



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

Preliminary Construction Costs

	Costs		
	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
Total	\$1,000,253.33	\$1,230,067.04	\$1,115,160.18
Total cost per household- 381 households	\$2,625.34	\$3,228.52	\$2,926.93
*Does not include interest			
Total annual cost per household- 381 households	\$175.02	\$215.23	\$195.13
*Does not include interest			
Monthly Cost per household- 381 households	\$14.59	\$17.94	\$16.26
*Does not include interest			

Maintenance & Operation Cost Comparisons

	Total Annual Cost	Annual Cost Per Household	Monthly 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~~¹² 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	Lee & Marti Holmes 6122 Sam Sneed
Steve Heiken 3303 Ben Hogan	Paul Hoyer 6124 Sam Sneed Tr
Frances Ballentine 3240 Horton Smith	DAVID STENSRUD 5614 GENE SARAZEN
Steve Vahl 3214 Horton Smith	LINDA CLAWSON 6114 SAM SNEED
Wes & Jennie Budke 5428 Bobby Jones	JOHN CLAWSON "
Kirk & Nancy Porter 5432 Vardon Pl.	Jami McVea 5841 Sam Sneed
Karen Michaud 3036 Lloyd Mangrum L 651-9252	Mel McVea 5841 Sam Sneed
Wally Hotter 5237 Rocky Mtn Blvd 59106	Robert Rosatti - 5404 GENE SARAZEN
George Anker 3311 Jack Burk Lane	Marilyn Heermann 5405 Gene Sarazen
Stan Fay Danielsen 5522 Bobby Jones	Alma Brown 5411 Gene Sarazen
Amy Selensky 3625 Tommy Armour	PAT Curry 5412 Gene Sarazen Dr.
RICK SELENSKY 3625 TOMMY ARMOUR CIR	Bob Mackin 3653 Summit bridges@wtp.net
MIKE WHITAKER CITY	Joyce Taylor 3211 Jack Burk Lane
Charles Pittack 5711 Billy Jones	MIKE FOLLETT 3504 TOMMY ARMOUR CIRCLE BILLINGS 59106
Cari Plattkowski 5514 Billy Casper	HARRY DILOTT 3508 TOMMY ARMOUR CIR BILLINGS, MT 59116
BILL & SUZANNE SMOOT 5430 GENE SARAZEN	S.C. PARMENTER 656-1574 3606 QUINCY CIR
JOHN W & CAROL L.H. GREEN 5617 WALTER HAGEN	Lisa Williams 3308 Lloyd Mangrum
Lanette & Mark Garlie 3443 Stone Mt. Circle 59106	Reg Cillo 3507 Tommy Armour
Dennis Kathy Stealman 3736 Ben Hogan	Jerry Chris Jensen 3506 Tommy Armour
Shay Headrick 5635 Billy Casper	Sterling Starr 3713 Tommy Armour
Lynnda Belled 5425 Billy Casper	Ed Davis 3329 Jack Burk Lane
Chuck Stratford 5810 SAM SNEED	Jan McVea 3126 Lloyd Mangrum
Craig & Bartholomew - 5405 Sam Sneed	



Yellowstone Family Park Comment Card



Public Meeting 01-04-11

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

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

Likes: ~~not like~~

Dislikes: take out concrete and put asphalt
rolled dirt walk on the side



Yellowstone Family Park Comment Card



Public Meeting 01-04-11

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

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

Likes: _____

Dislikes: _____



Yellowstone Family Park
Comment Card



Public Meeting 01-04-11

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

Comments: I LIKE THE DESIGN
- prefer a softer surface for walkway (sand-like ^{and old fashioned} at rock)
Also - are garbage can(s) planned?

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

Dislikes: _____



Yellowstone Family Park
Comment Card



Public Meeting 01-04-11

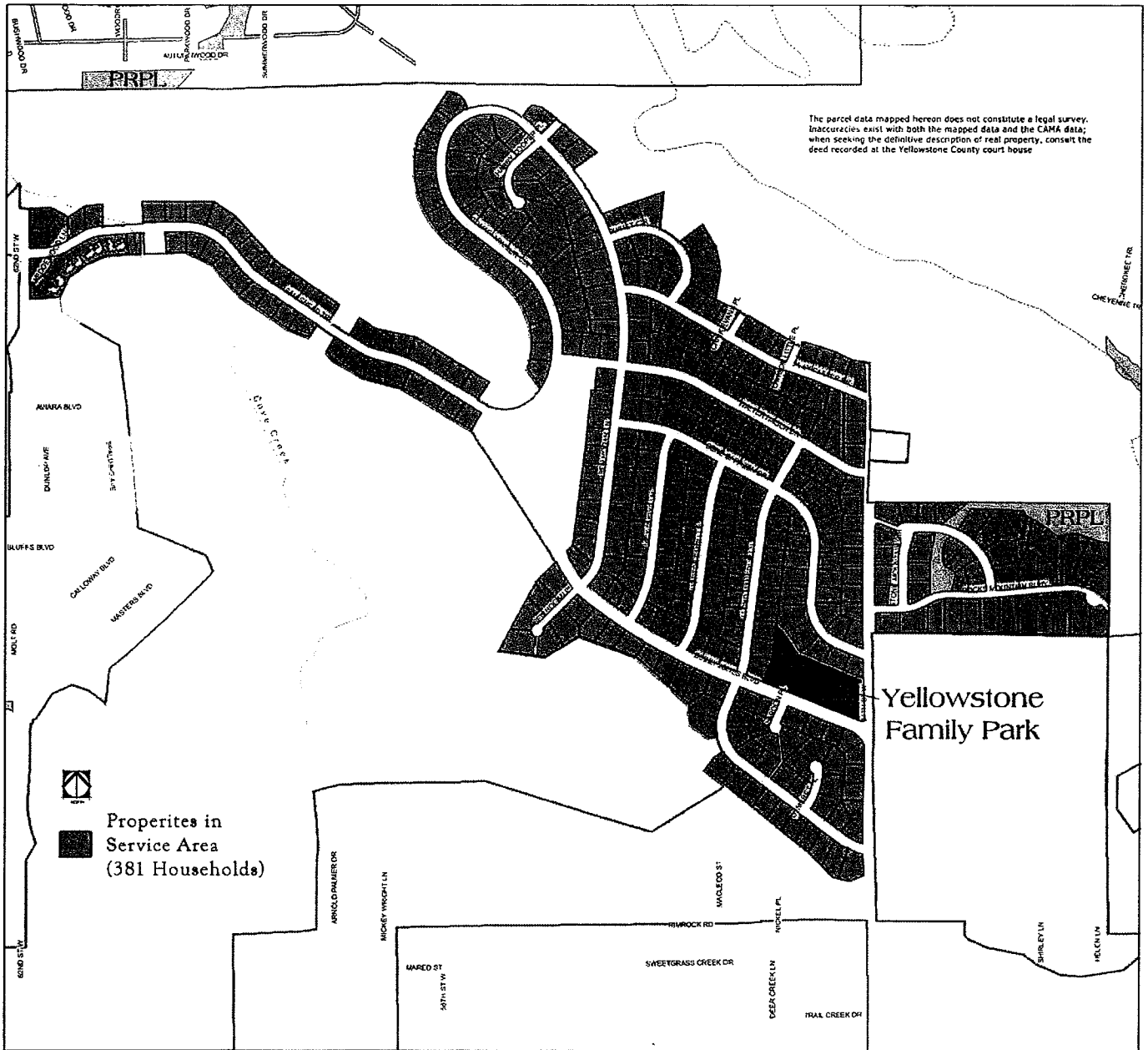
Please Send Additional Comments to jarvism@ci.billings.mt.us

Comments: _____
1/2 Basketball Court
Asphalt or Soft Walking path - Natural look
+ picnic on the side.

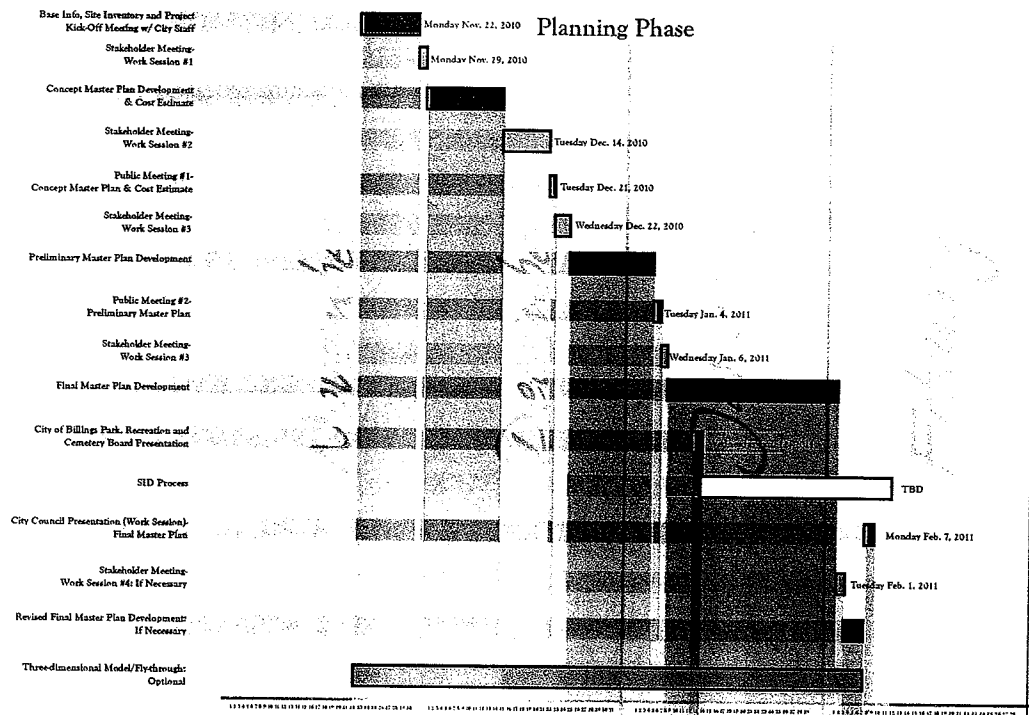
Likes: _____

Dislikes: _____

MATERIAL PRESENTED AT PARK BOARD MEETING



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



BILLINGS

YELLOWSTONE FAMILY PARK MASTER PLAN

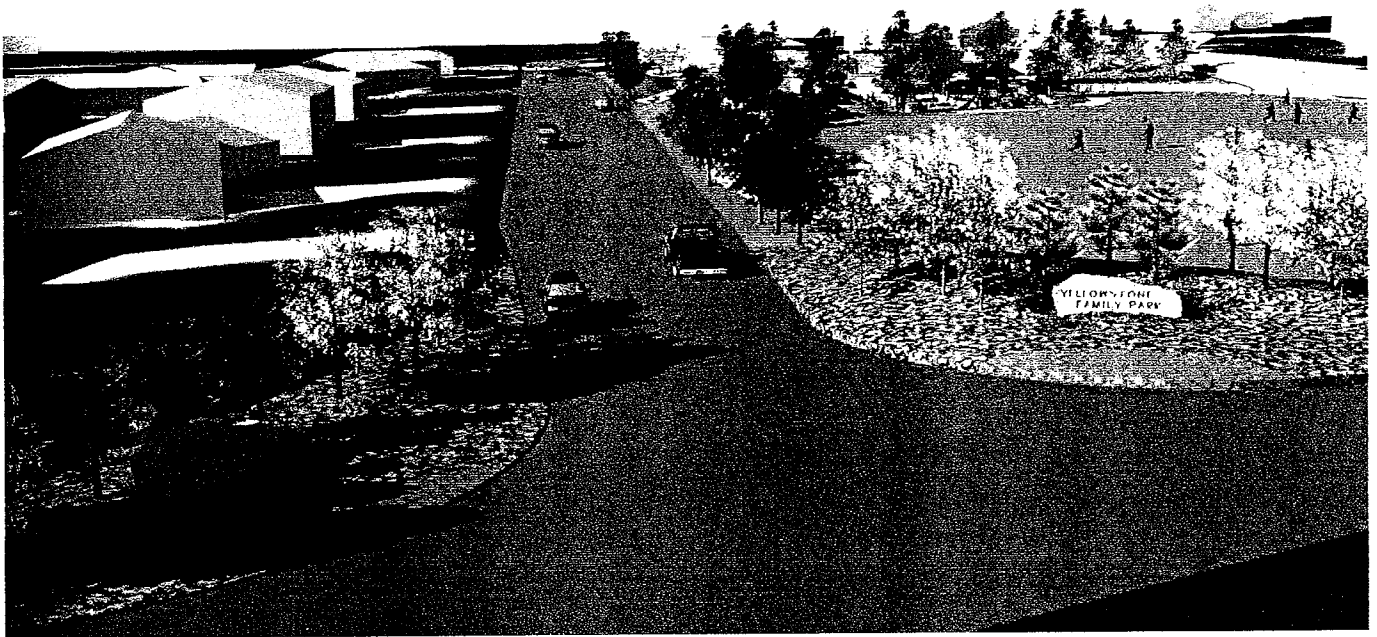
FINAL PROJECT SCHEDULE

Land Design Inc.

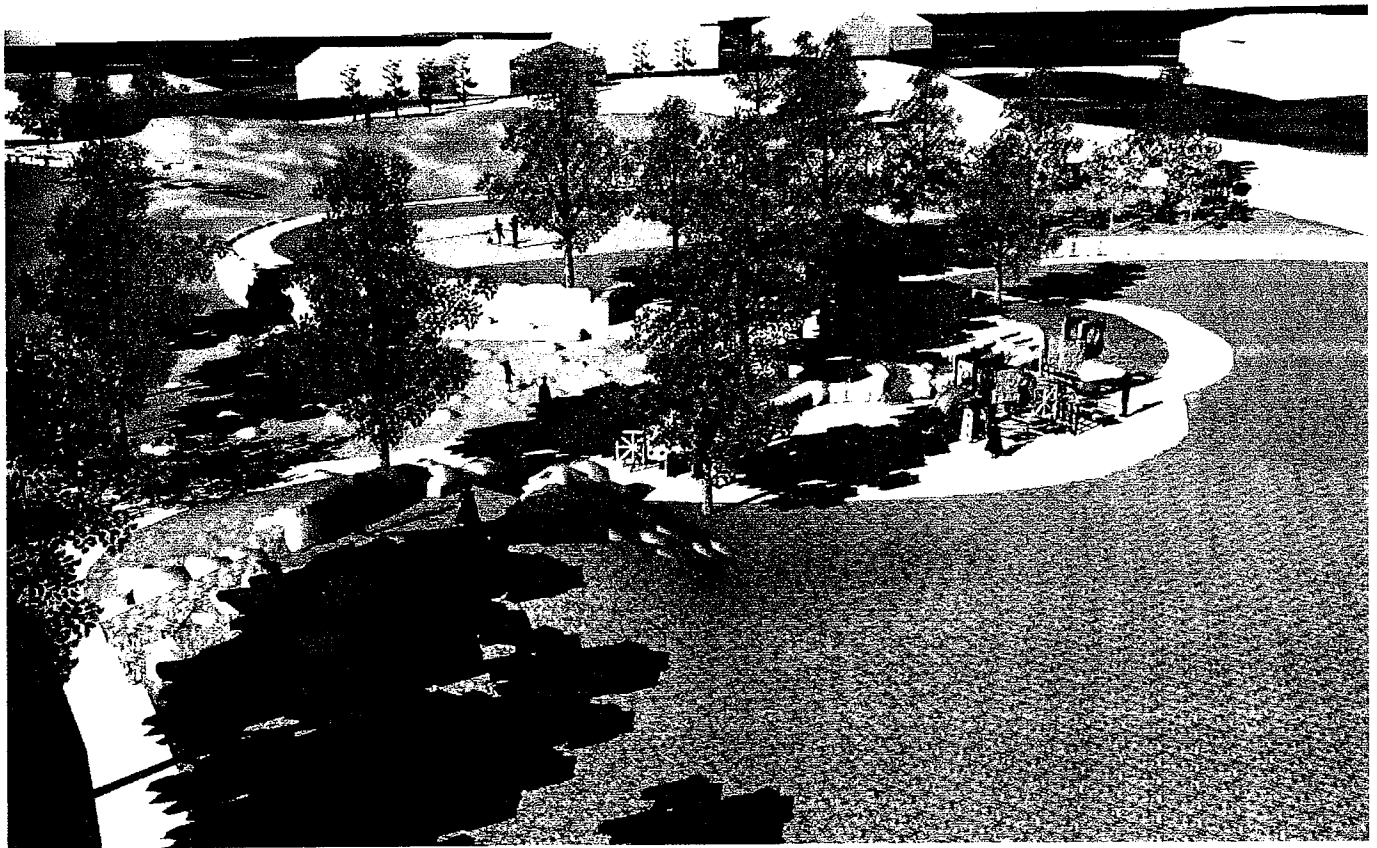
Master Plan Schedule. (Tasks and schedule from RFP requirements, with construction documentation phase removed as directed by the Yellowstone Country Club Estates Homeowners Association Board.)



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.)