

## Cassie Tripard

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**From:** Cassie Tripard  
**Sent:** Tuesday, December 20, 2022 2:41 PM  
**To:** Justin Metcalf  
**Cc:** Joe M. Dehnert; Danny G. Oberweiser; Matt Brandt  
**Subject:** RE: Can You Forward to Mayor & City Council Please? If you received earlier email please ignore.

Thank you, Justin! I will have this added to the public record shortly.

Best,  
**Cassie Tripard, CFM** | She/Her/Hers | Land Use Supervisor  
Community Planning, Development & Innovation  
Development Services Division  
(406) 552-6673 | [TripardC@ci.missoula.mt.us](mailto:TripardC@ci.missoula.mt.us)



*Promoting equitable growth and a resilient, sustainable community.*

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**From:** Justin Metcalf <jmetcalf@wishcamperpartners.com>  
**Sent:** Tuesday, December 20, 2022 1:35 PM  
**To:** Cassie Tripard <TripardC@ci.missoula.mt.us>  
**Cc:** Joe M. Dehnert <Joseph.M.Dehnert@imegcorp.com>; Danny G. Oberweiser <Daniel.G.Oberweiser@imegcorp.com>; Matt Brandt <mbrandt@wishcamperpartners.com>  
**Subject:** Can You Forward to Mayor & City Council Please? If you received earlier email please ignore.

Hi Cassie, great job last night 😊. Could you please forward this so that it reaches the Mayor and members of City Council? Thanks!

Dear Mayor Hess and Members of City Council,

We very much welcome your interest in our project in advance of, and beyond, the entitlement process. We have high hopes for West End Farms and are actively seeking feedback and ideas. I can be reached anytime at this email or my cell phone below.

While it's not a part of our subdivision application, please note that roughly three-quarters of the open space needed for the community park is being gifted by our group to the city (appraised value of just under \$6M). This is the "public portion" of our project's Profit Share Program, and it will be finalized in the coming months (we're working with Parks). The "private portion" of our project's Profit Share Program is the secondary home mortgages and we are working hard to be successful in our endeavors there as well. I just wanted you to be aware of the entire vision, which would provide both public and private benefits. I am happy to explain how we make the math work on the land donation, but at a high-level it's facilitated by not harvesting all the value created in the entitlement process (which is significant) and giving some of it back to create a public benefit.

In response to, “what will the mansion apartments look like” please see attachments 1-3, which illustrates the process from original conception through Paradigm Architectures vision last fall. Please note that this process was used to inform pricing and is not meant to be fully representative of the final design and/or floorplan.

The mansion apartments leverage the same exterior benefits as the side-yard home, which are fully explained and illustrated starting on page 12 of the attached, “West End Farms Summary, Version to City, 12-20-22”. The summary includes information on the profit share concept, as well as other general information (design, open space, development team, etc.). Last, here is a link to the [West End Farms Community Park](#), which provides very cool renderings of all the open spaces.

Thanks!

**Justin Metcalf**

Wishcamper Development Partners

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