MODEL AND GUIDELINES FOR COMMUNITY PARKS IN MONTANA

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by

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APPROVAL

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This paper has been read by each member of the thesis committee and has been found to be satisfactory regarding content, English usage, format, citations, bibliographic style, and consistency, and is ready for submission to the College of Graduate Studies.

Dr. Norm Millikin, _____ (Signature) 8-2-99 (Date)

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Committee Chair

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Committee Member

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ABSTRACT

1). STATEMENT OF THE PROBLEM-

The purpose of this research paper is to provide guidelines and a model for developing communities parks in Montana.

2). PROCEDURE or METHOD-

The researcher used Hylite Heights sub-division in Gallatin County to develop a model, for other communities to use when attempting to implement their own parks. A survey was sent to residents at Hylite Heights and used as an example to design the model. Resources used to identify legal, funding and other issues include, the Library at Montana State University-Bozeman, the Internet, statutory codes of Montana, codes of Gallatin, Yellowstone. Cascade, and Flathead counties, and interviews with several professional persons.

3). SURVEY RESULTS-

The sample survey showed a majority of the residents wanted a park and which features they wanted in that park. While some people cited noise, extra traffic, and trash problems as reasons not to have the park, a vast majority of those living on the streets facing the park(and those most likely to be affected) favored the park.

4). THE MODEL-

Using research results and the survey, the researcher provides a step-by-step model for other communities to use, as a how to guide, for use in making decisions in developing their own parks.

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CHAPTER 1

INTRODUCTION

A common practice in Montana and throughout the United States is for a construction company to come into an area and erect a community housing development/subdivision. When plans for these communities are designed, a common area is usually set aside to use for the benefit of the whole community. These are often used as a community center but also as a community park. When homeowner association members start to investigate how to build their park they often find it difficult to find answers to all their questions A community should have a commitment to providing the desired quality of life by developing and improving active recreational areas, by maintaining key scene vistas throughout the community and by preserving open space for the future use and enjoyment of residents(Parks, 1999).

STATEMENT OF THE PROBLEM

The purpose of this study was to develop a model and/or guidelines for planning community parks in Montana.

QUESTIONS TO BE ANSWERED

1. What are the laws and/or regulations concerning community park development ?
2. What are the guidelines for a community park to be handicapped accessible?
3 What are the liabilities a homeowners association must assume if they build a park?

4. What are the equipment/facility options available to include into a community park?

5. What types of financing may be available to a community to help implement a community park?

NEED FOR THE STUDY

After these housing developments are constructed and all the homes are sold, there comes a point in time when residents must decide what to do with the area set aside for community use. When exploring what is needed to implement a park, little information is available to help in the decision making processes. This researcher experienced that lack of information and the difficulty of obtaining it when working on a proposed design for Hyalite Heights Subdivision in Bozeman, Montana. A complete model or set of guidelines, which included all the information a community would need to set their park plans in motion, would be of great benefit, both in terms of time and financial savings. An understanding of what is involved and needed would also allow the community to be more involved in the planning and creation processes that will produce the park they will be using in the future.

TERMINOLOGY

The following terminology is given to aid the reader of the study.

Homeowners Association- The group of people that own the houses in a housing development(Nolo News).

Housing development/Subdivision- A group of houses that are built at a site, by a construction company, that are considered an enclosed community(indexNorth April,11,1996).

Community Park- A park within a housing development designated as open space for use by the residents of that community(Subdivision 1998).

RID (Rural Improvement District)- A district created to finance projects, outside of a city's limits, through the sale of bonds(No. 97.153).

Instrument/Survey instrument- A questionnaire used to obtain information about something being studied(Trochim 1999) .

Population- The group to be studied(Trochim 1999). The population in this case was Hylite Heights sub-division.

Sample- The group of people who are selected to be in a study(Trochim 1999). The sample in this case was 60 households in Hylite Heights sub-division.

LIMITATIONS OF THE STUDY

A major part of this study was conducted in Gallatin County and with the Hyalite Heights Subdivision. The survey instrument was administered to residents at Hyalite Heights and the results will be interpreted for that community. The instrument and interpretations are to be used as an example for use by other communities. The questions on the instrument may need to be changed or added to, to fit the needs of other communities when those communities are deciding what they want in their park. The researcher also studied other selected counties in Montana and to determine on similarities and differences that pertain to this study.

Another limitation was the issue of response rates. Some members of your sample will simply refuse to respond. Others have the best of intentions, but can't seem to find the time to send in your questionnaire by the due date. Still others misplace the instrument or forget about it. Low response rates are among the most difficult of problems in survey research. They can ruin an otherwise well-designed survey effort. In this case the researcher decided a 50% response rate was sufficient.

CHAPTER II

RELATED LITERATURE

INTRODUCTION

> " Parks are positive elements of our urban environment and landscape. The properly designed park is an asset to the entire city. The parks goal should include not only providing people with access to fresh air and nature for their recreation but also a place where they can meet and enjoy each other's company. Parks should promote pride in the community. Parks are for all the people regardless of income, race, and sex because they are open to anyone who wishes to use them(Phillups 1996).

"We believe parks encourage healthy lifestyles and healthy families and keep children away from crime". This statement, taken from Roseville California's Parks and Recreation home page, by Mike Shellito, director of Roseville California's Park and Recreation Department, underlines the basic benefits of having a park in a community (Roseville n.d.). A park can be a great way to bring a community together. It can provide a place to meet and get to know your neighbors. It provides a place for children to meet new kids and make new friends. It can provide a place for healthy activities such as baseball, softball, running, walking, skating, sledding, and bike riding among other things. A park provides a place to hold local community activities.

According to the operations manual for Spectacle Island in Boston Harbor, the success of their park depends on anticipating and providing for all of their visitors needs(The New Spectacle Island Park n.d.). Most people are not even aware of this planning involved in making a park experience a nice one. Many things need to addressed such as:

- Water supply (Where does it come from?..How is it delivered?)

- Public toilets/ sewage system (Where does it come from?...How is it distributed?)
- Access to the park (What about parking?...Will it be handicap accessible?)
- Emergency medical (If someone is hurt at the park what will our procedures be?)
- Park staff (How many do we need if any?...What will their responsibilities be?)
- Trash removal (How and where to?)
- Park operating plan/ Winterization (Will the park be used year round?)

These are some of the questions that must be asked and answered plus any others that may be specific for your planned park (Designing n.d.). The more thought and understanding that goes into a park plan the better the results will be. "A plan is a statement of expectations of how a place will be used"(Rutledge 1981).

Members of the community, must be involved in the planning and design process. As Rutledge says, the role of critic is often forfeited by the nondesigner with the rationalization, "The designer is the expert. Who am I to question his efforts? You're the person most affected by the work. You live with the results. If you don't exercise your rights as a critic, you sign a blank check"(Rutledge 1971).

A study conducted in 1975 found that in the summer, parks and playgrounds were the most used urban facilities (30.42%), followed by swimming pools (16.28%) and golf courses (9.14%)(study cited in Montana 1978).

LEGAL ISSUES

In recent years there has been increased emphasis on making all areas accessible to those with disabilities. This is also true with parks. The following is a list of minimum ADA (American Disabilities Act) requirements for accessible sites:

1) Connection(s) to adjacent sites, facilities, and circulation systems.
2) Connections to all accessible elements and spaces within the site itself.
3) Removal or compliant mitigation of all protruding objects.
4) Compliant ground surfaces.
5) If provided, compliant accessible parking and passenger loading.
6) If provided, compliant toilet facilities.
7) Compliant signage as needed(U.S. 1990).

FUNDING ISSUES

A county RID (Rural Improvement District) can be a source of funding to aid in development of community parks which are outside of a city's limits. The county RID raises funds for county projects through the sale of bonds. After research on the web and talking to Mike Potter of P.C. Development, the researcher discovered the Improvement District funding requirements are pretty much standard throughout the state(Potter, January 1999).

The following is a look at Gallatin County's RID. Projects considered by a RID board include improvements to roads, refuse disposal, water, sewer, lighting, sidewalks, and curbs as well as projects of public interest. A petition including the following information is presented to the board for review.

1) A description of the project.
2) A statement as to why the project is in the public interest.
3) A written description of the proposed district as well as a map.
4) Designation of engineer or engineering firm.
5) Cost estimate of the proposed project including Co. administration costs, certified by the engineer or engineering firm.
6) Designation of attorney to prepare necessary documents.
7) Method of assessment to be used in accordance with section 9 of this policy.
8) Amount and maximum term of bonds to be sold, along with payback schedule (dollar amount for each individual to pay his portion over the terms of the bond).
9) Signatures of the property owners, 60%, as well as the number of individual lots with occupied dwellings. The address and phone number must be included after each signature as well as date signed.

Since the residents of the district are financially obligated when a district is created, Rural Improvement Districts will only be created after careful consideration(Gallatin 1992).

The state also has a fund as a source of possible assistance. The Parks Division of

the Montana Department of Fish, Wildlife and Parks administers the federal Land and Water Conservation Fund (LWCF) program in Montana. The Land and Water Conservation Fund provides 50 percent reimbursable grants (up to $50,000) to state and political subdivisions of the state for the purpose of providing public outdoor recreation areas and facilities through acquisition and development (Montana 1992).

Playgrounds should be developed for various age levels and designed to meet the ability and the interest of the intended users. Recommended age groupings are preschool (ages 1 to 5), elementary (ages 6 to 13) and teenagers and young adults (Fogg 1981).

CURRENT TRENDS

An array of recreation activities and parks are the cornerstone of a high quality of life.(Parks, 1999). Building a sense of community relies on residents being able to share values and interests: most people who seek out these connections with others find they have the same desire to earn a living wage, live in peaceful neighborhoods, allow their children to play in safe parks close to home, enjoy high-quality education and make use of recreational facilities that encourage people to play, learn or relax(Community, 1998).

Incorporating site amenities that encourage adults to bring their children to playgrounds and stay a while, would enhance a communities ability to encourage park use and build neighborhood support(Goodman, 1997).

Normally the parent goes where he or she can sit comfortably without having to walk too far to the playground, trash receptacles ample both in size and number; and, drinking fountains. Children find various play areas, age group geared, contained within the playground attractive. Watery places, sandy surfaces for making castles, cakes

or soft landings; jumping places, climbing places, swinging places- both ropes and tires; sliding places and a few hiding places contribute greatly to the child's park experience(LWRD, 1997).

A fundamental issue related to the recent trends in playground design in this country is it seems that most of the playgrounds in the USA have limited interest for children let alone for parents. The "hiding places", "watery places" and "sandy surfaces" have disappeared or are disappearing. What sand, water and natural elements do is to encourage the parents to participate - at some level - in the play. On the other hand, a parent has nothing to do, but to sit and watch a child who is playing on a play structure. The critical factor in the success of playgrounds seem to be the sense of security and safety it conveys to the parents. Successful playgrounds enclose the play areas for young children (usually with a low fence), and allow seating for parents, right in these areas. Parents also want to see other parents in a playground to feel secure. Obviously, a well designed playground will also attract more parents(Roger, 1997).

SUMMARY

There is a large volume of literature addressing park issues. According to most sources, parks are positive, community enhancing resources. They bring people together and enhance the quality of life. They help contribute to strengthening family ties and a sense of community.

CHAPTER III

PROCEDURES

INTRODUCTION

The purpose of this study was to develop a model or guidelines for planning community parks in Montana.

Chapter III lays out the procedures used in the following areas:

1) Data collection.
2) The survey instrument.
3) Time line for data collection and interpretation.
4) Participant selection for the survey.

DATA COLLECTION

Data for this research paper was collected in various ways. Reference materials from Renne Library, at Montana State University, plus materials on loan from other libraries provided some of the related literature. Other materials cited in related literature were obtained on the Internet. Data was collected through interviews with various county and city officials plus other professional people.

SURVEY INSTRUMENT

A survey instrument was used in this study (see Appendices 2). The review of literature, and interviews with professional people provided the content of the survey

form.

The survey instrument was sent to a random sample of the 132 households at Hyalite Heights community. A total of sixty households were surveyed. Of those sixty households thirty-two responded to the survey, a return rate of over 50%. The survey contained questions concerning:

1) Number of people who will use the park.
2) Times they will use the park.
3) What types of activities they would like the park to provide.
4) What types of plantings they would like the park to have.
5) Do they want the park.
6) How should they finance the park.
7) Should the park be handicap accessible.

As mentioned before, this instrument was constructed and the survey conducted to provide a model for other Montana communities to use when planning their own community parks.

TIME LINE

The following is the time line used to produce this document.

July 1997.....Instrument construction.
July 1997-May 1998.....Data collection.
May 1998.....Select sample.
June 1998.....Pre-test.
June 1998.....Instrument final approval.
March 1999.....Mail survey and cover letter.
May 1999.....Follow-up survey (if needed).
June/July 1999.....Data analysis.
August 1999.....Final report completed

PARTICIPANT SELECTION

For the purpose of this survey, the population consisted of all the 132 homeowners at Hylite Heights community. The lots of twenty of those homeowners front

the park, while another forty lots face the streets which provide access to the proposed park. A sample of sixty households was randomly selected (addresses of the sixty-six households on streets facing the park were placed in a bowl and the remaining sixty-six were placed in a separate bowl. Thirty were drawn, from each bowl, without looking. The surveys were mailed to the sixty households selected. The surveys sent to those households on streets facing the proposed park (those most likely to be most affected by the proposed park) were coded. The reason this was done was to try to determine if their views differed from those less affected by park traffic and noise.

CHAPTER IV

FINDINGS OF THE SURVEY

INTRODUCTION

Hylite Heights sub-division was selected to be the model for this research paper. Questionnaires were mailed to 60 residents of the 132 homes in the sub division. As stated earlier, one of the purposes of this survey was to determine if the responses of residents living on the streets facing the park would be influenced by that fact. To assist in obtaining that data, the researcher coded the surveys sent to those residents.

The researcher established a minimum return rate of 50%. Of the 60 surveys sent, 32 were returned which resulted in a return rate of 53.3%.

DATA FROM SURVEY

The survey questions provided the researcher with information needed to make decisions regarding the design and implementation of the proposed park. The information provided by the survey included:

1). The total number of people that would potentially use the park, their age groups, and when and how often they would use the park.
2). Do they own the houses they live in?
3). What kinds of facilities, activities, and landscaping they prefer?
4). Are they willing to finance the park?
5). Should the park be handicap accessible?
6). Do they want the park?

The following information identifies the data sought and illustrates the responses to each of the questions on the survey:

Question #1

How many people live in your home?

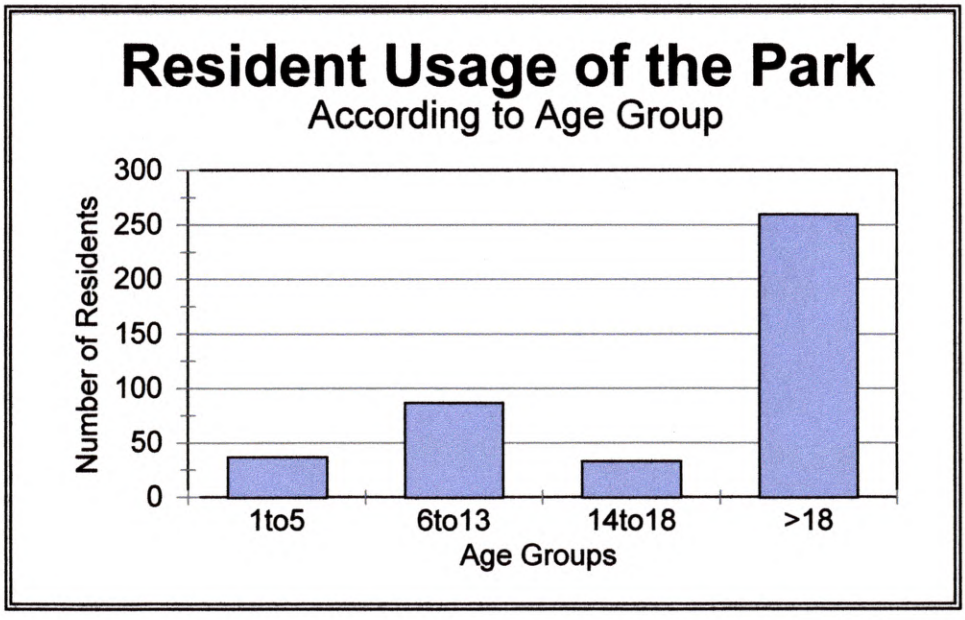
This question allowed the researcher to identify the number of potential local users of the park. The number of people living in the 32 homes of those who responded to the survey is 101. This number translates into 3.156 persons per household or 417 potential users of the proposed park.

Question #2

What are the ages of all person living in your home?

This question allowed the researcher to identify the age groups of users and to consider that data when designing the park. The following is a chart of that information.

Figure 1



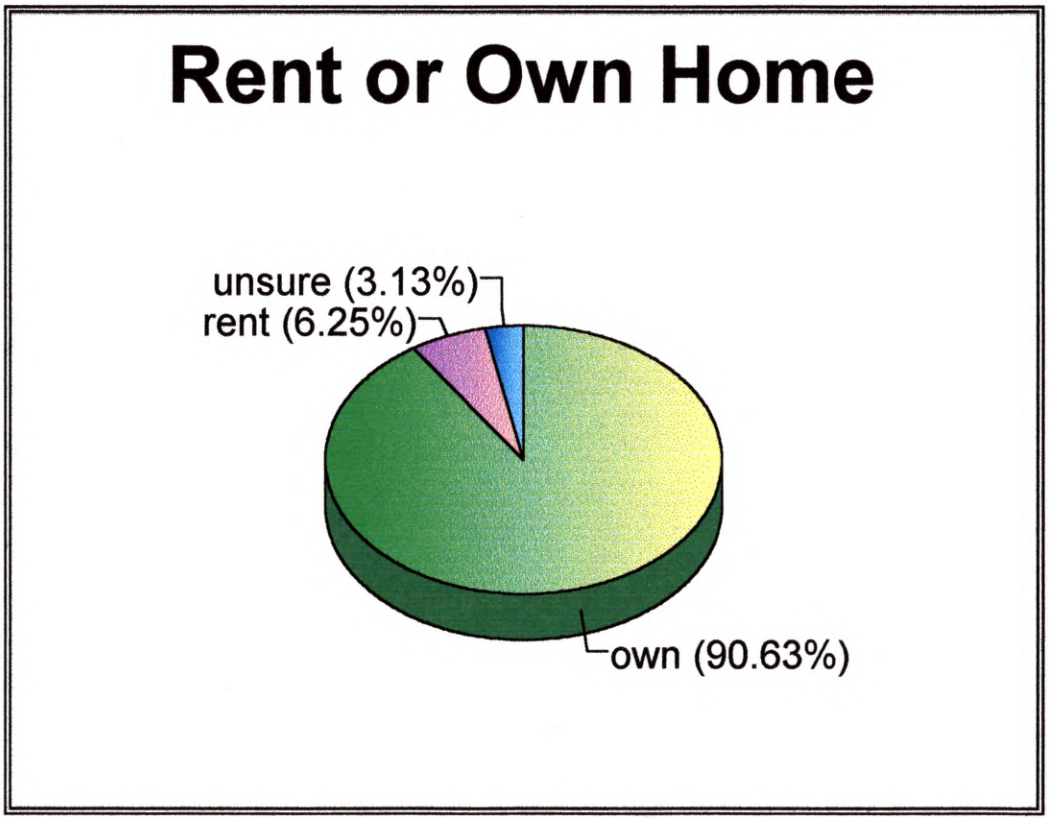
The data shows that the people most likely to use the park are the adolescents, 6 to 13, age group and the adult, over 18, age group. This information tells the researcher that activities targeting these age groups should be a consideration when designing the park.

Question #3

Do you own or rent your home?

This information is important due to the fact, the home owners are the ones that must provide the funds to implement and maintain the park.

Figure #2



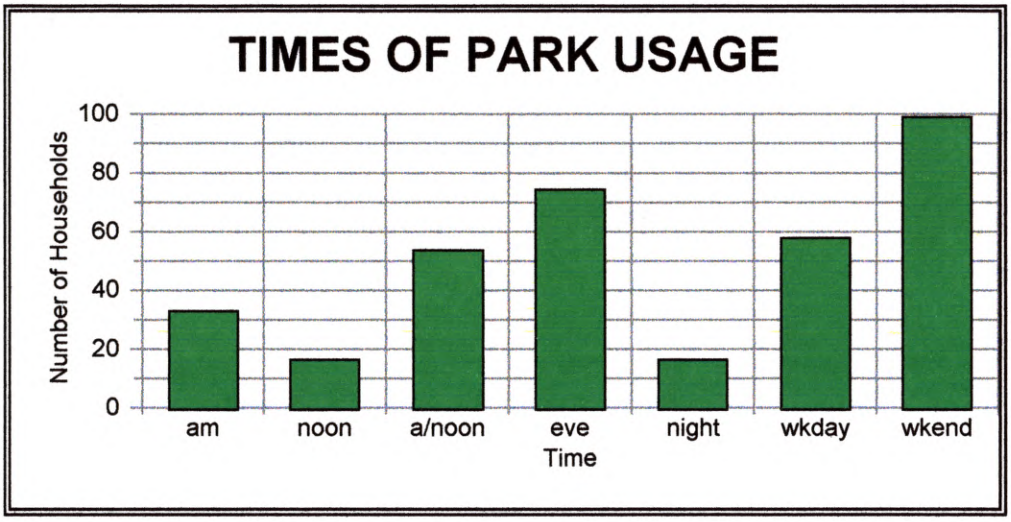
The data shows that 90% of the respondents do own their home in Hylite Heights sub division. It is safe to say that if the park is implemented, a large majority of those providing the input, in making that decision, are the ones most impacted by it.

Question #4

When would members of your household use the proposed park?

The data received from this question is used to determine peak times of park use and to assist in selecting activities and equipment most likely to be used at those times.

Figure #3



The data shows the park will incur the most usage during the evening and afternoon. This suggests that equipment or facilities such as barbecue/picnic areas, ball fields, ice-skating area, and walking/jogging paths would provide for after work activities.

The researcher found some interesting data from the surveys. 10 of the 32 households which returned the surveys were adult households(all the household members are more than 18 years of age). Of those ten, five reported they would not use the park at all. If this data holds true through-out the sub division, 20+ households of the 132 (15.6%) will not use the park. Only two households with multiple age groups stated they would not use the park.

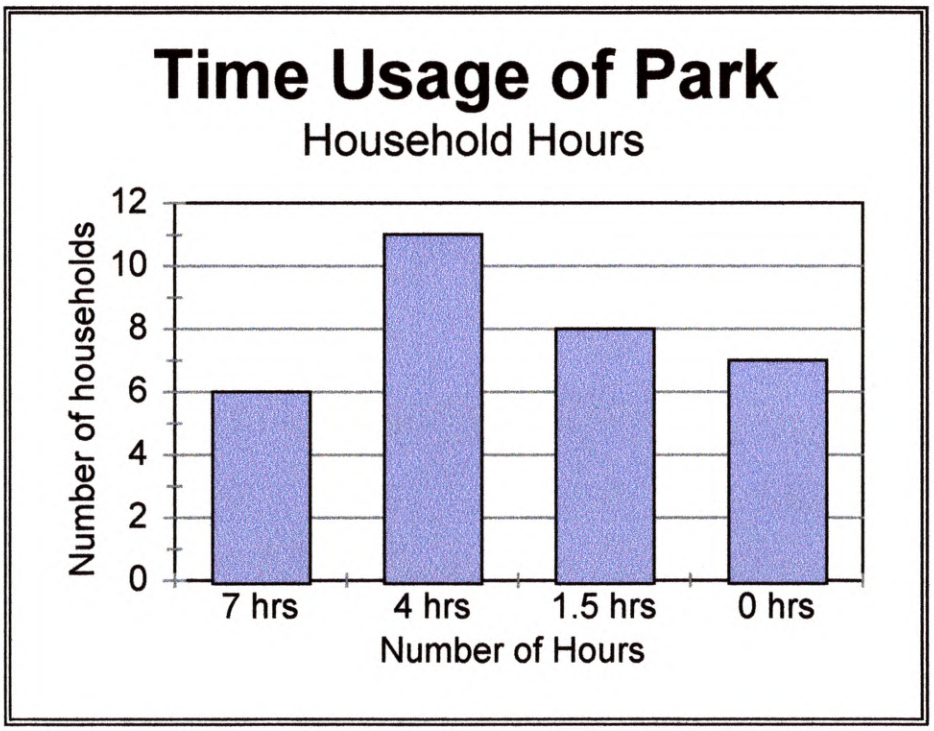
Question #5

About how many hours per week would members of your household use the proposed park?

Again, this question helped determine park usage patterns, plus maintenance needs . To facilitate easier data analysis, the researcher entered an average for each input on the surveys as follows:

1-2 hours = 1.5
3-5 hours = 4
6 or more hours = 7
none = 0

Figure #4



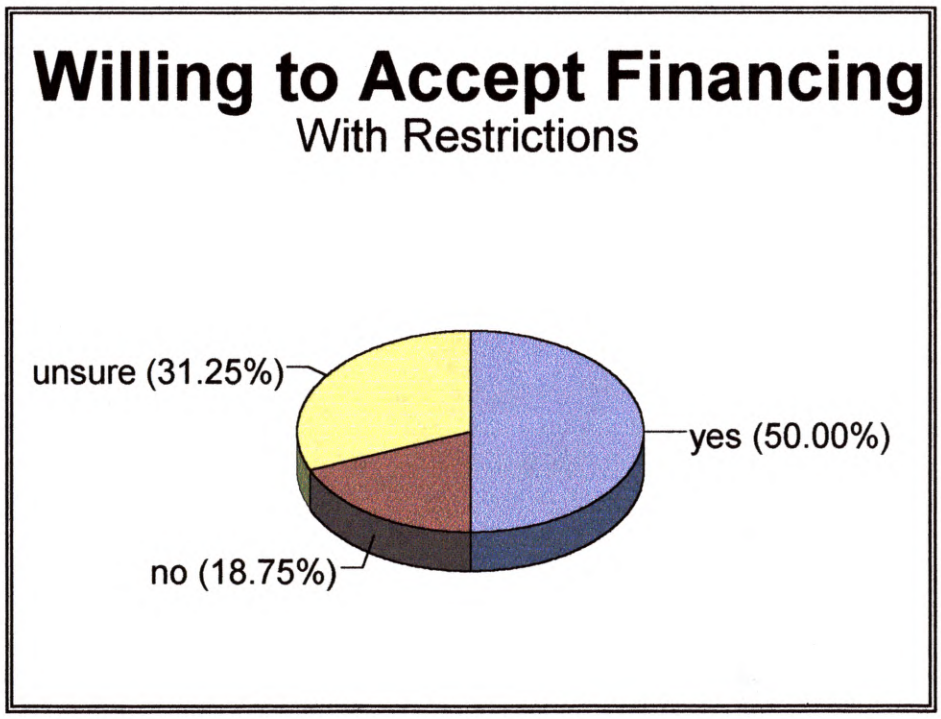
The average number of hours each household will use the park, each week are 1.8 hours. This translates into a total of 239 hours, per week, for the entire sub-division. This means that care will need to be taken to insure that park is properly and regularly maintained.

Question #6

<u>If the park is developed, would you favor accepting financing from the county or some other agency if it meant opening the park to individuals that do not live in Hylite Heights?</u>

The purpose of this question was to determine if the residents were willing to accept conditions imposed by certain financing sources. One condition upon accepting county funds is the sub-division available to all county residents. If the sub-division builds a ball field they may be required to construct it according to Little League regulations and allow scheduling of Little League games.

Figure# 5



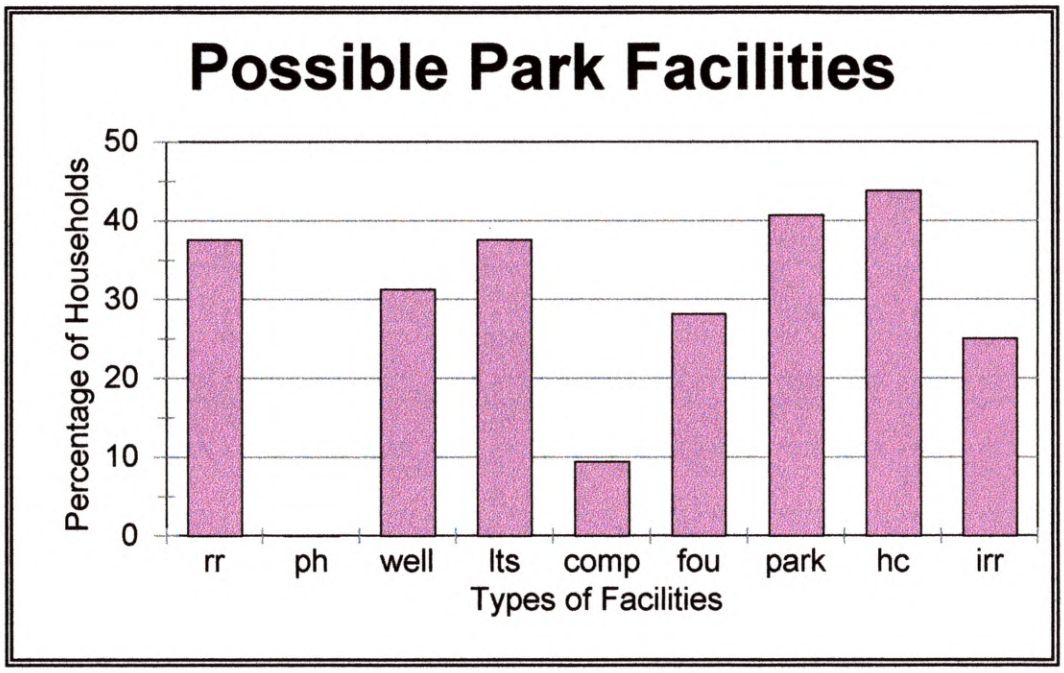
The data shows 50% of those who responded to the survey are willing to accept funding from sources with conditions. This enhances the sub-divisions chances for finding the resources to implement the proposed park.

Question # 7

<u>If the park is developed, which of the following facilities should be provided at the park?</u>

This question was designed to provide assistance in determining what facilities the residents thought were important for their park.

Figure #6



rr = restroom, ph = phone, lts =lights, comp = compost pile, fou = water fountain, park = parking, hc =handicap accessible, irr = irrigation

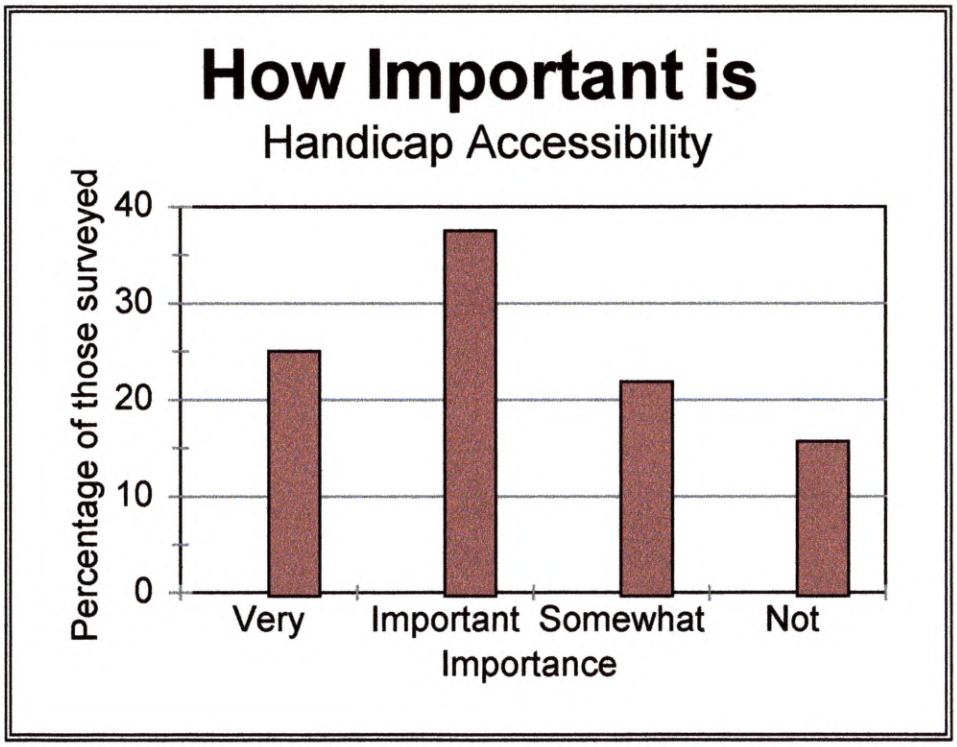
The data showed that the facilities wanted most by those surveyed included; restrooms, lighting, parking, and handicap accessibility. These were followed in importance by a well, a water fountain and irrigation. Support for a compost pile was minimal and nobody supported a public phone.

Question #8

How important do you think it is for a park to be handicap accessible?

This question pertains to the type of financing the sub-division can seek. One of he requirements when accepting federal and state funds is that the site be handicap accessible.

Figure # 7



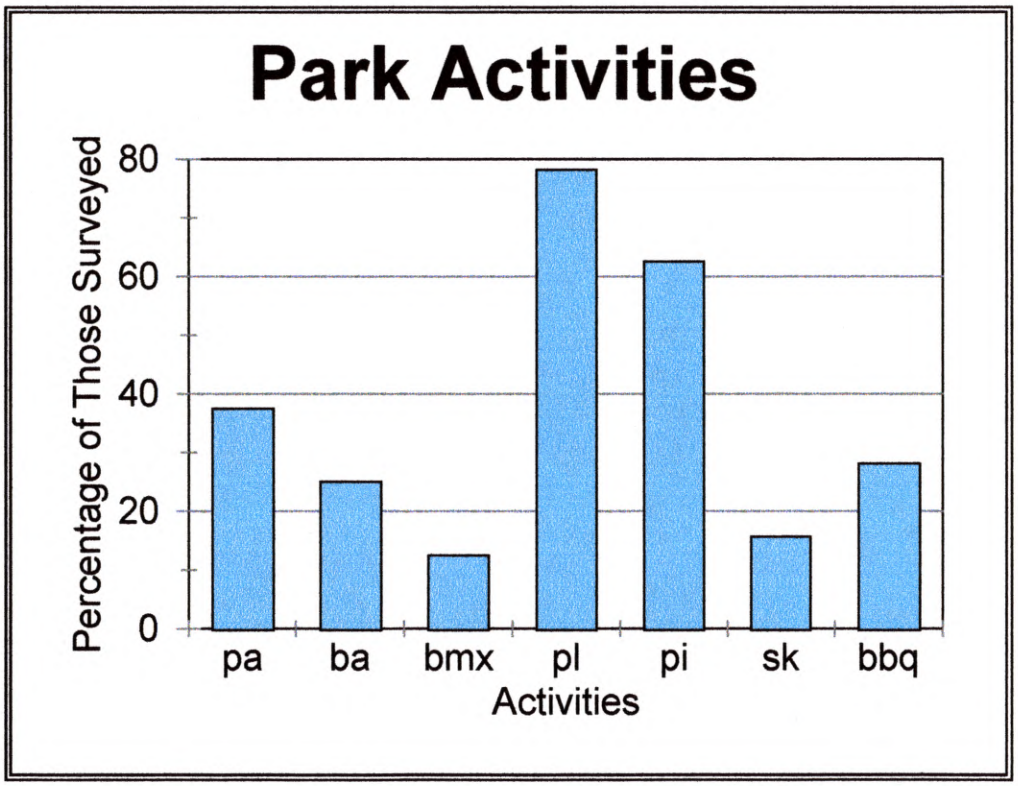
The data showed that better than 60% of those surveyed believe handicap accessibility is either important or very important.

Question #9

If the park is developed, what activities would you like the park to provide?

This question allowed the researcher to determine activities the residents would prefer to be included in the park design.

Figure #8



pa = path for running/ walking, ba = ball field, bmx = bmx/sledding hills, pl = playground, pi = picnic area, sk = ice skating, bbq = barbeque facilities

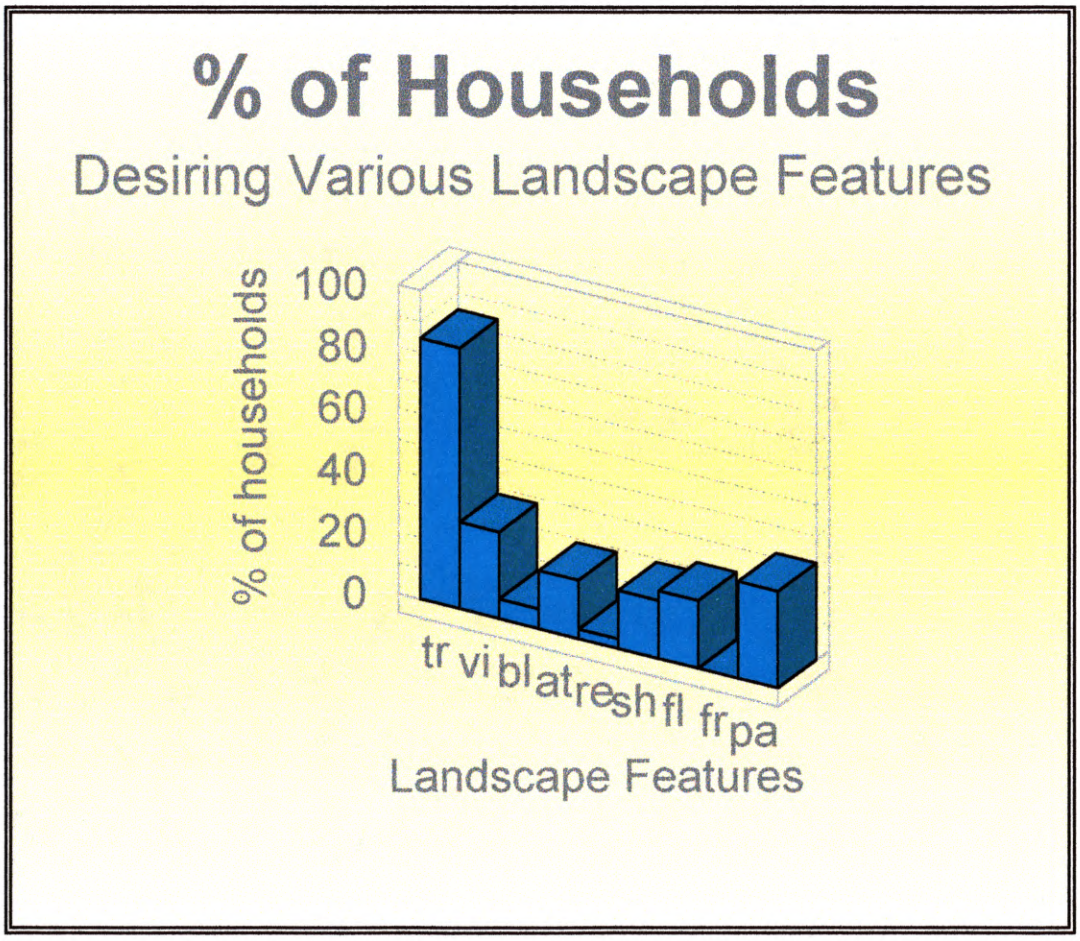
The data showed the respondents clearly think a playground and picnic area are important to them. A path for running or walking, a ballfield, and a barbeque area are next in importance, while a bmx/sledding area and ice skating are least important.

Question #10

<u>If this park is developed, what landscape considerations would be important to you?</u>

This question allowed the researcher to determine which landscape features were important to those surveyed.

Figure #9



tr = Trees to provide shade
vi = Surrounding views unobstructed
bl = Plants to block view of park
at = Plants to attract wildlife(i.e. birds)
re = Plants to repel wildlife(i.e. deer)
sh = Shrub Beds
fl = Flower Beds
fr = Fruit trees
pa = Paved paths

The data showed that of those surveyed, most wanted trees for shade. This was followed by paved paths, views unobstructed, plants to attract wildlife, and flower and shrub beds. The features least wanted by residents were fruit trees. plants to repel

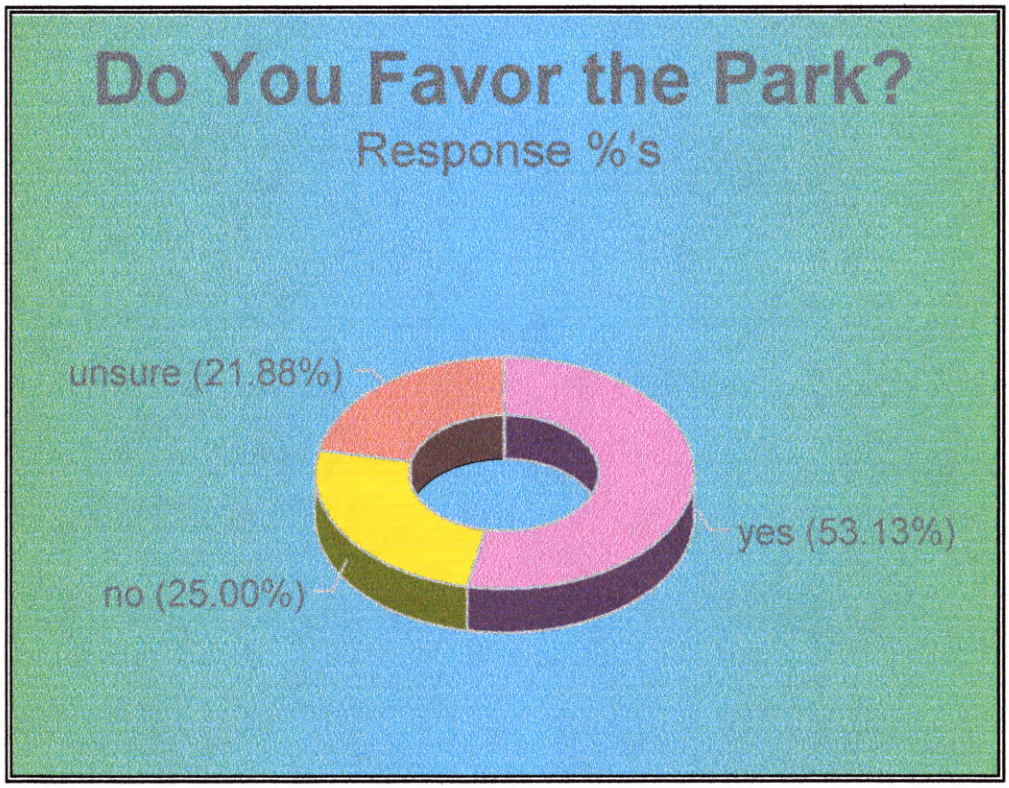
wildlife, and plants to block the view of the park from surrounding areas.

Question #11

Are you in favor of developing the park?

This question is the key question which decides if further efforts to implement a park in the sub-division proceeds or not. If a majority of the home owners do not want to invest in a park, the process ends with the survey.

Figure #10



The data shows the 53.13% of the residents do want the park while 25% do not. The remaining 21.88% were unsure.

The remaining part of question #11, dealing with residents support of an RID did

not receive enough responses to allow the researcher to determine any statistical data with any degree of confidence. The researcher did determine these results were probably due to confusion caused by the way the researcher composed the question. The researcher recommends that anyone using the survey, as a guide to composing their own instrument, attach dollars per year for a designated number of years(i.e. $85/yr. for 10 yr. or $50/yr. for 15yr.)

As stated earlier, one aspect the researcher wanted to look at was if living on one of the streets facing the park influenced whether those residents wanted the park. The researcher hypothesized that, due to the noise generated by the park and the extra vehicle traffic, those residents would be less likely to want the park. To test this hypothesis, the researcher coded the surveys sent to residents living on those streets. The following chart looks at the data collected.

Figure #11

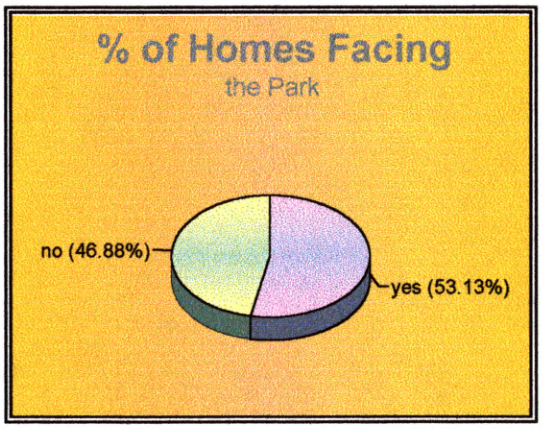
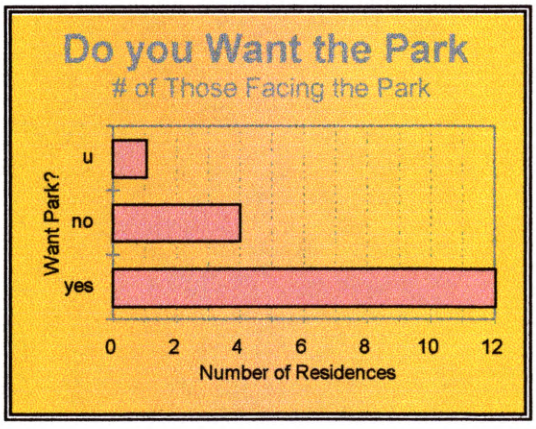


Figure #12



The data shows that, of those responding to the survey, in excess of 50% live on streets facing the park. Of those 17 respondents, 12 were in favor of the park. The data overwhelmingly rejects he researchers hypothesis.

Question #12

Do you have any comments on the park?

The following is a complete list of comments from the surveys:

- It needs to be developed with paths for kids on bikes and a quality playground. A sledding hill would be great, but not a BMX hill(they are rather ugly I think).A grassy with an amphitheater type set up for summer gatherings. A place for walking dogs would be good as well. I do like the idea of a small pond for the kids to fish in- it could provide ice skating in winter.

- Just a nice flat grassy area that works for games. No motors except maybe a path for bikes around the edge.

- A proposed park for this neighborhood is NOT logical, as every lot is nearly an acre; everyone has a yard so big that they basically own their own private park. What do we need a park(and higher taxes) for?

- If the park is developed in the right way, without a bunch of unwanted attractions, you would have more neighborhood support. Ex. BMX hills, running path. All the lots in this sub-division are 1 acre lots- have your own park in your back yard.

- Would be great for kids and families.

- We are grand parents, raising our 2 grandchildren. I feel there are enough park facilities nearby for our use, and do not really feel I would want to pay to develop in our neighborhood.

- I am very concerned about the tax implications of this possible development. I am absolutely not in favor of a RID. I am just getting the RID for the paved roads paid off.

- We're not interested in the noise, garbage, crowds, expense, upkeep, etc. that goes with a park. We live out of the city limits because it's peaceful and that's the way we'd like to keep it. Thanks but no thanks. It should be noted that on this survey, the only question answered was no, they didn't want the park.

- HAVE LIVED IN THIS HOUSE ACROSS STREET FROM AREA YOU REFER TO FOR 22 YEARS. 3 TIMES IN 22 YEARS SOME TRANSPLANT HAS PROMOTED THE DEVELOPMENT OF THIS PARK, AS LATE AS A YEAR AGO, AND THE MAJORITY OF PEOPLE HAVE FOUGHT IT.

★ WE DON'T NEED THE PARK
★ WE DON'T NEED THE EXTRA EXPENSE
★ WE DON'T NEED THE BEER PARTIES
★ WE DON'T NEED THE NOISE
★ WE DON'T NEED THE LITTER

PLEASE FIND YOURSELF A DIFFERENT PROJECT TO WORK ON IN A DIFFERENT AREA.

- Would love to have mowed grass! Anything would be great. I like the way the Figgins sub-division is developed. Something like that would be great!

- We are against the proposed park. We like the openness of the undeveloped 11 acres and the unobstructed view of Hyalite foothills. The neighborhood children use the area all year around for play the way it is. If a planned park were to be established, we could be subjected to noise, cars, lights, and debris from non-residents. We purposely purchased our home "out in the country" so to speak so that we could enjoy peace and quiet. We would like it to remain that way.

- We would like to see a lot of the park left as open space but leveled and smoothed so it can be mowed. Most is to rough to mow even with a cycle.

- We do not want the park! Sorry!

- I don't even know where it would supposedly be developed, how big, etc.,etc. It should be noted that this respondent is not the owner of his/her residence.

- County set aside area for a park, should be used for something other than a weed field.

It is obvious, from the responses to this question, that some of the residents feel strongly about this issue.

SUMMARY

The survey instrument and the data it provides are a critical step in a sub-division. It not only tells the officers of the Homeowners Association if the residents want the park and what features they wanted included, but also can be used to identify potential

problem areas and issues that need to be addressed. The survey allowed the researcher to determine that:

- A majority of those surveyed wanted the park.
- An average of 3.156 person live in each residence.
- Adults and adolescents, 6-13 years of age, are the age groups most likely to use the park.
- A high majority of those survey own the home the are living in.
- A majority of those using the park will do so on the weekend and those using it during the week are more likely to do so in the afternoons and evenings.
- The average number of hours, each household will use the park, is 1.8.
- Of those surveyed, 50% responded they would accept financing to build the park while 18.75% said no and 31.25% were unsure.
- Restrooms, lighting, parking, and handicap accessibility are the facilities deemed most important by those surveyed.
- A playground and a picnic area are the features most wanted by those surveyed.
- Of those surveyed 80% wanted trees in the park. Paved paths and unobstructed view are ranked next in importance.

CHAPTER V

THE MODEL

INTRODUCTION

In this chapter, the researcher provides step-by-step guidelines to follow in implementing a park in a sub-division. These guidelines are intended to make the process, by a sub-division, less overwhelming. There are many aspects to be considered when planning a new park. The more effort put into the planning of a park, the more successful the results will be(Rutledge, 1971).

LEGAL ISSUES

When a development company purchases property to be sub-divided they must follow state and local codes. This includes submitting a land use proposal and forms addressing environmental issues, such as flood plain, sewage and water, drainage and water run off, and wetlands, where applicable. The state code also addresses park dedication requirements, see 76-3-621. MCA. Park dedication requirements in Appendices 1(76-3-621, 1999). Part of the land use proposal is submitting a Declaration of Reservations and Protective Covenants. These Covenants must be followed by the developers while constructing the sub-division and by the residents after construction and sale of the lots(see Declaration of Reservations and Protective Covenants for Hyalite Heights in Appendices 1).

A Homeowner's Association is either set up by the planner/developer at the time

the sub-division is planned or an active community member petitions the residents in the sub-division to start one. The main purpose of the Homeowner's Association is promoting, developing, maintaining, and operating the sub-division. The Homeowner's Association is governed by a Board of Directors, elected at annual meetings. The association has the power to levy capital or operating assessments which produce the funds needed for maintaining water rights, recreation facilities, fire protection facilities, and all road maintenance, including grading, graveling, snow removal, and surfacing. The assessments are based on an annual budget which is distributed prior to the meeting and approved by a majority of the residents. Proper research and planning are essential to optimize chances the residents will vote for the park.

RESEARCH AND PLANNING

SITE ANALYSIS

A site analysis is needed to determine if there are any problems to be addressed, positive aspects to preserve and to provide information to assist in the design of which features and landscaping are possible in the park. The following is a site analysis for a park at Hyalite Heights sub-division.

Hyalite Heights is a sub-division in Gallatin County, south of Bozeman.(see map in Appendices 2). It is composed of 132 residential lots, plus a common area(see Hyalite Heights map in Appendices 2).

The area size the proposed park is to be built on is 11.2 acres and rectangular in shape. The dimensions are, 804.00 feet on the north and south sides by 605.38 feet in the east and west sides. Hyalite Heights sub-division is located between South 19th and South

3rd. There are 132 homes in the development, on one acre lots. The age group of the residents varies from toddlers to retirees. Streets on the North and South sides of the proposed park are Wildflower Way and Park View Place, respectively. On the West and East sides of the lot are designated rights of way for two future streets, Pine View and Crossroads Avenue.

The soil type is silty clay loam and has a slow water infiltration rate. The lot is almost flat with a ditch running east to west down the center of the site. The difference in elevation is about 23 feet, with a slope of 2.4% running to the north-east. The summer wind is out of the south-west and cold winter winds blow from the east(see Site Analysis in Appendices 2). The surrounding areas provide panoramic mountain views. To the north and north-east are views of the Bridger Range and the ridge behind Lindley Park is visible. The forest covered Hyalite are close to the south. Sunsets are spectacular behind the distant mountains to the west.

The site is bare with wild grasses growing in clumps and knapweed is a problem. There are also rocks throughout the site that need to be removed. The surrounding neighbors use the site right now to dump their lawn clippings and brush.

DESIGN THE SURVEY

The site analysis is used as a tool to help determine what the residents might want included in their park and designing the survey. The researcher used the site analysis to design the survey looked at in the last chapter. In addition to options specific to the site, the researcher included features popular to other parks, as possible choices for those surveyed.

DESIGN PROPOSAL

The results of the survey and the site analysis are used to design the features and facilities of the park. The following is an example design proposal, with options, for Hyalite Heights proposed park.

After grading and earth work, a multi-use summer ball field/winter ice rink would be installed on the west end of the park. The field could be sodded or seeded(which is cheaper but takes longer to see the results). The field is 350 feet by 300 feet and will be irrigated by an underground system. A water well would be located at the west side of the field, near the center of the site. For cost reasons, only the field and shrub/flower beds would be irrigated. A play ground area would be located on the north-central side of the park along with picnic/seating areas. Two berms would be constructed on the south-west corner of the site. These could be used as BMX hills in the summer and sledding hills in the winter. There would also be a berm on the perimeter of the site to reduce noise from the park. A walking path throughout the site would provide people with a place to stroll/jog and kids would have a safe place to ride their big wheels. Parking facilities would be located on the east and west ends of the park. Few trees would be installed to preserve the surrounding views. See Appendices 3 for a sample design.

PARK FEATURES

IRRIGATION

Dave Potts, Potts Drilling, estimates that a well needs to be 80 to 100 feet deep at this site. He said they would be drilling through sands and cobbles of varying tightness. The basic open-bottom well costs $18 per foot plus approximately $100 to $150 worth of

materials. A perforated well would probably be needed to provide more water for a large underground sprinkler system. Perforated wells cost an extra $175 per hour and Dave estimated it would take 3 hours to complete. The water table, in this area is 60-65 feet, possibly higher during wet years when the table is recharged. Potts Drilling believes the irrigation system needed for the field and plants would have minimal effect on the water table. The only stipulation on the location of the well would be convenience. It should be centralized if there are plans for future expansion, and it should be relatively close to a power supply to run the pump. The size and cost of the pump would be determined by the pressure needed for the irrigation system and the amount of water available(gallons per minute). The size of the pump will, in turn, determine the type of power source. The Montana Power Company estimates that a single phase wire can run a pump as large as 7.5 horsepower and would cost $7 per foot for direct underground wire. Large pumps would need an underground, three phase wire at a cost of $16 per foot.

ATHLETIC FIELD

A large grass field would support various ball games such as soccer, softball, and baseball. Minimal grading would be needed for the athletic field because the current 2.4% slope will allow for drainage. The researcher deduced from the survey that the residents weren't that interested in holding league games at the park. For that reason backstops and/or goals posts were not a part of the design. During the winter, snow could be removed from the field, used to create a berm around the field and filled with water to form an ice skating rink. The researcher recommended that two berms, 7- 10 feet high, be placed at the opposite end of the park to balance to landscape. These were suggested more as sledding/tubing hills in the winter than as BMX hills.

PLAYGROUND EQUIPMENT

The playground equipment represents a significant part of a community park, both in terms of use and financial investment. The financial investment can involve anywhere from several hundred dollars for a swing set to upwards of $40,000 or more for the ultimate play station. Considering the implied budget constraints and the nature of the community, the researcher offered three suggestions with the proposal. See pictures and prices of these three options in Appendices 3. The first, model PR-30, is a popular modal priced at $5,895. The second, designed for kindergarten to early elementary age children, is priced at $6995. Model SB-4.3 is targeted at late elementary age children and sells for $10,565. The two larger models are large enough to accommodate a number of children at the same time. It should be noted that the prices of these three models and the prices of other playground equipment do not include the costs of erecting them or providing a safe area beneath them. Allow at least double the purchase price if hiring a contractor to install them.

PARK EQUIPMENT

Proper and adequate park equipment is one of the major factors in making a visit to the park an enjoyable one. An enjoyable park can provide a place for people to come together and adds to the sense of community. Park equipment can include; picnic tables, handicap accessible picnic tables, benches, barbecue grills, litter receptacles, and bike racks. Pictures and prices for examples of this equipment has been included in Appendices 3. Usually, park equipment made from yellow pine or redwood is adequate to provide years of service, but if vandalism is a concern, thought should be given to

using aluminum products. Again, these prices do not include installation or providing the concrete pads to place and secure the equipment on.

WALKING PATH

A walking path through the park should be at least 5-6 feet wide to allow enough room for people to one pass one another without having to step off the path. The researcher recommends using a road mix media, which has some clay mixed in with the gravel so it can be compacted. It is cheap and easy to repair at $12.95 per cubic yard. It is recommended that the gravel be 4 inches deep. This allows enough for compaction and will help keep puddling problems at a minimum. A weed barrier is recommended to control weeds growing in the path. 1.5- 4 millimeter black polyethylene fabric costs approximately $0,40 to $0.60 per square yard. Edging could be used to define the walk path and help in maintenance by keeping the gravel in the path. A polyethylene edging costs approximately $1.50 per linear foot.

LANDSCAPE MATERIALS

Landscape materials will not be addressed in this model. Plants that do well in one part of the state may not do so well somewhere else, plus prices vary around the state. Prices of materials selected for a park need to be taken into consideration, when trying to determine a budget or fit into an existing budget.

LIABILITY ISSUES

According to Tyler Deleny, of First West Inc., when a development company

starts a sub-division it must possess a Performance Bond/Liability Insurance. When the Housing Association assumes control of the sub-division, it must maintain that liability insurance. When the park is developed, if the existing insurance is not adequate to cover possible claims, then a rider can be attached to the existing policy(Deleny, 1999).

FUNDING ISSUES

The Homeowners Association has several funding options. They can attempt to arrange a bank loan or apply for a RID/Improvement district loan. These would be paid for by assessments of the property owners. As stated earlier, the improvement district loans may come with restrictions. They also have the option to set up an account to be paid into, from assessments of the property owners, until the funds to implement the park are accumulated.

SUMMARY

The research and design for the implementation of a community park can be quite difficult and time consuming. Knowing what issues need to be addressed and how to address them should make the process less daunting. As stated earlier, the more planning done at the beginning of the process the better the results will be.

CHAPTER VI

CONCLUSIONS AND RECOMMENDATIONS

INTRODUCTION

The purpose of this study was to identify the guidelines and provide a model for community parks, in sub-divisions, in Montana.

Specifically, the researcher wanted to identify:

- Laws and/or regulations concerning community park development.
- Handicap accessibility issues concerning community parks.
- Liability issues that need to be addressed when implementing a park.
- How to finance the installation of a community park in Montana.
- What are the equipment/facilities options available.

CONCLUSIONS

State codes provide requirements for identifying when a developer needs to make provisions for an area to be used for park development in new sub-divisions. The developer is not required by law to install said park. It is left up to the Homeowners Association when and if the area will be developed into a park.

The Homeowners Association is not required by law to provide a handicap accessible park unless federal, state, or local funds are involved.

Liability insurance to cover the park is required to obtain a building permit.

The ways to finance building a park include, arranging a commercial loan, a loan from an Improvement District, or setting up an account to accumulate the funds needed, in advance.

Park and playground equipment offers many options and a community is only limited by the amount of money it's willing to spend.

RECOMMENDATIONS

As stated previously, careful planning can provide a recreation area the whole community can be proud of and enjoy.

Use the survey instrument to identify those features which are important to the homeowners. Emphasize those features to enhance chances the Association will vote positively on the design proposal. Avoid trying in include to much in the design proposal. People will vote against it if they think there are too many things they feel are unnecessary.

The researcher recommends that communities should look to RID/Improvement Districts as a means to finance their parks. Making a site handicap accessible is not that much more expensive and allows all people to enjoy the park.

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APPENDICES 1

LEGAL ISSUES

76-3-621. MCA. Park dedication requirements

Declaration of Reservations and Protective Covenants for Hyalite Heights

"76-3-621, MCA. Park dedication requirement.

(1) Except as provided in [section 8] or subsections (2), (3), and (6) of this section, a subdivider shall dedicate to the governing body a cash or land donation equal to:

(a) 11% of the area of the land proposed to be subdivided into parcels of one-half acre or smaller;

(b) 7.5% of the area of the land proposed to be subdivided into parcels larger than one-half acre and not larger than 1 acre;

(c) 5% of the area of the land proposed to be subdivided into parcels larger than 1 acre and not larger than 3 acres; and

(d) 2.5% of the area of the land proposed to be subdivided into parcels larger than 3 acres and not larger than 5 acres.

(2) When a subdivision is located totally within an area for which density requirements have been adopted pursuant to a master plan under Title 76, chapter 1, of this title or pursuant to zoning regulations under Title 76, chapter 2, of this title the governing body may establish park dedication vrequirements based on the community need for parks and the development densities identified in the plans or regulations. Park dedication requirements established under this subsection are in lieu of those provided in subsection (1) and may not exceed 0.03 acres per dwelling unit.

(3) A park dedication may not be required for:

(a) a minor subdivision;

(b) land proposed for subdivision into parcels larger than 5 acres;

(c) subdivision into parcels that are all nonresidential;

(d) a subdivision in which parcels are not created, except when that subdivision provides permanent multiple spaces for recreational camping vehicles, mobile homes, or condominiums; or

(e) a subdivision in which only one additional parcel is created.

(4) The governing body, in consultation with the subdivider and the planning board or park board that has jurisdiction, may determine suitable locations for parks and playgrounds and, giving due weight and consideration to the expressed preference of the subdivider, may determine whether the park dedication must be a land donation, cash donation, or a

combination of both. When a combination of land donation and cash donation is required, the cash donation may not exceed the proportional amount not covered by the land donation.

(5) (a) In accordance with the provisions of subsections (5)(b) and (5)(c), the governing body shall use the dedicated money or land for development, acquisition, or maintenance of parks to serve the subdivision.

(b) The governing body may use the dedicated money to acquire, develop, or maintain, within its jurisdiction, parks or recreational areas or for the purchase of public open space or conservation easements only if:

(i) the park, recreational area, open space, or conservation easement is within a reasonably close proximity to the proposed subdivision; and

(ii) the governing body has formally adopted a park plan that establishes the needs and procedures for use of the money.

(c) The governing body may not use more than 50% of the dedicated money for park maintenance.

(6) The local governing body shall waive the park dedication requirement if:

(a) (i) the preliminary plat provides for a planned unit development or other development with land permanently set aside for park and recreational uses sufficient to meet the needs of the persons who will ultimately reside in the development; and

(ii) the area of the land and any improvements set aside for park and recreational purposes equals or exceeds the area of the dedication required under subsection (1);

(b) (i) the preliminary plat provides long-term protection of critical wildlife habitat; cultural, historical, or natural resources; agricultural interests; or aesthetic values; and

(ii) the area of the land proposed to be subdivided, by virtue of providing long-term protection provided for in subsection (6)(b)(i), is reduced by an amount equal to or exceeding the area of the dedication required under subsection (1); or

(c) the area of the land proposed to be subdivided, by virtue of a combination of the provisions of subsections (6)(a) and (6)(b), is reduced by an amount equal to or exceeding the area of the dedication required under subsection (1).

(7) For the purposes of this section:

(a) "cash donation" is the fair market value of the unsubdivided, unimproved land; and

(b) "dwelling unit" means a residential structure in which a person or persons reside."

DECLARATION OF RESERVATIONS AND PROTECTIVE COVENANTS FOR HYALITE HEIGHTS SUBDIVISION

The following Declaration of Reservations and Protective Covenants shall be binding on: All land in the Plat of Hyalite Heights Subdivision filed in the public records of the Clerk and Recorder of Gallatin County, Montana, as described in the attached Exhibit "A".

It is further understood that these protective covenants shall be enforced by the developers and all persons, firms, corporations or associations purchasing lots from the developers pursuant to the terms as hereinafter set forth.

I

RESIDENTIAL LAND USE REGULATIONS

a. USE PERMITTED:

(1) Only one dwelling shall be permitted on a single lot.

(2) In addition to the dwelling, there may be added a private garage, guest house, and other outbuildings incidental to residential use of the premises.

(3) No single family dwelling house on any tract shall have less than one thousand (1,000) square feet of ground floor area. This is exclusive of garages, carports, porches, porches or any other addition thereto.

(4) One temporary building, such as a storage shed or shop, may be used on any tract during the course of continuous construction.

(5) No permanent dwelling building can be used as a dwelling unit house is completely enclosed and the roof is on.

(6) Written permission to use one house trailer may be given by the developers during construction of the main dwelling house. Construction must be continuously prosecuted. Permission to use trailer as a living unit will not at any time exceed eight (8) months.

(7) No store, theatre, tavern, or entertainment establishment of any kind, set up as a permanent or temporary business for the purpose of a livelihood, shall be permitted upon any lot at any time.

(8) The exterior construction of all dwelling houses shall be completed within one (1) year after the date of the start of the construction upon the same.

b. LIVESTOCK AND POULTRY: Animals and livestock may be raised, bred or kept on any part of the property, under the following conditions:

(1) That they are not kept, bred, or maintained as a commercial pursuit.

(2) No swine, poultry, horses, or wild animals may be kept upon the premises.

(3) Only two (2) domestic pets per residence.

c. STORAGE OF MATERIALS: The storage of supplies or equipment, boxes, refuse, trash, materials, machinery or machinery parts or otherwise that shall distract from the aesthetic values of the property shall be placed and stored in buildings for that purpose.

d. SIGNS: No signs of any kind shall be displayed to the public view on any part of the property, except one sign of not more than five (5) square feet advertising any portion of the property for sale, or signs used by Hyalite Heights Developers to advertise the property during the construction and sales.

e. STRUCTURAL SETBACKS: A front setback on lots shall conform to a minimum of Twenty-five (25) feet from the roadway easement line, as noted on the recorded plat to the furthermost structural projections but not including eaves, overhangs or plantings of any structure. A side setback of fifteen (15) feet and rear setback of twenty (2) feet shall be maintained from all property lines to the building line of any structure.

II

SANITARY RESTRICTION

No building or shelter, the use of which necessitates supplying water, sewage or waste disposal, shall be used as a dwelling until the water supply system, including location and construction thereof, together with location and construction of sewage or waste disposal system, shall have been approved by the State Board of Health and any other governing body having jurisdiction thereof.

III

USE OF EASEMENTS

No dwelling or improvement shall be placed on nor shall any material, equipment or refuse be placed on any part of said property within the area of the easements reserved as indicated on the plat of the property filed in the office of the Clerk and Recorder of Gallatin County, Montana, or the easements reserved and created in these Protective Covenants.

IV

NUISANCES

No noxious or offensive activity shall be carried on upon any portion of the property, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

V

GARBAGE AND REFUSE DISPOSAL

No part of the property shall be used or maintained as a dumping ground for rubbish, trash, garbage, debris or other waste, except when kept in sanitary containers, which shall be disposed of promptly.

VI

BOUNDARY FENCES

Outside boundary fences may be constructed. No barbed wire shall be used. No fence or wall higher than ten (10) feet tall shall be erected or maintained upon the property line, nor any hedge or growth higher than ten (10) feet shall be maintained upon the property lines.

VII

UNDERGROUND UTILITIES

It is expressly understood and agreed that when utility lines such as power lines, telephone lines and other similar utility lines may be placed underground by the respective utility companies, the owners of the lots will agree to have their lines placed underground and pay their respective share of the costs.

VIII

TERMS OF COVENANTS

Except as provided herein, each of the conditions, covenants, restrictions, regulations and reservations set forth herein shall continue to be binding upon Hyalite Heights Residents and upon its successors and assigns, and upon each of them, and all parties and all persons claiming under it or them, for a period of ten (10) years from the day and year first above written, and automatically shall be continued thereafter for successive periods of five (5) years each; provided, however, that the owners of sixty percent (60%) of the property which is the subject of this declaration may release all of the land so protected from any one or more of said regulations at the end of the said ten year period or any successive five year period thereafter, by executing and acknowledging an appropriate agreement or agreements in writing for such purposes and filing the same for record in the office of the County Clerk and Recorder of Gallatin County, Montana, before the expiration of the first ten (10) year period or any successive five (5) year period thereafter.

IX

ENFORCING OF COVENANTS

The grantors, and every person hereinafter receiving any right, title or interest in any tract in said property shall have the right to prevent or stop violation of any of the said restrictions by injunction or other lawful procedure in law or in equity, against the person or persons violating or threatening to violate these restrictive covenants. Any person who shall prosecute an action successfully may recover damages resulting from such violation, and it is expressly understood by all persons purchasing this property that in an action is successfully brought against him in addition to any other damages.

Failure by the grantors or any other landowner to enforce any restrictive covenants, condition or agreement herein contained shall in no event be deemed a waiver of the right to do so thereafter as to the same breach or as to one occuring prior or subsequent thereto.

Any person purchasing any property hereby expressly agrees that captioned, or any portion thereof, are invalid or void, such invalidity or voidness shall in no wise effect any other covenant, condition, or restriction.

Violation of any covenant or restriction may be restrained by any court of competent jurisdiction.

X

VOTING

For purposes of voting, it is understood and agreed that each lot shall be entitled to one (1) vote.

XI

SEVERABILITY

Invalidation of any one of these covenants, or any part thereof, by judgments or court order shall in no wise affect any of the other provisions hereof, which shall remain in full force and effect.

IN WITNESS WHEREOF, the owners and developers have executed this instrument this 20th day of May 1974.

Roger B. Hougen
Bonnie G. Hougen

Leroy W. Spain
Notary Public for the State of Montana
Residing at Bozeman, Montana
My commission expires May 26, 1974

EXHIBIT "A"

All of Blocks 1, 1-A, 1-B, 2, 3 and 4; and the North one half of Blocks 5 and 6, all in Hyalite Heights Subdivision, all according to the official plat thereof on file and of record in the office of the Clerk and Recorder of Gallatin County, Montana.

Filed for record May 29, 1974 at 2:30 P.M. in Film 24 of Miscellaneous at page 788, records of Gallatin County, Montana.

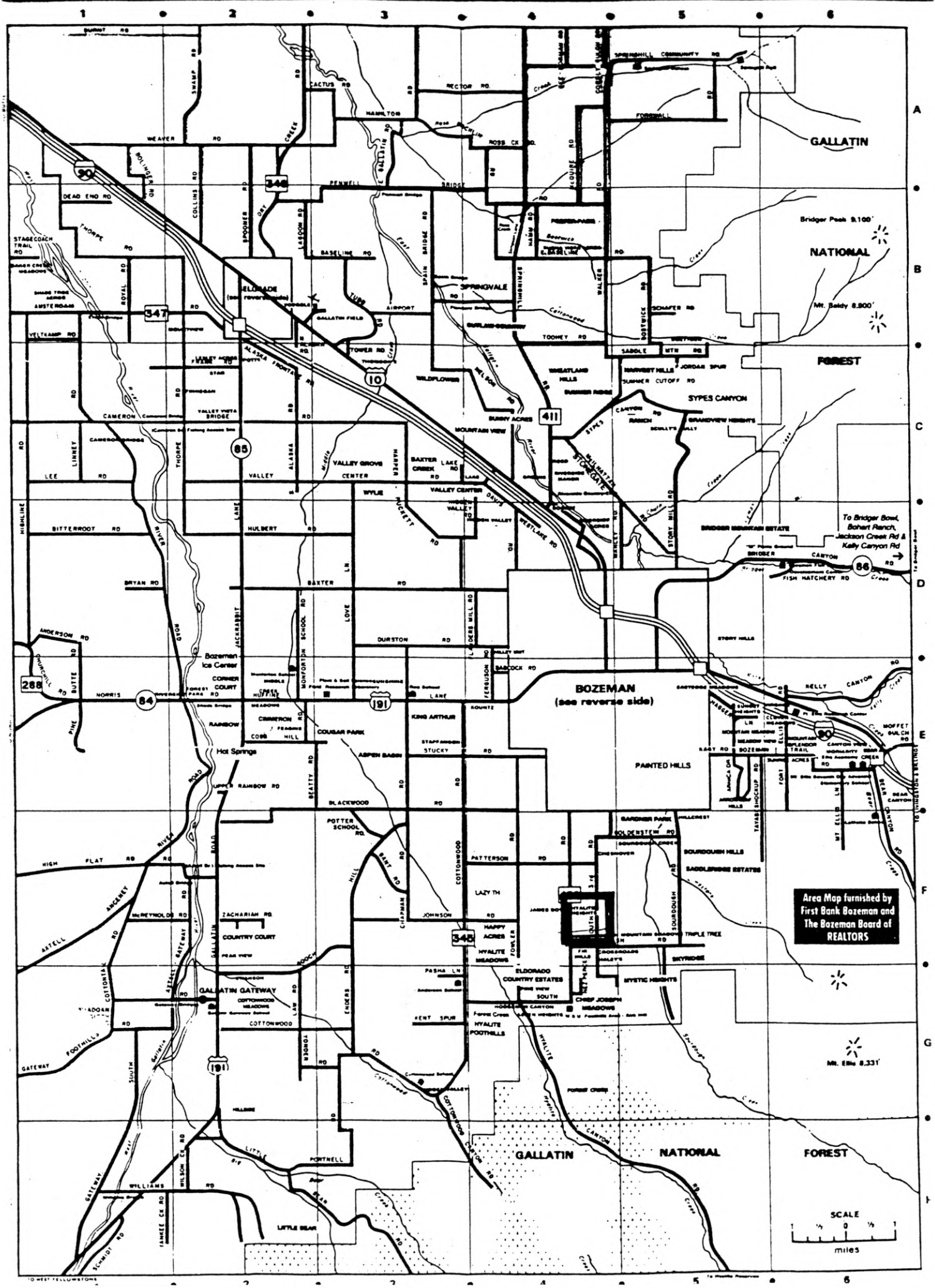
APPENDICES 2

SITE ISSUES

Area Map

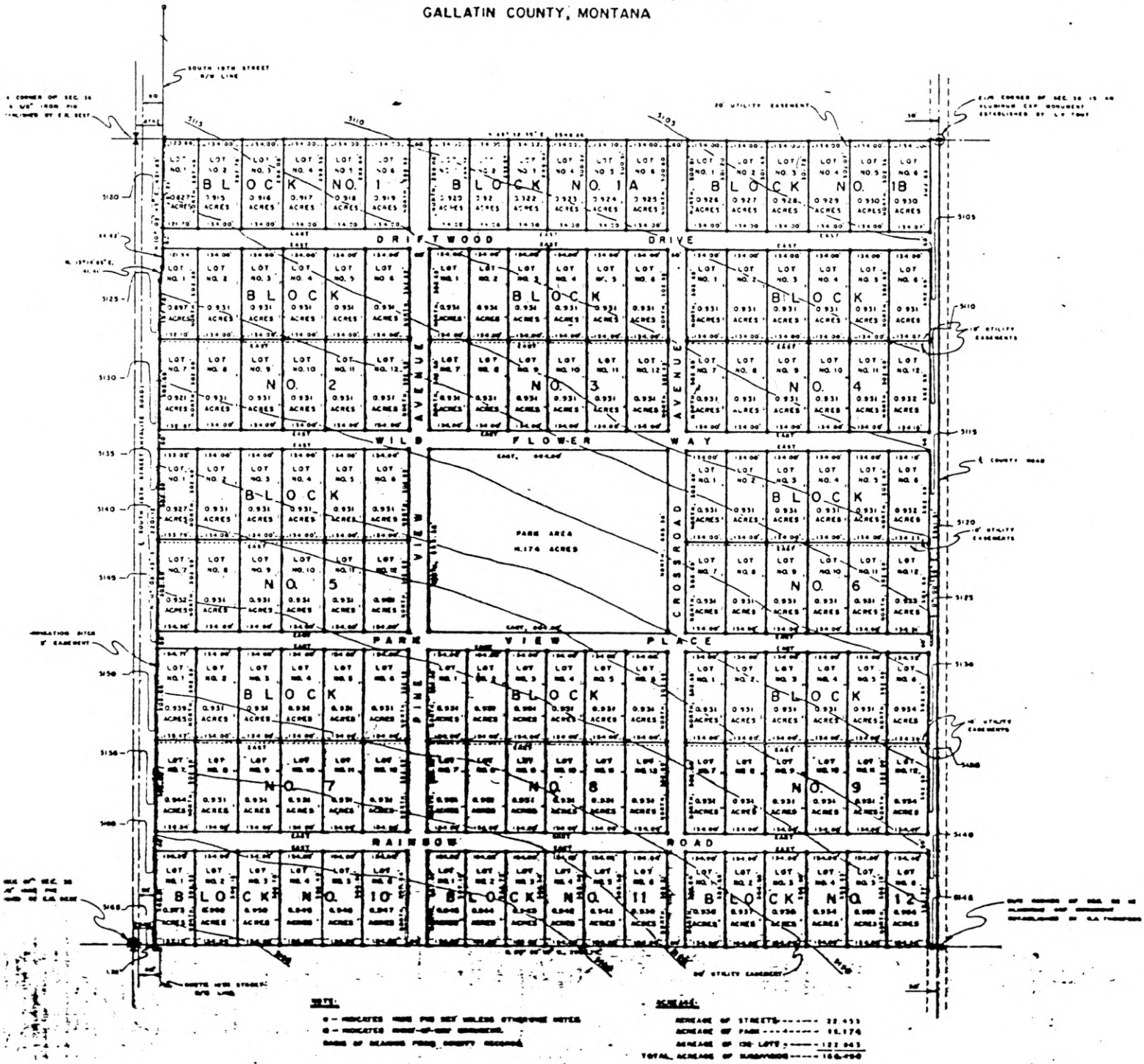
Hyalite Heights sub-division map

Site Analysis


GALLATIN
NATIONAL
FOREST
BOZEMAN
(see reverse side)
Bridger Peak 9,100'
Mt. Baldy 8,900'
Mt. Ellis 8,331'
To Bridger Bowl, Bohart Ranch, Jackson Creek Rd & Kelly Canyon Rd
Area Map furnished by First Bank Bozeman and The Bozeman Board of REALTORS
SCALE
miles

HYALITE HEIGHTS SUBDIVISION

LOCATED IN SECTION 36, T. 2 S., R. 5 E., M.P.M.,
GALLATIN COUNTY, MONTANA

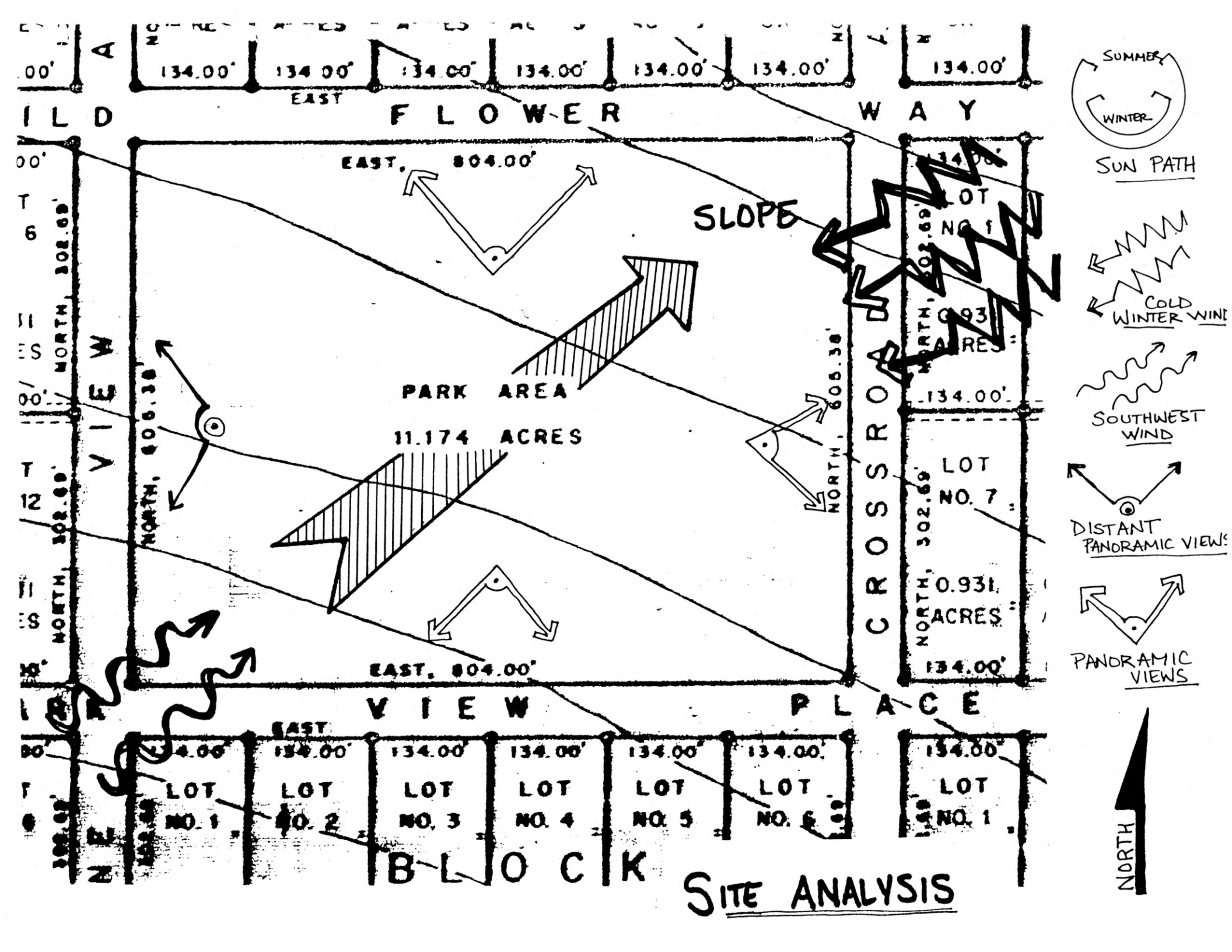


NOTE:

- ● - INDICATES 5/8" REBAR AND PLASTIC CAP SET UNLESS OTHERWISE NOTED.
- ⊙ - INDICATES FOUND MONUMENT AS NOTED.
- BASIS OF BEARINGS FROM COUNTY RECORDS.

ACREAGE:

ACREAGE OF STREETS	22.451
ACREAGE OF PARK	11.174
ACREAGE OF 126 LOTS	122.865
TOTAL ACREAGE OF SUBDIVISION	156.490



SITE ANALYSIS

APPENDICES 3

THE MODEL

THE SURVEY

Survey Cover Letter

The Instrument

The Survey Results

PARK FEATURES

Playground Equipment

Park Equipment

Sample Design

Lyle Anderson
105B Julia Martin
Bozeman, MT. 59715

Dear Hyalite Heights Resident:

I am a graduate student at MSU-Bozeman and as part of my program am conducting a survey to aid in the decision making process for the development and implementation of the proposed park in your community. Your household is one of those selected to be surveyed.

Would you kindly fill out the enclosed, short survey and return it in the enclosed, self addressed envelope? Your response would be a great asset to the decision making process plus it would give you a chance to express your thoughts on the proposed park. Our goal is to make this a park that the entire community can be proud of and pleased with.

I thank you in advance for your cooperation.

Sincerely yours,

HYALITE HEIGHTS
HOMEOWNERS ASSOCIATION
PROPOSED COMMUNITY PARK
SURVEY

Directions: Please answer or check the following question as indicated.

1) How many people live in your home?_____

2) What are the ages of all persons living in your home?
(Please indicate number of persons in each age group.)

_____ 1 yr. to 5 yr.
_____ 6 yr. to 13 yr.
_____ 14 yr. to 18 yr.
_____ Over 18 yr.

3) Do you own or rent your home? _____Rent _____Own

4) When would members of your household use the proposed park?
(Check all that apply.)

_____ Morning
_____ Noon
_____ Afternoon
_____ Evening
_____ Night
_____ During the week
_____ On the weekend

5) About how many hours per week would members of your household use the proposed park?

_____ 1-2 hrs.
_____ 3-5 hrs.
_____ 6 or more hrs.
_____ None

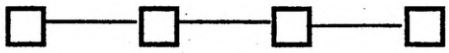
6) If the park is developed, would you favor accepting financing from the county or some other agency if it meant opening the park to individuals that do not live in Hyalite Heights?

_____ Yes _____ No _____ Unsure

7) If the park is developed, which of the following facilities should be provided at the park?
(Check all that apply.)

_____ Restrooms
_____ Pay phone
_____ Well
_____ Lights
_____ Drinking fountain
_____ Parking
_____ Handicap access
_____ Irrigation system
_____ Community compost site
_____ Other (Please specify.)_____

8) How important do you think it is for a park to be handicap accessible? (Check appropriate box.)

Very Important  Not Important

9) If the park is developed, what activities would you like the park to provide?
(Check all that apply.)

_____ A path for running/walking.
_____ A multi-use sport/ball field.
_____ BMX/sledding hills
_____ Playground _____ Ice skating
_____ Picnic area _____ BBQ facilities
_____ Other (Please specify.)_____

10) If this park is developed, what landscape considerations would be important to you?
(Check all that apply.)

_____ Trees to provide shade.
_____ Surrounding views unobstructed.
_____ Plants to block view of the park.
_____ Plants to attract wildlife. (i.e. Birds)
_____ Plants to repel wildlife. (i.e. Deer)
_____ Shrub beds.
_____ Flower beds.
_____ Fruit trees.
_____ Paved paths.
_____ Other (Please specify.)_____

11) Are you in favor of developing the park?

_____ Yes _____No _____ Unsure

If yes, would you support the development of the park through an established RID at an annual rate of:

_____ $85/yr. for ____ yr.
_____ $50/yr. for ____ yr.
_____ $25/yr. for ____ yr.
_____ $10/yr. for ____ yr.

12) Do you have any comments on the proposed park?

SURVEY RESULTS

persons	1to5	6to13	14to18	>18	own	am	noon	afternoor	evening	night	weekday	weekend	hours
4	2			2	1	1	1	1	1	0	1	1	7
4		1	1	2	1	0	0	0	0	0	0	0	0
4		2		2	1	0	0	1	1	0	0	1	4
4		2		2	1	0	0	0	1	0	0	1	1.5
4		2		2	1	0	0	0	0	0	0	1	1.5
3		1		2	0	0	0	0	1	0	0	1	4
3				3	1	0	0	0	0	0	0	1	1.5
5		3		2	1	0	0	0	0	0	0	0	0
4		1	1	2	1	0	0	1	1	0	1	1	4
4		2		2	1	0	0	1	1	0	1	1	4
2			1	1	1	0	0	0	0	0	0	0	0
4		2		2	1	0	0	0	1	0	0	1	1.5
5	1	2		2	1	0	0	1	1	1	1	1	4
3	1			2	1	0	0	0	0	0	0	0	0
4		1	1	2	1	0	0	1	1	0	1	1	7
3			1	2	1	1	1	1	1	1	1	1	4
3			1	2	1	1	1	1	1	1	1	1	1.5
2				2	1	0	0	0	1	0	0	1	4
2				2	1	0	0	0	0	0	0	0	0
2				2	1	0	0	0	1	0	1	1	1.5
5	2	1		2	1	1	1	1	1	0	1	1	7
5			2	3	1	0	0	0	0	0	0	1	4
2				2	1	1	0	0	1	0	1	1	4
2				2	1	0	0	0	0	0	0	0	0
1				1	0	0	0	0	0	0	0	1	1.5
2				2	1	0	0	0	0	0	1	0	4
3	1			2	1	1	0	1	0	0	0	1	4
2				2	1	0	0	1	1	0	1	1	1.5
4	2			2	1	1	0	1	0	0	0	1	7
3		1		2	1	0	0	1	1	0	1	1	7
3				3	1	1	0	0	1	1	1	1	7

SURVEY RESULTS

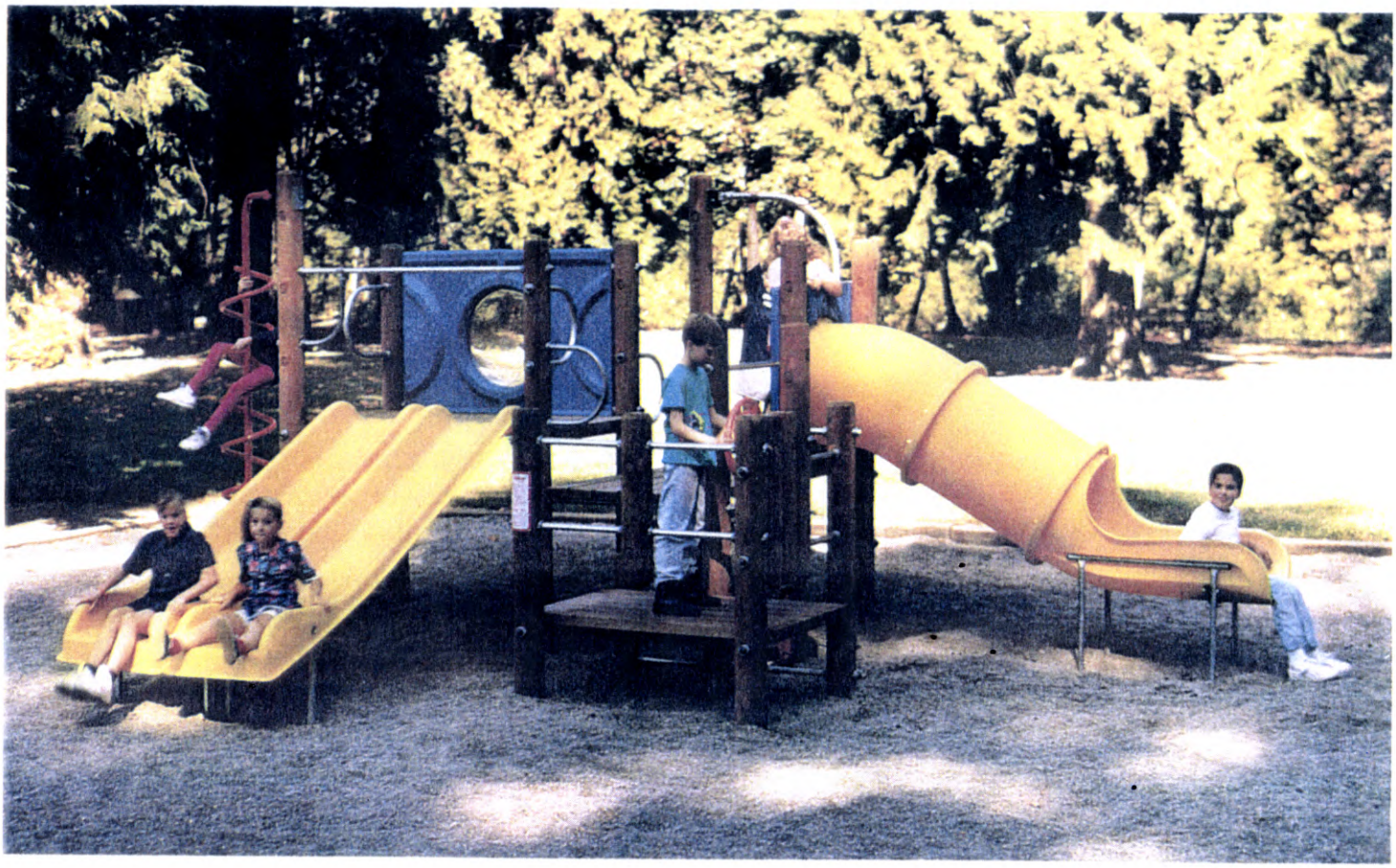
others	restroom	phone	well	lights	compost	drink founta	parking	handicap acce	irrigation	handicap	path	ball field
y	1	0	0	1	0	1	0	1	0	4	0	0
n	0	0	0	0	0	0	0	0	0	1	0	0
y	0	0	0	1	0	1	1	1	0	3	0	0
u	0	0	0	0	0	0	0	0	0	3	0	0
y	0	0	0	0	0	0	0	0	1	1	0	0
y	1	0	0	1	0	0	1	1	0	2	0	0
u	1	0	0	1	0	1	0	0	1	2	0	1
n	0	0	1	0	0	0	0	0	1	3	0	0
y	1	0	1	1	0	1	0	0	0	2	0	0
u	0	0	0	1	0	0	1	1	0	2	0	0
u	0	0	0	0	0	1	1	0	0	4	1	0
y	1	0	0	1	0	0	1	1	0	2	0	0
u	0	0	0	0	0	0	1	1	0	3	0	0
n		0	1	0	0	0	0	0	0	1	0	0
y	0	0	1	0	0	0	0	1	0	3	0	1
y	0	0	0	1	0	0	0	0	0	3	0	1
u	0	0	0	0	0	0	1	0	1	2	1	0
y	0	0	0	0	0	0	0	0	0	4	0	0
n	0	0	0	0	0	0	1	0	0	2	1	0
y	1	0	1	0	0	1	1	1	1	3	1	0
y	1	0	0	0	0	1	1	1	0	3	1	0
u	0	0	0	1	0	0	1	1	0	3	0	0
y	1	0	1	0	0	0	0	0	1	3	1	0
n	0	0	0	0	0	0	0	0	0		0	0
u	0	0	0	0	0	1	1	0	0	3	1	0
u	0	0	0	0	0	0	0	0	0	3	1	0
u	1	0	0	0	0	0	0	1	0	4	1	1
y	1	0	1	1	1	0	0	1	0	4	1	1
y	1	0	1	0	1	1	0	0	1	4	1	1
y	1	0	1	1	1	1	0	1	0	4	1	1
y	0	0	1	1	0	0	1	1	1	4	0	1

SURVEY RESULTS

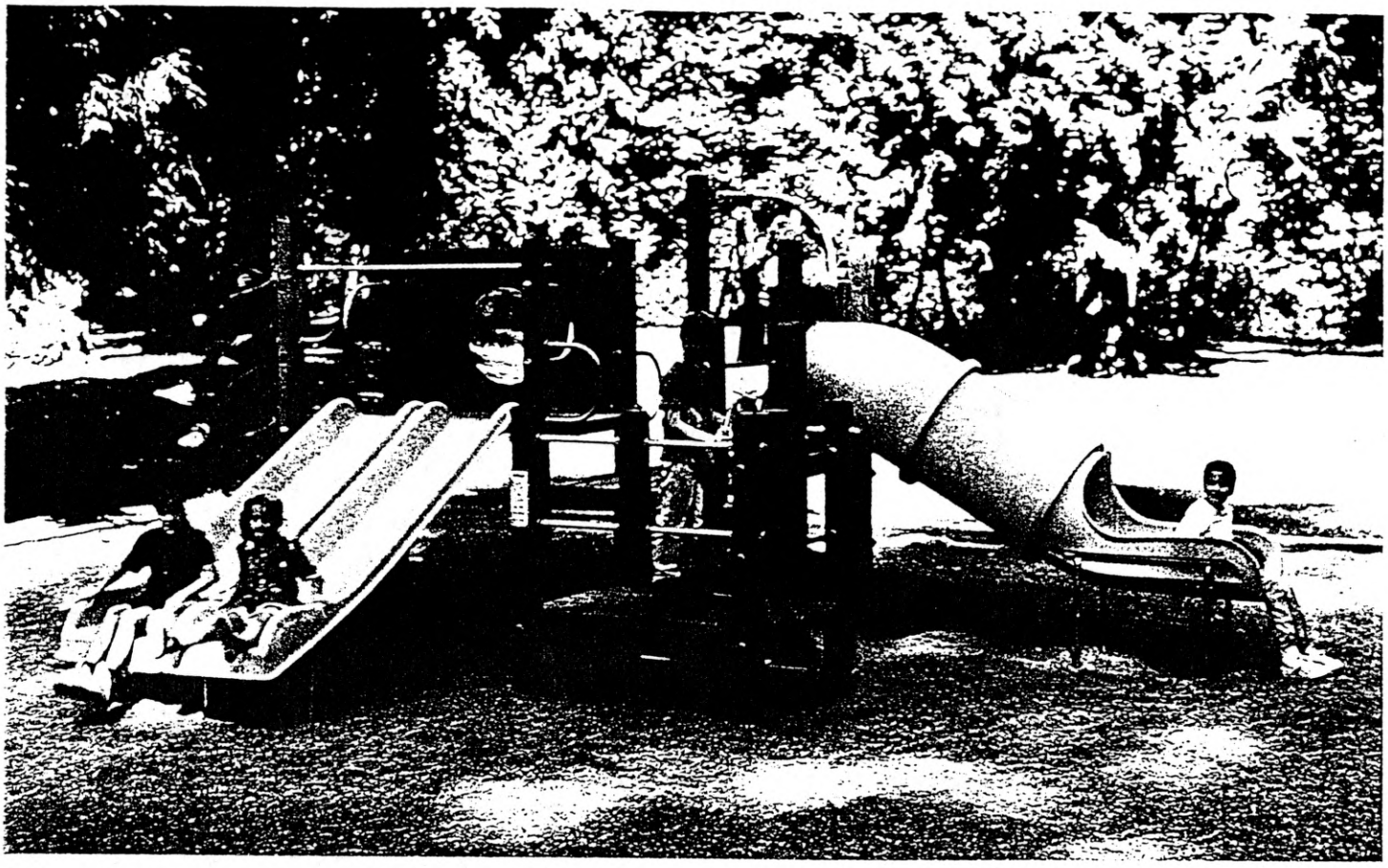
bmx hills	playgroun	picnic	skating	bbq	trees	views	block vie	wildlife	anti- wildli	shrubs	flowers	fruit trees	paved
1	1	1	0	0	1	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	1	1	0	0	1	1	0	0	0	1	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	1	0	0	0	1	0	0	0	0	0	0	0	0
0	1	0	0	0	1	0	0	0	0	0	0	0	0
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0	1	1	0	1	1	1	0	1	0	1	0	0	0
0	1	1	0	1	1	1	0	1	0	1	1	0	0
0	10	0	0	0	1	0	0	0	0	0	0	0	0
0	0	0	1	0	0	1	0	0	0	0	0	0	0
1	1	1	0	0	1	0	0	0	0	0	0	0	0
1	1	1	0	0	1	1	0	0	0	0	0	0	2
0	1	1	0	0	1	1	0	0	0	0	0	0	0
0	0	0	0	0	1	0	0	0	0	0	0	0	1
0	1	1	0	0	1	1	0	0	0	0	0	0	0
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0	1	0	0	0	1	0	0	0	0	0	0	0	1
0	1	1	0	0	1	0	0	0	0	1	0	0	1
0	1	1	0	0	1	1	0	0	0	0	1	0	1
0	1	1	0	1	1	0	0	0	0	1	1	0	1
1	1	1	0	1	1	0	1	0	0	1	0	0	1
1	1	1	1	0	1	0	0	0	0	0	0	0	0

SURVEY RESULTS

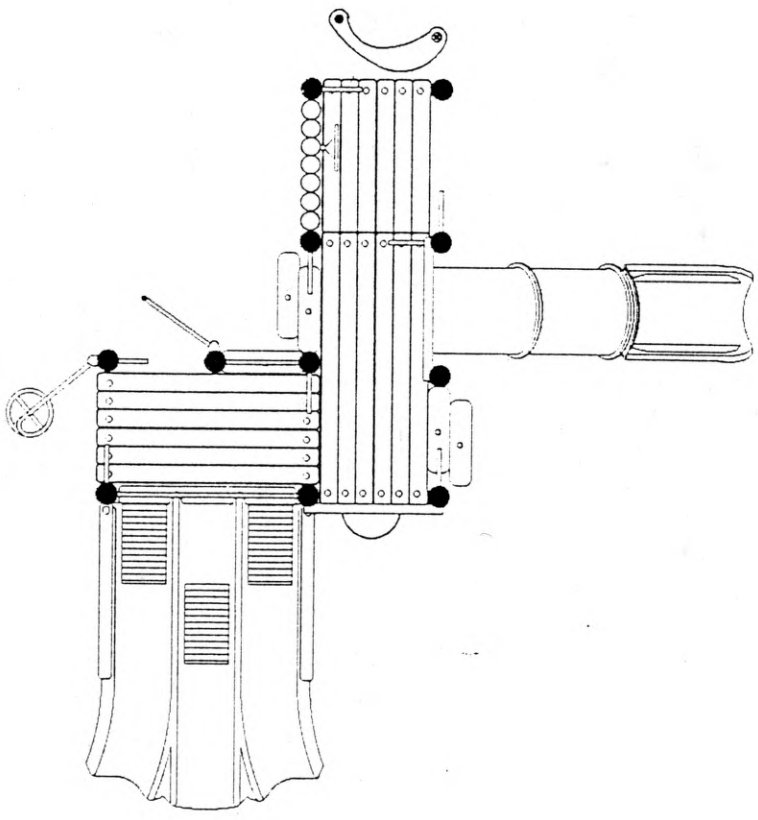
wantpark	ridrate	ridyr	face park
y	25	10	0
n			1
n			1
u			0
u			0
n			0
u			0
y	25	10	0
n			0
y	?	?	0
u			0
n			0
u			0
u			0
n			0
y	50	5	1
y	59	10	1
y	85	?	1
y			1
n			1
y	50	20	1
y	50		1
y	85	1	1
y	85	10	1
n			1
u			1
y	25		1
y	50		1
y	50		0
y	50	15	0
y	85	10	1
y	50	20	1







PR-30.4 A perennial favorite. Especially suited to compact sites, this structure delivers sliding and climbing in every direction. Cool to the touch polyethylene components add bold splashes of color.



PlayActivity

3 Decks
1 Triple Plastic Slide
1 Straight BigTube Slide (3 Segment)
1 Slide Pole
1 BigWheel
1 Bubble Panel
2 Climbing Tires
1 Curly Climber
1 Log Wall
9 Handhold Pipe Bends
5 Step Logs
2 Step Tires

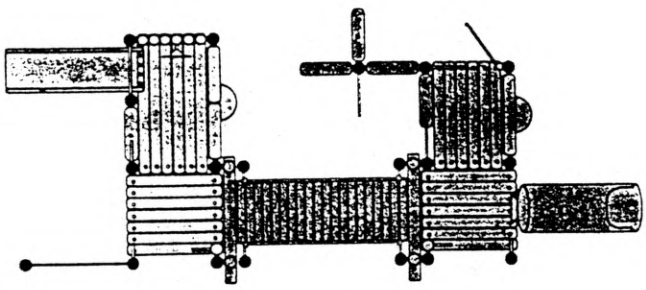
$5,895.00

Structure size: 20' x 21'
Space required: 34' x 35'

Many improvements due to USCPSC compliance; refer to site plans.



SB-11.3abc When we decided to remove this structure from our catalog, we discovered it was so popular that educators sought old catalogs to find it. The reason is simple: The SB-11.3abc sturdily meets the needs of kindergarteners as well as early primary students. We've improved this version with bubble panel enclosures, safe plastic slides, a stimulating "clatterbridge" and smooth deck boards.



Structure size: 12' x 27'
Space required: 24' x 41'

- Phase a
- Phase b
- Phase c

PlayActivity

SB-11.3a

2 Decks
1 Plastic Slide (22" x 6'-0")
1 BigWheel
1 Bubble Panel
1 Climbing Tire
2 Handhold Pipe Bends
1 Horizontal Step Board
1 Log Wall
1 Low Horizontal Bar

SB-11.3b

2 Decks
1 Inclined Poly Double Tunnel
1 Slide Pole
5 Climbing Tires
1 Bubble Panel
4 Handhold Pipe Bends
1 Horizontal Step Board
1 Crawl Through Panel
1 Pipe Barrier

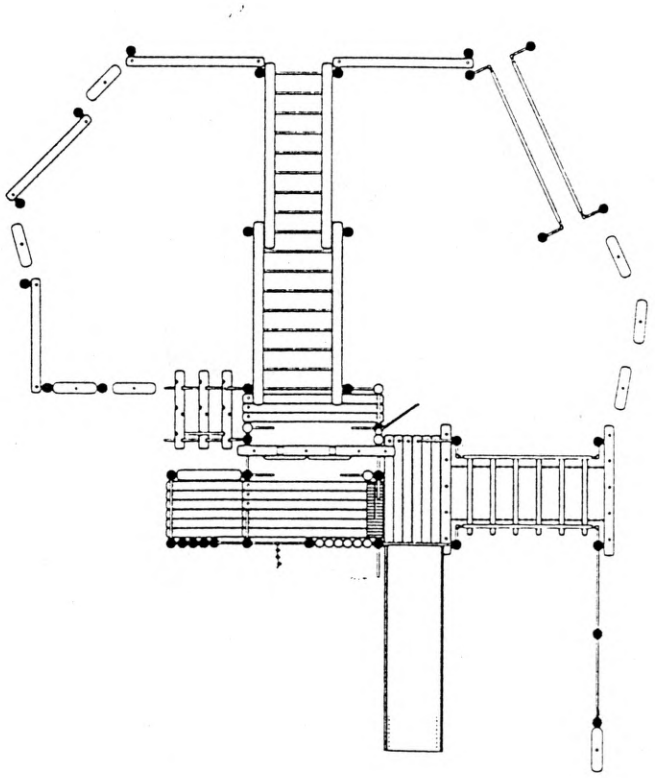
SB-11.3c

1 Log Suspension Bridge
2 Accessible Bridge Railings

$6,995.00



SB-4.3 This fitness oriented structure is designed for upper elementary and middle school children. Plenty of challenging activities are included and fun events such as the wide slide, slide pole, and vertical tire net are also supported from its large decks.



PlayActivity

5 Decks
1 Stainless Steel Slide (3' x 12'-0")
1 Slide Pole
4 Accessible Bridge Railings
4 Balance Beams
2 Climbing Tires
1 EZ Deck Step
12 Handhold Pipe Bends
2 High Horizontal Bars
1 Horizontal Overhead Ladder
1 Inclined Cable Rope with Knots
1 Inclined Chain Log Ladder
1 Inclined Log Climber
1 Inclined Overhead Ladder
1 Log Wall
1 Parallel Bars
4 Step Logs
6 Step Tires
1 Vertical Tire Net (6 Tires)
1 Window Panel

$10,565.00

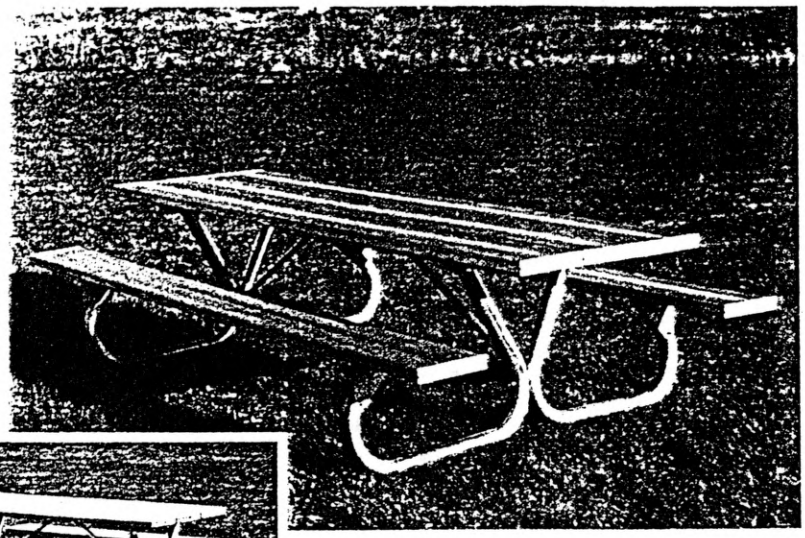
Structure size: 34' x 37'
Space required: 46' x 51'

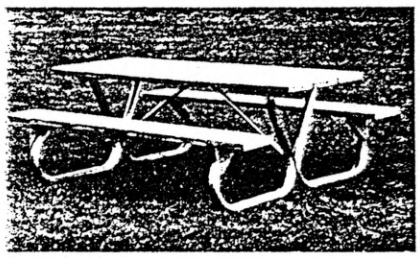
BOLTED FRAME TABLES

2BG Series

2 ⅜" O.D. Bolted Frame
Galvanized Tube

Our popular "2 BG" model is a heavy duty table at a reasonable price. It is made from 2⅜" O.D. high strength galvanized tube for greater resistance to vandalism and many years of service. Cross braces are 1⅝" O.D. galv. tube and seat brackets are 10 ga. galv. steel. Purchase as frame set only or complete with your choice of planking.





◄ Model #62BGW ▲ Model #82BGA

6 Ft	Model	Wt.
Frame, galv.	682BG	90
Wood	62BGW	215
Aluminum	62BGA	150
Fiberglass	62BGF	215
Vin. Plastisol	62BGVP	210
Rec. Plastic	62BGRP	291

8 Ft	Model	Wt.
Frame, galv.	682BG	90
Wood	82BGW	250
Aluminum	82BGA	170
Fiberglass	82BGF	250
Vin. Plastisol	82BGVP	240
Rec. Plastic	82BGRP	336

Extra Rugged
And Versatile!

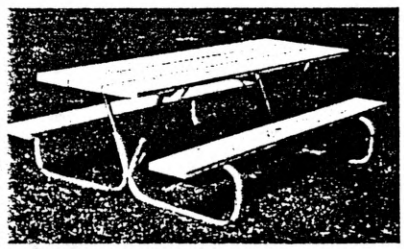
Five Plank Choices Fit All Our Frames!

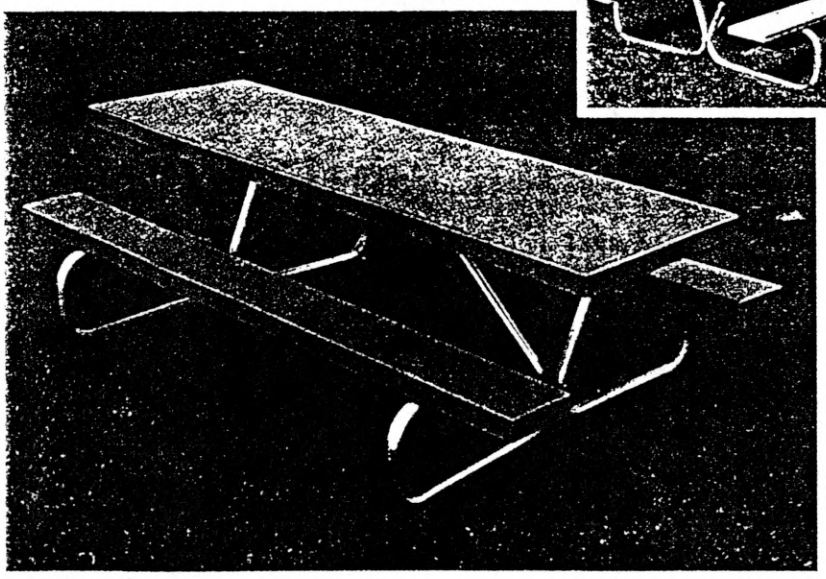
• Wood • Aluminum • Fiberglass • Vinylast Plastisol • Recycled Plastic

(See Page 3 for More Details)

Heavy Duty
Yet, Economical!

Model #6BGF ▼ Model #6BGW ►





6 Ft	Model	Wt.
Frame, galv.	68BG	75
Wood	6BGW	200
Aluminum	6BGA	135
Fiberglass	6BGF	200
Vin. Plastisol	6BGVP	195
Rec. Plastic	6BGRP	270

8 Ft	Model	Wt.
Frame, galv.	68BG	75
Wood	8BGW	235
Aluminum	8BGA	155
Fiberglass	8BGF	235
Vin. Plastisol	8BGVP	225
Rec. Plastic	8BGRP	325

BG Series

1 ⅝" O.D. Bolted Frame
Galvanized Tube

The "BG" model has attractively designed legs formed from strong 1⅝" O.D. galvanized high strength tube. The extra wide base design helps give added tip resistance. Cross braces are 1⅝" O.D. galvanized tube. Purchase as frame set only or complete with your choice of planking.

HANDICAP accessible model has 8 ft. top (centered) and 6 ft. seats. To order use 8' model no. and price, then add "HC".

Catalog Supplement Introducing...

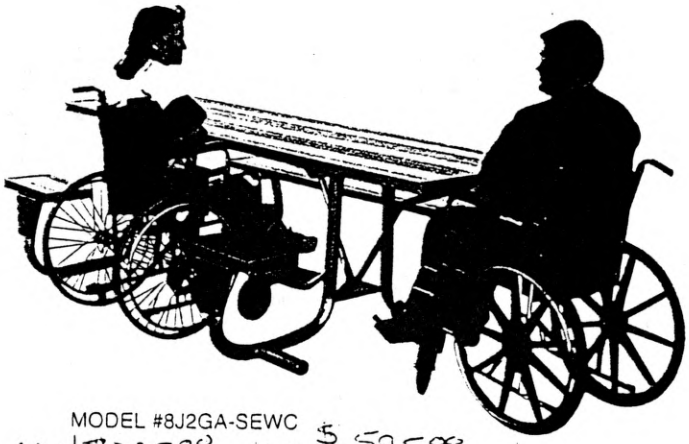
Kay Park Recreation
America's Finest For 40 Years

...some new products for the physically challenged



MODEL #6J2GA-SWC

Wood $265.00 ALUM $488.00



MODEL #8J2GA-SEWC

Wood $295.00 ALUM $595.00

NEW! IMPROVED! WHEELCHAIR ACCESSIBLE PICNIC TABLES with a better approach to meeting ADA requirements!

Notice the convenient SIDE ACCESS for wheelchairs in addition to the traditional end access. Having an individual seat on each side allows the person in a wheelchair to feel more like part of the group.

Because END ACCESS requires a 24" overhang at one end of the table top, it can easily cause a table to be up-ended if someone sits on that end. Kay Park has addressed this concern by welding anti-tip supports to the side of the table legs. This method places the outer bearing point closer to the end of the table. The result is a picnic table with end access that is less hazardous to the general public than other designs!

These new models are designed so you can have wheelchair access from the side, end, or both on the same table! Knee and toe clearance on the tables is 24", width clearance is 30", with 29" under the table top.

The table frames are made of heavy welded 2 3/8" O.D. schedule 40 pipe with hot-dip galvanized finish. The tops and seats are shown here in aluminum, but are also available in wood, fiberglass, PVC vinylast plastisol coated expanded metal and recycled plastic. You can find these and other model numbers and prices in our price list. (Patents Pending)



MODEL # AFG80-WC

WHEELCHAIR ACCESSIBLE FIRE RINGS are here! They are fully ADA compliant and easy to use! All you do is set them in place, fill them with crushed rock or dirt to the appropriate fire-building level, (at least 9" above the ground) and you have accessible fire rings at your facility!

The AFG80-WC has a cooking grate that adjusts to four levels between 19" and 24".

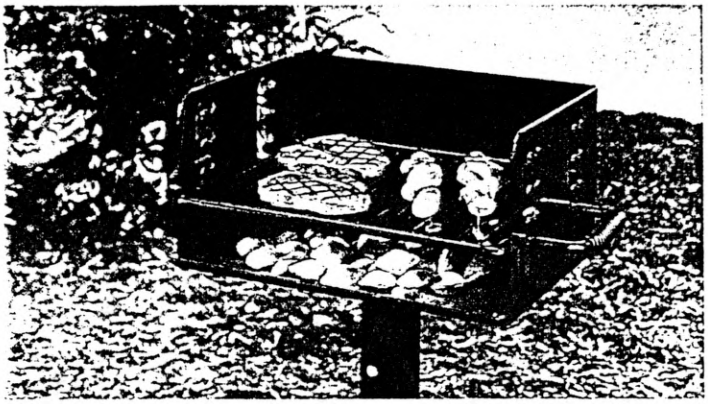
The FR1830-WC has a cooking grate that flips back for easier fire-building and the unit is 18" high.

These units are made of 3/16" thick steel. Cooking grates are 1/2" steel bars welded on 1" centers. Both are finished with non-toxic, heat and rust-resistant black enamel. Spade anchors stakes hold them firmly in place.

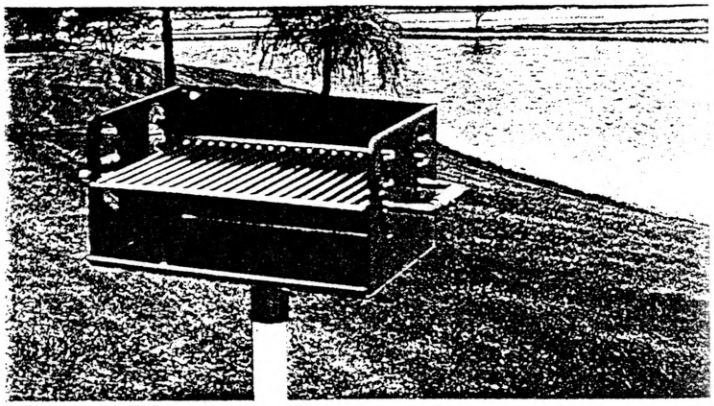


MODEL # FR1830-WC

PEDESTAL GRILLS



SB1635, 3½" Black Pedestal, Wt. 82 Lbs. $94.00



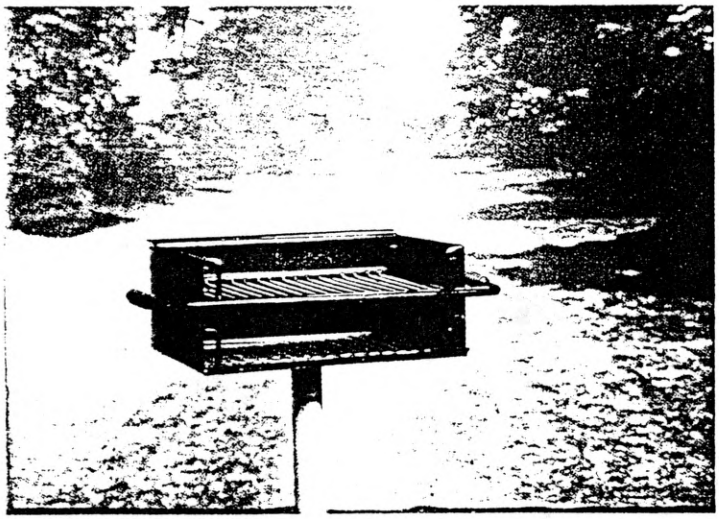
$84.00 **SB16,** 2⅜" Std. Galv. Pedestal, Wt. 80 Lbs.

America's Favorite for many years. It is our most vandal-resistant pedestal grill. The 20"W x 15"D x 10"H fire box is made of ⅜" thick steel with a continuous weld type construction. A formed ash lip provides extra reinforcement and helps retain coals in the fire box. The 300 sq. in. cooking grill is ½" steel bars welded on 1" centers and adjusts to 4 heights in the anti-theft designed slots. The grill handles have heavy-duty cool spring grips designed for public use. This unit comes standard with rounded corners, drain holes, and 360 degree rotation on a 41" long theft resistant pedestal. The standard finish is non-toxic, heat and rust-resistant black enamel. Two pedestal choices.

Grill Options *(on this page)*

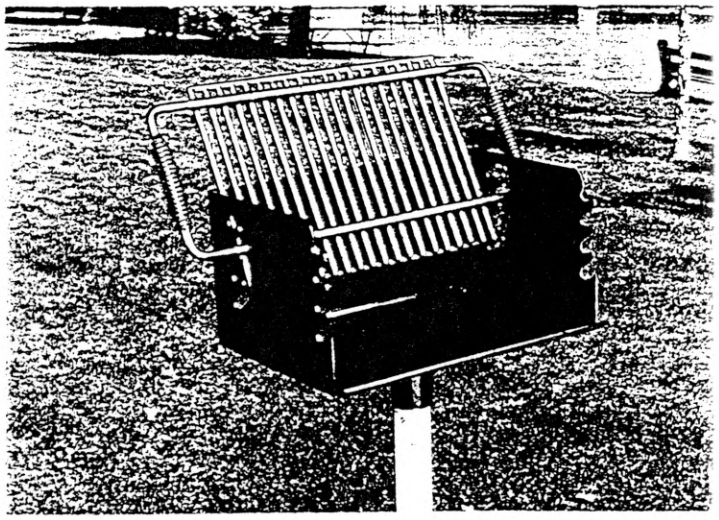
Hot Dip Galv. Body with standard black cooking surface.

Utility Shelf 8" x 20" x ⅜" (painted black) bolts onto rear.



MB16 GRILL is an excellent choice for any public area. The fire box is an all-welded construction of 3/16" thick steel and measures 20"W × 14"D × 8"H. A formed ash lip on the front helps prevent coals from falling out and reinforces the fire box. The 280 sq. in. grill surface is fabricated of ½" steel bars welded on 1" centers. The non-removeable grill is adjustable to 4 positions with heavy-duty cool spring handles designed for public use. This grill has a non-toxic, heat and rust-resistant black enamel finish and mounts on a 2⅜" O.D. galvanized pedestal 41" long. It rotates 360 degrees, has a theft-resistant design and weighs 76 lbs.

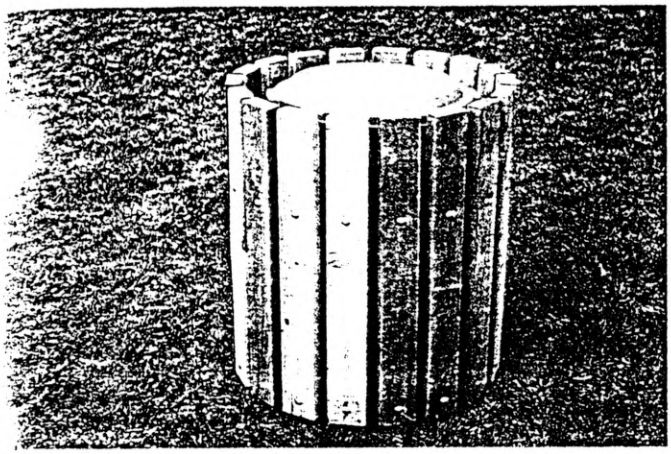
MB14 GRILL is of the same design as above, but with a ¼" thick steel fire box and weighs 87 lbs. $89.00



SF16 GRILL is very practical and designed similar to the SB16. Thi model has a theft-resistant cooking grate that not only adjusts to 4 levels but also flips back for easier fire starting. The grill is fabricated of ½ steel bars welded on 1" centers with non-removeable heavy-duty coo spring handles designed for public use. This unit is 20"W × 15"D × 10"H and gives 300 sq. in. of cooking surface. The 3/16" thick steel fir box has a continuous weld type construction. An ash lip helps retain coal and reinforces the fire box. Standard finish is non-toxic, heat and rust-re sistant black enamel. Other standard features are rounded corners, drai holes and 360 degree rotation on a 2⅜" O.D. × 41" long galvanize pedestal. This unit is theft-resistant and weighs 80 lbs.

$89.00

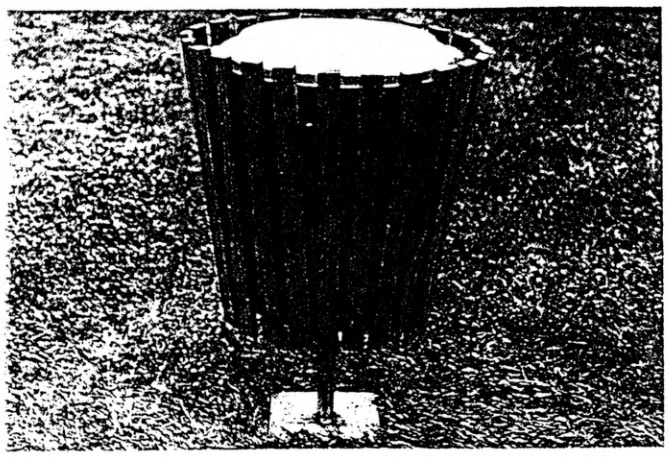
LITTER RECEPTACLES



132LR LITTER RECEPTACLE provides an attractive holder for your 32 gal. trash cans. Either CCA pressure treated No. 1 Southern Yellow Pine or clear Redwood 2" × 4" slats are available. The steel rings are 3/16" × 1½" and the base is 3/16" steel. Both are finished in black rust-resistant enamel. 2⅜" O.D. galvanized post for stationary mounting is standard. (Portable bases are available, please inquire.) Units can be purchased with or without plastic can and lid. Galvanized cans and lids and dome type lids also available, please see price list. **RECYCLED PLASTIC** slats are available.

Slat Type	With Can	Wt.	Without Can	Wt.
SYP-CCA	132LR-SYPC	118	132LR-SYP	110
Redwood	132LR-RRWC	118	132LR-RRW	110
Recycled Plastic	132LR-RPSC	156	132LR-RPS	148

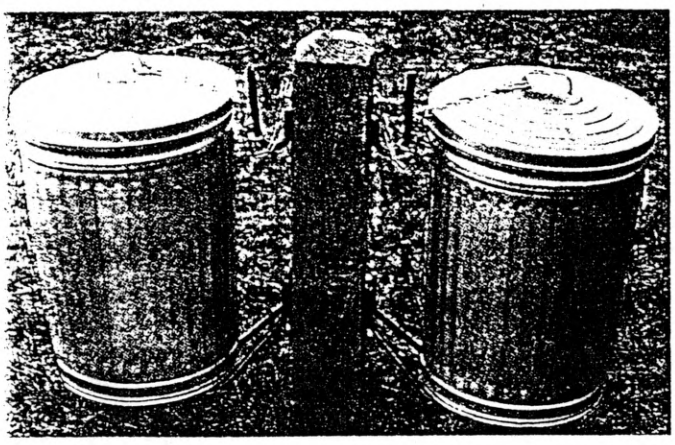
$137.00



SLR24 RECEPTACLE for your 20 gal. trash cans has 24 walnut stained 1" x 2" slats which are CCA pressure treated No. 1 Southern Yellow Pine. Slats are attached from the inside, which gives the outside its smooth and neat appearance. The frame consists of 3 steel rings which are supported by 4 full-height ½" diameter steel uprights that are welded into a solid unit. The finish is rush-resistant dark brown enamel. Our standard model has a 1⅝" x 24" long galvanized post for stationary mounting. (Portable bases, as shown, are available, please inquire.) Units can be purchased with or without plastic can and lid. Galvanized cans and lids and dome type lids also available, please see price list.

With Plastic Can		Without Can	
SLR24C	47 lbs.	SLR24	39 lbs.

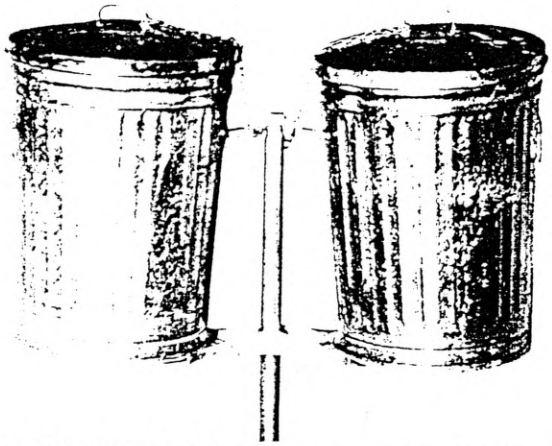
$133.00



TIMBER CANPOST Receptacle Holder by Kay Park provides an attractive way to keep refuse containers off the ground. Wood post is 6" × 6" CCA treated and kiln dried No. 1 grade Southern Yellow Pine. Steel arms support cans, and chains are provided to prevent loss of can lids. Timber canposts are mounted stationary, do not allow leaves and debris to collect around cans, and are easy to mow around. Holds any size containers. Galvanized cans and lids are available, please inquire.

$63.00

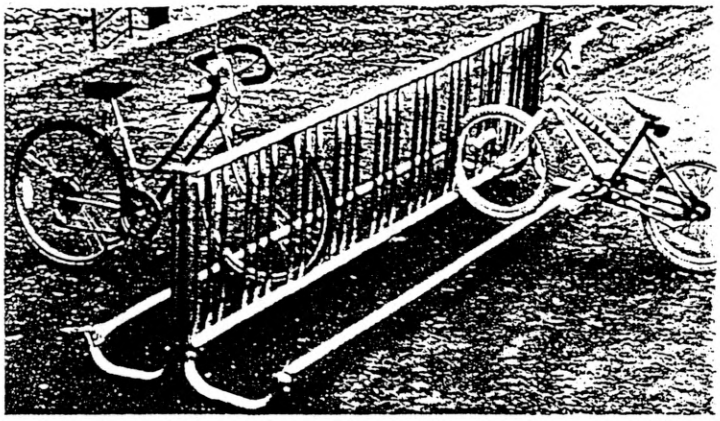
Double Canpost:	Wt.	Single Canpost:	Wt.
Model CPW-D	58 lbs.	Model CPW-S	50 lbs.

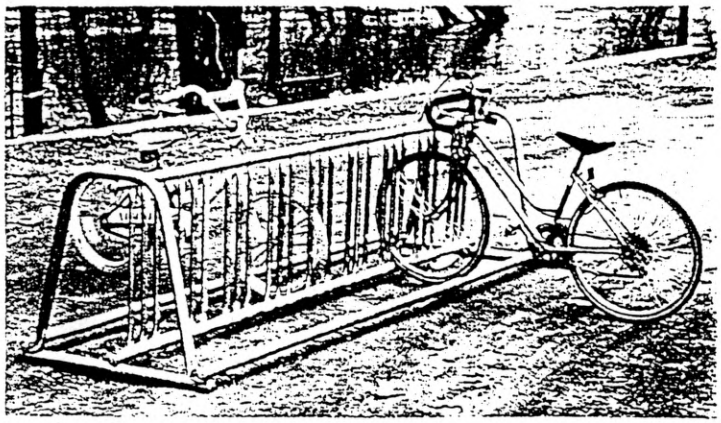


GALVANIZED CANPOST Receptacle Holder will hold any size containers neatly and firmly. The post is 1⅝" O.D. galvanized steel tubing whch can be permanently mounted in a concrete base. A chain is provided to prevent loss of lids. The base is made of maintenance-free cast aluminum. Cans rest on base rather than hang by handles. Unit is available in single or double can holders. Galvanized cans and lids are available, please inquire.

$59.00

Double Canpost:	Wt.	Single Canpost:	Wt.
Model CAP-D	8 lbs.	Model CAP-S	7 lbs.





"J" FRAME VERTICAL STYLE BIKE RACK has sturdy vertical bar design that will meet your bicycle parking needs anywhere. The all galvanized structure is made of 1⅝" O.D. pipe frame with 1" O.D. tube stalls. These bike racks are available in many lengths with either double or single side loading.

Model	Length	Spaces	Sides	Wt.
1051	5'	4	Single	60
1052	5'	8	Double	73
1081	8'	7	Single	88
1082	8'	14	Double	98
1101	10'	9	Single	92
1102	10'	18	Double	120
1161	16'	14	Single	131
1162	16'	28	Double	184
1201	20'	18	Single	174
1202	20'	36	Double	244

"A" FRAME VERTICAL STYLE BIKE RACK has the same sturdy stall design as "J" style above with 1" O.D. galvanized tube and 1⅝" O.D. pipe frame. This model has the wheel stops close to the ground and the end frames have an appealing "A" configuration. Connectors are available to make continuous lengths. Anchor straps are available for stationary mounting. Comes in **double side loading only**, in 5', 8', and 10' lengths.

Model	Length	Spaces	Wt.
5052	5'	8	78
5082	8'	14	102
5102	10'	18	125
5162	16'	28	200
5202	20'	36	246

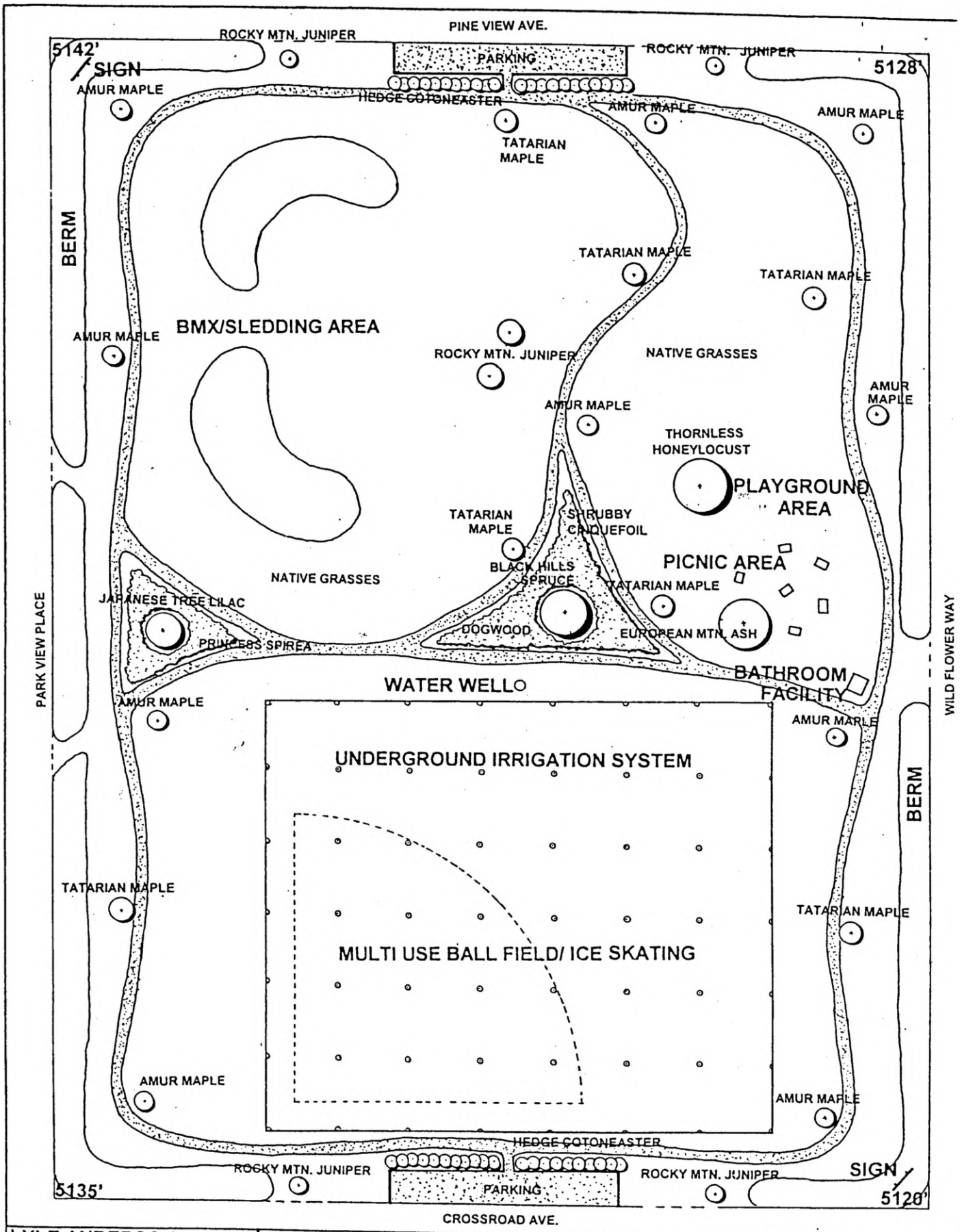
Prices and specifications subject to change without notice

"J" FRAME VERTICLE BIKE RACK

1051	139.00	61..... 5' Single side load, 4 spaces
1052	174.00	71..... 5' Double side load, 8 spaces
1081	179.00	72..... 8' Single side load, 7 spaces
1082	221.00	93..... 8' Double side load, 14 spaces
1101	224.00	92..... 10' Single side load, 9 spaces
1102	256.00	122..... 10' Double side load, 18 spaces
1161	326.00	131..... 16' Single side load, 14 spaces
1162	437.00	184..... 16' Double side load, 28 spaces
1201	418.00	174..... 20' Single side load, 18 spaces
1202	526.00	244..... 20' Double side load, 36 spaces
1100	20.00	3..... Anchor set, 4 per set

"A" FRAME VERTICLE BIKE RACK

5052	194.00	83..... 5' Double side load, 8 spaces
5082	242.00	98..... 8' Double side load, 14 spaces
5102	277.00	131..... 10' Double side load, 18 spaces
5162	462.00	195..... 16' Double side load, 28 spaces
5202	552.00	241..... 20' Double side load, 36 spaces
1100	20.00	3..... Anchor set, 4 per set



LYLE ANDERSON

HYALITE HEIGHTS PARK

SCALE

0 20 40 60 80

N