

The Consultant also presented a 3-dimensional 'fly-through' of the park, which was paid for directly by the YCE Home Owners Association. See Figures 11,12 &13. This effort graphically illustrates in 3-dimension what the proposed improvements for the park might look like. The PPC discussed its intent to carry forward the Yellowstone Park Master Plan, once approved by City Council, to its constituents in an effort to sell a Park Special Improvement District (SID) for the development of the park per the Master Plan and a Park Maintenance District (PMD) for the operation and maintenance of the park.

**CITY OF BILLINGS PARK,
RECREATION AND CEMETERY
BOARD PRESENTATION - JANUARY
12, 2011**

The Yellowstone Family Park Master Plan was presented to the City of Billings Park, Recreation and Cemetery Board. Following the presentation, several neighborhood and community members spoke in favor of the plan and the planning process. The Board unanimously recommended approval by the Billings City Council. Additionally, the Board unanimously approved the recommendation of the name change of Byron Nelson Park to Yellowstone Family Park.

**CITY COUNCIL WORK SESSION -
FEBRUARY 7, 2011**

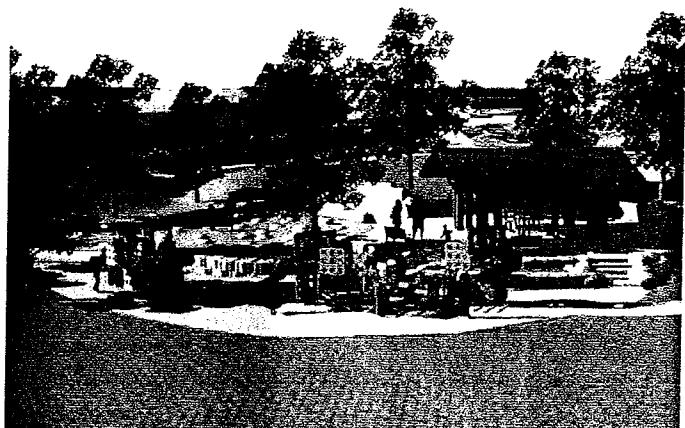


Figure 11. Computer model of rustic park shelter and poured in place playground and equipment.



Figure 12. Computer model of partially irrigated turf and view to Rimrocks. (The partially irrigated turf features Land Art Berming.)

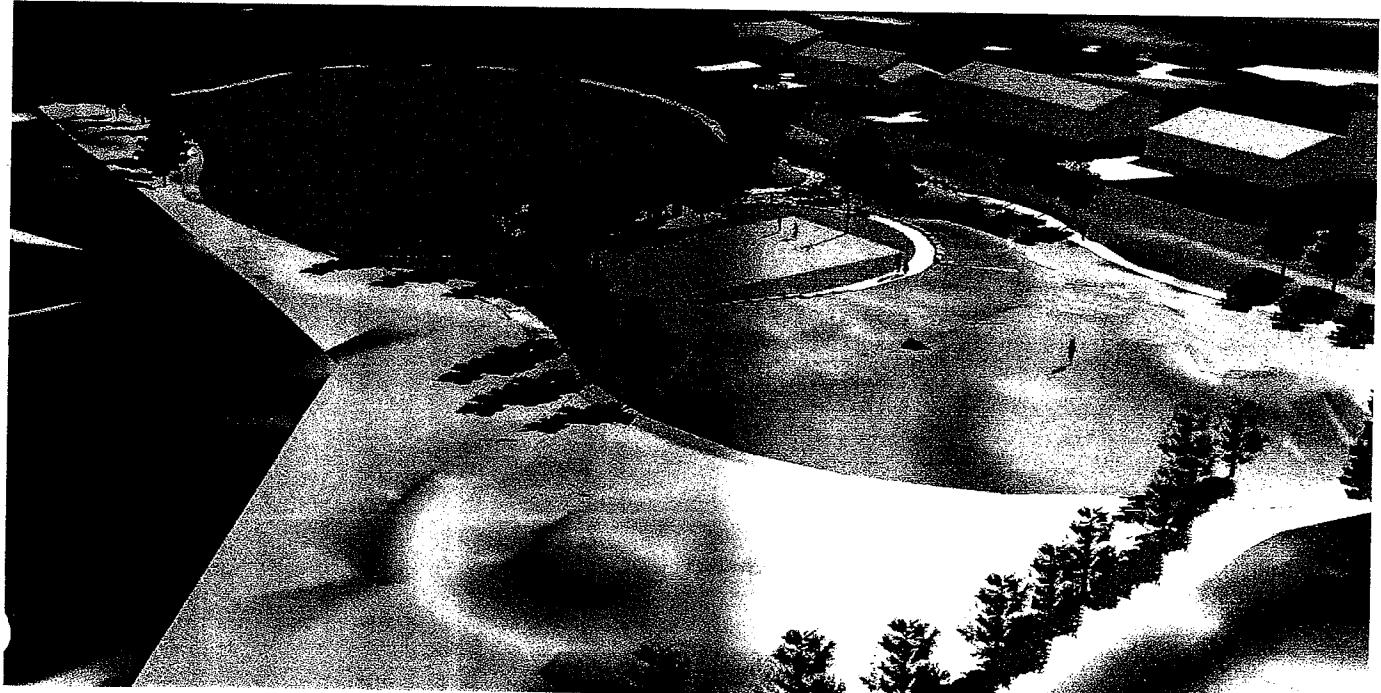


Figure 13. Computer model of native grass turf and Land Art Berming sledding hill embellishments.



MATERIAL PRESENTED AT PUBLIC MEETING 1

- Neighborhood Needs/Expectations
- City Needs/Expectations
- Public Safety
- ADA Compliance
- Development Cost
- Operations/Maintenance
- Public Process/Timeline



Design Drivers. (Design considerations for master plan development.)



Context map presentation board. (Map showing Yellowstone Family/Byron Nelson park and its adjacency to surrounding trails and parks.)



Master Plan Schedule. (Tasks and schedule from RFP requirements.)

Neighborhood Park

5-10 Acres in size
 1/2 mile Service radius
 Walk to facility
 On Street Parking
 No Restroom Facilities
 No/Minimal Programmed Recreational Uses (non illuminated)
 Activities Smaller in Scale- (More Neighborhood oriented)

Community Park

30-50 Acres in Size
 3 Mile Service Radius
 Drive to Park/Serves several Neighborhoods
 Lot Parking
 Restroom Facilities
 Grouped programmed Recreational Uses (illuminated)
 Activities moderate in Scale- (Intermediate Size)

Regional Park

50+ Acres in Size
 5 + Mile Service Radius
 Drive to Park/City wide service
 Lot Parking
 Restroom Facilities
 Multiple programmed Recreational Uses (illuminated)
 Activities larger in Scale- (Greater Quantity & Broader Selection of recreational uses)



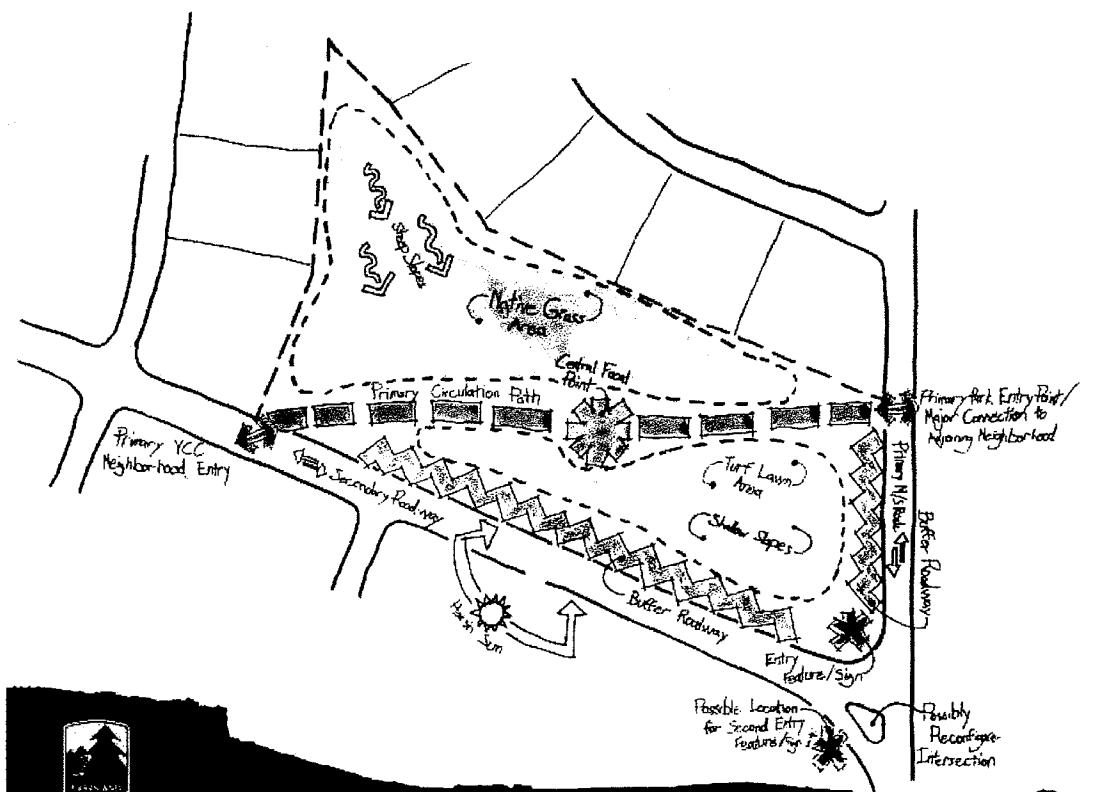
YELLOWSTONE FAMILY PARK MASTER PLAN
 GUIDING DESIGN PRINCIPLES



Park Definitions. (Programming elements based on intended park use scale.)



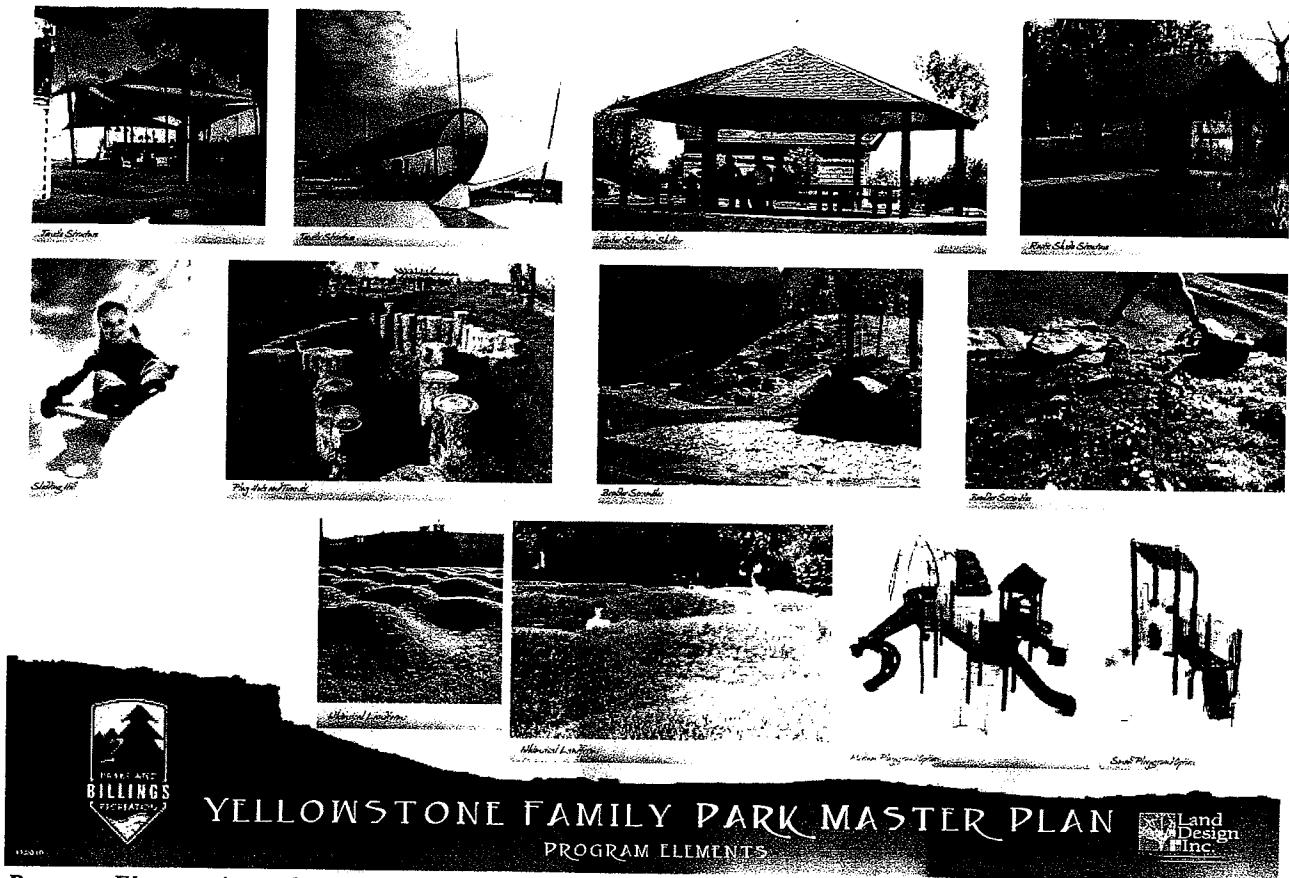
Existing Park Conditions. (Photos illustrating existing views and site conditions.)



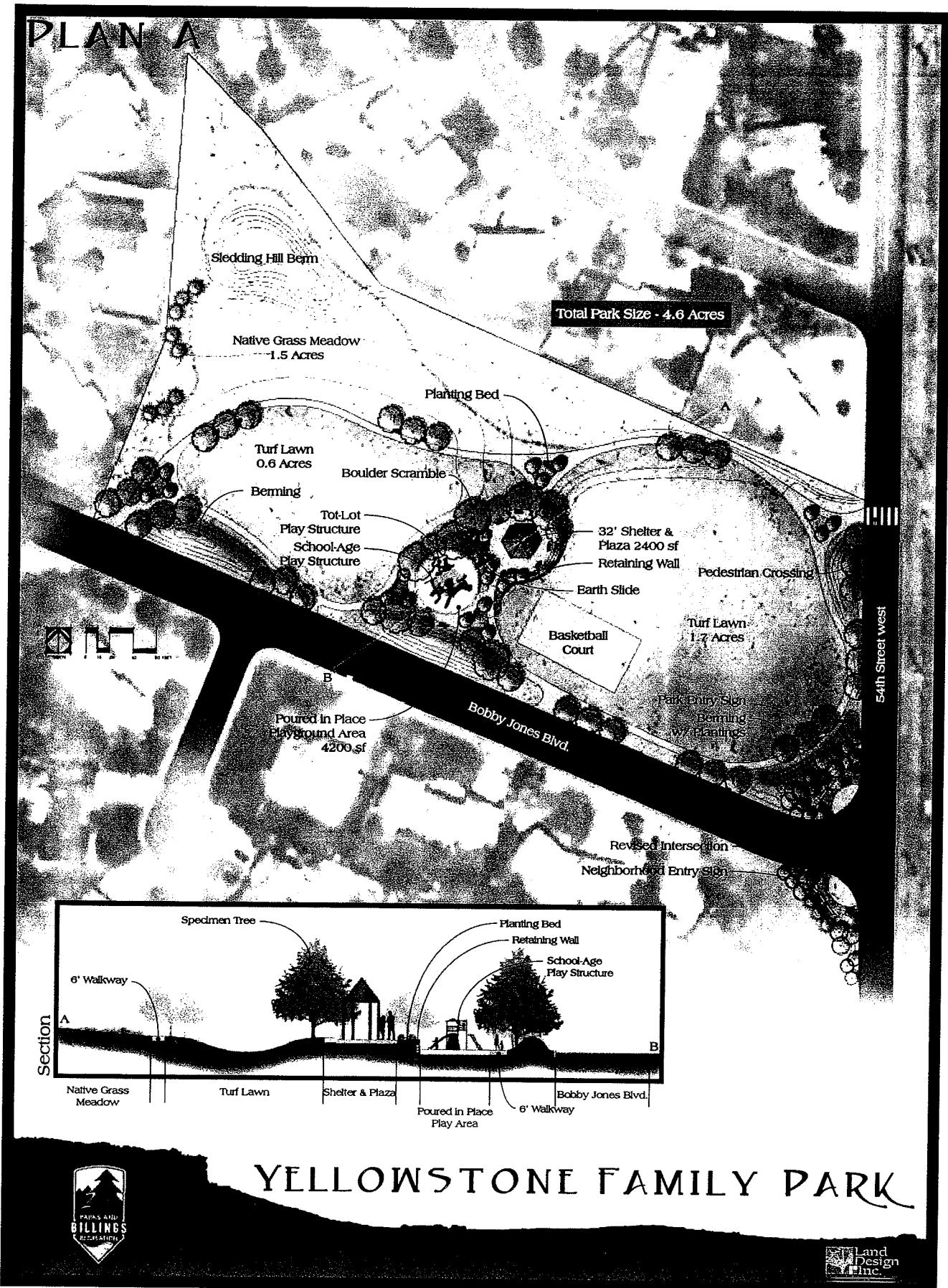
Analysis Diagram. (Inventory and analysis of site conditions for Yellowstone Family Park.)



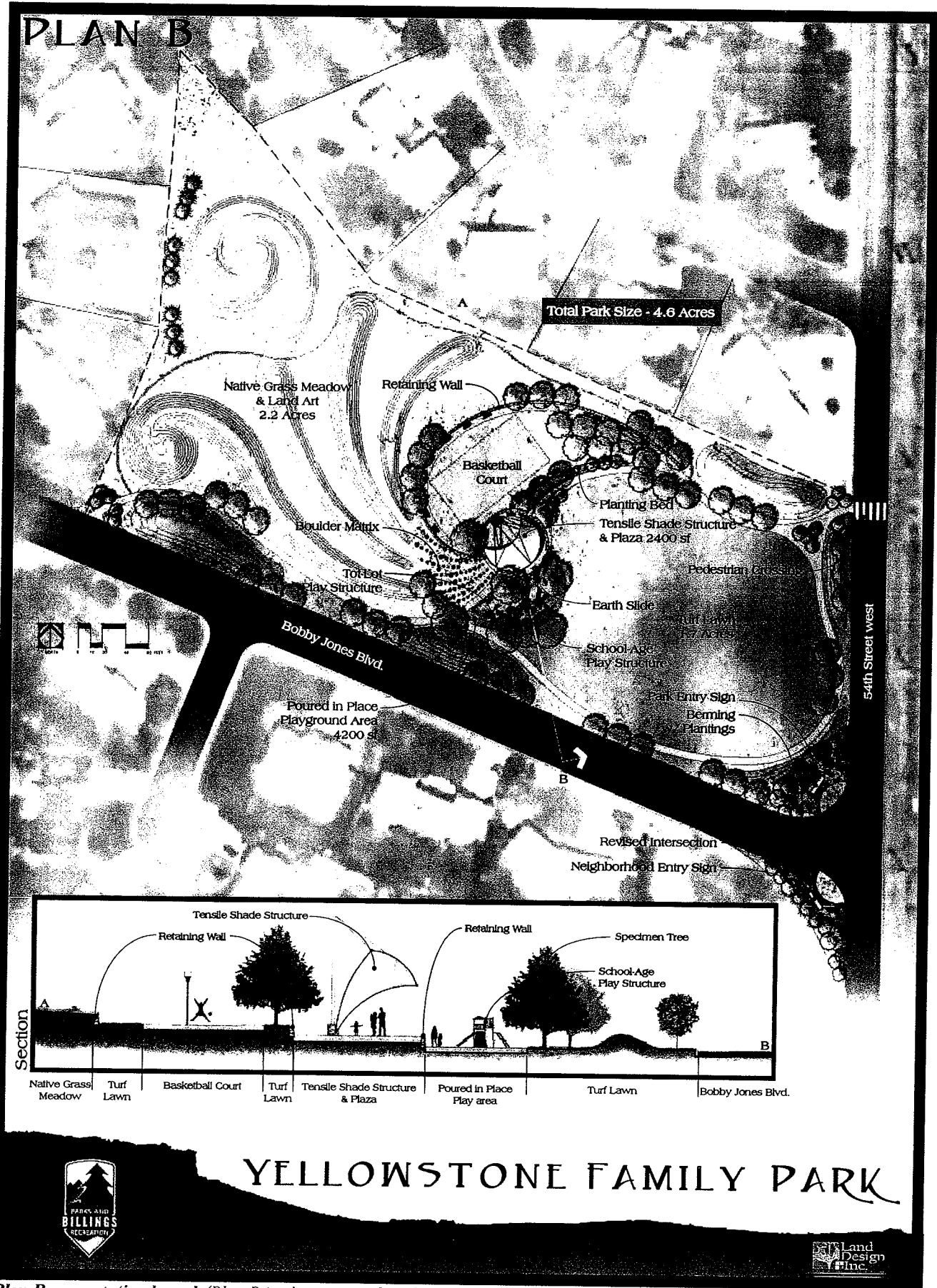
Traditional Playground Elements image board. (Traditional playground element examples.)



Program Elements image board. (Program elements proposed in Plans A & B, including traditional playground elements, discovery play elements and various park shelters)



Plan A presentation board. (Plan A is characterized as the "Traditional Plan")



Plan B presentation board. (Plan B is characterized as the "Stylized Plan" featuring discovery play elements and land art concepts)

Plan A				Plan B			
	Low	Costs High	Avg.		Low	Costs High	Avg.
Earthwork & Site Prep	\$55,088.84	\$69,105.18	\$62,097.01	Earthwork & Site Prep	\$56,310.80	\$72,688.12	\$64,499.46
Hardscape (includes rework of street intersection and entry signs)	\$241,479.20	\$302,555.20	\$272,017.20	Hardscape (includes rework of street intersection and entry signs)	\$279,126.80	\$352,757.00	\$315,941.90
Play Equipment	\$91,500.00	\$116,500.00	\$104,000.00	Play Equipment	\$91,500.00	\$116,500.00	\$104,000.00
Landscape	\$153,434.48	\$190,584.62	\$172,009.55	Landscape	\$166,283.30	\$207,980.44	\$187,131.87
Soft Costs	\$194,940.91	\$217,198.40	\$206,069.65	Soft Costs	\$213,559.52	\$239,976.18	\$226,767.85
Total	\$736,443.43	\$895,943.40	\$816,193.41	Total	\$806,780.42	\$989,901.74	\$898,341.08
Total cost per household- 381 households over 15 years	\$1,932.92	\$2,351.56	\$2,142.24	Total cost per household- 381 households over 15 years	\$2,117.53	\$2,598.17	\$2,357.85
Total annual cost per household- 381 households	\$128.86	\$156.77	\$142.82	Total annual cost per household- 381 households	\$141.17	\$173.21	\$157.19
Monthly Cost per household- 381 households	\$10.74	\$13.06	\$11.90	Monthly Cost per household- 381 households	\$11.75	\$14.43	\$13.10



Park cost estimates. (Cost estimates for construction of preliminary plans A & B, as compiled by Land Design Inc.)

- Average home values increase 4-5% with the addition of a neighborhood park. Current homes in YCE and Yellowstone Ridge (YR) average around \$325,000 and, based on a 4% increase, the completed park could add an additional \$12,500 to the value of the average home. This is a great return on a \$2,360 (high end) investment.
- The Yellowstone Club Estates Homeowner's Association has paid for the Park Master Plan. This is step one of two required by the city to complete the park improvements. The second step is creating an SID to fund the design and construction of improvements selected from the Master Plan.
- Construction costs and bond rates are at their lowest in years – this equals an unparalleled opportunity to maximize our investment in our neighborhood.
- If we fail to develop our park, we risk of the acreage being sold to developers. A new development would not have to comply with our subdivision regulations (see Cottonwood Subdivision on 54th St.). We would little to no input regarding the new development.
- Neighborhood Park versus Community Park. The park will not include lights, bathrooms, or off-street parking. It is designed for our neighborhood and not the community in general.
- YCE is an aging subdivision and needs some updating; a nice sign and a welcoming park would be a great beginning to neighborhood revitalization.
- When a homeowner markets their home, the aesthetic value of a neighborhood park could improve the opportunity of a family buying at YCE or YR home over other subdivisions.



Pro-Park development rationale. (Reasons for park development as compiled by the Yellowstone Country Club Estates Homeowners Association Board.)



Yellowstone Family Park
Sign In Sheet
Public Meeting 12-21-10



<u>Rick Sefensky</u> 651-0573	<u>George Auken</u> 652-5303
<u>Cari Piatkowsky</u> 534-1310	<u>Shay Headrick</u> 697-8474
<u>Karen Allen</u> 651-0498	<u>Jami McNea</u> 656-3357
<u>Mike & Pat Hastings</u> 656-0072	<u>JOHN & LINDA CLAWSON</u> - 371-5108
<u>Les Barnes</u> 656-0227	<u>STERLING STARR</u> 652-2500
<u>Frances Ballantyne</u> 656-1304	<u>Wayne Fincher</u> 656-5349
<u>Travis & Emily Beuyere</u> 656-3920	<u>Gerald Christensen</u> 657-9316
<u>Nancy Porter</u> 652-9695	<u>Paul Hoyer</u> 656-3266
<u>Les & Jonnie Budke</u> 652-4525	<u>Maria Kurlburt</u> 656-1999
<u>Bill & Deanne Smart</u> 652-3484	<u>Joyce Taylor</u> 256-1199
<u>ROBERT ROSATTI</u> 656-1572	
<u>Van & Cheryle Pittack</u> 656-4725	
<u>Lynda Bellard</u> 652-2860	
<u>Marlene Henneimann</u> 656-0564	
<u>Mike Fallett</u> 655-0213	
<u>Lisa M. Williams</u> 252-8374	
<u>Ed Jones</u> 656-60200	
<u>Roger McCullough</u> 656-2814	
<u>Jason Hanta</u> 591-1042	
<u>Pat Curry</u> 252-8296	
<u>STAN & FAY DANIELSON</u> 655-1929	
<u>Steve Neisen</u> 656-4975	



Yellowstone Family Park

Comment Card

Public Meeting 12-21-10

Please Send Additional Comments to jarvism@ci.billings.mt.us



Comments: - need a sliding hill !!

i think: minimal "traditional" equipment + more imaginative play

Likes: love the natural -- land art! -> brush fields, etc., earth slide, stumps
playhouse imaginative play -- if there was anyway to include those features in either
plan, that would be great

Dislikes: ? do we need wall court?

? Plan B with a less expensive shelter

- ? Keep the Yield sign (or stop sign)



Yellowstone Family Park

Comment Card

Public Meeting 12-21-10

Please Send Additional Comments to jarvism@ci.billings.mt.us



Comments: no - or wall court

Likes: _____

Dislikes: traffic, property and loss
of view of our home on Billy Jones



Yellowstone Family Park

Comment Card

Public Meeting 12-21-10

Please Send Additional Comments to jarvism@ci.billings.mt.us



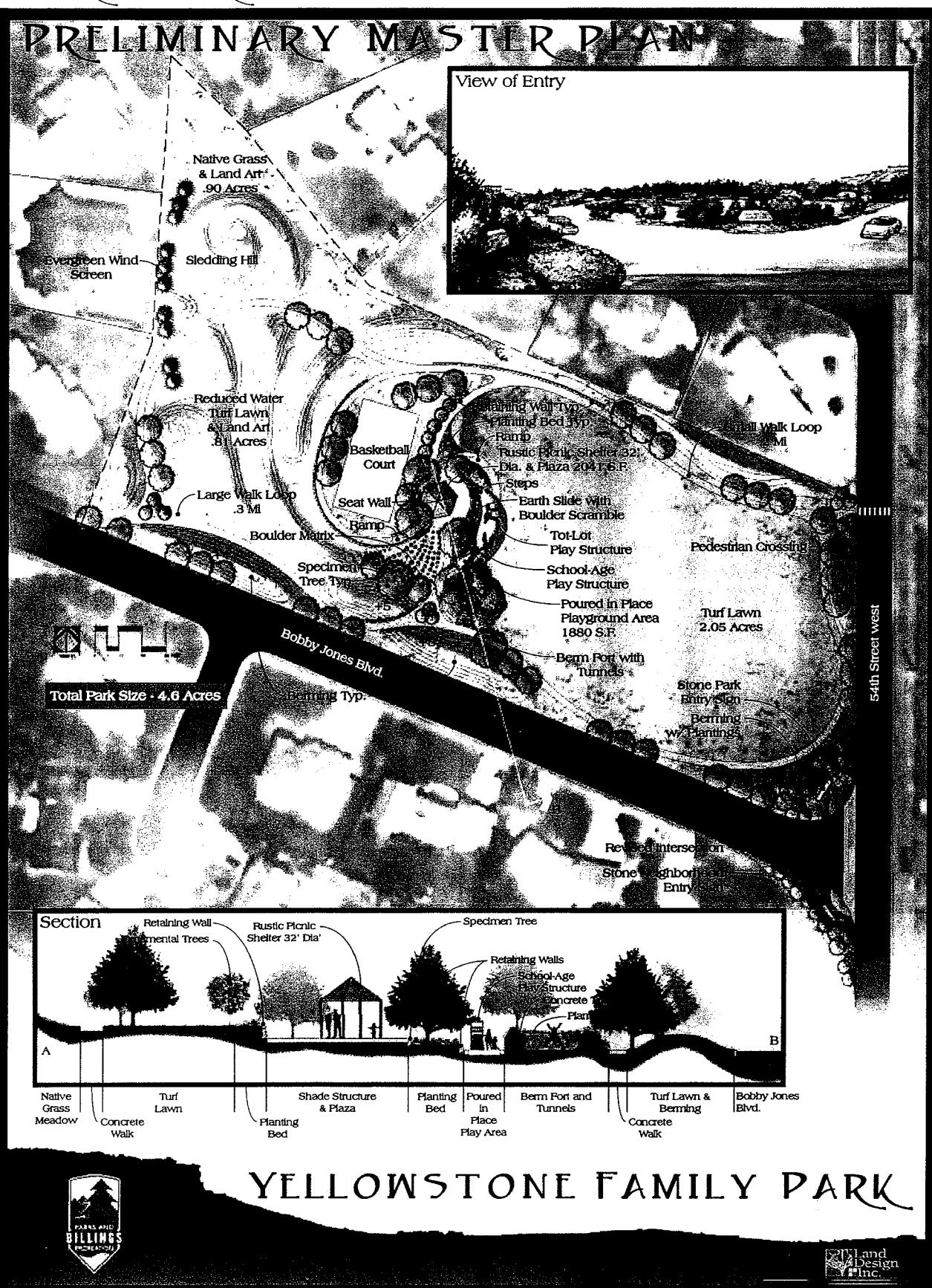
Comments: I would love a park

Likes: I like the sliding hill.

Dislikes: I would like Plan B but with a different shelter
the cheaper one. I would like my yield sign on 5th
Emely Bruegen

MATERIAL PRESENTED AT PUBLIC MEETING 2

PRELIMINARY MASTER PLAN



Preliminary Master Plan presentation board. (Preliminary Master Plan is a synthesis of public comments from previous work sessions.)