Summary Report

CLEVENGER PARK
MASTER PLAN

February 1995

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

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Clevenger Park

I. Existing Conditions
Clevenger Park is an 8.0 acre neighborhood park located in Billings Heights between Bench Boulevard and Radford Square. It is bordered on the south by Gainan’s Nursery property, and to the north by a trailerhouse subdivision.

This park was designed for ballfield use exclusively, with one Senior League field situated on the south half of the park and two small ballfields to the north. Because of the current orientation of the smaller fields, they are not regulation size. There is an unimproved, undefined open space on the east side of the park, adjacent to Bench Boulevard, which is used as a parking area. There also is a small parking area between the south property line fence and the Senior field.

The old trailer used as a concessions facility between the small fields is in poor repair and needs to be replaced. The concessions building at the Senior field has suffered fire damage and also needs to be relocated and replaced. The electrical source to the Senior field scoreboard has been damaged by the fire and is currently not useable either. Ballfield amenities at the Senior field are adequate and in fairly good condition, though construction of the two pitcher warm-up areas has not been finished. The various facilities for the two small fields are in poor condition and need to be replaced. The park does not have permanent restrooms, drinking fountains or sidewalks.

There are no trees on the park site itself, but a dense row of deciduous trees lines the south property line fence on the Gainan’s property. The turf on the ballfields and adjacent open space is in fair-to-poor condition. The park is manually irrigated from a well on-site, but it is barely adequate for that purpose. This has added to the difficulty in maintaining the fields and should be improved.

In summary, Clevenger Park was originally designed solely for ballfield use, and it continues to be an integral part of league play. It is also used as a practice field for youth soccer in the off-season. This park and its facilities need to be reorganized and improved to make better use of the site. This will also allow for introduction of more diversified recreational activities too. Improvements will need to be designed to meet ADA and CPSC standards. Per the direction of new National Recreation and Park Association Standards, a community-needs input process was utilized to gather ideas for planning at Clevenger Park.
III. Public Input and Master Plan Development

A series of advertised public meetings were used to assess community needs and development priorities for improvements at Clevenger Park. At the first public meeting, participants were made aware of existing conditions at the park, and were asked to compile a list of improvements they would like to see accomplished. Their "wish list" was prioritized by the participants, and served as the criteria used by the design staff and park department personnel to prepare a preliminary Master Plan concept.

A top priority was to improve the ballfield facilities, and to redesign the two small fields to meet regulation size specifications. Participants wanted to replace existing concessions facilities with buildings that could also provide some secure storage for ballfield equipment. It was decided that one centrally located permanent restroom building is needed, and that drinking fountains should be provided. Participants wanted to improve the parking situation and circulation. They wanted to diversify recreational opportunities as space would allow, while retaining ballfield use at the level it is now. Some suggestions include the following: (1) Child’s Play Equipment, (2) Picnic Tables and Shelters, (3) Horseshoe Pits, (4) Basketball Court, and (5) Rollerblade Area. They also felt it is important to upgrade the irrigation system, and to provide trees and landscaping to enhance the site. It was also suggested that ballfield turf and lawn areas should be replaced.

A preliminary Master Plan was developed from the preceding data, and was presented for community review at another advertised public meeting. A few items such as horseshoe pits or basketball had to be eliminated because of size constraints at the site. This plan was refined following more public input, and the final revised plan was presented to a joint meeting of the neighborhood task force and City Park Board for their approval. The final accepted plan appears at the end of this section.
V. Preliminary Cost Estimate Summary
A preliminary cost estimate has been prepared for Park and Recreation Department use as a guideline for project budgeting and phasing purposes. A summary of that estimate follows:

1. Demolition $ 5,930.00
2. Earthwork $ 42,740.75
3. Playground Area $ 8,200.50
4. Site Amenities $133,475.00
5. Ballfield Amenities $ 61,946.00
6. Electrical/Utilities $ 6,100.00
7. Planting Beds $ 2,979.35
8. New Turf $ 50,864.64
9. Irrigation $ 73,156.50
10. Hardscape $140,558.25
11. Plant Material $ 45,510.00
Total $571,460.99
+10% Contingency Fee $ 57,146.10
Grand Total $628,607.09