

**Draft Conceptual Redevelopment Plan for the Confluence of the
Clark Fork and Blackfoot rivers and adjacent communities**

Presented to the Missoula County Commissioners
By the Milltown Superfund Site Redevelopment Working Group

February 2005

Report to the Commissioners
Milltown Superfund Site Redevelopment Working Group

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Executive Summary & Requests

At the behest of the Missoula County Commissioners, the Milltown Redevelopment Working Group—22 citizens representing a variety of stakeholder interests—met for the last year and half to create a conceptual plan for the redevelopment of the Milltown/Bonner area. This document is that plan.

A remarkable investment in ecological health and public safety is about to be made at the confluence of the Blackfoot and Clark Fork rivers. The cleanup of the Milltown reservoir and removal of Milltown Dam will forever change the adjacent communities. We firmly believe that change can and should be positive and trust that this plan reflects that.

This plan envisions a publicly owned park on lands now owned by NorthWestern Corporation, a trail system that connects the towns of Bonner and Milltown with the confluence of the two rivers, Missoula, Turah and recreation areas on the Blackfoot River and Pattee Canyon Recreation Area; an interpretive center that tells the fascinating story of the area's rich history; public river access and whitewater that provides fun for enthusiasts of all levels; and a governance structure that would help the community guide growth and seize economic opportunity.

We are grateful to Warren Hampton of OZ Architects, Gary Weiner of the National Park Service Rivers and Trails Program, and landscape architects Jennie Meinershagen and Kent Watson for their ability to visually depict what we articulated. Hampton and Weiner's maps and illustrations serve as the visual representation of this narrative and follow in the appendices.

We request that the County Commissioners adopt this conceptual redevelopment plan for the Milltown/Bonner area and forward it to the Montana Congressional Delegation, Missoula Area legislative delegation, Environmental Protection Agency, the State of Montana, the Confederated Salish and Kootenai Tribes, the US Fish and Wildlife Service, Arco, NorthWestern Energy Corporation, and Envirocon.

Background

Great change is coming to the communities of the Milltown/Bonner area. To clean up the Superfund site in the Milltown Reservoir, the Environmental Protection Agency has called for removal of 2.6 million cubic yards of sediments in the Milltown reservoir and removal of Milltown Dam. The sediments will be transported via rail to Opportunity Ponds, an existing repository near Anaconda. The state's restoration plan that will pick up where the remediation plan leaves off is still in draft stages as of this writing; it calls for the rivers and floodplain to be restored to a more natural state.

Given these extraordinary plans for remediation and restoration at the confluence of the Clark Fork and Blackfoot rivers, the Missoula County Commissioners, with funding from the EPA, established the Milltown Redevelopment Working Group in 2003 with the task of creating a conceptual plan for the area that builds on the cleanup and restoration and that provides long-term benefits for local and neighboring communities

County Commissioners selected Working Group members through an application process. Applicants demonstrated interest in successful redevelopment of the area following Superfund remediation and restoration. Other criteria for selection included a community-oriented perspective, willingness to work in a collaborative process, and being a practical problem solver who could work toward consensus recommendations. The commissioners selected the following members:

Trent Baker, River Recreation Stakeholder
Triel Culver, Hellgate Canyon resident, River Recreation Stakeholder
Chuck Erickson, Friends of Two Rivers, Piltzville resident
Mary Erickson, Convention and Visitors Bureau, Hotel and Motel Association
Barbara Evans, County Commissioner
Carol Fischer, County Parks Board
Sue Furey, Piltzville resident
Bill Gollehon, Bonner Development Group
Mike Halligan, County citizen
Pat Hennessey, M.D., County citizen, public health stakeholder
Candy Holt, Pine Grove resident
Cindy Jimmerson, Blackfoot River resident
Ruth Jones, Milltown Water Users Assoc., Milltown
Michael Kustudia, Clark Fork River Technical Assistance Committee
Tracy Stone-Manning, Clark Fork Coalition
Gary Matson, West Riverside resident, Local Business Owner
Judy Matson, West Riverside resident, Historic Preservation Stakeholder
Dick Shimer, Stimson Lumber
Don Peters, Fisheries Stakeholder
Karl Uhlig, Piltzville resident
Mike Whitman, Bonner Development Group

Todd Williams, NorthWestern Energy

The group had technical support from: Peter Nielsen, Nancy Heil, and Beth Berlin from Missoula County; Doug Martin, from the Montana Natural Resource Damage Claim Program; Pat Saffel and Chris Lorentz from Montana Fish, Wildlife and Parks; Gary Weiner from the National Park Service Rivers and Trails Program; Phil Tourangeau from the Confederated Salish and Kootenai Tribes; Bill Olsen and Jay Frederick from the US Fish and Wildlife Service; Keith Large from Montana Department of Environmental Quality; Russ Forba, Leslie Leahy, and Diana Hammer from EPA, and Warren Hampton of OZ Architects.

Ginny Tribe facilitated the process with great finesse and agility. Gary Weiner of the Park Service Rivers and Trails Program graciously assisted with facilitation of group meetings.

Vision and Guiding Principles

The group took great care in creating the following vision and guiding principles:

The Milltown/Bonner area is a healthy, participatory, growing community of individuals and families of diverse age, background, and income, who want to make their home here. As a community, we are focused on quality education, maintenance of local heritage, conservation of the natural setting, and sense of community. Well-planned infrastructure supports current and future development. Jobs, essential services, and diverse recreation opportunities are available. Formal and informal community gathering places encourage ongoing research and education, and maintenance of local history and culture.

We believe that Milltown Superfund Site cleanup must be state-of-the-art, environmentally friendly, and provide a permanent base upon which redevelopment and the community vision can be built.

We believe that cleanup efforts should:

- Contribute to redevelopment of a desirable community where people of all ages and income levels can and want to live.
- Build on current community character and strengthen roots and sense of community pride.
- Protect a riparian buffer area and community open spaces that enhance community appeal.
- Be compatible with and promote a stable, mixed economy with opportunities for commercial, industrial, retail and service interests.
- Foster diverse, free, public river access and recreational opportunities compatible with the natural environment of the area.
- Promote infrastructure necessary for community development, maintenance and growth.

- Maintain and enhance the quality of the existing school district.
- Provide educational opportunities and facilities that allow people of all ages to learn about the history of the area and redevelopment efforts.

The Conceptual Plan

The working group established and then broke into subcommittees to create this plan. We looked at: infrastructure, land use, history and culture, recreation and community governance.

In fall of 2004 and winter of 2005, we mailed approximately 6,500 newsletters describing our work and the conceptual redevelopment plans. The Missoulian also covered the redevelopment plans in a front page story in January, 2005.

We presented the plan to the public in open houses on January 19 and 20, 2005. Combined, the two meetings drew well over one hundred people and generated considerable public comment. The open house materials and newsletters were also available on the county's web site. The following are the group's recommendations from each subcommittee, with public comment taken into account. Following the plan is a summary of the public comment we received, including suggestions we acted upon as well as those we chose not to incorporate into the plan and why we made that choice.

I. History and Culture

The Working Group recognizes the preservation of the Milltown-Bonner history and heritage as fundamental to the area's economic and community well-being. The Montana Tourism and Recreation Strategic Plan 2003-2007 notes that tourism is the state's second largest industry, generating \$1.7 billion per year. Among the trends noted in the plan, it sees historical and cultural sites as a vitally important attraction: 65% of all U.S. travelers include heritage/cultural experiences on their vacations. Properly developed, the Milltown Dam and Two Rivers Confluence site could be a powerful draw for this growing travel market.

In the confluence of two rivers, the Blackfoot and Clark Fork, our group sees the remarkable story of a place. It's a set of stories, beginning with a dam coming down—the last ice dam that unleashed Glacial Lake Missoula floods—and concluding more than 13,000 years later with the removal of another, the Milltown Dam—and the restoration of Two Rivers.

Recommendations

The group recommends an interpretive center be built as part of a top-notch park

complex. Combining heritage tourism, environmental education and recreational opportunities, the Two Rivers site could be a new motor of economic activity in the Milltown area and it could tell the fascinating story of the two rivers.

Outreach objectives for the center:

- To record, interpret, and educate the visitor on the rich human and natural history of the region, including the building and removal of the dam.
- To enhance education opportunities.
- Create a facility that functions as a “trailhead” for bicycle trips, pedestrian activities, and boating.
- Create a facility which links with existing museums and historic areas in Missoula and the region.

Structural and operational objectives:

- The use of local materials as feasible, as well as the use of materials used in the powerhouse: brick, steel trusses and timbers in dam structure. Also, the project should reclaim one of the turbines as part of an exhibit.
- Create a high-performance building with low maintenance and operation costs built to Leadership in Energy and Environmental Design (LEED) standards.
- Build an endowment to ensure the financial sustainability of the facility.

Visual objectives:

We recommend that the center blends into the landscape so that the restored river becomes the focal point. Architect Warren Hampton helped us with one possible design: A building built into the hillside with a large open room containing about four exhibit rooms overlooking the river, a small library, a gift shop, seminar room, and classrooms. Please see appendix C for a visual recommendation and discussion.

The grounds between the center and the river should be a natural area with a small amphitheater for naturalist programs. There could be an observation deck on the roof as well as observation terraces at the exhibit level. The lower level would house the supplies and archives.

II. Recreation

The Working Group recommends that the Milltown Reservoir area be redeveloped using parks, trails, river accesses and an interpretive center. These plans would build upon the natural river restoration plans proposed by the State, Tribes, and US Fish and Wildlife Service. We believe the development of park and visitor facilities will have long-term, sustainable benefits for our communities. Development of park facilities at Milltown would be

complemented by extension of the Kim Williams Trail, construction of the 18-hole golf course at Bandmann Flats, river access improvement at the Weigh Station on the Blackfoot, and potential trail extensions connecting to Turah, the Pattee Canyon Recreation Area and the Blackfoot River Recreation Corridor. These facilities will increase quality of life, improve the desirability of the area, help attract new residents and commercial development, increase property values, and bring visitors to the area.

The following elements are key to our proposed redevelopment plan:

- NorthWestern Energy-owned lands should be transferred to public ownership. The lands should be designated as either a State or County park.
- A trust fund should be established to provide long-term maintenance for facilities.
- The site should be free and open to public access
- The majority of the area should be preserved in a natural setting that protects wildlife habitat
- Focus more intensive use and development near interpretive center on west end of park.

The following are specific recommendations for fishing, boating, hiking, hunting, equestrian and winter uses.

Fishing

- Float fishing limited to non-motorized craft
- No commercial use limits at this time, i.e. outfitters/guides
- Naturalized grade control/bank stabilization to allow fish and boat passage and provide healthy habitat
- Auto/trailer access with ramp, restrooms and parking at Weigh Station, Sha-Ron access and possibly Blackfoot Access near Black Bridge
- Carry-in boat access with restrooms and parking near interpretive center and at community park
- Walk-in fishing access on improved and unimproved trails
- Handicap accessible fishing access at Blackfoot access and Community park
- Avoid development in confluence/fish staging area

Swimming

- Provide one or two beaches along deeper, slow water or eddies below confluence and interpretive center (which avoids development in confluence/fish staging area)
- Locate swimming areas in higher use area adjacent to carry-in boat areas, with picnic, restroom and possible pavilion

Trails (please see in map form as appendix A and B)

- Extend the existing Kim Williams trail with one or both of these routes:
 - Along the river, through Bandman Flats golf course to the proposed footbridge across from the interpretive center.
 - Along or near the railroad alignment to the abandoned railroad tunnel.
- Build the following footbridges:
 - A pedestrian, cycling, equestrian bridge near Duck Bridge, thus connecting Kim Williams trail to Two Rivers Park.
 - A pedestrian and cycling bridge below confluence at proposed interpretive center.
 - A pedestrian and cycling bridge on the Blackfoot at Weigh Station access.
- Trails around Clark Fork River corridor:
 - Maintain current use of Two Rivers Community Park as a walk-in area, used primarily by local residents.
 - Build trail along south side of river (an extension of the proposed trail above) that connects from footbridge at interpretive center to footbridge at old Duck bridge area.
 - Create footpaths on both sides of Clark Fork through wetlands and restored floodplain.
 - Allow equestrian use on a trail from the Sheriff's Posse grounds to the Duck Bridge, in order to access potential future trail connections to the Deer Creek area (though we don't envision equestrian use on other new trails).
- Trails around Blackfoot River corridor:
 - Create a handicap accessible trail on west side of Blackfoot River from Interpretive Center to the Black Bridge.
 - Build trails up the Blackfoot from Milltown and from Bonner.
- Trails to and from Bonner School:
 - Build trail from Bonner School to Two Rivers Park.
 - Improve trail from Bonner School to interpretive center (a series of paths already exist to town center—these could hook up with path to be built from town center to the interpretive center).
- Improve the existing multi-use trail from Milltown to the Turah Bridge.
- Build trail from Milltown to the interpretive center (along the frontage road to Tamarack to Juniper Roads).
- Seek Trail connection to Deer Creek Road and up Pattee Canyon from the river corridor.
- Permit non-motorized trail use only.

Boating

- Permit non-motorized craft only.
- No commercial use regulation at this time for outfitters/guides.

- Ensure that stream channel design and rock structures placed in the river are natural looking, provide safe passage by all forms of non-motorized watercraft, and enhance desirability for recreational use.
- Consult with river recreation engineer to enhance the value of grade control/bank stabilization for river recreation.
- Recognize that bank design should anticipate concentrated use by boaters and spectators near access points and rapids.

Hunting and Wildlife Watching

- Allow hunting consistent with regulations in upper Clark Fork.
- Disallow hunting in higher use area near interpretive center.
- Limit trail access into critical wildlife habitat and nesting areas.
- Provide interpretive signs and viewing blinds.

Winter Recreation

- Designate and groom x-country trails in cooperation with Nordic clubs.
- Create skating pond and warming hut at one of the off-stream wetlands areas proposed in restoration plan near community park access.
- Provide lighting and restrooms at skating pond.

Equestrian Use

The Sheriff's Posse, which owns land on the east end of the proposed park system, is interested in creating an equestrian center. The group feels this idea has some merit and that the County may want to explore it.

III. Community Governance

As a result of site cleanup, the local community will see tremendous change—whether it's welcomed and/or planned. As such, the Working Group explored the need to establish some form of a local government to represent the community in future discussions related to redevelopment of the Milltown Dam area.

We considered three possibilities: incorporation as a city or town; the creation of business and/or other special improvement districts; and the establishment of a community council.

Recommendations:

We recommend that a community council be formed.

We rejected the notion of incorporation because it would create redundancies resulting in unacceptable increases in local taxes. Special improvement districts serve specialized needs, rather than addressing a broader range of community interests, though SIDs may certainly be a tool used by a community council.

We recommend a Community Council because it can provide focus, continuity, and leadership to the community as well as gathering ongoing local opinion regarding issues related to cleanup and redevelopment including: Economic development, housing development, land use planning and zoning, infrastructure needs, and parks and recreation activities.

It provides flexibility that can be used to create additional governance tools as needed such as business and/or special improvement districts, multi-jurisdictional districts, and/or a framework to apply for and receive grants and loans.

Finally, a Community Council provides a unified, representative community voice not only to local and state government but also to corporate interests and non-profit agencies.

A possible mission statement for the council could be:

As a representative and coordinated voice in issues impacting the neighborhoods of Sunny Meadows, Marshall Grade, Bandman Flats, Pine Grove, West Riverside, Piltzville, Milltown, Bonner, and Turah, the Two Rivers Community Council will act as an effective liaison between the local community and governmental agencies, corporate interests in addition to non-profits in an effort to provide continuity and a community voice in issues pertaining to the Superfund Site remediation, restoration, and related development. The Community Council will work to facilitate community communication and discussion in order to achieve the outcomes beneficial to the community as a whole.

IV. Land Use

We assessed the amount of developable land within the Bonner School District, existing land use regulations, and available tools to address changes that the cleanup and restoration will bring to the community. Currently there are many zoned and un-zoned areas surrounding the reservoir and local community. Of course, geography as well as community preference dictate where development goes. We identified the following factors that control the community's development options: slope, floodplain, zoning, existing comprehensive plan, design standards for zoning districts, soils and shallow groundwater.

It became clear that zoning and comprehensive plan guidelines should be reviewed by the local community in light of the changes the community faces in coming years. If a Community Council is formed, this should be a priority task.

Recommendations:

River Corridors

Floodplain and high water tables preclude most development; however, the group recommends that river corridors be further protected through the acquisition of land, conservation easements, greenway development, and potential guidelines for new development to protect riparian areas and provide visual screening and minimum building setbacks from the river. Specifically, the group recommends:

- Residential use near river corridors should incorporate visual screening with natural vegetation and minimum building setbacks.
- Zoning for low density development that preserves wildlife habitat.
- A program to encourage conservation easements.
- Extension of trail system where possible.

Town Center and adjacent communities

The group recommended that mixed use should be permitted in the Town Center, and zoning should be reviewed to allow potential light commercial development. Higher density residential and commercial land uses may be permitted in areas such as West Riverside, Piltzville and Turah. The Deer Creek area is best suited for lower density housing in an effort to preserve open space, wildlife habitat, and recreation use and to enhance fire protection. At Bandmann Flats, the group recommended that the proposed trail around the golf course be located on the perimeter of the course, along the river, but that it be located to minimize impacts to riparian areas. The group further recommended that the subdivision employ minimum building setbacks to protect the river and scenic values.

V. Infrastructure

The group identified the following as infrastructure needs that will need to be addressed as the area grows and as it becomes a destination for visitors from Missoula and beyond: Water, sewer, roads, traffic and safety controls, sidewalks, increased public safety structure (police/sheriff and fire protection).

Roads and Traffic

Restoration and park development will likely increase visitor traffic, which is already heavy due to Highway 200, which bisects Milltown and Bonner. With increased traffic comes a potential for longer waits at the Stimson Rail line that

crosses Highway 200 into the Stimson yard. In addition, increased traffic increases safety concerns.

The group is concerned about inadequate pedestrian crossings; this was reflected in the public comment, as well.

Recommendations:

- We recommend evaluating pedestrian crossing improvements for West Riverside and Milltown. In addition, sidewalk and pedestrian crosswalks should be included in all new development, and should be further evaluated in existing neighborhoods.
- To take advantage of the extra traffic the highway brings to Milltown and Bonner, the group recommends highway signage alerting drivers to the interpretive center, river accesses and park.
- Unfortunately, the plan's proposed interpretive center site is currently constrained by an underpass, so the group recommends improvements to the existing underpass and exploring alternative parking and road access sites for the center.
- We recommend that a Gateway to Milltown be created on Highway 200, in addition to boulevard trees being planted.

Sewage Treatment and Disposal

Currently, a lack of a sewer system in the area restricts local development options—both commercial and residential development are limited with septic systems. In addition, West Riverside currently has a high density of cesspools and seepage pits, treatment systems that adversely impact the aquifer and the river. West Riverside, Bonner, Piltzville and Milltown are within the Missoula City Sewer Service area, and locally managed sewage treatment options also exist.

The group is highly aware that sewage disposal issues can be controversial, and recommends that land use regulations be evaluated and updated before any decisions are made about sewers. Otherwise, unwanted development may occur in the community.

Recommendations:

- The group recommends that the community council, if formed, should make detailed recommendations to the commissioners on land use planning and the necessary sewer treatment plan for the land use plan.

Priorities and funding sources

Some of the recommendations outlined above are not dependent on significant funding, such as the formation of a community council and the need for that council to address land use issues.

The working group did prioritize those projects that would require significant funding. However, we recognize that these priorities might shift given what funding may come and when. In addition, projects within the Superfund cleanup site will not be completed for at least several years, while projects such as trail extensions and footbridges outside the cleanup area can be completed earlier. Nonetheless, our first take at priorities are:

- 1) Extend the Kim Williams Trail on south side of the river between proposed footbridge for interpretive center through abandoned rail tunnel to proposed Duck Bridge footbridge.
 - 2) Extend the Kim Williams Trail along the river, through the Bandman Flats golf course to the footbridge at the interpretive center.
 - 3) Build a footbridge across the Clark Fork at the old Duck Bridge site (tied vote with #4).
 - 4) Create river access site at the Black Bridge area on the Blackfoot River in Bonner.
 - 5) Build interpretive center (tied vote with #6).
 - 6) Extend the existing Kim Williams trail to the abandoned railroad tunnel directly along or near the railroad alignment (i.e., not along the river).
 - 7) Build footpaths to and through wetlands and restored floodplain on both sides of the Clark Fork.
- Eight through 12 were all tied—they are written here in no particular order.*
- 8) Build a trail from Bonner School to the community park (existing BDG park).
 - 9) Improve the existing roadside path from Milltown to the interpretive center (along the frontage road to Tamarack to Juniper).
 - 10) Build a footbridge across the Clark Fork at the proposed interpretive center site.
 - 11) Improve or replace Black Bridge, the footbridge across the Blackfoot River.

12) Improve the existing multi-use trail from Milltown to the Turah Bridge.

13) Build river access at interpretive center site.

14) Build trail from Bonner School to interpretive center.

15) Plant boulevard trees along Highway 200 through Bonner.

16 through 19 were tied—they are written here in no particular order.

16) Build a trail up the Blackfoot from Milltown along the north side of the river

17) Build a footbridge across Blackfoot River at Weigh Station access.

18) Build a walk-in river access at Two Rivers Community Park area

19) Build trail linkages along Highway 200.

Tied for last were:

20) Improving the river access at the weigh station on the Blackfoot River.

21) Build a trail up the Blackfoot connecting Bonner with the Weigh Station access site.

22) Building a footpath to the bluff above the dam on the south side of the river.

Potential funding

The Working Group researched potential funding sources that could help pay for any proposed community redevelopment projects. These include:

- Clark Fork Basin Restoration Grants
- Montana Renewable Resource and Water Development Grants
- Congressional Appropriations
- Montana Tourism Infrastructure Grants
- Milltown Dam Historic Mitigation Funds
- Community Transportation Enhancement Program (CTEP)
- Treasure State Endowment
- Community Development Block Grant
- Private Foundations, Corporate Donors, Individual Donors

See Appendix D for a summary of potential funding sources.

Discussion of public comment

After the working group had given due study and discussion to the 74 written comments submitted by the public following the 2 open houses, we discovered several commonly expressed concerns. Many of these the plan already addressed; the others we incorporated into the conceptual plan. There is no significance to the order of these comments:

- 1.) Drop structures in the river for grade control should be designed to allow reasonably safe passage of a variety of water craft, i.e. kayaks, rafts and kids on inner tubes.
- 2.) There is a concern for safety of walkers on Tamarack to the interpretive center, especially where the road passes under the interstate. This is currently a popular walking route for many people in the area.
- 3.) There will be a need for adequate parking at river access sites and near the Sheriff's Posse and incorporation of equestrian trails in that area of the river bottom.
- 4.) Riverside landowners are concerned about the proximity of the proposed trails to their property. Safety and trash are also an issue that needs to be addressed.
- 5.) To avoid possible conflicts, trail use should be designated, such as multi-use trails versus trails that are strictly for pedestrian traffic, biking or equestrian use.
- 6.) The possible need for some type of caretaker and/or security for the park and interpretive center areas is a concern.
- 7.) The possible problem of indigents inhabiting remote areas as they have in other park settings is a concern.
- 8.) There is great interest in creating or improving a hiking trail from Turah access to Bonner School.
- 9.) Many comments thought the land use suggestions were great and that local governance was greatly needed.

Other suggestions and concerns were of interest but seemed to be outside the parameters of this plan. These concerns are ideally addressed by a community council or county government.

- 1.) There is a great interest in development of some sort of community center within the community itself where kids could have activities. Many suggested that this use be incorporated into the interpretive center, but the working

group felt strongly that the two uses were not compatible. Further, a community center should be in the heart of the community and the interpretive center is proposed for near the confluence.

- 2.) There is a fear that development would change the community or be too intense.
- 3.) Five percent of the respondents thought the dam and sediments should be removed and that we should let nature be, and that we should not have redevelopment plans at all. The working group discussed this and felt it would be irresponsible to not build trails and access points — that is, guide the visitors who will inevitably come to the site because it is so close to Bonner, Milltown and Missoula.
- 4.) There is a concern that taxes will raise from redevelopment.
- 5.) Some felt the working group's land use suggestions were out of line and local governance was unneeded.
- 6.) There was interest on both sides of the sewer and water issues; some thought it was badly needed while others worried about the development and increased taxes sewer would bring.
- 7.) There is interest in a community Now Care or medical center of some sort.
- 8.) Some community members expressed the need for additional sports fields and perhaps a community garden.

Some Economic Implications of Remediation, Restoration and Redevelopment

Business equipment taxes will be paid to the Bonner School District during construction. Estimates of the value of facilities and equipment that will be used at the site range from \$4 to \$8 million. At \$8 million, the tax revenue from these construction sources would replace what will eventually be lost from the Milltown Dam (currently \$39,068 and declining annually). NorthWestern Energy will also continue to pay taxes on the dam until its decommissioning, which may not occur until 2007.

After restoration is complete, the open space, wetlands, natural areas, trails, and new recreation opportunities will increase the value of nearby properties. Increases of 10-30% have occurred in similar “greenway developments” in other cities. The attractiveness of the restored greenway will bring new residents and businesses, all of which will contribute to a healthier local economy.

Restoration will be a powerful stimulant for redevelopment, and will bring new challenges for residents of our community. There has not been such a major change since the mid 19th Century when the first trees were felled for the Hammond sawmill. Can we work together and guide development, preserving as much as we can among the things we value most about this place? If not, economic forces outside the community may reshape it in ways we may not prefer.

We urge the county commissioners to adopt the recommendations set forth in this plan.

A TWO RIVERS INTERPRETIVE / VISITOR CENTER

*At the confluence of the Blackfoot and Clark Fork Rivers
Milltown, Montana*

August 25, 2004

The proposed visitor center facility would tell the story of a unique "place"--- located at the confluence of two major rivers. The site is rich in history beginning with the impacts of Glacier Lake Missoula, continuing with the presence of native peoples and the journey of Meriwether Lewis, John Mullan's encampment, the Big Blackfoot Milling Company and its legacy, and culminating with the Clark Fork Superfund cleanup and the restoration of the Clark Fork and Blackfoot Rivers.

The project brings together opportunities for expressing heritage/cultural facts, encouraging tourism and recreation along the rivers, and improving the local economy.

A BRIEF ARCHITECTURAL PROGRAM

The Heritage and Culture Sub-committee of the Milltown Superfund Site Citizen Working Group has been meeting to define the components and character of an interpretive center/ visitor center at the old Milltown dam site. What follows is a record of those deliberations.

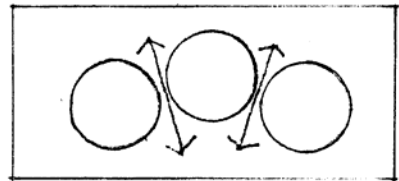
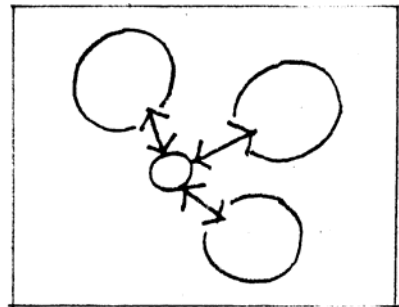
Goals for the project:

Function:

- To create a facility to record, interpret and educate the visitor on the rich human and natural history of the area.
- To create a facility which links with existing museums and historic areas in Missoula and the region.
- To create a facility that employs current technologies for interactive displays.
- To create a facility that enhances educational opportunities.
- To create a facility that functions as a "trailhead" for bicycle trips, pedestrian activities and boating.
- Note: this facility would not be a community center.

Form:

- To create an inside/outside relationship between interior spaces and the exterior landscape.
- To utilize local materials as feasible.



- To create realize a building that is more "landscape" than traditional building form.
- To create a form that responds to the adjacent stone cliffs.

Economy:

- To create a building with low maintenance and operation costs.
- To build an endowment to ensure the financial sustainability of the facility.
- To control construction costs to remain within the projected budget; simple and cost-effective.

Time:

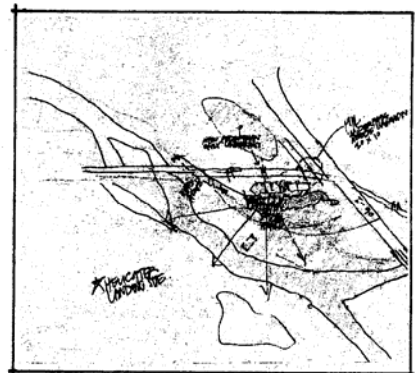
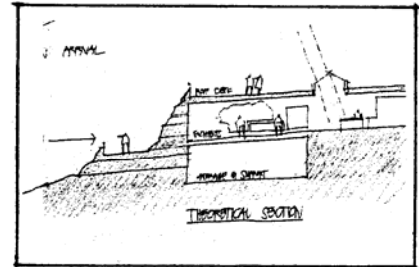
- Since the dam is scheduled for removal in 2006, a 2007-2008 construction date would be ideal. (2009 for completion of the restoration.)
- The facility should be capable of change over time--- consider expandability and construction in phases.

Energy:

- Consider alternate energy sources such as ground-source heat pump, solar, wind.
- The project should address wastewater treatment and gray water recycling.

Green Building:

- To create a building that complies with green building principles.
- To pursue LEED certification for the project.
- To recycle the materials used in the powerhouse: brick; steel trusses, timbers in the dam structure; reclaim one of the turbines as part of an exhibit.
- To utilize local materials and stone (comply with the LEED requirement for materials available in a 500 mile radius).



Space Definitions:

- Exhibit spaces:
Varying in size from 150 sf to 1200 sf
Five basic exhibit rooms (see Types of Exhibits below)
- Flexible displays and circulation--- 600 sf +
- Meeting spaces:

Classrooms--- (2) @ 600 sf each to
accommodate 40 persons

Additional support spaces:

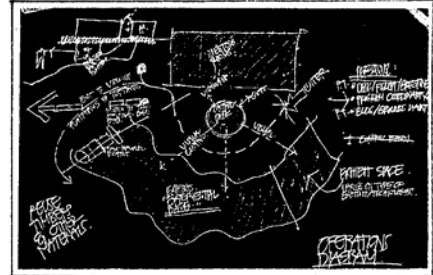
Table storage areas--- (2) @ 60 sf

Chair storage areas--- (2) @ 60 sf

Refreshment area--- (1) @ 40 sf

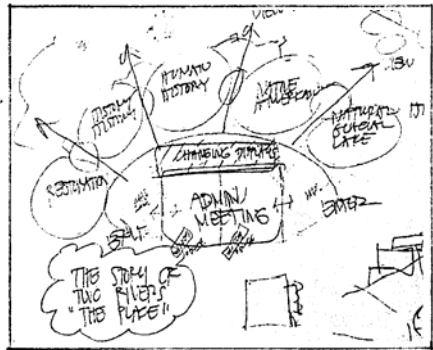
Media services room--- (2) @ 20 sf

- Library / Video Room--- 150 sf
- Gift Shop / Reception--- 150 sf
- Public Restrooms--- (2) @ 120 sf
- Administrative Office--- 150 sf
- Storage rooms--- varies
- Outdoor Classroom--- for 40 persons



Types of Exhibits:

- Glacial Lake Missoula--- 150 sf
- Native Americans and the "Road to the Buffalo"--- 300 sf
- Local history including Lewis and Clark, the Copper Kings, Mullan Road, ethnic groups, construction of the dam--- 600 sf
- Superfund/restoration including deconstructing the Milltown dam--- 1200 sf
- Ecology / Fish Wildlife and Parks--- 300 sf

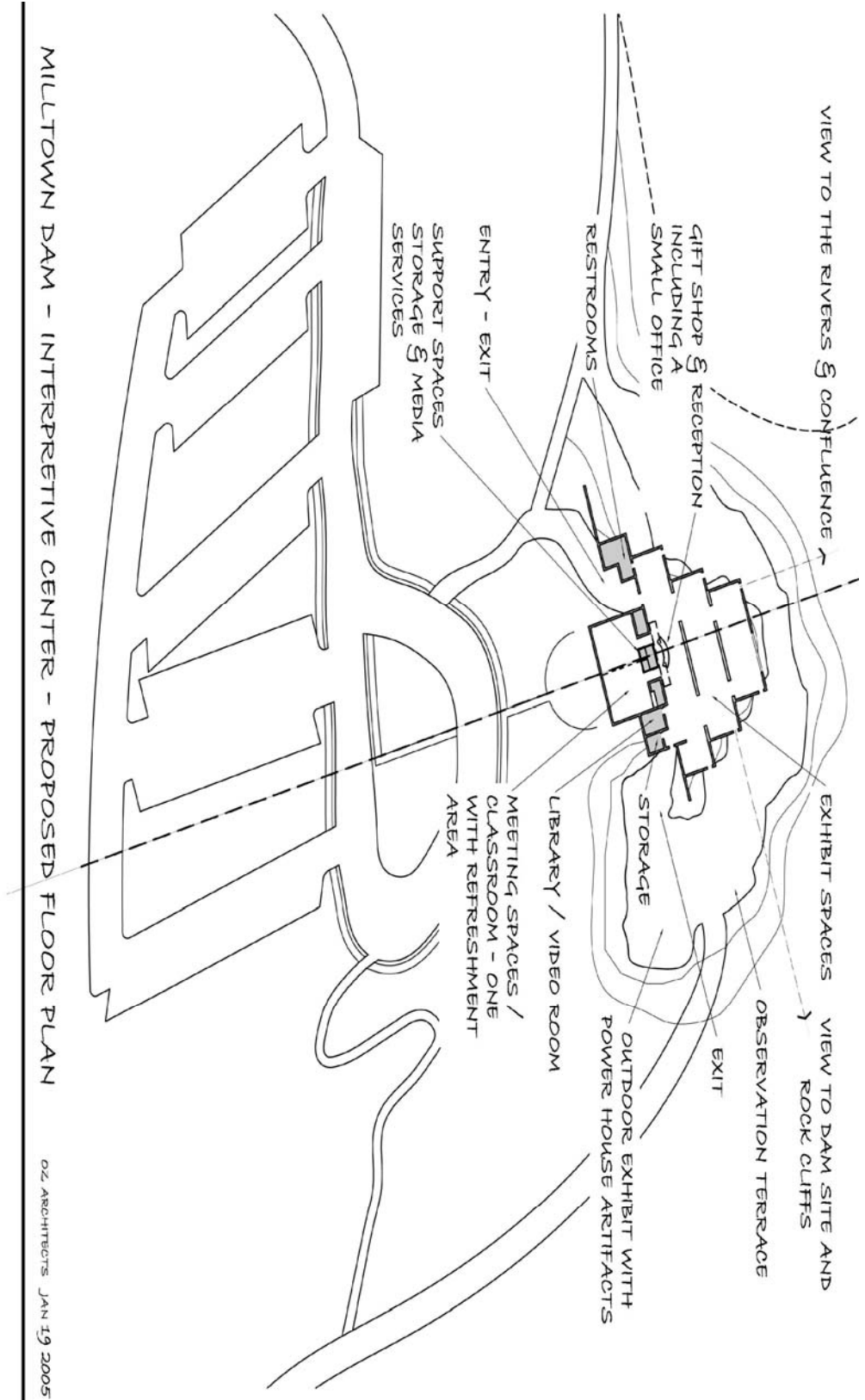


ARCHITECTURAL PRECEPTS:

(diagrams to follow)

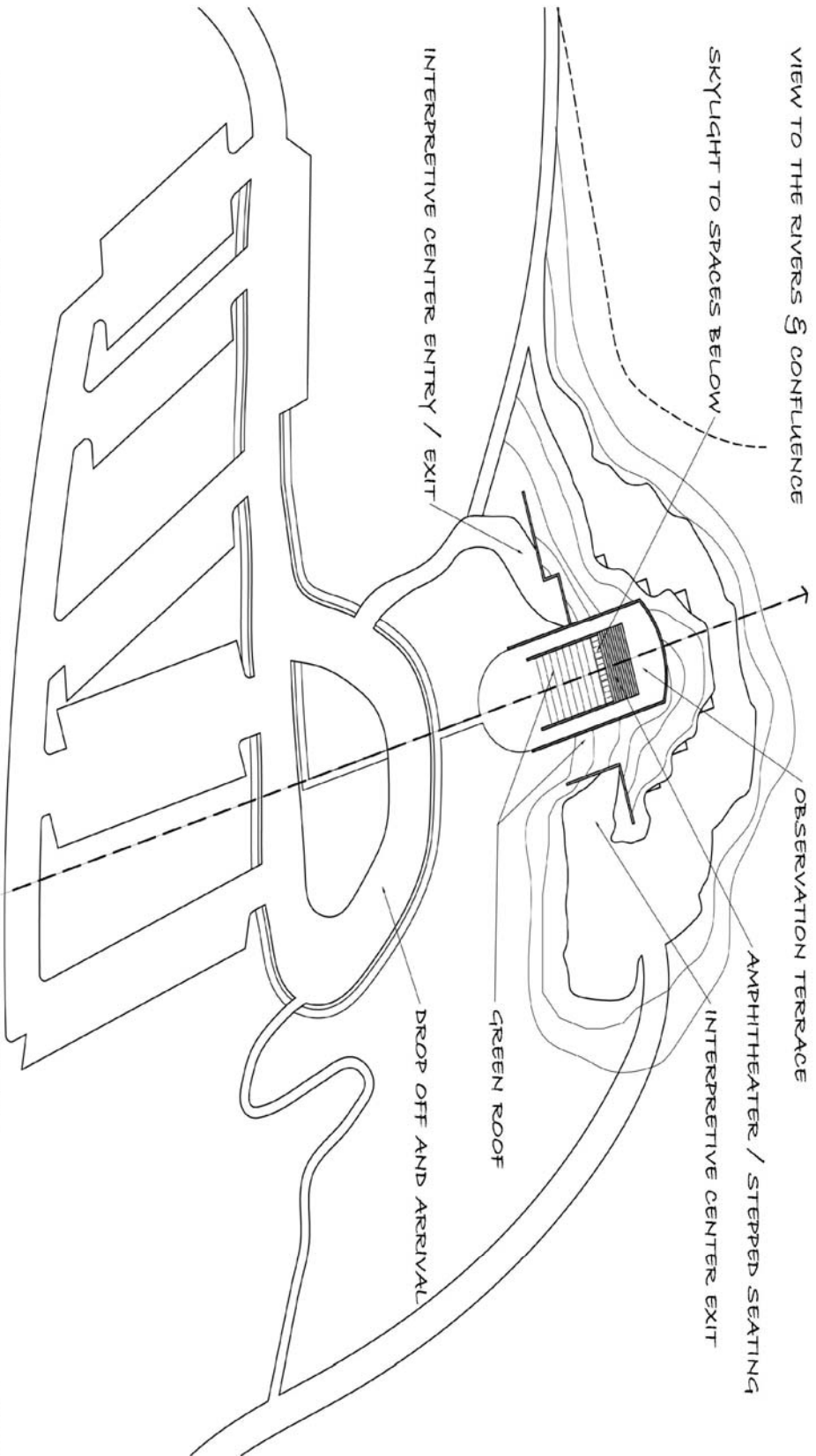
Heritage and Culture Sub-committee:

Mary Erickson
Sue Furey
Bill Gollehon
Cindy Jimmerson
Mike Kustudia
Judy Matson
Chris Lorentz
Warren Hampton



MILLTOWN DAM - INTERPRETIVE CENTER - PROPOSED FLOOR PLAN

OZ ARCHITECTS JAN 19 2005



MILLTOWN DAM - INTERPRETIVE CENTER - PROPOSED SITE PLAN

OZ ARCHITECTS JAN 19 2005



MILLTOWN DAM - INTERPRETIVE CENTER

OZ ARCHITECTS JAN 19 2005



MILLTOWN DAM - INTERPRETIVE CENTER

OZ ARCHITECTS JAN 19 2005

Appendix D Potential Funding Sources for Milltown Redevelopment Projects

A. Assumptions:

1. Remediation and dam removal will be paid by Arco (BP) and NorthWestern.
2. Restoration paid for by State Of Montana Natural Resource Damage Fund.
3. Stimson Dam removal paid for by Stimson, US FWS and other sources.
4. Redevelopment projects requiring additional outside funds include:
 - a. project planning and design,
 - b. land acquisition,
 - c. construction and long-term maintenance of
 - i. interpretive/visitor center,
 - ii. vehicle access and parking,
 - iii. trails,
 - iv. pedestrian bridges,
 - v. river accesses,
 - vi. skating pond/warming hut and
 - vii. related facilities.

B. Planning Grants

1. **Upper Clark Fork River Basin Restoration Grants Program – Planning Grants.** Funding for project development grants is designed to promote the development of project proposals from entities that have sound restoration ideas but do not have funds to develop those ideas. Restoration project proposals may later be submitted for funding for one of two categories – projects \$25,000 or less, and projects \$25,000 or more. Projects must restore, rehabilitate, replace or acquire the equivalent of injured natural resources and/or the services lost as a result of releases of hazardous substances by Arco or its predecessors and were the subject of the Montana v. Arco lawsuit for natural resource damages.
 - a. Potential use of planning grant – to further develop plans for an interpretive./visitor center and recreational facilities to replace recreational resources of Clark Fork River lost as a result of releases of hazardous substances from upstream mining operations.
 - b. Timeline – project proposals may not be submitted prior to a Record of Decision for the Milltown Reservoir Operable Unit.
 - c. Potential funding amount - \$25,000
 - d. Match requirement – no hardfast requirement, but matching funds increase potential eligibility for funds
2. **Montana Renewable Resource Project Planning Grant.** Funding is provided by Legislature to develop renewable resource grants. Intent is to financially assist public entities in planning and development of near-term projects that qualify for funding through the Renewable Resource Grant and Loan Program. This program provides funds for projects that measurably conserve, develop, manage or protect Montana renewable resources.
 - a. Application is open – cycle,, with no deadline

- b. Applications are accepted in order they are received
 - c. \$100,000 provided statewide, \$20,000 may remain for current funding year
 - d. 50% match required, and it must be in the form of cash, not including other grants
3. **Community Development Block Grant – Economic Development Planning Grants.** Grants can be used to develop a CDBG-ED project. Montana set aside \$95,000 for 2004 for planning grants.
- a. Applications first come-first serve
 - b. Missoula County eligible to submit on behalf on unincorporated area
 - c. Only one project can be funded in County per year
 - d. Possible projects for funding include public sewer extension preliminary engineering reports, growth planning, preparation of redevelopment plans and historic preservation studies, and preparation of funding for economic development projects.
 - e. \$15,000 limit
 - f. 50-50 match required, and other grants acceptable for use as match
4. **Congressional Funding** We will seek congressional funding for planning and construction of the redevelopment projects, including project planning funds.
5. **Private Foundations, Corporate Donors and Individual Donors**
6. **U.S. Dept. Of Commerce , Economic Development Administration.** Provides funds for planning and development of projects that result in creation of new employment. Average about \$25,000, and require small cash match. May be applied to economic development projects that make use of historic resources. SHPO must review projects,
7. **Missoula County Park Board.** The Park Board may consider a special request for matching seed funds for park project planning.

C. Land Acquisition

- 1. **Congressional Appropriations**
- 2. **Land and Water Conservation Fund** a 50%/50% matching program for development of outdoor recreational facilities. The land must be owned by a governmental subdivision, school board, or Native American tribe.

D. Interpretive/Visitor Center

- 1. **Upper Clark Fork River Basin Restoration Grants Program.** The Natural Resource Damage Program will provide funding to ensure high quality restoration of the two rivers following remediation and dam removal. The first priority is to ensure that adequate funds are available for this purpose. In addition, the restoration grants program may provide funds for redevelopment projects including the interpretive/visitor center and associated recreational facilities. Projects must restore, rehabilitate, replace or acquire the equivalent of injured natural resources and/or the services lost as a result of releases of hazardous

substances by Arco or its predecessors and were the subject of the Montana v. Arco lawsuit for natural resource damages. When it first proposed the removal of the Milltown Dam powerhouse, the State of Montana suggested the establishment of “a museum or park with a replica of the powerhouse located near the current location, but outside the 100-year floodplain” under the 2003 Draft Conceptual Restoration Plan. State representatives have also suggested at public meetings that such a project could be eligible for funding from the Natural Resource Damage Claim fund.

- a. Potential use of grant – to develop an interpretive/visitor center and associated recreational facilities to replace the historic resource of the Milltown dam and powerhouse, and recreational resources of Clark Fork River lost as a result of releases of hazardous substances from upstream mining operations.
 - b. Timeline – project proposals may not be submitted prior to a Record of Decision for the Milltown Reservoir Operable Unit.
 - c. Potential funding amount. Unknown at this time. Butte and Anaconda have received more than \$1 million per year for projects, including drinking water system improvements. The Silver Bow Creek Greenway District has received nearly \$5 million in 2003-4 for recreational trail and facility development. Projects less than \$25,000 may be submitted on an open-cycle basis. Projects more than \$25,000 must be submitted in March, with funding decisions recommended by the advisory council and made by the Governor by December of each year.
2. **Congressional Funding.** Congressional Appropriations may be sought for this project
 3. **Milltown Dam Historic Preservation (Section 106) mitigation funds.** If the decision is made to remove the Milltown Dam and associated structures, including the powerhouse, historic preservation mitigation funding is expected to be provided as part of the agreement between EPA, the State, Arco and NorthWestern.
 4. **Community Development Block Grant – Economic Development.** Funding is provided for a variety of infrastructure projects, intended to promote economic development and benefit low to moderate income residents. Interpretive Center, trails, roads, sewer extension may be eligible projects for funding. Limit \$400,000 per community per year.
 5. **Montana Cultural Trust.** State of Montana makes grants to cultural and aesthetic projects from interest earned on coal tax revenues in the Cultural Trust. Funds are available in operations, capital, special projects and endowment development projects for cultural and historic preservation activities. Funds may be applicable to the proposed interpretive center and creation of cultural resources and historic displays. Applications reviewed biannually. Legislature makes final approval. Applications due in summer prior to a legislative session. Local government agencies are eligible to apply.
 6. **Renewable Resource Grant Program** Montana Dept. of Natural Resources administers this grant program. Funding decisions are made by Montana Legislature every two years. Projects that conserve, manage, develop or protect

- Montana's renewable resources are eligible for funding. Grants limited to \$100,000 per project. Applications due in May of even numbered years, and acted on by the following Montana Legislature.
7. **Reclamation and Development Grants Program** Montana Dept. of Natural Resources administers this grant program. Funding decisions are made by Montana Legislature every two years. Funds come from severance taxes associated with mining activity in Montana. Projects may reclaim land, water or other resources adversely affected by mineral development, mitigate damages to public resources caused by mineral development. Grants limited to \$300,000 per project. Interpretive Center and historic preservation projects that emphasize renewable resource management and community development may be eligible. Applications due in May of even numbered years. Funding decisions made by Legislature.
 8. **Montana Tourism Infrastructure Investment Program – Travel Montana, Dept. Of Commerce.** The TIIP provides grants to facilitate development of new tourism related projects. The program prefers bricks and mortar projects over marketing and operation expenses. Redevelopment projects might include the interpretive center, river access facilities, trails and related facilities associated with the redevelopment plan's proposed park near the confluence of the two rivers. Applications are due in August. Grants range from \$20,000 up to the maximum amount available for a given year. Lewis and Clark Interpretive Center received \$200,000. Grants are matched 2:1 – one sponsor dollar for every two grant dollars. Match must be in hard dollars. Grant funds must be spent within 18 months.
 9. **Montana Committee for the Humanities.** National Endowment for the Arts and Humanities provides funds to Montana for re-granting, administered through the Montana committee for the humanities in Missoula. Funds may be used to help finance historic surveys, public forums, research, oral history, public speakers and other topics.
 10. **Montana Arts Council.** Montana Arts Council in Helena administers funds from the National Endowment for the Arts. May be used for cultural resource planning, for events and activities related to cultural resources, and in the fields of art and architecture.
 11. **Private Foundations, Corporate Donors and Individual Donors**
 - a. Detailed list to be prepared at later date
 - b. Funding options include foundations and organizations that may support green building design and Leadership in Energy and Environmental Design (LEED)

E. Vehicle Access and parking

1. Community Transportation Enhancement Program (CTEP) Montana Dept. of Transportation makes funds available for projects under the National Intermodal Surface Transportation and Efficiency Act. Missoula County receives funds on a per capita basis. We need to work with the Transportation Policy coordinating Committee and MDOT top include projects in the Transportation Improvement Program and to provide funding.

Possible projects include roads, bikeways and walkways, building bus stops and erecting signs. Historic preservation may be involved also.

2. Surface Transportation Program

3. National Highway System funding

4. National Recreation Trails Program (see description below under trails)

5. Brownfields Economic Redevelopment Initiative. EPA provides grants to state and communities trying to convert contaminated sites for redevelopment. This program might assist with redevelopment of International Paper property next to the proposed visitor center, as a parking and visitor support area.

6. Congressional Funding

F. Trails/Pedestrian Bridges/River Accesses/park facilities

1. National Recreation Trails Program. Montana Fish, Wildlife and Parks administers federal Recreation Trails Program funds. City and County have been working cooperatively to pursue NTP program funding to extend the Kim Williams Trail to the Bandmann Flats Subdivision/golf course area. Future projects would entail extension from Bandmann Flats to the abandoned railroad tunnel on the south side of the Clark Fork River near the current dam location. RTP funds may provide up to 80% of total project costs. Project sponsor can only submit one project per year. Maximum grant per project is \$35,000. Small portion of funding can be used for project planning. Application deadline is July 1.

2. U.S. Bicycle Transportation and Pedestrian Walkways Program. U. S. Dept of Transportation provides funds to states for hiking trails and biking trails

3. Transportation Enhancement Program. Dept of Transportation funds provided for non-traditional, community oriented projects which exceed traditional highway mitigation, including historic acquisitions and riverside trails.

4. Montana Tourism Infrastructure Investment Program – Travel Montana, Dept. Of Commerce. The TIIP provides grants to facilitate development of new tourism related projects. The program prefers bricks and mortar projects over marketing and operation expenses. Redevelopment projects might include the interpretive center, river access facilities, trails and related facilities associated with the redevelopment plan's proposed park near the confluence of the two rivers. Applications are due in August. Grants range from \$20,000 up to the maximum amount available for a given year. Lewis and Clark Interpretive Center received \$200,000. Grants are matched 2:1 – one sponsor dollar for every two grant dollars. Match must be in hard dollars. Grant funds must be spent within 18 months.

5. Missoula County Park Board Matching Grant funds. These funds are intended for improving County Parks, common areas and other local recreation sites. Grants require a 1:1 match and may be granted up to \$3,000 per fiscal year. The Park Board distributes about \$30,000 per year county-wide. Projects given highest priority include those that have other funding sources, have guaranteed source of funding for maintenance, increase disabled access, increase diversity of recreation opportunities in the region or neighborhood, and other factors. Park Board funds may be applicable for community park projects, such as skating pond/warming hut, bathroom facilities, or other potential projects.

6. U.S. Forest Service Challenge Cost Share Funds Matching funds for projects that result in partnerships between local communities and the Forest Service to improve cultural, natural and recreational resources on or adjacent to Forest Service lands. Funding cycles reflect federal fiscal year. Contact District Ranger.

7. Federal Aid in Sport Fish Restoration. U.S. Fish and Wildlife service administers grant program for sportfish management, boat access and aquatic education projects. Funds might be used for river access and interpretive facilities.

8. Upper Clark Fork River Basin Restoration Grants Program. The Natural Resource Damage Program will provide funding to ensure high quality restoration of the two rivers following remediation and dam removal. The first priority is to ensure that adequate funds are available for this purpose. In addition, the restoration grants program may provide funds for redevelopment projects including the interpretive/visitor center and associated recreational facilities. Projects must restore, rehabilitate, replace or acquire the equivalent of injured natural resources and/or the services lost as a result of releases of hazardous substances by Arco or its predecessors and were the subject of the Montana v. Arco lawsuit for natural resource damages.

9. Private Foundations, Corporate Donors and Individual Donors
a. Detailed list to be prepared at later date

10. National Park Service Challenge Cost Share Grant. Must be a National Park Service Rivers and Trails Program Project, which the Milltown Redevelopment Project is. 50% cash or in-kind match required. Applications due in February.

11. Land and Water Conservation Fund The Land And Water Conservation Fund Program is administered by the Montana Department of Fish, Wildlife and Parks. Funding is provided to the states by the federal government. The LCWF provides funds to local governments for the acquisition and development of public, outdoor recreation areas and facilities. Grants may provide up to 50% of project costs and must be matched with non-federal dollars.

G. Public Sewer Construction/extension (see attached table for more detailed explanation of funding sources)

1. Board of Investments INTERCAP
2. Community Development Block Grant Program
3. Treasure State Endowment Program
4. Department of Environmental Quality State Revolving Loan Fund
5. Renewable Resource Grant and Loan Program
6. U.S. Department of Agriculture Rural Development, Rural Utilities Service Program
7. Montana Coal Board Grant Program

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[illegible]

Appendix E – Cost Estimates

02/11/05 draft Milltown Redevelopment Project Cost Estimate						
Trails	asphalt trail	2	mile	\$200,000.00	per mile	\$400,000.00
	gravel trail	17	mile	100,000.00	per mile	1,700,000.00
	footpath - wood chip	2	mile	70,000.00	per mile	140,000.00
	footbridge 1 Interpr. Ctr.					1,243,320.00
	footbridge 2 Duck Bridge					310,000.00
	footbridge 3 Black Bridge					616,000.00
	Railroad tunnel lighting					75,000.00
	underpass - Kim Williams link to Bandmann Flats	2		100,000.00	each	200,000.00
Total Trails		21	miles			\$4,684,320.00
Interpretive Center	Building	8000	sq.ft.	\$250.00	per sq.ft.	\$2,000,000.00
	Landscaping/site prep					1,000,000.00
	Water/Sewer					150,000.00
	Driveway	25000	sq.ft.	2.00	per sq.ft.	50,000.00
	curb and gutter	800	lineal ft.	16.00	per lin. ft.	12,800.00
	Sidewalk	4000	sq.ft.	5.50	per sq.ft.	22,000.00
	Furnishings and Interpretive Displays					500,000.00
	Parking lot	30000	sq.ft.	2.00	per sq.ft.	60,000.00
	access road from rr.bridge	17000	sq.ft.	2.00	per sq.ft.	34,000.00
	RR underpass					500,000.00
	Utilities					25,000.00
	architectural design	0.10				300,000.00
	Entrance Sign					7,500.00
Total Interpretive Center						\$4,661,300.00
River Access Sites	Vault toilets	5		\$9,000.00		\$45,000.00
	access road - Black Bridge	13200	sq ft	2.00	per sq.ft.	26,400.00
	access road - Weigh Stat.	16500	sq. ft.	2.00	per sq.ft.	33,000.00
	access road - Interpr. Ctr.	10000	sq.ft.	1.00	per sq.ft.	10,000.00
	parking - Black Bridge	10000	sq.ft.	2.00	per sq.ft.	20,000.00
	parking - Weigh Station	16500	sq.ft.	2.00	per sq.ft.	33,000.00
	parking - Interpr. Center	5000	sq.ft.	2.00	per sq.ft.	10,000.00
	boat ramp	2		30,000.00		60,000.00
	weed control	20	acres	50.00	per acre	1,000.00
	fencing					1,000.00
	picnic tables	6		350.00		2,100.00
Total River Access						\$241,500.00
Signs	Highway signs	9		\$250.00	3 per site	\$2,250.00
	Regulation Signs	3		1,000.00	1 per site	3,000.00
	Traffic Signs	9		75.00	3 per site	450.00
	Total Signs					\$5,700.00
Boulevard Trees	8' trees	244		\$275.00		\$67,100.00
	drip irrigation	7350	feet	2.00	per lin.ft.	14,700.00
	Total trees					\$81,800.00
Sub Total Construction						\$9,741,720.00
Project Management		0.05				\$487,086.00
Contingency		0.15				\$1,461,258.00
Grand Total Construction						\$11,690,064.00

Land Acquisition	NorthWestern Lands	\$700,000.00
	Interpretive Center Support	250,000.00
	Trail acquisition	550,000.00
	Bandmann Flats Trail	1,000,000.00
	Total Land Acquisition	\$2,500,000.00

MUTH CONSULTING ENGINEERS, PC

P.O. BOX 3905

MISSOULA, MT 59806

Phone: (406) 728-1321

Fax: (406) 728-7204

E-mail: muth@bigsky.net



TRANSMITTAL

Date: February 9, 2005

TO: Peter Nielsen, M.S., R.S.
Environmental Health Supervisor
301 W. Alder
Missoula, MT 59802

RE: Clark Fork River
Engineers Cost Opinion

Copies	Description
1	5- span (Downstream of Milltown Dam) Bridge Across Existing Island
1	Pedestrian Bridge "Duck Bridge"
2	11 x 17 Drawing
1	Bonner River over Blackfoot River, Ped. Bridge to replace existing thru truss
2	11 x 17 Drawing

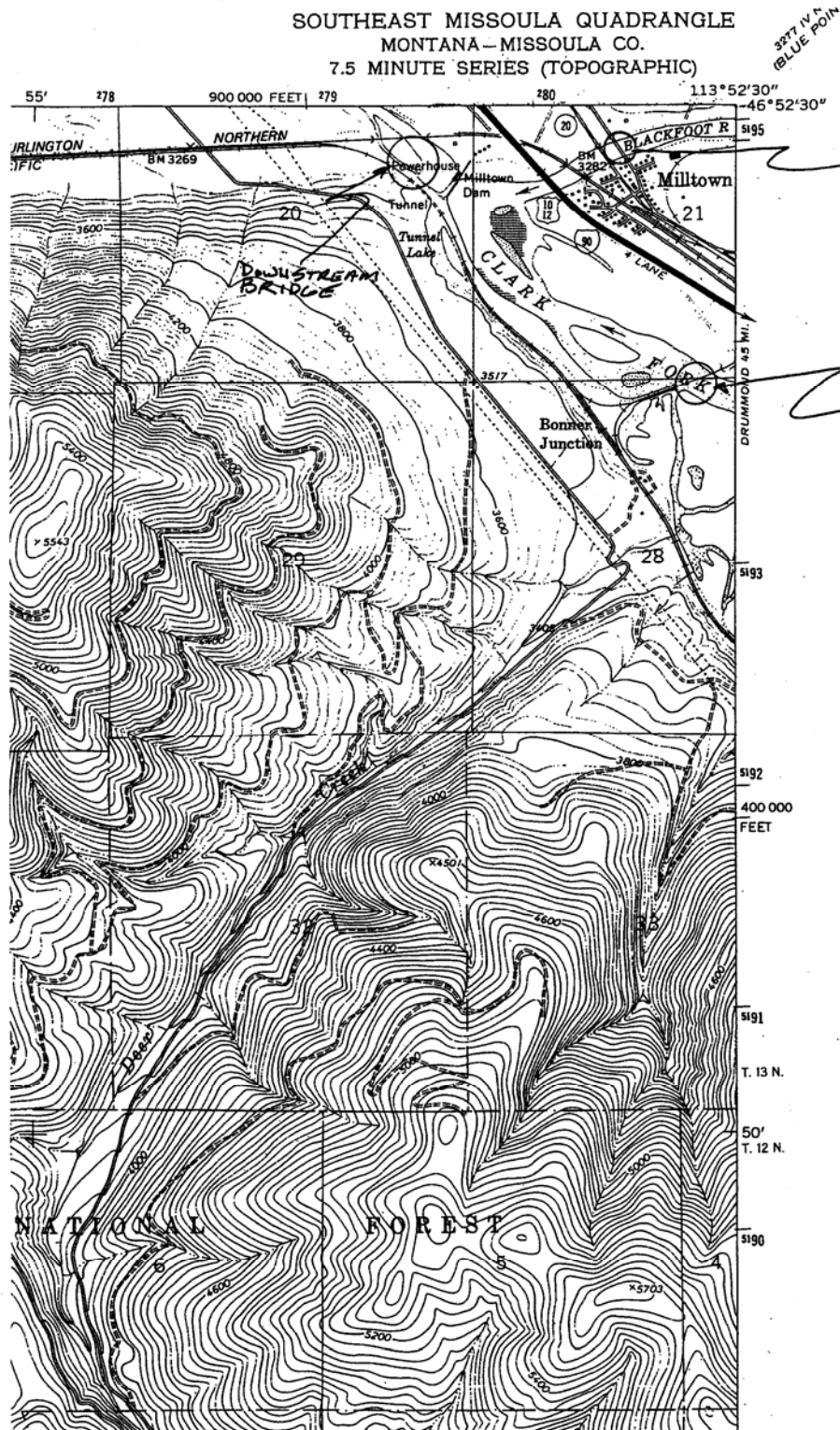
Comments:

If you have any questions or require further information, please call.

CC _____

Signed: _____ Franklin R. Muth, P.E.

SOUTHEAST MISSOULA QUADRANGLE
MONTANA—MISSOULA CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)



BONNER
BRIDGE
(REPLACE EXISTING
HIGHWAY TRUSS)

Duck Bridge

February 9, 2005

Clark Fork River
Pedestrian Bridge "Duck Bridge"
05-1321



Engineers Cost Opinion

Mobilization		L.S.		\$	19,800.00
Furnish 181 ft. Pre-built Truss		L.S.		\$	185,000.00
Install Truss		L.S.		\$	5,000.00
Concrete Deck	1870	S.F.	\$ 5.00	\$	9,350.00
Furnish Pipe Pile 12" dia Sch. 40	200	L.F.	\$ 35.00	\$	7,000.00
Drive Pipe Pile	4	EA.	\$ 600.00	\$	2,400.00
Concrete Cap & Backwall	10	C.Y.	\$ 750.00	\$	7,500.00
Fill	1500	C.Y.	\$ 20.00	\$	30,000.00
Riprap	20	C.Y.	\$ 50.00	\$	1,000.00

Subtotal \$ 267,050.00

Engineering \$ 15,000.00
Contingency @ 15% \$ 40,057.50

Total \$ 322,107.50

\$ 350,000.00

9-Feb-05



Clark Fork River L= 1000 LF
5- Span (Downstream of Milltown Dam)
Bridge crosses existing Island
05-1321

Engineers Cost Opinion

Mobilization		L.S.		\$	45,000.00
Furnish 200 ft. Truss	5	EA.	\$200,000.00	\$	1,000,000.00
Install Truss	5	EA.	\$ 7,000.00	\$	35,000.00
Concrete Deck	10330	S.F.	\$ 4.00	\$	41,320.00
Furnish Pipe Pile 12" dia	600	L.F.	\$ 35.00	\$	21,000.00
Drive Pipe Pile	12	EA.	\$ 500.00	\$	6,000.00
Concrete Abutments	10	C.Y.	\$ 750.00	\$	7,500.00
Intermediate Bents	4	EA.	\$ 3,000.00	\$	12,000.00
Fill	2200	C.Y.	\$ 15.00	\$	33,000.00
Riprap	100	C.Y.	\$ 25.00	\$	2,500.00
Subtotal					\$ 1,203,320.00
Engineering					\$ 40,000.00
Contingency		@	15%	\$	180,498.00
Total					<u>\$ 1,423,818.00</u>

9-Feb-05



Bonner River over Blackfoot River
Pedestrian Bridge to replace existing thru truss

Length = 415'-4" 2 Spans @ 207'-0"
Use Existing Middle Pier

Engineers Cost Opinion

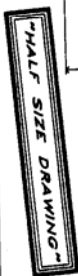
Mobilization		L.S.		\$	41,800.00
Furnish 207 ft. Truss	2	EA.	\$205,000.00	\$	410,000.00
Install 207 ft. Truss	2	EA.	\$ 7,000.00	\$	14,000.00
Concrete Deck	4292	S.F.	\$ 5.00	\$	21,460.00
Furnish Pipe Pile 12" dia Sch. 40	200	L.F.	\$ 35.00	\$	7,000.00
Drive Pipe Pile	4	EA.	\$ 600.00	\$	2,400.00
Concrete abutments	10	C.Y.	\$ 750.00	\$	7,500.00
Repair/Modify Center Pier		L.S.		\$	10,000.00
Remove & Dispose Existing		L.S.		\$	50,000.00
Subtotal					\$ 564,160.00
Engineering				\$	20,000.00
Contingency		@	15%	\$	84,624.00
Total					<u>\$ 668,784.00</u>

\$ 700,000.00

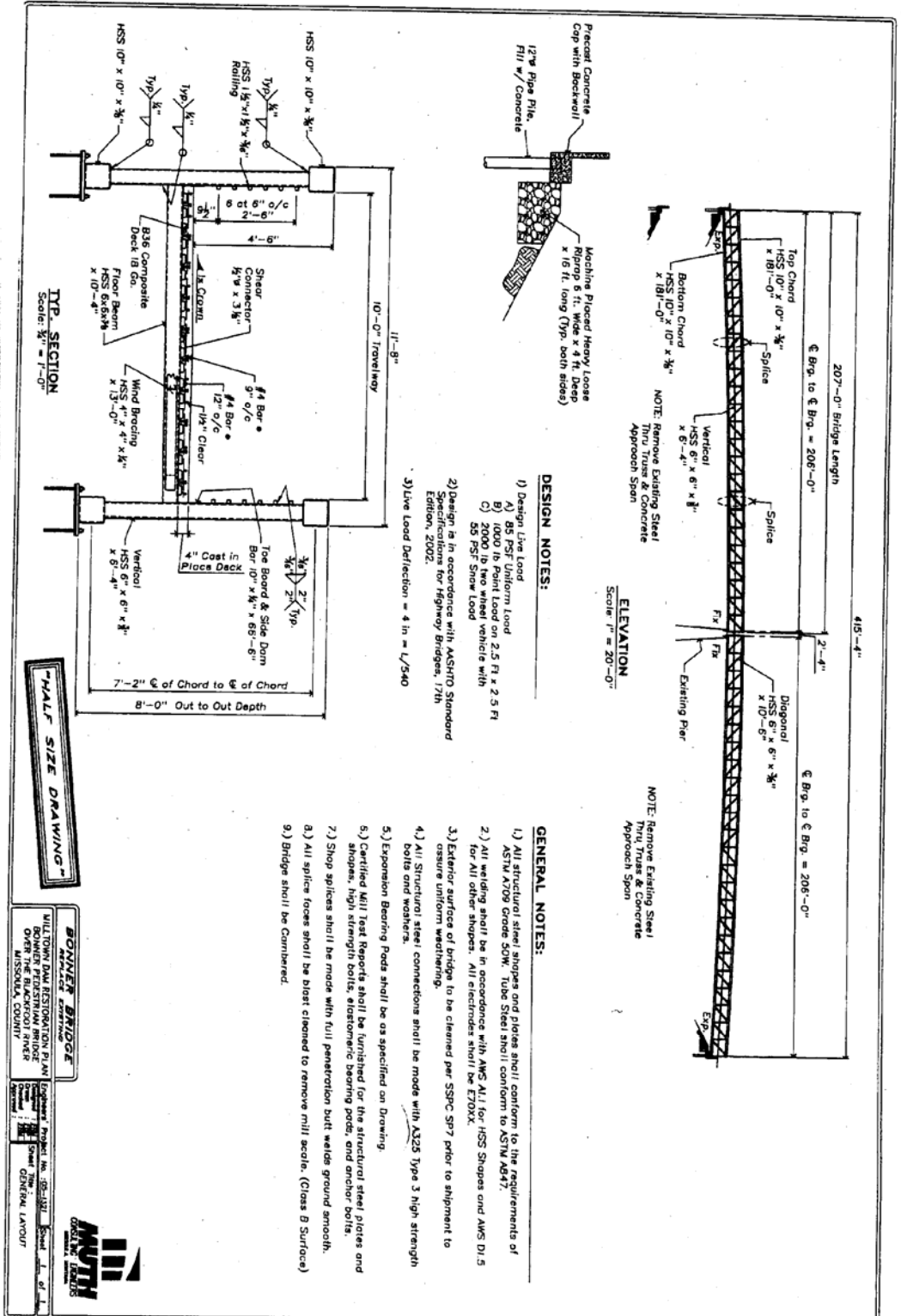


GENERAL NOTES:

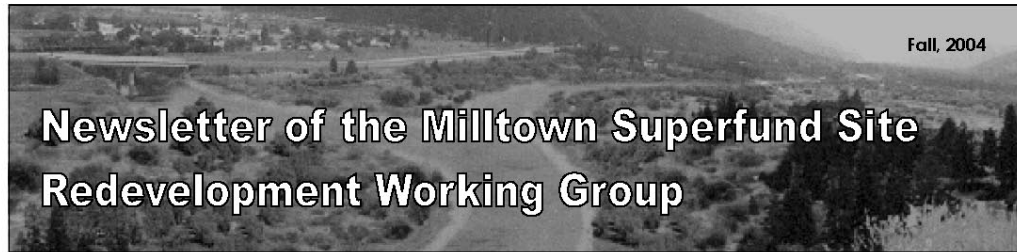
- 1.) All structural steel shopes and plates shall conform to the requirements of ASTM A470 Grade 50R. 100s Steel shall conform to ASTM A474.
- 2.) All welding shall be in accordance with AWS A1.1 for HSS Shopes and AWS D1.5 for All other shopes. All electrodes shall be E70XX.
- 3.) Exterior surface of bridge to be cleaned per SSPC SP-7 prior to shipment to assure uniform weathering.
- 4.) All Structural steel connections shall be made with A325 Type 3 high strength bolts and washers.
- 5.) Expansion Bearing Pads shall be as specified on Drawing.
- 6.) Certified Mill Test Reports shall be furnished for the structural steel plates and shopes, high strength bolts, castmaste bearing pads, and anchor bolts.
- 7.) Shop splices shall be made with full penetration butt welds ground smooth.
- 8.) All splice faces shall be blast cleaned to remove mill scale. (Class B Surface)



Engineer's Project No. : 05-1321	Sheet Title : GENERAL LAYOUT
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Appendix F – Working Group Newsletters



301 W Alder, Missoula MT 59802

Dear Community Friends and Neighbors,

What does the future hold for the Milltown area? It has been eight years since area residents last met to discuss their ideas for the community's future. At that time the Superfund Site cleanup and removal of the Milltown Dam were unimaginable. Now what wasn't even imagined is about to become a reality.

For residents of Milltown, Bonner, West Riverside, Pine Grove, Piltzville, and Turah, the restoration of the Clark Fork to a clean and free-flowing state presents exciting possibilities for economic development and community revitalization. At the same time, it will also bring changes, and not always welcome ones.

With that in mind, the Missoula County Commissioners working with the U.S. Environmental Protection Agency (EPA) and the Department of Interior's Rivers and Trails Conservation Assistance Program, organized a group of area residents and stakeholders who have met regularly for more than a year to explore the benefits, opportunities, and challenges offered by the Superfund cleanup and restoration of the Clark Fork and Blackfoot Rivers.

This newsletter introduces the Milltown Redevelopment Working Group, explains what we have been doing, and looks at what lies ahead for the Milltown Superfund site and broader community.

Change is coming. Now's the time to help shape it.

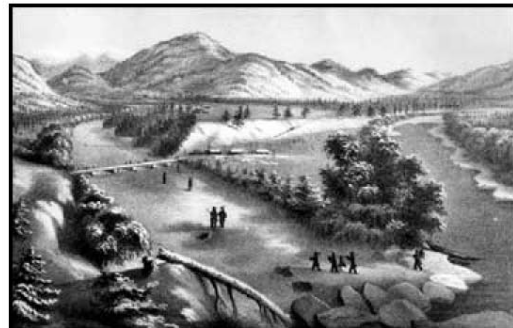
Work Begins

Since September, 2003 the Milltown Superfund Site Citizen Working Group has met to address these tasks:

- Identify issues, constraints, and opportunities for current and future needs in the area.
- Explore the intent of existing plans and the potential need for changes in those plans to accommodate the recommendations of the Working Group.
- Produce a proposal with short and long term recommendations that display overall detailed design as well as specific projects.
- Research funding sources and potential partnerships.
- Support ongoing, public participation efforts.

Inside

- * The 3 Rs of the Milltown Superfund Site: Remediation, Restoration and Redevelopment
- * Dam's Owner Agrees to Removal
- * What About the Bonner School and Loss of Taxes?



This lithograph by C. Sahon depicts the confluence of the Blackfoot and Clark Fork Rivers in the winter of 1861-62 during the encampment of the Mullan Party. K Ross Toole Archives/University of Montana

What's Next?

After the EPA releases its final Record of Decision (ROD), in late 2004 or early 2005, several public meetings will be held in January or February to gather citizens' views on redevelopment of the area during and after the Superfund cleanup and restoration. Program topics include local governance, infrastructure, land use, recreation, and historic preservation. Another newsletter will be mailed to residents prior to the first public meeting.

Reviewing the 3 R's of Superfund:

Remediation, Restoration and Redevelopment

First a brief history and update on efforts thus far. The Milltown Reservoir Superfund site was designated by the U.S. Environmental Protection Agency (EPA) in 1983. During the past century, mine waste materials have washed downstream from mines and smelters near Butte and Anaconda. Sediments behind the Milltown Dam are contaminated with arsenic, copper and other contaminants. Groundwater surrounding the reservoir is contaminated with arsenic, which causes cancer and other diseases in humans. The Clark Fork River becomes contaminated with copper, especially when ice scours sediments from the reservoir. Copper kills fish.

Dam's Owner Agrees to Removal

NorthWestern Energy has formally agreed to remove the Milltown Dam, and will pay a total of \$11.4 million for removal and site cleanup. The company's commitment is stated in an agreement signed by NorthWestern, Arco, the state, federal and tribal governments earlier this year. Under the agreement, most of NorthWestern's property at the Milltown reservoir would also be transferred into public ownership. The agreement has been approved by the U.S. Bankruptcy Court.

In October NorthWestern requested an amendment of its Federal Energy Regulatory Commission license to allow the first phase of Superfund cleanup in the reservoir. The first phase includes reservoir drawdown, and installation of a river bypass channel, rail spur and other site preparation work.

Remediation

Remediation refers to the cleanup of toxic sediments. EPA and the Montana Dept. of Environmental Quality (DEQ) released a Revised Proposed Cleanup Plan for the Milltown Superfund site in May, 2004.

The plan calls for removal of about 2.6 million cubic yards of contaminated sediment from the reservoir, transport of the sediments to a waste repository near the former Anaconda smelter, and removal of the Milltown Dam, including the powerhouse and related structures.

EPA expects to release its final Record of Decision for the Site in late 2004 or early 2005, along with an agreement with the Atlantic Richfield Company (Arco) to perform the work.

Arco hired Missoula-based Envirocon Inc. to design and implement the cleanup. Envirocon completed some preliminary work at the reservoir last summer, and hopes to begin construction at the site this winter.

Restoration

Following the EPA/DEQ cleanup, the rivers and floodplain would be restored to a more natural state under a plan prepared by the State of Montana, US Fish and Wildlife Service, and Confederated Salish and Kootenai Tribes (the Natural Resource Trustees).

The Restoration Plan provides a vision for how the rivers may be restored following completion of the EPA/DEQ cleanup plan described above.

The plan's objectives include restoring naturally functioning streams using natural design principles and native materials. The plan would improve fish and wildlife habitat, improve aesthetic values and provide recreation opportunities such as whitewater boating, fishing and trails for hiking and bicycling.

Redevelopment

The Redevelopment Working Group is studying plans for the Milltown Reservoir and surrounding area that will build on remediation and restoration.

The Working Group first developed a vision, a statement of guiding principles and objectives that serve as the outline for our desired outcomes. (See page 4)



Times have changed since there were cattle drives through the streets of Milltown. More changes are coming and the EPA and County Commissioners organized the Redevelopment Working Group to help citizens prepare.

What About the Bonner School and Lost Taxes?

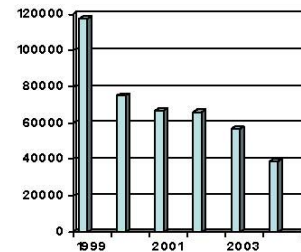
One of the Working Group's primary objectives is to replace the property taxes that the dam's owner pays to the Bonner School District. Another goal is to increase the district's tax base over the long-term.

Before we developed our plans, we decided to find out exactly how much the dam pays in taxes to the school district and what it would take to replace it.

The Current Situation

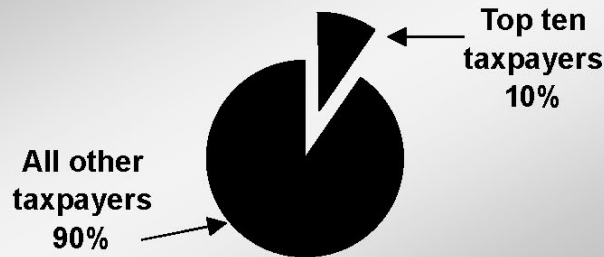
We learned that the Taxable Value of the Milltown Dam has been declining steeply since 1999 when the Legislature reduced taxes for utilities. The Milltown Dam is now worth less than half as much as it was in 1999. Likewise, the taxes paid to the Bonner School have taken a dramatic dip. In that year, the school received \$117,780 while last year that had shrunk to \$39,068, or just under three percent of the school's annual budget.

- 1999 - \$117,780
- 2000 - 75,181
- 2001 - 67,023
- 2002 - 66,031
- 2003 - 57,050
- 2004 - 39,068



Taxes Paid by Milltown Dam to Bonner School

Bonner School Revenue Sources



Most of the school's property tax revenue comes from residential and small commercial property tax collections. Only about 10% comes from Stimson, NorthWestern including the Milltown Dam, MRL, Town Pump, Qwest, Plum Creek, Yellowstone Pipeline, Greenland Park, and AT&T combined.

Sources: Rachael Vielleux, County Superintendent of Schools; Helen Greenburg, MT Department of Revenue; and Dale Bickell, County Chief Financial Officer.

What It Would Take to Replace Lost Revenue

While no school wants to see revenue sources dry up, we believe the loss would be relatively quickly offset and that residential and commercial development would provide the most significant, long-term replacement for taxes lost as a result of dam removal. It would take only 49 homes (\$150,000 market value) to replace the tax revenue produced by the Milltown Dam.

In addition to property tax revenue the School District receives direct state aid in the amount of \$4,031 per elementary student and \$5,371 per middle school student. Six new elementary students and 3 middle schoolers would bring the district an additional \$40,299, more than the dam now pays in taxes. Even 25 new homes with 4 elementary students and 1 middle school student would exceed revenue currently produced by the dam.



Bonner School, 1926

From "A Grass Roots Tribute: The Story of Bonner, Montana" by the Bicentennial Committee, Bonner School



The Historic Clark Fork River Corridor



Open Houses Scheduled

Please join the Redevelopment Working Group members, representatives of EPA and the State of Montana to view the group's recommendations and to add your vision for the Milltown area and the confluence of the Clark Fork and Blackfoot Rivers.

The redevelopment path chosen will have long-lasting effects. The community must plan ahead in order to lead redevelopment. Although the challenges are great, the rewards are even greater. The open houses are scheduled for:

January 19: Bonner School Gym, 5-9 PM

January 20: Missoula Holiday Inn Express, 1021 E Broadway, 5-9 PM

There will be a brief presentation at 6 p.m. and 7 p.m. The public will then have the opportunity to visit open house stations on recreation, historic preservation, community governance, land use, and infrastructure. Written comments and informal oral comments will be received at the meeting. Or send comments by January 31, 2005:

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Tril Culver – Hellgate Canyon resident, River recreation stakeholder

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Mary Erickson – Convention and Visitors Bureau, Hotel and Motel Assn., Piltzville resident

Barbara Evans – County Commissioner

Carol Fischer – Park Board, Parks and trails stakeholder

Sue Furey – Piltzville resident

Bill Gollehon – Bonner Development Group

Mike Halligan – County citizen

Pat Hennessey, M.D. – County citizen, Public health stakeholder

Candy Holt – Pine Grove resident, Former local business owner

Cindy Jimmerson – Blackfoot River resident

Michael Kustudia – Clark Fork River Technical Assistance Committee

Ruth Jones – Milltown Water Users Assoc., Milltown

Tracy Stone-Manning – Clark Fork Coalition

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The Working Group has been assisted by the members of a Technical Support Team, drawn from Missoula County staff; the EPA; the Montana Natural Resource Damage Program; the Montana Dept Fish, Wildlife and Parks; the Confederated Salish & Kootenai Tribes; the National Park Service; US Fish and Wildlife Service; and a volunteer local architect and landscape architects. For further information contact Redevelopment Working Group staff, Peter Nielsen, 258-4968.

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Please attend and share your ideas!

Milltown Redevelopment Working Group
301 W Alder
Missoula MT 59802

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Newsletter of the Milltown Superfund Site Redevelopment Working Group

301 W Alder, Missoula MT 59802

Stories of a Place



13,000 years ago as Glacial Lake Missoula drained for the last time, flood waters flowed through the confluence. Fish and wildlife followed the rivers on their ancestral migrations. Thousands of fish still attempt to return to their spawning streams although the dam has blocked their way for nearly a century.



Native Americans used the area extensively. Four archaeological sites have been identified at the reservoir site.



Explorers discovered the route through the mountains. Meriwether Lewis was at the confluence on July 4, 1806. Capt. John Mullan's engineering party endured a harsh winter at the confluence in 1861-62.



Firms, French-Canadians, and Swedes came to work in the lumber mills. They created a community centered on mill life.

The construction of the Milltown Dam in 1907 provided electricity for the short-term, but created the conditions to trap the toxic sediments washed downstream in the great flood of 1908.

Drinking water pollution, impacts on fisheries, and concern for the safety of the aging structure caused the EPA to decide to remove the dam and much of the sediments.

River restoration will open a new chapter in the long history of the confluence.

Dear Community Friends and Neighbors,

After twenty-four years, the decision about the Milltown Reservoir Superfund cleanup is now final. More than two million cubic yards of toxic sediment and the Milltown Dam and related structures will be removed. Preliminary work should begin this year. The news has created a wide range of reaction, but one that's universal is the recognition that change is on the way for the Milltown-Bonner area and beyond.

For more than a year, a group of local residents and Clark Fork stakeholders has met to look to the future at the possibilities for economic redevelopment and community revitalization that the cleanup and restoration will bring to the Milltown site. The Milltown Superfund Site Citizen Redevelopment Working Group was asked by the Missoula County Commissioners to develop a collaborative plan for redevelopment in the area of the Milltown Superfund site. The redevelopment plan, which may include recreational, environmental, economic, historic, and infrastructure developments, should strongly reflect local preferences and be compatible with remediation and restoration work. The Redevelopment Working Group operates under the belief that Milltown Superfund Site cleanup must be state-of-the-art, environmentally friendly, and provide a permanent base upon which redevelopment and the community vision can be built.

With that in mind, the Redevelopment Working Group split into committees to identify issues, constraints, and opportunities for current and future needs in the following areas:

- Infrastructure
- Land Use
- Community Governance
- Parks, Rivers, Trails and Recreation
- Local History and Heritage Preservation

This newsletter outlines some of the ideas the Milltown Redevelopment Working Group has come up with thus far. But now, we want to hear from you.

Public open houses will be Jan. 19: Bonner School Gym, 5-9 PM and Jan. 20: Missoula Holiday Inn Express, 1021 E Broadway, 5-9 PM.

There will be a brief presentation at 6 p.m. and 7 p.m. The public will then have the opportunity to visit open house stations on recreation, historic preservation, community governance, land use, and infrastructure. Written comments and informal oral comments will be received at the meeting. Or send comments by January 31, 2005:

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Do We Need to Improve Our Local Infrastructure?

As the local community grows, it is necessary to provide adequate public infrastructure. This may include improvements in roads, sewers, and water supply.

If the community wants to attract new businesses or manufacturing facilities, adequate wastewater disposal and water supply will be required. The lack of public sewer collection and treatment facilities is a significant limiting factor for land use in the community. However, public sewer extensions can be very difficult and controversial.

The Working Group has discussed the option of initiating an engineering feasibility study for sewer system

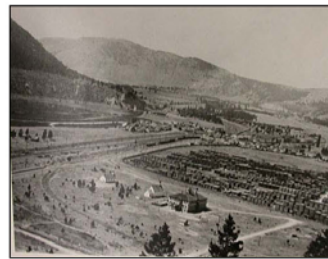
improvements in the community. This is a task that should be considered by a local community council, if such a group is established.

Road access, parking, and pedestrian crossings are important to develop in concert with proposed park and trail development. Public safety for visitors and local residents should be the number one priority.

What Kinds of Land Use Do We Want to Promote in the Surrounding Area?

Mixed use should be permitted in the Town Center, and zoning should be reviewed to allow potential light commercial development. Higher density residential and commercial land uses may be permitted in areas such as West Riverside, Piltzville and Turah. The Deer Creek area is best suited for lower density housing in an effort to preserve open space, wildlife habitat, and recreation use and to enhance fire protection.

Because extension of public sewer or water service to the area could allow significant changes in land use, existing land use regulations should be carefully reviewed prior to the installation of public sewer and water services.



The "wide open spaces" are gone and land use becomes an important issue.

To enhance the cleanup and restoration conducted at the reservoir, river corridors should be protected through the acquisition of land, conservation easements, greenway development, and potential guidelines for new development to protect riparian areas and provide visual screening and minimum building setbacks from the river.

The Working Group examined existing land use patterns, restrictions and regulations including zoning and comprehensive plans. Currently there are many zoned and unzoned areas surrounding the reservoir and local community. Existing zoning and comprehensive plan guidelines should be reviewed by the local community in light of the changes the community faces in coming years. If a Community Council is formed, this should be a priority task.

Some Economic Implications of Remediation, Restoration, and Redevelopment

Business equipment taxes will be paid to the Bonner School District during construction. Estimates of the value of facilities and equipment at the site range from \$4 to \$8 million. At \$8 million, the tax revenue from these construction sources would replace what will eventually be lost from the Milltown Dam (currently \$39,068 and declining annually). NorthWestern will also continue to pay taxes on the dam until its decommissioning, which may not occur until 2006 or 2007.

After restoration is complete, the open space, wetlands, natural areas, trails, and new recreation opportunities will increase the value of nearby properties. Increases of 10-30% have occurred in similar "greenway developments" in

other cities. The attractiveness of the restored greenway will bring new residents and businesses, all of which will contribute to a healthier local economy.

Restoration will be a powerful stimulant for redevelopment, and will bring new challenges for residents of our community. There has not been such a major change since the mid 19th Century when the first trees were felled for the Hammond sawmill. Can we work together and guide development, preserving as much as we can among the things we value most about this place? If not, economic forces outside the community may reshape it in ways we may not prefer.

Should Bonner/Milltown Develop a Formal Local Governance Structure?

One of the subjects explored by the Working Group was the need to establish some form of a local government to represent the community in future discussions related to redevelopment of the Milltown Dam area.

Three possibilities were considered:

- incorporation as a city or town;
- the creation of business and/or other special improvement districts;
- the establishment of a community council.

Members thought that incorporation (mayor, city council, law enforcement, etc.) would create redundancies resulting in unacceptable increases in local taxes. Special improvement districts serve specialized needs, rather than addressing a broader range of community interests.

The concept of a Community Council seems to be a viable option and, as such, the Working Group is bringing that idea forward for the community's consideration.

What Is a "Community Council"?

A Community Council is an elected group that provides focus, continuity, and leadership to the community as well as gathering ongoing local opinion regarding issues related to cleanup and redevelopment including: Economic development, housing development, land use planning and zoning, infrastructure needs, and parks and recreation activities.

It provides flexibility that can be used to create additional governance tools as needed such as business

and/or special improvement districts, multi-jurisdictional districts, and/or a framework to apply for and receive grants and loans. It is an advisory body to the County Commissioners.

Finally, a Community Council provides a unified, representative community "voice" not only to local and state government but also to corporate interests and non-profit agencies.

Would a Community Council Work for the Milltown/Bonner Area?

As a result of site cleanup, the local community will see tremendous change—whether it's welcomed and/or planned. A Community Council might be a relatively easy and cost effective way to help guide planning and development; its membership is limited to local community residents; and, community residents pay no fee, tax or other cost for council operation. Community Councils have no legal binding authority; nor are they a tax levying body.

Community Councils are only as effective as the collaboration and cooperation of its membership allows. Effective Community Councils are not a place to exclusively advocate personal agendas.

How Do You Create a Community Council?

To start a community council, residents express their interest to the County Commissioners at a public hearing. If there is good community support, then the question about whether to create a council is placed on the ballot for the next election. If the community votes to adopt a council, then the commissioners appoint the first council members. At the next election, six council members are elected by local residents; the seventh member is appointed by the County Commissioners. Currently, there are two successfully functioning community councils in Missoula County. One is in Seeley Lake and the other in Lolo.

Community Council "in a nutshell"...

It does...

- Allow democratic representation through elections.
- Provide a unified, representative community "voice" to local and state governments such as the County Commissioners and State Legislature.
- Provide a simple way for citizens to organize.
- Provide an opportunity to voice ongoing local opinion regarding local issues.
- Allow the community access to tools needed for receiving grants and loans, creating special improvement districts, etc.



Participate in the Public Open Houses!!

Bonner School Gym, Jan. 19, 5-9 PM

Holiday Inn Express, Jan. 20, 5-9 PM

1021 E Broadway, Missoula

It does not...

- Have any legal binding authority.
- Have the power to levy taxes.

Parks, Rivers, Trails and Recreation

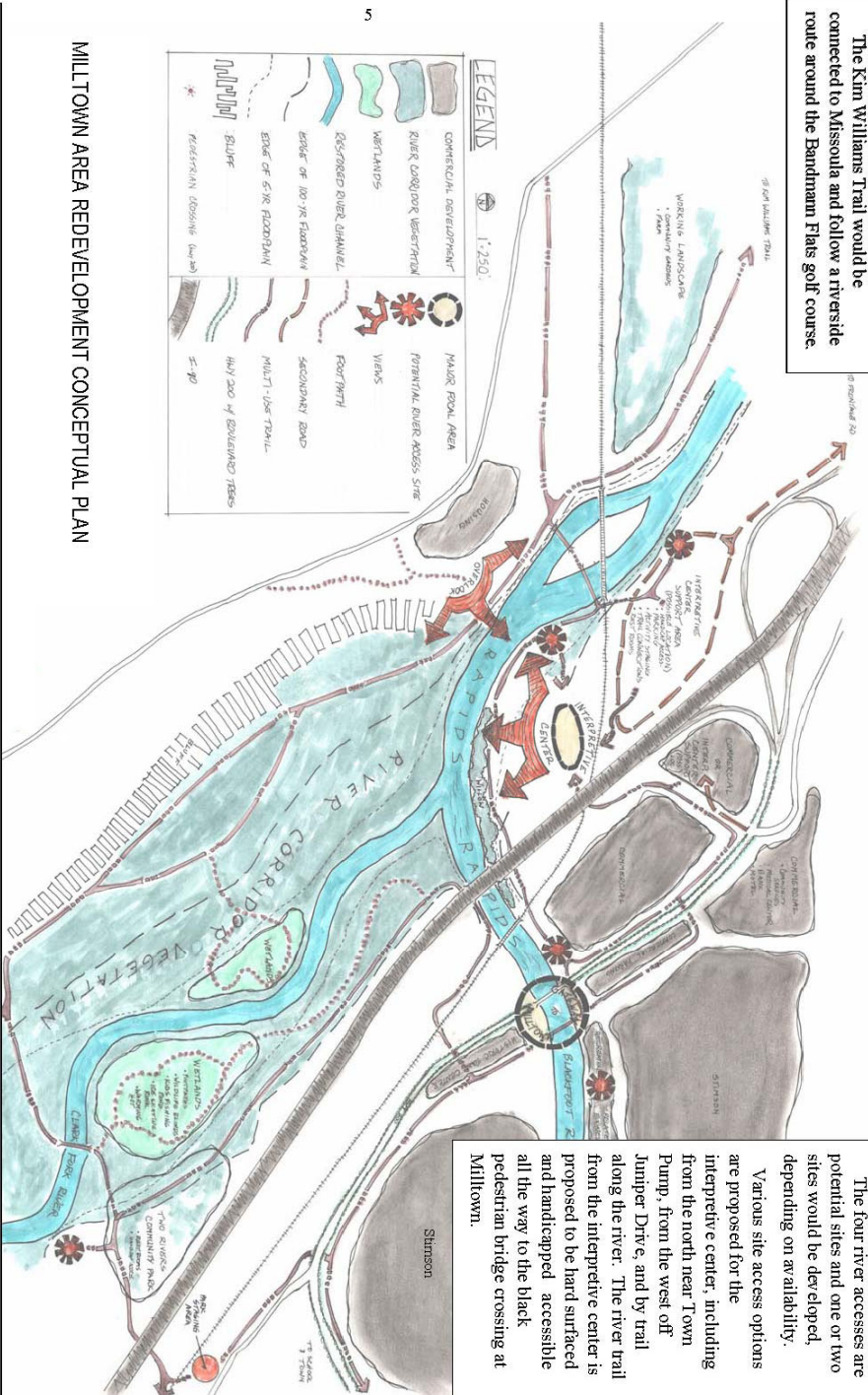
The Working Group recommends that the Milltown Reservoir area be redeveloped by developing parks, trails, river accesses and a visitor/interpretive center. These plans would build upon the natural river restoration plans proposed by the State, Tribes, and US Fish and Wildlife Service. We believe the development of park and visitor facilities will have long-term, sustainable benefits for our communities. Development of park facilities at Milltown would be complemented by extension of the Kim Williams Trail, construction of the 18-hole golf course at Bandmann Flats, river access improvement at the Weigh Station on the Blackfoot, and potential trail extensions connecting to the Pattee Canyon Recreation Area and the Blackfoot River Corridor. These facilities will increase quality of life, improve the desirability of the area, help attract new residents and commercial development, increase property values, and bring visitors to the area.

The Draft Conceptual Plan (opposite page) includes the following key elements of our proposed redevelopment plan:

- ✧ NorthWestern owned lands would be transferred to public ownership. The lands should be designated as either a State or County park.
- ✧ A trust fund should be established to provide long-term maintenance for facilities.
- ✧ Maintain current use of Two Rivers Community Park as a walk-in area, used primarily by local residents. Develop kids' skating pond and warming hut at one of the off-stream wetlands areas proposed in restoration plan.
- ✧ Extend Kim Williams Trail from Deer Creek Road area through the tunnel on south side of river and across footbridge to Two Rivers Community Park. Construct a second footbridge from the proposed interpretive center to the south side of the river.
- ✧ Extend trail to Bonner School.
- ✧ Extend handicap accessible trail from interpretive center along west shore of Blackfoot River to the Black Bridge footbridge in Milltown.
- ✧ Develop one or more river accesses at potential locations shown on map. Provide facilities for bathrooms and garbage collection. The Weigh Station access on Blackfoot River would also be improved.
- ✧ Ensure that stream channel design and rock structures placed in the river will be natural looking, provide safe passage by all forms of non-motorized watercraft, and enhance desirability for recreational use.
- ✧ Provide for diverse, multiple recreational uses, including walking, cycling, birdwatching, boating, fishing, skating, and horseback riding.



The Kim Williams Trail would be connected to Missoula and follow a riverside route around the Bandmann Flats golf course.



MILLTOWN AREA REDEVELOPMENT CONCEPTUAL PLAN

This sketch shows some of the ideas generated for redevelopment. Boulevard trees would line Hwy 200 and a Gateway to Historic Milltown would be featured on the Black Bridge. The trail system would be completed with bridges at the Duck Bridge site and across the river island below the interpretive center site to accommodate non-motorized and equestrian use. A trail would lead from the School to the recreation area, allowing students access to onsite projects and physical education opportunities. An interpretive center describing the history of the Blackfoot and Clark Fork Rivers, Native American history at the site, the history of Baner/Milltown, and the historic cleanup of a Superfund site and major river restoration would be built out of the floodplain, near where the powerhouse now stands. The area will provide amenities for local residents and visitors alike.

Sketch provided by Gary Weiner, US Dept. Interior Rivers and Trails Program

How Should We Preserve the History of the Site?

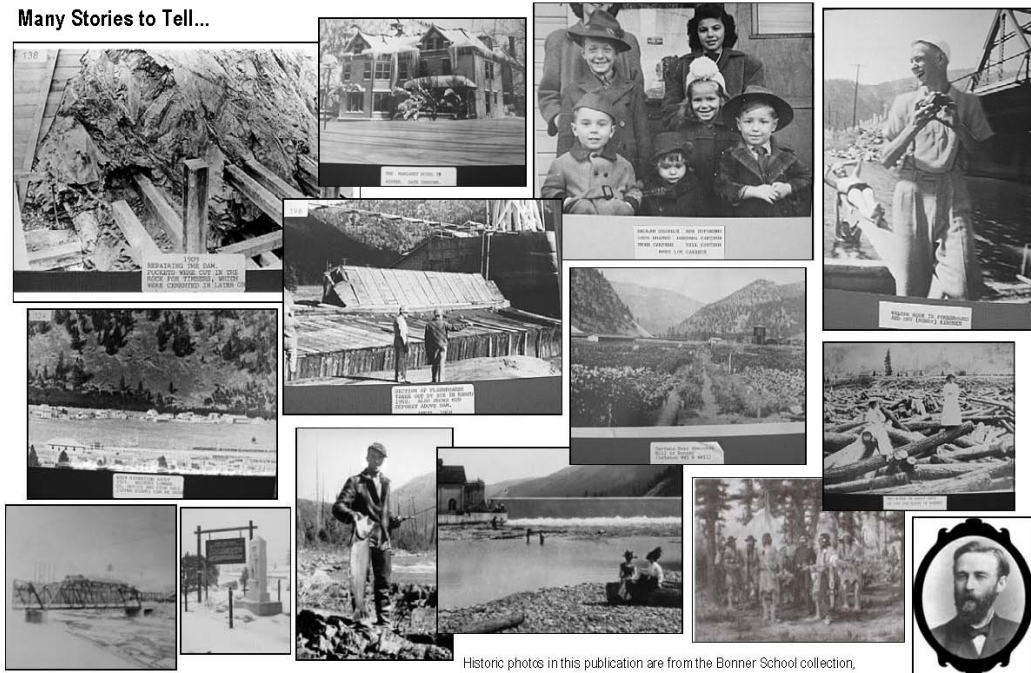
The Working Group recognizes the preservation of the Milltown-Bonner history and heritage is fundamental to the area's economic and community well-being. Indeed, the Montana Tourism and Recreation Strategic Plan 2003-2007 notes that tourism is the state's second largest industry, generating \$1.7 billion per year. Among the trends noted in the plan, it sees historical and cultural sites as a vitally important attraction: 65% of all U.S. travelers include heritage/cultural experiences on their vacations. Properly developed, the Milltown Dam and Two Rivers Confluence site could be a powerful draw for this growing travel market.

Our group sees in the confluence of two rivers, the Blackfoot and Clark Fork, the remarkable story of a place. Actually it's a set of stories, beginning with a dam coming down—the last ice dam that unleashed Glacial Lake Missoula floods—and concluding more than 13,000 years later with the removal of another, the Milltown Dam—and the restoration of Two Rivers. We believe the Two Rivers story merits an interpretive center, one located within a top-notch park complex. Combining heritage tourism, environmental education and recreational opportunities, the Two Rivers site could be a new motor of economic activity in the Milltown area.

Some of the Objectives of the Interpretive Center...

- Record, interpret, and educate the visitor on the rich human and natural history of the region.
- Enhance education opportunities.
- Use local materials as feasible and recycle materials used in the powerhouse: brick, steel trusses, timbers in dam structure, reclaim one of the turbines as part of an exhibit.
- Create a building with low maintenance and operation costs.
- Build an endowment to ensure the financial sustainability of the facility.
- Create a facility that functions as a “trailhead” for bicycle trips, pedestrian activities, and boating.
- Create a facility which links with existing museums and historic areas in Missoula and the region.

Many Stories to Tell...



Historic photos in this publication are from the Bonner School collection, FWP, and UM Mansfield Library Archives.

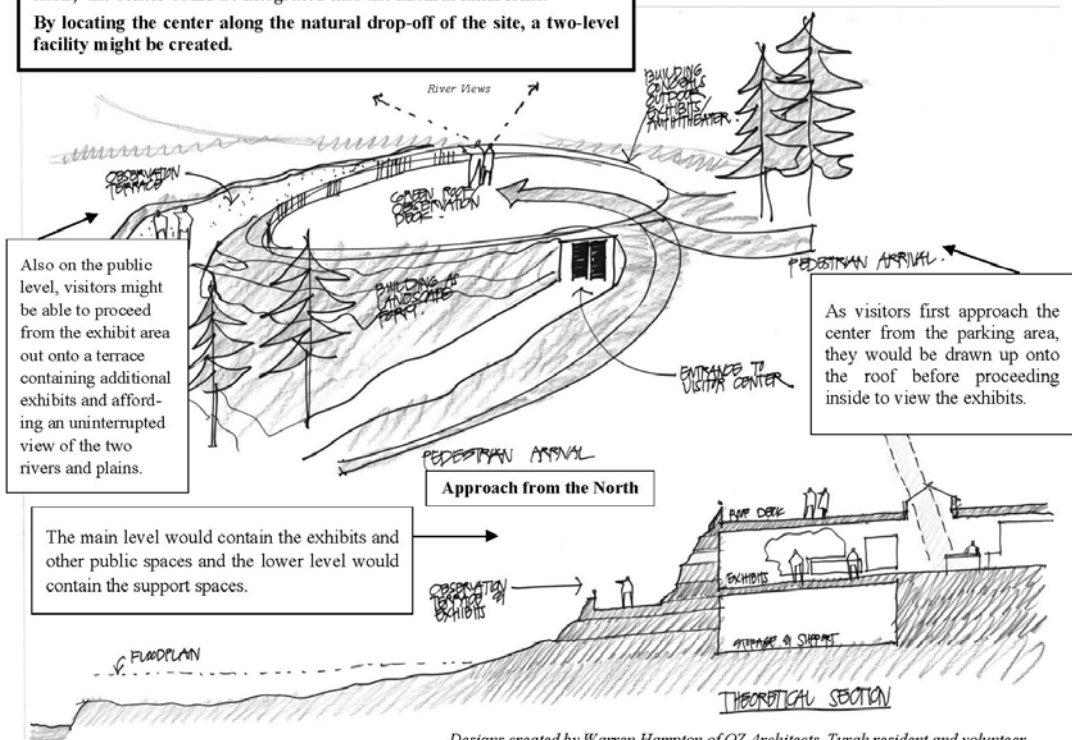
What Might an Interpretive Center Look Like?

Building a replica of the powerhouse immediately comes to mind. Another idea blends the interpretive center into the landscape so that the restored river becomes the focal point. One possible design: A building built into the hillside with a large open room containing about four exhibit rooms overlooking the river, a small library, a gift shop, seminar room, and classrooms.

The grounds between the center and the river would be a natural area with a small amphitheater for naturalist programs. There could be an observation deck on the roof as well as observation terraces at the exhibit level. The lower level would house the supplies and archives.

We recognize that the fabric of the community is woven through its lumbering heritage and its people. The dam and powerhouse, while familiar sights, may not have been central to the daily life of Milltown/Bonner but still in some ways are emblematic of it. We recommend that to preserve the historic value of the dam, parts of the powerhouse be incorporated into the interpretive center along with a photo exhibit documenting both its construction and removal. The confluence of the Clark Fork and Blackfoot Rivers is rich in history and all of its stories are worthy of telling.

To enhance the experience of the site over the experience of the building itself, the center could be integrated into the natural landforms. By locating the center along the natural drop-off of the site, a two-level facility might be created.



Designs created by Warren Hampton of OZ Architects, Turah resident and volunteer

With the Interpretive/Visitor Center safely located out of the floodplain, visitors will have a complete overview of the confluence of the two rivers, the Milltown dam site, the stone cliffs, and the Superfund Cleanup project site. The center and related parking could be nested amongst the existing vegetation to preserve the park-like character of the site. Larger parking areas might be located nearby and across the railroad tracks. Service access could be developed from the downstream side and directed under the tracks to the center, deliberately separating deliveries from the path of the visitor and the experience of the site.



Open Houses Scheduled

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