

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.

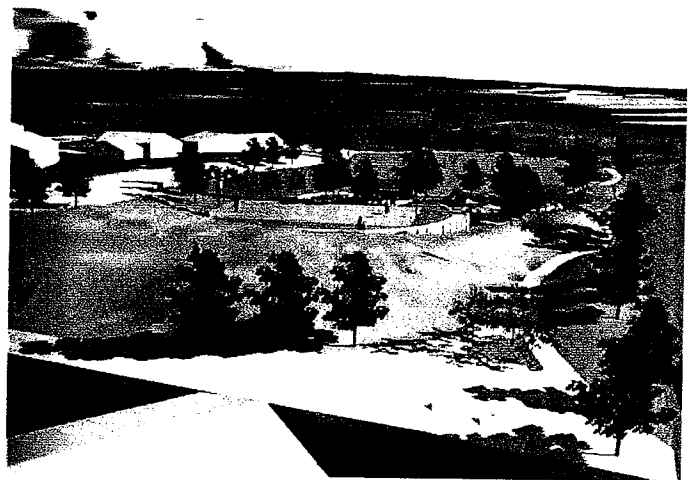


Figure 12. Computer model of partially irrigated turf and view to Rimrocks. (The partially irrigated turf features Land Art Berming.)

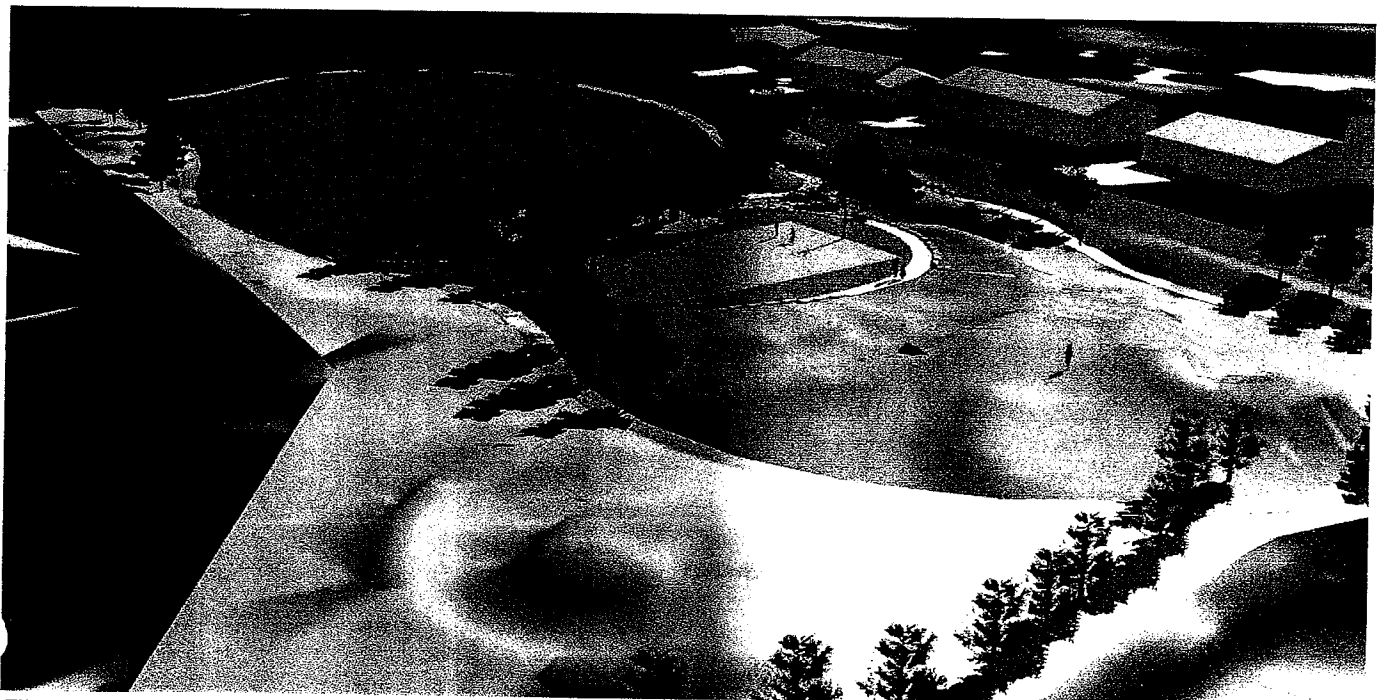
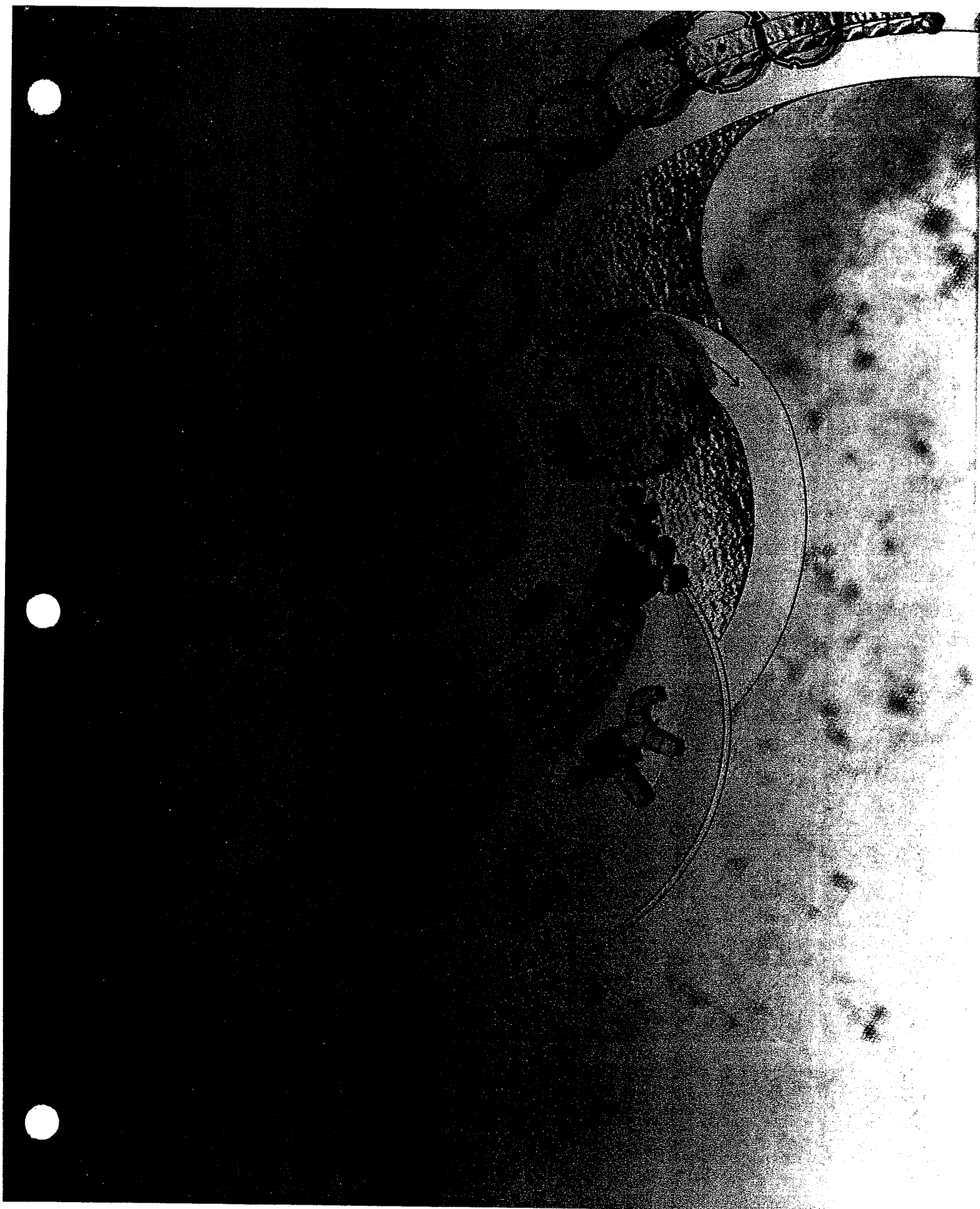


Figure 13. Computer model of native grass turf and Land Art Berming sledding hill embellishments.



MATERIAL PRESENTED AT PUBLIC MEETING 1

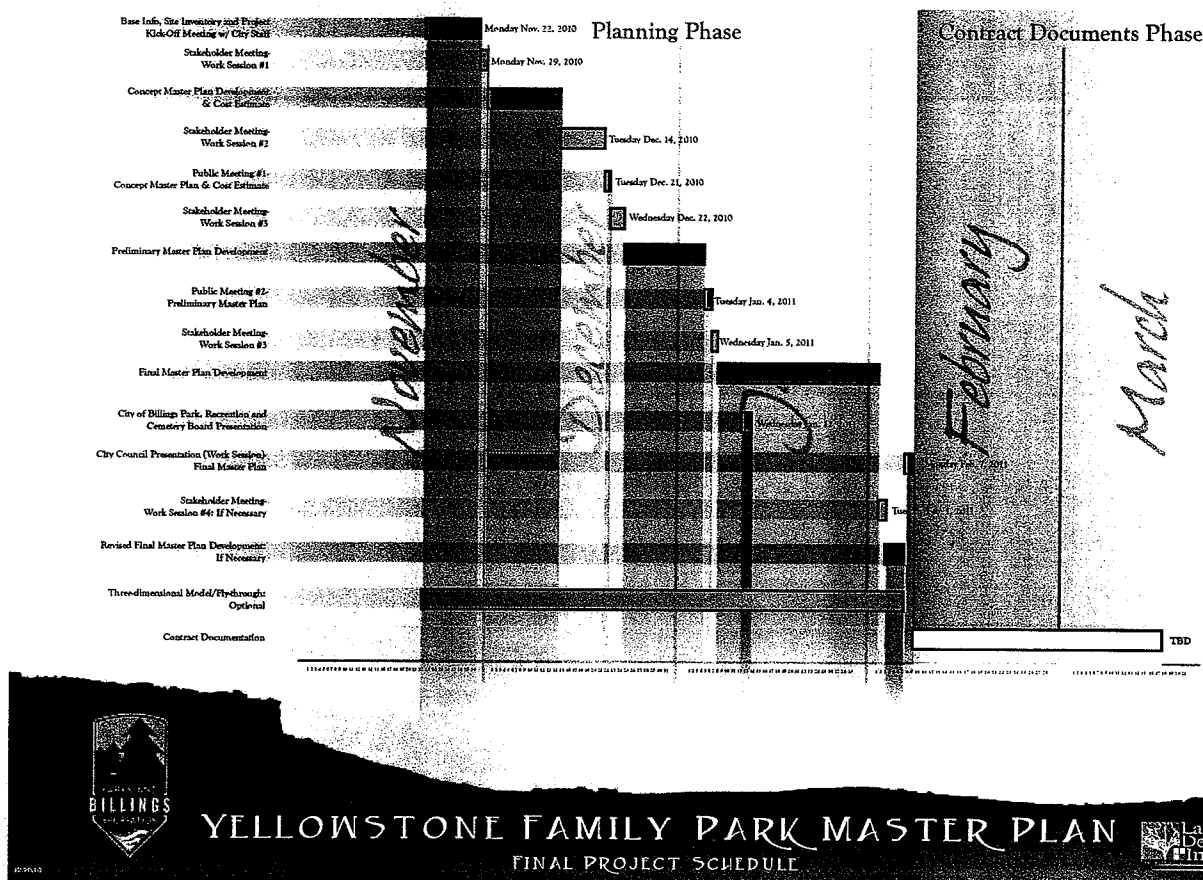
- Neighborhood Needs/Expectations
- City Needs/Expectations
- Public Safety
- ADA Compliance
- Development Cost
- Operations/Maintenance
- Public Process/Timeline



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

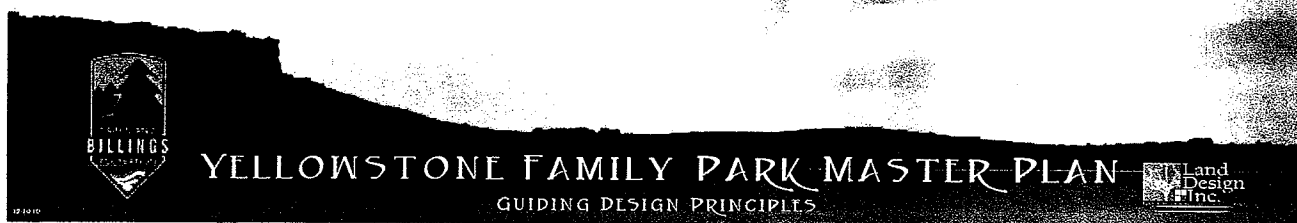
- 5-10 Acres in size
- 1/2 mile Service radius
- Walk to facility
- On Street Parking
- No Restroom Facilities
- No/Minimal Programmed Recreational Uses (non illuminated)
- Activities Smaller in Scale (More Neighborhood oriented)

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)



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



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



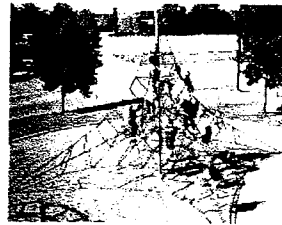
Analysis Diagram. (Inventory and analysis of site conditions for Yellowstone Family Park.)



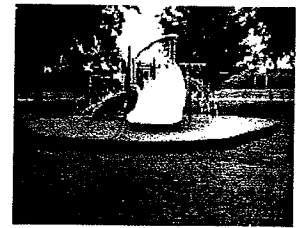
Sled Shelter



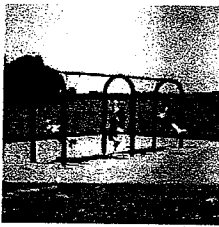
Roll n' Roll



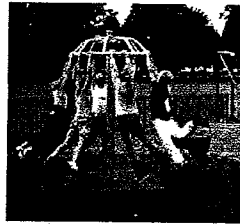
Climbing



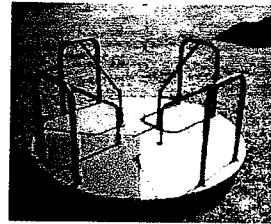
Slide



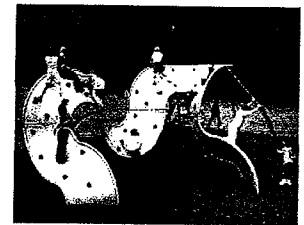
Climbing Set



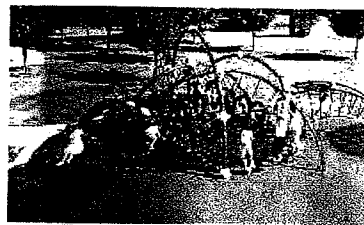
Tumble Tumbler



Monkey Gyro



Climbing Set



Climbing Set



B-A-R



YELLOWSTONE FAMILY PARK MASTER PLAN

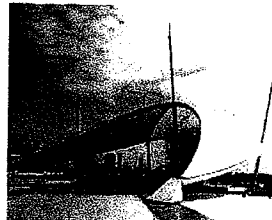
TRADITIONAL PLAYGROUND ELEMENTS



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



Tumble Shelter



Tumble Shelter



Tumble Shelter



Tumble Shelter



Sledging Hill



Play Deck and Tunnel



Roller Coaster



Roller Coaster



Wave Pool




Wave Pool



Adventure Playground




Adventure Playground



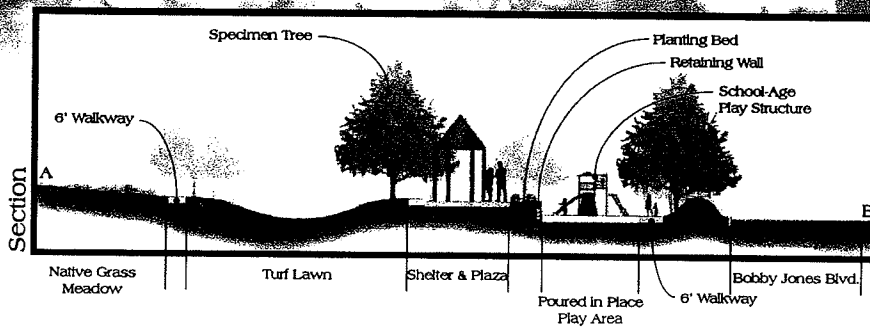
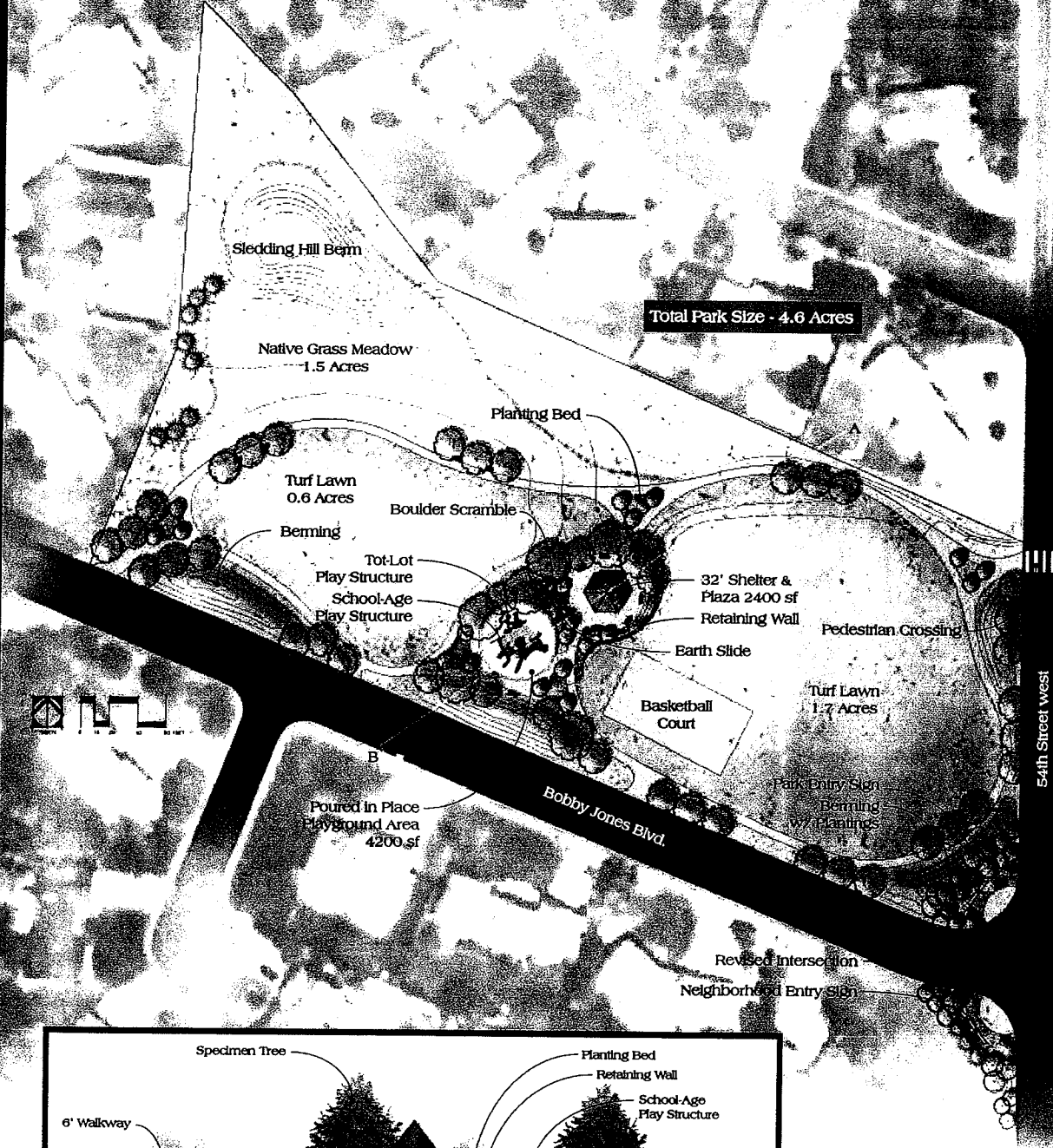
YELLOWSTONE FAMILY PARK MASTER PLAN

PROGRAM ELEMENTS



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

PLAN A

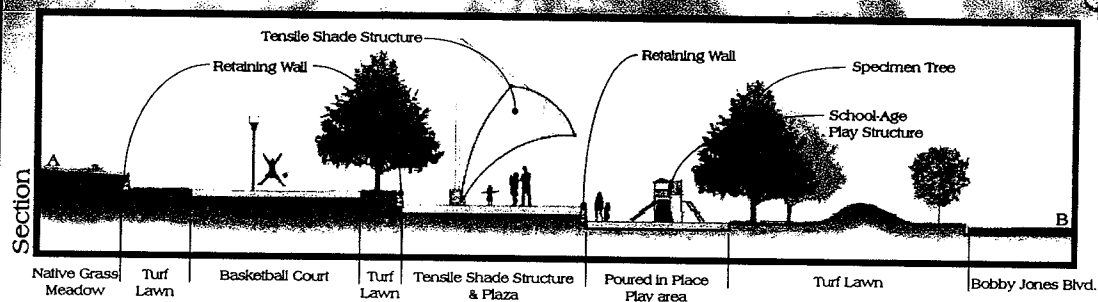


YELLOWSTONE FAMILY PARK



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

PLAN B



YELLOWSTONE FAMILY PARK



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

Plan A

	Low	Costs High	Avg.
Earthwork & Site Prep	\$55,088.84	\$69,105.18	\$62,097.01
Hardscape (includes rework of street intersection and entry signs)	\$241,479.20	\$302,555.20	\$272,017.20
Play Equipment	\$91,500.00	\$116,500.00	\$104,000.00
Landscape	\$153,434.48	\$190,584.62	\$172,009.55
Soft Costs	\$194,940.91	\$217,198.40	\$206,069.65
Total	\$736,443.43	\$895,943.40	\$816,193.41
Total cost per household- 381 households over 15 years	\$1,932.92	\$2,351.56	\$2,142.24
Total annual cost per household- 381 households	\$128.86	\$156.77	\$142.82
Monthly Cost per household- 381 households	\$10.74	\$13.06	\$11.90

Plan B

	Low	Costs High	Avg.
Earthwork & Site Prep	\$56,310.80	\$72,688.12	\$64,499.46
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
Landscape	\$166,283.30	\$207,980.44	\$187,131.87
Soft Costs	\$213,559.52	\$239,976.18	\$226,767.85
Total	\$806,780.42	\$989,901.74	\$898,341.08
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	\$141.17	\$173.21	\$157.19
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



Rick Seifensky 651-0573	George Aker 652-5303
Cari Piotrowski 534-1310	Shay Headrick 697-8474
Karen Allen 651-0498	Jami McNea 656-3357
Mike & Pat Hastings 656-0072	JOHN + LINDA CLAWSON- 371-5108
LES BARNES 656-0227	STERLING STARR 652-2500
Frances Ballantyne 656-1304	Wayne Fincher 656-5349
TAMIS & EMILY BEUYERE 656-3920	Gerald Christensen 657-9316
Nancy Porter 652-9695	Paul Hoyer 656-3266
Wes & Louie Budke 652-4525	Marcia Hurlburt 656-1999
Bill & Duane Smoot 652-3484	Joyce Taylor 256-1199
ROBERT ROSATTI 656-1572	
Van & Cheryl Pittack 656-4725	
Lynda Ballard 652-2860	
Martine Heinemann 656-0564	
Mike Jallott 655-0213	
Lisa M. Williams 252-8374	
Ed Jones 656-6020	
Roger McCalla 656-2814	
Jason Horta 591-1042	
PAT Curry 252-8296	
STAN & FAY DANIELSEN 655-1929	
Steve Neiken 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 sledding hill!!

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

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

Dislikes: ? do we need ball 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: more or widening trail

Likes:

Dislikes: traffic, parking area loss
of view of our home on Billy goat



Yellowstone Family Park

Comment Card

Public Meeting 12-21-10

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

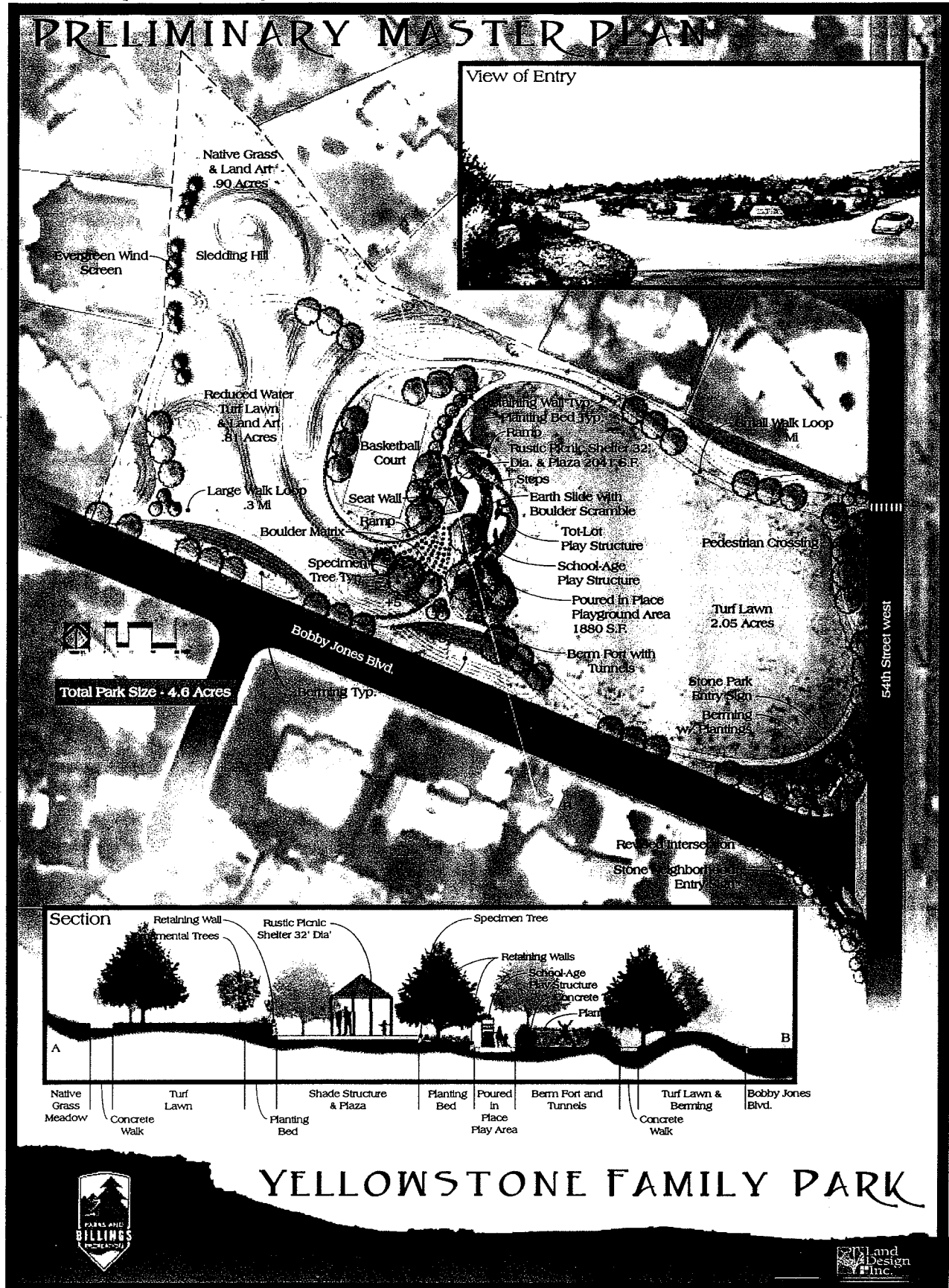


Comments: I would love A park

Likes: I like the sledding hill.

Dislikes: I would like Plan B but with a different shelter
the cheaper one. I would like my yield sign on 54th
Emily Brunson

MATERIAL PRESENTED AT PUBLIC MEETING 2



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