

**From:** [Paul Forsting](#)  
**To:** [Anita McNamara](#)  
**Cc:** [Mary McCrear](#); [Daniel L. Ermatinger](#); [John Giuliani](#); [Jason Rice](#)  
**Subject:** RE: Hillview Crossing LUP Meeting Exhibits  
**Date:** Friday, December 14, 2018 4:21:24 PM  
**Attachments:** [Hillview Crossing East Trail Exhibit 2018-12-14.pdf](#)

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Hi Anita,

The costs of the houses has yet to be determined. It will be dependent on numerous factors including the conditions of approval that end up being required, the building material costs at the time of construction, and the land/carrying costs.

Regarding the paved trail/stairs that are required per Condition #9. The applicant does not support this condition and would like it removed. The project includes the mid-block crossings that were agreed upon as appropriate measures to address the 480' block length requirement. The mid-block crossings were added specifically for that purpose based on conversations with your office. This matches what was approved on the Kolendich's Grove St/Koly Court Townhomes.

Requiring a paved trail/stairs will significantly increase the project cost and it will create maintenance and liability issues for the Hillview Crossing homeowners. Further, the trail will detract from the value and privacy of the homes that would be adjacent to it. The applicant is opposed to the condition.

In lieu of agreeing to Condition #9, the applicant proposes to construct a trail along the eastern portion of the property as shown on the attached exhibit. The trail will connect the hammerheads from Road A and Road B up into the southern segment Road A. This trail will be constructed in a similar fashion and with similar materials as the trail on the western portion of the property will be. The trail will be located within an easement which is also shown on the attached exhibit. The easement will extend north until it ties into the east-west trail easement. This will provide the residents of the project an alternative route to access Hillview Way. Having this newly proposed trail combined with the western trail and the sidewalks will permit the Hillview Crossing residents many options for pedestrian mobility.

**Paul Forsting**, AICP, Land Use & Environmental Planner



1817 South Ave West Suite A | Missoula, MT 59801  
406/721-0142 phone | 406/721-5224 fax  
[PaulF@TerritorialLandworks.com](mailto:PaulF@TerritorialLandworks.com)



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**From:** Anita McNamara <McNamaraA@ci.missoula.mt.us>

**Sent:** Wednesday, December 12, 2018 4:09 PM

**To:** Paul Forsting <paulf@territoriallandworks.com>

**Cc:** Mary McCrea <McCreaM@ci.missoula.mt.us>

**Subject:** RE: Hillview Crossing LUP Meeting Exhibits

Hi Paul.

As requested by the LUP committee today, we are working on a memo to address their questions.

Do you have a ballpark figure on the anticipated selling prices for the homes to address Mirtha Becerra's question?

I appreciate it.

Thanks,  
Anita

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**From:** Paul Forsting <paulf@territoriallandworks.com>

**Sent:** Tuesday, December 11, 2018 1:32 PM

**To:** Anita McNamara <McNamaraA@ci.missoula.mt.us>; Mary McCrea <McCreaM@ci.missoula.mt.us>

**Cc:** Jason Rice <jasonr@territoriallandworks.com>; Vince Gavin <vince@gavin-hanks.com>; Christina Loucks <christinal@territoriallandworks.com>; Danny Oberweiser <dannyo@territoriallandworks.com>; Daniel L. Ermatinger <dan.ermatinger@bhhsmt.com>; John Giuliani <jgiuliani@montanatimberproducts.com>; Tim Lee <tim@gavin-hanks.com>; Denise Alexander <alexanderd@ci.missoula.mt.us>; Mike Haynes <HaynesM@ci.missoula.mt.us>

**Subject:** RE: Hillview Crossing LUP Meeting Exhibits

Hi Anita,

Thanks for the information. The exhibits are the same expect they are higher quality and have slight color changes. I look forward to presenting them tomorrow.

**Paul Forsting**, AICP, Land Use & Environmental Planner



1817 South Ave West Suite A | Missoula, MT 59801

406/721-0142 phone | 406/721-5224 fax

[PaulF@TerritorialLandworks.com](mailto:PaulF@TerritorialLandworks.com)



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**From:** Anita McNamara <[McNamaraA@ci.missoula.mt.us](mailto:McNamaraA@ci.missoula.mt.us)>

**Sent:** Tuesday, December 11, 2018 12:29 PM

**To:** Paul Forsting <[paulf@territoriallandworks.com](mailto:paulf@territoriallandworks.com)>; Mary McCrea <[McCreaM@ci.missoula.mt.us](mailto:McCreaM@ci.missoula.mt.us)>

**Cc:** Jason Rice <[jasonr@territoriallandworks.com](mailto:jasonr@territoriallandworks.com)>; Vince Gavin <[vince@gavin-hanks.com](mailto:vince@gavin-hanks.com)>; Christina Loucks <[christinal@territoriallandworks.com](mailto:christinal@territoriallandworks.com)>; Danny Oberweiser

<[dannyo@territoriallandworks.com](mailto:dannyo@territoriallandworks.com)>; Daniel L. Ermatinger <[dan.ermatinger@bhhsmt.com](mailto:dan.ermatinger@bhhsmt.com)>; John

Giuliani <[jgiuliani@montanatimberproducts.com](mailto:jgiuliani@montanatimberproducts.com)>; Tim Lee <[tim@gavin-hanks.com](mailto:tim@gavin-hanks.com)>; Denise

Alexander <[alexanderd@ci.missoula.mt.us](mailto:alexanderd@ci.missoula.mt.us)>; Mike Haynes <[HaynesM@ci.missoula.mt.us](mailto:HaynesM@ci.missoula.mt.us)>

**Subject:** RE: Hillview Crossing LUP Meeting Exhibits

Hi Paul.

The exhibits provided in the packets to staff is what was posted on the web site and available to the public for review. Comments received have all been based on the existing exhibits. At this point, it is too late to change the exhibits for the packets posted online and in SIRE.

Please feel free to bring them to LUP tomorrow. In the future, please remember that what is originally provided in the submittal packet is what any approval will be conditioned upon. Otherwise, it would conflict with public comment requirements in state law.

Let me know if you have any questions.

Thanks,  
Anita

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**From:** Paul Forsting <[paulf@territoriallandworks.com](mailto:paulf@territoriallandworks.com)>

**Sent:** Tuesday, December 11, 2018 11:47 AM

**To:** Anita McNamara <[McNamaraA@ci.missoula.mt.us](mailto:McNamaraA@ci.missoula.mt.us)>; Mary McCrea <[McCreaM@ci.missoula.mt.us](mailto:McCreaM@ci.missoula.mt.us)>

**Cc:** Jason Rice <[jasonr@territoriallandworks.com](mailto:jasonr@territoriallandworks.com)>; Vince Gavin <[vince@gavin-hanks.com](mailto:vince@gavin-hanks.com)>; Christina Loucks <[christinal@territoriallandworks.com](mailto:christinal@territoriallandworks.com)>; Danny Oberweiser

<[dannyo@territoriallandworks.com](mailto:dannyo@territoriallandworks.com)>; Daniel L. Ermatinger <[dan.ermatinger@bhhsmt.com](mailto:dan.ermatinger@bhhsmt.com)>; John

Giuliani <[jgiuliani@montanatimberproducts.com](mailto:jgiuliani@montanatimberproducts.com)>; Tim Lee <[tim@gavin-hanks.com](mailto:tim@gavin-hanks.com)>

**Subject:** Hillview Crossing LUP Meeting Exhibits

Hi Anita,

Vince updated some of his exhibits (see attached). We wanted to get these to you as soon as we could so you can swap out the outdated elevation exhibits with these ones. They look really nice.

I'll plan on bringing them with me on a thumb drive so I can present some of them if you weren't planning on doing so. See you tomorrow morning at 10:20 am.

**Paul Forsting**, AICP, Land Use & Environmental Planner



1817 South Ave West Suite A | Missoula, MT 59801

406/721-0142 phone | 406/721-5224 fax

[PaulF@TerritorialLandworks.com](mailto:PaulF@TerritorialLandworks.com)



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**From:** Anita McNamara <[McNamaraA@ci.missoula.mt.us](mailto:McNamaraA@ci.missoula.mt.us)>

**Sent:** Friday, December 7, 2018 4:51 PM

**To:** Jason Rice <[jasonr@territoriallandworks.com](mailto:jasonr@territoriallandworks.com)>; Paul Forsting <[paulf@territoriallandworks.com](mailto:paulf@territoriallandworks.com)>

**Cc:** Mary McCrea <[McCreaM@ci.missoula.mt.us](mailto:McCreaM@ci.missoula.mt.us)>; Christina Loucks  
<[christinal@territoriallandworks.com](mailto:christinal@territoriallandworks.com)>

**Subject:** RE: City Engineering comments on Hillside Crossing sufficiency

Hello all.

Please find the attached staff report for Hillview Crossing TED, along with public comments received thus far.

The Land Use and Planning Committee is scheduled for 10:20am on Wednesday, December 12.

Please let us know if you have any trouble with any of the attachments or have any questions.

Thanks,  
Anita

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**From:** Christina Loucks <[christinal@territoriallandworks.com](mailto:christinal@territoriallandworks.com)>  
**Sent:** Thursday, December 6, 2018 5:11 PM  
**To:** Anita McNamara <[McNamaraA@ci.missoula.mt.us](mailto:McNamaraA@ci.missoula.mt.us)>  
**Cc:** Mary McCrea <[McCreaM@ci.missoula.mt.us](mailto:McCreaM@ci.missoula.mt.us)>  
**Subject:** RE: City Engineering comments on Hillside Crossing sufficiency

Hi Anita,

Thank you for the easement information.

Can you also copy Jason and Paul when you send out the staff report tomorrow? I will be out of the office but want to make sure they receive it.

Thanks!  
Christina

**Christina Loucks**, *Project Assistant*



1817 South Ave West Suite A | Missoula, MT 59801  
406/721-0142 phone | 406/721-5224 fax



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**From:** Anita McNamara <[McNamaraA@ci.missoula.mt.us](mailto:McNamaraA@ci.missoula.mt.us)>  
**Sent:** Thursday, December 6, 2018 8:22 AM  
**To:** Christina Loucks <[christinal@territoriallandworks.com](mailto:christinal@territoriallandworks.com)>  
**Cc:** Mary McCrea <[McCreaM@ci.missoula.mt.us](mailto:McCreaM@ci.missoula.mt.us)>  
**Subject:** RE: City Engineering comments on Hillside Crossing sufficiency

Hi Christina.

Thanks for the update.

In order to provide room for boulevard trees behind the sidewalk on the southern segment of Road "A," a minimum 40 feet easement is necessary. This allows for the 21 foot back-of-curb to back-of-curb width, a 5-foot curbside sidewalk on one side, plus a 7-foot "boulevard" area on each side for

trees (with the trees being installed behind the curbside sidewalk on the one side) and adjacent to the road on the other side.

For the northern segment of Road "A" and Road "B", a minimum 52-foot easement is necessary. This allows for the 28-foot back-of-curb to back-of-curb width, 5-foot curbside sidewalk on both sides and 7-foot boulevard areas behind the sidewalk for trees.

The easement widths will not affect building setbacks, but will allow for the planting of trees, meeting the intent of the municipal codes and creating a better quality of life for residents of the development.

The staff report will be complete on Friday and I will be sure to email it to you as soon as it is ready.

Please let me know if you have any questions.

Thanks,  
Anita

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**From:** Christina Loucks <[christinal@territoriallandworks.com](mailto:christinal@territoriallandworks.com)>  
**Sent:** Wednesday, December 5, 2018 11:15 AM  
**To:** Anita McNamara <[McNamaraA@ci.missoula.mt.us](mailto:McNamaraA@ci.missoula.mt.us)>  
**Subject:** RE: City Engineering comments on Hillside Crossing sufficiency

Hi Anita,

We will be working with the utility companies to ensure that the easements are wide enough for providing their services. As such, the proposed easements may be revised in the future to reflect their needs. However we would propose a minimum width of 28' for the public access easement for the southern segment of Road "A", and a minimum width of 40' for the public access easement for the northern segment of Road "A" and for Road "B".

Thanks!  
Christina

**Christina Loucks**, *Project Assistant*



1817 South Ave West Suite A | Missoula, MT 59801  
406/721-0142 phone | 406/721-5224 fax



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**From:** Christina Loucks

**Sent:** Wednesday, December 5, 2018 9:25 AM

**To:** 'Anita McNamara' <[McNamaraA@ci.missoula.mt.us](mailto:McNamaraA@ci.missoula.mt.us)>

**Subject:** RE: City Engineering comments on Hillside Crossing sufficiency

Hi Anita,

I am working on finding out the public access easement widths and will follow up with you shortly when I have that. I also wanted to send you a copy of the attached letter we received from a neighboring property. You may have also received a copy of the letter in the mail.

Also, would it be possible for you to send us a draft copy of the staff report to take a look at?

Thanks!

Christina

**Christina Loucks**, *Project Assistant*



1817 South Ave West Suite A | Missoula, MT 59801  
406/721-0142 phone | 406/721-5224 fax



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**From:** Anita McNamara <[McNamaraA@ci.missoula.mt.us](mailto:McNamaraA@ci.missoula.mt.us)>

**Sent:** Tuesday, December 4, 2018 3:22 PM

**To:** Christina Loucks <[christinal@territoriallandworks.com](mailto:christinal@territoriallandworks.com)>

**Subject:** RE: City Engineering comments on Hillside Crossing sufficiency

Hi Christina.

We are getting close to having the staff report complete. I have just a couple questions related to the width of the public access easements (not just the back-of-curb to back-of-curb distance) for

both Road "A" and Road "B."

1. What is the width of the public access easement for the northern segment of Road "A" and for Road "B"?
2. What is the width of the public access easement for the southern segment of Road "A"?

We will have the final report before the end of the week and will forward it you when ready.

Thanks!

Anita

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**From:** Anita McNamara

**Sent:** Thursday, October 18, 2018 9:05 AM

**To:** 'Jason Rice' <[jasonr@territoriallandworks.com](mailto:jasonr@territoriallandworks.com)>; Christina Loucks <[christinal@territoriallandworks.com](mailto:christinal@territoriallandworks.com)>

**Cc:** Mary McCrea <[McCreaM@ci.missoula.mt.us](mailto:McCreaM@ci.missoula.mt.us)>; Denise Alexander <[alexanderd@ci.missoula.mt.us](mailto:alexanderd@ci.missoula.mt.us)>; Neil Miner <[MinerN@ci.missoula.mt.us](mailto:MinerN@ci.missoula.mt.us)>; Mike Haynes <[HaynesM@ci.missoula.mt.us](mailto:HaynesM@ci.missoula.mt.us)>; Paul Forsting <[paulf@territoriallandworks.com](mailto:paulf@territoriallandworks.com)>; 'John Giuliani' <[jgiuliani@montanatimberproducts.com](mailto:jgiuliani@montanatimberproducts.com)>

**Subject:** RE: City Engineering comments on Hillside Crossing sufficiency

Hi Jason.

We have a tentative schedule with LUP on December 12 and City Council on December 17. I have emailed these dates to the city clerk and LUP chair for approval to ensure that there no conflicts with these dates. There are several large projects that are hitting the city council schedules in December, so I will let you right away if there any scheduling conflicts that might push the dates out.

Anita

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**From:** Jason Rice <[jasonr@territoriallandworks.com](mailto:jasonr@territoriallandworks.com)>

**Sent:** Thursday, October 18, 2018 7:54 AM

**To:** Anita McNamara <[McNamaraA@ci.missoula.mt.us](mailto:McNamaraA@ci.missoula.mt.us)>; Christina Loucks <[christinal@territoriallandworks.com](mailto:christinal@territoriallandworks.com)>

**Cc:** Mary McCrea <[McCreaM@ci.missoula.mt.us](mailto:McCreaM@ci.missoula.mt.us)>; Denise Alexander <[alexanderd@ci.missoula.mt.us](mailto:alexanderd@ci.missoula.mt.us)>; Neil Miner <[MinerN@ci.missoula.mt.us](mailto:MinerN@ci.missoula.mt.us)>; Mike Haynes <[HaynesM@ci.missoula.mt.us](mailto:HaynesM@ci.missoula.mt.us)>; Paul Forsting <[paulf@territoriallandworks.com](mailto:paulf@territoriallandworks.com)>; 'John Giuliani' <[jgiuliani@montanatimberproducts.com](mailto:jgiuliani@montanatimberproducts.com)>

**Subject:** RE: City Engineering comments on Hillside Crossing sufficiency

Anita – I note from below that we were hoping to hear from you by last Friday. As you know this process has stretched out. The reason it is important is that pricing of infrastructure is very volatile and we are best to be bidding in January and February. Any later has a ripple effect on all housing cost of Missoula for projects. We are simply trying to adjust our plan of attack in trying to get this project going and would appreciate knowing when the hearings can be expected.



Thanks

**Jason Rice, P.E., CEO**



1817 South Ave West Suite A | Missoula, MT 59801  
406/721-0142 phone | 406/215-1016 direct | 406/240-4265 cell | 406/721-5224 fax  
[JasonR@Territoriallandworks.com](mailto:JasonR@Territoriallandworks.com)



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**From:** Anita McNamara <[McNamaraA@ci.missoula.mt.us](mailto:McNamaraA@ci.missoula.mt.us)>  
**Sent:** Thursday, October 11, 2018 9:35 AM  
**To:** Christina Loucks <[christinal@territoriallandworks.com](mailto:christinal@territoriallandworks.com)>  
**Cc:** Mary McCrea <[McCreaM@ci.missoula.mt.us](mailto:McCreaM@ci.missoula.mt.us)>; Denise Alexander <[alexanderd@ci.missoula.mt.us](mailto:alexanderd@ci.missoula.mt.us)>; Neil Miner <[MinerN@ci.missoula.mt.us](mailto:MinerN@ci.missoula.mt.us)>; Mike Haynes <[HaynesM@ci.missoula.mt.us](mailto:HaynesM@ci.missoula.mt.us)>; Jason Rice <[jasonr@territoriallandworks.com](mailto:jasonr@territoriallandworks.com)>; Paul Forsting <[paulf@territoriallandworks.com](mailto:paulf@territoriallandworks.com)>  
**Subject:** RE: City Engineering comments on Hillside Crossing sufficiency

Hi Christina.

With the stormwater plan now deemed sufficient, we will take a look at the calendar to determine a potential schedule for the project. We hope to have some dates for you before the end of this week.

Thanks,  
Anita

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**From:** Christina Loucks <[christinal@territoriallandworks.com](mailto:christinal@territoriallandworks.com)>  
**Sent:** Wednesday, October 10, 2018 2:22 PM  
**To:** Anita McNamara <[McNamaraA@ci.missoula.mt.us](mailto:McNamaraA@ci.missoula.mt.us)>  
**Cc:** Mary McCrea <[McCreaM@ci.missoula.mt.us](mailto:McCreaM@ci.missoula.mt.us)>; Denise Alexander <[alexanderd@ci.missoula.mt.us](mailto:alexanderd@ci.missoula.mt.us)>; Neil Miner <[MinerN@ci.missoula.mt.us](mailto:MinerN@ci.missoula.mt.us)>; Mike Haynes <[HaynesM@ci.missoula.mt.us](mailto:HaynesM@ci.missoula.mt.us)>; Jason Rice <[jasonr@territoriallandworks.com](mailto:jasonr@territoriallandworks.com)>; Paul Forsting <[paulf@territoriallandworks.com](mailto:paulf@territoriallandworks.com)>  
**Subject:** RE: City Engineering comments on Hillside Crossing sufficiency

Hello Anita,

As the city has reviewed the storm water report for Hillview Crossing and found it sufficient yesterday, we would like to request the status of the Hillview Crossing Townhomes application?

Thanks!  
Christina

**Christina Loucks**, *Project Assistant*



1817 South Ave West Suite A | Missoula, MT 59801  
406/721-0142 phone | 406/721-5224 fax



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**From:** Anita McNamara <[McNamaraA@ci.missoula.mt.us](mailto:McNamaraA@ci.missoula.mt.us)>  
**Sent:** Thursday, September 27, 2018 9:33 AM  
**To:** Christina Loucks <[christinal@territoriallandworks.com](mailto:christinal@territoriallandworks.com)>  
**Cc:** Mary McCrea <[McCreaM@ci.missoula.mt.us](mailto:McCreaM@ci.missoula.mt.us)>; Denise Alexander <[alexanderd@ci.missoula.mt.us](mailto:alexanderd@ci.missoula.mt.us)>; Neil Miner <[MinerN@ci.missoula.mt.us](mailto:MinerN@ci.missoula.mt.us)>; Mike Haynes <[HaynesM@ci.missoula.mt.us](mailto:HaynesM@ci.missoula.mt.us)>; Jason Rice <[jasonr@territoriallandworks.com](mailto:jasonr@territoriallandworks.com)>; Paul Forsting <[paulf@territoriallandworks.com](mailto:paulf@territoriallandworks.com)>  
**Subject:** RE: City Engineering comments on Hillside Crossing sufficiency

Hi Christina.

Yes, at this time, the City Engineering comments are the only ones that still need to be addressed.

Thanks,  
Anita

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**From:** Christina Loucks <[christinal@territoriallandworks.com](mailto:christinal@territoriallandworks.com)>  
**Sent:** Wednesday, September 26, 2018 3:08 PM  
**To:** Anita McNamara <[McNamaraA@ci.missoula.mt.us](mailto:McNamaraA@ci.missoula.mt.us)>  
**Cc:** Mary McCrea <[McCreaM@ci.missoula.mt.us](mailto:McCreaM@ci.missoula.mt.us)>; Denise Alexander

<[alexanderd@ci.missoula.mt.us](mailto:alexanderd@ci.missoula.mt.us)>; Neil Miner <[MinerN@ci.missoula.mt.us](mailto:MinerN@ci.missoula.mt.us)>; Mike Haynes  
<[HaynesM@ci.missoula.mt.us](mailto:HaynesM@ci.missoula.mt.us)>; Jason Rice <[jasonr@territoriallandworks.com](mailto:jasonr@territoriallandworks.com)>; Paul Forsting  
<[paulf@territoriallandworks.com](mailto:paulf@territoriallandworks.com)>

**Subject:** RE: City Engineering comments on Hillside Crossing sufficiency

Hi Anita,

Thank you for providing the sufficiency review comments today. We are working to address these comments, but I wanted to confirm if the comments from City Engineering are the only items needing to be addressed for sufficiency?

We want to make sure that we are correct in understanding that once City Engineering confirms that we have addressed the comments they provided today, there are no additional items that need to be addressed for the application to be sufficient.

Thank you,  
Christina

**Christina Loucks**, *Project Assistant*



1817 South Ave West Suite A | Missoula, MT 59801  
406/721-0142 phone | 406/721-5224 fax



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**From:** Anita McNamara <[McNamaraA@ci.missoula.mt.us](mailto:McNamaraA@ci.missoula.mt.us)>

**Sent:** Wednesday, September 26, 2018 11:38 AM

**To:** Christina Loucks <[christinal@territoriallandworks.com](mailto:christinal@territoriallandworks.com)>

**Cc:** Mary McCrea <[McCreaM@ci.missoula.mt.us](mailto:McCreaM@ci.missoula.mt.us)>; Denise Alexander  
<[alexanderd@ci.missoula.mt.us](mailto:alexanderd@ci.missoula.mt.us)>; Neil Miner <[MinerN@ci.missoula.mt.us](mailto:MinerN@ci.missoula.mt.us)>; Mike Haynes  
<[HaynesM@ci.missoula.mt.us](mailto:HaynesM@ci.missoula.mt.us)>

**Subject:** FW: City Engineering comments on Hillside Crossing sufficiency

Hi Christina.

As promised, below are the sufficiency review comments from city engineering pertaining to the

proposed Stormwater plan and pedestrian crossing for the Hillview Crossing TED project.

Please let me know if you have questions.

Thanks,  
Anita

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**From:** Troy Monroe  
**Sent:** Wednesday, September 26, 2018 11:02 AM  
**To:** Anita McNamara <[McNamaraA@ci.missoula.mt.us](mailto:McNamaraA@ci.missoula.mt.us)>  
**Cc:** Kevin Slovarp <[KSlovarp@ci.missoula.mt.us](mailto:KSlovarp@ci.missoula.mt.us)>; Engineering <[Engineering@ci.missoula.mt.us](mailto:Engineering@ci.missoula.mt.us)>; Bob Hayes <[BHayes@ci.missoula.mt.us](mailto:BHayes@ci.missoula.mt.us)>  
**Subject:** City Engineering comments on Hillside Crossing sufficiency

Anita -

Attached are City Engineering comments on the submitted Hillside Crossing application. City Engineering finds both the stormwater and the pedestrian crossing analysis insufficient and requiring resubmittal. The document has specific comments highlighted in addition to emails to/from the consultant and City Engineering. A summary of comments is below:

#### Stormwater

1. The development is located in both Group B and Group C soil groups. For each sub-basin determine a composite CN based on the proportion of each soil type.
2. Update all numbers in relation to changes in no. 1 above.
3. (discussed in meetings) Discharge rates from the development must be a prorated rate based on drainage area captured in existing system ditch.
4. Include all other information discussed in meetings or in emails.
5. The drainage report needs to be stand-alone and does not need any explanation from City staff to those who are reviewing the report.

#### Pedestrian passage

1. The visibility calculation must take into account the horizontal curve of Hillview Way and any roadside obstruction including the hillside itself.

Thanks,

**Troy Monroe PE**  
Assistant City Engineer  
552-6091

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