

CITY OF BROWNFIELD

2006 COMPREHENSIVE PLAN



CHAPTER 7: PARKS AND OPEN SPACE MASTER PLAN

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Introduction and Demographics

A vital component of an urbanized area is the amount of space devoted to satisfying active and passive community recreational needs. The quantity of the space, as well as its distribution within the population, is generally indicative of the quality of parks and recreational services available to the citizens. Furthermore, all these spaces collectively enhance and contribute to the quality of life found within the community. The purpose of this document, the City of Brownfield's Parks and Open Space Master Plan (Chapter 7 of the 2006 Comprehensive Plan), is to examine and analyze existing park and recreational spaces and facilities and to plan the City of Brownfield's parks, recreation and open space system to accommodate present and future community needs.

The following sections of this document evaluate existing park and recreational facilities; identify and document the various elements of the Parks and Open Space Master Plan; establish park/recreational facility criteria and standards; and provide for a comprehensive parks and open space system with procedures for implementing various components of the Plan.



Illustration 7-1
Jake Geron Park



Illustration 7-2
Gillham Park and Powell Lake

POPULATION

Table 7-1 shows a summary of demographic information for Brownfield from the 2000 U.S. Census and displays a summary of the City's growth from 1960 to 2000.

Brownfield has experienced a slight decline in population during the last decade. This decline in population is a trend that has occurred throughout communities in West Texas. However, Brownfield has been able to retain more of its population than several surrounding cities and Terry County (please refer to Chapter 1: The Baseline Analysis for further details regarding City and County population statistics).

Table 7-1 Population Change City of Brownfield, Texas			
Year	Population	Population Change	Percent Change
1960	10,285	-----	-----
1970	9,647	-638	-6.2%
1980	10,387	740	7.7%
1990	9,560	-827	-8.0%
2000	9,488	-72	-0.8%

Source: U.S. Census



Illustration 7-3
Hamilton Park

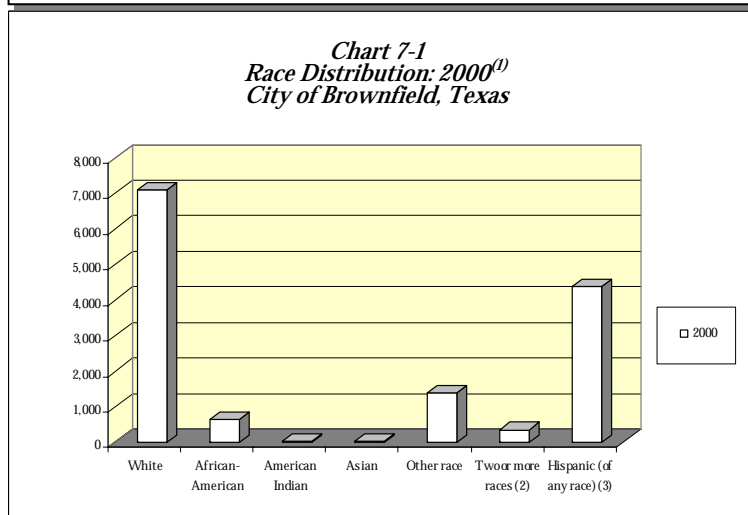
ETHNIC DISTRIBUTION

Table 7-2 and Chart 7-1 depict trends in ethnic composition for the City of Brownfield over the past 10 years. In both the 1990 and 2000 Census, those in the *White* race/ethnic group have contributed the largest portion of the total population. However, the City of Brownfield has become more ethnically diverse since 1990. This trend is occurring in many cities throughout the State and is a trend that is likely to continue for the near future. Over the last 10 years, the *White* ethnic group has remained around 75 percent of the population. The *Hispanic* group is the largest minority group in the City and has increased in contribution from 39.8 percent of the population in 1990 to 46.0 percent in 2000. In addition, the *African-American* group has also experienced a substantial increase in population. From 1990 to 2000, the *African-American* community has roughly increased by 50 percent, growing from 418 people in 1990 to 625 people in 2000. The *American Indian* ethnic group also experienced an increase from no individuals being reported in 1990 to 40 people in 2000. The only ethnic group to decrease in terms of percentage was the *Other* race category, which decreased from 2,030 to 1,373 people.

Table 7-2
Race and Ethnic Distribution: 2000
City of Brownfield, Texas

Race/Ethnicity	1990		2000	
	Number	Percent ⁽¹⁾	Number	Percent ⁽¹⁾
Caucasian	7,105	74.3%	7,074	74.6%
African-American	418	4.4%	625	6.6%
American Indian	0	0.0%	40	0.4%
Asian	7	0.1%	24	0.3%
Other race	2,030	21.2%	1,373	14.5%
Two or more races ⁽²⁾	---	---	352	3.7%
Hispanic (of any race) ⁽³⁾	3,802	39.8%	4,360	46.0%
Total Population	9,560		9,488	

⁽¹⁾ Inclusion of Hispanic origin in 'of any race,' total will not equal 100.0%
⁽²⁾ 1990 Census included "Two or more races" with the "Other race" category
⁽³⁾ Hispanic origin can be of any race
 Source: U.S. Census



AGE COMPOSITION

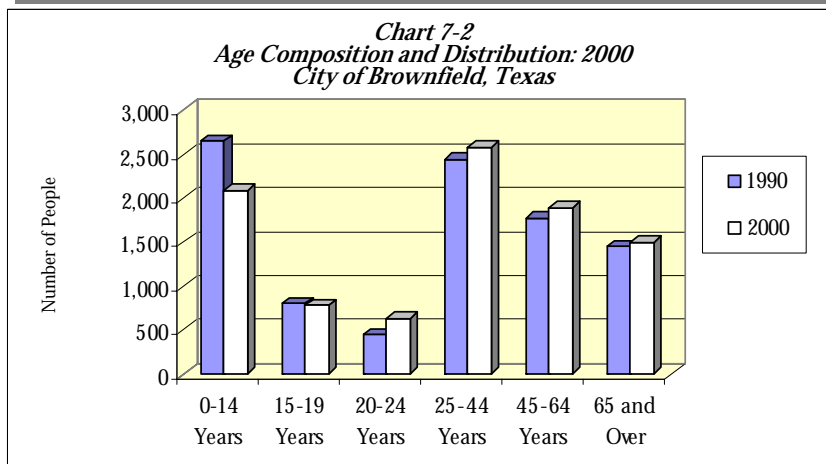
Table 7-3 and Chart 7-2 show information on various age groups and how they are represented within Brownfield. The City's age composition has not shifted significantly between the 1990 and 2000 Census counts. The largest increase in any age group was within the *College, New Family* group, those between the ages of 20 and 24, which increased over the past decade by 187 people. The *Young* age category experienced the largest decline between 1990 and 2000, with a decrease of 562 people.

In general, the City's 2000 age composition has remained similar to that of the composition in 1990; therefore, the City has started the new millennium with comparable circumstances to that of the 1990's. One of the most prominent differences between the two Census counts is that between 1990 and 2000 the median age increased by almost 4 years from 31.4 to 35.3 years.

Table 7-3
Age Composition and Distribution: 2000
City of Brownfield, Texas

Age Group	1990		2000	
	Number	Percent	Number	Percent
Young (0-14 years)	2,656	27.8%	2,094	22.1%
High School (15-19 years)	796	8.3%	781	8.2%
College, New Family (20-24 years)	444	4.6%	631	6.7%
Prime Labor Force (25-44 years)	2,441	25.5%	2,588	27.3%
Older Labor Force (45-64 years)	1,775	18.6%	1,895	20.0%
Elderly (65 and over)	1,448	15.1%	1,499	15.8%
Total	9,560	100.0%	9,488	100.0%
Median Age	31.4 Years		35.3 Years	

Source: U.S. Census



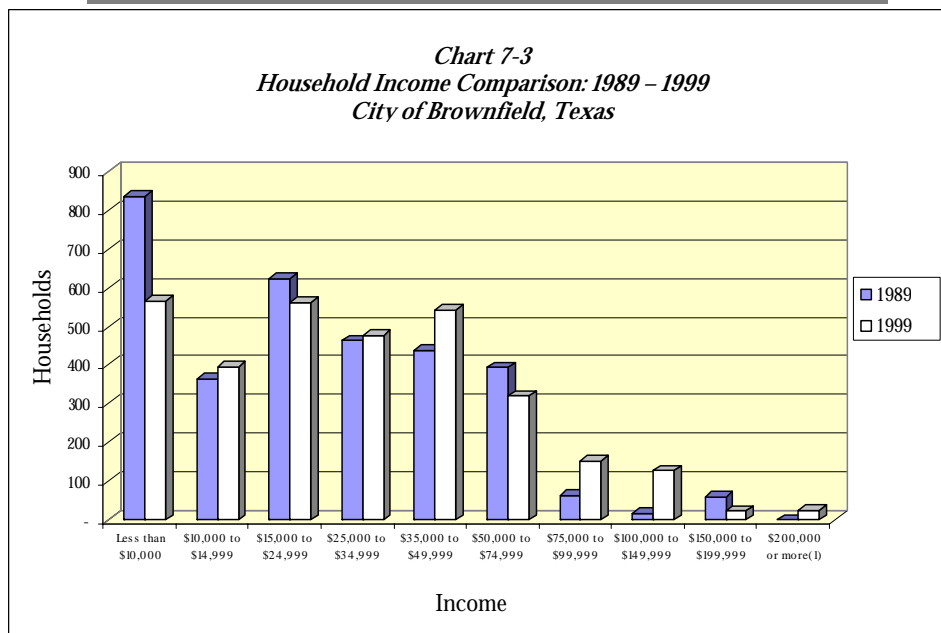
INCOME LEVELS

Table 7-4 and Chart 7-3 show Brownfield’s household incomes according to the 1990 and 2000 Census. According to the 2000 Census, the largest percentage of Brownfield households is in the *Less than \$10,000* income range. Approximately 17.8 percent of the City’s households (576 of 3,192 households) earn *Less than \$10,000* annually. Notably, this income group substantially decreased between 1989 (1990 Census) and 1999 (2000 Census), from 25.7 percent to 17.8 percent or 837 households to 567 households.

Table 7-4
Household Income Comparison: 1989 – 1999
City of Brownfield, Texas

Income Level	Brownfield			
	1989 ⁽¹⁾		1999	
	Number	Percentage of Households	Number	Percentage of Households
Less than \$10,000	837	25.7%	567	17.8%
\$10,000 to \$14,999	365	11.2%	395	12.4%
\$15,000 to \$24,999	624	19.1%	563	17.6%
\$25,000 to \$34,999	463	14.2%	477	14.9%
\$35,000 to \$49,999	438	13.4%	542	17.0%
\$50,000 to \$74,999	394	12.1%	321	10.1%
\$75,000 to \$99,999	63	1.9%	152	4.8%
\$100,000 to \$149,999	18	0.6%	127	4.0%
\$150,000 to \$199,999	60	1.8%	23	0.7%
\$200,000 or more ⁽¹⁾	N/A	N/A	25	0.8%
Total Number of Households	3,262	100.00%	3,192	100.00%
Median Household Income	\$21,382		\$26,504	

(1) 1990 Census did not include the category of household income of \$200,000 or more
Source: U.S. Census



CURRENT AND FUTURE POPULATION FIGURES

Analyzing past growth trends within the City, as well as the growth trends of surrounding communities, helps to predict what Brownfield can expect in terms of future population growth. The following is a discussion of the way in which the population projections for Brownfield have been established.

*Table 7-5
Population Change
Brownfield, Terry County, and Surrounding Communities*

County/ City	1970	1980	1990	2000	Growth Percentage 1970-2000	Compound Annual Growth Rate 1970-2000
Brownfield	9,647	10,387	9,560	9,488	-1.65%	-0.06%
Lamesa	11,559	11,790	10,809	9,967	-13.77%	-0.49%
Levelland	11,445	13,809	13,986	12,866	12.42%	0.39%
Littlefield	6,738	7,409	6,489	6,507	-3.43%	-0.12%
Lubbock	149,101	173,979	186,206	199,564	33.84%	0.98%
Seminole	5,007	6,080	6,342	5,973	19.29%	0.59%
Snyder	11,171	12,705	12,195	10,800	-3.32%	-0.11%
Terry County	14,118	14,581	13,218	12,761	-9.61%	-0.34%

Source: U.S. Census

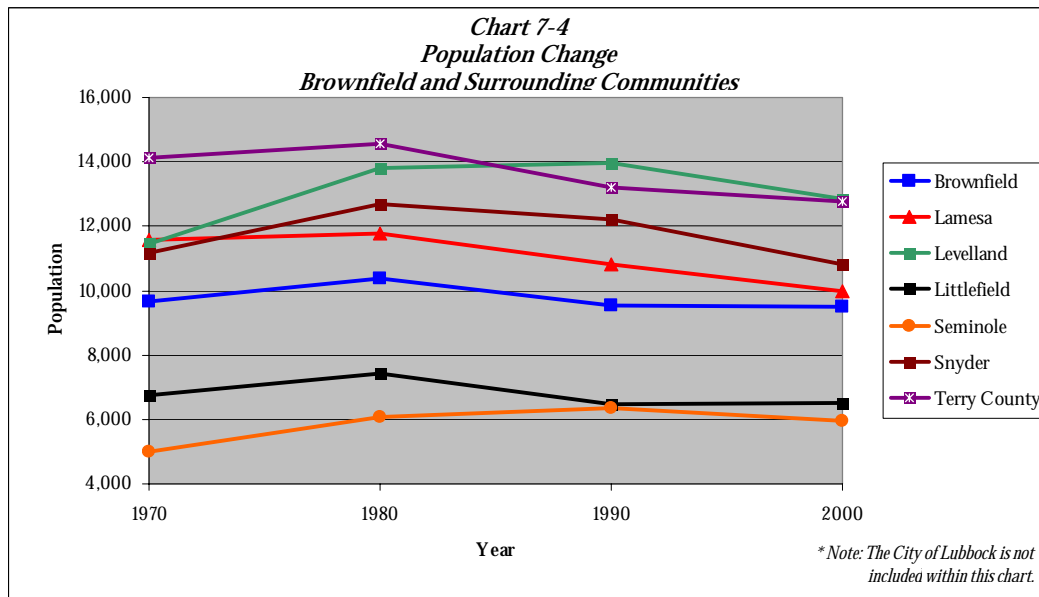


Table 7-5 and **Chart 7-4** contain Census population estimates from 1970 to 2000 for the City of Brownfield, Terry County, and several surrounding communities. As discussed in the Baseline Analysis, Brownfield was estimated by the Census to have experienced a slight decrease in population between 1970 and 2000. The -0.06 percent compound annual growth rate experienced by Brownfield between 1970 and 2000 is the smallest population decline in **Table 7-5**. In other words, out of eight county/cities listed in **Table 7-5** four experienced greater declines in population and only three experienced population increases. In addition, the overall percent change in population between 1970

and 2000 was calculated. This calculation reveals that from 1970 to 2000 Brownfield declined slightly by approximately 1.65 percent of its 1970 population. The cities of Lamesa, Littlefield, and Snyder experienced greater population declines than Brownfield (ranging from 3 to almost 14 percent). On the other hand, only the cities of Levelland, Lubbock, and Seminole witnessed population increases between 1970 and 2000.

The County's growth rate is significant because it includes growth that occurred outside the City limits; therefore, it may be a more reliable indicator of future growth. It should be noted that the compound annual growth rate for the County between 1970 and 2000 was approximately -0.34 percent; this fact may be more reflective of the growth rate the overall region can anticipate in the future. Specifically, over the last 30 years Terry County has retained most of its population (slightly decreasing from 14,188 people in 1970 to 12,761 in 2000). As mentioned in the Baseline Analysis, the City has retained a greater percent of its population than the County.

The population projections shown in **Table 7-6** have been calculated based on two principle factors – first, the City's past growth rates, and second, the growth rates of surrounding communities (refer to **Table 7-5**).

Year	Scenario A	Scenario B	Scenario C	Scenario D	Scenario E
	-1% Growth Rate	0% Growth Rate	0.5% Growth Rate	1.0% Growth Rate	2.5% Growth Rate
2000	9,488	9,488	9,488	9,488	9,488
2005	9,023	9,488	9,728	9,972	10,735
2010	8,581	9,488	9,973	10,481	12,145
2015	8,160	9,488	10,225	11,015	13,741
2020	7,760	9,488	10,483	11,577	15,547
2025	7,380	9,488	10,748	12,168	17,590
2030	7,018	9,488	11,019	12,788	19,902
Building Permits Per Year (2000-2030)	-26	0	16	35	110

Note: - Growth rates are compound annual growth rates.
 - Scenario D is highlighted to indicate the accepted growth rate.
 Source: Dunkin, Sefko & Associates, Inc.

Due to growth of the Lubbock metropolitan area and the recent growth of the school district enrollment (2005-2006), a population increase is expected to occur, see the Future Land Use Plan (Chapter 4) for further details. Specifically, the adopted growth rate for the City is a 1.0 percent compound annual growth rate, which corresponds with Scenario D in **Table 7-6**. Additionally, for planning purposes, the City's estimated build-out population, within the existing City limits only, is approximately 15,000 persons. This number was calculated by applying the same formula for the City's ultimate capacity (**Table 4-4**, Chapter 4) but was limited to land located within the City limits.

GROWTH PATTERNS

The Future Land Use Plan serves as a guide for the future growth patterns of the City. The Future Land Use Plan and subsequent information can be located in Chapter 4 of this 2006 Comprehensive Plan. For this section, the City's growth pattern will be discussed in general by quadrants of the City. However, please refer to Chapter 4 for further analysis of future land use acreages and standards for those land uses.

Northeast Quadrant

The greatest amount of growth is anticipated to occur in the northeast quadrant of the City, the area of the City closest to Lubbock. As growth from Lubbock continues to the south and west, Brownfield becomes more suitable as a residential or bedroom community for people working in Lubbock. Therefore, the majority of the northeast quadrant of the City is shown as low density residential on the Future Land Use Plan.

Southeast Quadrant

The majority of the southeast quadrant of the City is anticipated to primarily consist of low density residential uses. Industrial uses are shown within this quadrant but consume only a small portion of the total acreage. Small amounts of retail and commercial uses can be found along Highway 380.

Southwest Quadrant

The southwest quadrant is shown to have the greatest amount of industrial uses. Commercial uses are also present in the area and serve as a buffer between the industrial uses and existing residential uses to the north. Low density residential uses comprise the remainder of this quadrant.

Northwest Quadrant

The largest land use in the northwest quadrant is the rural residential land use. Due to the lack of infrastructure in the area, homes in the rural residential land use were seen as being suitable for service by on-site wastewater facilities.

CITY'S ROLE IN PROVIDING PARKS

Prior to October 1, 2004, Terry County had been responsible for maintaining the park system in Brownfield. However, since that date, the City of Brownfield has provided for and maintained all the parks within the City. Specifically, the County and City entered into an agreement (on October 1, 2004) that transferred the responsibility of providing parks and recreation opportunities from the County to the City.



*Illustration 7-4
Gillham Park and Powell Lake*

Goals and Objectives

The City Council, Planning Commission, and a Comprehensive Planning Advisory Committee (CPAC) were charged with the responsibility of developing the 2006 Comprehensive Plan, the last comprehensive plan (the Community Development Plan: 1981-2000) was approved in 1981. As part of the 2006 comprehensive planning process, the City included a Parks and Open Space Master Plan within the 2006 Comprehensive Plan. After a lengthy input and refinement process, the City Council, Planning Commission, and CPAC have adopted goals and objectives for the parks and open space system. These goals and objectives represent input from a cross-section of the community and should be accomplished with a 10 to 15-year time span. However, it may be difficult for the City to accomplish all goals and objectives. Nevertheless, attempts should be made to fulfill all the goals and objectives within this Plan.

The primary goals and objectives for the Brownfield parks and open space system are as follows:

Goal 1: Prepare a Parks and Open Space Master Plan to guide the development of a parks and open space system for the City of Brownfield.

Objective 1.1:

The Plan should be reviewed, at a minimum, every 5 years and its goals and objectives should be fulfilled in a 10 to 15-year time span.

Objective 1.2:

Community input and review (e.g., public hearings, surveys, etc.) should be a vital component of the Plan and all subsequent Plan updates.

Goal 2: Provide within the Parks and Open Space Master Plan recreational opportunities (e.g., parks, trails, and open spaces) that will respond to recreational needs for all citizens of Brownfield.

Objective 2.1:

The City should plan for future park facilities that accommodate young, middle-aged, and elderly users.

Objective 2.2:

The City should meet both the community's indoor and outdoor recreational needs.

Objective 2.3:

The City should increase quality recreational opportunities for citizens.

Objective 2.4:

The City should improve and maintain the existing softball parks.

Objective 2.5:

The City should promote and enhance family recreational opportunities.

Objective 2.6:

The City should continue exploring new recreational and social opportunities for all age groups, especially for the younger age groups, within Brownfield.

Objective 2.7:

The City should create a Park Maintenance Committee to involve citizens in the process of developing and maintaining the parks and recreation system.

Goal 3: Coordinate parks and open space facility planning and funding (i.e., cost sharing of projects) between the following entities:

- 1) City of Brownfield,
- 2) Terry County,
- 3) Brownfield Independent School District, and
- 4) Brownfield Regional Medical Center (Terry Memorial Hospital District).

Objective 3.1:

The City should coordinate between these entities in the design of facilities to provide greater opportunities to meet the community's diverse needs.

Objective 3.2:

The City and other entities should create facilities that are utilized by people associated with the entities listed above.

Objective 3.3:

The City and other entities should share the cost-burden of individual projects, thus reducing the financial demands on each separate entity.

Goal 4: Develop a multiple-purpose recreational complex to be jointly used by the City, County, Brownfield ISD, and Brownfield Regional Medical Center.

Objective 4.1:

The City should recognize the special needs of youth, teens, adults, the elderly and handicapped when designating and providing recreational facilities.

Goal 5: Develop pool facilities to be jointly used by the City, County, Brownfield ISD, and Brownfield Regional Medical Center.

Objective 5.1:

The City and entities should coordinate with each other to design a facility that would benefit each entity's patrons/citizens/ members.

Goal 6: Improve and/or construct park facilities in the Wheatley Community.

Objective 6.1:

The City should construct a neighborhood park within or around the area known as the Wheatley Community in the northwest quadrant of the City.

Goal 7: Investigate developing a golf course along the area of the Lost Draw floodplain.

Objective 7.1:

The City should continue to build upon the study conducted by Texas Tech University for a golf course for the Brownfield Community.

Goal 8: Investigate using a community center to serve the needs of all ages – concepts to be considered are a youth facility, skateboard park, bowling alley, and skating rink.

Objective 8.1:

The City should consider combining the concept of a community center with the concept of the multiple-purpose recreational complex to maximize the benefits and cost to all entities involved in the process.

Plan Development Process and Service Area

The City of Brownfield decided to make a strong effort to improve the quality of parks, open space and recreational opportunities available to the City of Brownfield. As with any municipality, the development of a parks and open space system is a major undertaking. The City Council made the commitment to start the planning process by selecting a consultant to prepare a citywide Parks and Open Space Master Plan, in conjunction with the development of a new Comprehensive Plan. The Parks and Open Space Master Plan has been developed and incorporated as a key component of the overall Comprehensive Plan.

Input for the Parks and Open Space Master Plan was received in the following three ways:

- (1) Comprehensive Planning Advisory Committee (CPAC) members and meetings,
- (2) Terry County Community: Quality of Life Survey, and
- (3) Public hearing held May 31, 2005.

First, the Comprehensive Planning Advisory Committee (CPAC) is the citizen committee (appointed by the City Council) that was formed to assist in developing the 2006 Comprehensive Plan. This group was critical in forming and refining the specifics for the goals, objectives, and recommendations of the Plan. Second, the Terry County Community of Life Committee conducted a survey that was printed in the local newspaper (The Brownfield News) and was distributed to local merchants and citizens. The survey had 96 respondents and its results served as valuable information in the development of the 2006 Comprehensive Plan and Parks and Open Space Master Plan. Third, the City held a public hearing on May 31, 2005 to gather input regarding the needs and desires for the parks and open space system in Brownfield. (The results from the



Illustration 7-5
Parks Public Hearing: Held May31, 2005



Illustration 7-6
Parks Public Hearing: Held May31, 2005

public hearing are discussed later within this Parks and Open Space Master Plan.) Additionally, this Plan outlines a needs analysis based on the participation numbers of recreational activities in the City as well as needs based on local and national recreational standards, which will be discussed later in this document. Most notably at the end of this planning process, the Plan identifies a listing of recreational elements needed in Brownfield and the prioritization of these needs.

The Parks and Open Space Master Plan is designed for a service area. A service area is the area that the City provides and maintains parks and open spaces. The service area for Brownfield is the land encompassed by the City limits and its extraterritorial jurisdiction (ETJ).



*Illustration 7-7
Terry County Park*



*Illustration 7-8
Sand Volleyball Court (Terry County Park)*

PLAN TIMING: PLAN LIFE AND REVIEW PERIODS

The time period or effective life of this Parks and Open Space Master Plan is 10-years. Therefore, the City should be able to use this Plan to guide its park and recreation efforts until at least 2016 or 2017. In addition, the Parks and Open Space Master Plan should be reviewed every two years to evaluate Plan progress, and to determine whether the Plan is still addressing the City's goals and objectives set forth within this Plan.

Inventory of Areas and Facilities

Recreational space and facilities within the City of Brownfield are provided in the City's Park System and by the Brownfield Independent School District, specifically the school campuses. The School District's facilities are for use by students on each campus, but some facilities, such as playgrounds, become available to residents of the City on a limited basis during non-school hours. Other facilities, such as the football stadium, baseball field, and tennis courts, are generally for organized student sports but may also be open to the public on a limited basis. However, it can be concluded that, the City and District, provide the facilities and space for the recreational opportunities that are available to the residents of Brownfield. The inventory of these facilities and the spaces on which they are located are a means of determining their adequacy.



*Illustration 7-9
Brownfield ISD Stadium*

PUBLIC PARK AREAS AND FACILITIES

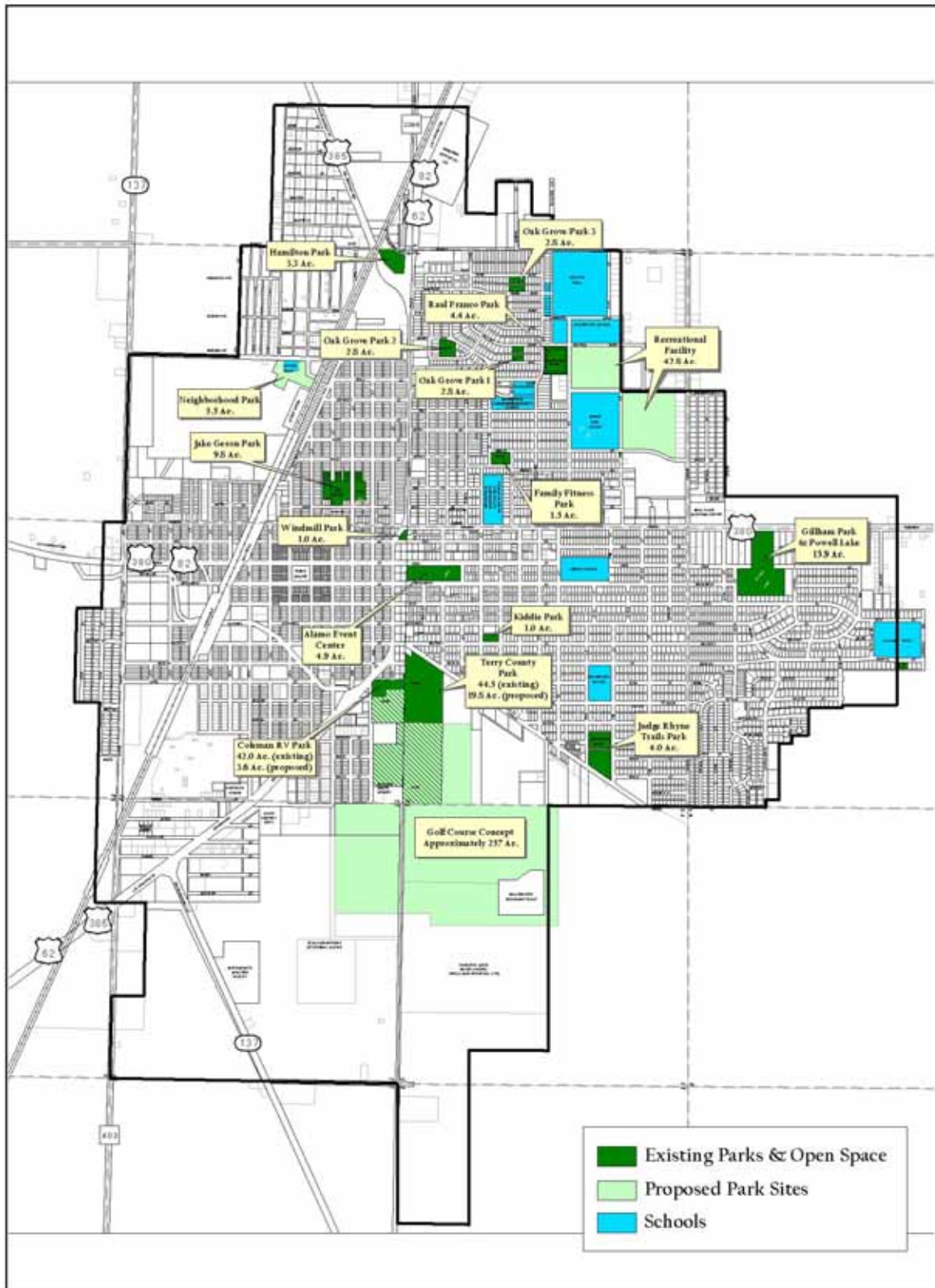
Table 7-2, on the following page, represents an inventory of recreational areas and facilities within the City. Each area is shown on Plate 7-1 and described in Table 7-2.



*Illustration 7-10
Examples of Parks of to the General Public
Terry County Park (Above)
Family Fitness Park (Below)*

**Table 7-7
Existing Park and Recreational Facilities
City of Brownfield, Texas**

Park Number	Park Name	Acres	Feature														
			Play Grounds	Softball	Baseball	Swimming Pool	Volleyball	Picnic Tables or Benches	Barbeque Grills	Restrooms	Soccer fields	Concession Stands	Basketball Courts	Tennis Courts	Walking Trail	Amphitheater	Recreational Vehicle Spaces
1	Terry County/Coleman Park*	86.5	X	X	X	X	X	X		X			X	X	X	X	X
2	Gillham Park and Powell Lake	15.9	X					X									
3	Jake Geron Park	9.8	X	X				X	X				X				
4	Alamo Event Center**	4.9					X		X	X		X					
5	Raul Franco Park	4.4		X	X												
6	Judge Rhyne Trails Park	4.0						X						X			
7	Hamilton Park	3.3						X						X			
8	Oak Grove Park #1	2.8	X					X									
9	Oak Grove Park #2	2.8		X													
10	Oak Grove Park #3	2.8	Unimproved														
11	Family Fitness Park***	1.9	X												X		
12	Windmill Park	1.0												X			
13	Kiddie Park	1.0	X											X			
	Total Acreage	141.2															
* Includes an indoor meeting hall and amphitheater ** Includes boxing, batting, and meeting facilities *** Includes fitness equipment																	



Parks & Open Space

Plate 7-1



Area and Facility Concepts and Standards: Brownfield Park Classification System

Most municipal parks systems have a hierarchy, or classification system, for the various types of park facilities that defines the characteristics and function of each park type. When a functional classification system is used, parks are generally identified by their type, size, and service area, as well as by the amenities that are generally associated with each type. Using this approach in formulating and planning the future park system for Brownfield should result in the dispersed placement of park/recreational facilities throughout the community. It should also result in the maximization of the cost of construction or improvement of various park facilities. The following sections describe a commonly used classification system that follows guidelines similar to those set forth by the National Recreation and Park Association (NRPA).

Each park type is discussed below to:

- (1) identify the primary function of the park;
- (2) identify recreational activities associated with each park type; and
- (3) define the general service area and the physical relationship of each park to the population residing within its service area.

When utilizing this functional classification system, the City's principal concern will be to develop, more completely than in past years, facilities for neighborhood and community parks. Services from other type of park facilities will be furnished either nearby or within a reasonable driving distance to regional facilities. The summary and application of the following classification system and its guidelines are set forth in later sections of the Plan document.



*Illustration 7-11
Windmill Park*



*Illustration 7-12
Jake Geron Park*



*Illustration 7-13
Terry County Park Little League*

NEIGHBORHOOD PARK

The neighborhood park is considered one of the most important features of a park system. It is also thought to be one of the major cohesive elements in neighborhood design. The primary function of a neighborhood park is the provision of recreational space for the immediate neighborhood that surrounds it.

- When it is possible to combine an elementary school with this type of park, the two features further enhance the identity and cohesiveness of the neighborhood by providing a central location for recreation and education and a significant open space feature within the neighborhood.
- The neighborhood park should be located near the center of the neighborhood, and should be located to have a service area of approximately one-half to three-fourths of a mile.
- Safe and convenient pedestrian access (sidewalks or a hike and bike trail) is considered important to a neighborhood park location.
- Generally, the location should not be adjacent to heavily traveled major thoroughfares.
- Facilities commonly provided with a neighborhood park consist of:
 - Playground structures (e.g., jungle gym, swing set, slide, etc.),
 - A multiple-purpose court, surfaced play area,
 - An athletic passive/area (non-lighted) for games such as baseball, football and soccer, and a surfaced area for such sports as volleyball, basketball and similar activities,
 - Small picnic pavilions with tables, grills, and drinking fountains are desirable,
 - Tennis courts for casual play are desirable features for a neighborhood park,
 - A passive area and open space, and
 - Lighted athletic facilities should not be included in a neighborhood park.
- A standard of 2.5 acres of park space for each 1,000 persons within the service area is recommended for the neighborhood park in new developments. The desirable size of a neighborhood park ranges from a minimum of 5 to 10 acres.

COMMUNITY PARK

The community park is a larger area than a neighborhood park and is oriented primarily to have active recreation facilities for all ages. Community parks should be a minimum of 50 to 100 acres in size.

- A community park serves several neighborhood areas; it should be conveniently accessible by automobile, and it should include provisions for off-street parking.
- Some of the activities provided within a community park generally include:
 - Lighted fields for baseball, football and soccer,
 - A community building or recreational center,
 - Tennis courts,
 - A surfaced, multiple-purpose play area,
 - Playground structures,
 - A passive area for picnicking,
 - Other special facilities, such as Frisbee and golf, if space is available,
 - Large picnic pavilions, and
 - Swimming pools.
- The service radius for a community park is generally one-half mile to two miles, and a location adjacent to, or as an integral part of, a junior high or high school is considered desirable.
- The standard recommended size for this type of park is a minimum of 2.5 acres of recreational area per 1,000 persons within the service area.

REGIONAL PARK

Areas that are 50 to 200 (or more) acres in size that provide both passive and active recreational facilities for all age groups are usually classified as large parks. It is desirable that a balance of passive and active recreational facilities be provided within a large park. Such facilities may include picnicking, multiple-use sports areas, water areas or lakes, and hiking and natural areas. Dependent upon location, need, and possibly topography, community park features may be placed within the large park facility. A minimum standard of five to ten acres per 1,000 persons is commonly recommended for this type of park area.

SPECIAL PARK AREAS

Golf courses, linear parks/greenbelts, country clubs, zoos, botanical gardens and special athletic and community centers, including hobby centers, are considered to be special types of recreational facilities. Some of the activities that are accessible to residents of Brownfield are furnished by facilities within the region. Standards for this type of facility are variable and dependent upon the extent of services provided by the special facility.

PARKWAYS AND ORNAMENTAL AREAS

Plazas, street medians, scenic drives and grounds of public buildings and similar facilities are important aspects of the overall park system, and should receive careful attention for their development and maintenance.

OPEN SPACE

These areas are natural areas that are generally left undisturbed, but are not necessarily characterized as preserves. No active uses are generally accommodated or developed within these areas. Typically, greenbelts or floodplains provide the open space and preserve the native environment of these areas for possible recreational use.

SUMMARY OF PARK TYPES / CLASSIFICATIONS

The following table, **Table 7-8**, classifies each Brownfield park according to the standards described above in the previous sections. Then for clarity purposes **Table 7-9**, on the following page, summarizes the previous sections and the key characteristics of each park type/classification.

Park Name	Park Classification	Acres
Terry County/Coleman Park	Community/Special	86.5
Gillham Park and Powell Lake	Special	15.9
Jake Geron Park	Neighborhood	9.8
Alamo Event Center	Special	4.9
Raul Franco Park	Neighborhood	4.4
Judge Rhyne Trails Park	Neighborhood	4.0
Hamilton Park	Special	3.3
Oak Grove Park #1	Neighborhood	2.8
Oak Grove Park #2	Neighborhood	2.8
Oak Grove Park #3	Neighborhood	2.8
Family Fitness Park	Neighborhood	1.9
Windmill Park	Parkway - Ornamental	1.0
Kiddie Park	Special	1.0
Total Acreage		141.2

Table 7-9
Summary of Park Types / Classifications
City of Brownfield, Texas

Park Type	Description	Size	Service Area (Radius)	Standard of Acres per 1,000 People
Neighborhood	Primary function is the provision of recreational space for the neighborhood that surrounds it.	5 to 10 acres	0.5 to 0.75 miles	2.5
Community	Oriented toward providing active recreational facilities for all ages. Serve several neighborhood areas, and therefore, they should be conveniently accessible by automobile and should include provisions for off-street parking.	50 to 100 acres	1.5 to 2.0 miles	2.5
Regional	These parks can serve all age groups, and often have unique amenities such as fishing, boating, and hiking and natural areas.	50 to 200 acres	Entire City	5-10
Special	Golf courses, linear parks/greenbelts, trails, country clubs, school parks, botanical gardens and special athletic and community centers, are considered special types of recreational facilities.	Variable	Variable	Variable
Parkways and Ornamental Areas	Plazas, street medians, scenic drives and grounds of public buildings and similar facilities.	Variable	Variable	Variable
Open Space	These areas are natural and are generally left undisturbed, and can be referred to as preserves. Although active recreation can be accommodated within these areas, they are primarily intended for passive recreational use.	Variable	Variable	Variable

Source: Dunkin, Sefko and Associates

Needs Assessment – Identification of Needs

The recreational facilities the City has to offer its residents should be in consonance with the current and anticipated needs of the community. Anticipated needs can be predicted based upon generally accepted standards and development guidelines, which are related to the population to be served. Expectation of a community's park and recreational needs is usually determined through the analysis of material and data furnished by persons actively engaged in some type of recreational activity. When both are considered and set forth in a logical, realistic plan and implementation program, a comprehensive parks and open space system can be achieved that will meet long-term active and passive recreational needs of the residents.

This section of the Plan describes and evaluates the needs assessment process used to determine future park and recreational facilities in Brownfield. This assessment and evaluation process utilizes three approaches for determining park and recreation needs for a community:

- (1) Public hearings,
- (2) Standards-based needs assessment, and
- (3) Demand-based recreational analysis.

PUBLIC HEARINGS

This approach, used to help in assessing future park and recreational needs, relies upon information and data from various user group sources, or from other sources that are familiar with what citizens and park users generally want for certain types of facilities. Three methods were used during the preparation of the Plan to secure input for this phase of the needs assessment process: (a) a public hearing was held; and (b) requests were solicited from user groups for their input regarding previous and (c) current participation, and their forecast of needs, in their respective activities.

For the purpose of securing citizen input concerning park facility needs, the City held a public hearing on May 31, 2005. City staff and civic leaders further publicized the meeting. The park and recreational needs cited below are listed in order of importance, as indicated by respondents' comments at the public hearing.

- (1) Recreational complex (ideas included a therapeutic pool for joint use with the Brownfield Regional Medical Center, including a multiple-use community center)
- (2) Youth center

- (3) Golf course
- (4) Park improvements for the Wheatley Community
- (5) Skateboard park
- (6) Skating rink
- (7) Bowling alley

The above, condensed comments/priorities were submitted by a number of individuals who are interested in local recreational activities and facilities. The minutes from the May 31, 2005 public hearing were approved and are now official record.

STANDARDS-BASED NEEDS ASSESSMENT

This approach is used to assist in the assessment of future recreational needs, and follows established and recognized standards for assessing the quantity of parkland and the number of facilities that are, or will be, needed to meet the needs of a given population.

Facility-Activity Standards

Two references for facility standards are cited and described below. One source is the National Recreation and Park Association (NRPA), and the other source is the compilation of data from various cities within the State. The NRPA has functioned as a source of guidance for park standards and development for a number of years. The NRPA's standards are suggested as a guide for partially determining parks and open space needs. In various cities, differences will be found in the socioeconomic and cultural characteristics of the population. Therefore, the range of demands and preferences for recreational activities will also tend to vary. Obviously, these variances will directly influence a uniform standard for all locations. NRPA is very specific to point out that their data is to be used only as a partial guide for the development of local parks and open space standards.

The data compiled during preparation of the Plan for various cities within Texas, and the types of recreation facilities provided by these cities, is shown for comparison purposes. The listing is not as complete as NRPA standards, but it does show a general representation of an urbanized area within Texas which can be used by Brownfield for a general comparison to NRPA standards. Both sets of data are shown in **Table 7-10**

Table 7-10
Comparative Development Standards

Activity	Number of Units per Population	
	NRPA Standard	Selected Cities
Basketball (Court)	1 per 5,000 persons	-----
Tennis Court	1 per 2,000 persons	-----
Baseball/Softball	1 per 5,000 persons	1 per 4,000 persons
Adult Softball	1 per 5,000 persons	1 per 4,000 persons
Football	1 per 20,000 persons	-----
Soccer	1 per 10,000 persons	1 per 4,350 persons
Volleyball Court	1 per 5,000 persons	-----
Swimming Pool	1 per 20,000 persons	1 per 20,000 persons
Trails	-----	-----
Recreation Center	-----	1 per 25,000 persons

An important recreational facility that is not listed in **Table 7-10** is the playground structure, one of which should be provided for each neighborhood park and community park. Many of the uses cited above would be more appropriate within a large or community park, as opposed to within a smaller, neighborhood park.

Utilization of the above standard is a valid approach to determine the scope and extent of recreational activities or facilities that are estimated to be needed for a given population at some time in the future. Continual analysis of the ratios show in **Table 7-10** (national and regional) in the following section indicate the need for periodic updating to ensure that the community’s park and recreational needs continue to be met as the City develops.



Illustration 7-14
Terry County Park Little League



Illustration 7-15
Family Fitness Park

Park Area Standards

The types of parks previously discussed identified various park and open space areas that may be applicable to Brownfield’s future park system. The area standards for each type of park are helpful in determining the number of acres required for the parks that are selected to compromise the overall park/open space system. Recommended area standards are summarized in **Table 7-11**, and the respective acreage needed for each type of park are shown for the City’s current population, which is approximately 9,500 persons, and for the City’s projected population of 15,000 persons in the year 2045.

<i>Table 7-11 Park Area Standards for Park Types per 1,000 Persons City of Brownfield, Texas</i>				
Park Type	Recommended Standard	Current Acreage	Acreage for 9,500 Persons	Acreage for 15,000 Persons
Neighborhood Park	2.5 Acres	28.60	23.75	37.50
Community Park	2.5 Acres	86.50	23.75	37.50
Regional Park	3.0 Acres	0.00	28.50	45.00
Special	Variable	25.10*	-----	-----
Parkways/Ornamental	Variable	1.00*	-----	-----
Total		115.10	76.00	120.00
* Not included in total acreage				



*Illustration 7-16
Park at Oak Grove Elementary School*

As shown in **Table 7-11**, the current overall park acreage is adequate for community-wide recreation and leisure purpose. Although the neighborhood and community parks acreage is above the recommended standards there is currently no acreage serving as a regional park within the City, this has primarily

to do with the population size of the community. The City would have to almost double in size to warrant a regional park, according to NRPA standards. However, the NRPA suggests that park facilities also be based upon level of service (LOS) guidelines rather than strictly upon acreage requirements. User demand is one of the ways that level of service can be determined in a quantifiable form. Nevertheless, the acreage requirements shown in **Table 7-11** are helpful in general area planning and in calculating the overall size (acreage) requirements of the total park/recreation system.

DEMAND-BASED RECREATIONAL ANALYSIS

This Demand-Based Analysis (participation analysis) compares existing participation numbers in specific recreational programs or activities to specific field or facilities available. The participation numbers used for this analysis have been reported by the City in the summer of 2005. The following activities were analyzed:

- (1) Youth baseball,
- (2) Youth softball, and
- (3) Adult softball.

Table 7-12 evaluates each sport or activity versus the existing field capacity for each sport. In the evaluation, the age of the participant, length of games, and number of games per week normally played by a league are taken into consideration. The columns within the table are explained by the following:

- **Games Per Week Per Field Capacity** - The number of league games played in a week, as scheduled by the league.
- **Teams Per Field Per Week** - The number of teams a single field will support, based upon length of game and age of participant.
- **Existing Teams** - The number of teams each league reports to the City.
- **Existing Number of Fields** - The number of fields utilized by a league.
- **Field Requirement Per Standard** - The number of fields required to serve the City's population. (As referenced in the table describing Development Standards, **Table 7-10**.)
- **Number of Fields Needed to Meet Standard (Currently)** - The number of fields required to meet the current (2006) field requirements (equivalent to the Field Requirements per Standard column minus the Existing Number of Fields column).

- **Number of Fields Needed to Meet Standard (Future)** - The number of fields required to meet the future field requirements (based on a built-out population of 15,000 people, occurring approximately in 2045, and a park standard of one (1) park facility for every 4,000 persons, refer to Table 7-10).

*Table 7-12
Recreational Activity Field Capacity Analysis
City of Brownfield, Texas*

ACTIVITY	Games Per Week Per Field Capacity	Teams Per Field Per Week	Existing Teams	Existing Number of Fields	Field Requirement Per Standard	Number of Fields Needed to Meet Standard (Current)	Number of Fields Needed to Meet Standard (Future)
Youth Baseball	18	36	33	3	3	0	2
Youth Softball	18	36	10	3	3	0	2
Adult Softball	6	12	18	6	3	0	2

Note: Archery and boxing are additional activities utilizing City facilities.

The last two columns, the Number of Fields Needed to Meet Standard (Current) and the Number of Fields Needed to Meet Standard (Future), are the most important columns in the table because the numbers within these columns reflect whether the City is lacking in terms of facilities. Currently, there are no facilities found lacking within Brownfield for youth baseball, youth softball or adult softball. The baseball/softball fields adjacent to Coleman and Terry County Parks are a major reason that the City is able to meet the needs of existing leagues; without this facility, there would be a greater need for baseball/softball fields. For the near future, the leagues in Brownfield have adequate facilities. As the City’s population grows and the leagues expand, additional fields will need to be added for specific use.

For comparison purposes, and for analyzing future needs, recreational activities are shown in Table 7-13 based upon both the NRPA and selected cities standards found in Table 7-10. These do vary from local needs, as is evident when comparing the two columns: facilities and units for the present population of 9,500 persons and for a projected population of 15,000 persons.



*Illustration 7-17
Raul Franco Memorial Ball Park*

**Table 7-13
Recreational Demand Per Development Standard
City of Brownfield, Texas**

Activity/Facility	Recommended Standard	Current Facilities	Units for 9,500 Pop.	Units for 15,000 Pop.
Basketball (Outdoor)	1 per 5,000 persons	1	2	3
Tennis Courts	1 per 2,000 persons	0	5	8
Lighted Baseball/Softball	1 per 4,000 persons	9	3	4
Adult Softball	1 per 4,000 persons	6	3	4
Football	1 per 20,000 persons	0	1	1
Soccer	1 per 4,500 persons	0	3	4
Volleyball Court	1 per 5,000 persons	2	2	3
Swimming Pool	1 per 20,000 persons	1	1	1
Trails	1 per drainage basin	1	N/A	N/A
Recreation Center	1 per 25,000 persons	0	1	1
Playground	1 per 4,000 persons	3	3	4

For future park acreage that is based upon the suggested standards, the City would have approximately 120 acres (refer to **Table 7-11**) within the overall park system, for neighborhood, community, and regional parks as shown in **Table 7-11**, for a projected population of 15,000 persons.



*Illustration 7-18
Terry County Park Ball Field*

Parks and Open Space Master Plan

Recommendations

Anticipating change and adjusting to it may be one of the most challenging aspects related to local government provision of services and facilities, including recreational services and facilities. Just as the City is always changing, so should the City's park and recreation system. Brownfield should generally plan its park and recreation facilities based on its existing and projected population, and should not concentrate solely on providing park acreage, but on providing a facility-based park and recreation system. For instance, the City currently has enough park acreage to meet current demand (refer to **Table 7-11**) but will need additional facilities to meet current and future needs (refer to **Table 7-12** and **Table 7-13**).

This Parks and Open Space Master Plan shows the proposed park system the City should strive to implement related to the Future Land Use Plan. The following sections are descriptions of proposed parks and open space recommendations.

MULTIPLE-PURPOSE RECREATIONAL COMPLEX AND COMMUNITY PARK

At the public hearing held on May 31, 2005 the desire to meet the community's diverse needs and the sharing of financial costs between the City, County, school district, and hospital was heavily expressed. Many people who are associated with the different entities were present at the public hearing and expressed support for a cooperative, multi-entity effort. Many types of facilities could be shared between the four entities (the City, County, school district, and hospital). One of which is a multiple-purpose recreational complex that would meet the entities' various needs. The following are elements that should be considered in the design of any joint-sponsored facility:

- Indoor pool (e.g., therapeutic pool)
- Fields (e.g., soccer, baseball, softball, T-ball, adult softball)
- Open space
- Youth center
- Skateboard park
- Playground equipment
- Civic center



*Illustration 7-19
Gillham Park and Powell Lake*



*Illustration 7-20
Gillham Park and Powell Lake*



*Illustration 7-21
Kiddie Park*

Table 7-14
Example Cost of a Multiple-Purpose Facility
City of Brownfield, Texas

Facility-Type	Estimated Cost	Possible Funding Sources
Playground	\$60,000	Texas Parks & Wildlife Department Grants, Donations, Bonds, General Budget
4 Lighted Soccer Fields	\$400,000	
4 Lighted Little League Fields	\$600,000	
4 Adult Softball Fields	\$800,000	
Pool	\$1,500,000	
Picnic Pavilion with 10 Tables	\$50,000	
Total of 200 Parking Spaces	\$200,000	
Other Elements <i>(Concrete Access Park Roads, Water & Sewer Lines, Electrical Services, Irrigation & Turf Establishment)</i>	\$15,000	
Total Estimated Cost	\$3,625,000	

Note: All costs are estimates.
Note: Estimated cost does not include land acquisition.

Additionally, based upon input received from the public hearing and a comparison of the standards shown in **Table 7-11**, **Table 7-12**, and **Table 7-13**, a community park is needed to serve the multiple-purpose recreational needs of Brownfield. With the exception of Terry County Park and Coleman Park, the City does not have any large parks or multiple-purpose sports park facilities. A community park should be combined with the multiple-purpose recreational complex, described above. The new community park should be a minimum of 50 acres in size, and the cost of such a park could be shared between the City, County, school district, and hospital.

SPECIAL PARKS (GOLF COURSE)

In cooperation with Texas Tech University, the City has investigated the concept of developing a municipal golf course. Both at the public hearing and in a public survey, (printed in the Brownfield News [the local newspaper] and distributed to local merchants with 96 respondents) people expressed their desire for a golf course facility within the City. A golf course facility is classified as a special park. The recommended location for the golf course is in the southern sector of the City, between the Terry County/Coleman Park and wastewater treatment plant (see **Plate 7-1** and **Illustration 7-22**). A preliminary cost



Illustration 7-22
Golf Course Site

estimate for a golf course facility would be a \$2.7 million construction cost (land acquisition is not considered a portion of the \$2.7 million cost) and would not include the construction of a clubhouse.

NEIGHBORHOOD PARKS

Currently, there is enough neighborhood park acreage for the City of Brownfield, according to NRPA acreage standards. However, there has been a need expressed within the community, during the public hearing on May 31, 2005, to construct a neighborhood park facility in the Wheatley Community. Specifically, input was received that no parks are located within close proximity to the Wheatley Community. Generally, in order to fulfill recreational needs as the community grows, neighborhood parks should be strategically located throughout the community to serve all residential areas.



*Illustration 7-23
Example of a Texas Golf Course*

Plate 7-1 indicates a possible location for a future neighborhood park site within the Wheatley Community. This site is shown within a possible growth area for future residential development. The area to the west and north of the Wheatley community is shown on the Future Land Use Plan maps as rural residential land use. The proposed neighborhood park site should be seven to ten acres. Overall, meeting the neighborhood park standard is important, but more important is the furnishing of adequate neighborhood parks and recreational facilities convenient to the residents in neighborhood areas.

*Table 7-15
Neighborhood Park Cost
City of Brownfield, Texas*

Facility-Type	Estimated Cost	Possible Funding Sources
Playground	\$60,000	Texas Parks & Wildlife Department Grants, Donations, Bonds, General Budget
Practice Backstop	\$10,000	
15-Space Parking Lot	\$20,000	
Multi-Purpose Court	\$35,000	
Turf & Irrigation(10 acres)	\$50,000	
Drinking Fountain	\$5,000	
Picnic Shelter (5 Tables)	\$45,000	
Park Benches (6)	\$5,000	
Total Estimated Cost	\$230,000	
Note: Estimated cost does not include land acquisition.		

SUMMARY OF RECOMMENDATIONS

The recommendations that have been discussed throughout this chapter are summarized in **Table 7-16**.

<p><i>Table 7-16</i> Summary – Parks and Open Space Master Plan Recommendations <i>City of Brownfield, Texas</i></p>
<p><u>Multiple-Purpose Recreational Complex and Community Park</u> A multiple-purpose recreational complex should be constructed to meet the various needs of the residents of the City, County, school district, and hospital district. The City of Brownfield, Terry County, Brownfield Independent School District, and Brownfield Regional Medical Center should work collaboratively to build such a facility and should share in the construction and maintenance cost of the facility.</p> <p>Additionally, it is recommended that a new community park be constructed and used in conjunction with the multiple-purpose recreational complex.</p>
<p style="text-align: center;"><u>Special Parks (Golf Course)</u></p> <p>The City should continue to investigate the concept of developing a municipal golf course (see Plate 7-1).</p>
<p style="text-align: center;"><u>Neighborhood Park (Wheatley Park)</u></p> <p>The City should construct a neighborhood park in or around the Wheatley Community, located in the northwest quadrant of the City.</p>
<p>Note: Not in ranking order.</p>

Plan Implementation and Prioritization of Needs

The City of Brownfield’s approach to implementing the Parks and Open Space Master Plan should be to develop strategy for securing monies from the annual budget, the approval and sale of bonds or warrants and making applications for any applicable grants. Accomplishing what is needed for upgrading the park system will occur over a period of time. It is recommended that the Parks and Open Space Master Plan be reviewed every two years; however, a reasonable goal to accomplish a single major

project from a priority listing every three to five years. The most effective method to use in developing this strategy will be a capital improvements program for parkland acquisition and development.

A capital improvements program (CIP) identifies projects, establishes their costs, prioritizes each project by need and year of completion, and identifies funding sources. This approach is designed to allow annual review and reassessment of projects to determine if rescheduling is needed due to changes in needs or funding. The program does make a statement of intent to accomplish improvements in an orderly manner as funds are foreseen to be available.

Table 7-17 is a recommended beginning for a five-year program, ranked in order of priority.

<i>Table 7-17</i>				
<i>Recommendations: Priority Listing</i>				
<i>Capital Improvements Program for Park, Recreation and Open Space Facility Development</i>				
<i>City of Brownfield, Texas</i>				
Priority	Project/Item	Year(s)	Estimated Cost	Sources of Funds
1	Playgrounds	2006-2011	\$60,000 each	Bond, TP&W, Grant
2	Picnic Tables	2006-2011	\$1,000 each	Bond, TP&W, Grant
3	Trail – Multiple Use	2006-2011	\$165,000 per mile	Bond, TP&W, Grant
4	Soccer Field	2006-2011	\$125,000 each	Bond, TP&W, Grant
5	Youth Baseball/Softball	2006-2011	\$125,000 each	Bond, TP&W, Grant
6	Golf Course	2006-2011	\$2,700,000	Bond, TP&W, Grant
7	Aquatic Facility	2006-2011	\$2,000,000	Bond, TP&W, Grant