. These could add up to 10 acres in the developed portions of the planning area.
- Area drainage canals could be converted into linear parks, adding 20 to 40 acres of additional park space.



The supply of facilities normally used by neighborhoods is better in the Mission Valley than in four out of five of the other planning areas. The area has 18 public multi-purpose courts for a level of service ratio of one court for every 5,600 residents. The area also has 20 public playgrounds, providing one play area for every 5,000 residents.

If area school facilities can be fully opened to after hours public use, the level of service can be increased by over 30%, resulting in an adequate and well distributed supply for the area. Facilities for key pockets that are not adequately served should still be addressed as part of the master plan implementation.



CENTRAL PLANNING AREA - MINI AND NEIGHBORHOOD PARKS

| Park Name and Size | | | | | | | | | | |
|---|--|-------|-----------------------|------|------|--------------------------|--------------|--------------|-----------------------|-----------|
| PARK | Alternate Name | Level | ADDRESS | Area | Dist | Type | Total Acres | Turf Acres | Natural Areas (acres) | Water Sys |
| Mini Parks (12 total) | | | N/A | | | Mini | 10.39 | 10.39 | | Auto |
| De Vargas | | 2 | 643 De Vargas Dr. | C | 2 | Neighborhood | 2.08 | 2.08 | | Auto |
| Loretto - Lincoln | | 1 | 4500 E. Yandell Dr. | C | 2 | Neighborhood | 4.24 | 4.10 | | Auto |
| Paseo De Los Heroes | | 2 | 601 E. Eighth St. | C | 5 | Neighborhood | 2.00 | 1.20 | | Auto |
| Tula Irrobali | Alamo | 2 | 601 S. Park St. | C | 5 | Neighborhood | 2.00 | 1.75 | | Auto |
| Armijo Park | Marcos B . Armijo | 2 | 710 E. Seventh Ave. | C | 8 | Neighborhood | 4.80 | 1.54 | | Auto |
| Delta | | 1 | 4321 Delta Dr. | C | 8 | Neighborhood | 12.36 | 9.00 | | Auto |
| Mary Webb | | 1 | 3401 E. Missouri Ave. | C | 8 | Neighborhood | 2.05 | 1.72 | | Auto |
| Newman | | 2 | 2212 Alabama St. | C | 8 | Neighborhood | 5.00 | 5.00 | | Auto |
| Arroyo | (potential neighborhood park areas only) | | 700 E, Robinson | | | Open Space | 5.00 | | 55.00 | None |
| Madeline | | | 900 E. Baltimore | C | | Neighborhood | 4.55 | 4.50 | | Auto |
| Mission Hills | | | 3800 O'Keefe | C | 8 | Neighborhood | 10.80 | 10.75 | | Auto |
| Tom Lea (lower) | Brown St. Park | | 1203 Schuster | C | 8 | Neighborhood | 8.00 | 3.00 | | Manual |
| Acreage and Facility Totals | | | | | | | 73.27 | 55.03 | | |
| Combined Mini and Neighborhood Park Level of Service in the Central District | | | | | | | | | | |
| Year 2006 – Population = 120,049 | | | | | 0.61 | Acres per 1000 residents | | | | |
| Year 2016 – Population = 125,132 | | | | | 0.58 | Acres per 1000 residents | | | | |

Central Planning Area

The Central Planning area is growing at a slower rate than the remainder of the city, but also has the lowest level of small park service in the entire city. In part, the lower level of service is a result of the fact that 12 out of the 24 small parks

in the area are mini parks, yielding a much lower amount of park space than other areas of the city with more traditionally sized neighborhood parks. But a re-birth of the area is also happening, pushed in part by the promise of significant downtown revitalization efforts.

Central Area Mini and Neighborhood Parks

Existing Condition

- The current population is stabilizing and will probably increase slightly over the next decade. Both quantity and the distribution of park space are issues in the area.
- The current population is approximately 120,000 residents.

Current Land Needs

- For the current population, a total of at least 240 acres of neighborhood and mini parks are desired.
- **The current deficit of neighborhood parks is almost 167 acres.**
- **The area only has only 31% of the citywide goal.**

Future Land Needs

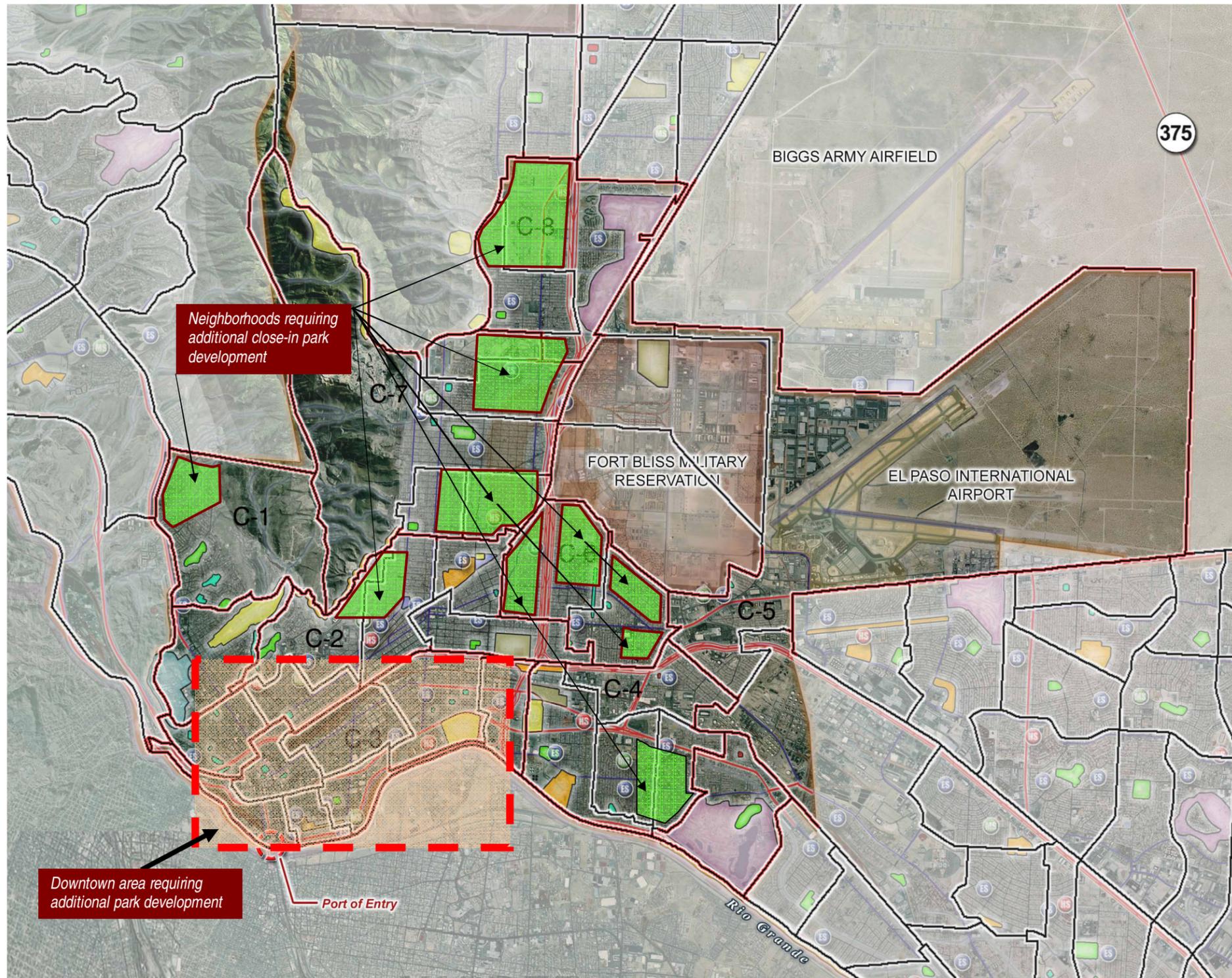
- To meet the target service levels, the neighborhood park needs for the year 2016 will be 250 acres of park lands.
- **The neighborhood land deficit by the year 2016 will be over 177+/- acres if new parklands are not added.**
- **Reducing the deficit in this area by at least one-half should be a key goal of the system in the next decade.**

Distribution Issues – Areas with poor or no neighborhood service include:

- The neighborhood east of Hwy 54 and north of I.H. 10 lacks at least two neighborhood parks.
- The areas north and south of Grandview Park, extending down to Memorial Park lack adequate neighborhood park service.

Potential Solutions

- Focus should be on providing infill parks in closer proximity to the neighborhoods in the area.
- Redevelopment and infill in the area should always include adding small park spaces where feasible, even if they do not meet minimum park size standards.
- The area has 20 elementary schools. Each of these should be considered as a potential school-park site. These sites could add at least 40 to 60 acres of play area to the area's inventory.



Key areas where additional neighborhood parks are needed in the Central Planning area.

The current ratio of neighborhood and mini parks to population is just over 0.61 acres for every 1,000 residents, or under 31% of the minimum citywide goal. As the area's population increases over the next decade, the ratio will decrease to 0.58 acres per 1,000, which is only 29% of the target level of service. A high priority of the system over the next ten years should be to reduce the deficiency in small parks in the Central Planning area by 50%, or at least 80 acres of new small neighborhood parks.

Ease of walking is greater in the central area, and therefore the emphasis should be on providing a greater number of small parks that are very close to every neighborhood. Private and governmental redevelopment projects in the area should be designed to include park facilities.

The area has 25 play units, providing a level of service of one play unit for every 4,800 residents of the area. If school units can be made available for after hours use, the ratio becomes a much better one unit for every 2,700 residents.

The area has 13 outdoor multi-purpose courts, of which only four are lighted. The level of service for courts is one court for every 9,200 residents. This ratio is very low, and can be improved both by opening up school courts and by adding up to 15 new courts in the area.



Northwest Planning Area

The Northwest is growing rapidly, in part because of the availability of land for development. The area has 15 neighborhood and 15 mini parks, giving it more small parks

than any other region of the city. But the high ratio of small parks leaves the area with a significant land deficiency and poor distribution of parks west of I.H. 10.

Northwest Planning Area Neighborhood Parks

Existing Condition

- The Northwest will continue to grow rapidly over the next decade, and long term will have much of the future population of the city.
- The current population is approximately 105,555 residents.
- The area has 155 acres of mini and neighborhood parks.

Current Land Needs

- For the current population, a total of at least 232 acres of neighborhood and mini parks are desired.
- The current deficit of neighborhood parks is approximately 85 acres.**
- The area only has 60% of the minimum citywide target level of service.** While still significant, this is the best overall ratio for small parks in the entire city.

Future Land Needs

- The projected population by the year 2016 is 148,332.
- The neighborhood park needs for the year 2016 will be almost 300 acres of small parks.
- The neighborhood land deficit by the year 2016 will be over 174+/- acres if new parklands are not added.**

Distribution Issues – Areas with poor or no neighborhood service include:

- The most significant deficiencies in the area occur west of I.H. 10 and the Rio Grande River.
- The area between Mesa to the east, High Ridge to the north, and Resler to the west also has a significant lack of small parks.

Potential Solutions

- New development west of IH 10 and north of Helen of Troy must provide significant neighborhood park service.
- New schools in the area can defray some of the land needs.
- Area schools can help supplement small park needs.

| NORTHWEST PLANNING SECTOR – MINI AND NEIGHBORHOOD PARK NEEDS | | | | | | | | | | |
|---|----------------|-------|-----------------------------|------|-------------|---------------------------------|---------------|--------------|-----------------------|------------|
| Park Name and Size | | | | | | | | | | |
| PARK | Alternate Name | Level | ADDRESS | Area | Dist | Type | Total Acres | Turf Acres | Natural Areas (acres) | Water Sys. |
| Mini Parks (15 total) | | | N/A | NW | | Mini | 18.04 | 18.04 | | Auto |
| Crestmont | | 2 | 515 Chermont Dr. | NW | 1 | Neighborhood | 7.00 | 7.00 | | Auto |
| Francisco Delgado | Falcon Hills | 2 | 7020 Imperial Ridge Dr. | NW | 1 | Neighborhood | 4.50 | 4.00 | | Auto |
| Franklin Hills | | 2 | Franklin Hills & High Ridge | NW | 1 | Neighborhood | 5.00 | 1.00 | 4.00 | Auto |
| Paul Harvey | | 2 | 6220 Belton Rd. | NW | 1 | Neighborhood | 8.07 | 8.00 | | Auto |
| Ponsford, H.T. | Ponsford | 2 | 6201 Marcena St. | NW | 1 | Neighborhood | 4.85 | 4.80 | | Manual |
| River Park West Unit 3 | | 2 | 720 Esmeralda | NW | 1 | Neighborhood | 3.31 | 3.31 | | Auto |
| Ruby Coates | | 2 | Coates | NW | 1 | Neighborhood | 3.20 | 3.20 | | Auto |
| South Dakota Pk. | 6805 Dakota Rd | 1 | 6811 Dakota Ridge Dr. | NW | 1 | Neighborhood | 3.63 | 3.63 | | None |
| Thorn | | 2 | 5260 Mace St. | NW | 1 | Neighborhood | 3.45 | 3.40 | | Auto |
| Three Hills | Redd Rd. #23 | 2 | Redd Rd. / Thorn Ave. | NW | 1 | Neighborhood | 14.10 | 10.00 | | None |
| Bear Ridge | Franklyn Hills | | Bear Ridge | NW | 3 | Neighborhood | 20.00 | | | None |
| Lambka, Irwin J | Cloudview | 1 | 6600 Cloudview Dr. | NW | 8 | Neighborhood | 13.20 | 12.86 | | Manual |
| Marwood | | 1 | 4325 River Bend Dr. | NW | 8 | Neighborhood | 12.50 | 12.15 | | Auto |
| Pacific | | 2 | 3905 Hidden Way | NW | 8 | Neighborhood | 2.00 | 1.85 | | Auto |
| Park Hills | Ojo De Aqua | 2 | 1001 Calle Parque | NW | 8 | Neighborhood | 3.45 | 1.50 | | Auto |
| Acreage and Facility Totals | | | | | | | 126.30 | 94.74 | 4.00 | |
| Combined Mini and Neighborhood Park Level of Service in the Northwest District | | | | | | | | | | |
| Year 2006 – Population = 105,555 | | | | | 1.20 | Acres per 1000 residents | | | | |
| Year 2016 – Population = 148,332 | | | | | 0.85 | Acres per 1000 residents | | | | |

Neighborhood Park Priorities and Summary of Key Recommendations

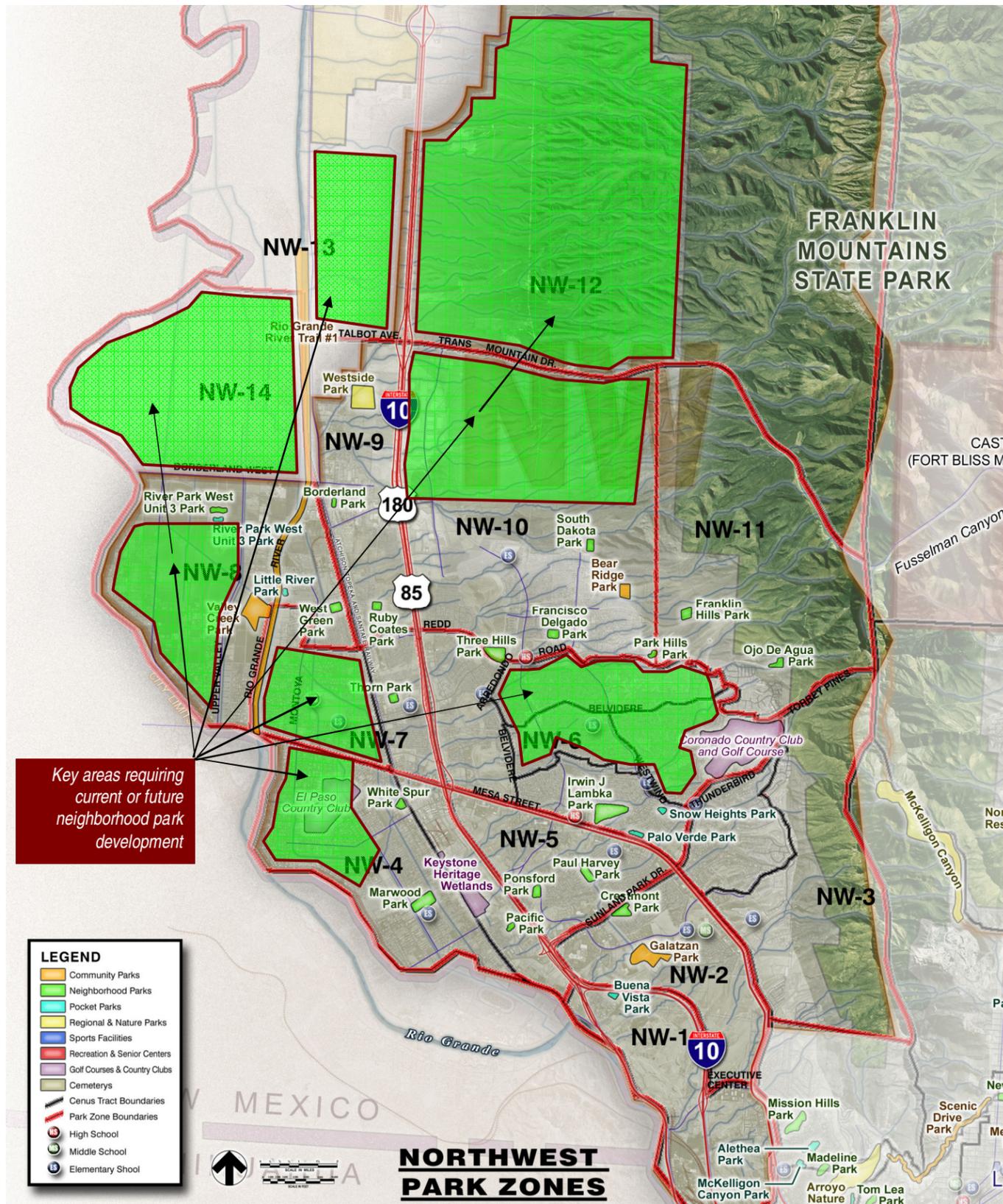
Based on the area by area summary, the key small park needs are shown on the following page. Projected costs include allowances for land and development, as well as an administrative and design factor.

The most significant neighborhood park needs in the city can be found in the following areas:

1. North of I.H. 10 and on either side of Hwy 54 in the Central Planning area
2. The area west of Saul Kleinfeld and east of Lee Trevino in the East Planning area
3. The area west of I.H. 10 in the Northwest Planning area
4. The Downtown area and adjacent neighborhoods
5. Mission Valley areas between Yarborough and Zaragoza

Significant needs will also occur in the three fastest growing areas, which are the far east, the far northeast, and the far northwest sectors of the city.

In the developed portions of the city, the opening of the open grassy areas of elementary schools will be the key solution to address neighborhood park deficiencies. Citywide, if at least 50% of the 100+ elementary schools within the city limits can become available after hours, at least 100 to 140 acres of additional park space could be provided. While this does not seem like a large amount, the locations of those schools within neighborhoods make them ideal locations for park facilities.



Key deficiencies in the Northwest Planning area exist in the upper valley areas west of I.H. 10. Larger lots and the remnant agricultural character hide the fact that there are few parks in the area.

Ongoing development of the area north of Redd Road and beyond Trans-Mountain needs to include a much better level of small park service. In these areas, small parks can be incorporated into arroyos and other natural areas that are preserved, providing unique “green” areas nestled in the natural desert environment.

The area has 17 playground units, providing one play area for every 6,200 residents. At least 15 additional play units are needed in the area.

The area also has only 11 multi-purpose courts, providing one court for every 9,500 residents. A minimum of 11 additional courts should be provided.

Key areas with neighborhood park service needs in the Northwest Planning area

Neighborhood Park Priority Recommendations

| Priority | Action | Park Zone | Projected New Acres | Acquisition Potential Cost Range | | Development Potential Cost Range | | Rationale for Need |
|---|---|------------------------|---------------------|----------------------------------|--------------------|----------------------------------|---------------------|---|
| | | | | Low Cost Range | High Cost Range | Low Cost Range | High Cost Range | |
| Short Term Actions – The Plan for Today | | | | | | | | |
| 1A | Identify and develop three to four school / park sites in the Central area from north of Grandview Park to south of Memorial Park. | C-7, C-8 | 10 to 15 | \$0 | \$0 | \$600,000 | \$900,000 | Area has large dense neighborhoods with no small parks and only two larger community parks. |
| 1B | Identify and develop three to four school / park sites in the East Area between Saul Kleinfeld and Lee Trevino Drive. | E-3, E-4, E-5, and E-6 | 10 to 15 | \$0 | \$0 | \$600,000 | \$900,000 | Area has no park service of any kind in fully developed neighborhoods. |
| 2 | Redevelop Tula Irrobali Park. | C-3 | 0 | \$0 | \$0 | \$400,000 | \$750,000 | Critical park for this area, heavily used. |
| 3 | Create five neighborhood parks in the Central Area in Park Zones C-3, C-4, C-7 and C-8 (land donated as part of development or acquired). | C-3, C-4, C-7, C-8 | 10 to 20 | \$0 | \$2,000,000 | \$1,000,000 | \$3,000,000 | Lowest park to population ratio in city at only 38% of target level. |
| 4 | Identify and develop a neighborhood park in Zone C-6. | C-6 | 2 to 4 | \$100,000 | \$250,000 | \$350,000 | \$500,000 | No current park service in the area. |
| 5 | Identify and develop three school park sites in Mission Valley Park Zones LV-3 and LV-4. | LV-3, LV-4 | 6 to 12 | \$0 | \$0 | \$500,000 | \$1,000,000 | No park service in these areas. |
| 6 | Identify site and develop one to two neighborhood parks in Mission Valley Park Zone LV-2. | LV-2 | 3 to 6 | \$100,000 | \$250,000 | \$400,000 | \$1,000,000 | No nearby park service in these areas. |
| 7 | Identify site and develop a small park in Zone NW-6. This may be a school park if feasible. | NW-6 | 3 | \$0 | \$200,000 | \$250,000 | \$500,000 | Fully developed area with no small park service. Other larger parks a mile away. |
| 8 | Identify and develop small park sites in Park Zones NW-4 and NW-8 on the west side. | NW-4, NW-8 | 3 to 10 | \$100,000 | \$250,000 | \$400,000 | \$1,000,000 | No close in park service, area is lower density but is expected to increase in density. |
| 9 | Re-develop Thorn Park. | NW-7 | 0 | \$0 | \$0 | \$300,000 | \$500,000 | Significant nearby population, park facilities are older and underdeveloped. |
| Estimated Total - Short Term | | | 47 to 85 | \$300,000 | \$2,950,000 | \$4,800,000 | \$10,050,000 | |
| Longer Term Actions – The Plan for A Bright Future | | | | | | | | |
| 10 | Assist with neighborhood parks in far East area as development occurs. Land acquired through dedication. Ten new parks are projected through 2016. | E-7, E-8 | 40 | \$0 | \$0 | \$2,500,000 | \$3,000,000 | Development already beginning, addresses need earlier on than previously done on the east side. City cost is to supplement development construction |
| 11 | Convert Chelsea Pool site into neighborhood park. Include spray ground feature. Construct new pool at other location nearby. | C-6 | 0 | \$0 | \$0 | \$400,000 | \$750,000 | Provides much needed park facilities if pool is closed. |
| 12 | Assist with neighborhood parks in far West area as development occurs. Land acquired through dedication. Eight new parks are projected through 2016. | NW-11, NW-12, NW-13 | 30 | \$0 | \$0 | \$2,000,000 | \$2,400,000 | Development already beginning, addresses need earlier. City cost is to supplement development construction |
| 13 | Assist with development of neighborhood parks in Northeast area as development occurs. Land acquired through dedication. Six new parks are projected through year 2016. | NE-7, NE-8 | 20 | \$0 | \$0 | \$1,500,000 | \$1,800,000 | Development already beginning, addresses need as population and need grows. City cost is to supplement development construction |
| Estimated Total - Long Term | | | 90 | \$0 | \$0 | \$6,400,000 | \$7,950,000 | |

