



June 19, 2020

Jen Gress

Planner

Development Services

Missoula, MT 59802

Re: Title 20 Comments

Dear Mrs. Gress:

I have included my comments in **Bold** on the Proposed Title 20 Amendments.

**Define "AMI"**

20.60.060 - Parking Area Design

**Keep the following language in Title 20. This is helpful to Designers and the general public.**

3. Driveways may not exceed a grade of eight percent, provided that a maximum grade of up to ten percent may be allowed for short distances, not exceeding 50 feet, if approved by the Fire Department and City Engineering Division.

20.60 – Parking and Access

20.60.060 - Parking Area Design

C. Pedestrian Walkways

Multi-dwelling residential, commercial, industrial and mixed use development shall provide pedestrian walkways. A system of pedestrian walkways is required to connect each primary use structure on a site to the following: adjacent public sidewalks, on-site parking lots or parking structures, other on-site primary use structures, **bicycle storage areas**, and common outdoor use areas. The pedestrian walkway system must comply with Municipal Code requirements and City Engineering Division standards and specifications.

Section 20.60.070; **Delete all changes and leave as is. Engineering has Accessible Details that are ANSI 117.1 and ADA compliant. The building division only is required to follow ANSI 117.1 and not the ADA. It is important that the City maintain ADA inspections for public safety.**

**Maintain “ADA Compliance” language throughout and add “Accessible Code”**

20.65.020 - General Site Landscaping

C. Activity Area Requirements for Multi-dwelling Houses and Multi-dwelling Buildings

In addition to the general site landscaping requirements of 20.65.020, the following provisions apply to multi-dwelling houses and multi-dwelling building developments that include ~~ten~~ **40** or more dwelling units: **(Ten units make smaller Multifamily development unaffordable as the minimum activity area is too expensive.)**

1. Provide at least ~~20%~~ **10%** of the parcel as activity area. This activity area requirement may be satisfied by the following: **(The idea is to make room for outdoor activity space in an urban environment for tenants, not a public park size section of land making multifamily development unaffordable to rent. That is what is currently happening.)**

d. Garden areas may be counted toward satisfying the activity area requirements of this section if:

(1) Tool storage areas are provided for common use by residents;

~~(2) Appropriate fencing is provided to exclude deer and pets;~~

~~(3) Access to water is provided (hose bib) is centrally located to all garden beds; and~~

~~(3) Topsoil of adequate quality and depth is provided (contact Missoula Parks and Recreation Department); and~~

~~(5) The garden area is located in an area to receive adequate sunlight throughout the growing season (contact Missoula Parks and Recreation Department); (Delete in its entirety)~~

**ADD:**

**2. Activity area requirements may be the sum of two or more areas provided on the parcel with a depth to width ratio of 1:2 and not less than 4080 square feet for one.**

**3. A trail system within the site may be counted towards 35% of the required Activity Area. The trail shall be a minimum 5'-0" wide durable walking surface and shall connect to other pedestrian sidewalks or R.O.W. The area width used for calculating the trail area shall not exceed 10 feet. (Having a route to walk, run or for kids to bike is as valuable as a place to throw a frisbee, sunbath or have a picnic.)**

Section 20.65.100B.2;

B. Submit a landscape plan, covering the limits of the project, prepared and stamped by a landscape architect licensed in the State of Montana.

1. This exemption does not apply to section 20.65.070 screening or section 20.65.020.C, activity areas for multi-dwelling developments.

~~2. When a landscape architect is used to deviate from the landscaping chapter a list detailing the sections being deviated from, and an explanation of how the proposed deviation meets the intent of this chapter, must be provided to Development Services at the time of permit application. (Delete in its entirety as it is ineffective and add unnecessary cost burden for the owner.)~~

**Concerning the Design Review Board Membership. The Resident Must live in the city limits with their Primary Residence. Citizens in the County do not have the same concept of Urban living as residents of the city do.**

Sincerely,

*David V. Gray*

David V. Gray LEED Green Associate

Principal Architect / Owner

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CC: