OPPORTUNITIES & CONSTRAINTS PLANS

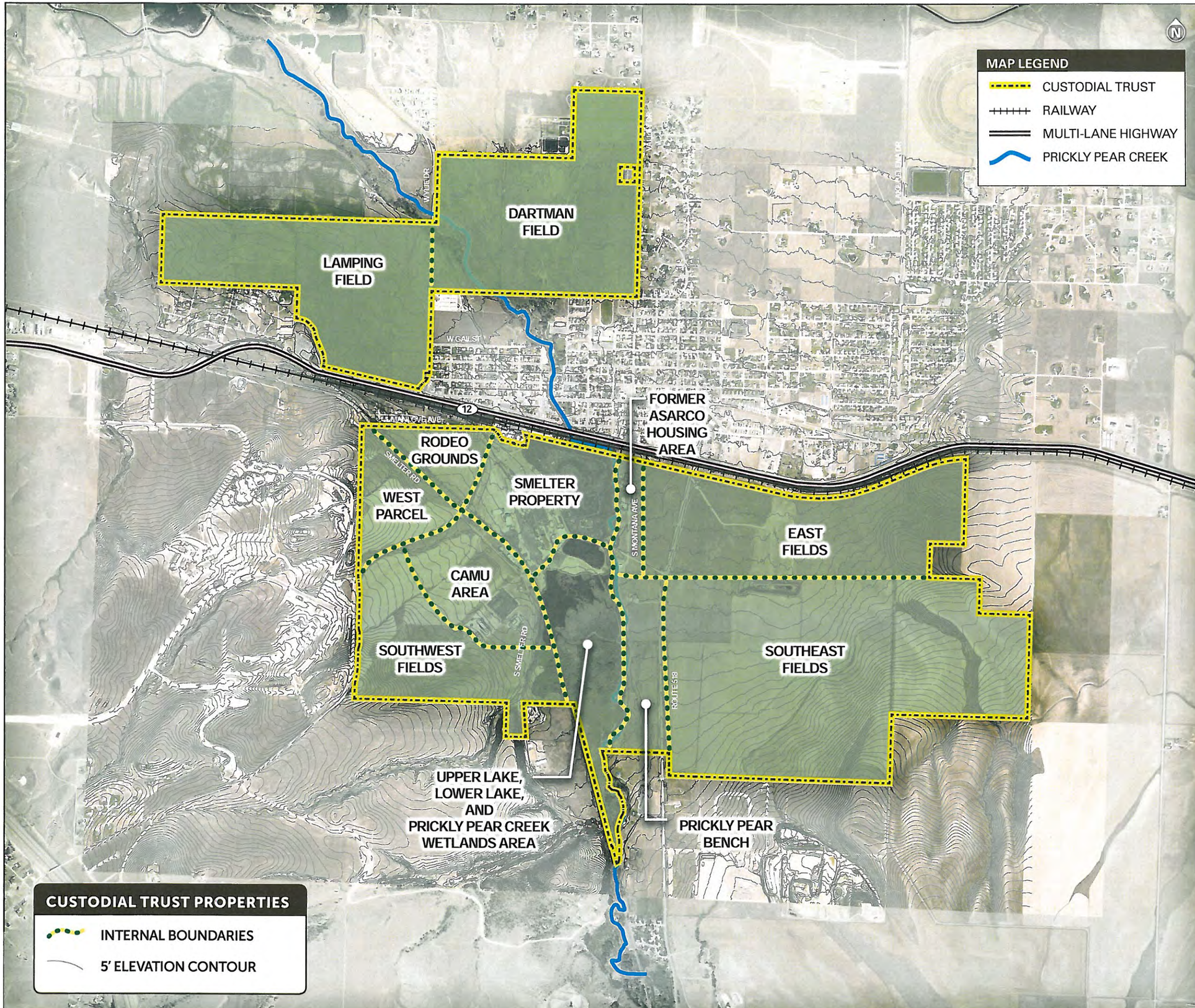
Redevelopment Planning Studies for East Helena Smelter

Prepared for
The Montana Environmental Custodial Trust

April 12, 2012

CTA
ARCHITECTS ENGINEERS

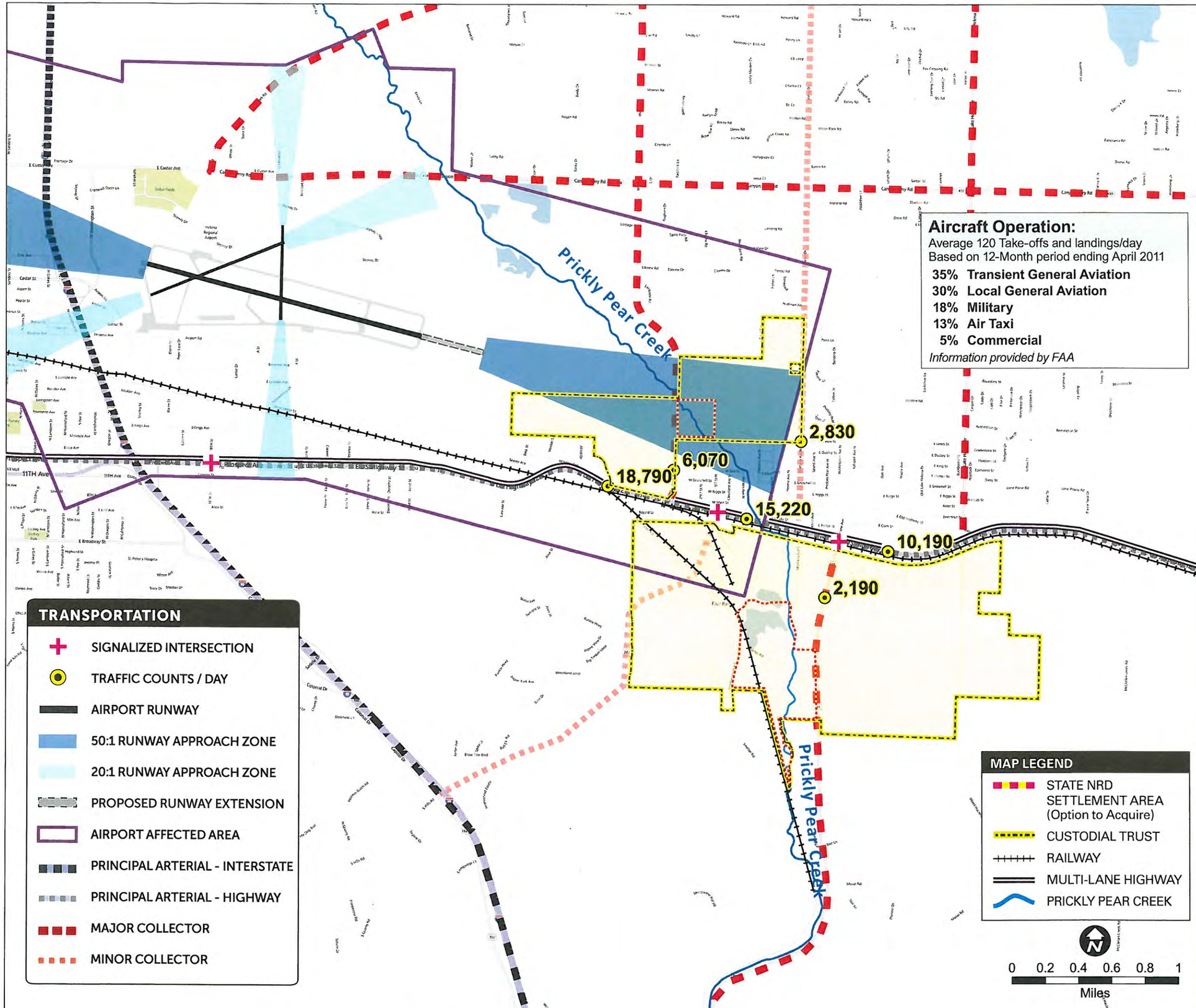
Custodial Trust Properties



KEY FINDINGS:

- Numerous distinct Internal Properties with varying attributes.
- Large tracts of undeveloped land
- Relatively flat property (limited topographic relief)
- Majority of property lacks infrastructure

Transportation



Aircraft Operation:
Average 120 Take-offs and landings/day
Based on 12-Month period ending April 2011

35%	Transient General Aviation
30%	Local General Aviation
18%	Military
13%	Air Taxi
5%	Commercial

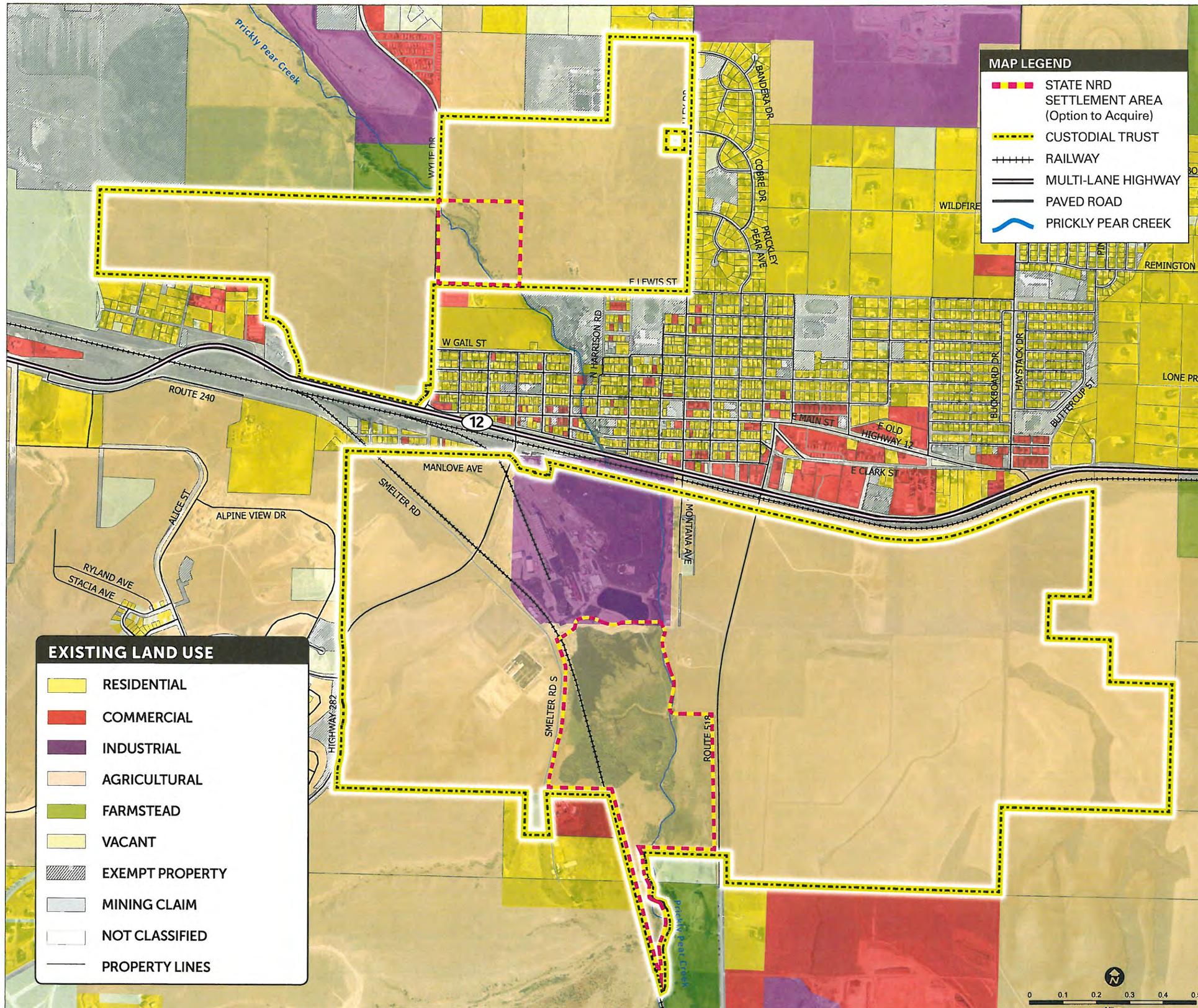
Information provided by FAA

KEY FINDINGS:

- Properties adjacent to Highway 12 indicate high volumes of traffic, with an average of 14,000 vehicles per day. This translates into a high exposure potential.
- Busy Rail line with approximately 24 to 27 trains per day will limit the development potential on property south of Highway 12 without further detailed traffic analysis.
- Airport approach zones limit height, but also the suggested type of development. Residential property in this area will have the potential for noise issues and general quality of life impacts.
- Airport affected area restricts development or building anything that would create an electrical interference, produce glare or restrict the visibility of airport landing lights or otherwise endanger aircraft operations.
- Airport Noise influence area prohibits the development of hospitals (and related care facilities), elderly multi-family rental housing, schools, libraries, and theaters, per City of Helena zoning requirements.
- Bird strikes could be an issue in any expanded wetlands in the airport approach zone.
- East Helena considering rail road noise ordinance/control measure.
- 50:1 Runway Approach Zone indicates for every 50 feet from runway the height clearance rises one foot.

Existing Land Uses

PER 2009 EAST HELENA GROWTH POLICY prior to Custodial Trust Property Annexation



KEY FINDINGS:

- East Helena is fully developed, with virtually no vacant land to accommodate future growth. Less than 1% of the land area within the city limits is vacant prior to annexation of Custodial Trust properties.
- Estimated 2008 population of East Helena is 2,114.
- Nearly 30% of land within East Helena Planning Area is owned by ASARCO.
- Reference:
  EAST HELENA GROWTH POLICY -
  http://easthelenamt.us/growth/

Future Land Uses

PER 2009 EAST HELENA GROWTH POLICY prior to Custodial Trust Property Annexation

FUTURE URBAN:

"This category indicates locations generally outside of City limits where the land is undeveloped, but the virtue of ownership or location is generally adjacent to the municipal boundaries of the City of East Helena. It is expected that the City would expand outward into areas designated as Future Urban within the next 5-10 years. As the City's growth policy is updated periodically and prior to development, areas currently classified as Future Urban that have been annexed to the City of East Helena are expected to be reclassified to urban designations (residential, commercial or industrial) upon master plan review and approval by the East Helena City Council. It is anticipated the majority of this land will be developed for residential uses with commercial uses located in proximity to high traffic intersections."

EAST HELENA GROWTH POLICY GOALS RELEVANT TO CUSTODIAL TRUST:

GOAL 2:

Actively seek to annex ASARCO properties adjoining the city - encourage and support redevelopment efforts on these properties.

Objectives:

- Identify ASARCO properties most suitable for annexation by the city.
- Recognize that the Record of Decision (ROD) for the East Helena Superfund site will provide a new, positive starting point for the community and enable it to actively encourage growth in a healthy and safe environment.

Strategies:

- Develop an annexation policy to plan for the logical direction of future growth and to guide decision making about future annexations and providing municipal services.

GOAL 3:

Take advantage of economic opportunities associated with adaptive re-use of former ASARCO properties while employing good land use regulations.

Objectives:

- Foster diversification of community's economic base.
- Encourage and support all efforts to bring economic development to the community.

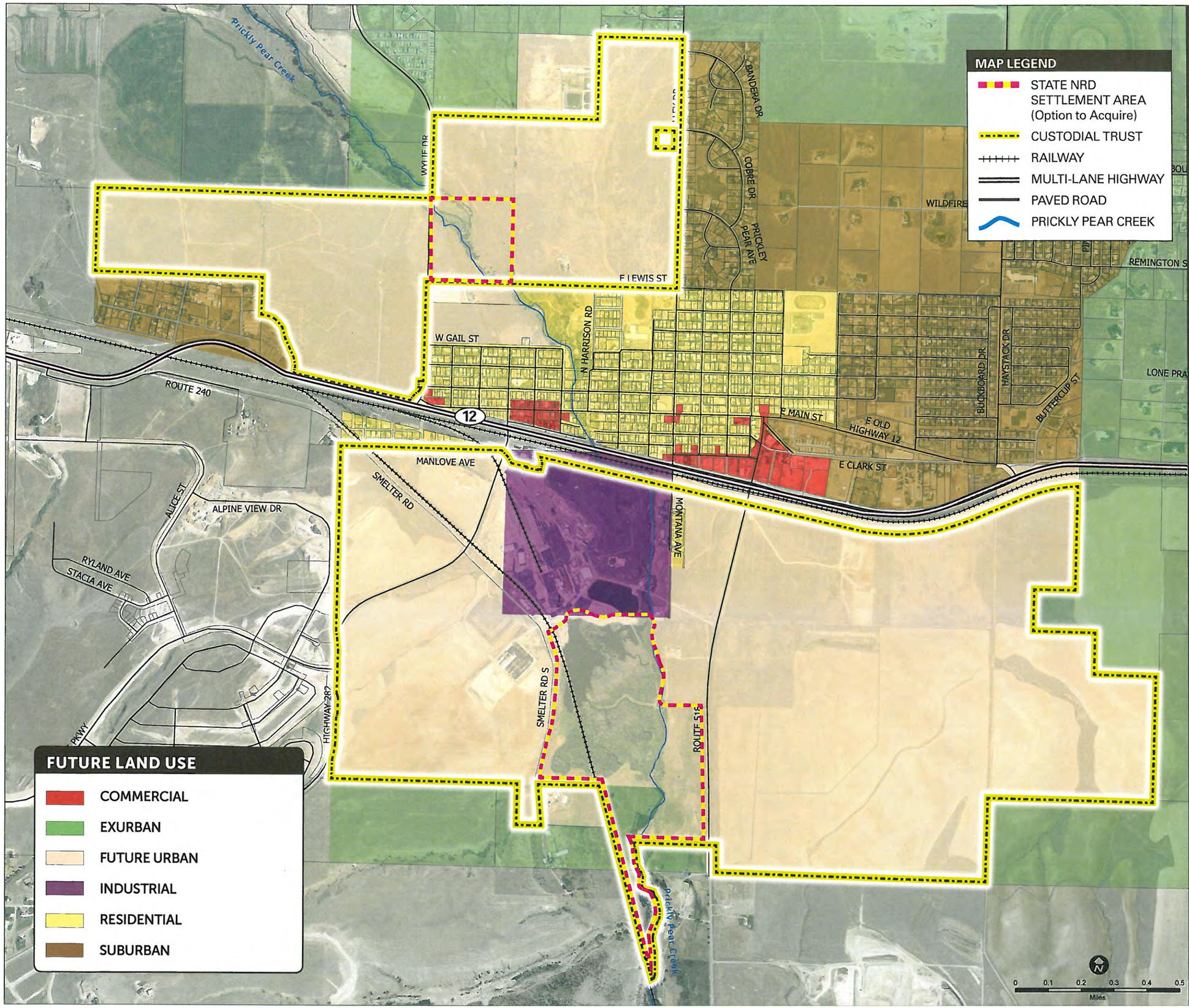
Strategies:

- Work with the Gateway Economic Development District and Montana Business Assistance Connection to encourage development on newly annexed ASARCO lands, in keeping with the East Helena Zoning Ordinance.
- Work with Montana State University School of Architecture to identify potential uses and development possibilities for former ASARCO properties.

EAST HELENA GROWTH POLICY
http://easthelenamt.us/growth/

KEY FINDINGS:

- ASARCO owns nearly 1,600 acres of land surrounding East Helena and holdings comprise nearly 30% of land within East Helena Planning Area designated in the Growth Policy.
- Most of ASARCO land near East Helena is classified as vacant/agricultural.
- Consider the use of annexed ASARCO lands for a variety of community facilities:
  - New high school
  - Community center
  - Recreation facilities such as ball fields, trails, or parks



MONTANA ENVIRONMENTAL CUSTODIAL TRUST

Future Land Uses

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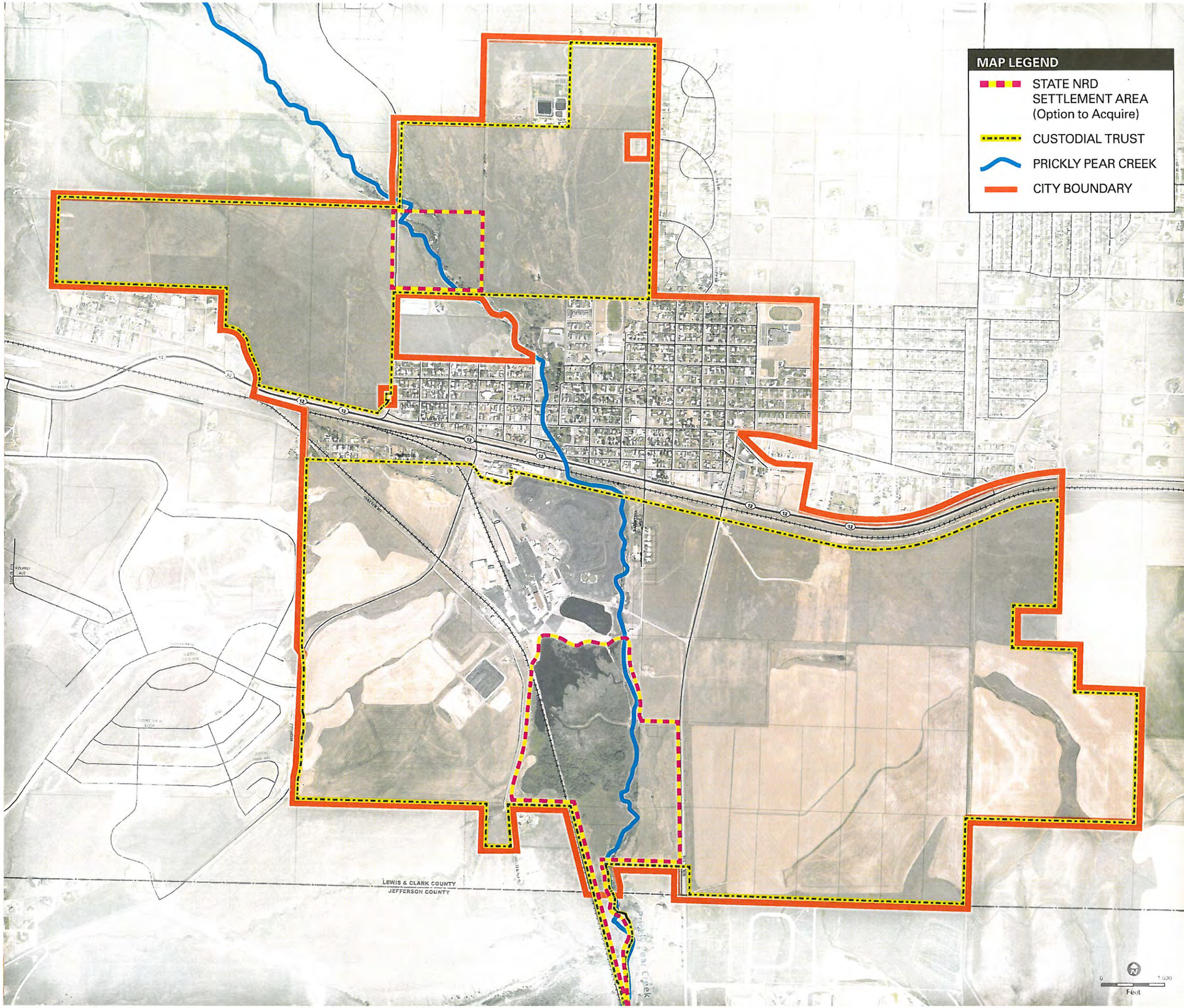
MONTANA ENVIRONMENTAL CUSTODIAL TRUST

City Limit Boundary

EAST HELENA MONTANA



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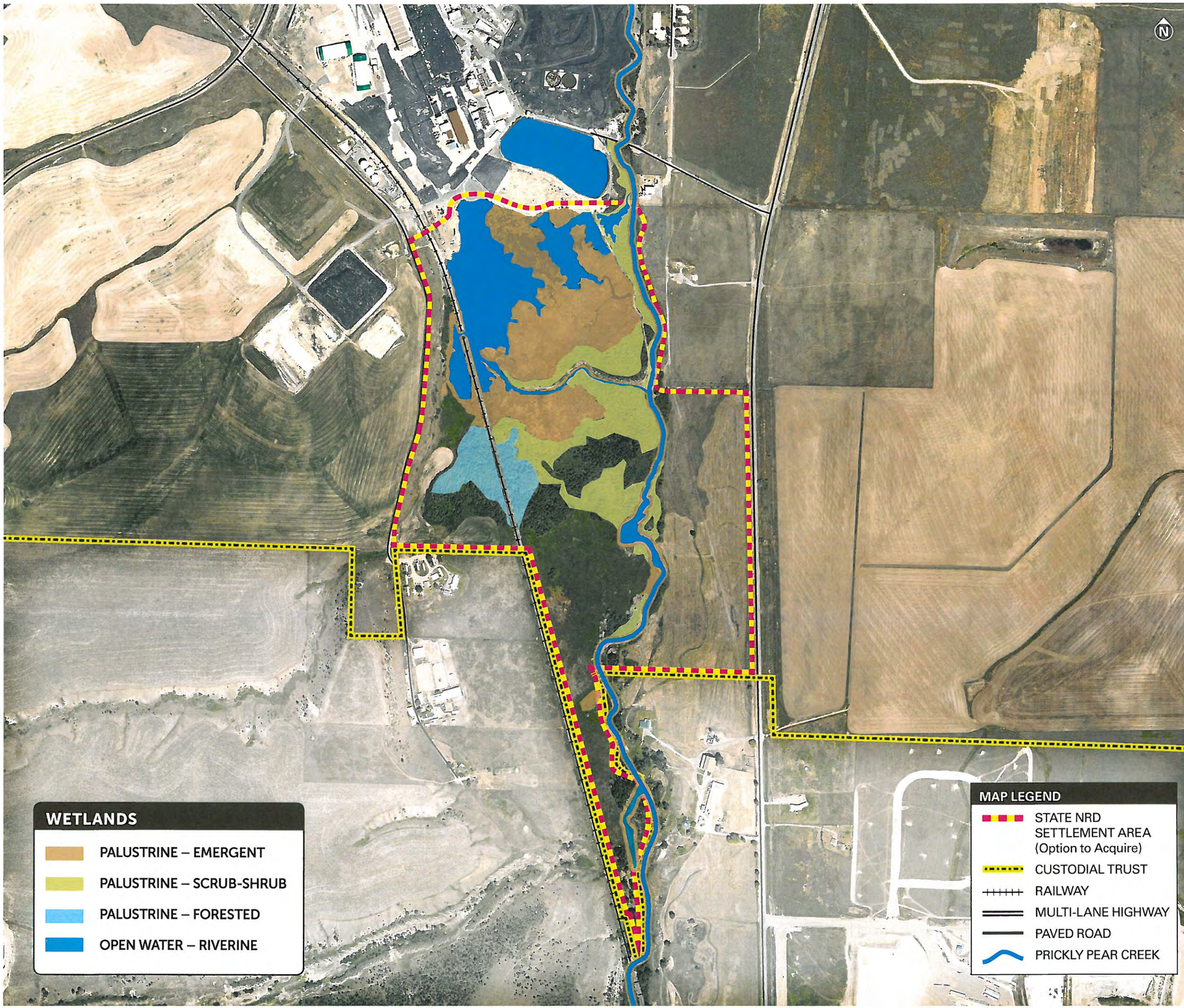
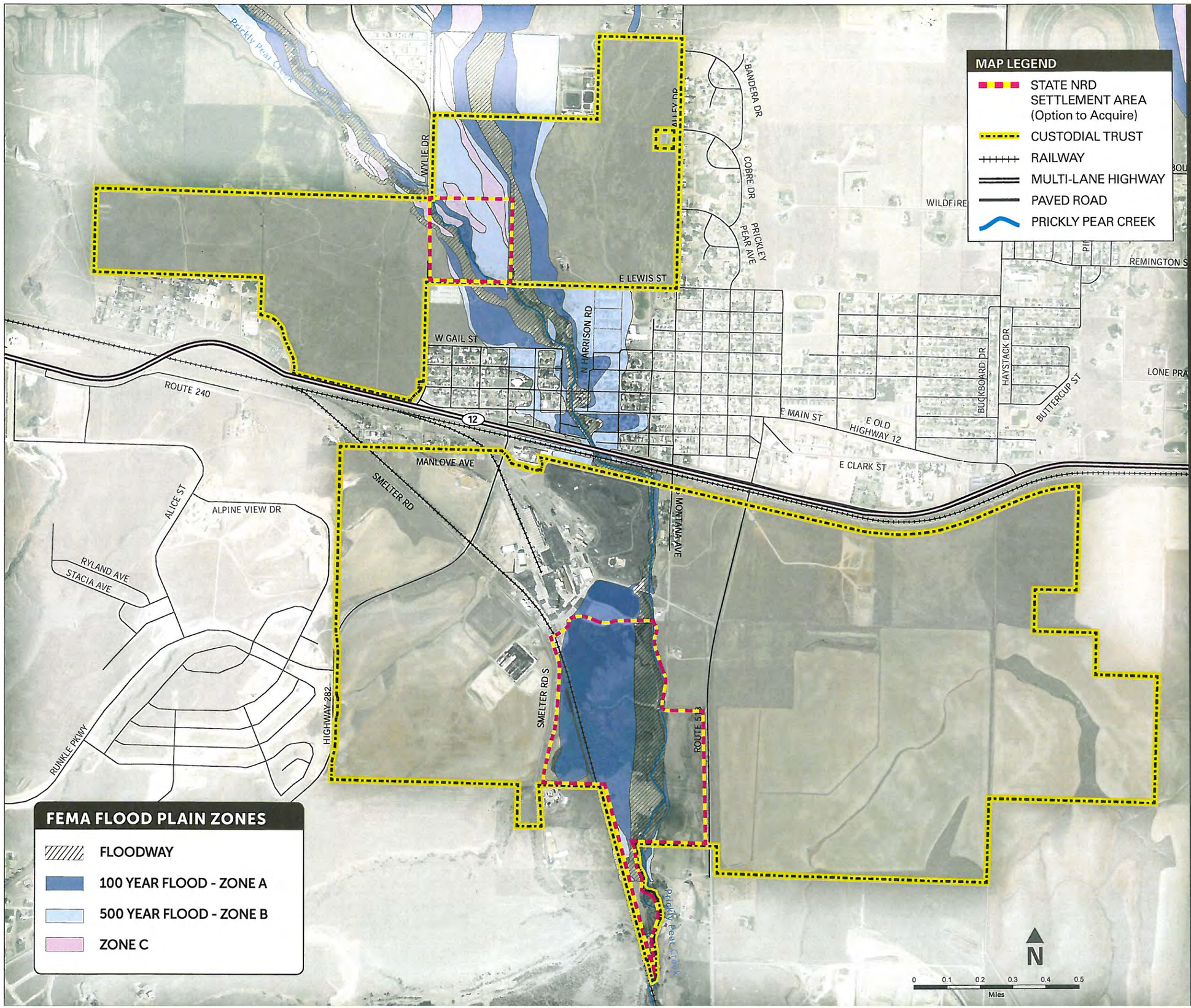
Wetlands

KEY FINDINGS:

- Land use is enhanced ecological habitat and potential Trail Recreational Land, including Fishing Trail access along Prickly Pear Creek.





MONTANA ENVIRONMENTAL CUSTODIAL TRUST

Floodplains

KEY FINDINGS:

- Approximately 130 acres within the Dartman Fields are considered undevelopable or marginally developable due to Floodplain and Floodway conditions.
- Although areas within 500 year Flood Zone B can be developed, HEC-RAS study and structures must be placed one foot above base flood elevation.
- Areas within 100 year Flood Zone A can be developed, however, structures must be raised one foot above base flood elevation and typically a HEC-RAS study is required prior to development.
- Areas within Floodway generally cannot be impacted by development.
- East Helena Zoning imposes the following restrictions on Floodplain Development:

07.040 WATERCOURSE SETBACK

A. *Where a development is crossed by or is adjacent to a watercourse, the developer shall mitigate the impacts of the development on the watercourse. This mitigation may not be less restrictive than the requirements of the floodplain regulations or any other applicable regulation. The purpose of this mitigation is bank stabilization; sediment, nutrient and pollution removal; and flood control.*

B. *A minimum 50 foot setback shall be provided along both sides of all other watercourses, or to the edge of any delineated 100-year floodplain whichever is larger.*

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