

RESOLUTION NO. 09-18790

A RESOLUTION ADOPTING A MASTER PLAN FOR THE DEVELOPMENT OF  
BRIARWOOD PARK IN THE BRIARWOOD SUBDIVISION

**WHEREAS**, the public interest requires the creation and adoption of a Master Plan for Briarwood Park in the Briarwood Subdivision, 2nd Filing to control and limit development in accordance with the needs of the subdivision and the community, the limitations and constraints of the park site, and with improvements suited to and appropriate for the surrounding land uses; and

**WHEREAS**, it is in the public interest and necessary that the current and future development of the park shall conform to the adopted master plan; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BILLINGS:

1. *Master Plan.* The master plan for Briarwood Park presented for adoption and attached as *Exhibit "A"* is the official Master Plan for the park.
2. *General Character of Improvements Provided for by the Plan.* The general character of the improvements are intended to balance scenic natural land with minimal developed improvements and facilities to be located on the Public Parkland (known as Briarwood Park) at the southwest corner of Briarwood Boulevard and Cardiff (see Exhibit B). The purpose of the plan is to guide development of the park and a park maintenance district (PMD) to provide perpetual maintenance of the subject park facilities.
3. *Changes.* Proposed improvements not part of the adopted plan shall not be installed unless a new master plan is adopted through the normal park planning process that finds that the proposed improvement is appropriate as described above and can be incorporated as part of an "amended" park master plan to be presented for adoption at that time.

**PASSED, ADOPTED AND APPROVED** by the City Council of the City of Billings, Montana, this 9<sup>th</sup> day of February, 2009.



CITY OF BILLINGS

By:

Ron Tussing Mayor

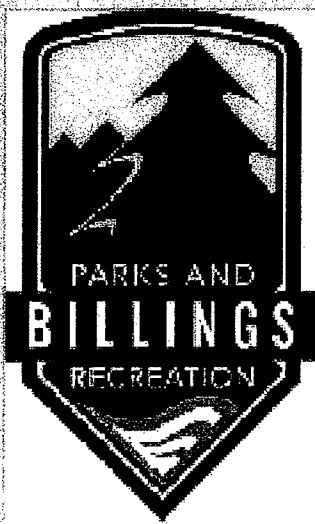
ATTEST:

By: Cari Martin  
Cari Martin, City Clerk



# BRIARWOOD PARK MASTER PLAN

FEBRUARY 9, 2009



PREPARED FOR:

**CITY OF BILLINGS PARKS, RECREATION AND PUBLIC LANDS**  
390 North 23rd Street  
Billings, MT 59101



## **TABLE OF CONTENTS**

### **Master Plan Narrative**

Location and History.....	1
Parkland Improvements.....	1
Public Process.....	2
Town Hall Meeting #1.....	2
<i>Activities and Plan Considerations</i> .....	2
<i>Small Group Discussion</i> .....	3
<i>Comment Cards</i> .....	3
Preliminary Concepts.....	3
<i>Preliminary Concept A</i> .....	3
<i>Preliminary Concept B</i> .....	4
<i>Preliminary Concept C</i> .....	4
Town Hall Meeting #2.....	5
<i>Small Group Discussion</i> .....	5
<i>Comment Cards</i> .....	5
Final Master Plan.....	6
<i>Pedestrian Circulation</i> .....	6
<i>Shade Structure</i> .....	6
<i>Site Furniture</i> .....	6
<i>Playground</i> .....	7
<i>Play Area Surface</i> .....	7
<i>Shade System</i> .....	7
<i>Deciduous Trees</i> .....	7
<i>Coniferous Trees</i> .....	7
<i>Lawn Area</i> .....	7
<i>Irrigation System</i> .....	7
<i>Cost Estimate</i> .....	8

### **Appendix**

- A: Budgetary Cost Estimate
- B: Town Hall Meeting Minutes
- C: Preliminary Concept Plans
- D: Park Master Plan
- E: Neighborhood Park Service Area Map

## **ACKNOWLEDGEMENTS**

Landscape Architect/ Public Facilitation  
©Peaks to Plains Design PC  
Jolene Rieck, ASLA  
404 North 31<sup>st</sup> Street, Suite 405  
Billings, Montana 59101

©City of Billings Parks, Recreation and Public Lands  
Mike Whitaker, Director  
Mark Jarvis, ASLA, Park Planner  
390 North 23<sup>rd</sup> Street  
Billings, Montana 59101

## Location and History

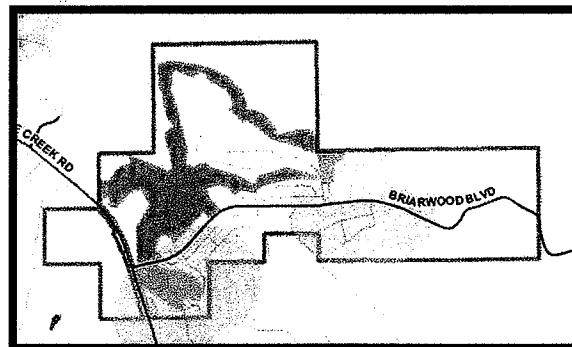
Briarwood Park is a 7.95 acre park located in portions of Section 27 and the NW 1/4, SW 1/4 of Section 26, T.I.S., and R26E in the Briarwood subdivision with the Briarwood neighborhood. The park is bordered on the north by Briarwood Boulevard. Cardiff Street bisects the park into two sections. The section of the park on the western side of Cardiff Street is 6.01 acres and the section of the park on the eastern side of Cardiff Street is 1.94 acres. Briarwood Boulevard is not a complete street with curb and gutter east of Cardiff Street.

The property for Briarwood Park was acquired through the annexation of the Briarwood Subdivision into the City of Billings in February, 2002. The land is currently considered City Park land. Briarwood Park has had no development, and there is no current master plan on record.

The need for a master plan was determined due to the lack of park facilities in and around the Briarwood subdivision. The nearest park with playground facilities is 4.75 miles away at Ponderosa Park. Without a neighborhood park near the Briarwood subdivision, the residents must drive to another park and use a facility intended to serve a different neighborhood. Appendix E displays the location of developed and undeveloped neighborhood parks with relation to Briarwood Subdivision. This master plan is the first step towards defining the amenities desired by the residents on the Briarwood subdivision.

## Parkland Improvements

In the Parks 2020 Master Plan, Framework A, "Essential Recreation Park Land," Diagram 3, identifies this area as a neighborhood park that is in need for development. According to the diagram, a "Neighborhood Park" has a service area of 1/2 mile radius and typical size is 10-20 acres (see graphic to left). The projected user groups are neighborhood residents and subdivision residents. The design standards include open lawn areas, a playground, youth sports fields, picnic grounds with shelters and special recreation facilities.



Currently Briarwood Park serves as a regional stormwater detention pond for the Lower Blue Creek Drainage as stated in the Lower Blue Creek Drainage Storm Water Management Master Plan, November 2005. In the Storm Water Management Master Plan it is recommended that the spillway be lowered in elevation to beneath the low elevation of Briarwood Boulevard and adjustments to the culverts under the spillway to minimize downstream flow in 2-year events and 5-year events. The park will act as a detention pond with the capacity to hold storm water for up to a 50-year storm event.

During a 100-year storm event, storm water will cross the existing spillway and continue downstream.

## Public Process

According to the City of Billings Park Master Plan Policy, two town hall meetings were held that discussed the development of the master plan. A property listing boundary was determined by the Parks Department that included 427 names and addresses of property owners. Each of the listings received notification for the public meetings through a postcard sent through the mail. In addition, public service announcements were distributed by the Parks Department. Meeting minutes are included in Appendix B of this document. Further public comment will be solicited at the City Parks and Recreation Board meeting as well as the City Council meeting, prior to official approval of this document.

### Town Hall Meeting #1

The first town hall meeting was held on November 15, 2007 at the Briarwood Country Club. Sign in sheets indicated that 29 people attended the meeting. The agenda included the introduction of the project team, the planning process, purpose and status of the master plan, and soliciting public input. Written feedback included a survey to determine preferred activities and plan considerations, small group answers to specific questions and comment cards. Meeting minutes are included in Appendix B.

#### *Activities and Plan Considerations*

Sixteen responses were received regarding input on desired activities and plan considerations for the park. The following activities and plan considerations were identified as desirable by one or more responses:

<u>Sport Courts and Field</u> Frisbee Golf	<u>Common Amenities</u> Tot-Lot Playgrounds (ages 2-5) School-Age Playgrounds (ages 5-12) Flat, unprogrammed open space Sledding Dog Park
<u>Support Facilities</u> Trash Receptacles Benches Picnic Tables Interpretative Signs Picnic Shelters Restrooms Site Lighting (at access points only)	<u>Corridor Activities</u> Walking Pedestrian Bridges Running/ Jogging School Access Routes Recreation Biking Fitness Courses
<u>Vegetation Considerations</u> Native Grasses Native Meadows	<u>Wildlife Considerations</u> Birds – (seen as attraction) Deer – (seen as nuisance and attraction)

Wildflowers	Mountain Lions – (seen as nuisance and attraction)
Evergreen Trees	Dogs – (seen as nuisance and attraction)
Shrubs	Beavers – (seen as nuisance)
Shade Trees	Antelope – (seen as attraction)
Irrigated Lawns	Fisheries – (seen as attraction)
Ornamental Trees	

#### *Small Group Discussion*

The participants were asked to respond to seven prepared questions in small groups and record their individual answers on flip charts. Groups were encouraged not to come to a consensus or debate each other's answers. Individual comments from each participant in the group were encouraged to be recorded.

From these discussions the design team learned that Briarwood Park is currently used for walking and viewing wildlife. The groups indicated their desire for these uses to remain along with the addition of a child play area and a relationship with the future elementary school. Creating links between the park and the future Blue Creek School and interpretative signage for plants were also recommended by the groups.

A main concern to the groups was that the park retain its natural beauty. Other concerns centered around pine beetle infestation, the loss of big trees and the potential for fire in the area. The groups want to balance the development of the park with the natural setting. This would include the cleaning up of trash in the park and the removal of noxious weeds.

#### *Comment Cards*

Blank comment cards were available to all attendees of meeting. Five cards were returned. Comments received varied from consider creating a small park area while maintaining the natural state of coulee, and to leave the park alone.

## **Preliminary Concepts**

After the first town hall meeting and analysis of the comments received by the meeting participants 3 concepts were developed that represent a minimal, medium, and most developed ideas for the park. During the design development it was determined that the section of the park west of Cardiff Street was inaccessible and would be best left in its natural state. The three concept plans are shown in Appendix C.

#### *Preliminary Concept A – Minimal (See Appendix C)*

Preliminary concept "A" was based on the concept of providing access to Briarwood Park without filling in a portion of the coulee. A five foot wide curvilinear sidewalk was placed along Briarwood Boulevard to act as the main access to the park and to serve as a boulevard sidewalk. The curvilinear nature of the walk was meant to provide a relaxing walking experience and to be more aesthetically pleasing. An additional five foot wide sidewalk was placed along the west side of Cardiff Street to provide access from the private lots to Briarwood Park.

A loop section of the sidewalk was located in a level area in the park. This location was chosen due to the limited amount of impact it would have on the natural state of the park and its elevation being higher than the water elevation during a 100-year storm. The main features of this loop section were two scenic overlooks with seven foot long benches and an irrigated lawn.

*Preliminary Concept B – Medium (See Appendix C)*

Preliminary concept “B” provided amenities of a neighborhood park while maintaining much of the natural aesthetic. A level area for the neighborhood park was created by filling in a portion of the coulee along the northeast side of the spillway. Park amenities in this design included a multi-use trail, tot lot, irrigated lawn, twenty foot by twenty foot picnic shelter, picnic tables and a scenic overlook.

A multi-use trail was located along Briarwood Boulevard and curved into the developed park area creating a boundary for the area. The curvilinear aspect of the trail was to provide a more relaxing experience and to be more aesthetically pleasing. A five foot wide sidewalk led off the trail along Cardiff Street to provide access to the private lots.

A tot lot and irrigated lawn were located in the northwest corner of Briarwood Park between the residential developments on both sides of Briarwood Boulevard. The tot lot was to provide a different play facility that would not be at the proposed elementary school across from the park. The irrigated lawn was to provide open space for unprogrammed activities at the park.

Along the outer edge of the irrigated lawn were picnic tables and a picnic shelter to allow for both small and medium size gatherings. The picnic shelter was twenty foot by twenty foot and was meant to accommodate medium size gatherings for 20-25 people.

A scenic overlook was located on the west side of the spillway to provide views of the existing pond and vegetation.

*Preliminary Concept C – Most Developed (See Appendix C)*

Preliminary concept “C” provided amenities of a neighborhood park while also providing access into the natural environment of the coulee. There were three distinct areas in this concept: the bridge trail, the playground area and the spillway trail. Access to these areas was provided by a multi-use trail along Briarwood Boulevard west of Cardiff Street.

The bridge trail was a ten foot wide gravel trail. It ran from the multi-use trail along Briarwood Boulevard to an opening on the south side of the drainage channel in the coulee. It accessed two scenic overlooks and two picnic tables. Both scenic overlooks were provided with seven foot long benches to provide for seating for two adults and one child. At the terminus of the trail were two picnic tables with views into an open meadow.

The playground area was located east of the spillway. It was accessed with a six foot wide concrete sidewalk from the multi-use trail along Briarwood Boulevard and a connection to the spillway trail. The sidewalk looped around an irrigated lawn space

while providing access to two picnic shelters and a tot lot. The two picnic shelters were provided for medium size gatherings. The tot lot was located in the northwest corner of the play area to separate it from the existing culverts and drainage channel. The irrigated lawn area was provided to create open space for various park activities.

The spillway trail was a ten foot wide concrete trail that provided access to a scenic overlook and a secondary access to the playground area. The scenic overlook had two seven foot benches with view to the east and west of the spillway.

These concepts were presented at the second town hall meeting and commented on by attendees.

## **Town Hall Meeting #2**

The second town hall meeting was held on March 6, 2008 at The Perfect Place. Sign in sheets indicated that 36 people attended. The agenda included review of the planning process, purpose and status of the master plan, presentation of master plan alternatives and soliciting feedback from attendees. The meeting minutes are included in Appendix B.

### *Small Group Discussion*

Public input was solicited with the use of small groups and comment cards. Each group was asked to respond to a set of questions and then to report out their answers.

From the small group discussions the design team learned that the majority of the groups liked a combination of Plans A and B. The groups wanted to maintain the natural elements and current setting of the park. The groups recommended using a smaller size trail as the ten foot trail seemed too big and that Plan B seemed a good compromise between Plans A and C. A question from the small group discussion was the possibility of not developing a park, but providing a management plan that would conserve the natural environment.

Maintenance was the most commented on area in the small groups. The groups recommended that only animal proof trash receptacles be used at the park. A main concern in the maintenance of the park was the need for fire protection via fire breaks or thinning vegetation. The small groups also were concerned about the removal of noxious weeds from the park.

Other concerns for the groups were the possible need for bathrooms near the play area, speeds of traffic on Briarwood Boulevard near the park, and the size of a Special Improvement District (SID) tax area necessary to fund and develop the park.

### *Comment Cards*

From the comment cards the majority of the responses were suggestions for the park plan including four responses against BBQ's in the park. Numerous responses stated the need

to balance the development of park space and maintaining the natural aspect of the park. A few responses stated a wish for no development in the park.

## Final Master Plan

After reviewing the comments expressed at the second Town Hall Meeting, a final plan was developed that included elements from all 3 designs as well as concerns and ideas that came out of the second meeting. Items to be incorporated in the final master plan include:

- 5,000 square foot playground with shade structure over playground equipment
- A looped trail with a set distance calculated in miles
- The development should be kept to the northeast corner of the site
- A small shade shelter for only one picnic table
- Sensitivity to natural vegetation and wildlife

The Final Master Plan is shown in Appendix D.

The proposed Master Plan provides a park for the residents while maintaining the natural area of the existing parkland. The natural environment is conserved through proper management techniques. Major management items are weed control, fire mitigation, storm water management, utilities and wildlife corridors. These natural elements will co-exist with recreational use. The total area for developed park land is 0.46 acres or 6 percent of the 7.95 acre park. The plan is sensitive to wildlife by this limited development area. The result is a park that citizens can use while maintaining the sensitivity to the environment. The view sheds into the existing coulee are maintained along with the park development. View corridors are directed away from private lots.

### *Pedestrian Circulation System (Sidewalk)*

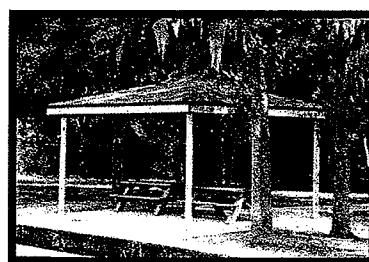
A six foot sidewalk will extend from Cardiff Street to the eastern edge of the park along Briarwood Boulevard. The concrete sidewalk will meet the regulations set forth by the City of Billings. The sidewalk will create a 1/8 mile loop in the northeast corner of the site.

### *Shade Structure*

A shade structure will be located on the west side of the playground. It will include one picnic table and trash cans. The shade structure will provide covered space for park users. A sample shelter is pictured to the right.

### *Site Furniture*

Consistency will be important when choosing the site furnishings for this park (including benches and picnic tables). All furnishings should be both durable and functional, at the same time adding to the overall appearance of the park. Suggested length for benches would be a minimum of six foot made from pre-cast concrete. Trash receptacles will be provided by the



Parks Department. Color and finish should be consistent with other site amenities.

#### *Playground*

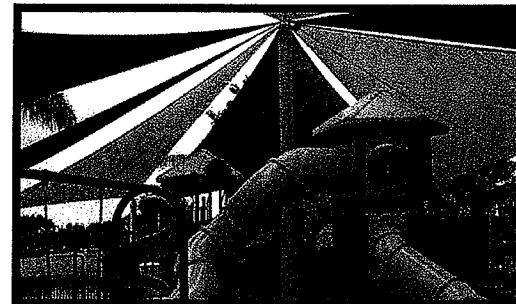
The park will include a playground surrounded by a thickened edge sidewalk, providing ADA accessibility and helping to retain the surfacing. Total square footage for the area will be approximately 5,000 square feet. Recommended play features would include various slides, bridges, climbers, and different height platform stations to provide maximum appeal for the target group.

#### *Play Area Surface*

A poured-in-place safety surfacing is suggested in lieu of wood chips or other surfaces for the recommended play area. This will provide a safe, durable surface for all park users and meets the current guidelines for accessibility.

#### *Shade System*

The National Parks and Recreation Association recommends shading playground equipment to help protect users from UV rays. The shade system helps to prevent the heating of playground equipment surfaces. A canvas shade system is recommended due to the ease of maintenance.



#### *Deciduous Trees*

The vegetation in all of the park lands will be quality nursery stock and wildlife appropriate species. Exact tree species will be detailed as part of the construction documents and approved by the City Forester. Deciduous trees will contain several different species to avoid a monoculture. The minimum recommend size for the deciduous trees is 1-1/2 inch caliper, although 2 inch caliper is desired. These sizes are the most readily available, are less susceptible to vandalism, and provide a more mature tree.

#### *Coniferous Trees*

Coniferous (evergreen) trees add winter interest to the landscape in addition to providing valuable screening and wind buffering capabilities. Evergreen trees are placed periodically throughout the site and will be planted to accommodate the future mature growth that does not block walkways. Evergreen trees should have minimum of five foot height.

#### *Lawn Area*

The majority of the park will remain in its native condition. Any areas of disturbance due to regrading or construction of the sidewalk will be reseeded with a native seed mix. The 15,000 square foot irrigated lawn will be seeded with an irrigated lawn mix.

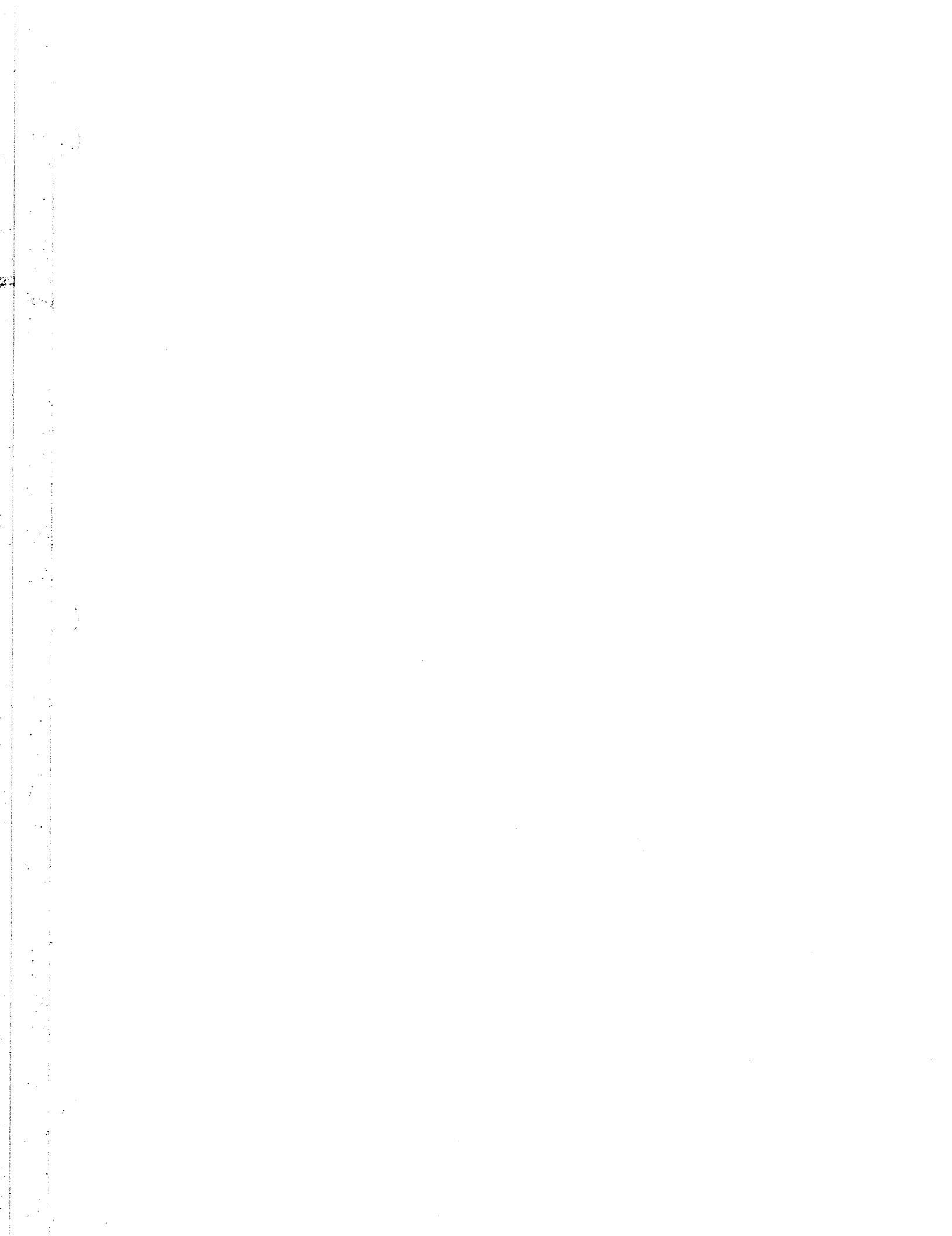
#### *Irrigation System*

The improved park area will have an automatic irrigation system. The irrigation system shall comply with the City of Billings' Parks Department requirements for Maxicom

Central Controls. Domestic, potable water provided by the City of Billings will be the source for the irrigation. There is an existing water line located through the spillway and in the boulevard for Briarwood Boulevard.

*Cost Estimate*

In the appendix is a budgetary cost estimate for the Briarwood Park. The estimated total is approximately \$800,000. In order to implement the plan, Briarwood Subdivision will need to approve a Special Improvement District (SID) to develop the park. Residents within the benefited area will be assessed through the SID that may be based on a square footage allocation through their property taxes. A Park Maintenance District (PMD) would also need to be approved by the residents inside the SID boundary. The PMD would cover the cost of maintenance for the park. The City's Capital Improvement Plan (CIP), grant money and donations may be sought after to help offset the costs of some of the amenities of value to a neighborhood park.



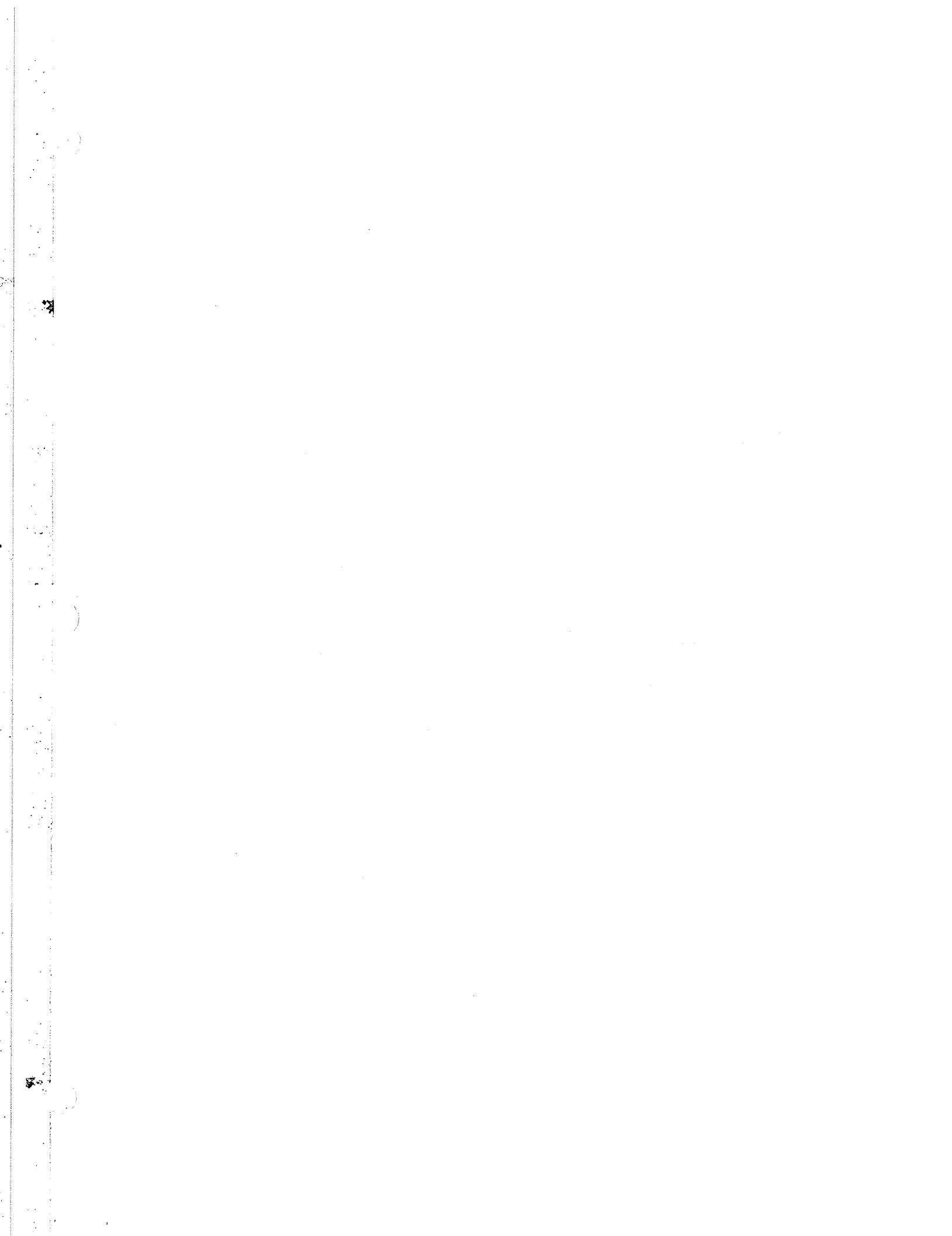
## BUDGETARY COST ESTIMATE

**Project:** *Briarwood Park*  
**Phase:** Final Master Plan  
**Date:** May 5, 2008  
**Prepared By:** Peaks to Plains Design, PC

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
Shade Tree	2" Caliper	9	EA	\$ 250.00	\$ 2,250
Evergreen Tree	6' Height	4	EA	\$ 300.00	\$ 1,200
Unclassified Fill	Fill	11,986	CY	\$ 15.00	\$ 179,790
Topsoil	4" Depth	580	CY	\$ 24.00	\$ 13,920
Compost	2" Depth	281	CY	\$ 38.00	\$ 10,678
Site Grading	Fine Grading	54,437	SF	\$ 0.15	\$ 8,166
Playground	Includes: Play Structures, Surfacing and Shade Structure	1	EA	\$ 200,000.00	\$ 200,000
Sidewalk	5' wide, concrete	10,335	SF	\$ 6.50	\$ 67,178
Bench	6' long with back	3	EA	\$ 1,500.00	\$ 4,500
Trash Enclosure		1	EA	\$ 500.00	\$ 500
Picnic shelter	10'x10'	1	EA	\$ 14,126.00	\$ 14,126
Concrete Pad	Picnic shelter	100	SF	\$ 6.50	\$ 650
Picnic Table	6' long	1	EA	\$ 2,200.00	\$ 2,200
Seed	Irrigated Lawn Mix	15,078	SF	\$ 0.12	\$ 1,809
Native Seed	Disturbed areas only	32,359	SF	\$ 0.20	\$ 6,472
Irrigation System	SDF, 1-1/2" meter	1	LS	\$ 10,400.00	\$ 10,400
Irrigation System	POC 1-1/2", rotors, drip zone, maxicom components	1	LS	\$ 27,000.00	\$ 27,000
<b>SUBTOTAL</b>					<b>\$ 550,838</b>
	MOBILIZATION & INSURANCE			10%	\$ 55,084
	CONTINGENCY			15%	\$ 90,888
	PROFESSIONAL FEES			15%	\$ 104,522
<b>TOTAL</b>					<b>\$ 801,332</b>

Note:

Cost are as of 2008, due to inflation and other market forces, actual prices may vary.



---

---

## MEETING MINUTES

---

---

**MEETING DATE:** NOVEMBER 15, 2007  
**PROJECT NAME:** BRIARWOOD PARK MASTER PLAN  
**PROJECT NUMBER:** 06039  
**MEETING PURPOSE:** TOWN HALL MEETING 1

---

These meeting minutes reflect the written comments collected at the meeting. Thirty people signed-in as attendees of the meeting.

Participants were asked to complete three different methods of feedback with their thoughts on developing a park master plan for Briarwood Park. The first method was to individually indicate what activities and items should be considered for the park master plan. The second method was obtained by group responses to pre-set questions. The third method was individual comments obtained through comment cards.

Results of feedback method #1: Activities & Plan Considerations for Park Lands - 17 responses were received.

**Category: Sport Courts & Fields.** All but one respondent did not indicate that sport courts & fields should be a part of the plan. The one respondent marked Frisbee golf.

**Category: Support Facilities.** Nine respondents indicated a need for trash receptacles. Nine respondents indicated a need for benches. Seven respondents indicated a need for picnic tables. Four respondents indicated a need for interpretative signage. Two respondents indicate a need for picnic shelters. One respondent indicated a need for restrooms. One respondent indicated a need for site lighting at access points to the park.

**Category: Vegetation Considerations.** Eight respondents indicated their preference for native grasses. Six respondents marked wildflowers and native meadows, each. Three respondents marked evergreen trees and shrubs. Two respondents marked shade trees. Two respondents marked irrigated lawns and one respondent marked ornamental trees. It is important to note that several respondents indicated their desire to retain the existing vegetation. One respondent noted the presence of noxious weeds and invasive species currently existing in the park. In addition, one respondent noted to urge density and composition, as well as being fire-wise.

**Category: Common Amenities.** Five respondents each indicated a desire for tot-lot or school-age playgrounds. Two respondents indicated a desire for flat, unprogrammed open space. Two respondents indicated a desire a space for sledding. One respondent indicated a desire for a dog park.

**Category: Corridor Activities.** Walking was the most popular activity with eleven respondents. Running and jogging, school access routes and pedestrian bridges were each indicated by three people. Two respondents indicated a desire for recreational biking. One respondent indicated a desire for a fitness course.

**Category: Wildlife Considerations.** Six respondents indicated that birds were an attraction. Five respondents indicated that deer were an attraction, while one respondent indicated that deer were a nuisance. Two respondents indicated that the presence of beavers were an attraction. Two respondents indicated that mountain lions were an attraction, while three indicated they were a nuisance. Two respondents felt that dogs were an attraction, but two others felt they were a nuisance. One respondent indicated that antelope was an attraction. One respondent indicated that riparian wildlife was an attraction.

**Category: Others (write in).** This "park" area is gorgeous as is. It is not suited to beautification by sand boxes, playgrounds, etc. Minimal development, if any – the wildlife is wonderful, but a path around the "top" might be beneficial – the joggers and dog walkers might appreciate it. Foot traffic only. Native surfacing materials. Local access only – no parking. No modifications to surface water features. Biology program a new middle school. Default area – too steep to develop as residences. Cost developer nothing to take credit for "setting land aside."

Results of feedback method #2: Group Participant Responses to Prepared Questions – 7 groups

1. **Do you use Briarwood Park?** Yes: 12 No: 6

Note: 3 groups did not respond to the question.

2. **If you use Briarwood Park, for what purpose and how often?** Most respondents indicated walking and walking to view wildlife was their current purpose for using the park. One group indicated their use to be weekly. Dog training occurs in the park. One group indicated that they were unaware that it was park land. Another group felt that the park does not currently get much use.

3. **What is your vision for the Park? What is it that you like about it best that you want to continue into the future?** Two groups indicated support to develop an area for children to play. Appropriate items to consider were trails, play equipment, rollerblading and sledding. Groups acknowledged the contextual relationship between the park and future middle school located across the street. One group suggested using the park for field projects for new middle school (i.e. species identification of plants/trees, wildlife habitat). Another group suggested reducing vegetation density (through thinning) to minimize fire hazard and protect improvements. Several groups indicated that they liked the natural growth and wildlife and would like to see that setting retained. Another group acknowledged that it is an unusable piece of space. The dike and berm have to stay as it is a part of a large storm water management system.

4. **What changes or improvements would you like to see in the Park corridor?** Existing vegetation is a concern, and one group suggested the thinning of vegetation and to eliminate non-native vegetative species (i.e. Russian/Canadian thistle, Russian Olive and other noxious weeds.) One group suggested planting trees to improve curb appeal. Another group suggested interpretative signage for plants. One group asked if it the best location for a park? Adding, that "we need useable space (i.e. athletic parks, child play areas)." Two groups addressed the need for improved access to the park from Briarwood (Boulevard) side down to coulee, with one of those groups clarifying that they want a trail, not a sidewalk. One group suggested a possible trail link between Blue Creek School and Riverfront Park. Two groups suggested small areas for children to play. One suggested a playground on the east side of Cardiff. Two groups suggested picnic/shade shelter on level ground on Cardiff piece with a garbage can and benches. Two groups want to make sure the park retains its natural beauty.

5. **What do you currently enjoy about living near/using Briarwood Park?** It provides a nice backdrop. Two groups commented that they enjoy the open space and nature. One group wrote that they didn't know the park was there and therefore, have never used the park. One group felt that there is a perception that the park is too steep to develop, it is a default area.

6. **What concerns do you have with the Park in terms of:**

**Maintaining aesthetics:** Concerns about pine beetle infestation, losing the potential for bigger trees. One group indicated they were not extremely worried about aesthetics. Nature setting is an asset.

**Wildlife as a nuisance versus a benefit:** Deer presence is a benefit to the park. The nuisance is with deer droppings, dog droppings and mountain lions. A benefit is healthy riparian system takes into account storm water system, which attracts related wildlife including frogs, insects, ducks, birds and fish. Wildlife is seen as both a nuisance and a benefit, but should be allowed to remain.

**Pedestrian Circulation:** Currently can't use the park as-is.

**Level of Park Development:** Try to balance. Keep any development as natural as possible.

**Wildfire Suppression:** No concern. Add fire hydrants on Cardiff or Briarwood Boulevard.

7. **Are there any additional maintenance considerations that you would suggest?** Clean up the trash and dog droppings. Use existing drainage water to water above grade plants. Spray the leafy spurge and knapweed (and other noxious weeds). Spray the pond for mosquitoes.

8. **Do you have any other suggestions for the Parks & Recreation Department as it guides the development of a master plan for Briarwood Park?** No need to spend lots of money. Keep moving forward. There are people who would like a true developed park system who live throughout the subdivision. I would like to help (name provided to P&R Department). Consider purchasing the church land.

Results of feedback method #3: Comment Cards – 5 cards

1. Most of the park should be left the way it is. Consider a small green area 10,000-15,000 SF for children's unstructured play (no playground with toys or swings). Consider a trail along Briarwood Boulevard to Connect the Blue Creek school site with Riverfront Park. Provide benches for moms and small children.

2. Collaborate with the "potential" new school site to eliminate the doubling of ideas or usage of funds.

3. Leave the area alone! We like it natural.

4. I like the concept of a park. It should be left natural with some minimal development. I like the idea of a small, flat, undeveloped area where a pick up soccer game could take place, if some wished. A few benches, potentially an interconnected trail (not concrete). Whatever happens, it should fit in with the current theme: wildlife, open space, native plant communities.

5. Yellowstone Valley Electric needs property for a new sub-station. They own approximately six acres of flat land along Blue Creek Road. Perhaps a land trade can be made. Maybe a second access can be negotiated for Briarwood through YVEC's lots also. Since this is between Briarwood and Cedar Park, both subdivisions could pay PMD's. It could be readily accessible by both subdivisions with paths connecting.

The above listed notes constitute the understanding by *Jolene Rieck* and **Peaks to Plains Design, P.C.** of the contents of the meeting, based upon written comments received at the meeting. Please advise the preparer, in writing, of any errors or omissions.

---

---

## MEETING MINUTES

---

---

MEETING DATE: MARCH 6, 2008  
PROJECT NAME: BRIARWOOD PARK MASTER PLAN  
PROJECT NUMBER: 06039  
MEETING PURPOSE: TOWN HALL MEETING II – REVIEW AND SOLICIT FEEDBACK ON PRELIMINARY MASTER PLAN CONCEPTS

---

These meeting minutes reflect the written comments collected at the meeting. Thirty-seven people signed-in as attendees of the meeting.

The participants were shown three different preliminary concepts based upon the technical analysis, park land criteria and feedback received from the first town hall meeting held in November 2007. Participants were given five questions to respond to at their tables, with individual comments recorded on flip charts. The summary of those comments is listed here.

Question #1: Which of the three concepts best supports your vision for the park and why?

Plan A was called out specifically by several respondents, followed closely by Plan B. Some suggested relocating the irrigated lawn area from Plan B to Plan A. Some respondents indicated to do nothing with the park, to leave it without any development. Plan C was indicated the least, with one group leaving the remark that “cost is a deterrent.”

Question #2: Do the three concepts adequately address any concerns that you may have about:

- a. Maintaining aesthetics: Responses generally indicated their desire to retain the natural elements and current setting of the park.
- b. Wildlife (benefit vs. nuisance): One respondent pointed out that there is no meaningful choice regarding wildlife. People generally like the deer. If trash receptacles were placed in the park, they should be animal resistant. Mosquitoes are a problem in the summer.
- c. Pedestrian circulation: A couple of respondents indicated that the 10' wide trails were not all that appealing. One group indicated that they liked the circulation in Concepts B & C directed towards, points of interest, but still preferred Concept A.
- d. Level of park development: It was generally stated that Concept C was too much. The picnic shelters that are shown on the plans were stated as not desirable. Plan B was indicated as a compromise between the other two plans. Adjacent properties will be affected by any development in the park.
- e. Wildfire suppression: No doubt that wildfire is on the minds of the respondents. Some eluded to needing a bigger plan for wildfire suppression for the area.

f. Maintenance: This was the most commented item for this question. Many indicated that maintenance, no matter what level of development is decided upon, needs to be a large component of the plan. One group indicated that it was "very important" to maintain. Another group indicated that it is the responsibility of the City Parks Department, but the Briarwood residents could help. Many recognized that there is not the revenue dollars to have adequate maintenance of the park, no matter what the level of development is adopted.

Question #3: Please provide some solutions to help address the concerns listed in question 2.

Several comments indicated to remove the barbeques that were shown on the plans. Not only were they a fire hazard, but also a maintenance burden. Similarly, the picnic shelters were requested to be removed by several groups as well. Many attendees asked the question if "no development" was an option. A solution to the wildfire management was to create fire breaks, fight invasive weeds and thin fire prone vegetation.

Question #4: Is there anything missing from the plans that we should be considering?

Shade trees were listed as a desirable alternative to the picnic shelter. The 1.94 acre parcel does not have any development shown on any of the concepts, is there a way to use that parcel? Bathrooms were indicated as desirable near the play area. A designated parking area is not shown on the plans. The noise factor is not addressed. Nearby land is for sale, should consider developing a park in that area.

Question #5: Do you have any other suggestions for the Parks and Recreation Department as it guides the development of a master plan for Briarwood Park?

Consider leaving the park as natural as possible, as little change as possible. It is good to have a high quality natural area with much less development. Consider the use of the park as an outdoor classroom for the future adjacent school. Consider the traffic speeds on Briarwood Boulevard. They tend to be very high, which may make this location not as desirable to promote children's activity. How many homes would be included in the Special Improvement District (SID) tax area?

Comment Cards: Participants were encouraged to leave any parting thoughts on blank comment cards. Unlike the table responses, the comment cards were not discussed at the meeting.

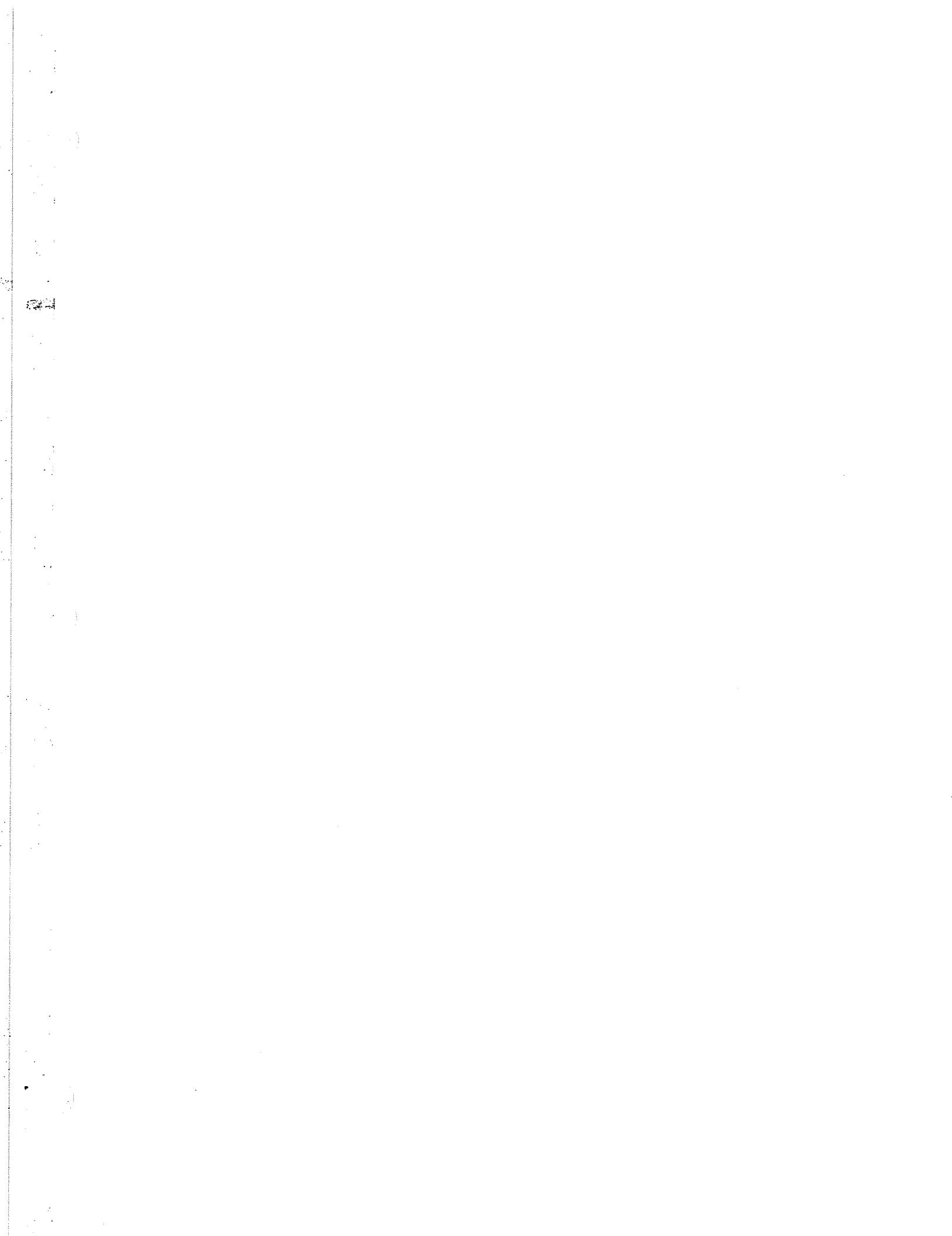
1. Additional flat space – 1.94 acre parcel
2. Irrigation line on opposite side of the boulevard, just after the down-slope going towards Cardiff. The HOA would own this water line and pay the according bill.
3. Total Cost ~?
4. I hope there is some possible way to make this work, especially for the young children.
5. Looking at the plans, I like the nice flat space, but don't think the facilities are exceptionally useful. Like the natural grasses.
6. I feel a sidewalk on that side of the street is totally useless, especially when it will take forever for a connector.
7. Will the City ever sell park land and if so, how would I be notified of the sale?
8. I would like to see it left as-is. No sidewalk on west side of Cardiff.
9. Trail should be 5' in width – gravel fines
10. Park should be at west end of property.
11. Only 1 picnic shelter, if at all
12. Like set distance trail for walkers.
13. Prefer majority left as is-natural with thinning of junipers for fire prevention.
14. Merge plan A&B

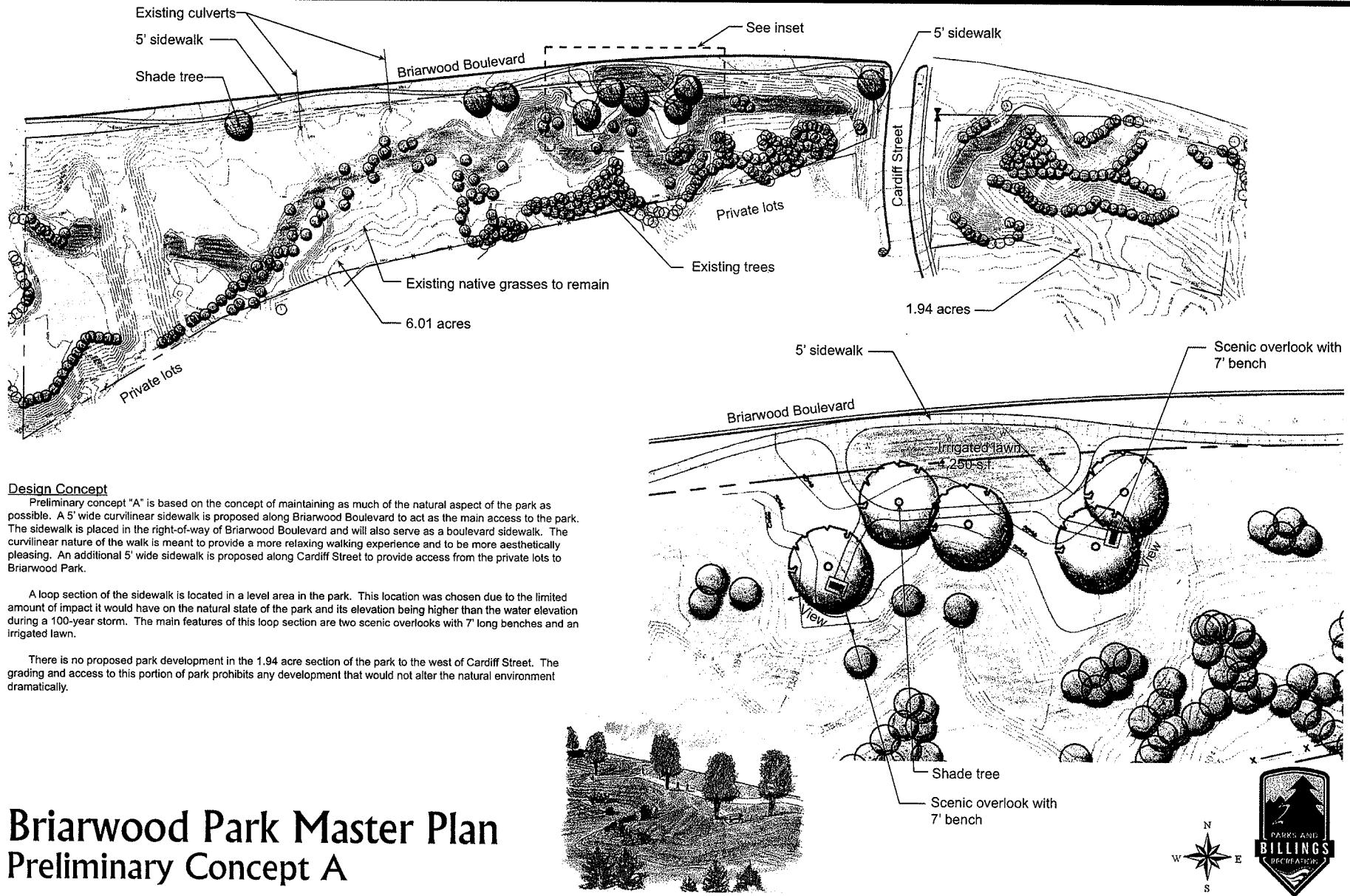
15. Don't need tot lot
16. Need picnic shelters (too much trash, food left, fires), no barbeques
17. Need walking path, small open grassy area, few trees and maintenance.
18. My first choice would be to leave the area as it is. We enjoy the wildlife including the deer and birds. Please do not put a bridge on the south side of the gulley. If you keep development on the north side, we can still enjoy the wildlife.
19. The slough definitely should be a diving line and no development south.
20. No barbeques or fire pits.
21. No bridge across slough.
22. I would like to see a playground area, one that Briarwood children can walk or ride their bikes to.
23. Alternative B (it would be best for all involved.)
24. KABOOM Corporation will donate all playground equipment if the community provides 100 workers to erect it. See Broadwater School playground. Information came from Jim Ronquillo.
25. Why "walking" trails? Where are these people walking to? It is not a connective trail system.
26. I am favor of the park and prefer option B. My only concern would be the barbecue – fire concern.
27. We support park development, combination and balance of natural and pocket park
28. 10' multi-use trail
29. Multiple benches
30. Using xeric and fire resistant plants – also for irrigated lawn (buffalo grass or whatever rather than bluegrass)
31. Like the walking loop
32. We don't support fire features (BBQ, etc.) & park development in the flood plain
33. Briarwood kids play in the street due to no parks; we need a park for public safety.
34. Plan B is a compromise.
35. We support removing noxious weeds & plants that readily spread fire.
36. Need some sort of restroom
37. Like shade trees & shelter area.
38. I am most in favor of Option C.
39. I think a bridge across the drainage is a good idea. I like the tot lot and the trail, but would like to see an overall natural area preserved. Benches & picnic tables are good. A few shade trees are good.
40. I like concept C the best, but I would also agree to Concept B
41. I think it is critical to have some developed play area with picnic tables, benches with shade trees.
42. I also think a walking trail would be a wonderful addition to the area; I like the idea of a "set trail."
43. Leaving this area completely undeveloped is not acceptable to me, but I do appreciate the need for preserving the natural state as much as possible.
44. I support Plan B!
45. I am so glad you are planning a park for the Briarwood area.
46. I've been waiting 6 years for a park out here. My grandkids would love one!

---

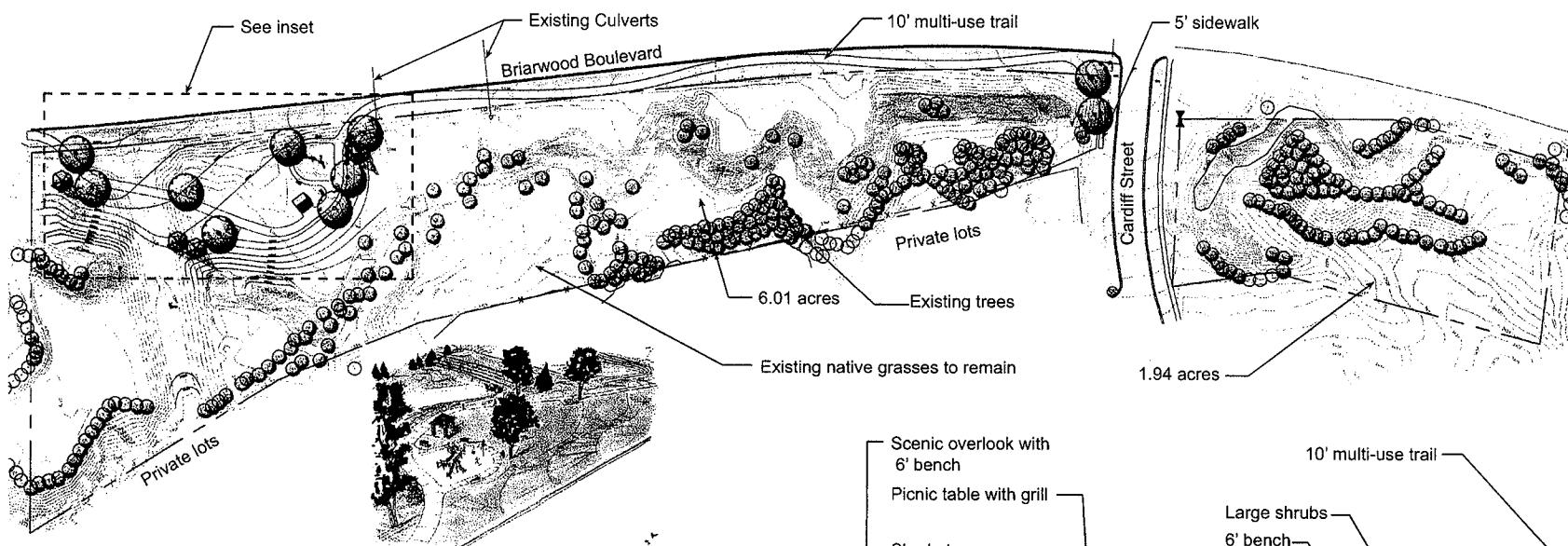
The above listed notes constitute the understanding by *Jolene Rieck* and **Peaks to Plains Design, P.C.** of the contents of the meeting. Please advise the preparer, in writing, of any errors or omissions.

Prepared by:  
**PEAKS TO PLAINS DESIGN, PC**





## Briarwood Park Master Plan Preliminary Concept A



#### Design Concept

Preliminary concept "B" provides a neighborhood park while maintaining much of the natural aesthetic. A level area for the neighborhood park is created by filling in a portion of the coulee along the northeast side of the spillway. Park amenities in this design include a multi-use trail, tot lot, irrigated lawn, 20'x20' picnic shelter, picnic tables, and a scenic overlook.

The multi-use trail is located along Briarwood Boulevard and curves into the developed park area creating a boundary for the area. The curvilinear aspect of the trail is to provide a more relaxing experience and to be more aesthetically pleasing. A 5' wide sidewalk leads off the trail along Cardiff Street to provide access to the private lots.

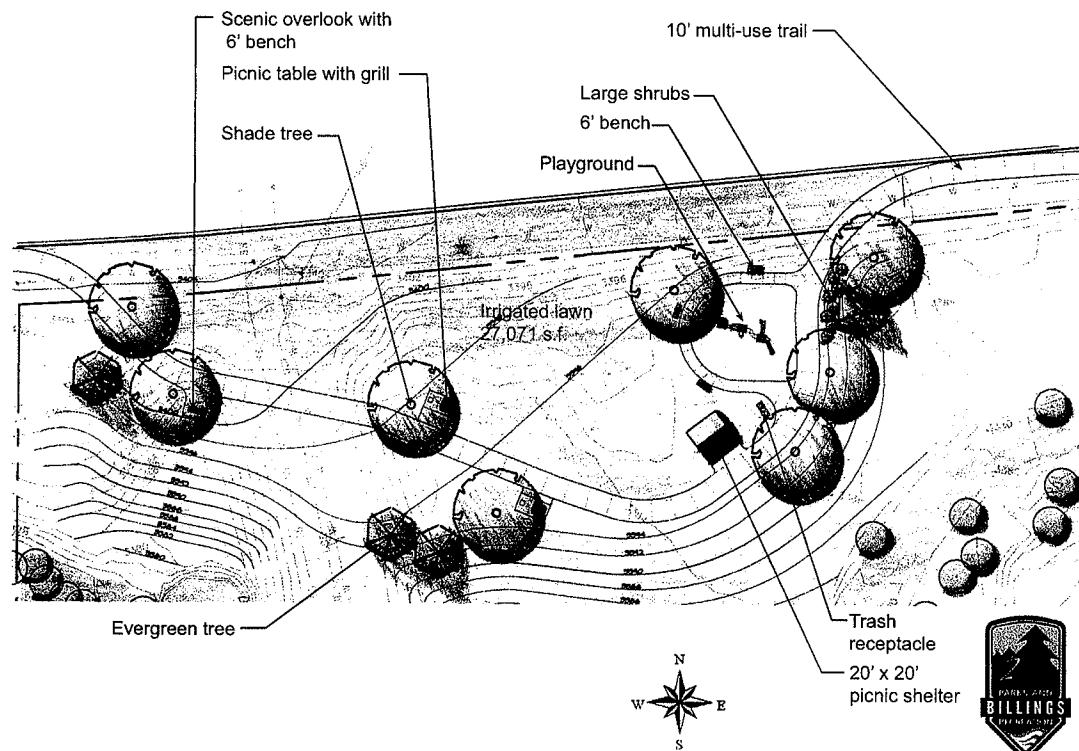
The tot lot and irrigated lawn are centrally located between residential developments on both sides of Briarwood Boulevard. The tot lot is to provide a play facility that would not be placed at the proposed school across from the park. The irrigated lawn is to provide open space for unprogrammed activities at the park.

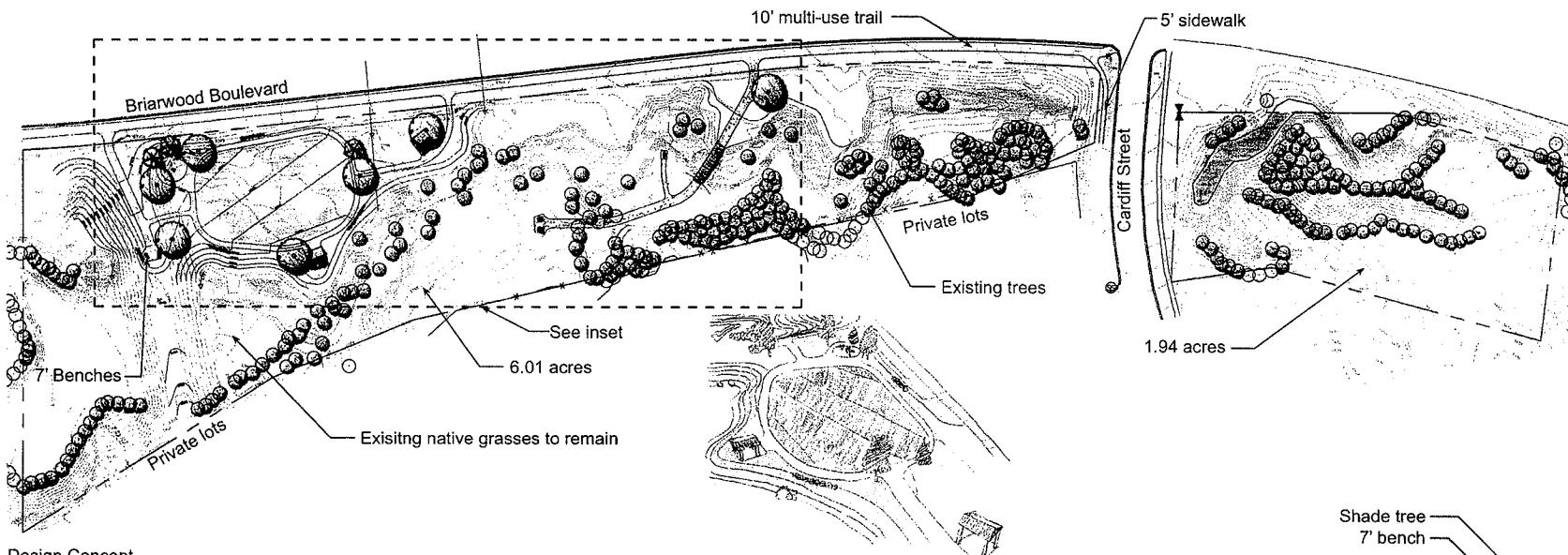
Along the outer edge of the irrigated lawn are picnic tables and a picnic shelter to allow for both small and medium size gatherings. The picnic shelter is 20'x20' and is meant to accommodate medium size gatherings for 20-25 people.

A scenic overlook is located on the west side of the spillway to provide views of the existing pond and thick vegetation.

There is no proposed park development in the 1.94 acre section of the park to the west of Cardiff Street. The grading and access to this portion of park prohibits any development that would not alter the natural environment dramatically.

## Briarwood Park Master Plan Preliminary Concept B





#### Design Concept

Preliminary concept "C" provides a neighborhood park while also providing access into the natural environment of the coulee. There are three distinct areas in this concept: the bridge trail, the playground area, and the spillway trail. Access to these areas is provided by a multi-use trail along Briarwood Boulevard west of Cardiff Street.

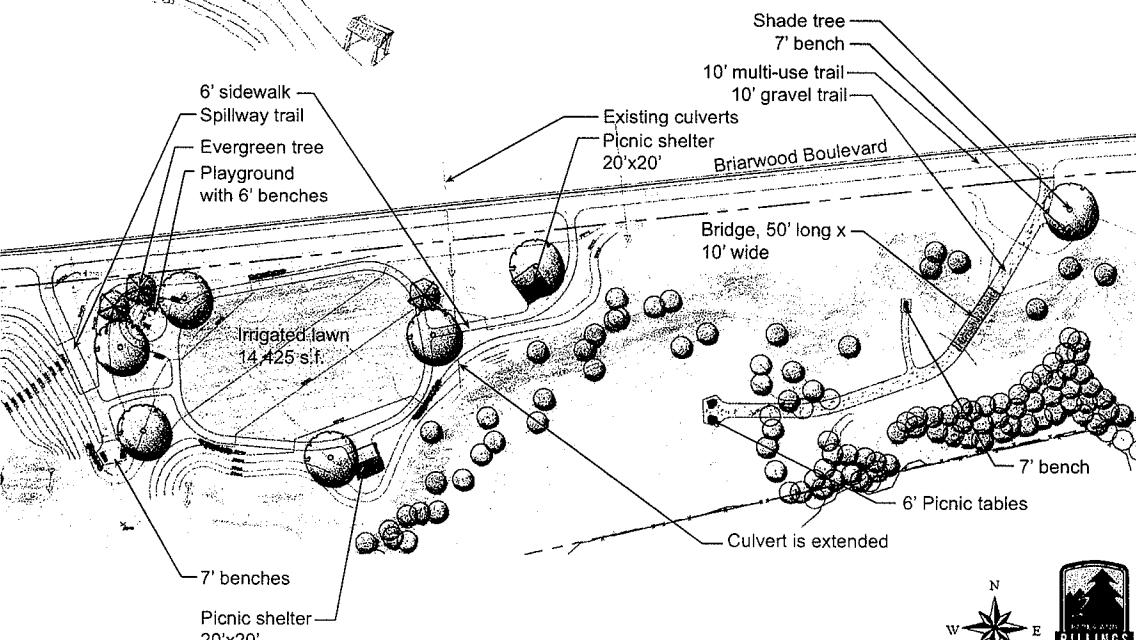
The bridge trail is a 10' wide gravel trail. It runs from the multi-use trail along Briarwood Boulevard to an opening on the south side of the drainage channel in the coulee. It accesses two scenic overlooks and two picnic tables. Both scenic overlooks are provided with 7' long benches to provide for seating for two adults and one child. At the terminus of the trail are two picnic tables with views into an open meadow.

The playground area is located east of the spillway. It is accessed with a 6' wide concrete sidewalk from the multi-use trail along Briarwood Boulevard and a connection to the spillway trail. The sidewalk loops around an irrigated lawn space while providing access to two picnic shelters and a tot lot. The two picnic shelters are provided for medium size gatherings. The tot lot is located in the northwest corner of the play area to separate it from the existing culverts and drainage channel. The irrigated lawn area is provided to create open space for various park activities.

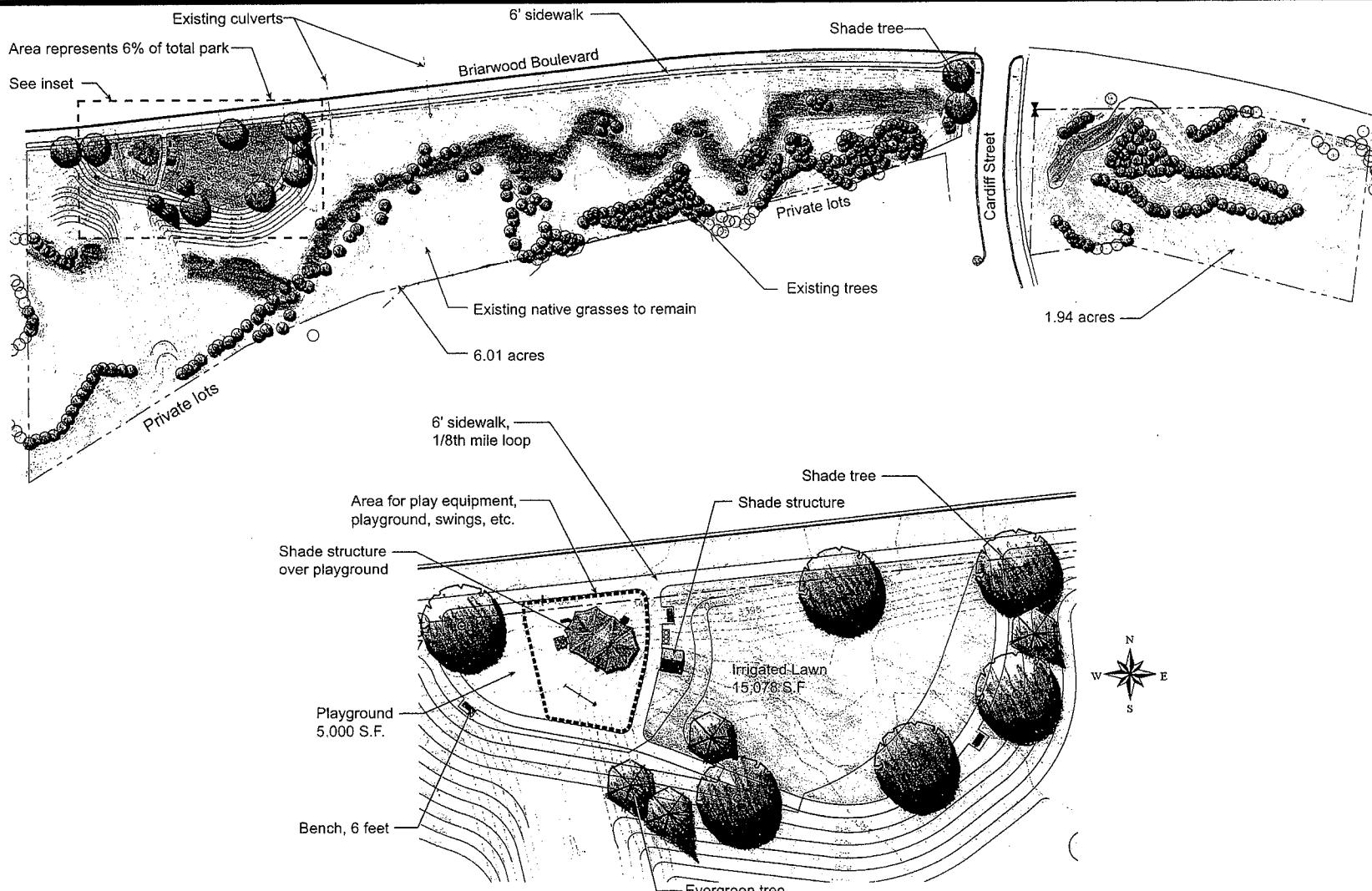
The spillway trail is a 10' wide concrete trail that provides access to a scenic overlook and a secondary access to the playground area. The scenic overlook has two 7' benches with view to the east and west of the spillway.

There is to be no park development in the 1.94 acre section of the park to the west of Cardiff Street. The grading and access to this portion of the park prohibits any development that would not alter the natural environment dramatically.

## Briarwood Park Master Plan Preliminary Concept C







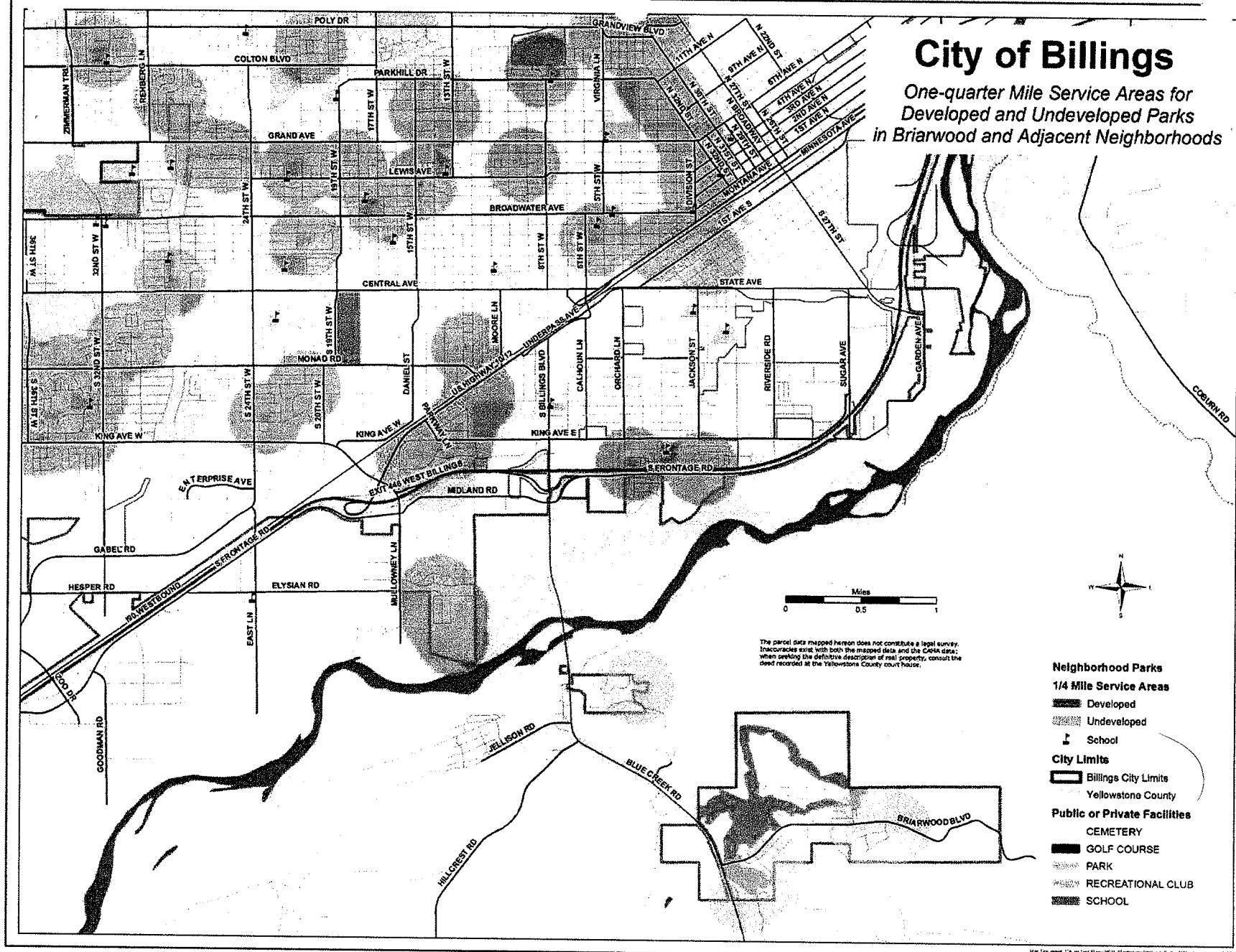
**Briarwood Park Master Plan**  
February 9, 2009





## **City of Billings**

### One-quarter Mile Service Areas for Developed and Undeveloped Parks in Briarwood and Adjacent Neighborhoods



## City of Billings

## *One-quarter Mile Service Areas for Developed and Undeveloped Parks*

200

The parcel data mapped herein does not constitute a legal survey. The boundaries shown with both the mapped data and the Cadastral Survey when settling the definitive description of real property, consult the Deed Recorded at the Teller County Court House.

