

DRAFT

POLY VISTA PARK

APPROVED MASTER PLAN



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

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PREPARED FOR
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& Public Lands Department
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&



**CITY
RESOLUTION
PAGE**

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Thank you to the families & neighbors of Poly Vista Park for your invaluable time and input on this Master Plan! Special thanks to the Landon's Legacy Foundation and Billings Kiwanis for your great vision and generosity toward our Billings Community!

EXECUTIVE SUMMARY

Billings Parks Recreation and Public Lands (BPRPL) was recently approached by Landon's Legacy Foundation & Billings Kiwanis to build a Miracle League Baseball Field and Program within the public parks system. The Miracle League is a national network of Baseball & Recreation Leagues which provide children with disabilities recreational opportunities. BPRPL reviewed a number of park locations in which to construct the Miracle League Field. Poly Vista Park was selected as the best city park to hold the future Miracle League Field. Based upon these findings, a master planning study was initiated by Billings BPRPL to provide direction to the development of a Miracle League Field which was generously funded by the Landon's Legacy Foundation.

Poly Vista Park is a community park located in Northwest Billings. From its creation in the mid 1950's, the park was developed and maintained primarily through the work of volunteer organizations without the direction of a guiding master plan. The existing aging infrastructure and amenities have begun to decline as they reach the end of their service life. Additionally, long standing public/private park maintenance obligations have recently been dropped as participation within the volunteer groups has diminished. All of which add to the importance of creating a guiding document for the future of the park.

Public input was solicited through a series of in-depth interviews with organized park user groups, and BPRPL staff. Additionally, two public meetings were conducted to gather input from community members. Multiple Master Plan options were presented over the course of this process, with the resulting Adopted Poly Vista Park Master Plan as its culmination.

The intent of the Adopted Poly Vista Park Master Plan is to provide a plan of action for the park which will:

- Create a Miracle League Baseball field for special needs children.
- Create an inclusive playground for children of all abilities.
- Provide recreational and leisure opportunities for surrounding neighborhoods.
- Preserve functioning ball fields.
- Preserve existing trees where possible.
- Provide guidance for replacement of aging park amenities (restrooms and irrigation systems).
- Set a vision to guide development of Poly Vista Park into the future.

Operationally, The plan recommends pursuit of formalized user agreements between BPRPL and organized park 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 BPRPL related to maintenance, inspections, and recreational programs are also recommended.

ORIGIN

Poly Vista Park is a community park located on the west side of 38th Street West south of Poly Drive. The park ground was originally obtained by the city in the mid 1950's. Recently the Landon's Legacy Foundation & Billings Kiwanis approached the Billings Parks Recreation and Public Lands (BPRPL) to create a Miracle League Field within a Billings city park. After a review of available park land, Poly Vista Park was selected as the best location to consider for the Miracle Field. Since there was no City Council approved Park Master Plan on file and to allow for ample public input into park improvements, BPRPL initiated a planning study, which was substantially funded by generous donations from the Landon's Legacy Foundation and Billings Kiwanis, with additional funding provided by BPRPL.

The Landon's Legacy Foundation in association with Billings Kiwanis has as their goal to create a Miracle Field and League, and inclusive playground for the Billings community in memory of Landon Smith. The Miracle League is a national association which provides special needs children with opportunities to play recreational sports (primarily baseball) in an organized league. Inclusive playgrounds, which provide play opportunities for children of all abilities, are typically developed as support facilities alongside Miracle Fields. The guiding principle behind both the Miracle League and inclusive playground is to break down barriers to those with disabilities and to foster interaction between people of all abilities through play. According to national census data approximately 20% of all U.S. citizens have a disability. At the time of this study Billings has no public parks which are designed specifically for people with disabilities. Landon's Legacy Foundation and Billings Kiwanis recognize this great need in our community and have graciously chosen to help support special needs families, through the creation of an inclusive park.

Goals for the resulting master plan of Poly Vista Park are to:

- Create a Miracle League Baseball field for special needs children.
- Create an inclusive playground for children of all abilities.
- Provide recreational and leisure opportunities for surrounding neighborhoods.
- Preserve functioning ball fields.
- Preserve existing trees where possible.
- Provide guidance for replacement of aging restrooms and irrigation systems.

PROCESS

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

ANALYSIS

Park Classification

Due to its size and location relative to other parks in Billings, Poly Vista 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 can 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. These guidelines represent an ideal criteria which may not be specifically applicable given actual site limitations and BPRPL operational 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 signs and facility/amenity

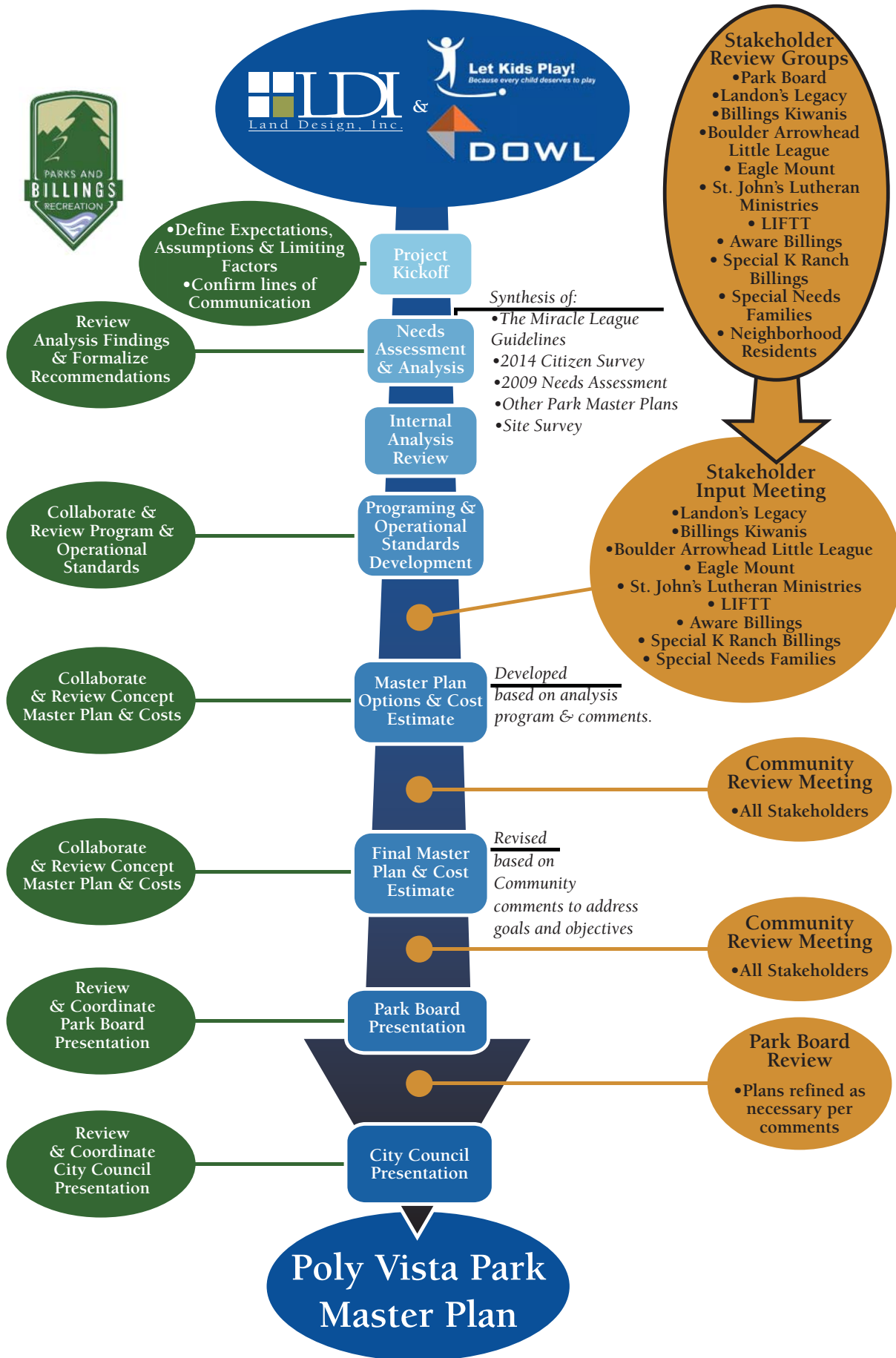


Figure 1. Process Diagram

- 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. Guidelines present optimal conditions which may not be applicable to all cases.

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 (preferred).
- 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



Figure 2. Miracle Field Photo

2017 The Miracle Field of Massachusetts. "miracle_field_01.jpg.", http://www.miracle-leagueofma.com/miracle_field.php.

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.

MIRACLE FIELD AMENITIES

- Field size: 115-foot outfield fence with minimum 4-foot high outfield fence.
- Baselines and infield: 49-foot
- Permanent backstop. Preferred: 15-foot vertical fence
- Fencing: 4-6 foot high fence. 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.
- Dugout: 30-foot by 10-foot including 15-foot long players bench with backrest. 8-foot high fencing dugout protective wing. Dugout opens onto field along entire frontage at grade.
- ADA Bleachers 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.
- Conduit and pull boxes from power source to backstop, and from backstop to outfield field for future scoreboard.
- Concrete behind dugouts and in dugouts connected to park walkways on all fields.

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 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 Poly Vista 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)

Findings from the guiding documents indicate a prioritization of passive activities like walking and biking, picnicking, and support amenities like restrooms. Stated preferences for trees and shrubs in parks also illustrate a need to preserve the existing tree canopy in Poly Vista Park when considering Master Plan development alternatives.

Demographics

The Demographic Analysis provides an understanding of the population within a three mile service radius of Poly Vista Park in the City of Billings. This analysis demonstrates the overall size of total population by specific age segment, 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 actual park area of influence will 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

Population data was obtained via Population Explorer, which is an online software tool that estimates human population down to an area of 1 square km. The primary data source for the tool is Landscan™, a high-resolution population data set produced by Oak Ridge National Laboratory, under a US Department of Defense contract. LandScan™ is a Geographic Information

System and Remote Sensing (GIS) based data set for global population distribution. The LandScan algorithm, uses spatial data and imagery analysis technologies and a multi-variable dasymmetric modeling approach to disaggregate census counts within an administrative boundary. LandScan population distribution models are tailored to match the data conditions and geographical nature of each individual country and region.

Income data is provided from the US Census Bureau public census data. All data was acquired in June 2017. Straight line linear regression was utilized for projected demographics. A 3 mile radius service area of Poly Vista Park in the City of Billings was utilized as the demographic analysis boundary. See *Figure 3. Poly Vista Park - 3 Mile Service Radius*.

Population

The population of the 3 mile service radius of Poly Vista Park is estimated at 42,375 people. It is projected to grow by about 200 people per year for the next 10 years. See *Figure 4. Population - 3 Mile Service Radius*. The overall growth rate is expected to be approximately 3.8% from 2015-2025. The service area is expected to have approximately 44,000 residents in 10 years.

Age Segment

The service area for Poly Vista Park, has a high proportion of its population in the 55+ age group comprising 32% of all residents within the study area. Similarly, The highest single population segment within the survey is the 55-59 age range. The lowest portion of the population is the 20-34 age range making up approximately 20% of the population. Over time, it is

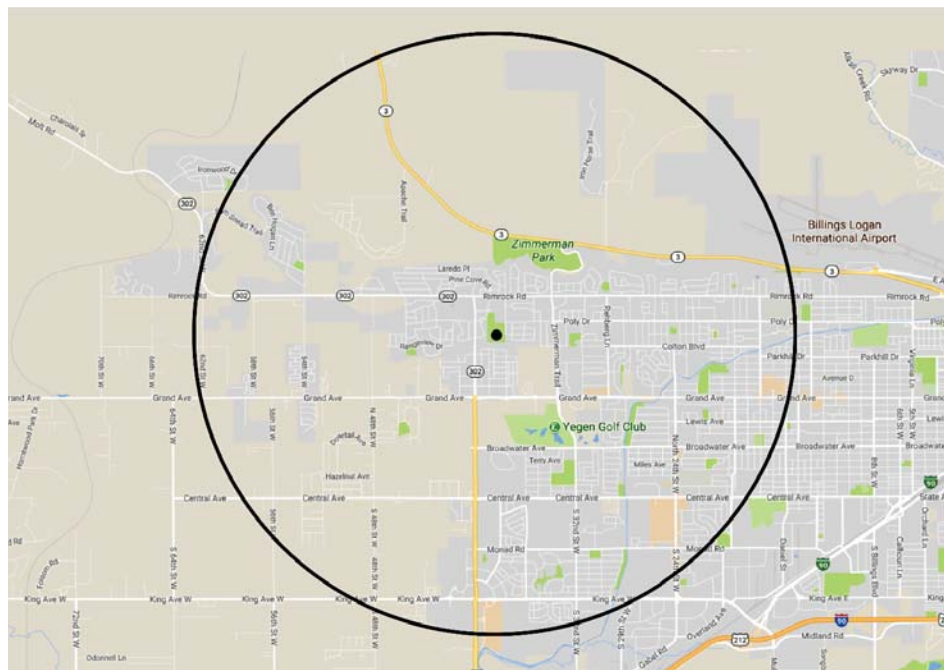


Figure 3. Poly Vista Park - 3 Mile Service Radius

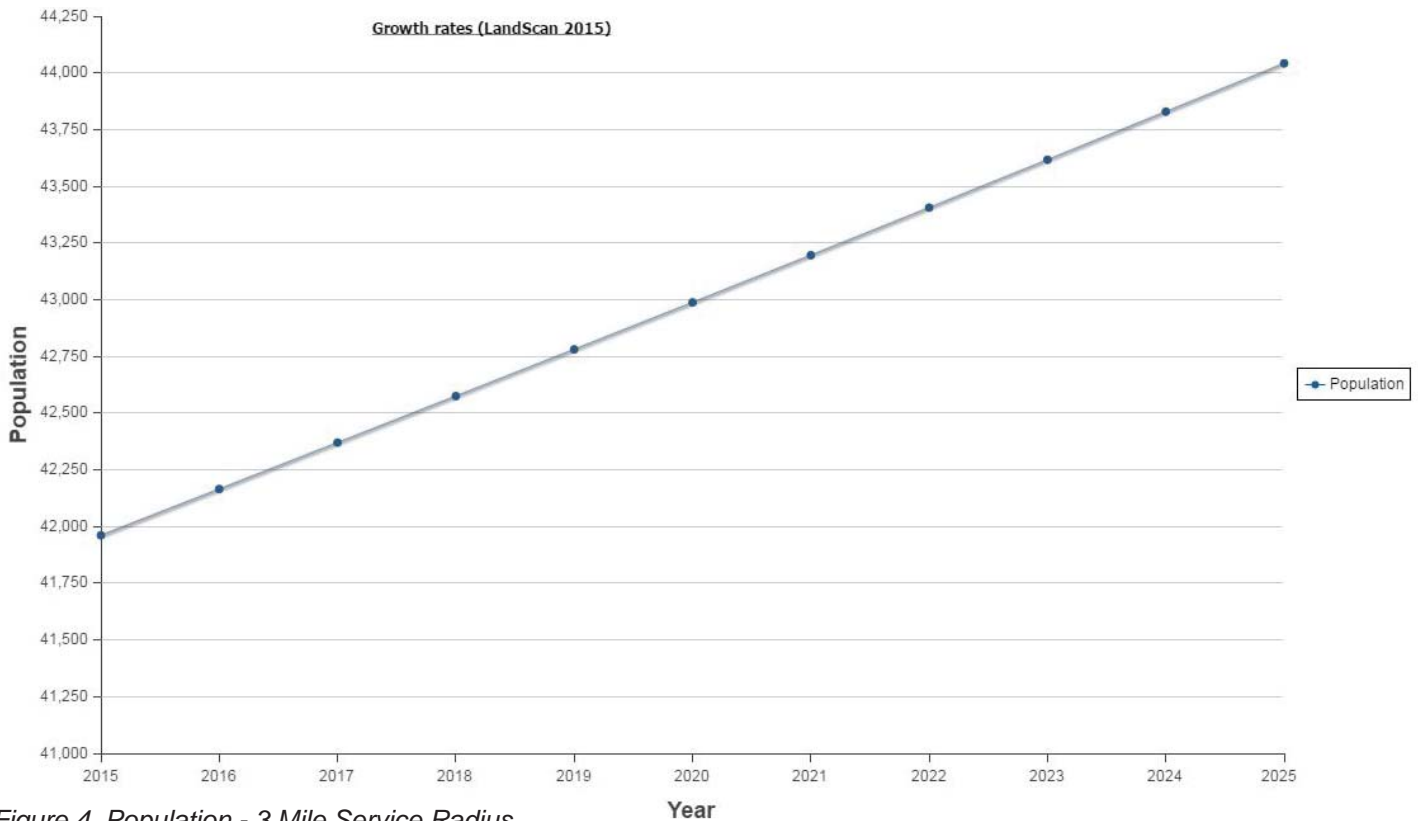


Figure 4. Population - 3 Mile Service Radius

expected that the 55+ segment of the population will continue to grow similar to nationwide trends, which 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 5. Age Segmentation - 3 Mile Service Radius.*

Implications

The large portion of older adults within the neighborhood indicate a need for more adult and family friendly amenities in the park. Income levels for the area are average to high for the city of Billings. This would indicate a potential need for higher level park amenities befitting with the surrounding neighborhood character. See *Figure 6. Income - 2 Mile Service Radius.*

Recreation Trends Analysis

The *Sports & Fitness Industry Association (SFIA) Sports, Fitness & Recreational Activities Topline Participation Report 2017* 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 24,134 online interviews carried out in 2016 - and early 2017. The purpose of the report is to establish levels of activity and identify key participatory trends in recreation across the U.S. While the report surveys diverse recreational activities, the activities selected for analysis were those which could be performed outdoors within city jurisdiction and the park site. While not exhaustive, the sports shown on the table represent most of the popular activities meeting the limiting criteria.

NATIONAL TRENDS IN GENERAL SPORTS

The activities most heavily participated in for 2016 also coincide with the most general and accessible activities surveyed. See *Figure 7. National Participatory Trends in Outdoor Activities and Sports.* Walking and Jogging activities are the most popular of the activities represented. These activities have a minimal equipment requirement for participation, and are accessible to all ages. Road cycling is another high participation activity that is noteworthy for the fact that an established multi-use trail is already located within Poly Vista Park. Similarly the growing interest in Body weight and Accessory Equipment Exercise is worthy of consideration as an additional activity which appeals to a broad age range, and is an activity of quickly rising interest.

Generally speaking, Niche sports like Field Hockey, Squash, Rugby Roller Hockey, Pickleball, BMX Cycling, and Lacrosse exhibit the fastest growth rates, with the fastest growing of these being Adventure Racing. While these sports have lower participation numbers than other mainstream sports, they are worthy of consideration for limited implementation at a community level. Accommodations for these activities should be considered where community interest is expressed and conducive site conditions exist.

During the last five years, the sports that are most rapidly declining include Touch Football, Inline Skating, and Ultimate Frisbee. See *Figure 7. National Participatory Trends in Outdoor Activities and Sports.*

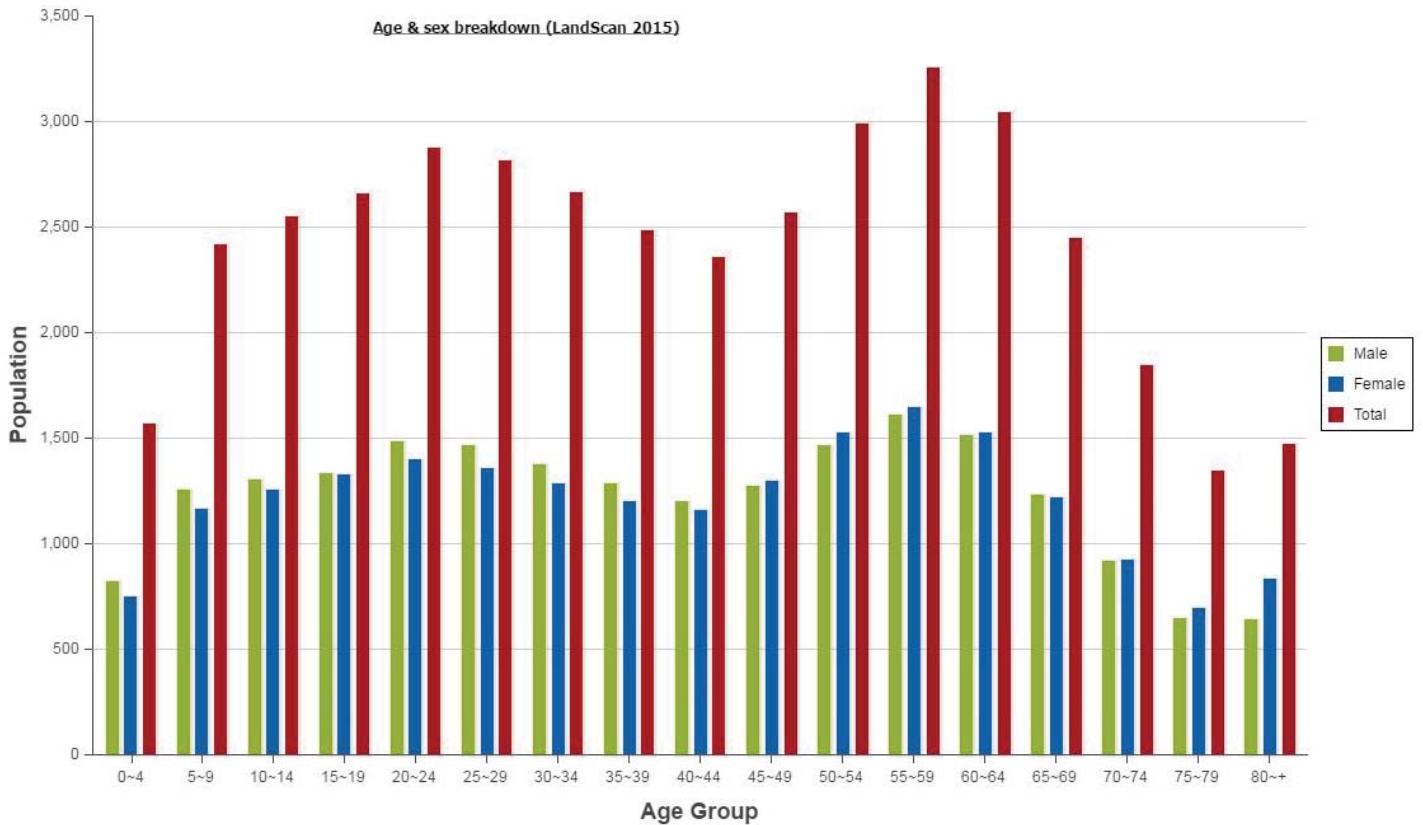


Figure 5. Age Segmentation - 3 Mile Service Radius

RECREATION TRENDS CONCLUSION

It is important for the City of Billings to understand the national participation trends in outdoor recreation activities, in order to anticipate coming trends in our community. Understanding recreational life cycle trends allows parks and recreation to better plan programs and facilities at Poly Vista Park for future needs.

Inclusive Play

Guidelines

Most common playgrounds have generic ramp and platform designs, which did not consider the needs of those with living with autism, sensory and cognitive issues, visual limitations, the medically fragile, or even the needs of our older adults.

Inclusive playgrounds are designed as a place where everyone can play together, regardless of ability, disability, size or age, taking into consideration everyone's unique physical and cognitive needs. See Figure 8. *Inclusive Playground*.

Inclusive Playground Design is characterized by the following amenities and guidelines.

- Synthetic surfacing: Pour-in-place rubber, turf or tiles for ease for movement on the playground for those with mobility aides.

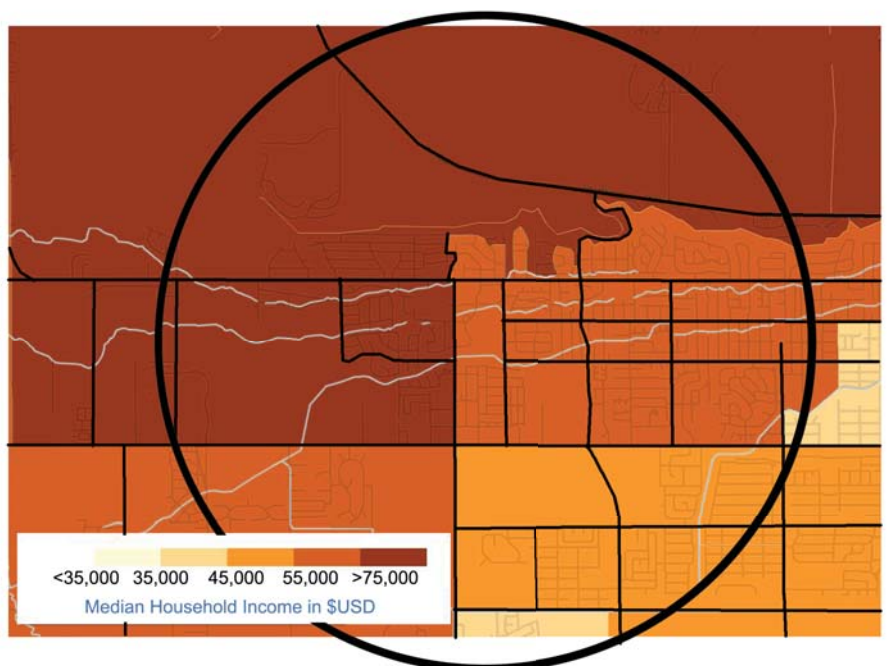


Figure 6. Income - 2 Mile Service Radius

National Participation Trends in General Sports

Rank	Activity	Participation Levels			% CHANGE	
		2011	2014	2016	3 YEAR	5 YEAR
1	Walking	112,715	112,583	107,895	▼ -4.2%	▼ -4.3%
2	Running/Jogging	50,061	51,127	47,384	▼ -7.3%	▼ -5.3%
3	Bicycling (Road/Paved Surface)	39,834	39,725	38,635	▼ -2.7%	▼ -3.0%
4	Swimming	21,517	25,304	26,601	▲ 5.1%	▲ 23.6%
5	Bodyweight & Accessory Equipment Exercise		22,390	25,110	▲ 12.1%	N/A
6	Golf *	26,122	24,700	24,120	▼ -2.3%	▼ -7.7%
7	Basketball	24,790	23,067	22,343	▼ -3.1%	▼ -9.9%
8	Tennis	17,772	17,678	18,079	▲ 2.3%	▲ 1.7%
9	Baseball	13,561	13,152	14,760	▲ 12.2%	▲ 8.8%
10	Soccer (Outdoor)	13,667	12,592	11,932	▼ -5.2%	▼ -12.7%
11	Bird Watching	13,067	13,179	11,589	▼ -12.1%	▼ -11.3%
12	Ice Skating	11,626	10,649	10,315	▼ -3.1%	▼ -11.3%
13	Bicycling (Mountain/Non-Paved)	6,989	8,044	8,615	▲ 7.1%	▲ 23.3%
14	Trail Running	5,373	7,531	8,582	▲ 14.0%	▲ 59.7%
15	Softball (Slow Pitch)	7,809	7,077	7,690	▲ 8.7%	▲ -1.5%
16	Badminton	7,135	7,176	7,354	▲ 2.5%	▲ 3.1%
17	Skateboarding	6,318	6,582	6,442	▼ -2.1%	▲ 2.0%
18	Football, Flag	6,325	5,508	6,173	▲ 12.1%	▼ -2.4%
19	Football, Touch	7,684	6,586	5,686	▼ -13.7%	▼ -26.0%
20	Volleyball (Sand/Beach)	4,451	4,651	5,489	▲ 18.0%	▲ 23.3%
21	Football, Tackle	6,448	5,978	5,481	▼ -8.3%	▼ -15.0%
22	Inline Skating	7,451	6,061	5,381	▼ -11.2%	▼ -27.8%
23	Climbing (Sport/Indoor/Boulder)	4,445	4,536	4,905	▲ 8.1%	▲ 10.3%
24	Volleyball (Grass)	4,211	3,911	4,295	▲ 9.8%	▲ 2.0%
25	Ultimate Frisbee	4,868	4,530	3,673	▼ -18.9%	▼ -24.5%
26	Racquetball	4,357	3,594	3,579	▼ -0.4%	▼ -17.9%
27	Bicycling (BMX)	1,958	2,350	3,104	▲ 32.1%	▲ 58.5%
28	Adventure Racing	1,202	2,368	2,999	▲ 26.6%	▲ 149.5%
29	Pickleball		2,462	2,815	▲ 14.3%	N/A
30	Softball (Fast Pitch)	2,400	2,424	2,467	▲ 1.8%	▲ 2.8%
31	Lacrosse	1,501	2,011	2,090	▲ 3.9%	▲ 39.2%
32	Roller Hockey	1,237	1,736	1,929	▲ 11.1%	▲ 55.9%
33	Rugby	850	1,276	1,550	▲ 21.5%	▲ 82.4%
34	Squash	1,112	1,596	1,549	▼ -2.9%	▲ 39.3%
35	Field Hockey	1,147	1,557	1,512	▼ -2.9%	▲ 31.8%

Participation figures in the 000's for U.S. Population age 6 and older

* Golf data from 2010-2015

Figure 7. National Participatory Trends in Outdoor Activities and Sports

- Fencing: A fence that completely surrounds the playground with only 1-2 openings preferred. Fencing serves to contain children who may go into flight mode to prevent them from easily leaving the safety of the park.
- Sensory-rich: Activities the engage children in tactile, auditory, visual, vestibular, and proprioceptive activities. Children with disabilities often require extra stimulation in order to experience a sensation to one or more of their senses. Play activities should seek to provide this stimulation for children who are hypo-sensitive. For children with hyper-sensitivity quiet areas for decompression are required for children who become overstimulated.
- Wayfinding system with orientation path. A wayfinding path aides children with spatial recognition issues.
- Equipment that provides a range of challenge from very easy to very difficult. Ranges of challenge serve a broad population of children through various ages and abilities.
- For a person using a wheelchair, there is equipment that is easy to transfer to and equipment that enables the person to engage in play along with their peers without leaving their wheelchair.
- Combination of active and quiet areas. Segregation of active and quiet areas allow children and parents to manage the degree of stimulation experienced



Figure 8. Inclusive Playground

Visit Indiana. "s-Dream_Boundless-Playground.jpg.", https://visitindiana.com/blog/wp-content/uploads/2014/07/s-Dream_Boundless-Playground.jpg.

- by playing children. This is especially important for children prone to overstimulation.
- Social play opportunities. Social opportunities foster shared understanding between children of all abilities.
- “The Coolest Thing” on the playground is accessible to all.
- Opportunities to engage in nature, including water.
- Easy access to family restrooms. Priority should be placed on providing restrooms which will accommodate people with limited mobility, or mobility devices.
- Easy access to water for drinking. Certain disabilities leave children more susceptible to over-heating, drinking water is critical to user comfort.
- Shade. Shading play areas is important for comfort generally, certain disabilities leave children more susceptible to over-heating making shade critical for playground usability.
- Benches with and without backs strategically positioned throughout the playground.

regularly scheduled for organized games and practices during summer months. Home plate locations are oriented toward each other in a quad configuration. The center of the quad formerly held a concession and restroom facility which was recently demolished. Pedestrian circulation paths within the quad and the greater park area are gravel.

The northeast side of the park contains a gravel parking lot. The lot is accessed off of 38th Street in 2 locations, and is the only vehicular access point for the park. A study of the square footage of existing parking area indicates that it is over built for projected park uses by approximately 40%. However, the absence of stall striping creates a less efficient parking situation in practice.

The southeast section of the park is an open field of un-irrigated grass, which was formerly the site of an additional ball field, that was recently removed due to its declining condition.

The south of the park is marked by the Big Ditch which creates a physical barrier to pedestrians to access the north park area. The ditch separates the multi-use trail from the remaining park property on all but the eastern edge of the park. It is bridged on the south east side of the park via a culvert crossing. The multi-use trail is in good condition and forms a crucial link between the surrounding neighborhoods and Poly Vista Park. The trail continues west beyond the park property for another 2 miles connecting to Rimrock West Park.

Poly Vista Park features areas of native and naturalized trees and vegetation. See *Figure 9. Existing Conditions*. Large cottonwood trees are present along the north and east portions of the park. The south of the park has a mixture of large cottonwoods, and an understory of russian olives and other woody vegetation in a natural area along the ditch and trail. Trees along the baseball quad interior are arranged in a more traditional park layout with selections of traditional shade trees. As noted

POLY VISTA PARK EVALUATION

Current Conditions

An on site inventory and analysis of current conditions for Poly Vista Park was conducted at the outset of the master planning process. See *Figure 9. Existing Conditions*. Historically, Poly Vista Park has been defined as a 15 acre parcel bounded on the east by 38th Street West, on the north by Arrowhead School, to the west by St. John’s Lutheran Ministries, and to the south by the Big Ditch. More recently, additional park property was added to the south of the Big Ditch which notably features a section of paved multi-use trail. For the purposes of this study the Big Ditch trail property is also considered as a part of Poly Vista Park.

Generally, the west half of the park is dedicated to youth ball fields. The fields are in fair condition, and are

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, Poly Vista 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. The irrigation system is a manual system, requiring staff to physically turn the system on/off and move heads. The system is nearing the end of its life cycle and is inefficient from a personnel and water use perspective. Billings PRPL holds water rights on the Big Ditch as a potential source for irrigation water and options related to it's use should be explored.

Current Uses

Current users of Poly Vista Park are focused around the existing ball fields. The fields are the primary location for BPRPL's youth baseball & softball leagues. They are also home to a number of club softball and baseball teams as both game and practice facilities. Weekend tournaments are also scheduled sporadically at the ball fields.

Poly Vista Park also functions reciprocally with the Boulder Arrowhead Little League fields located immediately to the north on School District #2 Property, with each facility providing overflow parking for the other during special events.

The multi-use trail along the south of the park receives heavy usage. According to the *2011 Billings Area Bikeway and Trail Master Plan*, the Big Ditch Trail is one of the most heavily used sections of municipal trail within the city. The census of users for this trail section showed a weekday summer usage of 305 people in 2011.

Site improvements which continue to support and expand these uses should be included within the Master Plan.



EXISTING CONDITIONS



Figure 9. Existing Conditions

PROGRAMMING AND OPERATIONAL STANDARDS

Program Elements & Goals

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

- Create a Miracle League Baseball field for special needs children.
- Create an inclusive playground for children of all abilities.
- Provide recreational and leisure opportunities for surrounding neighborhoods.
- Preserve functioning ball fields.
- Preserve existing trees where possible.
- Provide guidance for replacement of aging restrooms and irrigation systems.
- Provide adequate parking for park uses
- Add picnic shelters & supporting activities
- Improve pedestrian circulation for wheelchair access
- Explore irrigation alternatives

User Agreements

BPRPL 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 BPRPL should seek to establish a formal user agreement with all other user groups, defining maintenance and level of service between BPRPL and all user groups. A formal service agreement recognizes the ultimate liability and ownership by BPRPL to operate the parks for the greatest public good. Potential for participation under the direction of BPRPL is a welcome benefit for all 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 park reservations. 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 BPRPL staff, with user groups being required to obtain a use permit from BPRPL. Reservable space should also be implemented for other park structures and amenities, in keeping with already established operational practices. Particular interest has been expressed within the Billings Special Needs community to have reservable space for birthday parties and other special events within the Playground and

Concession & Restroom Building Maintenance Schedule Level 1 Maintenance		
Task	Frequency	Time frame
Clean,sweep, vacuum	3x per week	April - October
Take out garbage	3x per week	April - October
Clean and stock restrooms	7x per week	April - October
Clean windows	1x per month	April - October
Check lighting	1x per week	April - October
Check heating/cooling	1x per month	April - October
Clean and wipe tables	Before every scheduled service	April - October
Check and clean storage areas	1x per week	April - October
Clean patio around building	1x per week	April - October
Update signs - repaint	1x per year	April - October
Mechanical system inspection	2x per year	Spring - Fall
Mechanical startup & shutdown	2x per year	Spring - Fall
Furniture Inspection	1x per week	Year Round

Figure 10. Maintenance & Inspection Schedule - Concession & Restrooms

General Lawn Maintenance Schedule Level 2 Maintenance		
Task	Frequency	Time frame
Mow/Trim (2.5")	1x per week	April - October
Overseed	As needed	Fall
Fertilize	2x per year	Spring/Fall
Apply weed control	1x per year	Spring
Prune trees	As needed	Spring
Trim shrubs	As needed	Year Round
Pick up trash prior to mowing	Every mowing	Spring-Fall
Manage leaves	2x per year as needed	Fall
Lawn trim / weed eater	1x per week	April - October
Edge	1x per year	Spring

Figure 11. Maintenance & Inspection Schedule - General Lawns

Miracle Field Complex. BPRPL should explore options for both playground and Miracle Field reservations.

Recreational Programs

Several recreational program opportunities exist in conjunction with the proposed park improvements. The exercise area will work in support of exercise programs for various age groups with formal instruction. Particular opportunity exists within Poly Vista Park for exercise and fitness programs serving the elderly community due to the adjacent St. John's retirement community.

The Miracle Field would support multiple program opportunities including the Miracle League for special needs children as the primary user, with secondary uses such as whiffle ball and wounded warriors baseball scheduled in the off season.

Inclusion programs for children should also be considered in the playground area, with a focus on building understanding and camaraderie between special needs children and their families and typically developing children and their families. These could include activities such as:

- Family days where parents with special needs can meet each other.
 - Inclusive summer day camps or summer day camps for children with special needs.
 - Recreational classes for seniors with disabilities such as stretching in the park or yoga in the park.
 - Buddy program where typically developing children can be paired with a child with a disability for a day of play.
 - Concerts or movies in the park designed to support families that are raising children with disabilities
- Partnerships with community special needs groups and social service organizations should be pursued in the implementation of any outreach programs.

The natural area to the south of the park can be utilized as a camping location for outdoor recreation programs, and as a location for outdoor exploration programs.

Opportunities for cooperative programming with the adjacent St. John's assisted living should also be explored to provide additional services to the elderly community.

Playground Maintenance Schedule		
Level 1 Maintenance		
Task	Frequency	Time frame
Inspect & Document	1x per month	Year Round
Major annual inspection	1x per year	Fall
Repair	Immediately	Year Round
Clean and pickup trash	3x per week	Year Round
Remove vandalism	Immediately	Year Round
Inspect water fountains	Daily	Spring-Fall
Inspect playground site furniture	1x per week	Year Round
Rake sand, wood chips, fiber mulch	1x per week	Year Round
Seal rubberized, poured in place	1x per year	
Remove/replace fiber mulch	3-5 years	Spring
Replace fiber mulch	1x every 15 years	
Inspect for pests/ hornets/ etc	1x per week	Spring-Fall

Figure 12. Maintenance & Inspection Schedule - Playgrounds

Splash Pad Maintenance Schedule		
Level 1 Maintenance		
Task	Frequency	Time frame
Inspect water sprays	1x per week	Spring - Fall
Major annual inspection	1x per year	Spring
Repair	Immediately	Year Round
Startup/shutdown	2x per year	Spring-Fall
Remove vandalism	Immediately	Year Round
Inspect pad surface	2x per year	Spring-Fall
Inspect mechanical equipment	7x per week	Spring-Fall
Water testing	per code	Spring-Fall

Figure 13. Maintenance & Inspection Schedule - Splash Pad

Maintenance

Minimum park standards, as directed by BPRPL, 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 Poly Vista Park will be provided to ensure a safe and enjoyable experience.

Recommended maintenance standards are as follows: See *Figure 10. Maintenance & Inspection Schedule - Concession & Restrooms*, *Figure 11. Maintenance & Inspection Schedule - General Lawns*, *Figure 12. Maintenance & Inspection Schedule - Playgrounds*, *Figure 13. Maintenance & Inspection Schedule - Splash Pad*, *Figure 14. Maintenance & Inspection Schedule - Miracle Field*, *Figure 15. Maintenance & Inspection Schedule - Playing Fields*, and *Figure 16. Maintenance & Inspection Schedule - Shelters*.

Operations

Staffing

Staffing recommendations for Poly Vista Park in alignment with the maintenance standards as recommended, are to achieve the following goals:

- Implement a standards-based maintenance program to ensure a high quality and consistent experience for visitors to Poly Vista Park.
- Deliver a high level of customer service that is necessary to facilitate the reservations of athletic fields, shelters, and playgrounds.
- Develop recreation opportunities for visitors to Poly Vista Park.

To meet these goals, the following maintenance staffing levels are recommended:

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

Financial Model

See *Figure 17. Pro Forma Revenue Model* for an outline of all revenue generating activities in Poly Vista Park. A financial model for Poly Vista park was created based on the following assumptions:

Revenue projections assume 150 days (5 months) of continuous ball field usage. Fee pricing based on published park use permit rates as of 10.15.16.

Miracle Field Maintenance Schedule		
Level 2 Maintenance		
Task	Frequency	Time frame
Inspect benches & backstop	1x per week	April-October
Paint backstop	1x per 2-3 years	Spring
Set up & Take down recreational equipment	2x per year	Spring-Fall
Seal rubberized, poured in place	1x per year	
Inspect field surfacing	1x per year	Spring
Inspect site furniture	1x per week	Year Round
Remove vandalism	Immediately	Year Round
Clean and pickup trash	3x per week	Year Round
Inspect scoreboard	1x per week	April-October

Figure 14. Maintenance & Inspection Schedule - Miracle Field

Playing Field (Baseball, Soccer, Multi-Use) Maintenance Schedule		
Level 2 Maintenance		
Task	Frequency	Time frame
Mowed	1x per week	April-October
Fertilize	2x per year	Spring/Fall
Drag field / Line fields	prior to games	April-October
Pick up trash prior to mowing	Every mowing	Spring-Fall
Inspect benches & backstop	1x per week	April-October
Paint backstop	1x per 2-3 years	Spring
Set up & Take down recreational equipment	2x per year	Spring-Fall

Figure 15. Maintenance & Inspection Schedule - Playing Fields

Shelter Maintenance Schedule		
Level 2 Maintenance		
Task	Frequency	Time frame
Clean and Sweep	1x/week	April - October
Empty garbage cans	3x/week	April - October
Painting	biannually	Spring - Fall
Power wash	1x/year, as needed	Spring
Clean grills	as needed, inspect weekly	April - October
Check & Spray for Hornets	1x/month	April - October
Inspect electrical system	1x/year	Spring
Inspect picnic tables	1x/month	April - October
Inspect/Remove debris from roof	1x/year	Spring
Remove vandalism	1x/week	April - October

Figure 16. Maintenance & Inspection Schedule - Shelters

Poly Vista Park Pro Forma Revenues

Amenity	Activity	Price	Hours/ # Offerings	Participation	Revenue	Description
Park Shelter Small	Shelter Reservation	\$50.00	1	20	\$1,000.00	1 shelter, 50% occupancy on weekends, from May - September.
Park Shelter Small	Shelter Reservation	\$50.00	1	20	\$1,000.00	1 shelter, 50% occupancy on weekends, from May - September.
Park Shelter Small	Shelter Reservation	\$50.00	1	20	\$1,000.00	1 shelter, 50% occupancy on weekends, from May - September.
Youth Baseball	Youth League Baseball	\$50.00	150	1	\$7,500.00	1 Field , reserved daily May - September, 3 hours reserved on weekdays, 8 hours reserved weekends.
Youth Baseball	Youth League Baseball	\$50.00	150	1	\$7,500.00	1 Field , reserved daily May - September, 3 hours reserved on weekdays, 8 hours reserved weekends.
Youth Baseball	Youth League Baseball	\$50.00	150	1	\$7,500.00	1 Field , reserved daily May - September, 3 hours reserved on weekdays, 8 hours reserved weekends.
Youth Baseball	Youth League Baseball	\$50.00	150	1	\$7,500.00	1 Field , reserved daily May - September, 3 hours reserved on weekdays, 8 hours reserved weekends.
Miracle Field	Whiffle Ball	\$275.00	2	15	\$8,250.00	2 seasons annually, 15 teams per season
Miracle Field	Miracle League	\$35.00	2	15	\$1,050.00	2 seasons annually, 15 teams per season
3 season Shelter Rent	Shelter Reservation	\$100.00	1	20	\$2,000.00	50% occupancy on weekends, May - September

Total Revenue	\$44,300.00
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Figure 17. Pro Forma Revenue Model

League fees for the Miracle Field assume 2 seasons per year (one youth league, one teen/adult league) with a total of 15 teams per league. Fee pricing for Miracle Field Activities assume private funding for the construction of the field and are designated to be minimized for all participants. Whiffle ball league fees are equivalent to BPRPL team rates for outdoor soccer. Whiffle ball participation assumes league play in shoulder seasons or during Miracle League down times.

Shelter reservations based on BPRPL shelter reservation fees from the 2017 season.

Total projected park income equals \$44,300.

Operating expenses for Poly Vista Park are based on the following assumptions. See Figure 18. Pro Forma Expenditures. One full-time and 2 seasonal employees are needed for the operation of the park. Personnel expenses account for 70% of the operating expenses while the remaining 30% of expenses are for bills and material costs. Total operating expenses on Poly Vista Park equal \$78,521.02.

Poly Vista Park Pro Forma Expenses

Personnel	Wages & Taxes	Description
Groundskeeper	\$35,000.00	
Part-time Groundskeeper	\$5,760.00	2 staff; 40 hours per week; 12 weeks per year; 1000 hours total; \$12 per year
Overtime	\$500.00	
Employer's Share of FICA	\$2,527.12	6.2% of Salaries and Wages
Employer's Share of Medicare	\$611.40	1.5% of Salaries and Wages
Full-Time Benefits	\$11,252.50	32.15% of Full time wages
Total Personnel Expenses	\$55,651.02	

Non-Personnel Charges	Cost	Description
Electricity	\$6,000.00	
Water & Sewer	\$3,600.00	
Equipment Repairs & Maintenance	\$2,500.00	
Field Maintenance	\$2,500.00	
Trash Collection	\$120.00	
Staff Uniforms	\$400.00	\$200 each
Participant Uniforms	\$500.00	
Irrigation Materials	\$1,000.00	
Repair Parts	\$1,000.00	plumbing, hardware, electrical, Lighting
Small Tools & Minor Equipment	\$1,000.00	Misc. & specialty tools
Other Maint. Supplies	\$4,000.00	Light bulbs, striping material, bulk material
Safety Supplies	\$250.00	Safety glasses, gloves, harnesses
Total Park Expenses	\$22,870.00	

Total Park Expenses	\$78,521.02
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Figure 18. Pro Forma Expenditures

Poly Vista Park Pro Forma Summary Revenues vs. Expenses

Revenues	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Programs & Rentals	\$44,300.00	\$45,186.00	\$46,089.72	\$47,011.51	\$47,951.74	\$48,910.78
Total	\$44,300.00	\$45,186.00	\$46,089.72	\$47,011.51	\$47,951.74	\$48,910.78
Expenses	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Operations & Maintenance	\$78,521.02	\$80,091.44	\$81,693.27	\$83,327.13	\$84,993.68	\$86,693.55
Total Expenses	\$78,521.02	\$80,091.44	\$81,693.27	\$83,327.13	\$84,993.68	\$86,693.55
Annual Net Gain/Loss	-\$34,221.02	-\$34,905.44	-\$35,603.55	-\$36,315.62	-\$37,041.93	-\$37,782.77
Operating Cost Recovery	56%	56%	56%	56%	56%	56%

Figure 19. Pro Forma Revenue and Expenditures

A revenue vs. expense study shows the park operating at a 56% recovery rate based on the stated assumptions.

Six Year Pro Forma

See *Figure 19. Pro Forma Revenue and Expenditures*. The pro forma outlines the projected costs and expenses to operate Poly Vista Park given the assumptions of the study. Overall the park will be able to recover 56% of its operating expenses per these criteria over a 6 year term.

Conclusion and Implementation

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

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.

MASTER PLANNING PROCESS

Stakeholder Input Meeting

Due to Poly Vista Park Master Plans' inception and funding through the Landon's Legacy Foundation and Billings Kiwanis, the master planning process was determined to be most effective to begin by performing outreach and interviews to the organizations providing services to special needs community in Billings. Additional stakeholders identified by BPRPL staff and the consultant team due to their adjacency to Poly Vista Park included: St. John's Ministries, Boulder Arrowhead Little League, and Arrowhead School.

Public outreach began by gathering input from Landon's Legacy Foundation to get their goals and vision for the park. Of particular interest from the foundation was the

need to provide naming and memorial opportunities for Miracle Field Supporters and providing a high quality experience for all visitors with special needs. A number of special needs groups expressed their desires for the following amenities. Accessible parking/routes, bus drop off and parking, perimeter fencing, sensory play amenities, water activities/pool/splash pad, bathrooms, general shade and cooling locations for park users, and general park amenities (benches, tables etc). The adjacent Arrowhead School and St. John's Ministries also expressed an interest in having pedestrian path connections to their properties. See *Figure A. Stakeholder Meeting 1 - Written Responses* in the appendix.

Public Meeting 1

The first public meeting was held on May 30th, 2017. 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. Drawing from the stated master plan goals, the proposed master plan options preserved the existing functioning ball fields and mature shade trees, while focusing the bulk of improvements on the eastern end of the park. The major variation between plans was 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 Poly Vista Park. See figures: *Figure B. Concept A - Public Meeting 1*, *Figure C. Concept B - Public Meeting 1*, and *Figure D. Concept C - Public Meeting 1* in the appendix.

Five responses were received from the meeting. See *Figure A. Stakeholder Meeting 1 - Written Responses* in appendix. Resulting feedback showed a slight preference for Concept A, with Concept B second and Concept C as the third ranked option.

During general discussion some concern was expressed by those in attendance over funding options for the park, particularly over the creation of an additional tax for neighborhood residents. Debate also took place over the amount of parking provided in the park plan with opinions split evenly over the adequacy of the parking shown.

Other amenities which were not presented but receiving specific favorable comments included: additional signing & traffic control along 38th Street, and options for winter usage. See *Figure E. Public Meeting 1 - Written Responses*.

Public Meeting 2

Feedback from the first public meeting was incorporated into the Master Plan for presentation at the second public meeting held on July 11th, 2017. See *Figure F. Final Concept Master Plan - Public Meeting 2* in the appendix. The plan generally adopted most of the items from Plan Concept A while adjusting the plan arrangement for a centrally located splash pad.

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 was generally positive toward the plan presented.

Six responses were received from the meeting. The majority of those were positive toward the plan presented. Concerns over funding via tax levy were once again raised. See *Figure G. Public Meeting 2 - Written Responses* in the appendix.

Park Board Presentation

A brief review of the Poly Vista Park Master Plan and process was presented on August 9th, 2017. The Billings Park Board unanimously recommended approval of the Master Plan to City Council.

City Council Presentation

The park board recommended plan was presented to Billings City Council on August 28th, 2017.

ADOPTED MASTER PLAN

The various components of the Council Approved Poly Vista Park Master Plan are described below. See *Figure 20. Adopted Master Plan*.

Miracle Field

The Miracle Field is located in the south east portion of the site directly adjacent to the site parking. The field is sited to capitalize on the park street frontage and to provide easy access to and from the parking lot. The hypo-allergenic field surface allows easy access for

mobility devices. Similarly, site furnishings around the field are also configured for users with mobility devices. A lighted scoreboard is included for an enhanced playing experience.

Games will be organized in conjunction with the Miracle League. The Miracle League will provide the opportunity for children and adults with special needs a chance to experience playing baseball in a league-based format. One of the goals of the League is to promote teamwork, sportsmanship, and respect for all, while at the same time fostering peer relationships through player and “buddy” interactions, so that barriers to friendship are removed.

Memorials and Recognitions

Memorial and donor recognition areas provide opportunities to recognize the financial support that the park has received from private donors, as well as provide avenues for additional revenue through ongoing capital campaigns. They also provide a personal connection to the park for memorial campaign participants.

Numerous recognition opportunities exist within the plan improvements for Poly Vista Park. One of the major memorial spaces in the park is dedicated to the legacy of Landon Smith. Landon's memorial is an intimate space located near the main entry to the Miracle Field and Inclusive playground. The space is sited to overlook the Miracle Field and to be visible for all park visitors.

Similarly, the entry gateway to the Miracle Field & Playground complex offers a highly visible naming opportunity which also creates a celebratory entrance to the Miracle Field and Inclusive Playground. See *Figure 21. Entry Gateway Naming Example*. A donor wall is included within the entry plaza to provide another opportunity for donor recognition for both initial donors and ongoing capital campaigns. The donor wall is envisioned to be a series of wall mounted tiles or medallions which are personalized for each donation. See *Figure 22. Donor Wall Example*.

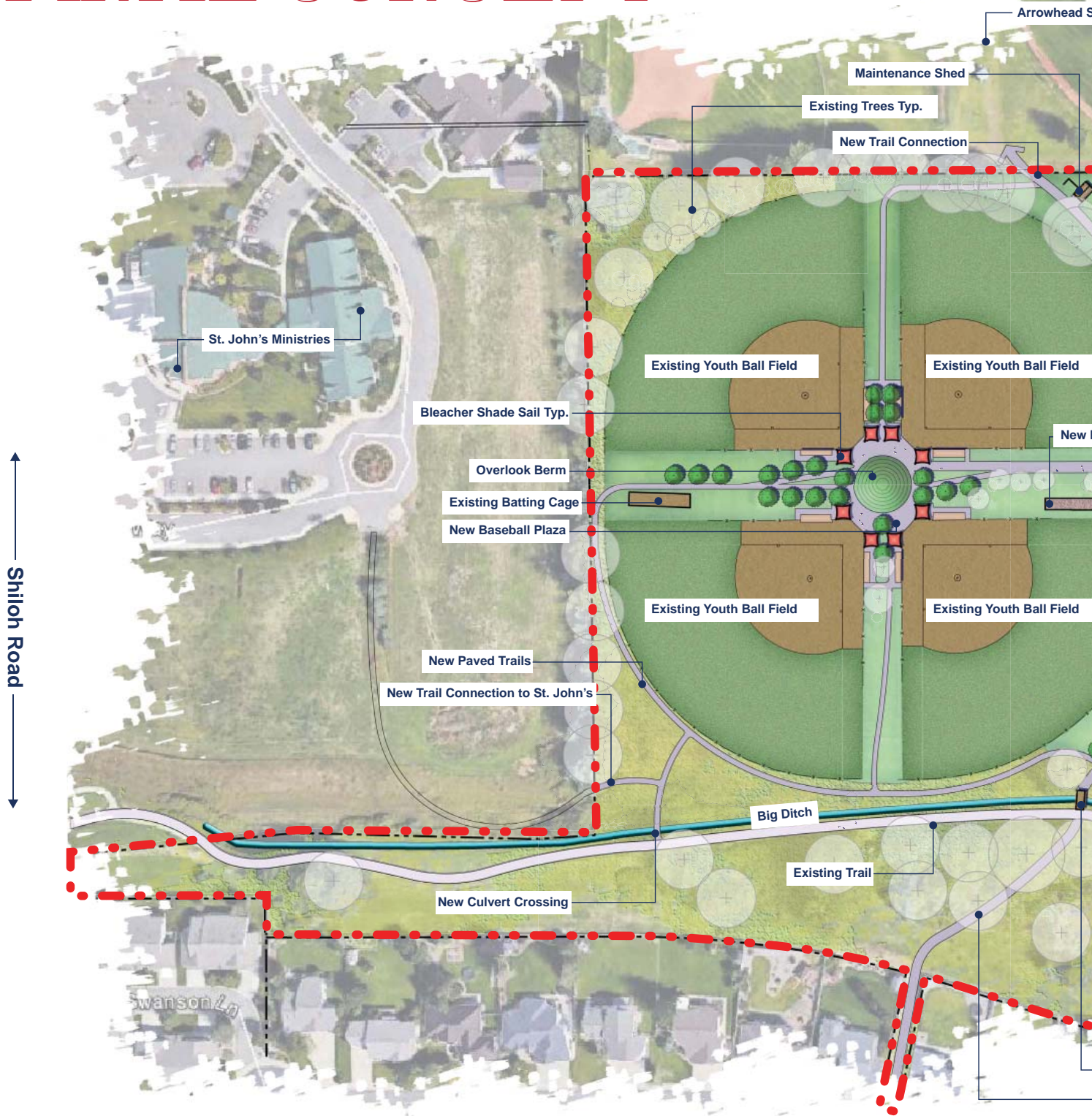
BPRPL also has standing memorial tree and bench programs that can be implemented in Poly Vista Park.

Inclusive Playground

The playground is located adjacent to the Miracle Field to allow easy cross flow between field users and the play equipment. The playground will be a place where everyone can play together, regardless of ability, disability, size or age. The playground is designed with everyone's unique physical and cognitive needs in mind.

The selected play equipment provides a variety of experiences which are accessible to all, either through an easy transfer or without leaving their wheelchair, ensuring that the “Coolest Thing” on the playground is

FINAL CONCEPT



Poly Vista Park Master Plan

7.11.17

Figure 20. Adopted Master Plan





Figure 21. Entry Gateway Naming Example

2017 University of Wisconsin Oshkosh., Youtube, <https://i.ytimg.com/vi/bVFijQUvYtQ/maxresdefault.jpg>



Figure 22. Donor Wall Example

Carolyn Payne Murals- The Donna Vanier Children's Center Donor Wall. "4c01f0d39b914064d79102c430a839bf--donor-wall-tile-murals.jpg.", Pinterest, <https://i.pinimg.com/736x/4c/01/f0/4c01f0d39b914064d79102c430a839bf--donor-wall-tile-murals.jpg>.

something which everyone can take part in. The play equipment offers challenges for a wide-variety of children, making it an exciting play environment for ALL children regardless of their ability level.

The playground provides three levels of climbing, spinning, and swinging challenge. It also provides rich sensory experiences including:

- Tactile experiences: boulder, splash pad, sensory garden
- Auditory: musical instruments, sensory panels, sound cues on the electronic interactive play equipment. See Figure 23. *Sensory Play Equipment*.
- Olfactory: sensory garden
- Visual: electronic interactive play equipment
- Vestibular: carousel, basket swings, zip line, group spinner
- Proprioceptive: climbing dome, balancing board



Figure 23. Sensory Play Equipment

2017 Landscape Structures. "rhapsody-h-104.jpg.", Landscape Structures, <https://www.playlsi.com/en/commercial-playground-equipment/playgrounds/rhapsody-outdoor-musical-instruments/>.

The playground offers a variety of social and independent play opportunities. The electronic interactive play equipment (See Figure 24. *Interactive Electronic Play Equipment*), see-saw, basket swings, carousel, and group spinner, all offer children the opportunity to cooperate with one another. Equipment such as the climbing dome, spinning cup, and balancing board (Figure 25. *Balance Board*), allow children to play by themselves. The playground also has many places where a child can go if they get too overwhelmed including two quiet zones, a sensory garden and lawn.

For people using wheelchairs, the play surfacing is a Poured-in-Place rubber which, makes it easy for them to maneuver throughout the playground. For children on the autism spectrum, the playground is fenced with only 3 entrances, to help protect children who are prone to going into flight from leaving the safety of the park. There is also a wayfinding scheme built into the design for easier spatial orientation.



Figure 24. Interactive Electronic Play Equipment

2017 Playworld Systems, Inc. "dc576b0ab5ea570511d370a4ad8e42f7.jpg.", Playworld, <https://playworld.com/electronic/all-products>.

Support facilities for parents within the playground include shade sails, benches, nearby restrooms, picnic tables, and lawn space, all of which are accessible for children of various ages, and those with limited mobility and wheelchairs. See Figure 26. *Family Style Picnic Table*.

Exercise Station

An adult exercise area is located near the park playground to allow parents to monitor their children while using the exercise equipment. It will also enable area senior citizens to exercise and enjoy the presence of young people. Some of the exercise equipment is designed to support people who use

wheelchairs, while other pieces are designed specifically for senior citizens. The exercise area features a variety of equipment and activities which can be used collectively as a training circuit for users. Grouping of the exercise equipment in one central location allows the equipment to be easily implemented in a guided recreational program through BPRPL or other community groups. See Figure 27. *Exercise Station*.

Streets & Parking

Parking for Poly Vista Park is provided by a paved lot on the north east of the park. The lot is sized to accommodate the expected need while retaining as much green space as possible. 200-250 parking stalls are estimated to meet the demand for the ball fields, which are the driving use for park parking. The parking lot features a grass overflow parking area which can serve as additional parking during special events. The parking lot is configured with a drop off plaza, for parents to easily unload children for practices and games. The parking also provides approximately twice the amount of accessible stalls typically required.



Figure 25. Balance Board

2017 Landscape Structures. "rhapsody-h-104.jpg.", Landscape Structures, <https://www.playlsi.com/en/commercial-playground-equipment/playground-components/boogie-board/>.



Figure 26. Family Style Picnic Table

2017 Playworld Systems, Inc. "family-furnishings-picnic-table.jpg.", Playworld, <https://playworld.com/products/family-furnishings-picnic-table>.



Figure 27. Exercise Station

Playworld Midstates. "lifetrail-1.jpg.", <https://http://ww2.playworldmid-states.com/wp-content/uploads/2016/06/lifetrail-1.jpg>.

Ball Fields

The master plan retains the existing ball fields in their current locations. The fields themselves are in good repair. While usage of the ball fields by organized 3rd party groups has declined in recent years, league play under the management of BPRPL has continued to increase. With the majority of ball fields in the City having long standing use agreements, the fields at Poly Vista Park are relatively under-programmed and are a good location for expansion of BPRPL league play.

Site Circulation

Site circulation is improved by creating paved walking loops that encircle the site amenities and connect the park to the surrounding neighborhoods, school and retirement campus. Additional connections to the Big Ditch Trail are also created to further facilitate pedestrian usage between the trail and the park.

Shelters, Concessions & Restrooms

A large 3 season park shelter is located centrally to park the improvements. The shelter is a walled enclosure which can be opened to the park turning fair weather, but closed during unseasonal times. The shelter will have electric and a small kitchenette for food preparation. It will also house mechanical equipment from the adjacent splash pad. Incorporation of passive solar techniques should also be considered to extend the shelter usage as an HVAC system is not recommended for the shelter due to the seasonal nature of most of the park activities. The shelter will available for reservation from the public for special events like birthdays.

3 Smaller park shelters are distributed throughout the park to provide additional picnicking opportunities for park visitors. The north park shelter provides a picnicking opportunity that is in a quieter section of the park. The 2 southernmost shelters are located within the playground fencing in service of groups coming to use the playground or Miracle Field. Charcoal grills are conveniently

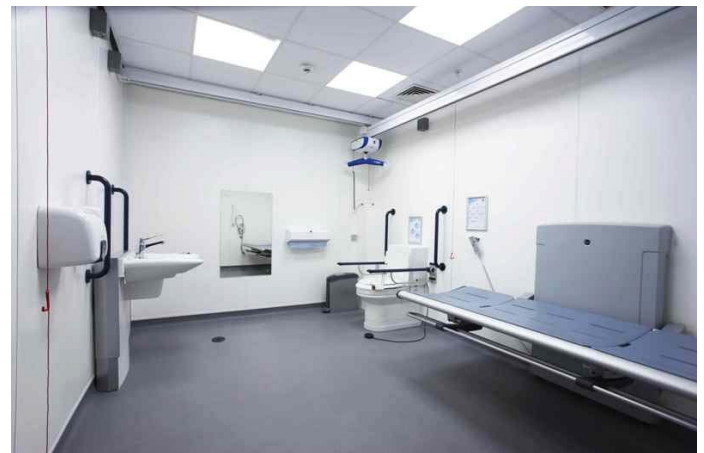


Figure 28. Accessible Restroom

First Class Wet Rooms. "Changing-Places-bathroom-NEC.jpg.", <https://www.firstclasswetrooms.co.uk/media/catalog/category/Changing-Places-bathroom-NEC.jpg>.

located next to all of the park shelters, and each shelter is furnished with a variety of picnic tables which will accommodate people of varying abilities and mobilities.

A approximately 400 s.f. concession and restroom facility is centrally located at the park entry. The restrooms and concession will be designed to allow mobility device access. The restroom facilities will feature family style restrooms to allow greater use flexibility. At least one of the restrooms will be developed specifically for those with special needs. See *Figure 28. Accessible Restroom*. Particular restroom improvements include:

- A height adjustable adult sized changing bench
- A electrical ceiling track hoist system
- A centrally located accessible toilet
- Circulation spaces sized for mobility devices.
- Automatic door with a clear opening of 36" at a minimum

Family restrooms are important for visitors with visible and non-visible disabilities. These restrooms will allow people with special needs to visit Poly Vista Park in comfort.

Irrigation

Irrigation water for Poly Vista Park is currently supplied by the City municipal water system. Alternative sources of irrigation water should be investigated as possible supply sources including using existing water rights on the Big Ditch, irrigation wells, and underground tanks that capture and store storm water. A feasible alternative irrigation water supply should reduce cost and dependency on municipal water. Additionally, the existing irrigation system needs to be updated to a modern automatic system with pop up heads in keeping with the proposed park amenities.

COST ESTIMATE

The cost estimate for the Poly Vista 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. See *Figure 29. Adopted Master Plan - Costs*.

BPRPL should explore various public and private funding sources to finance construction of Poly Vista Park. Public funding sources include assessments through the Park

District 1 tax district, or issuing municipal bonds from Park District 1 or General Obligation Bonds.

Private fund raising partners include the Landon's Legacy Foundation and Billings Kiwanis, who have made it their goal to raise \$1.5 million for construction the Miracle Field and supporting amenities. Further opportunities for private donors exist within the community among service organizations, businesses, and individuals who share interests with the Poly Vista Park Master Plan. BPRPL should work to seek out additional private partners who are so aligned.

Poly Vista Park Master Plan Cost Estimate:

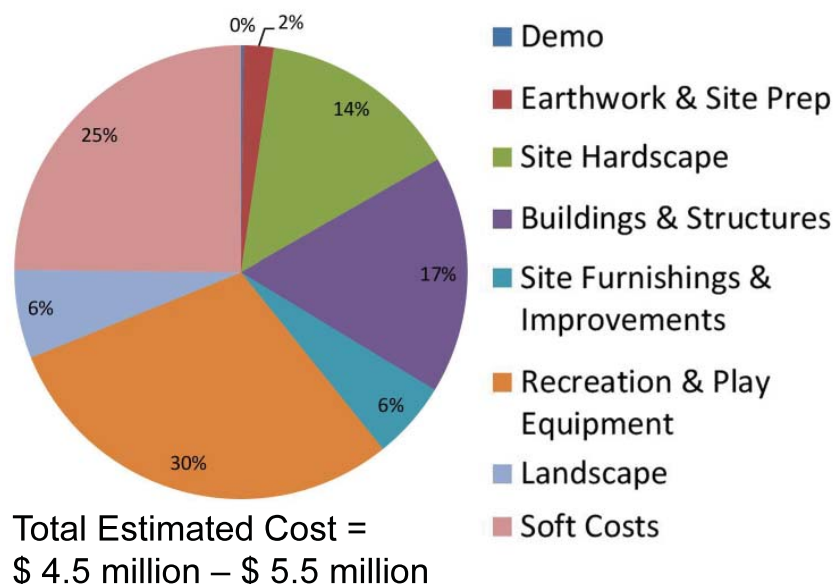


Figure 29. Adopted Master Plan - Costs

APPENDIX

Poly Vista Master Plan

Public Meeting Comment Card 4-19-17

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

Summer camps & rec center
 Fenced area
 Changing areas
 Splash pad

Poly Vista Master Plan

Public Meeting Comment Card 4-20-17

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

- Would like to see some sort of water feature with the accessible playground. ^{small} Pool would be awesome.
- Basketball area for teens/adults.
- Play features for ages; toddlers to adults.

Thanks for putting this together!

Figure A. Stakeholder Meeting 1 - Written Responses

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

- * Dementia-friendly sensory stations
- * Adult Swings / Slides
- * Water - Drinking
- * Shade
- * Loading/unloading area for handicapped vehicles
- * Good parking
- * Walkways and multiple access points

Karna Rhodes
St. Johns

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

Hoops circles - colored circles referenced what about color blindness
Benches - roof for shelter from sun Canopies in other places, too
Walkway from St. Johns have rests with canopy, have flowers etc
along walkway to make it aesthetically pleasing
Plans to help people feel safe/secure

Poly Vista Master Plan

Public Meeting Comment Card 4-20-17

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

Like
Electronic game
Bank shot basketball
Zipline
Misters

Poly Vista Master Plan

Public Meeting Comment Card 4-20-17

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

Please include:
shade
drinking fountains

This will be a great
addition to our
community and neighborhood!

Thank you!

Figure A. Stakeholder Meeting 1 - Written Responses

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

Would love to start special needs basketball teams

Love sensory & tactile options, slides are huge!

Wishin, water play, Zip lines!

thank you for incorporating Autism

Slide!
Benches into
of seating

Figure A. Stakeholder Meeting 1 - Written Responses

CONCEPT - A



Poly Vista Park Master Plan

5.30.17

Figure B. Concept A - Public Meeting 1



CONCEPT - B



Poly Vista Park Master Plan

5.30.17

Figure C. Concept B - Public Meeting 1



CONCEPT - C



Poly Vista Park Master Plan

5.30.17

Figure D. Concept C - Public Meeting 1



- Quiet Pod
- Lawn Typ.
- Large Park Shelter
- Playground Pod Typ.
- Splash Pad
- Raised Planters & Quiet Pod
- Retaining Wall
- Small Adult Exercise Pod
- Berming
- New Miracle Field

Colin Drive

- Perimeter Fencing
- Small Park Shelter Typ.
- Entry Arch
- Landon's Memorial
- Monument Entry Sign
- Drop Off Loop & Entry Plaza
- Donor Wall
- Restroom & Concession

38th Street West

- Bus Parking
- 56 Stall On-Street Parking
- Small Park Shelter Typ.
- New Pedestrian Bridge
- Existing Ditch Crossing
- New Pedestrian Bridge



Poly Vista Master Plan

Public Meeting 1 Comment Card 5-30-17

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

I LIKE CONCEPT A - I THINK WITH THE ADDITION OF MULTIPLE USES, THE LARGEST AMOUNT OF PARKING THE BETTER

CONSIDER SAFETY CONCERNS & MAINTENANCE OF ALL THE FACILITIES

I ASSUME SPECIAL OLYMPICS COULD USE MIRACLE LEAGUE BASEBALL FIELD - QUESTION, WOULD THEY BE ANOTHER FUNDING SOURCE?

WITH CONCEPT C - THE PARKING & MIRACLE LEAGUE FIELD ARE FULLY OCCUPIED - I WONDER IF PEOPLE WITH DISABILITIES MIGHT HAVE TROUBLE GOING ~~TO~~ UPHILL FROM THE PARKING LOT ??? (IT'S QUITE A GRADE UP HILL FROM SOUTH TO NORTH)

Poly Vista Master Plan

Public Meeting 1 Comment Card 5-30-17

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

Potential idea for winter time use, outdoor ice. A big need in our community!!

Concerned about parking during summer time
Signage and bollards

Love the concept, great job!!

Figure E. Public Meeting 1 - Written Responses

Poly Vista Master Plan

Public Meeting 1 Comment Card 5-30-17

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

- Try to maximize outside funding → need more than 20%
- Need to better define what the operation/maintenance costs are
- How to get a City contribution with all the education funding issues

Poly Vista Master Plan

Public Meeting 1 Comment Card 5-30-17

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

Signage/Barrier at 38th & Colton to prevent accidents (especially with New Pedestrian Bridge)

Retain cut across/walking path from Pitch Trail to 38th (current trail)

Like Concept B but keep extended parking of Concept A
Walking path all the way around the ball fields

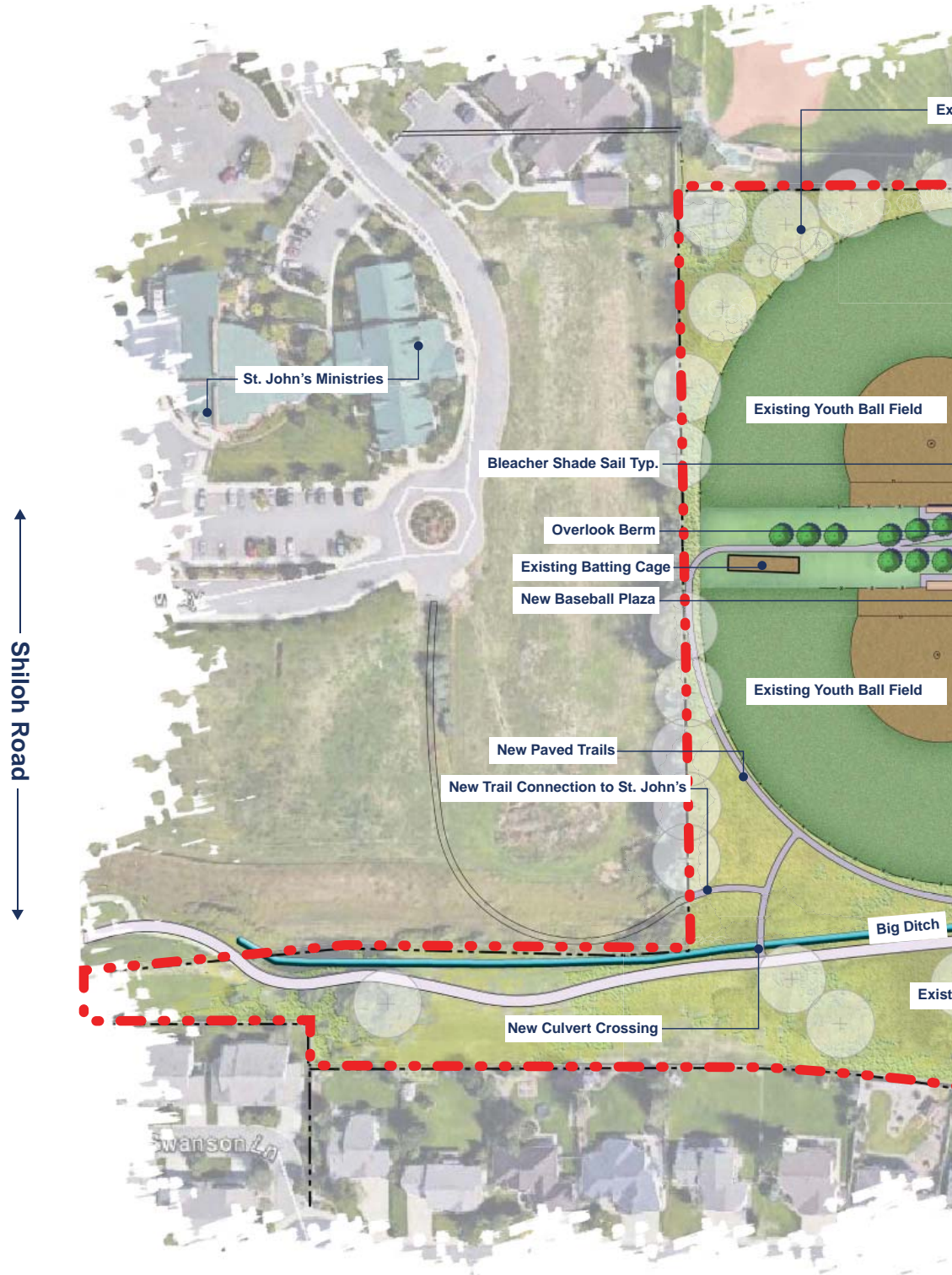
Great opportunity! Huge Need! Thanks for doing this!

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

MY CONCERN IS THE INCREASE IN TRAFFIC
ON 38TH AND OVERFLOW INTO OUR
SUBDIVISION. CERTAINLY WOULD BE OPPOSED
TO ANY TAX INCREASE

Figure E. Public Meeting 1 - Written Responses

FINAL CONCEPT



Poly Vista Park Master Plan

7.11.17

Figure F. Final Concept Master Plan - Public Meeting 2



Poly Vista Master Plan

Public Meeting 2 Comment Card 7-11-17

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

There was comment made that the green space for parking should have a fence along 38th. I do not agree with that. I think the trees & shrubs planted around that space will keep people from driving over the curb & into that area. My opinion is that too much fencing will detract from the look of this project.

I like the final drawing presented tonight... will be something our city can be proud of!

Poly Vista Master Plan

Public Meeting 2 Comment Card 7-11-17

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

- GREAT DESIGN ON FINAL CONCEPT
- LIKE THE ENTRANCES FRONT TRAILS
- PARKING LOT IS GOOD - CAN'T MAKE EVERYONE HAPPY
- MORE USAGE WILL DETOUR CRIME/DESTRUCTION OF PROPERTY
- * IT WILL BRING THE COMMUNITY TOGETHER, THIS THE ENTIRE CITY WILL USE IT SO CITY COUNCIL SHOULD PAY TAXES TO BUILD IT →

7-11-17

Poly Vista Master Plan

Public Meeting 2 Comment Card 7-11-17

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

Likes: Inclusive playground with varying levels of challenges
- splash pad, sensory garden, quiet pods (yes!!!)
- perimeter fence - awesome
- family restrooms

Walking networks/loops - are these bike friendly?
Especially for children with special needs.

Thank you for including these things.

Poly Vista Master Plan

Public Meeting 2 Comment Card 7-11-17

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

I have a 3 year old boy in a wheelchair and there are no wheelchair accessible parks that he can play at because he is in a wheelchair. It is a lot of work lugging him around the playground because he is a growing boy! and is wheelchair bound. I could just see how happy they would be if he was able to act like a normal child.

Thank you



PREPARED BY



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in association with



&

