



Park Land Determination Memo

Date: September 2022
Subject: Craftsman Village Phase Subdivision Preliminary Plat
City of Helena Project No. 2215-CVP8
Stahly Engineering Project No. 1706-05122
To: Michael McConnell, Planner
City of Helena
Community Development
316 North Park Avenue
Helena, MT 59623
From: Greg Wirth, PE

The following information is provided tabulating the proposed park land. In accordance with 76-3-621(1)(a) MCA, the park land dedication requirements are 11% of the area of the land proposed to be subdivided into parcels of one-half acre or smaller. Based on the development areas shown on the Preliminary Plat, the park land is calculated as follows:

Park Land Calculation

<u>Phase</u>	<u>Area</u>	<u>Parkland</u>
8	7.22 acres	0.79 acres
9	8.24 acres	0.91 acres
<u>10</u>	<u>9.03 acres</u>	<u>0.99 acres</u>
Total	24.49 acres	2.69 acres

The proposed park lands to be dedicated includes Lot 1 in Block 9 of the Aspen Park Subdivision as shown on the attached Preliminary Plat. Additionally, a triangular pocket park in Craftsman Village Phase 10 it proposed for dedication.

Please note all lands proposed for satisfying the subdivision parkland dedication requirements are proposed to be retained and managed by Mountain View Meadows and will not be conveyed to the City of Helena.

As shown below the proposed park land dedication will exceed the required park land dedication by approximately 1.08 acres.

Proposed Park Land Dedication

<u>Area</u>	<u>Description</u>
3.27 acres	Lot 1, Aspen Park Block 9 Subdivision
<u>0.50 acres</u>	<u>Craftsman Village Phase 10 Pocket Park</u>
3.77 acres	Total Proposed Park Land Dedication

Required Park Land Dedication

<u>Area</u>	<u>Description</u>
2.69 acres	Craftsman Village Phase 8, 9 and 10