

RESOLUTION NO. 09-18864

A RESOLUTION ADOPTING A MASTER PLAN FOR THE DEVELOPMENT
OF SKYVIEW RIDGE PARK ON LAND WEST OF CASTLE ROCK MIDDLE
SCHOOL IN THE HEIGHTS

WHEREAS, the public interest requires the creation and adoption of a Master Plan for Skyview Ridge Park to control and limit development in accordance with the needs of the community, the limitations and constraints of the park site, and with improvements suited to and appropriate for this area.

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 Skyview Ridge 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, and natural resource conservation with resource based recreational opportunities in the park which is bordered on the north by Wicks Lane, on the east by Governors Boulevard, on the south by Kootenai and Constitution Avenues and on the west by the Alkali Creek Bluffs. The purpose of the plan is to guide development and maintenance of the park and its 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 14th day of September, 2009.



CITY OF BILLINGS

By: _____

Ron Tussing, Mayor

ATTEST:

By: Cari Martin
Cari Martin, City Clerk

Skyview Ridge Subdivision

PARK MASTER PLAN

April 2009



Prepared for:
The City of Billings, Parks,
Recreation and Public Lands



Table of Contents

Project Description	1
Project Location.....	1
Subdivision Requirements	1
Design Process.....	2
Parkland and Public Open Space Improvements.....	3
Individual Elements in the Park Development	4
Trees.....	4
Lawn Areas	4
Traffic Signage	5
Programmable Open Space.....	5
Bike Rack.....	5
Playground	5
Play Area Surface	5
Picnic Shelter	6
Site Furnishings	6
Pedestrian Trail Systems.....	6
Unimproved Pathways	6
Irrigation System.....	6
Maintenance.....	6
<i>Appendix</i>	7
Overall Subdivision Parks and Public Lands Plan.....	A
Main Park Plan.....	B
Budgetary Cost Estimate	C

Acknowledgements

Prepared for:

Montana Department of Natural Resources and Conservation
Jeff Bollman, AICP, Area Planner
1371 Rintop Drive
Billings, Montana 59105

Prepared by:

Peaks to Plains Design PC
Jolene Rieck, ASLA
404 North 31 Street, Suite 405
Billings, Montana 59101

Project Description

The property that contains Skyview Ridge Subdivision is held by the State of Montana in Trust for the benefit of Common Schools (K-12). Revenues that are generated from the sale or lease of land within this subdivision go directly to the Commons Schools Trust. MCA 77-1-303 gives the Department of Natural Resources & Conservation the responsibility for day-to-day management of Trust lands and states "...under direction of the board, the department [DNRC] has charge of the selecting, exchange, classification, appraisal, leasing, management, sale, or other disposition of the state lands." The State Board of Land Commissioners retains the final management authority for Trust lands.

The DNRC Southern Land Office has obtained entitlements for the subject property, including annexation, zoning and preliminary subdivision approval. These actions are backed by the Real Estate Management Plan and associated Final Environmental Impact Statement (FEIS) and Record of Decision (ROD) as they bring added value to the property. Ultimately, the areas that are platted as single-family residential will be sold, while the commercial and multi-family lots will be retained by the State for ground lease.

Project Location

Skyview Ridge is a new residential subdivision located on the west edge of the Heights neighborhood in Billings. The subdivision is bordered on the north by West Wicks Lane, on the east by Governors Boulevard, on the south by Kootenai and Constitution Avenues, and on the west by the Alkali Creek bluffs. Most of the vegetation on the site is native grasses in undeveloped fields, but pine-laden cliffs also border the western edge of the site. Large sandstone projections are scattered throughout the site, particularly in the northeast corner where there is a dense outcropping. Also, an overhead electric power line easement bisects the site, crossing diagonally from the southeast corner towards the northwest. In addition, a petroleum pipeline easement traverses the property and runs roughly parallel to the overhead electric power line easement



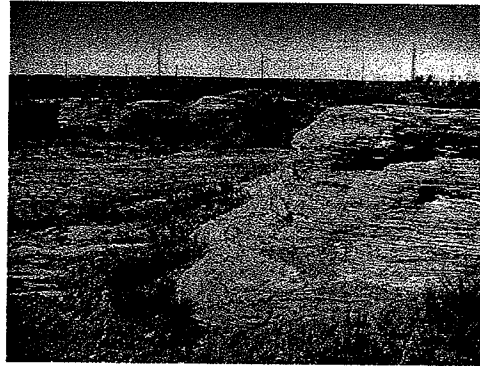
Outside of the subdivision, developed residential communities surround the site, except for on the western edge where fields and rock bluffs dominate the landscape. The subdivision is directly adjacent to three schools: Eagle Cliffs Elementary School, Castle Rock Middle School, and Skyview High School. Residents of the subdivision will have easy and convenient access to all three schools.

Subdivision Requirements

The gross area of the subdivision is 284 acres. It is projected that a total of 547 single-family residential lots, 5 multi-family residential lots, and 11 commercial lots will be developed within the subdivision. There are three zoning types within the subdivision:

Residential (R-7000-R, R-9600, R-6000 and RMF-R), Commercial (CC, NC and RP), and Public.

The “City of Billings Subdivision Regulations Parkland Dedication Requirements” state that 11 percent of the net area of land proposed to be subdivided into parcels of one-half acre or smaller is contributed to parkland dedication. In addition, 5 percent of the land for parcels between 1 and 3 acres, and 2.5 percent of the land for parcels between 3 and 5 acres must be contributed to parkland dedication. The total lot area for parcels under one-half acre is 143 acres; for parcels between 1 and 3 acres there is a total of 19 acres; for parcels between 3 and 5 acres there is a total of 12 acres. The resulting park land dedication requirement is 16.95 acres. A portion of land on the north side of Eagle Cliffs Elementary School may be dedicated to School District 2 under the following state statute: “Subject to the approval of the local governing body and acceptance by the school district trustees, a subdivider may dedicate a land donation provided in subsection (1) to a school district, adequate to be used for school facilities or buildings.”



According to the “Skyview Ridge Subdivision Master Plan,” a total of 50.12 acres of parkland and public open space is proposed. Portions of park land will be developed as described in this plan based upon the recreational needs of the community, other portions of park land may be developed with irrigation, turf grass, etc. as per the Department’s discretion.

The implementation of the park amenities will be funded through the creation of a Special Improvement District (SID). The SID will be initiated by the Parks and Recreation Department. The trigger for the SID will be at the 51 percent build out of the subdivision as agreed with the Developer in the Subdivision Improvement Agreement. The proposed SID coverage will be all areas within the Skyview Ridge Subdivision. Final determination of the SID benefit district will be by the Parks and Recreation Department. A Park Maintenance District (PMD) will also be established in conjunction with the SID. The PMD will cover the cost of maintenance for the park.

Design Process

The developer has engaged the surrounding neighbors in the development of the park plan. In a neighborhood meeting, an initial park plan was presented, and three questions were asked of the twelve participants:

1. What do you like about the proposed plan?
2. What concerns do you have about the proposed plan?
3. Do you have any suggestions for the DNRC as it develops this park?

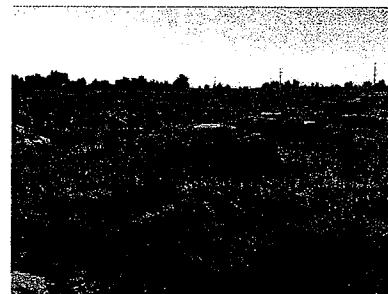
Responses were collected orally and written down on flip charts. The responses below reflect this discussion.

- The plan provides many activities for the neighborhood children. However, consider some activities for the adults in the neighborhood. Some examples may be a fitness course or an artificial turf putting green.
- The overall plan shows many trees in the boulevards; will this be installed by DNRC? No, that plan shows a representation of boulevard trees if the covenants require one tree per lot.
- There was an indication that it was desirable to preserve several sandstone outcrops that occur throughout the subdivision.
- Attendees agreed that the Little League space was needed.
- Parking is allowed in the cul-de-sac, but perhaps it needs to be restricted to be a kid drop-off area.
- Consider adding some basketball courts. Consider making the shelter larger and placing some lighting at the shelter for security purpose.
- There were many questions about maintenance and weed control. It was explained that this area would be subject to a park maintenance district. The PMD tax assessment will help fund maintenance in these park lands.
- Because there is the opportunity for both a Little League and soccer game, seriously consider the addition of restrooms and a drinking fountain.
- On the west side of the soccer field consider adding some berms to help alleviate the potential of soccer balls flying into the street.



Parkland and Public Open Space Improvements

A neighborhood park is located in the center of the development, less than 1/2 mile away from Eagle Cliffs Elementary School. According to the "Parks 2020 Plan" and the "National Recreation and Parks Association Open Space Guidelines", a neighborhood park has a service area of 1/2 mile radius, and is typically 10-20 acres. The projected user group is subdivision residents. The design standards include open lawn areas for programmable activities, a playground, and picnic area with a shelter.



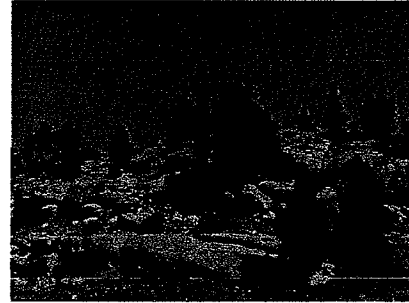
The park is located for pedestrian ease-of-access, as dictated by the Parks 2020 Plan, where pedestrians are not required to cross major roadways and where the park is in close proximity to an elementary school.

In addition to the neighborhood park, many acres of land are dedicated to remain undeveloped open space to preserve the natural features of the area. Also, linear corridors follow easements and right-of-ways, and will connect homes to the school, the neighborhood park, and the remaining undeveloped open space.

Individual Elements in the Park Development

Trees

The only existing trees on-site are the coniferous trees growing along the Alkali Creek bluffs, with the remainder of the site being covered by native grasses. Where practical, these trees should be saved and protected during construction. When selecting varieties for new shade trees, hardiness, species diversity, adaptability and maintenance should be considered.



Ornamental trees are used as accents near buildings and structures. Evergreen trees will also need to be planted to provide winter interest and for their buffering capabilities. Shade and ornamental trees are usually measured by their caliper and come in either balled and burlapped (B&B) or container root systems. The minimum recommended size for the 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. Evergreen trees should have a minimum of 3 feet in height. Wildlife protection will be needed until the plants are established.

A berm and evergreen trees should be utilized in the northeast corner of the developed park to screen park users from traffic. The park should also incorporate large shade trees and smaller ornamental trees to maximize its comfort and aesthetics.

Lawn Areas

There are proposed irrigated lawn and non-irrigated natural areas within the subdivision. The irrigated lawn seed mix shall have low-water plant species, due to the fact that the irrigation water will be supplied from a potable water supply. The native areas (located around the park edges and linear corridors) should incorporate various desirable species native to the region. During development of the subdivision, native areas not identified for lot or right of way improvements should be protected from vehicle and equipment access to preserve existing natural conditions and vegetation to the greatest extent possible.

Traffic Signage

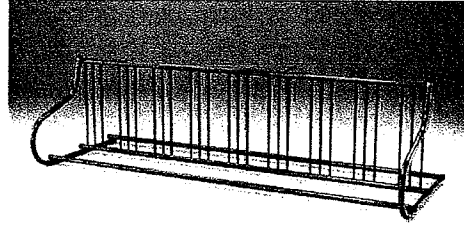
Trails that cross streets at the mid-block should be signed and striped in accordance with current city traffic standards. Where feasible, curb bulb outs should be installed as an added measure for pedestrian safety.

Programmable Open Space

In the center of the main park, a large programmable open space is provided to accommodate the dimensions of a Little League baseball field and a junior high school soccer field as well as space for other programmable recreation activities.

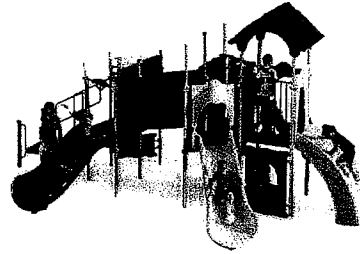
Bike Rack

A bike rack is suggested for park entry areas to accommodate traffic that will come through the bike trail system. Figure 1 shows a basic metal bike rack. The finish and color should be consistent with other furnishings in the park.



Playground

A children's playground will be located in the southeast corner of the park. Consideration to the placement of the playground included locating the playground away from potential hazards such as roads, lakes, ponds, streams and drop-offs. The total area for the playground will be approximately 2,580 square feet. The playground will be in close proximity to the picnic area and shelter, to provide parents/guardians easy access to the lot and allow for visual surveillance. The playground will also be surrounded by a sidewalk for accessibility and will contain the appropriate play area surface. The play system for the children's playground must provide opportunities that appeal to children between the ages of two and twelve years old. Examples of play elements to include are slides, low climbing platforms, or play telescopes and wheels to spin. The playground will meet or exceed the requirements for access under the Accessibility Guidelines for Play Areas and is current with all safety regulations. To reduce exposure to damaging UV rays it is recommended that the playground be shaded by mechanical or vegetative means.



Play Area Surface

Fall protection around playground equipment is a critical component for child safety and ADA accessibility to the play features. To provide maximum protection, accessibility and minimal long-term maintenance, rubberized "poured-in-place" surfacing should be utilized as the fall protection material.

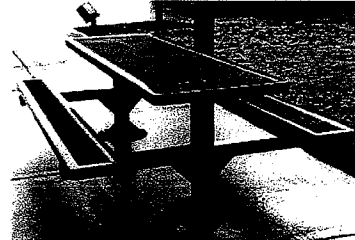


Picnic Shelter

The picnic area will be located adjacent to the playground. The area will have a lawn space with picnic tables, shade trees, and a picnic shelter. The shelter will be a basic structure on a concrete pad, and will provide a covered space in inclement weather or for gatherings. Additional seating or tables will be offered under the shelter.

Site Furnishings

Consistency will be important when choosing the site furnishings for the park (including benches and picnic tables). All furnishings should be both durable and functional, and at the same time add to the overall appearance of the park. All site furnishings and their location will be approved by the Parks and Recreation Department prior to their installation.



Pedestrian Trail Systems

A multiuse trail will provide recreational opportunities and an alternative pedestrian access route within the subdivision. In sections where the trail is adjacent to the road, the trail will be constructed as a part of the right-of-way. One section of the trail ties to the Eagle Cliff Elementary School, providing a safer route to school for children. Other segments of the trail will connect through the undeveloped open spaces and even to destinations outside of the subdivision.



In the developed park, a six foot wide paved trail links to the multiuse trail and sidewalk to create a 1/3 mile loop around the neighborhood park. The loop can be used as a running, or exercise trail, serving the needs of residents of all ages.

Unimproved Pathways

Existing unimproved pathways are common in the park lands within the City of Billings and are frequently used by the public for recreational pursuits. Unimproved pathways located along the Alkali Creek Cliffs are intended to be used by the public and will remain in their current state. The Parks and Recreation Department reserves the right to upgrade natural trails to gravel and/or asphalt as a part of a SID. Nonetheless, those purchasing a lot should be aware of the trail corridor in these areas.

Irrigation System

A large lawn area in the park will have an automatic irrigation system. The irrigation system shall comply with the City of Billings' Parks Department requirements for Maxicom Central Controls.

Maintenance

Many acres of land are dedicated to remain undeveloped, natural area park land in order to preserve and protect the natural features of the area. Undeveloped natural areas will be maintained using methods that preserve, protect and enhance the natural elements

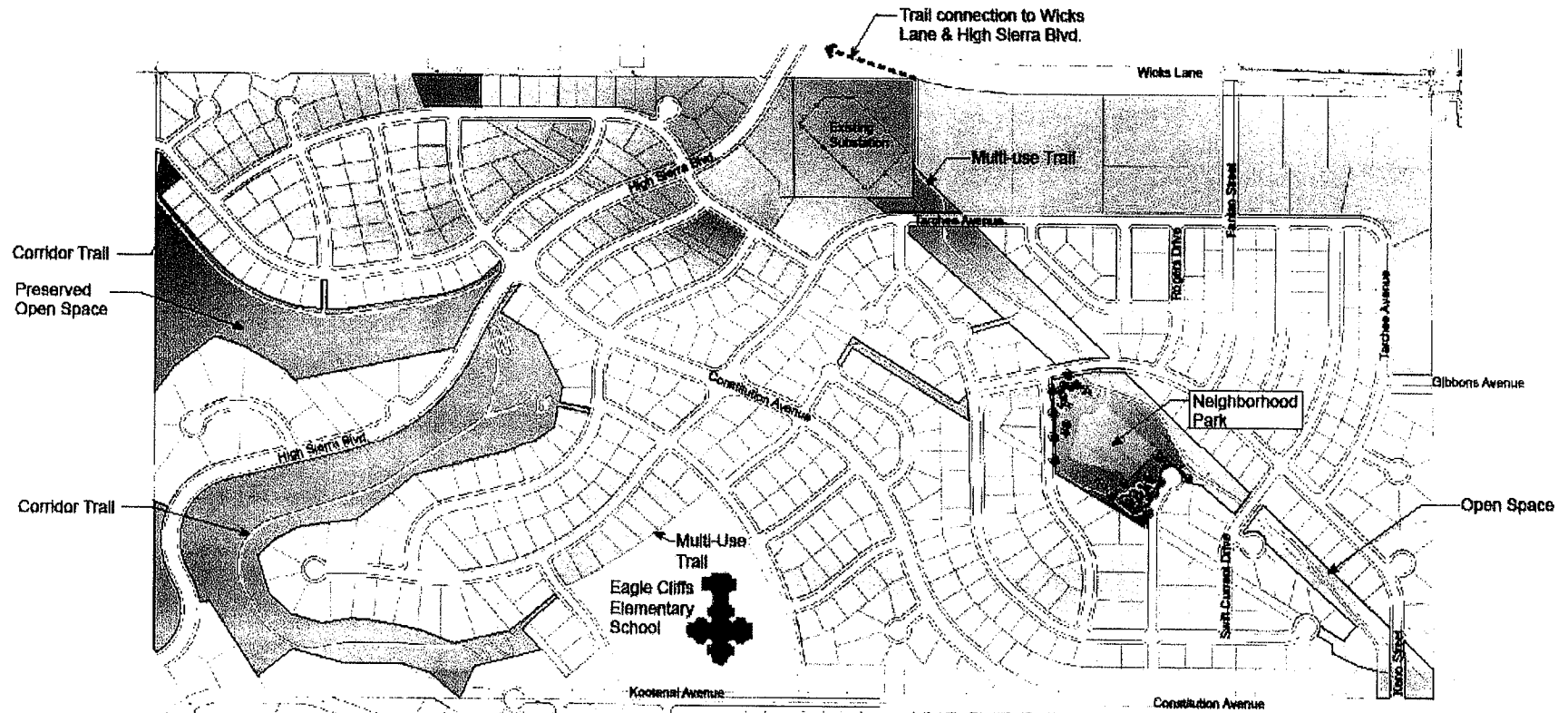
contained within them. Irrigated turf grass, located in the developed park land areas, will be maintained using methods that are appropriate as determined by the Parks and Recreation Department.

Appendix

Overall Subdivision Parks and Public Lands Plan

Main Park Plan

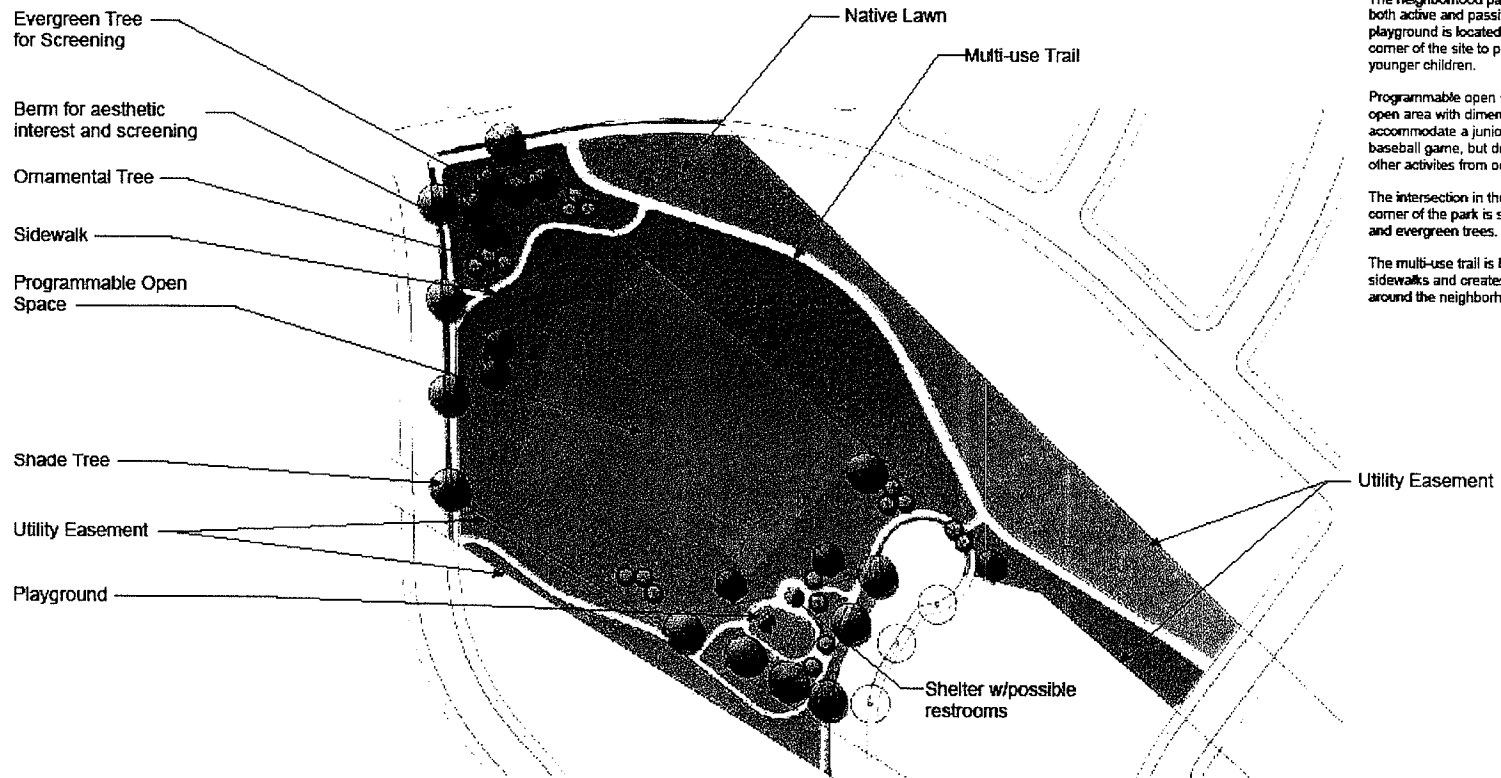
Budgetary Cost Estimate



The Skyview Ridge Park Plan utilizes the various open spaces in the neighborhood to provide pedestrian connections between the parks and school. The multi-use trails are the main pedestrian access routes throughout the neighborhood with a link to the neighborhood park. Another section of the multi-use trail provides access directly to the Eagle Cliff Elementary School. A corridor trail meanders through the preserved open space of the Alkali Creek cliffs providing views of the valley.

Skyview Ridge Subdivision Park Master Plan





The neighborhood park provides areas for both active and passive recreation. The playground is located in the southeast corner of the site to provide a play area for younger children.

Programmable open space is a flat, open area with dimensions that can accommodate a junior high soccer or baseball game, but does not preclude other activities from occurring in this space.

The intersection in the northwest corner of the park is screened with a berm and evergreen trees.

The multi-use trail is linked to surrounding sidewalks and creates a 1/3 mile loop around the neighborhood park.

Neighborhood Park - Skyview Ridge Subdivision Master Plan



BUDGETARY COST ESTIMATE

Project: Skyview Ridge Park
 Phase: Master Plan
 Date: April 8, 2009
 Prepared By: Peaks to Plains Design, PC

ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	TOTAL
Seed	Irrigated Lawn Mix	218,332	SF	\$ 0.12	\$ 26,200
Native Seed	Disturbed Areas Only, assumed 5' on each side of trails, plus entire central corridor	85,121	SF	\$ 0.20	\$ 13,024
Multi-Purpose Trail	10' Wide Trail 6" Concrete/4" Subgrade	40,185	SF	\$ 6.50	\$ 261,270
Sidewalk	4" Concrete /4" Subgrade	13,835	SF	\$ 5.50	\$ 76,093
Thickened-Edge Sidewalk	6" Sidewalk with 12" Edge	971	SF	\$ 8.50	\$ 8,254
Playground Surfacing	Pour-In-Place Rubber Surfacing	2,681	SF	\$ 18.00	\$ 38,720
Gravel Trail	8' Wide, Gravel	6,282	LF	\$ 3.00	\$ 18,877
Boulevard Shade Tree	2" Cal. , B&B	8	EA	\$ 250.00	\$ 2,000
Shade Tree	2" Cal. , B&B	4	EA	\$ 250.00	\$ 1,000
Evergreen Tree	8' Ht.	10	EA	\$ 300.00	\$ 3,000
Ornamental Tree	#18 Ctn.	18	EA	\$ 200.00	\$ 3,600
Benches	Typical Bench	3	EA	\$ 1,500.00	\$ 4,500
Playground Equipment	2-12 Age group, includes shade structure	1	LS	\$ 150,000.00	\$ 150,000
Earthwork		504,770	SF	\$ 0.10	\$ 50,477
Irrigation Point-of-Connection	Maxioom, SDF's	1	LS	\$ 15,000.00	\$ 15,000
Irrigation System	Rotors	218,332	SF	\$ 0.55	\$ 120,083
Shelter	20' Hexagonal Shade Structure	1	EA	\$ 15,000.00	\$ 15,000
Shelter - Add for restroom	1 male/1 female	1	LS	\$ 20,000.00	\$ 20,000
SUBTOTAL					\$ 827,096
MOBILIZATION & INSURANCE				10%	\$ 82,710
CONTINGENCY				15%	\$ 136,471
PROFESSIONAL FEES				15%	\$ 156,941
TOTAL					\$ 1,203,218