



# COULSON PARK MASTER PLAN

**MARCH 02, 2020**

**Billings Parks and Recreation:**

Michael Whitaker, Director and Mark Jarvis, Park Planner

**Presented By:**

Eric Meadows, DHM Design



# PARK LOCATION



TWO MOON PARK

SKELETON CLIFF

NORTH PARK

**COULSON PARK**

JIM DUTCHER HERITAGE TRAIL

ACCESS VIA CHARLENE ST.

FOUR DANCES TRAILHEAD

DOWNTOWN SKATEPARK  
SOUTH PARK

ACCESS VIA I-90

## VALUE OF A MASTER PLAN PROCESS



- **A Master Plan provides vision and guidance for the design of a park.**
- **Builds support, credibility, and consensus from community members and stakeholders.**
- **Informs citizens about a park's needs and its community assets.**
- **Identifies capital improvement goals that are needed to assess fiscal requirements and fundraising needs.**
- **Develops recommendations and an implementation strategy.**



## COULSON PARK STEERING COMMITTEE & STAKEHOLDER GROUPS

### STEERING COMMITTEE:

Michael Whitaker – City of Billings Parks & Recreation  
Mark Jarvis – City of Billings Parks & Recreation  
Scott Walker – City of Billings Planning Division  
Mike Pigg – City of Billings Parks & Recreation  
Penny Ronning – Billings City Council Member  
Kory Thompson – City of Billings Parks & Recreation  
Jim Ronquillo – Parks & Recreation Board Member  
Terri Walters – Montana Fish, Wildlife and Parks  
Chuck Platt – Parks & Recreation Board Member  
Steve Arveschoug – Big Sky Economic Development  
Shelli Mann – Yellowstone County Lodging Association  
Kris Carpenter – BillingsNOW  
Boris Krizek – City of Billings Environmental Affairs  
Patrick Klugman – Big Sky Economic Development

### STAKEHOLDER GROUPS:

Scott Family Trust  
Downtown Billings Alliance  
Billings Clinic  
Riverstone Health  
Billings Chamber of Commerce  
Yellowstone Valley Citizens Council  
Billings Trail Net  
Billings Parks and Recreation Board  
Friends of Billings Dog Parks  
Our Montana Inc.  
Yellowstone River Parks Association  
Buchanan Capital Inc.  
Yellowstone Historical Society  
Western Heritage Center

Yellowstone County Museum  
Yellowstone County Commissioners  
ExxonMobil  
Phillips 66  
Montana Sulphur and Chemical  
CHS / Cenex  
Montana Dakota Utilities  
Northwestern Energy  
Native American Development Corporation  
American Indian Higher Education Consortium  
American Indian Coalition Committee  
Big Sky Pepsi  
Montana Department of Transportation

# COMMUNITY OUTREACH



## PUBLIC OUTREACH MEETINGS & EVENTS

- 01 April 18th & 19th 2019** – Master Planning Kickoff Meeting
- 02 June 7th 2019**- Steering Committee and Stakeholder Group Meetings
- 03 June 8th 2019**- Downtown Billings Strawberry Festival
- 04 June 13th 2019**- Public Open House
- 05 July 25th 2019** – Picnic in the Park
- 06 July 26th 2019** – Picnic in the Park
- 07 Aug 1st 2019** – Steering Committee & Stakeholder Groups Meeting, Picnic in the Park
- 08 Aug 14th 2019** – Parks and Rec. Board Meeting and Stakeholder Group Meeting
- 09 September 5th 2019** – Steering Committee & Stakeholder Groups Meeting, Phillips 66 Community Picnic
- 10 September 6th 2019** – Ales for Trails at ZooMontana
- 11 September 11th 2019** – Parks & Recreation Board Meeting
- 12 October 9th 2019** - Parks & Recreation Board Meeting
- 13 November 13th 2019** –Steering Committee and Stakeholder Meeting
- 14 February 4th 2020** –Public Open House
- 15 February 12th 2020** –Parks & Recreation Board Meeting
- 16 March 2nd 2020** –Billings City Council Working Session

**5 Steering Committee & Stakeholder Group Meetings = 163 Responses**

**6 Public Open House Meetings = 37 Responses**

**3 Local Community Events = 199 Responses**

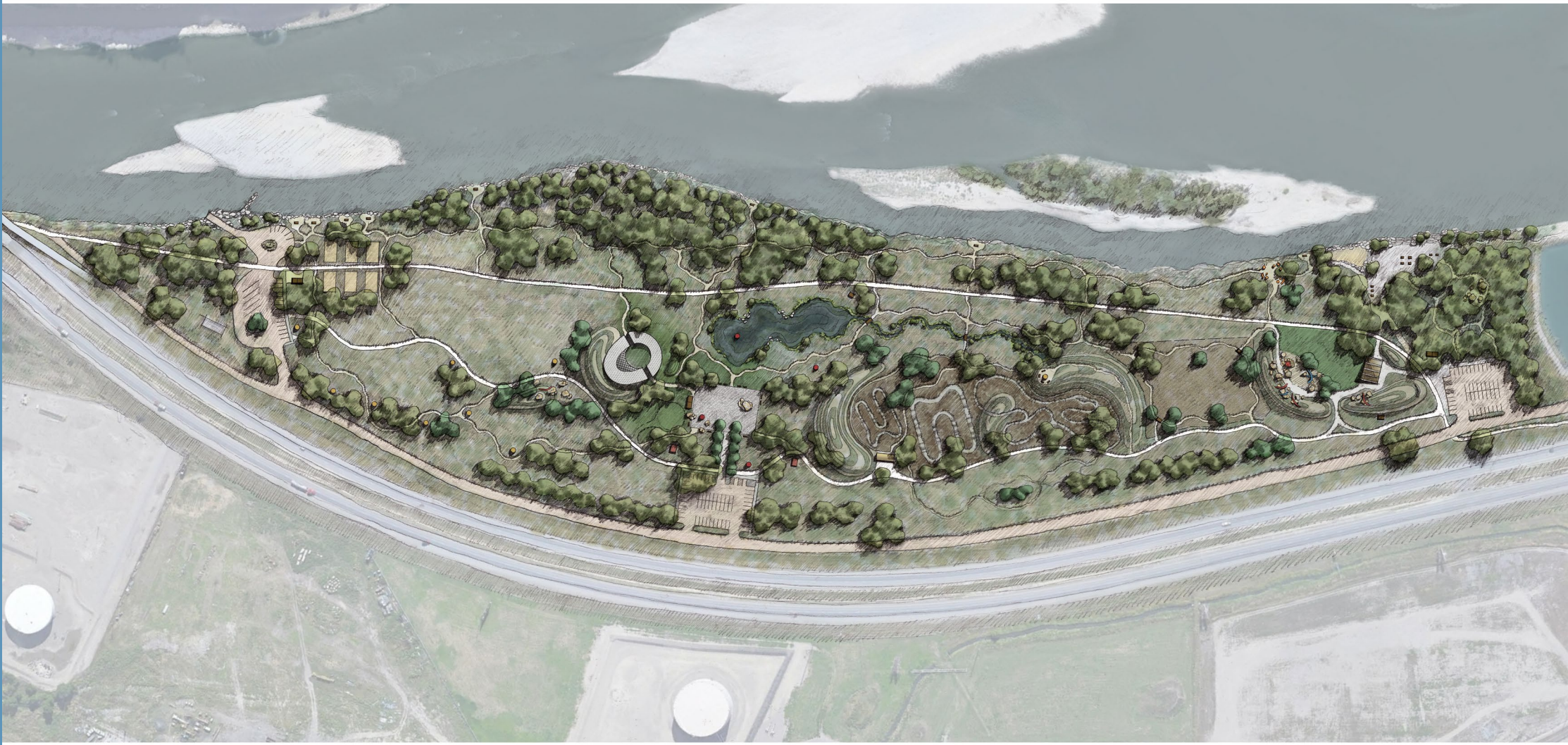
**2 On-line Surveys = 152 Responses**

**1 Project Website = 1951 Views (55% from Billings, 65% from Montana)**

# COMMUNITY GOALS



# COMMUNITY GUIDED MASTER PLAN



# COULSON SOUTH



- 1 SOUTH PARKING LOT
- 2 LARGE SHELTER
- 3 PLAY LAWN
- 4 KIDS NATURE PLAYGROUND
- 5 RAMBLE
- 6 ARTISTS POINT & BEACH
- 7 HARMONY PARK

# COULSON SOUTH



# CENTRAL SPINE



- 1 DOG PARK
- 2 BIKE PARK
- 3 LANDSCAPE BERM & LOOKOUT POINT
- 4 CREEK & WETLAND CREATION
- 5 SHADE STRUCTURE

# CENTRAL SPINE



# COULSON CENTER



- 1 CENTRAL PARKING
- 2 OVERFLOW PARKING
- 3 PROMENADE
- 4 COULSON SQUARE
- 5 PAVILION
- 6 BERM + AMPHITHEATER SEATING
- 7 COULSON POND

# COULSON CENTER



# RIVER NORTH



- 1 NORTH PARKING
- 2 IMPROVED BOAT RAMP & IN-STREAM STRUCTURE
- 3 DAY USE PICNIC SITES
- 4 GAMES AREA
- 5 SCULPTURE PARK
- 6 NATURE PLAY AREA

# RIVER NORTH



# FAR NORTH CORRIDOR



- 1 RIVER OVERLOOK**
- 2 INSPIRATION POINT**

# PHASING & OPINION OF PROBABLE COST



Coulson Park - Phasing Plan

- ⑧ Far North Corridor**  
 river trails  
 overlooks w site furnishings  
 interpretive signage
- ① River North**  
 boat ramp improvements (1)  
 in-stream structure + bank stabilization (1)  
 restrooms (1)
- ④ River North**  
 parking lot (1)  
 day use sites (1 / 2)  
 games area (1 / 2)  
 pathways and trails (1 / 2)  
 kids play area (2)  
 trees and plantings (2)
- ⑤ Coulson Center**  
 restrooms  
 parking lot  
 Promenade  
 Coulson Square  
 interpretive elements  
 Performance Pavilion  
 amphitheater seating  
 pathways and trails  
 trees and plantings  
 landscape berms  
 site furnishings  
 site lighting
- ② Site Infrastructure + Pond & Creek**  
 river intake structure + piping  
 creek  
 pond  
 irrigation intake structure  
 electrical infrastructure
- ⑥ Bike Park**  
 kids pump track  
 regulation pump track  
 skills course  
 perimeter trail  
 landscape berms  
 site furnishings  
 shade structure  
 pathways and trails  
 trees and plantings
- ⑦ Dog Park**  
 small park shelter  
 pathways and trails  
 fences and gates  
 site furnishings  
 trees and plantings
- ③ Coulson South**  
 restrooms  
 large park shelter  
 Artist's Point  
 turf lawn  
 kids play area  
 Harmony Park  
 pathways and trails  
 kids play area  
 trees and plantings  
 landscape berms  
 entry signage  
 site furnishings

<b>SUMMARY</b>	
Project Start-up	\$3,118,966
Demo	\$230,750
Site Infrastructure + Pond & Creek	\$1,687,847
South Park	\$1,759,729
Dog Park	\$581,643
Bike Park	\$2,171,710
Coulson Center	\$2,075,948
River North	\$1,053,814
<b>Subtotal</b>	<b>\$12,680,407</b>

<b>CONTINGENCIES</b>	
Design Range 10%	\$1,268,041
20%	\$2,536,081
Construction Range 10%	\$1,268,041
20%	\$2,536,081
<b>Total Project Cost at 10%</b>	<b>\$15,216,488</b>
<b>Total Project Cost at 20%</b>	<b>\$17,752,570</b>

<b>POTENTIAL SAVINGS</b>	
Earthwork (On-Site Soil for Berming)	(\$744,920)

<b>FUNDING &amp; POTENTIAL FUNDING AVAILABLE</b>	
State (River North- Restroom)	(\$110,000)
State Grant	(\$250,000)
State Grant Fundraising Match	(\$250,000)
<b>Cost Range After Savings/Funding (10%)</b>	<b>\$13,861,568</b>
<b>Cost Range After Savings/Funding (20%)</b>	<b>\$16,397,650</b>

\*Note that the estimate is based on conceptual level of planning and design, the estimate should be used for preliminary budgeting purposes only. Further design development and construction documentation will be required to develop a specific program with a more defined cost estimate.

# NEXT STEPS DESIGN PROCESS

**MASTER PLAN**

**SCHEMATIC  
DESIGN**

**DESIGN  
DEVELOPMENT**

**CONSTRUCTION  
DOCUMENTATION**

**BID AND AWARD**

**CONSTRUCTION**

## **NEXT STEPS:**

- **Coulson Park Master Plan Adoption by City Council**
- **Phase I Development:** \$110,000 for restroom installation and boat launch improvements via State grant.
- **Phase I Development:** \$250,000 State grant upon receiving \$250,000 match. (BSEDA to facilitate fundraising)

## **Funding Opportunities For Coulson Park:**

- **Federal Grants**
- **State Grants**
- **Local Grants**
- **Public / Private Partnerships**

**THANK YOU!**

