3.0 PLANNING AREA

3.1 DESCRIPTION OF THE PLANNING AREA

The City of Longview is located in the southwestern portion of Cowlitz County, Washington (Figure A). It is situated at the confluence of the Cowlitz and Columbia rivers, approximately 70 miles east of the Pacific Ocean, 50 miles north of Portland, Oregon, and 150 miles south of Seattle, Washington. The Cowlitz River forms the City's eastern border flowing south between Longview and Kelso. The Columbia River forms part of Longview's southern border and separates Washington from Oregon. The river is spanned at Longview by the Lewis and Clark Bridge, which links the two states.

Longview is recognized by students of western American history as the first "planned city". Longview was incorporated in 1924 as a completely planned city where none had existed before. It was built according to a grand design, with private capital, and was guided carefully through each phase of early construction by its benefactor, Robert A. Long. The City consists of 21 neighborhoods (Figure B). Today, Longview is a thriving city with a very active Columbia River Port and strong links with Asia. Longview shares its location between Seattle and Portland with the city of Kelso, which is located directly east across the Cowlitz River. Longview remains the only planned city of its kind and is unlikely to be copied. Its future remains as challenging and exciting as its past.

Parks and recreation facilities and programs serve the residents of Longview and surrounding area. Longview has the only municipal Recreation Division which lends itself as the go-to for programs and special events in Cowlitz County. The Recreation Division provides services for youth, adult, sports, events, out of school, facility rentals, and specialized recreation program areas. The Parks Division maintains 18 parks and green space totaling over 645 acres and 14,000 trees which provides active and passive recreational opportunities and preserves natural areas of the community. Facilities owned and operated by Longview include 3,600 feet of shoreline access, 48 acres of surface water, 9 miles of trails, 18 hole 71 par golf course, and 4 unoccupied buildings used for city programs as well as rental facilities.

Figure A

COWLITZ COUNTY, WA

CITY OF LONGVIEW

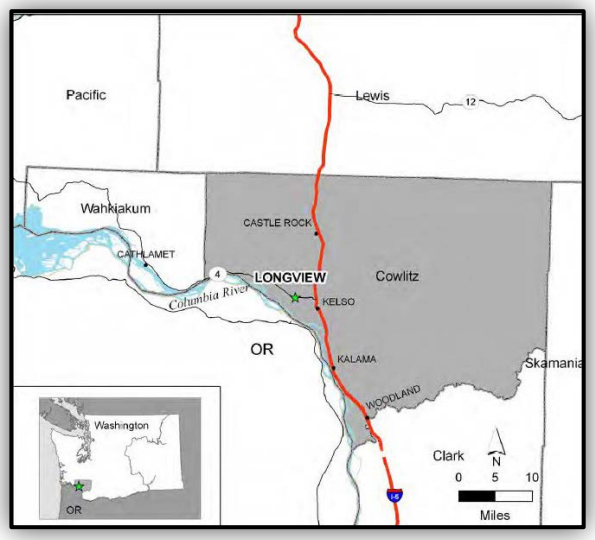
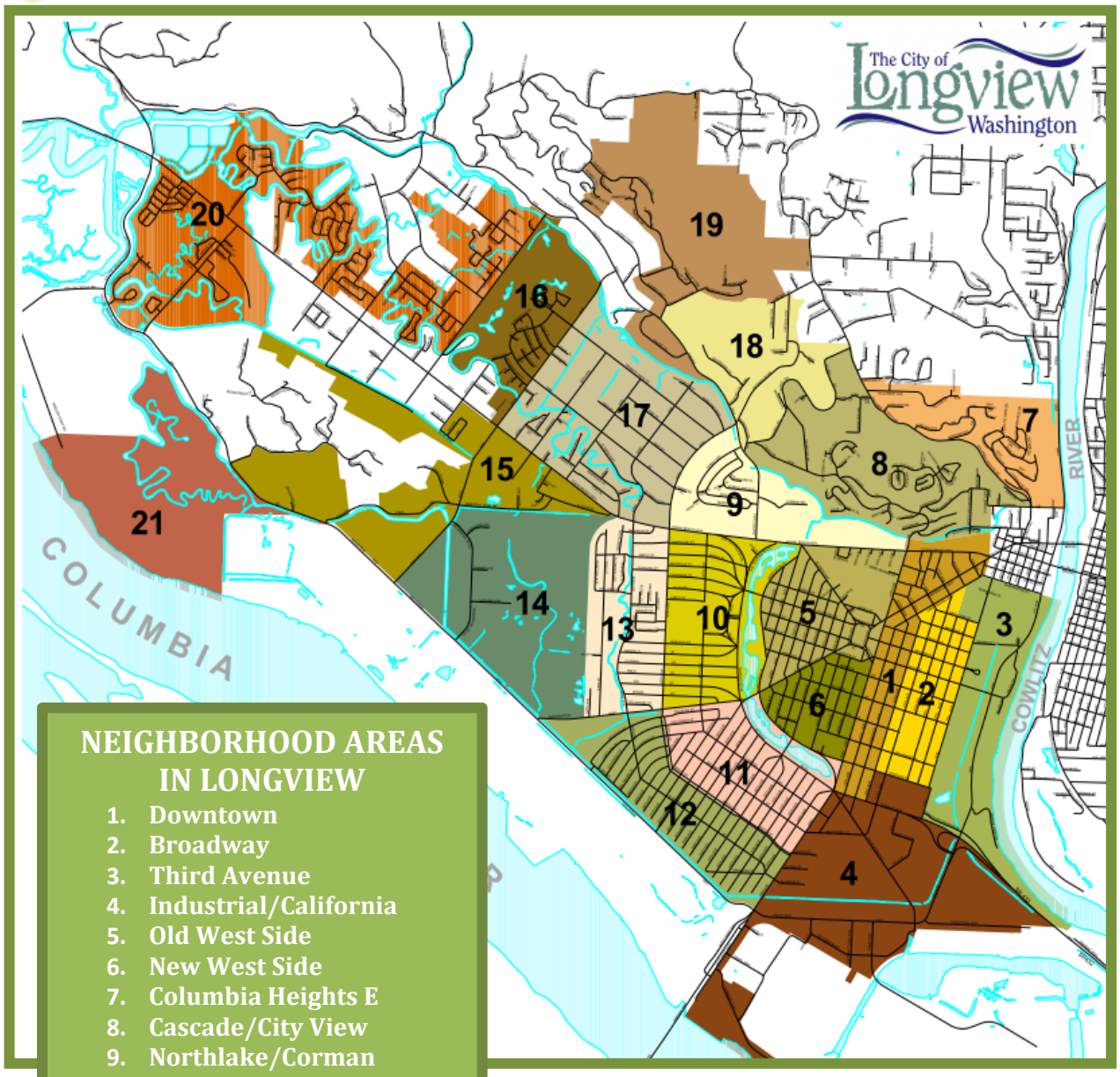


Figure B CITY OF LONGVIEW NEIGHBORHOOD AREAS



NEIGHBORHOOD AREAS IN LONGVIEW

1. Downtown
2. Broadway
3. Third Avenue
4. Industrial/California
5. Old West Side
6. New West Side
7. Columbia Heights E
8. Cascade/City View
9. Northlake/Corman
10. Olympic East
11. St. Helens
12. Highlands
13. Olympic West
14. Mint Farm
15. Memorial Park
16. Mint Valley
17. Columbia Valley Gardens
18. Glenwood
19. Hillside Acres
20. West Longview
21. Barlow Point

The areas within Longview City limits experiencing the most rapid growth are West Longview (20), Hillside Acres (19), Glenwood (18), and Cascade/City View (8).

3.2 POPULATION

The Park and Recreation Comprehensive Plan is an element of the City of Longview's Comprehensive plan. The Planning Area Boundary (PAB) includes the area within city limits and those areas surrounding the city limits that receive city services, or services can readily be provided, or are likely candidates for annexation over the next twenty years.

This section of the plan compares the city's 1980, 1990, 2000, and 2010 population data by Census Tracts. The purpose is to provide an understanding of the population shift from 1980 to 2010, and to more accurately identify where the city's future community and neighborhood parks should be located.

As of the Census of 2010[3], there were 36,834 people, 15,266 households, and 8,783 families residing in the city. The city is 14.55 square miles with a population density of 2,531 inhabitants per square mile. The racial makeup of the city in 2010 was 88.1% White/Hispanic or Latino, 0.49% African American, 1.17% Native American, 2.14% Asian, 0.38% Pacific Islander, 1.7% other race, and 6.01% from two or more races.

There were 15,266 households of which 29% had children under the age of 18 living with them, 41% were married couples living together, 12.5% had a female householder with no husband present, 4% had a male householder with no wife present, and 42.5% were non-families. Individuals living alone made up 35.5% of all households and 16.3% had someone living alone who was 65 years of age or older. The average household size was 3.01 and the average family size was 2.94.

The median age in the city was 41.8 years old. Households consist of 24% of residents under the age of 18; 11.9% between the ages of 19 and 29; 24.5% from 30 to 49; 21.2% from 50 to 64; and 18.4% were 65 years of age or older. The gender makeup of the city was 48.2% male and 51.8% female.

Key Facts - City of Longview

1990 Population[4]	31,449
2000 Population[5]	34,660
2010 Population[6]	36,834
Approximate City Size[7]	14.55 square miles
Overall Density	2,531 persons per square mile
Total Number of Housing Units[8]	15,266
Average Persons Per Household[9]	3.01
Median Household Income[10]	$37,827
Projected Population in year 2022[11]	41,505

POPULATION GROWTH BY YEAR

Year	Population	Growth	Increase
2010	36,834	1%	368
2011	37,202	1%	372
2012	37,574	1%	376
2013	37,950	1%	380
2014	38,330	1%	383
2015	38,713	1%	387
2016	39,100	1%	391
2017	39,491	1%	395
2018	39,886	1%	399
2019	40,285	1%	403
2020	40,688	1%	407
2021	41,095	1%	411
2022	41,505		

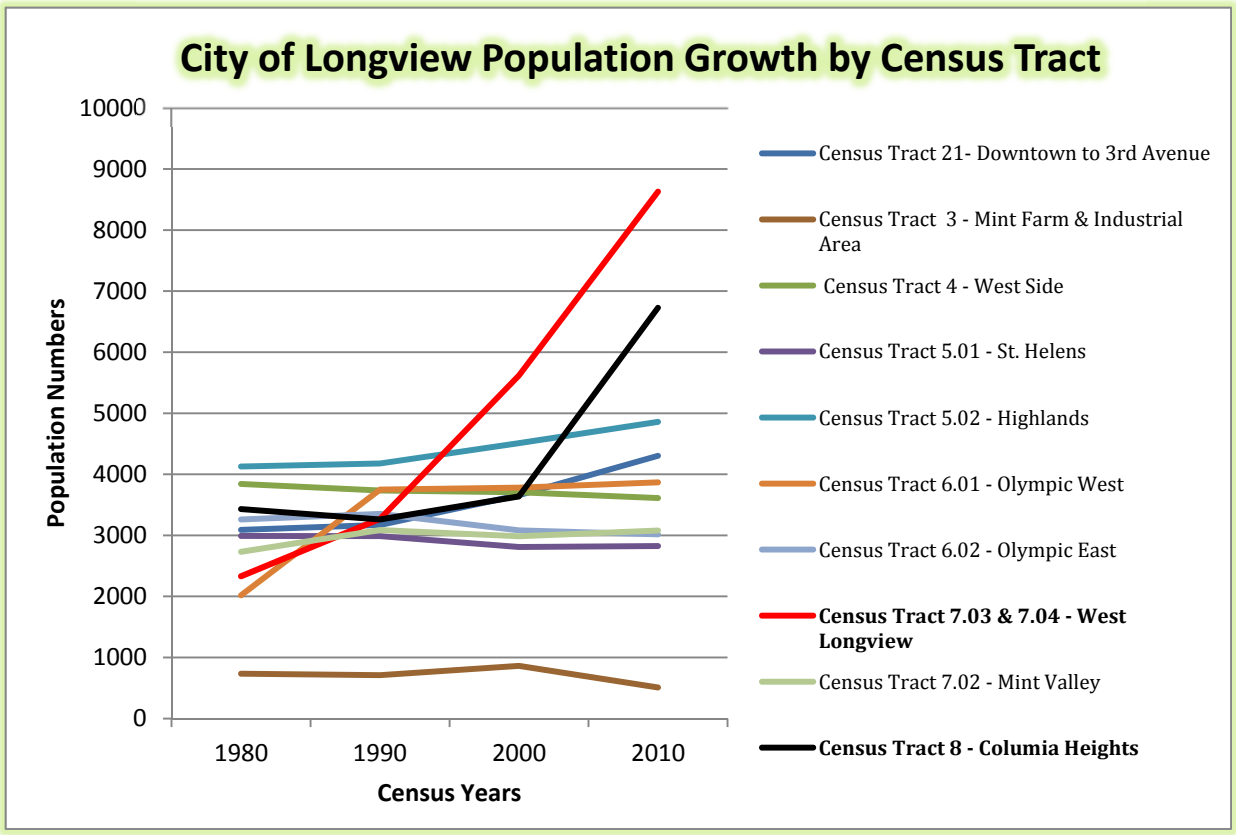
[3] United States Census
[4] 1990 Census
[5] 2000 Census
[6] 2010 Census
[7] City of Longview Comprehensive Plan
[8] 2010 Census
[9] 2010 Census
[10] 2010 Census
[11] 1% annual increase as provided in Longview Comprehensive Plan 2-6

*See *Figure C* for population growth graph and Figure D for Census Areas

3.3 CENSUS TRACTS & DATA

Figure C

CITY OF LONGVIEW POPULATION GROWTH CHART



Cowlitz County Census Tract Growth by Year and Tract[12]

Cowlitz County Census Tract 21

Years	1980	1990	2000	2010
Total Population	3090	3171	3659	4303
Percent Change		+2.62%	+15.39%	+17.6%

Cowlitz County Census Tract 3

Years	1980	1990	2000	2010
Total Population	734	710	864	509
Percent Change		-3.27%	+21.69%	-41.09%

Cowlitz County Census Tract 4

Years	1980	1990	2000	2010
Total Population	3842	3734	3705	3612
Percent Change		-2.81%	-2.09%	-2.51%

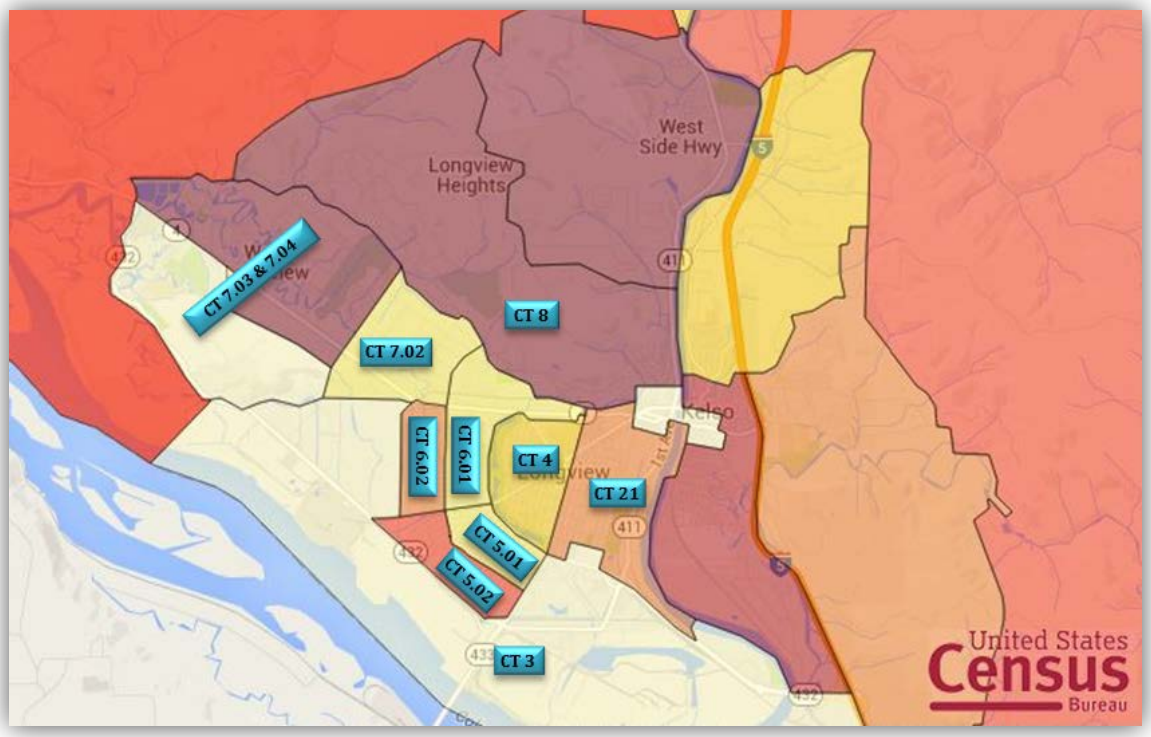
Cowlitz County Census Tract 5.01

Years	1980	1990	2000	2010
Total Population	2991	2987	2810	2826

[12] US Census Bureau 1980, 1990, 2000, 2010

Percent Change		-0.13%	-2.58%	+0.57%
Cowlitz County Census Tract 5.02				
Years	1980	1990	2000	2010
Total Population	4128	4177	4509	4858
Percent Change		+1.19	+7.95%	+7.74%
Cowlitz County Census Tract 6.01				
Years	1980	1990	2000	2010
Total Population	2018	3750	3782	3867
Percent Change		+85.83%	+0.85%	+2.25%
Cowlitz County Census Tract 6.02				
Years	1980	1990	2000	2010
Total Population	3260	3351	3083	3017
Percent Change		+2.79%	-8%	-2.14
Cowlitz County Census Tract 7.03 & 7.04				
Years	**1980**	**1990**	**2000**	**2010**
Total Population	**2330**	**3271**	**5618**	**8630**
Percent Change		**+40.39%**	**+71.75%**	**+53.61**
Cowlitz County Census Tract 7.02				
Years	1980	1990	2000	2010
Total Population	2731	3087	2984	3079
Percent Change		+13.04%	-3.34%	+3.18%
Cowlitz County Census Tract 8				
Years	**1980**	**1990**	**2000**	**2010**
Total Population	**3430**	**3261**	**3637**	**6727**
Percent Change		**-4.93%**	**+11.53%**	**+84.96%**

Figure D CITY OF LONGVIEW CENSUS TRACT MAP



3.4 CITY OF LONGVIEW LAND USE [13]

Longview's planned layout and zoning developed in the 1930s provided for a separation of land uses in most areas of the City—residential neighborhoods separated from business areas—except Downtown, which contains traditional mixed uses characterized by retail on the ground floor and residential or office uses above. The resulting fine-grained development pattern is still visible today, particularly in the core of the City, where wide boulevards emanate spokelike from the Civic Center out to the stable historic neighborhoods with interconnected streets in a grid pattern. Recent development exhibits a more auto-oriented development, less pedestrian friendly pattern along the major commercial and industrial corridors in the city, such as Ocean Beach Highway, Washington Way, and Tennant Way. Likewise, new residential development has tended to include more cul-de-sacs and curvilinear streets. Critical areas such as steep hillsides and wetlands have dictated and will continue to dictate patterns of usage in newer areas of the City.

Longview continues to evolve—new areas develop and old areas need to be maintained or rehabilitated. Routine review of the Land Use Element enables Longview to monitor both the progress of meeting the Comprehensive Plan's objectives and evaluating the relevance of objectives to any emerging issues and needs in the community.

Current zoning distribution in the City of Longview is as follows:

- 60% residential,
- 30% industrial,
- 6% commercial,
- 4% public or quasi-public.

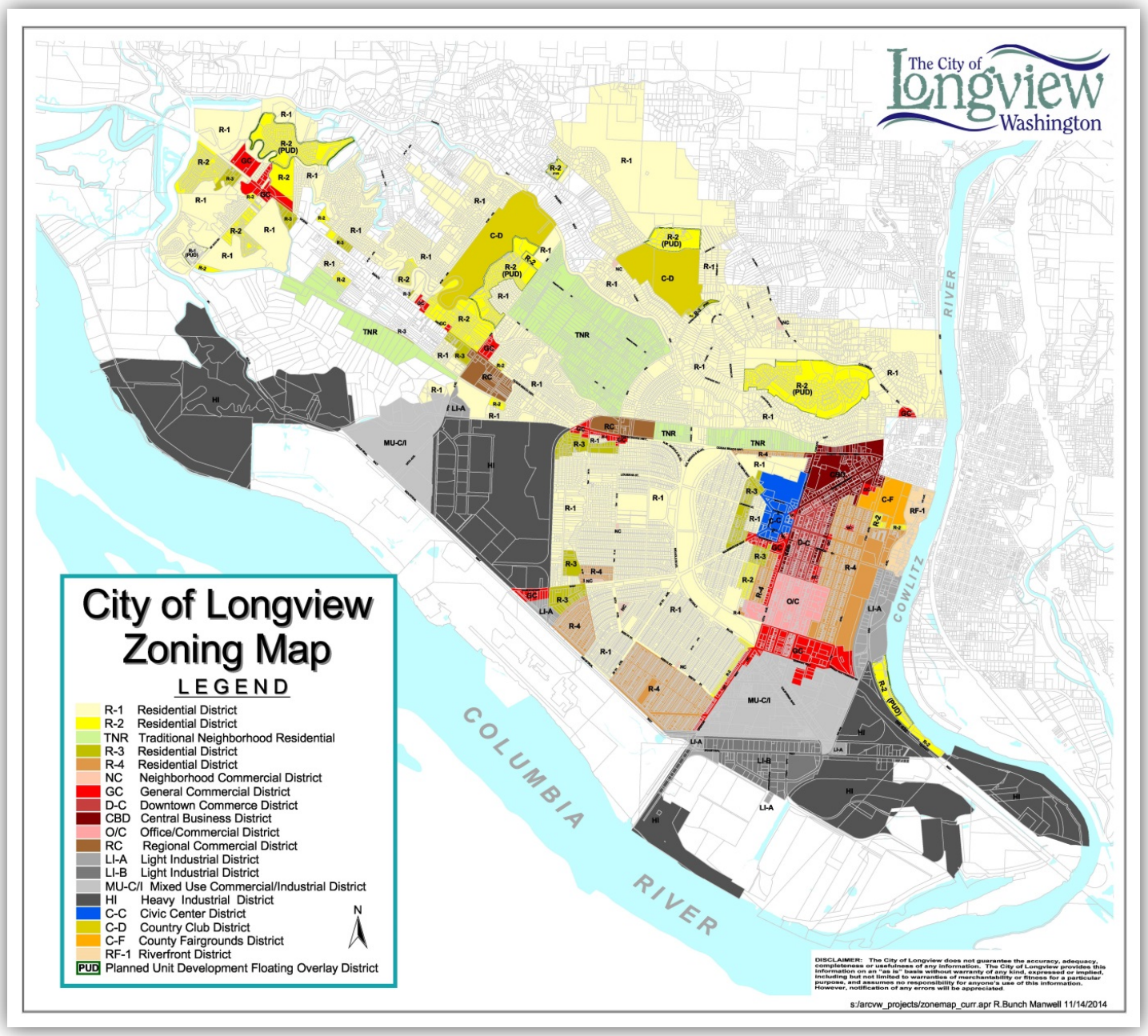
See Figure E for the full map of City of Longview Zoning. Approximately 44% of the vacant land in the city is zoned industrial; 18% is zoned residential; 6% is commercially zoned, and 2% is zoned public or quasi-public.

Longview has a number of assets that make it a livable community. The City's history and heritage, location along the Columbia and Cowlitz rivers, City parks and open space areas, existing amenities such as the Columbia Theater, excellent schools, and its presence as a regional hub, are all aspects that community members extol. However, the notion of enhancing the community's livability was also identified as vital to the City's economic health and well-being over the next 20 years. Improving community safety, diversifying the economy, enhancing the image of Longview, protecting natural resources, and maintaining attractive locations to live, work, and recreate were all identified as key to Longview's prosperity.

[13] City of Longview Comprehensive Plan

Figure E

CITY OF LONGVIEW ZONING MAP



3.5 PARK AND RECREATION SITES IN LONGVIEW

The City of Longview park and recreation sites include: neighborhood parks that provide play space within single neighborhoods; community parks where citizens from around the community can gather to recreate and enjoy the outdoors; and special use areas and facilities to provide for recreation programs and as revenue generating rental facilities. Below is a map of the City of Longview Parks and Facilities (Figure F).

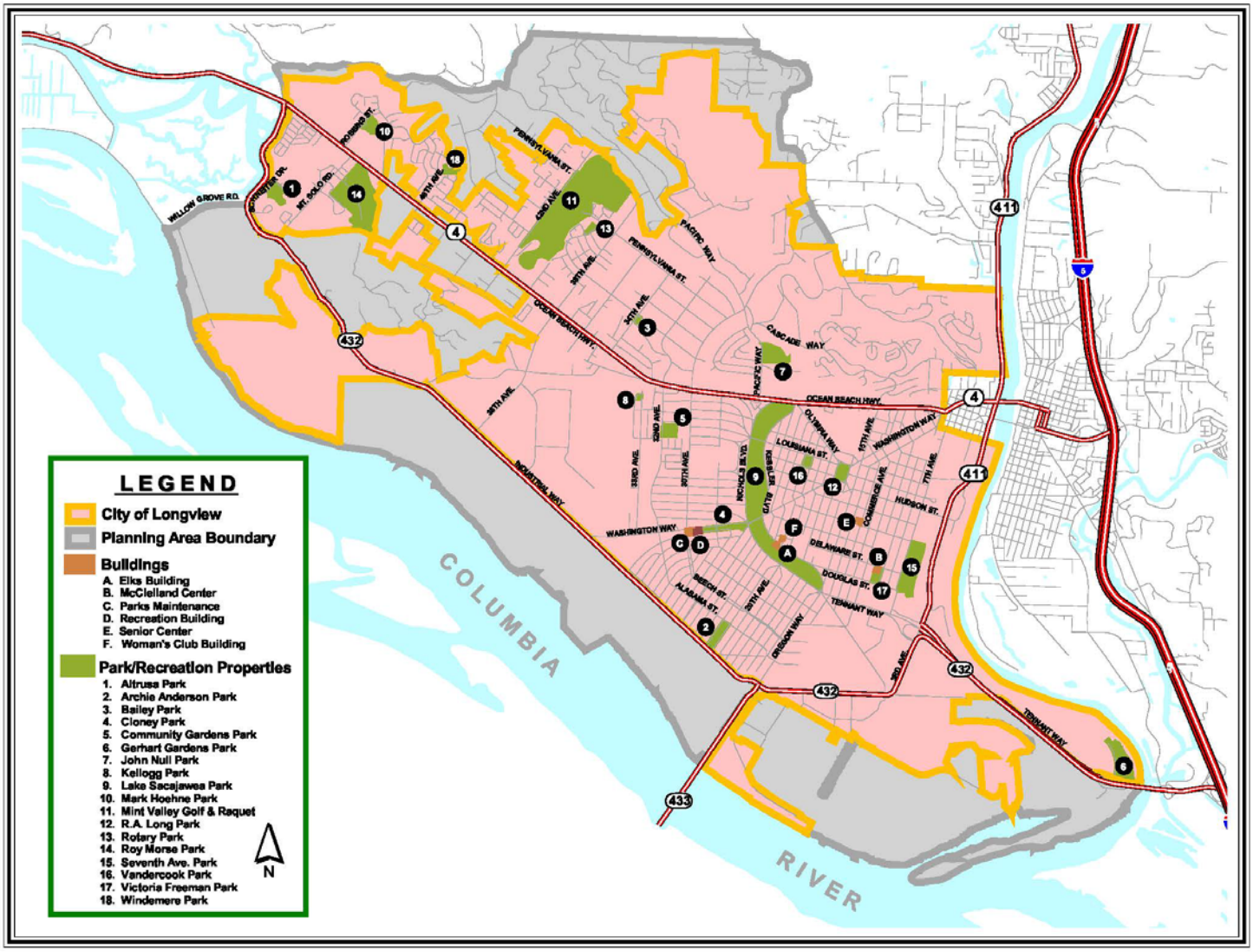



Figure F - CITY OF LONGVIEW PARKS AND BUILDING MAP