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To: [Mary McCrea](#); [Anita McNamara](#)
Cc: [Neil Miner](#); [Donna Gaukler](#); [David Selvage](#); [Morgan Valliant](#); [Chris Boza](#)
Subject: Parks Department Hillview Way TED Agency Comments
Date: Friday, November 16, 2018 11:04:09 AM

Anita and Mary,

Thank you for the opportunity to comment on the proposed Hillview Way TED conditional use application. The Parks Department provides the following comments:

The Parks Department has worked in partnership with the applicants to design and refine a trail plan that directly mitigates impacts of the development by providing non-motorized trail connections between the development, Wapikiya Park, the existing public Tonkin Trail, the pedestrian sidewalk system on Hillview Way and the non-motorized pedestrian access to Chief Charlo Elementary School, the public school for this neighborhood.

The North-South trail connection, between Wapikiya Park and the Tonkin Trail, is the most important portion of the open space dedication, because it provides significant non-motorized connections for the residents of the development and the neighborhood. This project will entail a significant amount of excavation work. During construction is the most cost-effective time to construct a trail, and developers have agreed to construct the north-south trail during that construction. The trail shall be an unpaved, gravel trail, with a width of approximately 24"-36". This width is wide enough to accommodate a mini-excavator to construct the trail, which is much more cost-effective than constructing the trail by hand.

Developers will work together with the City's Conservation Lands Manager to determine the exact width and location of the trail. Because the trail will cross a portion of the City's Homestead Park, the Developers will also work with the City's Conservation Lands Manager to determine the specific location where the trail will cross City land. The trail will also be located within a public access easement, and upon completion of construction of the trail, the City will manage and maintain the trail after it is opened to the public.

The trail plan also depicts an east-west public access easement across the northern (downhill) property line of the development, which is consistent with previous meetings between the developers and Parks Department staff. This easement is beneficial to preserve public access between the development and any future connections to the City parkland to the east, and between Wapikiya Park and the City parkland to the east. However, because there is currently no public access through the adjacent and intervening Mountain View Estates Homeowners Association land to the east, it is not beneficial for the developers to construct the trail in that location at this time. The current trail plan accurately shows the developers will grant to the City a public access easement in that location, which could accommodate a future trail.

Walkability is important within this development to promote health and wellness of the residents, and the ability to travel locally without a car, for recreation, school and accessing services. The sidewalk on Hillview Way will be the route children can use to walk to school at Chief Charlo, and it is essential that residents be able to access the sidewalk and trail system within a reasonable distance from each unit and between blocks. The current walking distance to the sidewalk system is too far from certain units.

Aside from the two public access trail easements for the north-south and east-west trail connections, the common area/open space will be privately owned without public access. The common areas will need active weed management by the townhome/homeowners association.

It appears the developers have relocated the sewer alignment out of Wapikiya Park and into the right-of-way, so there should be no need for developers to obtain an easement from City Council or the Park Board. If the sewer line needs to encroach into the park, because of required offsets to the existing utilities in the right-of-way, developers will need to request the City grant a utility easement, which will require the Council/Park Board process described above.

The Parks Department has also coordinated with City Engineering about the capacity of the stormwater system. If the City Engineering department's review determines that the post-development flows of stormwater from the development meet pre-development flows as proposed, and those flows do not exceed the capacity of the stormwater system as designed, the Parks Department does not have any concerns with the design of the stormwater system.

Finally, appropriate trees for the width of the boulevards need to be installed. Develop a tree planting plan for the TED using appropriate trees from the city's approved tree list and the adopted neighborhood tree planting plan

Elizabeth Erickson