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Acknowledgements

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Project Description

The property that contains Skyview Ridge Subdivision is held by the State of Montana in Trust for the benefit of Common Schools (K-12). Revenues that are generated from the sale or lease of land within this subdivision go directly to the Commons Schools Trust. MCA 77-1-303 gives the Department of Natural Resources & Conservation the responsibility for day-to-day management of Trust lands and states “…under direction of the board, the department [DNRC] has charge of the selecting, exchange, classification, appraisal, leasing, management, sale, or other disposition of the state lands.” The State Board of Land Commissioners retains the final management authority for Trust lands.

The DNRC Southern Land Office has obtained entitlements for the subject property, including annexation, zoning and preliminary subdivision approval. These actions are backed by the Real Estate Management Plan and associated Final Environmental Impact Statement (FEIS) and Record of Decision (ROD) as they bring added value to the property. Ultimately, the areas that are platted as single-family residential will be sold, while the commercial and multi-family lots will be retained by the State for ground lease.

Project Location

Skyview Ridge is a new residential subdivision located on the west edge of the Heights neighborhood in Billings. The subdivision is bordered on the north by West Wicks Lane, on the east by Governors Boulevard, on the south by Kootenai and Constitution Avenues, and on the west by the Alkali Creek bluffs. Most of the vegetation on the site is native grasses in undeveloped fields, but pine-laden cliffs also border the western edge of the site. Large sandstone projections are scattered throughout the site, particularly in the northeast corner where there is a dense outcropping. Also, an overhead electric power line easement bisects the site, crossing diagonally from the southeast corner towards the northwest. In addition, a petroleum pipeline easement traverses the property and runs roughly parallel to the overhead electric power line easement.

Outside of the subdivision, developed residential communities surround the site, except for on the western edge where fields and rock bluffs dominate the landscape. The subdivision is directly adjacent to three schools: Eagle Cliffs Elementary School, Castle Rock Middle School, and Skyview High School. Residents of the subdivision will have easy and convenient access to all three schools.

Subdivision Requirements

The gross area of the subdivision is 284 acres. It is projected that a total of 547 single-family residential lots, 5 multi-family residential lots, and 11 commercial lots will be developed within the subdivision. There are three zoning types within the subdivision:
Residential (R-7000-R, R-9600, R-6000 and RMF-R), Commercial (CC, NC and RP), and Public.

The “City of Billings Subdivision Regulations Parkland Dedication Requirements” state that 11 percent of the net area of land proposed to be subdivided into parcels of one-half acre or smaller is contributed to parkland dedication. In addition, 5 percent of the land for parcels between 1 and 3 acres, and 2.5 percent of the land for parcels between 3 and 5 acres must be contributed to parkland dedication. The total lot area for parcels under one-half acre is 143 acres; for parcels between 1 and 3 acres there is a total of 19 acres; for parcels between 3 and 5 acres there is a total of 12 acres. The resulting park land dedication requirement is 16.95 acres. A portion of land on the north side of Eagle Cliffs Elementary School may be dedicated to School District 2 under the following state statute: “Subject to the approval of the local governing body and acceptance by the school district trustees, a subdivider may dedicate a land donation provided in subsection (1) to a school district, adequate to be used for school facilities or buildings.”

According to the “Skyview Ridge Subdivision Master Plan,” a total of 50.12 acres of parkland and public open space is proposed. Portions of park land will be developed as described in this plan based upon the recreational needs of the community, other portions of park land may be developed with irrigation, turf grass, etc. as per the Department’s discretion.

The implementation of the park amenities will be funded through the creation of a Special Improvement District (SID). The SID will be initiated by the Parks and Recreation Department. The trigger for the SID will be at the 51 percent build out of the subdivision as agreed with the Developer in the Subdivision Improvement Agreement. The proposed SID coverage will be all areas within the Skyview Ridge Subdivision. Final determination of the SID benefit district will be by the Parks and Recreation Department. A Park Maintenance District (PMD) will also be established in conjunction with the SID. The PMD will cover the cost of maintenance for the park.

**Design Process**

The developer has engaged the surrounding neighbors in the development of the park plan. In a neighborhood meeting, an initial park plan was presented, and three questions were asked of the twelve participants:

1. What do you like about the proposed plan?
2. What concerns do you have about the proposed plan?
3. Do you have any suggestions for the DNRC as it develops this park?
Responses were collected orally and written down on flip charts. The responses below reflect this discussion.

- The plan provides many activities for the neighborhood children. However, consider some activities for the adults in the neighborhood. Some examples may be a fitness course or an artificial turf putting green.
- The overall plan shows many trees in the boulevards; will this be installed by DNRC? No, that plan shows a representation of boulevard trees if the covenants require one tree per lot.
- There was an indication that it was desirable to preserve several sandstone outcrops that occur throughout the subdivision.
- Attendees agreed that the Little League space was needed.
- Parking is allowed in the cul-de-sac, but perhaps it needs to be restricted to be a kid drop-off area.
- Consider adding some basketball courts. Consider making the shelter larger and placing some lighting at the shelter for security purpose.
- There were many questions about maintenance and weed control. It was explained that this area would be subject to a park maintenance district. The PMD tax assessment will help fund maintenance in these park lands.
- Because there is the opportunity for both a Little League and soccer game, seriously consider the addition of restrooms and a drinking fountain.
- On the west side of the soccer field consider adding some berms to help alleviate the potential of soccer balls flying into the street.

**Parkland and Public Open Space Improvements**

A neighborhood park is located in the center of the development, less than 1/2 mile away from Eagle Cliffs Elementary School. According to the “Parks 2020 Plan” and the “National Recreation and Parks Association Open Space Guidelines”, a neighborhood park” has a service area of 1/2 mile radius, and is typically 10-20 acres. The projected user group is subdivision residents. The design standards include open lawn areas for programmable activities, a playground, and picnic area with a shelter.
The park is located for pedestrian ease-of-access, as dictated by the Parks 2020 Plan, where pedestrians are not required to cross major roadways and where the park is in close proximity to an elementary school.

In addition to the neighborhood park, many acres of land are dedicated to remain undeveloped open space to preserve the natural features of the area. Also, linear corridors follow easements and right-of-ways, and will connect homes to the school, the neighborhood park, and the remaining undeveloped open space.

**Individual Elements in the Park Development**

**Trees**

The only existing trees on-site are the coniferous trees growing along the Alkali Creek bluffs, with the remainder of the site being covered by native grasses. Where practical, these trees should be saved and protected during construction. When selecting varieties for new shade trees, hardiness, species diversity, adaptability and maintenance should be considered.

Ornamental trees are used as accents near buildings and structures. Evergreen trees will also need to be planted to provide winter interest and for their buffering capabilities. Shade and ornamental trees are usually measured by their caliper and come in either balled and burlapped (B&B) or container root systems. The minimum recommended size for the trees is 1-1/2 inch caliper, although 2 inch caliper is desired. These sizes are the most readily available, are less susceptible to vandalism, and provide a more mature tree. Evergreen trees should have a minimum of 3 feet in height. Wildlife protection will be needed until the plants are established.

A berm and evergreen trees should be utilized in the northeast corner of the developed park to screen park users from traffic. The park should also incorporate large shade trees and smaller ornamental trees to maximize its comfort and aesthetics.

**Lawn Areas**

There are proposed irrigated lawn and non-irrigated natural areas within the subdivision. The irrigated lawn seed mix shall have low-water plant species, due to the fact that the irrigation water will be supplied from a potable water supply. The native areas (located around the park edges and linear corridors) should incorporate various desirable species native to the region. During development of the subdivision, native areas not identified for lot or right of way improvements should be protected from vehicle and equipment access to preserve existing natural conditions and vegetation to the greatest extent possible.
Traffic Signage
Trails that cross streets at the mid-block should be signed and striped in accordance with current city traffic standards. Where feasible, curb bulb outs should be installed as an added measure for pedestrian safety.

Programmable Open Space
In the center of the main park, a large programmable open space is provided to accommodate the dimensions of a Little League baseball field and a junior high school soccer field as well as space for other programmable recreation activities.

Bike Rack
A bike rack is suggested for park entry areas to accommodate traffic that will come through the bike trail system. Figure 1 shows a basic metal bike rack. The finish and color should be consistent with other furnishings in the park.

Playground
A children’s playground will be located in the southeast corner of the park. Consideration to the placement of the playground included locating the playground away from potential hazards such as roads, lakes, ponds, streams and drop-offs. The total area for the playground will be approximately 2,580 square feet. The playground will be in close proximity to the picnic area and shelter, to provide parents/guardians easy access to the lot and allow for visual surveillance. The playground will also be surrounded by a sidewalk for accessibility and will contain the appropriate play area surface. The play system for the children’s playground must provide opportunities that appeal to children between the ages of two and twelve years old. Examples of play elements to include are slides, low climbing platforms, or play telescopes and wheels to spin. The playground will meet or exceed the requirements for access under the Accessibility Guidelines for Play Areas and is current with all safety regulations. To reduce exposure to damaging UV rays it is recommended that the playground be shaded by mechanical or vegetative means.

Play Area Surface
Fall protection around playground equipment is a critical component for child safety and ADA accessibility to the play features. To provide maximum protection, accessibility and minimal long-term maintenance, rubberized “poured-in-place” surfacing should be utilized as the fall protection material.
Picnic Shelter
The picnic area will be located adjacent to the playground. The area will have a lawn space with picnic tables, shade trees, and a picnic shelter. The shelter will be a basic structure on a concrete pad, and will provide a covered space in inclement weather or for gatherings. Additional seating or tables will be offered under the shelter.

Site Furnishings
Consistency will be important when choosing the site furnishings for the park (including benches and picnic tables). All furnishings should be both durable and functional, and at the same time add to the overall appearance of the park. All site furnishings and their location will be approved by the Parks and Recreation Department prior to their installation.

Pedestrian Trail Systems
A multiuse trail will provide recreational opportunities and an alternative pedestrian access route within the subdivision. In sections where the trail is adjacent to the road, the trail will be constructed as a part of the right-of-way. One section of the trail ties to the Eagle Cliff Elementary School, providing a safer route to school for children. Other segments of the trail will connect through the undeveloped open spaces and even to destinations outside of the subdivision.

In the developed park, a six foot wide paved trail links to the multiuse trail and sidewalk to create a 1/3 mile loop around the neighborhood park. The loop can be used as a running, or exercise trail, serving the needs of residents of all ages.

Unimproved Pathways
Existing unimproved pathways are common in the park lands within the City of Billings and are frequently used by the public for recreational pursuits. Unimproved pathways located along the Alkali Creek Cliffs are intended to be used by the public and will remain in their current state. The Parks and Recreation Department reserves the right to upgrade natural trails to gravel and/or asphalt as a part of a SID. Nonetheless, those purchasing a lot should be aware of the trail corridor in these areas.

Irrigation System
A large lawn area in the park will have an automatic irrigation system. The irrigation system shall comply with the City of Billings’ Parks Department requirements for Maxicom Central Controls.

Maintenance
Many acres of land are dedicated to remain undeveloped, natural area park land in order to preserve and protect the natural features of the area. Undeveloped natural areas will be maintained using methods that preserve, protect and enhance the natural elements
contained within them. Irrigated turf grass, located in the developed park land areas, will be maintained using methods that are appropriate as determined by the Parks and Recreation Department.

Appendix

Overall Subdivision Parks and Public Lands Plan

Main Park Plan

Budgetary Cost Estimate
Skyview Ridge Subdivision
Park Master Plan
The neighborhood park provides areas for both active and passive recreation. The playground is located in the southeast corner of the site to provide a play area for younger children.

Programmable open space is a flat, open area with dimensions that can accommodate a junior high soccer or baseball game but does not preclude other activities from occurring in this space.

The intersection in the northeast corner of the park is screened with a beve and evergreen trees.

The multi-use trail is linked to surrounding sidewalks and creates a 1/3 mile loop around the neighborhood park.

**Neighborhood Park - Skyview Ridge Subdivision Master Plan**
# BUDGETARY COST ESTIMATE

## Project:
Skyview Ridge Park

## Phase:
Master Plan

## Date:
April 8, 2009

## Prepared By:
Peaks to Plains Design, PC

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**SUBTOTAL**

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**TOTAL**

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3/9/2009
Regular City Council Meeting

Date: 09/14/2009

TITLE: Skyview Ridge Park Master Plan

PRESENTED BY: Mike Whitaker

Department: Parks/Rec/Public Lands

PROBLEM/ISSUE STATEMENT

Skyview Ridge is a new residential subdivision located on State School Lands west of Castle Rock Middle School in the Heights. It is bordered on the north by Wicks Lane, on the east by Governors Boulevard, on the south by Kootenai and Constitution Avenues and on the west by the Alkali Creek bluffs. The Department of Natural Resources and Conservation is responsible for the day-to-day management of Trust Lands and has developed an overall park master plan for this subdivision (see Attachment A). There is a total of 50 acres of parkland dedicated to the City. The Park Master Plan will be implemented through a Special Improvement District (SID) by Billings Parks, Recreation and Public Lands (PRPL) when the subdivision reaches 51% build out. A Park Maintenance District (PMD) will also be created to fund ongoing maintenance of the parkland.

The Park Master Plan was presented to the Parks, Recreation and Cemetery Board on April 8, 2009, and the Board was unanimous in favor of recommending approval of the plan to the City Council. The plan was presented to the Council at an Aug. 17, 2009, work session.

ALTERNATIVES ANALYZED

The Council may:

- Approve and adopt the Skyview Ridge Park Master Plan as a guiding document for the future development of parkland in the Skyview Ridge Subdivision; or

- Do approve and adopt the Skyview Ridge Park Master Plan

FINANCIAL IMPACT

There will be no financial impact to the City

RECOMMENDATION

Staff and the Parks, Recreation and Cemetery Board recommends that City Council approve and adopt the Skyview Ridge Park Master Plan as the governing plan for development of the parkland in the Skyview Ridge Subdivision as outlined in the attached resolution (Attachment A).

APPROVED BY CITY ADMINISTRATOR

Attachments

Link: Resolution