

# YELLOWSTONE FAMILY PARK MASTER PLAN

PREPARED FOR



FEBRUARY 2011

# TABLE OF CONTENTS

Process Overview .....	1
City Work Session 1 .....	1
Stakeholder Meeting 1 .....	1
Stakeholder Meeting 2 .....	2
Public Meeting 1 .....	2
Stakeholder Meeting 3 .....	7
Public Meeting 2 .....	7
Stakeholder Meeting 4 .....	10
City of Billings Parks, Recreation and Cemetery Board Presentation .....	11
City Council Work Session .....	11
City Council Meeting .....	11

## APPENDIX

Material Presented at Public Meeting 1 .....	i
Material Presented at Public Meeting 2 .....	x
Material Presented at Park Board Meeting .....	xvi

## ACKNOWLEDGEMENTS

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## PROCESS OVERVIEW

The Master Plan for Byron Nelson Park began in November of 2010 with the goal to provide a meaningful and open master planning process lead by the Billings Parks, Recreation and Public Lands (PRPL) that fully engaged Yellowstone Club Estates (YCE) and surrounding Community served by Byron Nelson Park. The Master Plan for Byron Nelson Park was initiated by and funded by the YCE Home Owners Association through the City of Billings Parks Recreation and Public Lands following a vote by the YCCE Home Owners Association at their annual meeting that had over 100 members in attendance.

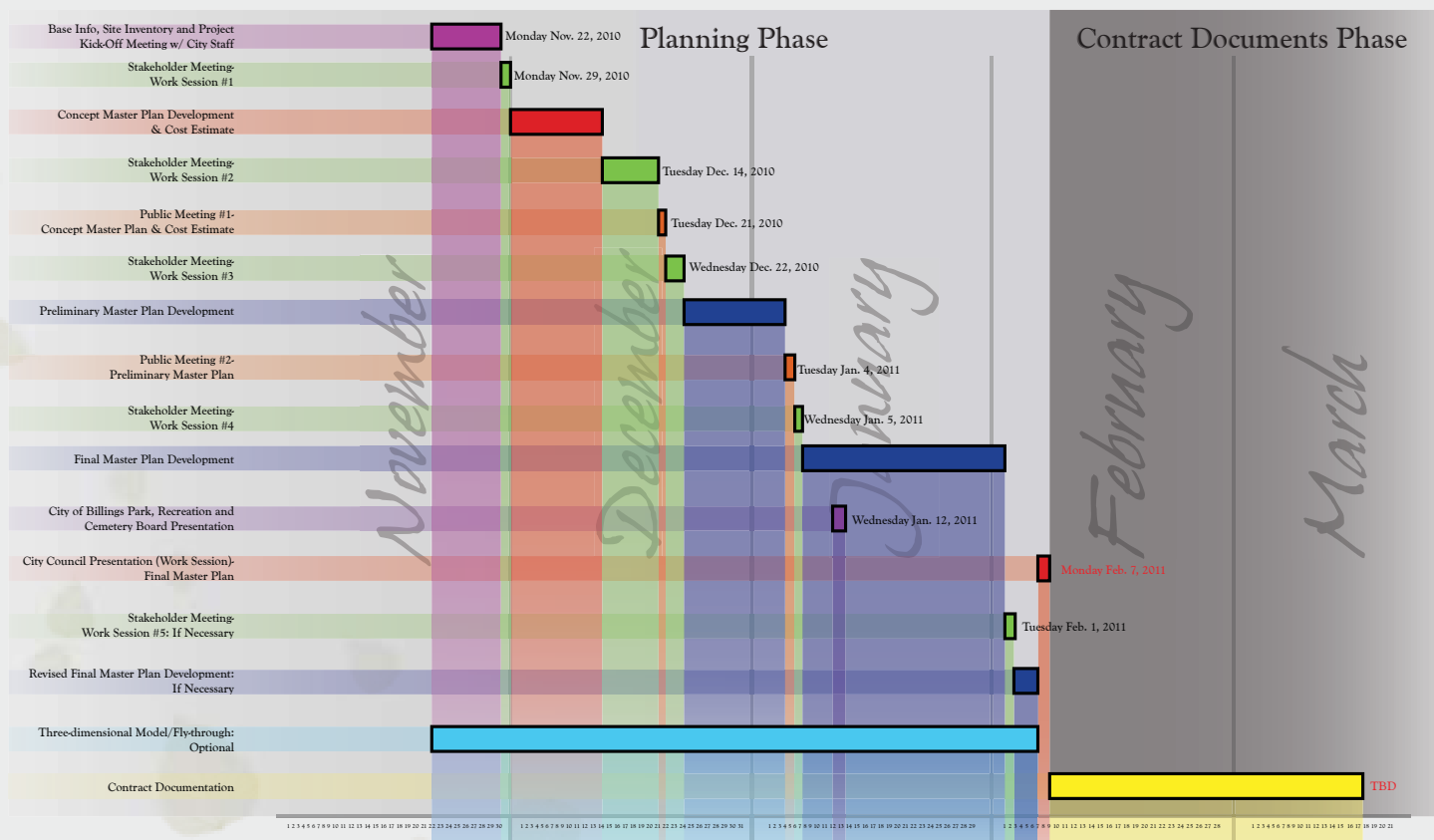
In addition to the Community, the planning team included PRPL, YCE, the YCE Home Owners Association and the YCE Park Planning Committee (PPC). Public input was provided by and solicited from the Community and ultimately drove the planning process and final Master Plan. This input was received throughout the project and was incorporated into the Master Plan.

## CITY WORK SESSION 1- NOVEMBER 22<sup>ND</sup>, 2010

The project kick-off meeting with PRPL was held to identify City of Billings goals and objectives for the project as well as project schedule and key tasks necessary for a complete and successful planning process. See Table 1. Public input and a Community driven process were stressed as important drivers for the project and incorporated into the key tasks.

## STAKEHOLDER MEETING 1- NOVEMBER 29<sup>TH</sup>, 2010

The project began with a kick-off meeting with the PRPL Staff (Mr. Mike Whitaker- Parks Director and Mr. Mark Jarvis- Parks Planner) and the YCE Park Planning Committee (PPC) who was appointed by the YCE Home Owners Association to speak on their behalf. This work session identified City expectations for the park as well as neighborhood expectations and desires. It was confirmed that the Byron Nelson Park was a Neighborhood Park by City definition, which is based on the National Parks and Recreation Association (NRPA) Standards, and as such would be planned with elements and uses consistent with neighborhood parks found throughout the City of



**Table 1.** Master Plan Schedule. (Tasks and schedule from City Work Session 1 with PRPL, YCE and Land Design Inc.)

Billings. See Table 2. The following is the preliminary program discussed in this meeting:

- User Safety
- Park shelter
- Gathering space
- Basketball court
- Playground equipment with accessible surfacing
- Irrigated turf lawn for multi-use recreation
- Park and neighborhood identity/signage
- Enhanced intersection at Bobby Jones and 54<sup>th</sup> Street
- Water conservation
- Improved visibility from 54<sup>th</sup> Street
- Balance of irrigated park land and natural park land
- Consideration of operation and maintenance costs
- Sustainability

The PPC also requested that the park change its name from Byron Nelson Park to Yellowstone Family Park and this was agreed to in concept by PRPL staff with the final consideration and approval by City Council.

The Consultant was tasked with the development of two concept plans: Plan A- Traditional Park Master Plan and Plan B- Stylized Park Master Plan. Both plans were to include the key programming elements identified in the Work Session and maintain the intent of a Neighborhood Park as defined by the City of Billings and NRPA Standards.

## STAKEHOLDER MEETING 2 - DECEMBER 14<sup>TH</sup>, 2010

Stakeholder Meeting 2 provided a preliminary review of the two Concept Plans for City Staff and the PPC to ensure the Concept Plans were consistent with City requirements and Community expectations. Both Concept Plans were presented and comments were received by those in attendance. Comments were favorable to both plans. Comments received in this work session were then incorporated into the plans in preparation for Public Meeting #1.

## PUBLIC MEETING 1- DECEMBER 21<sup>ST</sup>, 2010

Public Meeting #1 was held at the Yellowstone Country Club and was well attended with over 40 people. An overview of the planning process was presented to ensure those in attendance had an understanding of how the project was initiated (by YCE) and the next steps in the planning and public input process as required by the City of Billings.

A context map showing the relationship between Yellowstone Family Park and its fit into the City of Billings Parks System as well as the adjacent trails on the Heritage Trail network was presented. See Figure 1.

Work by PRPL to determine the service area of Yellowstone Family Park was also presented. This work revealed a service area of 381 homes/properties within the service district for Yellowstone Family Park.

Neighborhood Park	Community Park	Regional Park
5-10 Acres in size	30-50 Acres in Size	50+ Acres in Size
1/2 mile Service radius	3 Mile Service Radius	5 + Mile Service Radius
Walk to facility	Drive to Park/Serves several Neighborhoods	Drive to Park/City wide service
On Street Parking	Lot Parking	Lot Parking
No Restroom Facilities	Restroom Facilities	Restroom Facilities
No/Minimal Programmed Recreational Uses (non illuminated)	Grouped programmed Recreational Uses (illuminated)	Multiple programmed Recreational Uses (illuminated)
Activities Smaller in Scale- (More Neighborhood oriented)	Activities moderate in Scale- (Intermediate Size)	Activities larger in Scale- (Greater Quantity & Broader Selection of recreational uses)

**Table 2.** Park Definitions. (Programming elements based on park size and intended use level.)



**Figure 1.** Context map presentation board. (Map showing Yellowstone Family/Byron Nelson Park and its adjacency to surrounding trails and parks.)

important dates in the planning process including key dates where additional public input would be accepted.

The intent of the Public Meeting was to hear comments, concerns and ideas the Community might have related to the park master plan and incorporate these comments, to the extent possible, into the plan. The venue of the meeting allowed spoken comment during and following the presentation. Additionally, written comment sheets were offered to all in attendance with those comments directed to PRPL.

**Plan A- Traditional Park Master Plan**

Plan A features a built up central plaza on which the rustic style park shelter is placed. See Figure 2. This sets up the shelter as the focal point of the design. It also creates an elevated terrace from which parents can supervise the play of their children on the surrounding active use areas. The design also features a revised intersection at Bobby Jones and 54<sup>th</sup>. Street West which eliminates an existing right hand turn lane and lane divider in order to calm traffic and create a gateway entry feature for both the neighborhood and the park.

Gateway entry signs are envisioned as a part of the reworking of the intersection in order to provide identification for the park and the neighborhood. A large area of Plan A is dedicated to irrigated turf. Of the 4.6 acres, 3.1 are irrigated turf and planting beds, or enough turf area for 3 youth soccer fields. The remaining 1.5 acres are native grass meadow (non-irrigated). The inclusion of native dryland grasses represents a significant shift in thought from the traditional expectation of an irrigated turf park. The rationale behind the inclusion of dryland grasses in the design is to reduce operations and maintenance costs by keeping more intense park uses off of difficult to develop slopes. The prominent feature in the native grass meadow area is an embellished sledding hill in the north corner of the park. Neighborhood children already use this section of park as a sledding hill despite the relatively insufficient slopes that are present in the area. By enhancing the existing topography the design improves the sledding experience and encourages greater year round use of the park. The park also features perimeter berming and vegetative screening to separate the active play uses. This



Figure 2. Plan A presentation board. (Plan A is characterized as the "Traditional Plan")



Figure 3. Plan B presentation board. (Plan B is characterized as the "Stylized Plan")

berming and screening is a critical to ensure a user safety by providing physical separation from vehicles. A pedestrian crossing on 54<sup>th</sup> street as well as hard and soft surface trails ensure ease of pedestrian use while providing walking/jogging loops.

### **Plan B- Stylized Park Master Plan**

Plan B features the same elements as Plan A in a more stylized design. See Figure 3. The design features a 3-tier scheme in which terraces are graded to step down following the natural slope of the site. The design is focused around the central park shelter and plaza, which are set up to be the focal point for the design. The tiered nature of the design allows the plaza to be elevated above the surrounding active play areas providing an overlook from which parents can supervise their children, as well as making the plaza and shelter the defining element in the park. The shelter in this plan is made of a tensile fabric to further distinguish the shelter as the focal point of the design. Plan B also features the same revised gateway intersection design of Plan A, creating a gateway entry for the park and neighborhood. Plan B features a poured in place play surface which holds traditional playground elements. See Figure 4. Additionally, the plan has an irrigated turf activity lawn which is approximately 2.4 acres, or large enough for 2 youth soccer fields. The remaining 2.2 acres are left in an unirrigated native dryland grass meadow. The native meadow is included in order to reduce irrigation and maintenance costs. The major emphasis on Plan B was the incorporation of the concepts of Discovery Play and Land Art into the design. The Discovery Play concept is the idea that children are being denied the opportunity to interact with the natural



**Figure 4.** Poured in place play surface and traditional playground equipment.

environment in an imaginative way due to the over structuring of traditional playgrounds. Land Art is a means of creating interesting natural features, structures, and landforms from natural materials, which provide an interesting focal point for people to contemplate. Plan B features sculptural berming in the native grass meadow and can double as sledding chutes in winter. See Figure 5. The intent of the berming is to create a unique sculptural landform that will help visitors to identify the significance of the native grass meadow and stimulate the imaginations of visiting children to play and interact with the landform. A boulder field matrix was also included in the design scheme. See Figure 6. The boulder field matrix is an area of boulders on a geometric layout which will present children and users with another unique landscape that can be used in any number of ways from hide and seek to climbing and jumping. An additional function of the matrix is to reinforce the geometry of the design as a whole and tie the berming back into the central hub of the design. Perimeter



**Figure 5.** Sculptural landform.



**Figure 6.** Boulder matrix.

berming for screening and buffering are also utilized to separate the high activity uses from the adjacent roadways providing a safe physical buffer zone. Hard and soft surface walks are also included in the design to define circulation throughout the park for the benefit of walkers and joggers.

A detailed Estimate of Costs was presented for each of the plans. Assumptions related to grades and geotechnical information was made in the development of these estimates and this was explained to those present at the meeting. The estimates were broken down into hard-costs (cost for development) and soft- costs (cost for design, creation of an SID and contingency) and then broken down into cost per household (total cost, annual cost and monthly cost). See Table 3.

The YCE also presented benefits of park development to a neighborhood based on national trends and local needs directly related to Yellowstone Family Park. This offered an interactive dialogue, neighbor to neighbor, that was peer driven and well received. See Table 4.

General comments in Public Meeting 1 were favorable to the concept of developing the park. There were some in opposition to any development and some disagreed with the identified service area and the actual benefit of the park to their individual properties, but the

vast majority of people in attendance spoke in favor of the master planning process and development of the park.

Plan B- Stylized Plan was favored over Plan A in the numerous spoken comments as well as written comments received. There was favorable comment to combine elements of Plan A and Plan B into the Preliminary Master Plan. Elements such as the discovery play area, enhancing the loop trail system, including the proposed land art and the use of a rustic park shelter vs. a tensile shelter were taken and ultimately incorporated into the revised Preliminary Master Plan based on those comments received. There was also discussion related to off-site drainage issues that could be mitigated through proper grading and drainage within the park design as well as the proposed intersection redesign at Bobby Jones and 54th Street.

There was concern related to costs expressed by those in opposition to the park being developed. This was addressed by other neighbors stating that the benefit of the park to the neighborhood and individual property owners, in their opinion, outweighed the drawbacks. This was a good and meaningful discussion on cost accountability for both the development of the park and the operations and maintenance of the park.

Plan A	Costs			Plan B	Costs		
	Low	High	Avg.		Low	High	Avg.
Earthwork & Site Prep .....	\$55,088.84	\$69,105.18	\$62,097.01	Earthwork & Site Prep .....	\$56,310.80	\$72,688.12	\$64,499.46
Hardscape (includes rework of street intersection and entry signs) .....	\$241,479.20	\$302,555.20	\$272,017.20	Hardscape (includes rework of street intersection and entry signs) .....	\$279,126.80	\$352,757.00	\$315,941.90
Play Equipment .....	\$91,500.00	\$116,500.00	\$104,000.00	Play Equipment .....	\$91,500.00	\$116,500.00	\$104,000.00
Landscape .....	\$153,434.48	\$190,584.62	\$172,009.55	Landscape .....	\$166,283.30	\$207,980.44	\$187,131.87
Soft Costs .....	\$194,940.91	\$217,198.40	\$206,069.65	Soft Costs .....	\$213,559.52	\$239,976.18	\$226,767.85
<b>Total .....</b>	<b>\$736,443.43</b>	<b>\$895,943.40</b>	<b>\$816,193.41</b>	<b>Total .....</b>	<b>\$806,780.42</b>	<b>\$989,901.74</b>	<b>\$898,341.08</b>
Total cost per household- 381 households over 15 years .....	\$1,932.92	\$2,351.56	\$2,142.24	Total cost per household- 381 households over 15 years .....	\$2,117.53	\$2,598.17	\$2,357.85
Total annual cost per household- 381 households .....	\$128.86	\$156.77	\$142.82	Total annual cost per household- 381 households .....	\$141.17	\$173.21	\$157.19
Monthly Cost per household- 381 households .....	\$10.74	\$13.06	\$11.90	Monthly Cost per household- 381 households .....	\$11.75	\$14.43	\$13.10

**Table 3.** Park cost estimates. (Cost estimates for construction of preliminary plans A & B, as compiled by Land Design Inc.)

- Average home values increase 4-5% with the addition of a neighborhood park. Current homes in YCE and Yellowstone Ridge (YR) average around \$325,000 and, based on a 4% increase, the completed park could add an additional \$12,500 to the value of the average home. This is a great return on a \$2,360 (high end) investment.
- The Yellowstone Club Estates Homeowner's Association has paid for the Park Master Plan. This is step one of two required by the city to complete the park improvements. The second step is creating an SID to fund the design and construction of improvements selected from the Master Plan.
- Construction costs and bond rates are at their lowest in years – this equals an unparalleled opportunity to maximize our investment in our neighborhood.
- If we fail to develop our park, we risk of the acreage being sold to developers. A new development would not have to comply with our subdivision regulations (see Cottonwood Subdivision on 54th St.). We would have little to no input regarding the new development.
- Neighborhood Park versus Community Park. The park will not include lights, bathrooms, or off-street parking. It is designed for our neighborhood and not the community in general.
- YCE is an aging subdivision and needs some updating; a nice sign and a welcoming park would be a great beginning to neighborhood revitalization.
- When a homeowner markets their home, the aesthetic value of a neighborhood park could improve the opportunity of a family buying at YCE or YR home over other subdivisions.

**Table 4.** Pro-Park development rationale. (Reasons for park development as compiled by the YCE Homeowners Association Board.)

There was a request by the Public to look at like parks within the City of Billings and compare their Operations and Maintenance costs with those anticipated for Yellowstone Family Park. PRPL was tasked with this effort and provided information to the Consultant for use in Public Meeting 2.

### STAKEHOLDER MEETING 3 - DECEMBER 22<sup>ND</sup>, 2010

Stakeholder Meeting 3 provided an opportunity to discuss comments received from Public Meeting 1. Those in attendance included PRPL Staff and the PPC. Overall, review of the comments from Public Meeting 1 was positive as it related to the Plans presented. There was consensus that the Community preferred Plan B- Stylized Park to Plan A- Traditional Park.

### PUBLIC MEETING 2- JANUARY 4, 2011

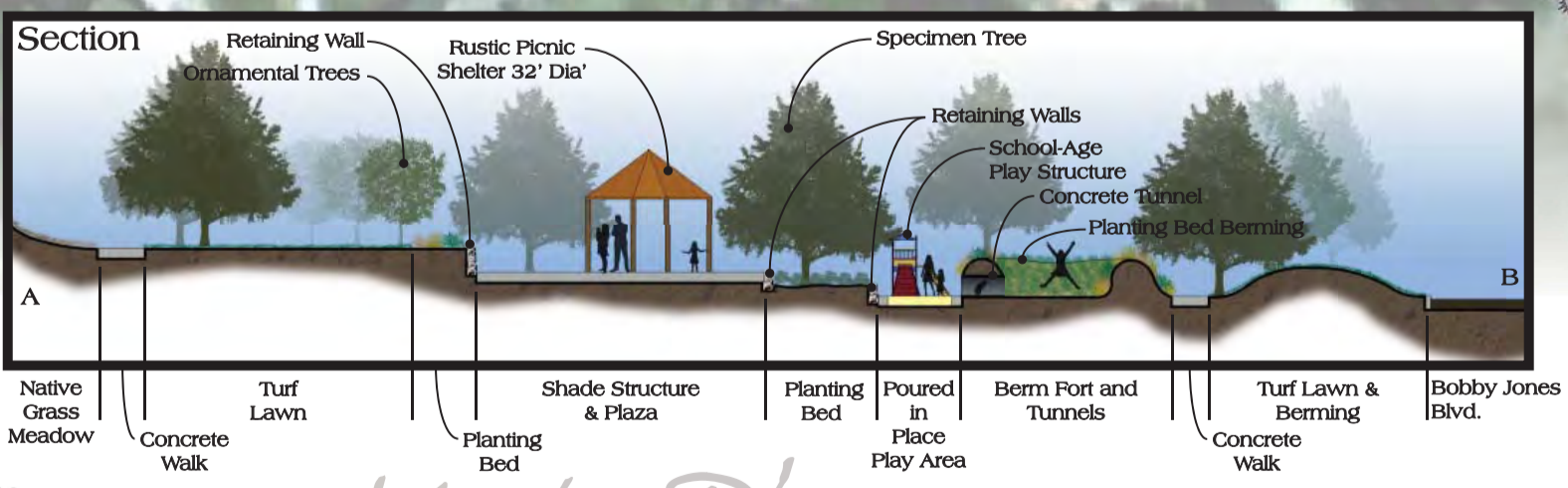
Public Meeting 2 was also well attended with over 40 neighbors and community members. Review of the planning process, where we have been, where we are, and where we are going was reviewed with the project schedule. The Preliminary Master Plan was then presented:

#### **Preliminary Master Plan**

The Preliminary Master Plan or preferred plan is a combination of Plan A and Plan B based on comments received from the Community.

The Preliminary Master Plan incorporates the geometry of Plan B with more active use areas programmed into the overall geometry based on comments received. See Figure 7. The plan features 3 levels of groundcover that correspond to 3 activity levels within the park. Ground treatment ranges from dryland native grass for low activity levels, partially irrigated turf for moderate activity levels, and fully irrigated turf for high activity areas. The design was adjusted based on Community input so that a larger space of high use irrigated turf was created providing open space for 3 youth soccer fields or about 2.89 acres of irrigated turf and planting beds. The design also features a larger network of both hard and soft surface walks based on input received, comprising small and large loops of approximately .1 miles and .2 miles respectively. The key pedestrian crossing at 54<sup>th</sup> street was maintained as an important connection for park users in the Yellowstone Ridge Subdivision. The grading of the park is configured to follow the natural grades of the park, once again celebrating the shelter plaza as the primary focal point for the park. The park shelter was changed from the tensile fabric structure to the more traditional rustic structure based on several comments in favor of the more traditional, rustic shelter design. See Figure 8. The gateway entry feature and revised intersection was maintained in the preliminary master plan. See Figure 9. The poured in place play surface and traditional playground equipment were reduced in size while additional

# PRELIMINARY MASTER PLAN



## Master Plan YELLOWSTONE FAMILY PARK

1.4.2011



Figure 7. Preliminary Master Plan presentation board. (Preliminary Master Plan is a synthesis of public comments from previous work sessions.)

discovery play areas were expanded as the discovery play areas were favorably received by the Community. In addition to the sculptural landform and boulder matrix, a Berm Fort with boulder scrambles was also added. See Figure 10. The berm fort provides another interesting naturalistic element with which children can interact with by climbing or exploring. Overall tree counts were reduced and tree placements were revised in order to meet the expressed needs of some of the adjacent landowners to maintain their views of the Rimrocks or the Bearhooths. Perimeter Berming was maintained to ensure user safety from adjacent roads.

Following the presentation of the Preliminary Master Plan the Estimate of Costs for the development of



**Figure 8.** Example of rustic park shelter.



**Figure 9.** Gateway entry perspective. (Drawing of the entry gateway and signs proposed in the Yellowstone Family Park Preliminary Master Plan.)

the plan was presented. See Table 5. Case studies were also presented to provide a comparison of the Operations and Maintenance costs for Yellowstone Family Park. The parks evaluated for the case studies were Circle 50/Country Manor Park and Rimrock West Park. See Table 5. This information was provided by PRPL.

Discussion following the presentation was favorable for the Preliminary Master Plan. Most of the comments received were primarily focused on the operation and maintenance costs. There was the suggestion to include an area for ice skating in the active use area.



**Figure 10.** Boulder scramble. (Photo of Boulder Scramble proposed as a Discovery Play element in the Preliminary Master Plan.)

## Preliminary Construction Costs

	Costs		
	Low	High	Avg.
Earthwork & Site Prep .....	\$63,169.40	\$81,472.02	\$72,320.71
Hardscape (includes rework of street intersection ..... and entry signs)	\$373,981.53	\$449,115.03	\$411,548.28
Play Equipment .....	\$91,500.00	\$116,500.00	\$104,000.00
Landscape .....	\$190,955.78	\$237,853.26	\$214,404.52
Soft Costs .....	\$280,646.62	\$345,126.72	\$312,886.67
<b>Total .....</b>	<b>\$1,000,253.33</b>	<b>\$1,230,067.04</b>	<b>\$1,115,160.18</b>
<b>Total cost per household- 381 households .....</b>	<b>\$2,625.34</b>	<b>\$3,228.52</b>	<b>\$2,926.93</b>
<i>*Does not include interest</i>			
<b>Total annual cost per household- 381 households .....</b>	<b>\$175.02</b>	<b>\$215.23</b>	<b>\$195.13</b>
<i>*Does not include interest</i>			
<b>Monthly Cost per household- 381 households .....</b>	<b>\$14.59</b>	<b>\$17.94</b>	<b>\$16.26</b>
<i>*Does not include interest</i>			

## Maintenance & Operation Cost Comparisons

	Total Annual Cost	Annual Cost Per Household	Monthly Cost Per Household
Circle Fifty/Country Manor Park .....	\$16,000.00	\$58.00	\$4.88
(5 acres, 273 Households)			
Rimrock West Park .....	\$35,000.00	\$142.00	\$11.90
(10 acres, all irrigated, 245 Households)			

**Table 5.** Preliminary Master Plan cost estimates. (Cost estimates for the Preliminary Master Plan as presented at the 2nd public meeting, including operation and maintenance cost case studies from similar parks, as compiled by Land Design, Inc. and PRPL.)

There was opposition to the development of the park by some in attendance. Those who spoke in opposition had concerns regarding operation and maintenance costs and the ability to control those costs in the future and the actual service area of Yellowstone Family Park to those neighbors in YCE in the west end of the subdivision.

It was requested by one of those in attendance to take a vote by hands of those in favor and those opposed to the Preliminary Master Plan and potential development of Yellowstone Family Park. The vote was 41 in favor and 4 opposed.

## STAKEHOLDER MEETING 4 - JANUARY 5, 2011

Stakeholder Meeting 4 again included PRPL Staff and the YCE Neighbor's, and the YCE PPC. The Consultant presented the Yellowstone Family Park Master Plan and associated support materials in a Power Point presentation in anticipation of presenting the plan to the City of Billings Park, Recreation and Cemetery Board. The primary comment and revision from this meeting included how the estimated operation and maintenance costs were presented to ensure a fair and accurate estimation of these costs was illustrated. This change was incorporated in the final presentation.

The Consultant also presented a 3-dimensional ‘fly-through’ of the park, which was paid for directly by the YCE Home Owners Association. See Figures 11,12 &13. This effort graphically illustrates in 3-dimension what the proposed improvements for the park might look like. The PPC discussed its intent to carry forward the Yellowstone Park Master Plan, once approved by City Council, to its constituents in an effort to sell a Park Special Improvement District (SID) for the development of the park per the Master Plan and a Park Maintenance District (PMD) for the operation and maintenance of the park.



**Figure 11.** Computer model of rustic park shelter and poured in place playground and equipment.

CITY OF BILLINGS PARK,  
RECREATION AND CEMETERY  
BOARD PRESENTATION - JANUARY  
12, 2011

The Yellowstone Family Park Master Plan was presented to the City of Billings Park, Recreation and Cemetery Board. Following the presentation, several neighborhood and community members spoke in favor of the plan and the planning process. The Board unanimously recommended approval by the Billings City Council. Additionally, the Board unanimously approved the recommendation of the name change of Byron Nelson Park to Yellowstone Family Park.

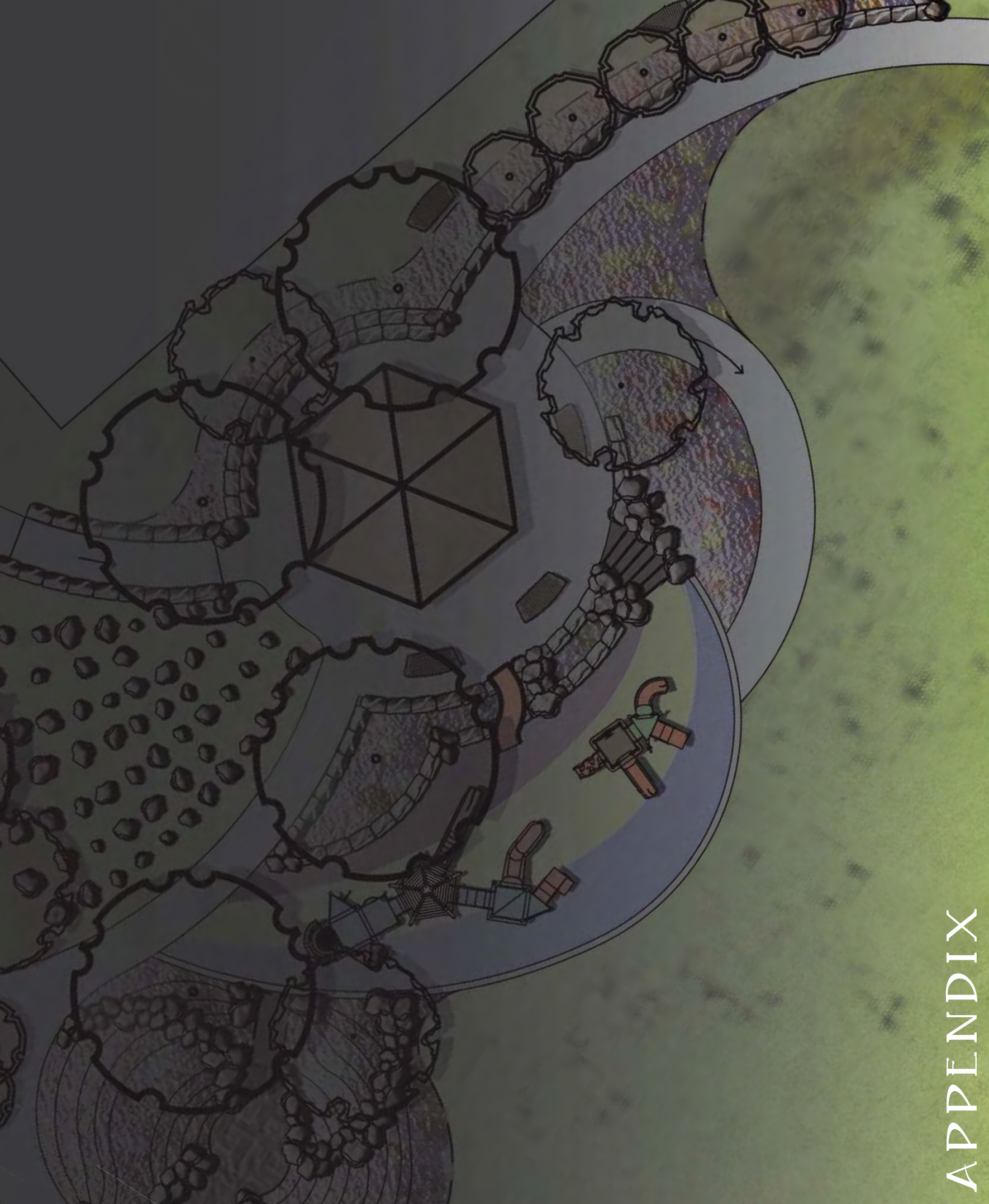


**Figure 12.** Computer model of partially irrigated turf and view to Rimrocks. (The partially irrigated turf features Land Art Berming.)

CITY COUNCIL WORK SESSION -  
FEBRUARY 7, 2011



**Figure 13.** Computer model of native grass turf and Land Art Berming sledding hill embellishments.



# MATERIAL PRESENTED AT PUBLIC MEETING 1

- Neighborhood Needs/Expectations
- City Needs/Expectations
- Public Safety
- ADA Compliance
- Development Cost
- Operations/Maintenance
- Public Process/Timeline



## YELLOWSTONE FAMILY PARK MASTER PLAN

DESIGN DRIVERS



*Design Drivers. (Design considerations for master plan development.)*

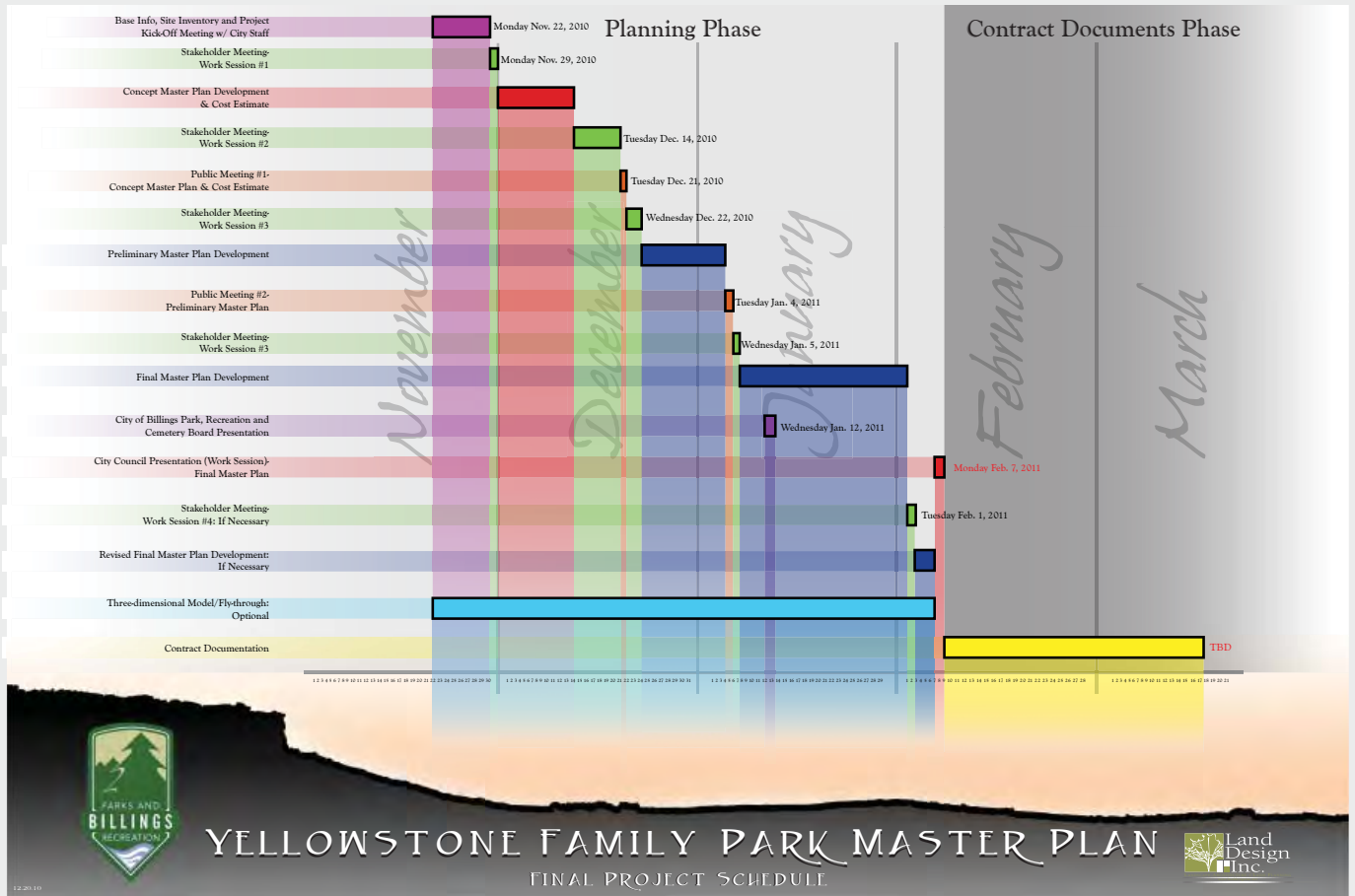


## YELLOWSTONE FAMILY PARK MASTER PLAN

SURROUNDING PARKS CONTEXT MAP



*Context map presentation board. (Map showing Yellowstone Family/Byron Nelson park and its adjacency to surrounding trails and parks.)*



*Master Plan Schedule. (Tasks and schedule from RFP requirements.)*



*Park Definitions. (Programming elements based on intended park use scale.)*



*Existing Park Conditions. (Photos illustrating existing views and site conditions.)*



*Analysis Diagram. (Inventory and analysis of site conditions for Yellowstone Family Park.)*



Slide Structure



Rock n Ride



Climbing Net



Playground



Swing Set



Tot Pole



Merry-Go-Round



Climbing Set



Climbing Set with Slide



Tilt-A-Whirl



# YELLOWSTONE FAMILY PARK MASTER PLAN

TRADITIONAL PLAYGROUND ELEMENTS



*Traditional Playground Elements image board. (Traditional playground element examples.)*



Tent Structure



Tent Structure



Tinder Structure Shelter



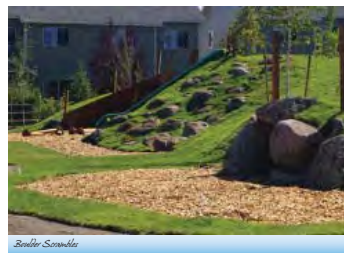
Rustic Shade Structure



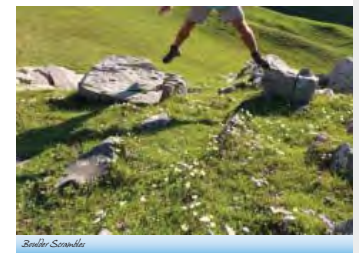
Sliding Hill



Play Mats and Tot Poles



Boulder Scavenger



Boulder Scavenger



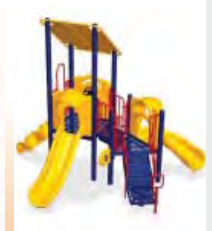
Miniature Landforms



Miniature Landforms



Medium Playground System



Small Playground System



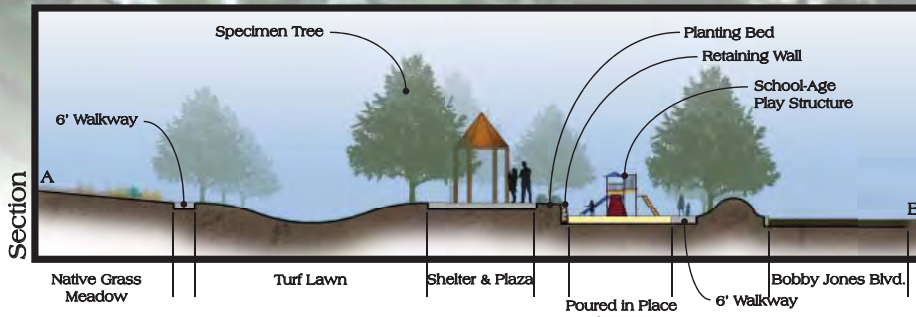
# YELLOWSTONE FAMILY PARK MASTER PLAN

PROGRAM ELEMENTS



*Program Elements image board. (Program elements proposed in Plans A & B, including traditional playground elements, discovery play elements and various park shelters)*

# PLAN A



## Master Plan YELLOWSTONE FAMILY PARK

12.21.2010



Plan A presentation board. (Plan A is characterized as the "Traditional Plan")

# PLAN B



*Master Plan*

# YELLOWSTONE FAMILY PARK

12.21.2010



*Plan B presentation board. (Plan B is characterized as the "Stylized Plan" featuring discovery play elements and land art concepts)*

## Plan A

	Low	Costs High	Avg.
Earthwork & Site Prep .....	\$55,088.84	\$69,105.18	\$62,097.01
Hardscape (includes rework of street intersection and entry signs) .....	\$241,479.20	\$302,555.20	\$272,017.20
Play Equipment .....	\$91,500.00	\$116,500.00	\$104,000.00
Landscape .....	\$153,434.48	\$190,584.62	\$172,009.55
Soft Costs .....	\$194,940.91	\$217,198.40	\$206,069.65
<b>Total .....</b>	<b>\$736,443.43</b>	<b>\$895,943.40</b>	<b>\$816,193.41</b>
<b>Total cost per household- 381 households over 15 years .....</b>	<b>\$1,932.92</b>	<b>\$2,351.56</b>	<b>\$2,142.24</b>
<b>Total annual cost per household- 381 households .....</b>	<b>\$128.86</b>	<b>\$156.77</b>	<b>\$142.82</b>
<b>Monthly Cost per household- 381 households .....</b>	<b>\$10.74</b>	<b>\$13.06</b>	<b>\$11.90</b>

## Plan B

	Low	Costs High	Avg.
Earthwork & Site Prep .....	\$56,310.80	\$72,688.12	\$64,499.46
Hardscape (includes rework of street intersection and entry signs) .....	\$279,126.80	\$352,757.00	\$315,941.90
Play Equipment .....	\$91,500.00	\$116,500.00	\$104,000.00
Landscape .....	\$166,283.30	\$207,980.44	\$187,131.87
Soft Costs .....	\$213,559.52	\$239,976.18	\$226,767.85
<b>Total .....</b>	<b>\$806,780.42</b>	<b>\$989,901.74</b>	<b>\$898,341.08</b>
<b>Total cost per household- 381 households over 15 years .....</b>	<b>\$2,117.53</b>	<b>\$2,598.17</b>	<b>\$2,357.85</b>
<b>Total annual cost per household- 381 households .....</b>	<b>\$141.17</b>	<b>\$173.21</b>	<b>\$157.19</b>
<b>Monthly Cost per household- 381 households .....</b>	<b>\$11.75</b>	<b>\$14.43</b>	<b>\$13.10</b>



# YELLOWSTONE FAMILY PARK MASTER PLAN

PRELIMINARY COST ESTIMATES



*Park cost estimates. (Cost estimates for construction of preliminary plans A & B, as compiled by Land Design Inc.)*

- Average home values increase 4-5% with the addition of a neighborhood park. Current homes in YCE and Yellowstone Ridge (YR) average around \$325,000 and, based on a 4% increase, the completed park could add an additional \$12,500 to the value of the average home. This is a great return on a \$2,360 (high end) investment.
- The Yellowstone Club Estates Homeowner's Association has paid for the Park Master Plan. This is step one of two required by the city to complete the park improvements. The second step is creating an SID to fund the design and construction of improvements selected from the Master Plan.
- Construction costs and bond rates are at their lowest in years – this equals an unparalleled opportunity to maximize our investment in our neighborhood.
- If we fail to develop our park, we risk of the acreage being sold to developers. A new development would not have to comply with our subdivision regulations (see Cottonwood Subdivision on 54th St.). We would little to no input regarding the new development.
- Neighborhood Park versus Community Park. The park will not include lights, bathrooms, or off-street parking. It is designed for our neighborhood and not the community in general.
- YCE is an aging subdivision and needs some updating; a nice sign and a welcoming park would be a great beginning to neighborhood revitalization.
- When a homeowner markets their home, the aesthetic value of a neighborhood park could improve the opportunity of a family buying at YCE or YR home over other subdivisions.



# YELLOWSTONE FAMILY PARK MASTER PLAN

PARK DEVELOPMENT ADVANTAGES



*Pro-Park development rationale. (Reasons for park development as compiled by the Yellowstone Country Club Estates Homeowners Association Board.)*



Yellowstone Family Park  
Sign In Sheet  
Public Meeting 12-21-10



<u>Rick Selensky 651-0573</u>	<u>George Auker 652-5303</u>
<u>Cari Piattowski 534-1310</u>	<u>Shay Headrick 697-8474</u>
<u>Karen Allen 651-0498</u>	<u>Jami McNea 656-3357</u>
<u>Mike &amp; Pat Hastings 656-0072</u>	<u>JOHN + LINDA CLAWSON - 371-5108</u>
<u>LES BARNES 656-0227</u>	<u>STERLING STARR 652-2500</u>
<u>Frances Ballantyne 656-1304</u>	<u>Wayne Fincher 656-5349</u>
<u>TAVIS &amp; EMILY BEUYERE 656-3920</u>	<u>Gerald Christensen 657-9316</u>
<u>Nancy Porter 652-9695</u>	<u>Paul Hoyer 656-3266</u>
<u>Wes &amp; Joppie Budke 652-4525</u>	<u>Marcia Hurlburt 656-1999</u>
<u>Bill &amp; Dukun Smoot 652-3484</u>	<u>Joyce Taylor 256-1199</u>
<u>ROBERT ROSATTI 656-1572</u>	
<u>Van &amp; Cheryl Pittack 656-4725</u>	
<u>Lynda Ballard 652-2860</u>	
<u>Marilyn Kleinmann 656-0564</u>	
<u>Mike Jullitt 655-0213</u>	
<u>Lisa M. Williams 252-8374</u>	
<u>Ed Jones 656-6020</u>	
<u>Roger McCalla 656-2814</u>	
<u>Jason Horta 591-1042</u>	
<u>Pat Curry 252-8296</u>	
<u>STAN &amp; FAY DANIELSEN 655-1929</u>	
<u>Steve Heiken 656-4975</u>	



Yellowstone Family Park  
Comment Card

Public Meeting 12-21-10

Please Send Additional Comments to jarvism@ci.billings.mt.us



Comments: *- need a sledding hill !! ☺*  
*i think: minimal "traditional" equipment + more imaginative play*

Likes: *love the natural -- land art! -> boulder fields, etc., earth slide, stumps*  
*playhuts imaginative play -- if there was anyway to include these features in either*  
*plan, that would be great*

Dislikes: *? do we need ball court?*  
*? Plan B with a less expensive shelter*  
*-? Keep the Yield sign (or stop sign)*



Yellowstone Family Park  
Comment Card

Public Meeting 12-21-10

Please Send Additional Comments to jarvism@ci.billings.mt.us



Comments: *need a walking trail*

Likes:

Dislikes: *traffic, parking, and loss*  
*of view of our home on Bobby Jones*



Yellowstone Family Park  
Comment Card

Public Meeting 12-21-10

Please Send Additional Comments to jarvism@ci.billings.mt.us



Comments: *I would love A park!*

Likes: *I like the sledding hill.*

Dislikes: *I would like Plan B but with a different shelter*  
*too cheaper one. I would like my yield sign! ← on 54th*  
*Emily Brunson*

# MATERIAL PRESENTED AT PUBLIC MEETING 2



*Preliminary Master Plan presentation board. (Preliminary Master Plan is a synthesis of public comments from previous work sessions.)*



**Gateway entry perspective.** (Drawing of the entry gateway and signs proposed in the Yellowstone Family Park Preliminary Master Plan.)

### Preliminary Construction Costs

	Costs		
	Low	High	Avg.
Earthwork & Site Prep .....	\$63,169.40	\$81,472.02	\$72,320.71
Hardscape (includes rework of street intersection ..... and entry signs)	\$373,981.53	\$449,115.03	\$411,548.28
Play Equipment .....	\$91,500.00	\$116,500.00	\$104,000.00
Landscape .....	\$190,955.78	\$237,853.26	\$214,404.52
Soft Costs .....	\$280,646.62	\$345,126.72	\$312,886.67
<b>Total .....</b>	<b>\$1,000,253.33</b>	<b>\$1,230,067.04</b>	<b>\$1,115,160.18</b>
<b>Total cost per household- 381 households .....</b>	<b>\$2,625.34</b>	<b>\$3,228.52</b>	<b>\$2,926.93</b>
<i>*Does not include interest</i>			
<b>Total annual cost per household- 381 households .....</b>	<b>\$175.02</b>	<b>\$215.23</b>	<b>\$195.13</b>
<i>*Does not include interest</i>			
<b>Monthly Cost per household- 381 households .....</b>	<b>\$14.59</b>	<b>\$17.94</b>	<b>\$16.26</b>
<i>*Does not include interest</i>			

### Maintenance & Operation Cost Comparisons

	Total Annual Cost	Annual Cost Per Household	Monthly Cost Per Household
Circle Fifty/Country Manor Park .....	\$16,000.00	\$58.00	\$4.88
(5 acres, 273 Households)			
Rimrock West Park .....	\$35,000.00	\$142.00	\$11.90
(10 acres, all irrigated, 245 Households)			



## YELLOWSTONE FAMILY PARK MASTER PLAN

PRELIMINARY MASTER PLAN COST ESTIMATE



**Preliminary Master Plan cost estimates.** (Cost estimates for the Preliminary Master Plan as presented at the 2nd public meeting, including operation and maintenance cost case studies from similar parks, as compiled by Land Design Inc and Billings Parks and Recreation.)

My name is Ed Jones; I reside at 3134 Lloyd Mangrum – near the proposed park and am a member of the Yellowstone Country Club. I am a retired Architect, former president of CTA Architects, and have designed hundreds of schools and community facilities. With both my “concerned neighbor” and my architectural design hats on, I have studied the preliminary plans for the proposed Yellowstone Family Park and have the following comments

- a) Although both of the original concepts were viable design solutions that provide good financial return on investment and outstanding long-term neighborhood revitalization. Plan B results in the creation of better use of the outdoor space for the neighborhood because it is more creative and visually pleasing, primarily due to the proposed Land Art features. It responds in a practical way to the existing topography. Mounds are used for screening, safety and interest.
- b) The Parks and Recreation Department has advised me that the Maintenance and Operating costs are reasonable and will be provided, and that the soft costs presented include design and construction oversight and SID administrative costs. Geo-tech reports have not been conducted to date. The findings of those reports could result in potential project cost increases and modification to the Master Plan.
- c) A comparative analysis of the plans reveals the following
  - 1) Plan A showed a sledding hill berm. Although not indicated on Plan B, it provides the identical opportunity in the same location and should be modified to include sledding.
  - 2) The revised location for the basketball court in Plan B is an excellent improvement
  - 3) The locations of the signs were the same in both plans. Since the proposed location of the neighborhood sign, south of Bobby Jones is not as prominent as the location suggested for the Park identification sign, I suggest both the park and the neighborhood sign and the golf club identifier be merged into a single monument at a location to be determined by the parks and Recreation Department after careful study. While no sign will likely be located on the South side the South side should still be planted with landscaping that is similar to that on the North side.

In closing I'd like to say that now is the time to act. Timing is everything and this is an opportunity of a lifetime in our neighborhood.

- Long-term revitalization will improve quality of life and increase the value of all neighborhood properties
- It appears that a 500% minimum return on investment is likely due to the present bargain pricing of local construction and low bond financing. In a similar economic environment during the depression, construction on the Empire State Building was completed in ~~12~~ 14 months at less than half of the estimated costs—coming in at \$24.7 million Vs. the \$50 million that was estimated.
- We have an opportunity to help to assure that our concerns regarding view-shed will be properly addressed by requesting the planners balance design considerations with preservation of reasonable neighborhood views of the nearby Rimrocks and mountains.

Good design must delight and inspire. Stated simply, design serves us well when it creates a more secure, effective, pleasant and rewarding way of life. The Yellowstone Club Estates Board, Billings Parks and Recreation Department and Land Design, Inc. deserve our appreciation for the results achieved to date. The rest is up to us and the City Council which has to first approve a Master Plan and then an SID.

I recommend that we get the ball rolling tonight by adopting Plan B, modified as I've suggested along with any other modifications we adopt this evening.

Thank you.



Yellowstone Family Park  
Sign In Sheet  
Public Meeting 01-04-11



Ed Jones - 3134 Cloyd Mangrum	Lee & Marti Holmes 6122 Sam Sneed
Steve Neiken 3303 Ben Hogan	Paul Hoyer 6124 Sam Sneed Tr
Frances Ballantyne 3240 Horton Smith	DAVID STENSRUD 5614 GENE SARAUSW
Steve Volk 3214 Horton Smith	LINDA CLAWSON 6114 SAM SNEAD
Wes & Jennie Budke 5428 Bobby Jones	JOHN CLAWSON "
Kirk & Nancy Porter 5432 Vardon Pl.	Jami McNea 5841 Sam Sneed
Karen Michaud 3036 Lloyd Mangrum L 651-9252	Mel McNea 5841 SAM SNEAD
Wally Hoffer 5237 Rocky Mtn Blvd 54104	ROBERT ROSATTI - 5404 GENE SARAZELL
George Anker 3311 Jack Burke Lane	Marilyn Heinenmann 5405 Sam Sneed
Stana Fay Danielsen 5522 Bobby Jones	Alma Brown 5411 Gene Sarazell
Amy Selensky 3625 Tommy Armour	PAT Curry 5412 Gene Sarazell Dr.
RICK SELENSKY 3625 TOMMY ARMOUR CIR.	Bob Mackinn 3653 Summit bridges @ wtp.net
MIKE WHITAKER CITY	Jayce Taylor 3211 Jack Burke Lane
Charles Pittard 5711 Bobby Jones	3504 Tommy Armour Circle
Cari Piatkowski 5514 Billy Casper	MIKE FOWETT BILLINGS 59106
Bill & Suzanne Smoot 5430 Gene Sarazell	3500 TOMMY ARMOUR CIR.
John & Carol L.H. GREEN 5617 WALTER HAGEN	HARRY DYCOTT BILLINGS, MT 59116
Lanette & Mark Sorlie 3443 Stone Circle 59106	S.C. PARMETER 3606 64th Ave Cir 656-1574
Dennis/Kathy Steadman 3134 Ben Hogan	Lisa Williams 3308 Lloyd Mangrum 208-4095
Shay Headrick 5635 Billy Casper	Reg Cillo 3507 Tommy Armour
Lynda Belled 5425 Billy Casper	Jay & Christena 3506 Tommy Armour
Dick Stratford 5810 Sam Sneed	Sterling Starr 3713 Tommy Armour
Craig & Bartholomew - 5405 Sam Sneed	Ed Davis 3329 Jack Burke Lane
	Lynne McCalla 3126 Lloyd Mangrum



# Yellowstone Family Park Comment Card

Public Meeting 01-04-11

Please Send Additional Comments to [jarvism@ci.billings.mt.us](mailto:jarvism@ci.billings.mt.us)



Comments: Natural elements are great - Fort is a great  
would be open to 1/2 court basketball.  
sled hill is fantastic

Likes: ~~and 1/2~~

Dislikes: take out concrete and put asphalt or  
salted dirt walk on the lake



# Yellowstone Family Park Comment Card

Public Meeting 01-04-11

Please Send Additional Comments to [jarvism@ci.billings.mt.us](mailto:jarvism@ci.billings.mt.us)



Comments: love the natural elements - earth slide, <sup>slides</sup> boulders, etc. LOVE the fort!  
would be open to 1/2 court basketball court  
love sled hill! thank you  
? take out concrete walk - go back to "cow path" or alternative,

Likes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dislikes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Yellowstone Family Park  
Comment Card

Public Meeting 01-04-11

Please Send Additional Comments to [jarvism@ci.billings.mt.us](mailto:jarvism@ci.billings.mt.us)



Comments: I LIKE THE DESIGN  
- prefer a softer surface for walkway (Sand-like <sup>an old fashioned</sup> at road)  
Also - ARE garbage can(s) planned?

Likes: PLAN SEEMS TO INCORPORATE THE BEST OF THE  
FIRST TWO INITIAL PLANS.

Dislikes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Yellowstone Family Park  
Comment Card

Public Meeting 01-04-11

Please Send Additional Comments to [jarvism@ci.billings.mt.us](mailto:jarvism@ci.billings.mt.us)

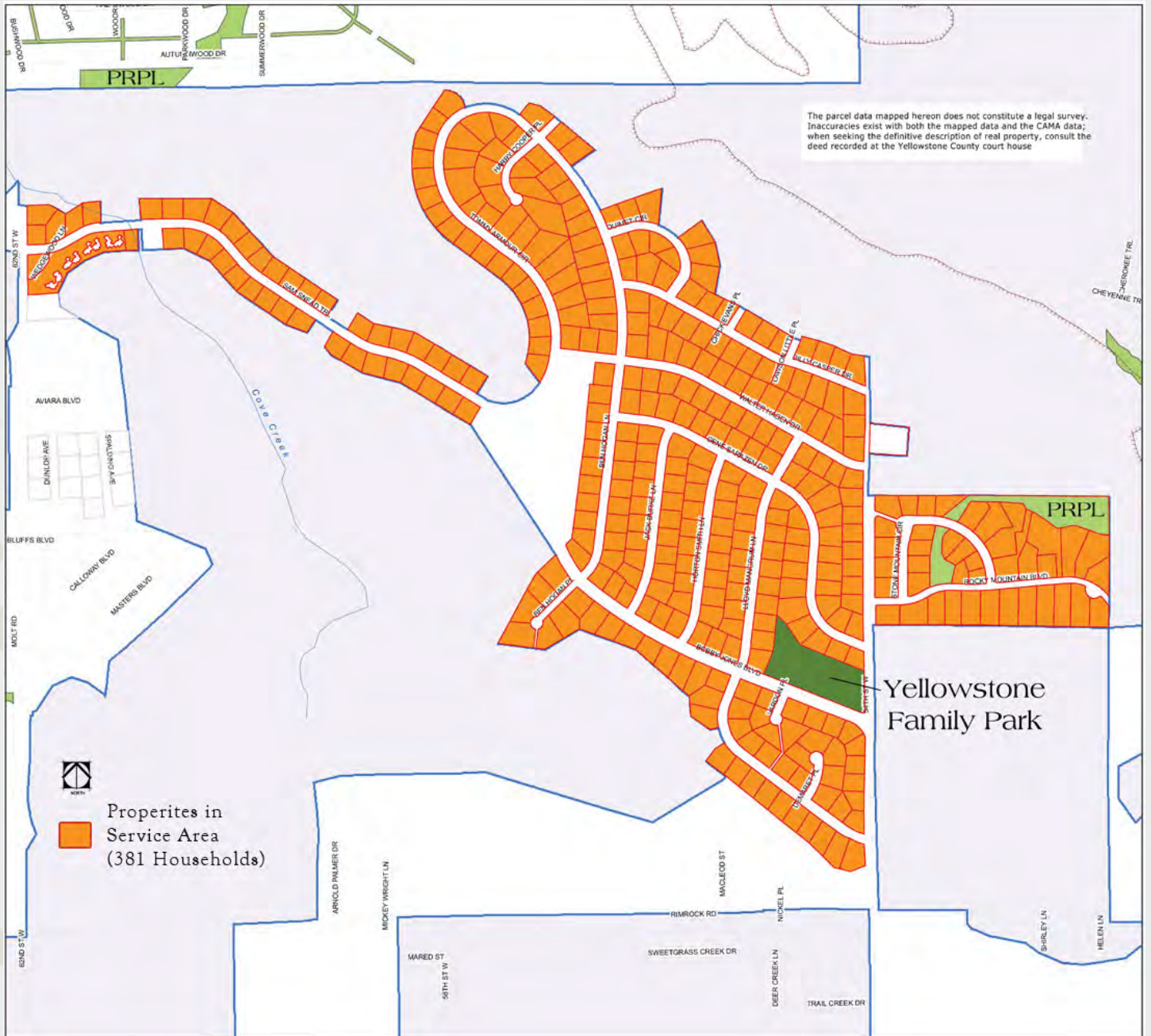


Comments: \_\_\_\_\_  
1/2 basketball court  
Asphalt or soft walking path - natural look  
+ benches on the side.

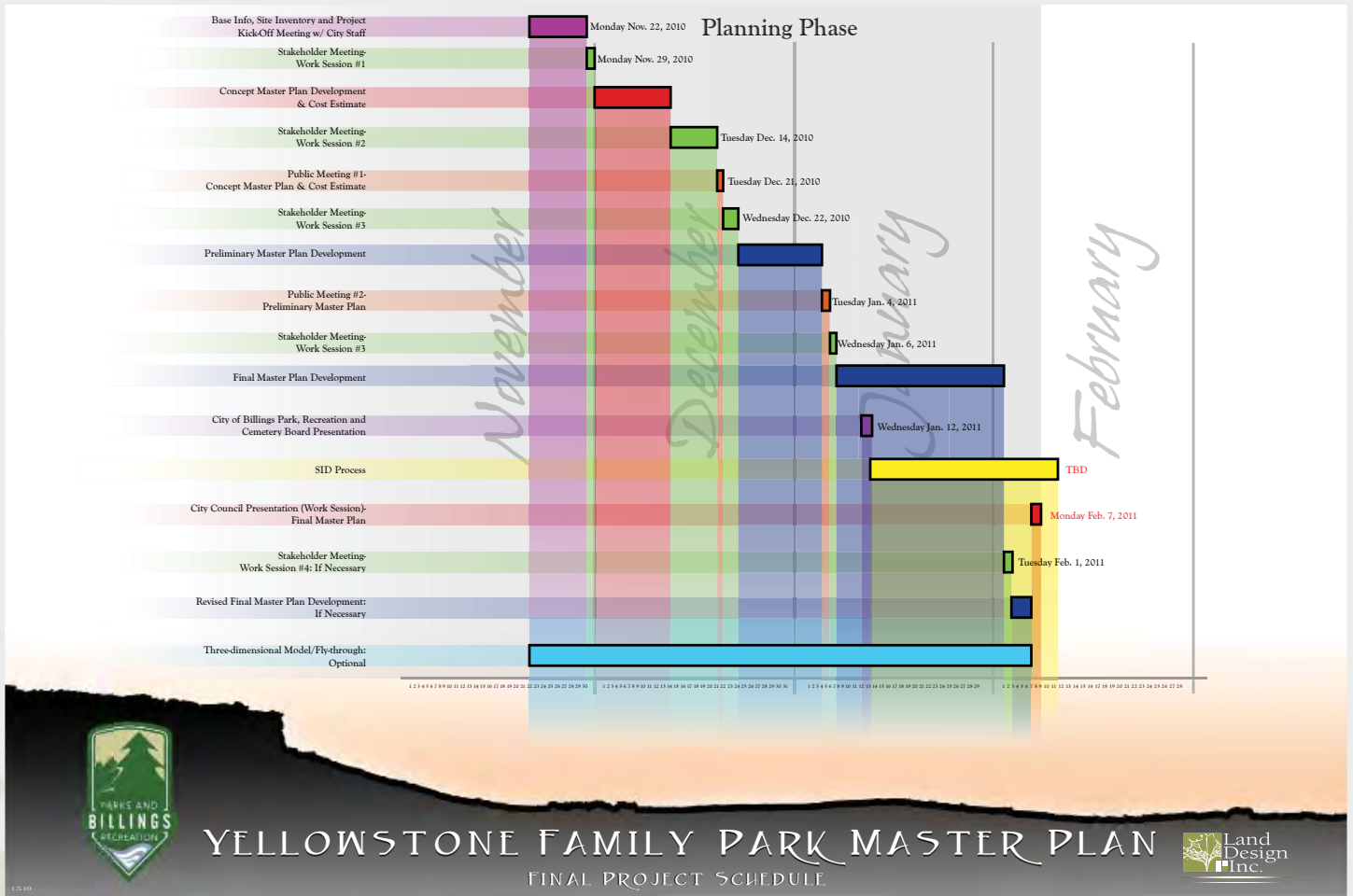
Likes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dislikes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# MATERIAL PRESENTED AT PARK BOARD MEETING



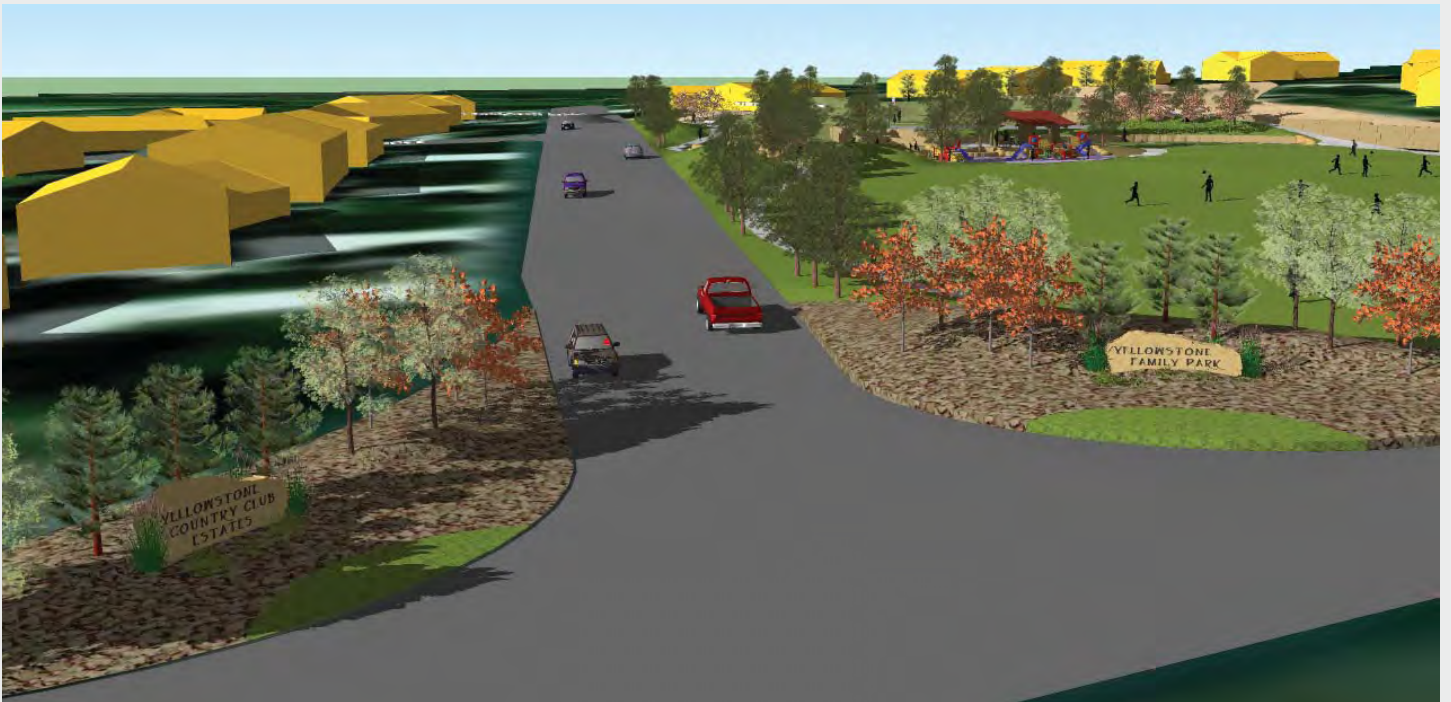
*Map of Park Service Area. (Orange parcels represent the 381 household service area for Yellowstone Family Park.)*



**Master Plan Schedule.** (Tasks and schedule from RFP requirements, with construction documentation phase removed as directed by the Yellowstone Country Club Estates Homeowners Association Board.)



**Computer model of rustic park shelter and poured in place playground and equipment.**



**Computer model of intersection gateway.** (Drawing of the entry gateway and signs proposed in the Yellowstone Family Park Preliminary Master Plan.)



**Computer model of poured in place playground and berm fort with boulder scrambles.** (The berm fort is one of the discovery play elements incorporated into the Preliminary Master Plan.)