

 **COCONINO**  
COUNTY ARIZONA  
PARKS & RECREATION

# FORT TUTHILL COUNTY PARK MASTER PLAN

2013





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**Fort Tuthill Master Plan  
July, 2013**

**Design Narrative**

**BACKGROUND**

Fort Tuthill is a regional park operated by the Coconino County Parks and Recreation Department. The site was initially developed by the Arizona Army National Guard as a summer camp, with facilities constructed in 1930. In 1955, the Federal Government transferred the property to Coconino County for use as a park. Improvements were made in the late fifties and early sixties to allow its transformation into a park, with a focus on fair and racetrack uses. The park continued to develop through the years, with a park Master Plan created in 1995. A Fairground revitalization plan was created in 2000. Fairground restoration began in 2001. In 2004, the Fort Tuthill Historic District was established and listed on the National Register of Historic Places.

The park is presently operating under a conditional use permit, UP99-81, approved in 2001. A modification to this conditional use permit is requested to reflect changes that have occurred since 2001 and to address proposed changes, which have resulted from the 2012 Master Plan update.

The 2012 Master Plan update process began in February, 2012. The need for this arose from a number of change elements not addressed in the 1995 Master Plan:

- Development of the Amphitheater.
- Removal of the old cinder barn.
- Development of the Public Works/Parks and Recreation Maintenance Facility.
- Loss of the annual Pine Country Rodeo and the Fourth of July Horse Races, resulting in reduced utilization of the racetrack and grandstand facilities.
- Development of a Master Sign Plan for the Park.
- Addition of such uses as the Flagstaff Extreme course and North Pole Experience.
- Proposed relocation of the 158<sup>th</sup> National Guard Museum to the Quad.
- Numerous proposed projects including renovation of the campground, stables, race track, Fairgrounds and improved circulation routes.
- Numerous funded CPOS projects including the water and wastewater improvement project.
- The planned addition of a mountain bike skills park.

- The planned rerouting of State Highway 89A at John Wesley Powell Boulevard, which takes part of the Park property and introduces two new traffic circles at the main entry.
- The planned addition of an APS substation at a location to be determined but anticipated to be in or adjacent to the Park.
- The planned acquisition of the additional state land at the northwest corner of the park.

The Master Plan was developed over 8 months with a process that emphasized public involvement throughout. Elements of the citizen participation plan included:

- A stake holders committee comprised of community volunteers representing a cross section of local citizens, park users, interest groups, staff and planning consultants. This group met monthly.
- Citizen focus groups met with the consultants to discuss needs and ideas for development. These groups were organized into such interest areas as trails, equestrian, fair, legacy groups and special events.
- Two public open input meetings were held. These meetings, May 3 and June 6, 2012, were held at the BOS Chambers and were publicly advertised. The meetings were advertised via local press releases, website, FaceBook and invitations to individuals participating in focus groups or that had requested to be on the Parks and Recreation mailing list. Consultants and staff presented updates and moderated as citizens provided input. Written comments and emails were encouraged.
- The County's website was used to as a means to keep the public updated as the process went along. Design concepts and citizen comments were posted.
- Parks and Recreation Commission, a citizen advisory board, was updated at their monthly meetings.
- The County's elected Supervisors have attended various public sessions and have been briefed at their various meetings.

## **GUIDING PRINCIPLES**

The stakeholders group created a set of four guiding principles to help define the vision for development at the Park:

### *Principle 1: A Year Round Facility*

Fort Tuthill should be positioned with infrastructure, facilities, programs, and activities that make its use available to citizens and visitors throughout the year.

### *Principle 2: A Recreation Destination*

Fort Tuthill should be designed and marketed to be a recreation destination that provides unique facilities, events and activities that draw locally and regionally, and that generate a significant and positive economic impact to the County.

*Principle 3: Balance of Natural Area and High Activity Areas*

Fort Tuthill is a unique place and should be designed to balance uses that conserve and protect the natural open space and promote large scale, high impact activities/events as well as local day use.

*Principle 4: Cultural and Historic Value*

Care should be taken to preserve the historic register status of the Fort and to promote the region's agricultural and rural heritage.

The group also adopted these strategic considerations:

- Sustainability. Design using environmentally sustainable practices and land use policies paying particular attention to forest stewardship.
- Dark sky and view sheds. Respect should be given to Flagstaff's unique dark sky ordinance with lighting design. View sheds to the surrounding landscape should be maintained or enhanced.
- Recreational needs. Recreation programming requires appropriate facilities. Consideration should be given to filling recreation service gaps and designing to accommodate appropriate and needed recreation services. Partnerships in the provision of these services are a key factor.
- Community engagement. Fort Tuthill County Park is a public park and community engagement for physical design of the park as well as services provided should require community dialog and implementation of as many of the public's desires that are feasible.
- Community connections. The design of the park should seek to connect our communities with programming, services and amenities including trails. The experience at the park is further enhanced with adequate way finding and a thoughtful circulation element.

## **EXISTING FACILITIES**

The park Master Plan includes 631.09 acres including:

- Original park 356.96 acres.
- Previous state land already acquired at the southeast, 54.89 acres.
- Planned acquisition of state land at the northwest, 219.24 acres.

In addition to the 631.09 acres, the Master Plan illustrates the 15.24 acre island retained by the federal government for the use as a recreational facility for Luke Air Force Base.

The Master Plan also illustrates 16.45 acres of land to be removed from the park, to accommodate the ADOT Highway 89A project. The resultant net park area is therefore 614.64 acres.

Major existing facilities at Fort Tuthill include:

- The historic Fort buildings, 25 structures all included in the Historic District. These generally comprise the “Fairgrounds.” Three have been recently extensively remodeled for Parks and Recreation administrative offices. Other buildings have seen various remodels over the years, with some in nearly original condition. These buildings were originally constructed in circa 1930. The remaining buildings have some designated uses, such as the Military Museum, the Gem and Minerals building, the Model Railroad building, CCPR storage, CCPR maintenance shop, and livestock exhibition during the County Fair. Other buildings are available for multiple uses, such as the Commercial Building and the Youth/Home Economics Building. This area also includes the carnival grounds and unpaved parking area to the north.
- Four group park ramadas and related unpaved parking areas.
- Public Works Cinder barn.
- Public Works/CCPR maintenance building.
- Pepsi Amphitheater and related parking areas.
- Grandstand building.
- Race track toilet building, concession stand and out buildings.
- Race track and infield arenas, including the new “community arena” constructed by County volunteers, a round arena and the former rodeo arena.
- Demolition derby pit, for small motorized vehicle events.
- Equestrian stables. Roofed facilities are provided for 236 stalls, plus a small host office and apartment. Two of the buildings have been recently replaced, others are older and in varying condition.
- Posse Arena, including judge’s tower.
- Campground. Toilet and shower facilities have been removed.
- Tennis courts, handball, basketball courts and horse shoe pits.
- Flagstaff Extreme adventure course.
- North Pole Experience (seasonal).
- Archery range.
- Trails.
- Equestrian cross country course.



## **PROGRAM ELEMENTS**

After the public involvement process, these uses were identified which would ideally be accommodated in the new Master Plan:

- Open Space.
- Wildlife and Wildlife Migration Corridors.
- Equestrian Center, to include arenas, stables, equestrian camping and support facilities.
- Mountain Bike Skills Course.
- Multipurpose building for livestock judging and other uses.
- Hard surface outdoor event area.
- Grassy outdoor event area.
- Amphitheater improvements.
- Improved circulation and parking.
- Relocated and expanded Museum.
- Park information area.
- Parks and Recreation offices/Visitor Center.
- Park maintenance facility improvements.
- County Public Works road yard.
- Large ramadas.
- Small family ramadas / picnic areas.
- Campgrounds, individual and group, with support facilities.
- RV camping area, with support facilities.
- Flagstaff Extreme course and space for expansion.
- Archery area.
- Improvements to Historic District Facilities including development for multi-use.
- Historic interpretive center.
- Nature interpretive center or trail.
- Snow play area.
- Wildlife viewing areas.
- Open play area.
- Unpaved multiuse trail system—hiking, running, biking, horseback riding.
- Trail hub or hubs.
- Public toilets for passive use areas.
- Infrastructure development including water, wastewater, electric and possibly gas and reclaimed wastewater.

## DESIGN CONCEPT

Four distinct development options were studied and presented for public input. Preferred features of each were combined into a fifth scheme, which formed the basis of the proposed Master Plan. This fifth scheme was presented for public input and suggestions reviewed and incorporated into the final Master Plan.

The preferred features of the four schemes that were combined into the proposed Master Plan included these:

**Preserve natural areas and develop disturbed areas.** The Fort Tuthill site is relatively level along the east half of the property. A steep area runs north / south, with sloping landforms continuing to the west boundary. The eastern portion has seen the most development, with the westerly highland portion remaining in predevelopment condition. The design respects this natural division and promotes preservation of the natural areas to the west and encourages the more intense development in already developed areas to the east.

**Create circulation patterns to promote multiple uses.** Existing vehicular circulation patterns limit usage at the park by multiple large events. The proposed solution creates a park boulevard that accesses all areas of the park. Major uses and their related parking areas are accessed off this boulevard. This boulevard can provide access to multiple destinations. Each major destination has vehicular queuing space independent of the boulevard, allowing multiple events to be accessed simultaneously.

**Centralize parking.** Existing lots are ill defined and interspersed throughout the park. The Master Plan creates series of central parking areas, with event areas organized around them. Lots can be shared for the major events or divided up for simultaneous events.

**Separate the equestrian and vehicular paths.** The existing facilities require equestrians to share or cross park roadways, creating safety hazards. The proposed plan separates these paths, with distinct circulation for public vehicles, service vehicles and equestrian traffic.

**Create passive recreation opportunities for non-event park users.** While maximizing Fort Tuthill's substantial potential to handle big events that draw large crowds, the plan allows for small groups, families and individuals to access facilities, even when the major events are scheduled. A new north trailhead is planned, with a small parking area and toilet. This is separate from the boulevard and will be available regardless of the events going on elsewhere at the park. This trailhead will provide access to trails and to the community arena. Hikers, bikers, runners and folks on horseback can all use this area to reach the park's natural areas to the west. The relocation of the community arena to this area will assure that equestrians will always have access to it, with no need for "black-out" dates. Two zones of ramadas are created near the park's main entry. These areas include, in addition to the large group ramadas, groupings of small family ramadas, located near play areas and toilets. These would be available for families and small casual groups who are not involved with the large events.

**Move from dedicated use spaces to multiple use areas.** Many of the existing facilities are limited to single uses, due to location, built in improvements or tradition. The plan encourages remodeling of the existing and creation of new facilities that are adaptable to meet the needs of a variety of uses. Single user facilities will be phased out and repurposed to promote flexibility. The existing historic "Mess Halls" at the Fort are an example of this. Many of these buildings have fixed improvements making them usable only at Fair times. A new storage building is proposed to provide a place to store Fair display unit and livestock paraphernalia. These buildings, with appropriate remodeling, can then become multipurpose spaces, usable year around.

**Capitalize on existing improvements where possible.** With budget limitations, the public's investment in facilities is respected and incorporated into the plan where possible. Existing paved roadways are utilized to a great extent. The Amphitheater, the historic Fairground buildings, the grandstand, recent ramadas, the Posse Arena and Park maintenance buildings would all be retained.

**Develop the historic theme while capitalizing on the allure of the trees.** With the listing of Fort Tuthill on the National Register of Historic Places comes a tremendous opportunity to develop a theme to draw many elements together. The proposal focuses on this in two areas. The 1930's Fort structures are mostly significant in their organization around the quadrangle, their military sparseness, the hierarchy of spaces as a built reminder of the military chain of command and the use of symmetry to create visual order. The plan will restore that sense within the quadrangle, while encouraging restoration of the natural environment as one moves farther and farther from the quadrangle. When the camp was in use, a parade ground was created near the site of the existing grandstand and racetrack. The concept of the parade ground will be re-created with the re-purposing of the race track. The new parade ground will be developed using features of symmetry and spatial hierarchy similar to that at the historic quadrangle to reinforce the historic military use of this space.

**Energize the historic quadrangle.** The old Fort is the centerpiece for the County Park but is essentially unused between major events. The Master Plan, in addition to promoting more multiple uses for the quad and the buildings, recommends centralizing existing attractions that could be available for visitor's year around. Existing features like the military museum, the gem and mineral building and the model railroad display would be centralized at the northeast corner of the quad, close to parking. Their facilities could expand, with creation of a restored 1930 mess hall for historic interpretation. One of the buildings could be remodeled to create a display focusing on the Park's natural features. Another building could be dedicated for traveling exhibits.

**Create start and finish areas for trail based events.** Existing trail events are hosted in the ramadas with limited facilities, insufficient space for related vendors and inadequate parking adjacency. The plan addresses this by creating four areas that can host major trail events. The grandstand development will offer the opportunity for start and finish line with spectator seating and a bit of the drama of entering a stadium at the finish. The large ramadas organized around



the parade grounds can also handle trail events, as they each have access to the trail network, toilets, parking and adjacent outdoor space for vendors. The historic fort will be able to host start and finish with the quadrangle, or in the new east plaza development.

**Identify and promote new uses.** The Master Plan creates use zones with varying sizes and attributes, to create areas that will allow staff to book new events with all kinds of varying needs. The plan also identifies two specific new uses for the park. One is the creation of a **bike skills park**, which highlights the area's significant opportunities for mountain biking and creates a safe environment for new bikers to be introduced to the mountain trail experience or for experienced bikers to hone skills, also in a safe environment. The other new use is the proposed **snow play area**. This development is located to capitalize on an excellent north facing slope just west of the campground. The snow play area would have parking, toilets and warming facilities. These facilities also are located at a trail hub that could be developed for wintertime cross country skiing.

**Expand opportunities for camping.** A common request from the public and event sponsors was for expansion and improvement of camping facilities. The Master Plan expands the current camping area, reorganizes it to provide for group camping, provides a more convenient host control station and includes toilet/wash house facilities. Adjacent to the campground is a new RV camping area, which will be available for use by events or the general public. The equestrian center will also include expanded opportunities for camping near the stables.

**Encourage transit and carpooling for major events.** The current circulation system limits opportunities for separating general event parking traffic from buses and service or emergency vehicles. The plan provides queuing areas at the entries to major lots, with the goal of keeping the main boulevard more open for public transit and emergency vehicles. Two drop off areas are identified, one for fair goers and one dedicated for buses or emergency vehicles. A separate network of "back of house" service roads is also planned.

## PLANNED FACILITY SUMMARY

The Master Plan identifies these facilities:

1. **Visitor contact station / CCPR offices**, 14,000 SF. This two story building would centralize CCPR offices and move the function to a more visible location near the entry of the park. 60 parking spaces would be provided, plus access to neighboring parking areas.
2. **Picnicking facilities.** These include 7 large ramadas, 8 medium ramadas, 24 small family ramadas, 5 toilet buildings and 5 play areas. Parking is provided in seven lots, for a total of 200 spaces. One of the large ramadas is existing.
3. **The Amphitheater** is existing but improvements are planned including a permanent roof, grading and additional fixed seating. The adjacent 206 parking spaces will remain.

4. **Historic Fort parking area** for 315 vehicles at the east lot, plus 52 spaces arrayed around the service lane, with two dedicated drop off areas.
5. **The East Plaza**, 1.8 acres, located east of the Fort, to include a gathering area.
6. **The historic Fort quadrangle**, which includes 18 identical "Mess Hall" buildings, the headquarters building, the power house, the infirmary, the commercial building and the guard house. Existing buildings, after planned removals will total 44,200 SF. The quadrangle, 2.9 acres, will be re-graded and resurfaced. Two new toilet buildings will be added.
7. **The carnival ground**, 2.5 acres. This existing function will be shifted onto the existing lot north of the quadrangle.
8. **Livestock facilities**. A new 4,800 SF judging arena and 12,000 SF of covered livestock pens will replace existing facilities and be located to the northwest of the quadrangle. A service area will be provided for vehicle deliveries.
9. **Event ramadas**. Four 1500 SF ramadas are planned, near major parking facilities.
10. **Demolition derby area**, 1.2 acres. The existing function will be relocated. Portable bleachers can be set up in this area, 500 seats +/-.
11. **The Parade Grounds event area**, 2.8 acres. This will be a green area surrounded on three sides by a treed, bermed landscape buffer. Two toilet/event office buildings will be provided to support this area.
12. **The Grandstand event area**. The existing grandstand will be remodeled with toilets, event offices and space for vendors provided below the seating area. The parade ground event area will be brought closer to the bleachers to improve site lines.
13. **Equestrian arenas**. Three new arenas, approximately one acre each, will be provided in the eastern portion of the old race track area. A fourth fenced area will be available for equestrian warm up and livestock staging. Service areas are provided at the east and north. A small event office is located adjacent to the service area.
14. **Parade Ground/Arena parking**. 784 parking spaces are planned to serve primarily the parade grounds and equestrian event areas. They will also be support for more distant major events such as the fair.
15. **Disk golf**. A 5 acre buffer is planned between the north entry/exit drive and the picnicking area. This space is planned for disk golf use.

16. **Park Maintenance Area.** Two buildings exist, one for Public works cinder storage, 8,000 SF and a second for County Maintenance, 4,800 SF. A third building will house park vehicles, 1,600 SF. Three other future buildings, 18,000 SF, would allow for park maintenance functions currently located in the quadrangle area to be consolidated. Parking and the service yard will be expanded.
17. **Equestrian Stables.** Existing facilities will be replaced with new structures. Three loops with 96 stables each will be created, for a total of 288 stables. Current stables house 236 horses. Equestrian camping spaces will be provided adjacent to the stables. Support facilities will include a host apartment and office and three toilet/wash house buildings.
18. **The Posse Arena.** This existing arena, 1 acre, will remain with a toilet building and parking added. The parking will provide 18 pull through spaces and 55 standard parking spaces. A space for group camping will also be provided.
19. **The Community Arena,** 1 acre. The existing community arena will be relocated to the northeast corner of the park.
20. **The North Trailhead.** Located at the northeast corner of the park, this will provide 29 parking spaces and 6 pull through over sized vehicle spaces, a toilet building and direct access to both the trail system and the community arena.
21. **Equestrian cross country trail.** This is an existing use which will be shifted slightly to allow for changes to the south and east.
22. **Bike skills park,** 7 acres. This new use will be located adjacent to the Flagstaff Extreme course. Facilities will include mountain bike trails with various jumps and types of trail experiences. A small office and toilet are also anticipated.
23. **Flagstaff Extreme,** 9.8 acres. This existing use includes the treetop adventure course and remodel of the north latrine building for toilets and check in area.
24. **North Event Parking Area.** The existing lot east of Flagstaff Extreme will be developed for 248 spaces. This centrally located lot will provide parking for Flagstaff Extreme, the bike skills park, the grandstand event area and the historic quadrangle.
25. **Snow Play / Group Camping Area.** In wintertime, this facility will anchor access to the sledding hill and cross country skiing trails. In summer the facilities will be available for group camping. 120 vehicle parking area, toilet/wash house, warming facility and a playground are planned.
26. **Campground.** The existing facility will be reworked and expanded, to provide an estimated 190 campsites, organized along four loops. Each loop will have toilet/wash house facilities. The site will be controlled by a host office, located at the entry to the campground.

27. **Recreational Vehicle Campground.** 4.2 acres will be developed for oversize RV vehicle camping. RV's currently park in an ad hoc manner on the existing carnival grounds. Each space will be landscaped and provided with a picnic table and hook ups. 34 spaces are planned.
28. **Trail network.** The existing trails will be retained. Connectivity to off-site trails and to on site venues and parking areas will be improved.
29. **Archery range.** The existing archery range and ramada structure at the southwest corner of the site will remain.

### **CONDITIONAL USE PERMIT CRITERIA**

1. The proposed location is in accord with the objectives of the Zoning Ordinance and the purpose of the land use zone. The park is in the OS Open Space Zone. The use is allowed with conditional use permit and has been operating under an existing CUP.
2. The proposed uses will not be detrimental to the public health, safety and welfare or materially affect adjacent properties. The uses generally exist, with planned expansion and increase in intensity and frequency of events. The Master Plan will improve public safety with better safer circulation and separation of pedestrian, equestrian and vehicular traffic.
3. The proposed use will comply with the County Zoning Ordinance. Specific development plans will be submitted as projects are funded. The specific plans will deal with such Ordinance details as landscaping, lighting, parking and signage.
4. The proposed uses are consistent with the County Comprehensive Plan. The park use is existing and complies with the Comprehensive Plan.

The Master Plan addresses zoning ordinance issues as follows:

**Sustainable Design:** Coconino County Parks and Recreation Department supports the County's sustainable design initiatives. Individual projects will be encouraged to participate in the County's Sustainable Building Awards Program. Such low impact design practices as use of permeable pavements, rain water harvesting and use of low water use native plant materials will be encouraged. Park staff is working to create a policy statement to be adopted by the Parks and Recreation Commission.

**Infrastructure:** The Park has been upgrading the infrastructure since the last CUP was adopted. Power has been upgraded and City water extended to the site. Both are adequate for this Master Plan. The County continues to work with the City and private developers to complete the connection to the City wastewater system. The project would also include another City water main, which would eventually produce a looped water distribution system. This would allow the possibility to convert the old 6" line across I-17 to be repurposed for reclaimed water supply.

On site upgrades to the water distribution have also been made with plans for wastewater improvements currently in design. Meanwhile the existing septic system is in use, supplemented by portable toilets for all events. This Master Plan locates areas which will require water, sewer and electric which will all be tied eventually into City sewer and water and to APS power.

**Noise:** The Amphitheater, the proposed east plaza, the existing Fairgrounds, the parade grounds and the arenas are all anticipated to have events with sound systems. Each of these areas currently has had events that have used sound systems. Due to the extensive distance and forest between these areas and adjacent neighboring lands, noise has not been an issue. No issue is expected with noise.

**Lighting:** All development at Fort Tuthill will comply with the County's dark sky ordinance. As individual projects are submitted to Community Development, specific lighting plans will be submitted. The Amphitheater, Fairgrounds, grandstand/rodeo ground and posse arena all have existing lighting for nighttime use. Lighting will be expanded for the new arenas, east event plaza and the parade ground. Night lighting at event areas will only be used during events. Additional pedestrian lighting is anticipated to connect parking areas and event areas. To provide for public safety, parking areas may be illuminated as well during nighttime events only.

**Relationship to the surrounding neighborhood:** The Park currently has low density housing along the north border, however future development is anticipated. The new north trailhead will be 100' from the north property line, with a band of natural forest to be retained as buffer to the neighborhood to the north. Private land is undeveloped to east, where not contiguous with the Highway 89A frontage. Where adjacent to undeveloped private land, a 100' setback is planned from the community arena/ parking area. Setbacks established by the existing maintenance yard will be observed with the master-planned facility expansion in this area. Coconino National Forest land is adjacent to the west and south boundaries. Park land along these borders are planned to remain as natural forested land.

**Signage:** Way finding and appropriate signage has been an on-going challenge at Fort Tuthill. The loop road system has not been intuitively clear for park visitors. The planned circulation will be much clearer. A simple series of directional signs are anticipated along the main park road. An informational kiosk is planned with the contact station, so that visitors can get an overview of the park, its features and how to find them. Trail hubs are also established with this plan, each of which will have directional signage explaining the trail system. With the new ADOT traffic circles absorbing the existing entries, new signage for the overall park will be provided at both entry drives and at the park access off of Purple Sage Trail at the north. A detailed **Fort Tuthill County Park Signage Master Plan** is included as an appendix to this narrative.

**Parking:** The Master Plan identifies 2,093 planned or existing parking spaces on site. The existing CUP identified 708 spaces existing. CCPR has also worked with NAIPTA to provide bus access from remote lots for major events. This plan has worked well and is expected to continue to develop with expansion of events at the Park. Staff works closely with event organizers to match parking with event sizes and to create individual plans for each major event. Parking areas will combine paved areas and cinder areas. The priority for paved lots will be for year around use areas that will need to be plowed. Waivers for surfaces will be requested as individual projects are submitted to Community Development.

**Access and traffic, pedestrian, bicycle, and vehicular circulation:** The new circulation system will create a clear, central boulevard with all activity zones accessed from this roadway. The entry to the park is being reworked by ADOT. The south entry will be the major access point to the park. ADOT's planned traffic circles are engineered to solve traffic backups that have plagued this intersection on major event days. The existing north entry off of Highway 89A will be reworked. This will be a secondary access, possibly closed except during major events. The park currently has access from Purple Sage Trail to the north. This will be retained, with the new north trailhead also connecting to this road. Traffic to this trailhead is expected to be limited. The new trail system will provide improved connectivity to off-site regional trails

**Landscaping and screening provisions:** The Park's significant natural resources will be retained to the greatest extent possible. New development focuses on areas that are already disturbed. Areas with steep slopes will remain natural and protected from motorized traffic. Landscape buffers and screen walls are illustrated on the Master Plan to separate uses. Landscape buffers are also planned at park perimeters. New landscaping will be drought tolerant, emphasizing native varieties.

**Impacts on historical, prehistoric, or natural resources:** All facilities that are listed on the National Register of Historical Places will be retained, with exteriors to continue to be restored to original condition. CCPR have begun this process, with restoration of the painted brick and replacement of roofing materials. Historical outdoor spaces, such as the quadrangle will also be brought back to more of their original feel when the Fort was a military summer camp. Natural forest resources will be retained, with major portions of the park along its west half kept in their natural state. Opportunities for public education about these historic and natural resources will also be developed through interpretive displays.



## **APPENDIX**

1. **Fort Tuthill County Park Master Plan Exhibits**
2. **Fort Tuthill County Park Signage Master Plan**