

TOWER STREET PARK COMPLEX



**Management and
Utilization Plan**

January 1998

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INTRODUCTION

Missoula County's Tower Street property comprises roughly 160 acres in the Orchard Homes/Target Range neighborhoods. Centrally located amongst a rapidly developing area of the Missoula community, it sits just west of the state tree nursery, and is bordered by residential development on the other three sides. While only thirteen acres are legally dedicated to park usage, the parcel's size, central location, and proximity to trails make it ideal for a community park.

History

The Tower Street parcel was originally part of the Fort Missoula complex, but not used during the Fort's operation. In 1955 Missoula County acquired it from the U.S. Army and dedicated two parks of four and nine acres. Subsequently, about twenty acres on the north end were used for gravel extraction, and most of the rest of the land was either cultivated, grazed, or lay fallow.

In 1970 Westside Little League received permission to build a baseball field complex on the site of the old gravel pit, with the condition that the group do its own improvements and maintenance. A similar agreement soon followed with the Missoula Fastpitch Softball Association. The northwest corner has been used for community gardens for over 25 years. Leases were entered with the Missoula Horseman's Council in 1983 and the American Legion in 1984 for youth baseball.

In 1986 the Montana Power Company purchased 1.4 acres for construction of a substation to better serve the growing neighborhood. In 1994, approximately 45 acres were proposed to be sold; county voters rejected this proposal when it was placed on the ballot.

In 1994 both Missoula County and the City of Missoula drafted land-use plans for the original Fort Missoula lands. While the County plan was not adopted, both suggest that the Tower Street lands be used as a community park. In 1997 the County Park Board and Board of County Commissioners adopted the county-wide *Parks and Conservation Lands Plan* which states that the best use for the Tower Street land is as a community park.

Purpose and Scope

As the Missoula community has grown, recreational demands for the Tower Street complex and other level park lands has increased. This plan was developed to specify which uses were appropriate at the property and to ensure that much of the highly valued open space and wildlife habitat was conserved.

The plan also designates a citizen Stewardship Committee to ensure that improvements to and management of the complex meet the intent of this plan. The County Park Board should formally evaluate the efficacy of the Stewardship Committee every several years to ensure it is functioning as intended.

It is recommended that the long-term leases be rewritten to reflect this plan. Such leases should contain built-in performance reviews as specified later.

While the intended life span of this plan is between fifteen and twenty years, it is recognized that some changes in recreational use or demands may be unforeseeable at this time. Major changes in park uses or increased intensity of uses prescribed in this plan may be authorized only after thorough public review and a public hearing before the Park Board. The Park Board will then make a recommendation to the Board of County Commissioners regarding a formal amendment to the plan. Any such amendments should be consistent with the goals and overall intent of this plan.

GOALS

The Tower Street complex will be managed as a community park meant to serve the entire Missoula Valley and blend with the character of the Target Range/Orchard Homes neighborhood. Other examples of community parks in the valley are Greenough, McCormick, Caras, Bonner, and Playfair Parks. Fort Missoula and the fairgrounds are considered regional parks because residents from all over the county use them.

While this plan specifies the uses, developments, and enhancements of the property, it is also meant to be flexible enough to allow efficient management under the oversight of the Stewardship Committee. All policies and management actions not specified in the plan should be guided by and consistent with the following goals:

1. Balance the needs of the Missoula Valley with the needs and the character of the neighborhood.
2. Retain the uniqueness of the land.
3. Provide abundant habitat for birds and small mammals.
4. Maintain the scenic views of and from the property.
5. Minimize the number of structures, and ensure that those built blend with the character of the park.
6. Minimize the amount of land dedicated to exclusive uses or fenced to prevent easy access by the public.
7. Provide an appropriate mix of active recreation, passive recreation, wildlife habitat, and formal and informal spaces.
8. Provide trail connections to surrounding neighborhoods, schools and other open spaces.
9. Ensure the property is maintained in a safe and aesthetically pleasing state.

STEWARDSHIP COMMITTEE

Purpose and Responsibilities

Local organizations or neighborhoods provide day to day management and decision making in most Missoula County parks. Due to the size and complexity of the Tower Street property, a formalized Stewardship Committee will help coordinate the operation of the park.

The Stewardship Committee's role is to ensure that improvements to and management of the complex meet the intent of this plan. It will ensure that lease holders uphold their management responsibilities, and will itself maintain and manage all non-leased acreage. Individual organizations will be responsible for improvements to and maintenance of the property they lease.

The Stewardship Committee will also assist with leased areas that have less organized uses, such as the bird habitat, trails, and neighborhood parks. It will fairly assign duties amongst lease-holders and neighborhood residents to ensure that this work is accomplished. The Committee will also promote public awareness of the activities at the park.

For policies not addressed in this plan, or listed as needing approval of the Missoula County Park Board, the Stewardship Committee will make a recommendation to the Park Board, which will make the final decision. The Committee otherwise has the authority to interpret and implement all policies in this plan. The County Park Board has the authority to overrule any decisions or actions that threaten public health or safety or are clearly inconsistent with the intent of this plan.

Annual Report

The Committee is responsible for ensuring that park users and lease-holders comply with the intent of this plan. Each January the Committee will submit to the County Park Board a Performance Evaluation for each of the following uses:

Community Gardens	Neighborhood Parks
Westside Little League	Bird and Small Mammal Habitat
Missoula Fastpitch Softball	Missoula Horseman's Council
Garden City BMX	Trails
Garden City Harvest	Fencing
American Legion Baseball	

This report will rate, on a scale of one to five, the performance of the lease holder or Stewardship Committee, and will make recommendations for improvement. The expectations and guidelines listed in this plan will be the criteria used for evaluation. The County Park Board, upon consistently poor evaluations, may elect to suspend use of a particular facility or take other actions until problems are appropriately remedied. The Performance Evaluations will be a major factor in deciding whether or not leases will be renewed.

In addition to making routine safety inspections, the Stewardship Committee will conduct a thorough Safety Evaluation in April and September of each year and

submit it to the County Park Board. The Committee will ensure timely repair of all hazards. It is recommended that the Stewardship Committee ask the assistance of the City of Missoula Parks and Recreation Department in developing a Safety Evaluation worksheet.

Composition

The membership of the Stewardship Committee will be composed as follows:

1. Five members of the general public not associated with any of the lease holders on the property.

Plus one representative each from:

- | | |
|---------------------------------|-----------------------------|
| 2. Community Gardens | 6. Garden City Harvest |
| 3. Westside Little League | 7. American Legion Baseball |
| 4. Missoula Fast Pitch Softball | 8. Missoula Horseman's |
| 5. Garden City BMX | Council |

The Board of County Commissioners will appoint the "general public" Committee members not associated with the lease-holders. These members will serve three-year terms, with two of the original appointees serving two-year terms.

Procedures

The Stewardship Committee will elect a President, Vice-President, Secretary, and Treasurer, and will develop by-laws to guide its functioning. It will meet at least once a month from April through September to address maintenance, management, and development needs. The secretary will take minutes of these meetings and submit them to the Missoula County Park Board. The Missoula County Park Board will provide support to the Committee in the form of information, technical advice, and management recommendations. It is expected that this support will be relatively extensive when the Committee first forms, and will taper off as the group becomes more self-sufficient.

Funding and Improvement Opportunities

The Stewardship Committee will have no authority over funds raised by individual organizations. Funds raised by the Stewardship Committee will be deposited in a bank account in the Stewardship Committee's name, and will be spent under that group's authority. Funding for maintenance and capital improvement projects could come from numerous sources.

1. Voluntary contributions from neighborhood and community residents and businesses.
2. Fund raising events.
3. Contributions in labor or materials from lease holders.
4. A neighborhood RSID. Formation of the district could occur only by petition and a majority vote by those in the proposed district. At that time it would be determined how funds would be controlled and spent.
5. The County Park Board. Requests to the Board should come from the Stewardship Committee, rather than from individual lease-holders.
6. Proceeds from gravel extraction associated with landscaping of the new Little League fields. These proceeds and services would be placed in the County

7. Park Board budget and administered by the County Park Board and the Board of County Commissioners.
8. Business or organization sponsorship of an area of the park. On-site recognition of sponsors must conform with the policies in the *Missoula County Parks and Conservation Land Plan*.

GENERAL USES AND GUIDELINES

This section describes the general uses that will occur in the complex (see Map A for location details) and gives guidelines for improvements and maintenance standards. In most cases, the lease or permit holder is responsible for improvements and maintenance on its leased property. The Stewardship Committee will ensure that these improvements and maintenance are performed timely and satisfactorily. The Stewardship Committee is also responsible for improving and maintaining lands that are not leased or used primarily by an organized group.

Community Gardens, 5 acres

The community garden plots, used by local residents to grow produce, will utilize the northwest corner of the complex, extending south to the bottom of the slope. This encompasses approximately five acres. Irrigation water is pumped from an on-site well.

In using the property, gardeners will:

1. Keep the grounds in a tidy manner.
2. Pick up litter and remove trash on a regular basis.
3. Mow noxious weeds before they set seed and aggressively manage leafy spurge and other rhizomatous weeds to prevent their spread.
4. Gate the access road at night if trespass becomes a problem.
5. Not erect any fencing aside from perimeter fence along 37th Street.
6. Will establish a fair policy to allow general public use of the gardens.

Westside Little League, 30 acres

Westside Little League will hold a long-term lease on the approximately 30 acres east of the Montana Power substation and access road and west of Tower Street. The lease will allow for a total of eleven Little League playing fields, including three senior fields and two T-ball fields.

The southern portion of the leased property will be excavated to reduce the elevation to that of the current fields. Any funds realized from the excavation will be placed in the County Park Board budget and administered by the County Park Board and the Board of County Commissioners.

The east parking lot may be extended 200' to the south as overflow parking. This extension would need approval from the Stewardship Committee after clear demonstration that other designated parking was not sufficient.

The picnic area and children's play area are open to public use, and may continue to be improved.

In using the property, Westside Little League will:

1. Keep the leased property in a safe and attractive condition year long.
2. Irrigate and mow grasses to a reasonable length throughout the growing season.
3. Eliminate noxious weeds from the property.
4. Landscape the area around the fields with trees and other ornamental vegetation.
5. Remove litter and trash from the premises on a regular basis.
6. Gate all accesses except the east parking lot when not in use. The east lot will be gated at night if trespass becomes a problem.
7. Maintain a living ground cover, free of noxious weeds, on the area designated as overflow parking.
8. Permit appropriate public uses of the fields and play areas when not in conflict with Little League events.
9. Have the right to restrict dog usage of the playing fields.
10. Set a policy to allow the public to reserve use of the picnic pavilion at times that do not interfere with Little League events.
11. Hold adequate liability insurance for Little League members and spectators.

Missoula Fastpitch Association, 5 acres.

The Missoula Fastpitch Association and Missoula Softball Association will hold a long-term lease on the softball field and be responsible for its upkeep. It will also landscape the area east of the field, with the planting design approved by the Stewardship Committee.

In using the property, the Fastpitch and Softball Associations will:

1. Keep the leased property in a safe and attractive condition year long.
2. Irrigate and mow grasses to a reasonable length throughout the growing season.
3. Eliminate noxious weeds from the western portion of the property.
4. Landscape the area around the fields with trees and other ornamental vegetation.
5. Remove litter and trash from the premises on a regular basis.
6. Prevent motorized vehicles from going beyond the parking lot.
7. Share parking lot use and maintenance with Garden City BMX.
8. Gate the parking lot when not in use.
9. Install pin down curbs to direct parking in a more space-efficient manner.
10. End games and turn off the large overhead lights by eleven p.m.
11. Permit appropriate public uses when not in conflict with softball events.
12. Maintain a functional and well-kept permanent restroom.
13. Have the right to restrict dog usage of the playing field.
14. Hold adequate liability insurance for softball team members and spectators.

Garden City BMX, 2 acres.

A non-motorized bicycle motocross (BMX) track will be built to the southeast of the softball field. Garden City BMX will hold a long-term lease, sponsor organized races and practices, and be responsible for maintenance. Initially the track will be open only to club members due to liability concerns, although anyone can join the club for a minimal fee. If Garden City BMX is successful in providing a safe facility, the track will be open for informal use by the general public. Until then, the old track immediately to the west will remain open to general public use.

In using the property, Garden City BMX will:

1. Keep the leased property in a safe and attractive condition year long.
2. Irrigate and mow grasses to a reasonable length throughout the growing season.
3. Eliminate noxious weeds from the leased property.
4. Landscape the area around the track with trees and other ornamental vegetation.
5. Remove litter and trash from the premises on a regular basis.
6. Prevent motorized vehicles from accessing the leased property and the area immediately to the west.
7. Fence the track to prevent unauthorized use.
8. Host supervised practices open to the general public on a regular basis during the riding season.
9. Maintain the track and leased area in a safe manner so that in future years the county will accept liability for informal use by the general public. Regular safety inspections by a qualified individual will help demonstrate the presence of safe conditions.
10. Allow riding by the general public during reasonable hours when the county accepts liability for that use.
11. Hold adequate liability insurance for riders and spectators.

Garden City Harvest, 5 acres.

Garden City Harvest (GCH) will farm five acres between the Montana Power substation and 37th Avenue. GCH is a non-profit group that teaches organic gardening skills at sites throughout the community and provides produce to the Food Bank and other organizations. This parcel will be under long-term lease and used to raise an organically grown cash-crop (mint, echinacea, hops, etc.) to help offset the costs of the other sites. The trails in the area will be open to the public.

Upon approval by the Stewardship Committee, GCH may also plant orchard trees to the northeast beneath the MPC power lines, east of the softball field, west of the new BMX track, or other underutilized places.

A small informal neighborhood park may eventually be developed adjacent to and in conjunction with this site, depending on neighborhood needs. In this instance, it is expected that GCH would provide basic maintenance once it was improved.

In using the property, Garden City Harvest will:

1. Keep the leased property in a safe and attractive condition year long.
2. Keep the leased property free of noxious weeds.
3. Not erect any fencing unless crop losses to deer result in great hardship. In this instance, upon approval by the Stewardship Committee, deer fencing that is less than eight feet high and allows visibility through the property may be erected. Gates and signs indicating appropriate public access would be required.
4. Provide a fifty foot development and fencing setback from 37th Street, the Montana Power substation, and the top of the slope to the north to allow for trail access.
5. Permit pedestrian use of the gardens.
6. Use farming machinery only during reasonable hours to prevent disturbance of adjoining residents.

American Legion Baseball Fields, 17 acres.

The American Legion will continue to maintain its field for amateur baseball, and have the option to build a second field to the south. The new field will not have lighting for night time use. The grassy area immediately south of the DNRC access road will continue to be used for overflow parking (holding up to 100 cars). The grass will be maintained so that there is no need to gravel or pave the area. Trails through the property will be located to provide security for facilities and maintain restricted access to fee areas.

In using the property, the American Legion will:

1. Keep the property in a safe and attractive condition year long.
2. Irrigate and mow grasses to a reasonable length throughout the growing season.
3. Landscape the area around the fields with trees and other ornamental vegetation.
4. Eliminate noxious weeds from the property.
5. Ensure that litter and trash is removed from the premises on a regular basis.
6. Gate the main parking lot at night if trespass becomes a problem.
7. Maintain a living ground cover, free of noxious weeds, on the area designated as overflow parking.
8. End games and turn off the large overhead lights by eleven p.m.
9. Permit appropriate public uses of the practice field when not in conflict with American legion events.
10. Have the right to restrict dog usage of the practice field.
11. Hold adequate liability insurance for players and spectators.

Neighborhood Parks, 2-5 acres.

Several spaces will be reserved for development of small neighborhood parks.

Neighborhood Park 1. This park is located at the small hill that will be created just south of the Westside Little League fields when excavation is complete. This park will serve as a primary entrance for non-motorized travelers and a focal point for all users. It should contain appropriate seating and attractive landscaping that provides a transition between the developed nature of the ball fields and the undeveloped character of the bird and small mammal habitat.

Neighborhood Park 2. This park would be located at the southern tip of the land east of Tower Street. Its design and amenities will be determined as the neighborhood grows and the need for such a park becomes more apparent. When appropriate, the Stewardship Committee will make improvements such as turf grass, shade trees, play equipment, and a picnic area. Other possibilities could include a basketball court, tennis court, and picnic pavilion, if agreed to by the neighborhood. Maintenance responsibilities will be determined at the time of development.

Neighborhood Park 3. An area adjacent to Garden City Harvest could be used for an informal neighborhood park. It could contain picnicking facilities and be designed to complement the uses at the Garden City Harvest site

Bird and Small Mammal Habitat, 60 acres.

The south-central portion of the complex will be maintained for bird and small mammal habitat. The area will be a patchwork of grasslands and small, drought-tolerant shrubs (rose, chokecherry, juniper, etc.) to provide a diversity of forage and cover. Cultivation, use of competitive grass species and crops, and other techniques will be used to alleviate the need for large-scale herbicide application.

A ditch owned by the Missoula Irrigation District runs through this area and the adjacent equestrian park. This water can only be used with appropriate water rights.

The Horseman's Council should hold a long-term lease on this property and be ultimately responsible for its management and upkeep. The Stewardship Committee will help design and approve of all improvements and plantings. In addition, the Committee will help coordinate maintenance amongst lease holders and neighborhood residents and ensure that the intent of the habitat designation is being met.

In managing the parcel, the Horseman's Council and Stewardship Committee will:

1. Provide habitat that supports a wide diversity of birds and small mammals, including song birds, ground nesting birds (meadowlarks, pheasant, etc.), raptors, blue herons, ground squirrels, red fox, and other associated species. The habitat may provide denning/nesting areas for some species or simply foraging grounds for birds that have a larger territory.
2. Develop a vegetation management plan that is guided by this document and the County Park Board's weed management policy, and approved by the county extension office.
3. Establish a patchwork of different grasses, grains, legumes, and shrubs. Except in areas where a guaranteed long-term source of irrigation is

available, all species will be drought tolerant. Grasses may be either native or introduced; preferable shrubs will be native to Montana and produce fruit, seeds and/or dense cover. Eventually, shrubs should cover twenty to thirty-five percent of the area.

4. Plant a small number of large-growing trees in a dispersed manner throughout the habitat in a manner that does not obstruct the view from or of the area.
5. Design plantings to work with the pathways, the equestrian exercise track and existing and future equestrian jump course(s).
6. Take great efforts to contain and eventually eliminate leafy spurge. Preferred treatment methods are intensive mowing, cultivation and organic herbicides. Chemical herbicides will not be used except on an extremely localized basis if all other methods have failed.
7. Not use chemical herbicides except as described above.
8. Not discourage white-tail deer from using the property. However, the Committee will not use attractants such as salt blocks, nor make habitat modifications solely for the purpose of supporting deer.
9. Will not kill or relocate Columbian ground squirrels. Trails will be checked on a weekly basis and any holes filled with dirt. Any holes off of a trail or jump course will not be disturbed. Interpretive signs will indicate the presence of the squirrels and caution trail users that holes may exist on the trails.
10. Phase in cultivation and planting on the 60 acres over a span of ten to fifteen years. The Stewardship Committee will carefully observe wildlife populations during this time and adjust habitat to meet the goals of this plan. The county extension office and bird/wildlife biologists will be consulted regarding plantings.

Missoula Horseman's Council, 29 acres plus an additional 60 acres under lease.

The Missoula Horseman's Council will hold a long-term lease on the southern 89 acres of the property, including the designated bird and small mammal habitat. General public and wildlife use of most of this land takes precedence over Horseman's Council use; most equestrian developments will take place in the 29 acres of the southwest corner. The intent of leasing the entire 89 acres is to ensure that an organized group is responsible for daily upkeep. In no way will the lease imply that the Horseman's Council has the authority to exclude the general public from the leased land or take actions inconsistent with this plan.

The existing equestrian jumps will be moved to the south, and the Horseman's Council will have the option of building two more jump courses. Jumps will blend with the surroundings and be secured against unauthorized use. A 30 to 40 foot wide grass pathway clear of shrubs is needed for each course. The actual trail for each course will be six to ten feet wide. The existing exercise track may be retained.

The Council may construct additional bleachers and stalls for up to 150 horses in three buildings. After the second set of stalls is constructed, the Council will reconfigure its parking lots and access roads to conform with the design shown in

this plan. The dirt riding arena south of the English Arena will be moved to the east. Such a design will maximize the amount of open space and provide for efficient trailer and spectator parking.

The leased property may be used, upon agreement by the Horseman's Council and approval by the Stewardship Committee, for small organized dog shows or other appropriate events. These would be occasional one-day events with no more than 50 participants and no overnight parking.

In using the property, the Horseman's Council will:

1. Keep the developed portions of the property in a tidy manner year long.
2. Develop a vegetation management plan for areas not designated as bird and small mammal habitat. Such a plan will be guided by this document, the County Park Board's weed management policy, and be approved by the county extension office.
3. Manage lands designated as bird and small mammal habitat in accordance with the guidelines described in that section of this plan and policies developed by the Stewardship Committee.
4. Will not kill or relocate Columbian ground squirrels. Trails, arenas, and other riding areas will be checked on a regular basis and any holes that pose a safety hazard will be filled with dirt. Outside of the Bird and Small Mammal Habitat, any holes considered a hazard may be filled. Within the habitat, only holes on trails or jump courses may be filled. Interpretive signs will indicate the presence of the squirrels and caution users about the existence of holes.
5. Permit appropriate public non-equestrian use of all parts of the leased property, and equestrian use of all trails.
6. May restrict equestrian use of arenas to Horseman's Council members.
7. Treat all arenas and dirt roads and parking lots with an appropriate dust palliative to prevent a nuisance on adjoining properties.
8. Allow use of the jump course only by Horseman's Council members and only under supervision of a qualified instructor.
9. Place appropriate barriers to prevent motor vehicles from traveling outside of designated drives and parking lots. Motorized vehicles are permitted outside those areas only for maintenance purposes.
10. Gate and lock the current main access road when not in use. When the access road is reconfigured, it will be gated and locked at North Avenue.
11. With the following exceptions, overnight use and parking is prohibited:
 - During multi-day events, horse trailers may be left in the parking lot, and several people may spend the night to provide security.
 - During multi-day Pony Club events, participants may spend the night to care for their horses.
12. Maintain a living ground cover, free of noxious weeds, on areas designated as overflow parking.
13. Have the option to construct up to three buildings to hold fifty horse stalls each, with each building measuring approximately 25' by 265' by 12' high.

Low berming and shrubs will screen the buildings from public view. The stalls may be surrounded by chain link fence for security purposes.

14. Use stalls for no more than 10 weekends per year during special events.
15. Keep stalls clean and dispose of animal wastes in an appropriate manner.
16. Hold adequate liability insurance for all equestrian use of the leased property and jump course.

TRAILS

Approximate trail location are shown on the site map. Further research may result in minor variations in exact placement.

Primary Trails

The primary trail system (see map A) will provide for multiple use recreation and serve as a nonmotorized connecting system to the surrounding neighborhood. In particular it is part of the east-west corridor between Reserve Street and Kelly Island, and part of the north-south corridor between the Clark Fork River and Fort Missoula.

The primary trail system should be ten feet wide with a crushed rock surface. Slopes should be no more than 5%, or up to 8% if landing spaces are provided every thirty feet. Such a trail will provide for easy transport, safe passage of users, and a soft cushion. It will also meet the standards of the Americans with Disabilities Act.

A seating space should be provided alongside the primary trails approximately every 400 feet. Picnic tables should be provided where appropriate. Landscaping around these spaces could provide shade and visual interest.

Primary trails may be first built to secondary standards and widened and/or graveled as use levels increase. If equestrian and bike usage increases substantially, separate trails for these users should be considered.

Secondary Trails

Secondary trails circulate around the perimeter of the property and make other connections to primary trails. Their primary use will be recreational rather than as transportation within the neighborhood. Secondary trails should be five feet wide with a natural earth surface. Such a design will blend with the character of the area and allow for walking two abreast.

Equestrian Jump Course

The equestrian jump course trail should remain as an undeveloped earth track, with regularly mowing of three to five feet on both sides of the track. If increased usage causes dust or erosion problems, a different surfacing should be considered. No shrubs or other obstructions will be within fifteen to twenty feet of either side of the trail.

Winter Use

The Stewardship Committee should consider grooming some trails in the winter for cross-country skiing. Skiing trails need to be smooth with few "divots" from hikers or horses. Grooming the equestrian jump course trail(s) could prevent conflicts amongst users.

Trail Signs

Entrance signs at appropriate trail access points will be erected. These signs will identify the complex, provide a site and trail map, and describe appropriate uses.

Interpretive signs along the trail could educate users about the various uses and habitats on the property. All signs should blend with the character of the complex.

Development and Maintenance

Organizations are expected to maintain the trails through their leased property. Maintenance includes removal of hazards and litter and resurfacing as necessary. Wintertime snow and ice removal is not expected. While organizations are ultimately responsible for developing the trails through their leased property, the Stewardship Committee should prioritize and coordinate trail development throughout the entire complex.

ACCESS AND PARKING

1. Motorized vehicles, except for maintenance purposes, are prohibited outside of designated access and parking areas
2. Off-street parking will promote safety and mitigate impacts on neighbors. In particular, parking on both sides of Spurgin Road between Tower Street and 37th Street should be prohibited.
3. "No passing zones", reduced speed limits, and other traffic calming measures should be considered on Spurgin Road and Tower Street where they border the park complex.
4. To preserve the contiguous nature of the park, Mount Avenue will not extend through the property.
5. Parking lots will be located and designed to have minimal intrusions on the interior of the park and to adjacent neighbors. Low berming and landscaping can help mitigate impacts.
6. New parking lots should meet the standards set forth in the *Missoula County Zoning Regulations*. Existing lots should be improved, where feasible, to meet these standards.
7. New parking lots that will be used more than fifteen days per year should be covered in asphalt or treated to prevent dust.
8. Areas designated as overflow parking will be maintained with a living ground cover.
9. Use of parking lots is prohibited between 11 p.m. and 6 a.m., unless specified elsewhere in this plan.

10. New parking lots should provide more than one ingress/egress to promote safe and uncongested traffic flow and easy access for emergency vehicles.

STRUCTURES

No new structures are allowed unless explicitly permitted in this section. The Stewardship Committee will approve or deny the building plans based on how well the structure blends with the surrounding grounds. A denial by the Stewardship Committee may be appealed to the County Park Board. Existing buildings that are replaced will also be evaluated by the Stewardship Committee. All new structures should meet *Americans with Disabilities Act* standards.

The following new structures are permitted:

1. A restroom near the community gardens.
2. Bleachers, dugouts, and other facilities associated with typical baseball fields at the new Little League and American Legion fields.
3. A restroom and additional play equipment at the Westside Little League complex.
4. Play equipment, restroom, picnic pavilion, or other associated park facilities in each of the neighborhood parks as appropriate. The specific structures will fit the character and intent of each park.
5. A restroom near the Western Riding Arena at the equestrian park.
6. Three horse stables, approximately 25 feet wide by 265 feet long by 12 feet high, located as specified on map A. Stables will be phased in over a number of years, starting with the southernmost location. Stables may be constructed of steel, but will be shielded from view by appropriate berming and vegetation.
7. Additional bleachers at the equestrian park.
8. Entrance signs at appropriate trail access points, and interpretive or instructional signs as appropriate along the trails. Any signs must comply with the *1997 Missoula County Parks and Conservation Lands Plan* and be approved by the Office of Planning and Grants.
9. Benches and picnic tables as appropriate.

FENCING

Perimeter fencing of the complex meant to stop unauthorized motor vehicles will be maintained on both sides of Tower Street, the north side of North Avenue, and the east side of 37th Street. When existing fencing is replaced, wooden post and rail is preferred, although two smooth wires between posts is acceptable. Sturdier barriers may be constructed to prevent motorized use if they fit the character of the park.

Fencing should contain convenient equestrian, pedestrian, and bicycle passageways at all trail access points. These access points should be designed to exclude motorized use. Maintenance of perimeter fencing is the responsibility of the

bordering lease holder, or the Stewardship Committee where the adjacent land is not leased.

Interior fencing is allowed only as specified below; the appropriate party will remove other existing fencing.

The following interior fencing is allowed:

1. At individual baseball/softball diamonds, chain link fencing necessary for play and to protect players/spectators is allowed. At the Westside Little League and Fastpitch Softball fields, fencing that hinders non-motorized public access to the area is not allowed. At the American Legion fields, the minimal amount of fencing needed to protect facilities is allowed upon approval of the Stewardship Committee.
2. Chain link fencing to protect the Westside Little League equipment storage area.
3. Chain link fencing around the BMX course to prevent public access when not formally in use. Fencing will remain until Missoula County determines that it is not needed for public safety.
4. A deer fence around the Garden City Harvest parcel if crop losses to deer result in great hardship. In this instance, upon approval by the Stewardship Committee, deer fencing that is less than eight feet high and allows visibility through the property may be erected. Gates and signs indicating appropriate public access would be required.
5. Wooden post and rail fencing (or other similar design) around equestrian riding arenas.
6. Chain link fencing around the horse stables to prevent trespass when not in use.
7. Appropriately designed fencing or barricades to prevent motorized vehicles from leaving designated parking and access areas.

LIGHTING

To preserve nighttime views, no new outdoor security lighting is permitted unless clearly needed for security or safety. If approved by the Stewardship Committee and Park Board, new security lights would be shielded to cast light downward in a limited area, and would be triggered by motion detectors. Existing security lights that are constantly lit should eventually be retrofitted with shields and motion detectors.

SUGGESTED VEGETATION

Plantings in the Bird and Small Mammal habitat should be guided by *Waterwise and Native Plants for Missoula County*, published by the Missoula County Extension Service. Other cover crops in this habitat could include appropriate grains and legumes to provide forage. Non-native species that are likely to "escape" (e.g.: Russian Olive) should not be planted.

It is expected that most plantings in this habitat will not need irrigation after established. The long-term availability of irrigation should be seriously considered before planting species that need supplemental water.

Ornamental plantings in developed areas should contain a diversity of species. The Stewardship Committee will approve of all landscaping plans before plantings take place.

PHASING OF PROJECTS

Some of the projects in this plan will likely not occur for many years. However, to ensure comprehensive development of the park, some projects must be completed before other may proceed. Other improvements noted in this plan but not specified below should be implemented on a timeline developed by the Stewardship Committee. Their timely completion will be used in Performance Evaluations.

Community Gardens

1. Before the Community Gardens expand, the trail shown in Map A must be constructed.

Westside Little League

1. Before any of the new Little League fields are playable the following must occur:
 - An agreement on how to fund relocation of the equestrian jump course must be reached with the Horseman's Council.
 - The trails within the Little League complex and linking up the slope to the southern portion of the park must be built.
2. Before the second new Little League field is playable, trails must be landscaped, the parking lot beneath the power lines must be completed and landscaped, and the Spurgin Road access to that parking lot must be upgraded.

Missoula Fastpitch Softball

1. Before the 2000 playing season, the following must occur:
 - The permanent restroom must be functional and well-kept.
 - Parking lot improvements and motor vehicle barricades must be complete.
 - A landscaping plan must be approved by the Stewardship Committee, with at least 50% of that landscaping complete.

Garden City BMX

1. Garden City BMX must upgrade the nonmotorized access and prevent motorized use of its parcel before completing the new track.

Garden City Harvest

1. Before Garden City Harvest enters its second growing season, the primary trail adjacent to its leased property must be built.
2. Before Garden City Harvest enters its sixth growing season, at least 15 acres of bird and small mammal habitat must be improved and managed.

American Legion Baseball

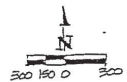
1. Before the American Legion practice field is completed the following must occur:
 - The secondary trail along the east side of the complex must be completed and landscaped.
 - A site for a neighborhood park must be selected and an agreement reached with the Stewardship Committee over how such a park will be developed and maintained.

Missoula Horseman's Council

1. Before the first set of horse stalls is usable, the following must occur:
 - Berming and landscaping around the stalls and future horse trailer parking lot must be complete. This step should occur as early as possible during the construction of the stalls.
 - The primary trails within the Horseman's Council leased property must be built
 - Barricades to prevent motorized traffic outside designated areas must be installed
2. Before the second set of horse stalls is usable, the following must occur:
 - The primary trails within the Horseman's Council leased property must be landscaped.
 - A permanent restroom must be installed near the announcer's booth.
3. Before the third set of horse stalls is usable, or within three years of use of the second horse stalls, the following must occur:
 - The access road and parking lots must be reconfigured similar to as shown in Map A to provide appropriate ingress and egress. The old parking lot will be reclaimed to bird and small mammal habitat and the old road closed except during large events. Funds realized from the excavation of the new Little League fields should contribute to this work.
4. Within two years of completion of a second equestrian jump course, at least fifteen acres of bird and small mammal habitat must be improved and managed.
5. Before a third equestrian jump course is usable, at least 25 acres of bird and small mammal habitat must be improved and managed.

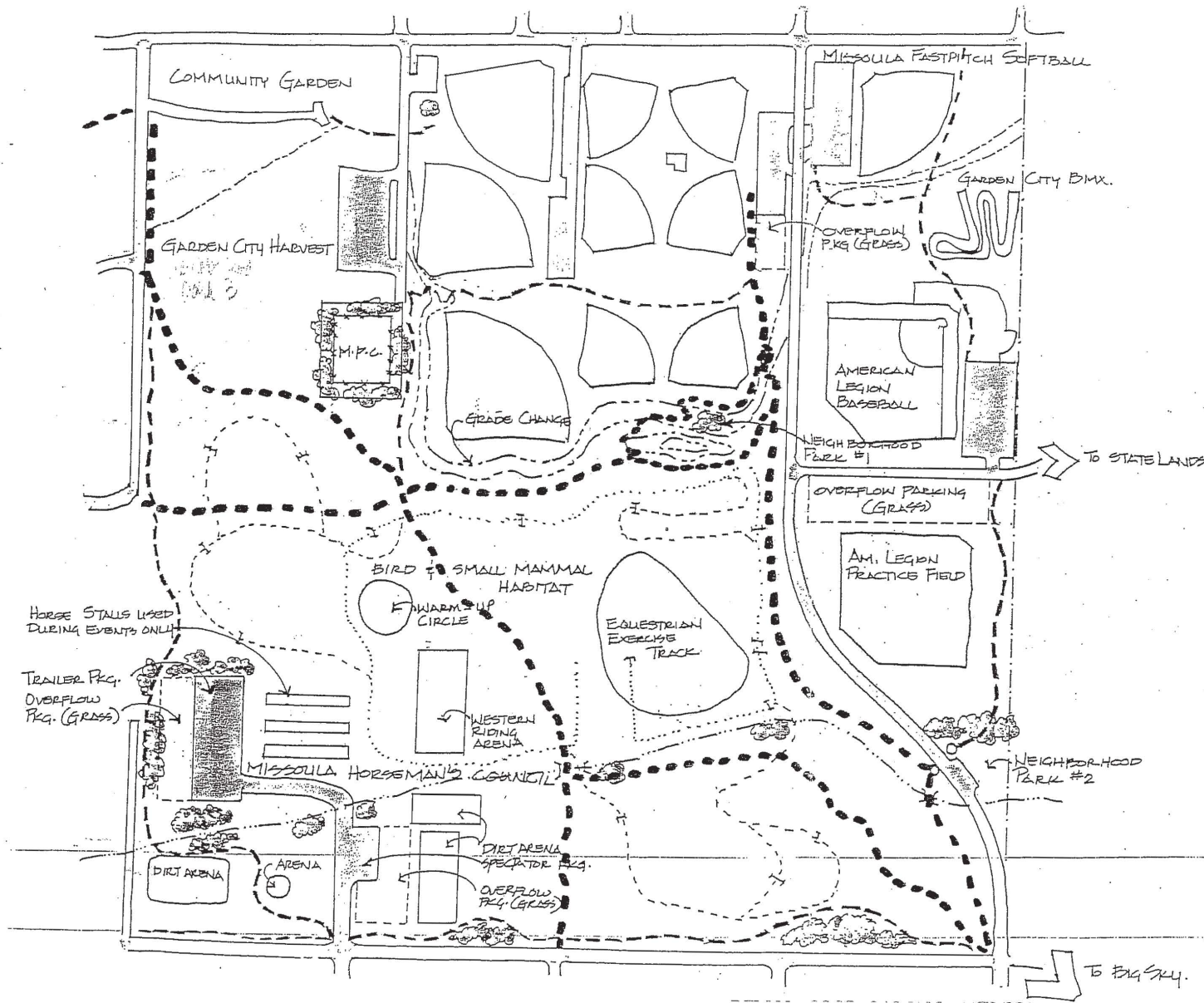
TOWER STREET PARK COMPLEX

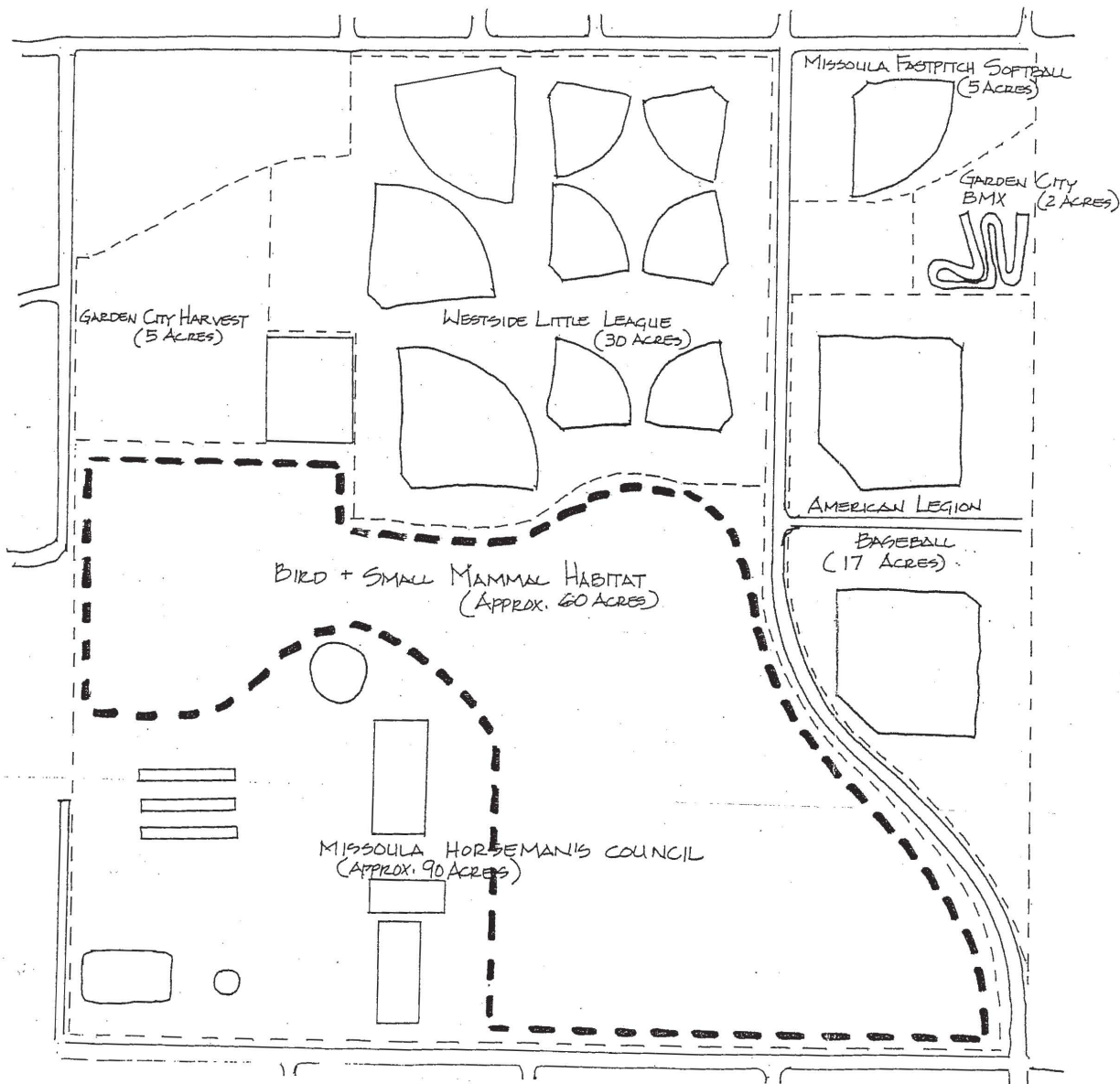
L.E.G.E.N.D	
	ROADWAYS + PARKING
	PRIMARY PATH
	SECONDARY PATH
	EQUESTRIAN TRAILS
	GRADE CHANGE
	DITCH
	EXISTING OR POTENTIAL LOCATION OF TREES



MAP A

5/3/02 - Resolution 2002-051
 Equestrian Access Road will remain in its current location across from 35th Ave.
 Access will not be built across from 30th Avenue.





TOWER STREET PARK COMPLEX

APPROX. LEASE + HABITAT BOUNDARIES

L.E.G.E.N.D

- LEASE BOUNDARIES
- HABITAT BOUNDARIES

MAP B

