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April 13, 2023

To: Adjacent Property Owners
City Council Ward Representatives
City of Missoula Development Services
East Missoula Community Council
Marshal Canyon Neighborhood Council

RE: Subdivision Application for the Aspire Subdivision

Notice of Neighborhood Meeting

When: Friday, May 5th, 2023, from 6:30 – 7:15 PM

What: Informational meeting for a proposed Major Subdivision on Tracts 1-5 of COS 6629 and Parcel A of COS 6338 and Parcels 7 – 8 of COS 5298 located in Section 24, T13N, R19W, P.M.M., Missoula County

Where: Mount Jumbo School Gymnasium

This is a notice of a neighborhood meeting being held at the Mount Jumbo School Gymnasium on May 5th, 2023 from 6:30 – 7:15 PM for the proposed Aspire Major Subdivision. The project is located on approximately 36 acres on the east end of Sommers Road and the south end of Waterside Drive. The purpose of the meeting is to inform the neighborhood of the proposed project and how it will integrate into the established Community. Topics will include presentation of the preliminary layout, phasing, transportation and traffic planning, parkland, and City requirements for the proposed subdivision.

The meeting will also include a question and answer session as well as an opportunity for the neighborhood and interested parties to provide comments.

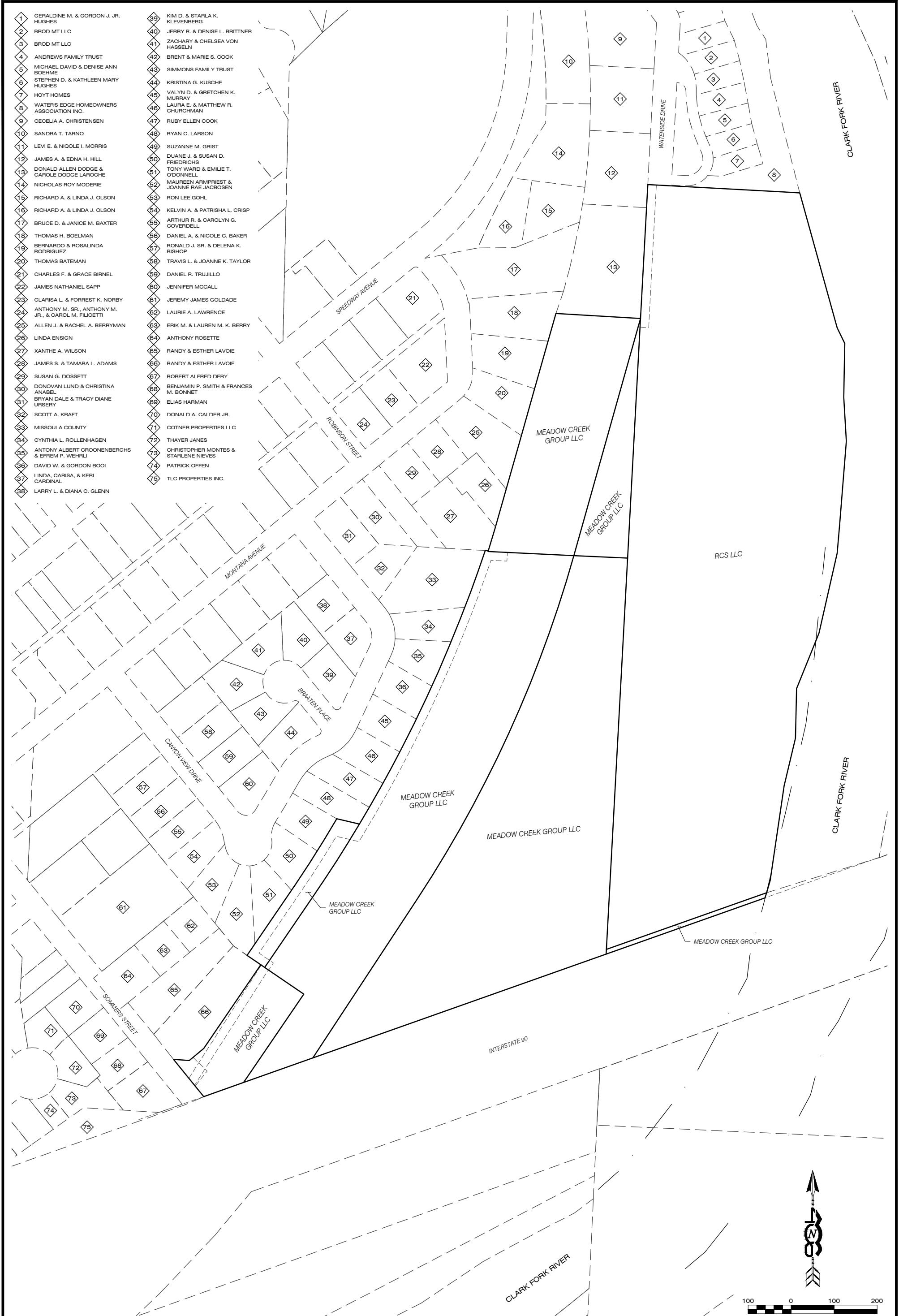
We hope that you will be able to attend this meeting.

If you have any questions regarding this notice, please feel free to contact me at 406-317-1131.

Sincerely,
406 Engineering, Inc.

A blue ink signature of the name 'Brian Throckmorton'. The signature is fluid and cursive, with 'Brian' on top and 'Throckmorton' on the bottom, with 'P.E.' written in a smaller font to the right.

Brian Throckmorton, P.E.
CEO



1 OF 1	PROJECT NAME ASPIRE SUBDIVISION	LOCATION: PARCEL TRACTS 1-5 OF COS 6629 SEC. 24, T.13N, R.19W, P.M.M. MISSOULA COUNTY, MONTANA	REVISIONS	DATE	DESIGNED: - DRAWN: AJ
SHEET: 21-001	PROJECT NO. 406	PREPARED FOR: DENOVA HOMES	CHECKED: - AJ	DATE: OCT. 2022	REVISIONS
SHEET TITLE: ADJACENT PROPERTY OWNERS					
DWG LOCATION: C:\USERS\ALEX\406\406 ENGINEERING - DOCUMENTS\406 WORK\1_PROJECTS\2021_PROJECTS\21-001 DENOVA HOMES\8_DRAWINGS\8.1_DRAWINGS\21-001.DWG					



Aspire Subdivision

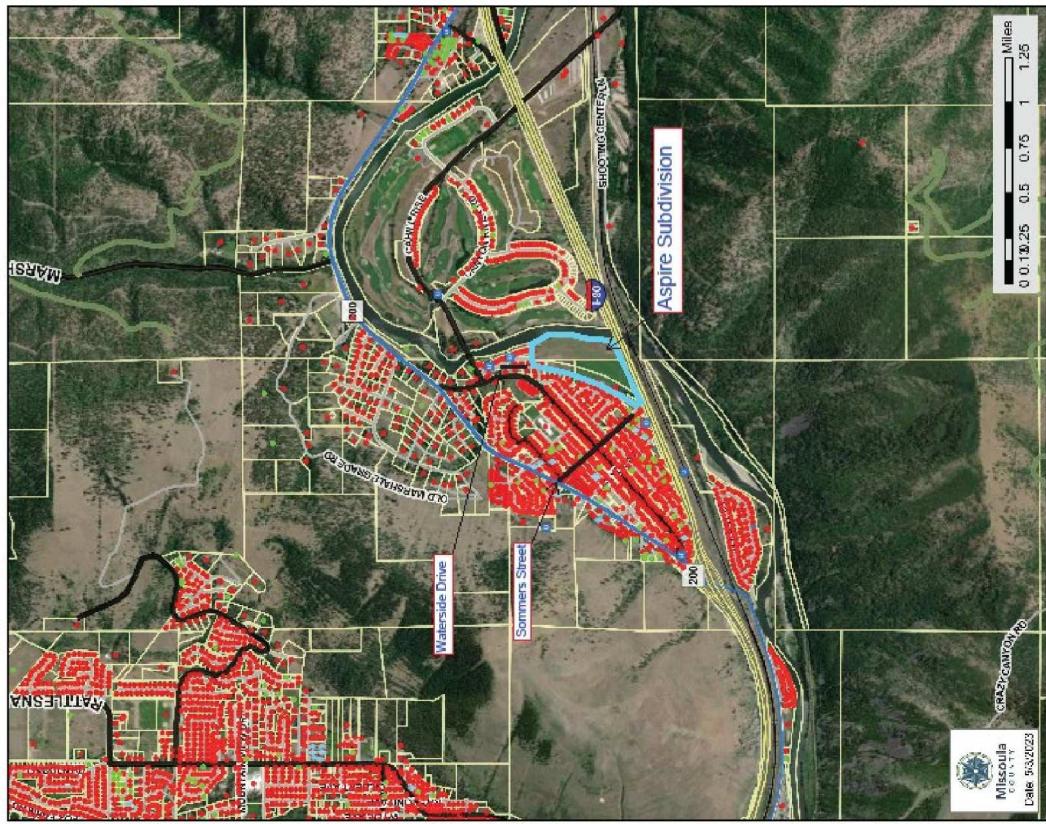
A New Community along the Clark Fork River



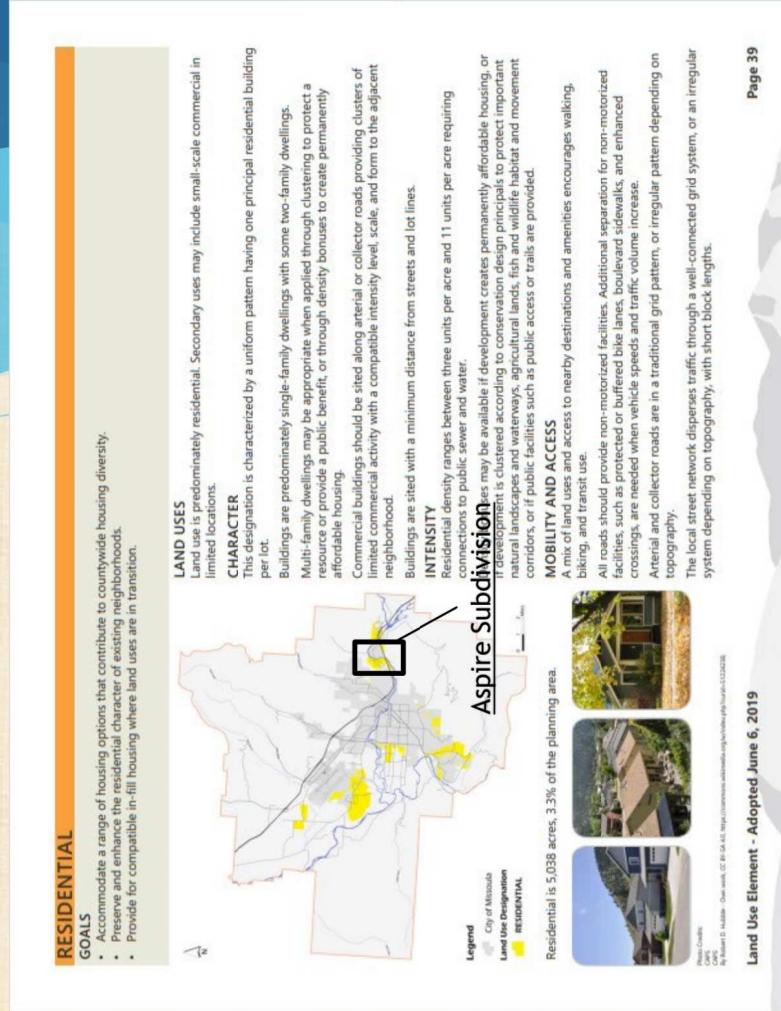
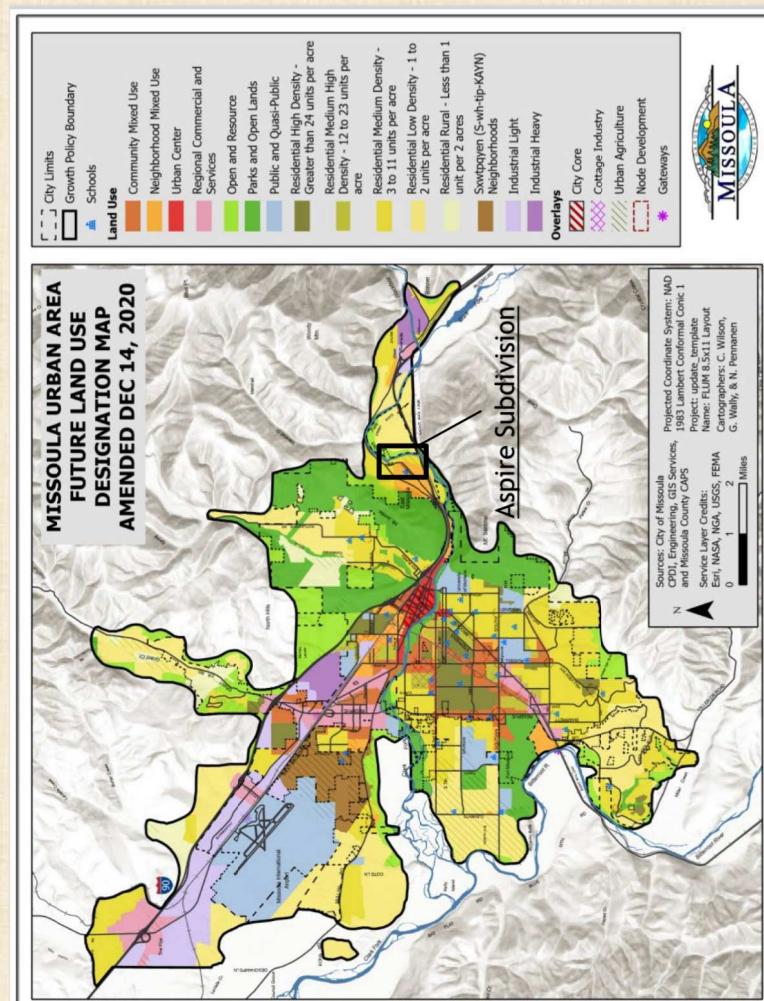
DeNova Northwest



Proposed Subdivision Location



CURRENT City and County of Missoula Growth Plan





Proposed Preliminary Site Layout

- ❖ Density of 7.1 dwellings/acre

❖ Example of Multi-Family Housing



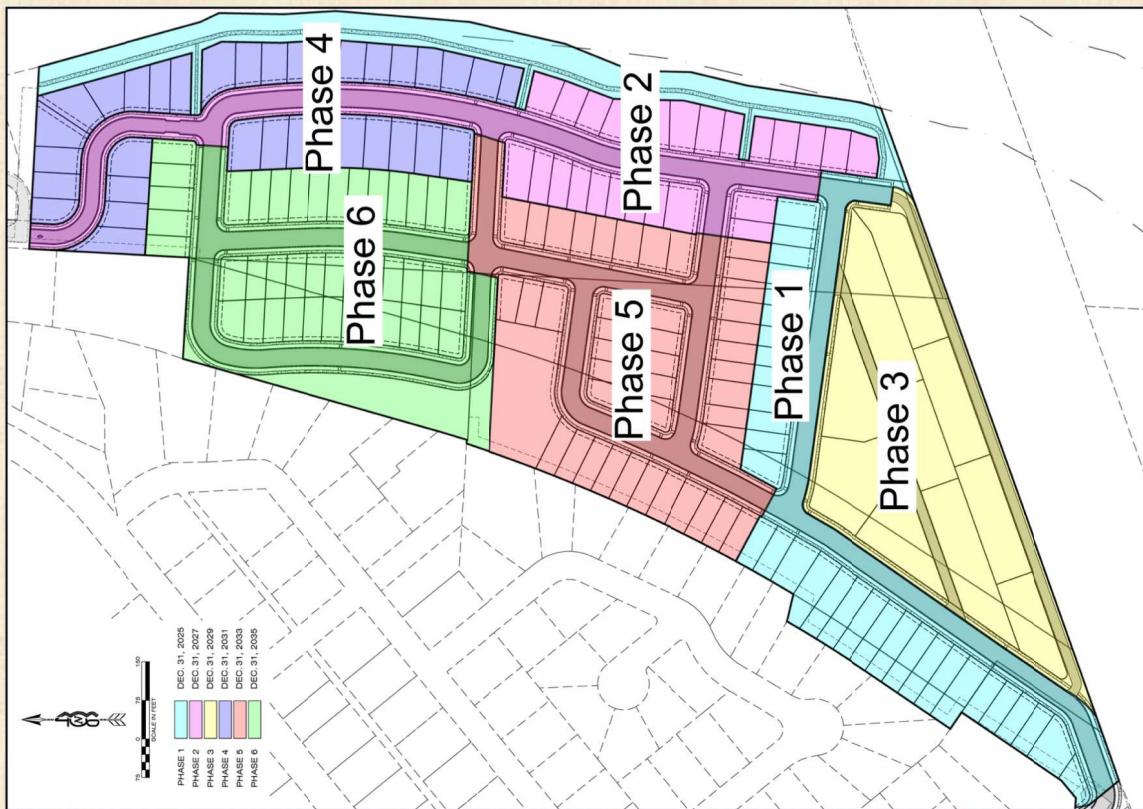
Front Elevation

❖ Example of Single-Family Housing



Phasing Plan

- ❖ Phase from South to North
- ❖ Land for Trail Dedicated during Phase 1
- ❖ Full Road Connection During Phase 2

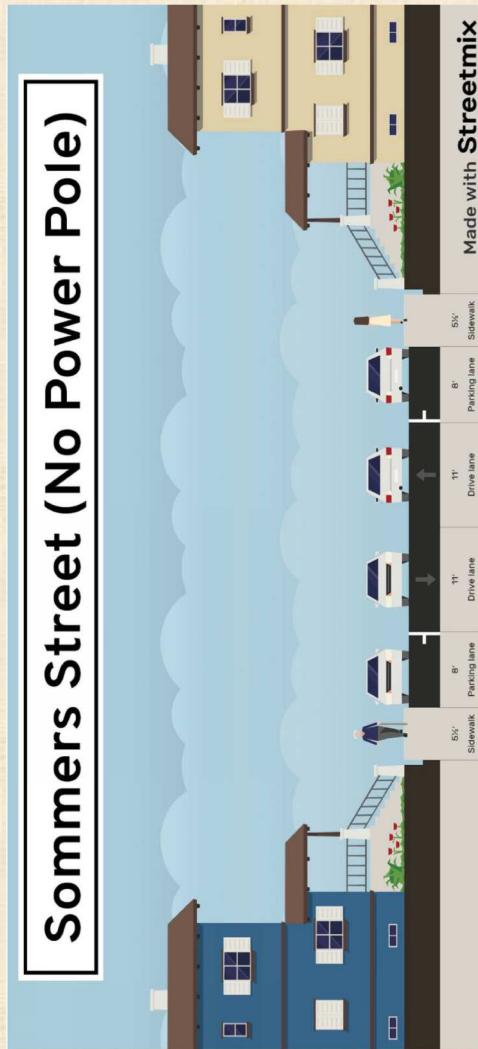


Upgrades to Sommers Street

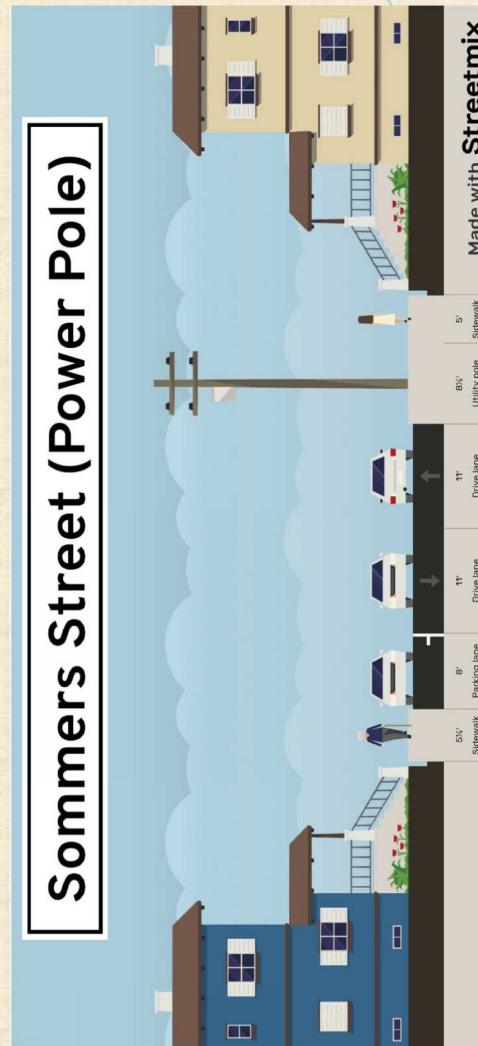


Upgrades to Sommers Street

Sommers Street (No Power Pole)

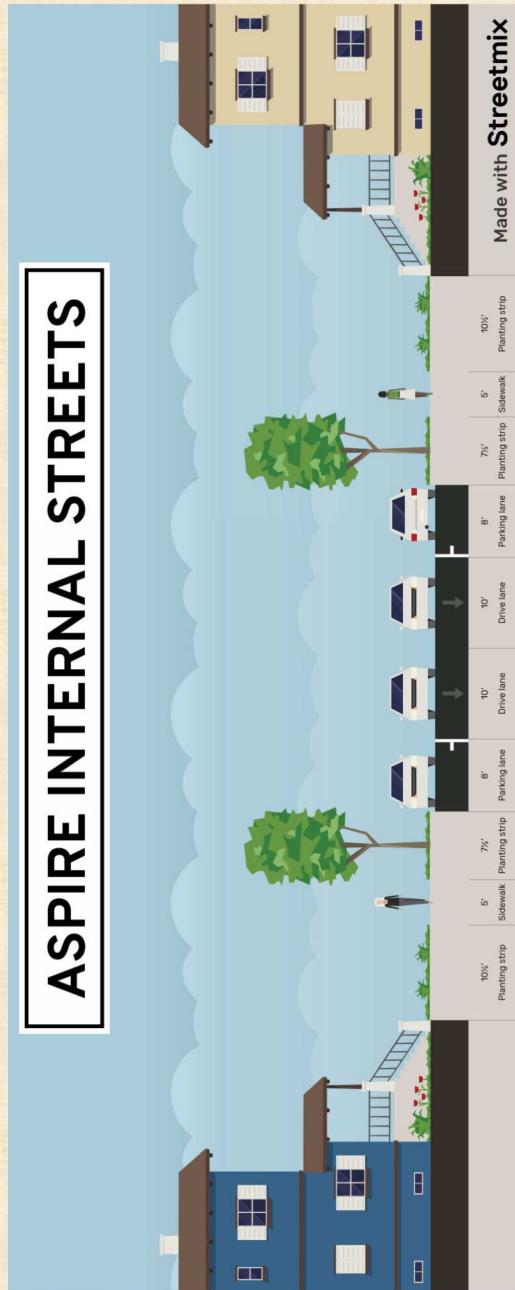


Sommers Street (Power Pole)

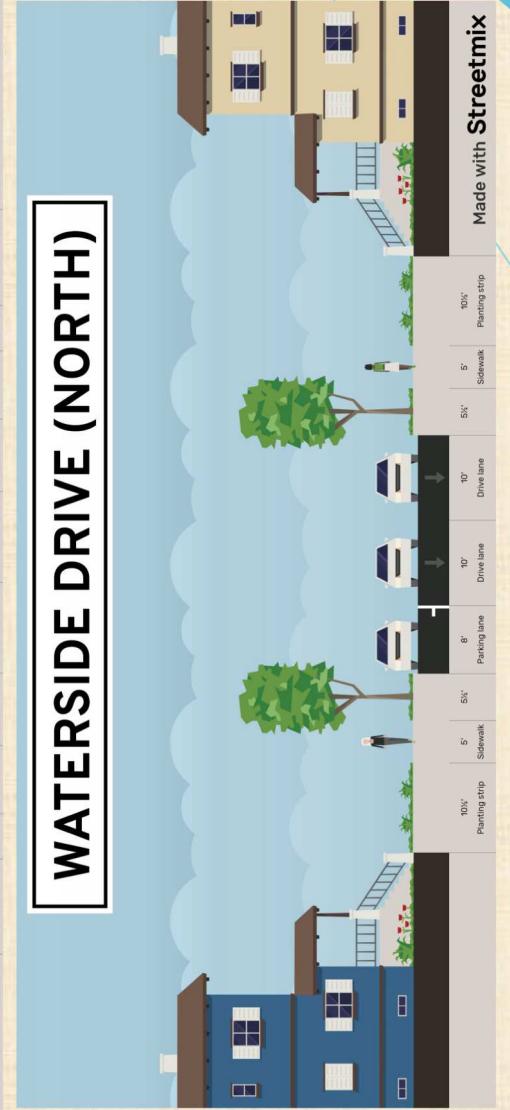


Standard Subdivision Road Design

ASPIRE INTERNAL STREETS



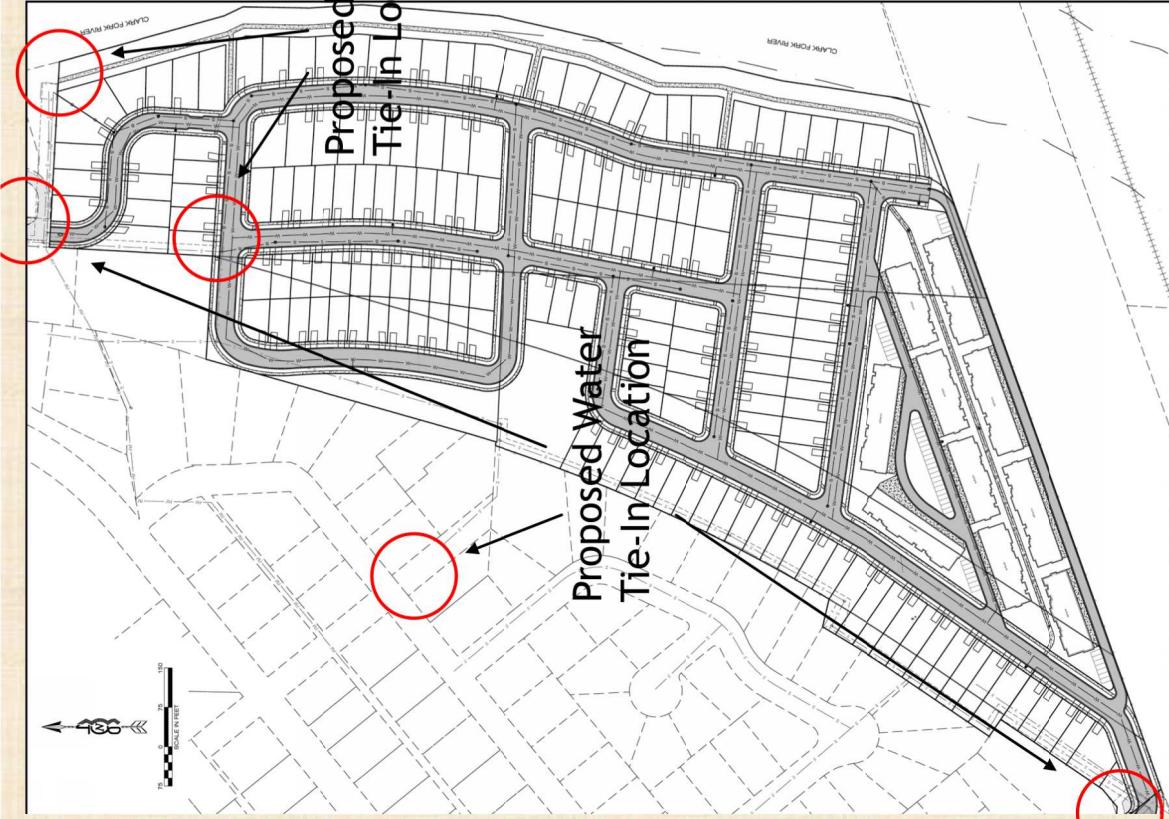
WATERSIDE DRIVE (NORTH)



Utilities

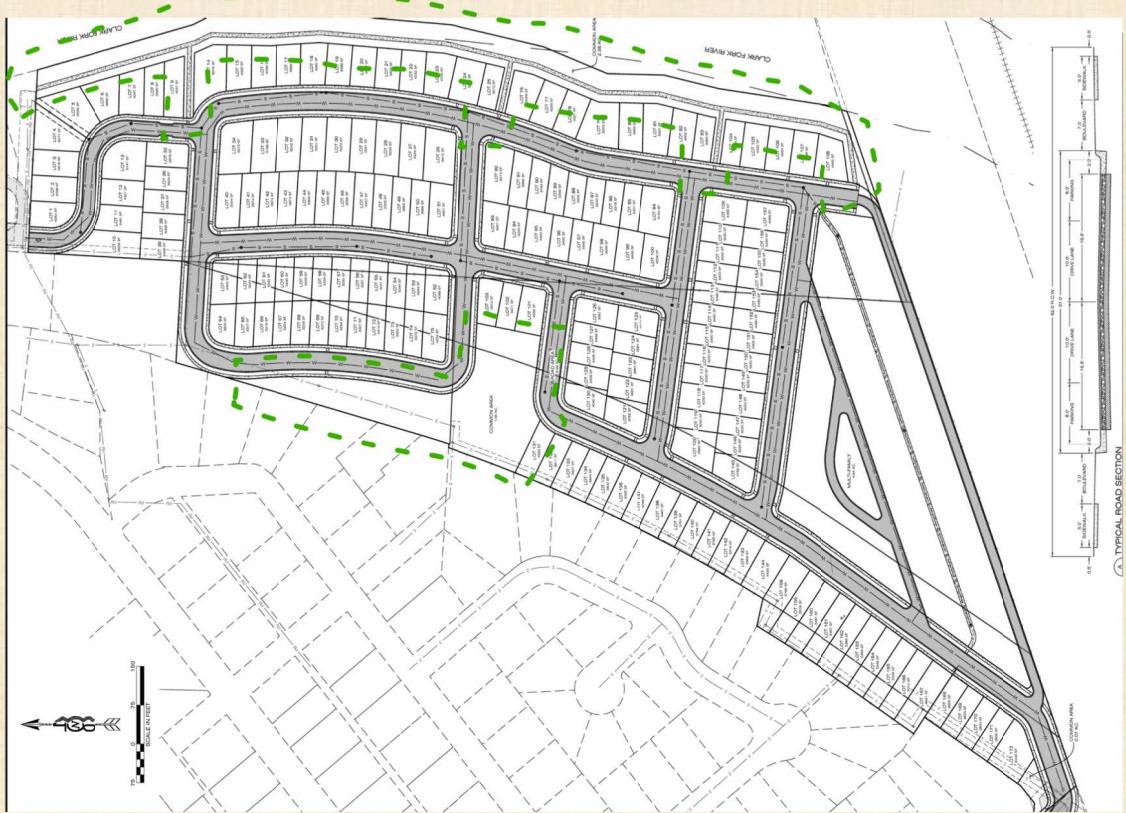
Proposed Sewer Tie-In Location
Proposed Water Tie-In Location

- ❖ Existing Sewer Main On-Site
 - ❖ Leave in Place and Tie-in
- ❖ Loop Water Main from Multiple locations
- ❖ All Stormwater to be processed on-site

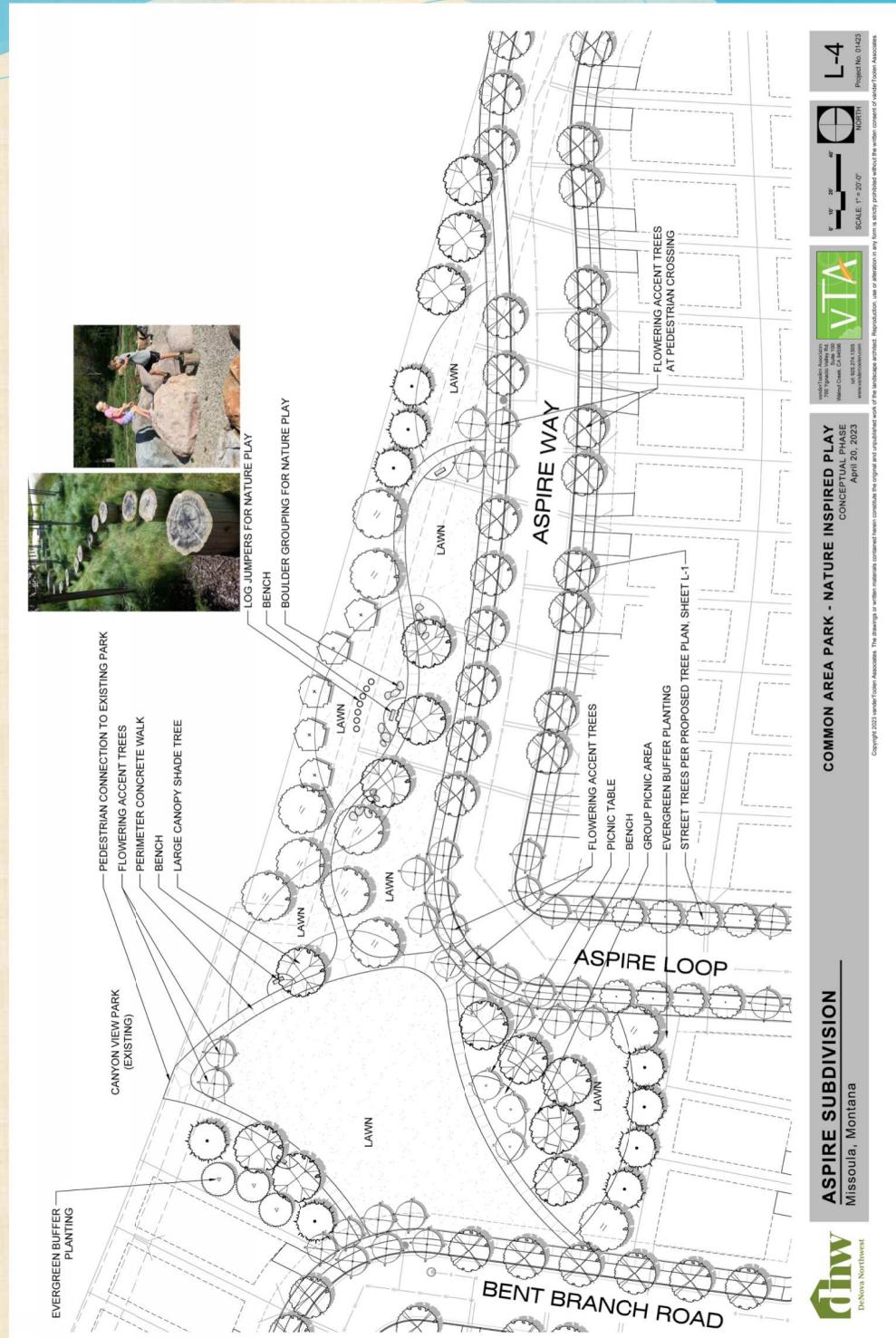


Parks

- ❖ Park Land Dedication:
 - Required Dedication 2.29Acres
 - ❖ 1.46 acres of Traditional Park Land.
 - ❖ 2.43 acres of river front paths that ties into the Riverside Trail.



Parks



Parks



Questions

Aspire Subdivision



DeNova Northwest



ASPIRE SUBDIVISION - NEIGHBORHOOD MEETING

Meeting Date:	05/5/23	Meeting Place:	Mount Jumbo School
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Name	Phone	E-Mail
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Matthew Welter	757 635 0082	
Bob & Gay Yeomans	608-289-7694	
Julie & Craig Bierenteier	406 544-2334	

Name	Phone	E-Mail
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Teri Sommers	406-214-9721	TerisSommers1
Janet Robinson	406 531-0525	Talvixengoddess@gmail.com
Jenlyn Hutchinson Johnson	406-544-6122	shortcutgoddess@msn.com
Jacqui Johnson	406 444-291	smac93@yahoo.com
Kathleen Hayes		

DeNova Neighborhood Meeting Comments 05/05/2023

1. Are you going to send in the mail a printout of this with our addresses on them?
2. That's a lot of fricking homes down there.
3. What would that be an acre?
4. In the top left corner are those single dwellings or 5 plex's? So those will be single lots?
5. Just curious as my home is right there. So, it would be yard home yard? So, 10 ft between homes, five on each?
6. Tell me recently about the new zoning requirements for setbacks from the river. The old setback was 100 ft., and currently the county has a setback of 275 ft., are you going to adhere to that?
7. The city is doing their review with their zoning?
8. What are the cities' zoning codes?
9. In other words it will be 100'
10. When you develop all of this where are all those people going to go out of East Missoula cause as of now it's a shit show? To get out, what I want to know is where is the access?
11. Its not going to flow with our community.
12. Where are all these people going to go through east Missoula?
13. We have some much other stuff going on in East Missoula, how can you propose this and add 200 and whatever houses and how can we support that?
14. Maybe you can explain why you are choosing to go the city route instead of the county route? Because by going the city route tells most of us that your main goal other than development is annex this into the city, which then is going to wholly surround East Missoula. And even though we have a 10-year extension on being annexed into the city of Missoula the wholly surrounded by city property is going to make that and we won't have a say.
15. City and County setbacks?
16. I take it from what you are saying that the developer does not feel responsible for improving access and egress. Is the developer going to put money into access?
17. Robinson access
18. Is there a possibility there could be a separate freeway entrance to this? Why is this not a possibility?
19. Do you guys have right away already to connect to Somers Street?
20. So you are going to take other peoples property to upgrade Somers Street?
21. How many poles are there?

22. As far as you going through Somers Street, what is your setbacks for the stop signs? And visibility around the corners?
23. So you don't really have 50' to work with?
24. Who's going to be maintaining that road? Who's going to pay for the maintenance?
25. Do you have a projection for the cost of this? Are you going to mill? out the asphalt and repave it? So all new curb and parking will be brand new asphalt?
26. Have you done cores or anything to see whats underneath there cause you know excavation is happening over there on parking lot and they have pulled cars, boulders and all sorts of stuff from under it. Just want to make sure you guys have a budget set aside for it. Don't want you to hit \$750 and all of a sudden you cant afford any more.
27. With this big development going on will a school be opening up again?
28. During what phase is Somers Street going to be complete?
29. What are the requirements for street lighting?
30. This property is going to be annexed into the city?
31. If you annex this Aspire Sub development, we may not have a choice, but if we are wholly surrounded by city property that's going to force East Missoula to annex into the city and the 10 year extension that we have may not be upheld.
32. How as a sub development that's annexed into the city, how does that census count towards the census that's needed to open the school?
33. What are your plans to upgrade highway 200 and Deer Creek Rd.?
34. You don't have an exit out the other way.
35. Is the Waters Edge exit that road from Deer Creek going to be widened?
36. Who's responsible for fire, ambulance, and public safety?
37. However I heard from the East Missoula fire department last night that there's been an agreement called auto aid signed with the city and the county, where East Missoula fire department they now, if they get a call for somebody out in the canyon river golf course area they will respond, same is going to apply here. Is there any compensation for them doing that?
38. What kind of strain is this going to put on our utility services?
39. How many homes are going in?
40. What is the acreage on those units?
41. Is that set in stone or is there a possibility that the single family homes will be taken out for more multiplex's?
42. Are they going to be affordable to the community standard?

43. Will the multifamily be section 8?
44. How much is a lot going to be?
45. Will the houses be bought or leased?
46. If the development includes the Somers property does it also include the Shaw property?
47. Are they going to have HOA?
48. Will East Missoula be able to access that river trail through street parking?
49. Can you send me a copy of this so that I can post to community council page so people can look at it on their own?
50. Will they build a pedestrian bridge?
51. Is this only possible because of the agreement made on the one foot no access strip with Waters Edge?
52. Can Somers Street support the traffic with the new subdivision?
53. Somers is going to end up being a man through way of East Missoula.
54. How much is required and how much will change over the course of the next 10 years? Do you have to improve Somers? Do you have to put a park in? Where is that required of your company for this subdivision or is it a carrot used as bait in front of us to make this possible?
55. How can city council have the best interest of East Missoula at heart when they know nothing about us?
56. The biggest concern that I keep hearing is that street cannot support that traffic.
57. Is this neighborhood going to have a bus service?
58. In connection with the highway 200 corridor plan, which we did not get in on that first grant, and so in working with Shane they're looking for other grant possibilities which would be another 3-5 years down the road. You're talking a year for phase 1, and with highway 200 as it is, we've been trying to get an MDT traffic study done on highway 200 just through East Missoula without any success.
59. County is better at maintaining the streets in the wintertime and getting the streets plowed. How is the new subdivision going to feel when East Missoula gets their streets plowed in a timely fashion and the subdivision doesn't?
60. If there are any questions or concerns on things, we would like to change on what you have proposed how would we go about that? Who can we go to to be like we don't like this?
61. What's the total number of units planned at this point? Are you speaking in terms of a three bedroom? What is the square footage of each?
62. Does the 7.1 units per acre include the parkland?
63. What would be considered the net units per acre?

64. You mentioned you were going to control storm water on site, do you have a pond?
65. What are sumps and stormwater pits?
66. When will be informed of the approval?
67. Are the parks going to be kid friendly, with like swings, slides and such?
68. At what point can we request to get the roads repaved?
69. Will there be any improvements to sidewalks, parks, and trails?
70. Are you going to do sidewalks on Montana or Speedway or somewhere to accommodate sidewalks to the school?
71. Question to Shane: Can we just fill some of the potholes?
72. Will there be a stoplight at Somers and Hwy 200 to help with the traffic flow?
73. The density has decreased quite a bit from the original plan, while still maintaining the same sized parks, and trail along the river, and then now with the full upgrade to Somers Street.
74. Voiced wanting more traffic split between the two access points and less so to Somers Street. Feels like you are trying to avoid the high dollar neighborhood and not wanting to impose traffic to them. Feels like you are forcing traffic down Somers.
75. Are you planning to take Robinson through the park?
76. How can the city tell the county you need to give up this park?