

McCormick Park Master Site Plan

(Exhibit A) Site Plan Adoption Detail and Support Information

July, 2003

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McCormick Park Site Plan Comparison



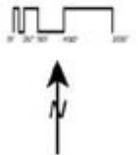
Figure 1-40,000 Square Foot Aquatics/Community Center

Key

- A. Footprint of existing swimming pool.
- B. Reconstruct lagoon to improve aesthetics, ecology
- C. Reconstruct parking areas to reduce paving and improve appearance.
- D. Create north-south pedestrian and bicycle connections.
- E. Light portions of loop trails to improve safety.
- F. Redesign planting layout of Park to improve sustainability.
- G. Use historic mill appearance for built elements, buildings, bridges, signs, furnishings.
- H. Use traffic calming techniques to decrease pedestrian and vehicular conflicts.
- I. Design a potential river discharge area.
- J. Consider future relocation of emergency access.
- K. Improve connection between Park and river by increasing passive riverside recreation areas.
- L. Relocate Parks and Recreation Maintenance Facility to City Shops.
- M. Include Parks and Recreation staff offices in proposed aquatics facility.

McCormick Park Master Plan
City of Missoula Parks and Recreation

May 27, 2003



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Figure 2 - 80,000 Square Foot Aquatics/Community Center

Area Type	PROPOSED MASTER PLAN			EXISTING PARK CONDITIONS		
	Square Feet	Acres	% of Park	Square Feet	Acres	% of Park
Paved Surfaces	119,500	3	9%	179,250	4	14%
Indoor Facilities/Buildings/Pool*	41,750	1	3%	45,475	1	4%
Sports Courts/Fields	216,100	5	17%	257,800	6	20%
Fishing Pond	71,800	2	6%	108,500	2	9%
Tree Canopy/Shaded Areas/ Potential River Recharge Area	150,000	3	12%	42,000	1	3%
Remaining Unstructured Area	664,090	15	53%	630,215	14	50%
Total park planning area/29 acres	1,263,240	29	100%	1,263,240	29	100%
Other						
trails, linear feet	6,380			4,120		
riverfront, linear feet	1,500	(reconfigure levee & enhance)		1,500		

*dependent on final size of aquatic facilities and potential cultural community center.

Basic Assumptions about McCormick Park - January 2003

The McCormick Park Steering Committee considers the following to be “known givens” about the park design, and hopes that the final master site plan will accommodate these opportunities and constraints:

Context

1. The context of McCormick Park will strongly influence the park design. The Park historically has offered both active and passive recreation. It is located along the Clark Fork River and riverfront trail system and serves as the home for the Missoula Parks and Recreation Department. It is sited within a historical residential neighborhood and adjoins the new civic stadium. These and other factors will be considered.
2. Various recent developments call for a re-design of McCormick Park. These include changing demographics and recreation trends within our community, the extension of the riverfront trail system through and west of McCormick Park, the completion of the Orange Street Bridge, the aging swimming pool, and newly-acquired funding for new restrooms and tennis courts.
3. McCormick Park is characterized by the *Missoula Urban Area Open Space Plan* as a community park (see definition below). As such, design goals will include providing a variety of mixed recreational use, convenient access, and compatibility with adjacent uses.
4. The study area, including the immediate vicinity of McCormick Park, is depicted on the attached map. The planning area of about a ½ mile radius also will be considered as it relates to McCormick Park, as will the larger context of the Missoula community within three miles of the park.

Park Facilities

1. The Park will include adequate green space as well as parking, restrooms, concessions, maintenance, and storage facilities.
2. Both indoor and outdoor facilities may be considered.
3. The Park will include a swimming pool as promised by the City to the Estate of Kate McCormick in the Trustee’s Deed dated December 10th, 1937. The existing pool is in disrepair and must be rebuilt or renovated within the next six to 24 months.
4. New recreational facilities may be placed in McCormick Park. Existing facilities may be removed, replaced, or renovated. Replaced facilities shall be relocated to a new site.
5. Silver’s Lagoon can be improved for reasons including hydrology, wildlife habitat, safety, aesthetics, and human health, but it will not be radically changed or removed altogether.

6. Maintenance operations currently located at 100 Hickory Street will be moved off site within three to seven years. However, the Parks Department's administrative offices will remain at McCormick Park.
7. Given multiple demands on limited space, every effort will be made to provide multiple use of space for diverse activities.
8. All park facilities will comply with the requirements of ADA. It is a goal to encourage participation and enjoyment by the broadest possible spectrum of the community socially, economically, and physically.

Park Development

1. Development will be completed in phases over time. The plan will incorporate flexibility to permit development to occur as funding allows, i.e. possibly out of expected or planned sequence.
2. The park will be developed as a sustainable facility, both economically and environmentally. It will strive to employ resource-efficient materials and systems.

Guiding Principles adopted by the McCormick Park Site Plan Working Group, February 2003

The following guiding principles were adapted by the McCormick Park Site Plan Working Group in February, 2003. The Guiding Principles were determined following much research and after review of much public comment. The Working Group used the Guiding Principles to help evaluate the site plan.

1. We believe that the history of McCormick Park should be interpreted for the community and that the historical functions like the pool and pond should be maintained.
2. We believe that McCormick Park should reflect Missoula's unique and diverse interests and values.
3. We believe that the Park and its landscaping should be aesthetically pleasing and that it should "feel" friendly, comforting, relaxing, and safe. We believe that the use of asphalt should be minimized while not reducing access.
4. We believe that the Park's plan should enhance natural settings through ecologically functional and visually appealing landscaping.
5. We believe that the Park should continue to be the hub of the trail and river system with creative, adequate access for non-motorized transportation.
6. We believe that McCormick Park should accommodate multiple uses while recognizing that it is also a neighborhood park. We believe that multiple use does not mean every activity in every park in the community.
7. We believe that the Park should appeal to all age groups and users of all seasons.
8. We believe that each use in the Park should not negatively impact other uses.
9. We believe that spaces in the Park should be able to be used for more than one activity.
10. We believe that the primary function of McCormick Park is as a community park. Because it is a community park, any commercial interest should be regulated in a manner to assure its existence benefits the Park.

McCormick Park Master Plan Summary

Jennie Meinershagen, Landscape Architect
Rocking M Design, May 20, 2003

The following is a summary of some of the design elements in the park and their potential phasing. The concept has been partially guided by the guidelines established by the working group and partially by the changing land uses in the vicinity. The primary emphasis of the design is to improve the aesthetics of the park, enhance the passive recreation opportunities, acknowledge the river resource and trail hub while decreasing impervious surfaces and improving non-vehicular circulation.

The design vocabulary of the built elements in the park; buildings, bridges, and site furnishings, should be reminiscent of the historical industrial, mill use that was in the area. Elements such as large timbers or poles, cables and sturdily proportioned buildings should be present in the developed portions of the site. All development should follow sustainable practices to conserve, reduce and reuse. Conifer trees, which would have once floated in the millpond, cottonwood and other native species should be used to replace the aging deciduous trees in the park. New park vegetation should focus on the use of native plants and be grouped in large mulched beds to reduce irrigation needs and simplify mowing.

The proposed Aquatics Facility and Community Center Building will have a terrace that is part of the aquatics facility that extends the use to the outdoors and connects the facility with Silvers Lagoon. The terrace is elevated and the trail around the rehabilitated pond passes below. On the edge of the pond, separated from the trail, is an accessible terrace with a seawall for passive use at the pond edge. An additional handicap access to the pond for fishing is provided by a fishing platform that bridges to the island on the east side.

Silver's Lagoon is to be rehabilitated to a healthier and more beautiful children's fishing and skating pond. The proposal includes diverting irrigation canal water in to the lagoon to increase flow, removing undesirable vegetation and replacing with more appropriate riparian vegetation as well as improving access to the water.

The riverfront will be opened up visually and physically to park users. The feasibility of an 'oxbow' like feature to relieve high water during run-off should be examined and incorporated in to the park and trail grading design. This major passive use area needs to be designed and graded to maximize the connection to the river, create a pleasant multi-use passive park environment and to minimize conflicts between various users.

The park is unique in that it is a neighborhood park located in an urban area and is also a regional park. One of the challenges has been to maintain the park as a neighborhood park while accommodating Regional Park uses.

Phasing Proposal

2003

- trail connections to the civic stadium
 - from the trestle to the parking lot
 - from the trestle to Cregg Lane
 - around east side of the pond
 - landscape improvements associated with trail
 - pond edge modifications associated with the trail
- remove the paint shop
 - reclaim the area with vegetation
 - dedicate community garden plot
- lighting for the trail
 - at the Milwaukee Trail by the community garden
 - at the east side of the lagoon connected with stadium access

2004

- restroom replacement
 - modify end of parking area accordingly
 - restoration of the landscape
 - concession pads
- picnic pavilion
 - rehab landscape
 - play area at the pavilion
 - light trails in the vicinity
- tennis court
 - realign Hickory
 - build park entry pillars on Hickory
 - rehab the landscape
- skate park & basketball court
 - negotiate with MDT
 - build access & bridge irrigation ditch to park from Cregg Lane
 - concession and restroom pads
 - light trail in vicinity and to connect with main park entry road
- Aquatics Facility
 - north shore lagoon improvements
 - handicap parking loop
 - rehab landscape

2005

- relocate parks maintenance shop
- relocate parks offices to Aquatic Facility
- realign Cregg Lane
 - round-about
 - new gates & bridge at irrigation ditch
 - trail around pond
 - south shore pond improvements
- demo existing pool
- build community center
 - main parking area
 - entry road
 - trails in the vicinity
- develop trail hub in area of old parks office
- street trees on Cregg Lane entry
- overlook and fishing bridge on lagoon

2006

- relocate ropes course
- make new trail connection to Aquatics Facility
- upgrade riverfront trail to 12 foot wide paved trail
- light trails as appropriate
- restoration plantings at the river
- develop the passive use & river recharge area, grade & landscape

2007

- develop the second play area near Aquatics Facility
- gazebo
- upgrade softball irrigation and lighting
- trail entry pillars
- historic interpretive signs
- emergency phones

2008

- south parking lot (as needed)
- tunnel to skate park
- bridge & trail to neighborhood, River St.

Planning & Design

The following items are listed in order of priority. Planning & Design should be initiated a minimum of one year prior to construction of elements.

1. Lagoon Rehabilitation and Irrigation Ditch revisions and bridges.
2. Negotiation with MDT for easement for park facilities.
3. River Recharge Feasibility and Design.
4. Cregg & Hickory realignment
5. Aquatic and Community Center Facility-railroad setback determination
6. Location for river emergency access
7. Tunnel feasibility under Cregg Lane

This summary includes many of the major items that will need to be sequenced and budgeted for in order to progress with the implementation of the master plan. Please add to it or suggest revisions to make it more complete and feasible.

