



River's Edge Park Master Plan

City of Columbia Falls, MT
August 2019



WGM GROUP
Community Values. Inspired Futures.



Acknowledgements



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August 1, 2019

City of Columbia Falls

Attn: Tyler Bradshaw, Public Works Director
130 6th St. West
Columbia Falls, MT 59912

Re: **River's Edge Park Master Plan**

Dear Tyler:

It is our pleasure to submit this master plan for the River's Edge Park in Columbia Falls. Thank you for the opportunity to work with you on this important community-building project. The enclosed master plan report documents the work involved in developing this plan and the public input that was provided. This document is part of the strategy for maintaining momentum and creating opportunity for park planning and development.

This park master plan is intended to help guide future development within the park by identifying opportunities and constraints, particularly due to its proximity to the Flathead River. Public input was obtained to help define an achievable strategy to meet project goals for this popular park.

We very much look forward to continuing to work with you as the City moves forward on this project. If you have any questions or would like to discuss this further, please give us a call at (406) 756-4848 or email us at blutz@wmggroup.com or sreynolds@wmggroup.com.

Sincerely,
WGM Group, Inc.


Bruce Lutz, ASLA
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Encl.

Footnote: The master plan deliverable was provided to the City on August 1, 2019, but has been revised as of August 29, 2019 after further discussions with the City.

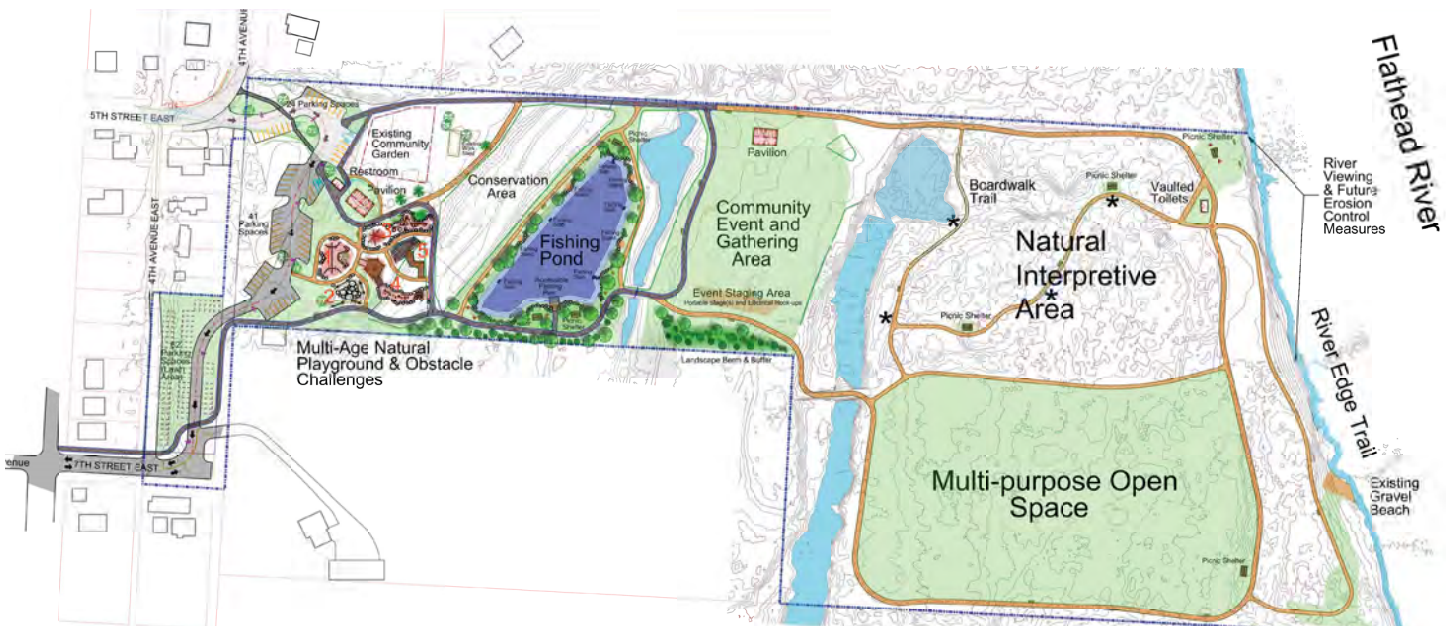
Contents



EXECUTIVE SUMMARY	1
PROJECT INTRODUCTION	2
EXISTING CONDITIONS AND SITE ANALYSIS	3
EXISTING PARK FEATURES	
EXISTING VICINITY PARKS	
EXISTING SITE SURVEY	
EXISTING PARK AREAS	
ENVIRONMENTAL CONSIDERATIONS	7
WETLAND AND DRAINAGE AREAS	
FLOODPLAIN	
RIVER MIGRATION & EROSION	
PUBLIC INPUT AND PLANNING PROCESS	9
COMMUNITY MARKET BOOTH & ONLINE PUBLIC SURVEY	
PUBLIC MEETING	
CONCEPTUAL ALTERNATIVES	10
FINAL CONCEPT PLAN	
MASTER PLAN	13
PARKING AREA AND ACCESS	
FISHING POND AREA	
COMMUNITY EVENT & GATHERING AREA	
NATURAL INTERPRETIVE AREA	
MULTI-PURPOSE OPEN SPACE AREA	
NATURAL PLAYGROUND AREA	
PHASING PLAN AND ESTIMATED COSTS	17
RECOMMENDATIONS	18
APPENDIX A: ENVIRONMENTAL CONSIDERATIONS TECHNICAL MEMO & SITE SURVEY	
APPENDIX B: PUBLIC INPUT PROCESS SUMMARY	
APPENDIX C: MASTER PLAN AND AMENITY PALETTES	
APPENDIX D: PRELIMINARY COST ESTIMATES & PHASING PLAN	
APPENDIX E: FUNDING STRATEGY SUMMARY MEMO	

Executive Summary

River's Edge Park on the east side of Columbia Falls is a much-loved community park where people can easily access nature in its 28 acres of open space. The park already features a small parking area, community garden, open lawn areas, dense wooded areas, a new fishing pond, access to the Flathead River and several sloughs, and a gravel trail system. This master planning effort was created in response to the need to develop a plan to guide future park improvements in a cohesive and responsible manner. The effort was guided by community input and the site itself. The key elements of the park master plan are summarized below:



River's Edge Park Master Plan

What park features are important to the community?

- Keep it natural and do not over-develop.
- Avoid duplicating features found in other parks within the city.
- Fish pond improvements are a major driver of this effort to improve access and provide restroom facilities.

Features of the proposed park master plan:

- Improved access and parking
- Public restroom facility
- Fishing access improvements and landscaping around the new fish pond
- Natural playground near park entrance to align with the “keep it natural” theme
- Community event and gathering area complete with pavilion structure and accommodations for electrical equipment
- Consideration of a designated dog area or amenities
- Natural interpretive area with nature trails and educational signage



Project Introduction

Elements

Assessed:

Restrooms

Pavilions

Picnic areas

Benches

Trails

Fishing piers

Landscaping

Parking facilities

Park entrance

Access
Improvements

ADA accessibility
features

Educational
Programs

Interpretive
Signage

Amphitheatre

On the banks of the Flathead River in Columbia Falls, Montana, just off of 3rd Avenue East and 5th Street East, lie the scenic, grassy meadows of River's Edge Park. It is Columbia Falls' biggest park, encompassing over 28 acres of City-owned property, and has 900 linear feet of river frontage. Walking paths and boardwalks allow visitors easy access to the river and provide panoramic views of Teakettle and Columbia Mountains as well as Glacier National Park. The existing park includes a community garden, parking area, trails, benches, and a recently added fishing pond made possible by the City, volunteers, and the Montana Department of Fish, Wildlife and Parks.



In April 2019, the City announced their desire to guide future development for the park in order to make it an even more attractive community destination. WGM Group was then contracted by the City to develop a master plan that considers public input and site constraints, recreational appeal, safety and access for all users, and the importance of maintaining the beauty and natural feel of the site.

This master planning process began with conducting a site survey on the western half of the property and confirming existing LiDAR data on the eastern half of the property. Review of existing infrastructure within and adjacent to the site was then done utilizing the City's as-built documents. An analysis of existing features within the park was completed along with an assessment of features in other city parks. Public input was garnered in a number of ways throughout the planning process; through booths, surveys, and a workshop presentation and discussions. An environmental analysis and evaluation of site constraints was conducted to help guide the planning process and identify potential regulatory hurdles. Development of conceptual plans took site constraints and public input into account before arriving at a final conceptual layout. Creation of a park master plan further defined the unique spaces within the property to act as a road map for future development efforts. The planning work culminated in a phasing plan and cost evaluation with identification of potential funding opportunities. This process is presented in greater detail within this report with supporting documentation in the appendices.



Existing Conditions & Site Analysis

To begin the design process, a thorough site inventory was conducted to understand existing infrastructure and topography and where we might look to build new elements to improve the park's recreational appeal, safety and operation for all users. This evaluation identified common use areas, access configuration, parking availability, and overall site functionality and connectivity. The sections below present maps of the existing park, other City parks within Columbia Falls, the survey that was completed for the park, and existing park areas with photographs of site features.

Existing Park Features

The park currently has a variety of features and uses. These consist of a community garden, fish pond, walking paths, boardwalk, bridges, bench seating, and other components. The map below shows the location of these features.



Legend

Paths

- Boardwalk
- Improved Path
- Primitive Path
- Future Path

Road

- Arterial Road
- Local Road
- Alley or Driveway



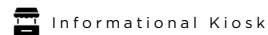
Bench



Bike Rack



Bridge



Informational Kiosk



Dog Bags



Picnic Table



Trash Can



Maintenance Shop



Portajohn



Parking Area



Community Garden



Park Boundary



Existing Parks in the Vicinity and Their Features

River's Edge Park is in the eastern portion of the City of Columbia Falls with its eastern edge bordering the Flathead River. Its location is north of Highway 2, east of 3rd Avenue East, and south of Railroad Street. The City has other parks in the area consisting of Falls Park, Fenholt Park, Pinewood Park, and Marantette Park. Each of these parks have their own unique features described below.

Falls Park

- A relaxing "sitting park"
- Cascading waterfalls
- Small picnic area

Fenholt Park

- Baseball facility
- Extensive playground area

Columbus Park

- Tennis courts
- Basketball court
- Play area for children

Pinewood Park

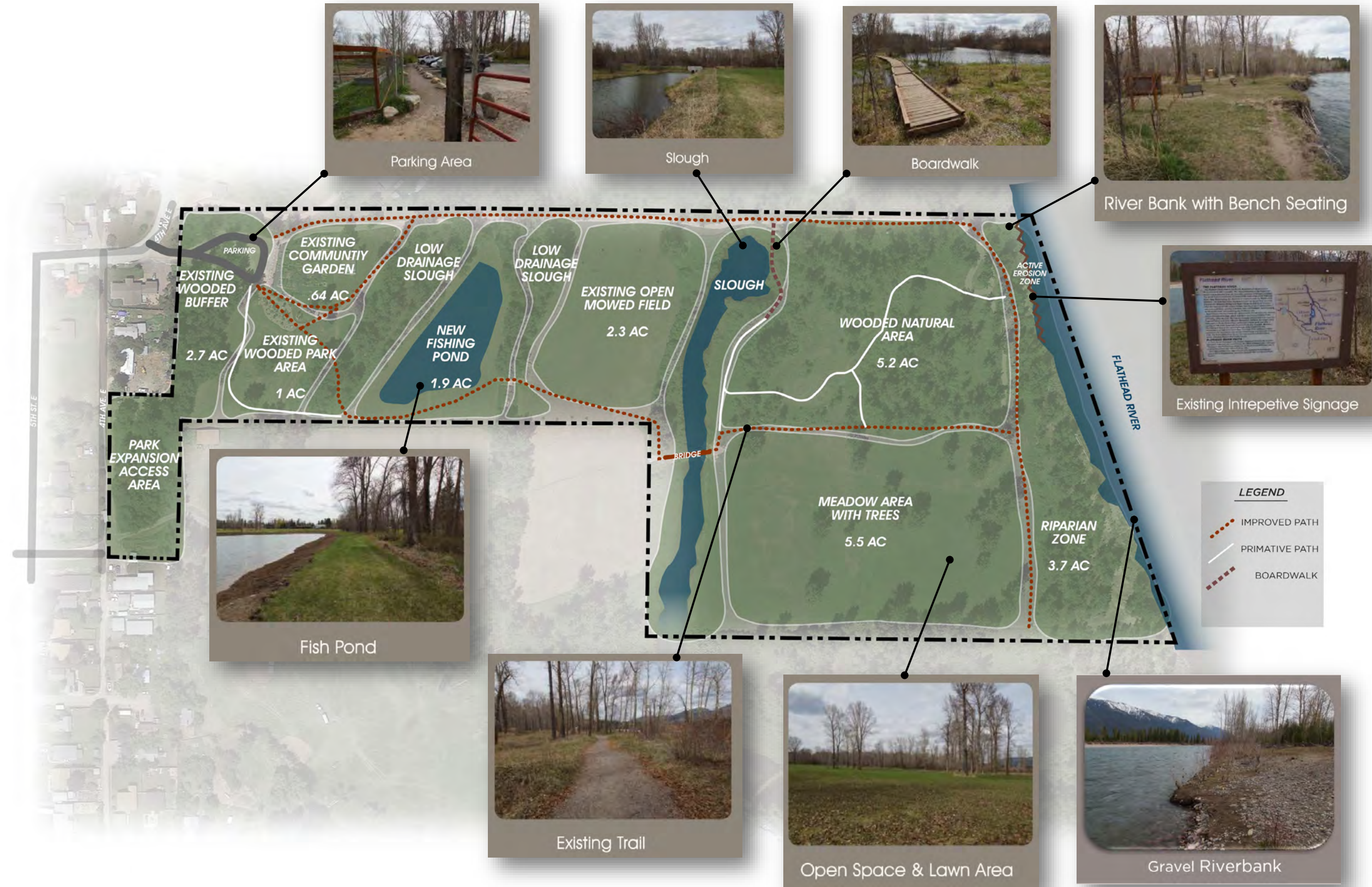
- City public pool
- Picnic tables
- Basketball court
- Play area for children

Marantette Park

- Picnic pavilion
- Amphitheatre
- Veterans Wall
- Large playground area

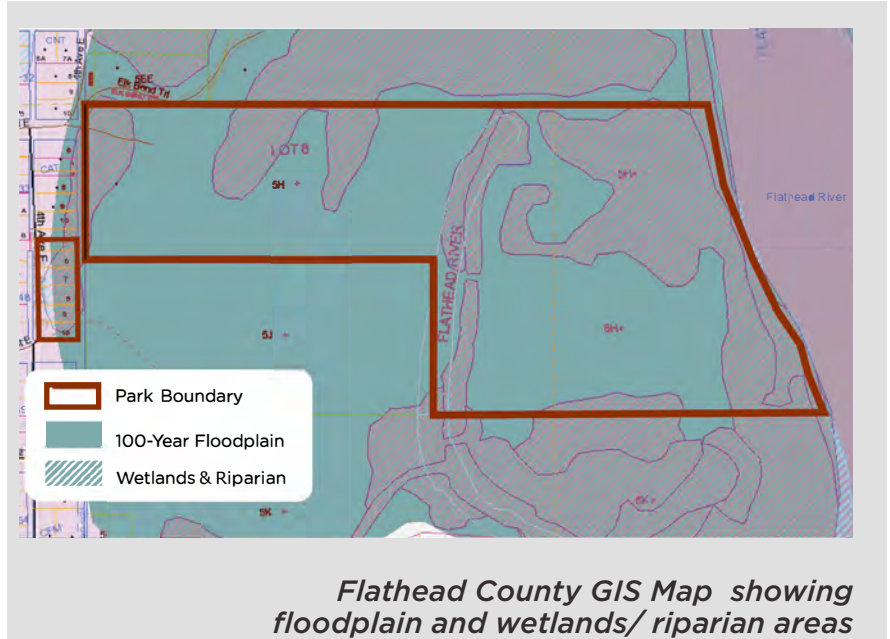


Existing Park Area



Environmental Considerations

River's Edge Park is located within the 100-year floodplain and has riparian and wetland features identified on the site through Flathead County GIS mapping, which includes the wetland and riparian areas shown within the Montana Natural Heritage Program database. It is recommended that a wetland delineation be performed to identify actual wetland locations prior to future improvements in the vicinity of identified wetland features. Improvements within the floodplain and the floodway associated with the Flathead River fall under certain regulatory requirements. Please refer to the technical memorandum in Appendix A that outlines the environmental and regulatory considerations associated with development of proposed features within this park.



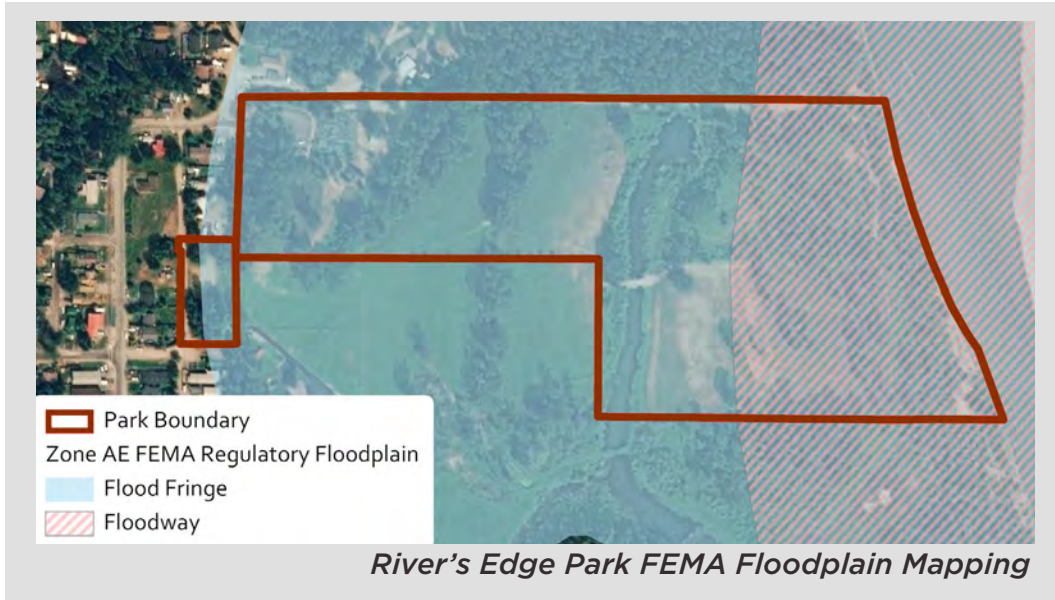
Wetlands and Drainage Areas

Wetlands that are jurisdictional to the U.S. Army Corps of Engineers may be present on site. A wetlands delineation is recommended if any improvements are planned in these areas (green and blue below). There is also a riverine drainage route noted on the map. Improvements in wetland and drainage areas typically require increased permitting efforts.



Floodplain

The entire park is in Zone AE regulatory floodplain with floodway. Any development must adhere to Columbia Falls Floodplain Hazard Management Regulations. Additionally, one-third of park is in the floodway and will have high restrictions for development (i.e. no fill, minimal development, no obstructions, low flood damage potential). Therefore, nearly all development activities require a floodplain permit (including fills/excavations, structures, play equipment, parking areas, pathways etc.).



River Migration & Erosion

The Flathead River shows signs of a slow southwest migration toward the park. Park planning should account for this natural migration pattern. The migration zone of the river extends well upstream of park property, so controlling/halting migration would be very difficult. Permanent bank stabilization of the park's segment of the Flathead River would likely be very expensive for permitting and construction and results are not guaranteed, however, slowing the rate of erosion is important to the City. Low-tech alternatives to address erosion and human impacts at the current river access point at the park include:



- Re-slope bank to at least 2:1 and use natural stream cobble to provide light armoring.
- Re-vegetate riparian area to help stabilize soils.
- Use landscape features to reduce and/or guide human impact to areas that better withstand high-use.
- A low cost, low-tech, and flexible solution is recommended due to the dynamic nature of the Flathead River.



Public Input & Planning Process

The public process for this master planning effort included a number of opportunities for public comment and involvement. The City prepared an online survey through Survey Monkey® to obtain feedback on a number of park and activity related questions. The City also hosted a booth at the local farmers market at the COOP in downtown Columbia Falls for three Thursdays in May 2019. This booth presented information about the existing park and asked participants to mark their favorite place in the park and score the activities they would like to see in the future. Finally, a public workshop was provided by the City and WGM Group to present three difference conceptual alternatives for park layouts based on the public comments and survey results to date. A more detailed summary of the public involvement process along with the survey results and public workshop presentation can be found in Appendix B.

Community Market Booth & Online Public Survey

In order to prioritize potential activities and amenities for the park, public input was gathered through an online survey and at the Columbia Falls Community Market on May 23rd, 2019. The results of the surveys can be found in Appendix B.



Public Meeting

A public meeting / open house was hosted at the City Hall June 20th, 2019 from 4:00-7:00 pm. The purpose was to update the public on the project, present conceptual options, and identify initial public preferences and concerns.



Conceptual Alternatives

WGM developed three landscape design concept options for the future development of River's Edge Park. Considerations for developing the designs included creating common spaces that bring people together, conservation of resources (including optimizing efficiency from irrigation systems), and creating a plan that will allow the project to develop organically over time to meet the needs of the community.

Key elements common to all alternatives included:

- Restrooms
- Picnic And Rest Shelter
- Scenic and wildlife viewing areas
- Table & trash receptacles
- Pavilion
- Accessible fishing pier
- Improved access & parking



Concept Alternative "A" Unique Elements:

- Kayak & Canoe Access
- Multi-Age Playground & Obstacle Challenges
- Portable Event Center & Electric Power Hub
- Expanded Community Garden
- Multi-Age BMX Course
- Fitness Course



Park Master Plan Concept Alternative "A"



Concept Alternative “B” Unique Elements:

- Family Park Facilities w/ Small Play Structures
- Portable Event Center & Electric Power Hub
- Kayak & Canoe Access
- Fenced Dog Park



Park Master Plan Concept Alternative “B”

Concept Alternative “C” (Low Impact) Unique Elements:

- Family Picnic Facilities
- Wildflower Zones in Multi-Purpose Open Space Area
- Clear Delineation between Developed & Undeveloped Areas of Park



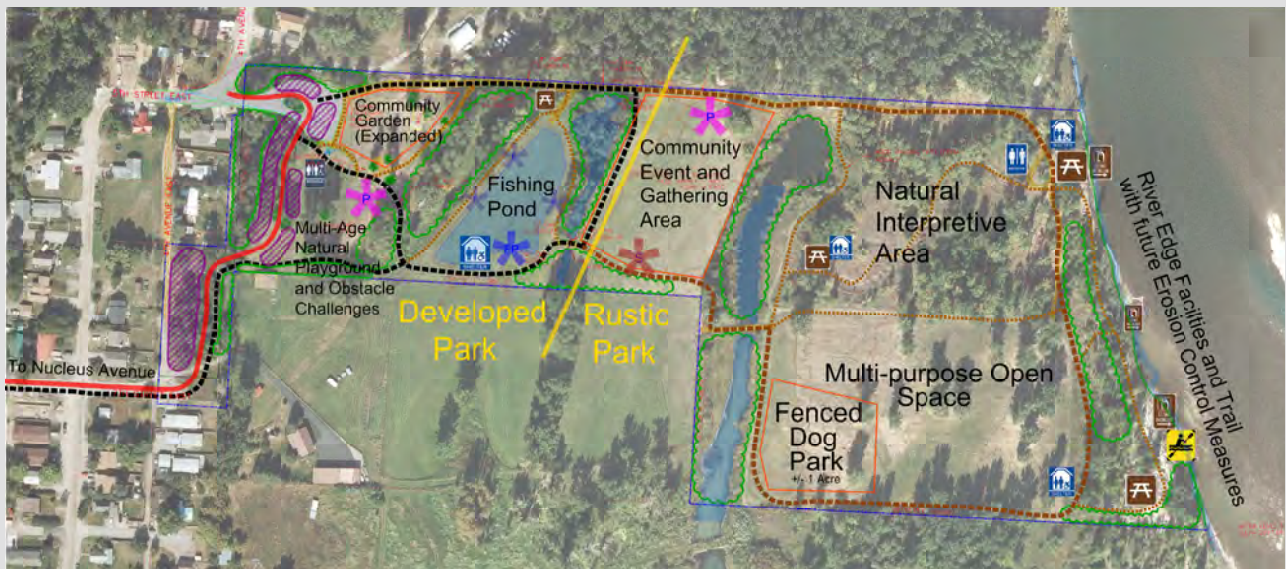
Park Master Plan Concept Alternative “C”

Final Concept Plan

The final concept plan combines the most popular features from the three alternatives presented to the public. The public input process noted the need to have the park maintain a natural feel and avoid over-development. Therefore, the master plan divides the park into two general areas: a developed park on the west side close to the residential area and a rustic park as you move away from the residential area towards Flathead River on the east side. Parking and access were identified as important components to address in the master plan along with providing adequate restroom facilities. Other features include a fenced dog park area, picnic shelters and pavilions in strategic locations, better fishing access around the pond, and a nature-based playground with obstacle challenges. Further discussions with the Parks Committee determined that another location within the city limits would be more appropriate for a dog park due to accessibility constraints and distance from the proposed parking area.

Selected Alternative Elements:

- Parking and Vehicular Access
- Restroom
- Portable Event Stage
- Pavilion
- Developed and Rustic Park Areas
- Picnic Infrastructure



Final Concept Plan

Plan Key

- | | | | |
|--|--------------------------|--|---|
| | Park Boundary | | Picnic Area
Tables, Grates, Trash |
| | Park Vehicular Access | | Scenic and Wildlife
Viewing Area |
| | Parking Areas | | Kayak/Canoe Access |
| | Primary Paved Trails | | Pavilion |
| | Primary Gravel Trails | | Portable Event
Stage and Electrical
Power Hub |
| | Secondary Gravel Trails | | Accessible Fishing Pier |
| | Buffer/Conservation Zone | | |
| | Restroom | | |
| | Picnic and Rest Shelter | | |



Community Event & Gathering Area

East of the fishing pond is the community event and gathering area which can be utilized for events such as parties, weddings, or other community events. In order to power amplification equipment or other electronics for these special events, an electrical post will be installed above the floodplain elevation toward the south end of this section of the park; and a portable stage could be brought in for special events. A 40x60 pavilion will reside to the north end.

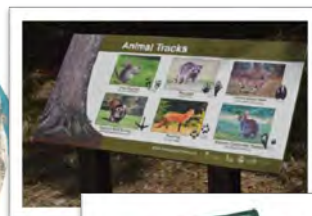


Features include:

- Pavilion and trail improvements
- Open space lawn area for events and festivals
- Space for temporary stage setup with electrical service post
- Screening trees along southern border of area along with bermed landforms

Natural Interpretive Area

The northeast corner of the park will remain undeveloped with the exception of two picnic shelters in key locations along the primitive gravel path. The asterisks (*) on the map indicate possible locations for interpretive signs. Also included in this area are placement of a vault toilet in the far eastern side of the park property for public convenience and to replace the portable toilet placed in this area during the summer months. Erosion control and river bank stabilization measures are also proposed in this area.



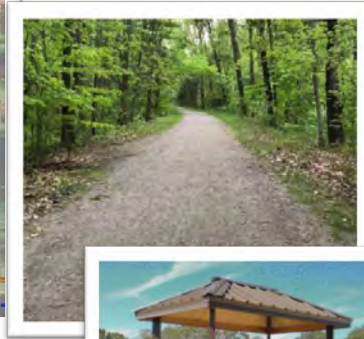
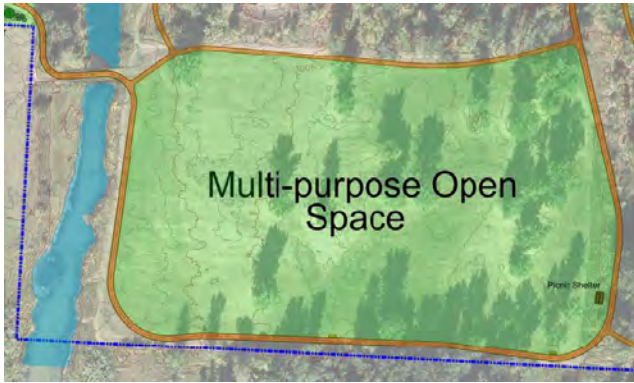
Features include:

- Existing boardwalk trail and other trail improvements
- Educational interpretive signage
- Picnic shelters and bench seating
- Vault Toilet
- Erosion control and river bank stabilization measures



Multi-purpose Open Space Area

This space occupies the southeast corner of the park and will remain open space with no improvements with the exception of trail improvements and one new picnic shelter which will be added near the river. The need for a dog park within Columbia Falls is something the City is working to address in locations other than River's Edge Park. Accessibility and distance to a fenced dog park from the parking area were ultimately not conducive to a fenced dog park in this location.



Features include:

- Trail improvements
- Maintain existing open space lawn area
- Dog waste stations
- Picnic area

Natural Playground Area

The natural playground with obstacle challenges is intended to provide a stimulating and challenging play area while staying consistent with the natural theme of the River's Edge park. Features will utilize natural landforms and materials to create specific interactive play spaces.



Features include:

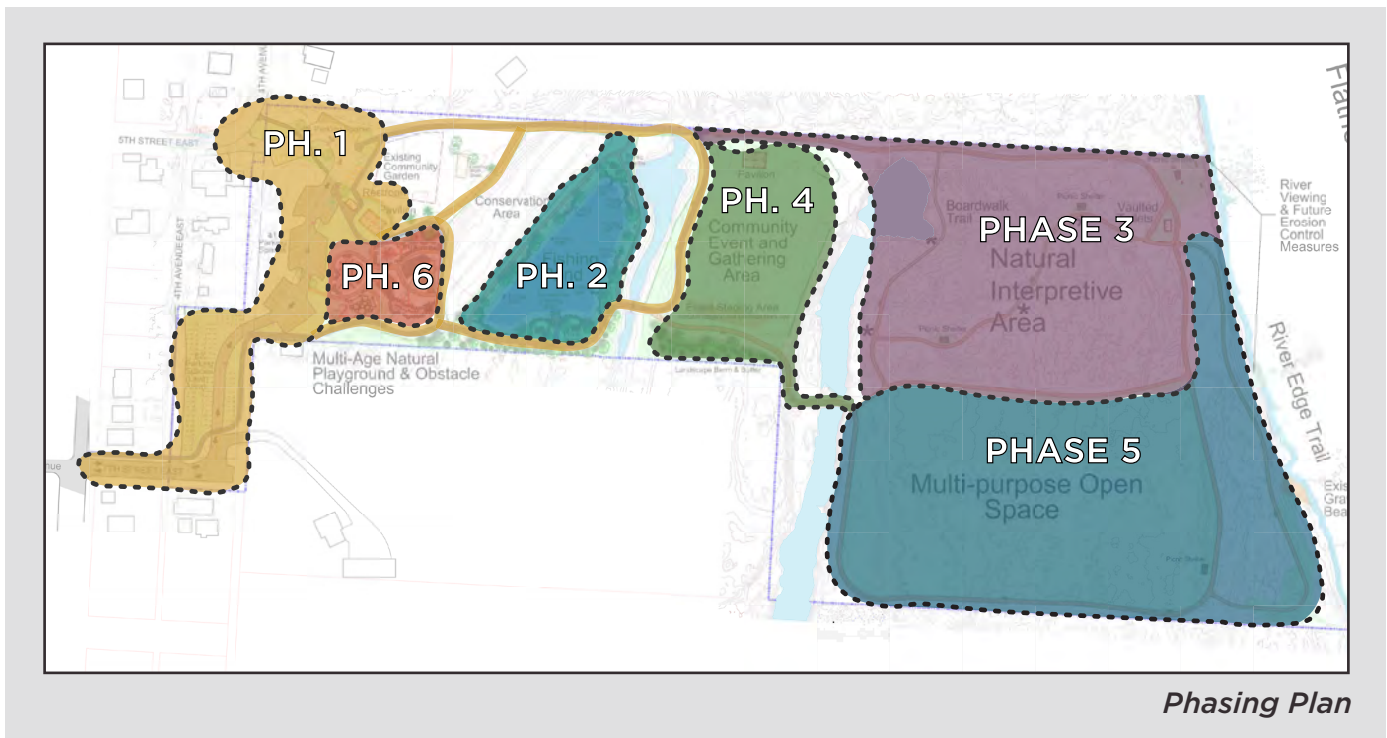
- Trail and access improvements
- Design consists of five unique nature-based play areas using natural materials such as mounded earth and lawn, boulders, rope nets, logs and stumps, slides, and tunnels

Phasing Plan and Estimated Costs

This master plan can be broken into several small phases in order to accomplish the work over time and as funding becomes available. The proposed phasing plan is shown in the figure below, however, the phasing of improvements may change over time. Access, parking, and restroom facilities are proposed as the first phase of improvements to the park. The next most important feature will be improvements to the fish pond in order to provide better fishing access to all users, and therefore this is proposed as Phase 2. Phase 3 improvements are proposed within and adjacent to the natural interpretive area and next to the riverbank. This phase would include installation of a vault toilet and erosion control measures along the riverbank such as laying back the bank slope and adding rock and dense vegetation to stabilize the surface. Phases 4, 5, and 6 would include the community event and gathering area, the multi-purpose open space area, and the natural playground area, respectively.

Preliminary estimated costs have been developed for each phase of the master plan. The cost estimates assume a 25% contingency as this conceptual stage of the design process and are based on average unit prices for construction of similar components or materials. Detailed cost estimates and a larger map of the phasing plan are provided in Appendix D. Total project cost estimates include construction, administration, and professional services for each phase, as follows:

- Phase 1 - Park Access Improvements and Restroom with Pavilion = \$650,309
- Phase 2 - Fishing Pond Improvements = \$321,054
- Phase 3 - Natural Interpretive Area = \$281,048
- Phase 4 - Community Event and Gathering Space = \$228,022
- Phase 5 - Multi-Purpose Open Space = \$89,949
- Phase 6 - Multi-Age Natural Playground and Obstacle Challenges = \$207,726
- Total Estimated Cost of Park Improvements = \$1,778,109



Recommendations

While this master plan is intended to help guide future development and improvements within River's Edge Park, it should be considered a "living document" that gets continually updated and revised in response to community needs and desires as the process moves forward. The public process involved in the development of this master plan identified the recurring theme of keeping the park natural and avoiding over-development. In response, the master plan focuses the more concentrated amenities on the west side closer to the existing residential areas and leaves the western side of the park in its natural state with the addition of comfort amenities for park visitors.

Operation and maintenance (O&M) is important to consider in making improvements to the park infrastructure. Additional maintenance time will be needed for the proposed restroom structure and vault toilet. Gravel trails typically require annual spot resurfacing and asphalt trails may need patch resurfacing on a 5-10 year basis. During the course of the master plan development, a variety of user concerns were identified that could be addressed as part of the O&M strategy for the park, as follows:

- Consider requiring dogs remain on leash in the western half of park and along proposed asphalt trail. Enforce and remind with signage at the park entrance and along the trail.
- Address the significant number of feral cats present on the property by continuing to work with the Flathead County Animal Control, Flathead County Spay and Neuter Task Force, and the Flathead County Animal Advisory Committee.
- Provide bat boxes to help counteract mosquito issues.
- Build an osprey nest platform near the river or within the natural interpretive area for educational and nature-viewing opportunities.
- Mitigate river bank erosion by installing stabilization measures along a portion of the river frontage to slow or stop further erosion in the future.

Future development of the park depends on community support and funding availability. The funding strategy should focus on the specific park areas identified in the master plan and phasing diagram. Funding can consist of private donors, public-private partnerships, fundraising through local organizations and non-profits, and state and federal grant or loan funding sources. Additional information on funding strategies can be found in Appendix E.



Appendix A

Environmental Considerations Technical Memo

Site Survey



Environmental Considerations Technical Memo



MEMORANDUM

DATE: August 28, 2019

TO: City of Columbia Falls

FROM: Eric Anderson, P.E., CFM
Stephanie Reynolds, P.E.

RE: River's Edge Park - Floodplain Evaluation and Environmental Review
WGM #19-03-14

INTRODUCTION

The purpose of this memo is to provide a review of floodplain and environmental considerations to assist decision making for future development and master planning of River's Edge Park in Columbia Falls, Montana.

FLOODPLAIN

The River's Edge Park falls almost entirely within a Zone AE regulatory floodplain as designated by FEMA FIRM panels 30029C1120G and 30029C1435J. A partial image of the regulatory flood zone is shown in Figure 1. Floodplain elevations range from approximately 3008.5' to 3010.0' (NAVD88 datum), while elevations within the site range from 3005' to 3008' (see attached site survey map). Any development within the regulatory floodplain would have to conform to the latest version of the Columbia Falls Floodplain Hazard Management Regulations and would require a permit to be issued by the City's floodplain administrator. Typically, floodplain permits are also reviewed by the Department of Natural Resources and Conservation (DNRC) regional engineer to ensure technical compliance with local regulations.

Some of the applicable restrictions for floodplain development are summarized below:

- Gardening is exempt from permitting (except for fill activities and fencing).
- Fencing, including chain link, requires a permit.
- All structures (including play equipment, benches, shelters, etc.) must be anchored to resist floatation/movement. Certification by engineer or architect is often required.
- Electrical systems and plumbing entry points (drains) must be elevated to 2-feet above the floodplain elevation. This may require some facilities

- (such as bathrooms & amphitheater electrical post) to be elevated by fill.
- o Enclosed structures are required to be elevated by fill to 2-feet above the floodplain elevation. Most locations at the site would require 4 to 5-feet of fill to meet requirements.
- o All structures must be constructed of materials resistant to flood damage up to 2-feet above the floodplain elevation. This restricts drywall, OSB, and open-cell plastic insulation. Marine grade plywood and treated wood is acceptable. FEMA Technical Bulletin No. 2, Table 2 has a complete list of acceptable materials.
- o Certification by engineer or architect is usually required for structures to prove that they are anchored properly and can withstand flood forces.

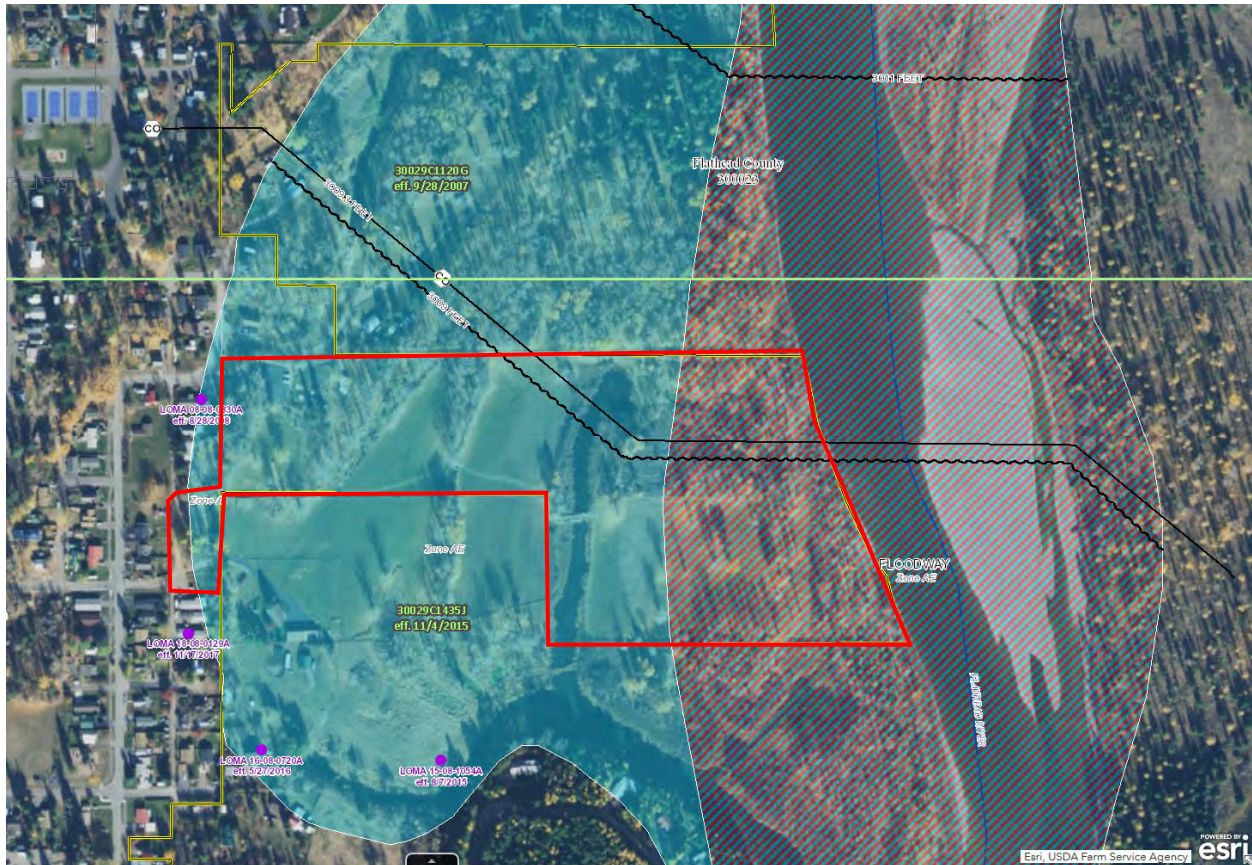


Figure 1. Zone AE FEMA regulatory floodplain. Blue represents flood fringe and red/blue hatch represents floodway.

A closer view shown in Figure 2 shows the elevation of the 100-year floodplain through a portion of the site being at 3009.3'. The FEMA floodplain map is also attached to this memorandum.

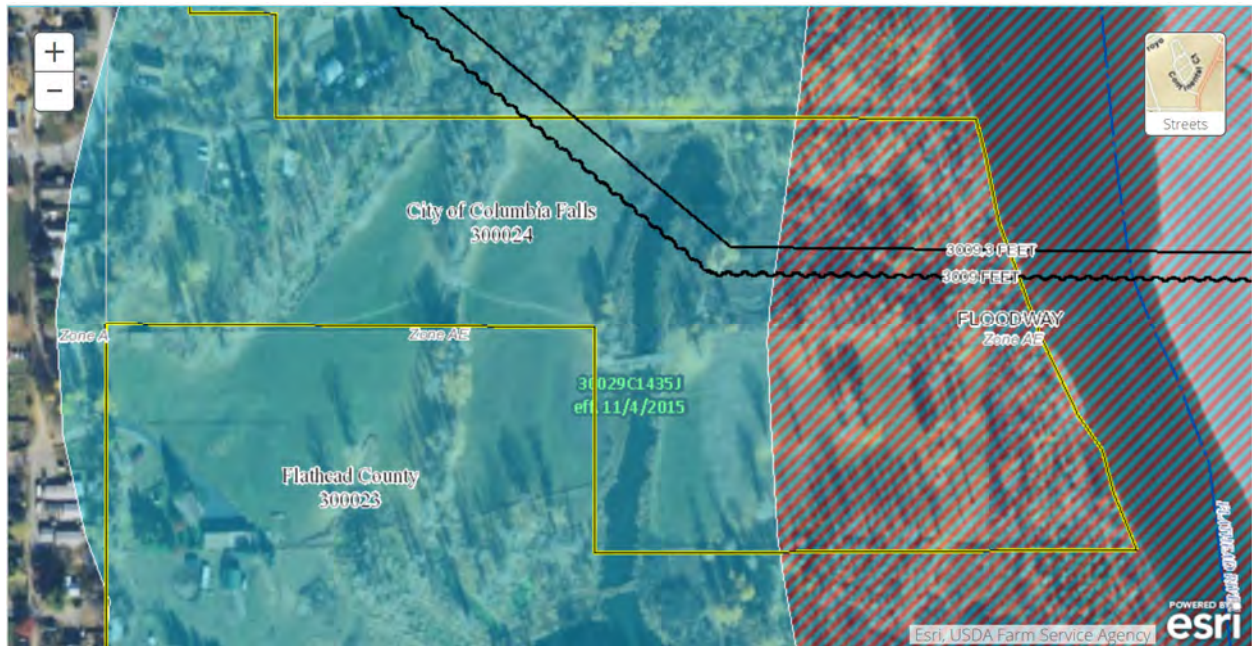


Figure 2. FEMA map showing 100-year floodplain elevation through a portion of the site at 3009.3 ft.

The eastern third of the park falls within the floodway portion of the Zone AE designation. The floodway is considered the highest risk area of the floodplain, therefore there are higher restrictions for development activities. Some of the additional restrictions in the floodway include the following:

- Enclosed structures are not allowed.
- Use of fill is generally not allowed.
- Vault toilets are allowed if certain requirements are met, such as:
 - Conduct an encroachment analysis certified by an engineer to ensure the project does not increase the base flood elevation.
 - Evaluate for scour and buoyancy.
 - Meet the requirements of DEQ Circular 4, Section 8.2 for sealed (vault) pit privy.
- Development must be minimized to reduce affects to the floodplain.
- Improvements cannot obstruct the floodplain or encroach into the river.
- Chain link fencing is generally not allowed, but open fencing (such as split-rail) is usually acceptable.
- Improvements and structures must have low flood damage potential.
- A “no-rise” engineer certification is often required for improvements that could act as a flood water obstruction. A “no-rise” certification requires engineering calculations to prove that there will be no affect to floodplain elevations due to the proposed development/improvement.

FLOODPLAIN MAP REVISION OPTION

WGM reviewed the possibility of removing portions of the park from the floodplain through a Letter of Map Amendment (LOMA) process, which identifies and corrects

errors in the FEMA regulatory map. The goal of the LOMA process would be to remove development restrictions upon some area of the park by revising the floodplain boundary. WGM's review was based upon available LiDAR elevation data, which is collected by aerial means and generally has an accuracy of less than 0.5-feet. Findings indicate that there are no significant areas that could be removed from the regulatory floodplain, and that a LOMA is not likely a worthwhile effort to undertake since most of the potential park improvements are allowable by permit.

WETLANDS

Wetlands may be present on the park site according to the National Wetlands Inventory (NWI) database. Figure 3 shows a screenshot from the NWI website. All green and blue shaded areas represent locations with potential wetlands.



Figure 3. National wetlands inventory screenshot. Dark and light green areas may contain wetlands.

The Montana Natural Heritage Program map viewer also shows potential wetland areas (dark green hatch) as well as riparian forested areas (brown hatch) as shown on the map below in Figure 4. Wetlands are regulated by the US Army Corps of Engineers, but they do not regulate riparian forested areas.

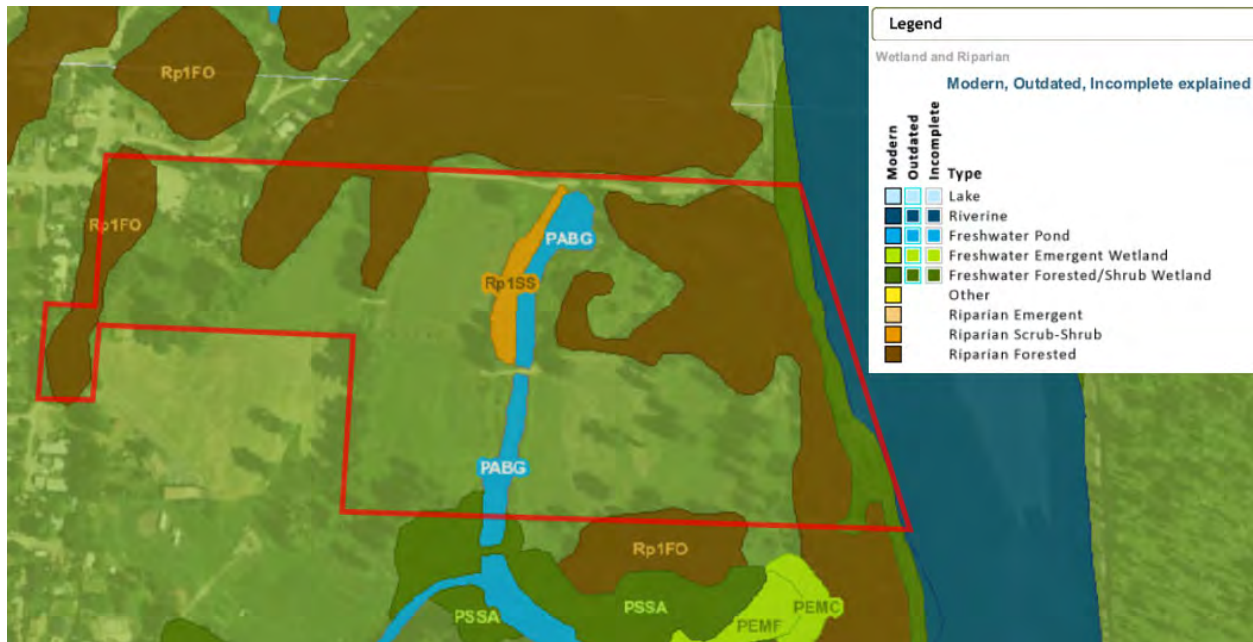


Figure 4. Montana Natural Heritage Program (NHP) Wetland and Riparian Map

Most wetlands are jurisdictional for Section 404 permitting by the U.S. Army Corps of Engineers. Any development near or within wetland areas would likely require a Section 404 Permit approval. Most types of development require permitting if they impact a wetland area and there are very few exemptions. If the impact exceeds a small area (typically 0.1-acre), mitigation of impacts may be required. This mitigation may take the form of enhancements to adjacent wetland areas, restoration of formerly impacted wetlands, or creation of new wetland areas. Often, wetland impacts are mitigated in the form of compensatory fees paid to an established wetland mitigation bank. It is recommended that improvements in or near wetland areas be minimized to reduce permitting efforts and expenses.

WGM recommends performing a wetlands delineation if any improvements are planned in or near potential wetlands. The wetlands delineation would definitively determine the boundary of any wetland areas. This boundary may be used to either avoid wetland impacts altogether or to quantify wetland impacts for permitting purposes. This would likely be the first requirement by the US Army Corps of Engineers if fill is proposed in the project area. Defining the actual wetland boundary through a wetland delineation will be critical to the park's final planning and design activities so that impacts to wetlands and mitigation requirements are minimized or avoided.

RIVER MIGRATION & EROSION

The Flathead River shows signs of a slow southwest migration toward the park. The actively eroding zone of streambank extends well upstream of park property, so controlling or halting migration would be challenging in terms of landowner logistics, permitting, and construction.



Figure 5. Eroding reach at River's Edge Park.

Since river systems and flood events are notoriously unpredictable, results from river stabilization projects are never guaranteed, even for well-planned comprehensive solutions. Streambank stabilization on large rivers, such as the Flathead River, is typically very expensive since meander radii are very large and effective solutions must be hundreds, if not thousands of feet long to ensure that they are not flanked by the river from the upstream or downstream ends. The cost range of streambank stabilization projects typically ranges from \$200/LF to \$400/LF, depending on the techniques employed. Since existing high-value structures are not immediately at risk, review agencies will likely discourage a stabilization project which may delay permitting. "Soft" stabilization techniques may be more acceptable to agencies but are often labor intensive to employ. Figure 6 shows a soft stabilization project on Rock Creek in Missoula County that uses rootwads and willows as the primary stabilization methodology.



Figure 6. A soft streambank stabilization on Rock Creek, Missoula County.

To slow the erosion and address currently barren riparian areas at the park, a low-tech solution utilizing a combination of dense native revegetation and streambank slope flattening on a short reach (< 300 LF) may be a cost-effective solution that is relatively easy to permit with agencies. Figure 7 shows a location in the park where streambank slopes are much flatter and vegetation is thriving. This area could be mimicked upstream where streambank slopes are over-steepened. A small hardened access point and additional landscaping cues could also be incorporated with this low-tech solution to help guide recreational use to appropriate areas and relieve pressure on ecologically sensitive riparian zones.

A hardened access point at the eastern end of the access pathway along the park's northern boundary would allow park users to continue to view the river and panoramic scenery from this vantage point without vegetation from soft stabilization measures blocking the view. It is recommended that any new river access design be relatively simplistic so that it doesn't trigger complex stream permitting requirements. A small 50- to 100-foot long section of the existing riverbank could be hardened using rock as shown in the example pictures in Figures 8 and 9. The hardened access should be integrated into a larger segment of stabilized riverbank to increase its stability and to reduce permit classification complications with the US Army Corps of Engineers. In contrast, the conceptual image shown in Figure 10 is an example of a more complex hardened recreational access point. This type of access

would require much more intense and expensive stream permitting processes and is probably not the most appropriate solution for this location.



Figure 7. An existing low-slope area of streambank at the park that is stable.

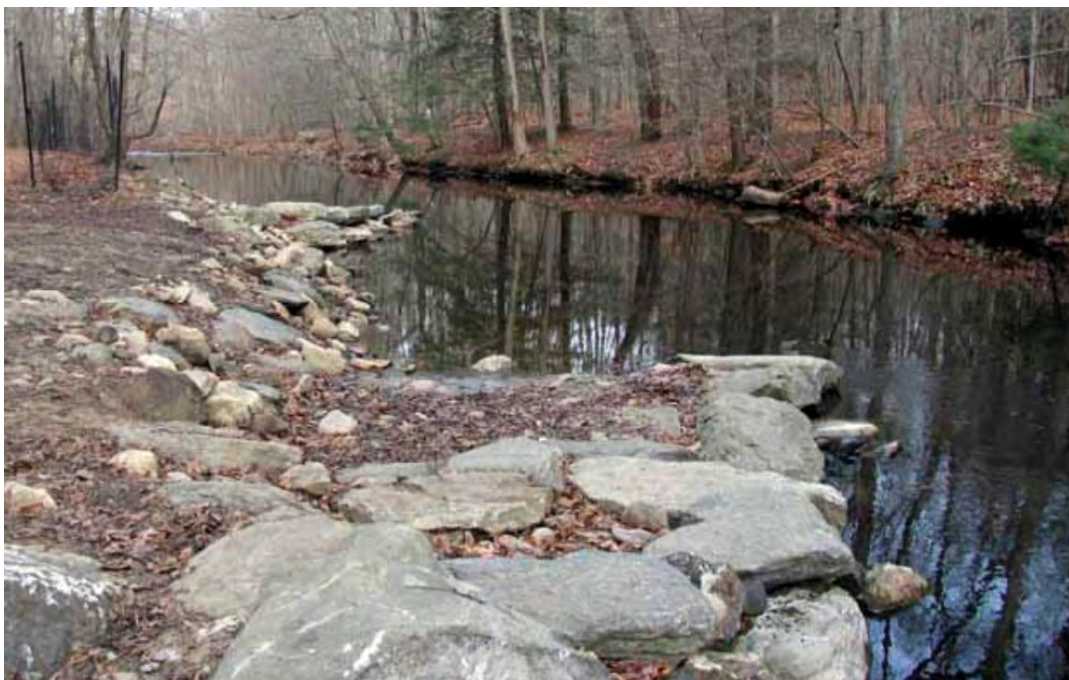


Figure 8. Example of a riverbank hardening and access point project at Mianus River Park in Stamford, CT.



Figure 9. Additional example of riverbank hardening and access point at Mianus River Park in Stamford, CT.



Figure 10. Example of a conceptual hardened access point for a project along the Clark Fork River in Missoula. This type of recreational access may not be appropriate for the River's Edge Park site.

To avoid expensive bank stabilization projects and infrastructure adjustments in the future, it is recommended that park master planning try to account for the natural migration pattern of the river by giving it a large buffer to move. Low tech streambank stabilization approaches as described previously may be combined with buffering to address current erosion issues and retain public access to the riverbank. Planting on the top of the streambank requires no permitting and could help encourage root structure that retains soils and slows erosion.

ENVIRONMENTAL OPPORTUNITIES

River's Edge Park contains several low-lying drainageways, sloughs, and riparian areas. These areas help convey water during flood events and provide pathways for both aquatic and terrestrial species to forage and migrate through the corridor. Crossings and manipulation of these environmentally sensitive areas should be avoided or minimized if possible. Environmentally integrated design measures and master planning will ensure that the habitat corridors continue to retain high functionality and potentially avoid triggering onerous permitting processes.

The park also contains a well-functioning riparian zone with a mature deciduous forest. The habitat is excellent for raptors, migrating birds, and other avian species. Protection of mature riparian vegetation should be prioritized during the park's master planning.

GRANT CONSIDERATIONS

Grant applications often request that the applicant take into consideration the impact of the proposed project on the physical and human environment. Local environmental resources must be documented, and a preliminary environmental impact evaluation is usually required. Applications that describe a robust alternative analysis and provide evidence that environmental impacts have been considered, avoided, and/or mitigated by the preferred alternative will receive higher scoring in the grant process. Projects that cannot avoid environmental impacts will score lower.

The most probable environmental impacts that potential park improvements may have are associated with the site's floodplain, surface water bodies, wetlands, riparian areas, and wildlife habitat. In order to score well in a grant application, it will be important to demonstrate that the preferred alternative works in concert with the natural environment and that steps have been taken to minimize or mitigate impacts. Specifically, in relation to the potential park improvements, these impacts may include:

- Manipulation of riparian vegetation, open waters, wetland, or drainage corridors.
- Placing fill and/or obstructions in the floodplain that reduce flood conveyance or storage capacity.
- Impacting/manipulating the natural migration patterns of the Flathead River.
- Impacting habitat for migrating birds, fish and aquatic life, or any threatened and endangered species.

- o Placing sources of potential surface water contamination in the floodplain, such as pit toilets, dog parks, and trash receptacles.

Identifying the positive environmental aspects and/or impact mitigation is also a critical piece of the evaluation. Potential improvements or mitigation measures for the physical and human environment may include:

- o Compatibility with adjacent land uses.
- o Improved human access to public recreational facilities.
- o Benefits to public health.
- o Facilities designed to integrate, improve, and/or compliment physical environmental resources, such as low impact trail design, small structure footprints, minimal use of fill, and preservation of wetland and riparian habitat.
- o Landscape design that utilizes appropriate native species and natural features.

RECOMMENDATIONS

Below is a summary of our recommendations for the environmental process associated with future park improvements:

1. Proceed with obtaining a wetland delineation for the site. The delineation will greatly assist the City with future planning and design efforts and will help prepare for stream permitting requirements. This would also be used during permitting efforts associated with adding fill to the floodplain for the proposed restroom and parking facilities.
2. The future restroom structure near the parking area will need to be raised to 2 ft. above the floodplain elevation (per Flathead County Floodplain Regulations, Section 10.02L.2) and be graded to ensure ADA compliance. The restroom should not need a no-rise certification since it is located in the floodfringe.
3. The floor of the vault toilet will need to be raised 1 ft. above the floodplain elevation (per DEQ Circular 4, Section 8.2.2.2) and will need to be anchored to prevent damage within the floodway. In addition to buoyancy and anchoring requirements, an encroachment analysis certified by an engineer will be required to demonstrate that the project does not increase the base flood elevation.
4. The electrical post proposed for festivals and events within the park will need to be installed 2 ft. above the floodplain (per Flathead County Floodplain Regulations, Section 10.02J.1).
5. If implementation of streambank stabilization is desired to halt current river erosion, it is recommended that the stabilized segment be less than 300-feet and that techniques remain as low-tech as possible to avoid permitting complexities and expensive mitigation requirements. Slope flattening and revegetation are preferred techniques for stabilization. Rock or riprap could be integrated into a 50' to 100' segment of the stabilization design to serve dual purpose as stabilization and public access.

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|-----------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes. Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| | | Area of Undetermined Flood Hazard Zone D |
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Profile Baseline |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |

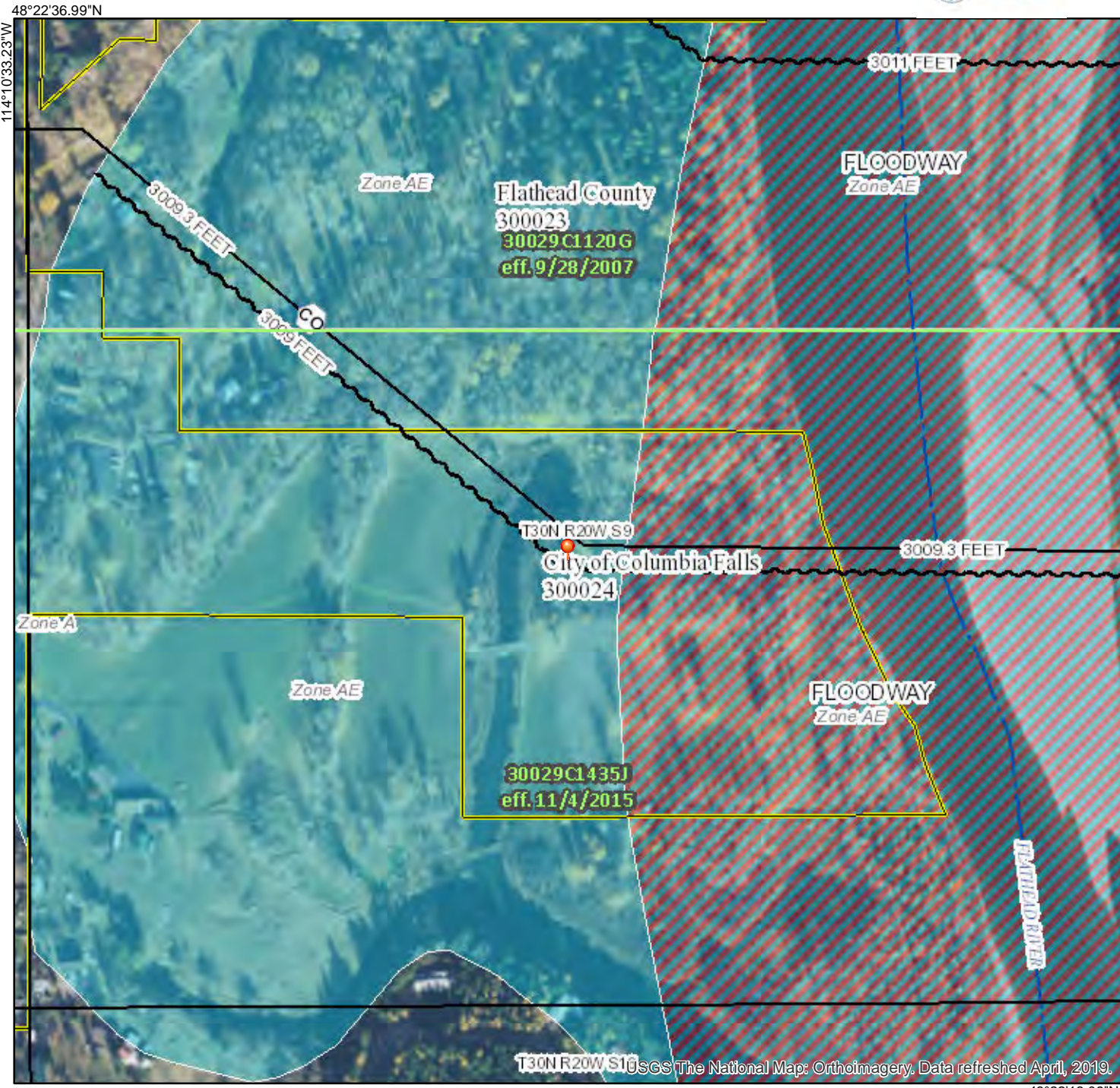


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/28/2019 at 10:12:44 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



114°10'33.23"W
48°22'36.99"N

114°9'55.77"W
48°22'13.09"N

0 250 500 1,000 1,500 2,000 Feet 1:6,000

USGS The National Map: Orthoimagery. Data refreshed April, 2019.

Site Survey

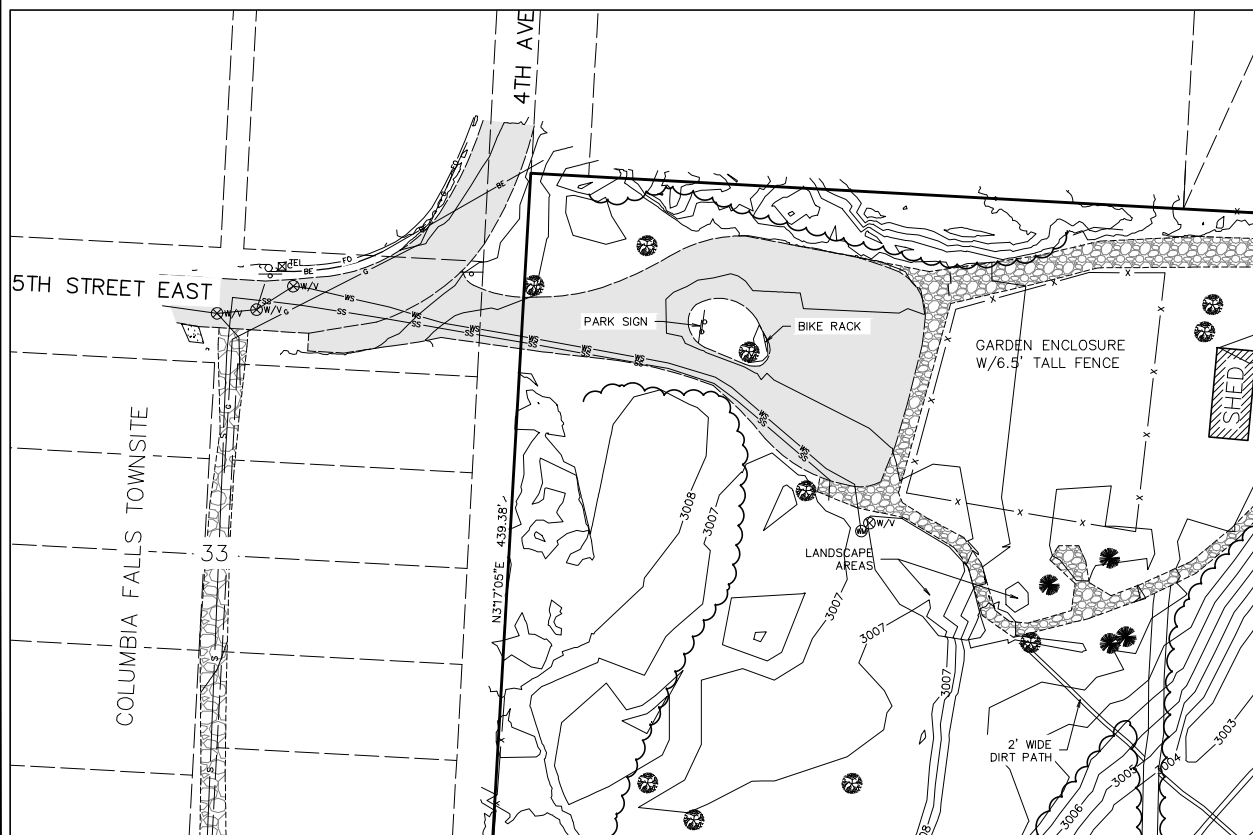
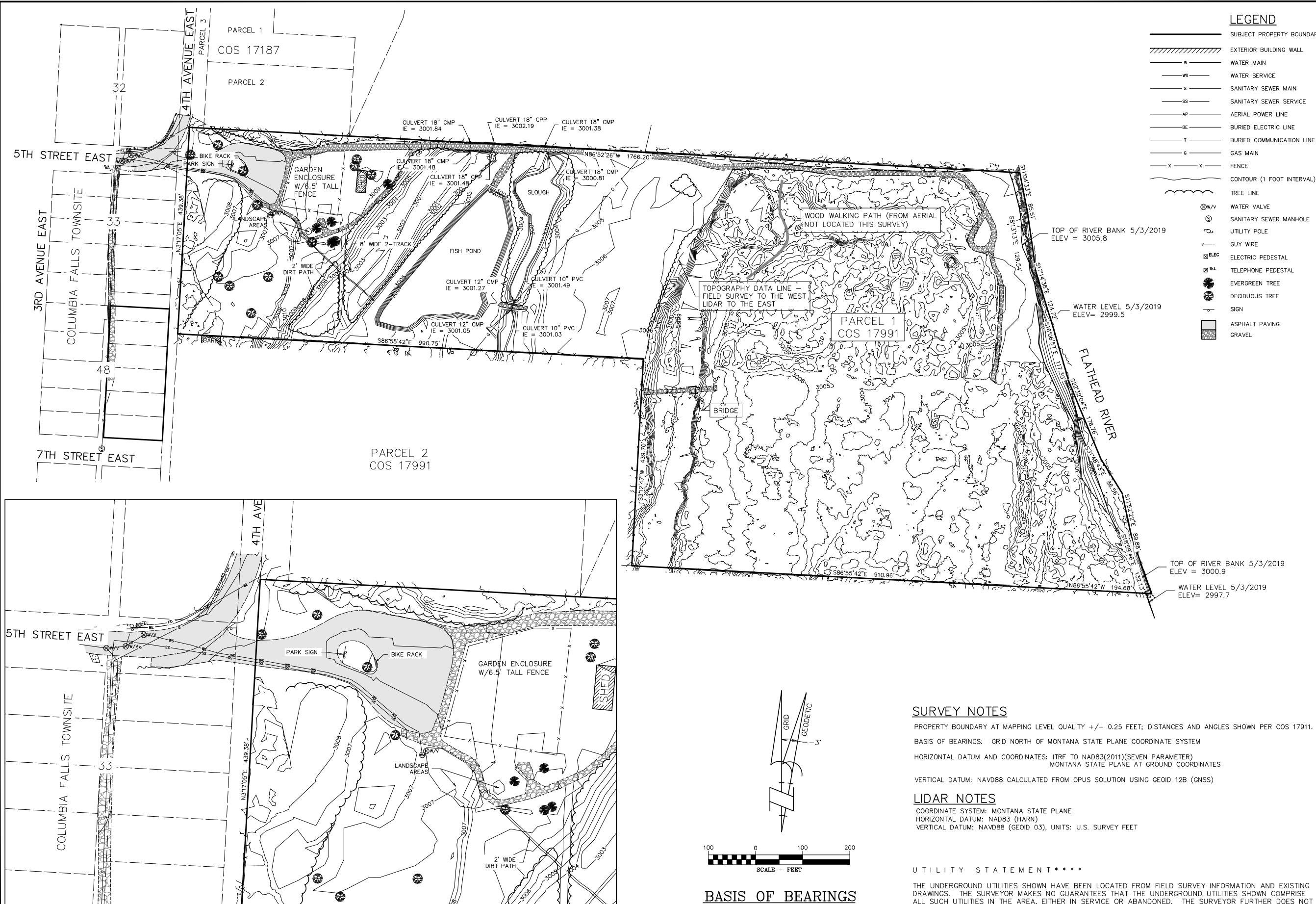




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LEGEND

- SUBJECT PROPERTY BOUNDARY
- //// EXTERIOR BUILDING WALL
- W — WATER MAIN
- WS — WATER SERVICE
- S — SANITARY SEWER MAIN
- SS — SANITARY SEWER SERVICE
- AP — AERIAL POWER LINE
- BE — BURIED ELECTRIC LINE
- T — BURIED COMMUNICATION LINE
- G — GAS MAIN
- X — FENCE
- CONTOUR (1 FOOT INTERVAL)
- TREE LINE
- ⊙ W/V WATER VALVE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ UTILITY POLE
- ⊙ GUY WIRE
- ⊙ ELEC ELECTRIC PEDESTAL
- ⊙ TEL TELEPHONE PEDESTAL
- ⊙ EVERGREEN TREE
- ⊙ DECIDUOUS TREE
- ⊙ SIGN
- ▨ ASPHALT PAVING
- ▨ GRAVEL



ENTRY AND PARKING AREA DETAIL
SCALE = 1" = 50'

SURVEY NOTES

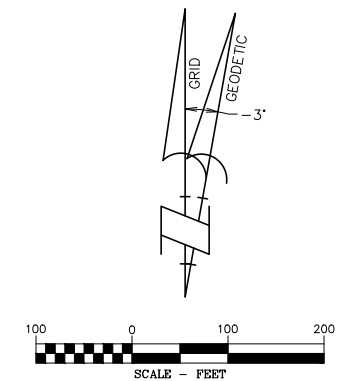
PROPERTY BOUNDARY AT MAPPING LEVEL QUALITY +/- 0.25 FEET; DISTANCES AND ANGLES SHOWN PER COS 17911.
 BASIS OF BEARINGS: GRID NORTH OF MONTANA STATE PLANE COORDINATE SYSTEM
 HORIZONTAL DATUM AND COORDINATES: ITRF TO NAD83(2011)(SEVEN PARAMETER)
 MONTANA STATE PLANE AT GROUND COORDINATES
 VERTICAL DATUM: NAVD88 CALCULATED FROM OPUS SOLUTION USING GEIOD 12B (GNSS)

LIDAR NOTES

COORDINATE SYSTEM: MONTANA STATE PLANE
 HORIZONTAL DATUM: NAD83 (HARN)
 VERTICAL DATUM: NAVD88 (GEIOD 03), UNITS: U.S. SURVEY FEET

UTILITY STATEMENT****

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



BASIS OF BEARINGS
GRID NORTH OF MONTANA STATE PLANE
COORDINATE SYSTEM ITRF TO NAD83(2011)(7P)

EXISTING CONDITIONS
 RIVER'S EDGE PARK
 COLUMBIA FALLS, MONTANA

NO.	DESCRIPTION	DATE
A)	REVISION	8/13/19

PROJECT: 19-03-14
 LAYOUT: 1
 SURVEYED: KJM
 DESIGN: KJM
 DRAFT: BDS
 APPROVE: KJM
 DATE:

AUGUST 13, 2019

FILE: W:\Projects\190314\CAD\Drawings\190314_BASE_E.dwg

Appendix B

Farmer's Market Booth Participation Results

Public Workshop Summary

Online Survey Results

Public Workshop Presentation



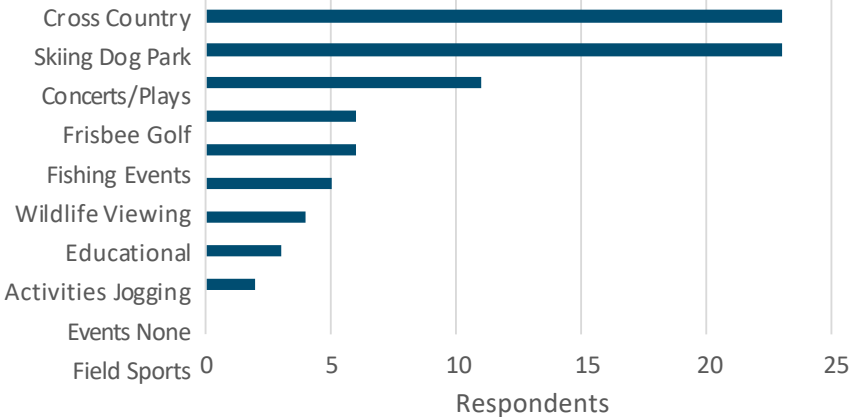
Farmer's Market Booth Participation Results



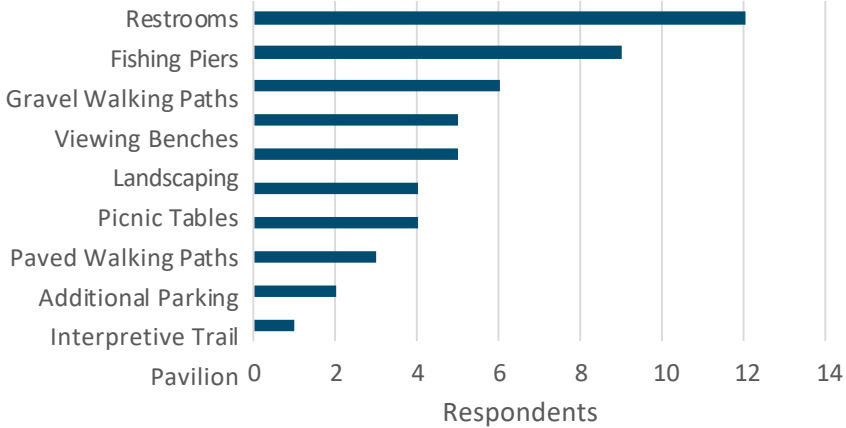
Public Survey Results from Community Market Booth

One of the opportunities for public comment in this master planning effort was offered at the local farmers market at the COOP in downtown Columbia Falls, where the city hosted a booth for three Thursdays in May 2019. The booth offered information about the existing park as well as reader boards for participants to mark their favorite place in the park and score the activities they would like to see at the park in the future.

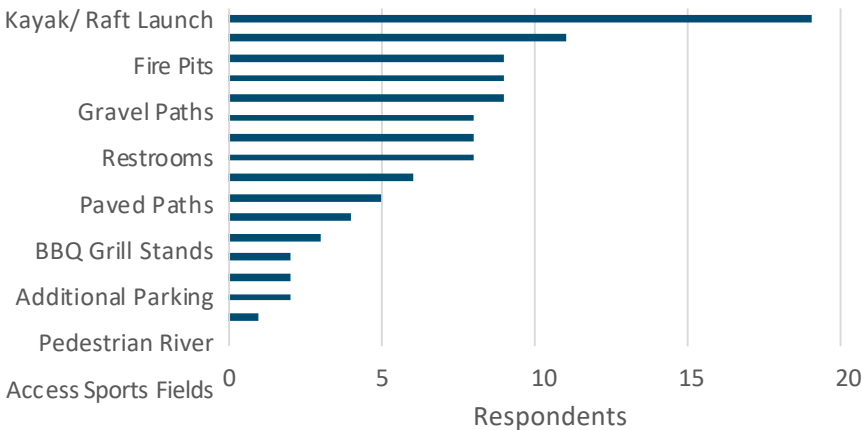
Activities



Fish Pond Amenities



Park Amenities



Public Workshop Summary



Public Workshop Summary - June 20, 2019

Members of the public were in attendance. Project staff at the meeting included:

- Anne Cossitt, moderator; introduce project background, process, and schedule
- Tyler Bradshaw, presentation on public comment to date
- Stephanie Reynolds, presentation on environmental setting/constraints
- Bruce Lutz, presentation on conceptual alternatives

The first two hours of the meeting was an open house format with information stations. Comments made by participants were written on 6x8" paper and posted next to the appropriate stations. The last hour of the meeting was a presentation and discussion. The first part of the presentation was a review of the site as it exists currently, along with information on constraints, including floodway and floodplain. The second part of the presentation provided details on process, including results of the survey and comments from an information station at the Farmer's Market over the course of three weeks. The last part of the presentation focused on three different conceptual alternatives and discussion.

Information Station #1: Project Background, Schedule, and Process

Staff: Tyler Bradshaw

- Vicinity Map
- Site Map
- Background: Why this project & why now
- Public Involvement: Summary of outreach efforts to date and results

Information Station #2: Site Considerations

Staff: Stephanie Reynolds

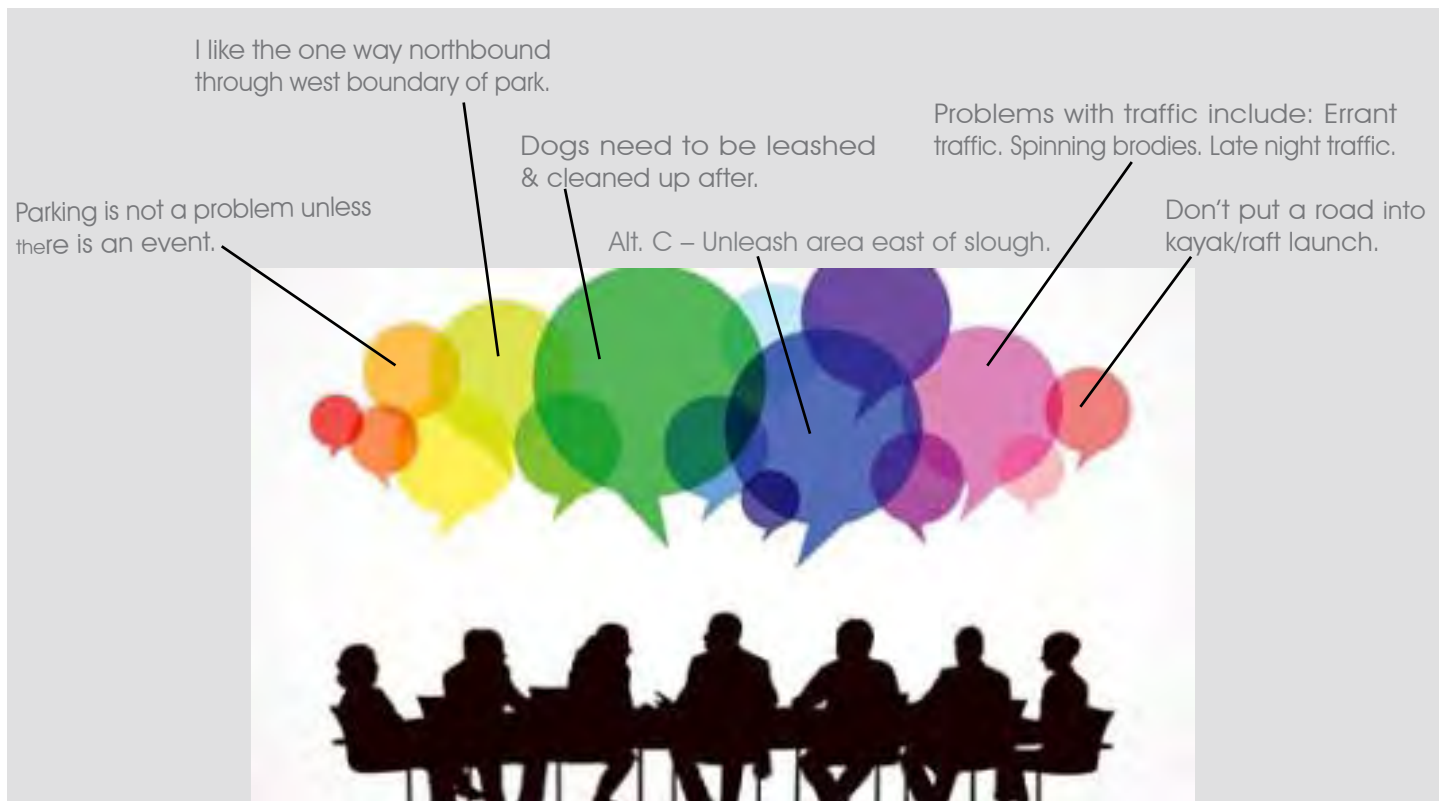
- Environmental
- Existing considerations: pond development, existing facilities, etc.
- Anticipated needs: parking, miscellaneous

Information Station #3: Conceptual Alternatives

Staff: Bruce Lutz

- Posters of the three alternatives of the various proposed components

Participants were invited to submit additional comments through July 3rd, 2019.



Discussion from participants:

- 1) Dog park – some dog owners are not following existing rules to keep dogs leashed and are not cleaning up after them. A dog park would provide a fenced area for dogs to play free, but the fence itself cannot be built in a floodway. A dog park fits more with the “less developed” part of the park, but people questioned whether owners would keep their dogs leashed until they reached the park. Tyler Bradshaw commented that the city is currently pursuing another potential site in the city as a dog park.
- 2) Participants generally concurred on the following:
 - a. The more developed portions of the park should be to the west and the eastern portion should remain less developed.
 - b. Develop the road and parking early in the implementation. This is especially important before more facilities are added to the park, attracting more people. Participants liked the concept of a one-way drive with diagonal parking and to include grassy areas for parking rather than all hard surface.
 - c. A multi-age playground/obstacle challenge as shown in the posters and presentation would be good at this park – it’s different from elsewhere in the city parks and fits with the more rustic nature of this park.
 - d. Bathrooms definitely a good idea.
 - e. BMX area – not a good idea in this park.
 - f. Fitness stations – don’t see a need at this time, not a priority.
 - g. Kayak/Canoe access – not seen as needed at this time, there are already other places that can be used to access the river.
 - h. Pavilions – these larger facilities are more fitting for the western, more developed part of the park.
 - i. Concert venue – the City already has a developed area for concerts, so concerts at this park should be less of a priority.

Comments on Plan Alternatives

Question 1: What is your preferred alternative of those presented?

- 1) One person chose Alternative C and denoted “definitely like the new diagonal parking and one way road idea to exit onto 7th St.
- 2) One person chose Alternative B

Question 2: What would you like to see changed in your preferred alternative?

- 1) One person had suggested changes as follows: “Please change trash cans to metal bear-proof cans. The metal clips are too cumbersome to operate. Monitor the pond daily for dead fish. Bathrooms of course would be great. Need staff to maintain the landscaping areas – trimming, weeding, take out dead trees. Please have police patrol area for unleashed dogs until folks realize there will be a fine & adhere to the law.”

Question 3: Other comments?

- 1) 1. One person had comments as follows: “No BMX trails. Definitely like a designated area for unleashed dogs. Only closer to front entrance – dog owners will continue to let dogs on the loose as they take the dogs to that area – if it’s too far from entrance.”



Online Survey Results



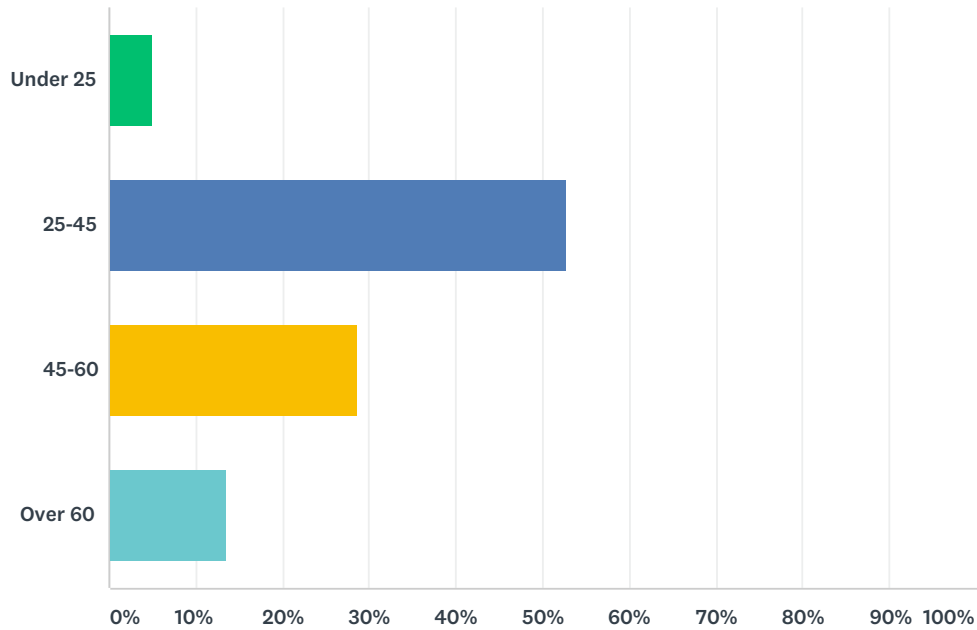
Q1 Are you a resident of Columbia Falls?

Answered: 260 Skipped: 0

ANSWER CHOICES	RESPONSES	
If no, where are you from?	23.08%	60
If yes, long have you been a resident?	84.23%	219

Q2 How old are you?

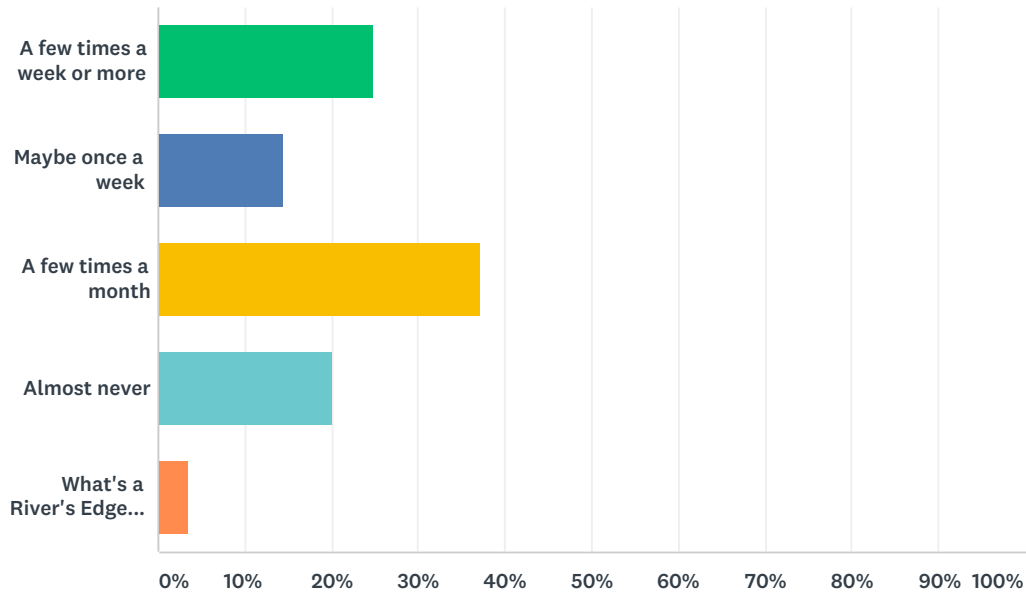
Answered: 258 Skipped: 2



ANSWER CHOICES	RESPONSES
Under 25	5.04% 13
25-45	52.71% 136
45-60	28.68% 74
Over 60	13.57% 35
TOTAL	258

Q3 How frequently do you visit River's Edge Park?

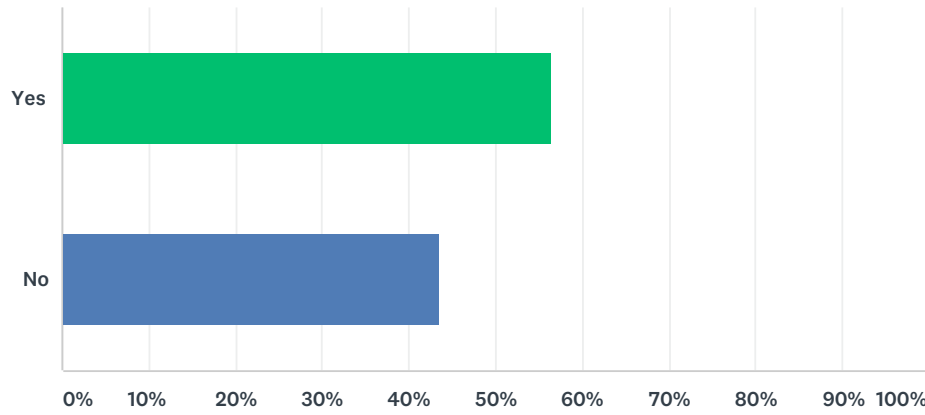
Answered: 258 Skipped: 2



ANSWER CHOICES	RESPONSES	
A few times a week or more	24.81%	64
Maybe once a week	14.34%	37
A few times a month	37.21%	96
Almost never	20.16%	52
What's a River's Edge Park?	3.49%	9
TOTAL		258

Q4 Do you plan to utilize the new Fish Pond?

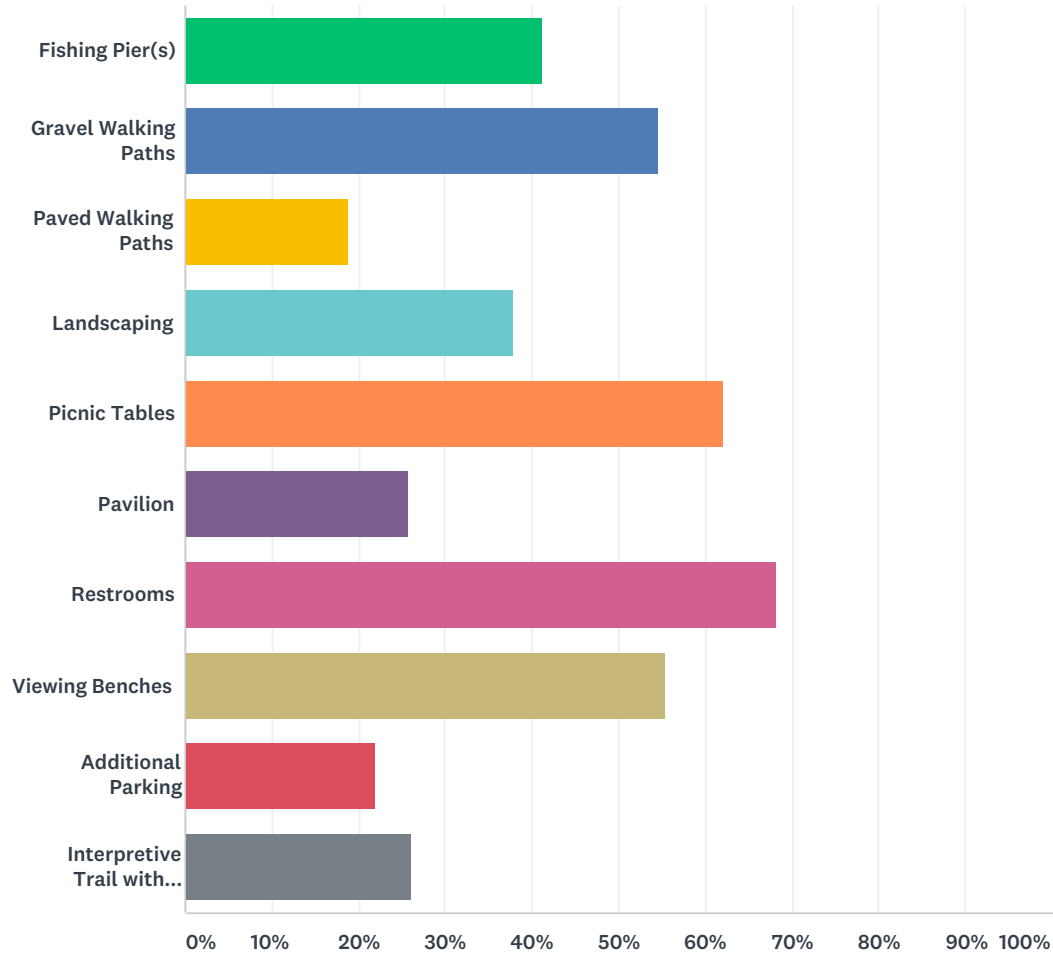
Answered: 250 Skipped: 10



ANSWER CHOICES	RESPONSES	
Yes	56.40%	141
No	43.60%	109
TOTAL		250

Q5 What amenities would you like to see at the new Fishing Pond?

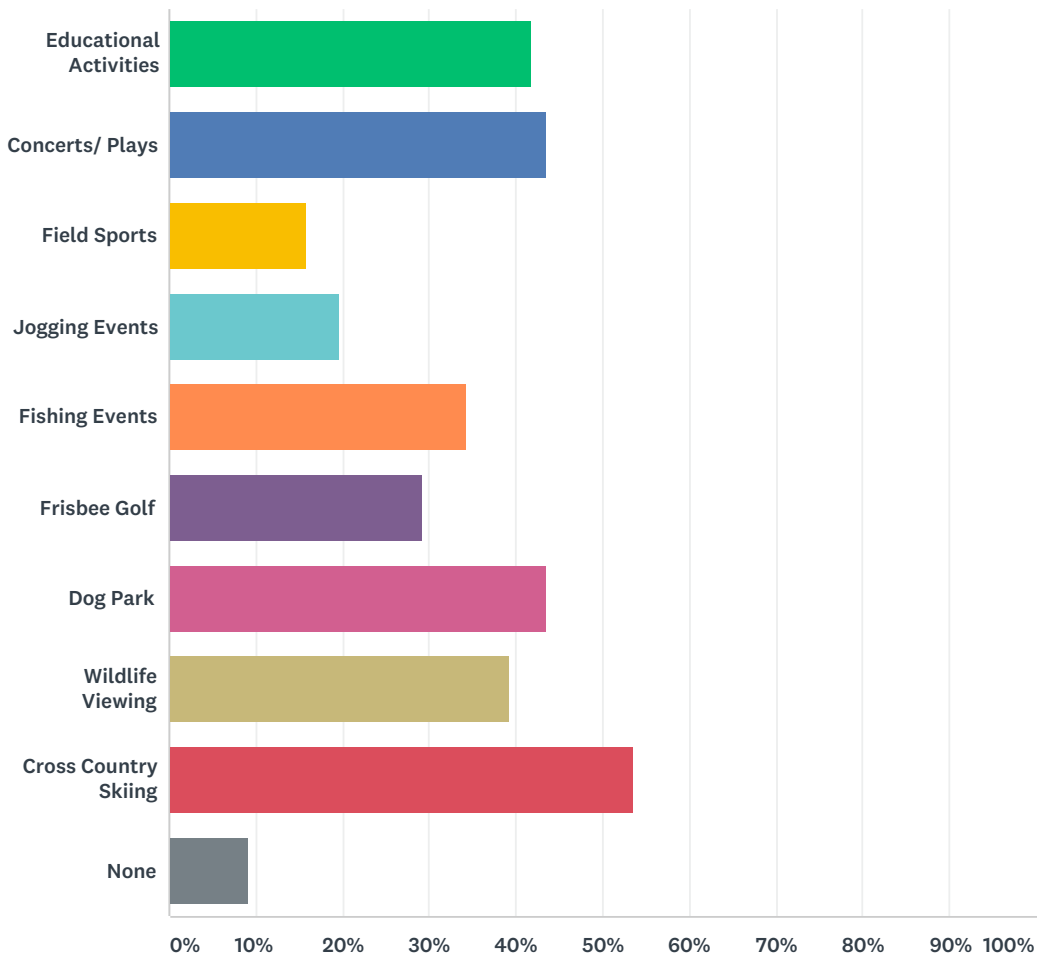
Answered: 233 Skipped: 27



ANSWER CHOICES	RESPONSES
Fishing Pier(s)	41.20% 96
Gravel Walking Paths	54.51% 127
Paved Walking Paths	18.88% 44
Landscaping	37.77% 88
Picnic Tables	62.23% 145
Pavilion	25.75% 60
Restrooms	68.24% 159
Viewing Benches	55.36% 129
Additional Parking	21.89% 51
Interpretive Trail with Signage	26.18% 61
Total Respondents: 233	

Q6 What types of activities would you like to see made available at the park?

Answered: 239 Skipped: 21

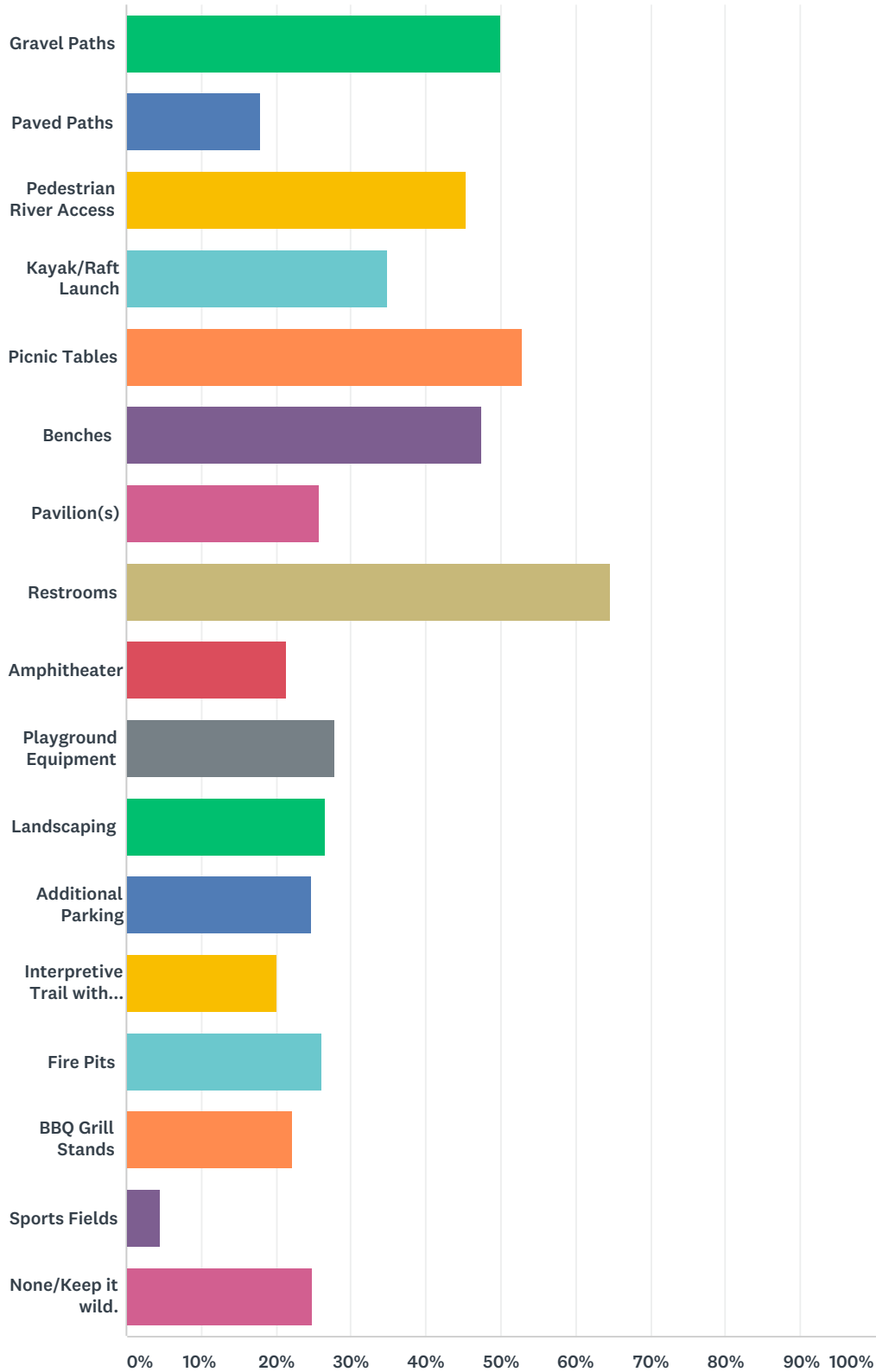


ANSWER CHOICES	RESPONSES	
Educational Activities	41.84%	100
Concerts/ Plays	43.51%	104
Field Sports	15.90%	38
Jogging Events	19.67%	47
Fishing Events	34.31%	82
Frisbee Golf	29.29%	70
Dog Park	43.51%	104
Wildlife Viewing	39.33%	94
Cross Country Skiing	53.56%	128
None	9.21%	22

Total Respondents: 239

Q7 What amenities would you like to see throughout the park?

Answered: 240 Skipped: 20



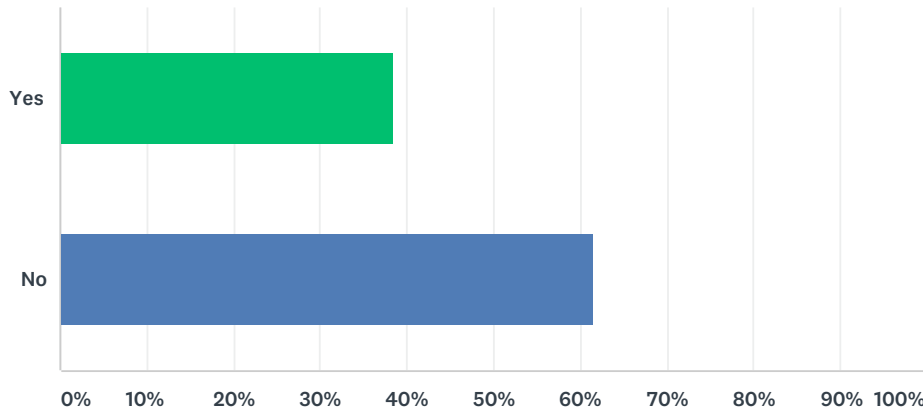
ANSWER CHOICES

RESPONSES

Gravel Paths	50.00%	120
Paved Paths	17.92%	43
Pedestrian River Access	45.42%	109
Kayak/Raft Launch	35.00%	84
Picnic Tables	52.92%	127
Benches	47.50%	114
Pavilion(s)	25.83%	62
Restrooms	64.58%	155
Amphitheater	21.25%	51
Playground Equipment	27.92%	67
Landscaping	26.67%	64
Additional Parking	24.58%	59
Interpretive Trail with Signage	20.00%	48
Fire Pits	26.25%	63
BBQ Grill Stands	22.08%	53
Sports Fields	4.58%	11
None/Keep it wild.	25.00%	60
Total Respondents: 240		

Q8 Do you consider feral cats a problem at River's Edge Park?

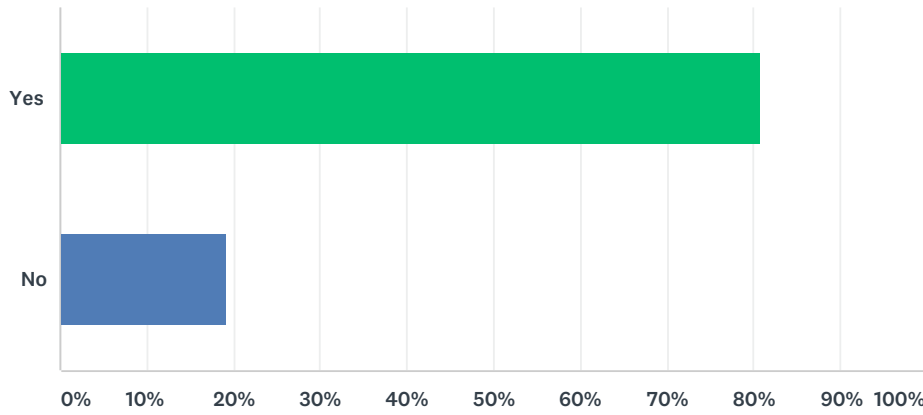
Answered: 239 Skipped: 21



ANSWER CHOICES	RESPONSES	
Yes	38.49%	92
No	61.51%	147
TOTAL		239

Q9 Do you support humane removal of feral cats from River's Edge Park?

Answered: 240 Skipped: 20



ANSWER CHOICES	RESPONSES	
Yes	80.83%	194
No	19.17%	46
TOTAL		240

Q10 Please add any additional comments or suggestions you may have regarding River's Edge Park.

Answered: 121 Skipped: 139

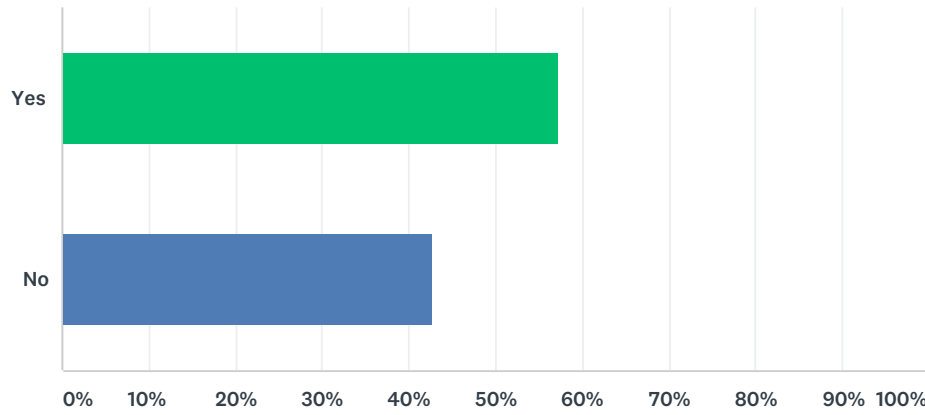
Q11 Contact Info, (Optional)

Answered: 133 Skipped: 127

ANSWER CHOICES	RESPONSES	
Name	85.71%	114
Company	0.00%	0
Address	76.69%	102
Address 2	5.26%	7
City/Town	70.68%	94
State/Province	66.92%	89
ZIP/Postal Code	65.41%	87
Country	0.00%	0
Email Address	87.97%	117
Phone Number	40.60%	54

Q12 Would you like plan updates sent to you via email?

Answered: 197 Skipped: 63



ANSWER CHOICES	RESPONSES	
Yes	57.36%	113
No	42.64%	84
TOTAL		197

Public Workshop Presentation





River's Edge Park Master Plan

Columbia Falls, Montana



PUBLIC WORKSHOP
COLUMBIA FALLS CITY HALL
4PM-7PM, JUNE 20, 2019



WGM GROUPTM
Community Values. Inspired Futures.

WHAT IS A MASTER PLAN?

“A long range plan for development and use for an individual park site that includes a Program Statement guided by a statement of vision, a description of elements and depicted by a conceptual graphic plan.”



PUBLIC WORKSHOP AGENDA:

-
1. Existing Site Location and Features
 2. Public Input Process
 3. Potential Site Amenities
 4. Conceptual Park Master Plan Alternatives



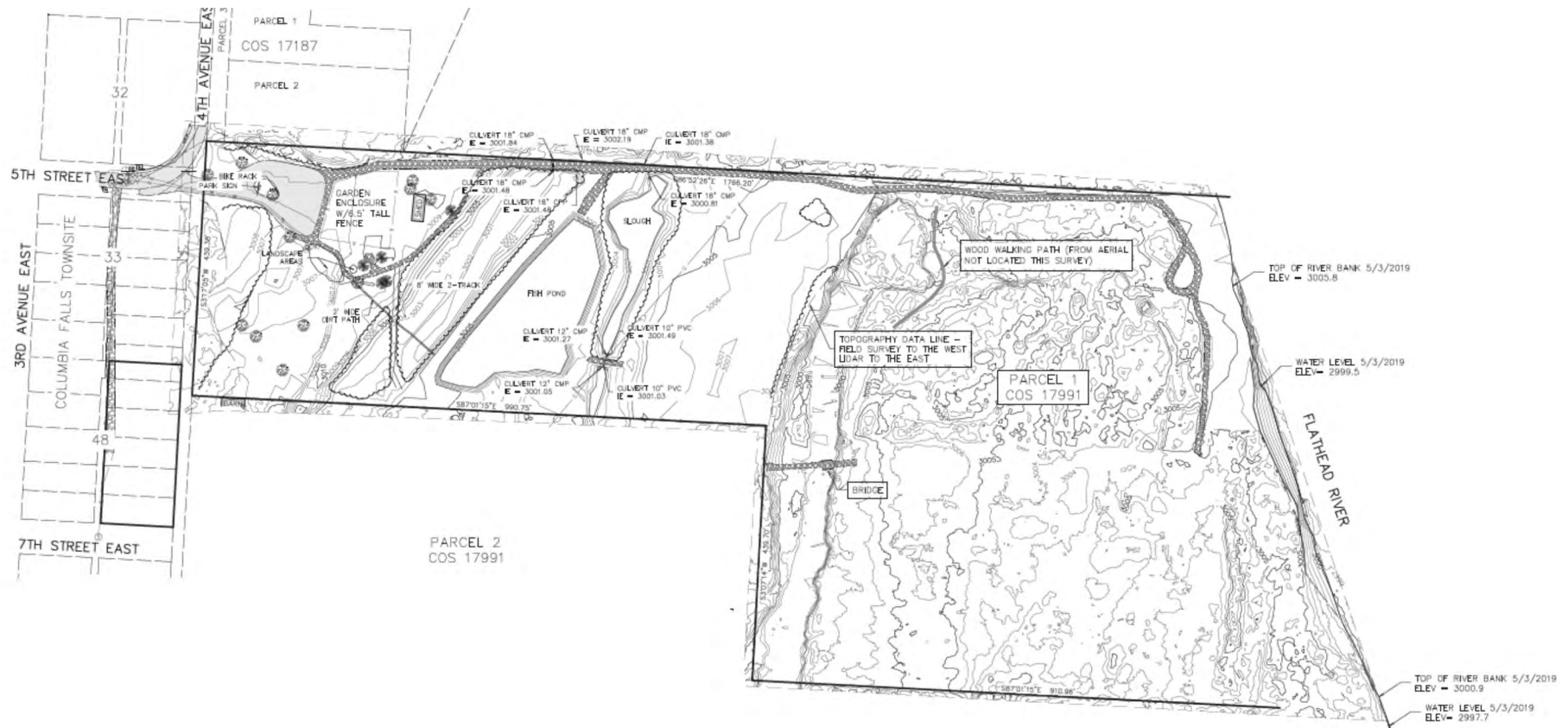
1. EXISTING SITE LOCATION AND FEATURES



VICINITY MAP



EXISTING SITE SURVEY



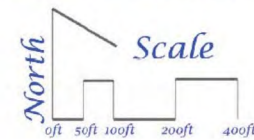
River's Edge Park, Columbia Falls

Current Park Layout





Concept Site Analysis
River's Edge Park
Master Plan
 City of Columbia Falls, Montana

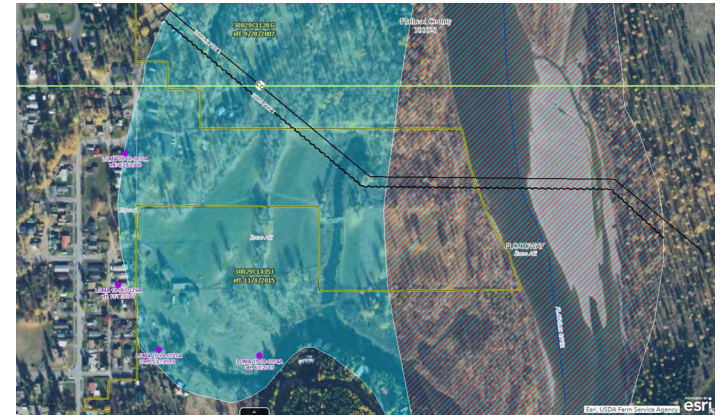


WGM GROUP
 Date: 6-20-2019



FLOODPLAIN AND ENVIRONMENTAL CONSIDERATIONS

- Park is in Zone AE regulatory floodplain with floodway. Any development must adhere to Local Floodplain Hazard Management Regulations and associated permitting.
- One-third of the park is in the floodway and will have high restrictions for development (i.e. no fill, minimal development, no obstructions, low flood damage potential)
- Improvements in wetland areas should be minimized to reduce permitting efforts.



EXISTING RIVER BANK EROSION

- The Flathead River shows signs of a slow southwest migration toward the park.
- Park planning should account for this natural migration pattern.
- The migration zone of the river extends well upstream of park property, so controlling/halting migration would be very difficult.





RIVER EROSION ALTERNATIVES

Low-tech alternatives to address erosion and human impacts at the current river access point at park:

- Re-slope bank to at least 2:1 and use natural stream cobble to provide light armoring.
- Revegetate riparian area to help stabilize soils.
- Use landscape features to reduce and/or guide human impact to areas that better withstand high-use.
- A low cost, low-tech, and flexible solution is recommended due to the dynamic nature of the Flathead River.



River's Edge Park Development Plan Survey Results and Takeaways



Public Input - General Information

- **Considerable effort to get the word out.**
 - Farmers Market
 - Hungry Horse News
 - City Website
 - Facebook
- **261 Total Respondents**
- **217 Columbia Falls Residents, most others were within the Flathead Valley.**
- **164 Regular Users**



River's Edge Park 5/16/19

Activities

- Educational Activities
- Concerts / Plays
- Field Sports
- Jogging Events
- Fishing Events
- Frisbee Golf
- Dog Park
- Wildlife Viewing
- Cross Country Skiing
- None

Park Amenities

- Gravel Paths
- Paved Paths
- Pedestrian River Access
- Kayak / Raft Launch
- Picnic Table
- Benches
- Pavilion(s)
- Restrooms
- Amphitheater
- Playground Equipment
- Landscaping
- Additional Parking
- Interpretive Trail w/ Signage
- Fire Pits
- BBQ Grill Stands
- Sports Fields
- None / Keep It Wild

Fish Pond Amenities

- Fishing Piers
- Gravel Walking Paths
- Paved Walking Paths
- Landscaping
- Picnic Tables
- Pavilion
- Restrooms
- Viewing Benches
- Additional Parking
- Interpretive Trail w/ Signage



What would you like to see at River's Edge Park?

Activities:

- Educational Activities
- Concerts / Plays ● ●
- Field Sports
- Jogging Events ●
- Fishing Events ● ●
- Frisbee Golf
- Dog Park ● ● ●
- Wildlife Viewing
- Cross Country Skiing ●
- None

Park Amenities:

- Gravel Paths ● ●
- Paved Paths
- Pedestrian River Access
- Kayak / Raft Launch ● ● ● ● ● ●
- Picnic Table ●
- Benches ●
- Pavilion(s) ●
- Restrooms ● ●
- Amphitheater
- Playground Equipment ●
- Landscaping ●
- Additional Parking
- Interpretive Trail w/ Signage
- Fire Pits ●
- BBQ Grill Stands ● ●
- Sports Fields
- None / Keep It Wild ● ● ●

Fish Pond Amenities:

- Fishing Piers ● ●
- Gravel Walking Paths ●
- Paved Walking Paths
- Landscaping ●
- Picnic Tables ●
- Pavilion
- Restrooms ●
- Viewing Benches
- Additional Parking
- Interpretive Trail w/ Signage


Farmer's Market Booth on 5/23/19






5/30/19

What would you like to see at River's Edge Park?



Activities



Educational Activities 

Concerts / Plays   


Field Sports






Jogging Events

Fishing Events  

Frisbee Golf  



Dog Park        




Wildlife Viewing 


Cross Country Skiing     



None


Park Amenities

Gravel Paths  


Paved Paths   



Pedestrian River Access 



Kayak / Raft Launch  


Picnic Table 

Benches   

Pavilion(s) 


Restrooms  

Amphitheater  


Playground Equipment 

Landscaping



Additional Parking

Interpretive Trail w/ Signage 


Fire Pits      


BBQ Grill Stands 


Sports Fields

None / Keep It Wild  


Fish Pond Amenities

Fishing Piers 




Gravel Walking Paths 




Paved Walking Paths 

Landscaping


Picnic Tables 

Pavilion

Restrooms   

Viewing Benches   

Additional Parking

Interpretive Trail w/ Signage 

Farmer's
Market Booth
on 5/30/19

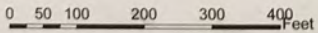


River's Edge Park, Columbia Falls

Current Park Layout



**Where is your
favorite
place in the Park?!?**



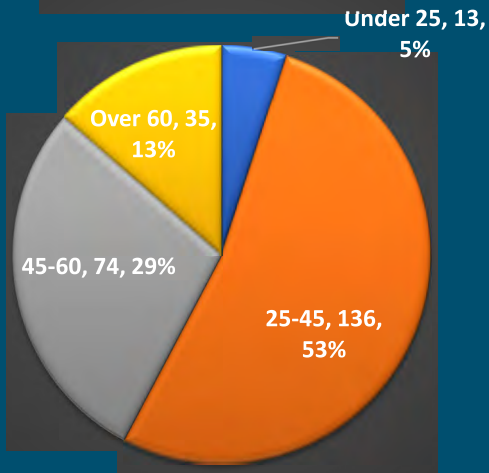
Legend

- | | | |
|---|---|---|
| <ul style="list-style-type: none"> — Boardwalk — Improved Path — Primitive Path — Future Path | <ul style="list-style-type: none"> Bench Bike Rack Bridge Informational Kiosk Dog Bags Picnic Table | <ul style="list-style-type: none"> Trash Can Maintenance Shop Portajohn Parking Area Community Garden Park Boundary |
| <ul style="list-style-type: none"> — Arterial Road — Local Road — Alley or Driveway | | |

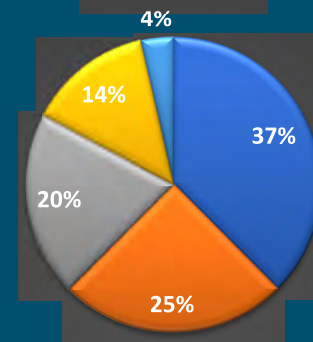


Survey Results - General Information

Age of Respondents



Park Use



- A few times a month
- A few times a week or more
- Almost never
- Maybe once a week
- What's a River's Edge Park?

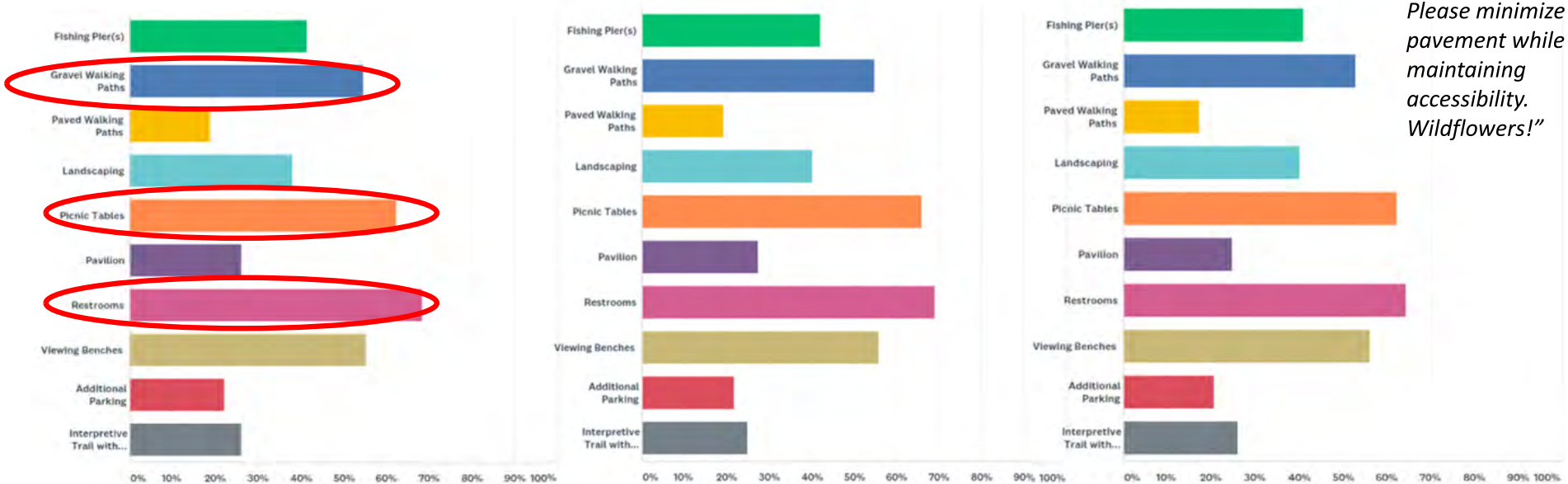


The Fishing Pond

- 61% of Respondents plan to Utilize the Fish Pond

What amenities would you like to see at the new Fish Pond?

*“That’s amazing :)
A small covered pavilion
accommodating
just a few picnic
tables, for
inclement weather.
Please minimize
pavement while
maintaining
accessibility.
Wildflowers!”*



All Respondents

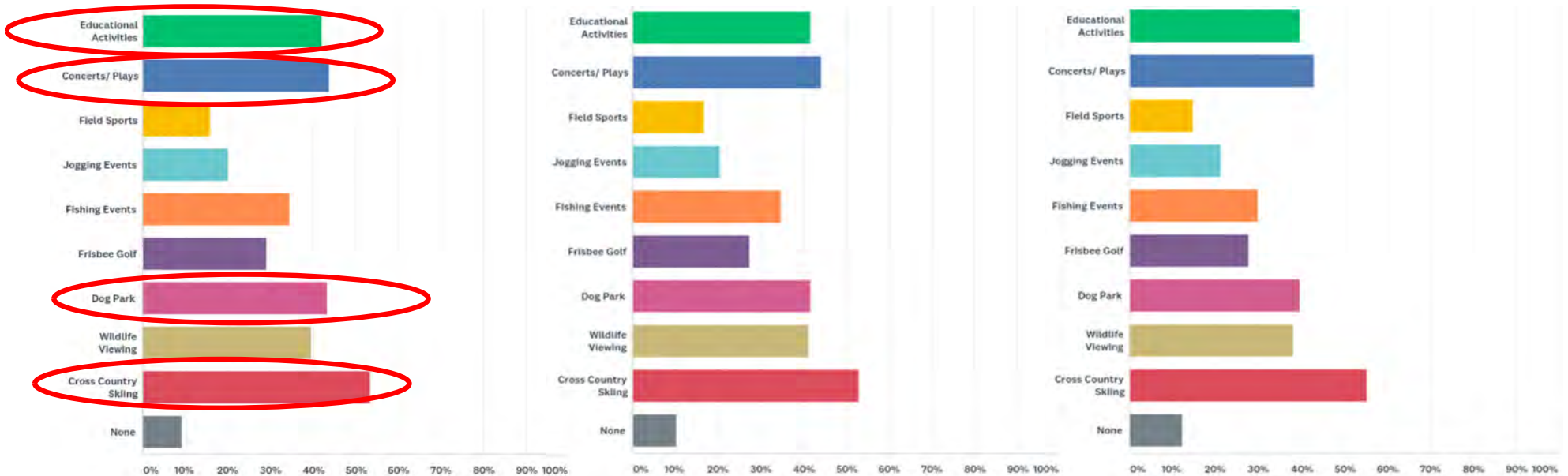
Residents

Resident, Users

“I hope it can keep with the aesthetic of the park, which is natural but useable”

The Park

What types of activities would you like to see made available at the park?



All Respondents

Residents

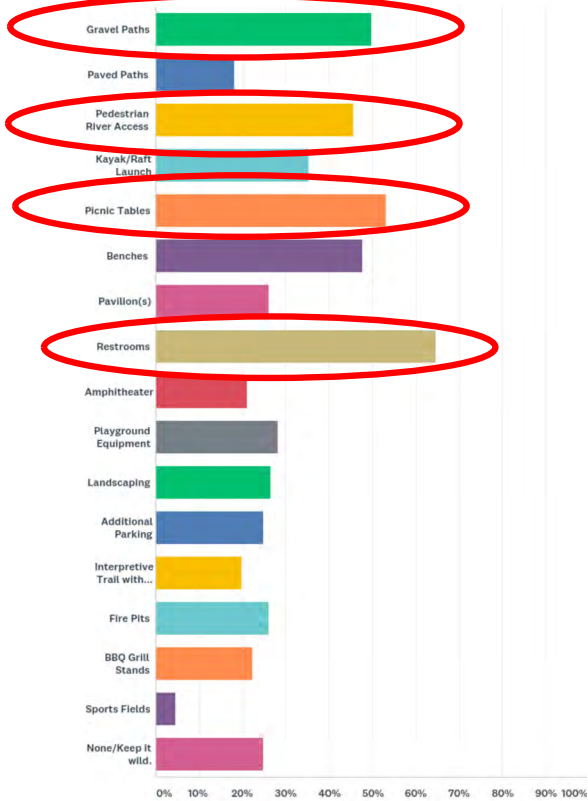
Resident, Users

Some others you brought up. "Outdoor exercise equipment" "snowshoeing" "splash pad" "a bmx track would be pretty dope"

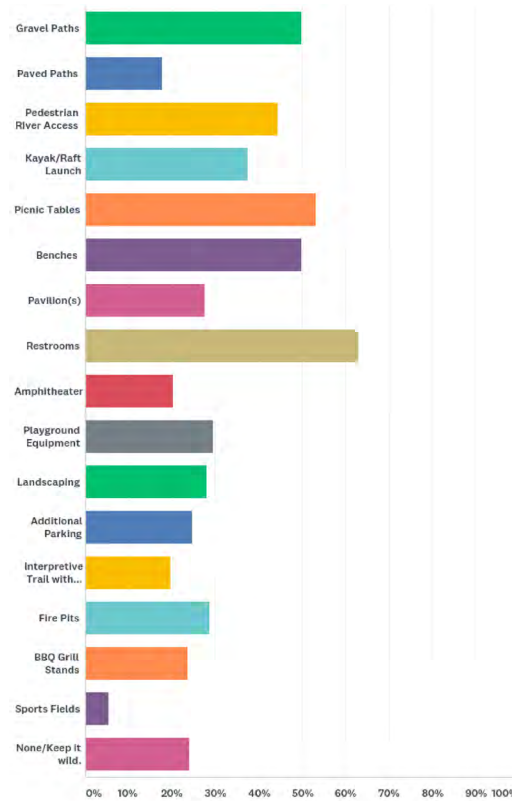
The Park

“Some kind of terrain based play area...we have great playgrounds already, is there something challenging and natural obstacle bases kids could do?”

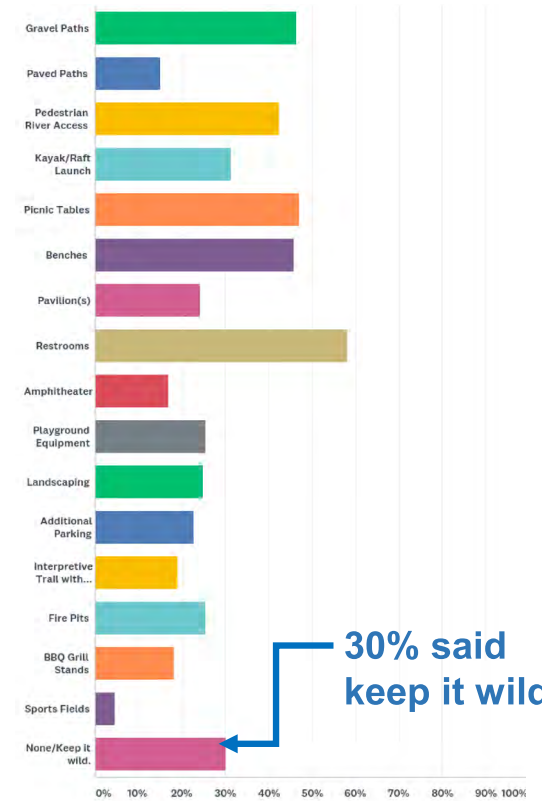
What amenities would you like to see throughout the park?



All Respondents



Residents

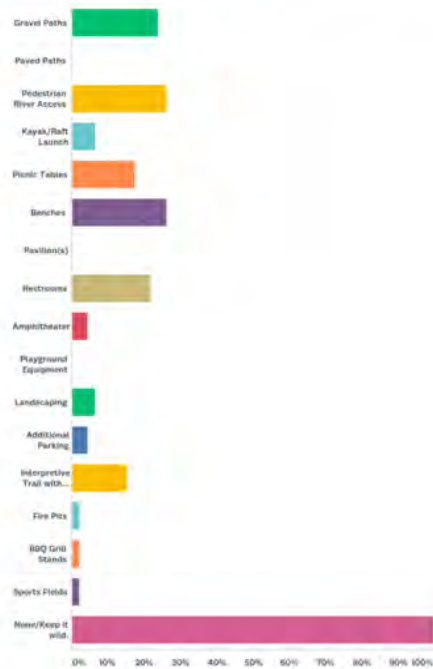


Resident, Users

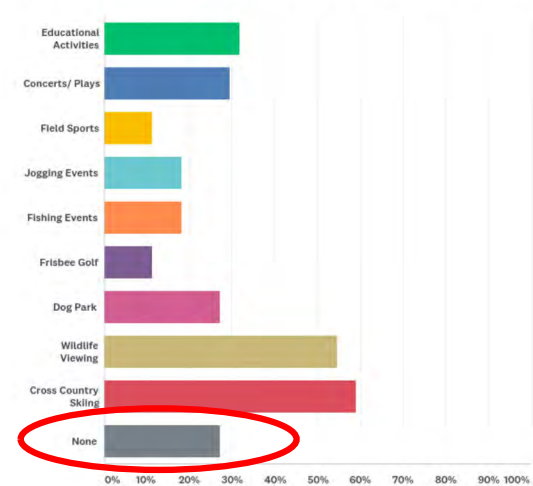
30% said keep it wild

None - Keep it Wild

Q7 What amenities would you like to see throughout the park?



Q6 What types of activities would you like to see made available at the park?



Only 12 Respondents Said Keep it wild with no activities.

“Just let land be land without developing it into a city park. We live in Montana for goodness sake, we don't need everything to be paved and have things telling us where to walk.”

Thank you C-Falls, we hear you! – Even if you don't always agree ;)

- **“It is a lovely, Big park. Love it. A hidden gem. Thank you for wanting to add to it's natural beauty and for making it accessible to all”**
- **“All of that and still keep it wild. No playground. Lots of other playgrounds around and once you add a playground that’s all the park becomes”**
- **“Playground for little and big kids, with benches for parents to sit and watch them play.”**
- **“Please keep it wild.”**
- **“Look forward to the improvements!”**
- **“More Parking!! Make the park handicap accessible.”**
- **“Absolute musts: bathrooms. Trash cans. And bathrooms.”**
- **“The cat population seriously needs to be addressed. “**
- **“Piers are necessary for those in wheelchairs or disabilities when they can't get to the shore. Walkways are necessary for this same reason.”**



Take Aways -

“Hoping the city can maintain a balance of keeping certain portions of the park wild while also offering other amenities for users.”

- General agreement - some development is OK, if done properly.
- Restrooms!!!!
- Cats and Dogs – A furry subject.
- Need some areas accessible to all users.
- Natural beauty is important, at least a portion should remain wild.
- Offer something new, no need to repeat amenities we have elsewhere.
- Keep improvements organic, minimally invasive, keep the natural theme.



3. POTENTIAL SITE AMENITIES



“Don’t Over-Develop”





Restroom



Fishing Pier



Pavilion



Paved & Gravel Paths



Picnic & Rest Shelters



Benches, Receptacles and Grates



Signage

Amenity Palette 1

River's Edge Park Master Plan

City of Columbia Falls, Montana

WGMGROUP
Date: 6-20-2019





Dog Park



Education and Interpretive Trails



Kayak/Canoe Launch



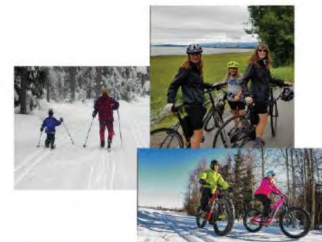
BMX Course



Multi-Age Play and Challenge Area



Fitness Stations



X-Country Skiing and Bicycling

Amenity Palette 2

River Edge Park Master Plan

City of Columbia Falls, Montana



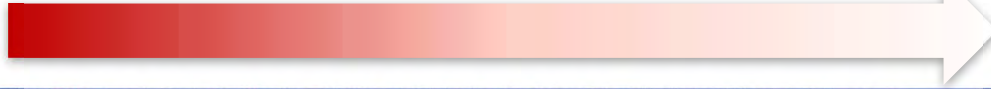
WGMGROUP
Date: 6-20-2019



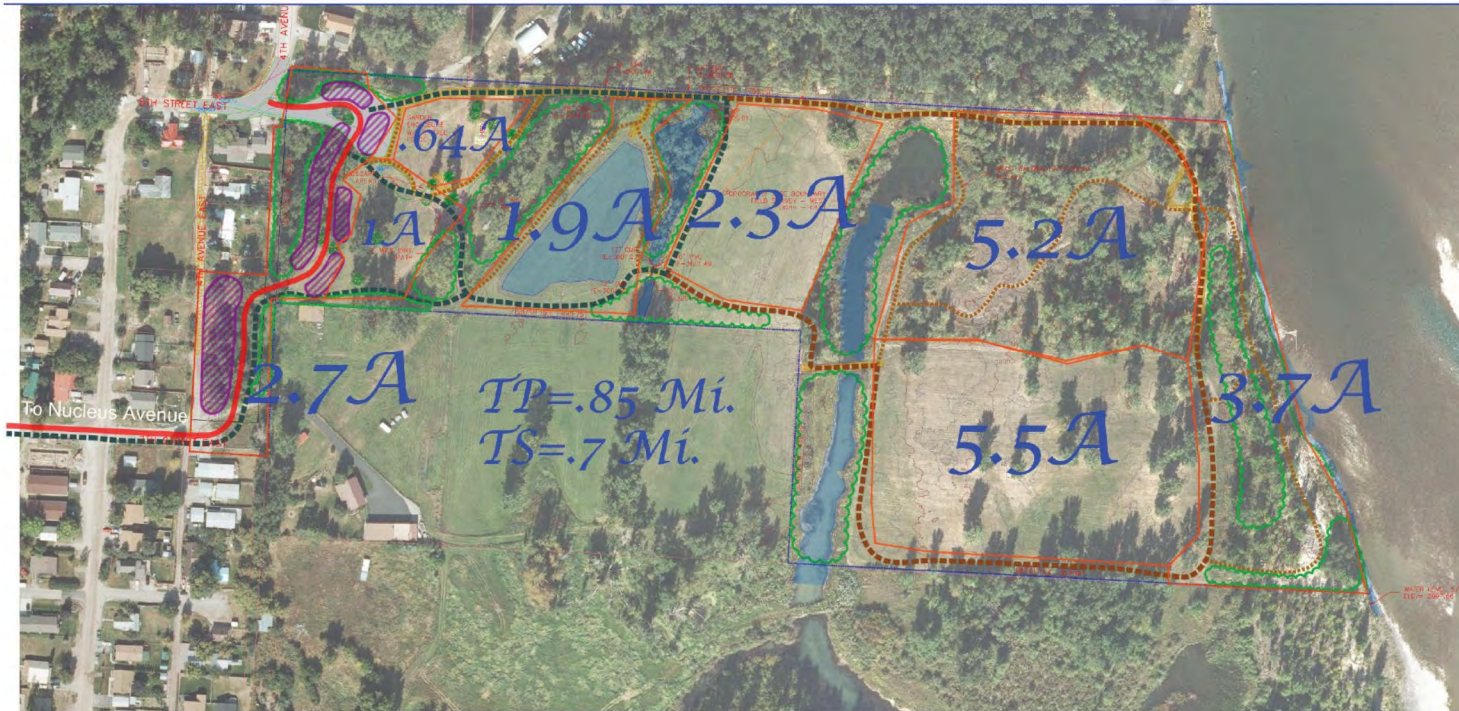
4. CONCEPTUAL PARK MASTER PLAN ALTERNATIVES



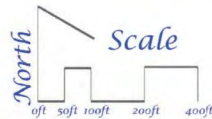
MORE DEVELOPED



LESS DEVELOPED



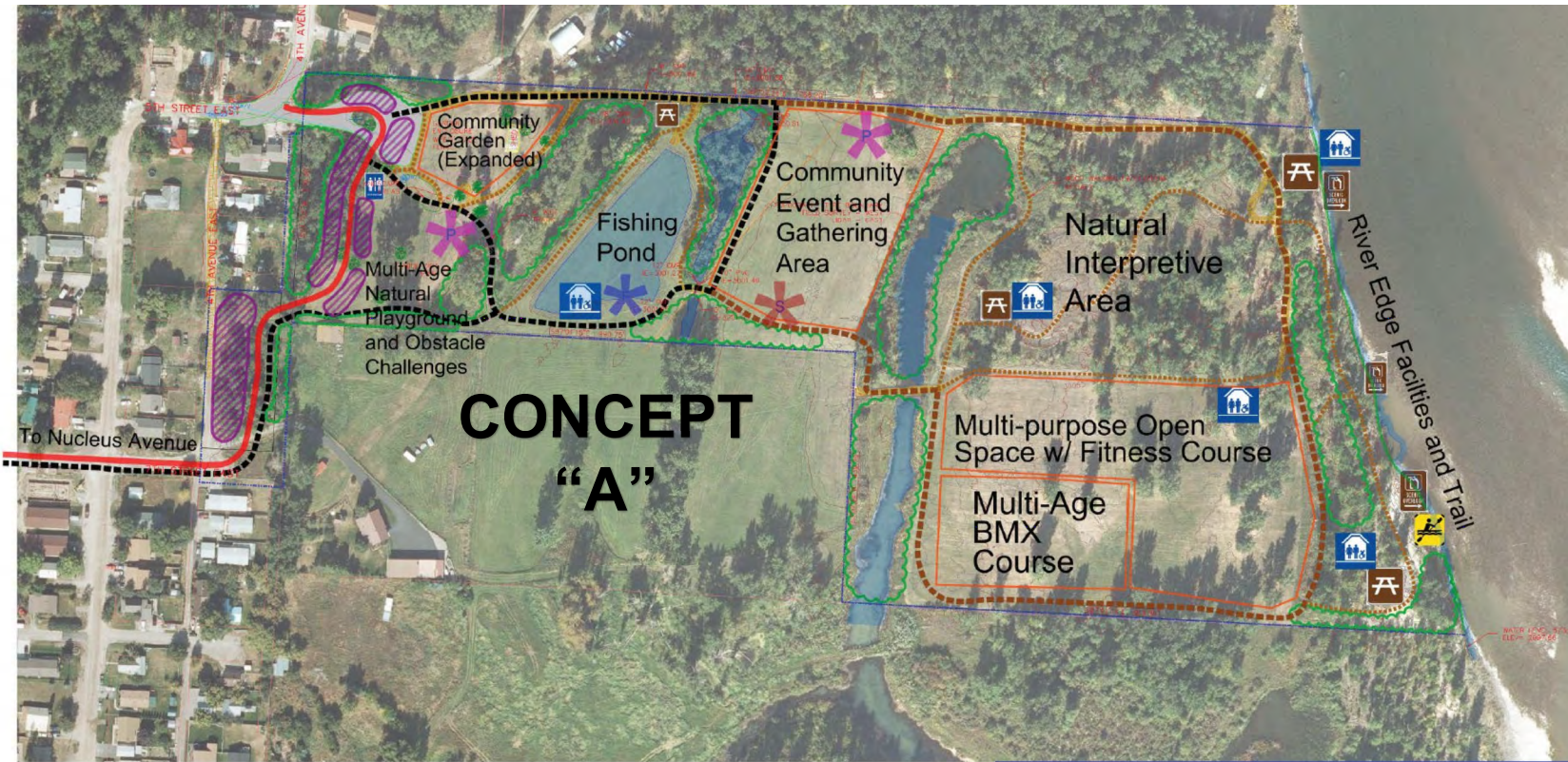
Acreage Utilization
River's Edge Park
Master Plan
City of Columbia Falls, Montana



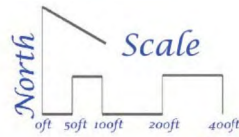
Potential Park Use Areas = 23 Acres
Unutilized/Buffer = 6 Acres


WGM GROUP
Date: 6-20-2019





Concept Alternative A
River's Edge Park
 Master Plan
 City of Columbia Falls, Montana

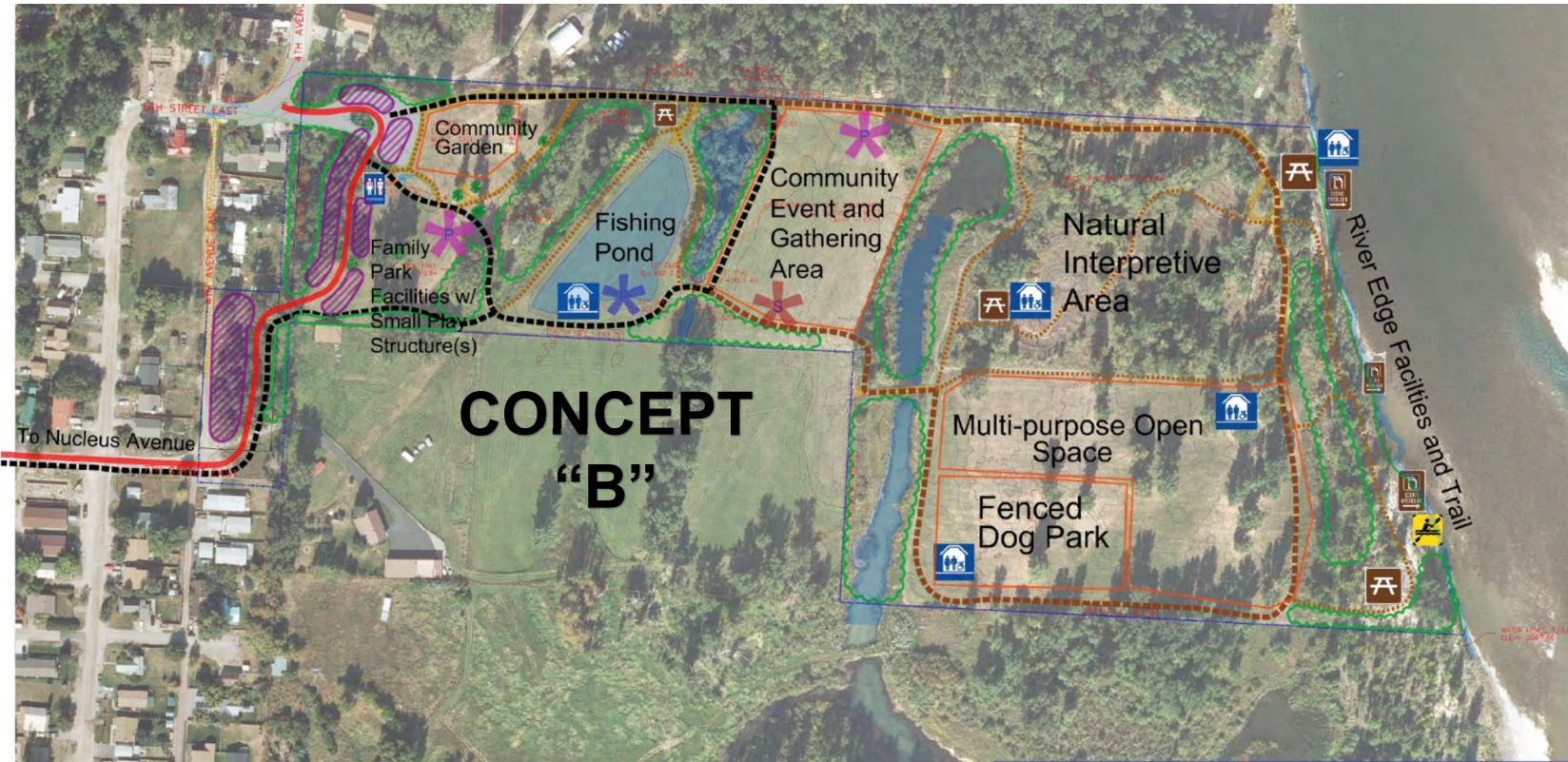


WGMGROUP
 Date: 6-20-2019

Plan Key

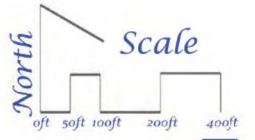
- Park Boundary
- Park Vehicular Access
- Parking Areas
- Primary Paved Trails
- Primary Gravel Trails
- Secondary Gravel Trails
- Buffer/Conservation Zone
- Restroom
- Picnic and Rest Shelter
- Picnic Area
Tables, Grates, Trash
- Scenic and Wildlife Viewing Area
- Kayak/Canoe Access
- Pavilion
- Portable Event Stage and Electrical Power Hub
- Accessible Fishing Pier





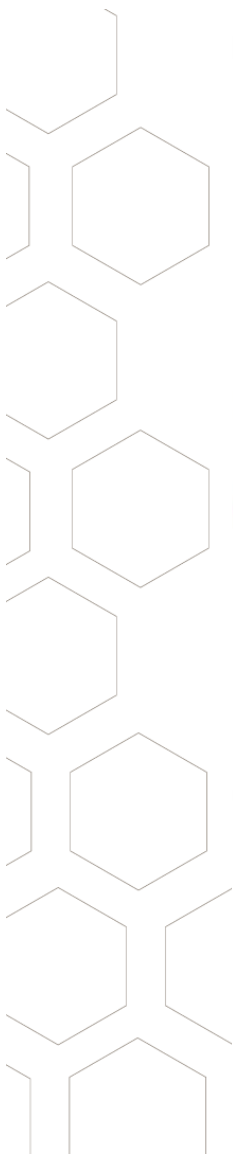
CONCEPT "B"

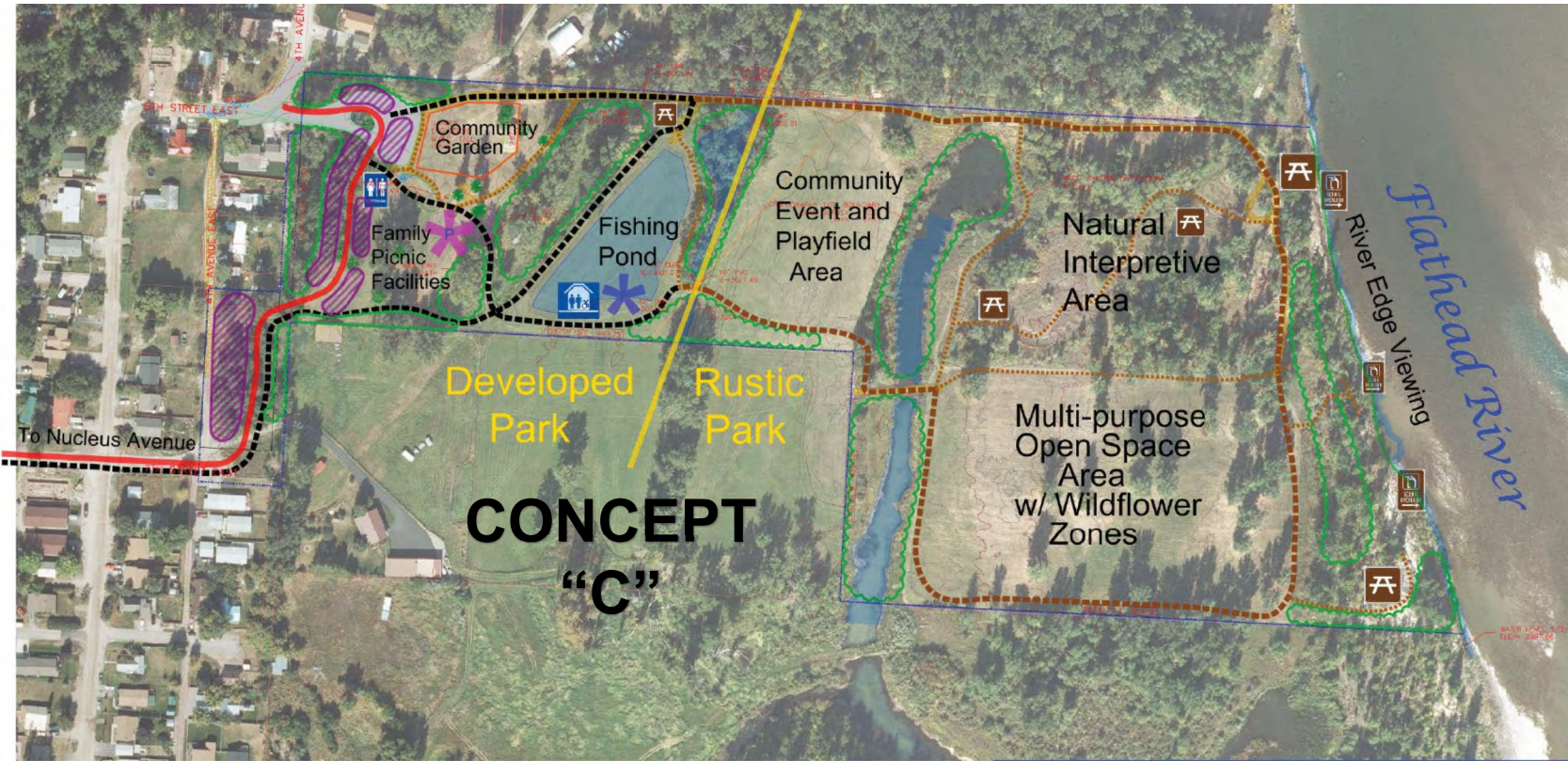
Concept Alternative B
River's Edge Park
 Master Plan
 City of Columbia Falls, Montana



WGMGROUP
 Date: 6-20-2019

Plan Key	
	Park Boundary
	Park Vehicular Access
	Parking Areas
	Primary Paved Trails
	Primary Gravel Trails
	Secondary Gravel Trails
	Buffer/Conservation Zone
	Restroom
	Picnic and Rest Shelter
	Picnic Area Tables, Grates, Trash
	Scenic and Wildlife Viewing Area
	Kayak/Canoe Access
	Pavilion
	Portable Event Stage and Electrical Power Hub
	Accessible Fishing Pier

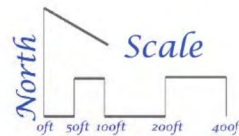




Concept Alternative C - Low Impact

River's Edge Park Master Plan

City of Columbia Falls, Montana



WGMGROUP
Date: 6-20-2019

Plan Key

- Park Boundary
- Park Vehicular Access
- Parking Areas
- Primary Paved Trails
- Primary Gravel Trails
- Secondary Gravel Trails
- Buffer/Conservation Zone
- Restroom
- Picnic and Rest Shelter

- Picnic Area
Tables, Trash Rec.
- Scenic and Wildlife
Viewing Area

- Pavilion

- Accessible
Fishing Pier



THANK YOU FOR YOUR TIME AND INPUT!

For questions or additional information, please contact:

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Stephanie Reynolds, PE
Senior Project Engineer
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(406) 756-4848

Anne Cossitt
Senior Planner
acossitt@wgmgroup.com
(406) 422-6555

City of Columbia Falls

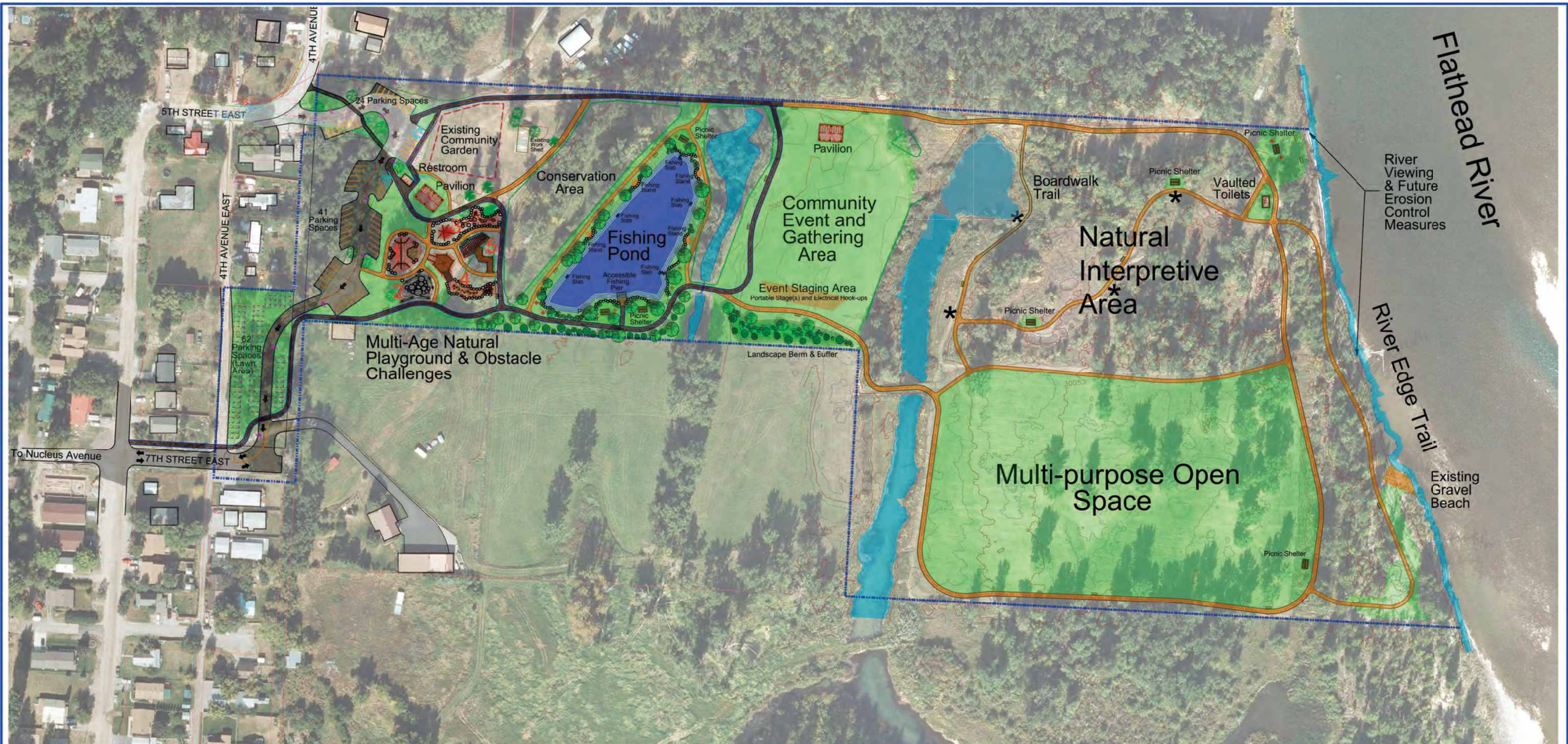
Tyler Bradshaw, PE
Public Works Director
bradshawt@cityofcolumbiafalls.com
(406) 890-3785



Appendix C

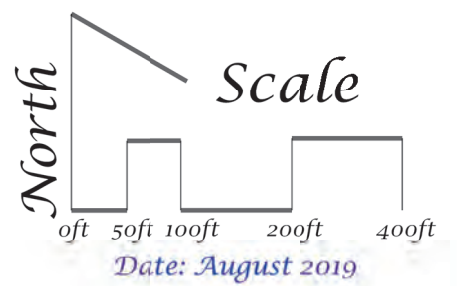
Master Plan & Amenity Palettes





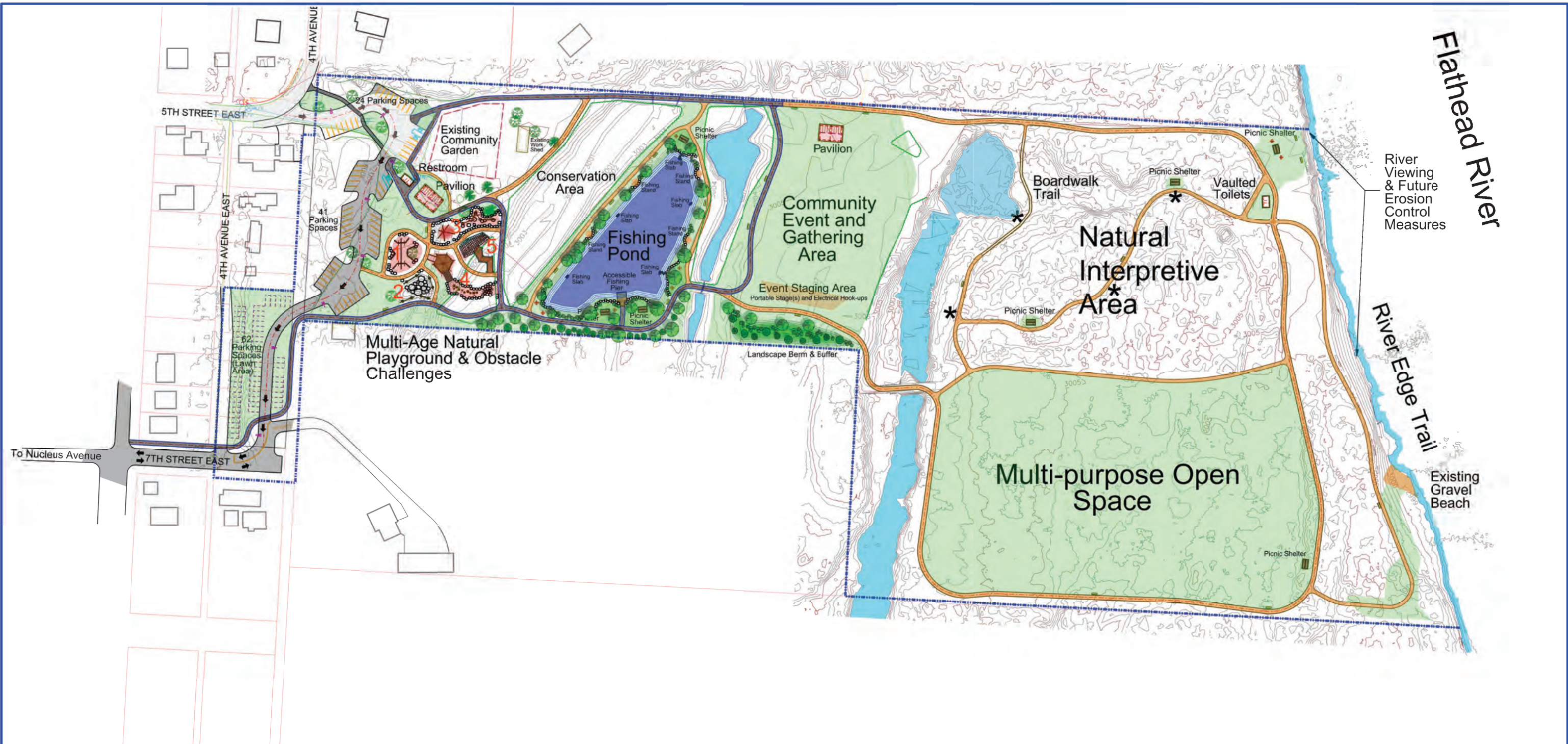
River's Edge Park Master Plan

City of Columbia Falls, Montana



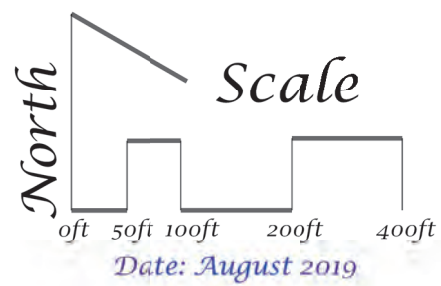
Plan Key

	Park Boundary		Multi-Age Challenge Component
	Vehicular Access and Parking		Restroom and Vaulted Toilets
	8 Ft Wide Asphalt Path		Picnic Shelter
	8 Ft Wide Gravel Path		Picnic Table
	4-6 Ft Wide Gravel Path		Park Bench
	Pavilion		Interpretive Signage
			Overhead Lighting (Parking)



River's Edge Park Master Plan

City of Columbia Falls, Montana



Plan Key

	Park Boundary		Multi-Age Challenge Component
	Vehicular Access and Parking		Restroom and Vaulted Toilets
	8 Ft Wide Asphalt Path		Picnic Shelter
	8 Ft Wide Gravel Path		Picnic Table
	4-6 Ft Wide Gravel Path		Park Bench
	Pavilion		Interpretive Signage
			Overhead Lighting (Parking)

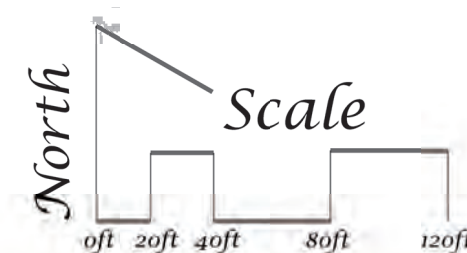


Plan Key

- 1 *Swinging Loops incorporated with Log Climbing Structures*
- 2 *Boulder Climbing Structure with Log Balance Beams*
- 3 *TeePee Log Climbing Structures with Boulder & Log Balancing Runs*
- 4 *Log and Plank Deck Structure with Slide, Climbing Upright Logs and Tunnel Culvert*
- 5 *Rope Climbing Web with Platform Ramp to Grade*

River's Edge Park Multi-Age Natural Playground Schematic Plan

City of Columbia Falls, Montana



WGM GROUP

Date: July 2019

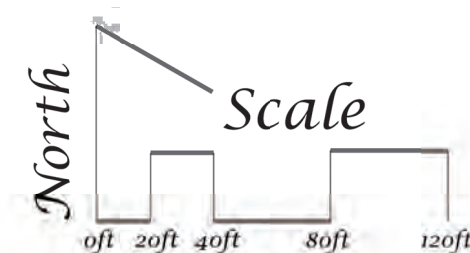


Plan Key

- 1 Swinging Loops incorporated with Log Climbing Structures
- 2 Boulder Climbing Structure with Log Balance Beams
- 3 TeePee Log Climbing Structures with Boulder & Log Balancing Runs
- 4 Log and Plank Deck Structure with Slide, Climbing Upright Logs and Tunnel Culvert
- 5 Rope Climbing Web with Platform Ramp to Grade

River's Edge Park Multi-Age Natural Playground Schematic Plan

City of Columbia Falls, Montana



WGM GROUP

Date: July 2019

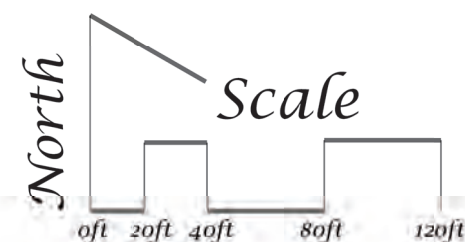


Plan Key

	Park Boundary
	Accessible Fishing Pier
	4-6 Ft Wide Gravel Path
	Picnic Shelter
	Picnic Table
	Park Bench
	Boulder Wall
	Fishing Stand
	Fishing Slab (Rock)
	Grassy Area
	Deciduous Shade Tree
	Coniferous Tree
	Native Shrubs

River's Edge Park Fishing Pond Schematic Landscape Plan

City of Columbia Falls, Montana



WGM GROUP
Date: August 2019

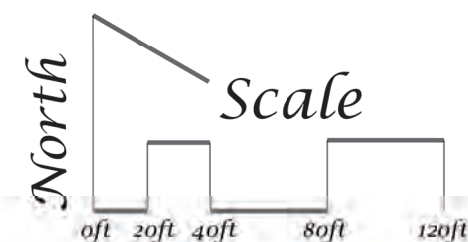


Plan Key



River's Edge Park Fishing Pond Schematic Landscape Plan

City of Columbia Falls, Montana



WGM GROUP
Date: August 2019



Restroom



Fishing Pier



Pavilion



Paved & Gravel Paths



Picnic & Rest Shelters



Benches, Receptacles and Grates



Signage

Amenity Palette 1

River's Edge Park Master Plan

City of Columbia Falls, Montana



WGMGROUP
Date: 6-20-2019



NOTE: A DOG PARK IS NO LONGER PROPOSED AS PART OF THE RIVER'S EDGE PARK MASTER PLAN.

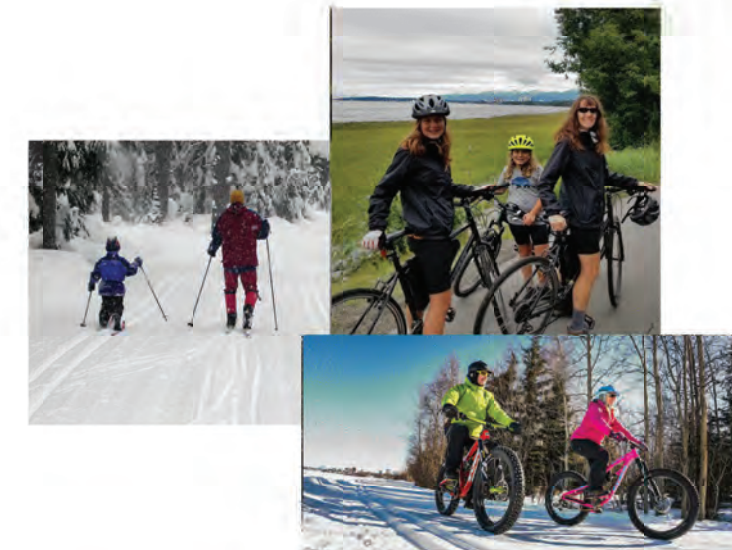
Dog Park



Education and Interpretive Trails



Multi-Age Play and Challenge Area



X-Country Skiing and Bicycling

Amenity Palette 2

River Edge Park Master Plan

City of Columbia Falls, Montana

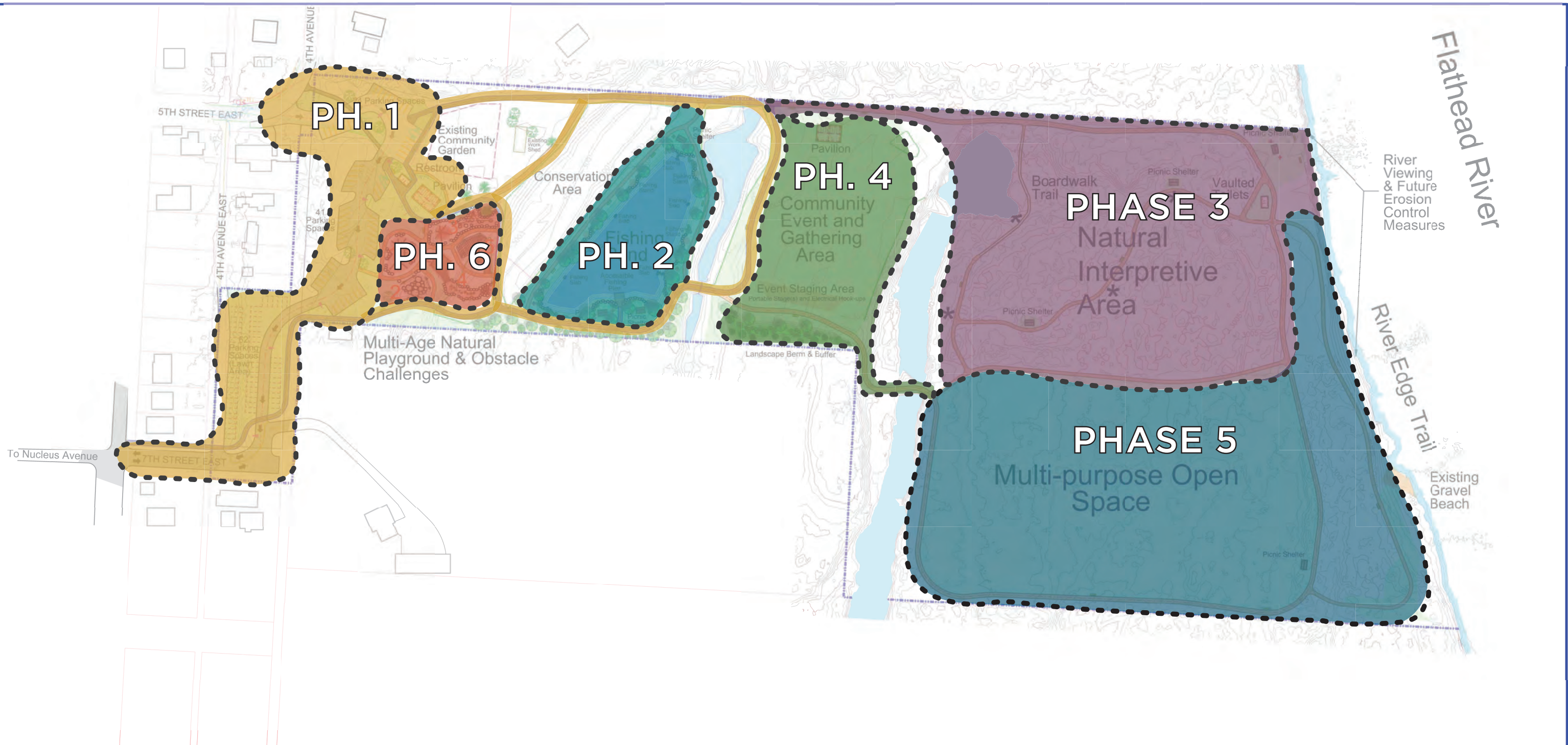


WGM GROUP
Date: 6-20-2019

Appendix D

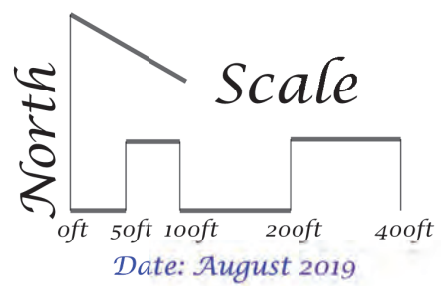
Preliminary Cost Estimates & Phasing Plan





River's Edge Park Master Plan

City of Columbia Falls, Montana



Plan Key

	Park Boundary		Multi-Age Challenge Component
	Vehicular Access and Parking		Restroom and Vaulted Toilets
	8 Ft Wide Asphalt Path		Picnic Shelter
	8 Ft Wide Gravel Path		Picnic Table
	4-6 Ft Wide Gravel Path		Park Bench
	Pavilion		Interpretive Signage
			Overhead Lighting (Parking)

Opinion of Probable Costs



Project Name: River's Edge Park
 Project No.: 190314
 Prepared By: BDS
 Approved By: SAR
 Date: August 28, 2019

**Preliminary:
 Subject to Change**

Description: **Phase 1 - Entrance and Parking Improvements**

- Assumes 3" asphalt, 6" base, 9" sub-base section for parking area and asphalt segment along northern property for septic truck to access proposed vault toilet near eastern side of park.
- Assumes parking area is between the proposed trail to the south and the existing parking area and additional parking area added to existing parking area pavement. Existing parking area and access will remain.
- Assumes 3" asphalt and 6" base section for all other asphalt trails.
- Assumes water and sewer services are readily available at the site.
- Assumes all work is contracted with no in-kind services.
- Preliminary Cost Estimate Based on Schematic Design.

Item Number	Description	Quantity	Unit	Unit Price	Total
1	Mobilization, Demobilization, Insurance, Permits, Bonds (5% max)	1	LS	\$ 25,000.00	\$ 25,000
2	Temporary Erosion Control	1	LS	\$ 6,000.00	\$ 6,000
3	Clearing and Grubbing	1	LS	\$ 8,000.00	\$ 8,000
4	Embankment (approximately 2200CY)	1	LS	\$ 15,000.00	\$ 15,000
5	Asphalt (3" thickness, Access/Parking)	2,942	SY	\$ 15.00	\$ 44,130
6	3/4" Crushed Base (6" thickness, Access/Parking)	490	CY	\$ 38.00	\$ 18,633
7	3" Minus Sub-Base (9" thickness, Access/Parking)	736	CY	\$ 30.00	\$ 22,065
8	Pavement Striping	6	GAL	\$ 400.00	\$ 2,400
9	Restroom (Pre-Cast Structure)	1	EA	\$ 45,000.00	\$ 45,000
10	Water Service Connection	1	EA	\$ 2,500.00	\$ 2,500
11	Sewer Service Connection to Existing 1-1/4" Forcemain	1	EA	\$ 2,500.00	\$ 2,500
12	Restroom Sewer Service (E-1 Grinder Pump and Electrical Service)	1	LS	\$ 12,000.00	\$ 12,000
13	Pavillion with Concrete Pad	1	EA	\$ 85,000.00	\$ 85,000
14	Benches	4	EA	\$ 1,200.00	\$ 4,800
15	Seeding and Restoration (Parking lawn area)	2,345	SY	\$ 1.00	\$ 2,345
16	Irrigation	1	LS	\$ 20,000.00	\$ 20,000
17	Asphalt (3" thickness, Trail)	2,834	SY	\$ 15.00	\$ 42,510
18	3/4" Crushed Base (6" thickness, under Asphalt and Gravel Trails)	511	CY	\$ 38.00	\$ 19,418
19	3" Minus Sub-Base (9" thickness, Trail)	190	CY	\$ 30.00	\$ 5,687
20	3/8" surface gravel (3" thickness, 6' wide trail)	19	CY	\$ 65.00	\$ 1,256
21	Parking Lot Lighting (Light Poles, Bases, Trenching, Wiring)	1	LS	\$ 38,000.00	\$ 38,000
	Construction Sub-Total			Construction Sub-Total	\$ 422,244
	Contingency	25%			\$ 105,561
				CONSTRUCTION TOTAL	\$ 527,805
	Grant Administration	2%			\$10,556
				GRANT ADMINISTRATION TOTAL	\$ 10,556
	Survey		LS		\$10,000
	Permitting		LS		\$5,000
	Environmental		LS		\$7,500
	Design		8%		\$42,224
	Bidding		LS		\$5,000
	Construction Administration		8%		\$42,224
				PROFESSIONAL & TECHNICAL COSTS	\$111,949
				PROJECT TOTAL	\$650,309

Opinion of Probable Costs



Project Name: River's Edge Park
 Project No.: 190314
 Prepared By: BDS
 Approved By: SAR
 Date: August 28, 2019

**Preliminary:
 Subject to Change**

- Description: **Phase 2 - Fishing Pond Area**
- Assumes 3" surface gravel and 6" base section for gravel trail
 - Assumes no habitat improvements.
 - Assumes all work is contracted with no in-kind services.
 - Preliminary Cost Estimate Based on Schematic Design.

Item Number	Description	Quantity	Unit	Unit Price	Total
1	Mobilization, Demobilization, Insurance, Permits, Bonds (5% max)	1	LS	\$ 12,500.00	\$ 12,500
2	Temporary Erosion Control	1	LS	\$ 5,000.00	\$ 5,000
3	Clearing & Grubbing	1	LS	\$ 5,000.00	\$ 5,000
4	3/8" surface gravel (3" thickness, 6' wide trail)	45	CY	\$ 65.00	\$ 2,925
5	3/4" Crushed Base (6" thickness, 6' wide trail)	90	CY	\$ 38.00	\$ 3,420
6	Seeding and Restoration (grass)	2,958	SY	\$ 2.00	\$ 5,916
7	Fishing Pier	1	EA	\$ 13,000.00	\$ 13,000
8	Fishing Stands (Boulders, Gravel, and Earthwork)	4	EA	\$ 8,000.00	\$ 32,000
9	Picnic Shelters	3	EA	\$ 12,000.00	\$ 36,000
10	Picnic Tables	10	EA	\$ 1,900.00	\$ 19,000
11	Benches	5	EA	\$ 1,750.00	\$ 8,750
12	Boulders and Fishing Slabs	92	EA	\$ 400.00	\$ 36,800
13	Dec. Shade Trees	30	EA	\$ 275.00	\$ 8,250
14	Conifer Trees	13	EA	\$ 250.00	\$ 3,250
15	Native Shrubs	68	EA	\$ 166.00	\$ 11,288
16	Bear-Proof Trash Receptacles	3	EA	\$ 900.00	\$ 2,700
	Construction Sub-Total			Construction Sub-Total	\$ 205,799
	Contingency	25%			\$ 51,450
				CONSTRUCTION TOTAL	\$ 257,249
	Grant Administration	2%			\$5,145
				GRANT ADMINISTRATION TOTAL	\$ 5,145
	Survey		LS		\$5,000
	Permitting		LS		\$5,000
	Environmental		LS		\$2,500
	Design	8%			\$20,580
	Bidding		LS		\$5,000
	Construction Administration	8%			\$20,580
				PROFESSIONAL & TECHNICAL COSTS	\$58,660
				PROJECT TOTAL	\$321,054

Opinion of Probable Costs



Project Name: River's Edge Park
 Project No.: 190314
 Prepared By: BDS
 Approved By: SAR
 Date: August 28, 2019

**Preliminary:
 Subject to Change**

Description: **Phase 3 - Natural Interpretive Area**

- Assumes 3" surface gravel and 6" base section for gravel trail
- Assumes stabilization measures along <300LF of river bank.
- Assumes all work is contracted with no in-kind services.
- Preliminary Cost Estimate Based on Schematic Design.

Item Number	Description	Quantity	Unit	Unit Price	Total
1	Mobilization, Demobilization, Insurance, Permits, Bonds (5% max)	1	LS	\$ 11,000.00	\$ 11,000
2	Temporary Erosion Control	1	LS	\$ 5,000.00	\$ 5,000
3	Clearing & Grubbing	1	LS	\$ 9,000.00	\$ 9,000
4	3/8" surface gravel (3" thickness, all trails)	184	CY	\$ 65.00	\$ 11,960
5	3/4" Crushed Base (6" thickness, all trails)	369	CY	\$ 38.00	\$ 14,022
6	Interpretive Signage	4	EA	\$ 600.00	\$ 2,400
7	Vault Toilet	1	EA	\$ 25,000.00	\$ 25,000
8	Picnic Shelter	3	EA	\$ 15,000.00	\$ 45,000
9	Metal Picnic Table	2	EA	\$ 1,800.00	\$ 3,600
10	Riverbank Stabilization	1	LS	\$ 50,000.00	\$ 50,000
	Construction Sub-Total	Construction Sub-Total			\$ 176,982
	Contingency	25%			\$ 44,246
		CONSTRUCTION TOTAL			\$ 221,228
	Grant Administration	2%			\$4,425
		GRANT ADMINISTRATION TOTAL			\$ 4,425
	Survey		LS		\$5,000
	Permitting		LS		\$5,000
	Environmental		LS		\$5,000
	Design		8%		\$17,698
	Bidding		LS		\$5,000
	Construction Administration		8%		\$17,698
		PROFESSIONAL & TECHNICAL COSTS			\$55,396
		PROJECT TOTAL			\$281,048

Opinion of Probable Costs



Project Name: River's Edge Park
 Project No.: 190314
 Prepared By: BDS
 Approved By: SAR
 Date: August 28, 2019

**Preliminary:
 Subject to Change**

Description: **Phase 4 - Community Event and Gathering Area**

- Assumes 3" surface gravel and 6" base section for gravel trail
- Assumes no habitat improvements.
- Assumes all work is contracted with no in-kind services.
- Preliminary Cost Estimate Based on Schematic Design.

Item Number	Description	Quantity	Unit	Unit Price	Total
1	Mobilization, Demobilization, Insurance, Permits, Bonds (5% max)	1	LS	\$ 8,500.00	\$ 8,500
2	Temporary Erosion Control	1	LS	\$ 5,000.00	\$ 5,000
3	Clearing & Grubbing	1	LS	\$ 2,500.00	\$ 2,500
4	3/8" surface gravel (3" thickness, all trails)	17	CY	\$ 65.00	\$ 1,105
5	3/4" Crushed Base (6" thickness, all trails)	34	CY	\$ 38.00	\$ 1,292
6	Pavilion with Concrete Pad	1	EA	\$ 90,000.00	\$ 90,000
7	Utility Power Pole and Wiring/Trenching to Event Staging Area*	1	EA	\$ 20,000.00	\$ 20,000
8	Landscape Berm Earthwork	1	LS	\$ 5,000.00	\$ 5,000
9	Seeding and Restoration (grass)	500	SY	\$ 2.00	\$ 1,000
10	Coniferous Trees	11	EA	\$ 280.00	\$ 3,080
11	Benches	3	EA	\$ 1,750.00	\$ 5,250
<i>*Note: This assumes single phase service. Three phase service would be additional cost.</i>					
	Construction Sub-Total	Construction Sub-Total			\$ 142,727
	Contingency	25%			\$ 35,682
	CONSTRUCTION TOTAL				\$ 178,409
	Grant Administration	2%			\$3,568
	GRANT ADMINISTRATION TOTAL				\$ 3,568
	Survey	LS			\$5,000
	Permitting	LS			\$5,000
	Environmental	LS			\$2,500
	Engineering Design	8%			\$14,273
	Bidding	LS			\$5,000
	Construction Administration	8%			\$14,273
	PROFESSIONAL & TECHNICAL COSTS				\$46,045
	PROJECT TOTAL				\$228,022

Opinion of Probable Costs



Project Name: River's Edge Park
 Project No.: 190314
 Prepared By: BDS
 Approved By: SAR
 Date: August 28, 2019

**Preliminary:
 Subject to Change**

- Description: **Phase 5 - Multi-Purpose Open Space**
- Assumes 3" surface gravel and 6" base section for gravel trail
 - Assumes no habitat improvements.
 - Assumes all work is contracted with no in-kind services.
 - Preliminary Cost Estimate Based on Schematic Design.

Item Number	Description	Quantity	Unit	Unit Price	Total
1	Mobilization, Demobilization, Insurance, Permits, Bonds (5% max)	1	LS	\$ 3,000.00	\$ 3,000
2	Temporary Erosion Control	1	LS	\$ 2,500.00	\$ 2,500
3	Clearing & Grubbing	1	LS	\$ 2,500.00	\$ 2,500
4	3/8" surface gravel (3" thickness, all trails)	198	CY	\$ 65.00	\$ 12,870
5	3/4" Crushed Base (6" thickness, all trails)	396	CY	\$ 38.00	\$ 15,048
6	Picnic Shelter	1	EA	\$ 12,000.00	\$ 12,000
7	Dog Waste Station	4	EA	\$ 300.00	\$ 1,200
	Construction Sub-Total	Construction Sub-Total			\$ 49,118
	Contingency	25%			\$ 12,280
		CONSTRUCTION TOTAL			\$ 61,398
	Grant Administration	2%			\$1,228
		GRANT ADMINISTRATION TOTAL			\$ 1,228
	Survey		LS		\$5,000
	Permitting		LS		\$5,000
	Environmental		LS		\$2,500
	Design		8%		\$4,912
	Bidding		LS		\$5,000
	Construction Administration		8%		\$4,912
		PROFESSIONAL & TECHNICAL COSTS			\$27,324
		PROJECT TOTAL			\$89,949

Opinion of Probable Costs



Project Name: River's Edge Park
 Project No.: 190314
 Prepared By: BDS
 Approved By: SAR
 Date: August 28, 2019

**Preliminary:
 Subject to Change**

Description: **Phase 6 - Multi-Age Natural Playground & Obstacle Challenges**

- Assumes 3" surface gravel and 6" base section for gravel trail
- Assumes no habitat improvements.
- Assumes all work is contracted with no in-kind services.
- Preliminary Cost Estimate Based on Schematic Design.

Item Number	Description	Quantity	Unit	Unit Price	Total
1	Mobilization, Demobilization, Insurance, Permits, Bonds (5% max)	1	LS	\$ 8,000.00	\$ 8,000
2	Clearing & Grubbing for gravel trail	1	LS	\$ 2,000.00	\$ 2,000
3	3/8" surface gravel (3" thickness, all trails)	37	CY	\$ 65.00	\$ 2,405
4	3/4" Crushed Base (6" thickness, all trails)	74	CY	\$ 38.00	\$ 2,812
5	Picnic Shelter	1	EA	\$ 12,000.00	\$ 12,000
6	Nature Play Components	1	LS	\$ 100,000.00	\$ 100,000
7	Benches	1	EA	\$ 1,750.00	\$ 1,750
	Construction Sub-Total			Construction Sub-Total	\$ 128,967
	Contingency	25%			\$ 32,242
				CONSTRUCTION TOTAL	\$ 161,209
	Grant Administration	2%			\$3,224
				GRANT ADMINISTRATION TOTAL	\$ 3,224
	Survey		LS		\$5,000
	Permitting		LS		\$5,000
	Environmental		LS		\$2,500
	Design	8%			\$12,897
	Bidding		LS		\$5,000
	Construction Administration	8%			\$12,897
				PROFESSIONAL & TECHNICAL COSTS	\$43,293
				PROJECT TOTAL	\$207,726

Opinion of Probable Costs



Project Name: River's Edge Park
Project No.: 190314
Prepared By: BDS
Approved By: SAR
Date: August 28, 2019

**Preliminary:
Subject to Change**

Description: **Summary of Phases 1 - 6
Combined Costs**

- Assumes all work is contracted with no in-kind services.
- Includes estimated construction costs along with administrative and design fees.
- Preliminary Cost Estimate Based on Schematic Design.

Phase	Description	Project Total
1	Entrance and Parking Improvements	\$ 650,309
2	Pond Area	\$ 321,054
3	Natural Interpretive Area	\$ 281,048
4	Community Event and Gathering Area	\$ 228,022
5	Multi-purpose Open Space w/Fenced Dog Park	\$ 89,949
6	Multi-Age Natural Playground & Obstacle Challenges	\$ 207,726
Estimated Total Project Cost for all Phases		\$1,778,109

Appendix E

Funding Strategy Summary Memo



MEMORANDUM

DATE: August 1, 2019

TO: City of Columbia Falls

FROM: Mike Brodie, P.E.
Jon Gass, P.E.

RE: River's Edge Park - Master Plan Funding Strategies
WGM #19-03-14

INTRODUCTION

This memo is intended to provide a review of possible funding opportunities that could be used to fund future development of the River's Edge Park in accordance with the master plan document.

STATE FUNDING POSSIBILITIES

Several opportunities were explored for the potential procurement of state funds for River's Edge Park in Columbia Falls. Montana Department of Fish, Wildlife, and Parks has already been a significant funding contributor to the fish pond and planning efforts.

Typically, City projects are funded through the state's uniform application process through programs such as the Treasure State Endowment Program (TSEP), Renewable Resources Grant and Loan (RRGL), and Community Development Block Grant (CDBG). Looking in this application, TSEP or RRGL requirements fit more appropriately with infrastructure projects, and although CDBG can be used towards parks or community development projects, Columbia Falls does not meet the requirement for the Low to Moderate Income (LMI) percentage. This requirement states that the community requesting funds must be above 51% LMI; Columbia Falls has an LMI percentage of 45%.

Although Department of Commerce programs like the TSEP are not a good fit for parks, the Montana Tourism Grant Program (also through MTDOC) would be an excellent fit. This grant is derived from the 4% lodging facility use tax (the "bed tax") to be applied on facilities that develop and enhance tourism and recreational products that have the potential to increase non-resident visitation. Tourism grants

have been used to fund cultural events, public restrooms, interpretive walking trails, and even website design; all of which could be applied to River's Edge Park. Matching funds for one-third of the proposed project funding is expected. For example a \$30,000 project would require \$10,000 in local match to obtain \$20,000 in grant funds. The MTDOC is currently accepting applications for funding with a deadline of September 30, 2019. This program was utilized in completing the Glacier Babe Ruth Grandstands in Columbia Falls in 2017/2018.

Montana State Parks Land & Water Conservation Fund (LWCF) is a program designed to aid in the planning and funding of outdoor recreation projects and facilities such as River's Edge Park. The LWCF has a maximum grant amount of \$250,000 and can be up to 50% of the total project cost. Grant funds awarded are distributed as reimbursements and the applicant/sponsor is expected to pay for the entirety of the project prior to reimbursement. Currently the 2019 grant cycle is closed, but funds could be pursued in the 2020 grant cycle.

PRIVATE AND LOCAL FUNDS:

Non-profit organizations are another option to garner and help direct private donations. The Park master plan is an excellent marketing tool to help the public or local nonprofit organizations to visualize a clear path forward for funding elements of the park they deem important. This can be done in collaboration with municipal parks or trail committees or local non-profit organizations. These organizations can help spearhead efforts to fund specific portions of the park. This helps break up larger project undertakings into more manageable pieces. One example of this in Kalispell is the Flathead Community Foundation a 501 (c)3 nonprofit. This organization partnered with Kalispell Bouldering Project (a group of local climbers) to plan, fund and construct a boulder climbing feature in Lawrence Park.

In combination with grants, local funds are expected to achieve full project funding. These can be tax dollars, from City reserves, or through private donations. Utilizing the park master plan, the City can not only plan for what areas in the park are the most important or need improving, but they can use it to help guide private investment.