

Aspire

2nd sufficiency Review

Parks and Recreation

3.12.24

Landscape Plans

The conceptual boulevard landscaping plans submitted require changes to tree spacing, species selection and distribution, and must show utility offsets and intersection site triangles.

Class 1 trees are not allowed in boulevards unless there are specific overhead utility conflicts. All boulevard trees should be class 2 (or larger if boulevard space permits) selected from the approved street tree list.

Class 1 trees adjacent to pedestrian crossings in particular are not acceptable, due to their smaller size and lower branching habit they obstruct visibility between oncoming vehicles and pedestrians. Class 2 & 3 trees can be pruned in a way that the canopy is higher, keeping site lines open and creating a safer crossing.

No one species of tree can comprise more than 30% of any phase of the subdivision, the plans need to be adjusted to meet this requirement.

The landscape plan needs to be updated with the current version of the Preliminary Plat

For clarity of review the boulevard landscaping plan should be separate from the park landscape plans.

Boulevard landscaping plans need to show offsets from utilities, site triangles, light poles, driveways. It appears that there are several locations that trees could fit where none are shown, but without the offsets shown it is difficult to tell. Utility offsets can be found in the Public Works Standards and Specifications Manual, and Parks and Recreation Design Manual.

Proposed Condition of approval: The subdivider shall provide plans for and installation of boulevard landscaping along all public roadways, subject to review and approval by Parks and Recreation. Street trees shall be planted based on requirements found in the Parks and Recreation Design Manual; including species, spacing and distribution.

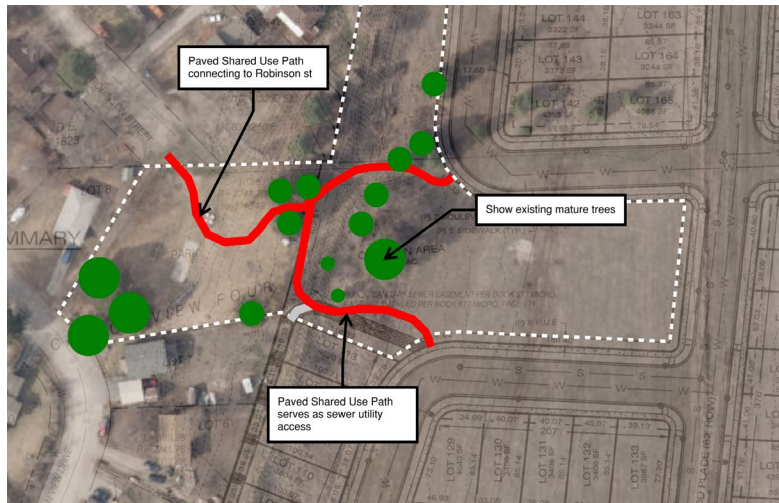
Central Park:

The park design as shown in the landscape plan does not take into account topography, existing vegetation etc. We would prefer not to include a design at this stage as it is misleading. Instead show the “potential” location of the Shared use path, and existing mature trees to be protected. The design must meet city parks standards found in the design manual. This will be a condition of approval and many of the details can be addressed in a development agreement.

The City has agreed to take ownership of the new park, and maintenance of Canyon View Park, if the new park is designed in a cohesive way that functions as one larger park. In order to allow for the city to take on maintenance of Canyon View, and ownership/maintenance of the new park parcel the existing non-compliant playground in Canyon View Park needs to be removed and replaced. The maintenance of

canyon view park by the city will need to be addressed through an interlocal agreement. Park development/improvement will need to be addressed through a development agreement.

The Sewer main service access road thought the park should be combined with an accessible shared use path (12' paved path) Parks will need to approve designs. A gravel road is not acceptable in public parkland.



Preliminary plat labels parkland as common area. Change label to “City Park” or “parkland”

Riverside Park:

The landscape sheets show the pathway through the riverside park area differently than the preliminary plat. The path in the landscape sheets is not realistic.

Plantings within the riverside park area must be native, drought tolerant trees/shrubs. Drip irrigation will be needed to ensure establishment of the vegetation. The trees shown in the landscape sheets are not acceptable. Suggested species are: Ponderosa Pine, Alder, Chokecherry, serviceberry, Box elder...

The riverside park pathway profile shows significant fill to achieve elevations shown. This fill will be difficult to revegetate, and will require significant ongoing weed management. This work will result in higher costs, a lengthy establishment period and delays in acceptance by Parks and Recreation. We suggest that the path follow more closely to existing grade where feasible, and be constructed in a way that minimizes disturbance of the existing vegetation.

Curb ramps are needed at all access points that allow for maintenance vehicles to enter the riverside park.

The swale shown within the riverside parkland is a stormwater feature. City parks cannot be responsible for stormwater features serving private lots, and these features are not allowed in areas counting towards parkland dedication per subdivision regulations. This swale should be located within the private lots to keep stormwater from draining into the parkland. Additionally it creates disturbance to a dryland area that will be difficult to revegetate, and will require significant ongoing weed management

Parks and recreation requires vehicular maintenance access through the riverside park. There is an existing 1' no access strip between the sewer maintenance easement on waters edge subdivision that

will not be lifted. The existing pedestrian access between lot 78 and 79 needs to be widened to 20' to accommodate maintenance vehicles, and there must be enough space for vehicles to turn around at the north end of the trail.

The silt fence should be placed at the property lines for construction of private lots, not in the parkland.

Fencing design protecting the riparian area within the riverside park riparian area must be approved by parks and recreation.

Designated hardened river access points may need to be constructed in order to minimize damage of riparian resources by the public. This will require 310 permits. I have a call in to FWP about this.

Proposed Condition of approval: The subdivider shall provide plans for and installation of park improvements to all parkland, including but not limited to: grading, application of topsoil, installation of commercial grade irrigation system, installation of turf grass and dryland seed or sod, installation of park trees, and design of future amenities subject to review and approval by Parks and Recreation, prior to final plat approval for each phase containing parkland. The approved design shall preserve existing mature vegetation wherever possible, connect to canyon view park and include a playground serving children ages 2-12 that replaces the existing playground in Canyon View Park. A shared use path connecting to Robinson St will be required to mitigate block length. Park improvements must meet standards found in the City of Missoula Parks and Recreation Design Manual (5-020.14.H, City Subdivision Regulations). Conditions of parkland development will be addressed with a development agreement between the developer and City of Missoula Parks and Recreation.

Phasing Plan

Parks and Recreation prefers that the trail improvements in the riverside park not be implemented until phase 2, when Waterside drive is constructed. This better aligns with Crime Prevention through Environmental Design principles, and ensure that maintenance and emergency response staff have vehicle access to the park entrances. The parkland can be dedicated in phase 1, but improvements should be deferred until phase 2. This and other park development conditions can be addressed with a development agreement.

Covenants

There should be specific reference in the covenants to fencing along the western edge of the riverside park. Any fencing installed should be transparent, wildlife friendly fencing. 6' tall privacy fencing for example should not be allowed.

Other Comments

The riparian resource report states that riparian parkland will be maintained by the HOA, this will actually be maintained by Parks and Recreation.