

From: [Nathan McLeod](#)
To: [Dave DeGrandpre](#)
Cc: [Lucy Rummier](#)
Subject: Aspire
Date: Monday, October 16, 2023 3:22:04 PM

Dave,

Please see my notes below regarding Aspire subdivision. Also some of the staff from P&R are planning on a site visit on Friday this week to walk the riverbank and ensure conditions are acceptable for dedication as city park

- The river bank park and trail appears to meet the subdivision parkland dedication requirements as it is protecting a valuable resource. Because of this, City Parks and Recreation is willing to accept this as city owned and maintained parkland.
- The Trail should be concrete or asphalt and be designed according to PROWAG and ADA standards. Minimum clear zone from the edge of trail to property line is 3'. Lot 77 should be adjusted to accommodate this clearance. Applicant needs to ensure that the waters edge trail has a public access easement in order to connect this trail to the north.
- Vehicle access at the North and South ends of the trail is needed to allow for maintenance and emergency vehicle access to the trail.
- The Common area adjacent to canyon view park should be HOA owned and maintained common area. The city is not willing to take on ownership/maintenance of this parcel at this time as it is within the service area of existing county parklands.
- A proposed grading plan is needed. It appears that not all this area will count towards parkland dedication as it is currently designed. The areas that are steeper than 25% slope cannot count towards parkland dedication. At least 50% of the perimeter must be bordered by a public street.
- We feel strongly that Lots 139, 140, 141 should be eliminated in order to create a park/common area that works well for the neighborhood. This would increase street frontage to the park, provide more usable activity space that is flat enough for active recreation, better connect the parkland to residents of the neighborhood, and increase passive surveillance of the park from the street and follow Crime Prevention Through Environmental Design (CPTED) guidelines.
- In order to mitigate the variance for block length we suggest a shared use path be created through the common area and through the north side of canyon view park to connect to Robinson Street ROW, this should include a public access easement
- Better pedestrian connections to the multi-family lots are needed

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