

HILLVIEW CROSSING ROAD WIDTH & ACCESS TO SCHOOLS SUMMARY

for

Missoula City Council Review

October 2019

Prepared For:

Hillview Crossing Missoula, LLC (Applicant)

Prepared By:

Territorial-Landworks, Inc.

P.O. Box 3851

Missoula, MT 59806

INTENT SUMMARY

This report has been prepared as a recap of the items noted at the end of the August 14th, 2019 Land Use and Planning (LUP) Committee meeting regarding Hillview Crossing. It is our understanding that there are two remaining items to be discussed and we have provided this report to reiterate facts regarding these items and to aid in efficient conversation at the next hearing.

28' WIDE ROAD WIDTHS

1. As shown in the Typical Cross Section exhibit attached, adding 7' to the width of the road would require larger cut and fill slopes. This would push the homes further out onto non-native soils and would also push out grading.
2. Adding 7' to the width of the road would also increase stormwater generation. The impervious area would be increased by approximately 16,163 square feet and would therefore increase runoff more than previously planned.
3. The attached Comparable Hillside and Cul-de-sac Configurations Report that was previously provided depicts several streets around Missoula that the city maintains, and which have similar or narrower driving lanes than the 28' wide roads proposed. Note that the Hillview roadways will have No Parking signage and yellow curb painting, which is above and beyond what the other similar roadways have.
4. The Road Width Summary previously provided has also been included for reference.
5. Attached is an email from the Fire Marshal and the Assistant Fire Chief noting that the development meets the minimum requirements of the Fire Code.
6. Further, we are not opposed to a condition of approval requiring an emergency evacuation plan approved by the fire department, as well as notification placed in the covenants to disclose the emergency evacuation procedure.

ACCESS TO SCHOOLS

1. Hillview Crossing is located within the walking boundary of Russell Elementary School, Meadow Hill Middle School and Sentinel High School. Slides that include screen shots from the Missoula County Public Schools webpage have been included, showing that this property is within the walking boundary for each of these schools.
2. The recently approved Proposed Trail Exhibit that is attached shows that there are multiple opportunities for school-aged children to safely walk to school throughout much of the year

from Hillview Crossing. There are trail and sidewalk routes that lead to the north, south, as well as through the middle of the property.

3. A pedestrian activated crossing has been provided on Hillview Way that will bring children to the side of the road with a sidewalk, for them to safely cross the road.
4. We anticipate that the future residents within this development will be largely empty-nesters without school-aged children. Therefore, we do not expect that very many children will be walking to school from Hillview Crossing.
5. According to the United States Census Bureau, there are approximately 2.31 persons per household in Missoula County and approximately 13.7% of all persons are school aged children (K-12) between the ages of 5-18.
6. Using this ratio, Hillview Crossing could include households with a total of potentially 22 school aged children between the ages of 5-18.
7. If the population was evenly distributed between these ages, there could potentially be only:
 - Approximately 10 children in Elementary School (Grades K-5)
 - Approximately 5 children in Middle School (Grades 6-8)
 - Approximately 7 children in High School (Grades 9-12)
8. A possible condition of approval may be to require language in the covenants to notify future property owners that their property is located within the walking boundary for Russell Elementary School, Meadow Hill Middle School, and Sentinel High School.

ATTACHMENTS

- Typical Cross Section Exhibit
- Comparable Hillside and Cul-de-sac Configurations Report
- Road Width Summary
- Email from the Fire Marshal and Assistant Fire Chief
- School Walking Boundary Slides
- Proposed Trail Exhibit

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