



FINAL Draft 04-24-24

COTTONWOOD PARK

MASTER PLAN 2024

Prepared for



COTTONWOOD PARK

DRAFT MASTER PLAN

04.24.2024

Approval
Resolution
Placeholder

Prepared for



City of Billings Parks
& Recreation
390 North 23rd Street
Billings, MT 59101

Prepared by



Land Design, Inc.
1670 South 48th Street
Billings, MT 59106

In association with



Great West Engineering
6780 Trade Center Ave
Billings, MT 59101

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Acknowledgements

Mayor

Bill Cole

City Council

Ward 1 : Kendra Shaw	Ed Gulick
Ward 2 : Jennifer Owen	Roy Neese
Ward 3 : Bill Kennedy	Denise Joy
Ward 4 : Scott Aspenlieder	Daniel Tidswell
Ward 5 : Mike Boyett	Tom Rupsis

City Administrator

Chris Kukulski

Parks, Recreation and Public Lands (BPR) Department Staff

Mike Pigg - Director

Cole McQuillan - Superintendent of Parks & Project Manager

Kory Thompson - Superintendent of Recreation

Consultants

Michael Verseman - Land Design, Inc., Billings, MT (406) 655-3550

Brandon Duffey - Great West Engineering, Billings, MT (406) 281-8595

Thank you to the families & neighbors of Cottonwood Park for your invaluable time and input on this master plan.

01

Executive Summary

01 Executive Summary

Project Background & Understanding

Billings Parks Recreation (BPR) was gifted approximately 40 acres of property on Billings' west end in the early 2000's by the Forbes family. Known as Cottonwood park, this property will be BPR's first new community park to be developed since the 1980's. The park parcel is advantageously situated among many new and developing neighborhoods and will provide park access to an under served area of Billings.

Public Process

The park master plan was created in response to an extensive public information gathering process. Public input was first solicited through a statistically valid community survey, which established a community wide vision for important park features to include in the park master plan. Three public meetings were subsequently conducted to validate survey findings and gather targeted input from community members regarding park features. Multiple master plan options were presented over the course of this process, with the resulting Adopted Cottonwood Park Master Plan as its culmination.

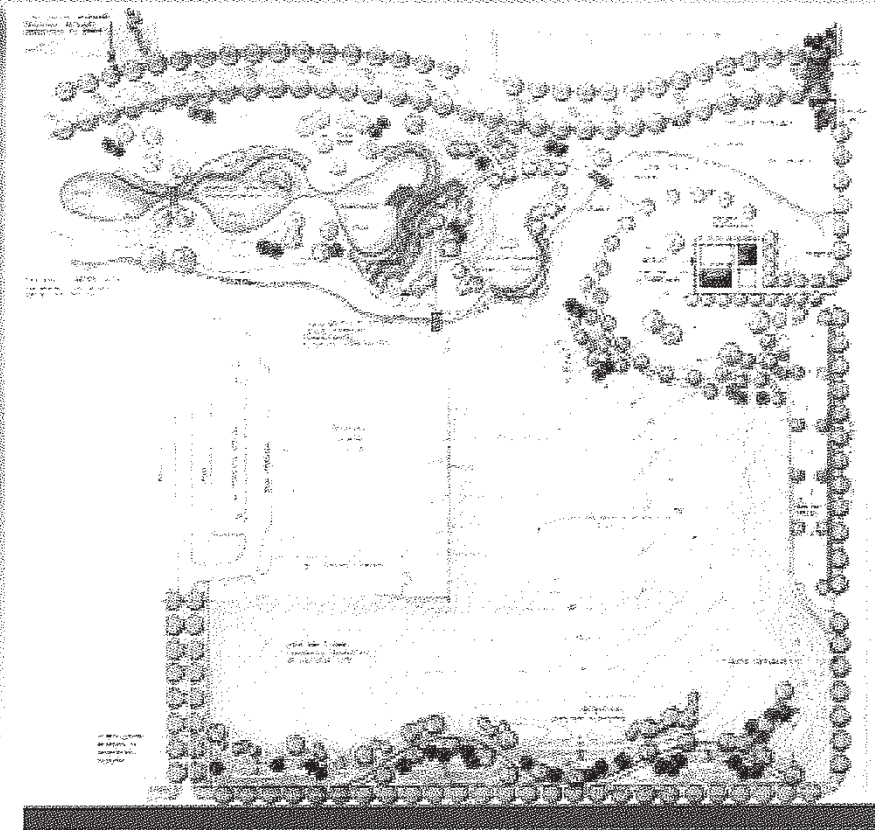
Master Plan

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

- Achieve the property dedication requirements
- Align with the community wide goals of the Billings Parks and Recreation Department
- Offer amenities desired by the community.
- Provide recreational and leisure opportunities for surrounding neighborhoods.
- Create a vision to guide development of Cottonwood Park into the future.

Detailed information on all aspects of the master plan and public process are presented in the following pages.

FUTURE HOME OF COTTONWOOD PARK



Proposed amenities include:

- Picnic areas
- Play area with an environmental theme
- Concrete walking paths
- Off-street parking
- Flat, open space for field play
- Shelter with a fireplace
- Boardwalks along ponds
- Waterfowl and wildlife habitat enhancement
- Sledding hills
- Adjacent to future elementary school site
- Large shade and evergreen trees



Park land development supported in part by:
Cottonwood Park Charitable Supporting Organization

Figure 1. Cottonwood Park Early Advertisement circa 1990-2000's

02 Park Background

02 Park Background

History

Cottonwood Park is an undeveloped 38.90-acre designated multifunctional community park on the west end of Billings. This location was once a 1.84-acre undeveloped county park known as Yellowstone Meadows Park before 37.06-acres of land surrounding it was donated by the Forbes Family in the early 2000s. The land was donated in furtherance of the goals identified in the West Billings Neighborhood Plan adopted May 2001, which identified the need for one or more large parcels of land for the development of a community park in the West Billings area. The name of the park was changed to Cottonwood Park as a part of the early planning studies and property dedication.

As part of the property dedication agreement, the City agreed to honor the wishes of the Forbes Family regarding the park development. The Forbes Family envisioned “the primary use of the property as a multifunctional community park suitable for casual play, picnicking, concerts, strolling, a variety of community events, and the like. The majority of the property shall be developed to accommodate such activities and shall not be developed as a “sports complex.”

Programming Requirements

The following programming items are required per the 2002 Development Agreement.

- Turf grass
- Abundance of trees
- Children’s playground equipment
- Restroom facilities
- Picnic tables
- Open space for diverse activities
- One large picnic shelter

Programming Restrictions

The following programming items are restricted per the 2002 Development Agreement.

- No mining, industrial, or commercial activities
- Police station
- Fire station
- Solid waste processing
- Waste water treatment
- Vehicle or equipment storage
- Maintenance (except for park operation)
- Sports complex

Optional Features

The Forbes Family desired that the following programming be incorporated into the park master plan if appropriate.

- Natural areas
- Pathways
- Wetlands
- Ponds or other water features
- One or more tennis courts
- Fenced dog run
- Swimming pool or other aquatic facilities
- Baseball diamonds, soccer fields, and other sporting facilities that are complementary to, and do not interfere with, the primary use of the property as a multifunctional community park suitable for casual play, picnicking, concerts, strolling, and a variety of community events.

Since the inception of Cottonwood Park, community growth has continued to expand westward creating the need for more developed parkland. See figure 2. The image below shows the growth around the park from 1996-2023.

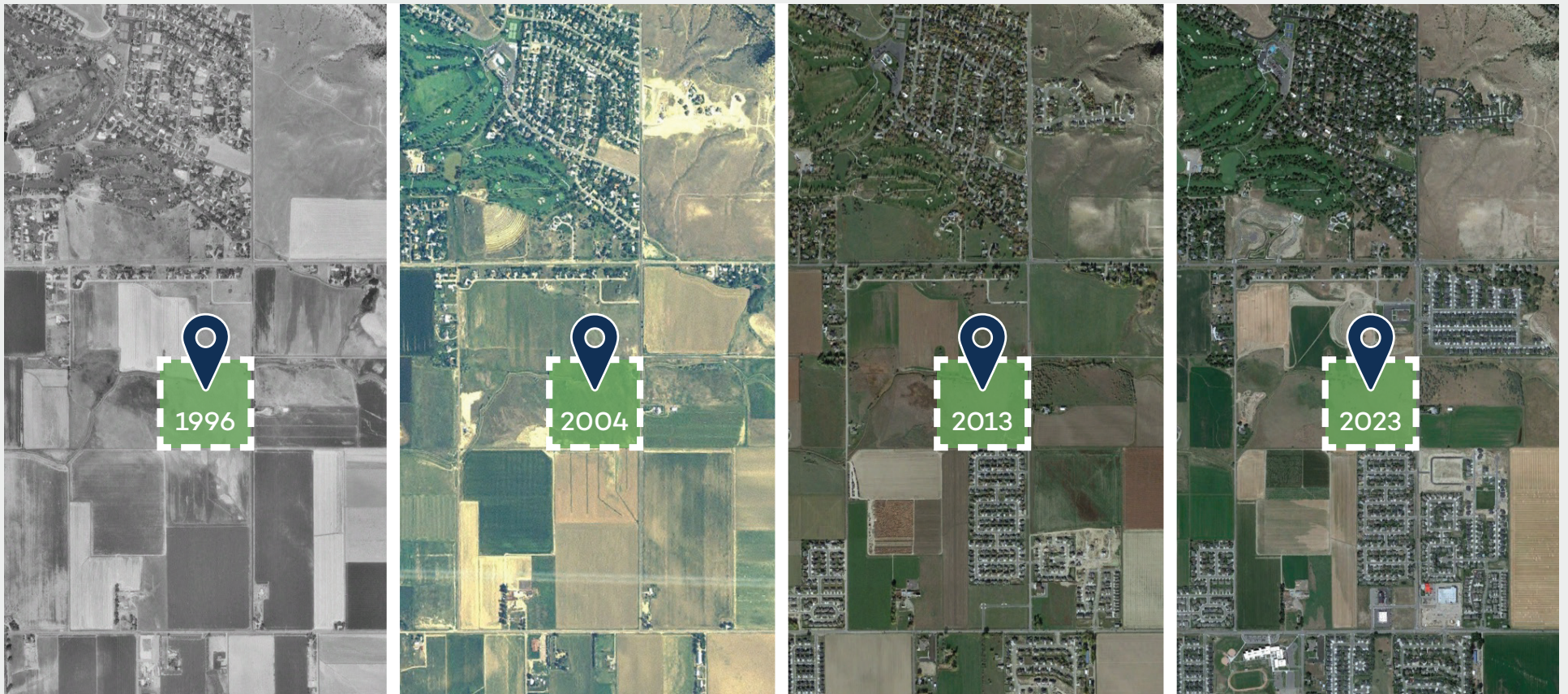
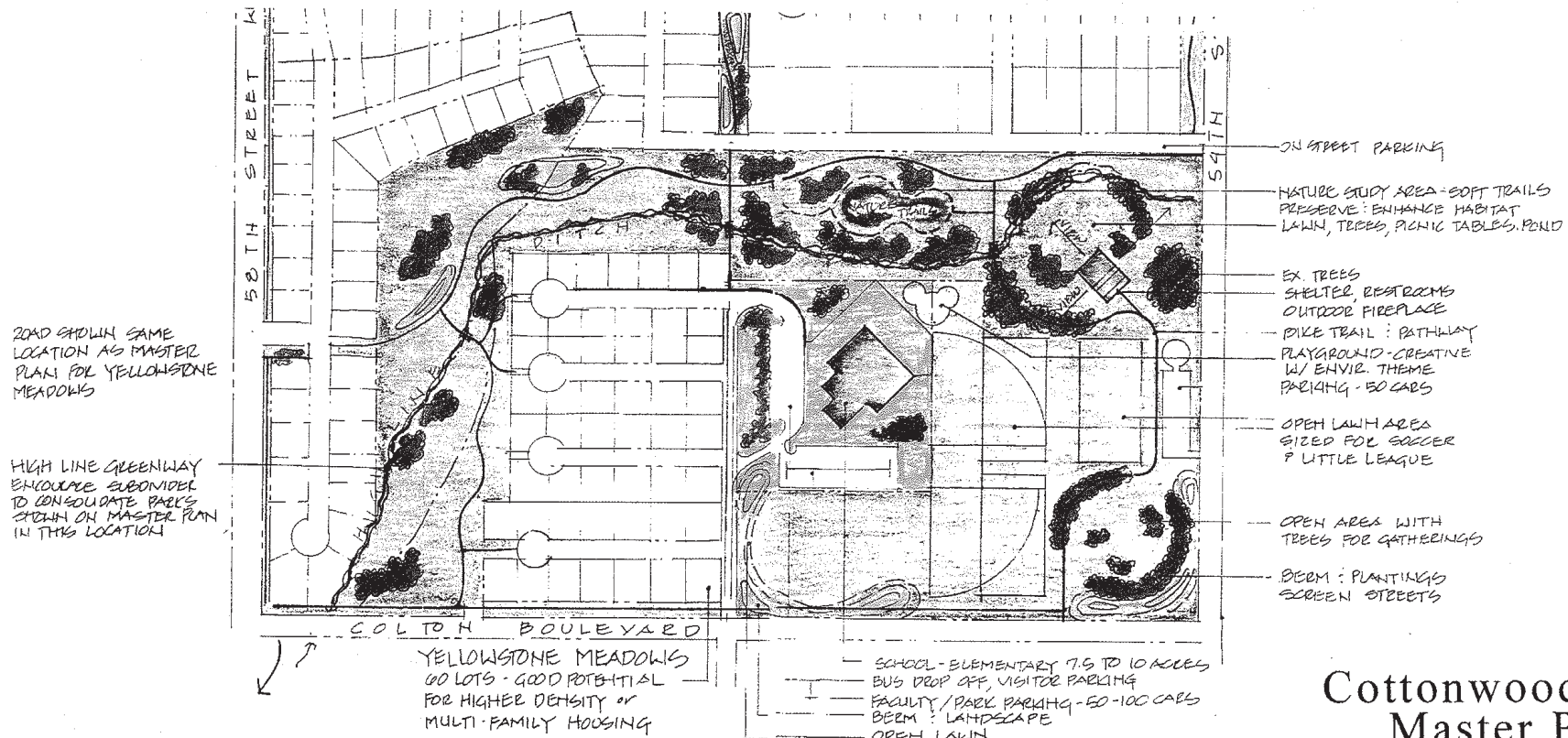


Figure 2. Cottonwood Park - Surrounding City Growth



Cottonwood Park Master Plan



Figure 4. Cottonwood Park - Unadopted School Expansion Master Plan circa 1990-2000's

03

Site Inventory & Analysis

03 Site Inventory & Analysis

Park Classification

Due to its size and location relative to other parks in Billings, Cottonwood 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 BPR 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.
- Signing: Directional signs 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.

Location Context

Cottonwood Park is located in an under served region of the community with no nearby parkland at a community level. See figure 5.

Park Adjacencies

A number of neighborhood level parks have been developed in the area as single family housing has been built. Pedestrian connectivity to these surrounding neighborhood parks should be considered and enhanced to facilitate a functional park network for the area. See figure 6.

*“I’ve driven by this land my entire life and never new it had potential to become such an **integral part** of our community.”*

-Anonymous

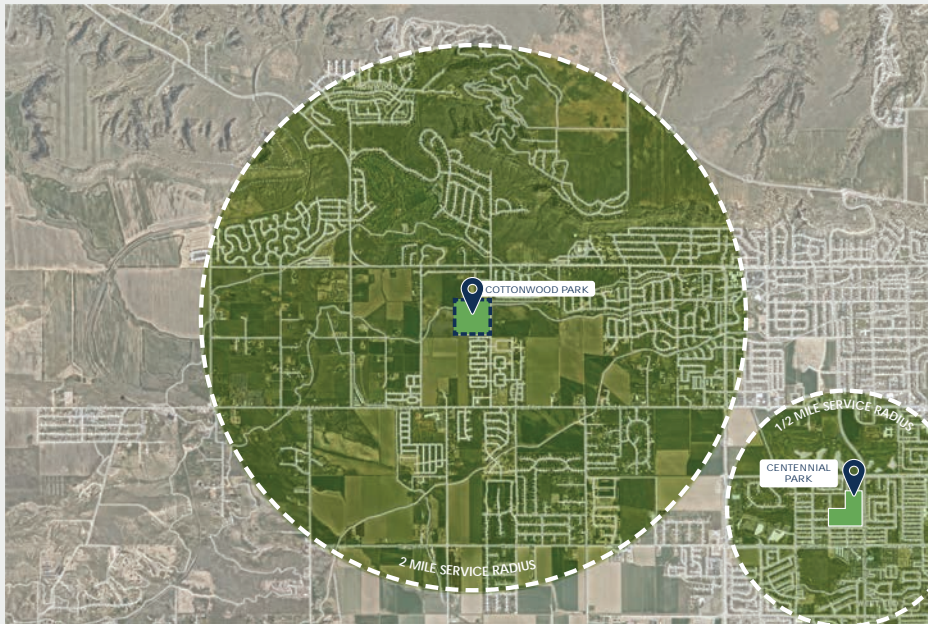


Figure 5. Community Parks Service Radius

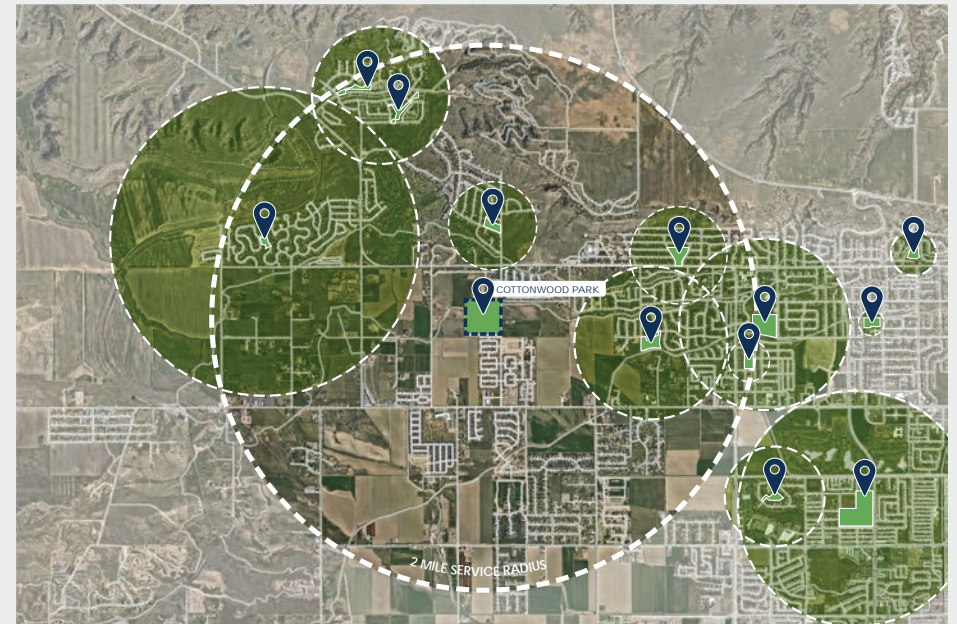


Figure 6. Neighborhood Parks Service Radius

Trail Adjacencies

Cottonwood Park is adjacent to the broader city wide multi-use trail network. When complete, the park can function as a trail head for the broader Marathon Loop. Trail development along the High Ditch corridor through the park is also prescribed within the Billings Bikeway and Trails Master Plan, which will expand the multi-use trail network through the park. See figure 7.

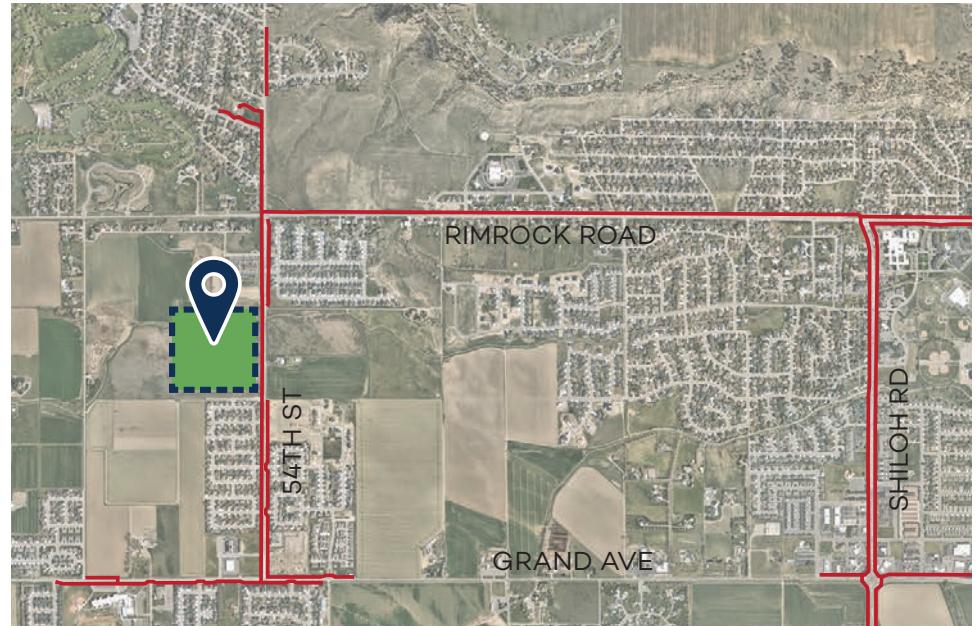


Figure 7. Trail Adjacencies

Developable Land

Cottonwood Park is on the western fringe of growth. Within the 2-mile service radius approximately 40% of the land is open for development as the community continues to grow. See figure 8.

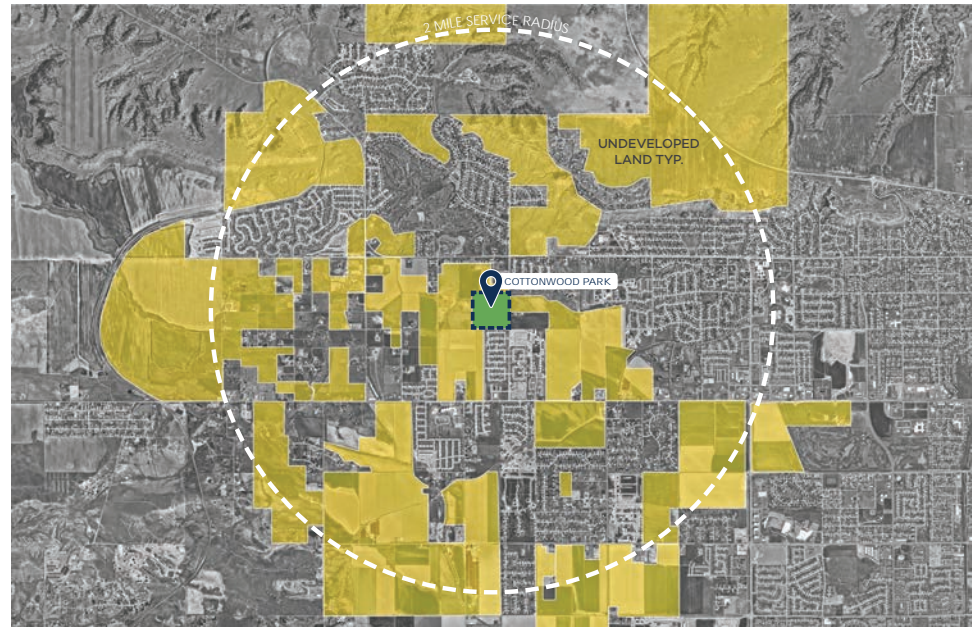


Figure 8. Developable Land

Site Analysis

Cottonwood Park is a 38.9-acre community park owned by the City of Billings and zoned for Parks and Open Space (P1). The park is located at the northwest corner of 54th Street West and Colton Boulevard. The park is undeveloped with the High Ditch running across the north end and Heritage Trail paralleling the west side of 54th Street West. See figure 9. The site gently slopes from north to south and is perceived as a flat field. The existing vegetation is mostly grass land, with some areas of disturbance along the west and north sides of the site.

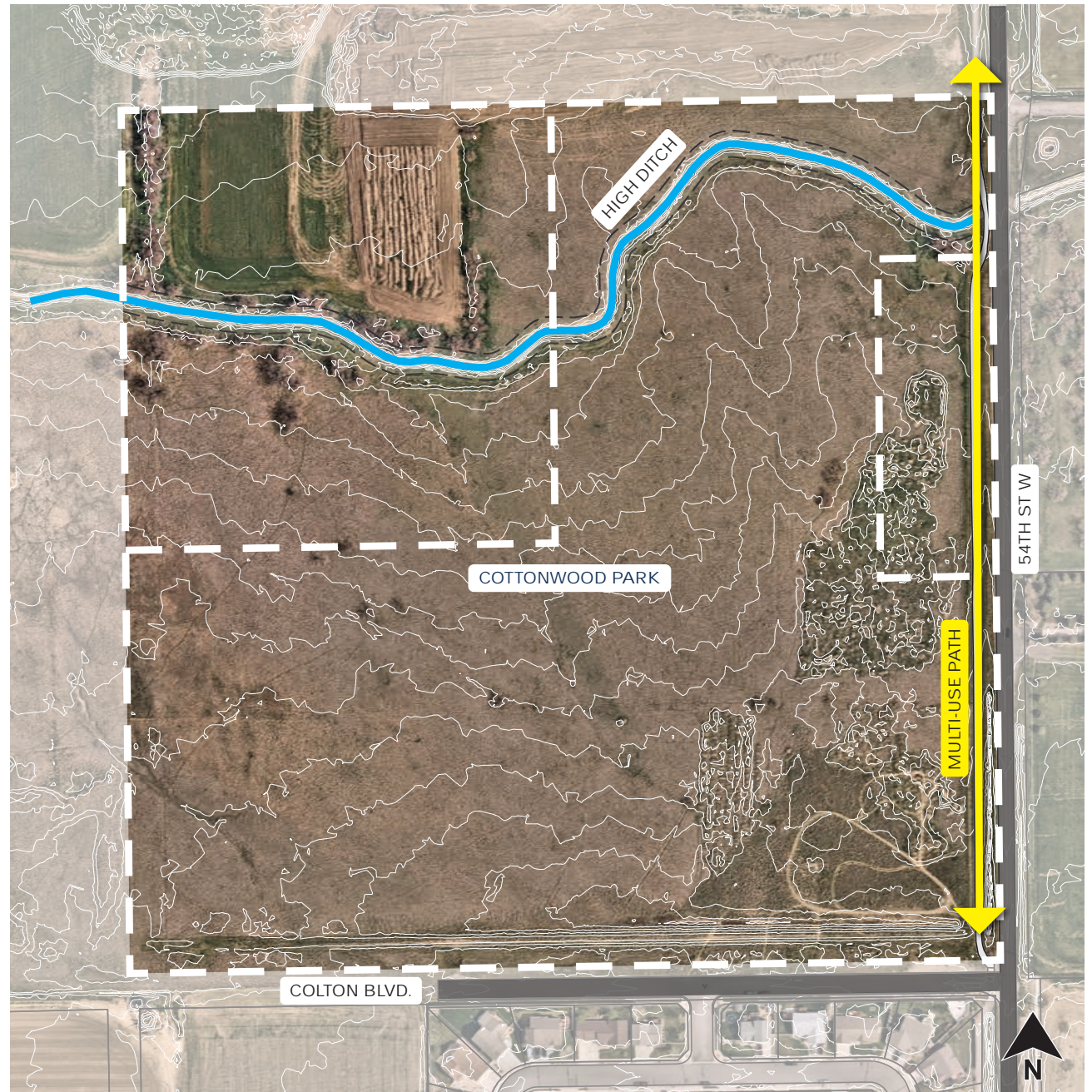
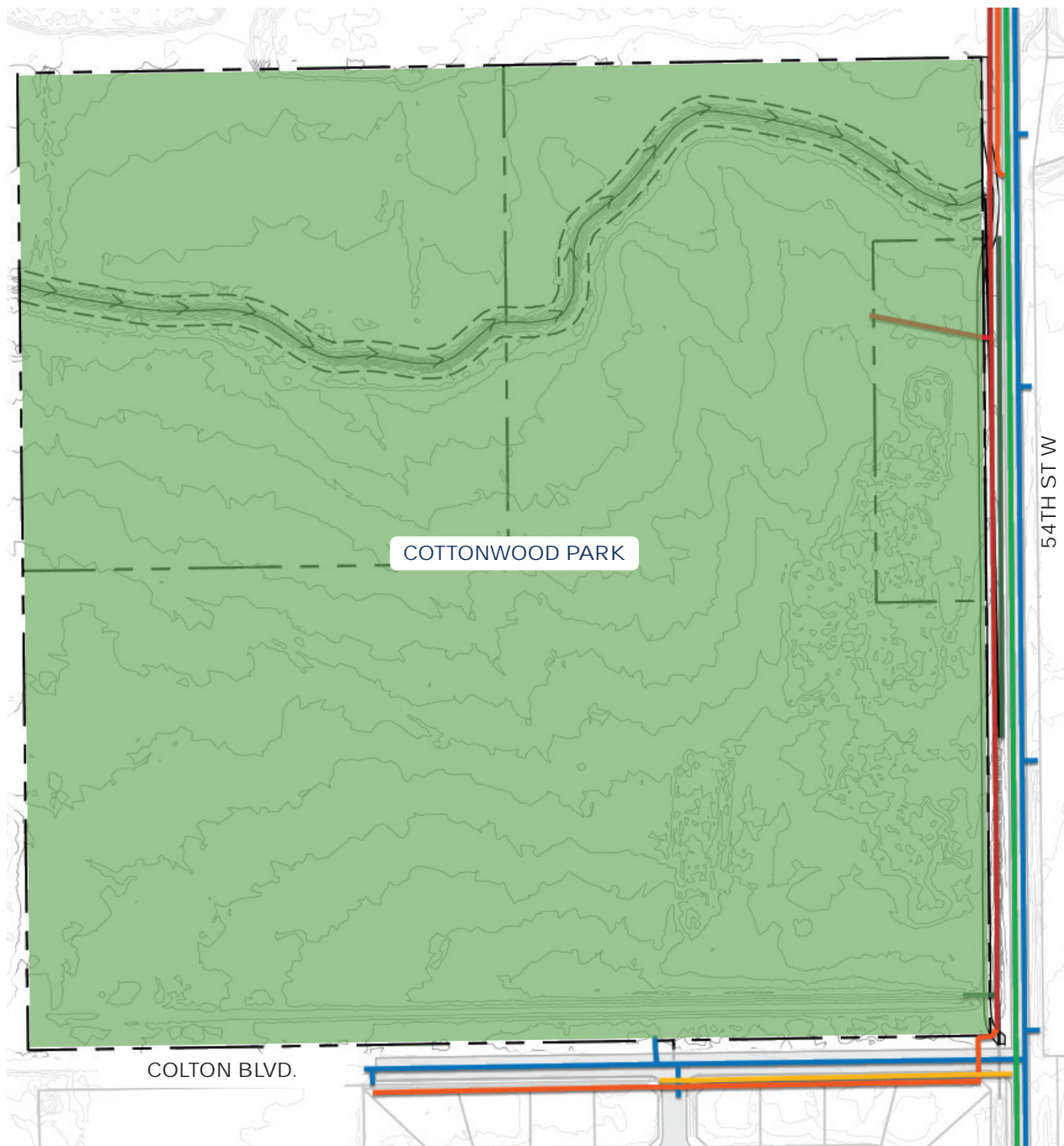


Figure 9. Site Analysis - Site Access



Existing Utilities

Public utility information for this investigation was gathered using as-built drawings, survey, City of Billings GIS data, online map analysis, and visual inspection. See figure 10.

- OVERHEAD POWER
- UNDERGROUND POWER
- NATURAL GAS
- FIBER/CABLE
- WATER
- SEWER
- DRAIN CULVERT

Figure 10. Existing Utilities

Potable Water

A 12" PVC water distribution main runs parallel to 54th Street West approximately in the middle of the northbound lane of the road. Another 12" PVC water distribution main runs parallel to Colton Boulevard approximately in the center line of the road. An existing 8-inch stub to the park is located along 54th Street West approximately 290 feet south of Poly Drive; this stub is 36 linear feet and has a valve located 2 feet west of the 12-inch water main.

Fire Hydrants

Fire hydrants that service the property are found in the following locations:

Approximately 80 feet south of Poly Drive on the east side of 54th Street West.

- Approximately 420 feet south of Poly Drive on the east side of 54th Street West.
- Approximately 400 feet north of Colton Boulevard on the east side of 54th Street West.
- Approximately 40 feet north of Colton Boulevard on the east side of 54th Street West.
- On the north side of Colton Boulevard at approximately the intersection of Colton Boulevard and Arch Stone Street.
- On the south side of the dead end of Colton Boulevard.
- A fire hydrant flow test was completed August 18, 2021 at the northeast corner of nearby intersection 54th Street West and Castle Stone Avenue. This test resulted in a static pressure of 70 psi and a pitot pressure of 53 psi with an observed flow of 1,220 gpm.

Sanitary Sewer

A 15" PVC sanitary sewer gravity main runs parallel to 54th Street West approximately in the middle of the southbound lane of the road. This sewer has a capacity of approximately 1,000 gpm at 50% full.

An existing 6-inch sanitary sewer stub to the park is located approximately 270 feet south of Poly Drive along 54th Street West. Based on as-builts, it appears the stub is plugged at the right-of-way line on the west side of the road.

There are four sanitary sewer manholes near the site which are located:

- Just north of the intersection of 54th Street West and Poly Drive.
- Approximately 300 feet south of Poly Drive in 54th Street West. (6-inch stub approximately 30 feet north of this manhole)
- Approximately 500 feet north of Colton Boulevard in 54th Street West.
- At the intersection of 54th Street West and Colton Boulevard.

Dry Utilities

Private utility information for this investigation was gathered by requesting locates, survey, communicating directly with utility companies, and visual inspection.

Charter Communications

Charter Communications has a communication line that runs overhead on the utility poles on the west side of 54th Street West, as well as two 2-inch conduits running along the south side of Colton Boulevard in a joint trench with MDU. The contact for Charter Communications regarding utility locations is Eric Fitzgerald (P: 406-200-7727, E: eric.fitzgerald@charter.com).

Montana Dakota Utilities (MDU)

MDU has a 4-inch gas line running along the east side of 54th Street West and a 4-inch gas line running along the south side of Colton Boulevard in a joint trench with Charter Communications. The contact for MDU regarding utility locations is Scott Donahue (P: 406-896-4226, E: scott.donahue@mdu.com).

Northwestern Energy Electric Distribution

Northwestern Energy Electric Distribution has an overhead power line that runs along the west side of 54th Street West. Approximately 350 feet south of Poly Drive, a 200-amp underground electric service line runs down the power pole and feeds an irrigation meter pedestal and associated appurtenances that are set back from the roadway approximately 180 feet to the west of 54th Street West, located in the park. This irrigation system is owned by the City of Billings. According to Northwestern's records, this irrigation system has not used any electricity since 2018. The contact for Northwestern Energy Electric Distribution regarding utility locations is Kirk Gordon (O: 406-655-2588, C: 406-533-5053, E: kirk.gordon@northwestern.com).

Water Rights

High Ditch is the irrigation ditch that runs through the northern part of the property. The ditch is owned and operated by High Ditch Company (1555 Campus Way #F, Billings, MT 59102). High Ditch Company's president is Rick Kraft (P: 406-698-9192, E: RickKraft123@gmail.com) and the superintendent is Jeb Cumin (E: 406-855-5864). High Ditch has a 40 foot Ditch Easement, evenly split at 20 feet to either side of the ditch center line. In order for the City to use any water from High Ditch, a development and water use plan will need to be submitted to the High Ditch Company board for review. If accepted, the City will be required to buy shares of High Ditch and pay yearly fees. Total dues will depend on the estimated amount of water to be used and the proposed use of the water. High Ditch Company board meetings are held once a month.

No well is currently located on or servicing the park. Nearby wells range in total depth from 8.5 feet to 180 feet, with the closest wells having an average total depth of approximately 50 feet and an average static water level of approximately 10 feet. See figure 11 for map of adjacent wells.

The Department of Natural Resources & Conservation (DNRC) limits water usage from the local aquifer to 35 gpm per 10 acre-ft; any use of water above this threshold requires a permit application to DNRC. Christine Schweigert (P: 406-247-4419, E: CSchweigert@mt.gov) with DNRC can be contacted with any questions regarding the local aquifer.



Figure 11. Adjacent Recorded Wells

Groundwater

Based on geotechnical boring data (3 holes drilled on December 28, 2022) and analysis of surrounding well data, groundwater for the park is approximately 10 feet below existing topography. After boreholes were drilled, groundwater surged within the holes to approximately 4 feet below ground level. Well logs in the area indicate that groundwater flow rates are approximately 10-20 gpm. See figure 11.

Note that full groundwater monitoring was not completed for this investigation.

High Ditch Bridging Requirements/Right-of-Way Usage

A pedestrian bridge over High Ditch is allowable with High Ditch board approval. A plan must be submitted to the High Ditch board for review and approval. If approved, a Crossing Fee must be paid to High Ditch Company prior to construction of the pedestrian bridge. High Ditch Company's president is Rick Kraft (P: 406-698-9192, E: RickKraft123@gmail.com) and the superintendent is Jeb Cumin (E: 406-855-5864). Board meetings are held once a month.

Site Grading and Drainage

The site is an undeveloped, grassy field that was previously owned by Sunny Cove Fruit Farms. There are a few scattered trees, most of which are located along High Ditch.

Stormwater runoff generally flows to the south and east. Runoff is collected in a roadside ditch along the west side of 54th Street West where the water then runs south. Once developed, Cottonwood Park will fall under the designation of a Commercial Site and a Special Discharge Area; this will require stormwater storage capacity for a 50 year storm for 24 hours. Discharge into the roadside ditch along 54th Street West will need to be metered to a maximum of 1 CFS per 10 acres, equating to approximately 3.7 CFS for this 38 acre park.

Per discussions with John Zisch of the Billings Public Works Department Engineering Division (P: 406-657-8234, E: zischj@billingsmt.gov), a berm was built along the south side of the park to mitigate flooding issues caused by stormwater overtopping Colton Boulevard and flowing to Cottonwood Grove Subdivision. The small culvert that was installed on the east side of the berm was not analyzed for stormwater capacity at the time of installation. This

culvert will need to be reviewed during the development of this park to ensure that it is sufficient for site runoff.

This site does not have desirable soil conditions for a subsurface drainage system. Based on the geotechnical report provided by Rimrock Engineering, the soils within the park are of USCS Soil Classification ML (silt with sand and sandy silt). This soil type has a very low infiltration rate (0.04-0.14 inches/hour) which will require large areas of subsurface detention to meet stormwater design standards. This large footprint may make subsurface drainage undesirable for this site.

Transportation, Access, and Right-of-Way

The adjacent roadways to Cottonwood Park are 54th Street West, which runs north-south along the east side of the property, and Colton Boulevard, which runs east-west along the south side of the property. Colton Boulevard dead-ends just east of the property line between Cottonwood Grove Subdivision and Sunny Cove Fruit Farms. 54th Street West has a 40 foot ROW measured from 5 feet east of road center line to 35 feet west of road center line and a 30 foot County Road Easement measured from 5 feet east of road center line to 35 feet east of road center line. 54th Street West is classified as an Arterial Roadway. Typical street development for roads of this classification include single to multiple lanes of traffic, but do not allow for on street parking. Colton Boulevard is a 55 foot ROW from the intersection of 54th Street West to the property line between Cottonwood Grove Subdivision and Sunny Cove Fruit Farms; this ROW shrinks to 50 foot from this property line and continues west. Colton Boulevard currently has no curb and gutter on the north side of the roadway; curb and gutter will need to be installed with the development of this site. A walkway will also need to be installed on the north side of Colton Boulevard; for reference, the Cottonwood Park Master Plan proposes an elevated 10 foot wide trail in this location with the construction of Cottonwood Park. As a Collector street, Colton Boulevard would be able to provide on street parking to serve the park needs upon full development.

A 40 foot-wide Access and Utility Easement runs parallel to the entirety of the north property line of the park, measuring 40 feet from the property line to the south.

High Ditch has a 40 foot Ditch Easement, evenly split at 20 feet to either side of the ditch center line.

Geotechnical Report Summary

Field Exploration

The subsurface exploration consisted of drilling three (3) borings on December 28, 2022 to approximately 20 feet below existing grades. The borings were drilled using a truck mounted drill rig equipped with hollow stem and solid flight augers. Groundwater levels were measured during drilling operations, if encountered. Upon completion of drilling and/or groundwater measurements, the borings were backfilled with drill cuttings and compacted with the equipment at hand.

Logs of the borings along with a Vicinity/Site Map are included in the appendix. The borings were located in the field by Rimrock Engineering based on a site plan provided. See figure 12. Ground surface elevations were set at 100 for purposes of this investigation. The locations and elevations of the borings should be considered accurate only to the degree implied by the means and methods used to define them.

Rimrock Engineering personnel logged the soil conditions encountered in the borings. At selected intervals, samples of the subsurface materials were taken by driving split-spoon samplers, pushing Shelby tube samplers, and collecting auger cuttings. Penetration resistance measurements were obtained by driving the samplers into the subsurface materials with a 140-pound automatic hammer falling 30 inches. The penetration resistance value is a useful index in estimating the relative density, or consistency, of the materials encountered. The samples were tagged for identification, sealed to reduce moisture loss, and taken to our laboratory for further examination, testing, and classification.

Laboratory Testing

The purpose of the laboratory testing is to assess the physical and engineering properties of the soil samples



Figure 12. Geotechnical Bore Locations

collected in the field to be used in our geotechnical evaluations and analyses. Laboratory testing was performed on selected soil samples to assess the following:

- Visual classification (USCS)
- Atterberg limits
- Moisture content
- Consolidation/swell
- Sieve analysis

Subsurface Soil Conditions

Underlying a topsoil layer, the subsurface profile generally consists of medium stiff to soft silt with sand and sandy silt soils. For a more detailed description of the subsurface conditions, please refer to the logs provided in the appendix.

Groundwater Conditions

The borings were observed while drilling and after completion for the presence and level of groundwater. Groundwater was encountered at approximately 10 feet while drilling and about 4 feet after drilling for the short duration the borings were allowed to remain open. These observations represent groundwater conditions at the time of the field exploration and may not be indicative of other times, or at other locations. Groundwater can be expected to fluctuate with varying seasonal, weather and irrigation conditions. Evaluation of the factors that affect groundwater fluctuations is beyond the scope of this report.

Laboratory Test Results

The site soils were tested for grain size distribution (sieve analysis) and Atterberg Limits. Atterberg limits are a basic measure of the critical water contents of fine-grained soils. The site soils encountered in the borings generally have low plasticity.

A sample of the silt soils was tested for consolidation/swell potential. The sample was allowed to consolidate under a confining pressure of 1,000 pounds per square foot (psf). Once consolidation under the surcharge load was complete, the sample was inundated with water and allowed to swell/collapse. After movement from the addition of water ceased,

incremental loads were then applied to further consolidate the sample. Consolidation/swell test results indicate that the fine-grained soils exhibit high to very high compressibility.

Preliminary Finding And Recommendations

Excavations across the site will generally encounter medium stiff to soft, low plasticity silt soils. Depending on depth of excavations, groundwater will likely be encountered. It is anticipated that excavations for the proposed construction can be accomplished with conventional earthmoving equipment such as tractor mounted backhoes and tracked excavators.

Sandy silt soils were encountered at or near anticipated footing and slab elevations across the site. The site soils are expected to be highly compressible and potentially collapsible. Due to these conditions, deep foundations such as helical piers extending to more competent materials or rammed aggregate piers are potential options for structures on this site.

Another common foundation alternative based on the conditions described above is to utilize shallow spread footing foundations bearing on a zone of geotextile reinforced structural fill. Depth of structural fill varies with anticipated structural loading and subsurface conditions. An allowable bearing capacity for foundations bearing on structural fill generally ranges from 1,500 to 2,500 psf, depending on site specific subsurface conditions, foundation loading, and thickness of the structural fill zone. Regardless of the subsurface conditions, good surface drainage is important and should be maintained throughout the life of the structures.

It is anticipated that pavement subgrade soils will consist of silt soils which are typically considered poor materials for pavement support. Depending on anticipated traffic loads and subgrade strength parameters, subgrade stabilization may be required for pavement construction at the site.

A site-specific design level geotechnical investigation should be performed once specific project design information has been established.

04 Public Engagement

04 Public Engagement

Process

A linear process for delivery of the Cottonwood Park Master Plan was defined with BPR at the beginning of the project. See figure 13. Process Diagram. Further explanation of the process steps are outlined in the following sections.

Public Survey

ETC Institute conducted a Parks and Recreation Needs Assessment Survey for the City of Billings during January and February of 2023. The purpose of the survey was to learn about the needs of Billings residents as the Parks and Recreation Department developed the Cottonwood Park master plan.

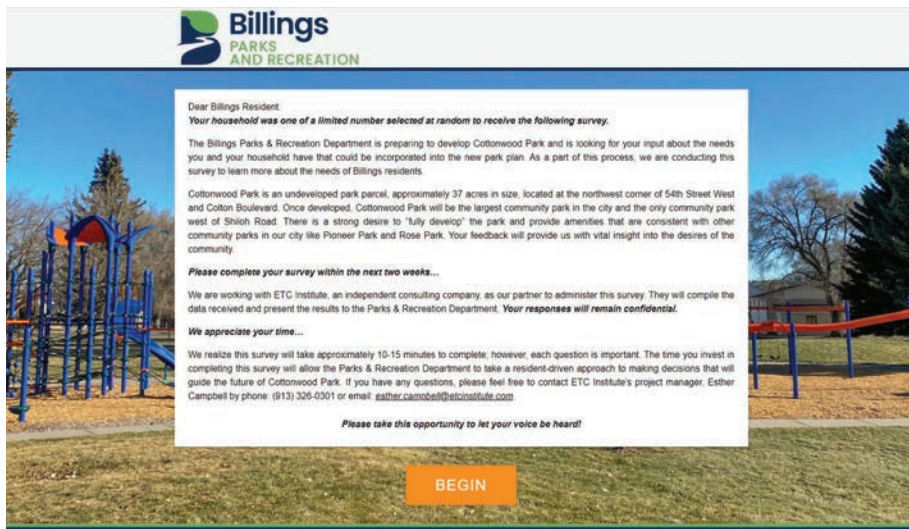


Figure 13. Public Process

Methodology

The three-page survey, cover letter and postage-paid return envelope were mailed to a random sample of households in the City of Billings. The cover letter explained the purpose of the survey and encouraged residents to either return their survey by mail or complete the survey online at CottonwoodParkSurvey.org. Ten days after the surveys were mailed, ETC Institute sent text messages to the households that received the survey to encourage participation. The texts contained a link to the online version of the survey to make it easy for residents to complete the survey.

The goal was to obtain completed surveys from at least 400 residents. This goal was far exceeded, with a total of 502 households completing the survey. The results for the sample of 502 households have a 95% level of confidence with a precision rate of at least +/- 4.4%.



Priority Investment Rating

The Priority Investment Rating (PIR) was developed by ETC Institute to provide governments with an objective tool for evaluating the priority that should be placed on parks and recreation investments.

The Priority Investment Rating reflects the importance residents place on items and the unmet needs (needs that are only being partly met or not met) for each amenity relative to the amenity that rated the highest overall. Since decisions related to future investments should consider both the level of unmet need and the importance of facilities/amenities, the PIR weights each of these components equally. [The full report and details regarding the methodology for this analysis are provided in the appendix.]

PIR = UNMET NEEDS RATING + IMPORTANCE RATING

0-49

Low Priority Areas are those with a PIR below 50. A rating in this range generally indicates there is a relatively low level of unmet need and residents do not think it is important to fund improvements in these areas. Improvements may be warranted if the needs of very specialized populations are being targeted.

50-99

Medium Priority Areas are those with a PIR of 50-99. A rating in this range generally indicates there is a medium to high level of unmet need or a significant percentage of residents generally think it is important to fund improvements in these areas.

100-200

High Priority Areas are those with a PIR of at least 100. A rating of 100 or above generally indicates there is a relatively high level of unmet need and residents generally think it is important to fund improvements in these areas. Improvements in this area are likely to have a positive impact on the greatest number of households.

Public Survey Highlights

Facility/Amenity Needs & Importance

Respondents were asked to identify if their household had a need for 23 parks and recreation facilities/amenities and rate how well their needs for each were currently being met. Based on this analysis, ETC Institute was able to estimate the number of households in the community that had the greatest “unmet” need for various facilities/amenities.

In addition to assessing the needs for each facility/amenity, ETC Institute also assessed the importance that residents placed on each. Based on the sum of respondents’ top four choices, the most important facilities/amenities to residents were: paved walking/jogging looped trails (30%), open turf (29%), natural open space (28%), and amphitheater (26%).

14,149 HOUSEHOLDS IN
BILLINGS
HAVE A NEED FOR OPEN TURF

Priorities for Facility/Amenity Investments

Based on the Priority Investment Rating (PIR), the following nine facilities/amenities were rated as high priorities for investment:

- **Open turf (PIR=190)**
- **Amphitheater (PIR=187)**
- **Paved walking/jogging looped trails (PIR=165)**
- **Outdoor pool facility (PIR=146)**
- **Natural open space (PIR=141)**
- **Food truck court (PIR=132)**
- **10-15 acres of open turf (PIR=132)**
- **Destination playground (PIR=124)**
- **5-10 acres of open turf (PIR=110)**

The chart to the right shows the Priority Investment Rating (PIR) for each of the 23 amenities that were rated.

Top Priorities for Investment for Facilities/Amenities

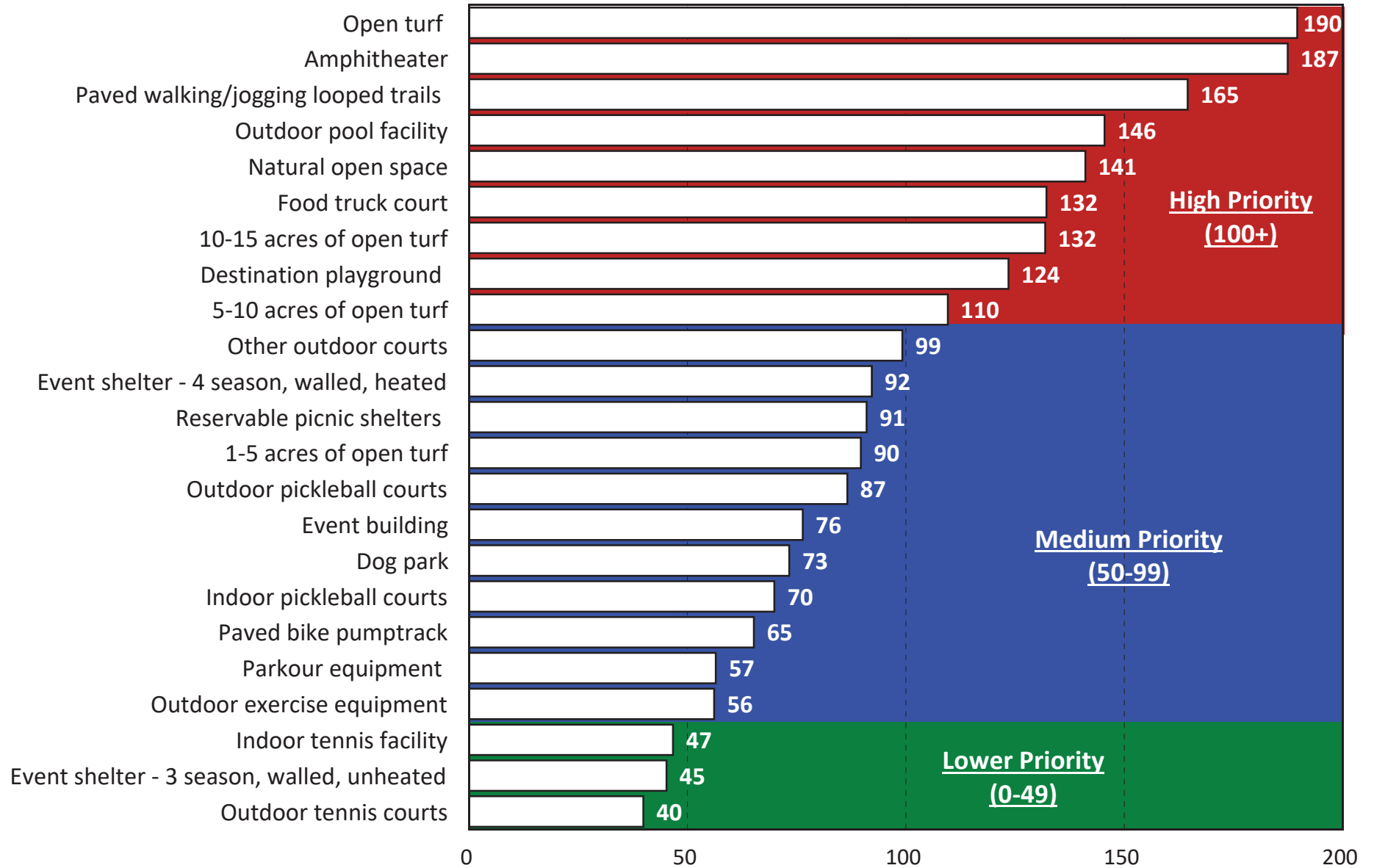


Table 14. Priority Investment Ranking for Facilities

Public Survey Highlights

Community Center Amenity Needs & Importance

Respondents were asked to identify if their household had a need for 6 community center amenities and rate how well their needs for each were currently being met. Based on this analysis, ETC Institute was able to estimate the number of households in the community that had “unmet” needs for each amenity.

In addition to assessing the needs for each community center amenity, ETC Institute also assessed the importance that residents place on each. Based on the sum of respondents’ top three choices, the most important amenities to residents were: multi-use meeting room (38%), 2 multi-use courts (38%), and community center building (22%).

16,724 HOUSEHOLDS IN
BILLINGS
HAVE A NEED FOR 2 MULTI-USE COURTS

Priorities for Community Center Amenity Investments

Based the Priority Investment Rating (PIR), the following six community center amenities were rated as high priorities for investment:

- **2 multi-use courts (PIR=199)**
- **Multi-use meeting room (PIR=181)**
- **Community center building (PIR=160)**
- **Prep kitchen (PIR=129)**
- **1 multi-use court (PIR=113)**
- **Birthday party room (PIR=109)**

The chart to the right shows the Priority Investment Rating (PIR) for each of the 6 amenities that were rated.

Top Priorities for Investment for Community Center Amenities

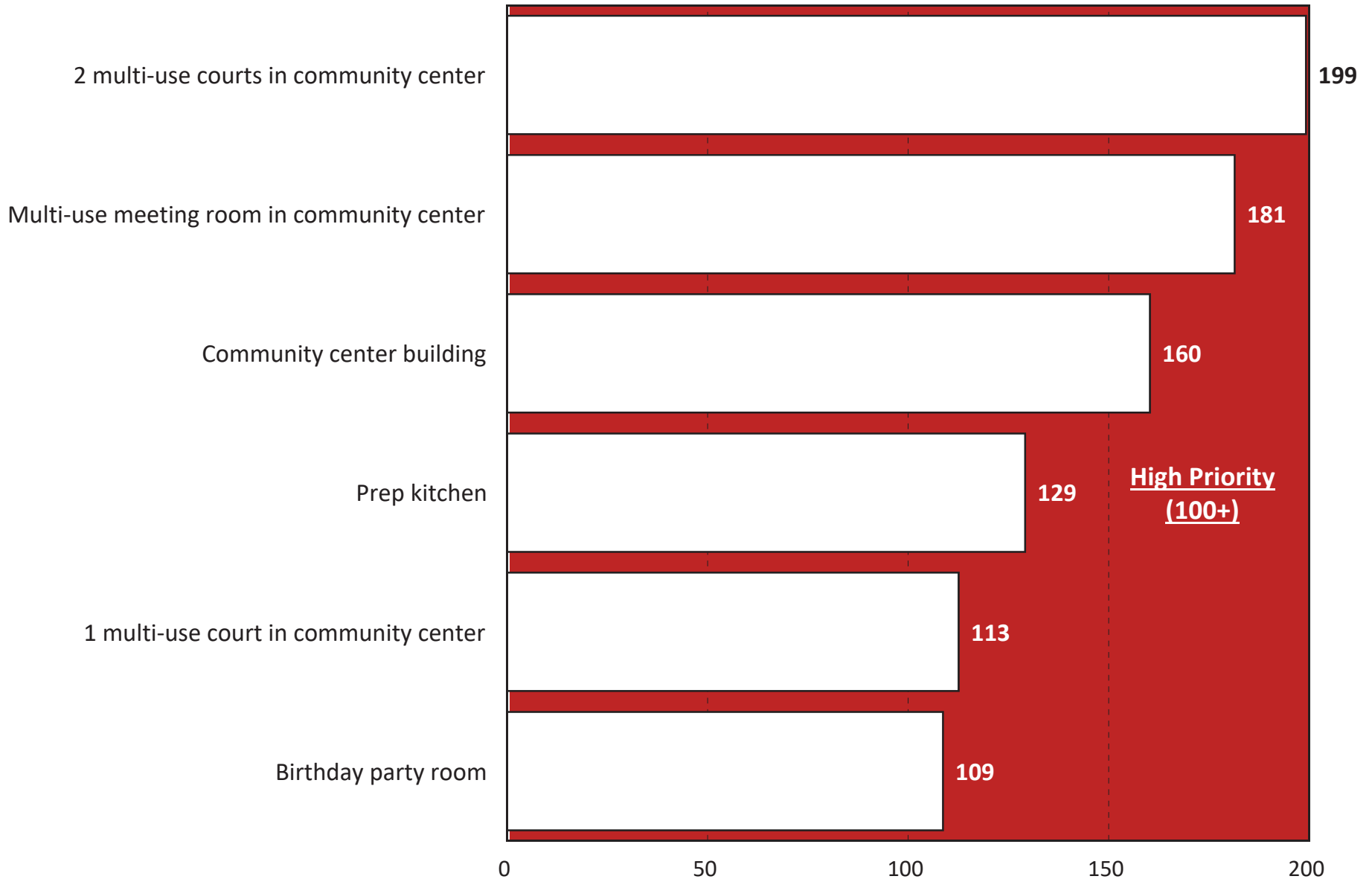


Table 15. Priority Investment Ranking for Community Center Amenities

Public Survey Highlights

Outdoor Pool Amenity Needs & Importance

Respondents were asked to identify if their household had a need for 8 outdoor pool amenities and rate how well their needs for each were currently being met. Based on this analysis, ETC Institute was able to estimate the number of households in the community that had “unmet” needs for each amenity.

In addition to assessing the needs for each outdoor pool amenity, ETC Institute also assessed the importance that residents place on each. Based on the sum of respondents’ top three choices, the most important amenities to residents were: leisure activity pool (48%), lazy river (39%), and water playground (29%).

Priorities for Outdoor Pool Amenity Investments

Based the Priority Investment Rating (PIR), the following four outdoor pool amenities were rated as high priorities for investment:

- **Leisure activity pool (PIR=184)**
- **Lazy river (PIR=182)**
- **Water playground (PIR=124)**
- **Lap lanes (PIR=120)**

The chart to the right shows the Priority Investment Rating (PIR) for each of the 8 amenities that were rated.

19,963 HOUSEHOLDS IN
BILLINGS
HAVE A NEED FOR A LAZY RIVER

Top Priorities for Investment for Outdoor Pool Amenities

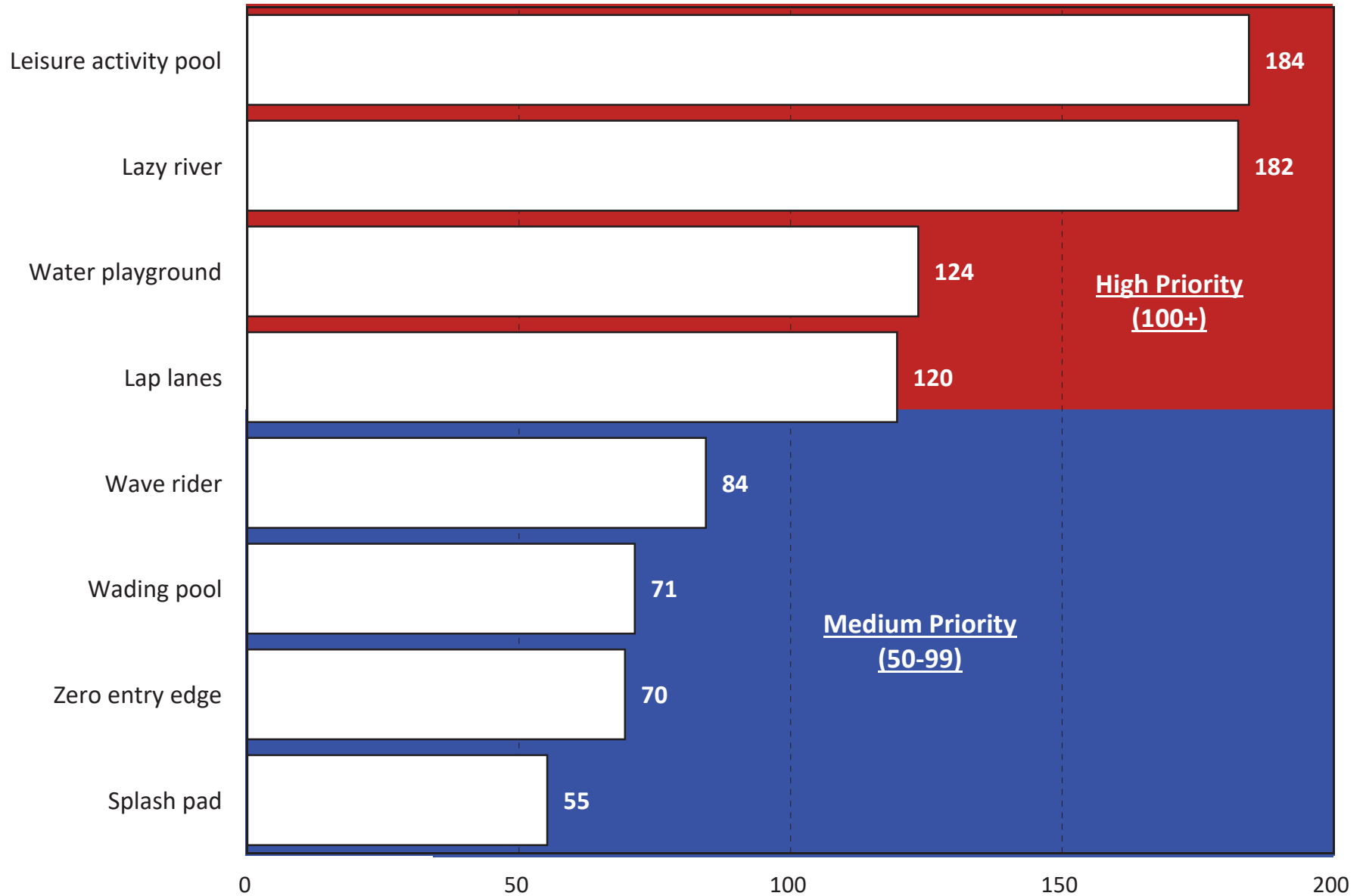


Table 16. Priority Investment Ranking for Outdoor Pool Amenities

Public Survey Highlights

Comments

“Very happy to see High Ditch Trail is included and multiple ditch bridge crossings.”

“Connectivity from 54th and Colton for vehicles is good.”

“...it might be anticipating this which is good and also a way to coordinate future alignment with development to the east.”

“...This is a future Poly Drive alignment and will likely be a road as this area is developed..”

Conclusion & Recommendations

In order to provide the broadest recreational opportunities possible, the amenities with a PIR ranking of 56 or higher were selected for inclusion in the park master plan.

According to the survey data, focusing on these items provides the greatest benefit for the largest number of residents within Billings. The facilities/amenities falling within the PIR rating range are listed below.

Facility/Amenity Priorities

- Open turf (PIR=190)
- Amphitheater (PIR=187)
- Paved walking/jogging looped trails (PIR=165)
- Outdoor pool facility (PIR=146)
- Natural open space (PIR=141)
- Food truck court (PIR=132)
- 10-15 acres of open turf (PIR=132)
- Destination playground (PIR=124)
- 5-10 acres of open turf (PIR=110)
- Other outdoor courts (PIR=99)
- Event shelter (PIR 92)
- Picnic shelter (PIR 91)
- 1-5 acres of open turf (PIR 90)
- Outdoor pickleball courts (PIR 87)
- Event building (PIR 76)
- Dog park (PIR 73)
- Indoor pickleball courts (PIR 70)
- Paved bike pumptrack (PIR 65)
- Parkour equipment (PIR 57)
- Outdoor exercise equipment (PIR 56)

Community Center Amenity Priorities

- 2 multi-use courts (PIR=199)
- Multi-use meeting room (PIR=181)
- Community center building (PIR=160)
- Prep kitchen (PIR=129)
- 1 multi-use court (PIR=113)
- Birthday party room (PIR=109)

Outdoor Pool Amenity Priorities

- Leisure activity pool (PIR=184)
- Lazy river (PIR=182)
- Water playground (PIR=124)
- Lap lanes (PIR=120)

Public Meeting 1

The first public meeting was held on June 29th, 2023 with 26 attendees from the community. At this meeting the public was presented with the park history, property development requirements and restrictions, as well as the findings from the statistically valid survey. This information was distilled into a list of amenities for inclusion into the park master plan. Attendees were then tasked with completing a bubble diagram exercise in which scaled cutouts of the park amenities were placed on the site to create an approximate park layout. See figure 18. Six groups of 2-6 people returned diagrams at the end of the public meeting.



Figure 17. Photos of Public Meeting 1

Bubble Diagram Results



GROUP 1 BUBBLE DIAGRAM



GROUP 2 BUBBLE DIAGRAM



GROUP 3 BUBBLE DIAGRAM



GROUP 4 BUBBLE DIAGRAM



GROUP 5 BUBBLE DIAGRAM



GROUP 6 BUBBLE DIAGRAM

Figure 18. Bubble Diagram Results

Public Meeting 2

The second public meeting was held on August 10th, 2023 with 11 attendees from the community. Findings from the analysis of the bubble diagrams was presented to the public. See figure 19. Three concept plans were developed to explore the various site development options based on the bubble diagram findings. See figure 20.

Attendees were asked to vote for their preferred concept. Additionally, they were asked to provide specific feedback regarding the inclusion of a community pool or splash pad within the park master plan.

A private meeting with the Forbes Family was arranged following the second public meeting to discuss the project and get their specific desires regarding a suitable memorial space for Don & Betsey Forbes. Family representatives expressed their desires to see a natural space with a pond and shelter as a way to memorialize their family's gift to the community. They also expressed a concern over the inclusion of a dog park as a part of the plan based on the size of the area required to be dedicated for a dog park.

Bubble Diagram Analysis



Figure 19. Bubble Diagram Analysis

Concept Plan Options



CONCEPT 1

TURF AREA:	20 ACRES
DOG PARK AREA:	2 ACRES
PARKING LOT:	364 SPACES
SMALL SHELTERS:	12
PAVED TRAILS:	9,750 LF
GRAVEL TRAILS:	1,750 LF
COMMUNITY CENTER:	24,000 SF
PICKLEBALL COURTS:	8
BASKETBALL COURTS:	2
TENNIS COURTS:	4
VOLLEYBALL COURTS:	3
LARGE PLAYGROUND:	1
SMALL PLAYGROUND:	3

ESTIMATED COST RANGE:
\$20,000,000 - \$26,500,000



CONCEPT 2

TURF AREA:	21 ACRES
DOG PARK AREA:	2 ACRES
PARKING LOT:	273 SPACES
SMALL SHELTERS:	8
PAVED TRAILS:	9,900 LF
GRAVEL TRAILS:	2,400 LF
COMMUNITY CENTER:	24,000 SF
PICKLEBALL COURTS:	8
BASKETBALL COURTS:	2
TENNIS COURTS:	5
VOLLEYBALL COURTS:	2
LARGE PLAYGROUND:	1
SMALL PLAYGROUND:	2

ESTIMATED COST RANGE:
\$19,500,000 - \$25,000,000



CONCEPT 3

TURF AREA:	20 ACRES
DOG PARK AREA:	2 ACRES
PARKING LOT:	274 SPACES
SMALL SHELTERS:	10
PAVED TRAILS:	9,000 LF
GRAVEL TRAILS:	2,200 LF
COMMUNITY CENTER:	24,000 SF
PICKLEBALL COURTS:	8
BASKETBALL COURTS:	2
TENNIS COURTS:	4
VOLLEYBALL COURTS:	3
LARGE PLAYGROUND:	1
SMALL PLAYGROUND:	2
BAND SHELL	1

ESTIMATED COST RANGE:
\$19,500,000 - \$25,000,000

Figure 20. Concept Plan Options

Public Meeting 3

The third public meeting was held on September 7th, 2023 with 13 attendees from the community. Community feedback from the second public meeting expressed a preference for Concept #2. See table 21. A preference for a splash pad over a community pool was also expressed based on the responses from the community. See table 22.

The final concept plan presented at the third public meeting was based on the preferred concept plan with the addition of a memorial pond space for the Forbes Family and a splash pad. See figure 24.

Given the varied opinions regarding the dog park, the community was asked to weigh in specifically regarding a dog park as a part of the master plan. Public opinion was in favor of including a dog park as a part of the park program. See table 23.



Table 22. Pool vs. Splash pad

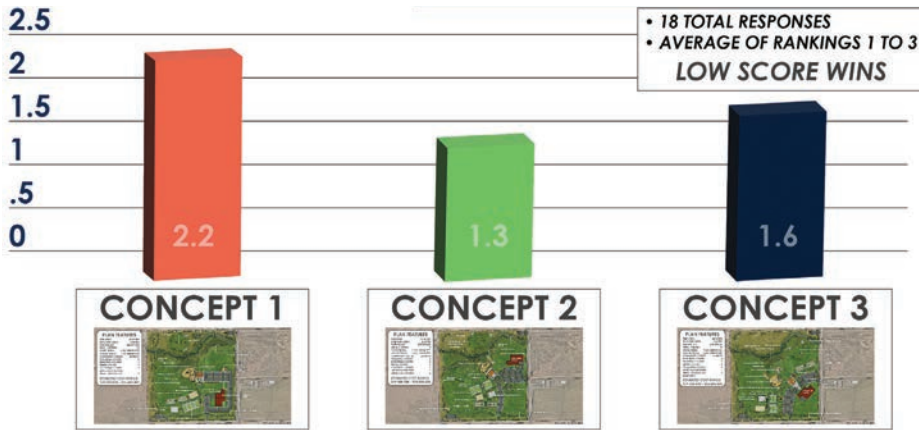


Table 21. Concept Plan Preference

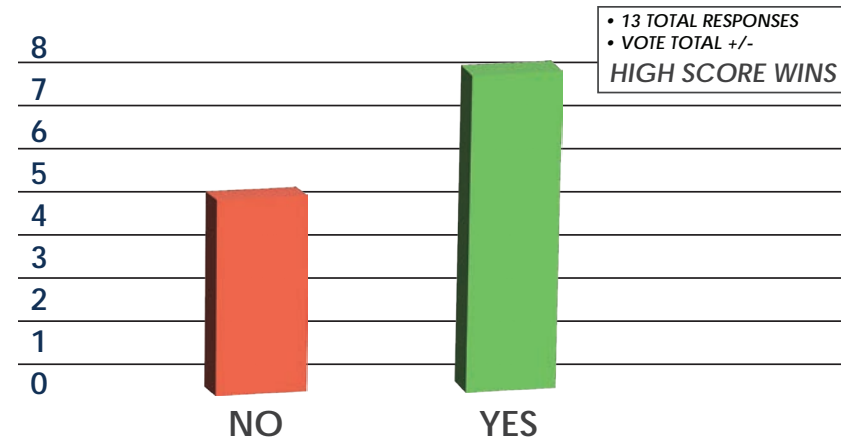


Table 23. Dog Park Voting Results - Public Meeting 3

Final Concept

PLAN FEATURES

TURF AREA:	22 ACRES
MEMORIAL POND:	0.75 ACRES
PARKING LOT:	269 SPACES
SMALL SHELTERS:	10
PAVED TRAILS:	12,395 LINEAR FEET
GRAVEL TRAILS:	922 LINEAR FEET
COMMUNITY CENTER:	24,000 SF
PICKLEBALL COURTS:	8
BASKETBALL COURTS:	2
TENNIS COURTS:	5
VOLLEYBALL COURTS:	2
LARGE PLAYGROUND:	26,000 S.F.
SMALL PLAYGROUND:	1400 S.F.1



Figure 24. Final Concept

Park Board Presentation

The revised park master plan was presented to the Billings parks board on October 16th, 2023. The park board recommended final adjustments to the plan prior to giving their approval recommendation. The plan was revised according to the board's direction and was subsequently approved by the park board on November 8th, 2023.

City Council Presentation

The Billings City Council approved the Cottonwood park master plan on XXX, 2024.

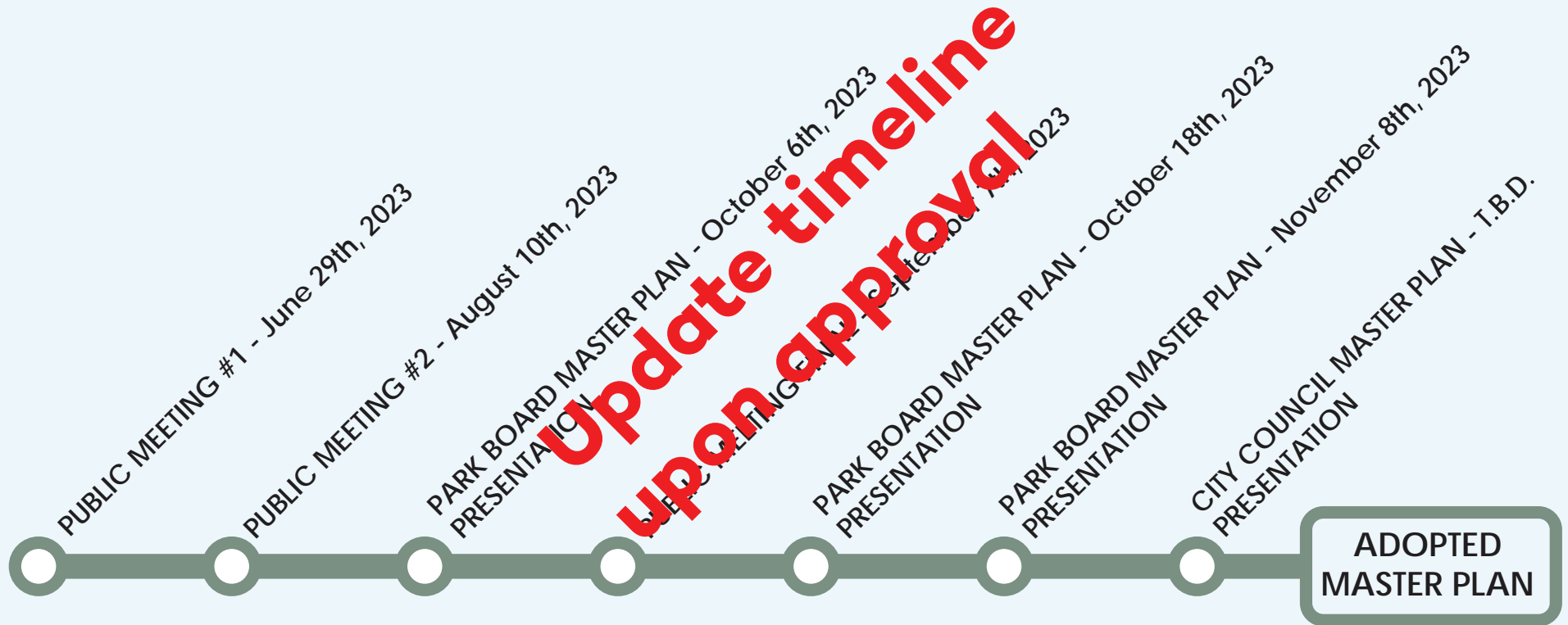


Figure 25. Master Plan Meeting Timeline

Public Meeting Photographs



Figure 26. Public Meeting Photographs

05

Adopted Master Plan

05 Adopted Master Plan

Plan Features

Site Access

The adopted Cottonwood Park Master Plan organizes site access and programming features around a centrally located circulation and activity hub. See figure 26.

Vehicular access and parking is provided via a connecting drive lane between Colton Ave. and 54th Street West. Overall parking counts are provided to satisfy a projected peak demand at full build out. It is anticipated that parking stalls will be developed in phases to coincide with the construction of various site amenities. The community center building being the single largest parking generator.

The master plan includes the completion of the north side of Colton Ave. It is anticipated that street improvements will be required as the drive access is constructed coming off of Colton Ave. General street improvements include, sidewalk, curb and gutter and paving on the north half of the street for the length of the park property.

Playground

A large playground is centrally located on the site adjacent to the large park shelter and splash pad. The playground layout embellishes the natural slope of the site to provide a series of terraces and an embankment with playable features. See figure 28. Playground surfacing is provided predominantly by wood chips, while high wear areas of the playground embankment are surfaced with poured in place material.

Picnic shelters & seating are provided throughout the playground to allow easy supervision & convenience for parents and caregivers.

Areas for parkour “ninja warrior” equipment and adult exercise equipment are provided within the overall playground footprint as well. They are conveniently placed to allow adults an opportunity for exercise while their children use the playgrounds.

Final Master Plan

PLAN FEATURES

TURF AREA:	20 ACRES
MEMORIAL POND:	0.75 ACRES
PARKING LOT:	227 SPACES
SMALL SHELTERS:	11
PAVED TRAILS:	13,900 LINEAR FEET
GRAVEL TRAILS:	900 LINEAR FEET
COMMUNITY CENTER:	24,000 SF
PICKLEBALL COURTS:	8
BASKETBALL COURTS:	2
TENNIS COURTS:	5
LARGE PLAYGROUND:	30,000 S.F.
DOG PARK:	3.3 ACRES



Figure 27. Final Master Plan

Community Center

A 24,000 square foot community center building is planned for the northeast side of the park. This footprint will accommodate a standardized building program for new community centers throughout Billings parks system. The building will hold 2 basketball courts in a gymnasium height space, 2 classrooms/ birthday party rooms, restrooms, administrative offices, and locker rooms. See figures 29 & 30 for illustrative examples of community center buildings.

Restroom

A stand alone restroom building is provided within the central park hub and is conveniently located next to the large picnic shelter, playground and recreational courts. The restroom is a park grade structure featuring 8 unisex units, with an overall square footage of 560 square feet.



Figure 29. Example Community Center Building
Metal Architecture. "1-Entrance_300x200.jpg.", <https://www.metalarchitecture.com/articles/an-upscale-industrialized-look/>



Figure 30. Example Community Center Building
Metal Architecture. "HighlanderAccelerator_1.jpg.", <https://www.metalarchitecture.com/articles/next-generation-community-center/>

Splash Pad

A splash pad is provided adjacent to the community center building and large central picnic shelter. The splash pad is approximately 2,800 square feet which is a typical splash pad size throughout the park system. A small picnic shelter, benches and informal seating are provided throughout the splash pad perimeter for convenience and easy adult supervision.

Forbes Family Memorial Pond

A naturalistic pond and picnic shelter are created on the north side of the park to honor the Forbes family and their philanthropy toward the city of Billings. See figure 32. The memorial pond is provided as a celebration of Don and Betsey's love of the Montana landscape. The surrounding pathways and trails weave through the natural grassland and tree groves providing opportunities for bird watching and wildlife habitat. The pond will capitalize on the relatively high groundwater and adjacent High Ditch for its water supply. The pond is sized to function as a fish habitat as a part of the state's urban fisheries program.

A memorial plaque is envisioned within the memorial shelter to convey a message about the Forbes family, while the shelter overlooking the pond provides a contemplative setting for passive enjoyment of the natural environment.

Large Shelter

A large park shelter and accompanying plaza space are provided in the center core of the park. The park shelter complex is sized to hold community level festivals and events such as craft fairs, a farmer's market and the like. The large shelter is approximately 6,000 square feet and features electricity and lighting to promote usership and safety. See figure 31.



Figure 31. Example of Large Park Shelter
Polygon Shelters. "nsl.jpg", <https://polygon.com/wp-content/uploads/2015/09/nsl.jpg>



Figure 32. Example Forbes Memorial Fishing Pond.

Recreational Courts

A series of recreational courts are provided along the southern entry drive into the park. See figure 27. The courts are placed conveniently adjacent to the parking and are an easy walk to the central plaza complex. Eight pickleball courts, five tennis courts, and two basketball courts are provided within this area of the park. Small picnic shelters are located within each grouping of courts to provide a convenient place for players to watch or gear up. Each court grouping is surrounded by a high fence to contain stray balls and control access for reservations. The courts are all surfaced with a sport specific surfacing. See figure 33.



Figure 33. Example Multipurpose Sport Courts

Dog Park

A 3.3 acre dog park is provided on the south west side of the park. The dog park area is divided into a space for large dogs and one for small dogs. The dog park is fenced entirely along its perimeter in black vinyl chainlink. Entries are designed with a double gate foyer to allow dog staging prior to entry or egress. Right angle corners are minimized in the fencing layout to prevent the feeling of dogs being entrapped in the field. Park shelters are provided on high points within the dog park to provide seating and a good vantage point for pet owners. Dog stations are provided at the entry points and adjacent to the park shelters.

Amphitheater

An informal amphitheater is provided within the site grading of the park. See figure 34. An earthen berm is created to provide topographical relief and to serve as an area for seating during special events such as concerts in the park. A paved pathway provides easy access to the top of the berm for spectators. The amphitheater berm will double as a sledding hill during winter months and provide a much needed activity in the relatively flat surroundings.



Figure 34. Example Informal Amphitheater

Pump Track

A 7,200 square foot pump track is provided on the south east side of the central park hub. The pump track is designed for bike users, with ancillary use by skateboards and other wheeled equipment. The pump track is created on rolling terrain to allow users to pump rather than pedal their bike to gain momentum as they maneuver the circuit of the track. See figure 35. The pump track is paved in asphalt for easy maintenance. A small picnic shelter is provided adjacent to the track as a place for spectators or a spot for users to rest.

Circulation Paths

Pedestrian circulation is provided throughout the park via a combination of paved and gravel paths. Generally gravel paths are used in the northernmost natural area with paved paths used on the south side of the park in high traffic areas. A critical section of the High Ditch trail is provided along the ditch, which is anticipated to be extended as the adjacent land is developed. The pedestrian circulation paths also connect to the existing municipal trail that fronts the east side of the park. The parking lots and internal pathways and amenities are expected to provide both a destination and trail head feature for the park.

Irrigation

Performance requirements for the park irrigation system are calculated assuming a highest water use scenario of 21 acres of irrigated turf. Irrigation systems should be sized to provide 200 gallons per minute. Daily water usage for the highest water use scenario is estimated .8 acre feet. A pump station will be required for the irrigation system operation given the scale of the site and the overall water demand. Well sizes and reported flows in the area range in between 50' depth and 25 gallons per minute. A permitted well is required to provide the volume of water required. A groundwater pump test should be performed to validate water supply and system design.

Municipal water presents the most readily available source for irrigation. However, water cost and system development fees are the primary limitation for its use as an irrigation source. Given the life cycle costs inherent in municipal water usage it is not recommended as a long term water supply unless an irrigation well proves insufficient. Municipal water may also serve as a short term supply of irrigation water as the initial phases of the park are constructed.

Irrigation ditch water is reported to be unpredictable and scarce. As such it is not recommended as the preferred source for park irrigation, but could provide a viable source of water for the memorial pond. The High Ditch is usually filled at the beginning of May and runs through the beginning of November.



Figure 35. Example Paved Pump Track

CPTED

Crime Prevention Through Environmental Design standards are integrated throughout the site design. CPTED standards are focused on enhancing the built environment to create places that naturally reduce incidence of crime and improve quality of life for the visitors. This is achieved by designing around the four key principals of natural surveillance, access control, territorial reinforcement and maintenance.

Natural Surveillance

Visibility into the park is maintained from 54th street and the vehicular access points to provide good natural surveillance. Site obscuring structures and trees are offset from pedestrian paths by a minimum of 30' throughout the park to eliminate ambush staging areas and preserve sight lines.

Adequate lighting is the single most effective deterrent of negative activity at night. Lighting is used in the CPTED model to illuminate human activity and provide security. Lighting within Cottonwood Park is intended to include the primary areas of park development, namely the public streets, parking lots, buildings & picnic shelters. It is not intended to illuminate sports facilities or promote night time usage of outdoor amenities. Lighting for the park should meet the current Illuminating Engineering Society minimum standards. Lighting design must include full cutoff and dark sky compliant fixtures to prevent light trespass to surrounding neighborhoods. Light sources should be of a proper temperature to provide good night time color recognition.

Natural Access Control

Celebrating park entries with landscaping and signage establish Cottonwood Park as a distinct site within the community and provide information for park usage and wayfinding. As future development occurs around the park additional pedestrian access points should be provided to encourage park visitation and natural surveillance of the park by the surrounding neighbors.

Territorial Reinforcement

Territorial reinforcement encourages park users to take ownership of the park. General park usage and activation through recreational programming, group and community events should be encouraged to promote positive activity and oversight, which in turn will reduce negative behaviors.

Maintenance

Persistent maintenance and repair of park equipment and surfaces implies ownership and conveys a sense of safety. Maintenance activities should center on prompt removal of tagging and vandalism to deter more severe negative activity.

CPTED is defined as the proper design and effective use of the built environment that can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life.

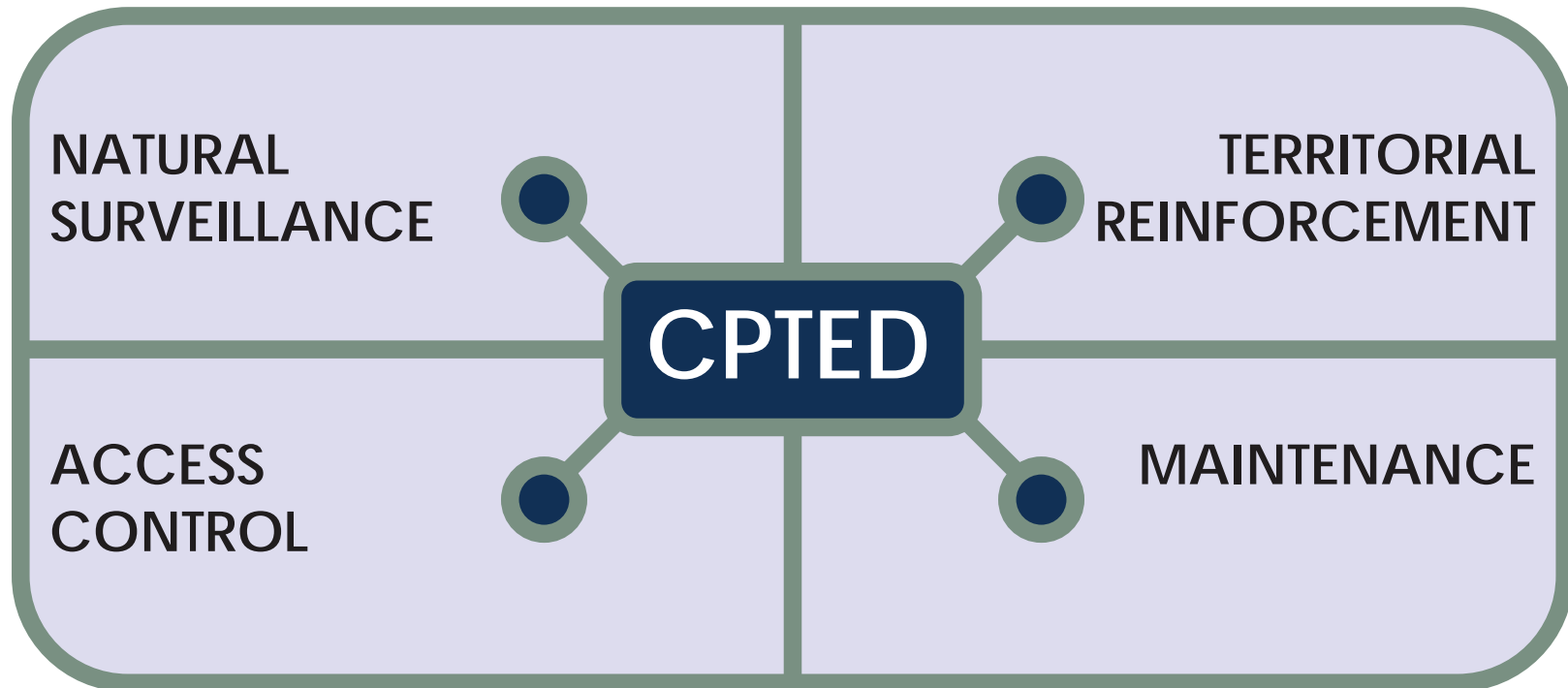


Figure 36. CPTED Key Concepts

06

Operational Standards

06 Operational Standards

User Agreements

BPR should establish formal user agreements with all future user groups, defining maintenance and level of service between the user groups and BPR. A formal service agreement recognizes the ultimate liability and ownership by BPR to operate the parks for the greatest public good.

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.

Scheduling

Reservation of park amenities should be provided through the established BPR permitting system. Many amenities provided in the park master plan are favorable to a reservation system including: picnic shelters, pickleball courts, tennis courts and basketball courts. The community center building would also provide reservation/rental opportunities with the classrooms and Indoor gymnasium space facilitating a variety of programs year round.

Maintenance

Industry park standards should be implemented for all park facilities, as directed by parks staff. Facility maintenance standards should address regular safety inspections, garbage cleaning, restroom 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 Cottonwood Park will be provided to ensure a safe and enjoyable experience.

See the following tables 37 - 41 for recommended maintenance standards.

Restroom Building Maintenance Schedule

Level 1 Maintenance		
Task	Frequency	Time frame
Clean,sweep, vacuum	3x perweek	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
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

Table 37. Restroom Building Maintenance Schedule

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

Table 38. Splash Pad Maintenance Schedule

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

Table 40. Playground Maintenance Schedule

Shelter Maintenance Schedule

Level 2 Maintenance		
Task	Frequency	Time frame
Clean and Sweep	3x/week	April - October
Empty garbage cans	3x/week	April - October
Painting	biannually	Spring - Fall
Power wash	1x/week, 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	Immediately	April - October

Table 39. Shelter Maintenance Schedule

General Lawn Maintenance Schedule

Level 2 Maintenance		
Task	Frequency	Time frame
Mow/Trim (3")	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

Table 41. General Lawn Maintenance Schedule

Operations

Staffing

Staffing recommendations for Cottonwood Park are provided as an estimated minimum to achieve the recommended maintenance standards outlined previously.

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

- 1/2 Full-time grounds maintenance worker
- 1 Part-time seasonal grounds maintenance workers
- 2 Full-time community center staff

See table 41 for seasonal staffing estimates. Staffing needs are itemized based on general divisions of labor within the park. Full time employees are calculated at 40 hours per week.

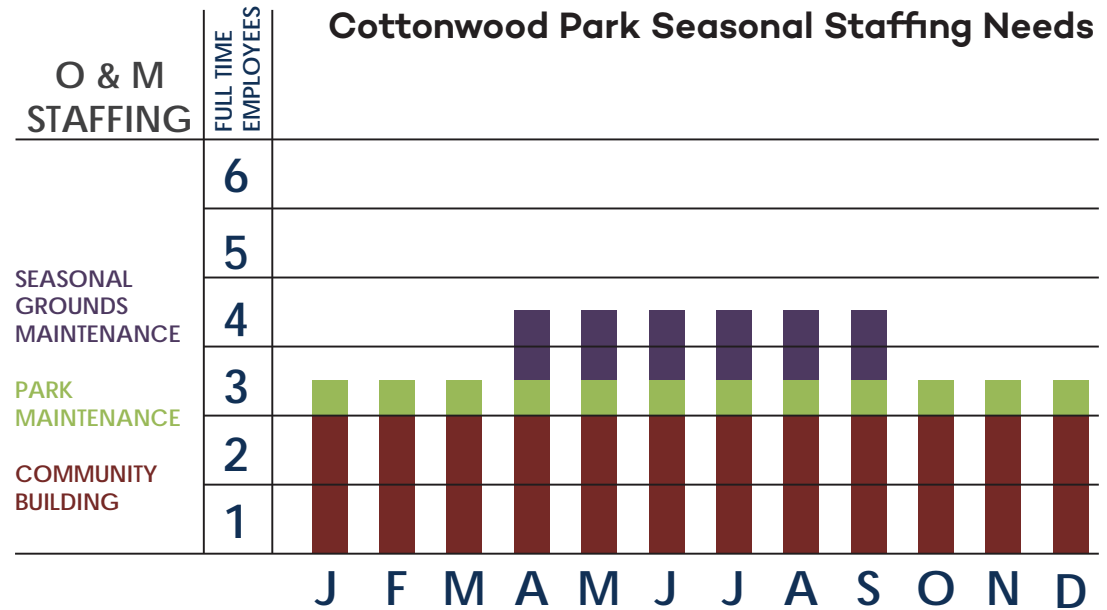


Table 42. Cottonwood Park Seasonal Staffing Needs

Cottonwood Park Pro Forma Expenses

Personnel	Wages & Taxes	Description
Groundskeeper	\$20,000.00	1/2 Full time staff
Part-time Groundskeeper	\$4,320.00	1 staff; 20 hours per week; 12 weeks; 2,400 hours total; \$18 per hour
Community Center Staff	\$80,000.00	2 Full time staff
Overtime	\$500.00	
Employer's Share of FICA	\$6,467.84	6.2% of Salaries and Wages
Employer's Share of Medicare	\$1,564.80	1.5% of Salaries and Wages
Full-Time Benefits	\$32,150.00	32.15% of Full time wages
Total Personnel Expenses	\$145,002.64	

Non-Personnel Charges	Cost	Description
Electricity	\$6,000.00	
Water & Sewer	\$3,600.00	
Equipment Repairs & Maintenance	\$3,500.00	
Trash Collection	\$120.00	
Staff Uniforms	\$600.00	\$200 each
Participant Uniforms	\$500.00	
Irrigation Materials	\$2,000.00	
Repair Parts	\$1,000.00	Plumbing, hardware, electrical, allowance
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	\$22,570.00	
Total Operational Expenses	\$167,572.64	

Table 43. Cottonwood Park Pro Forma Expenses

07

Cost Estimate

07 Cost Estimate

The cost estimate for the Cottonwood Park Master Plan is intended for budgetary purposes only. Pricing reflected in the estimate is accurate for the time of its composition, but its accuracy is expected to decline over time as implementation extends. 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 46.

Funding Sources

BPR should explore various public and private funding sources to finance construction of Cottonwood Park. Public funding sources include issuing General Obligation Bonds or budget allocations through Billings' standard budgetary process.

A number of wildlife based special interest groups could make potential partners particularly in the development & preservation of the natural area on the north side of the park. These groups include Montana FWP, Pheasants Forever, Montana Bird Advocacy, Montana Audubon Society, and Ducks Unlimited.

Private fund raising partners include the Billings based pickleball associations, Tennis association, and the Friends of Billings dog parks. Further opportunities for private donors exist within the community among service organizations, businesses, and individuals who share interests with the Cottonwood Park Master Plan. BPR should work to seek out additional private partners who are so aligned to help facilitate the master plan implementation both financially, but also through advocacy and public outreach campaigns during public funding efforts.

Grant opportunities are also available for use in park development. See Appendix H of the *2017 Billings Comprehensive Parks and Recreation Master Plan* for a list of potential partners.

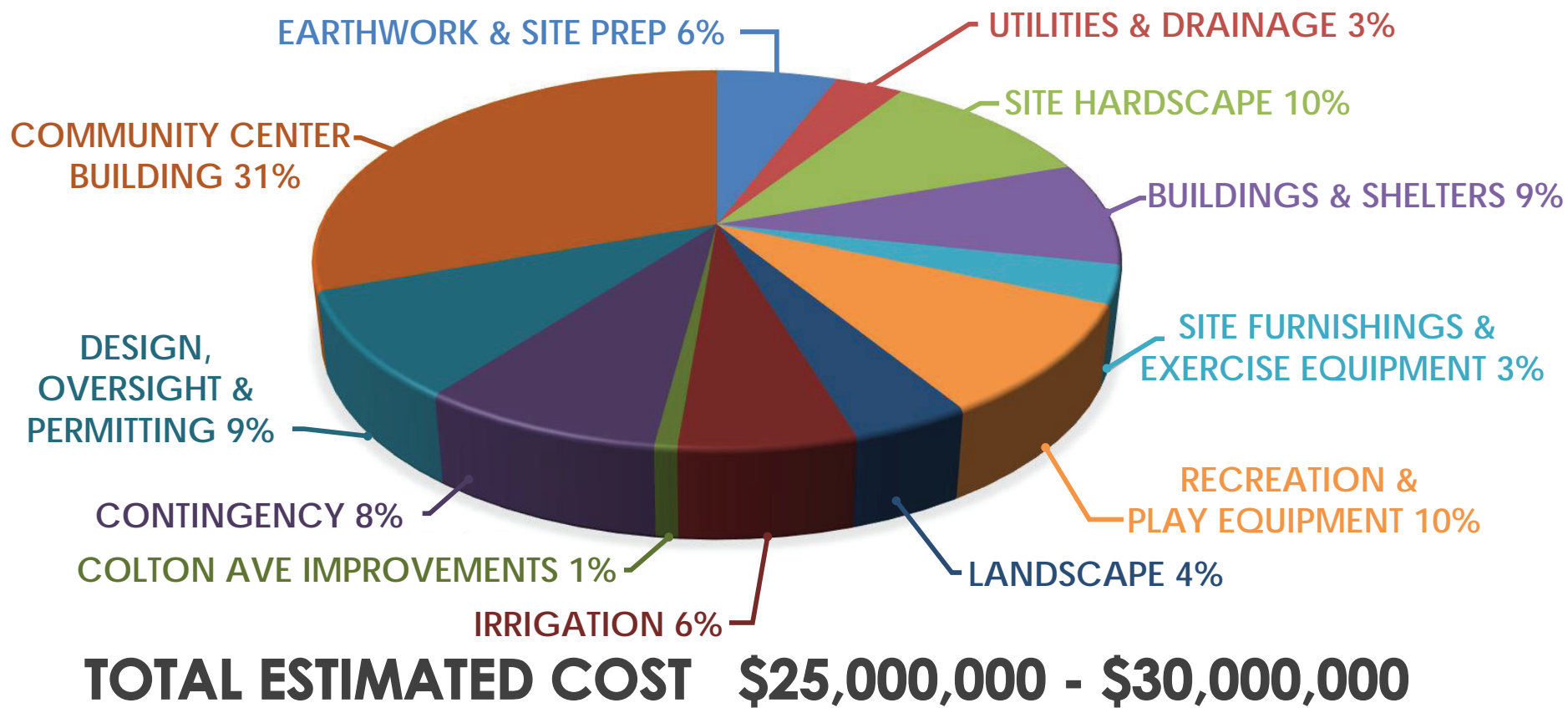


Figure 44. Cost Estimate

Phasing plan

A construction phasing study is provided to show options for more manageable park implementation. See figure 47. Four construction phases are identified based on financial targets, while also considering easily divided portions of the site. The phasing order also considers appropriate sequencing of the construction work over time to ensure smooth implementation. While these phases represent a likely construction sequence and budget allowance at the time of the master plan, each phase of park construction should be evaluated and adjusted as budgets and community interest dictate.





Phase 1 of park development includes the area of the park to the north of the irrigation ditch. This includes the natural area, walking trails, pond, Forbes family memorial and associated parking. The total price for this phase of work is estimated at \$1.2 - \$1.5 million.

Phase 2 of park development includes the central core of the park, including the main vehicular access & parking, main park shelter, small park shelters, central plaza, restroom, playground, pumptrack, pedestrian bridge, and associated landscaping. The total price for this phase of work is estimated at \$8.8 - \$10 million.

Phase 3 of park development includes construction of the pickleball courts, tennis courts, basketball courts, dog park, and splash pad. The total price for this phase of work is estimated at \$5 - \$6 million.

Phase 4 of park development includes construction of the community center and associate parking area. The total price for this phase of work is estimated at \$9.5 - \$12.7 million.

PHASING PLAN

	PHASE 1:	\$1.2 - \$1.5 MILLION
	PHASE 2:	\$8.8 - \$10 MILLION
	PHASE 3:	\$5 - \$6 MILLION
	PHASE 4:	\$9.5 - \$12.7 MILLION

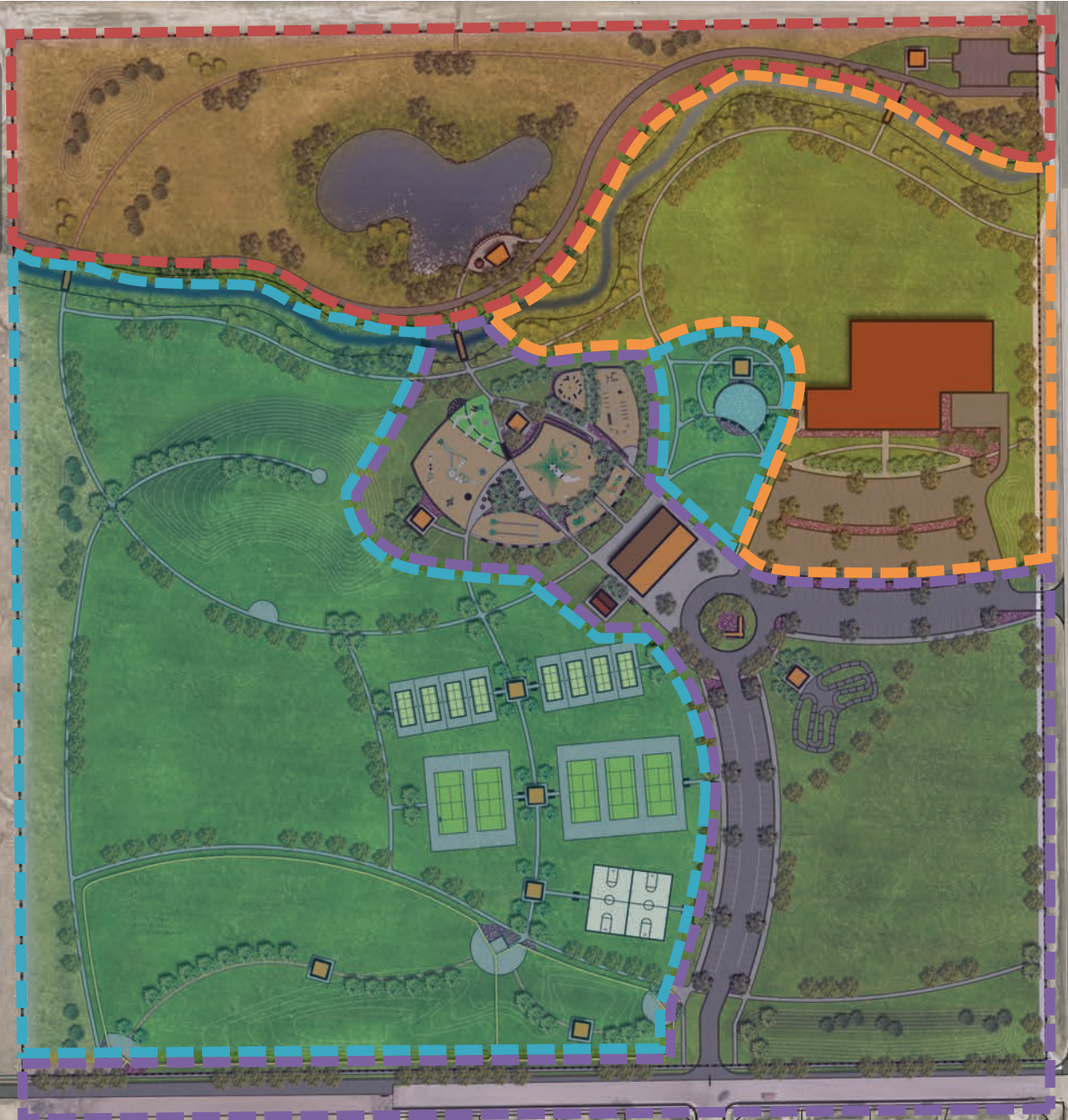


Figure 45. Master Plan Phasing Diagram

Appendix

Statistical Survey
Geotech Report
Public Feedback

Appendix

Statistical Survey



2023 City of Billings Parks and Recreation Needs Assessment Findings Report

Presented to the City of Billings,
Montana

March 2023



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Executive Summary

2023 City of Billings Parks and Recreation Needs Assessment – Executive Summary



PURPOSE

ETC Institute conducted a Parks and Recreation Needs Assessment Survey for the City of Billings during January and February of 2023. The purpose of the survey was to learn about the needs of Billings residents as the Parks and Recreation Department prepares to develop Cottonwood Park. This is the first survey that ETC Institute has administered for the Billings Parks and Recreation Department.

METHODOLOGY

The three-page survey, cover letter and postage-paid return envelope were mailed to a random sample of households in the City of Billings. The cover letter explained the purpose of the survey and encouraged residents to either return their survey by mail or complete the survey online at CottonwoodParkSurvey.org. Ten days after the surveys were mailed, ETC Institute sent text messages to the households that received the survey to encourage participation. The texts contained a link to the online version of the survey to make it easy for residents to complete the survey.

The goal was to obtain completed surveys from at least 400 residents. This goal was far exceeded, with a total of 502 households completing the survey. The results for the sample of 502 households have a 95% level of confidence with a precision rate of at least +/- 4.4%.

This report contains the following:

- An executive summary of the methodology for administering the survey and major findings
- Charts showing the overall results of the survey (Section 1)
- Priority Investment Rating (PIR) that identifies priorities for facilities/amenities (Section 2)
- Benchmarking analysis comparing Billings' results to national results (Section 3)
- Tabular data showing the overall results for all questions on the survey (Section 4)
- A copy of the survey instrument (Section 5)

The percentage of “don’t know” responses has been excluded from many of the graphs shown in this report to facilitate valid comparisons of the results from Billings with the results from other communities where ETC Institute has conducted a community interest and opinion survey. Since the number of “don’t know” responses often reflects the utilization and awareness of services, the percentage of “don’t know” responses has been provided in the tabular data section of this report. When the “don’t know” responses have been excluded, the text of this report will indicate that the responses have been excluded with the phrase “*who had an opinion.*”

2023 City of Billings Parks and Recreation Needs Assessment – Executive Summary

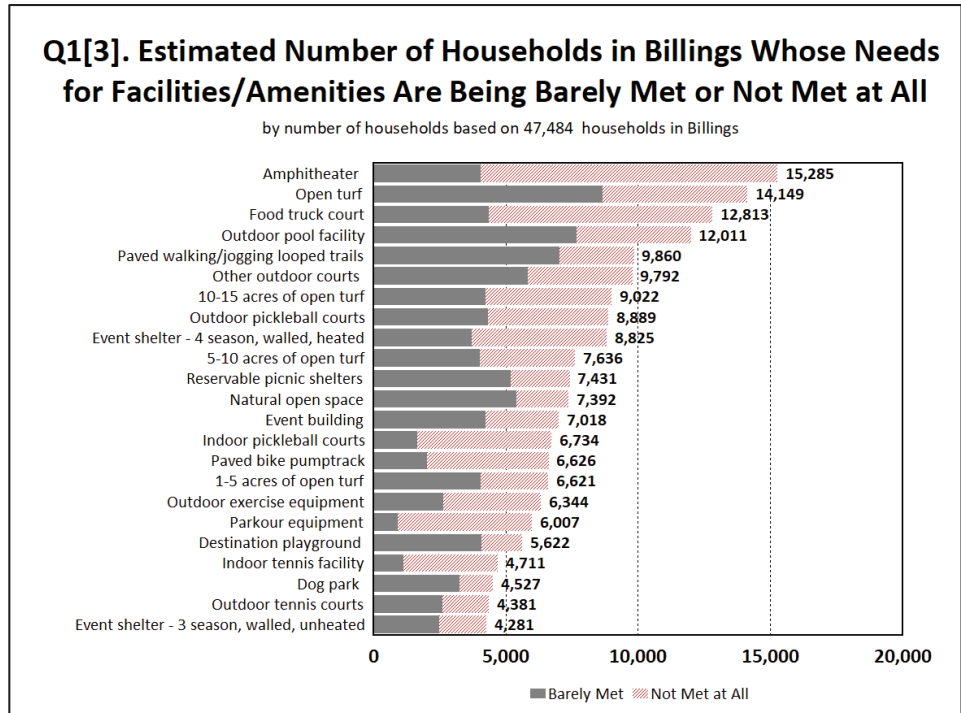


FACILITY/AMENITY NEEDS AND PRIORITIES

Facility/Amenity Needs: Respondents were asked to identify if their household had a need for 23 parks and recreation facilities/amenities and rate how well their needs for each were currently being met. Based on this analysis, ETC Institute was able to estimate the number of households in the community that had the greatest “unmet” need for various facilities/amenities.

The four parks and recreation facilities/amenities with the highest percentage of households that indicated a need were: paved walking/jogging looped trails (50%), natural open space (48%), open turf (46%), and destination playground (41%). When ETC Institute analyzed the needs in the community, these same four facilities/amenities had a need that affected more than 19,000 households.

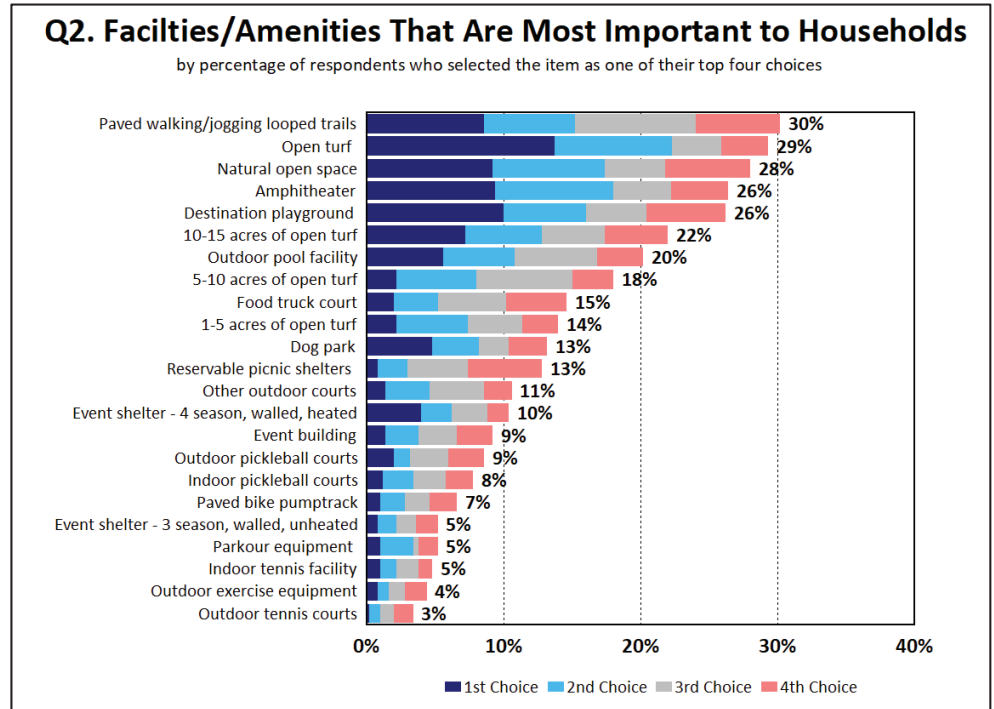
ETC Institute estimates a total of 15,285 households in Billings that have a need, have unmet needs for an amphitheater. The estimated number of households that have unmet needs for each of the 23 facilities/amenities that were assessed is shown below.



2023 City of Billings Parks and Recreation Needs Assessment – Executive Summary



Facility/Amenity Importance: In addition to assessing the needs for each facility/amenity, ETC Institute also assessed the importance that residents placed on each. Based on the sum of respondents’ top four choices, the most important facilities/amenities to residents were: paved walking/jogging looped trails (30%), open turf (29%), natural open space (28%), and amphitheater (26%). The percentage of residents who selected each facility/amenity as one of their top four choices is shown in the chart below.



2023 City of Billings Parks and Recreation Needs Assessment – Executive Summary

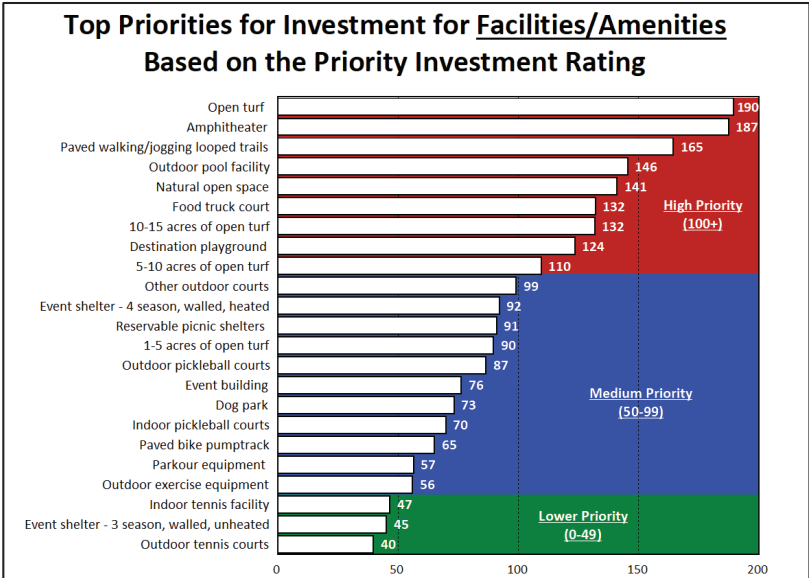


Priorities for Facility/Amenity Investments: The Priority Investment Rating (PIR) was developed by ETC Institute to provide organizations with an objective tool for evaluating the priority that should be placed on parks, trails, recreational amenities, and services. The PIR equally weights (1) the importance that residents place on amenities and (2) how many residents have unmet needs for the amenity. [Details regarding the methodology for this analysis are provided in Section 2 of this report.]

Based the Priority Investment Rating (PIR), the following nine facilities/amenities were rated as high priorities for investment:

- Open turf (PIR=190)
- Amphitheater (PIR=187)
- Paved walking/jogging looped trails (PIR=165)
- Outdoor pool facility (PIR=146)
- Natural open space (PIR=141)
- Food truck court (PIR=132)
- 10-15 acres of open turf (PIR=132)
- Destination playground (PIR=124)
- 5-10 acres of open turf (PIR=110)

The chart below shows the Priority Investment Rating for each of the 23 facilities/amenities that were assessed on the survey.



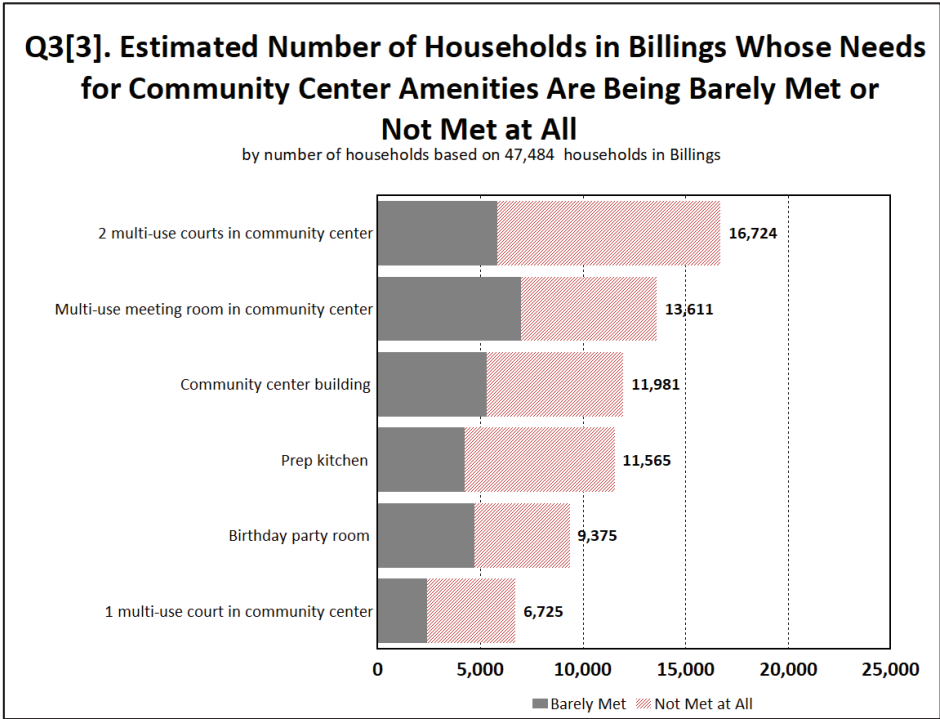
2023 City of Billings Parks and Recreation Needs Assessment – Executive Summary



COMMUNITY CENTER AMENITY NEEDS AND PRIORITIES

Community Center Amenity Needs. Respondents were also asked to identify if their household had a need for 6 community center amenities and rate how well their needs for each were currently being met. Based on this analysis, ETC Institute was able to estimate the number of households in the community that had “unmet” needs for each amenity.

The two community center amenities with the highest percentage of households that had needs were: 2 multi-use courts (38%) and multi-use meeting room (37%). When ETC Institute analyzed the needs in the community, both of these amenities had a need that affected more than 17,000 households. ETC Institute estimates a total of 16,724 households in Billings that have a need, have unmet needs for 2 multi-use courts. The estimated number of households that have unmet needs for each of the 6 community center amenities that were assessed is shown below.

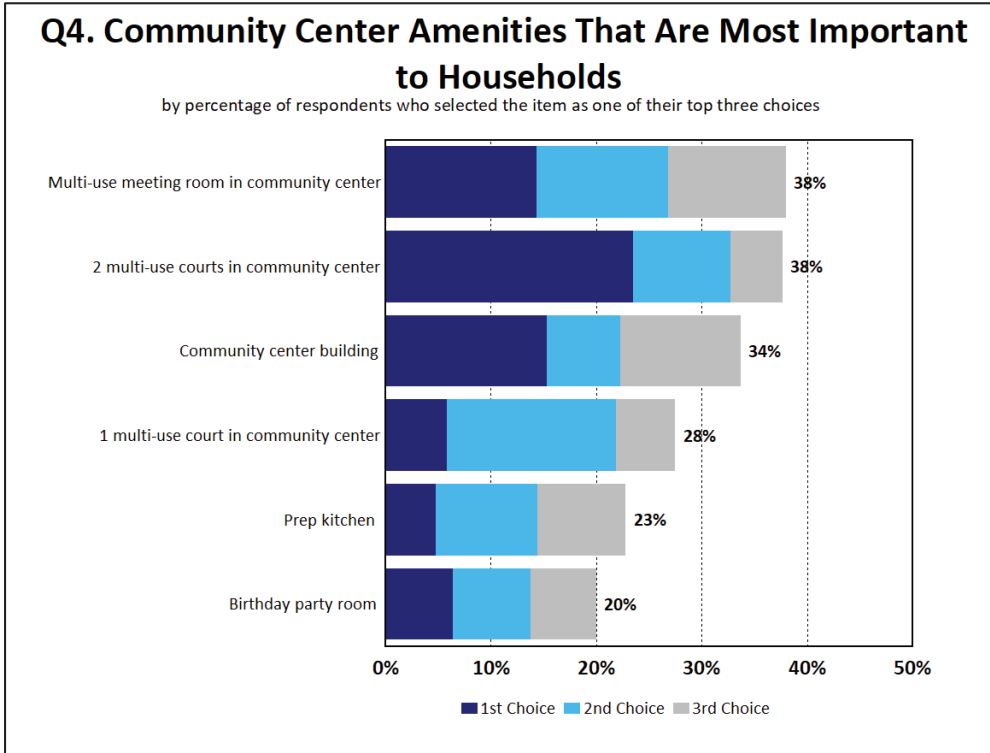


2023 City of Billings Parks and Recreation Needs Assessment – Executive Summary



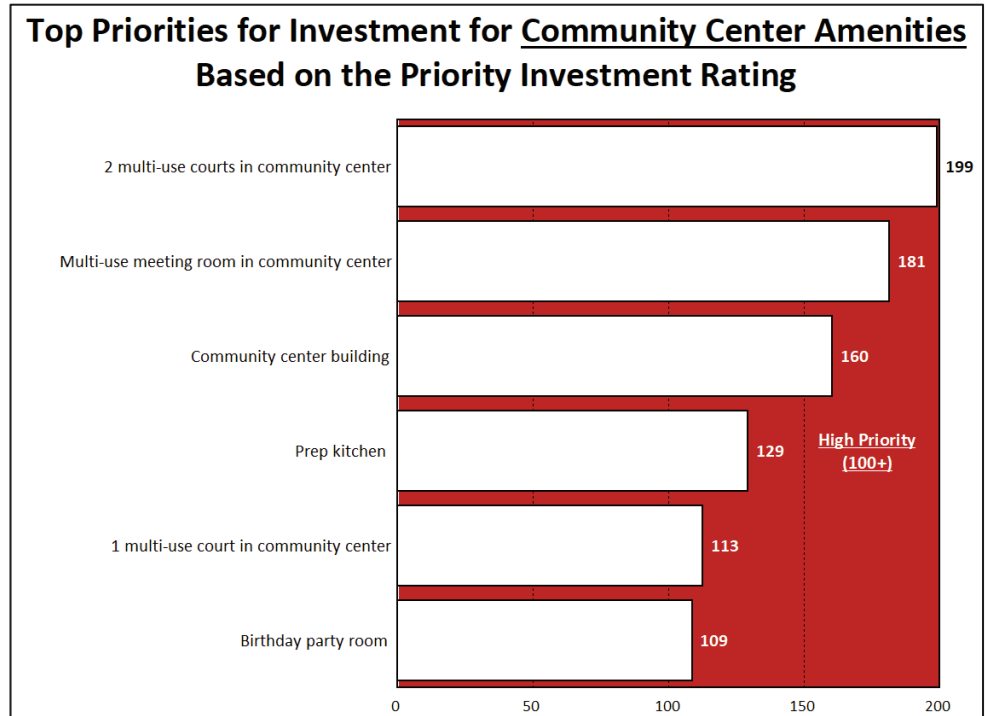
Community Center Amenity Importance. In addition to assessing the needs for each community center amenity, ETC Institute also assessed the importance that residents place on each. Based on the sum of respondents’ top three choices, the most important amenities to residents were: multi-use meeting room (38%), 2 multi-use courts (38%), and community center building (22%).

The percentage of residents who selected each amenity as one of their top three choices is shown in the chart below.



Priorities for Community Center Amenity Investments. Based on the priority investment rating (PIR), which was described briefly on page v of this Executive Summary and is described in more detail in Section 2 of this report, all six amenities were rated as “high priorities” for investment: The chart on the following page shows the Priority Investment Rating (PIR) for each of the 6 amenities that were rated.

2023 City of Billings Parks and Recreation Needs Assessment – Executive Summary

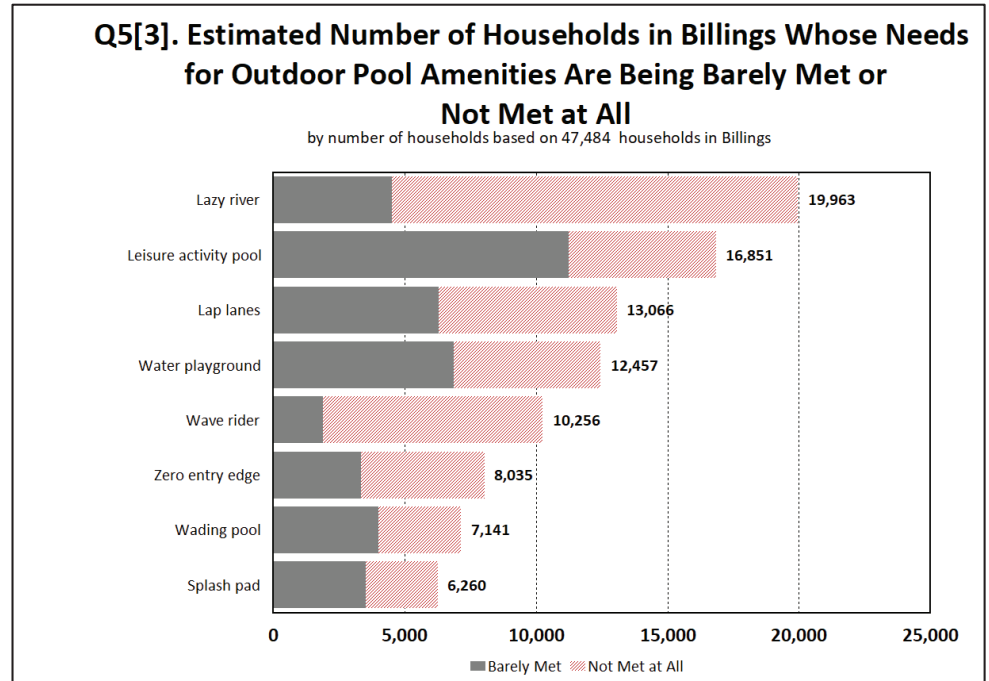


OUTDOOR POOL AMENITY NEEDS AND PRIORITIES

Outdoor Pool Amenity Needs. Respondents were asked to identify if their household had a need for 8 outdoor pool amenities and rate how well their needs for each were currently being met. Based on this analysis, ETC Institute was able to estimate the number of households in the community that had “unmet” needs for each amenity.

The two outdoor pool amenities with the highest percentage of households that had a need were: leisure activity pool (56%) and lazy river (46%). When ETC Institute analyzed the needs in the community, both of these amenities had a need that affected more than 21,000 households. ETC Institute estimates a total of 19,963 households in Billings that have a need, have unmet needs for a lazy river. The estimated number of households that have unmet needs for each of the 8 outdoor pool amenities that were assessed is shown on the following page.

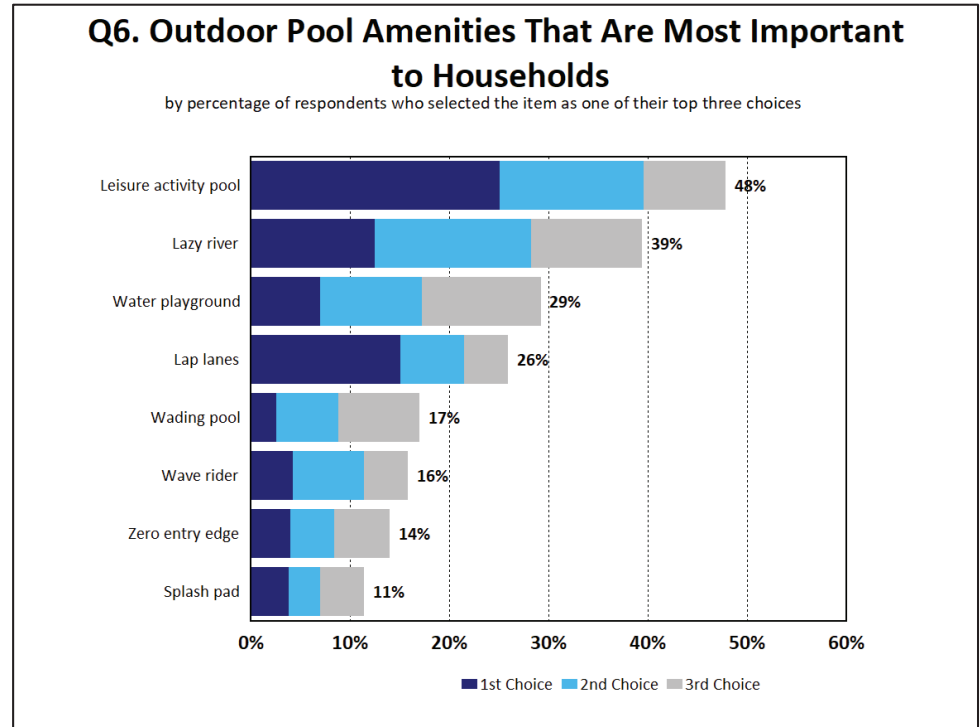
2023 City of Billings Parks and Recreation Needs Assessment – Executive Summary



Outdoor Pool Amenity Importance. In addition to assessing the needs for each outdoor pool amenity, ETC Institute also assessed the importance that residents place on each. Based on the sum of respondents’ top three choices, the most important amenities to residents were: leisure activity pool (48%), lazy river (39%), and water playground (29%).

The percentage of residents who selected each amenity as one of their top three choices is shown in the chart on the following page.

2023 City of Billings Parks and Recreation Needs Assessment – Executive Summary

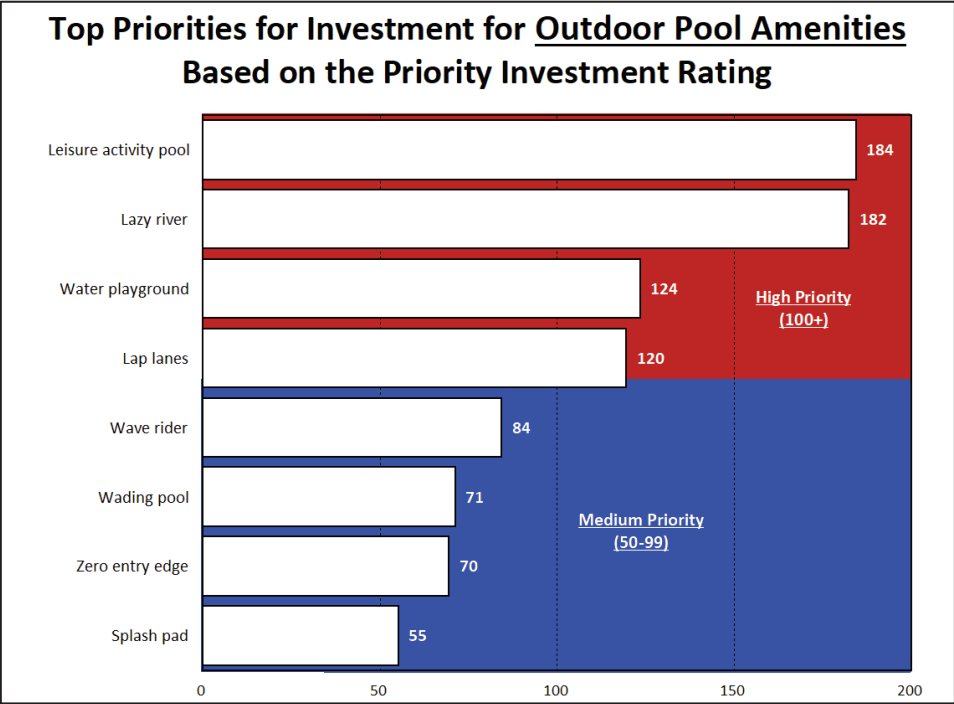


Priorities for Outdoor Pool Amenity Investments. Based on the Priority Investment Rating (PIR), the following four amenities were rated as high priorities for investment:

- Leisure activity pool (PIR=184)
- Lazy river (PIR=182)
- Water playground (PIR=124)
- Lap lanes (PIR=120)

The chart on the following page shows the Priority Investment Rating for each of the 8 outdoor pool amenities that were assessed on the survey.

2023 City of Billings Parks and Recreation Needs Assessment – Executive Summary



CONCLUSIONS AND RECOMMENDATIONS

When analyzing the facilities/amenities offered by the Billings Parks and Recreation Department, paved walking/jogging trails, natural open space, open turf, 2 multi-use community center courts, leisure activity pool, and a lazy river were the items for which the highest number of residents had a need. Focusing on these items would provide the greatest benefit for the largest number of residents within Billings.

Making certain Billings’ availability of amenities encompasses the greatest number of households ensures funding is appropriately allocated to give the community the greatest benefit possible. In order to ensure that Billings continues to meet the needs and expectations of the community, ETC Institute recommends that the City sustain and/or improve the performance in areas that were identified as “high priorities” by the Priority Investment Rating (PIR). The facilities/amenities with the highest PIR ratings are listed on the following page.

2023 City of Billings Parks and Recreation Needs Assessment – Executive Summary



Facility/Amenity Priorities

- Open turf (PIR=190)
- Amphitheater (PIR=187)
- Paved walking/jogging looped trails (PIR=165)
- Outdoor pool facility (PIR=146)
- Natural open space (PIR=141)
- Food truck court (PIR=132)
- 10-15 acres of open turf (PIR=132)
- Destination playground (PIR=124)
- 5-10 acres of open turf (PIR=110)

Community Center Amenity Priorities

- 2 multi-use courts (PIR=199)
- Multi-use meeting room (PIR=181)
- Community center building (PIR=160)
- Prep kitchen (PIR=129)
- 1 multi-use court (PIR=113)
- Birthday party room (PIR=109)

Outdoor Pool Amenity Priorities

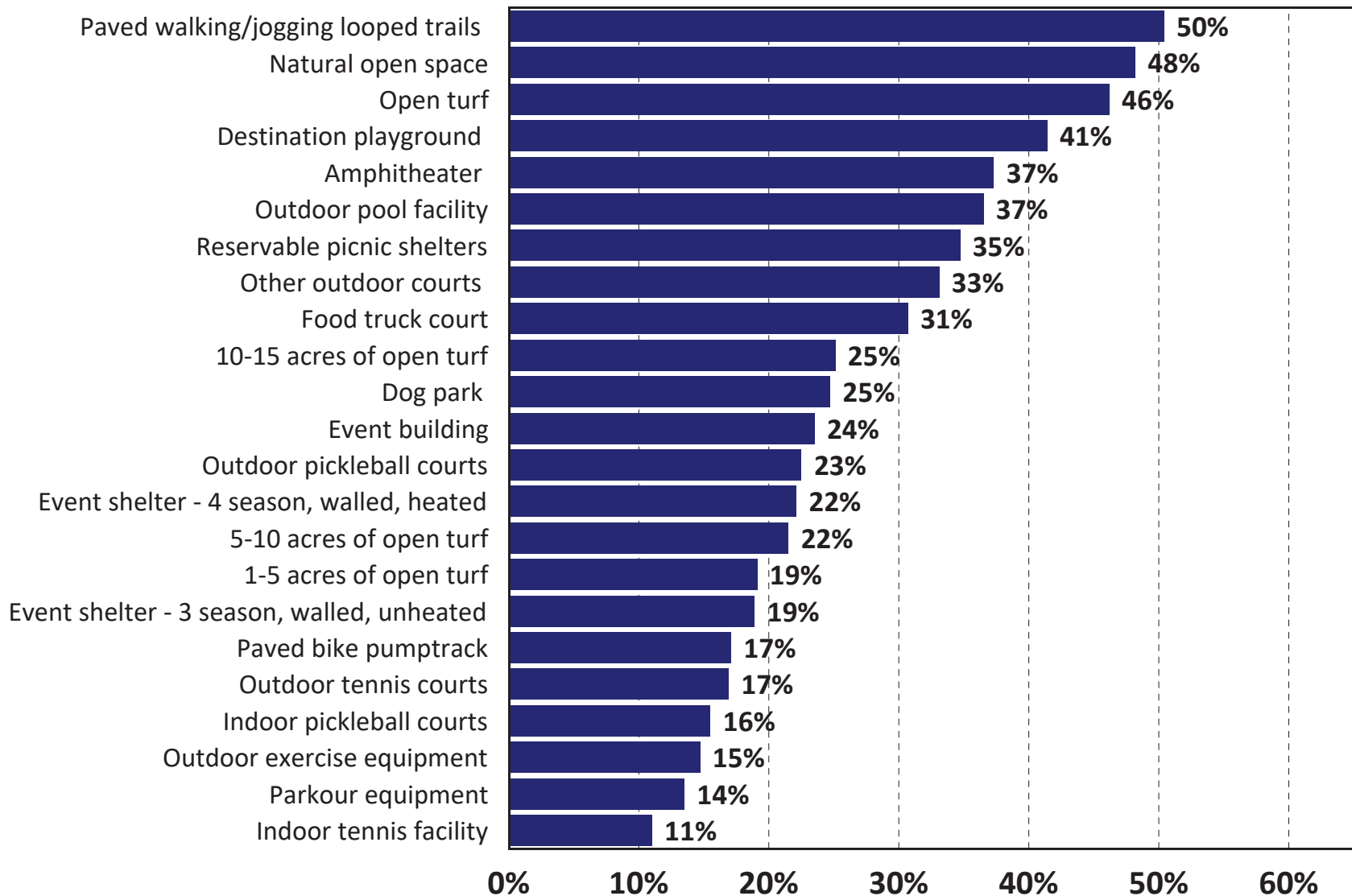
- Leisure activity pool (PIR=184)
- Lazy river (PIR=182)
- Water playground (PIR=124)
- Lap lanes (PIR=120)



Charts and Graphs

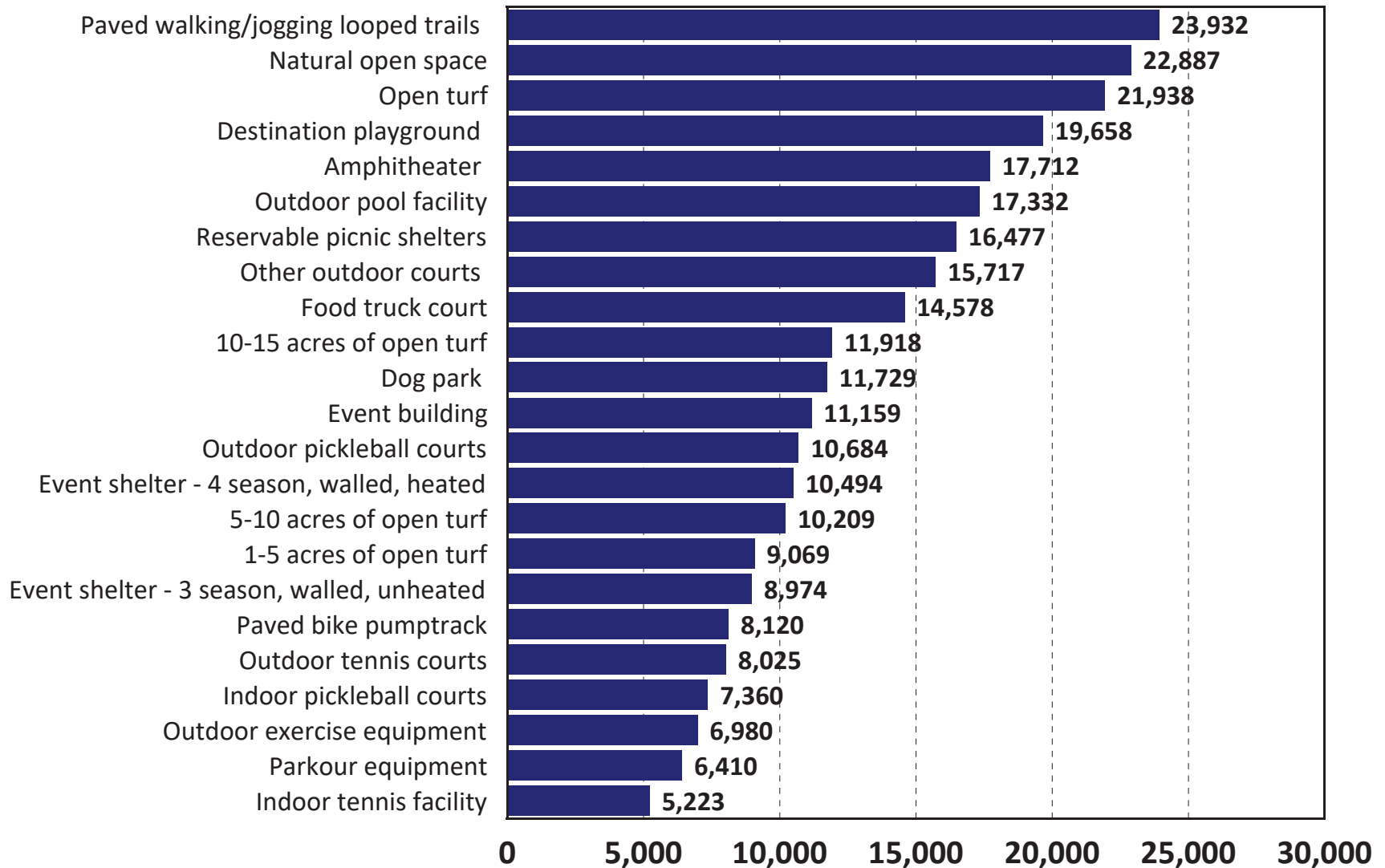
Q1[1]. Households That Have a Need for the Following Facilities/Amenities

by percentage of respondents (multiple selections could be made)



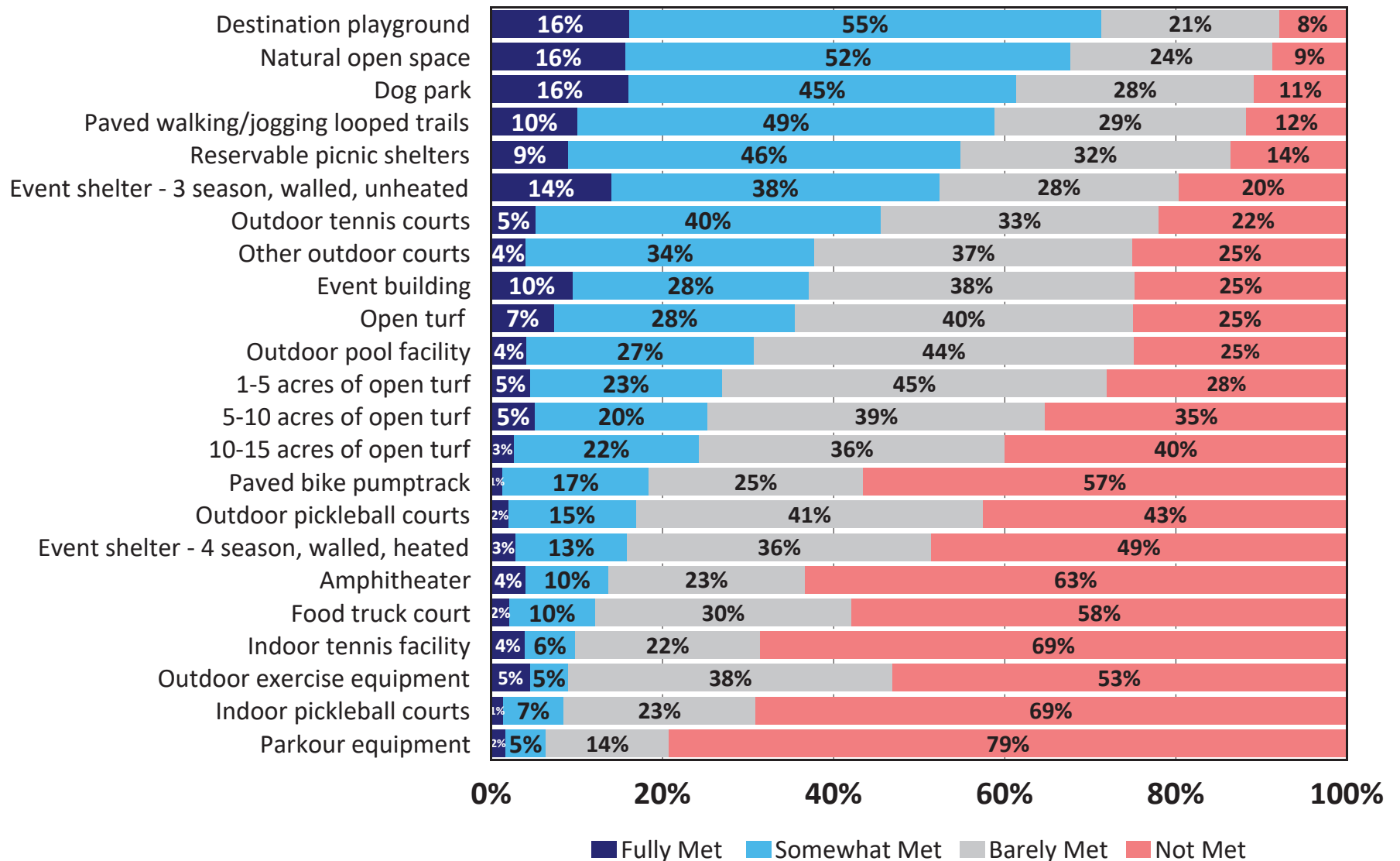
Q1[1]. Estimated Number of Households That Have a Need for Facilities/Amenities

by number of households based on 47,484 households in Billings



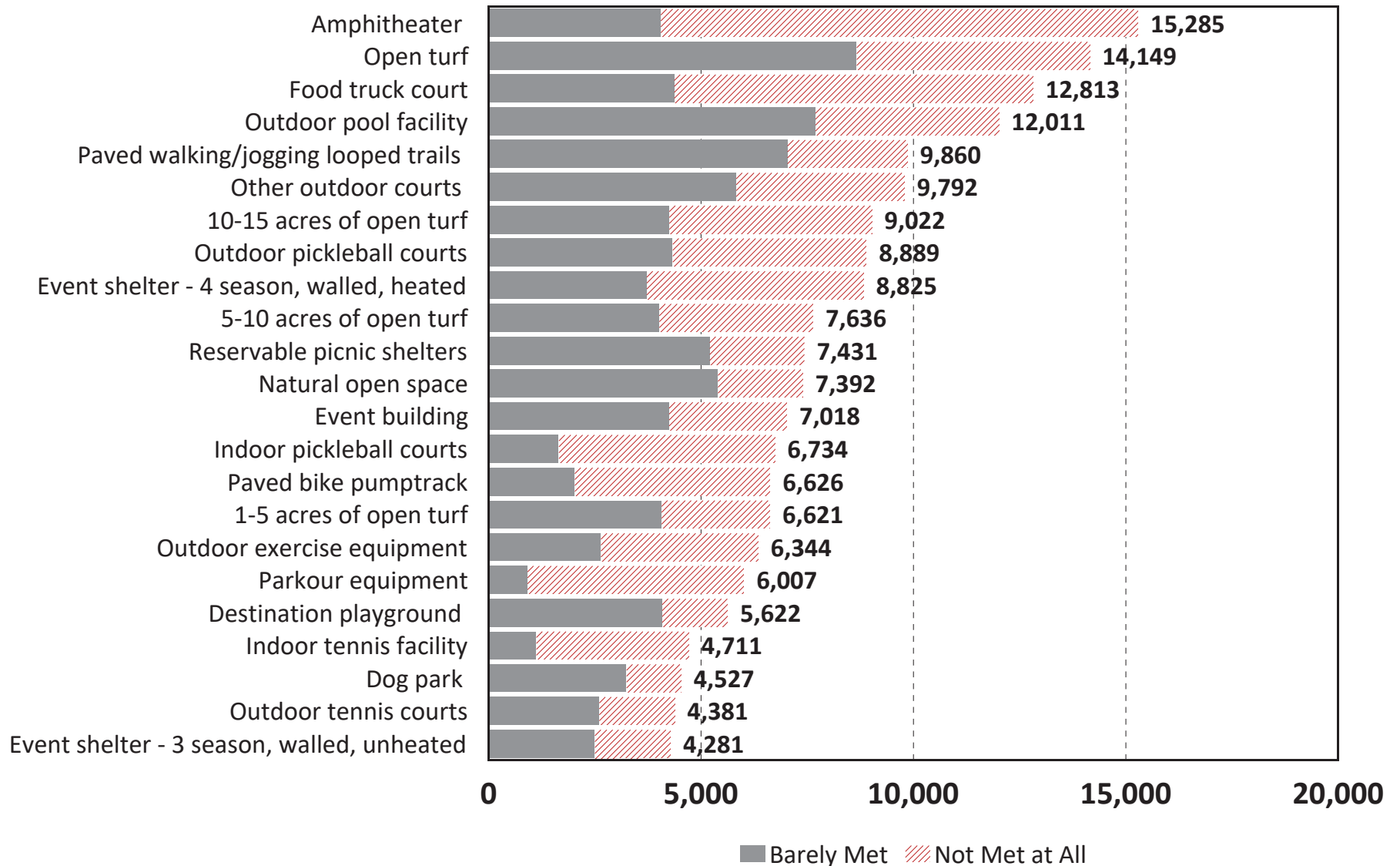
Q1[2]. How Well Facilities/Amenities in Billings Meet the Needs of Households

by percentage of households that have a need for facilities/amenities



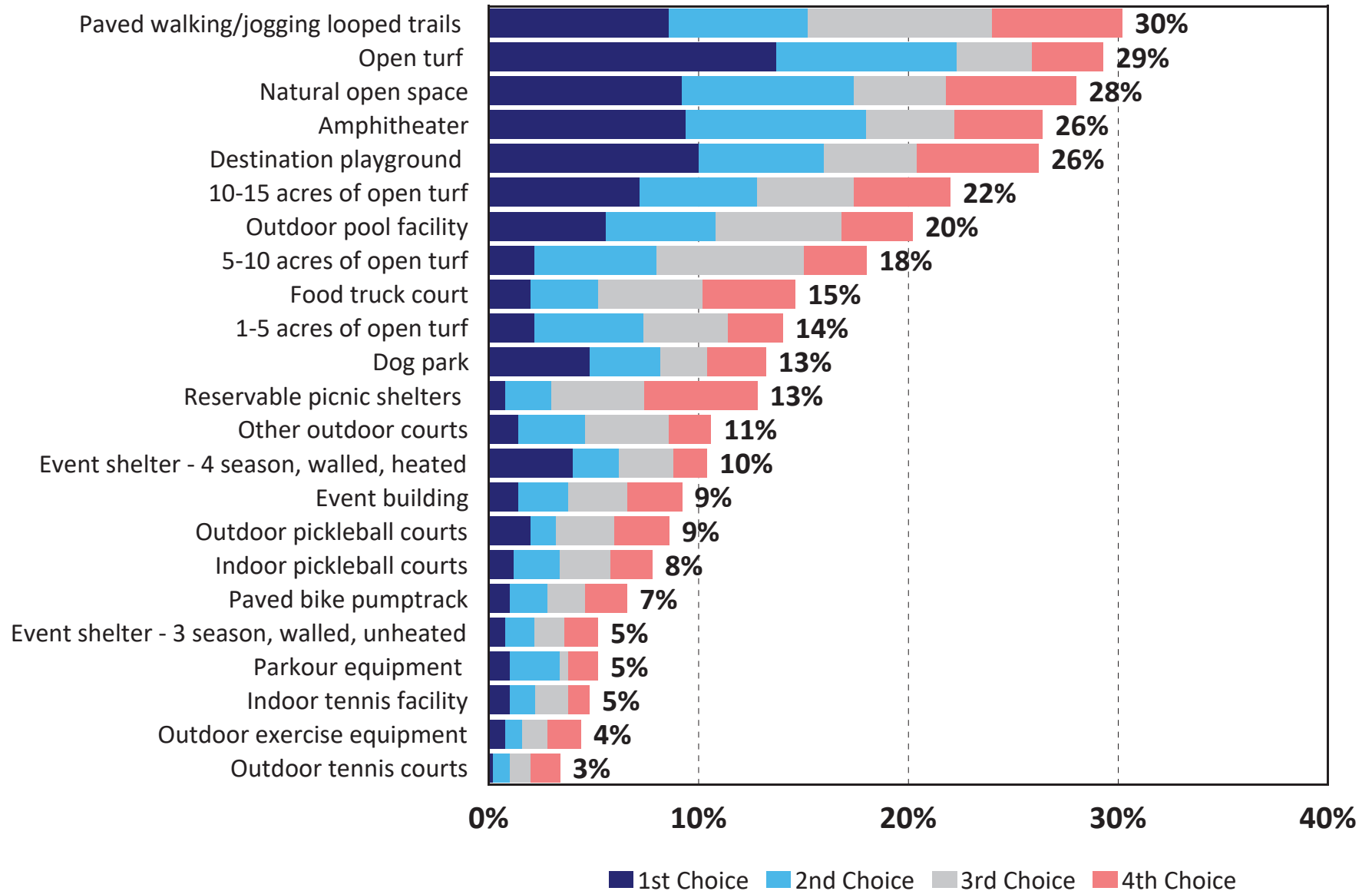
Q1[3]. Estimated Number of Households in Billings Whose Needs for Facilities/Amenities Are Being Barely Met or Not Met at All

by number of households based on 47,484 households in Billings



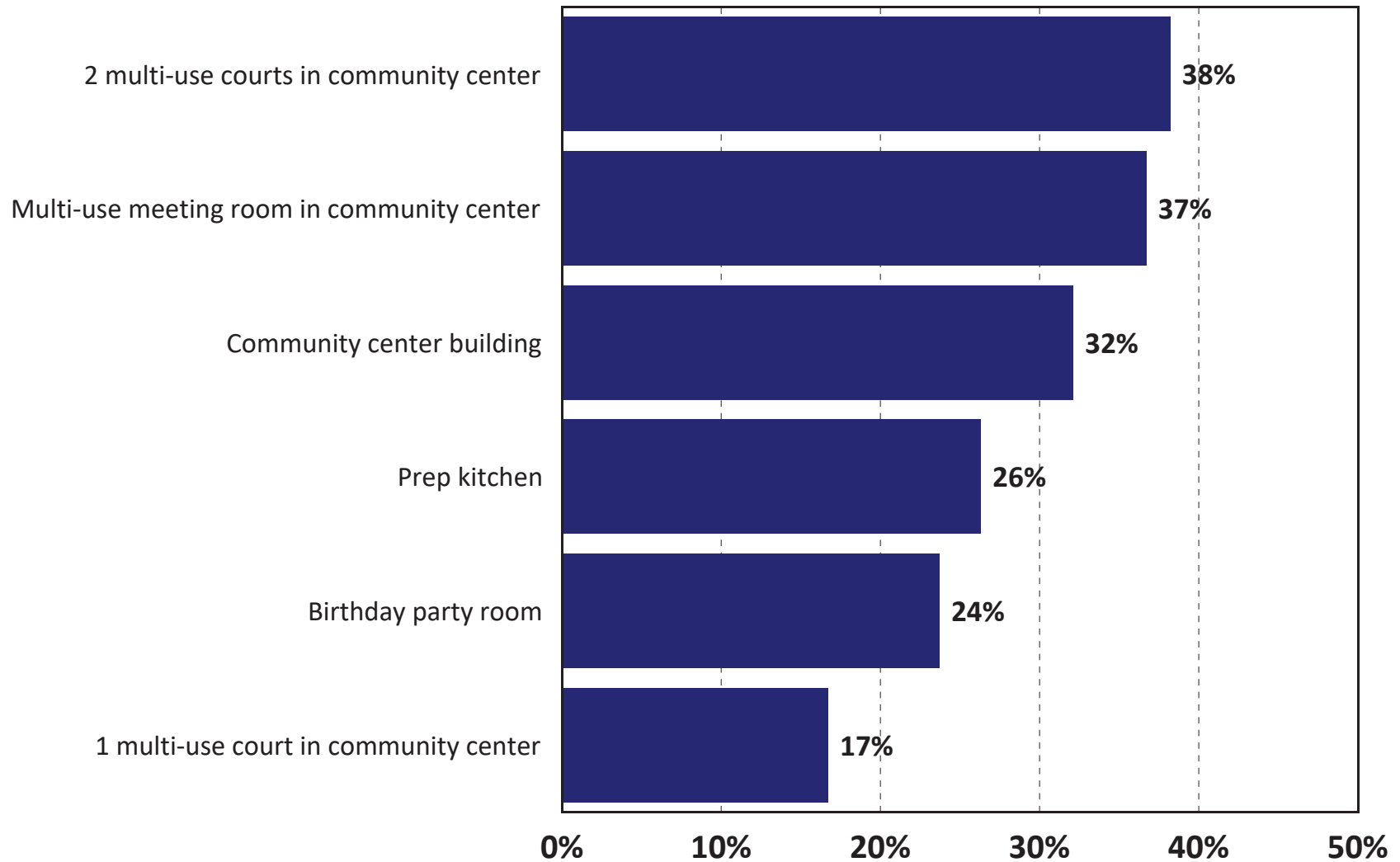
Q2. Facilities/Amenities That Are Most Important to Households

by percentage of respondents who selected the item as one of their top four choices



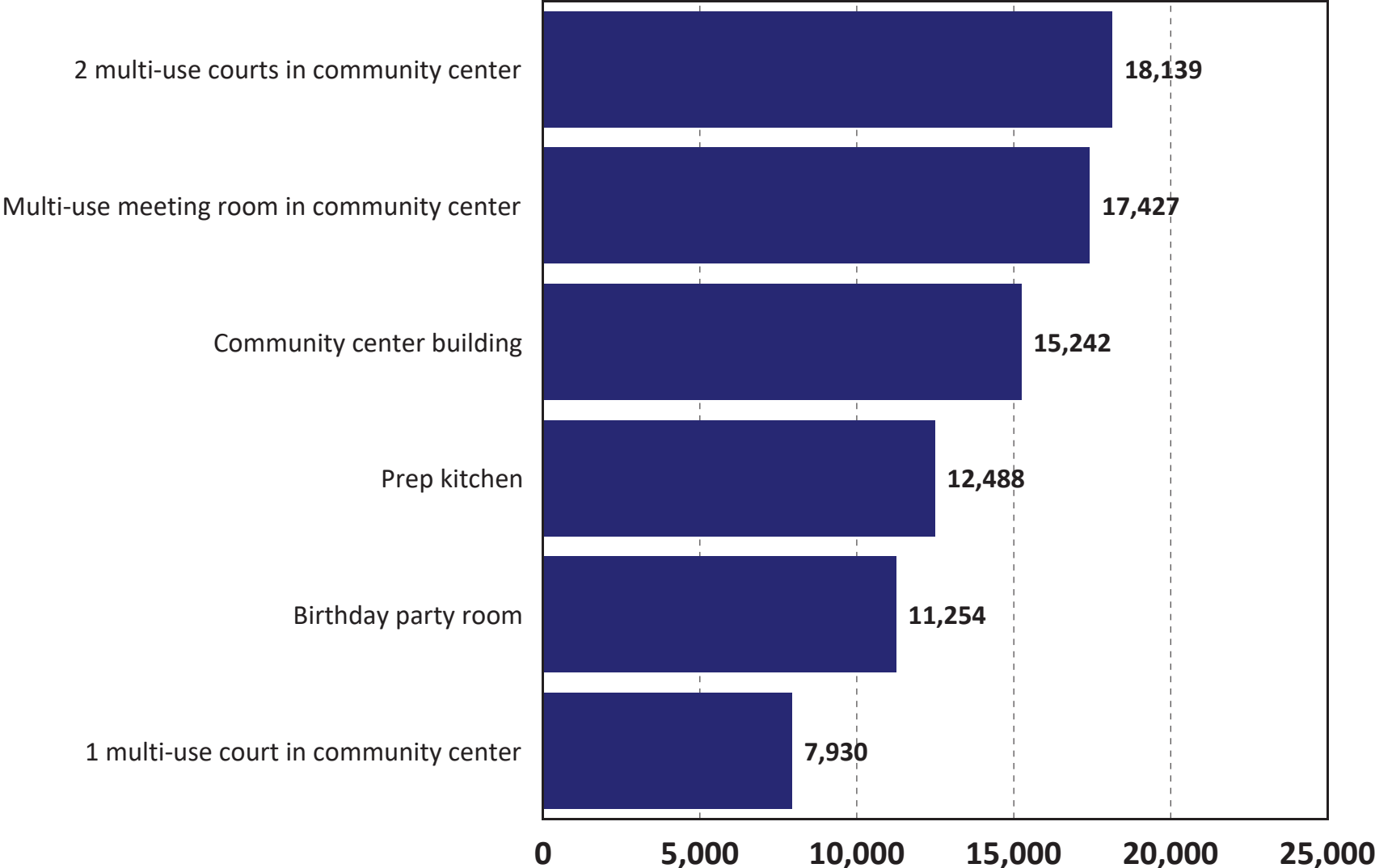
Q3[1]. Households That Have a Need for the Following Community Center Amenities

by percentage of respondents (multiple selections could be made)



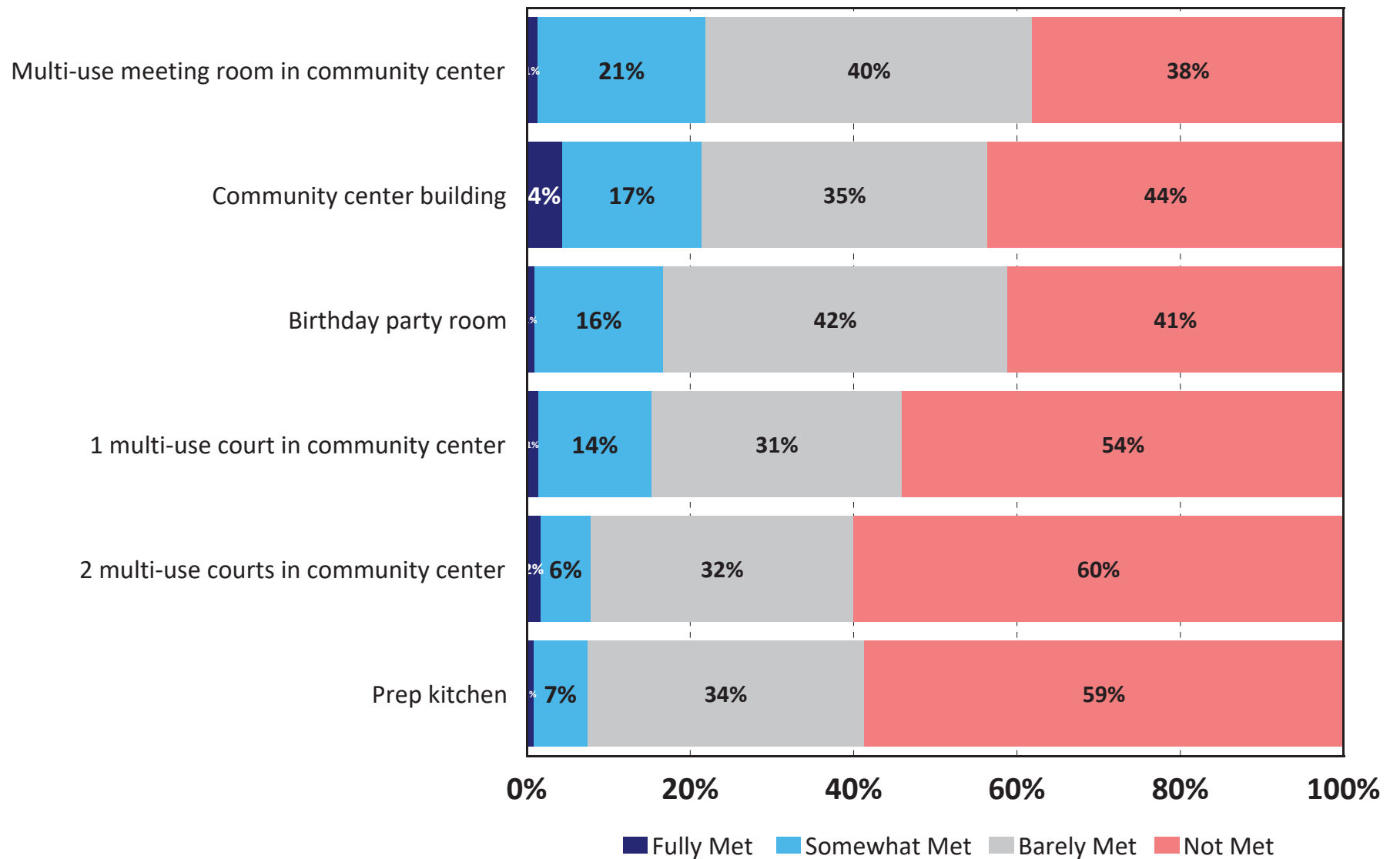
Q3[1]. Estimated Number of Households That Have a Need for Community Center Amenities

by number of households based on 47,484 households in Billings



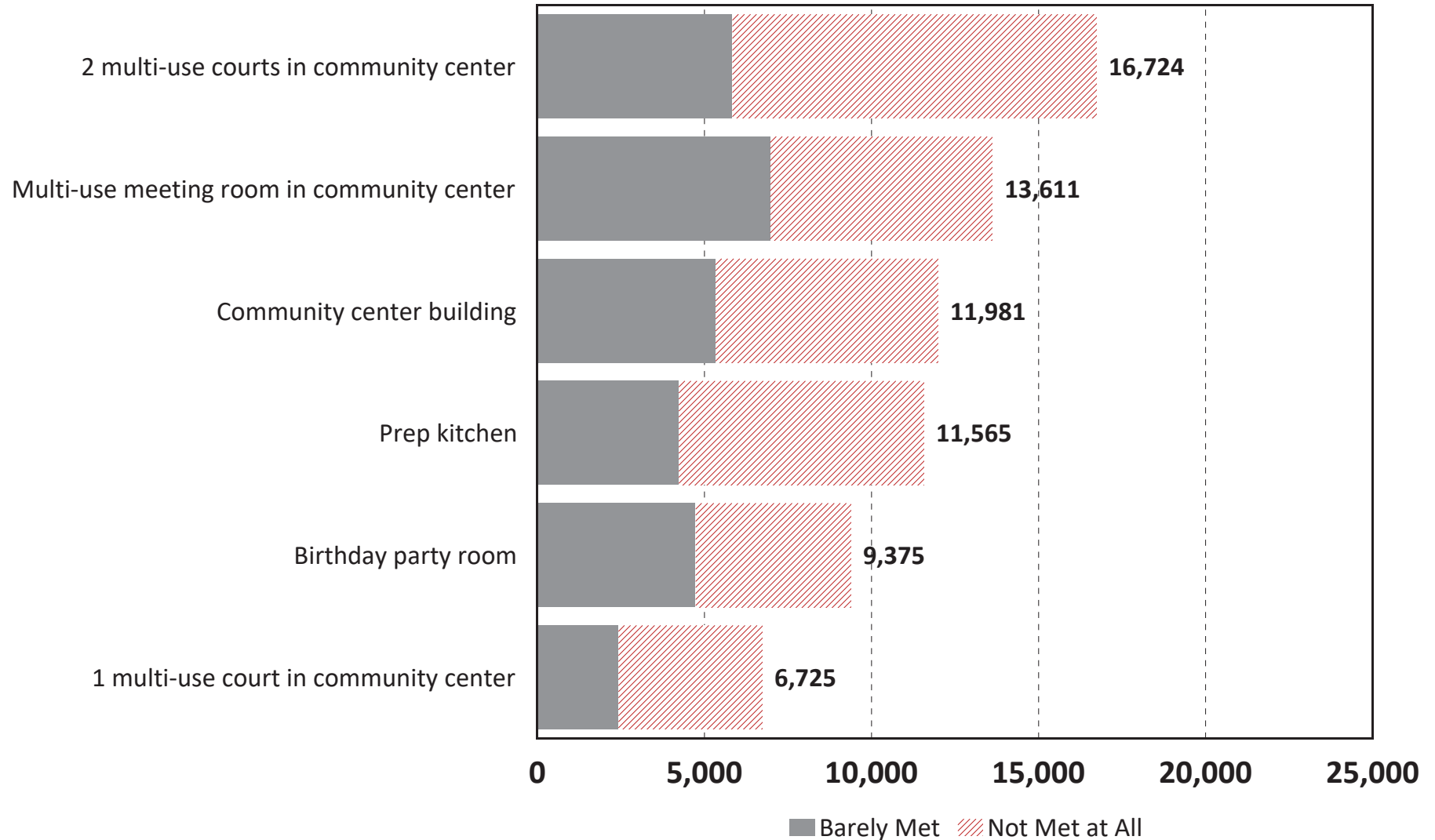
Q3[2]. How Well Community Center Amenities in Billings Meet the Needs of Households

by percentage of households that have a need for community center amenities



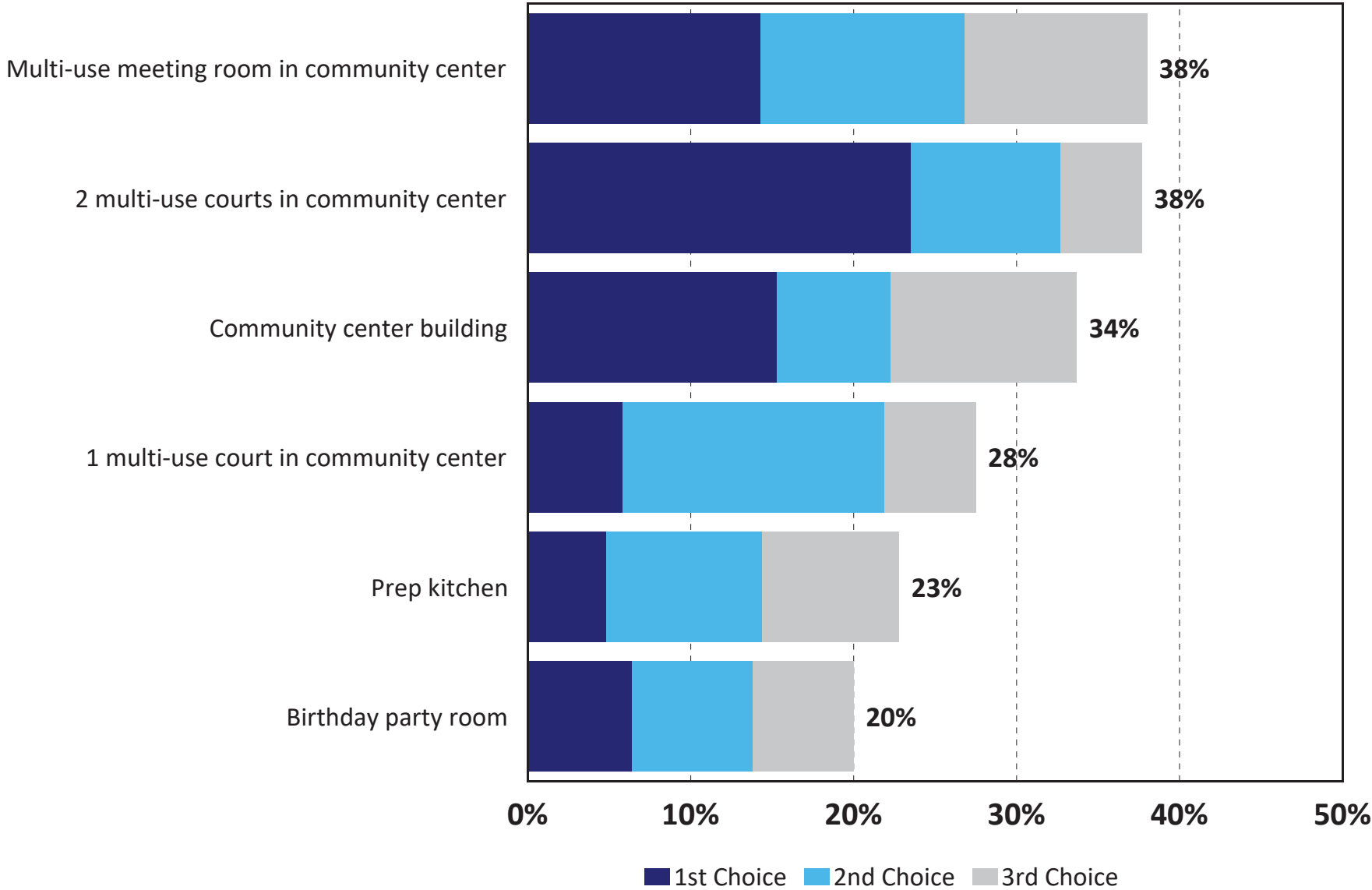
Q3[3]. Estimated Number of Households in Billings Whose Needs for Community Center Amenities Are Being Barely Met or Not Met at All

by number of households based on 47,484 households in Billings



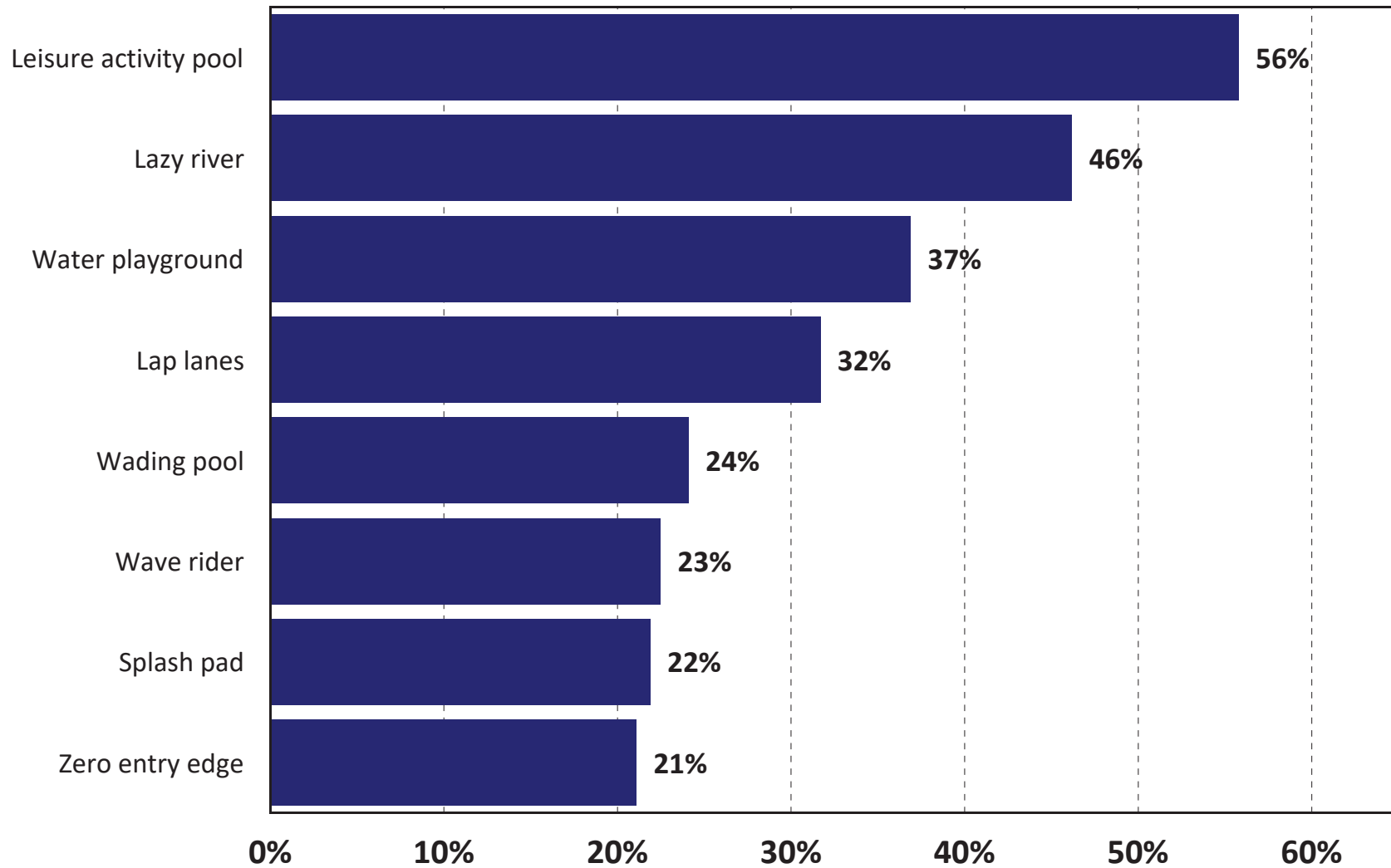
Q4. Community Center Amenities That Are Most Important to Households

by percentage of respondents who selected the item as one of their top three choices



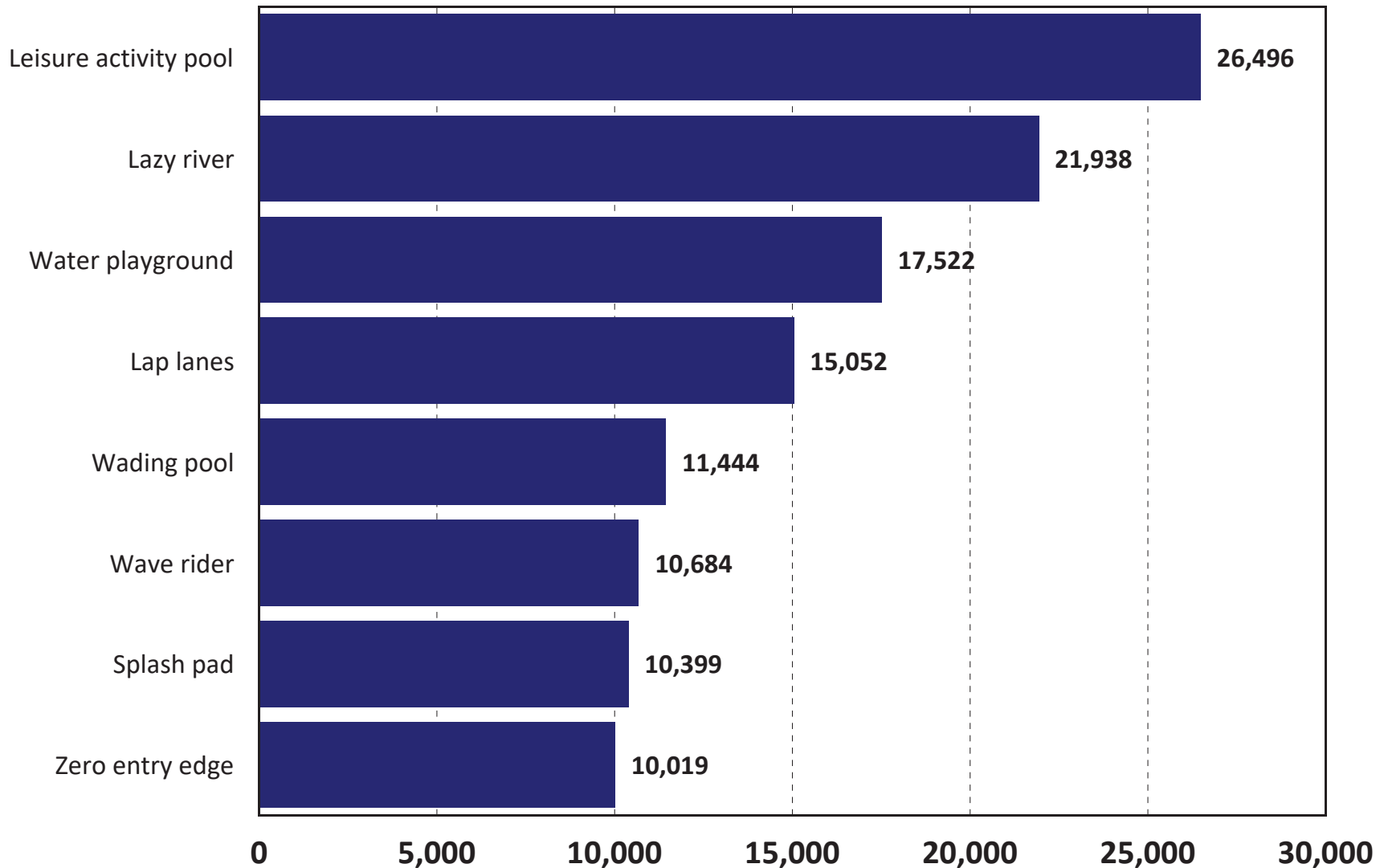
Q5[1]. Households That Have a Need for the Following Outdoor Pool Amenities

by percentage of respondents (multiple selections could be made)



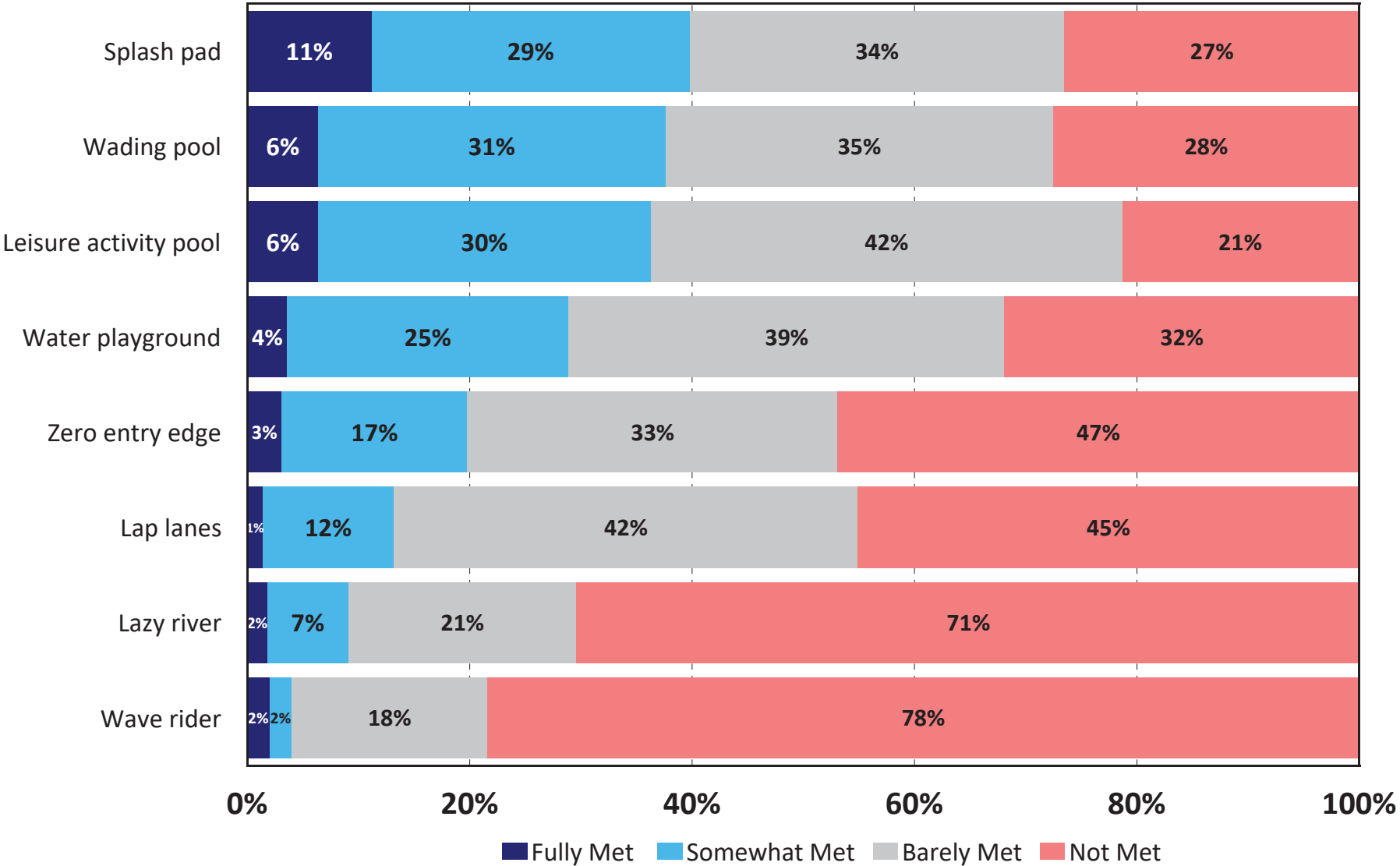
Q5[1]. Estimated Number of Households That Have a Need for Outdoor Pool Amenities

by number of households based on 47,484 households in Billings



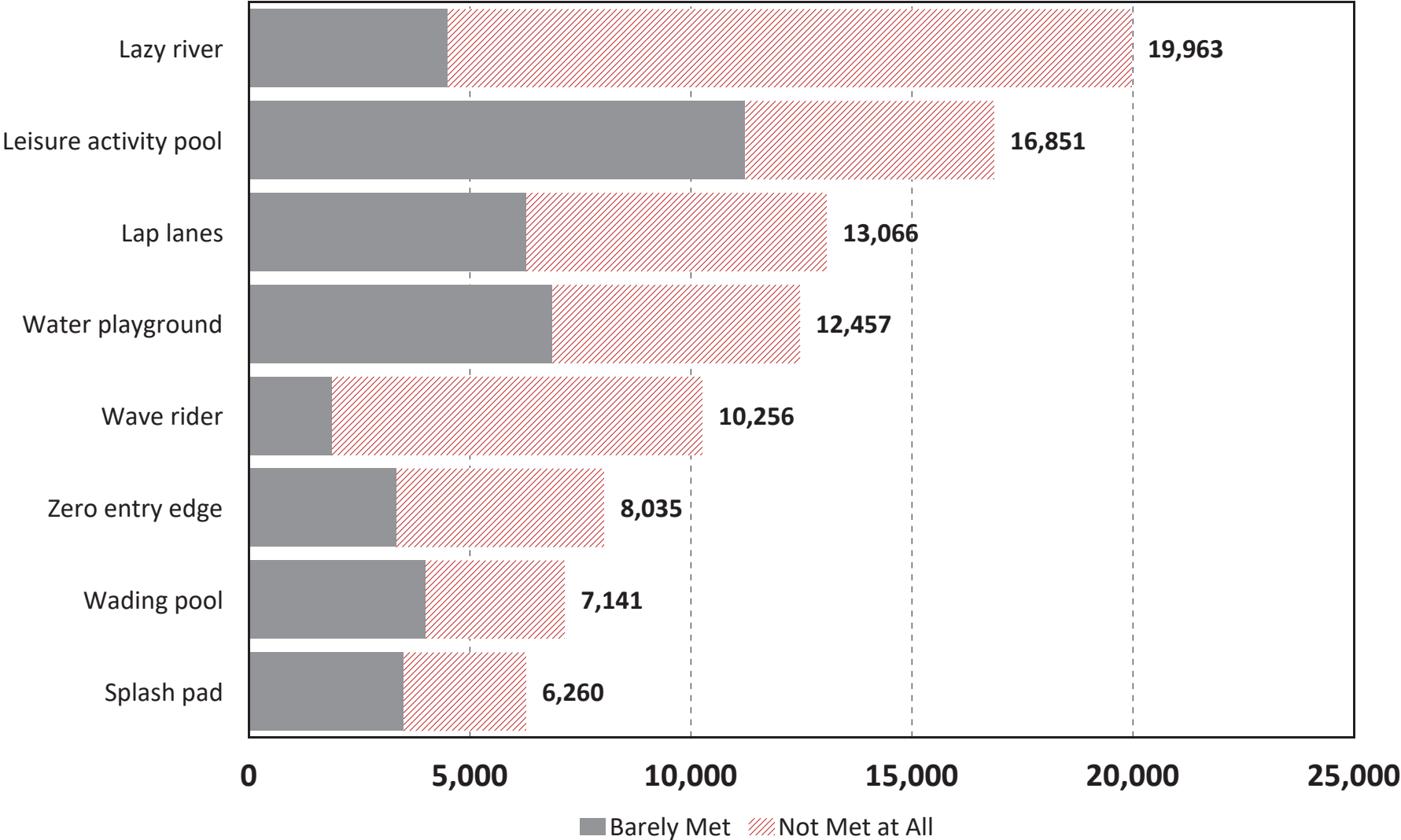
Q5[2]. How Well Outdoor Pool Amenities in Billings Meet the Needs of Households

by percentage of households that have a need for outdoor pool amenities



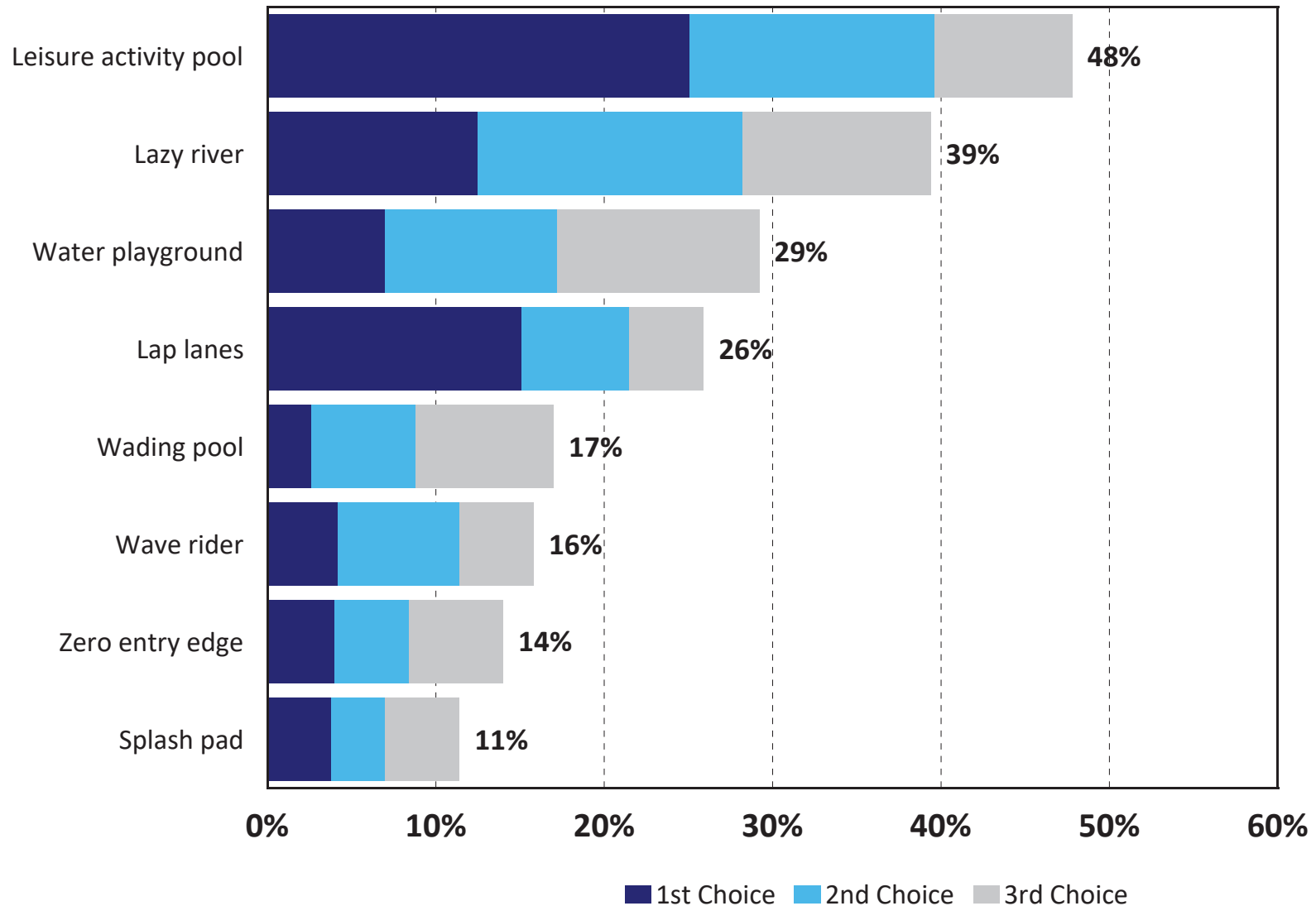
Q5[3]. Estimated Number of Households in Billings Whose Needs for Outdoor Pool Amenities Are Being Barely Met or Not Met at All

by number of households based on 47,484 households in Billings



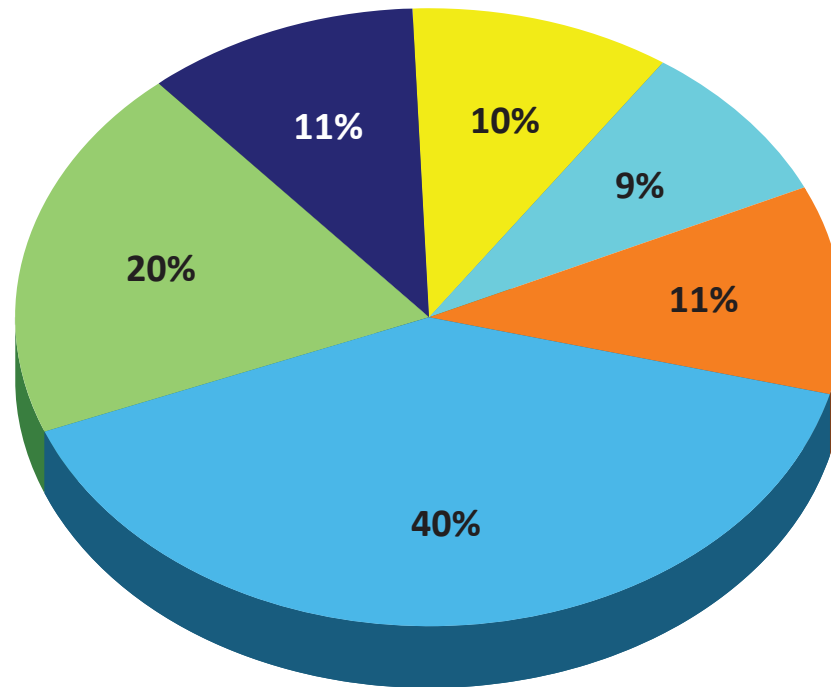
Q6. Outdoor Pool Amenities That Are Most Important to Households

by percentage of respondents who selected the item as one of their top three choices



Q9. Demographics: Number of Years Lived in the City of Billings

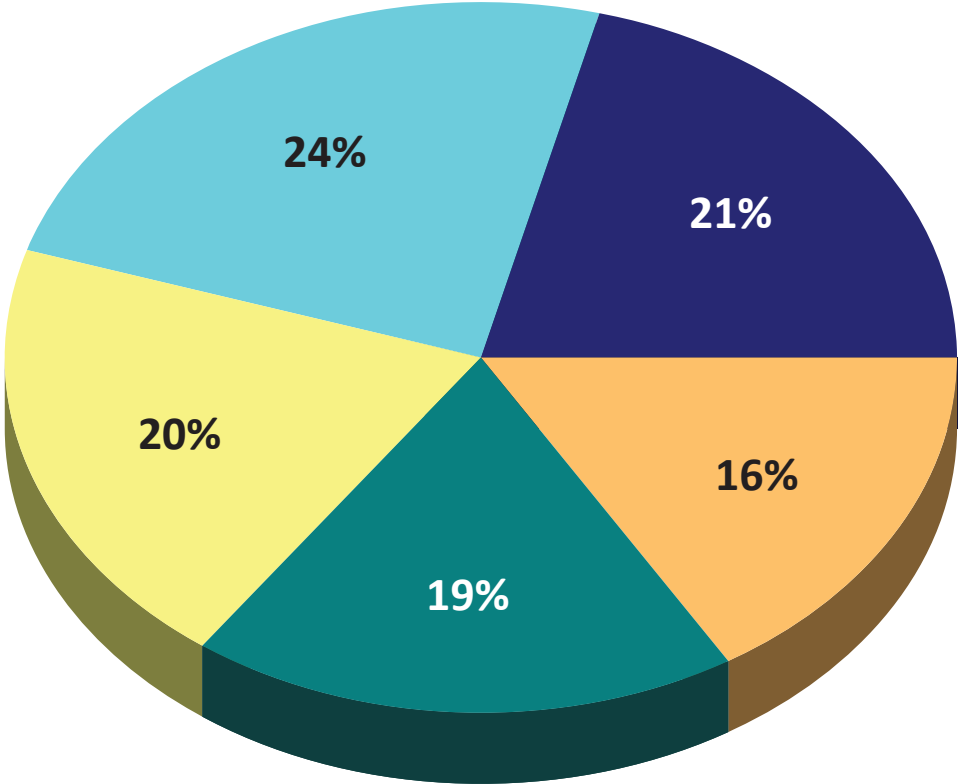
by percentage of respondents (excluding “not provided”)



5 years or less 6 to 10 years 11 to 15 years 16 to 20 years
21 to 30 years 31+ years

Q10. Demographics: Age of Respondent

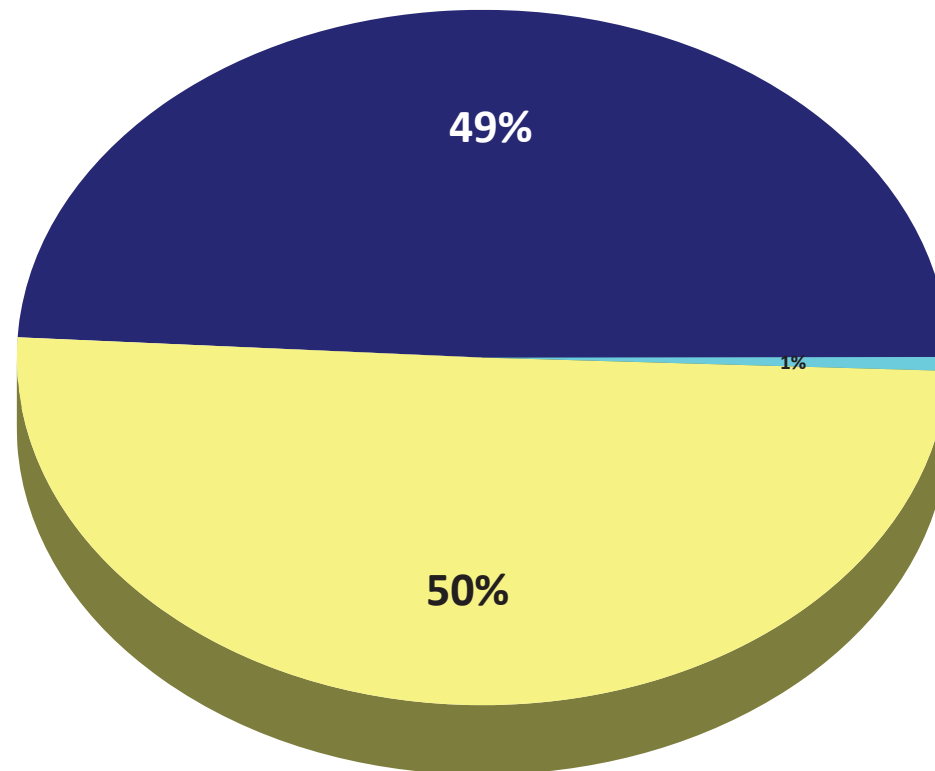
by percentage of respondents (excluding “not provided”)



■ Under 35 years ■ 35-44 years ■ 45-54 years ■ 55-64 years ■ 65+ years

Q11. Demographics: Gender

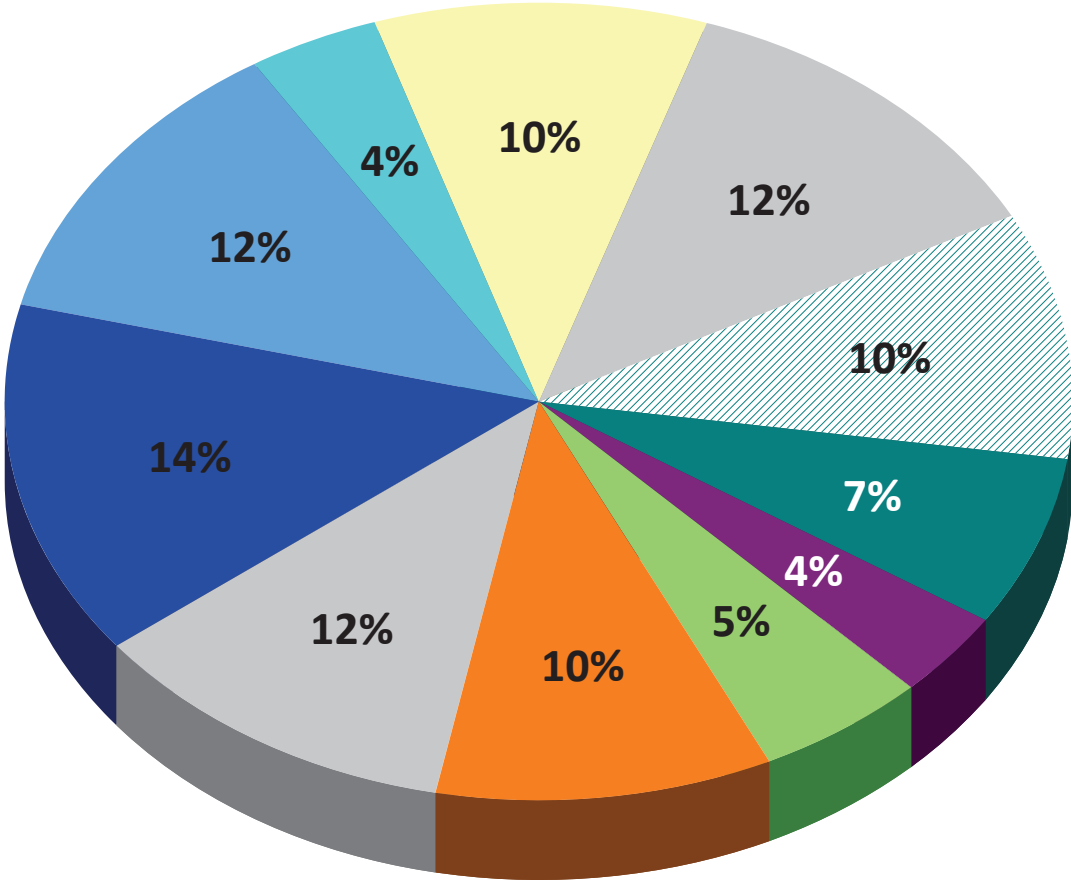
by percentage of respondents (excluding “not provided”)



■ Male ■ Female ■ Non-binary/Prefer to self-describe

Q12. Demographics: Ages of Household Members

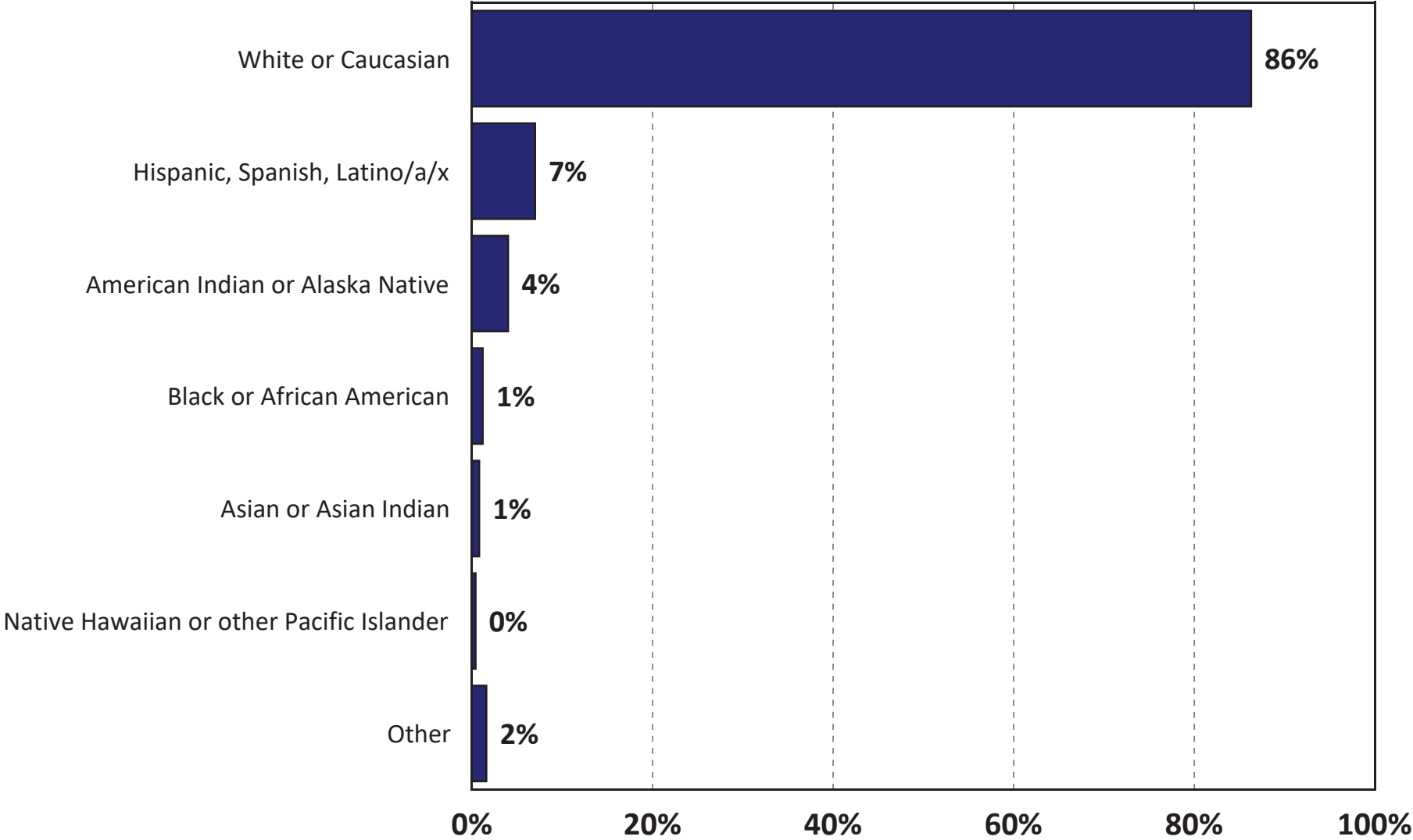
by percentage of persons in the household



- Under age 5
- Ages 5 to 9
- Ages 10 to 14
- Ages 15 to 19
- Ages 20 to 24
- Ages 25-34
- Ages 35 to 44
- Ages 45 to 54
- Ages 55 to 64
- Ages 65 to 74
- Ages 75+

Q13. Demographics: Race

by percentage of respondents (multiple selections could be made)



A graphic consisting of a white circle with a dark blue outline containing the number '2', followed by a dark blue horizontal bar containing the text 'Priority Investment Rating' in white.

2 **Priority Investment
Rating**

Priority Investment Rating (PIR)



Overview

The Priority Investment Rating (PIR) was developed by ETC Institute to provide governments with an objective tool for evaluating the priority that should be placed on parks and recreation investments. The Priority Investment Rating was developed by ETC Institute to identify the facilities/amenities residents think should receive the highest priority for investment. The Priority Investment Rating reflects the importance residents place on items (sum of top 4 choices) and the unmet needs (needs that are only being partly met or not met) for each amenity relative to the amenity that rated the highest overall. Since decisions related to future investments should consider both the level of unmet need and the importance of facilities/amenities, the PIR weights each of these components equally.

The PIR reflects the sum of the Unmet Needs Rating and the Importance Rating as shown in the equation below:

$$\text{PIR} = \text{UNR} + \text{IR}$$

For example, suppose the Unmet Needs Rating for playgrounds is 26.5 (out of 100) and the Importance Rating for playgrounds is 52 (out of 100), the Priority Investment Rating for playgrounds would be 78.5 (out of 200).

How to Analyze the Charts:

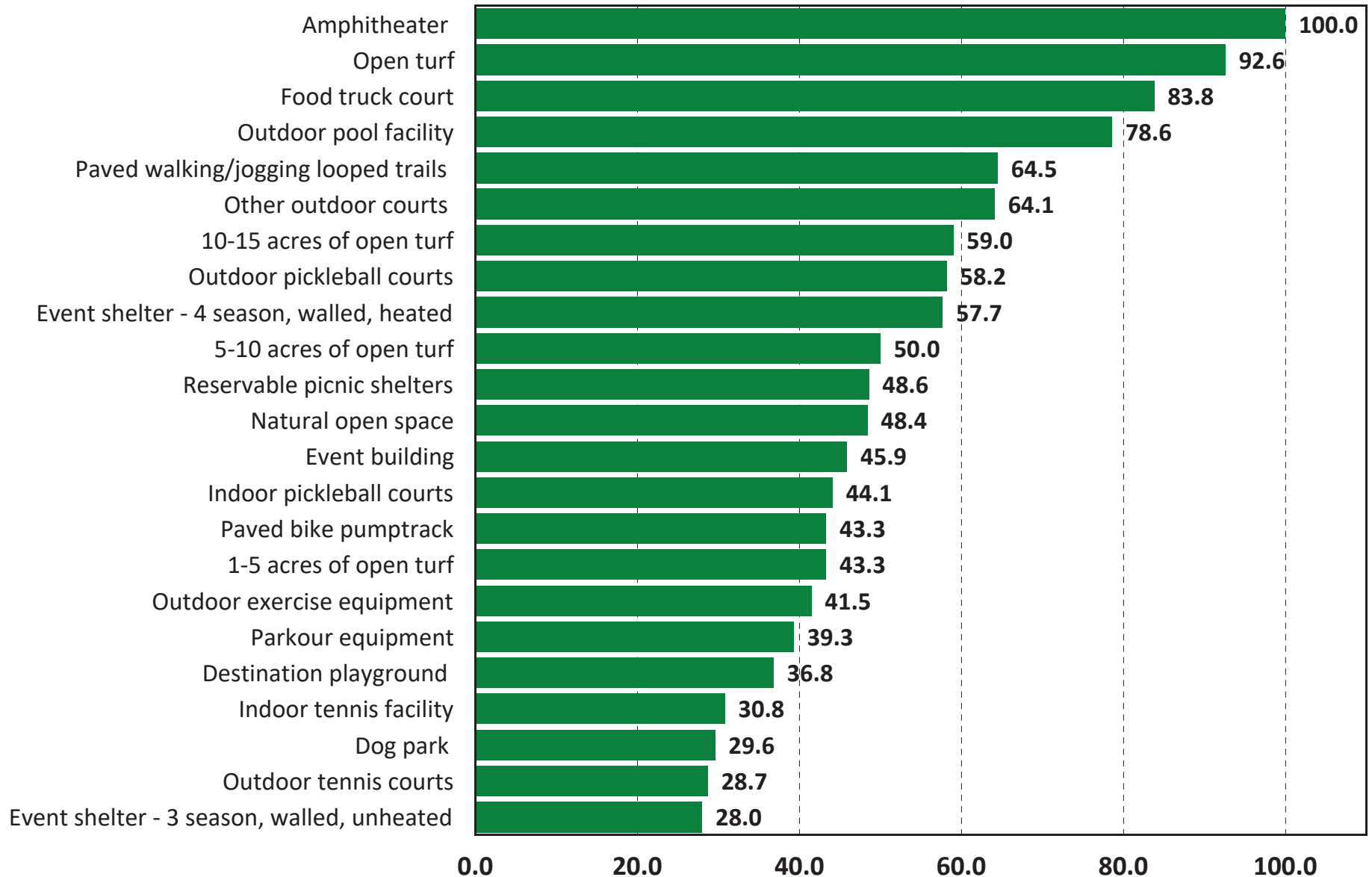
- High Priority Areas are those with a PIR of at least 100. A rating of 100 or above generally indicates there is a relatively high level of unmet need and residents generally think it is important to fund improvements in these areas. Improvements in this area are likely to have a positive impact on the greatest number of households.
- Medium Priority Areas are those with a PIR of 50-99. A rating in this range generally indicates there is a medium to high level of unmet need or a significant percentage of residents generally think it is important to fund improvements in these areas.
- Low Priority Areas are those with a PIR below 50. A rating in this range generally indicates there is a relatively low level of unmet need and residents do not think it is important to fund improvements in these areas. Improvements may be warranted if the needs of very specialized populations are being targeted.

The following pages show the Unmet Needs Rating, Importance Rating, and Priority Investment Rating for facilities/amenities.

Unmet Needs Rating for Facilities/Amenities

the rating for the item with the most unmet need=100

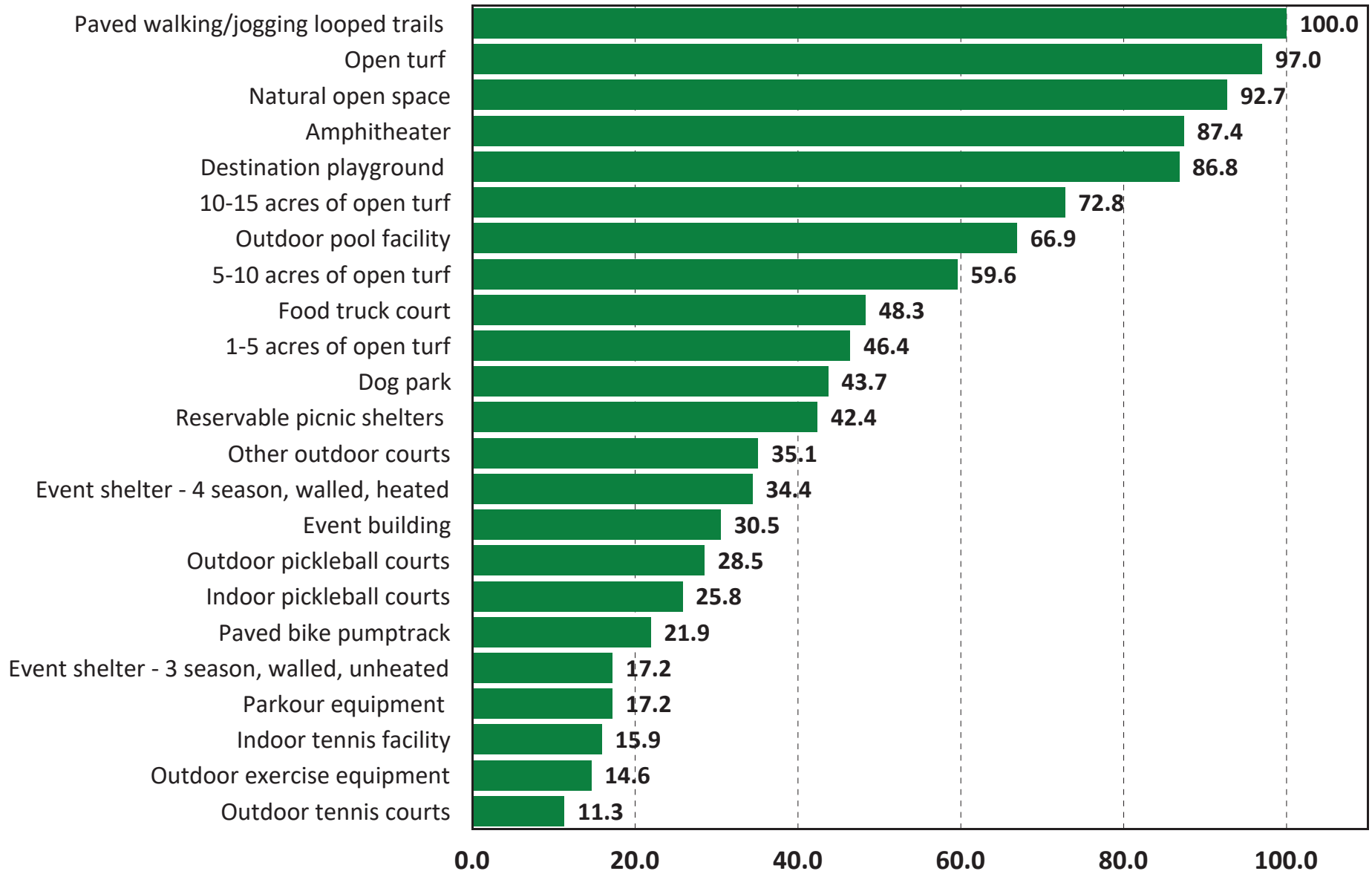
the rating of all other items reflects the relative amount of unmet need for each item compared to the item with the most unmet need



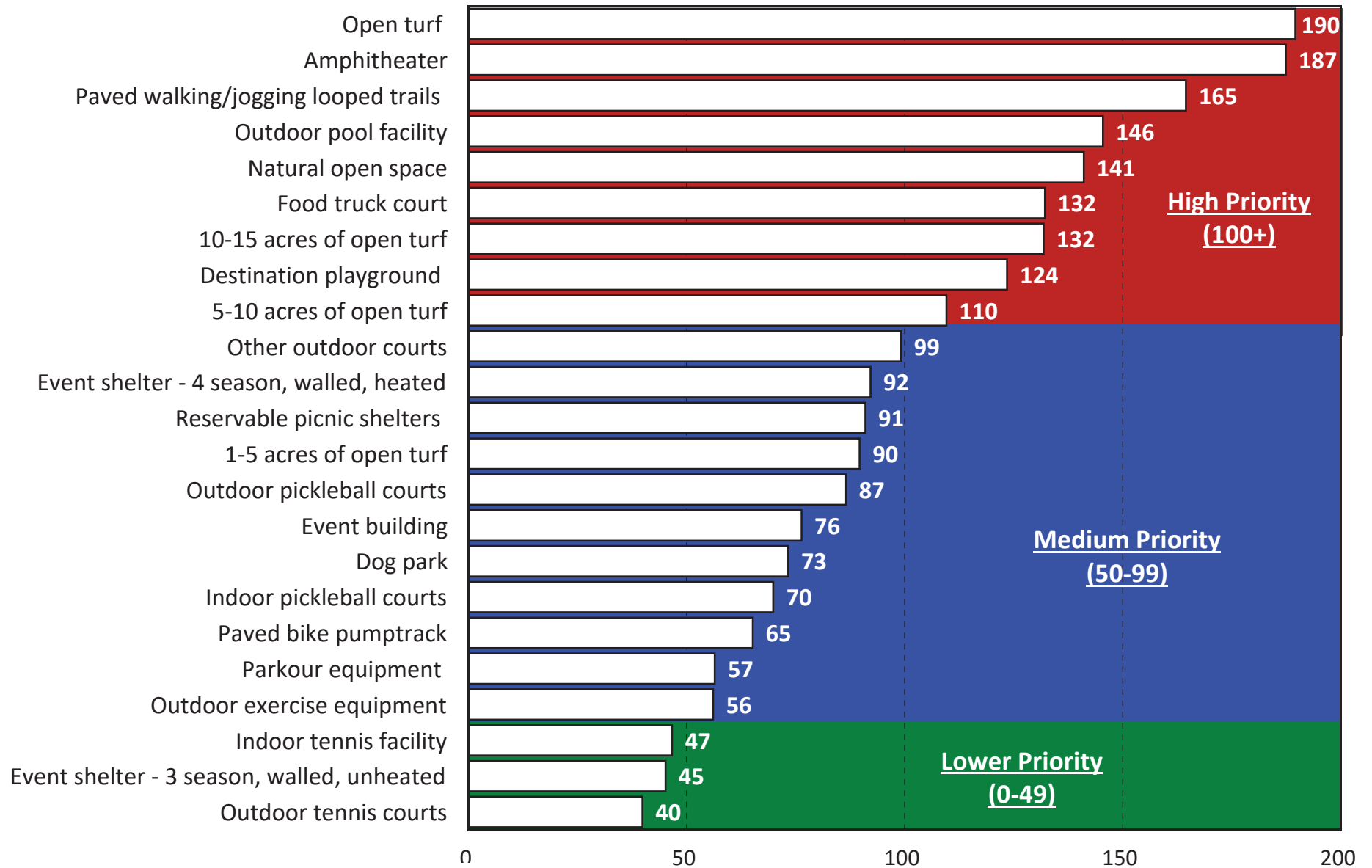
Importance Rating for Facilities/Amenities

the rating for the item rated as the most important=100

the rating of all other items reflects the relative level of importance for each item compared to the item rated as the most important



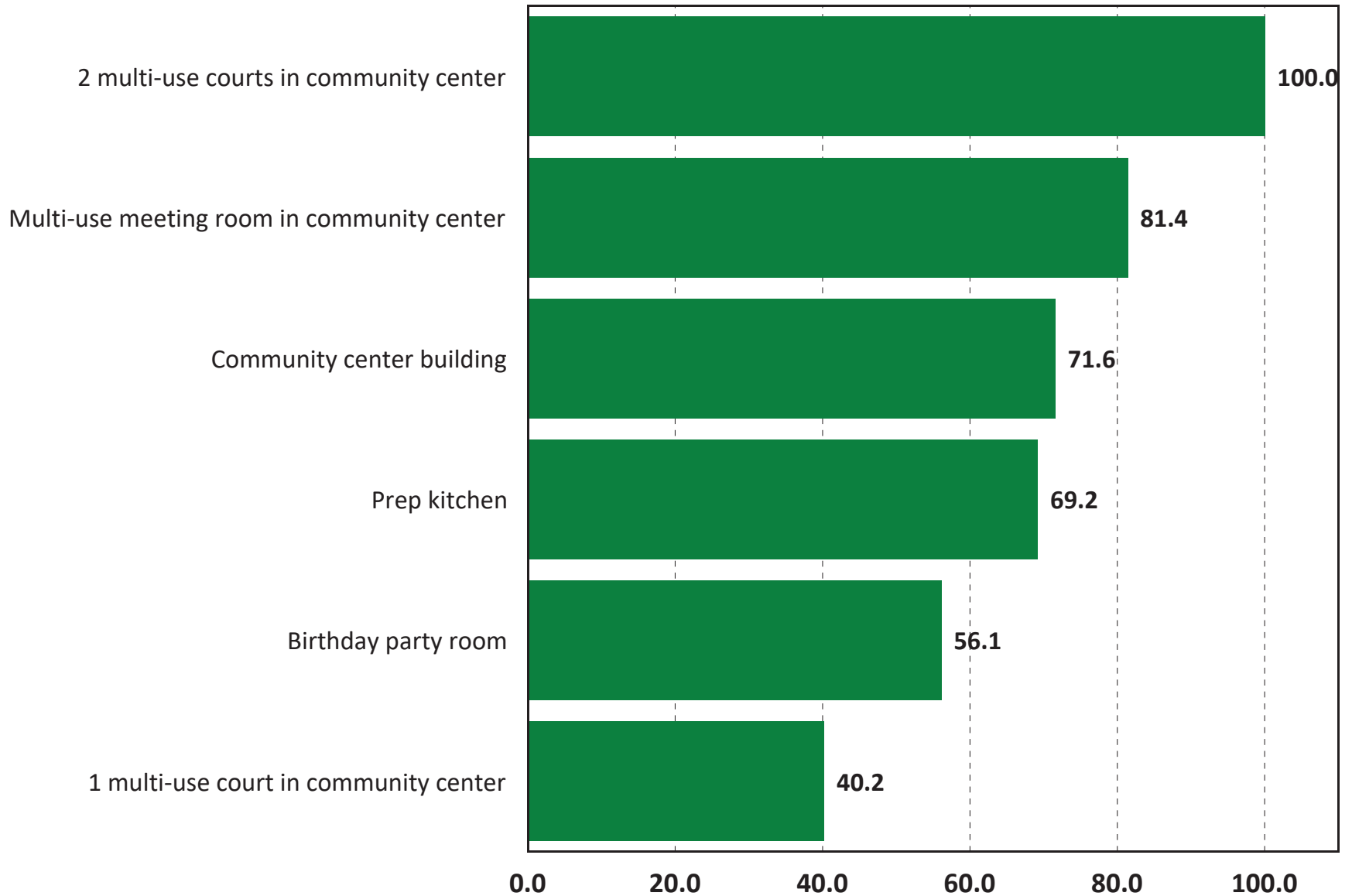
Top Priorities for Investment for Facilities/Amenities Based on the Priority Investment Rating



Unmet Needs Rating for Community Center Amenities

the rating for the item with the most unmet need=100

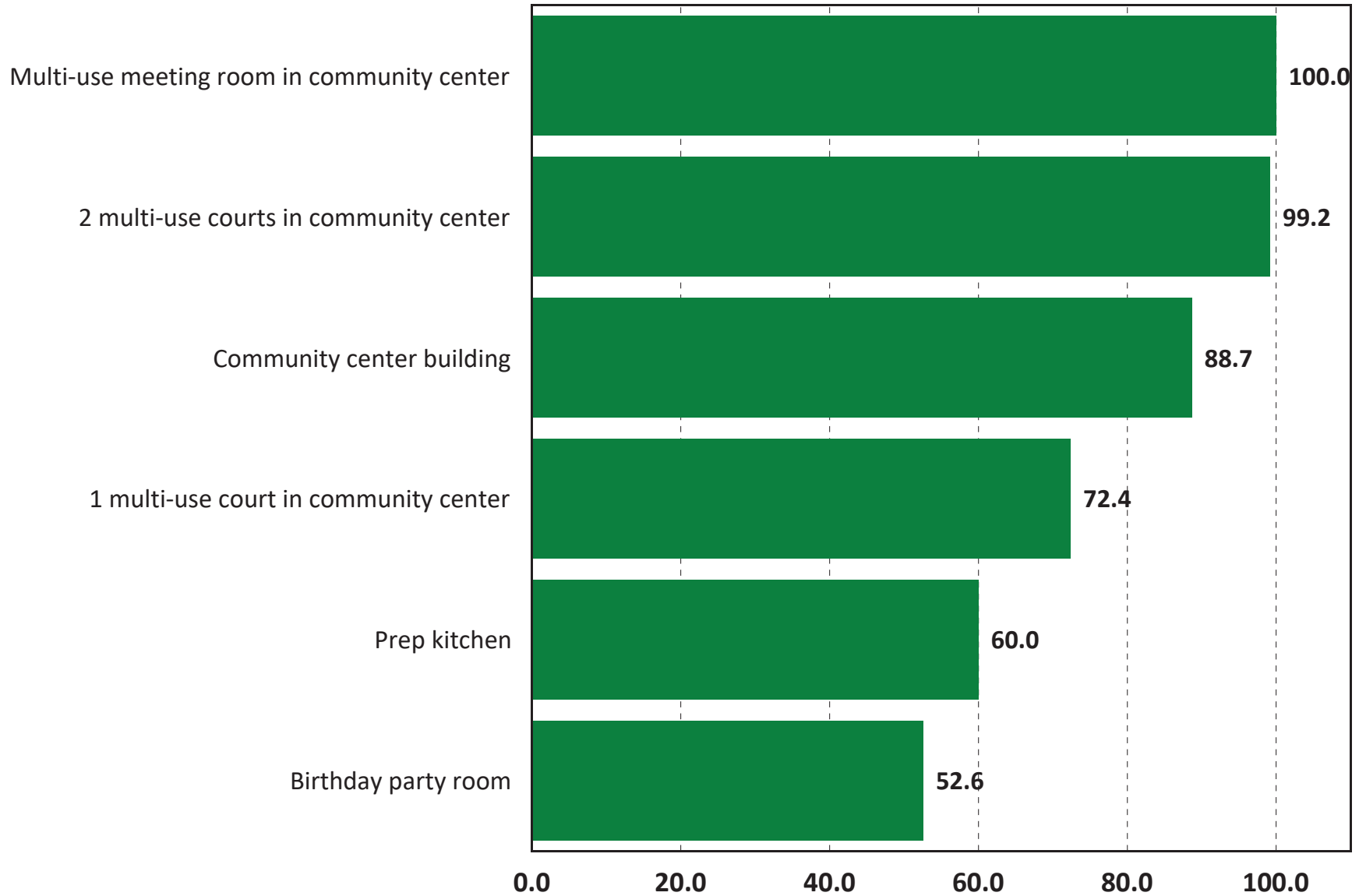
the rating of all other items reflects the relative amount of unmet need for each item compared to the item with the most unmet need



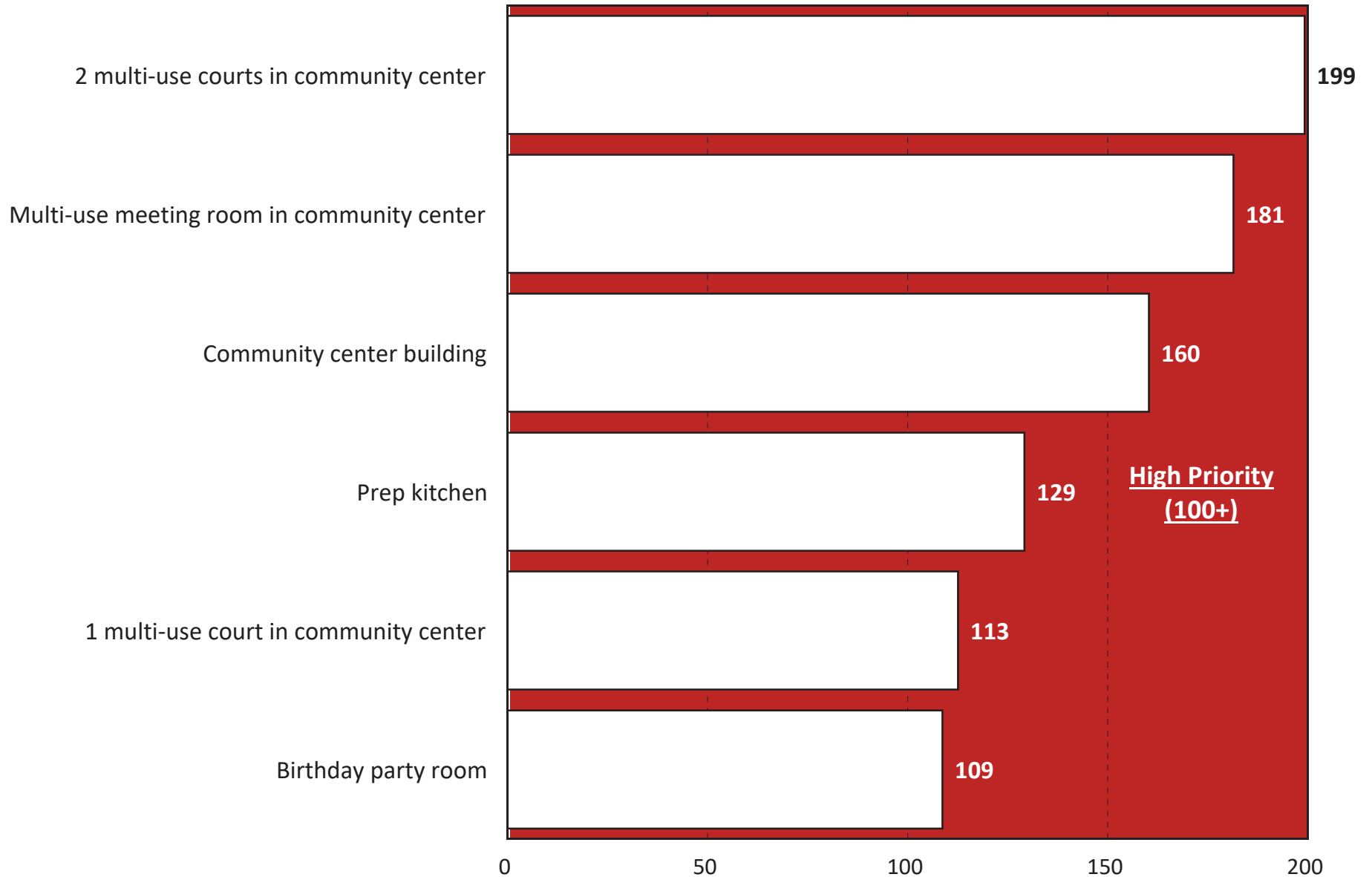
Importance Rating for Community Center Amenities

the rating for the item rated as the most important=100

the rating of all other items reflects the relative level of importance for each item compared to the item rated as the most important



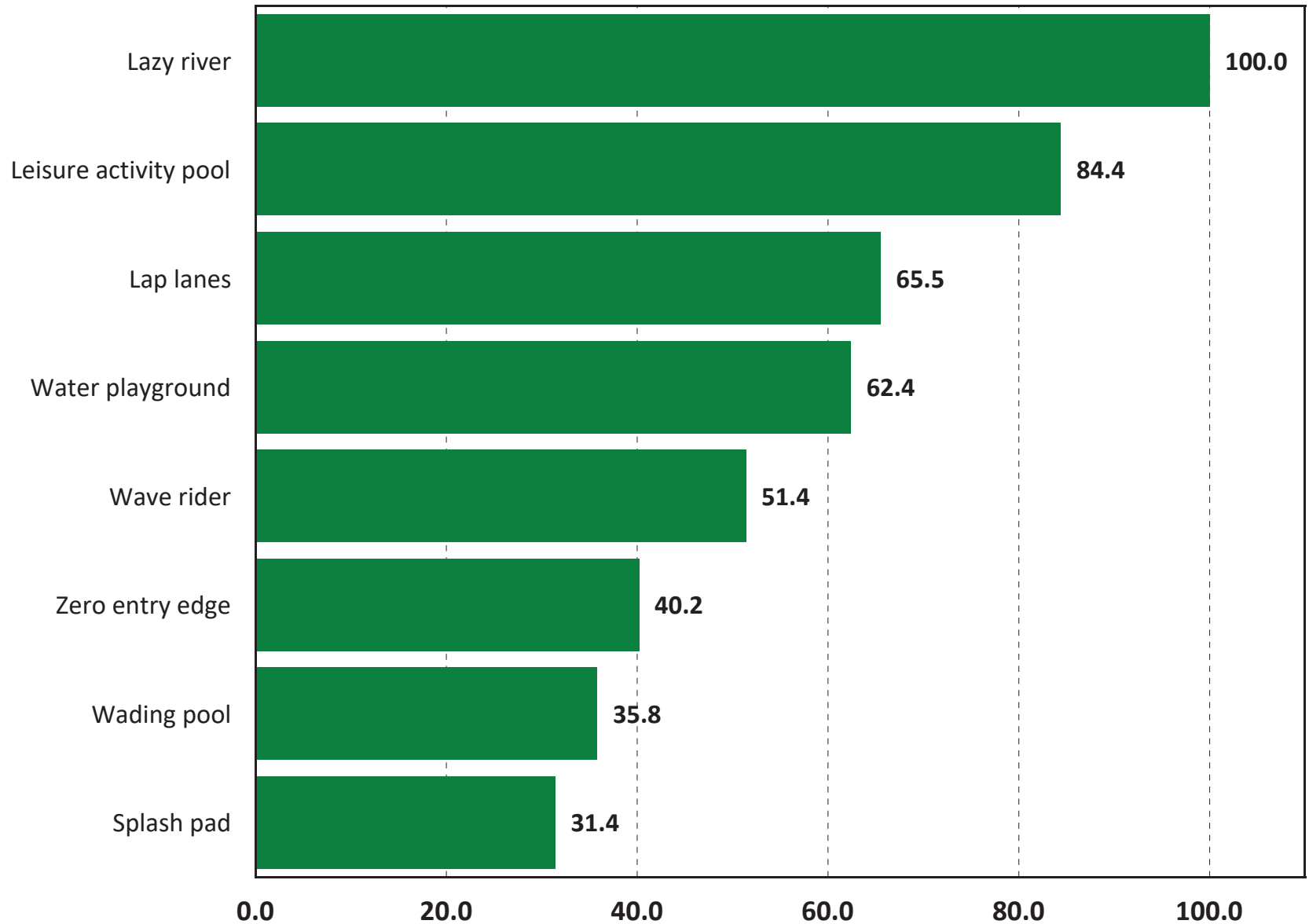
Top Priorities for Investment for Community Center Amenities Based on the Priority Investment Rating



Unmet Needs Rating for Outdoor Pool Amenities

the rating for the item with the most unmet need=100

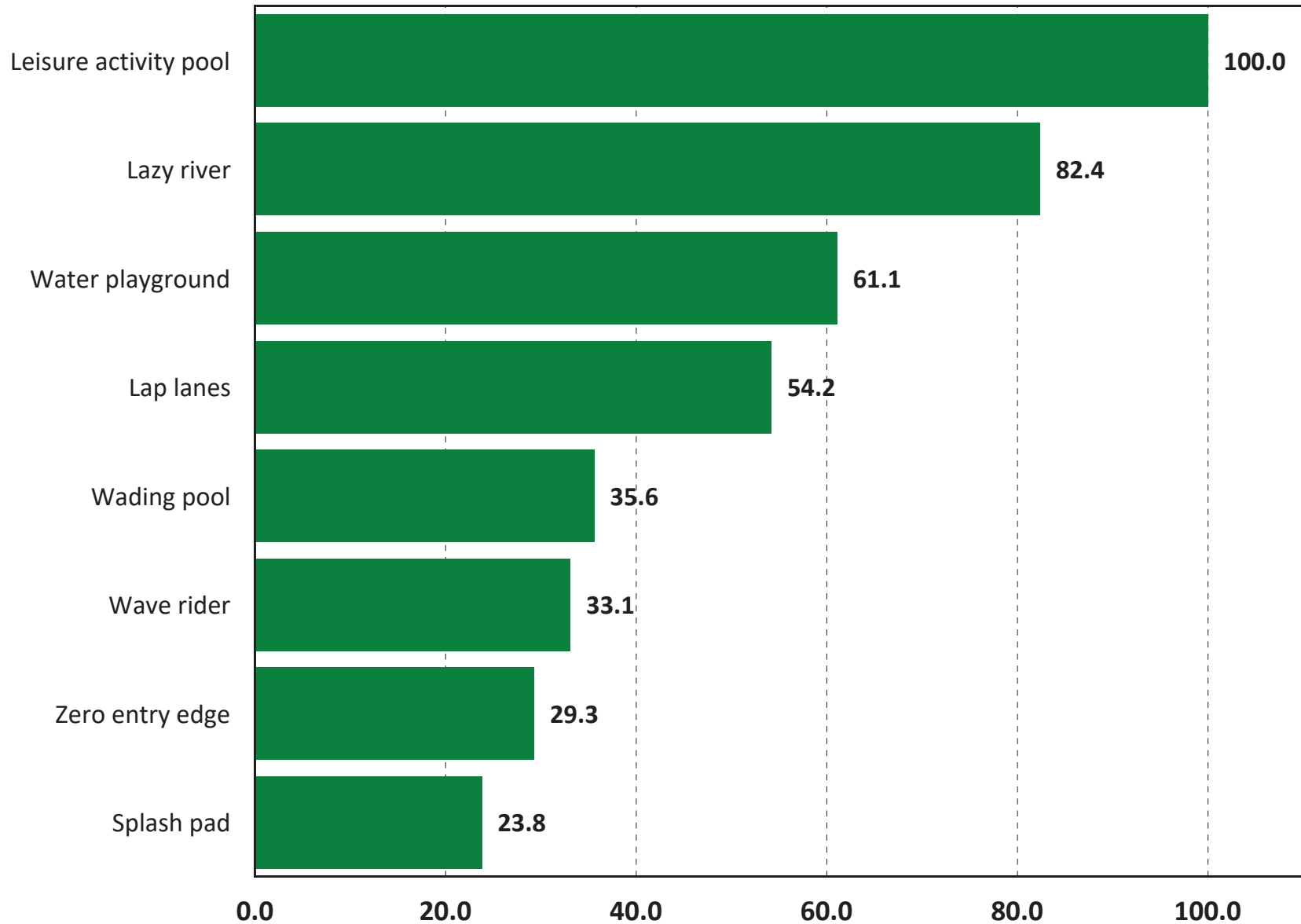
the rating of all other items reflects the relative amount of unmet need for each item compared to the item with the most unmet need



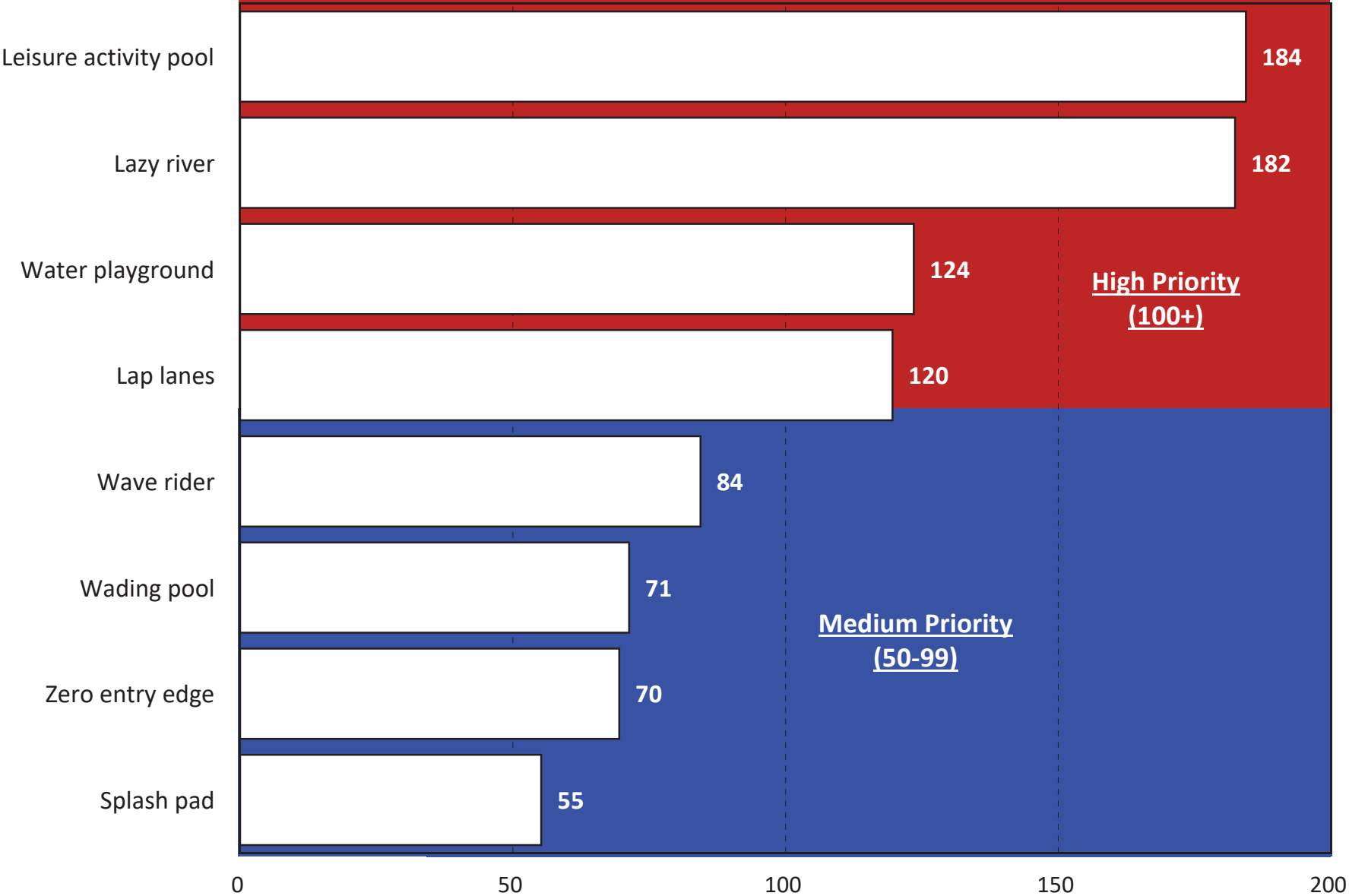
Importance Rating for Outdoor Pool Amenities

the rating for the item rated as the most important=100

the rating of all other items reflects the relative level of importance for each item compared to the item rated as the most important



Top Priorities for Investment for Outdoor Pool Amenities Based on the Priority Investment Rating



A graphic for section 3, featuring a white circle with a dark blue outline containing the number '3'. To the right of the circle is a dark blue horizontal bar with the text 'Benchmarking Analysis' in white.

3 Benchmarking Analysis

Benchmarking Analysis



Overview

Since 1998, ETC Institute has conducted household surveys for needs assessments, feasibility studies, customer satisfaction, fees and charges comparisons, and other parks and recreation issues in more than 500 communities in 49 states across the country.

The results of these surveys have provided an unparalleled database of information to compare responses from household residents in client communities to “National Averages” and therefore provide a unique tool to “assist organizations in better decision making.”

Communities within the database include a full-range of municipal and county governments, with populations ranging from 20,000 to over 1 million residents. They include communities in warm weather and cold weather climates, mature communities, and some of the fastest growing cities and counties in the country.

“National Averages” have been developed for numerous strategically important parks and recreation planning and management issues, including: customer satisfaction and usage of parks and programs; methods for receiving marketing information; reasons that prevent members of households from using parks and recreation facilities more often; priority recreation programs, parks, facilities and trails to improve or develop; priority programming spaces to have in planned community centers and aquatic facilities; potential attendance for planned indoor community centers and outdoor aquatic centers, etc.

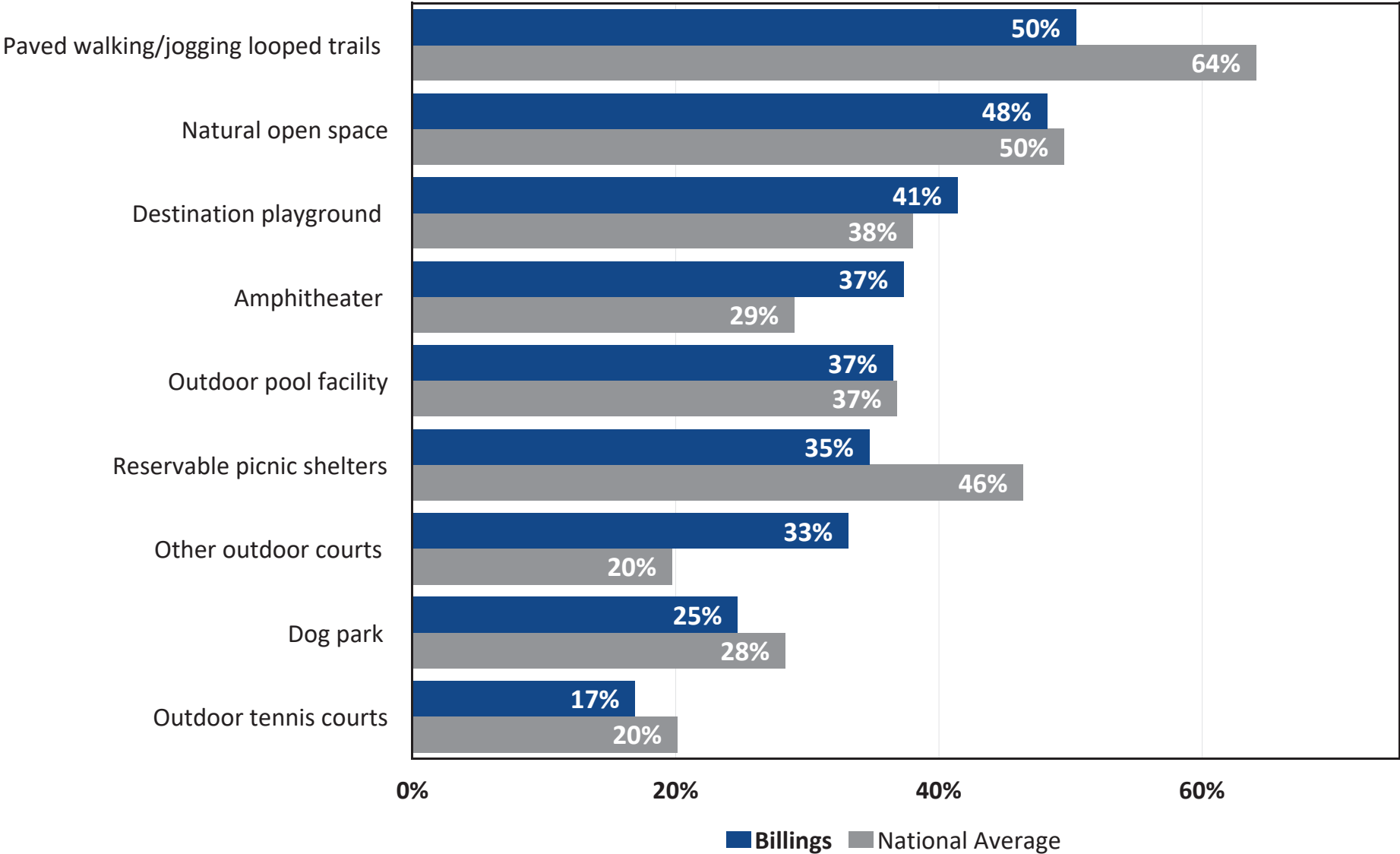
Results from household responses for Billings were compared to National Benchmarks to gain further strategic information. A summary of all comparisons are shown in the graphs on the following pages.

Note: The benchmarking data contained in this report is protected intellectual property. Any reproduction of the benchmarking information in this report by persons or organizations not directly affiliated with the Billings Parks and Recreation Department is not authorized without written consent from ETC Institute.

Households with Needs for Facilities/Amenities

Billings vs. National Average

by percentage of respondents with a need for facilities/amenities





Tabular Data

Q1. Please indicate if you or any household members have a need for the following facilities/amenities listed below.

(N=502)

	Yes	No
Q1-1. Amphitheater (e.g., for special festivals)	37.3%	62.7%
Q1-2. Destination playground (e.g., Pioneer Park playground)	41.4%	58.6%
Q1-3. Dog park (e.g., small, 1-3 acres)	24.7%	75.3%
Q1-4. Event building (e.g., Veterans Park Craft House, for events, birthdays, or reunions)	23.5%	76.5%
Q1-5. Event shelter-3 season, walled, & unheated	18.9%	81.1%
Q1-6. Event shelter-4 season, walled, & heated	22.1%	77.9%
Q1-7. Food truck court	30.7%	69.3%
Q1-8. Natural open space	48.2%	51.8%
Q1-9. Open turf (e.g., multi-use)	46.2%	53.8%
Q1-10. 1-5 acres of open turf	19.1%	80.9%
Q1-11. 5-10 acres of open turf	21.5%	78.5%
Q1-12. 10-15 acres of open turf	25.1%	74.9%
Q1-13. Other outdoor courts (e.g., basketball, racquetball)	33.1%	66.9%
Q1-14. Outdoor exercise equipment	14.7%	85.3%
Q1-15. Outdoor pool facility (e.g., multi activity)	36.5%	63.5%
Q1-16. Parkour equipment (e.g., Ninja warrior circuit)	13.5%	86.5%
Q1-17. Paved bike pumptrack	17.1%	82.9%
Q1-18. Paved walking/jogging looped trails (e.g., Centennial Park)	50.4%	49.6%
Q1-19. Outdoor pickleball courts	22.5%	77.5%
Q1-20. Indoor pickleball courts	15.5%	84.5%

Q1. Please indicate if you or any household members have a need for the following facilities/amenities listed below.

	Yes	No
Q1-21. Reservable picnic shelters (for family, church, corporate gatherings, summer camps)	34.7%	65.3%
Q1-22. Outdoor tennis courts	16.9%	83.1%
Q1-23. Indoor tennis facility	11.0%	89.0%

Q1. If you have a need, how well are your needs currently being met?

(N=475)

	Fully met	Somewhat met	Barely met	Not met at all
Q1-1. Amphitheater (e.g., for special festivals)	4.0%	9.7%	22.9%	63.4%
Q1-2. Destination playground (e.g., Pioneer Park playground)	16.1%	55.2%	20.8%	7.8%
Q1-3. Dog park (e.g., small, 1-3 acres)	16.0%	45.4%	27.7%	10.9%
Q1-4. Event building (e.g., Veterans Park Craft House, for events, birthdays, or reunions)	9.5%	27.6%	38.1%	24.8%
Q1-5. Event shelter-3 season, walled, & unheated	14.0%	38.4%	27.9%	19.8%
Q1-6. Event shelter-4 season, walled, & heated	2.8%	13.1%	35.5%	48.6%
Q1-7. Food truck court	2.1%	10.0%	30.0%	57.9%
Q1-8. Natural open space	15.7%	52.0%	23.6%	8.7%
Q1-9. Open turf (e.g., multi-use)	7.3%	28.2%	39.5%	25.0%
Q1-10. 1-5 acres of open turf	4.5%	22.5%	44.9%	28.1%
Q1-11. 5-10 acres of open turf	5.1%	20.2%	39.4%	35.4%
Q1-12. 10-15 acres of open turf	2.6%	21.7%	35.7%	40.0%
Q1-13. Other outdoor courts (e.g., basketball, racquetball)	4.0%	33.8%	37.1%	25.2%
Q1-14. Outdoor exercise equipment	4.5%	4.5%	37.9%	53.0%
Q1-15. Outdoor pool facility (e.g., multi activity)	4.1%	26.6%	44.4%	24.9%
Q1-16. Parkour equipment (e.g., Ninja warrior circuit)	1.6%	4.8%	14.3%	79.4%
Q1-17. Paved bike pumptrack	1.3%	17.1%	25.0%	56.6%
Q1-18. Paved walking/jogging looped trails (e.g., Centennial Park)	10.1%	48.7%	29.4%	11.8%
Q1-19. Outdoor pickleball courts	2.0%	14.9%	40.6%	42.6%
Q1-20. Indoor pickleball courts	1.4%	7.0%	22.5%	69.0%

Q1. If you have a need, how well are your needs currently being met?

	Fully met	Somewhat met	Barely met	Not met at all
Q1-21. Reservable picnic shelters (for family, church, corporate gatherings, summer camps)	9.0%	45.8%	31.6%	13.5%
Q1-22. Outdoor tennis courts	5.2%	40.3%	32.5%	22.1%
Q1-23. Indoor tennis facility	3.9%	5.9%	21.6%	68.6%

Q2. Which FOUR types of FACILITIES/AMENITIES from the list in Question 1 are MOST IMPORTANT to your household to be included in the development of Cottonwood Park?

<u>Q2. Top choice</u>	<u>Number</u>	<u>Percent</u>
Amphitheater (e.g., for special festivals)	47	9.4 %
Destination playground (e.g., Pioneer Park playground)	50	10.0 %
Dog park (e.g., small, 1-3 acres)	24	4.8 %
Event building (e.g., Veterans Park Craft House, for events, birthdays, or reunions)	7	1.4 %
Event shelter-3 season, walled, & unheated	4	0.8 %
Event shelter-4 season, walled, & heated	20	4.0 %
Food truck court	10	2.0 %
Natural open space	46	9.2 %
Open turf (e.g., multi-use)	69	13.7 %
1-5 acres of open turf	11	2.2 %
5-10 acres of open turf	11	2.2 %
10-15 acres of open turf	36	7.2 %
Other outdoor courts (e.g., basketball, racquetball)	7	1.4 %
Outdoor exercise equipment	4	0.8 %
Outdoor pool facility (e.g., multi activity)	28	5.6 %
Parkour equipment (e.g., Ninja warrior circuit)	5	1.0 %
Paved bike pumptrack	5	1.0 %
Paved walking/jogging looped trails (e.g., Centennial Park)	43	8.6 %
Outdoor pickleball courts	10	2.0 %
Indoor pickleball courts	6	1.2 %
Reservable picnic shelters (for family, church, corporate gatherings, summer camps)	4	0.8 %
Outdoor tennis courts	1	0.2 %
Indoor tennis facility	5	1.0 %
<u>None chosen</u>	<u>49</u>	<u>9.8 %</u>
Total	502	100.0 %

Q2. Which FOUR types of FACILITIES/AMENITIES from the list in Question 1 are MOST IMPORTANT to your household to be included in the development of Cottonwood Park?

<u>Q2. 2nd choice</u>	<u>Number</u>	<u>Percent</u>
Amphitheater (e.g., for special festivals)	43	8.6 %
Destination playground (e.g., Pioneer Park playground)	30	6.0 %
Dog park (e.g., small, 1-3 acres)	17	3.4 %
Event building (e.g., Veterans Park Craft House, for events, birthdays, or reunions)	12	2.4 %
Event shelter-3 season, walled, & unheated	7	1.4 %
Event shelter-4 season, walled, & heated	11	2.2 %
Food truck court	16	3.2 %
Natural open space	41	8.2 %
Open turf (e.g., multi-use)	43	8.6 %
1-5 acres of open turf	26	5.2 %
5-10 acres of open turf	29	5.8 %
10-15 acres of open turf	28	5.6 %
Other outdoor courts (e.g., basketball, racquetball)	16	3.2 %
Outdoor exercise equipment	4	0.8 %
Outdoor pool facility (e.g., multi activity)	26	5.2 %
Parkour equipment (e.g., Ninja warrior circuit)	12	2.4 %
Paved bike pumptrack	9	1.8 %
Paved walking/jogging looped trails (e.g., Centennial Park)	33	6.6 %
Outdoor pickleball courts	6	1.2 %
Indoor pickleball courts	11	2.2 %
Reservable picnic shelters (for family, church, corporate gatherings, summer camps)	11	2.2 %
Outdoor tennis courts	4	0.8 %
Indoor tennis facility	6	1.2 %
<u>None chosen</u>	<u>61</u>	<u>12.2 %</u>
Total	502	100.0 %

Q2. Which FOUR types of FACILITIES/AMENITIES from the list in Question 1 are MOST IMPORTANT to your household to be included in the development of Cottonwood Park?

<u>Q2. 3rd choice</u>	<u>Number</u>	<u>Percent</u>
Amphitheater (e.g., for special festivals)	21	4.2 %
Destination playground (e.g., Pioneer Park playground)	22	4.4 %
Dog park (e.g., small, 1-3 acres)	11	2.2 %
Event building (e.g., Veterans Park Craft House, for events, birthdays, or reunions)	14	2.8 %
Event shelter-3 season, walled, & unheated	7	1.4 %
Event shelter-4 season, walled, & heated	13	2.6 %
Food truck court	25	5.0 %
Natural open space	22	4.4 %
Open turf (e.g., multi-use)	18	3.6 %
1-5 acres of open turf	20	4.0 %
5-10 acres of open turf	35	7.0 %
10-15 acres of open turf	23	4.6 %
Other outdoor courts (e.g., basketball, racquetball)	20	4.0 %
Outdoor exercise equipment	6	1.2 %
Outdoor pool facility (e.g., multi activity)	30	6.0 %
Parkour equipment (e.g., Ninja warrior circuit)	2	0.4 %
Paved bike pumptrack	9	1.8 %
Paved walking/jogging looped trails (e.g., Centennial Park)	44	8.8 %
Outdoor pickleball courts	14	2.8 %
Indoor pickleball courts	12	2.4 %
Reservable picnic shelters (for family, church, corporate gatherings, summer camps)	22	4.4 %
Outdoor tennis courts	5	1.0 %
Indoor tennis facility	8	1.6 %
<u>None chosen</u>	<u>99</u>	<u>19.7 %</u>
Total	502	100.0 %

Q2. Which FOUR types of FACILITIES/AMENITIES from the list in Question 1 are MOST IMPORTANT to your household to be included in the development of Cottonwood Park?

<u>Q2. 4th choice</u>	<u>Number</u>	<u>Percent</u>
Amphitheater (e.g., for special festivals)	21	4.2 %
Destination playground (e.g., Pioneer Park playground)	29	5.8 %
Dog park (e.g., small, 1-3 acres)	14	2.8 %
Event building (e.g., Veterans Park Craft House, for events, birthdays, or reunions)	13	2.6 %
Event shelter-3 season, walled, & unheated	8	1.6 %
Event shelter-4 season, walled, & heated	8	1.6 %
Food truck court	22	4.4 %
Natural open space	31	6.2 %
Open turf (e.g., multi-use)	17	3.4 %
1-5 acres of open turf	13	2.6 %
5-10 acres of open turf	15	3.0 %
10-15 acres of open turf	23	4.6 %
Other outdoor courts (e.g., basketball, racquetball)	10	2.0 %
Outdoor exercise equipment	8	1.6 %
Outdoor pool facility (e.g., multi activity)	17	3.4 %
Parkour equipment (e.g., Ninja warrior circuit)	7	1.4 %
Paved bike pumptrack	10	2.0 %
Paved walking/jogging looped trails (e.g., Centennial Park)	31	6.2 %
Outdoor pickleball courts	13	2.6 %
Indoor pickleball courts	10	2.0 %
Reservable picnic shelters (for family, church, corporate gatherings, summer camps)	27	5.4 %
Outdoor tennis courts	7	1.4 %
Indoor tennis facility	5	1.0 %
<u>None chosen</u>	<u>143</u>	<u>28.5 %</u>
Total	502	100.0 %

SUM OF TOP 4 CHOICES**Q2. Which FOUR types of FACILITIES/AMENITIES from the list in Question 1 are MOST IMPORTANT to your household to be included in the development of Cottonwood Park? (top 4)**

<u>Q2. Sum of top 4 choices</u>	<u>Number</u>	<u>Percent</u>
Amphitheater (e.g., for special festivals)	132	26.3 %
Destination playground (e.g., Pioneer Park playground)	131	26.1 %
Dog park (e.g., small, 1-3 acres)	66	13.1 %
Event building (e.g., Veterans Park Craft House, for events, birthdays, or reunions)	46	9.2 %
Event shelter-3 season, walled, & unheated	26	5.2 %
Event shelter-4 season, walled, & heated	52	10.4 %
Food truck court	73	14.5 %
Natural open space	140	27.9 %
Open turf (e.g., multi-use)	147	29.3 %
1-5 acres of open turf	70	13.9 %
5-10 acres of open turf	90	17.9 %
10-15 acres of open turf	110	21.9 %
Other outdoor courts (e.g., basketball, racquetball)	53	10.6 %
Outdoor exercise equipment	22	4.4 %
Outdoor pool facility (e.g., multi activity)	101	20.1 %
Parkour equipment (e.g., Ninja warrior circuit)	26	5.2 %
Paved bike pumptrack	33	6.6 %
Paved walking/jogging looped trails (e.g., Centennial Park)	151	30.1 %
Outdoor pickleball courts	43	8.6 %
Indoor pickleball courts	39	7.8 %
Reservable picnic shelters (for family, church, corporate gatherings, summer camps)	64	12.7 %
Outdoor tennis courts	17	3.4 %
Indoor tennis facility	24	4.8 %
<u>None chosen</u>	<u>49</u>	<u>9.8 %</u>
Total	1705	

Q3. Please indicate if you or any household members have a need for the following amenities to be included in a COMMUNITY CENTER listed below.

(N=502)

	Yes	No
Q3-1. Birthday party room	23.7%	76.3%
Q3-2. Community center building	32.1%	67.9%
Q3-3. Multi-use meeting room in community center	36.7%	63.3%
Q3-4. Prep kitchen	26.3%	73.7%
Q3-5. 1 multi-use court in community center	16.7%	83.3%
Q3-6. 2 multi-use courts in community center	38.2%	61.8%

Q3. If you have a need, how well are your needs currently being met?

(N=388)

	Fully met	Somewhat met	Barely met	Not met at all
Q3-1. Birthday party room	0.9%	15.8%	42.1%	41.2%
Q3-2. Community center building	4.3%	17.1%	35.0%	43.6%
Q3-3. Multi-use meeting room in community center	1.3%	20.6%	40.0%	38.1%
Q3-4. Prep kitchen	0.8%	6.6%	33.9%	58.7%
Q3-5. 1 multi-use court in community center	1.4%	13.9%	30.6%	54.2%
Q3-6. 2 multi-use courts in community center	1.7%	6.1%	32.2%	60.0%

Q4. Which THREE types of COMMUNITY CENTER FACILITY AMENITIES from the list in Question 3 are MOST IMPORTANT to your household to be included in the development of Cottonwood Park?

Q4. Top choice	Number	Percent
Birthday party room	32	6.4 %
Community center building	77	15.3 %
Multi-use meeting room in community center	72	14.3 %
Prep kitchen	24	4.8 %
1 multi-use court in community center	29	5.8 %
2 multi-use courts in community center	118	23.5 %
None chosen	150	29.9 %
Total	502	100.0 %

Q4. Which THREE types of COMMUNITY CENTER FACILITY AMENITIES from the list in Question 3 are MOST IMPORTANT to your household to be included in the development of Cottonwood Park?

Q4. 2nd choice	Number	Percent
Birthday party room	37	7.4 %
Community center building	35	7.0 %
Multi-use meeting room in community center	63	12.5 %
Prep kitchen	48	9.6 %
1 multi-use court in community center	81	16.1 %
2 multi-use courts in community center	46	9.2 %
None chosen	192	38.2 %
Total	502	100.0 %

Q4. Which THREE types of COMMUNITY CENTER FACILITY AMENITIES from the list in Question 3 are MOST IMPORTANT to your household to be included in the development of Cottonwood Park?

Q4. 3rd choice	Number	Percent
Birthday party room	31	6.2 %
Community center building	57	11.4 %
Multi-use meeting room in community center	56	11.2 %
Prep kitchen	42	8.4 %
1 multi-use court in community center	28	5.6 %
2 multi-use courts in community center	25	5.0 %
None chosen	263	52.4 %
Total	502	100.0 %

SUM OF TOP 3 CHOICES

Q4. Which THREE types of COMMUNITY CENTER FACILITY AMENITIES from the list in Question 3 are MOST IMPORTANT to your household to be included in the development of Cottonwood Park? (top 3)

Q4. Sum of top 3 choices	Number	Percent
Birthday party room	100	19.9 %
Community center building	169	33.7 %
Multi-use meeting room in community center	191	38.0 %
Prep kitchen	114	22.7 %
1 multi-use court in community center	138	27.5 %
2 multi-use courts in community center	189	37.6 %
None chosen	150	29.9 %
Total	1051	

Q5. Please indicate if you or any household members have a need for the following amenities to be included in an OUTDOOR POOL FACILITY listed below.

(N=502)

	Yes	No
Q5-1. Lap lanes	31.7%	68.3%
Q5-2. Leisure activity pool	55.8%	44.2%
Q5-3. Zero entry edge	21.1%	78.9%
Q5-4. Wading pool	24.1%	75.9%
Q5-5. Wave rider	22.5%	77.5%
Q5-6. Lazy river	46.2%	53.8%
Q5-7. Splash pad	21.9%	78.1%
Q5-8. Water playground	36.9%	63.1%

Q5. If you have a need, how well are your needs currently being met?

(N=403)

	Fully met	Somewhat met	Barely met	Not met at all
Q5-1. Lap lanes	1.4%	11.8%	41.7%	45.1%
Q5-2. Leisure activity pool	6.4%	29.9%	42.4%	21.2%
Q5-3. Zero entry edge	3.1%	16.7%	33.3%	46.9%
Q5-4. Wading pool	6.4%	31.2%	34.9%	27.5%
Q5-5. Wave rider	2.0%	2.0%	17.6%	78.4%
Q5-6. Lazy river	1.8%	7.3%	20.5%	70.5%
Q5-7. Splash pad	11.2%	28.6%	33.7%	26.5%
Q5-8. Water playground	3.6%	25.3%	39.2%	31.9%

Q6. Which THREE types of OUTDOOR POOL FACILITY AMENITIES from the list in Question 5 are MOST IMPORTANT to your household to be included in the development of Cottonwood Park?

<u>Q6. Top choice</u>	<u>Number</u>	<u>Percent</u>
Lap lanes	76	15.1 %
Leisure activity pool	126	25.1 %
Zero entry edge	20	4.0 %
Wading pool	13	2.6 %
Wave rider	21	4.2 %
Lazy river	63	12.5 %
Splash pad	19	3.8 %
Water playground	35	7.0 %
<u>None chosen</u>	<u>129</u>	<u>25.7 %</u>
Total	502	100.0 %

Q6. Which THREE types of OUTDOOR POOL FACILITY AMENITIES from the list in Question 5 are MOST IMPORTANT to your household to be included in the development of Cottonwood Park?

<u>Q6. 2nd choice</u>	<u>Number</u>	<u>Percent</u>
Lap lanes	32	6.4 %
Leisure activity pool	73	14.5 %
Zero entry edge	22	4.4 %
Wading pool	31	6.2 %
Wave rider	36	7.2 %
Lazy river	79	15.7 %
Splash pad	16	3.2 %
Water playground	51	10.2 %
<u>None chosen</u>	<u>162</u>	<u>32.3 %</u>
Total	502	100.0 %

Q6. Which THREE types of OUTDOOR POOL FACILITY AMENITIES from the list in Question 5 are MOST IMPORTANT to your household to be included in the development of Cottonwood Park?

Q6. 3rd choice	Number	Percent
Lap lanes	22	4.4 %
Leisure activity pool	41	8.2 %
Zero entry edge	28	5.6 %
Wading pool	41	8.2 %
Wave rider	22	4.4 %
Lazy river	56	11.2 %
Splash pad	22	4.4 %
Water playground	60	12.0 %
None chosen	210	41.8 %
Total	502	100.0 %

SUM OF TOP 3 CHOICES

Q6. Which THREE types of OUTDOOR POOL FACILITY AMENITIES from the list in Question 5 are MOST IMPORTANT to your household to be included in the development of Cottonwood Park? (top 3)

Q6. Sum of top 3 choices	Number	Percent
Lap lanes	130	25.9 %
Leisure activity pool	240	47.8 %
Zero entry edge	70	13.9 %
Wading pool	85	16.9 %
Wave rider	79	15.7 %
Lazy river	198	39.4 %
Splash pad	57	11.4 %
Water playground	146	29.1 %
None chosen	129	25.7 %
Total	1134	

Q9. How many years have you lived in the City of Billings?

Q9. How many years have you lived in City of Billings	Number	Percent
0-5	53	10.6 %
6-10	43	8.6 %
11-15	50	10.0 %
16-20	53	10.6 %
21-30	97	19.3 %
31+	199	39.6 %
Not provided	7	1.4 %
Total	502	100.0 %

WITHOUT "NOT PROVIDED"

Q9. How many years have you lived in the City of Billings? (without "not provided")

Q9. How many years have you lived in City of Billings	Number	Percent
0-5	53	10.7 %
6-10	43	8.7 %
11-15	50	10.1 %
16-20	53	10.7 %
21-30	97	19.6 %
31+	199	40.2 %
Total	495	100.0 %

Q10. What is your age?

Q10. Your age	Number	Percent
18-34	104	20.7 %
35-44	119	23.7 %
45-54	98	19.5 %
55-64	91	18.1 %
65+	81	16.1 %
Not provided	9	1.8 %
Total	502	100.0 %

WITHOUT "NOT PROVIDED"

Q10. What is your age? (without "not provided")

Q10. Your age	Number	Percent
18-34	104	21.1 %
35-44	119	24.1 %
45-54	98	19.9 %
55-64	91	18.5 %
65+	81	16.4 %
Total	493	100.0 %

Q11. Your gender:

<u>Q11. Your gender</u>	<u>Number</u>	<u>Percent</u>
Male	245	48.8 %
Female	251	50.0 %
Non-binary	1	0.2 %
Prefer to self-describe	2	0.4 %
Not provided	3	0.6 %
Total	502	100.0 %

WITHOUT "NOT PROVIDED"**Q11. Your gender: (without "not provided")**

<u>Q11. Your gender</u>	<u>Number</u>	<u>Percent</u>
Male	245	49.1 %
Female	251	50.3 %
Non-binary	1	0.2 %
Prefer to self-describe	2	0.4 %
Total	499	100.0 %

Q11-4. Self-describe your gender:

<u>Q11-4. Self-describe your gender</u>	<u>Number</u>	<u>Percent</u>
Transman	1	50.0 %
Max gender	1	50.0 %
Total	2	100.0 %

Q12. Counting yourself, how many people in your household are...

	Mean	Sum
number	3.3	1628
Under 5 years	0.2	113
5-9 years	0.3	160
10-14 years	0.4	202
15-19 years	0.3	160
20-24 years	0.1	65
25-34 years	0.4	201
35-44 years	0.5	232
45-54 years	0.4	188
55-64 years	0.3	163
65-74 years	0.2	86
75+ years	0.1	58

Q13. Which of the following best describes your race?

<u>Q13. Your race</u>	<u>Number</u>	<u>Percent</u>
Asian or Asian Indian	4	0.8 %
Black or African American	6	1.2 %
American Indian or Alaska Native	20	4.0 %
White or Caucasian	433	86.3 %
Native Hawaiian or other Pacific Islander	2	0.4 %
Hispanic, Spanish, Latino/a/x	35	7.0 %
<u>Other</u>	<u>8</u>	<u>1.6 %</u>
Total	508	

Q13-7. Self-describe your race:

<u>Q13-7. Self-describe your race</u>	<u>Number</u>	<u>Percent</u>
Mixed	4	57.1 %
Multi-race	2	28.6 %
<u>German</u>	<u>1</u>	<u>14.3 %</u>
Total	7	100.0 %

A graphic consisting of a white circle with a dark blue outline containing the number '5', followed by a dark blue horizontal bar containing the text 'Survey Instrument' in white.

5 Survey Instrument



January 2023

Dear Billings Resident:

Your household was one of a limited number selected at random to receive the enclosed survey.

The Billings Parks & Recreation Department is preparing to develop Cottonwood Park and is looking for your input about the needs you and your household have that could be incorporated into the new park plan. As a part of this process, we are conducting this survey to learn more about the needs of Billings residents.

Cottonwood Park is an undeveloped park parcel, approximately 37 acres in size, located at the northwest corner of 54th Street West and Colton Boulevard. Once developed, Cottonwood Park will be the largest community park in the city and the only community park west of Shiloh Road. There is a strong desire to “fully develop” the park and provide amenities that are consistent with other community parks in our city like Pioneer Park and Rose Park. Your feedback will provide us with vital insight into the desires of the community.

Please complete and return your survey within the next two weeks...

We are working with ETC Institute, an independent consulting company, as our partner to administer this survey. They will compile the data received and present the results to the Parks & Recreation Department. ***Your responses will remain confidential.*** Please return your completed survey in the enclosed postage-paid envelope addressed to ETC Institute, 725 W. Frontier Lane, Olathe, KS 66061. For your convenience, you are able to complete the survey online at CottonwoodParkSurvey.org.

We appreciate your time...

We realize this survey will take approximately 10-15 minutes to complete; however, each question is important. The time you invest in completing this survey will allow the Parks & Recreation Department to take a resident-driven approach to making decisions that will guide the future of Cottonwood Park. If you have any questions, please feel free to contact ETC Institute’s project manager, Esther Campbell by phone: (913) 326-0301 or email: esther.campbell@etcinstitute.com.

Please take this opportunity to let your voice be heard!

Sincerely,

Michael Whitaker
Director
Billings Parks and Recreation



2023 City of Billings Parks and Recreation Needs Assessment

The City of Billings Parks and Recreation Department would like your input to help determine priorities for facilities and amenities that should be considered in the development of Cottonwood Park. This survey will take 15-20 minutes to complete. When you are finished, return your survey in the enclosed postage-paid envelope. If you prefer, you can complete the survey online at CottonwoodParkSurvey.org. We greatly appreciate your time!

Facilities/Amenities

1.	Please indicate if you or any household member has a need for the following facilities/amenities listed below by checking the box next to each facility/amenity. If you have a need and checked the box, answer the questions in the shaded areas to the right by circling the appropriate responses for how well your needs are currently being met.	Check the Box if You Have a Need for This Facility/Amenity	If you check the box, how well are your needs currently being met?			
			Fully Met	Somewhat Met	Barely Met	Not Met at All
01.	Amphitheater (e.g., for special festivals)	<input type="checkbox"/>	4	3	2	1
02.	Destination playground (e.g., Pioneer Park playground)	<input type="checkbox"/>	4	3	2	1
03.	Dog park (e.g., small, 1-3 acres)	<input type="checkbox"/>	4	3	2	1
04.	Event building (e.g., Veterans Park Craft House, for events, birthdays, or reunions)	<input type="checkbox"/>	4	3	2	1
05.	Event shelter - 3 season, walled, and unheated	<input type="checkbox"/>	4	3	2	1
06.	Event shelter - 4 season, walled, and heated	<input type="checkbox"/>	4	3	2	1
07.	Food truck court	<input type="checkbox"/>	4	3	2	1
08.	Natural open space	<input type="checkbox"/>	4	3	2	1
09.	Open turf (e.g., multi-use)	<input type="checkbox"/>	4	3	2	1
10.	1-5 acres of open turf	<input type="checkbox"/>	4	3	2	1
11.	5-10 acres of open turf	<input type="checkbox"/>	4	3	2	1
12.	10-15 acres of open turf	<input type="checkbox"/>	4	3	2	1
13.	Other outdoor courts (e.g., basketball, racquetball)	<input type="checkbox"/>	4	3	2	1
14.	Outdoor exercise equipment	<input type="checkbox"/>	4	3	2	1
15.	Outdoor pool facility (e.g., multi activity)	<input type="checkbox"/>	4	3	2	1
16.	Parkour equipment (e.g., Ninja warrior circuit)	<input type="checkbox"/>	4	3	2	1
17.	Paved bike pumptrack	<input type="checkbox"/>	4	3	2	1
18.	Paved walking/jogging looped trails (e.g., Centennial Park)	<input type="checkbox"/>	4	3	2	1
19.	Outdoor pickleball courts	<input type="checkbox"/>	4	3	2	1
20.	Indoor pickleball courts	<input type="checkbox"/>	4	3	2	1
21.	Reservable picnic shelters (for family, church, corporate gatherings, summer camps)	<input type="checkbox"/>	4	3	2	1
22.	Outdoor tennis courts	<input type="checkbox"/>	4	3	2	1
23.	Indoor tennis facility	<input type="checkbox"/>	4	3	2	1

2. Which FOUR types of FACILITIES/AMENITIES from the list in Question 1 are MOST IMPORTANT to your household to be included in the development of Cottonwood Park? [Write in your answers below using the numbers from the list in Question 1, or circle "NONE."]

1st: ____ 2nd: ____ 3rd: ____ 4th: ____ NONE

Community Center

3. Please indicate if you or any household member has a need for the following amenities to be included in a COMMUNITY CENTER listed below by checking the box next to each item. If you have a need and checked the box, answer the questions in the shaded areas to the right by circling the appropriate responses for how well your needs are currently being met.	Check the Box if You Have a Need for This Amenity	If you check the box, how well are your needs currently being met?			
		Fully Met	Somewhat Met	Barely Met	Not Met at All
1. Birthday party room	<input type="checkbox"/>	4	3	2	1
2. Community center building	<input type="checkbox"/>	4	3	2	1
3. Multi-use meeting room in community center	<input type="checkbox"/>	4	3	2	1
4. Prep kitchen	<input type="checkbox"/>	4	3	2	1
5. 1 multi-use court in community center	<input type="checkbox"/>	4	3	2	1
6. 2 multi-use courts in community center	<input type="checkbox"/>	4	3	2	1

4. Which THREE types of COMMUNITY CENTER FACILITY AMENITIES from the list in Question 3 are MOST IMPORTANT to your household to be included in the development of Cottonwood Park? [Write in your answers below using the numbers from the list in Question 3, or circle "NONE."]

1st: ____ 2nd: ____ 3rd: ____ NONE

Outdoor Pool Facility

5. Please indicate if you or any household member has a need for the following amenities to be included in an OUTDOOR POOL FACILITY listed below by checking the box next to each item. If you have a need and checked the box, answer the questions in the shaded areas to the right by circling the appropriate responses for how well your needs are currently being met.	Check the Box if You Have a Need for This Amenity	If you check the box, how well are your needs currently being met?			
		Fully Met	Somewhat Met	Barely Met	Not Met at All
1. Lap lanes	<input type="checkbox"/>	4	3	2	1
2. Leisure activity pool	<input type="checkbox"/>	4	3	2	1
3. Zero entry edge	<input type="checkbox"/>	4	3	2	1
4. Wading pool	<input type="checkbox"/>	4	3	2	1
5. Wave rider	<input type="checkbox"/>	4	3	2	1
6. Lazy river	<input type="checkbox"/>	4	3	2	1
7. Splash pad	<input type="checkbox"/>	4	3	2	1
8. Water playground	<input type="checkbox"/>	4	3	2	1

6. Which THREE types of OUTDOOR POOL FACILITY AMENITIES from the list in Question 5 are MOST IMPORTANT to your household to be included in the development of Cottonwood Park? [Write in your answers below using the numbers from the list in Question 5, or circle "NONE."]

1st: ____ 2nd: ____ 3rd: ____ NONE

7. Are there any AMENITIES, that were not mentioned, that you would like to see at Cottonwood Park?

8. Are there any other ACTIVITIES, that were not mentioned, that you would like to see at Cottonwood Park?

Demographics

The demographic questions below are about you and your household. These questions are asked to ensure we have reached all groups in the City of Billings and that the results are statistically valid. Statistically valid data means that the results will represent the opinions and needs of the community. Your individual responses will remain confidential.

9. How many years have you lived in the City of Billings? _____ years

10. What is your age? _____ years

11. Your gender:

____(1) Male ____ (3) Non-binary
____(2) Female ____ (4) Prefer to self-describe: _____

12. Counting yourself, how many people in your household are...

Under 5 years: ____ 15 - 19 years: ____ 35 - 44 years: ____ 65 - 74 years: ____
5 - 9 years: ____ 20 - 24 years: ____ 45 - 54 years: ____ 75+ years: ____
10 - 14 years: ____ 25 - 34 years: ____ 55 - 64 years: ____

13. Which of the following best describes your race? [Check all that apply.]

____(1) Asian or Asian Indian ____ (5) Native Hawaiian or other Pacific Islander
____(2) Black or African American ____ (6) Hispanic, Spanish, Latino/a/x
____(3) American Indian or Alaska Native ____ (99) Other: _____
____(4) White or Caucasian

14. Would you be willing to participate in future surveys sponsored by the City of Billings?

____(1) Yes [Please answer Q14a.] ____ (2) No

14a. Please provide your contact information.

Mobile Phone Number: _____

Email Address: _____

This concludes the survey. Thank you for your time!

Please return your completed survey in the enclosed return-reply envelope addressed to:
ETC Institute, 725 W. Frontier Circle, Olathe, KS 66061

Your responses will remain completely confidential.
The information above will ONLY be used to help identify the level of need in your area. Thank you!



**RIMROCK
ENGINEERING, INC.**

Geotech Report

PRELIMINARY GEOTECHNICAL ENGINEERING REPORT

Cottonwood Park
54th Street West
Billings, Montana

January 16, 2023
Project No. G22218

Prepared for:

Land Design
1670 S. 48th Street West
Billings, Montana 59106

Prepared by:

Rimrock Engineering, Inc.
5440 Holiday Avenue
Billings, Montana 59101



January 16, 2023

Mr. Michael Verseman
Land Design
1670 S. 48th Street West
Billings, Montana 59106

Re: Preliminary Geotechnical Engineering Report
Cottonwood Park
54th Street West
Billings, Montana

Dear Michael:

Rimrock Engineering, Inc. has completed the preliminary geotechnical engineering services for the referenced project. The attached report presents the results of our findings. Our work consisted of subsurface exploration, laboratory testing, engineering analyses, and preparation of this report.

We appreciate this opportunity to be of service to you and are prepared to provide design level geotechnical engineering and construction materials testing services during the construction phase of the project. If you have any questions regarding this report or need additional information or services, please contact us.

Sincerely,

RIMROCK ENGINEERING, INC.



Matt Geering, P.E.
Principal/Vice President

Wade Reynolds
Principal/President

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- Appendix A Vicinity/Site Map, Logs, USCS Description, and Log Key
- Appendix B Laboratory Test Results

GEOTECHNICAL ENGINEERING REPORT

Cottonwood Park
54th Street West
Billings, Montana

1.0 INTRODUCTION AND SCOPE

1.1 Project Description

The project consists of possible development of the Cottonwood Park to be located along 54th Street West in Billings, Montana.

1.2 Purpose and Scope of Work

The purpose of these studies will be to perform a limited geotechnical investigation and provide preliminary geotechnical information for due diligence considerations and to provide information, opinions, and geotechnical engineering recommendations relative to:

- General soil and groundwater conditions
- Possible foundation alternatives and limitations

Our scope of services consisted of background review, site reconnaissance, field exploration, laboratory testing, engineering analyses, and preparation of this report.

2.0 INVESTIGATION

2.1 Field Exploration

The subsurface exploration consisted of drilling three (3) borings on December 28, 2022 to approximately 20 feet below existing grades. The borings were drilled using our truck mounted drill rig equipped with hollow stem and solid flight augers. Groundwater levels were measured during drilling operations, if encountered. Upon completion of drilling and/or groundwater measurements, the borings were backfilled with drill cuttings and compacted with the equipment at hand.

Logs of the borings along with a Vicinity/Site Map are included in Appendix A. The borings were located in the field by Rimrock Engineering based on a site plan provided. Ground surface elevations were set at 100 for purposes of this investigation. The locations and elevations of the borings should be considered accurate only to the degree implied by the means and methods used to define them.

Rimrock Engineering personnel logged the soil conditions encountered in the borings. At selected intervals, samples of the subsurface materials were taken by driving split-spoon samplers,

pushing Shelby tube samplers, and collecting auger cuttings. Penetration resistance measurements were obtained by driving the samplers into the subsurface materials with a 140-pound automatic hammer falling 30 inches. The penetration resistance value is a useful index in estimating the relative density, or consistency, of the materials encountered. The samples were tagged for identification, sealed to reduce moisture loss, and taken to our laboratory for further examination, testing, and classification.

2.2 Laboratory Testing

The purpose of the laboratory testing is to assess the physical and engineering properties of the soil samples collected in the field to be used in our geotechnical evaluations and analyses. Laboratory testing was performed on selected soil samples to assess the following:

- Visual classification (USCS)
- Moisture content
- Consolidation/swell
- Atterberg limits
- Sieve analysis

The soil descriptions presented on the boring logs are in accordance with the Unified Soil Classification System (USCS) and Key. Individual laboratory test results can be found in Appendix B at the end of this report.

3.0 SITE & SUBSURFACE CONDITIONS

3.1 Site Conditions

The site consists of vacant property located along 54th Street West in Billings, Montana. The site consists mainly of native grasses and some fill materials. The site generally slopes to the south. An irrigation ditch is present near the north end of the property. The surrounding areas consist mainly of residential developments.

3.2 Subsurface Soil Conditions

Underlying a topsoil layer, the subsurface profile generally consists of medium stiff to soft silt with sand and sandy silt soils. For a more detailed description of the subsurface conditions, please refer to the logs provided in Appendix A.

3.3 Groundwater Conditions

The borings were observed while drilling and after completion for the presence and level of groundwater. Groundwater was encountered at approximately 10 feet while drilling and about 4 feet after drilling for the short duration the borings were allowed to remain open. These observations represent groundwater conditions at the time of the field exploration and may not be indicative of other times, or at other locations. Groundwater can be expected to fluctuate with

varying seasonal, weather and irrigation conditions. Evaluation of the factors that affect groundwater fluctuations is beyond the scope of this report.

3.4 Laboratory Test Results

The site soils were tested for grain size distribution (sieve analysis) and Atterberg Limits. Atterberg limits are a basic measure of the critical water contents of a fine-grained soils. The site soils encountered in the borings generally have low plasticity. Results are summarized below:

Location	Depth (ft)	USCS	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	Gravel (%)	Sand (%)	Clay/Silt (%)
B-1	4.5	ML	NP	NP	NP	0.0	19.3	80.7
B-1	7.5	ML	NP	NP	NP	0.0	35.6	64.4
B-3	9.5	ML	NP	NP	NP	0.0	39.6	60.4

A sample of the silt soils was tested for consolidation/swell potential. The sample was allowed to consolidate under a confining pressure of 1,000 pounds per square foot (psf). Once consolidation under the surcharge load was complete, the sample was inundated with water and allowed to swell/collapse. After movement from the addition of water ceased, incremental loads were then applied to further consolidate the sample.

Consolidation/swell test results indicate that the fine-grained soils exhibit high to very high compressibility (See Consolidation Tests in Appendix B). Results are summarized below:

Location	Depth (ft)	Material	Dry Unit Weight (pcf)	Strain @ 2,000 psf (%)	Collapse(-)/Swell(+) (%)
B-1	7.5	ML	89	6.8	-

4.0 PRELIMINARY FINDINGS AND RECOMMENDATIONS

Excavations across the site will generally encounter medium stiff to soft, low plasticity silt soils. Depending on depth of excavations, groundwater will likely be encountered. It is anticipated that excavations for the proposed construction can be accomplished with conventional earthmoving equipment such as tractor mounted backhoes and tracked excavators.

Sandy silt soils were encountered at or near anticipated footing and slab elevations across the site. The site soils are expected to be highly compressible and potentially collapsible. Due to these conditions, deep foundations such as helical piers extending to more competent materials or rammed aggregate piers are potential options for structures on this site.

Another common foundation alternative based on the conditions described above is to utilize shallow spread footing foundations bearing on a zone of geotextile reinforced structural fill. Depth of structural fill varies with anticipated structural loading and subsurface conditions. An allowable bearing capacity for foundations bearing on structural fill generally ranges from 1,500 to 2,500

psf, depending on site specific subsurface conditions, foundation loading, and thickness of the structural fill zone. Regardless of the subsurface conditions, good surface drainage is important and should be maintained throughout the life of the structures.

It is anticipated that pavement subgrade soils will consist of silt soils which are typically considered poor materials for pavement support. Depending on anticipated traffic loads and subgrade strength parameters, subgrade stabilization may be required for pavement construction at the site.

A site-specific design level geotechnical investigation should be performed once specific project design information has been established.

5.0 LIMITATIONS

Recommendations contained in this report are based on our field explorations, laboratory tests, and our understanding of the proposed construction. The study was performed using a mutually agreed upon scope of work. It is our opinion that this study was a cost-effective method to evaluate the subject site and evaluate some of the potential geotechnical concerns.

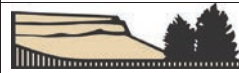
The soils data used in the preparation of this report were obtained from borings made for this investigation. It is possible that variations in soils exist between the points explored. The nature and extent of soil variations may not be evident until construction occurs.

This report may be used only by the Client and for the purposes stated, within a reasonable time from its issuance. Land use, site conditions (both on- and off-site), or other factors including advances in man's understanding of applied science may change over time and could materially affect our findings. Therefore, this report should not be relied upon after 36 months from its issue. Rimrock Engineering should be notified if the project is delayed by more than 24 months from the date of this report so that a review of site conditions can be made, and recommendations revised if appropriate.

It is the Client's responsibility to see that all parties to the project including the designer, contractor, subcontractors, etc., are made aware of this report in its entirety. The use of information contained in this report for bidding purposes should be done at the Contractor's option and risk. Any party other than the Client who wishes to use this report shall notify Rimrock Engineering of such intended use. Based on the intended use of the report, Rimrock Engineering may require that additional work be performed and that an updated report be issued. Non-compliance with any of these requirements by the Client or anyone else will release Rimrock Engineering from any liability resulting from the use of this report by any unauthorized party.

APPENDIX A

Field Exploration



Rimrock Engineering, Inc.

5440 Holiday Avenue
 Billings, MT 59101 Tel. (406) 294-8400

PROJECT NO. G22218

VICINITY/SITE MAP

COTTONWOOD PARK
 54th Street West
 Billings, Montana



CLIENT Land Design **PROJECT NAME** Cottonwood Park
PROJECT NUMBER G22218 **PROJECT LOCATION** Billings, MT
DATE STARTED 12/28/22 **COMPLETED** 12/28/22 **GROUND ELEVATION** 100 ft **HOLE SIZE** 5 inches
DRILLING CONTRACTOR Rimrock Engineering, Inc. **GROUND WATER LEVELS:**
DRILLING METHOD Solid Stem Auger **AT TIME OF DRILLING** 10.00 ft / Elev 90.00 ft
LOGGED BY C.B. **CHECKED BY** M.G. **AT END OF DRILLING** ---
NOTES **AFTER DRILLING** 4.00 ft / Elev 96.00 ft

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		TOPSOIL (ML) SILT with SAND Light brown, medium stiff to soft, low plasticity, fine sand.										
3			SPT	100	3-3-2 (5)			16				
5			SPT	100	0-1-2 (3)			27	NP	NP	NP	81
10		(ML) SANDY SILT Light brown, soft, low plasticity, fine sand, silty sand lenses/layers.	ST	100			89	31	NP	NP	NP	64
10			SPT	100	2-2-2 (4)			25				
20			SPT	100	2-1-2 (3)			25				
Bottom of borehole at 21.0 feet.												

GEO TECH BH COLUMNS - GINT STD US LAB GDT - 1/13/23 16:11 - G:\PROJECTS\2022\G22218.GPJ

CLIENT Land Design **PROJECT NAME** Cottonwood Park
PROJECT NUMBER G22218 **PROJECT LOCATION** Billings, MT
DATE STARTED 12/28/22 **COMPLETED** 12/28/22 **GROUND ELEVATION** 100 ft **HOLE SIZE** 5 inches
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LOGGED BY C.B. **CHECKED BY** M.G. **AT END OF DRILLING** ---
NOTES **AFTER DRILLING** 4.00 ft / Elev 96.00 ft

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		TOPSOIL (ML) SILT with SAND Light brown, medium stiff to soft, low plasticity, fine sand.										
5		(ML) SANDY SILT Light brown, soft, low plasticity, fine sand, silty sand lenses/layers.										
10			AU	100				25				
15			AU	100				26				
20	Bottom of borehole at 20.0 feet.											

G:\PROJECTS\2022\G22218.GPJ

CLIENT Land Design **PROJECT NAME** Cottonwood Park
PROJECT NUMBER G22218 **PROJECT LOCATION** Billings, MT
DATE STARTED 12/28/22 **COMPLETED** 12/28/22 **GROUND ELEVATION** 100 ft **HOLE SIZE** 5 inches
DRILLING CONTRACTOR Rimrock Engineering, Inc. **GROUND WATER LEVELS:**
DRILLING METHOD Solid Stem Auger **AT TIME OF DRILLING** 10.00 ft / Elev 90.00 ft
LOGGED BY C.B. **CHECKED BY** M.G. **AT END OF DRILLING** ---
NOTES **AFTER DRILLING** 4.00 ft / Elev 96.00 ft

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS			FINES CONTENT (%)
									LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	
0		TOPSOIL (ML) SILT with SAND Light brown, medium stiff to soft, low plasticity, fine sand.										
5		(ML) SANDY SILT Light brown, soft, low plasticity, fine sand, silty sand lenses/layers.	SPT	100	2-2-1 (3)			17				
10			SPT	100	1-1-2 (3)			30	NP	NP	NP	60
15			SPT	100	1-2-2 (4)			27				
20	Bottom of borehole at 20.0 feet.											

G:\PROJECTS\2022\G22218.GPJ

KEY TO SYMBOLS




CLIENT Land Design

PROJECT NAME Cottonwood Park

PROJECT NUMBER G22218

PROJECT LOCATION Billings, MT

LITHOLOGIC SYMBOLS
(Unified Soil Classification System)

 ML: USCS Silt

 MLS: USCS Sandy Silt

 TOPSOIL: Topsoil

SAMPLER SYMBOLS

 Auger Cuttings




 Standard Penetration Test

 Shelby Tube

WELL CONSTRUCTION SYMBOLS

ABBREVIATIONS

- LL - LIQUID LIMIT (%)
- PI - PLASTIC INDEX (%)
- W - MOISTURE CONTENT (%)
- DD - DRY DENSITY (PCF)
- NP - NON PLASTIC
- 200 - PERCENT PASSING NO. 200 SIEVE
- PP - POCKET PENETROMETER (TSF)

- TV - TORVANE
- PID - PHOTOIONIZATION DETECTOR
- UC - UNCONFINED COMPRESSION
- ppm - PARTS PER MILLION
-  Water Level at Time Drilling, or as Shown
-  Water Level at End of Drilling, or as Shown
-  Water Level After 24 Hours, or as Shown

KEY TO SYMBOLS - G:\INT STD US LAB.GDT - 1/19/23 16:11 - G:\PROJECTS\2022\G22218.GPJ

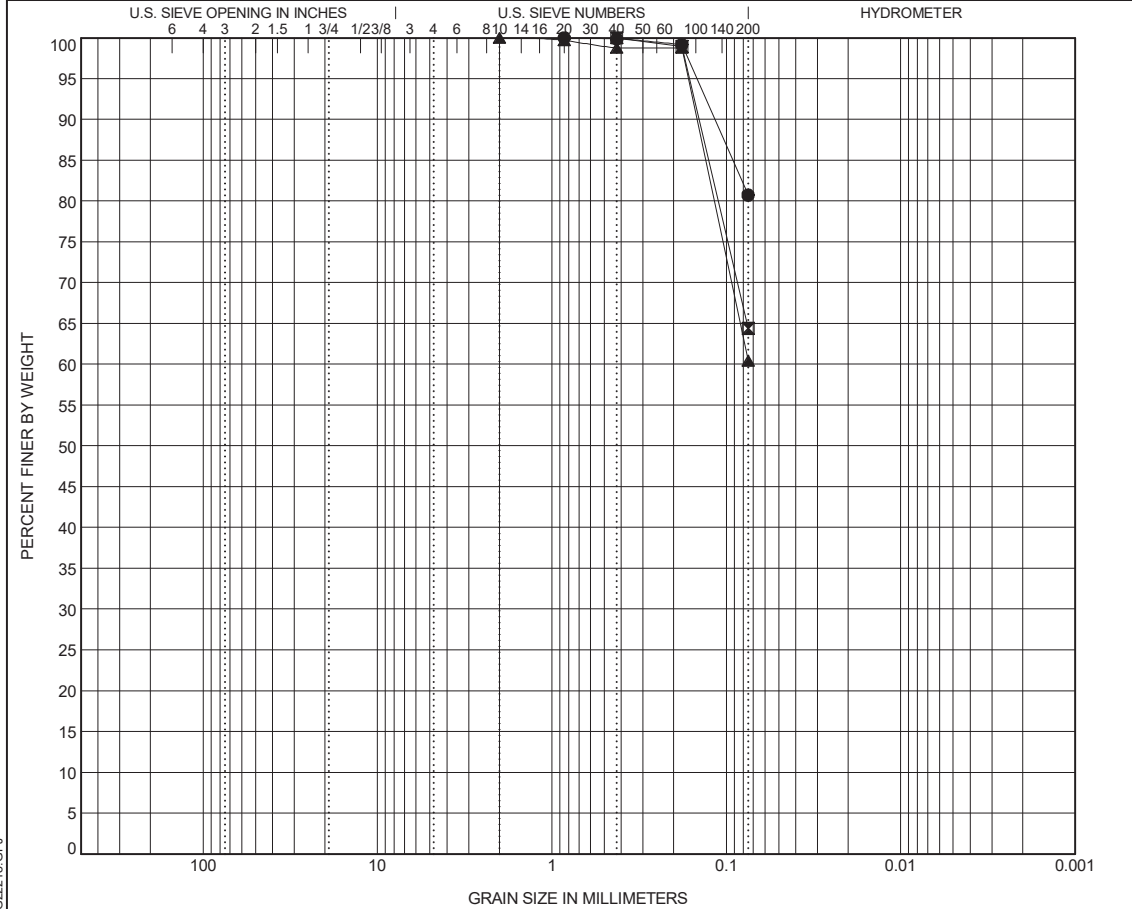
APPENDIX B

Laboratory Test Results

GRAIN SIZE DISTRIBUTION



CLIENT Land Design PROJECT NAME Cottonwood Park
 PROJECT NUMBER G22218 PROJECT LOCATION Billings, MT



GRAIN SIZE - GINT STD US LAB GDT - 1/13/23 16:00 - G:\PROJECTS\2022\G22218.GPJ

COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

BOREHOLE	DEPTH	Classification					LL	PL	PI	Cc	Cu
● B-1	4.5	SILT with SAND(ML)					NP	NP	NP		
■ B-1	7.5	SANDY SILT(ML)					NP	NP	NP		
▲ B-3	9.5	SANDY SILT(ML)					NP	NP	NP		
BOREHOLE	DEPTH	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay		
● B-1	4.5	0.85				0.0	19.3		80.7		
■ B-1	7.5	0.425				0.0	35.6		64.4		
▲ B-3	9.5	2				0.0	39.6		60.4		

CONSOLIDATION TEST

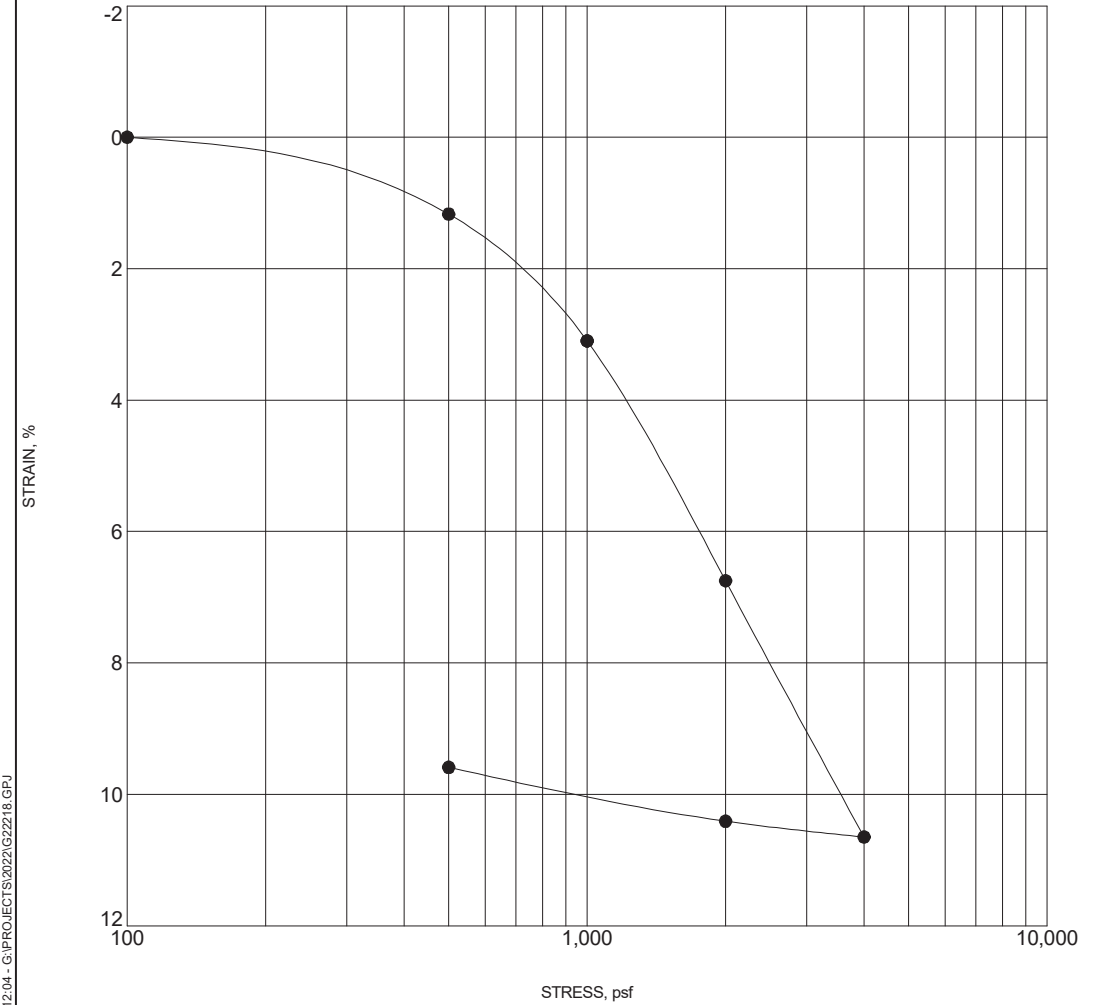


CLIENT Land Design

PROJECT NAME Cottonwood Park

PROJECT NUMBER G22218

PROJECT LOCATION Billings, MT



CONSOL STRAIN - GINT STD US LAB GDT - 1/16/23 12:04 - G:\PROJECTS\2022\G22218.GPJ

BOREHOLE	DEPTH	Classification	γ_d	MC%
● B-1	7.5	SANDY SILT (ML)	89	31

Public Feedback

COMMENTS, LIKES & DISLIKES - PLEASE SEND ADDITIONAL COMMENTS TO michael@ldinc.net #1

I did not see any proposal for extension of the big ditch trail. I believe this trail extension is show on the 2017 multi use trail master plan.

Margy Bonner

I am on the Bicycle/Pedestrian Advisory Comm.

COMMENTS, LIKES & DISLIKES - PLEASE SEND ADDITIONAL COMMENTS TO michael@ldinc.net #1

✓ Playground - natural + ^{modern} equipment + Senois Shelter in each section
Lg shelter near parking (building area)
Pump Track (natural)
✓ Pickleball (near restrooms)
Splash pad (no pool!)
Open field (not formal fields) - open area
Rose GARDEN & (Volunteer/2021 GARDEN)

COMMENTS, LIKES & DISLIKES - PLEASE SEND ADDITIONAL COMMENTS TO michael@ldinc.net #3

Pump Track
or some kind of Bike
Park

COMMENTS, LIKES & DISLIKES - PLEASE SEND ADDITIONAL COMMENTS TO michael@ldinc.net #5

1. Dog Park would be smaller than 2 ac. Maybe 1/2-acre
2. Covered Amphitheater - eg. St Johns, Riverfront Park @ Richland WA
3. Keep Natural Area "Natural" Eg. Norm's Island

COMMENTS, LIKES & DISLIKES - PLEASE SEND ADDITIONAL COMMENTS TO michael@dinc.net #5

Pump Track Please !!

COMMENTS, LIKES & DISLIKES - PLEASE SEND ADDITIONAL COMMENTS TO michael@dinc.net #5

POOL + LAZY RIVER
PUMP TRACK!

Cottonwood Park Master Plan | Public Meeting#2 Comment Card 08/10/23

COMMUNITY POOL? - Y/N Yes

PREFERRED PLAN CONCEPT - PLEASE RANK EACH PLAN IN PREFERENCE FROM 1 TO 3. (1=BEST 3=WORST)

CONCEPT 1 - 2 CONCEPT 2 - 1 *
* * CONCEPT 3 - 3

INCLUDE SPECIFIC PLAN PREFERENCES IN COMMENT LINES BELOW.
PLEASE SEND ADDITIONAL COMMENTS TO michael@ldinc.net

I love the amenities being close together and central
I love the informal amphitheatre option so kids can just
play, roll, & sled
A pool would be great, even better if indoors and year round
like a nice YMCA or the Provo Rec Center in Utah

1

Cottonwood Park Master Plan | Public Meeting#2 Comment Card 08/10/23

COMMUNITY POOL? - Y/N ?

PREFERRED PLAN CONCEPT - PLEASE RANK EACH PLAN IN PREFERENCE FROM 1 TO 3. (1=BEST 3=WORST)

CONCEPT 1 - CONCEPT 2 - CONCEPT 3 -

INCLUDE SPECIFIC PLAN PREFERENCES IN COMMENT LINES BELOW.
PLEASE SEND ADDITIONAL COMMENTS TO michael@ldinc.net

Move dog park to SE corner

2

Cottonwood Park Master Plan | Public Meeting#2 Comment Card 08/10/23

COMMUNITY POOL? - Y/N N splash pad yes

PREFERRED PLAN CONCEPT - PLEASE RANK EACH PLAN IN PREFERENCE FROM 1 TO 3. (1=BEST 3=WORST)

CONCEPT 1 - CONCEPT 2 - CONCEPT 3 -

INCLUDE SPECIFIC PLAN PREFERENCES IN COMMENT LINES BELOW.
PLEASE SEND ADDITIONAL COMMENTS TO michael@ldinc.net

3

Cottonwood Park Master Plan | Public Meeting#2 Comment Card 08/10/23

COMMUNITY POOL? - Y/N Y

PREFERRED PLAN CONCEPT - PLEASE RANK EACH PLAN IN PREFERENCE FROM 1 TO 3. (1=BEST 3=WORST)

CONCEPT 1 - CONCEPT 2 - CONCEPT 3 -

INCLUDE SPECIFIC PLAN PREFERENCES IN COMMENT LINES BELOW.
PLEASE SEND ADDITIONAL COMMENTS TO michael@ldinc.net

4

Cottonwood Park Master Plan | Public Meeting#2 Comment Card 08/10/23

COMMUNITY POOL? - Y/N N Splash pad

PREFERRED PLAN CONCEPT - PLEASE RANK EACH PLAN IN PREFERENCE FROM 1 TO 3. (1=BEST 3=WORST)

CONCEPT 1 - 3 CONCEPT 2 - 1 CONCEPT 3 - 2

INCLUDE SPECIFIC PLAN PREFERENCES IN COMMENT LINES BELOW.
PLEASE SEND ADDITIONAL COMMENTS TO michael@dinc.net

are going to be an issue. Plan looks like it will
take 10+ years to develop, even w/ pending lwy.
Need to be realistic.

5

Cottonwood Park Master Plan | Public Meeting#2 Comment Card 08/10/23

COMMUNITY POOL? - Y/N Y N (Splash pool good)

PREFERRED PLAN CONCEPT - PLEASE RANK EACH PLAN IN PREFERENCE FROM 1 TO 3. (1=BEST 3=WORST)

CONCEPT 1 - 3 CONCEPT 2 - 1 CONCEPT 3 - 2

INCLUDE SPECIFIC PLAN PREFERENCES IN COMMENT LINES BELOW.
PLEASE SEND ADDITIONAL COMMENTS TO michael@dinc.net

#2 Dog park (high maint.) should be either smaller or not at all
if smaller - put in SE section by pump track
Restrooms needed in Nature Area & courts area
Keep small shelters from dog park in the Nature Area
Maybe increase # of Basketball courts by one & reduce
Beach Volleyball ones and/or Table Tennis ones.
Keep ponds & trails in Nature Area.

6

COMMUNITY POOL? - Y/N ? Maybe start with a splash pad.

PREFERRED PLAN CONCEPT - PLEASE RANK EACH PLAN IN PREFERENCE FROM 1 TO 3. (1=BEST 3=WORST)

CONCEPT 1 -

CONCEPT 2 -

CONCEPT 3 -

INCLUDE SPECIFIC PLAN PREFERENCES IN COMMENT LINES BELOW.
PLEASE SEND ADDITIONAL COMMENTS TO michael@ldinc.net

1. Might move basketball courts closer to SW parking area. Also need toilets in this activity area
2. I like the circular layout of paths in concept 2
3. Add small picnic shelters and some internal paths in the natural area
4. Natural area (only) include a pond & toilets at the parking area (NE)

Cottonwood Park Master Plan | Public Meeting#3 Comment Card 09/07/23

DOG PARK? - Y/N

1

INCLUDE PLAN PREFERENCES & COMMENTS IN LINES BELOW.
PLEASE SEND ADDITIONAL COMMENTS TO michael@dinc.net

I would like to see indoor courts as the season is so short.

Cottonwood Park Master Plan | Public Meeting#3 Comment Card 09/07/23

DOG PARK? - Y/N

not necessary - dog stations would be good.

2

INCLUDE PLAN PREFERENCES & COMMENTS IN LINES BELOW.
PLEASE SEND ADDITIONAL COMMENTS TO michael@dinc.net

Cottonwood Park Master Plan | Public Meeting#3 Comment Card 09/07/23

DOG PARK? - Y/N - a small one

INCLUDE PLAN PREFERENCES & COMMENTS IN LINES BELOW.
PLEASE SEND ADDITIONAL COMMENTS TO michael@dinc.net

3

I think it's a nice plan, and I love the pond/nature area on the north end.
less parking or moving some of the parking to Colton to minimize the amount of interior asphalt would be a benefit. Thank you!

Cottonwood Park Master Plan | Public Meeting#3 Comment Card 09/07/23

DOG PARK? - Y/N NOT NECESSARY DOG STATIONS

INCLUDE PLAN PREFERENCES & COMMENTS IN LINES BELOW.
PLEASE SEND ADDITIONAL COMMENTS TO michael@dinc.net

4

COTTONWOOD PARK

MASTER PLAN 2024

Prepared by



In association with

