

# OPTIMIST PARK

## APPROVED MASTER PLAN

JANUARY xxxx, xxxx



PREPARED FOR  
City of Billings  
Parks, Recreation  
& Public Lands Department

406-657-8371  
[www.billingsparks.org](http://www.billingsparks.org)



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PREPARED FOR  
City of Billings, Parks, Recreation  
& Public Lands Department  
390 North 23rd Street  
Billings, MT 59101

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# **ACKNOWLEDGEMENTS**

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## **Riverside Little League**

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## **South West Corridor Task Force**

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Thank you to the neighbors of Optimist Park for your invaluable time and input on this Master Plan!

# EXECUTIVE SUMMARY

Optimist Park is a community park located on Billings' South Side. The park was developed in the early 1960's, without the benefit of a publicly adopted Master Plan. Recently the South Billings Urban Renewal Association (SBURA) who administers the South Billings Tax Increment Financing District requested improvements to the park. Billings Parks Recreation and Public Lands initiated a planning study to address concerns raised by neighbors, and allow for public input into the park improvements through a formal public process.

Public input was solicited through a series of in-depth interviews with organized user groups, and PRPL staff. Additionally, two public meetings were conducted to gather input from area citizens. Multiple Master Plan options were presented over the course of this process, with the resulting Adopted Optimist Park Master Plan as its culmination. General public sentiment for the park confirmed findings from the consultant team. Overall, community members were satisfied with the park's current conditions, with the exception of a few key items. First and foremost, a need for expanded parking was identified by neighbors of Optimist Park as a primary concern. Other desires expressed by the park neighbors included more facilities in service of general park and picnic uses. Finally, as an older park, a number of existing amenities, such as playground equipment and basketball courts, are in need of improvement and replacement.

The intent of the Adopted Optimist Park Master Plan is to provide a plan of action for the park which relieves immediate concerns of the neighborhood and provides guidance for future improvements and management which will add to the quality and diversity of park uses for the broadest spectrum of people, while respecting physical, regulatory, and budgetary constraints related to its implementation. As such, the adopted Master Plan maintains the majority of existing park amenities, while focusing on targeted improvements for public safety, convenience, and broadening the quantity and diversity of uses within the park.

The plan features expanded parking distributed throughout the park in three separate lots to satisfy projected demands. The plan consolidates baseball facilities for the Little League on the north end of the park by creating a new tee ball field adjacent to the existing ball fields. Ancillary amenities in service of the ball fields like concessions, bathrooms, batting cages, and a flag pole are also provided. The south side of the park is dedicated to passive and unorganized park uses. To this end, improvements to this half of the park include new picnic shelters and associated activities like sand volleyball, horseshoes, and bbq grills. Plans for the south of the park also include select replacement of playground equipment, and in-fill of existing playground areas with new equipment and shade sails. New adult exercise stations are also included in this area to provide amenities for a broader range of park visitors. The existing basketball court is improved with a pickleball net, perimeter fencing, resurfacing and striping to allow for multiple court uses, including basketball and pickleball. Minor park improvements include perimeter berming on the south side of the park, expansion of paved walkways, and new informational signs.

Operationally, The plan recommends pursuit of formalized user agreements between PRPL and organized user groups to coordinate items such as schedules and maintenance of shared facilities to streamline park operations and avoid potential conflicts. Formalization of operations within PRPL related to maintenance, inspections, and recreational programs are also recommended.

## **ORIGIN**

Optimist Park is a community park located on the west side of Hallowell Lane between Vaughn Lane and Phillips Street. Developed in the early 1960's, the park has served area residents for over 5 decades. Recently the South Billings Urban Renewal Association (SBURA) who administers the South Billings Tax Increment Financing District have made requests for improvements to the park. Since there is no Council approved park Master Plan on file and to allow for ample public input into park improvements, Billings Parks Recreation and Public Lands (PRPL) initiated a planning study.

While no publicly approved Master Plans for the park exist, a few record documents of un-approved park plans were found on file showing as built conditions from earlier constructions at PRPL. Selections included in the appendix.

SBURA and PRPL provided matching funding for the Optimist Park Master Planning effort. The intent of the resulting master planning process is to provide a plan of action for the future of Optimist Park which relieves immediate concerns related to parking, and provides guidance for future park development which will add to the quality and diversity of park uses for the broadest spectrum of users.

## **PROCESS**

A linear process for delivery of the Optimist Park Master Plan was defined with PRPL at the beginning of the project. See *Figure 1. Process Diagram*. Further explanation of the process steps are outlined in the following sections.

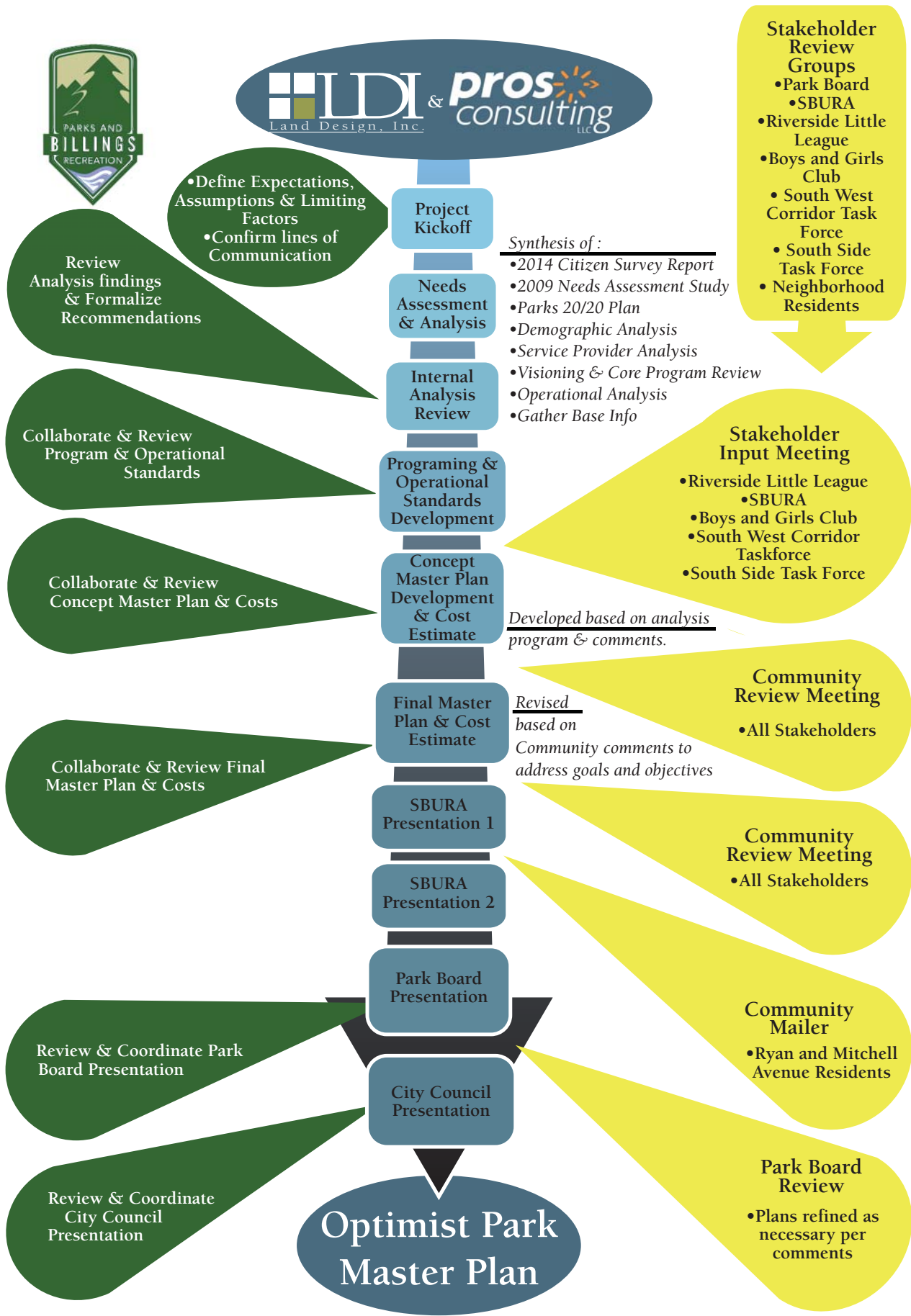


Figure 1. Process Diagram

# ANALYSIS

## Park Classification

Due to its size and location relative to other parks in Billings, Optimist Park is classified as a Community Park. Parks with this classification are intended to be accessible to multiple neighborhoods and beyond, meeting a broader base of community recreational needs, as well as preserving unique landscapes and open spaces. Community parks are designed typically for residents who live within a one to three mile radius. Community Parks provide recreational opportunities for the entire family and often contain facilities for specific recreational purposes: athletic fields, swimming pool, tennis courts, extreme sports amenities, recreation center, loop trails, picnic areas, reservable picnic shelters, sports courts, permanent restrooms with drinking fountains, large turf and landscaped areas and playgrounds or spray grounds. Community Parks generally range from 10 to 100 acres depending on the community. The following are general criteria for community parks taken from national park and recreation guidelines and industry standards.

- Size of park: 10 to 60 acres normally. Can be up to 100 acres (usable area measured).
- Service radius: One to three mile radius
- Site Selection: On two collector streets minimum and preferably one arterial street. If near an arterial street, provide natural or artificial barrier. Minimal number of residences abutting site. Preference is streets on four sides, or three sides with school or municipal use on fourth side. Encourage trail linkage to other parks
- Length of stay: Two to three hours experience
- Amenities: Four signature amenities at a minimum: (e.g., trails, sports fields, large shelters/pavilions, community playground for ages 2-5 and 5-12 with some shaded elements, recreation center, pool or family aquatic center, sports courts, water feature); public restrooms with drinking fountains, ample parking, and security lighting. Amenities are ADA compliant. Sport Fields and Sport Complexes are typical at this park.
- Revenue facilities: One or more (e.g. pool, sports complex, pavilion)
- Land usage: 65 percent active and 35 percent passive
- Programming: Minimum of four essential program services (e.g. sports, day camps, aquatics.
- Maintenance Standards: Provide the highest level maintenance with available funding. Seek a goal of Level 2 maintenance standards. Some amenities may require Level 1 maintenance
- Parking: Sufficient to support the amenities; occupies no more than 10 percent of the park. Design should include widened on-street parking area adjacent to park. Goal is to maximize usable park space. Traffic calming devices encouraged within and next to the park
- Lighting: Amenity lighting includes sport field light standards. Security lighting on dual system with 50 percent of lights off at a set time and 50 percent on all night for security
- Signage: Directional signage and facility/amenity regulations to enhance user experience. May include kiosks in easily identified areas of the facility
- Landscape Design: Appropriate design to enhance the park theme/use/experience. Enhanced landscaping at park entrances and throughout park
- Naming: Consistent with the City's naming right ordinance, may be named after a prominent or historic person, event, or natural landmark
- Other: Strong appeal to surrounding neighborhoods; integrated color scheme throughout the park; partnerships developed with support groups, schools and other organizations; loop trail connectivity; linked to Regional Park, trail or recreation facility; safety design meets established CPTED (Crime Prevention Through Environmental Design) standards.

## Community Park Athletic Field Amenities

Basic athletic field amenities for community parks are listed below.

### BASEBALL FIELD AMENITIES - YOUTH SIZE

- Field size: Preferred: 225-foot outfield fence with minimum 4-foot high outfield fence. Alternate: 215-foot outfield fence with 8-foot high outfield fence.
- Baselines and infield: 60-foot and 70-foot skinned baseline w/ base sleeves w/ grass infield. Ball field mix extends from backstop down sidelines to fence opening at end of dugout. Home plate included. Bases specified by City and provided by user groups.
- Permanent backstop. Preferred: 2-foot high concrete block w/ safety padding and 18-foot vertical fence (Preferred: black vinyl coated chain link).
- Fencing: 8-foot high fence (Preferred: black vinyl coated chain link) from backstop to end of skinned infield. On 225-foot field, 4-foot high sideline and outfield fence (Preferred: black vinyl coated chain link). On 215-foot field, outfield fence increases to 8-foot high. Yellow safety top on outfield fence. Foul poles at outfield fence. 12-foot wide dual-gate opening on one sideline fence for field maintenance equipment access.
- Concrete block bin: 6-foot by 6-foot for ball field mix located adjacent to 12-foot fence opening.
- Dugout: 21-foot by 7-foot including 15-foot long players bench with backrest. 8-foot high fencing around dugout. Dugout opens onto field at home base side of dugout. 2-foot safety wing fencing inside dugout to prevent foul ball entry. Slatted roof over dugout.
- Raised pitching mound with two pitching rubbers (46-foot and 50-foot to home plate). Equipment installed by City maintenance staff.
- Interior warm up/practice pitching mound along sideline fences backing up to outfield fence (46-foot distance from pitching rubber to plate). Slats or padding in fence to maintain fence longevity.
- Three row bleachers (21-foot long) on concrete pad both baselines.
- 12-foot by 8-foot concrete pad for storage box. Equipment storage unit funded by user group – approved and installed by City maintenance staff on same side as field mix bin.
- Conduit and pull boxes from power source to backstop, and from backstop to outfield field for future scoreboard. Scoreboard/controller provided by user group.
- Field lighting at community and regional parks.
- Concrete behind dugouts and in dugouts connected to park walkways on all fields.
- Quick disconnect for water behind pitcher's mound.

### SOFTBALL FIELD AMENITIES – YOUTH SIZE

- Field size: Preferred: 225-foot outfield fence with 10-foot warning track with 4-foot high outfield fence. Alternate: 215-foot outfield fence with 8-foot high outfield fence.
- Baselines and infield: 50-foot and 60-foot baseline w/ base sleeves on completely skinned infield. Home plate included. Bases specified by City and provided by user groups.
- Permanent backstop. 2-foot high concrete block w/ safety padding and 18-foot vertical fence (Preferred: black vinyl coated chain link).
- Fencing: 8-foot high fence (Preferred: black vinyl coated chain link) from backstop to end of skinned infield. On 225-foot field, 4-foot high sideline and outfield fence (Preferred: black vinyl coated chain link). On 215-foot field, outfield fence increases to 8-foot high. Yellow safety top on outfield fence. Foul poles at outfield fence. 12-foot wide dual-gate opening on one sideline fence for field maintenance equipment access.
- Concrete block bin: 6-foot by 6-foot for ball field mix located adjacent to 12-foot fence opening.
- Dugout: 21-foot by 7-foot including 15-foot long players bench with backrest. 8-foot high fencing around dugout. Dugout opens onto field at home base side of dugout. 2-foot safety wing fencing inside dugout to prevent foul ball entry. Slatted roof over dugout.

- No pitching mound. Three pitching rubbers (30-foot/35-foot/40-foot to home plate). Equipment installed by City maintenance staff.
- Interior warm up/practice pitching area along sideline fences backing up to outfield fence (30-foot/35-foot/40-foot to home plate distance from pitching rubber to plate). Slats or padding in fence to maintain fence longevity.
- Three row bleachers (21-foot long) on concrete pad both baselines.
- 12-foot by 8-foot concrete pad for storage box. Equipment storage unit funded by user group – approved and installed by City maintenance staff on same side as field mix bin.
- Conduit and pull boxes from power source to backstop, and from backstop to outfield field for future scoreboard. Scoreboard/controller provided by user group.
- Field lighting at community and regional parks.
- Concrete behind dugouts and in dugouts connected to park walkways on all fields.
- Quick disconnect for water behind pitcher’s mound.

#### SOFTBALL FIELD AMENITIES – ADULT SIZE

- Field size: 300-foot outfield fence with 10-foot warning track and 8-foot high outfield fence.
- Baselines and infield: 60-foot/ 65-foot/ 70-foot/ 80-foot baseline w/ base sleeves on skinned infield. Home plate included. Bases specified by City and provided by user groups.
- Permanent backstop. 2-foot high concrete block w/ safety padding and 18-foot vertical fence (Preferred: black vinyl coated chain link).
- Fencing: 8-foot high fence (Preferred: black vinyl coated chain link) from backstop to end of skinned infield. 8-foot high sideline and outfield fence (Preferred: black vinyl coated chain link). Foul poles at outfield fence. 12-foot wide dual-gate opening on one sideline fence for field maintenance equipment access.
- Concrete block bin: 6-foot by 6-foot for ball field mix located adjacent to 12-foot fence opening.
- Dugout: 27-foot by 9-foot including 21-foot long players bench with backrest. 8-foot high fencing around dugout. Dugout opens onto field at home base side of dugout. 2-foot safety wing fencing inside dugout to prevent foul ball entry. Slatted roof over dugout.
- No pitching mound. Two pitching rubbers (50-foot /54-foot to home plate). Equipment installed by City maintenance staff.
- Three row bleachers (21-foot long) on concrete pad both baselines.
- 12-foot by 8-foot concrete pad for storage box. Equipment storage unit funded by user group – approved and installed by City maintenance staff on same side as field mix bin.
- Conduit and pull boxes from power source to backstop, and from backstop to outfield field for future scoreboard. Scoreboard/controller provided by user group.
- Field lighting at community and regional parks.
- Concrete behind dugouts and in dugouts connected to park walkways on all fields.
- Quick disconnect for water behind pitcher’s mound.

#### **Multipurpose Fields**

##### SOCCER/FOOTBALL/LACROSSE/FIELD HOCKEY

- Field size: Regulation field – 360-foot by 240-foot. Limited space field– 210-foot by 150-foot. 25-foot buffer on same plane as field with no obstructions or drainage fixtures. Buffer applies to both field sizes.
- Goals: Portable, with size specified by user group and provided by City.
- No bleachers or players benches.
- Field lighting at community and regional parks.

## **Park Structures**

### **RESTROOMS/CONCESSIONS/PICNIC SHELTERS**

- Restroom: typically installed at 1 per 20 acres of Community Park, Regional Park, or Sports Complex. Minimum of one restroom with drinking fountains at parks with programmed fields.
- Concession Building: Provided when three or more fields exist at a Community Park or Regional Park. Owned by City. Rental agreement required for user group use of facility, which includes cost of building depreciation, building upkeep, and utilities. Building includes shelving, electrical, three-partition sink with hot water, and separate sink for hand washing. Facility built to health code requirements. Equipment supplied by user group.
- Picnic Shelters: Picnic tables – 1 for every six people, ADA Accessible picnic tables – 1 out of every 3 picnic tables should have ADA accessible seating, Grills – 1 above ground grill for every 25 people, Trash cans – 2 trash cans for every 25 people, Apron – Concrete apron that extends 15 feet beyond the roof of the shelter on all sides, Parking – parking space equal to 1/3 of the capacity of the shelter (i.e. 8 parking spaces for 25 person shelter)

## **Citizen Survey**

Results from the city wide 2014 Citizen Survey reveal general recommendations for activities desired by Billings residents city wide. As a big picture survey, the recommendations made by the study should be considered as applicable for all parks generally, with an allowance for the recommendations to be modified by participants in the public process. Activities identified by the survey which should be considered for inclusion in Optimist Park include the following:

*(Excerpt from the 2014 Citizen Survey)*

### **ACTIVITIES AND EXPERIENCES**

- *Residents are most interested in walking or biking when visiting a park. Three quarters of residents are very interested in walking on sidewalks or trails and another 20 percent are at least somewhat interested in this activity. Similarly, 62 percent of residents are very interested in biking on sidewalks or trails with another 20 percent somewhat interested.*
- *Most other strongly preferred activities are more passive in nature. Other than the general category of “getting exercise,” in which 85 percent of Billings residents indicated they are at least somewhat interested, most other activities of strong interest are generally passive ones. These include (with proportions at least somewhat interested): attending special events (91 percent); family friendly activities (91 percent); picnicking (90 percent); and sitting on a park bench (84 percent).*
- *Restrooms and picnic-related features are those most needed. When asked about a list of features and which ones (i.e. top three) are most lacking at city parks, Billings residents were most likely to choose restrooms (64 percent), picnic shelters (49 percent), and picnic tables (38 percent). Infrastructure for team sports such as sport courts or athletic fields were significantly less likely to be chosen (18 and 15 percent, respectively).*
- *Safety is highly desirable when recreating in a city park. Among a list of possible experiences desired when recreating in a city park, residents were most likely (84 percent) to strongly desire a place where they “feel safe.” Next most frequently desired experiences included enjoying the outdoors (76 percent) and spending time with family (68 percent).*

*(p. 5)*

- *Billings residents highly value trees, shrubs and natural areas in public places. Nearly two-thirds of residents strongly agree that the health and condition of public trees is important and half strongly*

*agree that the health and condition of natural area parks is important. In addition, about half of residents strongly agree that these features improve public health and increase property values. More natural area parks, more features in natural areas, and more trees and shrubs in public places are strongly desired by half of residents with most of the rest slightly desiring these.*  
(p. 6)

Further demographic studies related to specific recreational activities reveal insight into some of the primary uses for Optimist Park. In the *2015 Centennial Park Master Plan Update*, a city-wide study of Billings' Little Leagues notes a 17% decline in participation overall. While the same study also notes a smaller decline in the Riverside Little League whose only base of operations is Optimist Park. Meanwhile, it recognizes a small but growing interest in other activities requiring both informal and formal athletic open field space i.e. lacrosse. (p. 36,40)

Findings from the guiding documents indicate a prioritization of passive activities like walking and biking, picnicking, and support amenities like restrooms. Additionally, there appears to be a need for more general open green space over an expansion of formal ball diamonds. Stated preferences for trees and shrubs in parks also illustrate a need to preserve the existing tree canopy in Optimist Park when considering Master Plan development alternatives.

## **Demographics**

The Demographic Analysis provides an understanding of the population within a two square mile service area of Optimist Park in the City of Billings. This analysis demonstrates the overall size of total population by specific age segment, race and ethnicity, and the overall economic status and spending power of the residents through household income statistics. It is important to note that while the demographics analysis evaluates the population characteristics based on the geographic area, the Billings PRPL does tend to serve an audience outside that as well.

All future demographic projections are based on historical trends. All projections should be utilized with the understanding that unforeseen circumstances during or after the time of the projections could have a significant bearing on the validity of the final projections.

## **Methodology**

Demographic data used for the analysis was obtained from Environmental Systems Research Institute, Inc. (ESRI), the largest research and development organization dedicated to Geographical Information Systems (GIS) and specializing in population projections and market trends. All data was acquired in July 2016, and reflects actual numbers as reported in the 2010 Census and estimates for 2016 as obtained by ESRI. Straight line linear regression was utilized for projected 2021, 2025 and 2030 demographics. A two square mile service area of Optimist Park in the City of Billings was utilized as the demographic analysis boundary. See *Figure 2. Optimist Park - 2 Mile Service Radius*.



Figure 2. Optimist Park - 2 Mile Service Radius

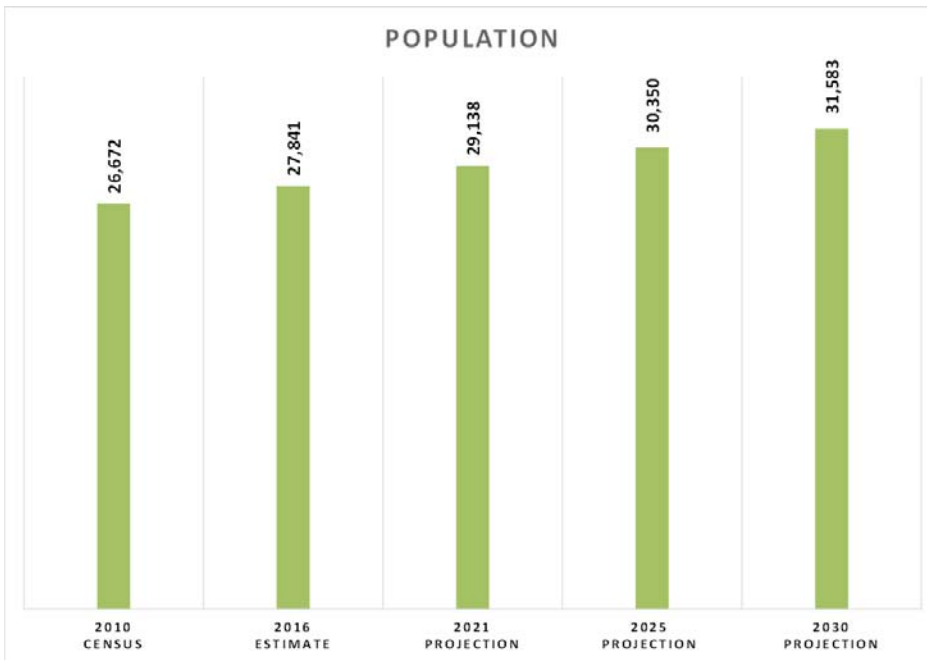


Figure 3 Population - 2 Mile Service Radius

## Population

The population of the two square mile service area of Optimist Park in the City of Billings has increased slowly over the last six years. See *Figure 3 Population - 2 Mile Service Radius*. From 2010 to 2016, the total population of the service area has increased by 4.4%. This translates into a total population increase of 1,169 total persons. Projecting ahead, the growth rate is expected to continue at an even slower pace from 2016 to 2030. The overall growth rate is expected to be 4.7% from 2016 – 2021, 4.2% from 2021 – 2025 and 4.1% from 2025 – 2030. Based on the projections through 2030, the service area is expected to have approximately 31,583 residents.

## Age Segment

Overall, the service area has a balanced age segment distribution. Currently, the highest segment by population is the 18-34 with 27.7% and the lowest is the under 18 population with 21.9%. Over time, there is projected to be a slight aging pattern with the 55+ population growing in number to 31.6% by 2030 and the under 18 age group reducing to 21.3%. This is similar to nationwide trends that point to a growth pattern in the 55+ age

group as a result of increased life expectancies and the baby boomer population entering that age group. See *Figure 4. Age Segmentation - 2 Mile Service Radius*.

## Implications

The relatively even age distribution, and overall aging trends over time, indicate a need for more adult and family friendly amenities in the park. Income levels for the area are slightly below Montana State averages, indicating a greater need for open and free activities to serve the neighborhood. See *Figure 5. Income - 2 Mile Service Radius*.

## Recreation Trends Analysis

Information released by Sports & Fitness Industry Association's (SFIA) 2016 Study of Sports, Fitness, and Leisure Activities Topline Participation Report reveals that the most popular sport and recreational activities include: fitness walking, treadmill, running/jogging, free weights and road bicycling. Most of these activities appeal to both young and old alike, can be done in most environments, are enjoyed regardless of level of skill, and have minimal economic barriers to entry. These popular activities also have appeal because of their social application. For example, although fitness activities are mainly self-directed, people enjoy walking and biking with other individuals because it can offer a degree of camaraderie.

Fitness walking has remained the most popular activity of the past decade by a large margin, in terms of total participants. Fitness walking participation last year was reported to be nearly 110 million Americans. Although fitness walking has the highest level of participation, it did report a 2.4% decrease in 2015 from the previous year. This recent decline in fitness walking participation paired with upward trends in a wide variety of other activities, especially in fitness and sports, suggests that active individuals are finding new ways to exercise and diversify their recreational

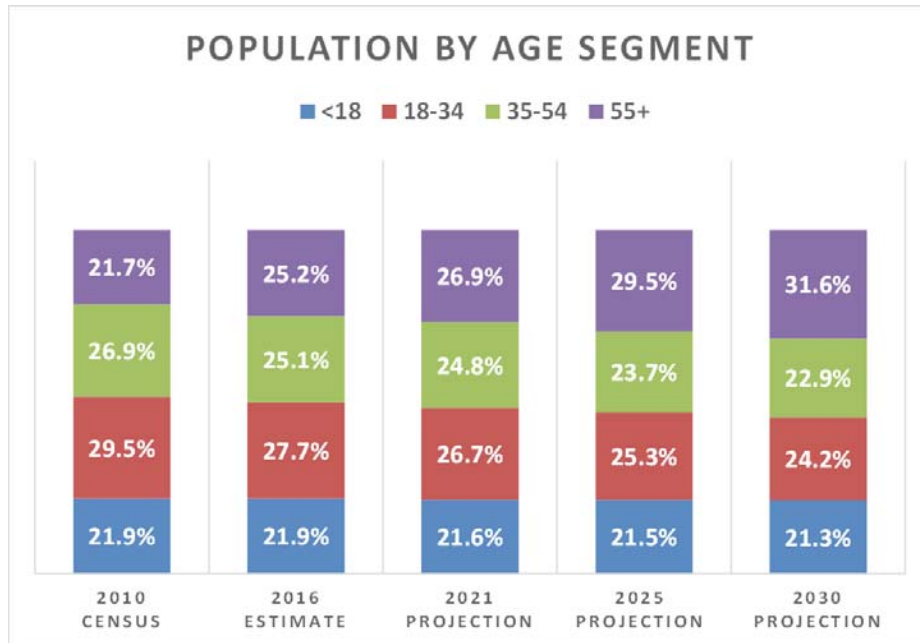


Figure 4. Age Segmentation - 2 Mile Service Radius

## Income – 2 Mile Service Radius

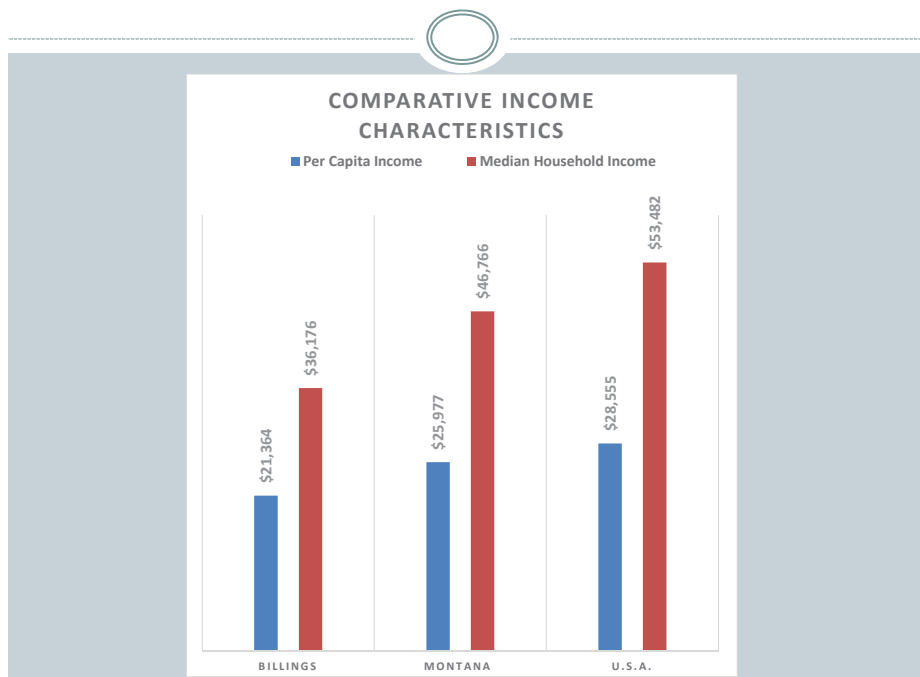


Figure 5. Income - 2 Mile Service Radius

interests. In addition, the popularity of many outdoor adventure and water-based activities has experienced positive growth based on the most recent findings; however, many of these activities' rapid increase in participation is likely a product of their relatively low user base, which may indicate that these sharp upward trends may not be sustained long into the future.

From a traditional team sport standpoint, basketball ranks highest among all sports, with approximately 23.4 million people reportedly participating in 2015. In general, nearly every sport with available data experienced an increase in participation, which is a reversal from the five-year trend of declining participation in sports. Sports that have experienced significant growth in participation are squash, boxing, lacrosse, rugby, roller hockey, and field hockey – all of which have experienced growth in excess of 30% over the last five years. More recently, roller hockey, racquetball, indoor soccer, boxing, and flag football were the activities with the most rapid growth during the last year.

According to the Physical Activity Council, an “inactive” is defined as an individual that doesn’t take part in any physical activity. Over the last five years, the number of inactive individuals has increased 7.4% from 76 million in 2010 to 81.6 million in 2015. However, looking at just the past year, from 2014 to 2015, the US saw a slight decrease of 0.6% from 82.7 to 81.6 million individuals. Although this recent shift is very promising, inactivity remains a dominant force in society, evidenced by the fact that 27.7% of the population falls into this category.

The *Sports & Fitness Industry Association (SFIA) Sports, Fitness & Recreational Activities Topline Participation Report 2016* was utilized to evaluate national sport and fitness participatory trends. The study is based on survey findings by the Physical Activity Council from a total of 32,658 online interviews carried out in 2015. The purpose of the report is to establish levels of activity and identify key participatory trends in recreation across the US.

## **NATIONAL TRENDS IN GENERAL SPORTS**

The most heavily participated in sports for 2015 were golf (24.1 million) and basketball (23.4 million), which have participation figures well in excess of the other activities in the general sports category. The popularity of golf and basketball can be attributed to the ability to compete with relatively small number of participants. Golf also benefits from its wide age segment appeal, and is considered a life-long sport. Basketball’s success can be attributed to the limited amount of equipment needed to participate and the limited space requirements necessary, which make basketball the only traditional sport that can be played at the majority of American dwellings as a drive-way pickup game.

Since 2010, squash and other niche sports, like boxing, lacrosse and rugby, have seen strong growth. In the general sports category, squash has emerged as the overall fastest growing sport, as it has seen participation levels rise by 66% over the last five years See *Figure 6. National Participatory Trends - General Sports*. Based on the five-year trend, boxing (59%), rugby (44%), lacrosse (47%), roller hockey (39%), and field hockey (32%) have also experienced significant growth. In the most recent year, the fastest growing sports were roller hockey (10%), racquetball (8%), squash (7%), indoor soccer (6%), and boxing (6%). During the last five years, the sports that are most rapidly declining include touch football (-25%), wrestling (-22%), slow pitch softball (-16%), and racquetball (24.9% decrease).

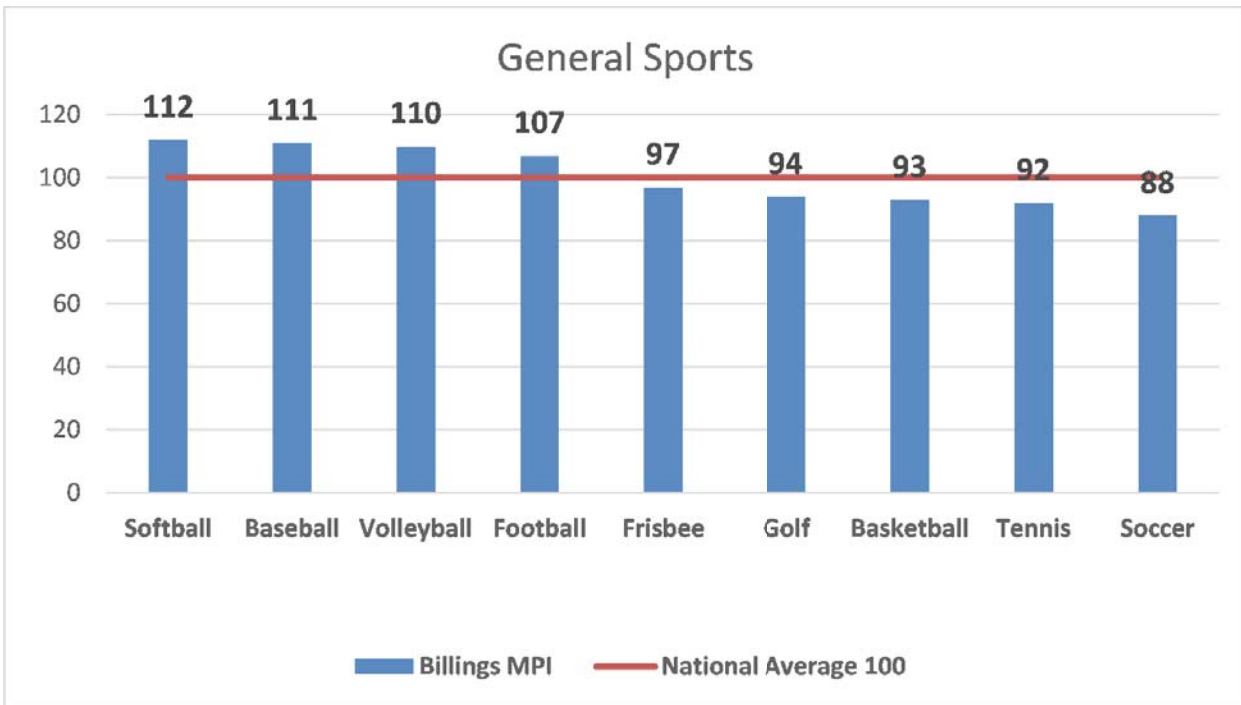
Overall, activities in the general sports categories show very promising growth in the most recent year. Only three activities experienced a dip in participation, but none of these declined by more than 3%. In general, the strong recent growth in sports is a reversal of the five-year trends, as nearly every activity declining in the long run has tipped the scale to show positive growth in the past year. See *Figure 6. National Participatory Trends - General Sports*.

National Participatory Trends - General Sports					
Activity	Participation Levels			% Change	
	2010	2014	2015	14-15	10-15
Golf	26,122	24,700	24,120	-2.3%	-7.7%
Basketball	25,156	23,067	23,410	1.5%	-6.9%
Tennis	18,719	17,904	17,963	0.3%	-4.0%
Baseball	14,198	13,152	13,711	4.3%	-3.4%
Soccer (Outdoor)	13,883	12,592	12,646	0.4%	-8.9%
Badminton	7,645	7,176	7,198	0.3%	-5.8%
Softball (Slow Pitch)	8,477	7,077	7,114	0.5%	-16.1%
Football, Touch	8,663	6,586	6,487	-1.5%	-25.1%
Volleyball (Court)	7,315	6,304	6,423	1.9%	-12.2%
Football, Tackle	6,850	5,978	6,222	4.1%	-9.2%
Football, Flag	6,660	5,508	5,829	5.8%	-12.5%
Soccer (Indoor)	4,920	4,530	4,813	6.2%	-2.2%
Volleyball (Sand/Beach)	4,752	4,651	4,785	2.9%	0.7%
Gymnastics	4,418	4,621	4,679	1.3%	5.9%
Ultimate Frisbee	4,571	4,530	4,409	-2.7%	-3.5%
Track and Field	4,383	4,105	4,222	2.9%	-3.7%
Racquetball	4,603	3,594	3,883	8.0%	-15.6%
Cheerleading	3,134	3,456	3,608	4.4%	15.1%
Ice Hockey	2,140	2,421	2,546	5.2%	19.0%
Pickleball	N/A	2,462	2,506	1.8%	N/A
Softball (Fast Pitch)	2,513	2,424	2,460	1.5%	-2.1%
Lacrosse	1,423	2,011	2,094	4.1%	47.2%
Wrestling	2,536	1,891	1,978	4.6%	-22.0%
Roller Hockey	1,374	1,736	1,907	9.9%	38.8%
Squash	1,031	1,596	1,710	7.1%	65.9%
Field Hockey	1,182	1,557	1,565	0.5%	32.4%
Boxing for Competition	855	1,278	1,355	6.0%	58.5%
Rugby	940	1,276	1,349	5.7%	43.5%
NOTE: Participation figures are in 000's for the US population ages 6 and over					
	Large Increase (greater than 25%)	Moderate Increase (0% to 25%)	Moderate Decrease (0% to -25%)	Large Decrease (less than -25%)	

Figure 6. National Participatory Trends - General Sports

## LOCAL TRENDS - MARKET POTENTIAL FOR GENERAL SPORTS

A Market Potential Data (MPI) measures the probable demand for a service in the target area. The MPI communicates the likelihood that a resident of the service area will exhibit certain consumer behavior when compared to the US National average. The National average is 100, therefore above 100 would represent a higher than average participation rate. *Figure 7. Market Potential - General Sports* illustrates the index of the “general sports” market potential for service area of Optimist Park in the City of Billings.



*Figure 7. Market Potential - General Sports*

## RECREATION TRENDS CONCLUSION

It is critically important for the City of Billings to understand the national participation trends in recreation activities. In doing so, the department can gain general insight into the life-cycle stage of recreation sports programs and activities and thereby anticipate potential changes in need and demand for the programs and activities that it provides to the residents of Billings at Optimist Park. Locally, participation in traditional team sports and recreation activities are strong and indicate an opportunity to continue and grow these services at Optimist Park.

## OPTIMIST PARK EVALUATION

### Current Uses

Optimist Park is currently utilized by a number of organizations on a regular basis. The Boys and Girls Club of Billings has a facility on adjoining property to the west of the park. Their students regularly use the park during their recess periods, primarily for informal recreation. Riverside Little League uses Optimist Park as its home location for practice and home ball games. As noted previously, Riverside Little League appears to be declining at a slower rate than the other Billings Little Leagues. Additionally, Riverside Little League formerly split operations between South Park and Optimist Park, however, in recent years they have consolidated their operations solely to Optimist Park. Special consideration should be given to improving park facilities for these groups due to the frequency of their visits and large size of their groups.

Notable one time special peak events occurring at Optimist Park include the “Movies in the Park” program and an annual Easter Egg Hunt. An informal census from the “Movies in the Park” director estimated program attendance for Optimist Park was 1200 people. The annual Easter egg hunt, which is locally organized by the South West Corridor Task Force, regularly draws 800-900 children. Their infrequent nature makes these events less influential on shaping the final constructed conditions in the park, however, program uses which facilitate both daily and special event usage should be strongly considered for inclusion in the park. Primary park elements in service of special events include open lawn space and lawn slopes, which can serve as informal stadium seating. Ancillary amenities in support of special events include shelters, restrooms, picnic tables and benches. Special events should also be utilized by PRPL to advertise programs and events taking place in Optimist Park and city wide.

## **Current Conditions**

An on site inventory and analysis of current conditions for Optimist Park was conducted at the outset of the master planning process. See *Figure 8. Existing Conditions*. Generally, the north half of the park is dedicated to organized baseball fields, and is the home of Riverside Little League. The fields are in good condition, and are regularly scheduled for organized games and practices during summer months. The current fields feature one Majors field, and 2 Little League fields. Development of the 2 northernmost fields was conducted per the un-adopted record drawings (see *Figure A. Un-Adopted Park Master Plan* in the appendix), while development of the third ball field was undertaken without the consultation of PRPL or a guiding document. Home plate locations are oriented away from each other generally. The primary little league field features a concession stand and announcers booth without running water. The presence of portable toilets adjacent to the ball fields indicates a need for a higher level of restroom service in this area.

The north side of the park also contains the only dedicated parking lot. Due to an incomplete alley dedication on the north west side of the park, the lot also serves as alley access to the northern bounding residential properties. See *Figure 9. Property Parcels*. An aerial study of the lot reveals space for approximately 58 parking stalls, but the absence of stall striping creates a less efficient parking situation in practice. The parking lot itself is in declining condition, with the asphalt surface exhibiting pot holes and large crack networks. Additionally, the overall parking layout does not efficiently utilize the space available on the north end of the park. Due to the initially stated need for more parking, plus the existing lots declining condition and inefficiencies, a new parking lot should be included on the north side of the park. Consideration for the design of the new lot should include maintaining alley access to the neighboring northern properties.

The south half of the park is dedicated to general recreation, featuring open green space, 2 playground areas, as well as a public restroom with running water.

According to record plans, the playgrounds were last updated around 1998. See *Figure C. Existing Playground Improvements* in the appendix. An on site assessment of the playground equipment reveals that the equipment is in relatively good repair for its age, but is approaching the end of its useful operational life. The playground is organized into 2 separate play areas for toddlers and for school age children, with a small centrally located picnic shelter between them. The playground areas have unused zones within their boundaries which are ideal for in-fill of new play equipment. The current segregation of toddler and school age playgrounds should be maintained in any new equipment selection. The small seating shelter is in relative disrepair and should be replaced.

# Optimist Park Master Plan

8.18.2016



Public Restrooms

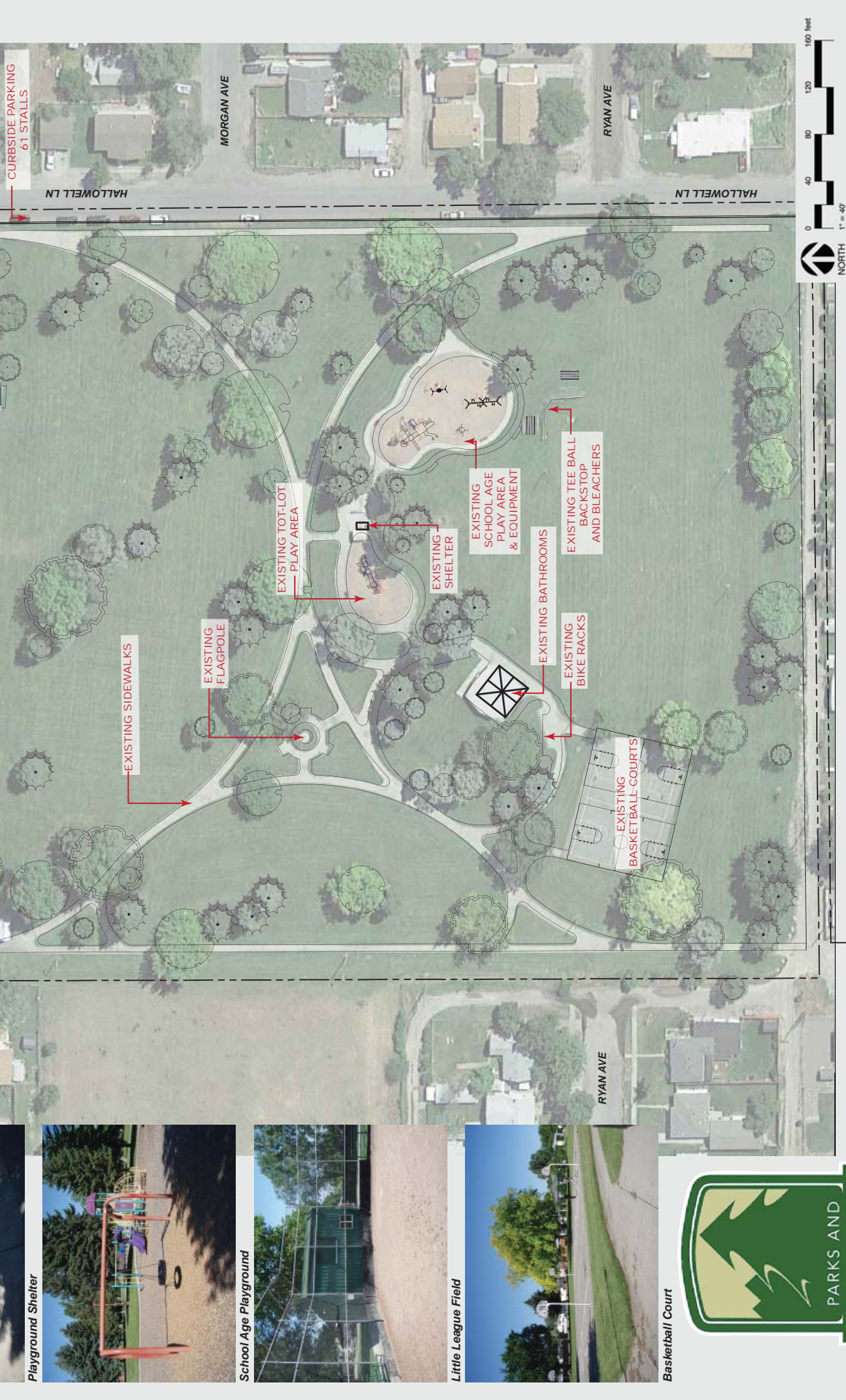


Concession Stand/Announcer's box



Tot-Lot Play Structure





# Existing Conditions



Figure 8. Existing Conditions

# Optimist Park Master Plan

8.18.2016



Property Information Derived from Yellowstone County Geographical Information System.



## Property Parcels



Figure 9. Property Parcels

A recently updated restroom facility with running water is also found on the south side of the park. PRPL staff has noted vandalism as an ongoing concern with this facility. Access to the restroom remains limited to hours of park operation, and varies seasonally. PRPL should seek to balance ease of use with oversight for an increased level of service to park users.

The south side of the park also features a primitive backstop, which is currently used by the little league for tee ball. This amenity is in good condition, but is remote from the remaining ball fields on the north end of the park.

All park amenities on the south end of the park are organized around a grand sidewalk layout, featuring a primary East/West axis. The sidewalk network is incomplete however, and there is a lack of pedestrian connectivity between the south and north halves of the park, as well as a lack of walking loops within the park. Circulation paths should be completed to facilitate pedestrian circulation in congruence with stated community preferences from the guiding document analysis,

Vehicular access to the park is supplied via Hallowell Lane along the east park boundary. Outside of the north parking lot, Hallowell Lane is the only other parking location for park visitors. Curb side parking along Hallowell can supply 61 stalls. Other vehicular circulation adjacent to the park includes an alley along the south end of the park. PRPL has had conflicts related to unauthorized vehicular parking along this alley. Recently boulders have been placed along the south alley as a means to prevent unauthorized parking. The west boundary of the park is currently undeveloped for vehicular passage, with Ryan Avenue, Mitchell Lane and Stephens Lane all dead ending at the park property. A right of way dedication does exist for Stephens Lane to extend along the west side of the park to Mitchell Ave. See *Figure 9. Property Parcels*. Options to develop vehicular access to this side of the park should be explored, to facilitate more even parking, and recreational distribution. According to PRPL maintenance staff the west side of the park generally is under-utilized and lack of vehicular access is a likely contributing factor.

Optimist Park notably features a mature tree canopy. Numerous varieties of evergreen and deciduous trees are found throughout the park. See *Figure B. Un-Adopted Park Master Plan* in the Appendix. As noted in the guiding document analysis, priority should be placed on maintaining existing trees wherever possible, particularly those of mature size.

Irrigation water is currently provided by the City of Billings municipal water. As a City agency, Optimist Park is un-billed for the water consumed, however, with the rising costs of water sanitation, it is prudent to explore other options for irrigation water.

# **PROGRAMMING AND OPERATIONAL STANDARDS**

## **Program Elements & Goals**

The following are a list of programming elements and goals for Optimist Park based on the analysis and public input.

- Provide adequate parking for park uses
- Consolidate baseball activities
- Provide support facilities like concessions & restrooms for sporting events
- Preserve existing tree canopy
- Add picnic shelters & supporting activities
- Improve playgrounds
- Improve pedestrian circulation
- Facilitate usage of the west side of the park
- Explore irrigation alternatives

## **User Agreements**

PRPL should seek consistency in operations and maintenance of their park facilities. The recently completed *Centennial Park Master Plan* outlines an extensive process for forging park user agreements, which should be drawn upon as the beginning of a standard for future user agreements. Generally PRPL should seek to establish a formal user agreement with Riverside Little League and other user groups, defining maintenance and level of service between PRPL and all user groups. A formal service agreement recognizes the ultimate liability and ownership by PRPL to operate the parks for the greatest public good. Little League is an important partner with the City for park usage. Potential for participation under the direction of PRPL is a welcome benefit for both agencies provided there is an agreed upon proposal for services and timing. In the lack of an established user agreement, Park use permits should be issued as the formal mechanism for field reservation. Evaluation meetings should be held with partnering organizations in off season times to evaluate performance from the past year, and discuss expectations and plans for the upcoming seasons. See *Centennial Park Master Plan p.52*.

## **Scheduling**

Ball field scheduling for games and practices should be done in coordination with PRPL staff. As a long standing user Riverside Little League should be allowed priority for field scheduling. Any additional baseball user groups would be required to obtain a secondary use permit from PRPL. PRPL should work with the Little League to create a written schedule of events for the park ball fields, so that public use and maintenance activities can be coordinated.

Reservable space should also be implemented for other park structures and amenities, in keeping with already established operational practices.

## **Recreational Programs**

Program options include a seasonal exercise program with formal instruction for the adult exercise area. Recreational leagues for other activities at the park should also be considered, these would include activities such as basketball, pickle ball, sand volley ball, and horseshoes. Introductory classes could also be implemented for activities like pickle ball which are new to the community.

Task	Frequency	Timeframe
<b>Concession Building - Level 1 Maintenance</b>		
Goal: Provide a clean, inviting area to eat.		
Clean, sweep, vacuum	7x/week	May - September
Remove and/or replace Garbage Bags and Trash cans	7x/week	May - September
Clean and stock restrooms	7x/week	May - September
Clean windows	1x/week	May - September
Check Lighting	7x/week	May - September
Check Heating / Cooling	7x/week	May - September
Clean and wipe tables	7x/week	May - September
Check and clean storage areas	1x/week	May - September
Wash areas outside concession stands	7x/week	May - September
Update and paint signage	1x/year	May - September
Clean Patio	7x/week	May - September
Major Mechanical System Inspection (Preventative Maintenance)	1x/month	Year-round
Seasonal Mechanical System Startup/Closing	2x/year	Spring, Fall
Schedule Lighting, Mechanical Systems	1x/week	Year-round
Replace outdoor carpeting	1x/2 years	Spring
Clean carpeting	2x/year or as needed	Opening, Mid-season
Inspect furniture	1x/week	Year-round

Figure 10. Maintenance & Inspection Schedule - Concession Building

Task	Frequency	Timeframe
<b>General Park Lawn- Level 2</b>		
Goal: Provide a quality park look that is green, safe and enticing to use		
Mow/Trim (2.5") April 1 through October 31	1x/ 7 days	Growing Season
Overseed	As needed	Fall
Fertilize	As needed	Growing Season
Apply weed control	As needed	Growing Season
Prune trees	As needed	Fall
Trim Shrubs	As needed	Growing Season
Pick up trash prior to mowing	Every Mow	Growing Season
Control pests	As needed	Growing Season
Manage leaves	2x/year and as needed	Fall
Line Trim	1x/week	Growing Season
Edge	1x/year	Growing Season

Figure 11. Maintenance & Inspection Schedule - General Lawns

## Maintenance

Minimum park standards, as directed by PRPL, should be implemented for all formal athletic fields in the park. Facility maintenance standards should address regular safety inspections, Garbage cleaning, restroom and concessions cleaning and repair.

A turf maintenance program should be implemented to address mowing methods and schedule, and mow height, watering schedule and costs, fertilization schedule, and State of Montana compliant weed and pest management.

In keeping with current Parks and Recreation Department practices, it is expected that the general maintenance and landscaping associated with Optimist Park will be provided to ensure a safe and enjoyable experience. Recommended maintenance standards are as follows: See Figure 10. Maintenance & Inspection Schedule - Concession Building, Figure 11. Maintenance & Inspection Schedule - General Lawns, Figure 12. Maintenance & Inspection Schedule - Playgrounds, Figure 13. Maintenance & Inspection Schedule - Pickleball, Figure 14. Maintenance & Inspection Schedule - Sand Volleyball, Figure 15. Maintenance & Inspection Schedule - Horseshoe Pit, Figure 16. Maintenance & Inspection Schedule - Playing Fields, and Figure 17. Maintenance & Inspection Schedule - Shelters.

Task	Frequency	Timeframe
<b>Playgrounds and equipment - (All types) - Level 1 Maintenance</b>		
Goal: To adhere to and exceed National Playground Safety Standards		
Inspect and document;	1x/month	Year-round
Major Annual Inspection	1x/year	
Repair	Immediately	Year-round
Clean and pickup trash	7x/week	Year-round
Remove vandalism	As needed	Year-round
Inspect water fountains, where applicable	7x/week	Year-round
Mow areas around the playground	1x/week	Year-round
Inspect playground parking lot, picnic tables and visitor benches	1x/week	Year-round
Rake sand, woodchips, gravel, fiber mulch	1x/week	Spring, Summer, Fall
Seal rubberized, poured in place	1x/year	
Remove/Replace Fiber Mulch	1x/3-5 years	Spring
Replace	1x/15 years	
Inspect for Pests/Bees/etc	1x/2 weeks	Spring, Summer, Fall

Figure 12. Maintenance & Inspection Schedule - Playgrounds

Task	Frequency	Timeframe
<b>Playing Courts - Pickleball/ Tennis / - Level 1 Maintenance</b>		
Goal: To provide a safe and quality surface for practice or competitive type events		
Clean and sweep	5x/week	March - Novemeber
Inspect stripes	1x/year	March - Novemeber
Inspect fences	1x/month	March - Novemeber
Inspect nets and pole, where applicable	1x/week	March - Novemeber
Repair	As needed	March - Novemeber
Inspect lighting	1/x week	March - Novemeber
Major Inspection	1x/year	

Figure 13. Maintenance & Inspection Schedule - Pickleball

## Operations

### Staffing Model

Staffing recommendations for Optimist Park in alignment with the maintenance standards as recommended, are to achieve the four primary goals:

1. Implement a standards-based maintenance program. This effort will ensure a high quality and consistent experience for visitors to Optimist Park.
2. Deliver a high level of customer service that is necessary to facilitate the reservations of athletic fields, shelters, and pickleball, tennis and sand volleyball courts.
3. Develop recreation opportunities for visitors to Optimist Park.

To meet these goals, the Consulting Team recommends the following maintenance staffing levels:

- 1 Full-time Grounds Maintenance Worker
- 2 Part-time Seasonal Grounds Maintenance Workers

### Financial Model

The consulting team utilized the following set of assumptions to create a financial model for the re-development of the 20-acre Optimist Park:

Primary programs and services of phase one will be:

- Sand volleyball and pickleball leagues
- Reservations

Task	Frequency	Timeframe
<b>Playing Courts - Sand Volleyball</b>		
Goal: To provide a safe and quality surface for practice or competitive type events		
Rake	1x/week and as needed	March - Novemeber
Inspect nets, ropes, pole protectors where applicable	1x/week	March - Novemeber
Set up/take down nets	2x/year	April, October
Major Inspection	1x/year	
Install/Remove Pole Protectors	2x/year	Spring, Fall
Edge, Rototil, and supplement sand	1x/year	Spring

Figure 14. Maintenance & Inspection Schedule - Sand Volleyball

Task	Frequency	Timeframe
<b>Playing Courts - Horseshoe Pit</b>		
Goal: To provide a safe and quality surface for practice or competitive type events		
Evaluate stakes for vertical position	1x/month	March - Novemeber
Mow	1x/week	March - Novemeber
Replace backboards	1x/5 years or as needed	March - Novemeber
Update player thrower lanes	1x/year	March - Novemeber
Major Inspection	1x/year	
Edge and supplement sand	1x/year and as needed	Spring
Paint Backboards	1x/year	Spring

Figure 15. Maintenance & Inspection Schedule - Horseshoe Pit

Task	Frequency	Timeframe
<b>Playing Fields - Baseball / Softball / Soccer / Multi-use - Level 2</b>		
Goal: To provide a high-quality and safe field that encourages greater greater use among the community for practice, games and tournaments		
Mowed	1x/week	March - Novemeber
Fertilizer	1x/3 years	Spring, Summer, Fall
Drag / Line fields for games	As needed	March - Novemeber
Pick up trash and clean during events	7x/day	March - Novemeber
Inspect benches, backstops	1x/week	March - Novemeber
Paint Backstops	1x/2-3 years	Spring
Set up recreational amentias	1x/year	Spring

Figure 16. Maintenance & Inspection Schedule - Playing Fields

Sport league income will equal approximately \$9200.

Reservation income will equal approximately \$3556. Revenue projections assume fees from court rentals, which are not in place under current policy. New fee revenue from court rental could be implemented pending City Council approval.

- Shelter: 50% occupancy on Friday-Sunday and 10% occupancy Monday-Thursday; 2 hour minimum
- Sand Volleyball Courts: 1% of court time will be rented annually; 1 hour minimum
- Pickleball Courts: 1% of court time will be rented annually; 1 hour minimum

One full-time employee will be required for the operation of the park.

Part-time staffing (2 seasonal grounds maintenance workers) will account for 12% of the nearly \$56,000 personnel budget needed to operate the park.

Operational partnerships were not considered as part of the pro forma development.

From these assumptions, it is projected that Optimist Park will operate at a 14% cost recovery and require a subsidy from the general fund to offset the operating loss (\$76,055) in its first full year of operation after redevelopment.

## Six Year Pro Forma

The following is a summary of the revenues and expenditures for the park over a six year period. The breakdown of the summary is listed in the tables that follow this summary report. The tables breakdown the revenues by category and the expenses by category. Overall the park will be able to achieve a 14% cost recovery rate if managed as outlined in this business plan. See *Figure 18. Pro Forma Revenue and Expenditures*, *Figure 19. Pro Forma Revenue Model*, and *Figure 20. Pro Forma Expenditures*.

Task	Frequency	Timeframe
<b>Shelter - Level 2 maintenance</b>		
Goal: To provide a quality picnic or outing experience.		
Clean and sweep	1x/week	March - October
Remove and/or replace Garbage Bags and Trash cans	5x/week	March - October
Set-up Site	As needed	March - October
Trim and Landscape	1x/2 weeks	March - October
Paint Pavilion	1x/2 years	March - October
Power wash	As needed	March - October
Clean grills	As needed	March - October
Check/Spray for hornets, wasps	As needed	March - October
Inspect Electrical System	1x/year	
Clean port-a-jons	7x/week	March - October
Pump port-a-jons	1x/week or as needed	March - October
Inspect Picnic Tables	1x/week or as needed	March - October
Inspect/Remove Debris from Roof	7x/week or as needed	March - October
Remove Graffiti	1x/week or as needed	March - October
Setup Tables for Event	As needed	March - October
Inspect windows and building sides	1x/week or as needed	Year-round

Figure 17. Maintenance & Inspection Schedule - Shelters

## Conclusion and Implementation

The Optimist Park Business Plan is a guide for the operations of the park upon completion of its redevelopment.

The recommendations outlined in the Optimist Park Business Plan are aligned with the vision, mission and core values of the community and the Department. These recommendations follow what the community has voiced as a priority.

The goal of this Business Plan is to not overextend the Department financially or operationally. This will require a continued business plan approach and support from the staff, the Park and Recreation Advisory Board and City Council.

This project has tremendous potential to significantly improve the recreational opportunities for residents of the City and, in particular, those in the two mile service area of the park.

<b>Pro Forma Revenues &amp; Expenditures</b>						
Optimist Park						
<b>BASELINE: REVENUES AND EXPENDITURES</b>						
Revenues	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
Programs and Rentals	\$12,756.82	\$13,011.95	\$13,272.19	\$13,537.64	\$13,808.39	\$14,084.56
<b>Total</b>	<b>\$12,756.82</b>	<b>\$13,011.95</b>	<b>\$13,272.19</b>	<b>\$13,537.64</b>	<b>\$13,808.39</b>	<b>\$14,084.56</b>
Expenditures	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
Operations & Maintenance	\$88,812.16	\$90,588.40	\$92,400.17	\$94,248.17	\$96,133.14	\$98,055.80
<b>Total</b>	<b>\$88,812.16</b>	<b>\$90,588.40</b>	<b>\$92,400.17</b>	<b>\$94,248.17</b>	<b>\$96,133.14</b>	<b>\$98,055.80</b>
<b>Annual Net Gain/Loss</b>	<b>(\$76,055.34)</b>	<b>(\$77,576.45)</b>	<b>(\$79,127.98)</b>	<b>(\$80,710.54)</b>	<b>(\$82,324.75)</b>	<b>(\$83,971.24)</b>
<b>Total Cost Recovery</b>	<b>14%</b>	<b>14%</b>	<b>14%</b>	<b>14%</b>	<b>14%</b>	<b>14%</b>

Figure 18. Pro Forma Revenue and Expenditures

<b>Pro Forma Revenue Model</b>						
Optimist Park						
DIVISION	ACCOUNT TITLE	PRICE	HOURS/# of OFFERINGS	PARTICIPATION	REVENUES	EXPLANATION
<b>REVENUES</b>						
Ramadas	Shelter Reservations	\$15.00	2	98	\$2,931.82	1 shelter; 50% occupancy on Friday-Sunday and 10% occupancy Monday-Thursday; 2 hour minimum
Pickleball Courts	Pickleball Leagues	\$35.00	4	20	\$2,800.00	4 league seasons annually; 20 participants per league
Pickleball Courts	Pickleball Court Rentals	\$5.00	1	50	\$250.00	1% of court time will be rented annually; 1 hour minimum
Sand Volleyball Courts	Sand Volleyball Leagues	\$200.00	4	8	\$6,400.00	2 league seasons (summer; fall); 2 leagues per season 1 in weekday evening; 1 weekend; 8 teams per league
Sand Volleyball Courts	Sand Volleyball Court Rentals	\$5.00	1	50	\$250.00	1% of court time will be rented annually; 1 hour minimum
Tennis Courts	Tennis Court Rentals	\$5.00	1	25	\$125.00	1% of court time will be rented annually; 1 hour minimum
<b>TOTAL REVENUES</b>					<b>\$12,756.82</b>	

Figure 19. Pro Forma Revenue Model

<b>Pro Forma Expenditures</b>		
Optimist Park		
<b>PERSONNEL SERVICES</b>		
Grounds Maintenance Worker		\$35,000.00
Part-time Grounds Maintenance Workers		\$5,760.00
Overtime		\$500.00
Employer's Share of FICA		\$2,592.34
Employer's Share of Medicare		\$607.32
Full-Time Benefits		\$11,252.50
		2 staff; 40 hours per week; 12 weeks per year; 1000 hours total; \$12 per hour
		6.36% of PT Salaries and Wages
		1.49% of PT Salaries and Wages
		32.15% of FT wages
<b>Total</b>	<b>Personnel Services</b>	<b>\$55,712.16</b>
<b>NON-PERSONNEL SERVICES &amp; CHARGES</b>		
Cellular Phone Fees		\$1,000.00
Electricity		\$15,000.00
Water & Sewer		\$3,600.00
Equipment Repairs & Maint.		\$2,500.00
Field Maintenance		\$0.00
Trash Collection		\$3,000.00
Staff Clothing		\$250.00
Participant Clothing		\$500.00
Irrigation Materials		\$1,000.00
Repair Parts		\$1,000.00
Small Tools & Minor Equip.		\$1,000.00
Other Maint. Supplies		\$4,000.00
Safety Supplies		\$250.00
		12 mon X \$300
		\$18,000 per engineered field
		\$250 / Mon Dumpster
		17 @ \$200 ea.
		Plumbing, Hardware, Electrical, Lighting, etc...
		Misc. and Specialty Tools
		Lubricants, light bulbs, etc.
		Safety Glasses, Gloves, Harness, etc...
<b>Total</b>	<b>Other Services</b>	<b>\$33,100.00</b>
<b>TOTAL EXPENSES</b>		<b>\$88,812.16</b>

Figure 20. Pro Forma Expenditures

# MASTER PLANNING PROCESS

## Stakeholder Input Meeting 1

Due to Optimist Park Master Plans' inception with a groundswell of community feedback through established stakeholder groups, the master planning process was determined to be most effective to begin by interviewing the known organized stakeholder groups in the neighborhood.

Key stakeholders identified by the SBURA representatives, PRPL staff and the consultant team included: Riverside Little League, Billings' Boys and Girls Club, Billings' South Side Task Force, South Billings Urban Renewal Association, and South West Corridor Task Force. Each group was asked a series of stock questions. Responses to these and any other general comments spurred from the stock questions were noted.

Generally the park was viewed positively by those interviewed. The most positively viewed aspects of the park were the mature tree canopy/green space, and ball fields, while the most negatively viewed aspect of the park was parking. Desired amenities varied between respondents, but a few trends became apparent with: improved parking, picnic shelters, and exercise stations being the most popular improvements requested. When asked specifically about development of Stephens Lane to facilitate park uses, all respondents found it to be an acceptable proposal. Maintenance for the park was viewed as adequate with minor concerns raised for diverse items.

Specific responses as follows.

### **Stock Questions:**

1. How do you use the park? What is the size of your group?
2. What do you like best about Optimist Park?
3. What deficiencies do you see in the park?
4. How would you like to use the park?
5. How would you rate the overall maintenance of the park?
6. Do you feel safe when using the park?
7. Is it important to build Stephens Lane from Phillip Street to Ryan Ave.? To Mitchell Ave.?
8. Are there amenities which are not currently in the park which would make your visit more enjoyable?
9. Would informational signage be beneficial? i.e. an informational kiosk?
10. Rank your top 3 facilities to add to the park.

### **Comment responses:**

#### **Boys and Girls Club**

1. Primary use: general playground and green space. Group size: 200 -250 kids 7am-6pm in summer & 2pm-8pm in winter, use tapers in winter.
2. Trees and playground.
3. Bathroom is occasionally out of order. The need for expanded parking is not needed by the Boys and Girls Club, but it is a felt need from the community.
4. Same capacity.
5. Maintenance OK.
6. Safety OK.
7. Stephens Lane development OK. No conflict is anticipated.
8. Pavilion, shelter/outdoor classroom, spray park.
9. Yes, distance maps for walkers helpful.

10. A) Shelter with electricity serving 50-75 people, B) Spray park, C) Exercise stations

### **Riverside Little League**

1. Primary use: Ball fields. Group size: 11 teams 130 kids from March 15th through end of July every night, unaffiliated travel team also makes use of the fields, Hit-a-Thon also uses park once a year.
2. Ball fields.
3. Repair existing parking lot, although, would rather have an additional field over parking.
4. Have the tee ball field improved with fencing and dugouts.
5. Maintenance OK, see occasional damage from parks maintenance on Little League equipment.
6. Safety OK, some neighbors claim Little League helps clean up park. Minor problems with graffiti noted. Traffic is an issue along Hallowell Lane.
7. Stephens Lane Development OK, expanded parking is not an issue for the Little League.
8. New tee ball field, shelter, refinish parking lot, water in concession stand, sunken dugouts.
9. Signs OK, aren't perceived as a need.
10. A) Tee ball field adjacent to other existing fields, B) Bathroom to serve ball fields, C) Water in concession stand

### **South Billings Urban Renewal District**

1. Primary use: Gatherings & picnicking. Group size: General neighborhood, no defined group.
2. Park OK as a whole.
3. Lack of picnic tables.
4. Family gatherings, Easter egg hunt.
5. Maintenance Good.
6. Safety OK. Traffic is an issue along Hallowell Lane.
7. Stephens Lane Development OK.
8. Picnic tables.
9. Yes, distance maps for walkers would be helpful.
10. A) Picnic tables & shelter, B) Larger parking, C) Sign kiosk

### **South West Corridor Task Force**

1. Primary use: none defined, Easter egg hunt Group size: General neighborhood, no defined group, Easter egg hunt serves 800-900 kids.
2. Park OK as a whole.
3. Parking.
4. Same capacity.
5. Maintenance OK.
6. Safety OK.
7. Stephens Lane Development OK.
8. Parking.
9. Signs helpful, not huge priority.
10. A) Parking B) Parking C) Parking

### **South Side Task Force**

1. Primary use: none defined. Group size: General neighborhood, no formal events.
2. Ball fields & open space.
3. Non- traditional sports not represented.
4. More diverse play opportunities.
5. Maintenance OK.
6. Safety OK.

7. Stephens Lane Development OK.
8. Disc golf, exercise equipment.
9. Signs helpful.
10. A) Shelter, B) Exercise Course, C) Signs

## **Public Meeting 1**

The first public meeting was held on 08-18-16. Three Master Plan options were developed for consideration based upon feedback garnered from the stakeholder interviews and information drawn from the internal analysis and document reviews. Due to the general positive view of the park by those interviewed, the proposed Master Plan options preserved as much of the existing park plan as possible, with the major variation between plans being related to the quantity of amenities, intensity of development, and cost between plans. The plans presented a minor, moderate, and extensive level of development within Optimist Park. See figures: *Figure D. Option 1 - Public Meeting 1, Figure E. Option 2 - Public Meeting 1, and Figure F. Option 3 - Public Meeting 1* in the appendix.

Thirteen responses were received from the meeting. See *Figures H. Public Meeting 1 Comment Cards* in appendix. Resulting feedback showed a preference for Option 2, with Option 3 second and Option 1 as the third ranked option.

The public was also asked to provide specific responses for and against particular Master Plan elements as they desired. Comments regarding the extension of Stephens Lane were the most numerous both for and against, revealing Stephens Lane as a polarizing amenity on the Master Plan. Feedback from this meeting showed a narrow majority in favor of Stephens Lane extension. Multiple responses in favor of adding additional parking as possible to the Master Plan were also received. Other amenities receiving specific favorable comments included: a signal/speed zone on Hollowell Lane, playground shade sails, and a splash pad.

## **Public Meeting 2**

Feedback from the first public meeting was incorporated into the Master Plan for presentation at the second public meeting held on 10-13-2016. See *Figure J. Preferred Concept Master Plan - Public Meeting 2* in the appendix. The plan generally adopted most of the items from Plan Option 2 while expanding the offered amenities to reflect some of the specific items requested from Public Meeting 1.

Public Meeting 2 was attended by a largely different group from those in attendance at Public Meeting 1. Feedback for the Master Plan from this meeting provided a more diverse view of the accepted improvements from previous input sessions. Of primary concern was development of Stephens Lane. A variety of concerns related to its development were raised, largely centering around traffic on streets which to date have been dead ends. The remainder of general discussion then centered around how to accommodate parking without Stephens Lane's development.

Six responses were received from the meeting. The majority of those received were against extending Stephens Lane. The need for additional parking was still acknowledged by a majority of respondents, with opinions on placement generally focusing on the south side of the park. See *Figures K. Public Meeting 2 Comment Cards* in the appendix.

## **SBURA Presentation**

The Master Plan was revised to more closely reflect feedback from the second public input meeting. Notable changes to the Master Plan included removal of Stephens Lane and modification of the parking lots to accommodate needed parking counts. See *Figure 21. Adopted Master Plan*. When considering placement of the parking lots, a number of factors mitigated against the public comments stating a preference for locating parking off of the south alley. Amongst them were: a need to have parking adjacent to the existing restrooms, a need to have parking adjacent to the existing ball diamonds, a need to relieve congestion from peak events on Hallowell Lane, and the inherent physical constraints and conflicts related to alley widths and uses, amongst many others.

The plan was presented to the SBURA board on 11-1-16. Some neighborhood residents expressed concern with the location of parking lots off of Ryan and Mitchell Avenues. The SBURA board requested a mailing be sent to all residents of Ryan and Mitchell Avenue requesting their feedback on the issue. The mailing included a copy of *Figure 21. Adopted Master Plan* and instructions for neighbors to file their thoughts. 42 total letters were mailed, and 9 official responses were returned to the PRPL, of which all 9 were against the parking locations, while the remaining 33 were considered indifferent or positive.

This information was presented to the SBURA board at their next regular meeting on 12-6-16. Following brief discussion, the plan was unanimously recommended for approval by the SBURA board.

## **Park Board Presentation**

The SBURA recommended plan was presented to the Billings Park Board on 1-11-17. A brief review of the Master Plan and process was presented. The Billings Park Board unanimously recommended approval of the Master Plan to City Council.

## **City Council Presentation**

The plan was presented to Billings City Council on 1-23-17.

## **ADOPTED MASTER PLAN**

The Master Plan was adopted on xxx-xxx-2017 . See *Figure 21. Adopted Master Plan*. The various components of the plan are described below.

### **Streets & Parking**

Parking for Optimist Park is expanded to accommodate expected need while retaining the existing ball fields in place, and preserving usable open space for field activities. 200 parking stalls are estimated to meet the demand for the ball fields, which are the driving use for park parking. Parking in the current north lot is expanded, supplying 90 parking stalls and a curb-side drop-off. A new parking lot is included off of Mitchell Ave supplying 44 parking stalls in service of the ball fields. It also services vehicular access to the central ball field concession stand and bathroom. New parking is also constructed off of Ryan Ave providing 57 parking stalls to serve as overflow for ball field parking and as primary parking for the recreational uses on the south half of the park. 47 additional curb-side parking spaces are available along Hallowell Lane. Hallowell Lane frontage for the park is also improved for pedestrian connectivity and safety with bulb outs at primary street crossings at intersections with Ryan, Morgan and Mitchell Avenues.

# Optimist Park Master Plan

10.28.2016



Large Shelter



Interpretive Signs



Tot-Lot Play Equipment





School Age Play Equipment



School Age Play Equipment



Adult Exercise Area



# Final Concept

pros consulting LLC

HDI Land Design, Inc. www.hdiinc.net 406.633.3368

Figure 21. Adopted Master Plan

## **Ball Fields**

The master plan retains the existing ball fields in their current locations. The fields themselves are in good repair, and the current fields are satisfactorily fulfilling the needs of the Riverside Little League. The primitive tee ball field on the south side of the park is demolished, and relocated to the north half of the park to create a modified ball field quad, which groups all baseball activities on the north half of the park. The existing batting cages are demolished and new cages are provided on the south side of the majors field to accommodate the site circulation improvements.

## **Site Circulation**

The majority of existing pedestrian walkways are preserved. In addition, new pedestrian walks are employed to complete pedestrian circulation paths linking park amenities. It also provides a passive recreation amenity for users to walk or jog laps. One distinguishing feature of the site circulation is a shared pedestrian and vehicular pathway. Vehicular travel along this pathway is for authorized vehicles only, in service of the centrally located concession stand for the ball diamond quad. Vehicular access for the shared use path is controlled via removable bollards at the entry locations. Additional walkway amenities include entry/wayfinding signs featuring park rules, information, and event notifications.

Another minor circulation improvement in the Master Plan is the creation of berming along the south property boundary. The berming will reinforce the park edge to prevent unauthorized vehicle parking along the alley, as well as buffer neighboring homes from an active play area. The berming also serves as informal seating for the adjacent open field, potentially being of service for large events like “Movies in the Park”.

## **Shelters & Concessions**

A 900 square foot concession and bathroom facility is located central to the ball diamonds in the north of the park. The concession complex features paving and benches in support of the concessions, and a new flag pole for Little League games.

A large shelter serving 70 people is located adjacent to the existing restroom facility on the south side of the park. A new exterior overhead door is proposed on the north west side of the existing restroom building to provide access to a kitchenette from the large shelter.

2 small picnic shelters serving 25 people each are included along the primary East/West walkway through the park. All picnic shelters are furnished with park grade picnic tables with attached benches.

Ancillary amenities in support of picnicking are located adjacent to both large and small picnic shelters. These amenities include: charcoal grills, horseshoe pits, and a sand volleyball court.

## **Playground**

Playground improvements feature in-fill of the existing playground areas with new age appropriate equipment. Equipment in-fill and replacement will respond to the established age segregation in the two playground areas, with the eastern play area being reserved for school age children and the west play area reserved for toddlers. Select replacement of aging playground equipment is also anticipated as the equipment reaches the end of its effective service. The playground surfacing is maintained as a wooden soft fall chips. The existing central parental seating shelter is replaced

with a new shade sail, and the playground areas likewise incorporate shade sails over the existing playground areas.

## **Exercise Station**

A 1,375 square foot adult exercise area is centrally located to overlook the two playground areas. The location will allow parents to use the exercise area while still being in a position to supervise their children. The exercise area features a variety of equipment and activities to be used collectively as a training circuit for users. Grouping of the exercise equipment in one central location will allow the equipment to be easily implemented in a guided recreational program through PRPL or other community groups.

## **Multi-Use Court**

The existing double basketball court is re-imagined as a multi use court. As a part of the Master Plan, the existing asphalt pad is resurfaced and re-stripped to accommodate a variety of hard surface activities, while maintaining the existing basketball hoops. Other improvements to the court include placement of a pickle ball net between the two basketball courts for a number of net based games. An 8 foot perimeter fence is also included around the multi-use court for the safety and convenience of all court users.

## **Irrigation**

Irrigation water for Optimist Park is currently supplied by the City municipal water system. Alternative sources of irrigation water should be investigated as possible supply sources including irrigation wells, extension of the Suburban Irrigation Ditch, underground tanks that capture and store storm water. A feasible alternative irrigation water supply could reduce cost and dependency on municipal water.

# COST ESTIMATE

The cost estimate for the Optimist Park Master Plan is intended for budgetary purposes only. Pricing reflected in the estimate is accurate for the time of its composition, but it's accuracy is expected to decline the farther implementation extends from the time of the estimate. Pricing is presented as a range of potential costs, with the average price being generally the most accurate to actual costs. Soft costs reflect a percentage of the total project and include items like professional fees, and financing costs.



The table is titled "Optimist Park Master Plan" with a date of "10.28.2016". It is overlaid on a background image of a park site plan. The table lists various project components with their respective cost ranges and average estimates. The total project cost is highlighted in a dark blue row at the bottom.

Description	Low Range	High Range	Average Est.
Demo .....	\$45,599.25	\$59,159.00	\$52,379.13
Earthwork & Site Prep .....	\$78,112.95	\$114,705.48	\$96,409.22
Site Hardscape .....	\$240,176.00	\$281,872.00	\$261,024.00
North Parking Lot .....	\$226,718.43	\$280,026.69	\$253,372.56
Mitchell Ave Parking Lot .....	\$110,021.45	\$135,847.27	\$122,934.36
Ryan Ave Parking Lot .....	\$130,688.97	\$161,355.88	\$146,012.42
Site Furnishings & Improvements ..	\$580,773.00	\$639,142.50	\$609,957.75
Recreation & Play Equipment ..	\$291,246.67	\$309,926.00	\$300,586.34
Landscape .....	\$207,392.07	\$260,247.76	\$233,819.92
Soft Costs .....	\$745,184.23	\$874,482.41	\$809,833.32
<b>-(Administration, Design, Financing, Contingency)</b>			
<b>Total .....</b>	<b>\$2,655,913.03</b>	<b>\$3,116,744.99</b>	<b>\$2,886,329.01</b>

Figure 22. Final Concept - Costs

# **APPENDIX**

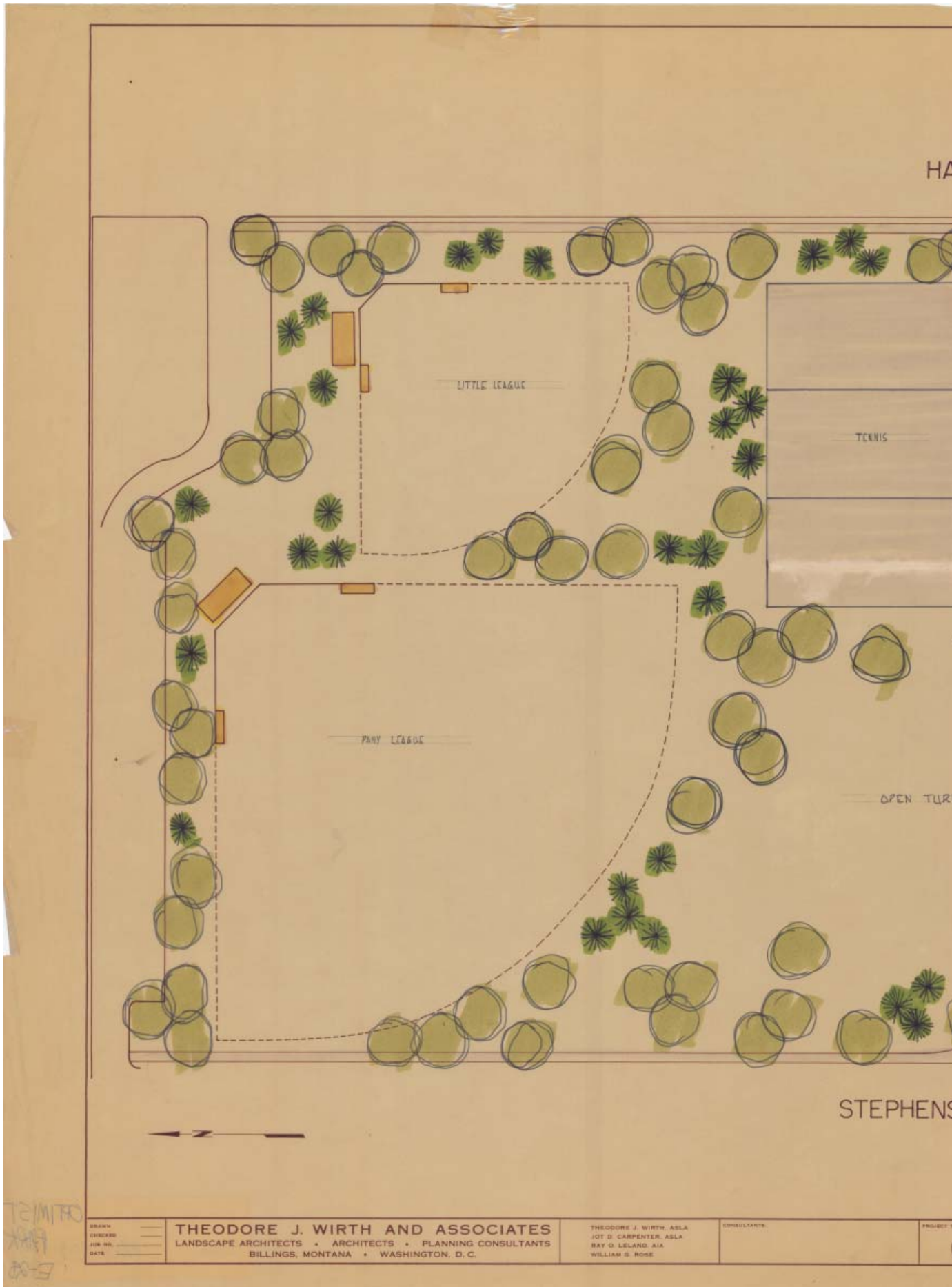
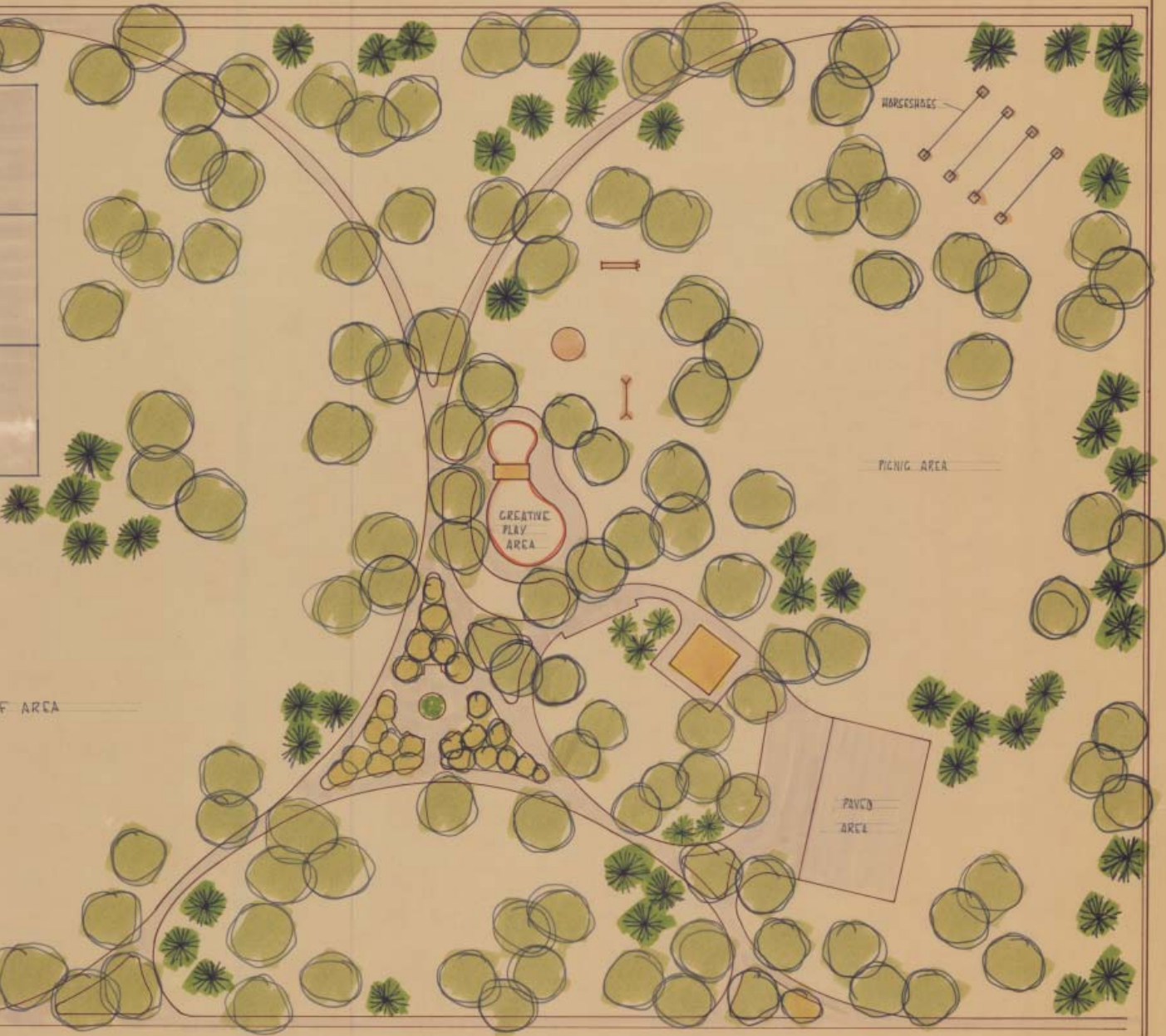


Figure A. Un-Adopted Park Master Plan

ALLOWELL LANE



F AREA

HORSESHOES

PICNIC AREA

PAVED AREA

S ST.

SCALE 1"=30'

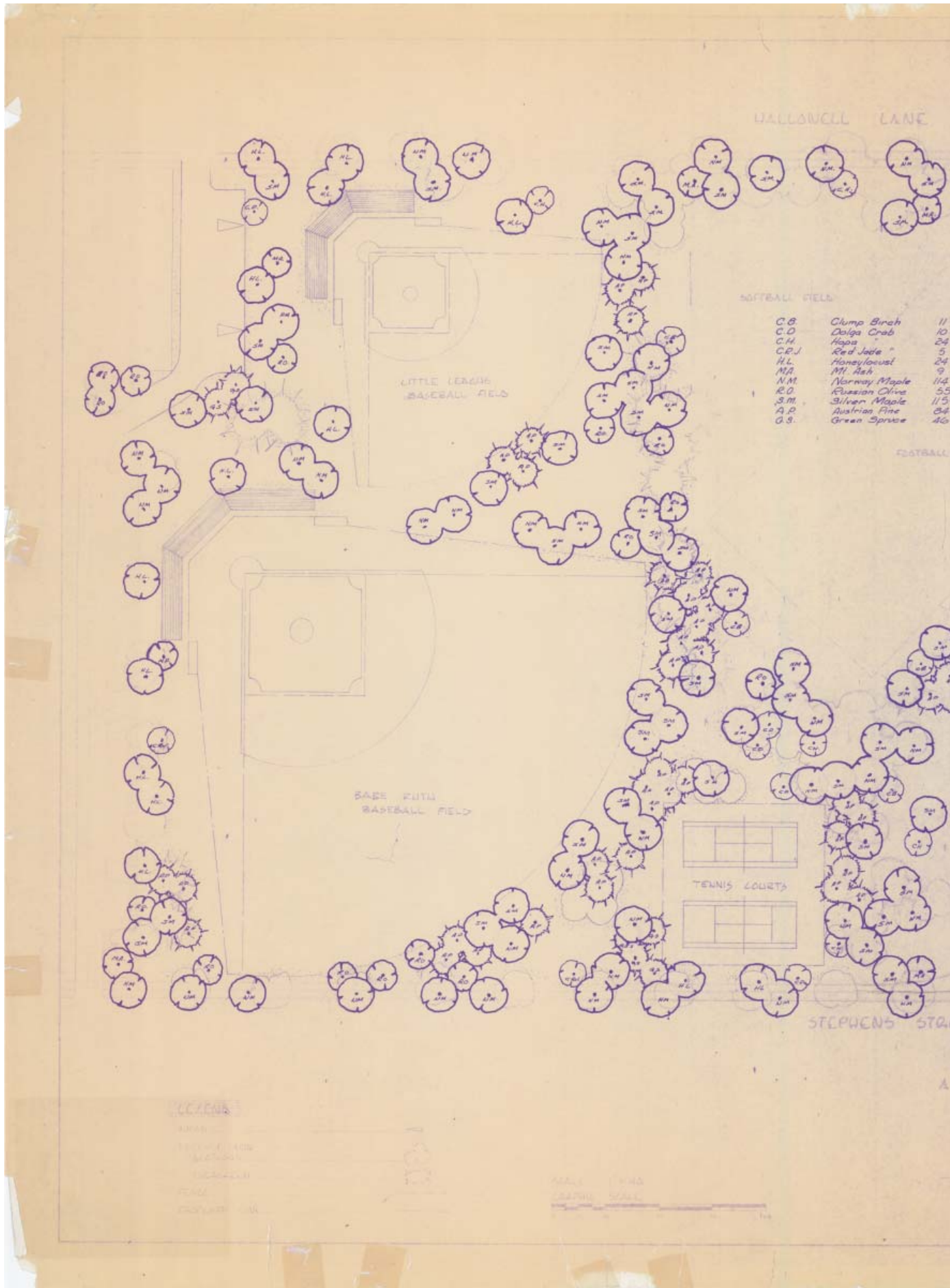
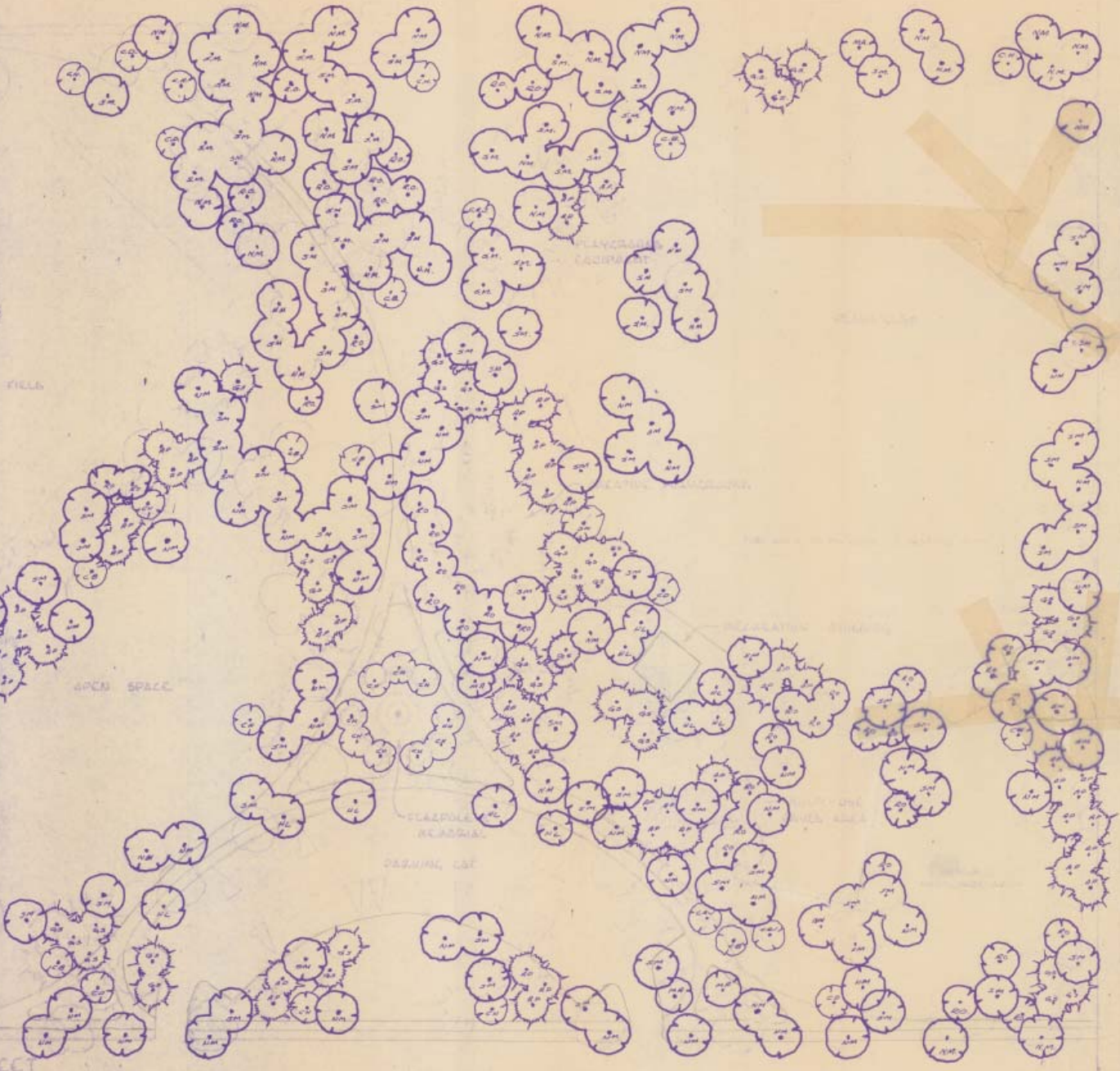


Figure B. Un-Adopted Park Master Plan



MASTER DEVELOPMENT PLAN FOR  
**OPTIMIST PARK**

DESIGNED BY  
 BILLINGS PARK DEPARTMENT  
 BILLINGS, MONTANA  
 SEPTEMBER, 1955

THEODORE A. WIRTH AND ASSOCIATES  
 ARCHITECTS AND PLANNERS  
 1000 17TH AVENUE  
 DENVER, COLORADO



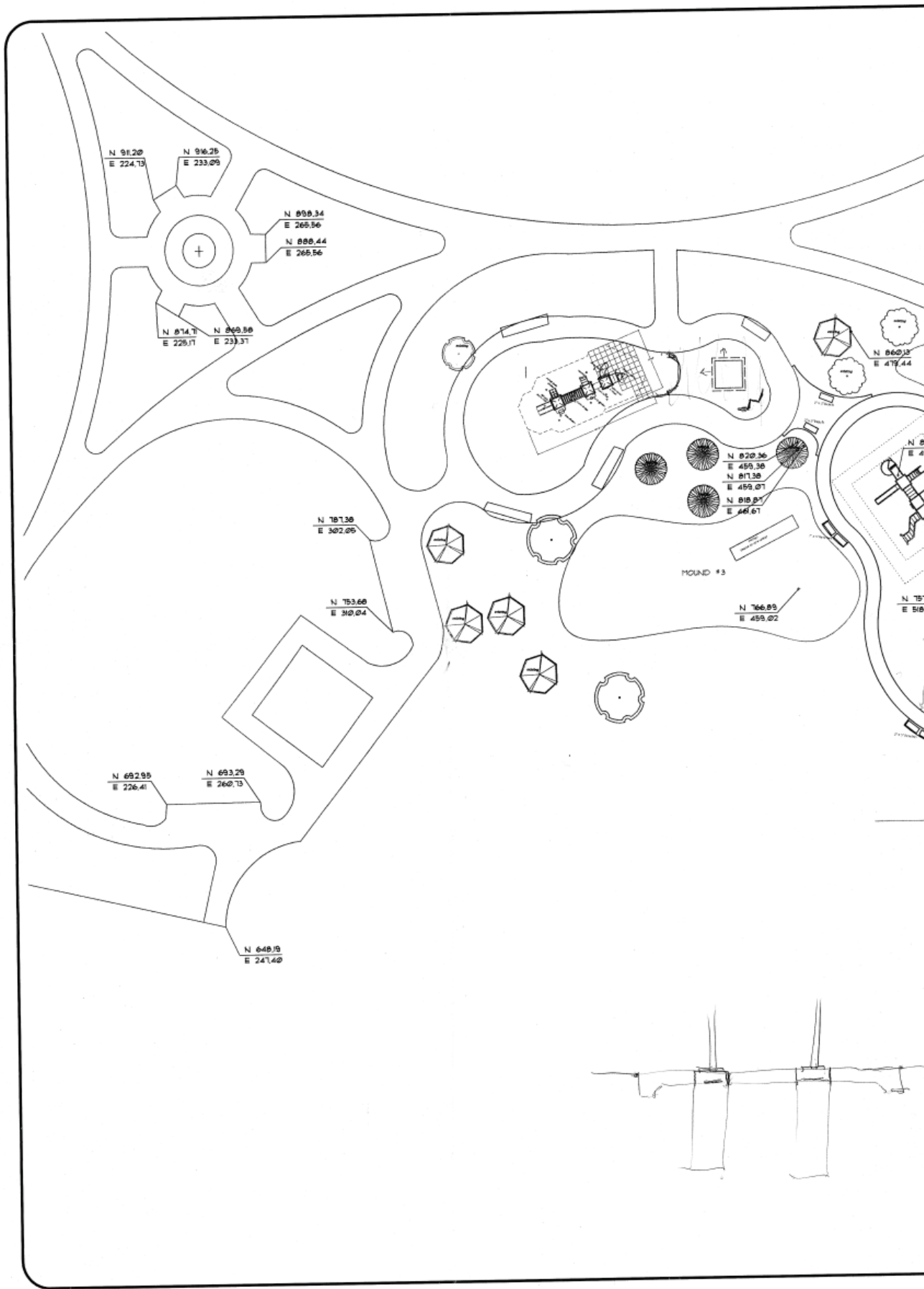
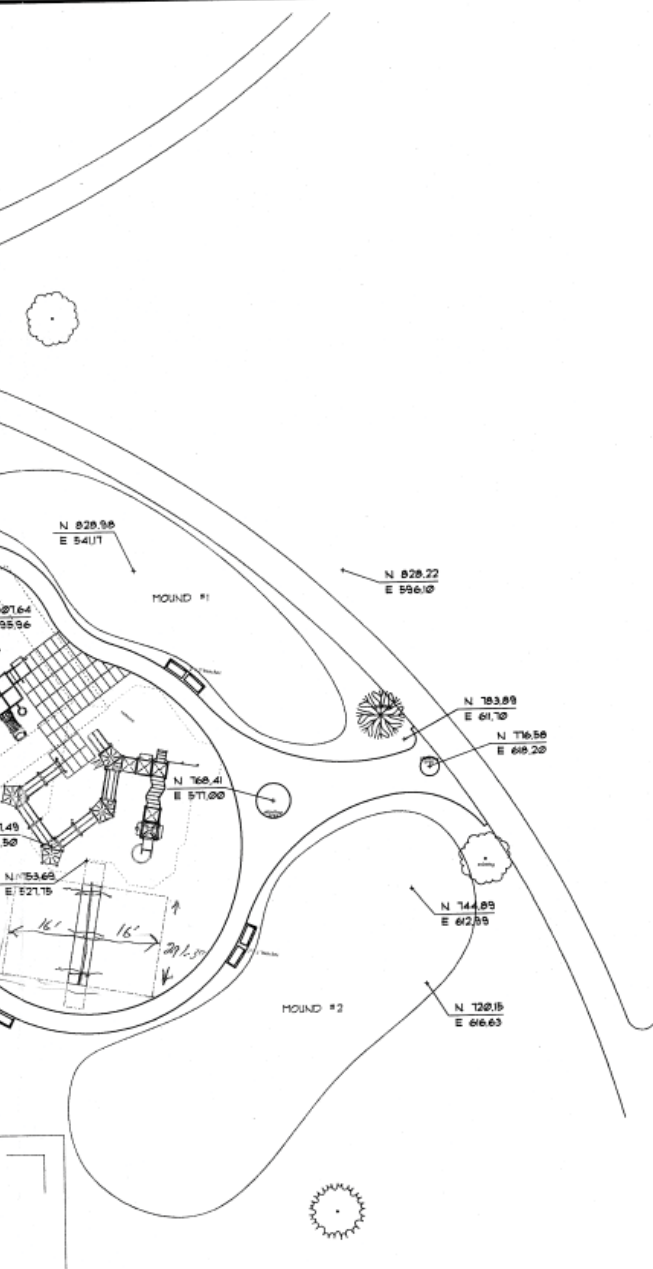


Figure C. Existing Playground Improvements



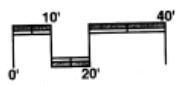
This drawing is the property of the Landscape Architect. It has been prepared specifically for this site and is not to be used for any other purpose, location, or Owner without written consent of the Landscape Architect.

# Optimist Park Playground Control Plan

**COPYRIGHT  
1998**  
CARL THUESEN A.S.L.A.  
GOLF COURSE ARCHITECTURE  
LANDSCAPE ARCHITECTURE

**CARL THUESEN  
A S L A**  
GOLF COURSE ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
1925 GRAND AVE. SUITE 105  
P.O. BOX 22843  
BILLINGS, MT 59104  
406/252-5545 FAX 245-9855

Drawn by: CSG  
Date: 4/16/98  
Checked by: CAT  
Date: 4/16/98  
Rev: 4/21/98  
Rev: 4-23-98  
CADD File: SHEET1-  
OVERALL.DGN



**SHEET  
1 OF 2**

# Optimist Park Master Plan

8.18.2016



Large Shelter



Interpretive Signs



Tot-Lot Play Equipment



Tot-Lot Play Equipment

Figure D. Option 1 - Public Meeting 1



# Option 1

**prosc**  
consulting  
LLC

**ILLDI**  
Land Design, Inc.  
www.illdi.com  
408.693.3350



**Tot-Lot Play Equipment**



**School Age Play Equipment**



**School Age Play Equipment**



# Optimist Park Master Plan

8.18.2016



Large Shelter



Interpretive Signs



Tot-Lot Play Equipment



Tot-Lot Play Equipment

Figure E. Option 2 - Public Meeting 1



# Optimist Park Master Plan

8.18.2016



Large Shelter



Shelter w/ Viewing Deck



Interpretive Signs



Shade Sail

Figure F. Option 3 - Public Meeting 1



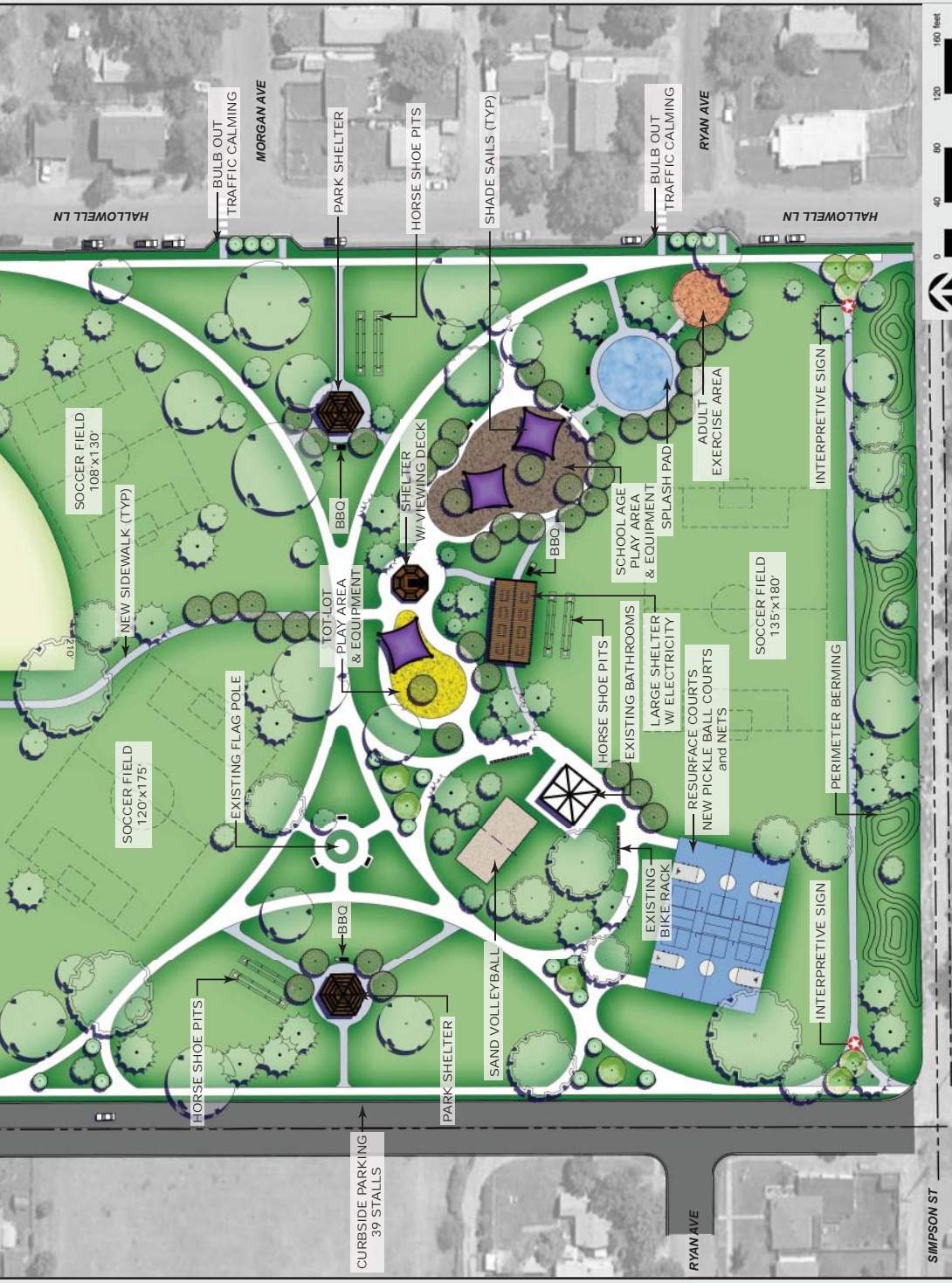
**Tot-Lot Play Equipment**



**Adult Exercise Area**



**Splash Pad**



# Option 3

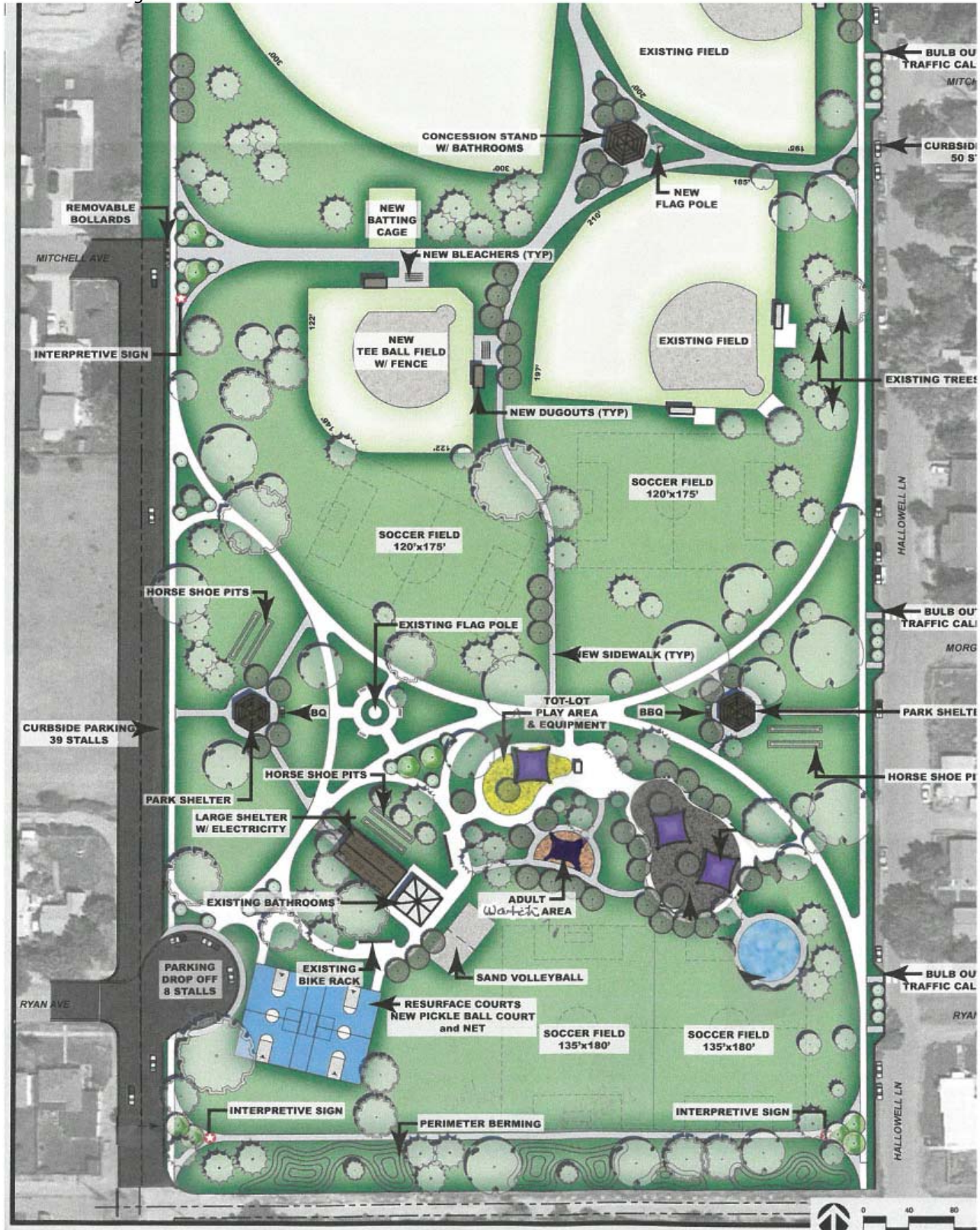




We like Option 2 with the following changes:  
 no adult exercise area, make it a shaded area where parents and grandparents could sit and watch their kids  
 add the shade sails (from option 3)  
 add the splash pad (from option 3)  
 add the parking drop off (from option 1)

A

I did some quick cutting and pasting from the 3 handout sheets and have attached a copy, so you could see what I was describing



Figures H. Public Meeting 1 Comment Cards

# Optimist Park Master Plan

8.18.2016



Large Shelter



Shelter w/ Viewing Deck



Interpretive Signs



Shade Sail



Tot-Lot Play Equipment



Adult Exercise Area



Splash Pad



B



## Option 3



COMMENTS, LIKES & DISLIKES - PLEASE SEND ADDITIONAL COMMENTS TO [jarvism@ci.billings.mt.us](mailto:jarvism@ci.billings.mt.us) PUBLIC MEETING 8-18-16  
 As someone who uses this park and rides by frequently I can tell you that this is a true asset to the southwest corridor and the city. I compare it to Pioneer with its aesthetics and recreational potential. Saying that, the true issue with the park is the parking issue. I would support both option 2 and 3 because of the ability to increase on-site parking which would help, probably not completely alleviate the issues along Hallowell. I like the idea incorporating the 18-stall parking lot on-site with the alley access shown on option 3, could these spots host additional handicapped parking? I know there has been talk for a long time utilizing the alley on the west side and I think that is a very important part of the master plan.

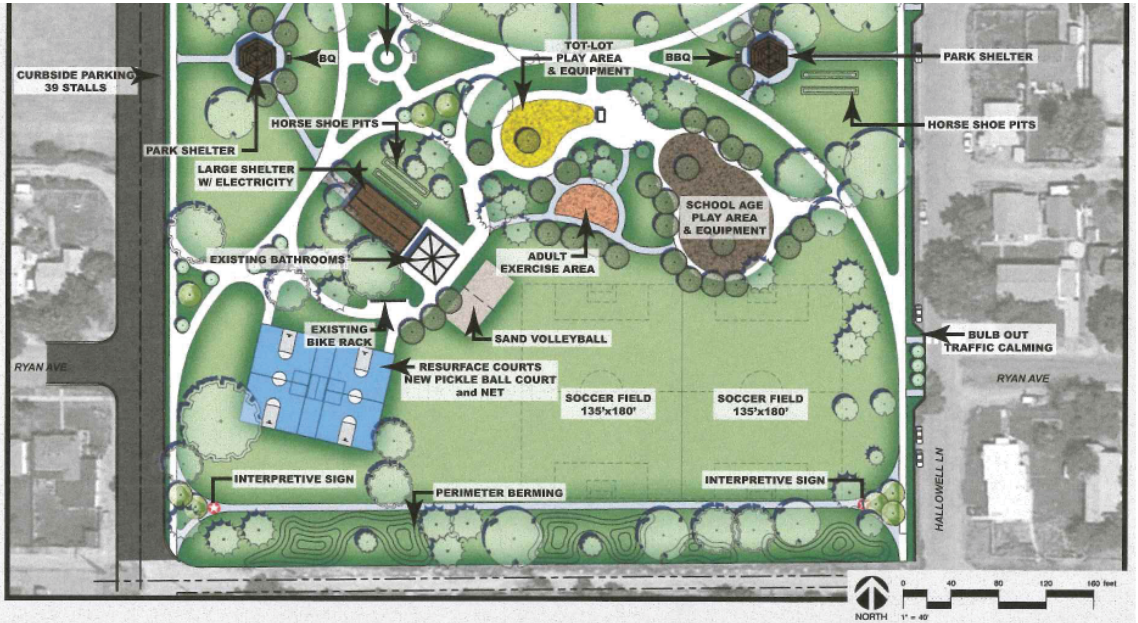
Figures H. Public Meeting 1 Comment Cards



School Age Play Equipment



Adult Exercise Area



# Option 2



COMMENTS, LIKES & DISLIKES - PLEASE SEND ADDITIONAL COMMENTS TO [jarvism@ci.billings.mt.us](mailto:jarvism@ci.billings.mt.us)

PUBLIC MEETING 8-18-16

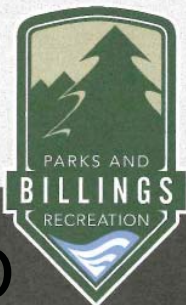
*plan 2 sounds the best*



School Age Play Equipment



Adult Exercise Area



Figures H. Public Meeting 1 Comment Cards



# Option 2



COMMENTS, LIKES & DISLIKES - PLEASE SEND ADDITIONAL COMMENTS TO [jarvism@ci.billings.mt.us](mailto:jarvism@ci.billings.mt.us)

PUBLIC MEETING 8-18-16

*2, 11 48 33-*

*looks like this is the only affordable one*

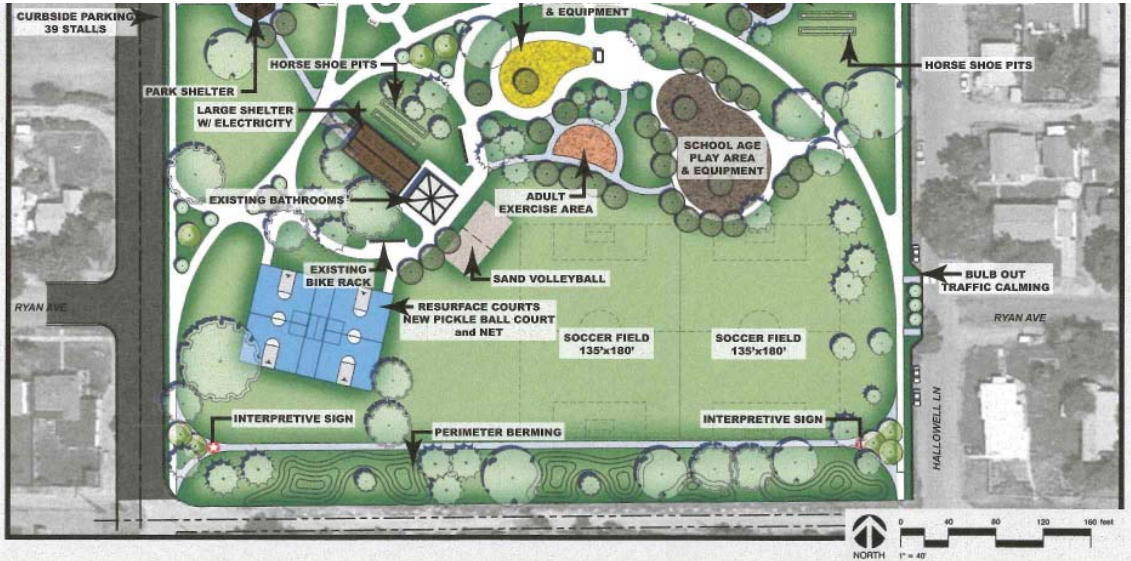
Figures H. Public Meeting 1 Comment Cards



School Age Play Equipment



Adult Exercise Area



# Option 2

pros consulting

LDI Land Design, Inc.

COMMENTS, LIKES & DISLIKES - PLEASE SEND ADDITIONAL COMMENTS TO jarvism@ci.billings.mt.us

PUBLIC MEETING 8-18-16

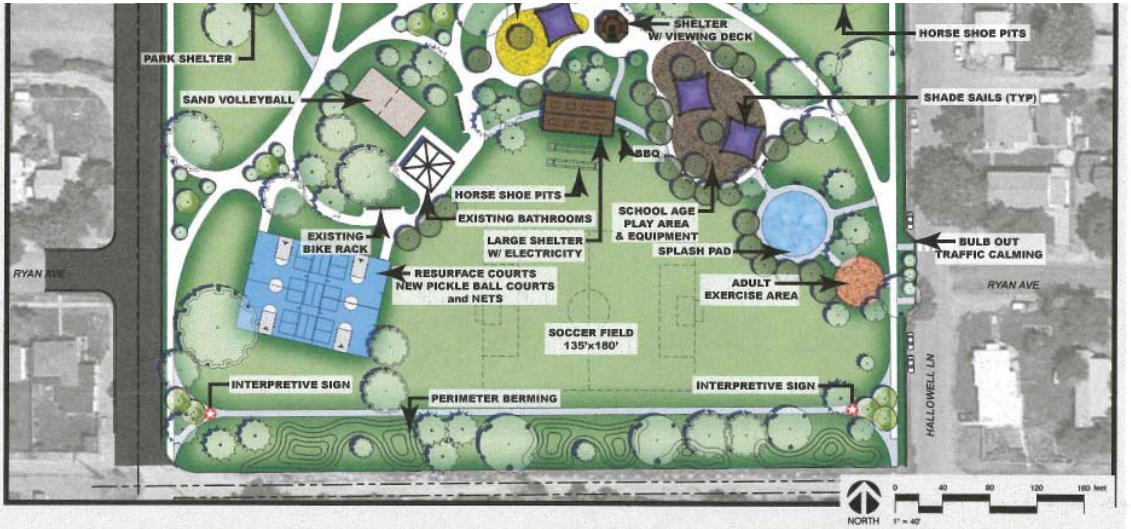
~~like but dont~~ -ok- 1st pick (Average 4 million)  
~~like bulb outs~~  
 To narrow will cause vehicle accidents (15 mile an hour speed limits while baseball is in progress)



Adult Exercise Area



Splash Pad



# Option 3

pros consulting

LDI Land Design, Inc.

COMMENTS, LIKES & DISLIKES - PLEASE SEND ADDITIONAL COMMENTS TO jarvism@ci.billings.mt.us

PUBLIC MEETING 8-18-16

No To much \$ Average 4.8 million

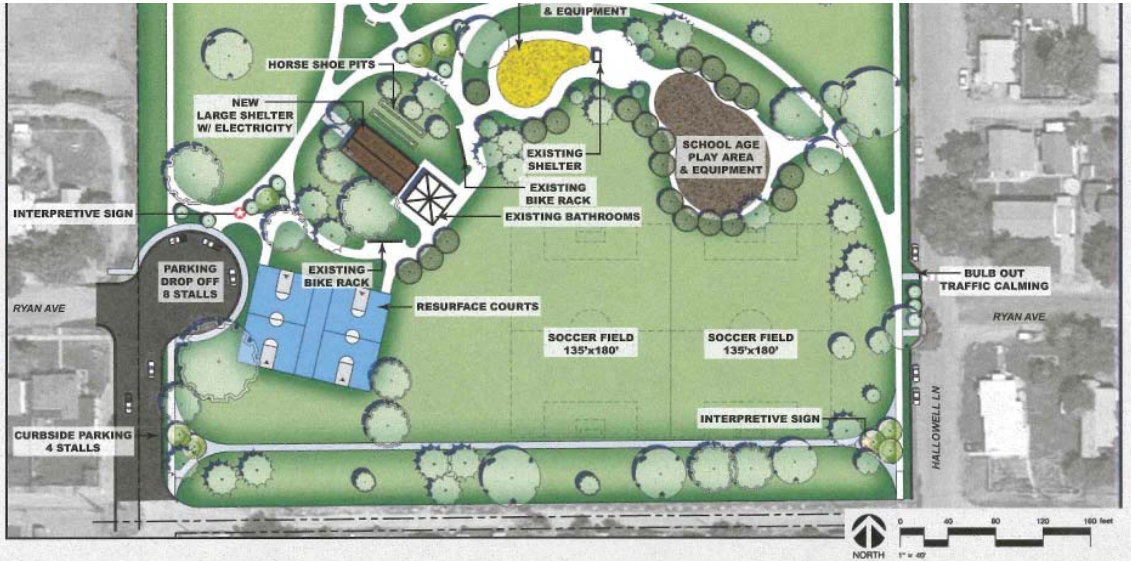
Figures H. Public Meeting 1 Comment Cards



School Age Play Equipment



School Age Play Equipment



G

# Option 1



COMMENTS, LIKES & DISLIKES - PLEASE SEND ADDITIONAL COMMENTS TO jarvism@ci.billings.mt.us

PUBLIC MEETING 8-18-16

Cost 1,707,919 1,580,820 ~~2,200,000~~ Good  
 High Average



School Age Play Equipment



Adult Exercise Area



H

# Option 2



COMMENTS, LIKES & DISLIKES - PLEASE SEND ADDITIONAL COMMENTS TO jarvism@ci.billings.mt.us

PUBLIC MEETING 8-18-16

I approve # 2 = with Stephens to go to the north end of track

Figures H. Public Meeting 1 Comment Cards



School Age Play Equipment



School Age Play Equipment



# Option 1



COMMENTS, LIKES & DISLIKES - PLEASE SEND ADDITIONAL COMMENTS TO [jarvism@ci.billings.mt.us](mailto:jarvism@ci.billings.mt.us)

PUBLIC MEETING 8-18-16

*Stephens... [Handwritten comment]*

*MS... [Handwritten comment]*

*NEBOR*

Figures H. Public Meeting 1 Comment Cards

# Optimist Park Master Plan

8.18.2016



Large Shelter



Shelter w/ Viewing Deck



Interpretive Signs



Shade Sail



Tot-Lot Play Equipment



Adult Exercise Area



Splash Pad



## Option 3



COMMENTS, LIKES & DISLIKES - PLEASE SEND ADDITIONAL COMMENTS TO [jarvism@ci.billings.mt.us](mailto:jarvism@ci.billings.mt.us)

PUBLIC MEETING 8-18-16

Loved the options for Optimist Park, by far my favorite is Option 3.

Thanks for letting me look them over and have my say! I want some in my park. ☑ Pickle Ball! Tennis courts! Basketball courts!

Jeannette Vieg, CAP

# Optimist Park Master Plan

8.18.2016



Large Shelter



Interpretive Signs



Tot-Lot Play Equipment



Tot-Lot Play Equipment



Tot-Lot Play Equipment



School Age Play Equipment



School Age Play Equipment



K

## Option 1



pros consulting

LDI Land Design, Inc.

COMMENTS, LIKES & DISLIKES - PLEASE SEND ADDITIONAL COMMENTS TO [jarvism@ci.billings.mt.us](mailto:jarvism@ci.billings.mt.us) PUBLIC MEETING 8-18-16  
 Hello my name is Jesse I live right next to Optimist park and I have looked at the plans for optimist park and think that plan one is the best option. I think plan two has an unnecessary road that puts the children of the boys and girls club in danger. I think plan three is terribly it has the dangerous road and has a completely unnecessary parking area at the end of Mitchell. To build the parking lot they would have to cut down two large established trees and I think it would be a terrible place for a parking lot. Thanks for your time.

# Optimist Park Master Plan

8.18.2016



Large Shelter



Shelter w/ Viewing Deck



Interpretive Signs



Shade Sail



Tot-Lot Play Equipment



Adult Exercise Area



Splash Pad



## Option 3



COMMENTS, LIKES & DISLIKES - PLEASE SEND ADDITIONAL COMMENTS TO [jarvism@ci.billings.mt.us](mailto:jarvism@ci.billings.mt.us) PUBLIC MEETING 8-18-16

The following items need to be included: Additional Parking on the West Side, Baseball has always been popular in this area; so Baseball should be a priority. Resurface the Basketball Courts. There are always someone playing basketball. The two Park Shelters would be nice. I see numerous families picnicking. A large Shelter near the current bathrooms would be used. I frequently see large groups at the Park. Horseshoes are popular in Billings. Splash Pad would be used a lot. Highland Park and South Park are the closest Splash Pads.

# Optimist Park Master Plan

8.18.2016



Large Shelter



Interpretive Signs



Tot-Lot Play Equipment



Tot-Lot Play Equipment



Tot-Lot Play Equipment



School Age Play Equipment



School Age Play Equipment



M



## Option 1



COMMENTS, LIKES & DISLIKES - PLEASE SEND ADDITIONAL COMMENTS TO [jarvism@ci.billings.mt.us](mailto:jarvism@ci.billings.mt.us) PUBLIC MEETING 8-18-16

Traffic will be completely stopped if the bump outs are added without the widening/completion of the street. I drive Hallowell every day back and forth to work, and when it's baseball season, cars are parked on both sides and only allow for one vehicle to pass going North or South at a time. It's already pretty difficult, and with the bumpouts would make it even more challenging for cars to back up, parallel park, etc. One thing I love about Optimist, having grown up near it and now own a home near it, is that traffic can only flow on one side. We can put the kiddo in the stroller and easily walk to Stephens Lane and then to the park without having traffic issues. Families often walk this "back way" to avoid the traffic on Hallowell. There are a lot of kiddos from the Boys and Girls Club, and my sons daycare in the neighborhood, who cross from the Boys and Girls Club lot onto the park. There is no liability now for the kids coming from the Boys and Girls Club; any proposal other than Option 1 will create significant liability for the city. I am highly in favor of Option 1.



# Optimist Park Master Plan

10.13.2016



Figure J. Preferred Concept Master Plan - Public Meeting 2



School Age Play Equipment



School Age Play Equipment



Adult Exercise Area



# Preferred Concept





School Age Play Equipment



Adult Exercise Area



A



# Preferred Concept pros consulting LDI Land Design, Inc.

**COMMENTS, LIKES & DISLIKES - PLEASE SEND ADDITIONAL COMMENTS TO [jarvism@ci.billings.mt.us](mailto:jarvism@ci.billings.mt.us) PUBLIC MEETING 9-22-10**

Splash pad should be added back in -  
 Stephens Lane should NOT be completed and  
 move east parking to south end utilizing alley & berm area

Strip locations of Volley ball & large Shelter  
 for easier access from south parking

Figures K. Public Meeting 2 Comment Cards



Shade Sail



School Age Play Equipment



School Age Play Equipment



Adult Exercise Area



B



# Preferred Concept pros consulting



**COMMENTS, LIKES & DISLIKES - PLEASE SEND ADDITIONAL COMMENTS TO [javism@ci.billings.mt.us](mailto:javism@ci.billings.mt.us)**

**PUBLIC MEETING 9-22-**

*I DO NOT like the Stephens Road plan the idea of the children will cross the street to go from the park to the boys + girls club - I don't want the parking lot off Mitchell Ave to the traffic congestion!*

*I propose you take the South Perimeter berming and make that parking. I feel putting a Stephens lane up to Mitchell Ave will just create a drag strip.*

Figures K. Public Meeting 2 Comment Cards



School Age Play Equipment



Adult Exercise Area



**Preferred Concept** *pros consulting* *LDI Land Design, Inc.*

COMMENTS, LIKES & DISLIKES - PLEASE SEND ADDITIONAL COMMENTS TO [jarvism@ci.billings.mt.us](mailto:jarvism@ci.billings.mt.us) PUBLIC MEETING 9-22

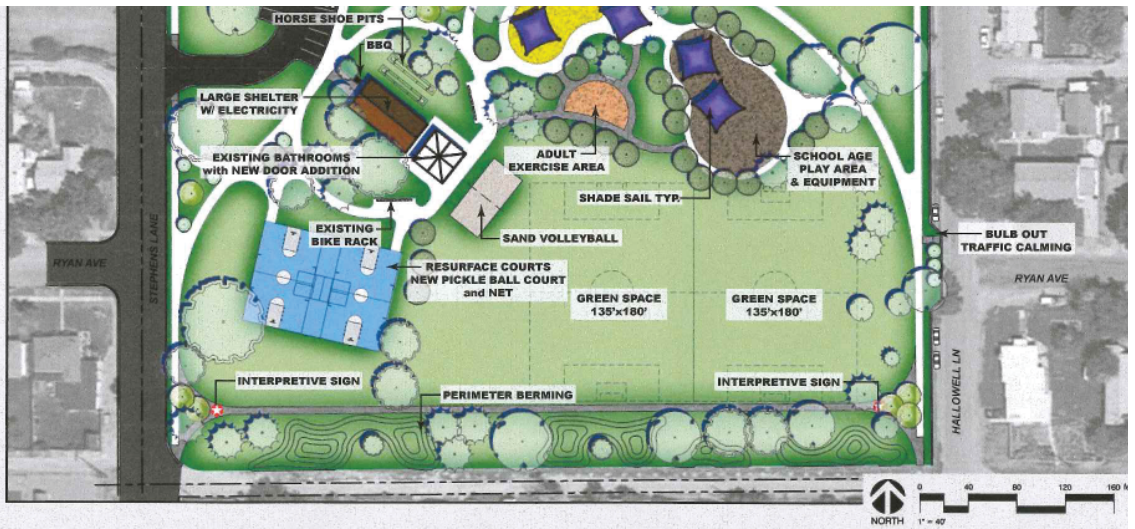
*Make sure there is no heavy feet to get across parking area*  
*Jason Jensen*  
*Jeff W. Orsini*



School Age Play Equipment



Adult Exercise Area



**Preferred Concept** *pros consulting* *LDI Land Design, Inc.*

COMMENTS, LIKES & DISLIKES - PLEASE SEND ADDITIONAL COMMENTS TO [jarvism@ci.billings.mt.us](mailto:jarvism@ci.billings.mt.us) PUBLIC MEETING 9-22

*Rave Travel Alley*  
*Improve Stephens Lane*  
*improve Hallowell one both sides*

Figures K. Public Meeting 2 Comment Cards



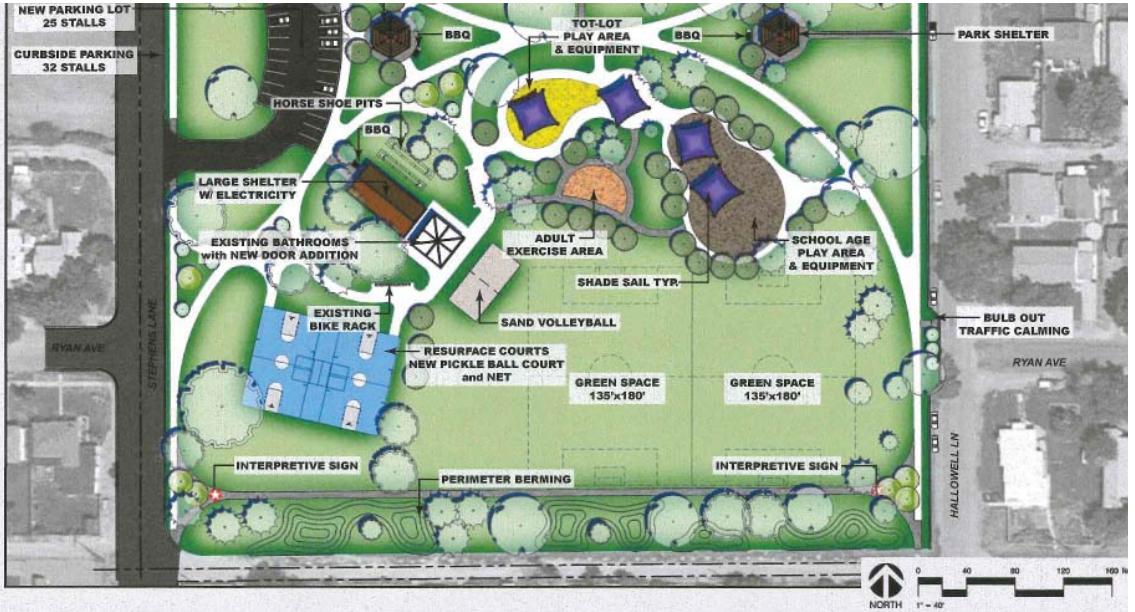
School Age Play Equipment



Adult Exercise Area



E



# Preferred Concept pros consulting



COMMENTS, LIKES & DISLIKES - PLEASE SEND ADDITIONAL COMMENTS TO [jarvism@ci.billings.mt.us](mailto:jarvism@ci.billings.mt.us)

PUBLIC MEETING 9-22

Basket ball court is needed  
 Water pad for younger children is needed  
 Parking is needed no soccer

Figures K. Public Meeting 2 Comment Cards



Shade Sail



School Age Play Equipment



School Age Play Equipment



Adult Exercise Area



F



# Preferred Concept pros consulting



COMMENTS, LIKES & DISLIKES - PLEASE SEND ADDITIONAL COMMENTS TO [jarvism@ci.billings.mt.us](mailto:jarvism@ci.billings.mt.us)

PUBLIC MEETING 9-22-

- 1 NO STEPHENS LANE Extension
- 2 MOVE PARKING TO SOUTH & WEST OF PARK
- 3, WHEN HALLOWELL IS COMPLETED IT WILL ADD PARKING

Figures K. Public Meeting 2 Comment Cards





PREPARED BY



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in association with

