

NORTHSTAR PARK MASTER PLAN

Prepared for:



December 2024

Prepared For:

Lewis & Clark County
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Acknowledgments

The Northstar Park Master Plan is a conceptual framework and guide for the Park's future development. It is the result of a partnership between the consultant team, Lewis and Clark County, stakeholders, and the community.

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County Commission

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Introduction

Purpose

This report is intended to provide a summary of the stakeholder and public engagement and the design process used to develop the Northstar Park Master Plan. The input provided by participants helped inform the overall design of the Park Master Plan.

A final comprehensive Park Master Plan has been developed to provide a framework for the future development of the site.

The overall approach used to develop this Master Plan included:

- Engage the general public and stakeholders to identify park amenities and provide feedback on the master site plan design throughout the project.
- Analyze public input, the site and water availability.
- Ensure adherence to zoning standards, the Lewis and Clark Growth Policy, Helena Valley Area Plan – Update, the County Public Works Manual, and the County Parks and Recreation Plan (2017)
- Instill water conservation methods in the design and development of the park.
- Develop draft Park Master Plans options
- Engage the general public and

stakeholders to provide feedback on draft master plan options.

- Select a preferred master plan option to be developed into the final master plan.
- Develop a final master plan including proposed phasing and a cost estimate.

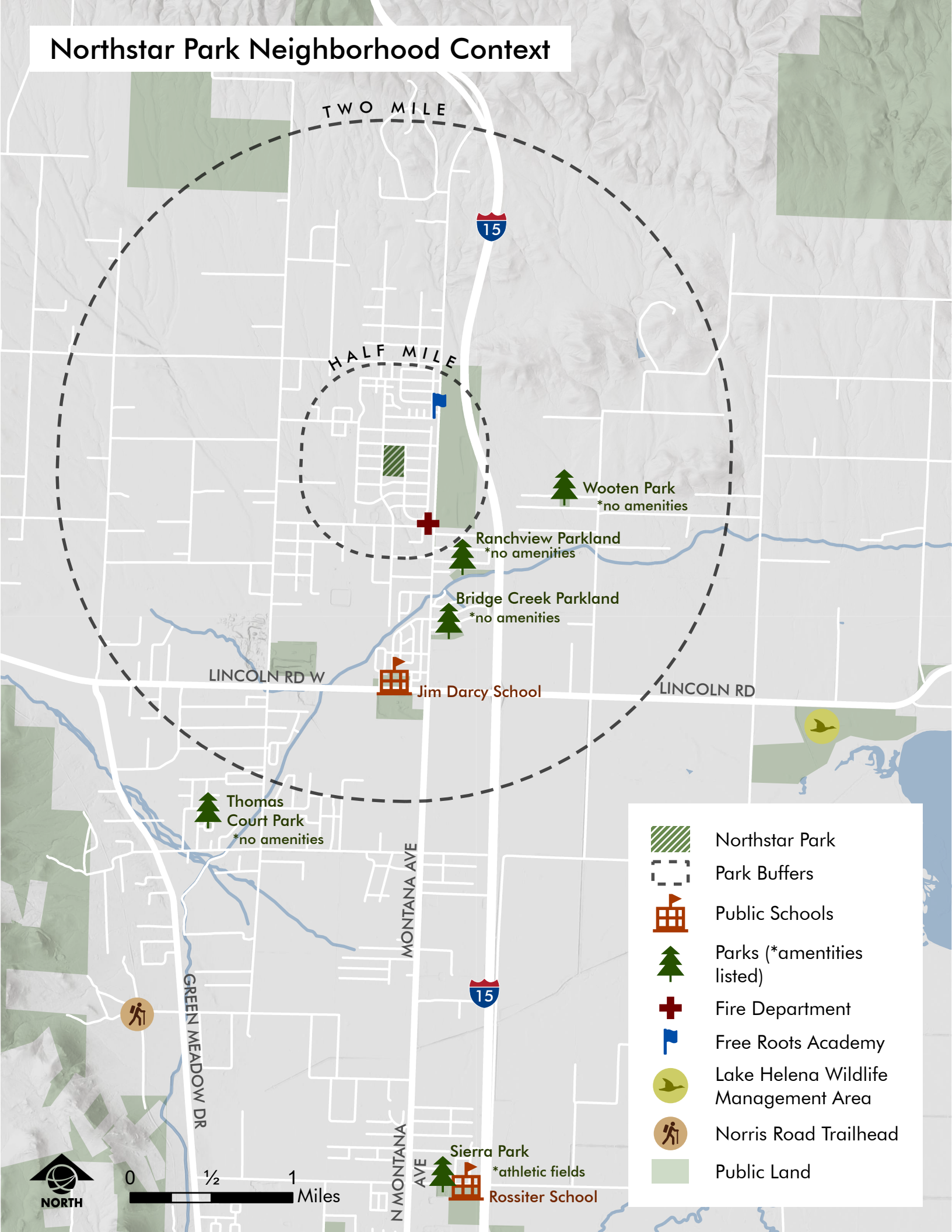
Project History

Project Location

Northstar Park, an 18-acre property owned by the County, was established in August 2013. Situated in the Northstar Subdivision, the park is set to become a regional hub for the North Hills area of the Helena Valley. It will serve multiple neighborhoods and offer amenities for the broader community. It is generally located north of Lincoln Road and west of North Montana Avenue in the Northstar Subdivision.

The future park will provide recreational opportunities for not only 250+ single-family and multi-family residential lots in the Northstar Subdivision, but also the adjacent and/or nearby Skyview, Townview, Ranchview, Timberworks Estates, Bridge Creek Estates, Northwest Major II, and multiple other subdivisions and properties located not just within the North Hills, but the greater Helena Valley.

Northstar Park Neighborhood Context



-  Northstar Park
-  Park Buffers
-  Public Schools
-  Parks (*amenities listed)
-  Fire Department
-  Free Roots Academy
-  Lake Helena Wildlife Management Area
-  Norris Road Trailhead
-  Public Land

Funding and Priorities

In March of 2021, the American Rescue Plan Act (ARPA) was signed into law by the President establishing the Coronavirus State and Local Fiscal Recovery Fund program. Through this program, \$350 billion was provided to State, territorial, local, and Tribal governments, of which Lewis and Clark County was allocated \$13,486,352.

To best address community and County priorities with these funds, the Board of County Commissioners (BoCC) solicited proposals from community organizations and County departments in spring 2022 and 2023. In spring 2023, the Community Development and Planning Department requested and was approved ARPA funding for a Northstar Park Master Plan in the amount of \$50,000.

During the subdivision review process, the developer of the Northstar Subdivision was not required to provide improvements for the Park property. Because this Park is more regional in nature, it has the ability to obtain funding from other Fee Areas in the Helena Valley rather than just from the North Hills Park Fee Area. The Fee Areas were established as a location-based area for the collection of cash payments made in-lieu of dedicating park land through the subdivision review process.

Pre-Design Public Engagement

Strategy Overview

The public outreach prior to design and site planning consisted of both in-person and virtual opportunities for community members to express their thoughts and preferences on desired park elements. Engagement techniques included:

- Project website with online survey
- Stakeholder meetings
- Public in-person open house with a virtual option

Project Website

The website for the Northstar Park Master Plan is an online platform designed to inform and engage residents, interested community members, and County officials about the Park Master Plan. It serves as a central hub for accessing project updates, documents, and resources related to the development of the plan and provides a space for the community to engage in online interactive activities. The website will be available through the completion and adoption of the final Park Master Plan and has been updated with major milestones throughout the project.

An online park preference survey was created to gather perspectives on

current park uses and park element preferences. Survey questions focused individual opinions on favorite and least favorite park amenities, preferred park amenities, preferences on using artificial turf, modes of transportation to and from the park, and specific individuals one might visit the park with. A full list of survey responses can be found in Appendix A.

Stakeholder Meetings

Three stakeholder meetings were held during April and May 2024. During the meetings, the project team provided a brief overview of the project and then conducted a community visioning and brainstorming session. These sessions were designed to gather different perspectives, ideas, and thoughts from participants with very little interruption from the project team.

The project team set up a Canva whiteboard, a virtual space designed for collaboration, and took notes on the board during the meetings. Stakeholders were encouraged to access the Canva board after the meeting to review, offer additional comments, or correct any information that needed adjustment. These notes can be found in Appendix A. A total of ten (10) individuals attended these meetings.

Open House #1

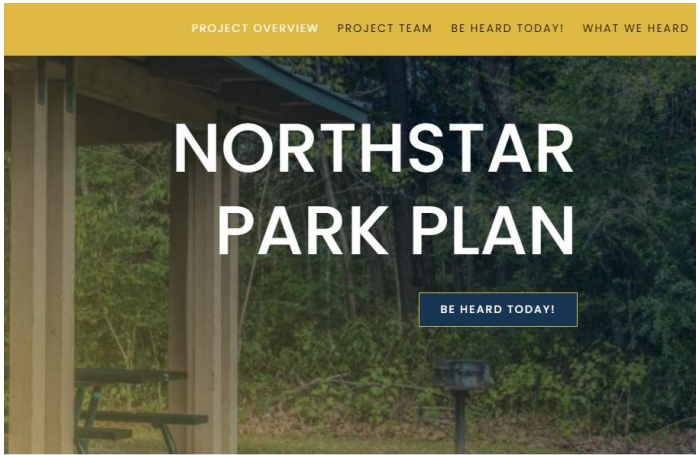
An open house, held on May 22, 2024, provided residents, interested



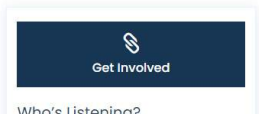
Dotmocracy



Public Open House



County-owned park parcel. This neighborhoods and the broader



Northstarparkhelena.com

community members, and County officials an opportunity to learn about and contribute to the Park Master Plan development. It offered a casual and interactive setting where attendees engaged with project materials, shared their perspectives, and interacted with the project team. Eleven (11) informational boards were set up around the room and manned by project team members. The boards provided detailed information about what a park master plan is, a contextual map of the area, and a next steps timeline for the project. In addition, there were numerous interactive dotmocracy boards which requested participants to place colored dots on preferred options. These boards asked individuals to identify opportunities and challenges the Northstar Park may have, preferred summer and winter sports activities they might like to see in the park, preferred events, preference on using artificial turf, ranking of specific facilities, preferred Park appearance, and brainstorming on potential Park themes.

Eighteen (18) individuals attended the in-person open house and five (5) individuals participated in the online open house. Detailed input is provided in Appendix A.

Key Findings

Key findings from the Park Vision Survey yielded a strong desire for playgrounds/play areas, jogging/walking paths, and picnic shelters.

Conversely, individuals indicated a low desire for stages for events, dog parks, and soccer fields. Individuals indicated they would likely visit the Park with family, friends, or by themselves and walking, personal vehicle/car, and bicycles were the most common ways of getting to the Park. Although most individuals maintained a neutral preference on using artificial turf in the Park, there was a slight skew towards being in favor rather than opposition.

The open-ended feedback from the survey included the following:

- Strong support for ADA accessible playground equipment.

Engagement Website Statistics March 31 – June 19



Unique Sessions – single visit to website

New Users – first time visit to website

Engaged Sessions – session lasts longer than ten seconds or includes two or more page views

- Concerns about water usage and opposition to a dog park.
- Interest in various sports facilities, including disc golf courses, softball fields, tennis courts, and pickleball courts, with each mentioned multiple times.
- Play areas for children, such as sledding hills, playgrounds, and skateboarding areas.
- A clear preference for maintaining natural and open spaces, emphasizing shade trees and using native flowers.
- Infrastructure requests including parking lots, electric vehicle charging stations, picnic areas, and outhouses.
- Safety concerns about unleashed dogs, motorized vehicles, and some health concerns with using artificial turf.
- Concerns about the financial impact on taxpayers, water access for both dogs and people, and the maintenance of facilities.

Overall, the community is generally excited about the Park, with some offering to volunteer.

The open house requested individuals to rank specific sports, events, and facilities they would like to see in the Park. Pickleball was the summer sport ranked highest and cross-country skiing was the winter sport ranked highest. Yard sale/market was the top outdoor event and family parties was



Photo of the Existing Park Site

the top indoor event. A pavilion was the highest ranked facility. Overall, individuals indicated they were strongly in favor of using artificial turf in the park and would prefer seeing an equal mix of traditional or typical park elements (Type I) and modern and natural elements (Type II).

Individuals also provided a list of opportunities and challenges the Park offers. Many of the opportunities listed included specific amenities such



parking, traffic, trash, weeds, and maintenance. There were also concerns with encampments, prohibiting motorized vehicles, providing safe walking and accessibility for pedestrians, and eliminating barriers for young, old, and individuals with different abilities. Additionally, there were some concerns with maintenance costs and responsibility of the Park, inadequate signage at the Park, and the size of the space was not adequate for a regional park.

Lastly, some themes for the Park came up including honoring veterans, Gold Rush, local wildlife, constellations & astronomy, and providing a good mix of low maintenance developed facilities in a natural, native environment such as Montana wild grasslands meadowlarks/sagebrush.

as BMX track/pump track, walking paths, ADA equipment, playgrounds, and basketball courts to name a few. Others suggested this Park would be an opportunity to create more of a neighborhood park with family friendly recreational development using minimal water resources. An emphasis on using native landscaping with minimal maintenance was also included as an opportunity.

Challenges included water issues,

Analysis

Prior to design, a document review, along with site and water analyses, were performed. These informed how best to layout the site and ensure it would be aligned with Lewis and Clark County development codes.

Document Review

Pertinent development documents were reviewed to ensure the Master Plan will meet standards. These documents were the County Zoning Standards, the Lewis and Clark County Growth Policy, Helena Valley Area Plan – Update, and the County Public Works Manual. Key findings included the following:

- Parking and road standards to follow
- Preserve, protect, and improve water quantity and quality
- Educate community and stakeholders on source and distribution of water supplies, potential threats to quality/quantity of drinking water, pollution prevention methods, and reducing water usage
- Reduce impact of noxious weeds
- Provide safe pedestrian and bicycle access
- Water availability is a critical issue in the accommodation of additional development
- Aquifers do not recharge effectively

- Reduce irrigation of lawns and gardens

Based on these findings, park amenities that highlight water conservation through waterwise demonstration gardens and stormwater educational signage should be included in the Park programming in addition to standard elements, such as parking and safe walking paths.

Existing Conditions

The site has several easements along its edges. The site contains a 40-foot-wide public access and underground utility easement along the west property boundary, a 50-foot-wide public access and underground utility easement along the north property boundary, a 30-foot-wide public access and underground utility easement along the east property boundary, and a 12.5-foot-wide public access and underground utility easement along the south property boundary. There are also water wells located on the south side of the property.

There are several "trails" throughout the site created by desire paths and informal use by residents.

There is an existing paved trail along the west side of North Montana Avenue from Lincoln Road West to north of Prairie Road. This same trail runs along Lincoln Road West and crosses over the canal. There is currently no trail

connection between the trail along North Montana Avenue and the Park. Guthrie Road, which is located north of and adjacent to Northstar Park, provides the main east-west access between the Park and the North Montana Avenue trail, has an 80-foot-wide easement which is wider than the typical 60-foot-wide easement for a local road. This additional 20 feet of easement could assist with providing a future pedestrian/bicycle access between the Park and existing trail system.

Site Analysis

After gathering input from stakeholders and the public on desired park elements and amenities, a site analysis was conducted. Circulation patterns, climate elements such as wind and sun, site slope and drainage patterns, and buffers to park adjacent homes were evaluated. This informed where best to place elements in the overall master plans.

Based on the evaluations, it is best to concentrate amenities in the center of the Park to buffer residences. The residences along the southern boundary of the Park have the least amount of separation between their property and the Park and therefore would require a strong buffer.

Based on circulation patterns, most people will approach the Park from the north and east by foot, bicycle, bus, or vehicle, therefore access should be

provided into the Park on the north and east.

The site experiences high winds so elements that can help block wind, such as evergreen trees or berms should be provided. Courts and other spectator gathering spaces should be oriented to reduce the sun in eyes. North-South orientation is best for sport court to provide equal playing fields for opponents. Seating areas for spectators or gatherings should be oriented so the sun is setting behind people. Spectacular mountain views are south, and elements should be placed to keep views open.

Stormwater should be collected in the southern portion of the site as that is the low end of the site.

Existing wells are located along the south portion of the site. It is assumed irrigation would be connected to an existing well or a new well would be drilled in close proximity to these existing wells. This means placing major irrigated elements, such as lawn, closer to the wells to maintain proper pressure in the irrigation system.

Water Analysis

Water is scarce in this area. The Northstar Subdivision is currently on a "no watering" restriction. The project team worked alongside the County to review documentation of the existing wells and logs to create an educated assumption on what would be available for the Park to use.

1/2 mile
10 min. walk

1/4 mile
5 min. walk

Guthrie Road

Park

N Montana Ave

DNRC

West Valley Fire Station 2

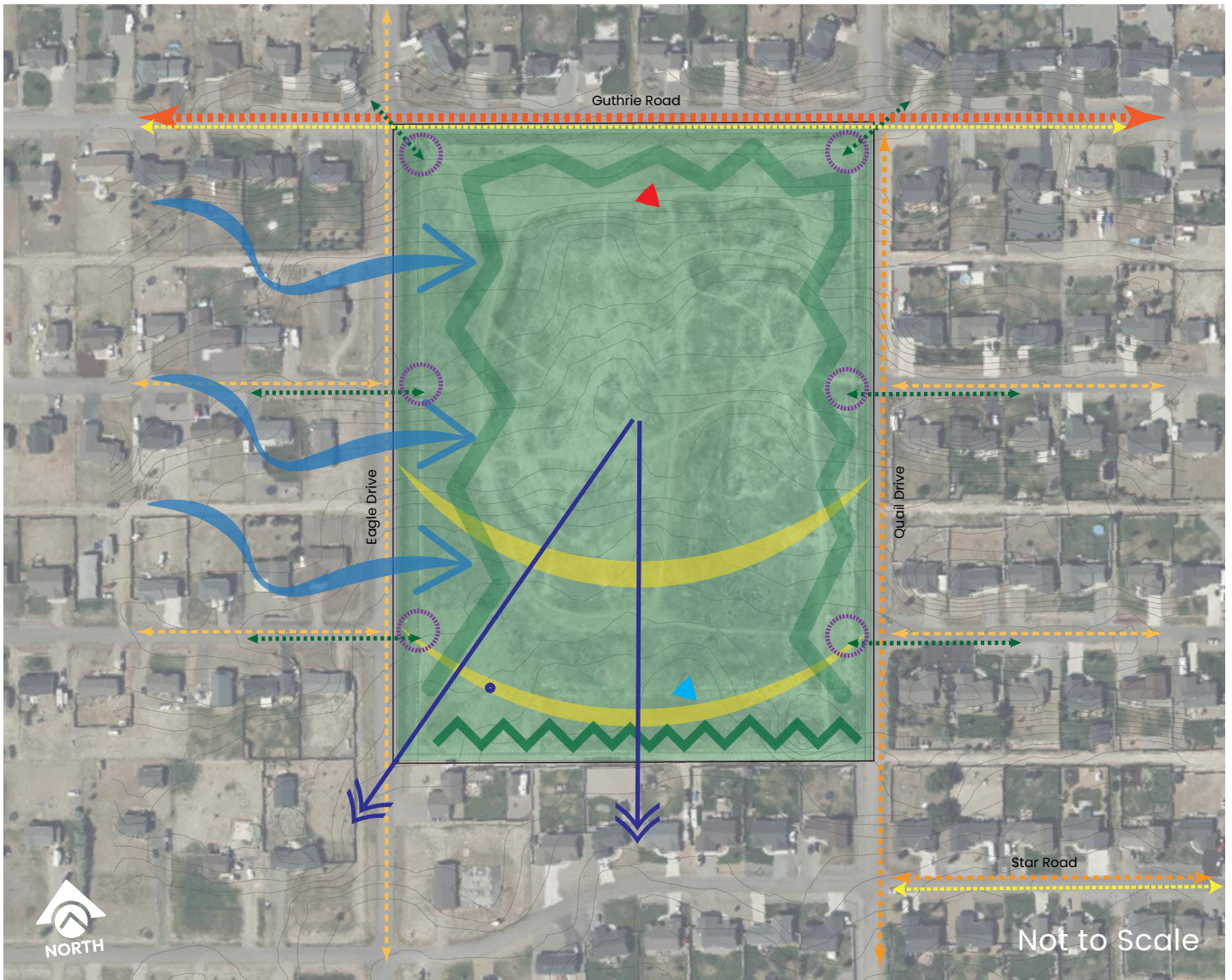
Valley View Road

NORTH

Not to Scale

Knowing the limited amount of turf grass that could be designated in the park and water scarcity in the area in general, additional water saving ideas were brainstormed. These included the use of artificial turf, drought tolerant plantings, and limiting the footprint of disturbance during construction, which reduces the amount of vegetation to be reestablished.

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Analysis Legend

Site Analysis Diagram

Site Elements

-  Elevation Low Point
-  Access Nodes
-  Potential Irrigation Well

-  Views
-  Buffer
-  Elevation High Point

Climate

-  Wind Direction
-  Sun Path Summer
-  Sun Path Winter

Circulation

-  Primary Vehicle Access
-  Secondary Vehicle Access
-  Neighborhood Vehicle Access
-  Bike Route
-  Pedestrian Access
-  School Bus Stop

Design Process

Design began with conceptual bubble diagrams to explore the placement and connections between different elements and amenities within the Park. From these, master plan options were created and refined.

Bubble Diagrams

Based on key findings from the Pre-Design Engagement, site analyses, and document review, three (3) bubble diagrams were created to begin the design process. Each had a different focus to the amenities – Nature, Sport & Play, and Equal. Each design had the following program elements that were developed based on pre-design feedback and the analysis phase:

- Sport Courts
 - Basketball
 - Tennis
 - Pickleball
- Walking Paths
- Playgrounds
- Community Room
- Restrooms
- Parking
- Grand Lawn
- Picnic Pavilions
- Stormwater Pond
- Waterwise Demonstration Gardens
- Buffers

- Berms
- Trees
- ADA Accessibility

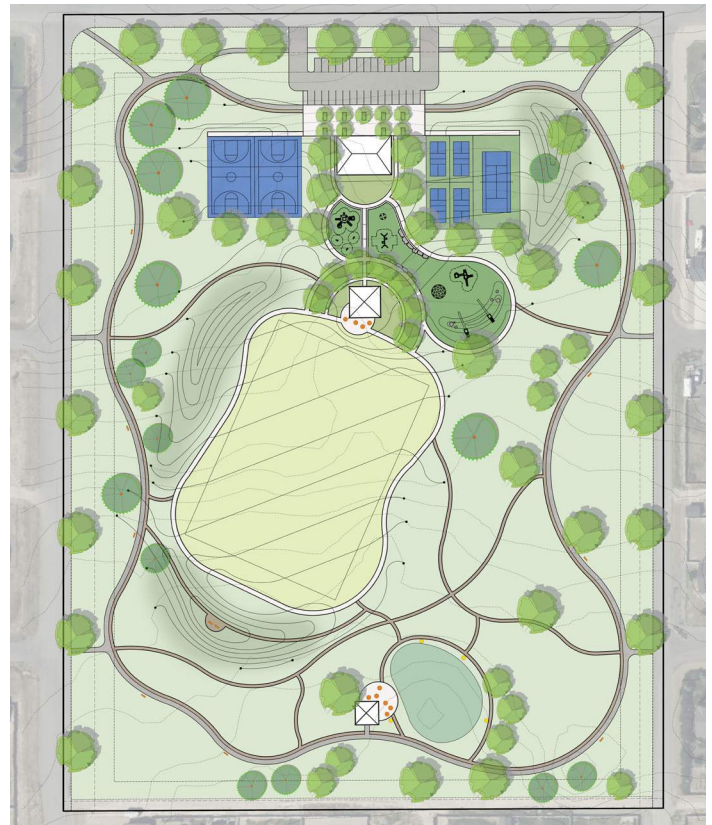
The bubble diagrams were reviewed by County staff and two were chosen to move forward into Master Plan drafts – Nature Focus and Sport & Play Focus.

Draft Master Plan Options

Based on the preferred bubble diagrams and focuses, two Master Plan drafts were created and reviewed and approved by County staff. See section “Draft Master Plans Design” for an in-depth explanation of the overall designs of the Master Plan options. See Appendix C for initial Draft Master Plans.



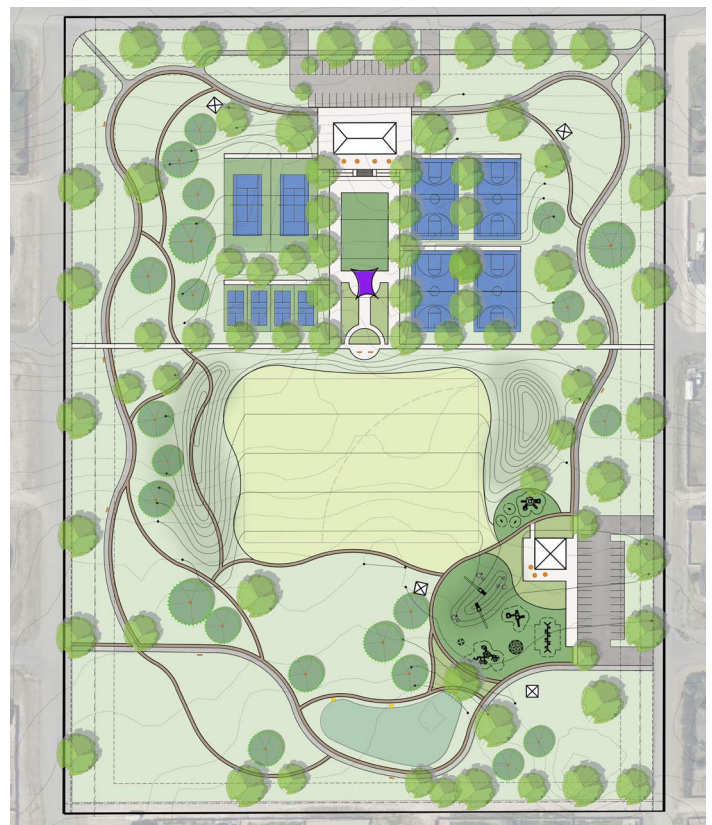
Option 1 Nature Focus Bubble Diagram



Draft Master Plan Option 1 - Nature Focus



Option 2 Sport + Play Focus Bubble Diagram



Draft Master Plan Option 2 - Sport & Play Focus



Option 3 Equal Focus Bubble Diagram

Post-Design Public Engagement

The two Master Plan draft options were presented to both the City-County Parks Board and County Commission. The same information was then presented to the public at Open House # 2. Based on the feedback from both the presentations and Open House, the draft Master Plans were then revised. The revised plans were presented to the City-County Parks Board at which the Board selected a preferred Master Plan to be developed into the Final Master Plan.

Presentations

The draft Master Plan options were presented to the City-County Parks Board and County Commission in August 2024 to gain feedback (see Appendix B) from both. The project team set up a Canva whiteboard, a virtual space designed for collaboration, and took notes on the board during the presentations. This feedback was considered along with the public’s feedback during Open House #2 when revising both Master Plan options.

Feedback Summary for Concept 1 – Nature Focus

The design is liked in general, noting that it is well laid out, addresses current needs and interests, and is a good mix of amenities. Different age groups are accounted for in amenities offered with specific mention that the pickleball community will have courts. It is a good opportunity for the use of artificial turf. There were concerns about funding and construction costs, water availability, and need for additional off-street parking. The need for a possible skate park was also noted.

Feedback Summary for Concept 2 – Sport & Play Focus

The separation between play and sport areas of the Park was noted as a like, as well as a concern. There is a need for more pickleball courts, a skate park,

Engagement Website Statistics August 1 – August 28



Unique Sessions – single visit to website

New Users – first time visit to website

Engaged Sessions – session lasts longer than ten seconds or includes two or more page views



Open House #2 Public Participation

and dog facilities, but not a formal dog park. The additional parking provided was noted as a positive amenity.

Open House #2

The same draft Master Plans and supporting information was presented at Open House #2 that was held in-person on the Park site on August 14, 2024 and virtually as a survey on the project website. Forty-seven (47) individuals attended the in-person open house and fourteen (14) individuals participated in the online open house. Detailed input is provided in Appendix B.

Feedback Summary for Concept 1 – Nature Focus

Appreciation for larger park areas to accommodate rugby and lacrosse

practices, noting that Helena has limited spaces for these sports. Emphasis on the importance of preserving the peace and natural beauty of the North Valley, requesting that the Park concept focus on nature, expressing concern that their home will be directly impacted by the Park. Appreciation for the walking path, playground, small pavilion, and overall less development in the Park. Appreciation for the pickleball courts noting more would be better, waterwise demonstration gardens, and a stormwater retention pond.

There is opposition to the use of artificial turf, citing possible health risks. Alternatives like native, drought-resistant grasses are suggested. A resident living close to the proposed Park expresses concerns about potential noise from basketballs

and squeaky shoes at night, as well as light pollution that could affect their ability to stargaze and disrupt sleep. Additional concern about increased traffic and the possibility of more vandalism and crime in the neighborhood due to the Park. There is a request to preserve smaller parking areas to avoid overcrowding. There is also concern for not having enough amenities for children, with a specific request for BMX-type grounds for kids.

Several comments emphasize the importance of sticking with a nature-focused design, respecting the preferences of current residents, preserving water, and keeping the area simple with low traffic. Suggestions include adding a baseball backstop, more pickleball courts with wind protection, and multi-use tennis courts that can also accommodate more pickleball. There are mixed opinions on the inclusion of a dog park, with some requesting its addition and others opposing it. There is also a request for lots of dog bag stations. Requests for more picnic tables and benches on gravel paths are mentioned. Suggestions for more parking and combining parking from both projects are noted. There's a request for a bigger hill for sledding. Water concerns are expressed regarding the use of artificial turf, with some comments suggesting its inclusion while others oppose it.

Feedback Summary for Concept 2 – Sport & Play Focus

The concept is appreciated for providing more sports and play options for children in the North Valley, which is seen as beneficial given the limited options in the area. The inclusion of areas for winter sledding is liked. The concept is favored for offering a greater number of sports courts, which appeals to a wider age range. Dedicated pickleball courts receive positive feedback. Some believe this concept is better suited for kids compared to the nature concept. The soccer area is highlighted as a particularly good feature. There is an appreciation for the additional amenities and parking spaces, which are spread out to reduce crowding.

Concerns are raised about noise from sports activities, such as basketballs bouncing and shoes squeaking, especially at night. There's also worry about light pollution from the Park's lighting affecting nearby homes. Residents are worried about the potential increase in traffic and the possibility of higher crime rates and vandalism due to the park's development. High-intensity sports events and the general development are seen as disruptive to the peace and quiet of the area. Some feel that the concept involves too much development, which is not needed or wanted. The absence of a pond in the design is noted as a negative aspect. There is a suggestion that the number

of pickleball courts should be doubled, similar to the allocation for basketball and tennis courts.

Some individuals feel that this is not the right location for sports-focused play and that the area should prioritize peace and nature. There are concerns about traffic, particularly on Guthrie, and suggestions for traffic mitigation. There is a request for ADA-compliant equipment, such as a zipline, swing, and slide, to be included. Concerns are raised about the health impacts of artificial turf, especially regarding heat and sun exposure. A suggestion to have only two basketball courts placed side by side for cost-effectiveness. Requests for more pickleball courts, with a wind block to enhance play for all ages. There is a suggestion to potentially use a rain-catching system to address water issues. Other ideas include incorporating an option 1 playground, a go-kart track, and a baseball field.



Open House #2 Public Participation



Open House #2 Public Participation



Open House #2 Public Participation

Revisions

Based on the feedback from both the presentations and Open House #2, the draft Master Plans were revised (See pages 26–29 for revised draft Master Plans). The revisions included the following:

Nature Focus:

- Additional Berms around Sports Courts
- BMX Pump Track
- Dog Stations along Walking Path
- Parking on East Side
- Baseball Backstop

Sport Focus:

- Berms around the Sport Courts
- Replace Two (2) Basketball Courts with Additional Pickleball Courts and Small Playground
- Dog Stations along Walking Path
- Baseball Backstop

Preferred Option

The revised Master Plan drafts were presented to the City-County Parks Board in October of 2024 with the goal of a preferred Master Plan being chosen to move forward as the Final Master Plan. After presenting both options and reviewing in depth with the Board, Concept 1 – Nature Focus was voted to become the Final Master Plan.



Preferred Option – Nature Focus

Draft Master Plans

Design

Both options provide a ½ mile walking loop along the perimeter of the Park. The walking path is proposed to be asphalt with a gravel shoulder, providing multiple recreation options, such as walking, jogging, biking, or even cross-country skiing in the winter. The site is relatively flat; therefore all paths and hardscape are conceptually graded to be ADA accessible. Playground equipment will also provide ADA options.

Based on the site analysis, stormwater detention is provided at the south end of the Park where the elevation is lowest.

Each option provides windbreaks from the west in the form of evergreen trees or berms.

Overlooks face south to capture the views of the surrounding mountains. Tree placement was carefully planned so these views would not be blocked in the future.

The grand lawn in both Master Plans is multi-use and can be used for soccer, lacrosse, softball, and other field sport's practices. The lawn was sized and placed according to the water analysis. When not in use, it is a grand lawn and open space for more passive recreation.

Limiting disturbance on both concepts

also reduces the need for restoration seeding and irrigation to restore the meadow, saving water.

Nature Focus

The Nature Focus concept focuses on maximizing natural space while also providing the previously listed amenities.

Built elements are almost entirely concentrated in the northern part of the site. A parking lot sits adjacent to a welcome plaza. This small plaza is multi-functional and can be used for community events, such as small markets, community garage sales, and serves as an extension of the Community Room. The Community Room is envisioned as an enclosed building with restrooms to be used year-round for community meetings, family celebrations or gatherings, etc. A waterwise demonstration garden surrounds the Community Room, offering an easy-to-access space for the community to get inspiration and education on different plants they can use at their homes and still have a beautiful landscape while conserving water.

Flanking the Community Room are different sport courts, including basketball, pickleball, and tennis. Care was taken to orient these courts north/south to avoid sun shining in player's eyes. Surrounding the courts with trees also provides shade and windbreaks.

Berms are positioned around the courts

to provide some noise barriers and informal seating/viewing opportunities over the courts.

The playground is also located in this area for easy access to parking, restrooms, and other active areas. It is divided into a tot lot and zones for older children. Artificial turf is proposed as the fall zone in this draft to reduce overall maintenance and provide another greenspace for children.

South of the playground is a large picnic pavilion with another waterwise demonstration garden surrounding it. The seating area is placed higher than the surroundings and acts as an overlook to the views to the south and southwest and over the grand multi-use lawn.

Berms surrounding the grand lawn act as wind breaks, spectator seating, or a small sled hill in the winter. The southern berm has another small overlook on its crest. A pump track and parking lot is located to the east of the grand lawn. The parking lot serves the more natural side of the Park.

The Park transitions to a more natural, native setting in the south and southeast portions of the site. This area also creates a buffer between the southern residences and the more active areas of the Park. Winding gravel paths create opportunities for nature walks or biking.

A final large pavilion overlooks the stormwater detention pond which

has an interpretive path encircling it to educate about the water cycle and water conservation.

Sport & Play Focus

The Sport & Play Focus concept focuses on providing more sport and play amenities.

The site is divided nearly in half, with the northern part housing numerous sports courts, a central multi-use plaza and artificial turf lawn, and an enclosed building with a Community Room and Restrooms. The central plaza can be used for hosting community movie nights, markets, small concerts, activities like yoga, ice skating rink, etc. A large shade sail covers a staging area or seating area. South of the central plaza is a waterwise demonstration garden that overlooks the multi-use lawn. The sport courts are oriented north/south and surrounded by trees to provide shade. A small play area provides the opportunity for all activities in this portion of the Park.

In the center of the Park, two large berms flank the grand lawn and can be used for seating during games/practices or as a small sledding hill in the winter. Gravel trails to the west and south can be used for bikes or nature walks.

In the southeastern corner of the Park is the play area. A separate tot lot is provided. A small pavilion with restrooms is located adjacent to this area, as well as additional off-street

parking. Surrounding the pavilion and playgrounds are more waterwise demonstration gardens. A stormwater detention pond with an interpretative trail adjacent to the demonstration garden. These two areas play off each other, demonstrating the full water cycle from capture to recharge. This natural area creates a buffer between the residences to the south and the active play area.

Throughout the Park, multiple picnic shelters are placed to provide space for single family and/or more private gatherings.

Draft Master Plan Concept 1 – Nature Focus



Graphic Key

-  Bench
-  Picnic Tables
-  Dog Waste Station
-  Interpretive Signage

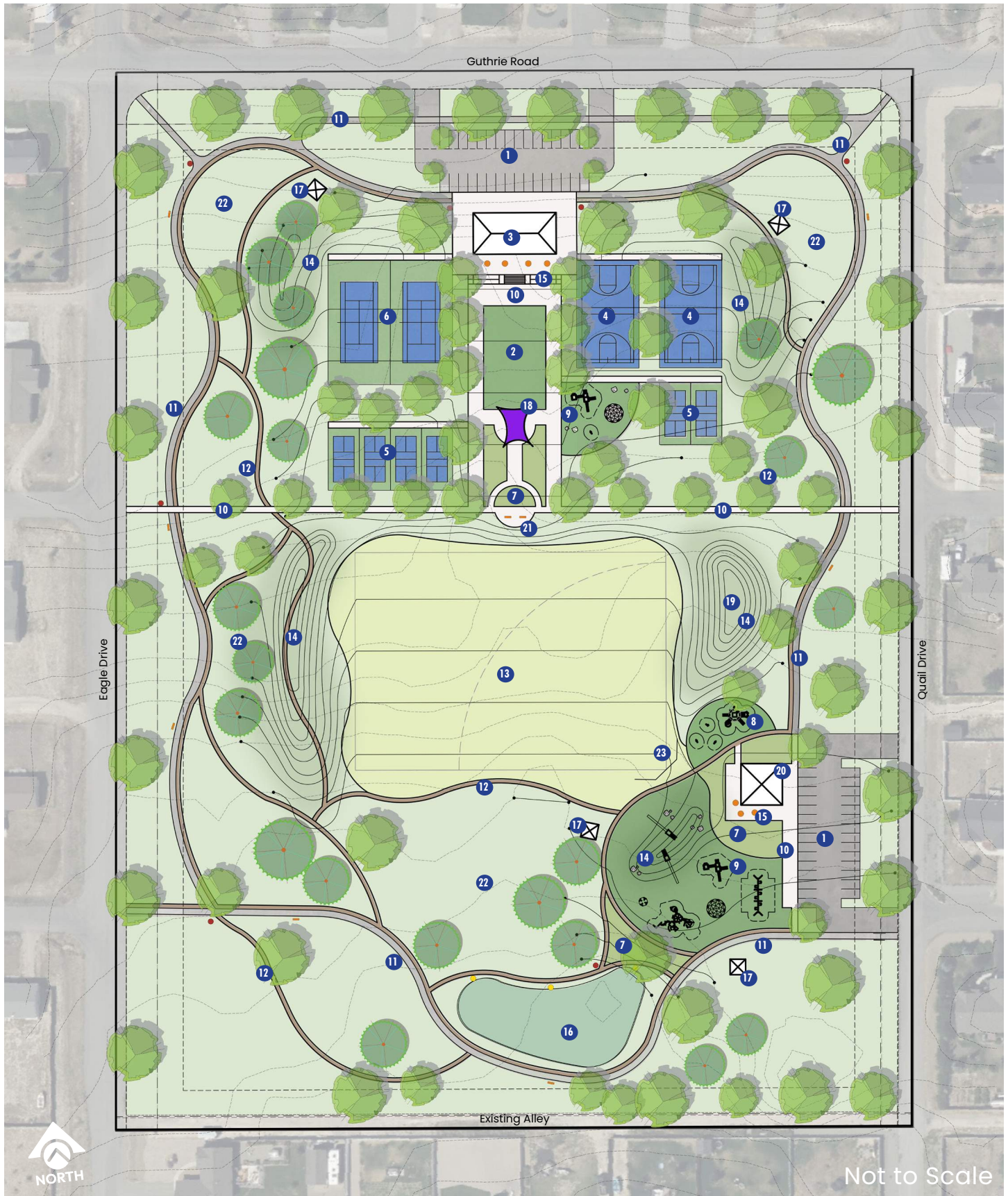
Estimated Construction Budget

- \$5 – 6 Million
- Park to be built in phases
- Design development / construction documents included
- Lighting not included

Legend

- 1 Parking Lot
- 2 Entry Plaza & Event Space
- 3 Community Room & Restrooms
- 4 Basketball Courts
- 5 Pickleball Courts
- 6 Tennis Court
- 7 Waterwise Demonstration Garden
- 8 Tot Playground
- 9 Playground
- 10 Concrete Paths
- 11 Asphalt Paths (1/2 Mile Loop)
- 12 Gravel Paths
- 13 Multi-Use Lawn
- 14 Berms
- 15 Seating
- 16 Stormwater Retention & Interpretive Signage
- 17 Pavilion
- 18 Overlook
- 19 Native Meadow

Draft Master Plan Concept 2 – Sport & Play Focus



Graphic Key

-  Bench
-  Picnic Tables
-  Dog Waste Station
-  Interpretive Signage

Estimated Construction Budget

- \$6 – 7 Million
- Park to be built in phases
- Design development / construction documents included
- Lighting not included

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- 17 Pavilion
- 18 Overlook
- 19 Native Meadow

Final Master Plan

The Final Master Plan is based on the preferred **Nature Focus** concept. During the October Parks Board meeting, the Board provided feedback on the preferred option that has been incorporated into the Final Master Plan. The feedback included the removal of artificial turf from the play areas, additional options for the play area fall zone material, and adding a skate park if possible. These changes are reflected in the Final Master Plan. See Appendix D for the full size Northstar Park Master Plan.

Design Development Considerations

During the development of the Master Plan, several items were identified for further consideration during the design development and construction of the future Park. The following are elements that warrant further evaluation as the project moves to construction.

- The City-County Parks Board asked for shade sails or other shade structures where appropriate in-lieu of trees to conserve water. Opportunities exist throughout the Park and can be realized as the design is developed for construction.
- The Montana Department of Environmental Quality (MDEQ) may have requirements and limitations

regarding water availability if providing restrooms within the enclosed building. As the plan is refined, this building could become an open-air pavilion without restrooms and still function with the current layout and Master Plan.

- During the pre-design public engagement, several themes were proposed for the Park. These included Native Wildlife & Environment, Gold Rush, Honoring Veterans, and Constellations & Astronomy. Details such as paving patterns, play equipment, plants, art, etc. can bring these themes to life.
- The community was neutral on whether they preferred nature play or traditional play equipment. Either option will work within the Park and should be considered during future design development.
- Playground fall zones can be artificial turf, pour-in-place rubber surface, rubber mulch, or engineered wood fiber.
- Lighting was not included in the Park Master Plan. Park maintenance, operations, and rules and regulations will determine the type and amount of lighting, if any, should be provided.

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Northstar Park Master Plan



Legend

- 1 Parking Lot
- 2 Entry Plaza & Event Space
- 3 Community Room & Restrooms
- 4 Basketball Courts
- 5 Pickleball Courts
- 6 Tennis Court
- 7 Waterwise Demonstration Garden
- 8 Tot Playground
- 9 Playground
- 10 Concrete Paths
- 11 Asphalt Paths (1/2 Mile Loop)
- 12 Gravel Paths
- 13 Multi-Use Lawn
- 14 Berms
- 15 Seating
- 16 Stormwater Retention & Interpretive Signage
- 17 Pavilion
- 18 Overlook
- 19 Native Meadow
- 20 Paved Pump Track / Skate Park
- 21 Sledding Hill
- 22 Baseball Backstop

Graphic Key

-  Bench
-  Picnic Tables
-  Dog Waste Station
-  Interpretive Signage

Phasing & Cost Estimate

The phasing plan is based on potential grants, construction order of operations, and water use.

During the development of the Master Plan, the consultant team met with the County Director of Grants and Purchasing, Ann McCauley, to learn about available grants that could potentially fund the project. The type of grant, its timeframe, and the amount of funds available helped inform which items were included in each phase.

Additional influences on phases included constructibility, water use, and balancing costs between phases. The phases are designed to ensure future phases will not disrupt or destroy previously built phases. Water use was considered by focusing on hardscape-heavy areas first while water availability is researched. Phases were also divided to be relatively equal in cost to help with funding attainability. Lastly, phases were also defined by the level of completeness of the Park. If not all the phases can be built, the Park will still feel complete. Phases may change or be broken down further as the Park develops in the future.

Phase 1

Initial development items identified from potential grants, potential interested parties, and site needs, include trails, parking, stormwater management, and sports courts,

specifically pickleball courts. Establishing the loop trail will provide year-round recreation opportunities and meet high-ranking recreation choice for residents. Parking is essential to establish to support the future growth and development of the Park. Sports courts ranked high as a community need and with potential support from interested parties coupled with no water required, these are easy to establish. The berms will provide some noise and wind barriers for the courts. The entry plaza provides an outdoor space to host current and future community events. Stormwater management is pertinent to the development of the Park and should be constructed in Phase 1 and sized to accommodate current and future development.

Phase 2

Building off Phase 1 development, Phase 2 continues to expand the northern part of the Park by developing the play area and providing a community room with potential restrooms. Play was also identified as a priority from the community. As play areas and buildings are costly, this phase was kept to these limits. The public should be engaged in the character of the building and the playground to ensure it fits the community's needs and wants.

Phase 3

Phase 3 focuses on developing the nature portion of the Park. This phase establishes additional trails, a second parking lot, the grand lawn, and the accompanying pavilion. The parking lot provides convenient access to the southern portion of the Park. Although the need for a multi-use field is high, water availability is scarce. Shifting this use to a later phase allows more research on water availability. The field could also be constructed using artificial turf should water continue to be scarce.

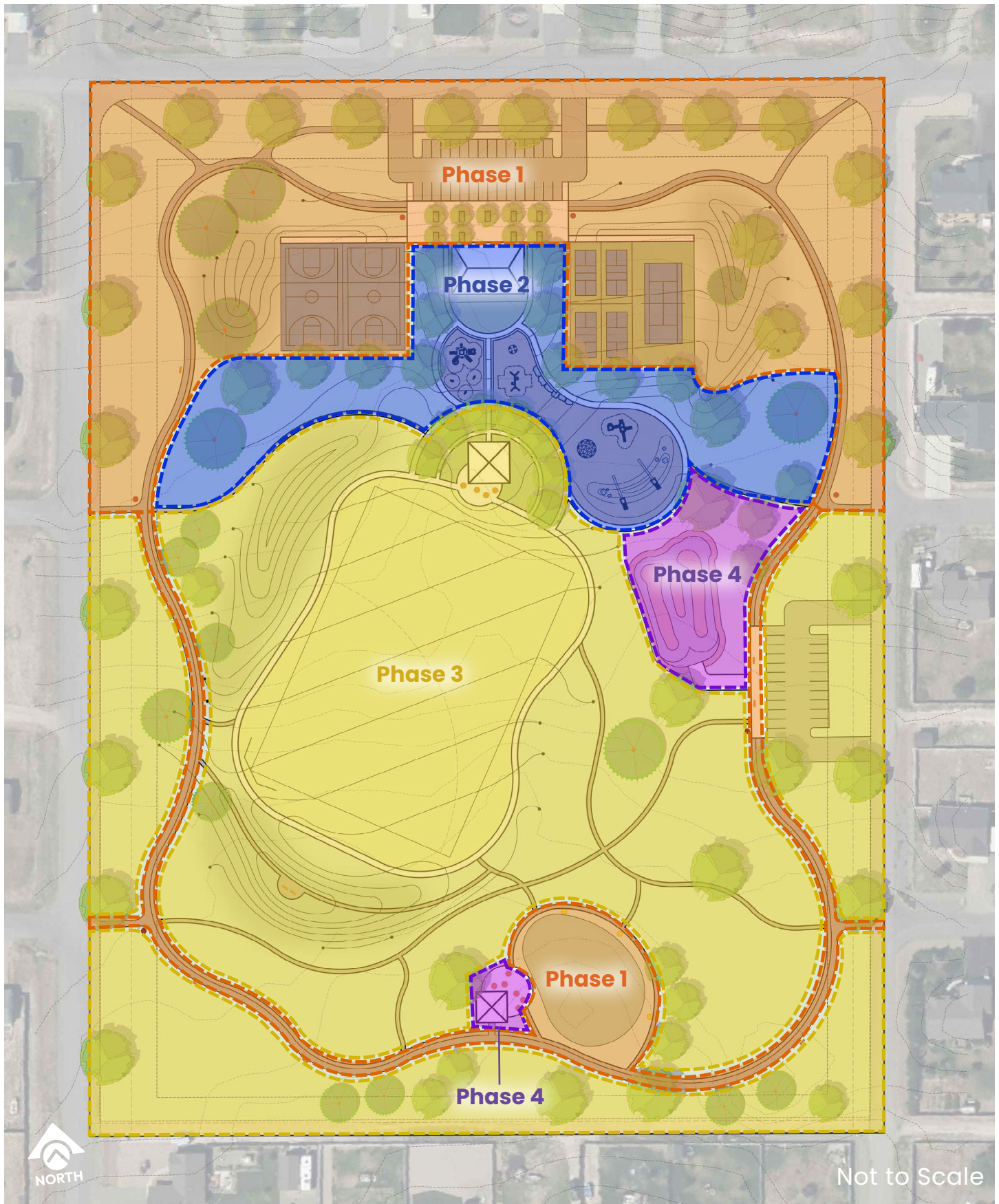
Phase 4

The Park is completed with the installation of the pump track / skate park and final pavilion in the nature area. These were lower on the priority list from the community. Constructing these last elements are important, but not crucial for the Park. The public should be engaged in the design of the pump track to ensure it fits the needs of the community.

Cost Estimate

The total estimated cost of the park is between \$5.7 million and \$7.2 million. This is subject to change as construction prices and design fees may change over time.

Phasing Plan



Cost Estimate

Sanbell cannot warrant that any cost estimates provided by Sanbell will not vary from actual costs incurred by the client. Sanbell has no control over the cost or availability of labor, equipment, materials, or over market conditions or the Contractor's method of pricing. Sanbell makes no warranty, express or implied, that the bids or the negotiated cost of the work will not vary from Sanbell's cost estimate.

Phase 1

- North Parking Lot
 - Entry Plaza
 - Paved Walking Loop
- Sport Courts
 - Berms
 - Stormwater Detention

PHASE 1	QUANTITY	UNIT	LOW END	HIGH END
Mobilization Insurance	1	Lump Sum	\$120,000	\$150,000
Soil	5,000	Cubic Yards	\$175,000	\$200,000
Final Grade	20,000	Square Feet	\$100,000	\$150,000
Concrete	10,000	Square Feet	\$70,000	\$100,000
Asphalt Walk	48,000	Square Feet	\$240,000	\$270,000
Gravel Walk	20,000	Square Feet	\$80,000	\$100,000
Basketball Courts	2	Item	\$94,000	\$110,000
Tennis Courts	1	Item	\$90,000	\$110,000
Pickleball Courts	4	Item	\$104,000	\$115,000
Native Seed	16,000	Square Feet	\$60,000	\$80,000
Trees	20	Item	\$14,000	\$18,000
Shrubs	2,000	Square Feet	\$15,000	\$17,000
Dog Waste Stations	5	Item	\$3,000	\$5,000
Site Furnishings	1	Item	\$25,000	\$35,000
Irrigation	1	Item	\$50,000	\$70,000
		TOTALS	\$1,240,000	\$1,530,000

Administration	QUANTITY	LOW END	HIGH END
Design Fee	10.00%	\$124,000	\$153,000.00
Construction Staking	3.50%	\$43,400	\$53,550.00
Construction Observation Services	1.50%	\$18,600	\$22,950.00
Geotechnical Services and Materials Testing	1.25%	\$15,500	\$19,125.00
		TOTALS	\$201,500 \$248,625.00
		PHASE 1 TOTAL	\$1,441,500 \$1,778,625.00

Phase 2

- Community Room with Restrooms
- Waterwise Demonstration Garden
- Playground

PHASE 2	QUANTITY	UNIT	LOW END	HIGH END
Mobilization Insurance	1	Lump Sum	\$160,000	\$190,000
Soil	2,000	Cubic Yards	\$70,000	\$90,000
Final Grade	150,000	Square Feet	\$75,000	\$90,000
Pavillion with Restrooms	1	Item	\$400,000	\$500,000
Concrete	10,000	Square Feet	\$70,000	\$85,000
Playground	1	Item	\$1,200,000	\$1,500,000
Native Seed	70,000	Square Feet	\$25,000	\$35,000
Trees	20	Item	\$14,000	\$17,000
Shrubs	4,000	Square Feet	\$35,000	\$45,000
Site Furnishings	1	Item	\$25,000	\$35,000
Irrigation	1	Item	\$50,000	\$70,000
		TOTALS	\$2,124,000	\$2,657,000

Administration	QUANTITY	LOW END	HIGH END
Design Fee	10.00%	\$212,400	\$265,700.00
Construction Staking	3.50%	\$74,340	\$92,995.00
Construction Observation Services	1.50%	\$31,860	\$39,855.00
Geotechnical Services and Materials Testing	1.25%	\$26,550	\$33,212.50
		TOTALS	\$345,150
		PHASE 2 TOTAL	\$2,469,150
			\$3,088,762.50

Phase 3

- East Parking Lot
- Multi-use Field / Grand Lawn
- Nature Trails
- Pavilion
- Waterwise Demonstration Garden

PHASE 3	QUANTITY	UNIT	LOW END	HIGH END
Mobilization Insurance	1	Lump Sum	\$100,000	\$120,000
Soil	4,500	Cubic Yards	\$160,000	\$180,000
Final Grade	350,000	Square Feet	\$175,000	\$190,000
Pavillion 2	1	Item	\$150,000	\$180,000
Concrete	10,000	Square Feet	\$70,000	\$90,000
Gravel Walk	12,000	Square Feet	\$50,000	\$65,000
Sod	65,000	Square Feet	\$60,000	\$75,000
Native Seed	250,000	Square Feet	\$90,000	\$105,000
Trees	35	Item	\$25,000	\$35,000
Shrubs	7,000	Square Feet	\$55,000	\$65,000
Site Furnishings	1	Item	\$25,000	\$40,000
Irrigation	1	Item	\$100,000	\$120,000
		TOTALS	\$1,060,000	\$1,265,000

Administration	QUANTITY	LOW END	HIGH END
Design Fee	10.00%	\$106,000	\$126,500.00
Construction Staking	3.50%	\$37,100	\$44,275.00
Construction Observation Services	1.50%	\$15,900	\$18,975.00
Geotechnical Services and Materials Testing	1.25%	\$13,250	\$15,812.50
		TOTALS	\$172,250
		PHASE 3 TOTAL	\$1,232,250
			\$205,562.50

Phase 4

- Paved Pump Track / Skate Park
- South Pavilion

PHASE 4	QUANTITY	UNIT	LOW END	HIGH END
Mobilization Insurance	1	Lump Sum	\$50,000	\$75,000
Soil	700	Cubic Yards	\$25,000	\$35,000
Final Grade	12,000	Square Feet	\$6,000	\$10,000
Pavillion 3	1	Item	\$75,000	\$85,000
Concrete	10,000	Square Feet	\$70,000	\$85,000
Bike Pump Track	1	Item	\$300,000	\$350,000
Native Seed	10,000	Square Feet	\$3,500	\$5,500
Site Furnishings	1	Item	\$15,000	\$25,000
Trees	5	Item	\$3,500	\$4,500
		TOTALS	\$548,000	\$675,000

Administration	QUANTITY	LOW END	HIGH END
Design Fee	10.00%	\$54,800	\$67,500.00
Construction Staking	3.50%	\$19,180	\$23,625.00
Construction Observation Services	1.50%	\$8,220	\$10,125.00
Geotechnical Services and Materials Testing	1.25%	\$6,850	\$8,437.50
		TOTALS	\$89,050
		PHASE 4 TOTAL	\$637,050
			\$784,687.50

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APPENDIX A

PRE-DESIGN COMMUNITY ENGAGEMENT Results

Appendix A Contents

Park Vision Survey 44

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Stakeholder Meetings52

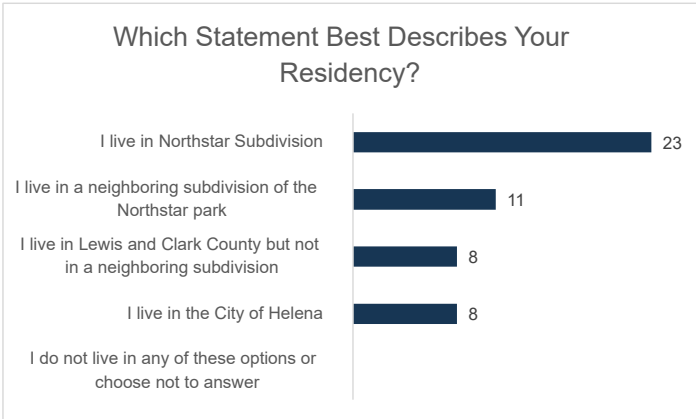
Open House #1 Boards 54

An online survey was available to the general public from May 2, 2024 until June 14, 2024. The survey was available on the “Be Heard Today” page of the project website and had both closed and open ended questions. Fifty-one (51) surveys were recorded during this time frame. The following paragraphs provide the detailed questions and responses from the survey.

Park Vision Survey

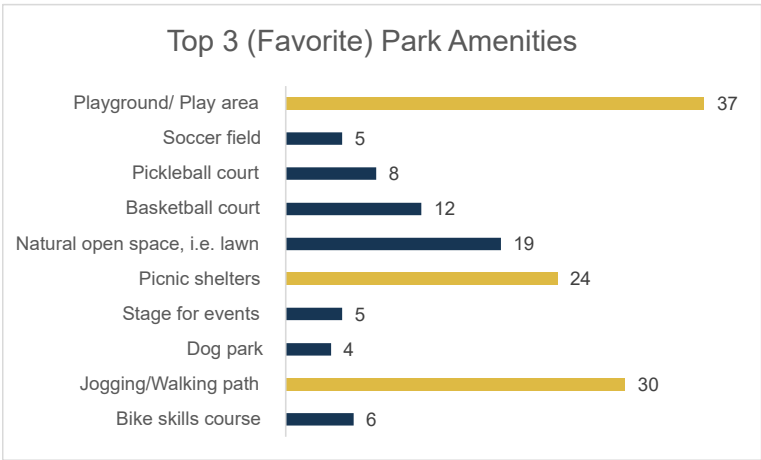
Question #1

Which statement best describes your residency?



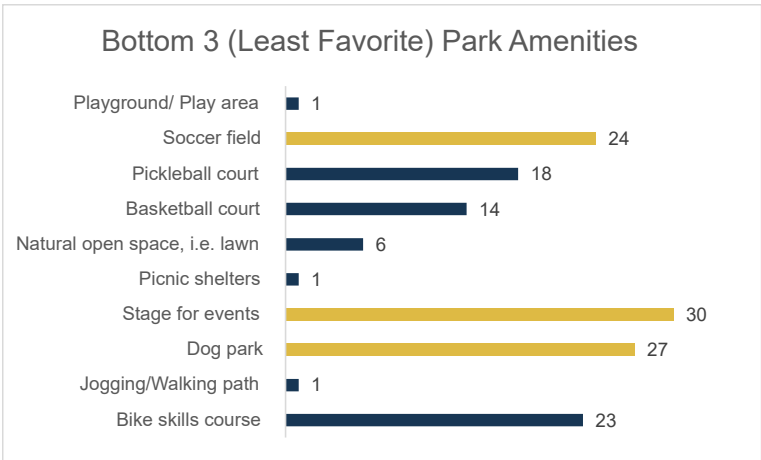
Question #2

Please choose your top 3 (favorite) park amenities from the list:



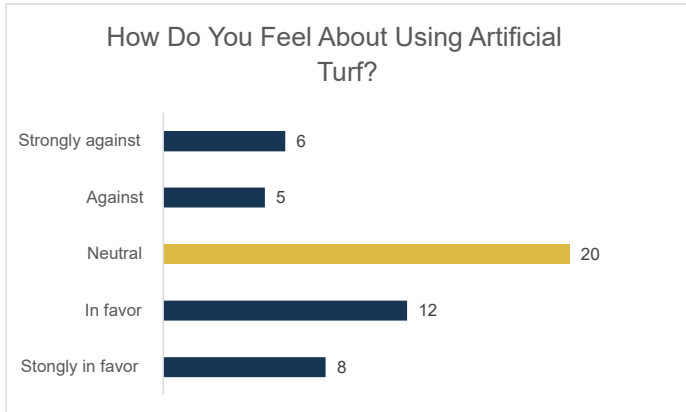
Question #3

Please choose your bottom 3 (least favorite) park amenities from the list:



Question #4

How do you feel about using artificial turf in parts of the park instead of grass?



Question #5

Of the amenities listed out in questions #2 and #3, are there other park amenities or activities you would like to see in this park?

Frequency Count	Theme
4	ADA Accessible Playground Equipment
2	Dog Park (Opposition)
19	Sports Facilities
8	Play Areas for Children
8	Natural/Open Spaces
10	Infrastructure and Amenities
3	Safety and Health (Concerns)

- ADA chair zip-line, swings, etc
- Unless there are plans to improve our water uptake, I would be very nervous to see any kind of lawn that would take a large demand of water. I have not viewed the planning board slideshow yet but I also hope there are plans to include a parking lot along either Star or Guthrie (the straight ways in from Montana) — our house (1054 Vega Rd) is directly on the edge of the field so I would NOT like an increase of unleashed dogs (we already have a problem with people running their dogs in the field and they often come into our lawn) or a bike path that would encourage motorized dirt bikes/4-wheelers (we already get those late at night in the summer in the field).
- Rugby, baseball, outdoor ice in the winter
- A native flower garden
- Maybe a sledding hill for youngsters
- Good list
- Disc Golf Course
- Softball field.
- ADA adaptive playground equipment- zip-line chair, swing and slide
- Sledding hill + horseshoe + pavilion + badminton + sand volleyball ... would love to see multiple dedicated pickleball courts since this sport is growing so fast & all ages can play & are looking for places to play!
- Disc golf

Theme	Comment Details
ADA Accessible Playground Equipment	ADA adaptive playground equipment chair zip-line, swings, etc.
Dog Park (Opposition)	Opposition to dog park, general concerns for dog safety.
Sports Facilities	Desire for specific sports facilities: Rugby (1 mention) baseball (1 mention), Ice rink (3 mention), Disc Golf Course (3 mentions), Softball field (3 mentions), Tennis court (3 mentions), Pickleball courts (2 mentions), Horseshoe (1 mention), Badminton (1 mention), Sand volleyball (1 mention).
Play Areas for Children	Sledding hill (2 mentions), Playground (2 mentions), Toddler play area (2 mention), Skateboard area (2 mentions).
Natural/Open Spaces	Native flower garden (1 mention), Natural open space with shade trees and/or shrubs (7 mentions).
Infrastructure and Amenities	Parking lot (2 mentions), Charging stations for electric vehicles (2 mentions), Picnic areas (2 mentions), Outhouse (2 mentions), Benches (1 mention), Pavilion (1 mention).
Safety and Health (Concerns)	Opposition to artificial turf due to health concerns (2 mentions), Concerns about unleashed dogs and motorized vehicles (1 mention).
General Comments	Positive comments about park completion (2 mentions), Concern about large demand for water (2 mentions), Concern about tax implications (1 mention), Water access for dogs and people (2 mentions), Maintainability of facilities (1 mention), Volunteer offers (1 mention), Maintaining peace and space away from houses (2 mentions).

- Ice rink
- Tennis court, picnic areas, outhouse
- Enough space away from the surrounding houses to be respectful to our peace. Spaced out / Open concept park.
- – Softball field – Natural open space with shade trees
- A skateboard area would be good since there's nowhere near here for the kids. Benches around the area would be nice
- In regards to artificial turf, please research the link between it and childhood leukemia rates. Anytime it gets hot it releases toxins from the black rubber contained inside.
- Might be a lot to ask, but it would be nice if the parking lot had some charging stations for electric vehicles
- Nope, I just can't wait for the park to be done so our kids can use it! :)
- No, but I would strongly discourage a dog park. I'm the Executive Director of the local humane society who happens to live in a house that backs up to the park. We've been there since the neighborhood was built. We have a stray dog problem in the north star neighborhood. I would be very worried about potential illness running rampant as well as the bite and fight potential. We get calls often about dog injuries at the other dog parks in town. I've also been involved in multiple discussions where folks were not

cleaning up their dog waste at other parks and it quickly became very smelly and gross. Luckily we all have big back yards living in the county so I don't even think it would even be necessary. A walking/jogging path would be excellent. We mostly see folks using the park this way anyway so having it actually outlined would be great. So would a playground. Our neighborhood is full of young kids! So a toddler play area would also be great. As someone whose backyard opens to the park I respectfully request that we have enough room in the alley to still maneuver our camper out of our backyard, etc. I know we're not alone in needing to have access to our backyard. It was one of the selling points of these specific lots that we would have room to get in and out of our backyard and it would be really difficult to lose that space. I'm sure the water issue is already a big discussion but I know that is a concern of the neighbors that I've spoken to. Sometimes we don't even have access to water for our gardens so I would hate to see giant fields of grass going brown. Unfortunately, I cannot attend the meeting next week due to a work engagement. However, I am very excited to see this moving forward and would love to volunteer and help in the future if needed. Thank you for all that you do! So exciting!

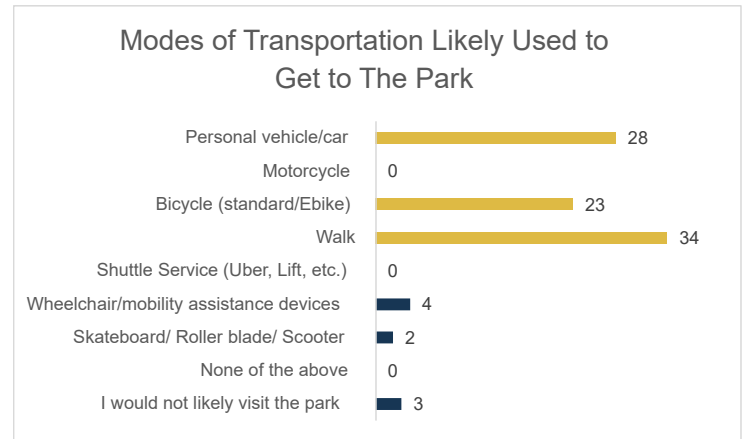
- Shade on the walking paths, i.e. fast growing trees. Some type of

water access for dogs, i.e. drinking fountains for them, as well as people,

- We need more open space like is available in a portion of the fairgrounds
- Playground, tennis court, trees
- Tennis court. Model after mountain view meadows park
- Trees (shade!), drinking fountain(s), play area for diverse ages of kids
- no
- Who is going to pay for this park? Is it the subdivision developer or tax payers?? We already have easy access to large amounts of open space, so making tax payers shell out more money is not okay.
- Please keep this park/open space as natural as possible.
- Lots of trees and shrubs
- We have multiple disabled adults and children in the neighborhood and we would very much like to see ADA playground equipment such as the ADA zip line like they have in Cherry Park.
- Another possibility although costly is a water
- I would like to see an area that could be maintained as an outdoor ice rink during the winter months. If this went through I would be more than happy to oversee and complete ice maintenance!

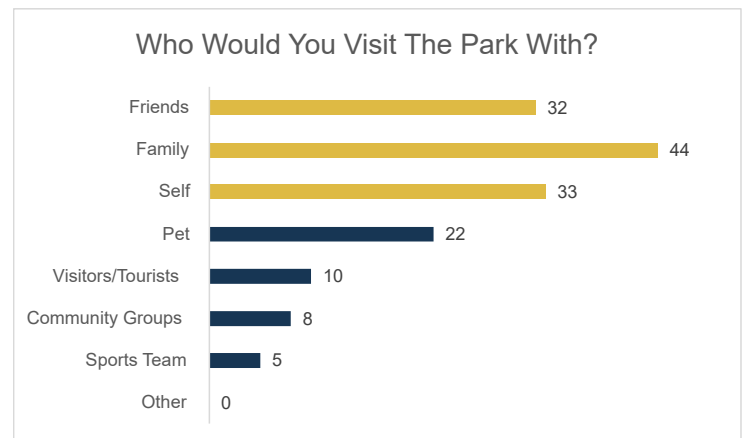
Question #6

Please choose the modes of transportation you are likely to use to get to the park. Check all that apply:



Question #7

Who would you visit the park with? Check all that apply:



Open House #1

Sports

For each category and using the sticker dots numbered 1-5, rank your preferred sports activities you might like to see in the park. Dots with a one (1) are ranked the highest or most preferred, dots with a five (5) are ranked the lowest or least preferred.

Summer Sports

Summer	Ranking	Qty.	Weight	Total Score	Aggregate Rank
Pickleball/Tennis	1	7	5	35	1
	2	6	4	24	
	3	2	3	6	
	4	2	2	4	
	5	1	1	1	
Soccer/Football/Rugby/Lacrosse	1	6	5	30	3
	2	1	4	4	
	3	2	3	6	
	4	3	2	6	
	5	4	1	4	
Baseball/Softball	1	1	5	5	4
	2	4	4	16	
	3	4	3	12	
	4	4	2	8	
	5	2	1	2	
Basketball	1	5	5	25	2
	2	4	4	16	
	3	4	3	12	
	4	5	2	10	
	5	3	1	3	
Volleyball	1	0	5	0	5
	2	2	4	8	
	3	4	3	12	
	4	4	2	8	
	5	8	1	8	

Winter Sports

	Ranking	Qty.	Weight	Total Score	Aggregate Rank
Sledding	1	5	5	25	3
	2	1	4	4	
	3	4	3	12	
	4	3	2	6	
	5	2	1	2	
Ice Skating	1	2	5	10	2
	2	7	4	28	
	3	3	3	9	
	4	3	2	6	
	5	0	1	0	
Hockey	1	2	5	10	4
	2	1	4	4	
	3	5	3	15	
	4	2	2	4	
	5	5	1	5	
Cross-Country Skiing	1	5	5	25	1
	2	3	4	12	
	3	2	3	6	
	4	6	2	12	
	5	0	1	0	
Snowboard Rail Yard	1	0	5	0	5
	2	0	4	0	
	3	0	3	0	
	4	3	2	6	
	5	10	1	10	

Events

For each category and using the sticker dots numbered 1-5, rank your preferred events you might like to see in the park. Dots with a one (1) are ranked the highest or most preferred, dots with a five (5) are ranked the lowest or least preferred.

Outdoor Events

Outdoor Events	Ranking	Qty.	Weight	Total Score	Aggregate Rank
Yardsale/Market	1	8	5	40	1
	2	5	4	20	
	3	2	3	6	
	4	2	2	4	
	5	2	1	2	
Movie Night	1	3	5	15	2
	2	4	4	16	
	3	2	3	6	
	4	3	2	6	
	5	5	1	5	
Foot/Cycle Race	1	0	5	0	4
	2	4	4	16	
	3	5	3	15	
	4	4	2	8	
	5	0	1	0	
Beer/Wine Fest	1	2	5	10	5
	2	0	4	0	
	3	4	3	12	
	4	4	2	8	
	5	5	1	5	
Small Concert	1	2	5	10	3
	2	4	4	16	
	3	3	3	9	
	4	2	2	4	
	5	5	1	5	

Indoor Events

Events	Ranking	Qty.	Weight	Total Score	Aggregate Rank
Community Meetings	1	3	5	15	2
	2	7	4	28	
	3	5	3	15	
	4	2	2	4	
	5	0	1	0	
Family Parties	1	12	5	60	1
	2	3	4	12	
	3	2	3	6	
	4	1	2	2	
	5	2	1	2	
Art Walk	1	2	5	10	5
	2	1	4	4	
	3	1	3	3	
	4	2	2	4	
	5	8	1	8	
Craft Show	1	0	5	0	4
	2	4	4	16	
	3	5	3	15	
	4	5	2	10	
	5	2	1	2	
Indoor Sport Tournament	1	2	5	10	3
	2	4	4	16	
	3	3	3	9	
	4	5	2	10	
	5	0	1	0	

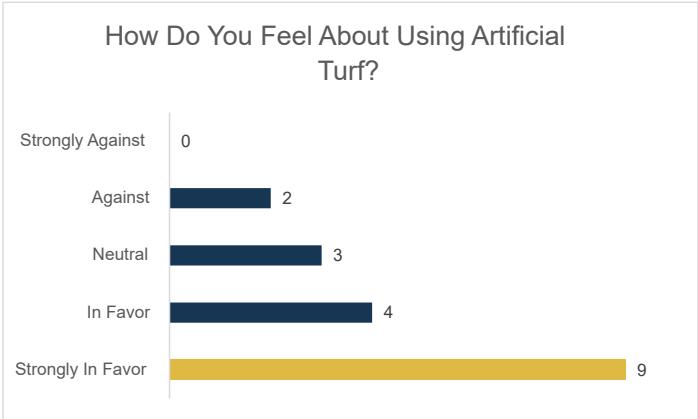
Facilities

For each category and using the sticker dots numbered 1–5, rank your preferred facilities you might like to see in the park. Dots with a one (1) are ranked the highest or most preferred, dots with a five (5) are ranked the lowest or least preferred.

Artificial Turf

How do you feel about using artificial turf in parts of the park instead of grass?

Place one (1) green sticker dot in the category that best describes how you feel.



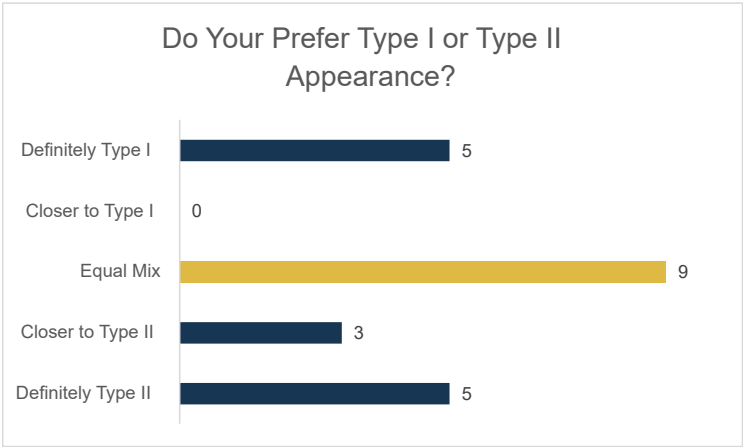
Facilities

	Ranking	Qty.	Weight	Total Score		Aggregate Rank
Community Restrooms	1	9	5	45	75	2
	2	3	4	12		
	3	6	3	18		
	4	0	2	0		
	5	0	1	0		
Concession Stand	1	0	5	0	21	
	2	1	4	4		
	3	1	3	3		
	4	5	2	10		
	5	4	1	4		
Pavilion	1	9	5	45	83	1
	2	6	4	24		
	3	4	3	12		
	4	1	2	2		
	5	0	1	0		
Charcoal Grills	1	0	5	0	24	5
	2	2	4	8		
	3	1	3	3		
	4	5	2	10		
	5	3	1	3		
Indoor Sports Center	1	4	5	20	43	3
	2	1	4	4		
	3	3	3	9		
	4	1	2	2		
	5	8	1	8		

Park Appearance

Do you prefer a Type I or Type II appearance?

Place one (1) green sticker dot in the category that best describes your preference.



	Ranking	Qty.	Weight	Total Score	Aggregate Rank
Small Event Center	1	0	5	0	17
	2	2	4	8	
	3	0	3	0	
	4	1	2	2	
	5	7	1	7	
Water Fountains	1	1	5	5	33
	2	5	4	20	
	3	1	3	3	
	4	2	2	4	
	5	1	1	1	
Small Stage	1	0	5	0	20
	2	0	4	0	
	3	3	3	9	
	4	3	2	6	
	5	5	1	5	

Opportunities & Challenges

Using the provided post-it notes, please share your opinions on the opportunities and challenges the Northstar Park may have.

You may place multiple ideas or thoughts on a single post-it note, but please separate the opportunities from the challenges.

Opportunities

Detailed Comments:

- BMX Track/Pump track (3 mentions)
- Dog Park
- Lighting
- Walking Paths (5 mentions)
- ADA Equipment (Zip-line Chair, Swing)
- Basketball Court (3 mentions)
- Parking
- Lights for safety
- Covered pavilion for events (2 mentions)
- Trash Receptacles
- Playground (4 mentions)
- Native landscaping (Wherever possible including low maintenance turf grasses) (3 mentions)
- All age kid facilities, activities
- Skate Park

Park Themes

We want to celebrate you! Thinking about the North Valley region and Helena in general, what makes the North Valley unique?

Using the provided post-it notes, please share your ideas on potential themes for the Northstar Park. You may place multiple ideas or thoughts on a single post-it note.

Detailed Comments:

- Veterans Theme
- A mix of low maintenance developed facilities and strong sense of the natural, native environment
- Gold Rush Theme
- Local Wildlife
- Constellations & Astronomy
- Montana wild grasslands meadowlarks/sagebrush

- More of a neighborhood park
- Family friendly recreational development in a water-light manner
- Appreciate water conservation
- Tennis Courts (W/Pickleball Lines)

Challenges

Detailed Comments:

- Water Issues (6 mentions)
- Parking (2 mentions)
- Traffic (2 mentions)
- No Soccer Fields
- Trash (2 mentions)
- Weeds (3 mentions)
- Maintenance (2 mentions)
- Prohibiting Motorized Vehicles
- Encampments
- Do your best to anticipate and eliminate barriers for young, old, and all abilities
- Safe walking and accessibility for pedestrians i.e. sidewalks, zebra stripes, traffic slowing mechanisms
- Too small for a regional park. Would change the feel of the neighborhood
- Need Signing Even as is now
- Who pays for maintaining park

Stakeholder Meetings

North Valley Park Alliance Notes

Park Visioning • We are going to explore types of park amenities, dive into personal preferences, and discuss opportunities and challenges this park site may have • Imagine you are in your neighborhood and there is a park there. Imagine the park has every type of amenity that you like to participate in. It has something for everyone. Think about what makes a park special to you. Think about the temperature, the background, the landscape. Think about the smells, the sites, the sounds, the textures. Think about who you are in the park with. Think about the types of activities you may be enjoying in the park.	
1 What other park users do you see in the park? • List the categories of people whom you expect to visit the park • Children - All ages • Regional • Out-of-state visitors • Historical context (Guthrie) • Organizations - support groups, Lacrosse, Queen City Soccer • Athletes / fitness • Elderly • Skateboarders / Scooters / Skaters • Church summer camps • dog walkers • Walkers • Disabled - ADA, all aged, all types	2 What types of amenities do you see in the park? • List the amenities you or others are using. • Old North Trail • Buildings - Enclosed/Indoor: Commons, Pickleball, Tennis • Aquatics, Splash Pad • Reuse greywater from facilities • Dog park - designated zone (Miscosa) • Signage - rules, historical • Cross country skiing • Pump track, Skateboard park - ex dirt trails • Bleachers - events, athletics • Timberworks - nearby park • pollinator plants • ADA compliant/accessibility - pathways • parking - lot, street • Energy efficient buildings
3 What activities do you see people doing? • List out the activities you see yourself or others doing • Dogs (Ex.) • Dirt Bikes (Ex.) • Noise concerns - concerts, pickleball, tennis • Sports • Basketball • Kites • Ice skating • Paintball (Indoor) • Equestrian	4 What type of events are happening at the park? • List out what events are happening or could be happening at the park • Bob Valley Market • Healthy food • Nonprofit - market • Races - 5k start/end, bikes • Sports - lacrosse/soccer leagues • North Star Garage Sale • Trash collection event - ex. event, large bin pickup/drop off • HOA meeting space (neighboring HOAs as well) • dH • Easter egg hunts
5.1 Artificial Turf Benefits • List out some potential benefits to using artificial turf instead of natural grass • less water • less maintenance - built in lines, no mowing • Accessibility	5.2 Artificial Turf Challenges • List out some potential challenges to using artificial turf instead of natural grass • cleaning - water • odors • damage - replacement maintenance • injury level concern • upfront costs
6 Low Water Use Amenities • List out types of amenities that use little to no water • concrete • stormwater distribution / reuse • native plants • regulated water use / irrigation	
7 Park Site Opportunities • Transfer information from card storming activity. • stronger community - park vision • destination / community gathering space • small library - help digital divide • location - no designated parks in the surrounding areas • trail connections, hub • alley connections • new subdivision being built • school bus stops • Rancho Deluxe Dr. - sidewalks, new subdivision • Solar Power • Model park for water conservation • Public Transportation - HATS • Membership - funding programs, children's programs	8 Park Site Challenges • Transfer information from card storming activity. • school bus drop off - pedestrian safety, cars waiting in winter • Dark Sky Ordinance
	9 Park Maintenance Challenges • Transfer information from card storming activity. • Agreement between entities • Funding - North Valley Park could possibly help, Nonprofit contract idea • Equipment • Responsibility • No County Park District • Water conservation - grants possibly available • Contractor contracted for maintenance needed

Northstar HOA Notes

County Public Works Notes

Park Visioning

- We are going to explore types of park amenities, dive into personal preferences, and discuss opportunities and challenges this park site may have
- Imagine you are in your neighborhood and there is a park there. Imagine the park has every type of amenity that you like to participate in. It has something for everyone. Think about what makes a park special to you. Think about the temperature, the background, the landscape. Think about the smells, the sites, the sounds, the textures. Think about who you are in the park with. Think about the types of activities you may be enjoying in the park.

1 What other park users do you see in the park?

- List the categories of people whom you expect to visit the park
- walkers, joggers, dog walkers, race training
- bicyclists, kids - groups 3-4
- elderly couple walking, sitting on bench
- 4th of July gathering
- Schools/ school age children
- Athletes
-

2 What types of amenities do you see in the park?

- List the amenities you or others are using.
- pavilion
- Park bench - in memory of
- Large playground - jungle gym, slides (elementary kids 1-5)
- basketball court
- picnic tables
- bbq
- central, covered, or enclosed building area - indoor sports, meetings, multi-use, market, craft fair
- dog park
- school bus stops
- movie projector, sound system
- parking - combination lot and street (Guthrie off-street) (Eagle)
- trees - shade, wind block

3 What activities do you see people doing?

- List out the activities you see yourself or others doing
- bbq
- 4th of July fireworks
- basketball games, football, baseball
- playing in snow - snowmen/igloo/village/snow hill
- all weather tennis (indoor)
- dog walking, fetch
- bicycling
- pickleball - interest growing
- frisbee golf
- ice skating



4 What type of events are happening at the park?

- List out what events are happening or could be happening at the park
- Birthday parties - music entertainment
- Street/block party
- school event
- pee-wee football, baseball practice
- HOA community BBQ/event
- family gathering, reunion
- fundraiser - race (running, bicycling) start/end
- movie nights
- garage sales - community
- music - maybe, not large
- twice a year trash collection event (ex.)

Park Visioning

- We are going to explore types of park amenities, dive into personal preferences, and discuss opportunities and challenges this park site may have
- Imagine you are in your neighborhood and there is a park there. Imagine the park has every type of amenity that you like to participate in. It has something for everyone. Think about what makes a park special to you. Think about the temperature, the background, the landscape. Think about the smells, the sites, the sounds, the textures. Think about who you are in the park with. Think about the types of activities you may be enjoying in the park.

1 What other park users do you see in the park?

- List the categories of people whom you expect to visit the park
- kids
- animals
- north Montana trail users
- walkers
- events - birthdays, families
- athletes

2 What types of amenities do you see in the park?

- List the amenities you or others are using.
- multi-purpose sports field
- playground
- pavilion - covered, accessible, seating, shade
- East JFK park - outdoor exercise stations along walking trail, body weight
- benches
- trash collection
- Dog waste facilities
- parking - small lot, ADA, restrooms - port-a-johns
- turf - watering, mowing, weeds
- Pickleball courts
- practice field
- nature play
- cherry park playground - "zipper", toddler area, rubber ground, manufactured playground (5 avg. age.), music play, igloo, rocker, merry-go-round
- Memorial Park, JFK E. Helena
- picnic tables
- shade trees

3 What activities do you see people doing?

- List out the activities you see yourself or others doing
- soccer, football
- kids sporting events
- afterschool play
- exercising - running
- ex dirt bikes - frowned upon
- fetch
- hit golf balls
- bicycles - multi-use trails
- pickleball
- basketball - cherry ave park
- green space - flag football, soccer, dogs, play, rugby

4 What type of events are happening at the park?

- List out what events are happening or could be happening at the park
- children's birthdays
- Sporting events, practice
- treasure state across HOA - potluck, inflatable/bouncy house
- community events - HOA meetings, meetups, retirement parties, graduation parties
- HOAs to north that may use space
- Neighborhood meetings - free locations, close to neighborhood

5.1 Artificial Turf Benefits

- List out some potential benefits to using artificial turf instead of natural grass
- athletics - good amenity
- durable
- aesthetic
- water conservation
- lower maintenance

5.2 Artificial Turf Challenges

- List out some potential challenges to using artificial turf instead of natural grass
- initial cost potentially
- eventual replacement or repair

6 Low Water Use Amenities

- List out types of amenities that use little to no water
- restrooms - bidg
- water fountains
- flowers, garden
- trees - shade, wind blocking
- closed system water amenity
- don't see large irrigated grass areas

5.1 Artificial Turf Benefits

- List out some potential benefits to using artificial turf instead of natural grass
- water saving/conservation
- eliminate weed spraying
- no mowing, minimal maintenance
- year-round use, no mud, no re-stripping
- safety - no rocks
- cost

5.2 Artificial Turf Challenges

- List out some potential challenges to using artificial turf instead of natural grass
- Water availability
- sun exposure, snow exposure
- longevity?
- heat of material in summer - surface temps
- pellets replacement - maintenance
 - Location of maintenance workers
- drainage - stormwater management
- safety - heat
- misunderstanding - may need an educational component
- cost

6 Low Water Use Amenities

- List out types of amenities that use little to no water
- splash pad - recycled water
- rain capture
- native plants/veriscapeing
- sand box
- tree irrigation - zone
- shade trees - lowers evaporation
- dry space - limit irrigated space
- stormwater collection and reuse for planting

7 Park Site Opportunities

- Transfer information from card storming activity.
- school bus stops
- work w/ Jim Darcy for field usage, school event, group gathering
- nearby park for community - reduction in transporting to other parks
- trail systems - hub, meeting location
- topography - use in amenities
- great drainage

8 Park Site Challenges

- Transfer information from card storming activity.
- weeds
- dirt/soil quality
- slope of park, bowls in center, earthwork
- ditches - access points, bridges
- windy
-

9 Park Maintenance Challenges

- Transfer information from card storming activity.
- drainage
- trash collection
- maintenance plan needed
- litter
- groundskeeping
- graffiti
- crime
- surrounding HOA support

7 Park Site Opportunities

- Transfer information from card storming activity.
- large site - lots of potential
- very close to main arterial collector - multi-use path along collector
- good location - lots of houses around the space in need of space
- younger families
- day cares nearby

8 Park Site Challenges

- Transfer information from card storming activity.
- no parks dept or funding
- current tax increases - keep budget in mind
- water
- vehicular speeding - speed limit updates
- community involvement - funding, balance visions
- phasing

9 Park Maintenance Challenges

- Transfer information from card storming activity.
- funding
- special district creation - who benefits? identify "circle", petition, election
- rural improvement district
- artificial turf - contractor availability, what type of maintenance does it entail?
- lack of parks and recreation department - scheduling use/planned events/reservations
- no staff for maintenance
- staff in cemetery district
- equipment - existing, no challenge
- private contractor

Open House #1 Boards

Welcome



Northstar Park Open House

West Valley Fire Rescue

May 22, 2024

4:30-7:00pm



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Next Steps



Scan to Take
Survey



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What is a park

A park master plan is a comprehensive long-range strategy that is designed to offer direction, optimization, and a balance for our park systems. Think of it like a road map for park development.

The Northstar Park Master Plan aims to provide a framework for the future development of the site into a regional park serving the North Hills portion of Helena Valley and beyond.

The North Hills portion of the Helena Valley lacks developed public parks, and therefore Northstar Park can serve a critical need in this area of the County.

This project will:

- Engage the general public and stakeholders to identify park amenities and provide feedback on the master site plan design throughout the project.
- Ensure adherence to zoning standards, the Lewis and Clark Growth Policy, Helena Valley Area Plan - Update, and the County Public Works Manual.
- Install water conservation methods in the design and development of the park.



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master plan?



The 18-acre park is currently a field providing a blank canvas of opportunity

Opportunities & Challenges

Using the provided post-it notes, please share your opinions on the opportunities and challenges the Northstar Park may have. You may place multiple ideas or thoughts on a single post-it note, but please separate the opportunities from the challenges.

Opportunities

Challenges

Sports



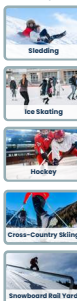
SANDERSONSTEWART
a sanderson betts company

Below are various sports grouped into two categories, summer sports and winter sports. For each category and using the sticker dots numbered 1-5, rank your preferred sports activities you might like to see in the park. Dots with a one (1) are ranked the highest or most preferred, dots with a five (5) are ranked the lowest or least preferred.

Summer Sports



Winter Sports



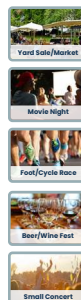
Events



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Below are various events grouped into two categories, outdoor events and indoor events. For each category and using the sticker dots numbered 1-5, rank your preferred events you might like to see in the park. Dots with a one (1) are ranked the highest or most preferred, dots with a five (5) are ranked the lowest or least preferred.

Outdoor Events



Indoor Events



Artificial Turf



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Artificial turf is a surface of synthetic fibers made to look like natural grass. It is most commonly used in sports fields, but can also be used in residential lawns or commercial applications where grass would traditionally be used. Artificial turf is durable, easily maintained, and requires no irrigation.

Benefits

- Replace every 12-15 years
- Safety-first with a shock-absorbing, perforated pad
- Organic infill options such as sand, wood, cork, coconut, and ground nut shells are available
- No irrigation required. Some water may be needed for occasional cleaning as well as cooling in extreme heat
- No herbicides, pesticides, or fertilizers
- Offers consistent and level playing field in most conditions
- Proper choice for the surface can lower risk of injury
- May be played on in most weather, no rest required
- Low maintenance
- Antimicrobial

Challenges

- End-of-life disposal
- Petrochemical base of system which can have some negative environmental impacts, however, some products have started using plant-based backing
- Extreme heat can affect playability, but can be offset by cooling the turf fields with water prior to play. Some products have increased infrared reflectivity that reduces heat
- Some synthetic turf and infill materials can cause more aggressive abrasions
- Initial upfront installation and design costs



Park Appearance



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Help guide us on what you would like the park to look like. Type I has more traditional elements with brightly colored playgrounds, and typical park pavilions and site furniture. Type II has more modern and natural elements with nature play, artistic pavilions, and modern site furniture. Do you like the look of Type I or II? Or do you fall somewhere in the middle and would like to see a mix?

Type I



Traditional or typical elements with brightly colored playgrounds, and typical park pavilions and site furniture.

Type II



Modern and natural elements with nature play, artistic pavilions, and modern site furniture.

Artificial Turf



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How do you feel about using artificial turf in parts of the park instead of grass?

Place one (1) green sticker dot in the category that best describes how you feel.

Strongly Against

Against

Neutral

In Favor

Strongly In Favor

Park Appearance



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Do you prefer a Type I or Type II appearance?

Place one (1) green sticker dot in the category that best describes your preference.

Definitely Type I

Closer to Type I

Equal Mix

Closer to Type II

Definitely Type II

Facilities



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Below are various facilities that could be within the park. Using the sticker dots numbered 1-5, rank your preferred facilities you might like to see in the park. Dots with a one (1) are ranked the highest or most preferred, dots with a five (5) are ranked the lowest or least preferred.



Park Themes

We want to celebrate you! Thinking about the North Valley Region and Helena in general, what makes the North Valley Unique? Using the provided post-it notes, please share your ideas on potential themes for the Northstar Park. You may place multiple ideas or thoughts on a single post-it note.



APPENDIX B

POST-DESIGN COMMUNITY ENGAGEMENT Results

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Open House #2

Concept 1 – Nature Focus

What do you LIKE about Concept 1?

- Bigger park area for rugby and Lacrosse to practice as most parks are extremely limited for use for either sport. Helena needs more open spaces. For them too.
- Nature and peace is why we live in the north valley. To preserve the peace and natural beauty we bought into concept 1 “nature focus” P.S. – my house will be directly affected by this park.
- Walking path, Playground, Small pavilion, Less development
- Pickleball Courts (Maybe could use more) X2
- Waterwise Demonstration Garden X2
- Storm H2O Retention

What do you DISLIKE about Concept 1?

- Synthetic turf.
- I live on Guthrie, right across the street from the proposed park, I go to bed early and get up early for work and don't want to hear basketballs bouncing or shoes squealing all night. I also moved out here for the darkness to look at the stars and am assuming lights will

be going up which pollute the sky and shine in my bedroom windows. I'm also concerned about the extra traffic driving down the road constantly. I hope I'm wrong about saying this, but the extra vandalism and our crime in our neighborhood.

- Preserve smaller parking, to not overcrowd
- I do not like the use of synthetic turf.
- Please remove the use of all artificial turf from both park concepts. According to Beyond Plastics, Synthetic Turf is Hazardous to children, adults and animals alike. Helena is prone to High Heat. Synthetic turf has been documented to reach temperatures over 200°F on a 98°F day. Synthetic turf fields are always significantly hotter than natural grass, concrete and asphalt. These higher temperatures put users of turf at risk for skin burns and heat-related illness. Synthetic turf fields have been shown to contain the following chemicals which pose a risk to human health:
 - Benzene: known human carcinogen
 - Arsenic: known human carcinogen
 - Styrene: anticipated to be a human carcinogen
 - Polycyclic aromatic hydrocarbons (PAHs): anticipated to be a human carcinogen
 - Zinc: neurotoxicant
 - Cadmium: known human carcinogen

- Chromium: known human carcinogen; respiratory irritant
- VOCs and SVOCs (e.g. benzothiazole, hexane, toluene, formaldehyde): respiratory irritants or asthma triggers
- Neurotoxins: some are known human carcinogens
- Phthalates: reproductive toxicant
- Crystalline Silica: known human carcinogen; respiratory irritant
- Latex: allergen
- Particulate matter: respiratory irritant or asthma trigger
- Additionally, due to synthetic turf fields being made of petrochemical products, they are highly flammable. As a result, many fields toxic contain flame-retardants. Many also contain antimicrobials following the higher incidence of methicillin-resistant *Staphylococcus aureus* (MRSA) infections from playing on synthetic turf fields.
- Children are especially vulnerable to the effects of toxic chemicals because of their rapidly developing organ systems and immature detoxification systems. They also breathe more air per unit of body weight than adults, and are likely to have greater hand-to-mouth exposure to environmental contaminants compared to adults.
- Microplastics
- The infill for synthetic turf playing fields has historically consisted of

primarily crumbed used tires. Due to friction during use, UV radiation from the sun, and general environmental exposure, the plastic blades in synthetic turf breakdown into tiny pieces of plastic called microplastic. Each synthetic turf field loses 0.5 to 8.0% of its blades annually, yielding 200 to 3200 pounds of plastic waste to our environment per year. These microplastics migrate off the field into air, soil, waterways and oceans.

- I understand that water issues may prevent planners from using biological /real turf, but there needs to be other options explored. Consider using only native, drought resistant grasses and Forbs. Yes, it may require you to go back to the drawing board and redesign these concepts, but for the health of our community you MUST NOT proceed with synthetic turf. Please contact me if you have any questions.
- This concept doesn't have many options for kids; more for adults
- Needs BMX type grounds for kids

Please share any general comments you may have on Concept 1:

- Is there also any plans to develop land to the southwest corner of Ryan baseball fields?
- Please stick with nature and respect us who live here and why we chose this location.

- No encampments allowed
- Water preservation
- Keep it simple with low traffic
- Baseball Backstop
- Water Concerns – Maybe all artificial turf X2
- Maybe more pickleball courts – wind protection X2
- More picnic tables and benches on gravel paths
- Lots of dog bag stations
- Maybe a dog park X2
- This area is used often for dog walking. Please include amenities as such
- More parking
- No dog park
- Bigger hill for sledding
- Combine parking from both projects
- Multi-use tennis courts for more pickleball courts

I do not want a sporting event in my front yard. Preserve the peace.

- More amenities and parking in various locations for less crowding
- Sledding in Winter
- More sports Courts
- Appeals to more ages than concept 1
- Pickleball = Dedicated courts – Thank you!
- Better concept for kids than concept 1
- Great areas; Like soccer area

What do you DISLIKE about Concept 2?

- I live on Guthrie, right across the street from the proposed park, I go to bed early and get up early for work and don't want to hear basketballs bouncing or shoes squealing all night. I also moved out here for the darkness to look at the stars and am assuming lights will be going up which pollute the sky and shine in my bedroom windows. I'm also concerned about the extra traffic driving down the road constantly. I hope I'm wrong about saying this, but the extra vandalism and our crime in our neighborhood.
- Sports and high intensity events are not needed, will disturb peace

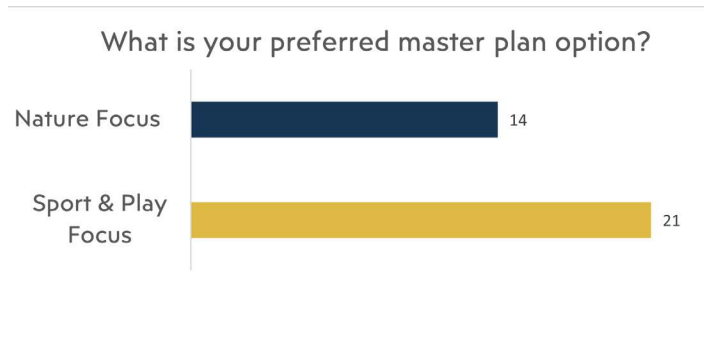
Concept 2 – Sport and Play Focus

What do you LIKE about Concept 2?

- I think this focus is a better fit for the North Valley because it will draw the kids to it. Our children don't have many options in Helena, let alone the North valley. Our kids need more sports and play options, and this really focuses on that!
- Too much parking, too much noise.

greatly.

- Too much development
- Need to double # of pickleball courts in this option like bball & tennis was X2
- No pond



Please share any general comments you have on Concept 2:

- Dislike, not the place for this type of play. Peace and nature are needed.
- Forget it!
- Must have ADA equipment (zipline, swing, slide)
- Traffic mitigation especially on Guthrie
- Impacts of artificial turf in heat and sun, health concerns
- Only 2 basketball courts & side by side for cost effectiveness
- More pickleball courts (all ages) - windblock might be good
- Potentially use a rain-catches system to help with water issues

- Option 1 playground
- Go kart track
- Baseball Field

Comments – Concept 1 Nature Focus

Using the provided post-it notes, please share your opinions on your likes, dislikes, and general comments on Concept 1. You may place multiple ideas or thoughts on a single post-it note.

Likes

PARKS BOARD:

- Pickleball courts - no irrigation
 - Pickleball community
- Like the design in general
 - well laid out
 - addresses current needs/interest
 - good mix of amenities
- Path design
 - multi-use
- Amenities for different age groups well-covered

Dislikes

PARKS BOARD:

- Type comments here

General Comments

PARKS BOARD:

- Funding / Cost concerns
 - Estimated maintenance cost by phase
 - Construction cost by phase / amenity
- Additional Parking? Off-street
- Parks help save communities cost - health benefits, enrich communities, economic benefit over long run
- Community wells - tie-in will need to eliminate as much usage of water as possible
 - Desert landscaping

Comments – Concept 2 Sport & Play Focus

Using the provided post-it notes, please share your opinions on your likes, dislikes, and general comments on Concept 2. You may place multiple ideas or thoughts on a single post-it note.

Likes

PARKS BOARD:

- Sport complex
- Additional Parking

Dislikes

PARKS BOARD:

- Need more pickleball
- Need Skateboard facility / Skate Park
 - In place of 2 sport courts

General Comments

PARKS BOARD:

- Tying parking together and north and east space together
 - Connect spaces
- Need more connection between both sports and play
- Dog facilities?

Comments - Concept 1 Nature Focus

Using the provided post-it notes, please share your opinions on your likes, dislikes, and general comments on Concept 1. You may place multiple ideas or thoughts on a single post-it note.

Likes

COUNTY COMMISSION:

- Good opportunity for artificial turf
- Like windbreak

Dislikes

COUNTY COMMISSION:

- Need parking at southern end

General Comments

COUNTY COMMISSION:

- Skate park

Comments - Concept 2 Sport & Play Focus

Using the provided post-it notes, please share your opinions on your likes, dislikes, and general comments on Concept 2. You may place multiple ideas or thoughts on a single post-it note.

Likes

COUNTY COMMISSION:

- Like play and sport separation

Dislikes

COUNTY COMMISSION:

- Type comments here

General Comments

COUNTY COMMISSION:

- Maintenance plan
- Keep relationship to Jim Darcy School in mind for amenities

Engagement Boards

Welcome



Northstar Park Open House

August 14, 2024
4:30-7:00pm

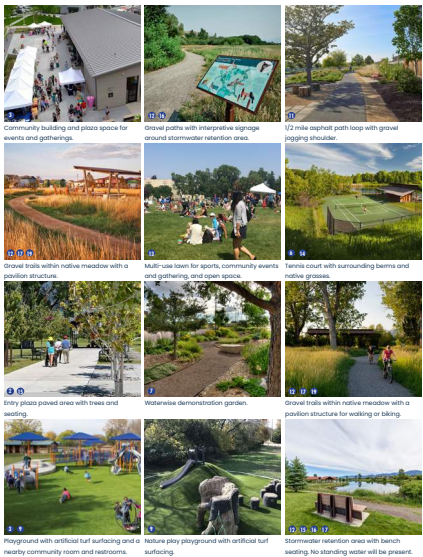


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Imagery - Concept 1



What We Heard



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The results are in! Thank you to everyone who participated in the May Open House and online survey. Below are the top most requested amenities, events, and other elements. Additional key findings from development documents also helped inform the design of the master plan.

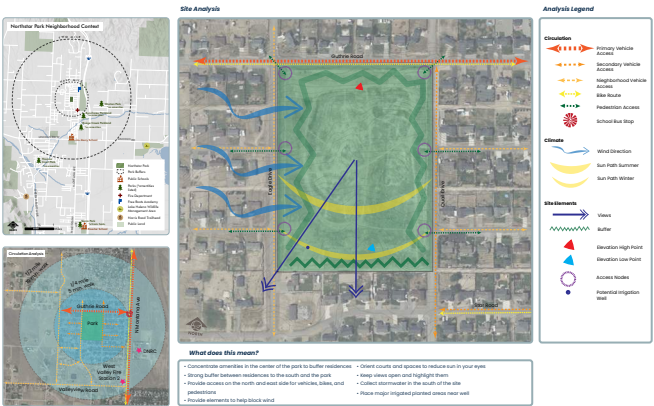
Desired Amenities - Playgrounds / Play Areas - Jogging / Walking Paths - Picnic Shelters / Pavilion - ADA Accessibility - Sports - Disc golf - Softball - Tennis & Pickleball - Basketball - Cross-country Skiing - Ice skating - Skiing - Natural Open Space - Shade Trees	Events - Outdoor - Yard Sale / Market - Movie Night - Small Concert - Indoor - Family Parties - Community Meetings - Indoor Sport - Existing Events - Trash Collection Day	Opportunities - Specific amenities - BMX track / pump track - Walking Paths - ADA equipment - Playgrounds - Basketball courts - Create neighborhood park w/ family friendly recreational development - Use minimal water resources – set the precedent for other parks - Native landscaping w/ minimal maintenance - Regional Location - Hub for school bus stops and trail systems	Challenges - Water Issues - Parking - Traffic - Trash - Weeds - Maintenance - Funding - Concerns with encumbrances - Prohibit motor vehicle use - Provide safe walking and accessibility for pedestrians - Eliminate barriers for users of all ages and abilities
Modes of Transportation - Personal Vehicle - Walking - Bicycles	Infrastructure - Parking lots - Electric Vehicle Charging Stations - Restrooms	Documents - Zoning Standards - Leads and Clerk Growth Policy - Helena Valley Area Plan - Update - County Public Works Manual	Key Findings - Parking and road standards - Preserve, protect, and improve water quantity and quality - Educate community and stakeholders on source and distribution of water supplies, potential threats to quantity of drinking water, pollution prevention methods, and reducing water usage - Reduce impact of various weeds - Provide safe pedestrian and bicycle access - Water availability is a critical issue in the accommodation of additional development - Aquifers do not recharge well - Reduce irrigation of lawns and gardens
Park Visitors - Family - Friends - Self			

The Site



SANDERSONSTEWART
a sorbell company

Below is our analysis of the site and its context. We evaluated circulation patterns, climate elements such as wind and sun, site slope/drainage patterns and buffers to park adjacent homes. This informed the layout of elements in the overall master plans.



Comments - Concept 1 Nature Focus

Using the provided post-it notes, please share your opinions on your likes, dislikes, and general comments on Concept 1. You may place multiple ideas or thoughts on a single post-it note.

Likes	Dislikes	General Comments

1 Community building for events and gatherings.

2 Picnic shelter with berm and windbreak.

3 Pickleball courts with berms and windbreak.

4 Pavilion structure with seating.

5 Playground with berming and artificial turf surfacing.

6 Shade with view seating area adjacent to pickleball courts.

7 Playground with artificial turf surfacing, picnic shelter, and basketball court.

8 Playground with berming and artificial turf surfacing.

9 Basketball court.

10 Shade wall over year-round path use.

11 Central grass with artificial turf for community events and gatherings.

12 Shade wall over seating area and demonstration garden.

Using the provided dot stickers, please place a sticker on your preferred master plan option. Can't decide or like them both? Place your sticker in the middle neutral column.

Option 1 - Nature Focus	Neutral	Option 2 - Sport & Play focus

Fall 2024 **October 2024** **December 2024**

Draft Master Plan Parks Board Meeting Final Master Plan Approval

SANDERSONSTEWART
a sorbrell company

northstarparkshelena.com

SANDERSONSTEWART
a sanfilippo company



Using the provided post-it notes, please share your opinions on your likes, dislikes, and general comments on Concept 2. You may place multiple ideas or thoughts on a single post-it note.

Likes	Dislikes	General Comments



APPENDIX C

DRAFT MASTER PLANS

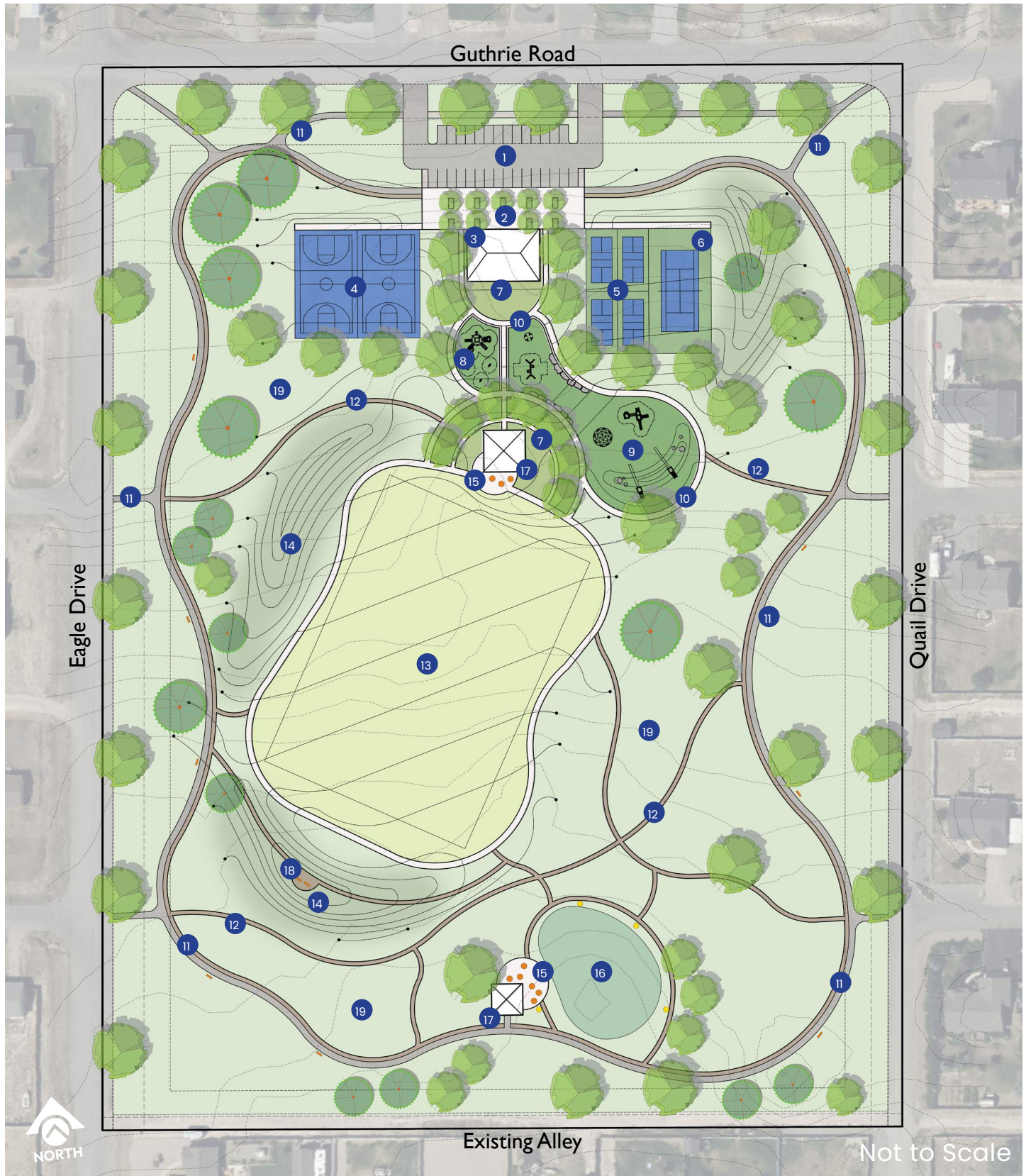
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Draft Master Plan Concept 1 – Nature Focus

Presented to City-County Parks Board, County Commission, and the General Public in August 2024



Legend

- 1 Parking Lot
- 2 Entry Plaza & Event Space
- 3 Community Room & Restrooms
- 4 Basketball Courts
- 5 Pickleball Courts
- 6 Tennis Court
- 7 Waterwise Demonstration Garden
- 8 Tot Playground
- 9 Playground
- 10 Concrete Paths
- 11 Asphalt Paths (1/2 Mile Loop)
- 12 Gravel Paths
- 13 Multi-Use Lawn
- 14 Berms
- 15 Seating
- 16 Stormwater Retention & Interpretive Signage
- 17 Pavilion
- 18 Overlook
- 19 Native Meadow

Estimated Budget

- \$4 – 5 Million
- Park to be built in phases

Key Notes

- All paths are graded to be ADA accessible
- Berms are placed for wind and noise barriers and to also provide hillside seating for lawn or small sledding hill in winter
- Sport courts are oriented north/south to avoid sun in the eyes of players
- Playground fall zones are proposed to be artificial turf to reduce maintenance and cost over the lifetime of the turf
- Lawn can be replaced with artificial turf should less water be available for the irrigation of the park
- Park planting is designed with the assumption that there is access to at least one well, limiting lawn footprint
- Entry plaza can be used for community markets
- Lawn is multi-use for sports, small concerts, movie nights, etc.
- Cross-country skiing alongside asphalt path
- Evergreen trees along west edge provide windbreak

Draft Master Plan Concept 2 – Sport & Play Focus

Presented to City-County Parks Board, County Commission, and the General Public in August 2024



Legend

- 1 Parking Lot
- 2 Plaza & Turf Event Space
- 3 Community Room & Restrooms
- 4 Basketball Courts
- 5 Pickleball Courts
- 6 Tennis Courts
- 7 Waterwise Demonstration Garden
- 8 Tot Playground
- 9 Playground
- 10 Concrete Paths
- 11 Asphalt Paths (1/2 Mile Loop)
- 12 Gravel Paths
- 13 Multi-Use Lawn
- 14 Berms
- 15 Seating
- 16 Stormwater Retention & Interpretive Signage
- 17 Picnic Shelter
- 18 Shade Sail & Staging Area
- 19 Sledding Hill
- 20 Pavilion & Restrooms
- 21 Overlook
- 22 Native Meadow

Key Notes

- All paths are graded to be ADA accessible
- Berms are places for wind and noise barriers and to also provide hillside seating for lawn and small sledding hill in the winter
- Sport courts are oriented north/south to avoid sun in the eyes of players
- Playground fall zones are proposed to be artificial turf to reduce maintenance and cost over the lifetime of the turf
- Lawn can be replaced with artificial turf should less water be available for the irrigation of the park
- Park planting is designed with the assumption that there is access to at least one well, limiting lawn footprint
- Lawn is multi-use for multiple sports
- Central plaza and artificial turf space can be used for events such as small concerts, movie nights, ice skating rink, etc.
- Evergreen trees along west provide windbreak

Estimated Budget

- \$5.5 – 7 Million
- Park to be built in phases

A large, light blue stylized letter 'D' graphic that serves as a background for the text. It has a thick vertical stem and a curved top and bottom.

APPENDIX D

FULL SIZE MASTER PLAN

Northstar Park Master Plan

Lewis & Clark County, Montana



DECEMBER 2024

