



CLINTON COMMUNITY PARK REUSE PLAN

March 27, 2023

REGIONALLY-DIRECTED TECHNICAL ASSISTANCE

The U.S. Environmental Protection Agency's (EPA) Office of Brownfields and Land Revitalization and U.S. EPA Region 8 provided technical assistance to the Missoula County Community and Planning Services - Parks Trails and Open Lands by creating the Clinton Community Park Reuse Plan.

The project was supported by the dedicated staff of Missoula County. Successful brownfields reuse and redevelopment often depends on early consideration of the range of potential future uses for each brownfields site. Local community priorities, market conditions, infrastructure availability, environmental contamination, public health issues, and local ordinances shape brownfield site reuse opportunities. Having this Brownfields Revitalization Plan grounded in these local conditions will directly influence how that site is characterized, assessed, and cleaned up.



TA Recipient:

Missoula County Parks, Trails & Open Lands



Site Address:

10011 Stitt Street, Clinton, MT 59825

Planning activity:

Reuse plan for the Clinton Community Park, with associated stakeholder engagement

Previous U.S. EPA Brownfields Support:

Targeted Brownfields Assessment:
Hazardous Building Materials Survey Report,
General Cleanup Plan and Cost Estimate Report.

Disclaimer:

This report reflects Stromberg/Garrigan and Associates' analysis of data obtained from external data sources. The report was developed for the Missoula County Community and Planning Services – Parks, Trails & Open Lands under a contract EP-W-12-020 with the U.S. Environmental Protection Agency's Office of Brownfields and Land Revitalization. This is a contractor-prepared report and does not represent EPA's position. Any publication, distribution, or use of this report beyond the stated purpose is outside of ICF's control.

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PROJECT BACKGROUND

CLINTON COMMUNITY PARK

The Clinton Community Park, the subject site of this Reuse Plan, is located in Clinton, an unincorporated community of 1,018 people in Missoula County, Montana. The site, which long served as a recreation and community gathering space for Clinton, is five (5) acres in area and consists of an overgrown ballfield and a church building formerly used as a community center. The County, which owns the community park, would like to improve the site for future reuse by the community as a public park.

The church building was constructed in 1910 and moved to its current location in 1974. The building has historic interest, though it has been moved from its original location and heavily altered since its original construction. An addition was made to the building at some point after it was moved to the site. Previously used as a community center, the building has sat vacant for around four (4) years. In its current condition, the building is dilapidated, with various structural and environmental hazards including lead-based paint, asbestos, and mold.

In early 2022, Missoula County secured resources from the United States Environmental Protection Agency (U.S. EPA) to conduct a Targeted Brownfields Assessment (TBA) for the community park. The TBA included sampling and analysis in and around the community center building for asbestos-containing materials, lead-based paint, and mold. The Hazardous Building Materials Survey Report was completed on December 1, 2022 and a general Cleanup Plan and Cost Estimate Report was completed on December 2, 2022.

Subsequent to the TBA, Missoula County received planning assistance from the U.S. EPA Region 8 and the agency's Brownfields and Land Revitalization Program to create a future plan and conceptual design for the park. The County, together with community stakeholders, expressed interest in implementing a community visioning process around this future plan and design. In October 2022, a team of consultants consisting of ICF and Stromberg/Garrigan & Associates, Inc. worked with Missoula County and the U.S. EPA to hold stakeholder engagements related to the future use of the community park. An online questionnaire was also conducted by Missoula County asking park users and residents what amenities they would like to see in the park and their opinions about either removing or restoring the community center.

Prior to the planning process around this Reuse Plan, the Montana Skatepark Association (MSA) pledged to construct a skatepark at the site. Missoula County has been open to including the skatepark with a perimeter trail around the park. While the design of the skatepark is not under the scope of this Reuse Plan, space for the skatepark will be incorporated into the conceptual design for the park.

Discussion between Evergreen Skateparks and Missoula County is ongoing. Pending successful fundraising for the remaining project costs, the skatepark will consist of approximately 5,000 square feet of hardscape to be implemented in the fall of 2023. Project fundraising will continue up until the construction date. The goal is to increase the size of the skatepark to integrate a concrete pump track and

a learning area into the site design, with flatter, slower features for beginners that will add 5,000 square feet

In addition to a plan and conceptual design for the Clinton Community Park, the scope of this Reuse Plan also includes an associated connectivity plan to connect Clinton Community Park with Clinton Conservation Park, a 22-acre undeveloped green space along the Clark Fork River located about one-quarter (0.25) mile south of Clinton Community Park.



Figure 1 – Community Center Building from the West



Figure 2 – Former Ballfield Looking North



Figure 3 – Clark Fork River from the Clinton Conservation Park



Figure 4 – Ballfield looking Southwest

ABOUT THE BROWNFIELDS REUSE PROCESS

Successful brownfields reuse and redevelopment often depends on early consideration of the range of potential future uses for each brownfield site. Local community priorities, market conditions, infrastructure availability, environmental contamination, public health issues, and local ordinances shape brownfield site reuse opportunities. Having a site reuse plan grounded in these local conditions will directly influence how that site is characterized, assessed, and cleaned up.

General planning activities may be necessary to help determine the reuse options for redevelopment. Knowing the redevelopment reuse options for the site will inform the appropriate remedy selection, helping to ensure the site remains protected after it is redeveloped.

Envisioning how site reuse contributes to the community's revitalization vision, reviewing the overall land use plans already in place, and determining feasible site reuse opportunities are critical planning steps in the brownfields redevelopment process. Examples of general brownfield planning activities include developing a reuse vision for a brownfield site or area; conducting a site reuse assessment, market evaluation/feasibility assessment, infrastructure evaluation, and/or land use assessment; and developing a disposition framework for a site. Please review the Planning Information Sheets on EPA's website for more details.

SITE CONTEXT AND CONDITIONS

LOCATION

Located near the southeast corner of Missoula County, Montana, the unincorporated community of Clinton is situated approximately 17 miles east-southeast of the city of Missoula, adjacent to Interstate 90 in the Clark Fork River Valley. The Clinton Community Park, located at 10011 Stitt Street, consists of a 5.0-acre site in the heart of Clinton. Stitt Street leads into the community center parking area from the north, and Silver Street runs along the southern boundary of the park. The community park are less than one-quarter (0.25) mile from the Clinton School, the only school in Clinton School District No. 32, which serves around 200 students from kindergarten through eighth grade. (Students in Clinton attend high school in Missoula.)

ZONING

The Community Park, like all areas in Clinton, is part of Missoula County's Legacy Unzoned Area (UZ), in which the County's Zoning Regulations do not apply. There are not currently any land use or institutional controls limiting future development of the site; however, the site is under the management of Missoula County Parks, Trails, and Open Lands (PTOL).

SITE FEATURES

Clinton Community Park consists of a church building with an addition that was formerly used as a community center and a ballfield with only a backstop, integrated dugouts, and trash cans remaining. The dirt infield has filled in with grass since little league partners ceased support and maintenance for the baseball facilities in 2018. A gravel access drive and asphalt parking area for the community center and ballfield are located along the northern and western perimeter of the site, connecting Stitt Street with Silver Street.

SITE OWNERSHIP

Missoula County owns the site. The County's PTOL Program oversees the site as well as over 90 other park, greenway, and open space sites throughout Missoula County, including two additional park sites in and around Clinton, the Clinton Conservation Park (22 acres) and Wallace Creek Park (4.3 acres).

When the community center was operational, it was run by a volunteer group. Sitting at its current location since 1974 after having been relocated, the community center building was previously used for Community Center Board Meetings meetings, potlucks, Easter egg hunts, and other events, as well as providing workspace for a community newspaper.



Figure 5 – Western End of Silver Street, Terminating at Clinton Community Park



Figure 6 – Community Park from the Southeast



Figure 7 – Virtual Existing Conditions Model

BUILDING AND SITE CONDITIONS

The 2012 Missoula County Parks and Trails Master Plan identified the Clinton Community Park as being a target for improvements. The 5-acre park consists largely of a flat field that is enclosed by a fence. There is an upward slope along the eastern edge of the site. The Community Center Building and current parking area are located on the northeast corner of the site. The existing building and parking area serve as the entry point and ‘front door’ to the park.

The Community Center Building consists of two parts: “the Former Church Section” and “the Addition”. The Former Church Section is a former church building that was placed on top of a basement structure that was built in the 1970’s when

the Former Church Section was installed on the site. the Former Church Section was used as a church before being relocated to Clinton. The building was repurposed as a community center and also served as meeting space for a community church until a new dedicated church building was constructed. The Former Church Section of the structure has historic character and interest, unlike the rest of the building. However, due to the Former Church Section being moved from its original location, the Montana State Historic Preservation Office expressed that the structure is not eligible for listing. The Addition is a 2-story addition to the Former Church Section and comprises the northern portion of the structure today. The Addition of the building houses all of the plumbing.

The building does not currently serve any uses, including storage and is no longer heated. The building still contains furniture (pews, tables, chairs, desks, etc.). Although the 2012 Parks and Trails Master Plan characterized the community center building as appearing to be in good condition, the building has sat mostly vacant for the past decade and its condition has deteriorated, especially after a large water leak occurred in 2018.

Because the plumbing infrastructure is located in the Addition, that portion was most heavily impacted by the leak. Various types of mold are an apparent concern in the building, particularly in the Addition.

Missoula County and project stakeholders are undecided about whether it is economical and/or desired to restore the Clinton Community Center. The Community Center has historically served important community functions as the venue for local events, gatherings, Community Center Board Meetings, and more.

The field was formerly used as a baseball field. In 2020, the County removed the dilapidated ballfield outfield fence, grandstand, and other structures that were deemed as hazards. The ballfield’s irrigation system was tested in the summer of 2022 and continues to work, with the ability to irrigate approximately one-third of the field.

The field is not regularly mowed and is instead voluntarily cut once or twice annually by a local landowner who benefits from having the hay from the site. Although the site can be accessed via Stitt Road as well as Silver Street, Stitt Road has been the primary access to date as the community center and home plate of the ballfield are in proximity to a parking area on Stitt Road. A gravel road extends from Stitt Road along the northern and western edges of the site and connects to Silver Street on the southwest corner of the site. Although not an actual neighborhood street, the gravel road is open and passable by vehicle.

BROWNFIELD AND ENVIRONMENTAL CONDITIONS

Sampling of the interior and exterior of the community center building and its surrounding soil as part of Targeted Brownfields Assessments confirmed the presence of high levels of mold (in various species) and lead-based paint. Asbestos-containing materials were also present but in more limited quantities. Additionally, soils surrounding the building were discovered to contain lead, likely from lead based paint that is on the exterior of the building.

Figure 8 - Clinton Community Park Base Plan

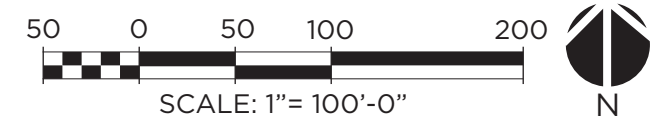
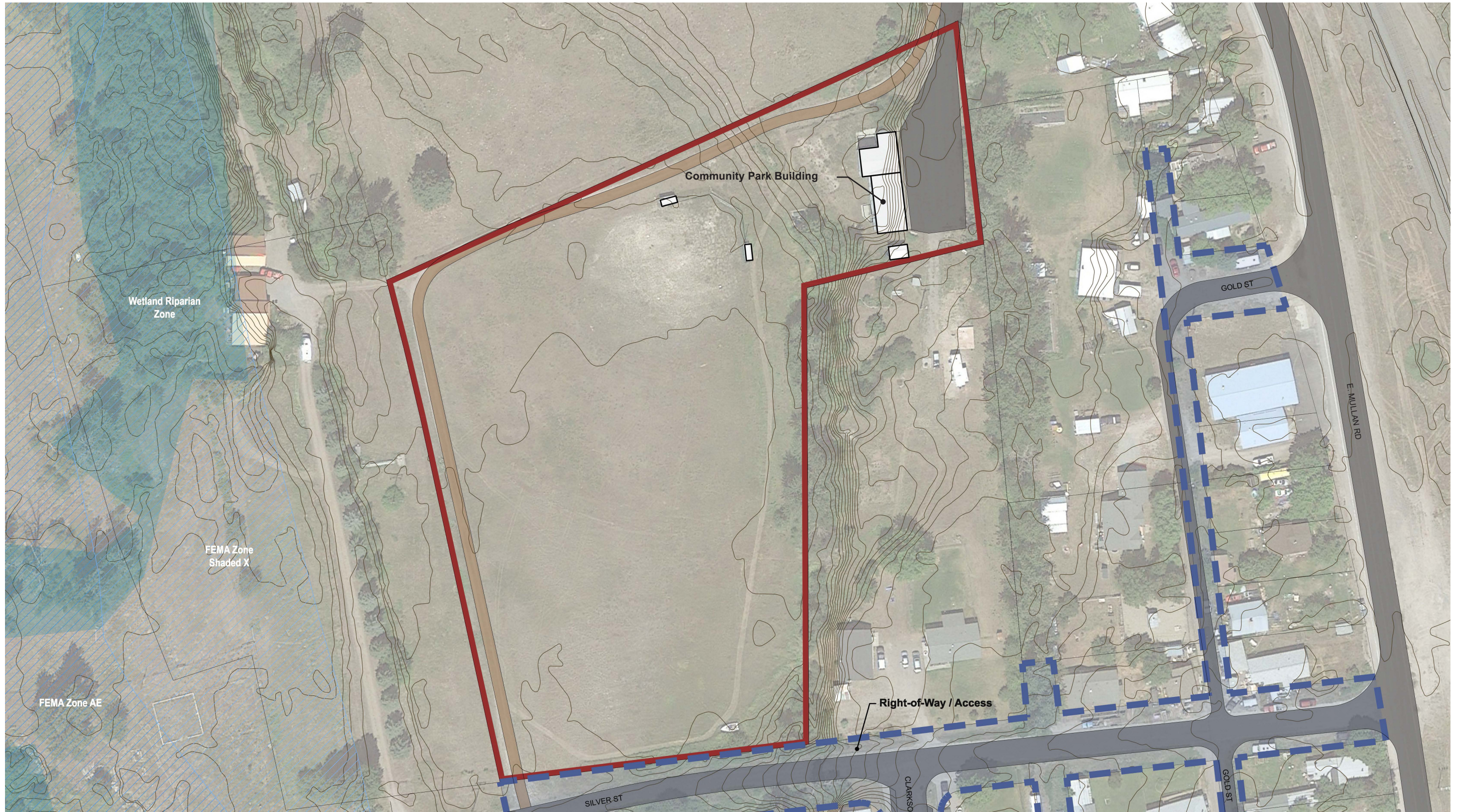



Figure 9 - Clinton Park Space Context Map



NOT TO SCALE 

**Refer to exhibits included in Appendix A "Stakeholder Engagment Summary" for a full map of Clinton park spaces.*



Figure 10- Interior of "the Former Church Section"

TRANSPORTATION INFRASTRUCTURE

As shown in Figure 9 - Clinton Park Space Context Map, Clinton is located to the west of I-90 and to the east of the Clark Fork River. Clinton is accessed via E Mullan Road, an I-90 frontage road that is east of the community. E Mullan Road is a two-way, no pass highway with wide shoulders. Although the speed limit is 35 miles per hour, higher speeds seem to be common on E Mullan Road. Furthermore, there are no sidewalks, signage, or formal pedestrian infrastructure on E Mullan Road. There are several neighborhood streets that extend west of Mullan

Road, with Stitt Street, the current community park access road being the northernmost access road. Silver Street provides access south of Stitt Street to residential areas surrounding the Clinton School, including a mobile home park that consists of approximately 40 dwellings. The Clinton School is immediately on E Mullan Road, and there are numbered streets extending west from E Mullan Road to the south of the school beginning with 1st Street and ending with 7th Street.

The Clinton Community Park is located on the north end of Clinton, the Clinton School is just north of the center of the community, and the Clinton Conservation Park is located to the west, along the southern end of the community. Bike and pedestrian connections that avoid E Mullan Road are needed to connect the Clinton School to the Clinton Community Park and to the Clinton Conservation Park.

CLIMATIC CONSIDERATIONS

The proposed reuse plan aims to not adversely affect the local ecology through new development. Furthermore, as a new public amenity, it is desired that the park exemplifies sustainability and resiliency as an educational opportunity and elevated development standard for the community. Sustainable development best management practices, including native plantings and sustainable materials are intended to be implemented, where feasible, throughout the proposed development.



Figure 11 - Silver Street Site Access Looking East

STAKEHOLDER ENGAGEMENT

Community and stakeholder engagement around the Clinton Community Park took place in September and October of 2022. Additionally, a series of project meetings took place in the summer months between Missoula County, the EPA, and the consultant team to discuss the site, identify stakeholders, clarify questions and data needs, and develop a community questionnaire.

Stakeholder engagement began with a virtual meeting with community leaders and potential project partners including the Montana Skatepark Association (MSA), who is looking to develop a skatepark at the community park. Three in-person community meetings were held, including a presentation and question/answer session with the Clinton School Board, an interactive engagement and visioning activity with middle school students at the Clinton School, and an open house at Poor Henry's, a local restaurant and gathering place. Results from a virtual questionnaire also contributed to the stakeholder and public engagement input process. The questionnaire was promoted at each of the engagements. Refer to the Stakeholder Engagement Summary, included as Appendix A for the full meeting notes and exhibits, as well as scans of collected materials.

PRELIMINARY PROJECT MEETINGS

Prior to the consultant team's site visit to Clinton in October 2022, four virtual meetings took place. From May to September, Missoula County, the EPA, and the consultant team met to go over background information, discuss the work scope, identify community stakeholders, and formulate the stakeholder engagement plan.



Figure 12 – A Project Team Meeting Near the Site

PRE-ENGAGEMENT STAKEHOLDER MEETING

A virtual pre-engagement meeting was held in September of 2022 with several different stakeholders, including representatives from Montana Skatepark Association (MSA) and Evergreen Skateparks as well as members of the Clinton Parents Teachers Students Association and several local residents. Additionally, staffers from Missoula County, the U.S. EPA, and the consultant team were present. MSA and Evergreen Skateparks provided details and a timeline on the proposed skatepark in Clinton. Other park programming opportunities were also discussed, as was the recent use history of the community center and ballfield, access and wayfinding needs, and potential winter activities.



Figure 13 – Alberton Skatepark, a Nearby Precedent Recently Created by Evergreen Skateparks

CLINTON SCHOOL BOARD MEETING

The project team presented on the Clinton Community Park project to the Board of Trustees of Clinton School District No. 32 at their regular meeting. Participants in the discussion around the project suggested the following community needs and uses for the community park: barbecue pits; gathering space; a “sawmill district” to reflect the community's lumber industry heritage; a walking path; a trail system to connect to surrounding wild land; pickle ball; the removal of the community center building and incorporation of additional parking in its place; space for a winter market; space to house dry and refrigerated goods for the food bank; and an end point for a founders' parade.



Figure 14 – Clinton School Youth Engagement Activity

CLINTON SCHOOL ASSEMBLY

Sixth and eighth grade students at the Clinton School participated in a school assembly facilitated by three teachers from the school and staff from Missoula County, the U.S. EPA, and the consultant team. The assembly consisted of a brief background presentation followed by small group activities where groups of four to six students worked through eight open-ended questions related to the park design, their personal recreational experiences, and the recreational amenities they would like to see in Clinton and the community park. Activity sheets, which consisted of their written answers and drawings, were collected and scanned following the engagement, with results compiled into a spreadsheet.

Students provided many programming and facilities suggestions during the group activities. They were generally familiar with the park. Many students were in favor of the development of a skatepark and showed additional interest when the concept of lessons or clinics was introduced. There was also significant interest in fishing, water access, basketball, sand volleyball, and workout equipment.

PUBLIC OPEN HOUSE

A public open house was held at Poor Henry's, a local restaurant and gathering place. The open house was widely advertised by Missoula County Parks Trails and Open Lands via a postcard invitation that was mailed to all Clinton residents, as well as through social media, word of mouth, and flyers posted in various public locations in the community.



Figure 15 – Public Open House at Local Restaurant

There were around 30 individuals present at the open house (though only 21 participants signed in). Among those present were several representatives of the Clinton Parents Teachers Students Association.

The project team set up site maps on easels and provided several prompts for providing project input. Attendees engaged with the project team in informal discussions regarding the key issues of site access and redevelopment programming. Written prompts received several responses (though few relative to the total number of participants), which were collected and scanned following the engagement. After the meeting, the consultant team and representatives of the County convened to debrief and qualitatively compile comments and feedback that were received through one-on-one conversations.

The public was generally supportive of the reuse and activation of the Clinton Community Park. Participants expressed the need for a community gathering and meeting space, like the community center has provided in the past. There was also significant interest in recreational spaces as well as a commercial kitchen. Some residents wanted trail connectivity from the park to the Clark Fork River, while other residents preferred to keep river access secluded and unadvertised.

COMMUNITY QUESTIONNAIRE

An online community questionnaire was distributed by Missoula County Parks, Trails, and Open Lands through October of 2022. The questionnaire was promoted via QR code at each of the engagement activities through the Clinton School Newsletter, the community newspaper, social media, and on the postcard invitation to participate in the public open house. There were 38 responses to the questionnaire, all respondents were from Missoula County and 26 were from Clinton. Respondents identified fishing and Clark Fork River access as community strengths. Respondents were concerned about parking provisions at the Clinton Conservation Park. The most popular park use interests include:

1. Walking or Jogging (25 responses),
2. Concerts and Events (21 responses),
3. Private Parties (20 responses),
4. Nature Education (19 responses)
5. Playground Equipment (17 responses)
6. Courts: Tennis, Basketball, Pickleball, etc. (17 responses)
7. Diamond Fields: Baseball, Softball (16 responses)

The majority of respondents had a positive response to a potential skatepark installation, despite the majority also not having any skateboarding experience. The majority also was in favor of there being a community center, whether in the existing building or a new one. 84% of respondents did not feel personally attached to the existing community center. When asked how they would feel if the existing community center would be replaced with a new one, participants generally advised that the end goal is a stable building and that the most cost effective solution may be the best decision.

REUSE PLAN

With the understanding that the buildout of the Clinton Community Park will depend on the capacity of Missoula County and partnering organizations to develop and maintain various park elements, the Clinton Community Park Reuse Plan includes various program elements that can all work together or independently. Therefore, if the resources are available, the full development program can be implemented to create a fully developed rural park that creates synergy amongst various park user groups. However, if resources to develop and maintain the park are limited, program elements can be omitted or phased in a manner that does not make the park feel incomplete.

The Reuse Plan also separates program elements into:

- Phase I – Essential Elements, and
- Phase II – Community-Desired Elements.

Based on the understanding that there are plans in the works to create a skatepark on the park in the near term, the Phase I – Essential Elements plan proposes park elements that will be needed to provide a relevant and fully functional park alongside the proposed skatepark. The Phase II Community-Desired Elements plan is centered around the creation of a new community center and supporting elements that are likely to require more time for fundraising and project planning.

FORMALIZING PARTNERSHIPS

Missoula County, the site owner, has a vested interest in developing the Clinton Community Park into a public asset for the Clinton Community. However, the full buildout of the park will depend on interested stakeholder groups taking a leadership role in managing the development and maintenance of elements within the park. Missoula County can formalize partnerships with stakeholder groups through establishing Maintenance and Management Agreements, agreements that clearly outline roles, responsibilities, and boundaries. Through these agreements, Missoula County can partner with stakeholder entities such as the Clinton School, local nonprofit organizations, or local athletic clubs who may have an interest in building and maintaining program elements that the entity can benefit from, while providing amenities to the general public as well. The agreements will need to address the maintenance requirements and lifespan of built elements and identify the party(s) responsible for conducting maintenance and/or removing

structures/elements at the end of their lifespan. For example, if the Clinton School had a garden club that was interested in using a community garden on the site, a Maintenance and Management Agreement may be established between Missoula County and the Clinton School District allowing the Clinton School to fundraise to install fencing, upgrade irrigation, and construct a garden shed in exchange for having access to the site. In such a scenario, the Clinton School would be required to perform specific maintenance tasks such as winterizing the irrigation system annually and replacing/repairing the fencing after a number of years.

Formal partnerships in developing and maintaining the Clinton Community Park will allow Missoula County to leverage the capacity of all of the entities with an interest in the park to build and operate a more substantial park than the County would be able to do on its own.

Figure 16 - Site Reuse Program

PHASE I - ESSENTIAL ELEMENTS		
Structures	Area/Length	Comments
Alternative 1 - Adaptive Reuse of Existing Building	3,090 SF	Approximately 2,300 SF footprint and 790 SF second floor
Alternative 2 or 3- Demolition of Existing Building	N/A	
Shade Shelter with Storage	600 SF	Accessed from Silver Street - Storage for Skatepark
Pavilion	1000 SF	Accessed from Stitt Street
Restrooms	50 SF x 2 locations	One porta-let with privacy shelter adjacent to the Silver Street Shade Shelter and One porta-let with privacy shelter adjacent to the Stitt Street pavilion
Site	Area/Length	Comments
Skatepark	5,000-10,000 SF	Hardscaped area for skatepark with concrete pump track and learning features integrated within design - Irregular shape may demand more overall park space
General Turf Area	1.5 Acres	With irrigation, adjacent to Stitt Street pavilion
Perimeter Trail	.25 Miles	
Stitt Road Parking	~3,000 SF	Gravel parking with ADA access - Approximately 10 spaces
Silver Street Parking	~3,000 SF	Gravel parking with paved access - Approximately 10 spaces
Native Plant Gardens	>3,500 SF	Adjacent to proposed impervious elements, area will be roughly 20% of proposed structure surface area to mitigate impact of development.
Outdoor Classroom Space	2,000 SF	In close proximity to Native Plant Gardens
Community Agriculture Space	2,400 SF	
Silver Street Pedestrian and Park Signage	N/A	

PHASE II - COMMUNITY-DESIRED ELEMENTS		
Structures	Area/Length	Comments
Alternative 1 - Expansion of Existing Building	800 SF	
Alternative 2 - Construction of New Community Center	2,300 SF	Within existing Community Center footprint (approximately)
Alternative 3 - No Community Center	N/A	Not illustrated
Site	Area/Length	Comments
Volleyball	1,740	Regulation size = 59FT x 29.5FT
Multi-use Sport Court	4,440	Basketball, pickleball, etc. Court to be surrounded by 10' chain-link fence with ADA access
Community Agriculture Space - Expansion	2400 SF	If Phase I space is successful, the area will be expanded
Additional Native Plant Gardens	>1,000 SF	Adjacent to proposed impervious elements, area will be roughly 20% of proposed structure surface area to mitigate impact of development.
Bike/Ped Access to Clinton School	N/A	
Natural Playground	1,500 SF	Playground constructed with natural materials including wood, metal, and stone.

Figure 17 - Site Reuse Plan

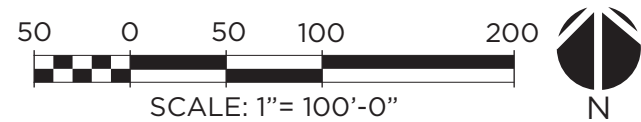


Figure 18 - Birdseye View of Proposed Plan



Figure 19 - Phase I: Essential Elements

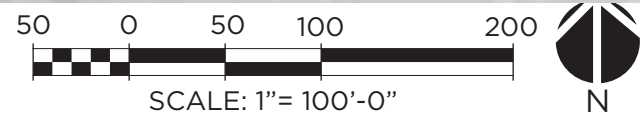
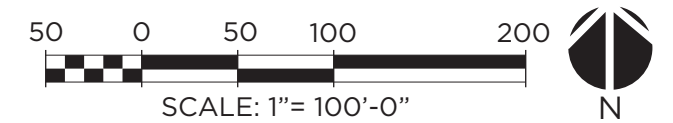


Figure 20 - Phase II: Community Desired Elements



PUBLIC SPACE CONNECTIVITY PLAN

The Public Space Connectivity Plan will provide wayfinding signage for visitors to access the Clinton Community Park from Stitt Street and from Silver Street. The Connectivity Plan will also provide bike and pedestrian connectivity between the Clinton School, the Clinton Community Park, and the Clinton Conservation Park along safe routes for Clinton School students and local residents who do not have access to a motor vehicle. Connecting a non-motorized transportation network will serve as a park in and of itself that links parks and public spaces into a single greenspace network to be enjoyed by the community. While an optimal greenway network might utilize abandoned railroad right of ways, such a network would require access to private properties that are not currently available for public use.

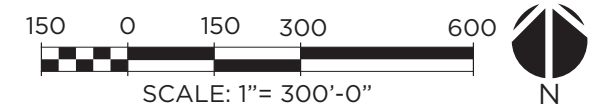
The proposed Public Space Connectivity Plan identifies connections from the Clinton School to the Clinton Community Park and to the Clinton Conservation Park that avoid E. Mullan Road. Access from the Clinton School to the Clinton Community Center would utilize a utility easement behind the school to Clarkson Drive and north to Silver Street. Access from the Clinton School to the Clinton Conservation Park would extend from the southwest corner of the track and field to the south of the school and would extend down to 1st Street. This connection would require an approximately 230 foot right-of-way along the edge of one parcel of land. Vehicular wayfinding directly to the Clinton Conservation Park is not proposed, as there is not adequate parking and additional vehicular traffic is not desired at this time.

Implementing the Bike/Pedestrian Connectivity Plan will require minimal infrastructure – 1) wayfinding signage at each destination and each turn 2) trail development to connecting streets, and 3) street markings, such as sharrows, along designated routes.



Figure 21 – Street Markings and Signage Examples

Figure 22 - Public Space Connectivity Plan



OPINION OF LEVEL OF MAGNITUDE COSTS

PHASE I: ESSENTIAL ELEMENTS PLAN		
Project	Opinion of Probable Costs	Description/Clarifications
Hazardous Material Removal	\$ 167,000-173,000	Cost estimate for Scenario 1, detailed in Appendix B: Cleanup Planing and Cost Estimate (Appendix B)
OR		
Hazardous Material Removal and Building Demolition	\$ 92,000-98,000	Alternative 2 - Creating a new Community Center and Alternative 3 - No Community Center both would involve removing the existing structure. Cost estimate for Scenario 1, detailed in Appendix B: Cleanup Planning and Cost Estimate (Appendix B)
Shade Shelter with Storage	\$18,000	
Privacy Shelter for Restrooms	\$11,200	Two 6'x6' concrete pads surrounded on three sides by a wooden privacy partition intended to surround rented portable toilets. Potential cost = \$10 per SF x 36 SF = \$3,600 x 2 shelters = \$7,200 for Concrete pads. Wooden privacy shelters are estimated at \$2,000 each x 2 shelters = \$4,000 for shelters.
Pavilion	\$32,000	
Skatepark with Perimeter Pump Track	\$335,00 (\$188,500 funded)	This component to be designed by Evergreen Skateparks
General Turf Area - Irrigation	\$1,200	Potential cost for upgrades to existing irrigation system. Ongoing maintenance is not included.
Perimeter Trail and Pedestrian Access from Silver Street	\$39,600	Estimated cost is based on \$30 per lineal foot for 1,320 feet of permeable pavement material.
Stitt Road Parking	\$7,500	Potential cost based on \$2.50 per square foot for gravel.
Silver Street Parking	\$7,500	Potential cost based on \$2.50 per square foot for gravel.
Native Plant Gardens	\$10,500	Potential cost based on \$3 per square foot for native plantings. This cost can be reduced by using volunteer labor, donated plants, etc.
Outdoor Classroom	\$20,000	Platform demonstraiton area with white board and table and boulders for seating.
Community Agriculture Space	\$20,000	Garden fencing, soil prep, irrigation setup, plant materials, program costs. Startup costs can be recouperated through member fees, fundraisers, etc. Cost estimate provided by local partner, Garden City Harvest.
Public Space Connectivity Signage	\$30,000	The primary cost would be associated with designing and installing wayfinding signage and assumes that the required right-of-way is donated.

Figure 23 – Phase I Opinion of Probable Costs

Note: This Opinion of Level-of-Magnitude costs is intended solely to provide guidance on possible costs for major elements of the proposed reuse plan and are based on industry available data sources adjusted for regional conditions, such as RSMeans. More precise estimates of probable costs can only be determined with more detailed design and engineering and may also be obtained from local construction industry representatives. The figures represented here are intended to serve as a starting point for capital budgeting and pursuing grants and other funding sources. Material selection, inflation, and other factors such as value engineering, bidding requirement of funding sources, etc. may drastically impact the actual cost of proposed projects/elements. Elements included herein will serve as "menu items" which are likely to be implemented in part rather than in whole. For that reason, a total is not included. It is recommended that menu items be incorporated into a Capital Program that incorporates contingency. Costs suggested here are based on 2023 dollars and are recommended to be escalated at a minimum of 5% annually.

PHASE II: COMMUNITY-DESIRED ELEMENTS PLAN		
Project	Opinion of Probable Costs	Description/Clarifications
Alternative 1 - Adaptive Reuse of Existing Building (if desired)	\$120,000	Restoration of existing building
Alternative 1 - Expansion of existing Community Center	\$60,000	Expansion of outdoor "porch" space, extending toward the park
Alternative 2 - Construction of new Community Center	\$240,000	Cost is based on \$200 per square foot for a 1,200 SF structure with large event room, kitchen and restrooms. The cost is for a basic structure where an outdoor porch area could be added at a later phase. The listed cost does not include FF&E.
Alternative 3 - No Community Center	-	
Sand Volleyball Court	\$25,000	Construction and materials required for 1,740 SF sand pit with netting, and enclosure.
Multi-use Sport Court	\$35,080	Painted asphalt court with fencing. Potential cost based on \$7 per square foot for installed and painted asphalt and \$4,000 for perimeter fencing.
Community Agriculture Space Expansion	\$10,000	Garden fencing, soil prep, irrigation setup, plant materials, program costs. Startup costs can be recuperated through member fees, fundraisers, etc.
Natural Playground	\$75,000	
Additional Native Plant Gardens	\$3,000	Potential cost based on \$3 per square foot for native plantings. This cost can be reduced by using volunteer labor, donated plants, etc.
Bike/Ped Access to Clinton School	\$18,000	Pavement markings delineating bike/ped route

Figure 24 – Phase II Opinion of Probable Costs

OPINION OF ANNUAL O&M COSTS	
Labor	\$20,000
Equipment	\$4,500
Repairs, Materials, and Supplies	\$3,000
Restroom Rentals	\$1,920
Utilities	\$6,000
Programs and Advertising	\$4,000
Total Potential Annual Cost	\$37,500

Figure 25 – Opinion of Annual O&M Costs

Note: This Opinion of Annual O&M Costs assumes the park is built out in full (or nearly in full) with a repurposed community center building or a newly constructed community center building. This opinion of costs does not anticipate specialty elements that could be incorporated into the park.

NEXT STEPS

The next steps for the redevelopment of the Clinton Community Park will be centered around taking advantage of available funding (such as financial commitments towards a skatepark), addressing the challenges presented by the existing community center building, and developing the partnerships that will be needed to create the vibrant community space that is envisioned for the property. As such, the site redevelopment process can be implemented through three concurrent “tracks” that will advance along their respective workflows:

1. Skatepark Amenities;
2. Community Center, and
3. Partner Development.

SKATEPARK AMENITIES

The planned development of a skatepark on the southern portion of the property presents the need for supporting infrastructure, such as parking, restrooms, and access. It also provides the opportunity to leverage resources to create complementary elements, such as the shade shelter, native plant gardens, and wayfinding signage. These necessary and complementary amenities could be some of the first physical elements constructed on the park. With the partnerships that have been developed thus far, there is momentum around building a skatepark and Missoula County is positioned to assist in fundraising for these elements. Taking advantage of the opportunity to develop the southern end of the park will establish the property as a public amenity in the near term while planning and mobilization continues for the rest of the park.

COMMUNITY CENTER

Missoula County and community partners have an important decision to make—Will the existing Community Center be restored and possibly expanded or will it need to be demolished and removed? Furthermore, if the Community Center is to be removed, will a new one be constructed in its place?

The considerations that were explored through the planning and engagement process alongside the capacity of Missoula County and community partners, an analysis of the costs and benefits of each

of the alternatives for a future community center is needed. While there is clearly a desire, and arguably a need, to have a community center, the capacity and willingness of individuals and organizations to contribute resources to a future community center will play an important role in determining the best strategy.

Community and stakeholder activities geared toward determining the future of a potential new, restored, or non-existent community center can lay the foundation for building partnerships for plan implementation.

PARTNER DEVELOPMENT

As described previously, formal partnerships will be required to implement the full buildout of the park. In addition to the partnerships to implement Skatepark Amenities and the Community Center, partnerships developed with local athletic groups, garden clubs, etc. will lead to the acquisition of additional resources and capacity for the park. Outreach to community organizations with the goal of sharing reuse plans for the park and discussing opportunities for leadership in developing park infrastructure and programming will be a good place to start.

