

- d. At a minimum, the Developer shall provide the following amenities on the Subject Property, which Developer has proposed as part of Developer's plans for full buildout, subject to the Timing provisions set forth herein:
1. a pool which is constructed and maintained in compliance with DPHHS standards,
  2. central playground which meets CSPC safety guidelines and ASTM standards
  3. a fenced dog park that meets the minimum guidelines for a dog park provided by the American Kennel Club including appropriate size based on anticipated use. Additional dog waste stations, maintained by the developer, are to be spaced throughout the development, for use by the residents of the development.
  4. a minimum of 3,500 lineal feet of hiking trails, meeting City of Missoula Open Space Management Plan adopted standards and guidelines for hiking trails, on the hillside within the Subject Property along with granting the public a license to use such trails, revocable only in the event that such public use causes damage to the Subject Property and/or trails or creates a nuisance due to unreasonable noise, erosion, trespass, dog waste, or similar concerns. The City Parks and Recreation Department Director, or their designee, shall be consulted for potential solutions in the event that damage or nuisances are ongoing, and the parties agree to work in good faith to find a mutually agreeable solution before any partial or total revocation of the public's license occurs.
  5. a 10' wide public access easement will be granted along the eastern property line to allow for a multi-use trail to be constructed within this easement. The trail will be constructed by the developer pending securing additional easements from adjacent property owners. In the event such public use causes damage to the Subject Property and/or trails or creates a nuisance due to unreasonable noise, erosion, trespass, dog waste, or similar concerns. The City Parks and Recreation Department Director, or their designee, shall be consulted for potential solutions in the event that damage or nuisances are ongoing, and will work parties agree to work together to mitigate the damage or nuisance.
  6. a covered shelter for transit/school bus use along Expo Parkway, with design and installation at the direction of and subject to the approval of the City Engineer in consultation with Mountain Line.
  7. installation of crosswalk signs on each side of the roads where the Grant Creek Trail intersects Stonebridge and Expo Parkway to alert drivers to the

presence of crosswalks.

8. development will meet multi-family activity area requirements as defined in Missoula MT Municipal Code Chapter 20.65.020

9. all streets, parking lots, and common areas will include trees per the City of Missoula Public Works Standards, zoning codes, and the Parks and Recreation Design Manual.

**3. Obligations of the City to Seek Trail Connections.** Once the first new multi-family building (i.e. one not permitted as of the date this Agreement is executed) shown on the Master Site Plan receives building permits, the City agrees to commit staff time to attempt to secure public trail connections between the Subject Property and nearby existing or planned public trails. These potential trail connections include connecting the Subject Property to: the Blue Bird open space property across Grant Creek Road; the Grant Creek Trail paralleling Grant Creek Road; ~~the Prospect open space;~~ and the existing tunnel under I-90 and west of Expo Parkway to connect to potential new developments and public trails south of the interstate. In the event City staff identify property owners willing to grant public access easements in these areas, the City agrees to commit staff time and resources in order to attempt to seek funding for these potential trail connections through the City's Open Space Bond process, or through seeking federal, state, and local government and non-profit funding commitments. If funding is received, the City further agrees to commit staff time and resources to completing such acquisitions in order to allow connection(s) between the Subject Property and the identified nearby public trail(s), which should provide a valuable amenity to the Owner's project and the residents thereof.