



OSAC Level 1 Application

Tipp Property – Clark Fork River

Open Space Advisory Committee Meeting – 10/10/24 @ Headwaters Conference Room, Currents Aquatic Center

Level 1 OSAC Application Purposes

- Eligibility
- Open Space Bond purposes
- High-level feedback
- *Vote on moving to Level 2 App.*



Roles & Process

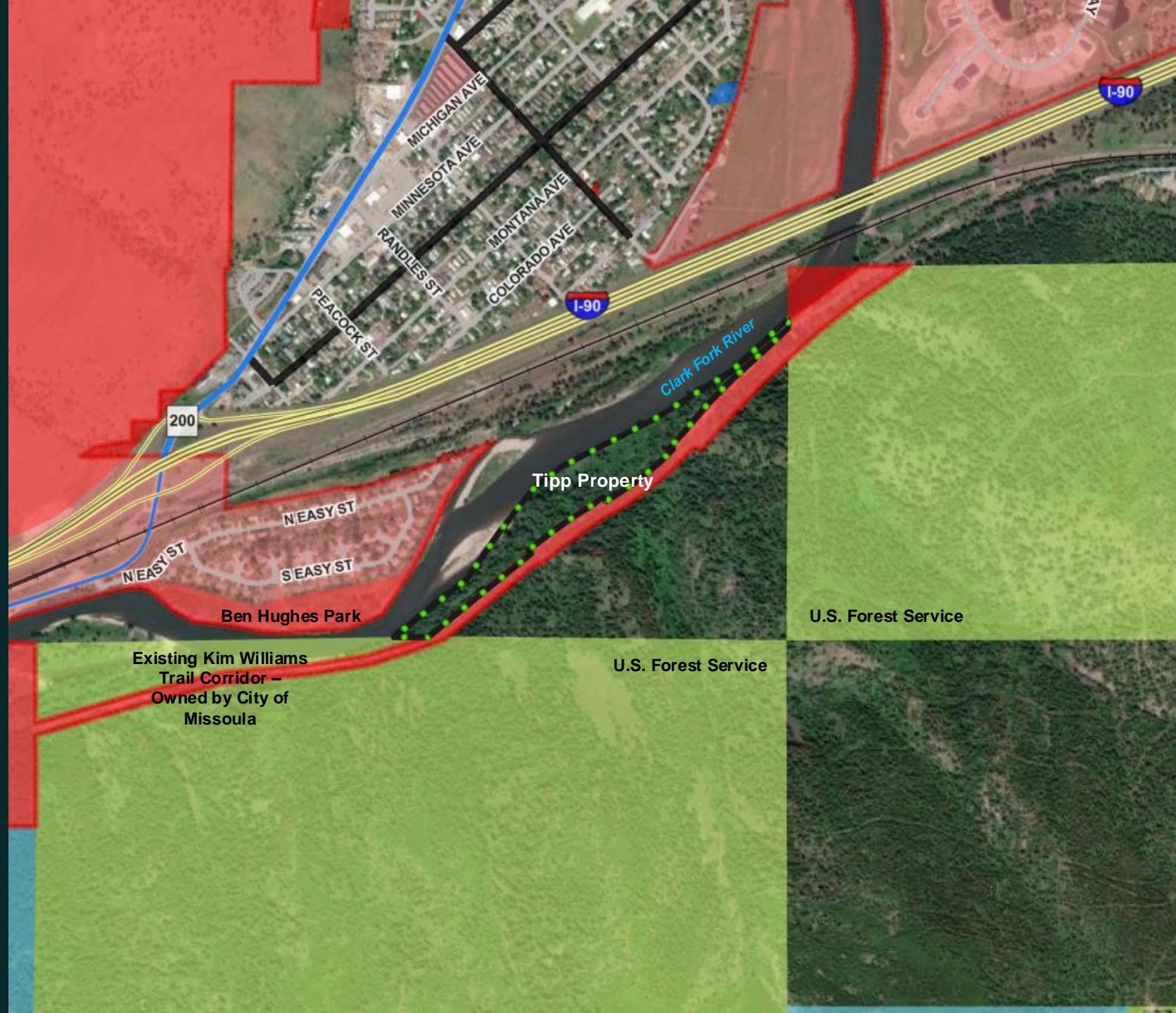
Per Interlocal Agreement between the City and County, applicants must go through a “qualifying” step (Level 1)

OSB funds cannot go toward staff time

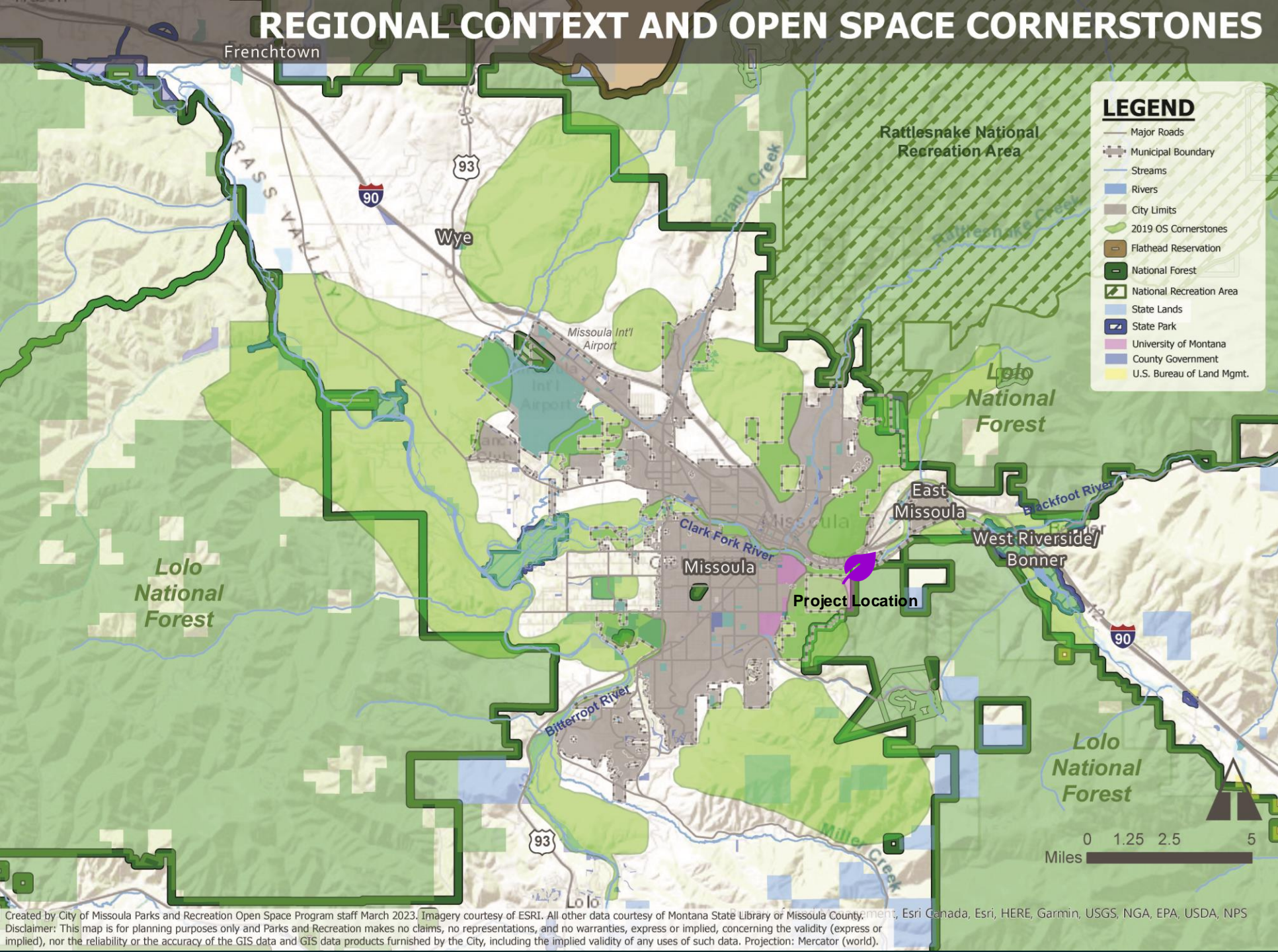
Due diligence costs are eligible

Application Basics

- ◇ Fee simple acquisition
- ◇ ~16.5 acres
- ◇ Located between the existing Kim Williams Trail and the Clark Fork River
- ◇ Currently owned by Bryan Tipp
- ◇ Adjacent to City limits



REGIONAL CONTEXT AND OPEN SPACE CORNERSTONES



Context Map and 2019 Open Space Cornerstones

Created by City of Missoula Parks and Recreation Open Space Program staff March 2023. Imagery courtesy of ESRI. All other data courtesy of Montana State Library or Missoula County. Disclaimer: This map is for planning purposes only and Parks and Recreation makes no claims, no representations, and no warranties, express or implied, concerning the validity (express or implied), nor the reliability or the accuracy of the GIS data and GIS data products furnished by the City, including the implied validity of any uses of such data. Projection: Mercator (world).

Project Location: Between the Kim Williams Trail and Clark Fork River (South of East Missoula, across the river from North and South Easy Streets)

Acreeage: ~16.5

Project Type: Fee Simple Acquisition

<p>Open Space Bond Purposes</p>	<p style="text-align: center;">✓</p> <p>Conserving, enjoying, and enhancing open space land, and providing public access to water and land</p>	<p style="text-align: center;">✓</p> <p>Conserving agricultural lands, fish and wildlife habitat, and rivers, lakes and streams</p>	<p style="text-align: center;">✓</p> <p>Providing open space, scenic landscapes, and trails, and managing for growth</p>	<p>Making improvements to lands acquired or designated as open space that are accessible to the public</p>
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<p>2019 Missoula Urban Area Open Space Plan</p>	<p style="text-align: center;">✓</p> <p>Conservation Lands (Natural Resources, Wildlife Habitat, Scenic Values)</p>	<p style="text-align: center;">✓</p> <p>Parkland/ Developed Parks</p>	<p style="text-align: center;">✓</p> <p>Historic or Scenic Lands</p>	<p style="text-align: center;">✓</p> <p>Agricultural Lands (Farms, Ranches, Forests, Soils)</p>	<p style="text-align: center;">✓</p> <p>Corridors (Trails, Greenways, Waterways, Riparian, Wildlife)</p>
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Project Conservation and Open Space Values

- ◇ *Terrestrial and aquatic wildlife habitat*
- ◇ *Natural pollinator corridors*
- ◇ *Non-motorized trail access and opportunities*
- ◇ *National, regional and local community connectivity
(along the GRT corridor)*
- ◇ *Scenic views and vistas*
- ◇ *Increased access and equity to natural areas*
- ◇ *Mitigating impacts from climate change*
- ◇ *Educational resources potential*
- ◇ *Recreational programming potential*
- ◇ *Economic vitality (outdoor recreation / viewshed)*





Property/area conservation and history:

- ◇ Ben Hughes Park (across the river) in the 1970's
- ◇ Kim Williams Trail corridor (adjacent) purchased by the City using the City's 1980 Open Space Bond and other funds

Naming of the property:

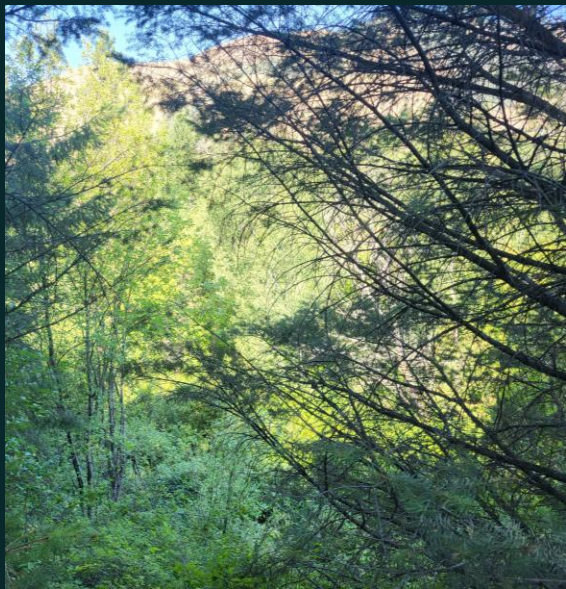
The landowner would like to name the parkland after his father, Ray Tipp, who owned the property prior, and was an attorney in Missoula and Secretary for the Missoula Irrigation District for many years.





Regional Connectivity, Access, and Constraints

Conservation/ Recreation Values



<u>Preliminary Project Budget</u>	Amount	% of Total Cost
~16.5 Acres - Fee Simple Acquisition	~\$200,000	TBD
Due Diligence (Title Report, Appraisal, Closing Costs, etc.)	~\$30,000	TBD
Water Rights	TBD	TBD
Total Estimated Project Costs	TBD	

Preliminary Budget and Funding

Anticipated Funding Sources	Amount	% Total Cost	Status
Landowner Donation*	~\$117,300	51% of acquisition-related costs	Committed
Open Space Bond - City	~\$112,700 (could be more depending on additional cost of water rights)	49% of acquisition-related costs + water rights	(Requesting)
Total Anticipated Funds	TBD		

Note: *Per City Resolution 7600, the landowner would like to donate at least 51% of the total property acquisition-related costs (does not include water rights) in order to name the property. Final due diligence costs yet to be determined; estimates only.

Proposed Project Timeline



Recommended Motion

“Approve the Level 1 Application and continue to the Level 2 Application and project evaluation for the Tipp - Clark Fork River open space project.”

Note: Each open space project applicant requesting the use of Open Space Bond funds (including the City) is required to submit two applications to the Open Space Advisory Council (OSAC). Level 1 is a simple application which helps OSAC determine whether or not the project is generally eligible for funding based on Open Space Bond language. Level 2 is a more detailed application intended to help OSAC decide whether or not the project should be recommended to City Council. OSAC is an advisory body to the City Council, who makes decisions on which projects are eligible for the use of Open Space Bond funds.

A dirt path winds through a dense forest. The path is narrow and appears to be made of packed earth or gravel. The forest is thick with tall, thin trees and a dense layer of undergrowth, including various shrubs and small plants. The lighting is somewhat dim, suggesting a shaded forest environment. The overall scene is a natural, wooded area.

Questions?

Thank You!