

Parkland dedication calculations are based on Montana Subdivision and Platting Act requirements, MCA 76-3-621 that require the following:

- 1) 11% of the area of land proposed to be ½ acre or less.
- 2) 7.5% of the area of land proposed to be ½ acre or larger.
- 3) 5% of the area of land proposed to be 1 acre and not larger than 3 acres; and
- 4) 2.5% of the area of land proposed to be 3 acres and not larger than 5 acres.

The West Side Subdivision proposes to subdivide an existing 58.85-acre tract into 94 single-family residential lots and 4 multi-family lots. The subdivision also includes 4 open space lots. Based on the above requirements, the following table outlines the parkland dedication required for each phase. Full parkland dedication calculations are included in this section.

Table 1. Required Parkland Dedication

Phase	Required Dedication (acres)
1	0.77
2	0.26
3	1.38
4	0.38
Total Dedication	2.79

There is one open space lot proposed to be dedicated with Phase 1 of the subdivision. The applicant proposes to dedicate the open space lot shown on the south end of the subdivision with the final plat of Phase 1, identified as Lot 12, Block 7. The lot is 4.49 acres. The proposed parkland dedication exceeds the required parkland dedication. The proposed lot is located on the south end of the project site and is directly adjacent to existing City of Helena open space land and trail system that follows Hot Springs Drive/La Grande Cannon Trail. The applicant proposes to dedicate the open space lot to the City of Helena to satisfy the parkland requirements for the subdivision. This parcel should be ideal for the City of Helena as the lot is adjacent to existing City of Helena open space. The following addresses the review criteria for parks as outlined in the 2010 Parks, Recreation, and Open Space Plan, Appendix B.

- 1) The proposed parkland will be used as open space to connect the proposed development to existing open space adjacent to the property on the south boundary. The only proposed construction is proposed trails that will be constructed throughout the open space lot to connect the existing La Grande Cannon trail to proposed streets and trails within the subdivision. Further, the proposed open space will protect the La Grande Cannon trail as a portion of the La Grande Cannon trail is located on the subject property and does not appear to have sufficient right-of-way or easements.

- 2) Maintenance costs will be consistent with maintenance costs associated with other open space within the City of Helena. Maintenance will consist of spraying weeds and trail maintenance once trails are constructed. Maintenance costs should be minimal as the proposed lot abuts existing City of Helena open space and can easily be incorporated into the City Maintenance program.
- 3) An exhibit is provided in this sections that shows the location of 25% slopes on the property. There are portions of the lot on the north and south ends that contain 25% slopes. The applicant will work with PPLT and the City of Helena to construct trails within these areas that will meet the City of Helena trail standards.
- 4) There are no physical or environmental hazards associated with the proposed open space dedication. The property is currently being used by area residents to access existing City of Helena open space to the south.
- 5) There are no noxious weeds present on the site.
- 6) The proposed parkland will be protected during construction by delineating the property boundaries adjacent to the proposed parkland to ensure that construction activities do not go onto the parkland lot from adjacent properties. The proposed parkland is uphill from the majority of the adjacent property and therefore no storm water runoff from adjacent construction activity will affect the proposed parkland dedication. Storm water BMP's will be utilized in any areas where storm water may affect the proposed dedication. This will be in the form of silt fences located adjacent to the property boundary that will catch and detain any sediment from storm water runoff. The majority of construction activity will be separated from the proposed parkland and no impacts from construction activities are anticipated.

The applicant is proposing the development of a trail system throughout the open space within the development as well as sidewalks within the street rights-of-way that will connect pedestrians to the existing City of Helena open space and trail system. The applicant is working with PPLT to construct and maintain the proposed trail system throughout the development. The applicant proposes to work with PPLT on construction of the proposed trails throughout the subdivision. Easements would be provided to ensure perpetual public access on the proposed trails. The trails will be designed to meet City of Helena trail requirements. The applicant and PPLT will work with the City of Helena Parks Department to locate and construct the trails to meet current City trail standards. The parkland lot consists of 25% slopes throughout, and the trail will need to be provided with switch backs to achieve desired grades. PPLT has indicated they would assist with the location and construction of trails utilizing their trail planning and construction personnel.

The proposed parkland dedication meets the goals and objectives of the City of Helena Growth Policy for Public Facilities - G.04, this goal directs the City to consider open space, parks and recreational needs in all related plans and actions, including land use decisions. The proposed subdivision is located near existing developed parks and recreation assets including 0.3 mile from Kessler Elementary School and 0.5 mile from Spring Meadow Lake and Montana Wild. The City of Helena currently owns open space land directly south and adjacent to the subdivision that connects an abundance of open space owned and maintained by the City including Mount Helena. The proposed parkland dedication would add additional open space to the existing City open space and secure access on the existing La Grande Cannon trail that is partially on this property.



The proposed trail system and sidewalks meet the objectives of Public Facilities - 0.49, encourage new development to provide multi-modal access to nearby parks, trails, and green spaces. The project proposes construction of several trails throughout the proposed open space as well as new City streets that will be provided with sidewalks. The project also proposes several trail corridors throughout the subdivision to connect streets and open space. All these proposed systems connect to existing streets as well as ultimately connect to City of Helena open space. We have provided the Helena Parks, Open Space, and Trails map with this section for reference.

The City of Helena Parks Plan was also reviewed to determine if the parkland proposal meets the goals of the plan. There were no specific goals or objectives identified in the Parks Plan as it pertains to new parkland or open space for development proposals. We have provided the Level of Service map from the Parks Plan to show how the proposed subdivision will be serviced by current parks facilities. The majority of the subdivision is located within the neighborhood park catchment mark area, which indicates the subdivision is located 0.5 mile or less from an existing neighborhood park. It should also be noted that the lack of funding to develop current park facilities is discussed throughout the Park Plan. The dedication of another neighborhood park with this development would further strain the City Parks Department budget and add another park space to the system that would need to be developed. The dedication of open space that is adjacent to existing City of Helena open space would allow for expansion of open space opportunities, secure access to La Grande Cannon trail, and not require additional resources to develop additional park space.

The City of Helena Open Space Management Plan was also reviewed to determine if the dedication of open space to the City of Helena was consistent with the plan. Section 7.5.1.16 discusses new subdivisions and says, the Advisory Committee will work with the City and County Planning Boards to develop guidelines for open space requirements for new subdivisions that are compatible with this plan. The plan also indicates that trails could be considered an alternative to parkland dedication requirements. No other plan was found to guide decisions on open space as being dedicated as parkland. There are several areas of the plan that indicate the City should work with private landowners to secure access on existing trails through private property. By dedicating the open space lot, it will secure the Le Grande Cannon trail access as a portion of this trail is located on the property proposed for development. Further, the applicant is proposing the construction of several miles of trail and sidewalks throughout the subdivision and other proposed open space lots. This will allow for existing users to continue to utilize this property through new sidewalks and trails to access existing City of Helena open space. The proposal meets some of the goals of the Open Space Plan.

The applicant proposes the remaining open space throughout the subdivision will be owned and maintained by the subdivision HOA. If the City is interested, the applicant would be willing to discuss donation of additional open space lots to the City for operation and maintenance. The applicant also proposes several trail corridors throughout the subdivision from proposed streets to the proposed open space lots and trails to provide trail connections throughout the development.



These trail corridors would be provided to the City as rights-of-way and dedicated to the City of Helena to ensure that these corridors are protected from development or encroachment from adjacent lots. The applicant will also work with PPLT and the City of Helena on trail design and construction throughout development of the subdivision. The midblock trail corridors will be dedicated right-of-way to the City of Helena. The HOA will maintain the trails constructed within these corridors along with the maintenance of other proposed trails on the open space.



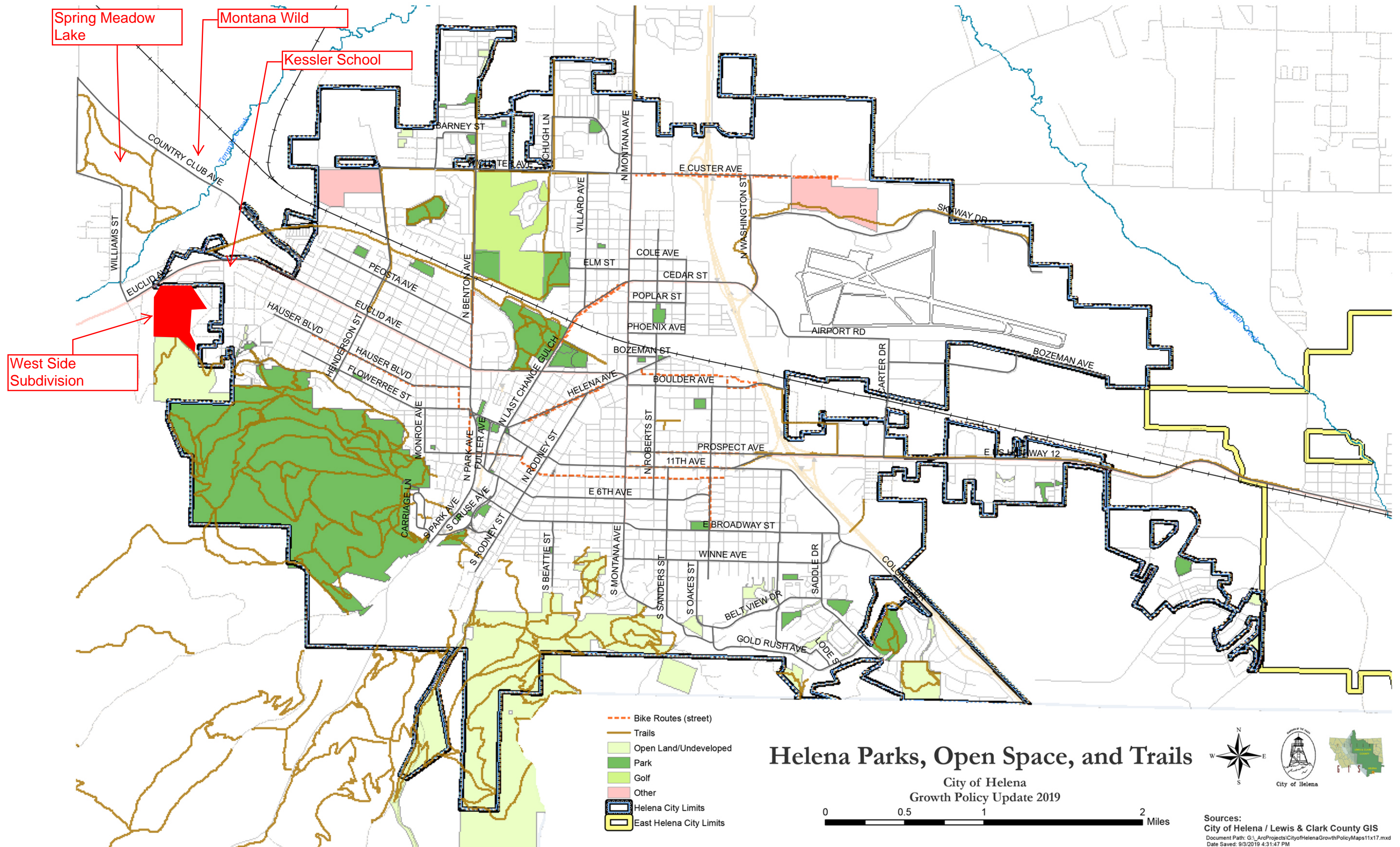
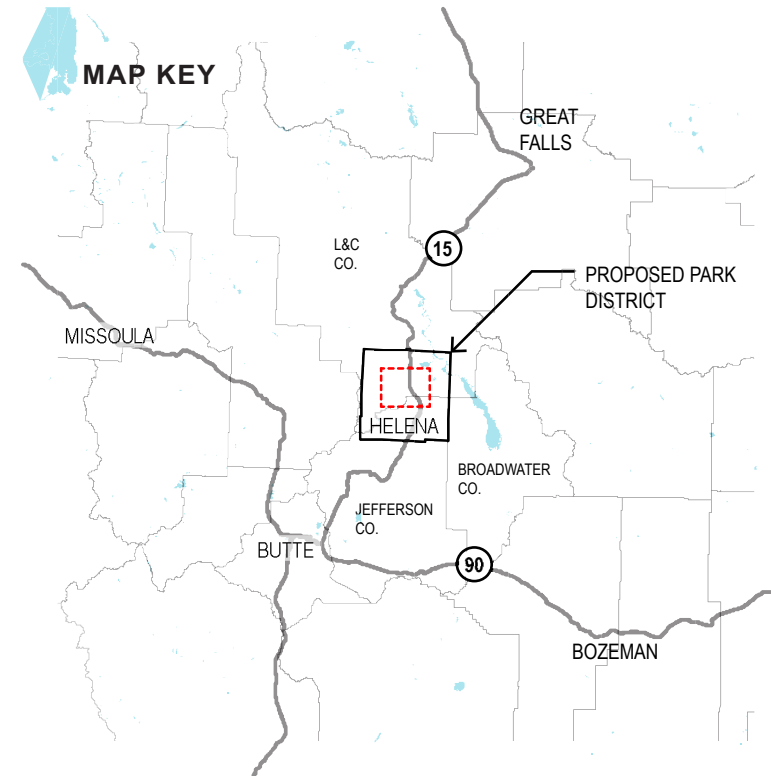
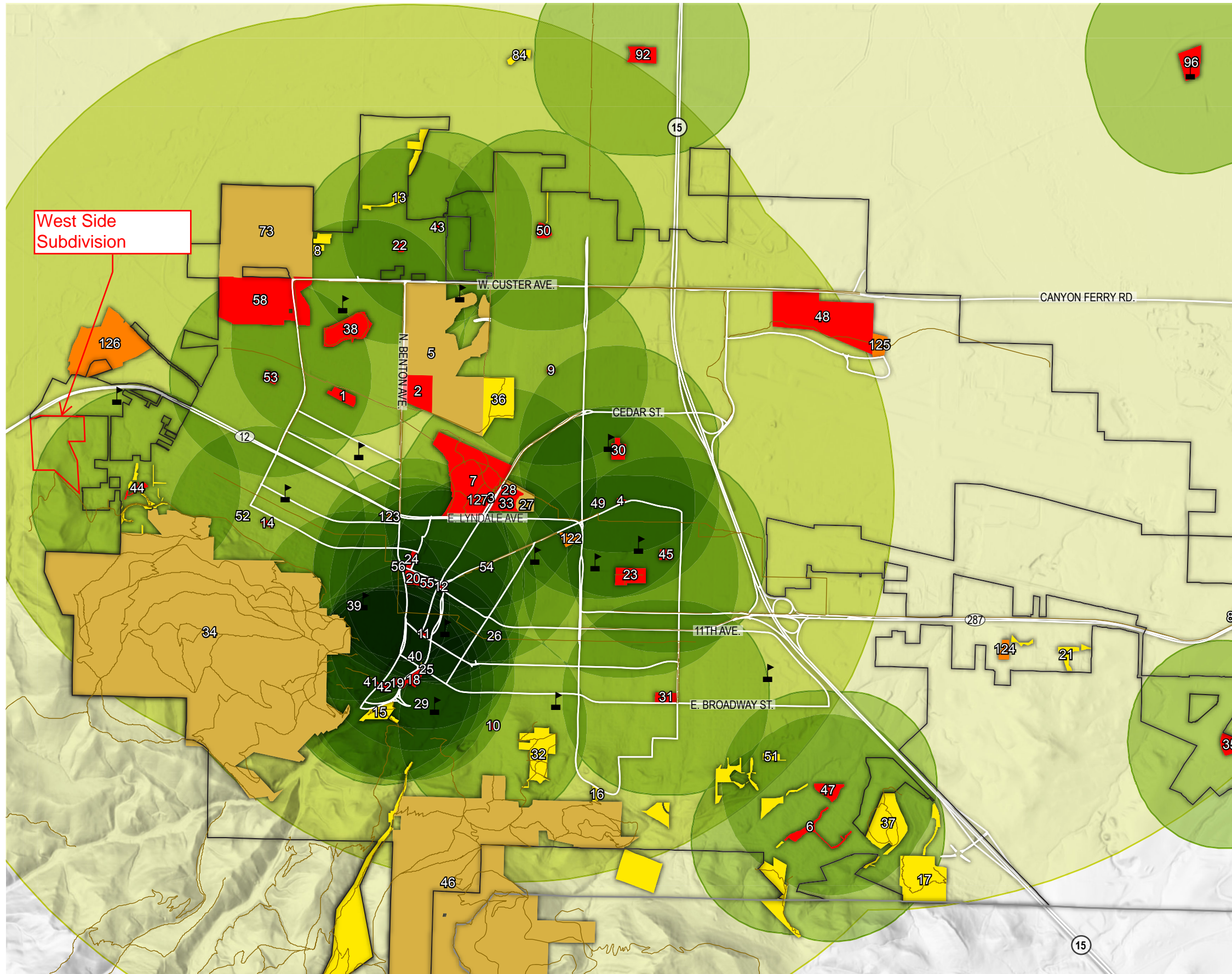


Figure 5.07 – Parks, Open Space and Trails map (Image: City of Helena)



LEGEND

- TRAILS
- REGIONAL PARK CATCHMENT AREA¹
- COMMUNITY PARK CATCHMENT AREA¹
- NEIGHBORHOOD PARK CATCHMENT AREA¹
- HELENA PARKS
- ALTERNATIVE PROVIDERS
- OTHER
- OPEN / UNIMPROVED
- PUBLIC SCHOOLS
- HELENA CITY LIMITS

NOTES:

¹ Level of Service Park Catch Areas have been generated by buffering Regional Parks (3 mi), Community Parks (2 mi), and Neighborhood Parks (0.5 mi). Open / Unimproved, Alternate Providers, and Other site have not been buffered.

West Side Subdivision Parkland Dedication

Phase	Required Dedication (acres)
1	0.77
2	0.26
3	1.38
4	0.38
Total Dedication	2.79

West Side Subdivision Parkland Dedication Calculations

Phase 1				
Lot	Block	Area (sq.ft.)	Area (acres)	
1	1	5454.18	0.13	
2	1	9089.70	0.21	
3	1	12941.34	0.30	
4	1	12056.54	0.28	
5	1	10063.63	0.23	
6	1	11109.32	0.26	
7	1	8533.81	0.20	
8	1	8587.59	0.20	
9	1	10684.34	0.25	
10	1	11767.05	0.27	
11	1	37987.40	0.87	Condo Lot
1	2	7980.00	0.18	
2	2	6720.00	0.15	
3	2	7980.00	0.18	
4	2	12397.69	0.28	
5	2	9592.48	0.22	
6	2	9614.10	0.22	
7	2	8244.61	0.19	
8	2	10828.82	0.25	
9	2	10343.13	0.24	
10	2	9756.05	0.22	
11	2	7980.00	0.18	
12	2	6720.00	0.15	
13	2	7980.00	0.18	
15	2	48303.66	1.11	Condo Lot
1	3	7920.47	0.18	
2	3	9034.74	0.21	
1	4	6916.14	0.16	
2	4	7825.63	0.18	
3	4	9381.20	0.22	
Total area lots less than .5 acres			5.91	acres
Parkland required (11%)			0.65	acres
Total area lots between .5 and 1 acre			0.87	acres
Parkland required (7.5%)			0.07	acres
Total area lots between 1 and 3 acre			1.11	acres
Parkland required (5%)			0.06	acres
Total parkland dedication for Phase 1			0.77	acres

West Side Subdivision Parkland Dedication Calculations

Phase 2				
Lot	Block	Area (sq.ft.)	Area (acres)	
14	2	6389.43	0.15	
1	5	6817.84	0.16	
2	5	8322.47	0.19	
3	5	8638.03	0.20	
4	5	11604.55	0.27	
5	5	179346.10	4.12	Condo Lot
4	4	10936.77	0.25	
5	4	11309.74	0.26	
6	4	9375.71	0.22	
7	4	12832.34	0.29	
8	4	26619.65	0.61	
Total area lots less than .5 acres			1.98	acres
Parkland required (11%)			0.22	acres
Total area lots between .5 and 1 acre			0.61	acres
Parkland required (7.5%)			0.05	acres
Total area lots between 1 and 3 acre			0.00	acres
Parkland required (5%)			0.00	acres
Total parkland dedication for Phase 2			0.26	acres

West Side Subdivision Parkland Dedication Calculations

Phase 3				
Lot	Block	Area (sq.ft.)	Area (acres)	
11	4	17189.73	0.39	
12	4	22941.22	0.53	
13	4	15976.68	0.37	
14	4	12088.02	0.28	
15	4	11027.95	0.25	
16	4	9549.18	0.22	
17	4	8881.30	0.20	
18	4	6960.96	0.16	
19	4	8935.93	0.21	
3	3	15424.07	0.35	
4	3	12846.09	0.29	
5	3	19365.51	0.44	
6	3	15639.83	0.36	
7	3	10738.36	0.25	
8	3	9352.59	0.21	
9	3	9068.52	0.21	
10	3	12064.12	0.28	
11	3	10730.63	0.25	
12	3	15996.63	0.37	
13	3	14649.84	0.34	
14	3	13467.06	0.31	
15	3	11314.69	0.26	
16	3	11962.42	0.27	
17	3	11990.45	0.28	
18	3	10656.41	0.24	
1	6	19370.04	0.44	
2	6	15133.87	0.35	
3	6	14045.83	0.32	
4	6	12657.55	0.29	
5	6	17128.79	0.39	
6	6	13132.49	0.30	
7	6	9179.96	0.21	
8	6	8049.00	0.18	
9	6	7908.82	0.18	
10	6	9151.89	0.21	
11	6	11364.06	0.26	
12	6	9190.14	0.21	
6	7	15936.91	0.37	
7	7	15395.82	0.35	
8	7	14876.81	0.34	
9	7	12995.01	0.30	
10	7	13460.30	0.31	
11	7	25624.98	0.59	

Total area lots less than .5 acres	11.82	acres
Parkland required (11%)	1.30	acres
Total area lots between .5 and 1 acre	1.11	acres
Parkland required (7.5%)	0.08	acres
Total parkland dedication for Phase 3	1.38	acres

West Side Subdivision Parkland Dedication Calculations

Phase 4				
Lot	Block	Area (sq.ft.)	Area (acres)	
13	6	8629.78	0.20	
14	6	7899.27	0.18	
15	6	7715.49	0.18	
16	6	7628.70	0.18	
17	6	12963.57	0.30	
18	6	17261.13	0.40	
19	6	346268.63	7.95	Condo Lot
1	7	15383.46	0.35	
2	7	14314.02	0.33	
3	7	19439.92	0.45	
4	7	24797.70	0.57	
5	7	20906.14	0.48	
Total area lots less than .5 acres			3.03	acres
Parkland required (11%)			0.33	acres
Total area lots between .5 and 1 acre			0.57	acres
Parkland required (7.5%)			0.04	acres
Total area lots between 1 and 3 acre			0.00	acres
Parkland required (5%)			0.00	acres
Total parkland dedication for Phase 4			0.38	acres

Appendix B CITY PARKLAND EVALUATION

The following is an evaluation of this proposal using the Park Board's criteria:

General Criteria

1. List the parks policies to which the proposed park project is applicable.
 - a) Section 5b - Work with City to provide trail connections to a broader trail network.
 - b) Section 5f - Provide trails system that connects users to regional trails.
 - c) Growth Policy G.04 - directing the City to consider open space, see Parkland wite-up.
 - d) Section 7.5.1.16 Open Space Management Plan
2. What is the proposed acreage and shape?
Lot 12, Block 7 is 4.49 acres and is shown on the preliminary plat.
3. Are there noxious weeds on the property? Yes. No. If so, how will they be eradicated?
Based on site inspection there does not appear to be noxious weeds present on the property. Prior to construction a weed management plan will be obtained from the County.
4. Are there any slopes over 25%? Yes. No.
5. Are there environmental or physical hazards on the property? Yes. No.
6. Describe the potential user groups for this park. Hiking and mountain biking.
7. Are other facilities incorporated on any part of the proposed parkland, such as storm water ponds, pump houses and/or wells? Yes. No.
 - a) Is mitigation required? Yes. No.
 - b) How will it be mitigated? N/A
 - c) What percentage, if any, is acceptable as parkland? All should be accepted as parkland.
8. Is there any physical barrier(s), such as highway, cliff or railroad between the residential area and the proposed park? Yes. No. Explain. _____

9. Montana Code and Zoning

Zoning Formula per MCA 76-3-621	
R3, R4, RO and all other proposed residential lots	R1 and R2
.03 acres/dwelling unit	(a) 11% of the area of the land proposed to be subdivided into parcels of one-half acre or smaller; (b) 7.5% of the area of the land proposed to be subdivided into parcels larger than one-half acre and not larger than 1 acre; (c) 5% of the area of the land proposed to be subdivided into parcels larger than 1 acre and not larger than 3 acres; and (d) 2.5% of the area of the land proposed to be subdivided into parcels larger than 3 acres and not larger than 5 acres.

Parkland calculations are provided in this section in compliance with MCA and City
Parkland calculation: Helena Subdivision Regulations.

Density Formula			Total
Total acreage of residential lots	x	.03 acre/ dwelling unit =	
R1 and R2 Zone Formula			
Total acres of lots that are 1/2 acre or smaller.	x	11% =	
Total acres of lots that are larger than 1/2 acre and less than 1 acre.	x	7.5% =	
Total acres of lots that are larger than 1 acre and less than 3 acres.	x	5% =	
Total acres of lots that are larger than 3 acres and less than 5 acres.	x	2.5% =	

10. How will the parkland be developed? Hiking trails meeting trail development requirements of the City of Helena are proposed to be constructed in cooperation with PPLT and the City of Helena.

11. How will the parkland be maintained? Parkland will be dedicated to the City of Helena and it will be the responsibility of the City to maintain once dedicated. The parcel is located directly adjacent to existing City open space.
12. How far is the proposed parkland to the closest city owned park? 0.5 miles
13. What is the zoning on the property? Proposed zoning is R2 and R3
14. What is the dwelling unit density? (units/acre) 2.92 units per acre
15. Which formula will be used to determine parkland dedication? Why? Use table above. Montana Code Annotated and City of Helena Subdivision Regulation requirements are the same as the R-1 and R-2 formula. This was the formula used for the calculations.

16. Does the size of proposed parkland match or exceed the requirement? X Yes. No.

17. Will cash –in –lieu be acceptable – why? Yes. No.
The applicants preference is to provide the open space lot identified and construct trails in conjunction with PPLT and the City. The applicant would consider cash-in-lieu if necessary.
18. Is the subdivision a Planned Unit Development or other development with land permanently set aside for park and recreational uses? Yes. No.
19. If yes on Q17, then is the land permanently set sufficient to meet the needs of the persons who will ultimately reside in the development; and the area of the land and any improvements set aside for park and recreational purposes equals or exceeds the area of the dedication required? If yes, then no parkland dedication to the City is required.
 Yes. No.
20. Does the proposed parkland contain one of the following: critical wildlife habitat, cultural, historical, or natural resources or agricultural interests? Yes. No.

21. If yes on Q19, then has quantifiable documentation been submitted to substantiate the application? Yes. No.
22. If yes on Q19, then does the area of the land proposed to provide long-term protection an amount equal to or exceeding the area of the dedication required? Yes. No.

23. Is land outside of the subdivision to be set aside for park and recreational uses? (If no, go to Q25.) Yes. No.
24. If yes on Q22, then is it sufficient to meet the needs of the persons who will ultimately reside in the subdivision? Yes. No.
25. If yes on Q22, then does the area of the land and any improvements set aside for park and recreational uses equals or exceeds the area of dedication required? Yes. No.
26. Is the subdivider proposing dedicating land to a school district? Yes. No.
27. If yes on Q25, then is the land adequate to be used for school facilities or buildings that equals or exceeds the area of dedication required? *School land dedication is subject to the approval of the local governing body and acceptance by the school district trustees.*
 Yes. No. The applicant is not proposing a name as it will become
28. What is the proposed name of the park? part of existing Helena open space to the south.
Names of new parks are submitted to the Consolidated City-County Parks Board with final action by the City Commission.

Specific Criteria

- A. Public Park Areas:** This includes parkland categories as defined in the Parks, Recreation, and Open Space Plan or other city adopted plan. These areas can serve a wide variety of uses including playgrounds, community gardens, facilities for non-sports recreation, picnic shelters, walking/jogging or trails. Check all that apply.

Introduces a park into an area that currently lacks one.

- Will have maintenance costs that are reasonable for the number of people being assessed.
- Offers recreation opportunities for people of varying physical abilities and age groups.
- Enhances the ability of the public to access other trails or creates non-motorized travel opportunities as identified in the *Greater Helena Area Transportation Plan*.

B. Open Space Lands: These are defined by the city and county as specific parcels of land designated to be left undeveloped, in an otherwise developing urban context, and to be dedicated to the public for continued access by non-motorized means. These areas define and enhance the natural, aesthetic and scenic qualities of the area. It is evaluated based on the one or more of the following criteria:

- Connects park, open space, and other public properties.
- Is large enough in size, by itself or in conjunction with adjacent public properties, to maintain its open space qualities.
- Has a publicly accessible viewpoint that provides a panoramic view of the surrounding landscape.
- Is safely and conveniently accessible by non-motorized modes of travel.
- Has a feature of historic or cultural importance.
- Has a feature of educational or scientific value.
- Is appropriately vegetated with native species and/or mature trees.
- Has a scarcity of noxious weeds.
- Has a feature of special importance to wildlife and birds.
- Has an interesting geologic or topographic feature.
- Has surface water such as a stream, pond, spring, or wetland.
- Provides an undeveloped visual backdrop for important buildings or urban features, such as the “Capital Backdrop”.
- Have trails or existing use by the public for recreational activities.

C. Trail Corridors: These provide a location for non-motorized recreation and travel. They often provide connections between public properties. These are evaluated based on one or more of the following criteria:

- Has been identified in the *Greater Helena Area Transportation Plan*.
- Follows a linear natural feature, such as a stream or ridge.
- Follows an established or demonstrably desirable corridor of non-motorized use.
- Connects previously unconnected public properties and/or neighborhoods.
- Provides access to public properties.

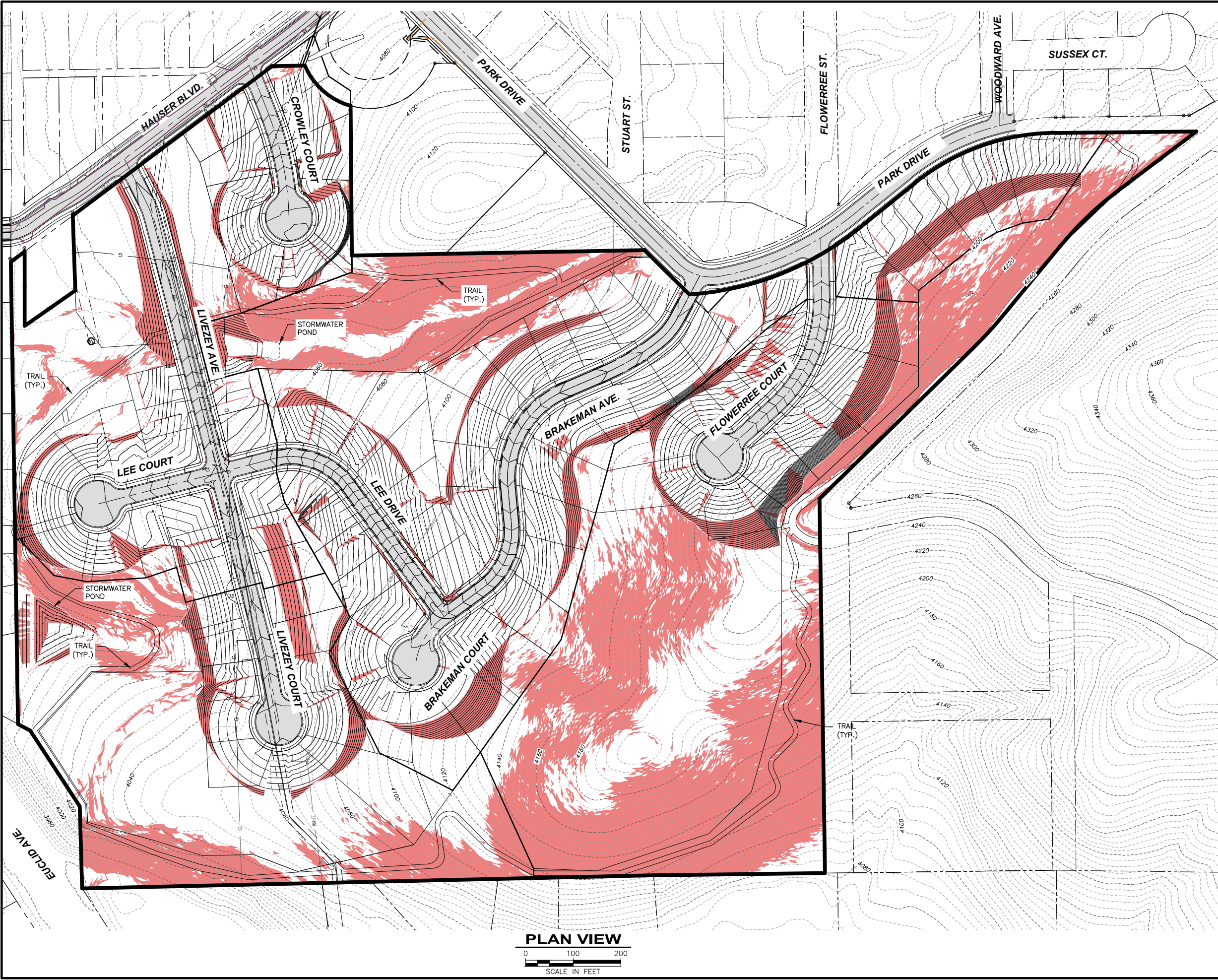
- Helps to complete a network of trails that connect public properties in and around Helena.
- Is separated from motorized traffic.
- Uses an existing corridor such as a railroad or utility right of way or easement.
- Follows a route of historical significance.

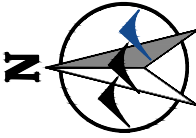
D. Sports Fields and Facilities: This provides enhanced or additional spaces for sports fields, informal games, and other recreational activities. This land is evaluated upon one or more of the following criteria:

- Is large enough to accommodate a playing field or sports facility.
- Have extensive level areas.
- Will offer opportunities for organized sports.
- Will be landscaped and provide facilities for spectators.
- Is accessible by a variety of modes of transportation.

E. Staff Recommendation to the City-County Parks Board.

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 DEVELOPMENT SLOPES
 EXCEEDING 25%
 (DEVELOPED AND UNDISTURBED)
 CONTOUR INTERVAL = 2'

NO.	REVISION DESCRIPTION	BY	DATE

PROJECT: 2022-292
 DESIGNED: JMF
 DRAWN: DCT
 CHECKED: DDP
 APPROVED: JMF
 DATE: AUGUST 17, 2022



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ECO DEVELOPMENT, LLC
WEST SIDE WOODS MAJOR SUBDIVISION
 DEVELOPMENT SLOPE ANALYSIS

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