



**Gateway entry perspective.** (Drawing of the entry gateway and signs proposed in the Yellowstone Family Park Preliminary Master Plan.)

### Preliminary Construction Costs

	Cost	Low	High	Avg.
Earthwork & Site Prep .....	\$63,169.40	\$81,472.02	\$72,320.71	
Hardscape (includes rework of street intersection and entry signs) .....	\$373,981.53	\$449,115.03	\$411,548.28	
Play Equipment .....	\$91,500.00	\$116,500.00	\$104,000.00	
Landscape .....	\$190,955.78	\$237,853.26	\$214,404.52	
Soft Costs .....	\$280,646.62	\$345,126.72	\$312,886.67	
<b>Total .....</b>	<b>\$1,000,253.33</b>	<b>\$1,230,067.04</b>	<b>\$1,115,160.18</b>	
<b>Total cost per household- 381 households .....</b>	<b>\$2,625.34</b>	<b>\$3,228.52</b>	<b>\$2,926.93</b>	
*Does not include interest				
<b>Total annual cost per household- 381 households .....</b>	<b>\$175.02</b>	<b>\$215.23</b>	<b>\$195.13</b>	
*Does not include interest				
<b>Monthly Cost per household- 381 households .....</b>	<b>\$14.59</b>	<b>\$17.94</b>	<b>\$16.26</b>	
*Does not include interest				

### Maintenance & Operation Cost Comparisons

	Total Annual Cost	Annual Cost Per Household	Montly Cost Per Household
Circle Fifty/Country Manor Park .....	\$16,000.00	\$58.00	\$4.88
(5 acres, 273 Households)			
Rimrock West Park .....	\$35,000.00	\$142.00	\$11.90
(10 acres, all irrigated, 245 Households)			



## YELLOWSTONE FAMILY PARK MASTER PLAN

PRELIMINARY MASTER PLAN COST ESTIMATE



**Preliminary Master Plan cost estimates.** (Cost estimates for the Preliminary Master Plan as presented at the 2nd public meeting, including operation and maintenance cost case studies from similar parks, as compiled by Land Design Inc and Billings Parks and Recreation.)

My name is Ed Jones; I reside at 3134 Lloyd Mangrum – near the proposed park and am a member of the Yellowstone Country Club. I am a retired Architect, former president of CTA Architects, and have designed hundreds of schools and community facilities. With both my “concerned neighbor” and my architectural design hats on, I have studied the preliminary plans for the proposed Yellowstone Family Park and have the following comments

- a) Although both of the original concepts were viable design solutions that provide good financial return on investment and outstanding long-term neighborhood revitalization. Plan B results in the creation of better use of the outdoor space for the neighborhood because it is more creative and visually pleasing, primarily due to the proposed Land Art features. It responds in a practical way to the existing topography. Mounds are used for screening, safety and interest.
- b) The Parks and Recreation Department has advised me that the Maintenance and Operating costs are reasonable and will be provided, and that the soft costs presented include design and construction oversight and SID administrative costs. Geo-tech reports have not been conducted to date. The findings of those reports could result in potential project cost increases and modification to the Master Plan.
- c) A comparative analysis of the plans reveals the following
  - 1) Plan A showed a sledding hill berm. Although not indicated on Plan B, it provides the identical opportunity in the same location and should be modified to include sledding.
  - 2) The revised location for the basketball court in Plan B is an excellent improvement
  - 3) The locations of the signs were the same in both plans. Since the proposed location of the neighborhood sign, south of Bobby Jones is not as prominent as the location suggested for the Park identification sign, I suggest both the park and the neighborhood sign and the golf club identifier be merged into a single monument at a location to be determined by the parks and Recreation Department after careful study. While no sign will likely be located on the South side the South side should still be planted with landscaping that is similar to that on the North side.

In closing I'd like to say that now is the time to act. Timing is everything and this is an opportunity of a lifetime in our neighborhood.

- Long-term revitalization will improve quality of life and increase the value of all neighborhood properties
- It appears that a 500% minimum return on investment is likely due to the present bargain pricing of local construction and low bond financing. In a similar economic environment during the depression, construction on the Empire State Building was completed in ~~14~~ <sup>12</sup> months at less than half of the estimated costs—coming in at \$24.7 million vs. the \$50 million that was estimated.
- We have an opportunity to help to assure that our concerns regarding view-shed will be properly addressed by requesting the planners balance design considerations with preservation of reasonable neighborhood views of the nearby Rimrocks and mountains.

Good design must delight and inspire. Stated simply, design serves us well when it creates a more secure, effective, pleasant and rewarding way of life. The Yellowstone Club Estates Board, Billings Parks and Recreation Department and Land Design, Inc. deserve our appreciation for the results achieved to date. The rest is up to us and the City Council which has to first approve a Master Plan and then an SID.

I recommend that we get the ball rolling tonight by adopting Plan B, modified as I've suggested along with any other modifications we adopt this evening.

Thank you.

*Copy of comments made by Mr. Ed Jones at Public Meeting 2. (These comments were read by Mr. Ed Jones, former president of CTA Architects and Engineers, before all assembled at Public Meeting 2.)*



Yellowstone Family Park  
Sign In Sheet  
Public Meeting 01-04-11

Ed Jones - 3134 Lloyd Mangrum  
Steve Nicker 3303 Ben Hogan  
Frances Balliette 3240 Horton Smith  
Steve Isle 3214 Horton Smith  
Wes & Jeanie Budke 5428 Bobby Jones  
Kirk & Nancy Parker 5432 Vardon Pl.  
Karen Michaud 3036 Lloyd Mangrum  
(651-9252)  
Wally Holter 5237 Rocky Mtn Blvd  
George Auker 3311 Jack Bunker  
StanFay Danielsen 5522 Bobby Jones  
Amy Selenksy 3625 Tommy Armour  
RICK SELENSKY TOMMY ARMOUR car  
MIKE WHITAKER CITY  
Cheagle Pittard 5711 Bobby Jones  
Cari Piatkorski 5514 Billy Casper  
Bill & SUZANNE Smoot 5430 Goshen  
JOHN & CARA L.H. GREEN  
5617 WALTER HAGEN  
Lanette & Mark Sonnie 3943 Stone Mn.  
59106  
Dennis & Kathy Steedman 3713  
Shay Headrick 5635 Billy Casper  
Lynda Belknap 5425 Billy Casper  
Duck Stratford 3810 Stan Steed  
Craig Bartholomew 5805  
Suzanne

Lee & Monte Holmes 6122 Sam Snead  
Paul Hogan 6124 Sam Snead Jr  
DAVID STENSrud 561468 NE SARAZEN  
LINDA CLAWSON 10114 SAM  
JOHN CLAWSON " SNEAD  
Jami McLean 5841 Sam Snead  
Mol McLean 5841 SAM SNEAD  
ROBERT Rosatti - 5404 SARAZEN  
Marlyn Henemann 5405 Sam Snead  
Alma Brown 5411 Gene Sarazen  
Pat Curry 5412 Gene Sarazen Jr.  
Bob Mackin 3653 Quinot  
bridges@wtp.net  
Joyce Taylor 3211 Jack Bunker  
3504 Tommy Armour Creek  
Mike Foutett Billups 59106  
Harry Dicott 3500 MONAY ROAD 218  
Billups, MT 59116  
C.C. Parmenter 3606 64th and 21st 656-1574  
Lisa Williams 3308 Lloyd Mangrum  
Reg Gifford 3507 Tommy Armour  
Ding Chris Ferrier 3506 Tommy  
Sterling Starr 3713 Tommy Armour  
Ed Davis 3329 Jack Bunker Lane  
John McColl 3126 Lloyd Mangrum



## Yellowstone Family Park Comment Card

Public Meeting 01-04-11

Please Send Additional Comments to [jarvism@ci.billings.mt.us](mailto:jarvism@ci.billings.mt.us)



Comments: Natural elements are great soil is a great  
would be open to 1/2 court basketball  
Sled hill is fantastic

Likes: nothing

Dislikes: take out in earth and put asphalt  
sledding out will be the last



## Yellowstone Family Park Comment Card

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Please Send Additional Comments to [jarvism@ci.billings.mt.us](mailto:jarvism@ci.billings.mt.us)



Comments: love the natural elements - earth slide, banks, etc. LOVE the fort!  
would be open to 1/2 court Wall Court  
love sled hill! thank you  
? take out concrete walk - go back to "cow path" or alternative,  
?

Likes: nothing

Dislikes: nothing



## Yellowstone Family Park Comment Card

Public Meeting 01-04-11



Please Send Additional Comments to [jarvism@ci.billings.mt.us](mailto:jarvism@ci.billings.mt.us)

Comments: I LIKE THE DESIGN

- prefer a softer surface for walkway (Sand - like at dock)

Also - are garbage can(s) planned?

Likes: PLAN SEEKS TO INCORPORATE THE BEST OF THE  
FIRST TWO INITIAL PLANS.

Dislikes:



## Yellowstone Family Park Comment Card

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Comments:

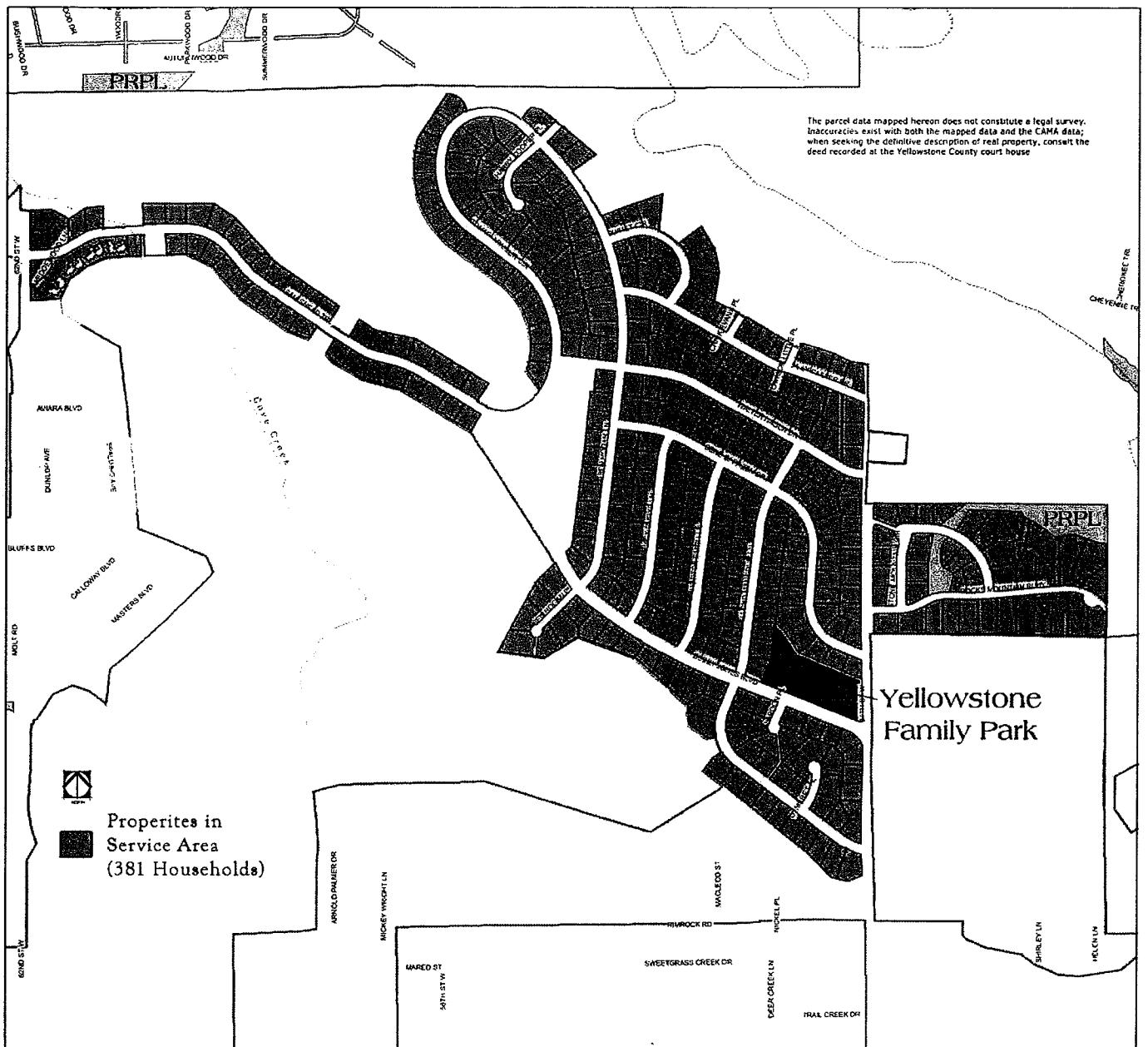
1/2 basketball court

asphalt or soft walking path - Natural look  
+ focus on the kids.

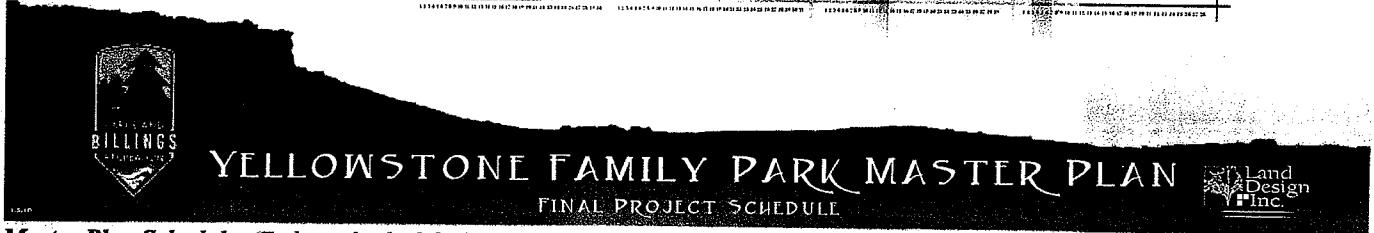
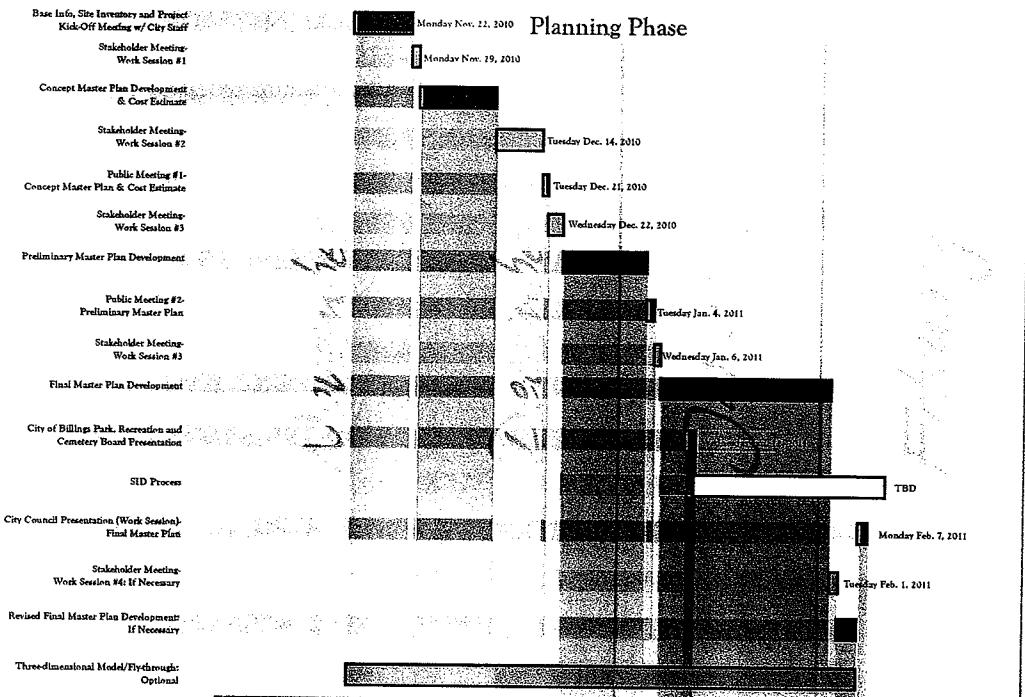
Likes:

Dislikes:

## MATERIAL PRESENTED AT PARK BOARD MEETING



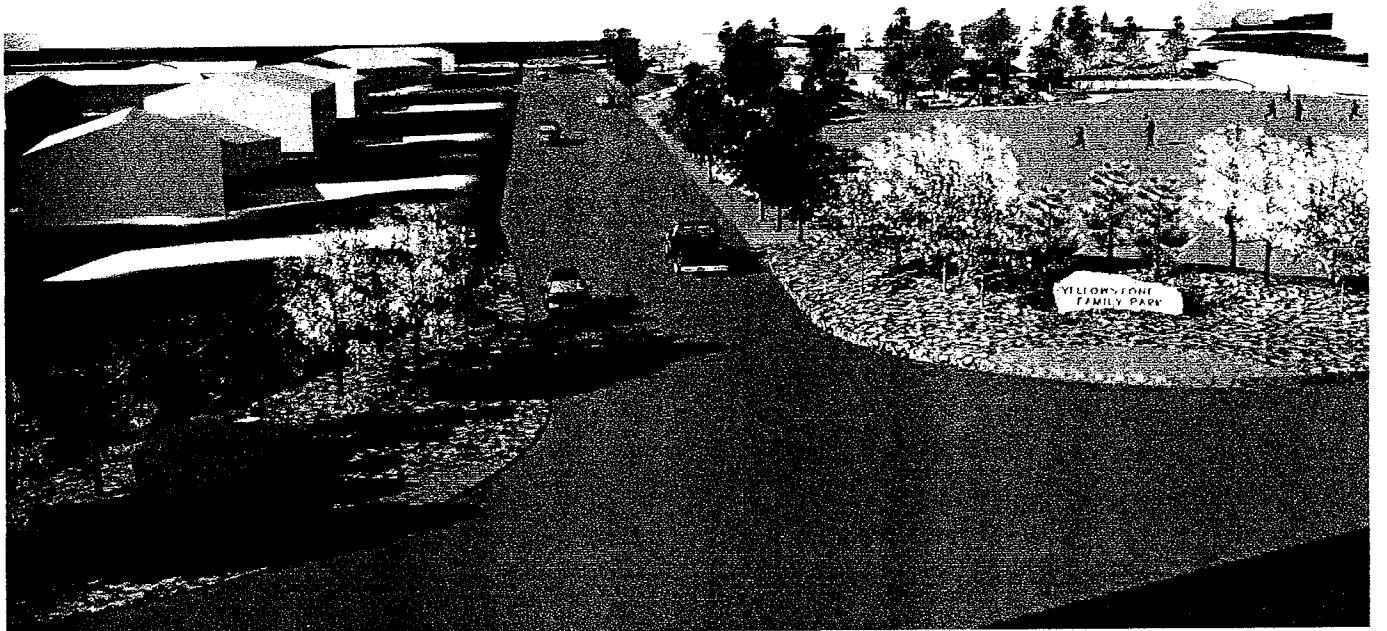
**Map of Park Service Area.** (Orange parcels represent the 381 household service area for Yellowstone Family Park.)



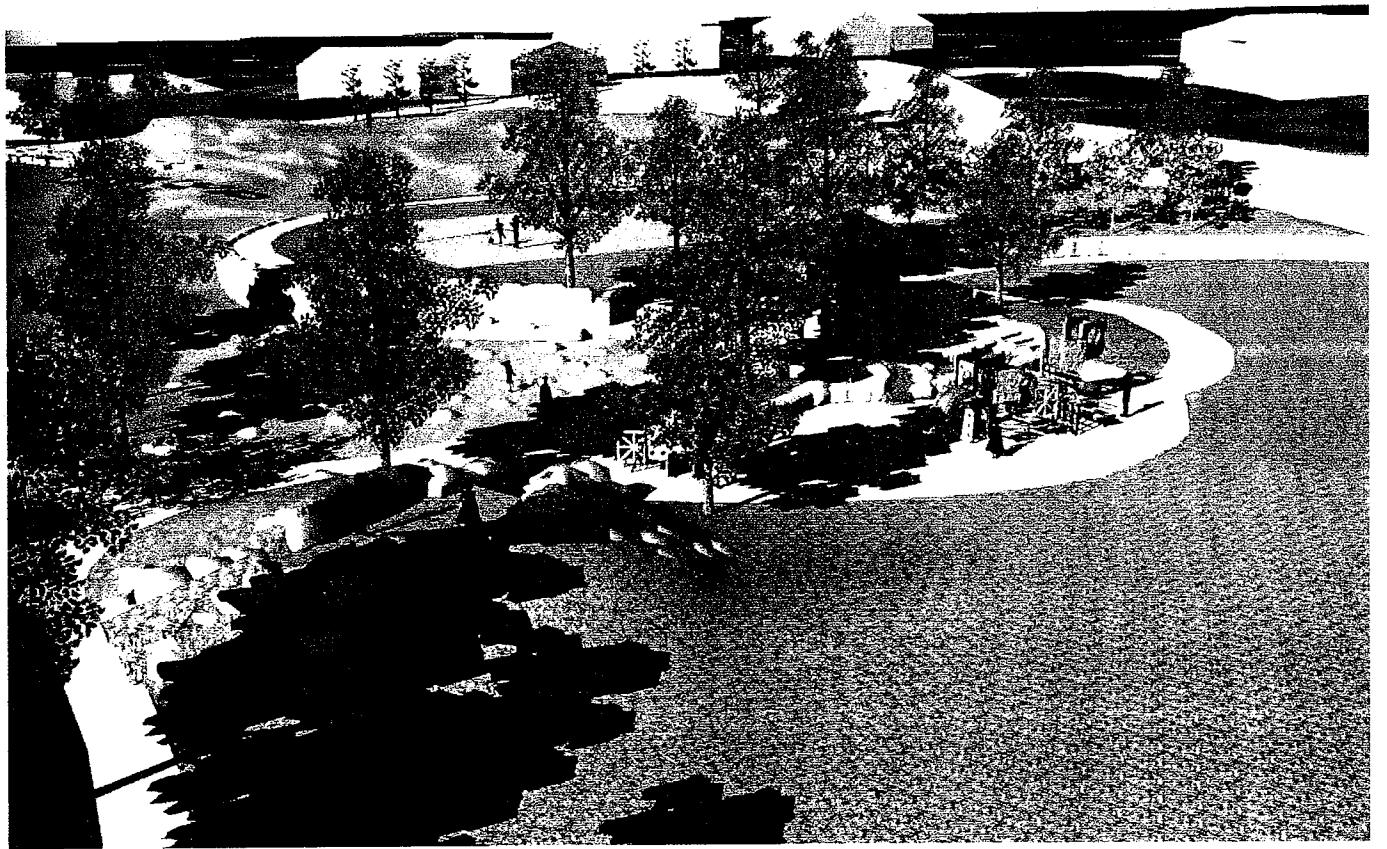
**Master Plan Schedule.** (Tasks and schedule from RFP requirements, with construction documentation phase removed as directed by the Yellowstone Country Club Estates Homeowners Association Board.)



## ***Computer model of rustic park shelter and poured in place playground and equipment.***



**Computer model of intersection gateway.** (Drawing of the entry gateway and signs proposed in the Yellowstone Family Park Preliminary Master Plan.)



**Computer model of poured in place playground and berm fort with boulder scrambles.** (The berm fort is one of the discovery play elements incorporated into the Preliminary Master Plan.)