

# ROLLING HILLS PARK MASTER PLAN

TOWN OF ROLLING HILLS, WYOMING

DRAFT December 13, 2019



LANDSCAPE ARCHITECT:

CIVIL ENGINEER:





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# Acknowledgments



## TOWN OF ROLLING HILLS

Mayor, Jon Maines

### Town Council

Ken Montgomery

Robert 'Bob' Sweet

Donna Weaver

Chauna Nugent

Teresa Montgomery, Town Clerk

Amber George, Deputy Clerk

Geoff Zeiger, Backup Water Operator

Perry Ehler, Public Works Supervisor

Jon Maines, Planning Zoning Director

Chauna Nugent, Zoning committee

## DESIGN TEAM

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This report is also available in electronic format from the author.

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# Thank You to Community Stakeholders

December 13, 2019

Town of Rolling Hills  
Town of Rolling Hills Town Hall  
38 S. Badger Road  
Rolling Hills, WY 82637

Phone #: (307)-436-5348

RE: Rolling Hills Master Plan

Dear Stakeholders in the Town of Rolling Hills,

Thank you for supporting the development, maintenance, and care for parks and recreation amenities in your community! Your contributions to these efforts are easily understated, because while the shared spaces in your community are public, they are created by individual efforts. Rolling Hills has demonstrated a resourcefulness and ingenuity uncommon for small towns! Great work!

Each time we act in the public sphere we help move our communities forward by being part of the most democratic of processes - showing up. Participating in the community forums and events that our communities pursue is the very foundation of what makes us citizens.

Thank you again.





## PROJECT DESCRIPTION

The Town of Rolling Hills created this Master Plan to guide the future development of new Rolling Hills Parks within the community. This includes the primary trail along 55 Ranch Road, the expansion of the Community Park around the existing Town Hall, and the greater community land to the west of Roundup Road.

### METHODS

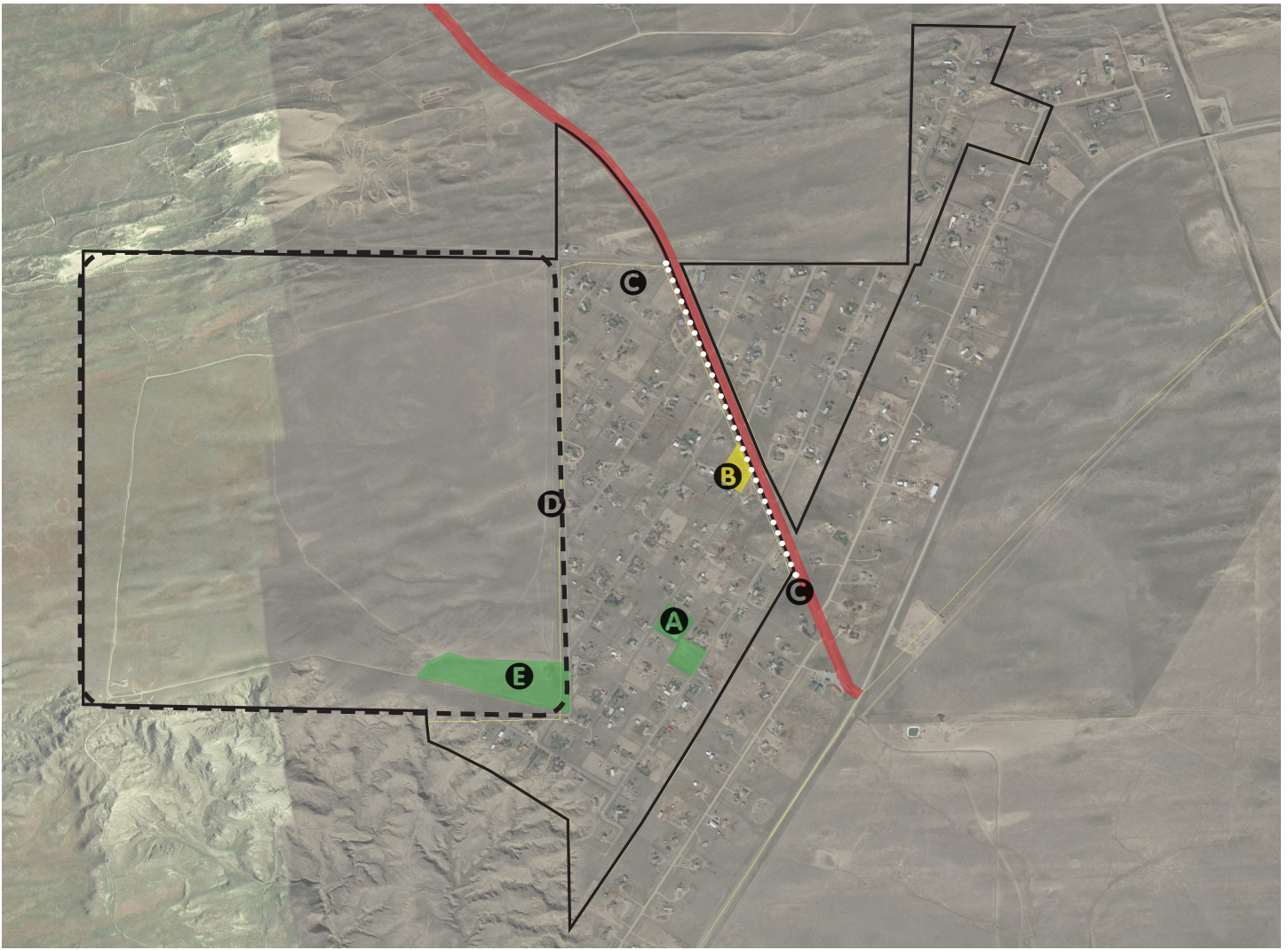
In addition to assessing the park site for general concerns and reviewing the neighborhood utility plans, these plans are informed by conversations with community leaders and staff.

Several standards and laws are referenced, including the Americans with Disabilities Act and the National Recreation and Parks parks metric. Playground safety is determined using the Public Playground Safety Handbook, published by the U.S. Consumer Product Safety Commission.

### DECISION MAKING

Rolling Hills staff reviewed plans and provided direction to the design team at staff meetings. Staff and council are deeply committed to the quality of their public spaces and are working hard to create long term plans for improving their parks and the overall community.





## ROLLING HILLS FOCAL AREAS FOR MASTER PLAN

Focal areas of this plan:

- A. Community Center Park Master Plan
- B. New Town Hall Site Master Plan
- C. 55 Ranch Road Bike/Pedestrian Path Extension
- D. Roundup Road Bike/Pedestrian Loop
- E. Antelope Ridge Master Plan



ROLLING HILLS IS A TOWN IN CONVERSE COUNTY, WYOMING, UNITED STATES, FOUR MILES NORTH OF GLENROCK. IT IS A PLANNED COMMUNITY (ZIP CODE: 82637) INCORPORATED AS A TOWN IN 1984. THE POPULATION AT THE 2010 CENSUS WAS 440.  
-WIKIPEDIA OCTOBER 2019

### A. COMMUNITY CENTER PARK

Located on two lots around the current Town Hall, the Community Center park functions as a neighborhood park for the residents of the entire community. It is the town's central gathering place. When the Town Hall moves, the building will become a community center and the parks will continue to be used for the public good.

The key attribute of a neighborhood park is that they (as the name implies) serve a specific neighborhood. They typically range in size from 1- 5 acres, and benefit from strong pedestrian connections such as trails and sidewalks to residents within the service radius. Neighborhood parks generally include a playground, tables with or without a shelter, open areas for active play, and quite often hard surface courts for basketball, tennis or other racket sports. They are intended to serve the active and passive needs of all segments of the neighborhood from children to mature adults. Generally they are not used for events that involve large groups of people.

### B. NEW TOWN HALL SITE

Rolling Hills is looking to redevelop a new Town Hall Site. This has been prepared via a separate study and is included here for reference. The area includes what is best called a "mini" park.

The mini park serves specific or unique recreation needs in a community. They are typically between 2,500 square feet and one acre in size. These parks may be either active or passive. Recommended improvements for mini parks may include a small pavilion, picnic area, park benches, and a 6-foot-wide

perimeter trail. Off-street parking is not recommended. Pocket parks are the smallest classification and include plazas, scenic overlooks, tot lots and landscaped public areas. Amenities provided by pocket parks generally include picnic table(s), benches, landscaping and possibly a small playground. Here other improvements have been considered.

### C. 55 RANCH ROAD BIKE/PEDESTRIAN PATH EXTENSION

Rolling Hills' existing bike path along 55 Ranch Road is a popular and well know path, with commemorative benches, decorative light poles, permanent workout stations, landscaping, and waste receptacles. This is a highly visible corridor and is well taken care of by the town. A small path lighting addition is proposed to better connect the corridor along 55 Ranch Road to the highway, C-store, and mailboxes to the east.

### D. ROUNDUP ROAD BIKE/PEDESTRIAN LOOP

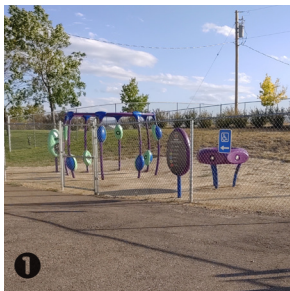
A 2.5 mile path addition is proposed to create a loop within the community. Connecting the existing path along 55 Ranch Road allows a large continuous pathway connection and helps refine the communities' identity as containing high quality outdoor amenities. A 10' widening of Badger road is considered to create safer pedestrian and bicycle routes through the community.

### E. ANTELOPE RIDGE ANNEXATION

Rolling Hills recently purchased approximately 160 acres west of town that provides a direction for limited future growth, and opportunities for community defining public improvements that will benefit residents for generations. This plan includes a long term vision for that space including trails, three park sites, and housing.

## EXISTING CONDITIONS

### Community Center Park



#### EXISTING PARK ELEMENTS:

1. Neos play system
2. Existing playground & covered picnic table
3. Basketball Courts
4. Paths & restroom building
5. ADA ramp
6. Sand Volleyball court
7. Swing Set
8. Picnic shelter
9. Shelter Belts

Community Center Park is currently a busy community park adjacent to the current Town Hall location of 2.5 developed acres. The area on lot 65 is irrigated and is highly used by the community. Protected by shelter belts, it has most of the communities amenities, but the paths have deteriorated over time.

### Antelope Ridge Annexation Area



#### EXISTING SITE ELEMENTS:

1. Undeveloped land
2. Actual rolling hills
3. Cell towers and access roads
4. Landform bluff brow along southern edge overlooks North Platte River valley and Glenrock

Annexed in 2019, this 160 acre property has been added to the town to allow planned growth of the community.





## EXISTING CONDITIONS

### New Town Hall Location



This 2.5 acre lot has been reserved for a new Town Hall.

#### EXISTING SITE ELEMENTS:

1. Undeveloped lot
2. Adjacent utilities
3. Fenced
4. High community visibility

### Walking & Biking Paths



#### EXISTING PATH ELEMENTS:

1. Pathway signs
2. Benches/trash receptacles
3. Adjacent to road
4. Pedestrian lights
5. Permanent workout stations
6. Road signage



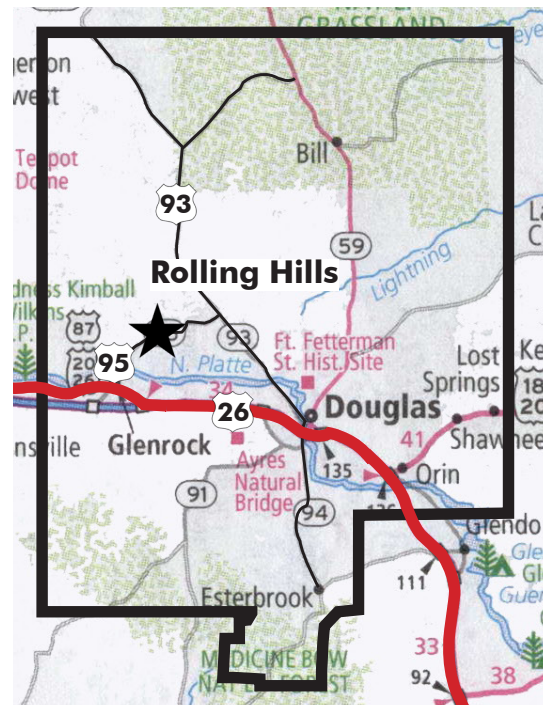
Rolling Hills popular bike paths extend 1 mile along 55 Ranch Road and are a popular usable feature of the town.



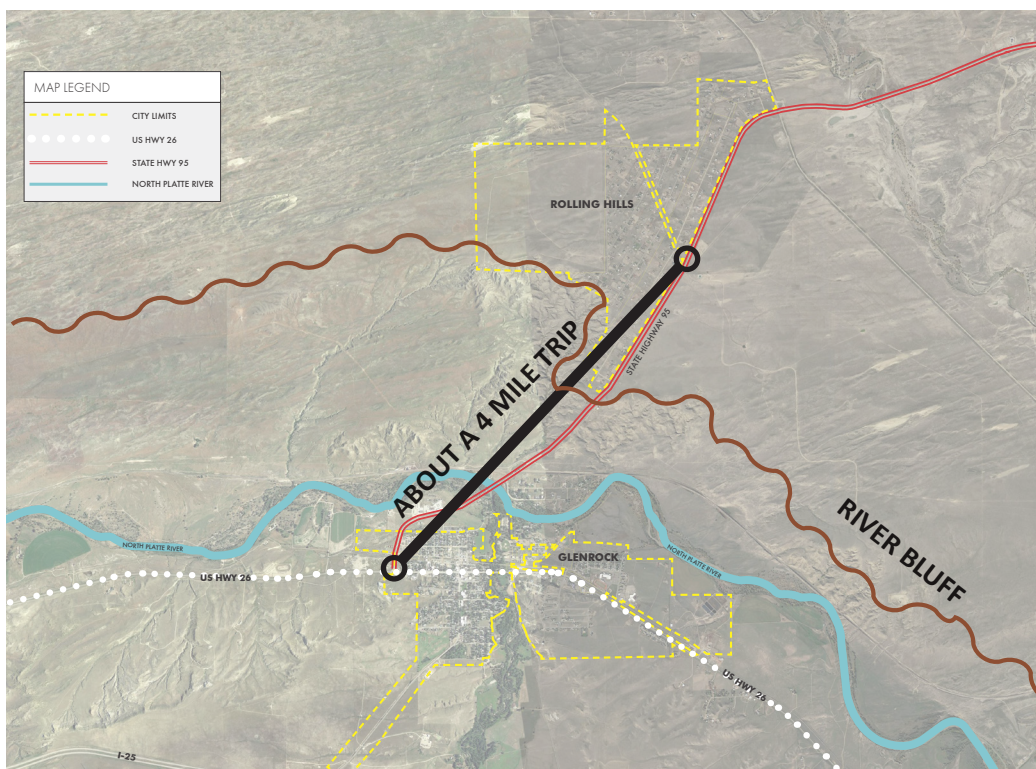
# SITE ANALYSIS

## State

## CONVERSE COUNTY

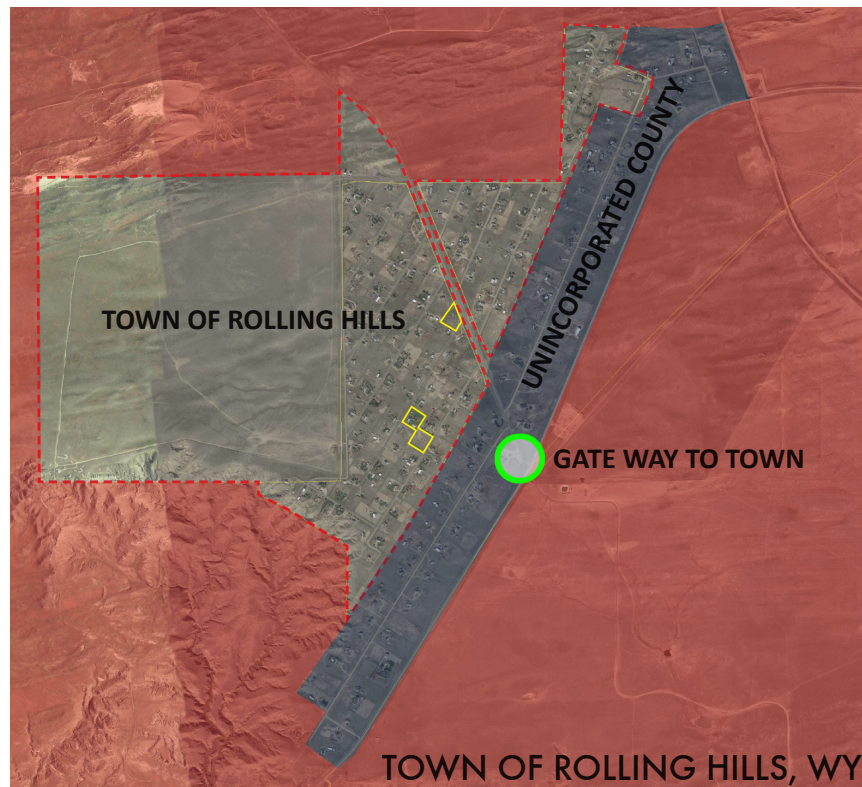


## RELATIONSHIP TO GLENROCK AND RIVER





## ROLLING HILLS CITY LIMITS



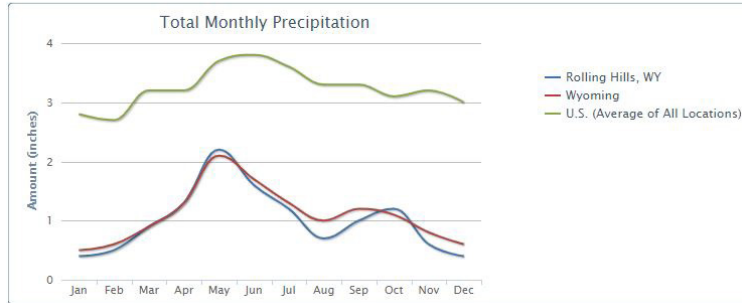
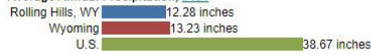
## ROLLING HILLS STREETS



# SITE ANALYSIS - CLIMATE

## Precipitation

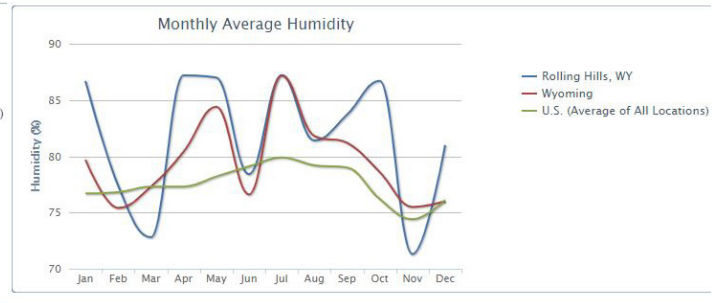
Average Annual Precipitation, #131



<http://www.usa.com/rolling-hills-wy-weather.htm#HistoricalPrecipitation>

## Humidity

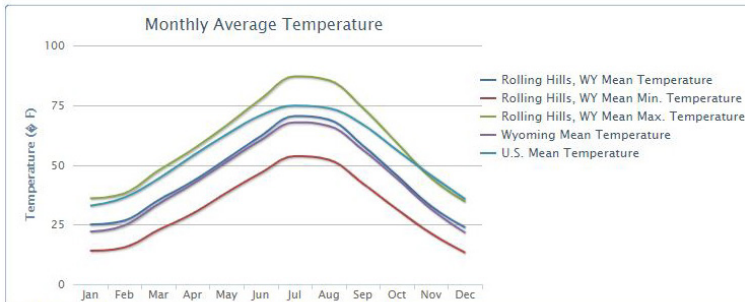
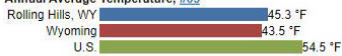
Annual Average Humidity, #15



<http://www.usa.com/rolling-hills-wy-weather.htm#HistoricalHumidity>

## Average Temperature

Annual Average Temperature, #65

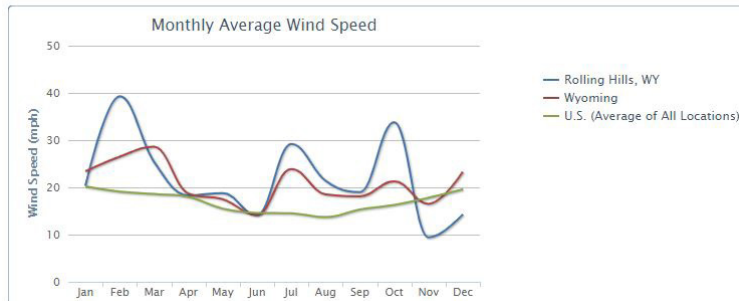


Ranks: Average Max. Temperature: #107, Average Min. Temperature: #41

<http://www.usa.com/rolling-hills-wy-weather.htm#HistoricalTemperature>

## Wind Speed

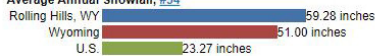
Annual Average Wind Speed, #45



<http://www.usa.com/rolling-hills-wy-weather.htm#HistoricalWind%20Speed>

## Snow

Average Annual Snowfall, #54

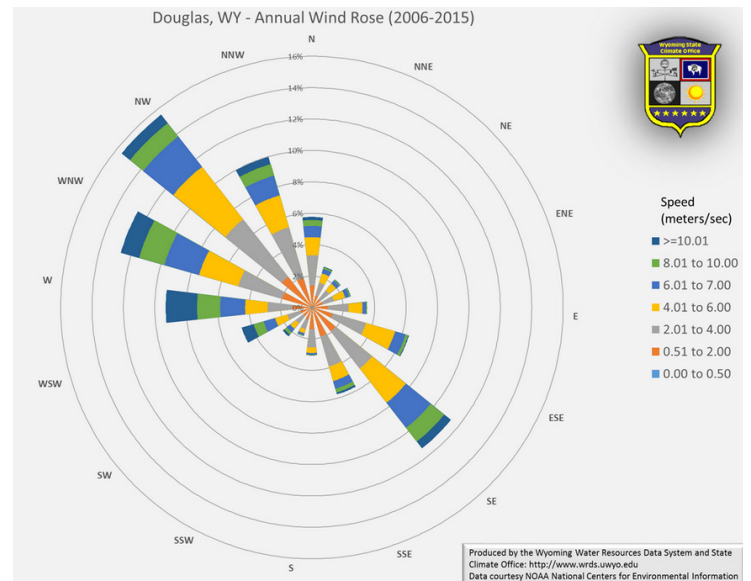


<http://www.usa.com/rolling-hills-wy-weather.htm#HistoricalSnow>

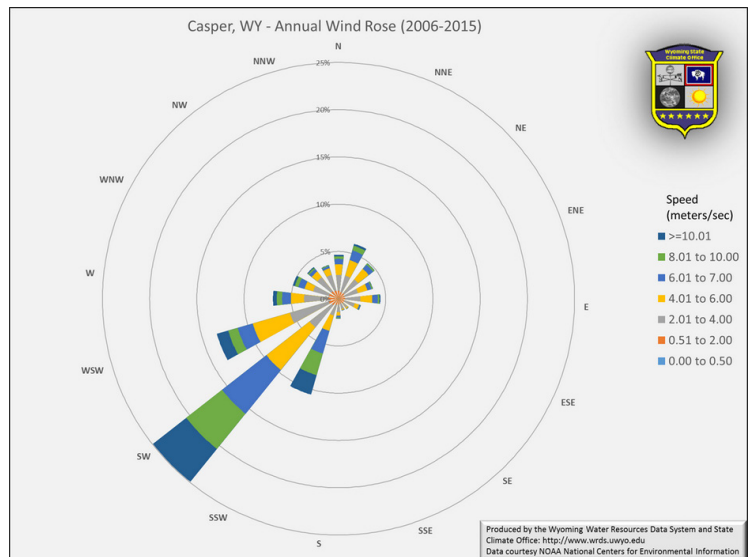


# SITE ANALYSIS - CLIMATE

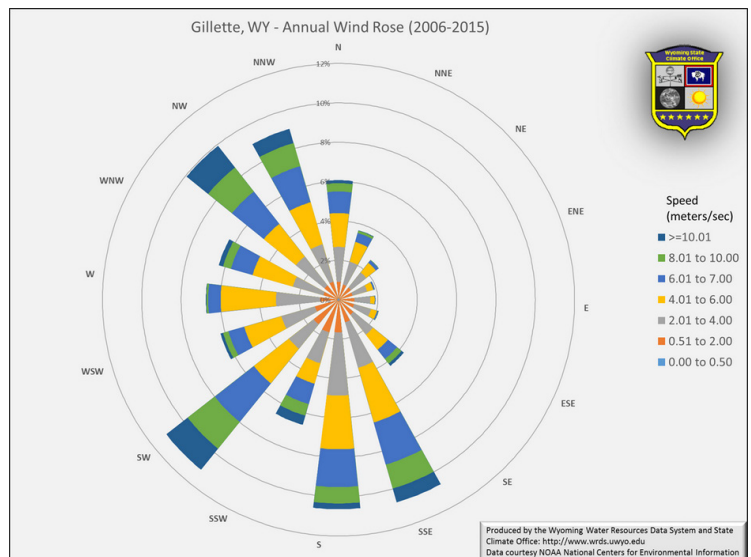
Nearby Douglas Annual Windrose from <http://www.wrds.uwyo.edu/wind/Douglas/Douglas-Annual.html>



Casper, WY Annual Wind Rose 2006-2015 from <http://www.wrds.uwyo.edu/wind/Casper/Casper-Annual.html>



Gillette, WY Annual Wind Rose 2006-2015 <http://www.wrds.uwyo.edu/wind/Gillette/Gillette-Annual.html>



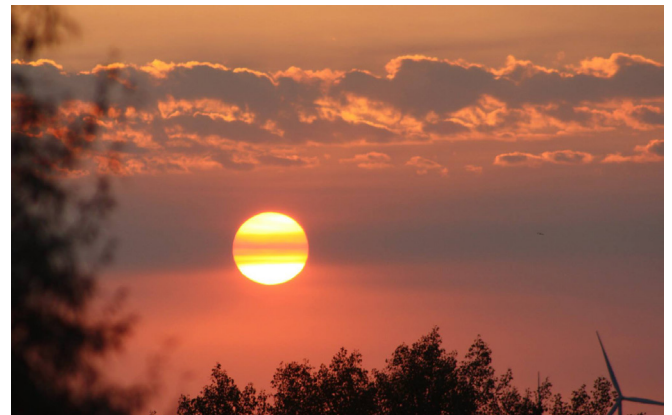
Wind in Rolling Hills is reported to be more east west than diagonal.

# SITE ANALYSIS

## VIEWS



Dramatic skies lift spirits daily in Rolling Hills.





## COMMUNITY EVENTS



### COMMUNITY ENGAGEMENT:

Rolling Hills has a history of high community engagement for several

1. Easter Egg Hunt
2. Community Garage Sale
3. Halloween Trunk or Treat
4. Halloween Contests
5. Cookies with Santa
6. Holiday Decorating contest
7. Party in the Park
8. Town BBQ
9. 5K fun walk/run
10. Others





# SITE ANALYSIS

## STANDARD LOT USE

All the lots in the town of Rolling Hills are zoned as residential and the average lot size is 1.5 acres. The majority of lots have a home, shed, garage, trailers, boats, vehicles, and some animals such as horses, chickens, and goats. Almost all the lots have fences surrounding the properties.

### ORDINANCES

#### Animal Control:

- Every dog over the age of 6 months must be licensed with the Town of Rolling Hills. Providing the dog's name, address, sex, breed, color, and whether the animal has been spayed or neutered.
- The license is valid for one year and must be renewed annually.
- Upon payment of the license a metal tag will be issued with the license number and must be fixed to the dog's collar.
- Every dog four months of age or older must be vaccinated for rabies.
- If an animal is considered to be a nuisance or a danger to the people of Rolling Hills, law enforcement officer has authority to take action. (See full ordinance for details.)

#### Livestock:

- Each residence can house no more than 6 units of livestock. (ie. Horse = 1 unit, Cow = 1 unit, Goat = 1 unit, etc.)
- Each residence must provide a pen that keeps livestock from straying.
- A sufficient water supply must be provided for the livestock.
- Waste must be disposed of in a timely manner.

#### Residential Zoning, Uses, Prohibitions

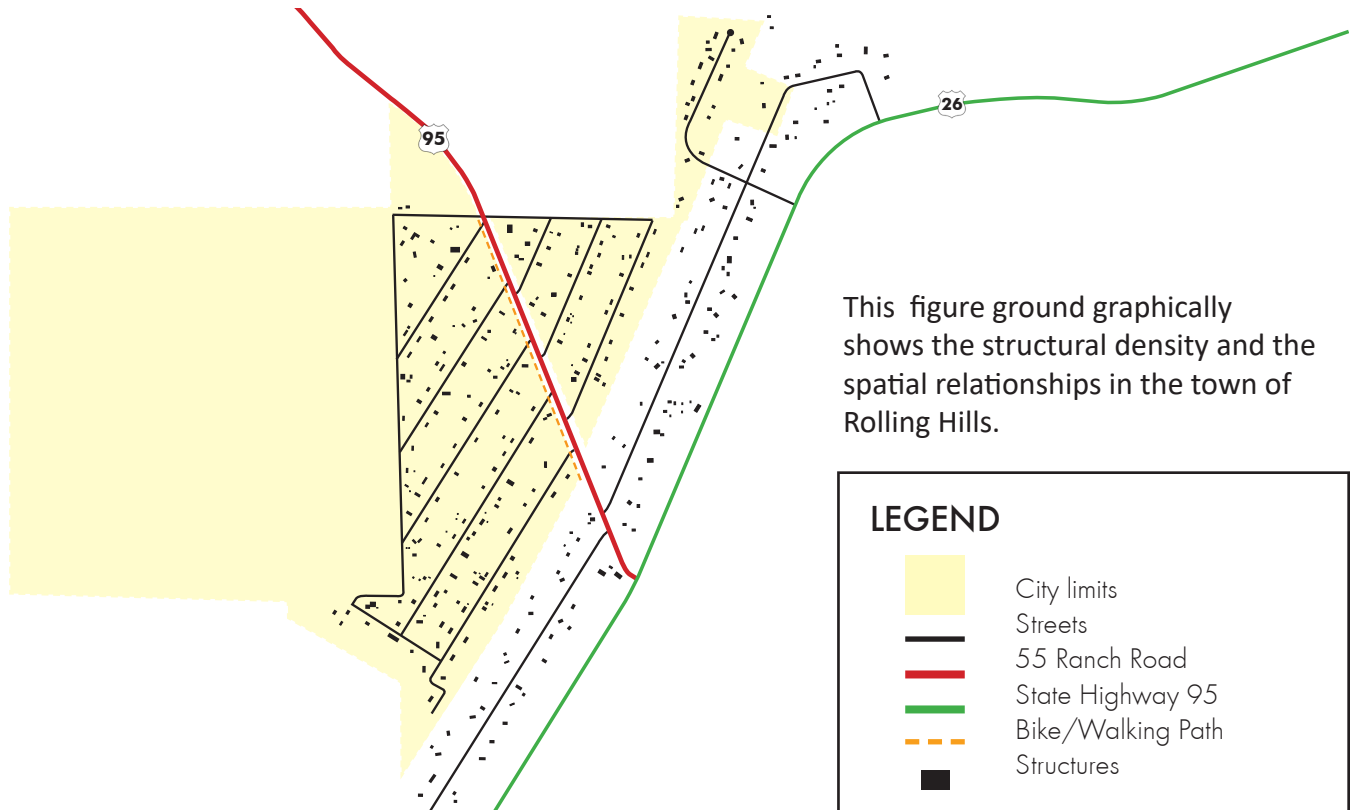
- Lot width shall not be less than 100'
- Lot Length shall not be less than 100'
- Each building or structure, excluding fences, shall be set back at least 20' from any side property line and 50' from any front or back property line.
- Any violation of the town's ordinance results in being guilty of a misdemeanor, with a maximum fine of \$750. Each day the violation continues it may be considered to be a separate violation.



#### Manufactured Homes, House Trailers, Truck Campers, Motor Homes:

According to the town of Rolling Hills *Ordinance 2014-119 Section 2. Parking and Use of Manufactured Homes* No person shall park for any purpose or permit to be parked for any purpose any manufactured home in the town. All house trailers, truck campers, or motor homes may not be used for a permanent dwelling or office for more than 14 days in a calendar year and no income shall be derived from a guest occupying the trailer. No skirting shall be installed around the base of a trailer and the base of the trailer should be mowed and clear of debris. All house trailers and motor homes shall be licensed as a vehicle.

## ROLLING HILLS FIGURE GROUND



## TYPICAL STREETS



The town of Rolling Hills has primarily chip sealed streets, apart from S. Badger Street which is asphalt. The towns property lines terminate at the centerline of the towns streets and each property has an easement of 80'. The streets of Rolling Hills are 26' wide with two 12' travel lanes and no curb and gutter.





# MASTER PLAN DESCRIPTION

## COMMUNITY CONCEPT

Based upon discussion with Town Staff and Town Council the following ideas for the Master Plan of Rolling Hills parks and paths were formed:

- No special amenities for ATVs
- Connection to existing bridle and bike/walking paths
- Community is centered on outdoor recreation
- Add more lighting, but minimal
- New property represents an opportunity for growth
- Community building and space for events
- Open green space is desired
- Splash Pad is desired
- Improve playgrounds

## MASTER PLAN DESCRIPTION

The town of Rolling Hills prides its self in its endless outdoor recreational opportunities in the community, such as but not limited to walking/biking trails, bridle trails, permanent workout stations, a community park, and hunting opportunities around the town. The goal of the master plan is to highlight and expand the unique recreational uses within Rolling Hills.

The final master plan includes, an expansion of the existing Town Hall Park, a new Town Hall site and green space, walking/biking path and bridle path connections, residential development on the eastern side of the Antelope Ridge annexation land, Antelope Ridge Park in the southeast corner of the Antelope Ridge annexation and the development of trails and recreational pockets within the annexed land.

The master plan builds on the existing love for the outdoors within the community strengthening the overall vision of Rolling Hills. The unique community should be considered a recreational escape providing a fun destination for families in Rolling Hills and surrounding towns.

## MAJOR ELEMENTS

The Master Plan includes these major elements:

1. **Splash Pad & Plaza space.** A space where community events can be held and a safe place for children and families to utilize year round.
2. **Path connections.** Connecting all the recreational paths throughout Rolling Hills and adding trails to expand recreational opportunities.
3. **Development of residential lots.** Looking forward to growth within the expanded town of Rolling Hills.
4. **Parks!** Areas for organized and spontaneous recreation for the community.
5. **New trails.** New trails are a way to utilize the annexed land for recreational purposes and to take advantage of the natural beauty of the town of Rolling Hills.
6. **Recreation.** Recreation is the foundation of the community. Rolling Hills is unique in the way they approach recreation and it has proved to be a positive asset for the community.
7. **Land swap.** A land swap with the state is proposed to ease access to one of the towns wells north of the Antelope Ridge Annexation.



# Master Plan Element: WIND BUFFER

## DENSITY

Wind is a consistent design factor in Rolling Hills due to its location and topography. One way to mitigate this is through the use of shelterbelts and fences, such as has been developed at the existing Town Hall. Shelter belts are most effective when multiple rows are planted. Typically 2-4 rows of vegetation are recommended, creating a more uniform density from top to bottom. A medium density of 40%-60% works best, allowing a small amount of wind to pass through the shelterbelt, while a majority passes over top.

If density is not consistent, wind will tunnel through the gaps in the shelterbelt making it less effective.

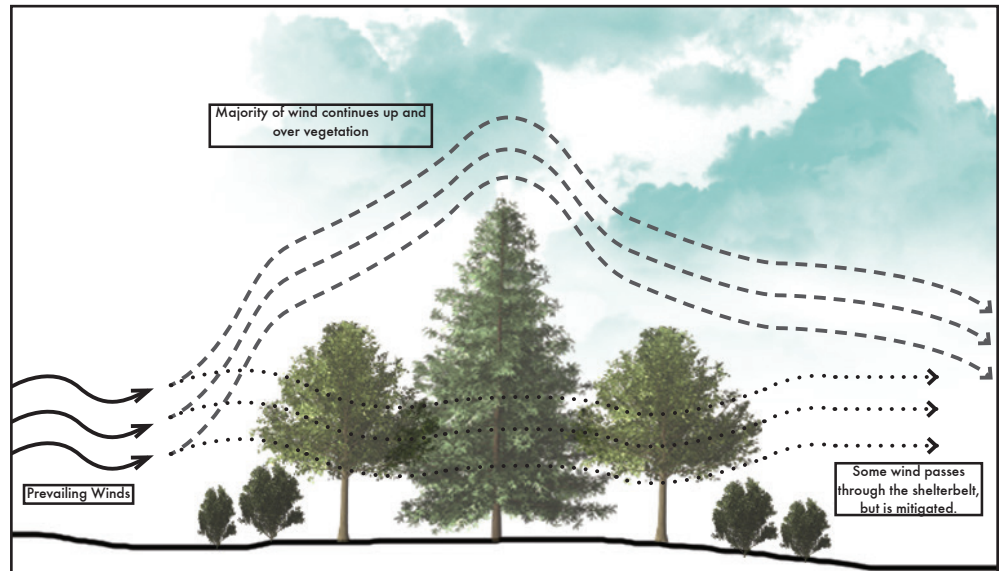


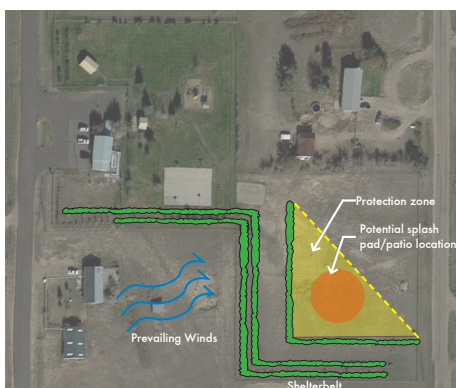
Figure 1. Shelterbelt Diagram

## ESTABLISHMENT & DESIGN

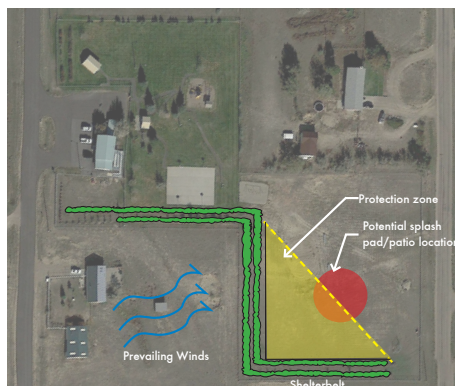
Due to severe local environmental conditions, the following guidelines will help proposed shelter belts succeed: plant the vegetation close together, pursue aggressive weed control (especially for the first couple years of growth), implement animal control (small mammals such as rabbits can quickly damage young plants), select locally native and adapted plants, match plant growth rates, use drip irrigation, plant taller vegetation in the center of the shelterbelt, taller and longer shelterbelts area more effective.

## EXAMPLE

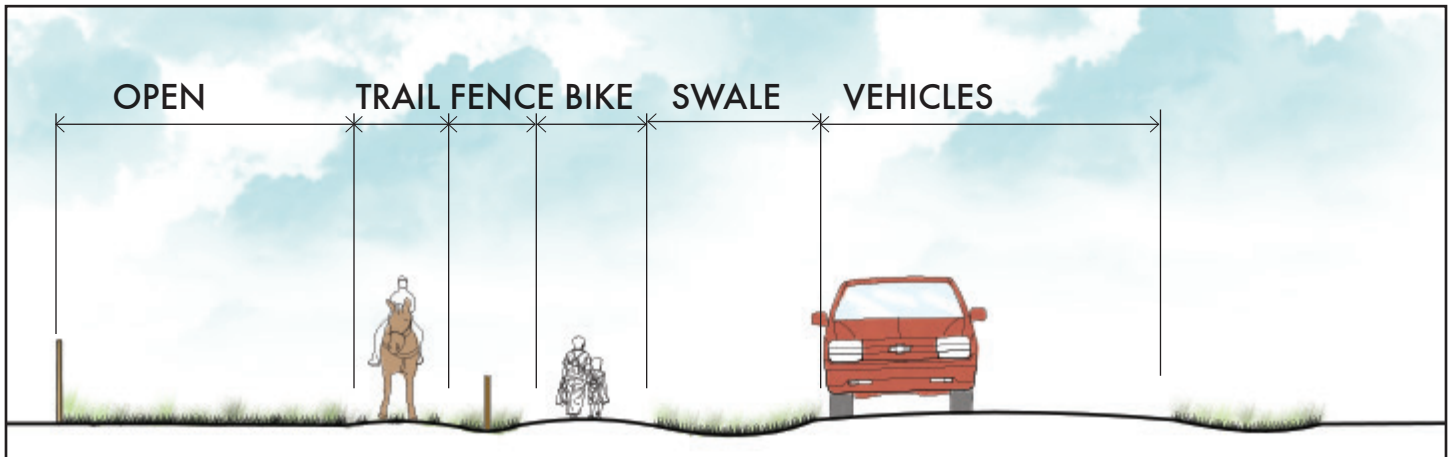
### SHELTER BELT



### EXISTING SHELTER BELT



## Master Plan Element: MULTI-TRAIL CONCEPT



### TRAIL SYSTEM CONCEPT

The proposed multi-trail system concept includes a horseback riding/bridle trail and walking/biking trail on the west side of Roundup Road adjacent to the Antelope Ridge Annexation property. The new trails would connect and expand the existing bridle and walking/biking path throughout Rolling Hills.



These trails are parallel, yet separate. Colinear trails such as this allow these different users to enjoy the same spaces, yet maintain safe separation expanding the benefit and function of the property.

Rolling Hills is centered around outdoor recreation and an expansion of the existing paths would continue development of this amenity further connecting recreational areas in Rolling Hills. Ultimately these trails may connect to greater regional recreation amenities such as trails along the North Platte River and Glenrock. Even if physical connections are not made they represent the fabric of the daily life in an outdoors community.

The existing trail system has become part of the visual character of town and an important asset to the community. Future trails identified in this document expand this network, and represent Rolling Hills' commitment to this asset.



# Master Plan Element: INSPIRATION

## PARK ITEMS

## TYPICAL PLANNING COSTS

Playground equipment

\$25-50,000



Splash Pad

\$150-500,000



Large grass field

25,000



Strider bike course

\$1-2,000



Single track bike track

\$5-10,000 per mile + features



Large Park Shelter

\$20-50,000 + ornamental add ons  
may add \$10-15,000



Pathway light alternatives

varies



Horse trail

\$2,000 per mile  
may need to include fencing as well



Lawn amphitheater

\$25,000+



# Master Plan Element: INSPIRATION

## PARK ITEMS

## TYPICAL PLANNING COSTS

Fire pit

\$2-5,000



Landscape style

varies



Trail system

\$5-10,000 per mile



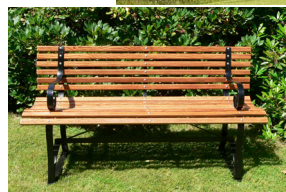
Shelter Belt

varies widely



Benches

\$800-2,000 each



Rodeo Arena

\$40,000



Trail Wayfinding Signs

\$400-1,500  
depends upon type



Table and Chairs

\$800-3,500  
depends upon type



Ornamental pedestrian lights

\$12,000 each  
Rolling Hills path lights were less



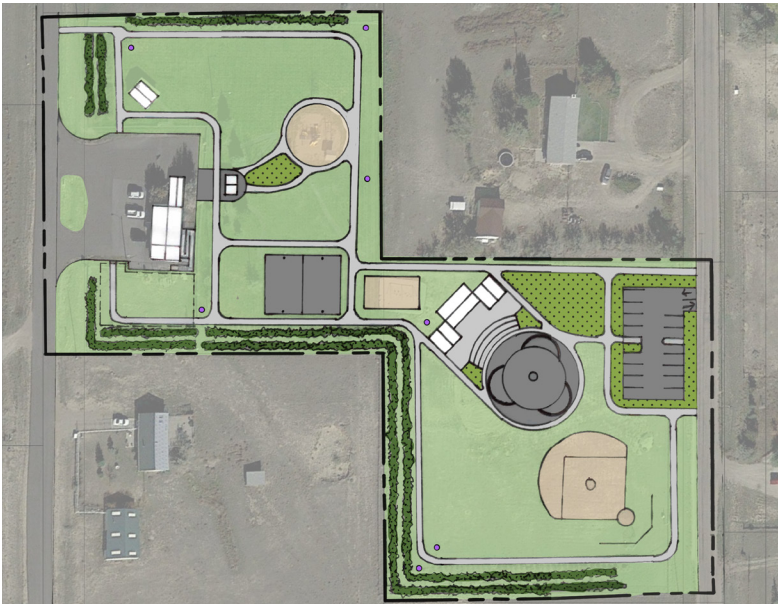


# COMMUNITY CENTER PARK CONCEPTS



## CONCEPT 1

This concept proposes a plaza space directly behind the community center. The plaza would be a gathering space, splash pad and an integrated fire pit. The current playground would remain, but a new walking path wraps around the edge and a new restroom/pump building is adjacent to plaza. New pathways loop throughout the park to connect all areas of the park. A new parking lot, large shelter/changing room, lawn amphitheater, proposed for the lower part of the park. The sand volleyball court moved adjacent to the parking lot and a baseball diamond placed at the lower corner of the park. Disc golf baskets are placed throughout the park and a dog park is proposed next to the south side of the building.



## CONCEPT 2

This concept proposes a less intrusive site plan that leaves all existing structures except the sand volleyball court. The existing playground incorporates a pathway around the playground and an adjacent planting bed. The concept also includes a walking/bike pathway throughout the site. The lower section of the park proposes a large open air shelter, restroom buildings, a concrete amphitheater, and a large splash pad/plaza space with a seasonal fire pit. A new parking lot is shown in the upper corner and new planting beds surround the parking lot and plaza space. A baseball diamond is located in the lower corner of the park and permanent disc golf baskets placed throughout the park. This concept also proposes a dog park just south of the building.



## CONCEPT 3

This concept proposes a large splash pad/plaza behind the community center building and a relocation of the playground. A restroom and pump house is proposed in this concept, located adjacent to the splash pad. A new shelter is located to the east of the splash pad and includes large areas of planting beds surrounding the shelter. The lower area proposes a new parking lot, open air shelter surrounded by large wildflower planting beds, and a baseball diamond. The park proposes a looping walking/biking path to connect the whole park and permanent disc golf baskets are placed throughout the park. The existing picnic shelter, basketball court, and swingset are not disturbed.



# COMMUNITY CENTER SITE PLAN

## COMMUNITY CENTER PARK

This Community Center Park site plan proposes leaving all existing park elements undisturbed and improving existing pathways. A splash pad, plaza space, parking lot, lawn amphitheater, open air shelter, well pump house, new playground, and new plantings in plan beds and improvement of shelter belt is proposed for the east side of the park. New walking pathways throughout the park provide the opportunity for parents to exercise while their children play. Improvements to the existing sand volleyball court include a new net, posts, and refresh/repair of the sand. The plan proposes the park be entirely fenced to prevent wildlife from wandering into the park.

### PROJECT CONSIDERATIONS:

- The goal is to provide a plaza space and splash pad that fills the need for a community gathering space.
- Repairing and planting of shelter belts around the limits of the park
- Many of the existing paths need to be resurfaced to meet ADA requirements.

### OPINION OF PROBABLE COSTS

#	Item	Estimated	Total	Cost
A.	Grading	\$ 3 8 , 0 0 0 . 0 0		
A.	Resurfacing of existing path	\$ 7 5 , 0 0 0 . 0 0		
B.	New Playground	\$ 3 2 , 0 0 0 . 0 0		
C.	New Parking lot	\$ 2 8 , 0 0 0 . 0 0		
D.	Splash pad/Plaza	\$ 1 5 0 , 0 0 0 . 0 0		
E.	Lawn Amphitheater	\$ 4 8 , 0 0 0 . 0 0		
B.	Specialty Paving and Steps	\$ 2 8 , 0 0 0 . 0 0		
C.	Large Shelter	\$ 4 0 , 0 0 0 . 0 0		
D.	Shelter belt/New Plantings	\$ 1 8 , 0 0 0 . 0 0		
E.	Fire pit	\$ 5 , 0 0 0 . 0 0		
F.	Lighting	\$ 2 0 , 0 0 0 . 0 0		
G.	Sand volleyball court refresh	\$ 5 , 0 0 0 . 0 0		
H.	Concrete walks	\$ 2 4 2 , 0 8 5 . 0 0		

TOTAL PHASE COST \$729,085.00

### NOTES ON THE BUDGET:

- Detailed estimate is available upon request
- Seeding grass quantity will vary depending on actual area disturbed by grading operations.
- Grading quantity is based upon entire seeded and path area of park being adjusted an average of six inches. Final grading plan will adjust this number.







VIEW FROM NEW PARKING LOT



# COMMUNITY CENTER PARK



SPLASH PAD IN SUMMER



SPLASH PAD IN FALL/WINTER

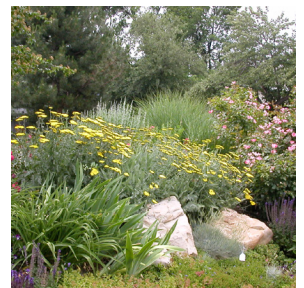
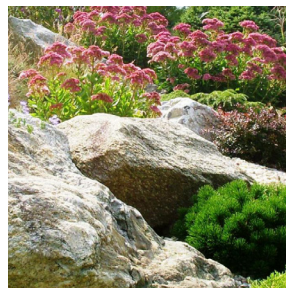


# TOWN HALL PARK CONCEPTS



## CONCEPT A

This concept proposes developing the area adjacent to City Hall as a Town Square, with traditional town square elements, including a gazebo, large trees, swinging benches, and benches under the shade of the gazebo. The gazebo could be home to activities like musical performances and other community performances. The arrangement of the sidewalks makes space for farmer's market tents or other community activities.



## CONCEPT B

This concept proposes developing the area adjacent to City Hall as a natural feeling public park. Berms with trees, plants, and boulders help block the wind and provide a nice separation between the parking lot and the park. A small plaza includes three swinging benches gathered around a splash fountain that can either drain into a stormwater detention basin or into a vault to supplement irrigation water.



TOWN HALL PLAN

TOWN HALL PLAN

This concept proposes developing the area adjacent to City Hall as a naturalistic public park. Berms with trees, plants, and boulders help block the wind and provide a nice separation between the parking lot and the park. A small plaza includes two “swinging benches” and a built in stone-faced bench gathered around a bubbling boulder fountain that drains into the detention lawn in a small “stream”. Plantings would be drought tolerant and low maintenance trees, shrubs, and perennials. Pedestrian-scale path lighting and low-voltage landscape lighting is included in the park area. Taller parking lot lighting is anticipated around the parking lot.

PROJECT CONSIDERATIONS:

- This phase assumes both the park space and town hall are part of the same phase of construction.

OPINION OF PROBABLE COSTS

#	Item	Estimated	Total	Cost
A.	Walking Path	\$ 23 , 100 . 00		
B.	Built-in Curved Bench	\$ 1 , 600 . 00		
C.	Boulder Foundation	\$ 5 , 000 . 00		
D.	Two Swing Benches	\$ 13 , 000 . 00		
E.	Natural landscape Beds	\$ 8 , 000 . 00		
F.	Stormwater Detention	\$ 6 , 000 . 00		
G.	Small Gazebo	\$ 20 , 000 . 00		
H.	Future Well House	\$ 8 , 000 . 00		
I.	Restroom Building	\$ 20 , 000 . 00		
J.	Lighting	\$ 56 , 280 . 00		

TOTAL PHASE COST \$160,980.00

Notes on the budget:

- Total phase cost is exclusively landscape costs and does not include construction of new town hall building.
- Lighting cost includes both pedestrian and landscape lighting.



Examples of the type of features shown in this plan:

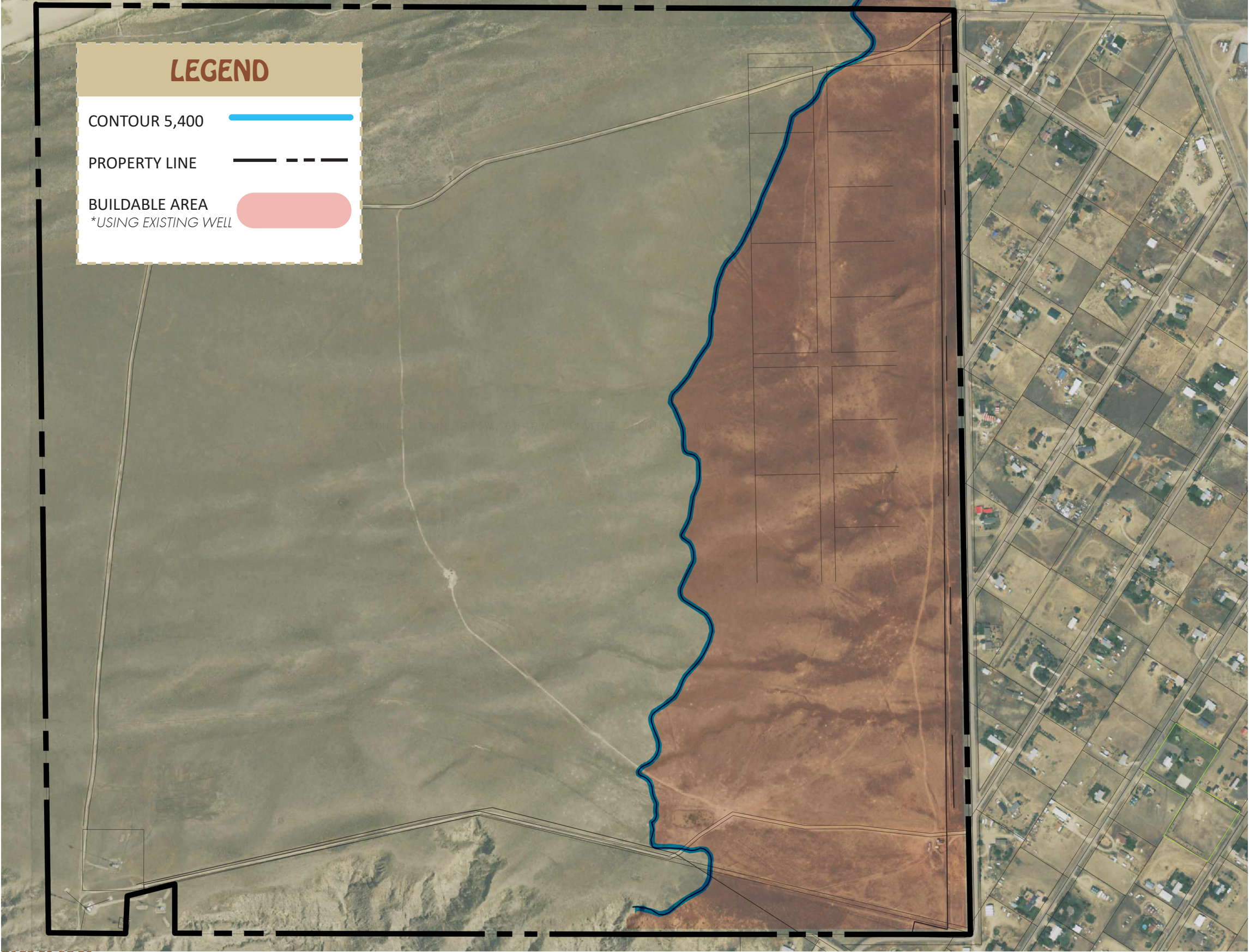
1. Boulder, berm, xeriscape landscape
2. Boulder, berm, xeriscape landscape
3. Bubbling boulder fountain
4. Swinging bench





# ELEVATION CONSTRAINTS

# ANTELOPE RIDGE ANNEXATION MASTER PLAN



## FULL PROPERTY DEVELOPMENT

This plan represents a long term vision for this property, fulfilling the details and rounding out the recreation opportunities for the park, including:

1. A phased residential development and annexation of 44-48 lots, depending on whether large “Ranch” lots are used for portions of the development.
2. An overlook park, highlighting the majestic views to the south over the river. A dramatic pavillion perched on the edge of the drop off to the river would be a regional destination and popular venue for local celebrations such as weddings, graduation photos, and reunions.
3. A field recreation park in a flat area to the west of the main developed area which could be used for any large community gatherings. Additionally, an area should be developed as a “natural” amphitheater in this area which could be used for day festivals or for local events.
4. A community park in the south east with additional recreation opportunities and a space reserved for community benefit.
5. Trail and road system connections for equestrians, pedestrians, and bicyclists. These would be the foundation of other recreational uses such as frisbee golf courses, fitness courses, off-lease dog walking loops, and other uses desired by the community.

## PROJECT CONSIDERATIONS:

- The town of Rolling Hills may take on any of these projects in any order as the funds become available.
- Additional housing could always be developed further to the west with an investment in the appropriate utility infrastructure. This plan is designed to the limits of the current system.





OPINION OF PROBABLE COSTS:

A. ANTELOPE RIDGE DEVELOPMENT

#	Item	Estimated	Total	Cost
A.	Roads	\$ 1,616,302.00		
B.	Utilities: Water & Sewer	\$ 1,325,855.00		
TOTAL PHASE COST		\$2,942,157.00		

OPINION OF PROBABLE COSTS:

B. OVERLOOK PARK

#	Item	Estimated	Total	Cost
A.	Parking lot	\$ 195,000.00		
B.	Structures	\$ 50,000.00		
C.	Earthwork	\$ 38,000.00		
D.	Landscape	\$ 8,000.00		
E.	Roads	\$ 49,552.00 *		
F.	Trail connections	\$ 693.00		
TOTAL PHASE COST		\$341,245.00		

OPINION OF PROBABLE COSTS:

C. MEADOW PARK AMPHITHEATER

#	Item	Estimated	Total	Cost
A.	Parking lot	\$ 75,000.00		
B.	Tree Planting	\$ 5,000.00		
C.	Earthwork	\$ 38,000.00		
D.	Meadow	\$ 25,000.00		
E.	Road	\$ 214,182.00 *		
TOTAL PHASE COST		\$357,182.00		

OPINION OF PROBABLE COSTS:

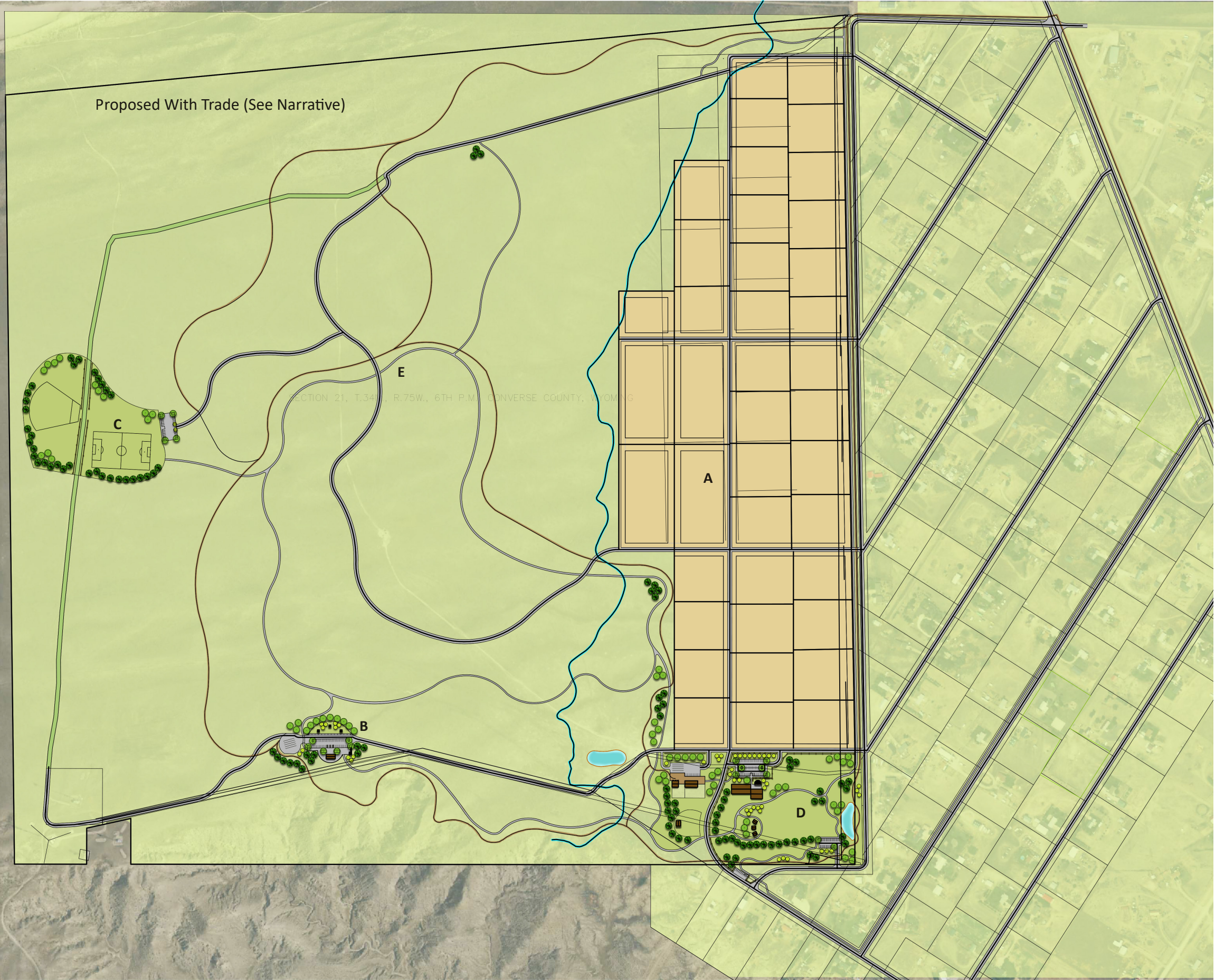
D. ANTELOPE RIDGE PARK (SEE PAGE 35)

OPINION OF PROBABLE COSTS:

E. TRAILS

#	Item	Estimated	Total	Cost
A.	Walking/biking trails	\$ 28,500.00		
B.	Bridle paths	\$ 10,000.00		
C.	Roads	\$ 805,057.00 *		
TOTAL PHASE COST		\$843,557.00		

\*CONSIDER GRAVEL TO REDUCE COST.



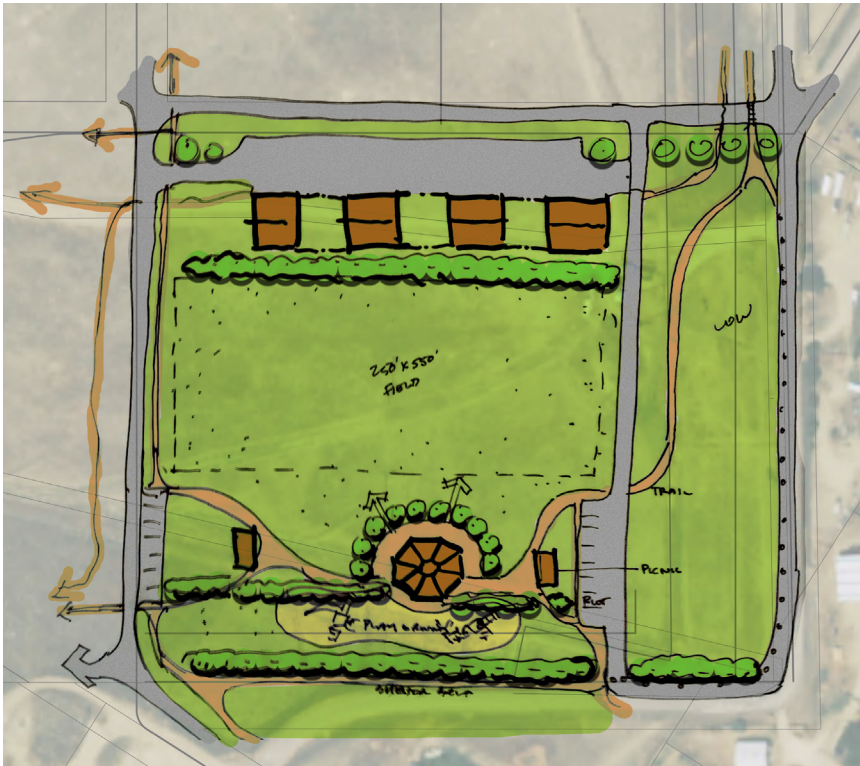


# Antelope Ridge Park Plan Concepts



## CONCEPT A

This concept proposes a new park with lots of open green recreational space, community center or community use building, three small new parking lots, a lawn amphitheater, a low area for a pond to hold the drainage water, a trail connection to a potential archery range, new trees and vegetation, and walking and biking trails. The concept also proposes a basketball court, dog park, livestock paddock, and picnic shelters. The majority of the parks recreational activities are located on the South side and the community use structures are on the North side.



## CONCEPT B

This concept proposes a more traditional style park with a large green field for football, soccer or other activities, a large centralized picnic shelter, new trees and vegetation, two smaller picnic areas with adjacent parking lots, a playground, connecting biking/walking trails, and a few rentable structures for livestock such as horses with enclosed paddocks.



# Antelope Ridge Park Plan

## ANTELOPE RIDGE PARK DEVELOPMENT

This plan represents a plan for the full park, fulfilling the details and rounding out the recreation opportunities for the park, including:

- 1. A sledding hill
- 2. A gazebo/picnic shelter(s) & picnic area
- 3. A balance bike (strider bike) course for little kids near the younger kid playground.
- 4. Tree plantings
- 5. Horse barn and paddocks
- 6. Community building and patio
- 7. Public parking lots

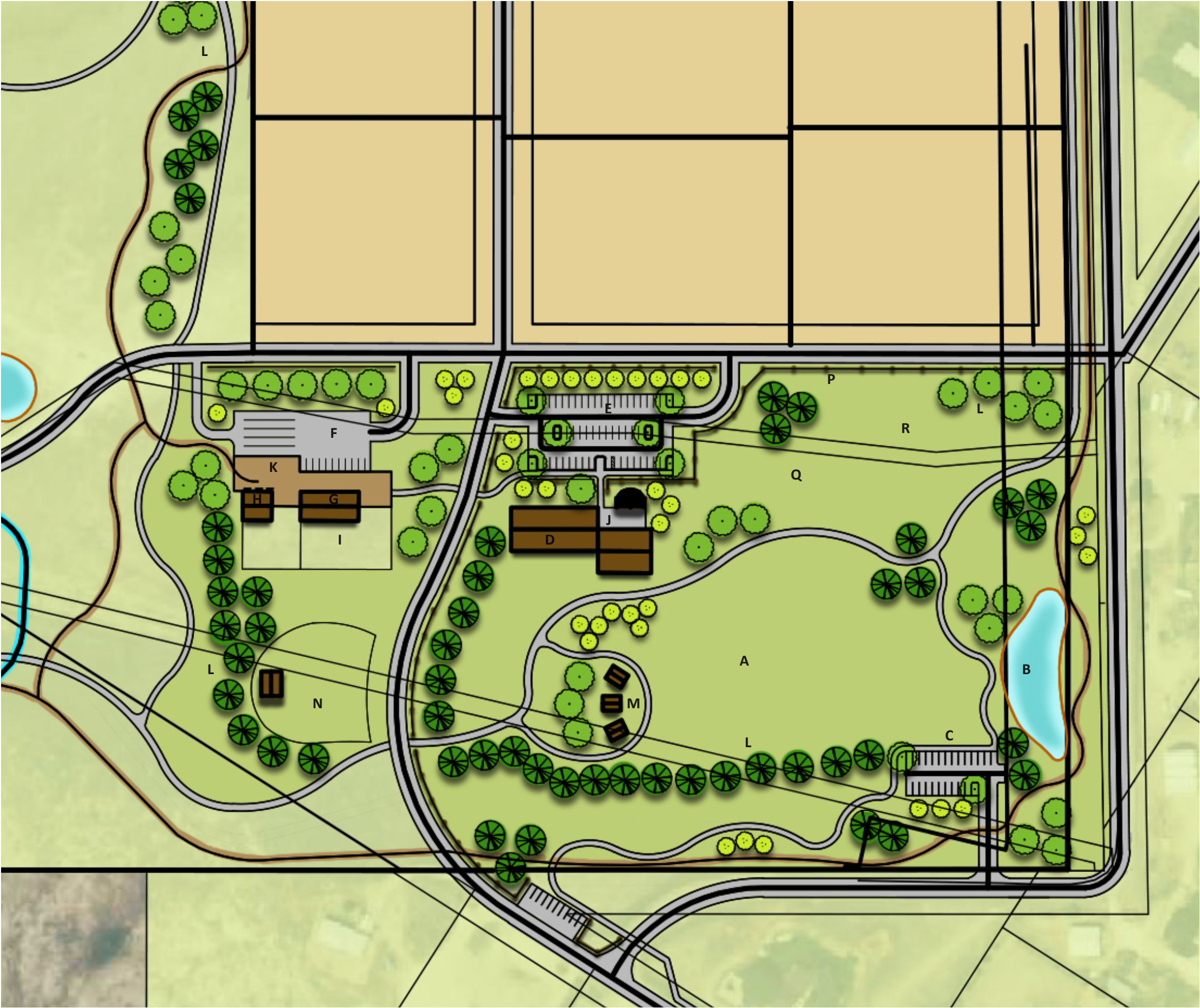
### PROJECT CONSIDERATIONS:

- This phase does not include the cost of the trails since the trails would be completed during the trail phase.
- The arterial roads are a part of the residential development phases.
- Plans for the Meadow Park and Overlook Park are not included here.

### OPINION OF PROBABLE COSTS

#	Item	Estimated	Total	Cost
A.	Sledding Hill (Existing Grade)	\$ 0 , 0 0 0 . 0 0		
B.	Low spot (Existing Grade)	\$ 0 , 0 0 0 . 0 0		
C.	Low parking lot	\$ 7 2 , 0 0 0 . 0 0		
D.	Community Building	\$ 2 0 , 0 0 0 . 0 0		
E.	Upper Parking lot	\$ 1 5 3 , 0 0 0 . 0 0		
F.	Barn Parking lot	\$ 4 2 , 0 0 0 . 0 0		
G.	Large Barn	\$ 2 0 , 0 0 0 . 0 0		
H.	Storage building	\$ 8 , 0 0 0 . 0 0		
I.	Paddock	\$ 6 , 3 8 4 . 0 0		
J.	Patio	\$ 8 , 0 0 0 . 0 0		
K.	Gravel lot	\$ 2 0 , 0 0 0 . 0 0		
L.	Landscape plantings	\$ 2 5 , 0 0 0 . 0 0		
M.	Picnic shelters/area	\$ 2 5 , 0 0 0 . 0 0		
N.	Playground area	\$ 2 5 , 0 0 0 . 0 0		
O.	Earthwork	\$ 3 8 , 0 0 0 . 0 0		
P.	Fencing	\$ 1 0 , 2 3 6 . 0 0		
Q.	Stryder Bike Course	\$ 2 , 0 0 0 . 0 0		
R.	Single Track Bike Course	\$ 1 0 , 0 0 0 . 0 0		
S.	Roads	\$ 1 9 7 . 3 9 3 . 0 0		

TOTAL PHASE COST \$682,393.00





COMMUNITY TRAIL CONNECTIONS

This diagram represents a plan for known trail additions including:

1. A major connection from the north connection of Roundup Road and 55 Ranch Road to where Rimrock Road connects to S. Badger Road.
2. A roadway expansion of S. Badger Road to create a safe walking and bicycling path/lane away from traffic.
3. Continuation of the path lighting from where it ends east of South Coyote Road out to the parking lot near the mailboxes.
4. A future loop in the neighborhood north of 55 Ranch Road. This may expand to capture the area off Dunham as well, if desired.
5. Future path connections within the greater Antelope Ridge Development.

PROJECT CONSIDERATIONS:

- The arterial roads are a part of the residential development phases.
- Final locations of trails will vary.



# COMMUNITY TRAIL CONNECTIONS







# STRATEGIC IMPLEMENTATION

## DEVELOPMENT STRATEGY

This Master Plan outlines a phased strategy to allow the community to use the park and trails as soon as possible. The goal is to get grass growing and trails ready to use sooner than later!

## COSTS

The raw overall cost projected to develop the amenities outlined in this master plan total over six million dollars. This does not include contingency, overhead and mobilization, taxes, or design. Typical planning numbers for these are as follows:

- Design: 6-12% of total costs, depending on the specific features, required specialists, and complexity.
- Overhead and Mobilization by the contractor: 10-20% of total costs, but these may also vary greatly in a public bid - a competitive bidding season will see lower numbers, but already busy contractors will be willing to risk losing the project for a higher profit.
- Contingency: Planning books recommend up to 25% for Master Plan phase, reducing to 5-8% for construction estimates.

## REDUCING THE COSTS

Parks are often at the end of the budget line - but parks are one of the defining aspects of a town, they comprise a big part of the intangible quality of place. Put them at the beginning of budgeting, make a plan and stick to it!

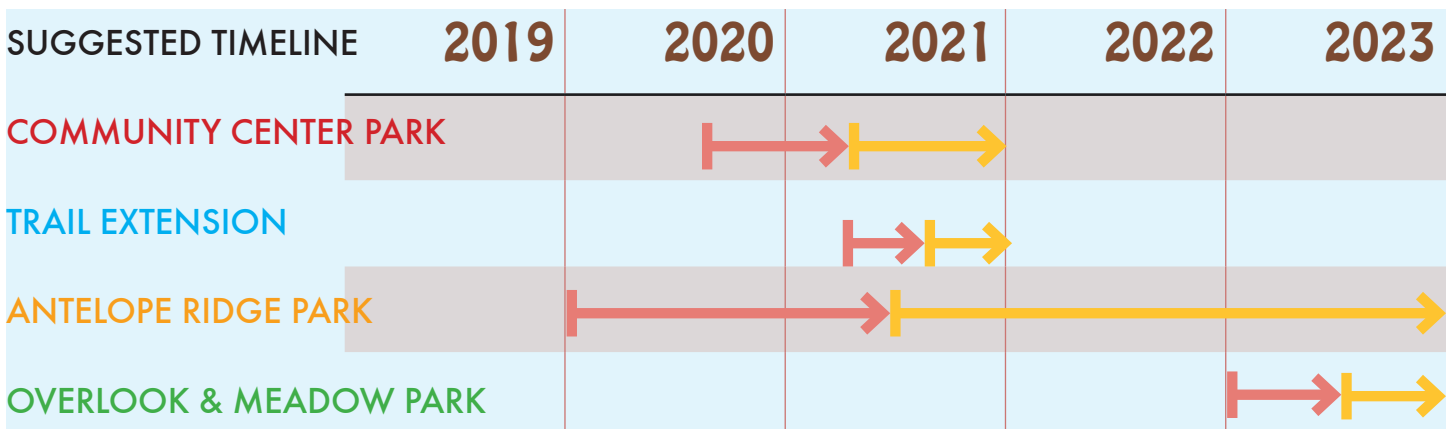
There are other ways to reduce the costs itemized in the opinion of probable cost provided with this document. Some ideas include:

- Specialty clubs and sports groups: Active groups within your community may be looking for places to play their sport. Receive their interest openly and they may provide much of the labor needed to build these features.
- Small projects: The phases of this project can be approached as small projects that staff implements through different budgets, i.e. streets for parking lots.
- Big donor: Rare!
- Collaborate with the developers of the adjacent neighborhoods!
- Collaborate with the Homeowners Association in the adjacent neighborhood!
- Pursue grant opportunities.
- Incorporate Rolling Hills Park Master Plan elements into the Town's long term financial planning.

## RECOMMENDED PATHS TO IMPLEMENTATION

The following planning steps are necessary to reach complete park redevelopment:

- Master Plan - Complete!
- Survey - a complete site survey for each park or project allows the accurate development of future design plans and cost estimating. Preliminary surveys of both parks have been made. Additional information will be necessary for both parks to complete construction documents.



PLANNING  
CONSTRUCTION



- Schematic Design and program verification - The stakeholders for each of the project's planned "Phases" should be involved in the final design and feature selection for those parts of the park. This will allow continued community involvement in the park's development.
- Construction Documentation - the creation of bid ready documents ensures the improvements will be constructed according to code and applicable regulations. During this time opportunities for community groups and volunteer efforts are also identified by the community and design team, coordinated with the activity groups, scheduled to minimize conflict with the overall construction, and planned out logistically. There are many opportunities for volunteer involvement in this project.
- Public Bid - A public bid allows fair competition and ensures a competitive price for the improvements.
- Construction - The period of time where active construction takes place on the site.
- A contractor will be responsible for installing improvements, and will be responsible for safety on the site during their construction period.
- A designated City Project Manager will be responsible for coordinating the volunteer efforts with the contractor and making sure materials and supplies arrive on time. The project manager will act as the City's Project Representative during construction, making final decisions and responding to requests from the contractor for information.
- The Project Designer will be responsible for Construction Observation, reviewing submittals by the contractor and ensuring compliance with the plans.

Additionally, in specific cases there will be opportunity to procure amenities directly from a contractor or manufacturer. For example, in the case of the playground the town may choose to develop the play area and host bids from play equipment provider/installers for the play equipment based on a not-to exceed bid or through another buying program.

These are clear paths for organizing the park feature development. Others may exist, but these are the direct

routes to implementing these proposed improvements.

**Phased Development:** Focus on developing each phase, utilizing the stakeholders for each area to drive the extent and implementation of those improvements. The advantage is that improvements are focused in one area of the park with smaller incremental expenditures. The disadvantage is that it is easy to lose momentum with this approach.

**Combined or Complete Development:** Develop the complete project at one time. The advantage is that construction prices are usually better with a larger project and that there is only one project to manage. The disadvantage is that there is a large price tag to pay at one time.

The primary concern for either development plan is identifying funding and fund raising strategies through the town, through grants, and through opportunities identified by the town. The survey and Schematic Design are necessary to identify fund raising targets.





