

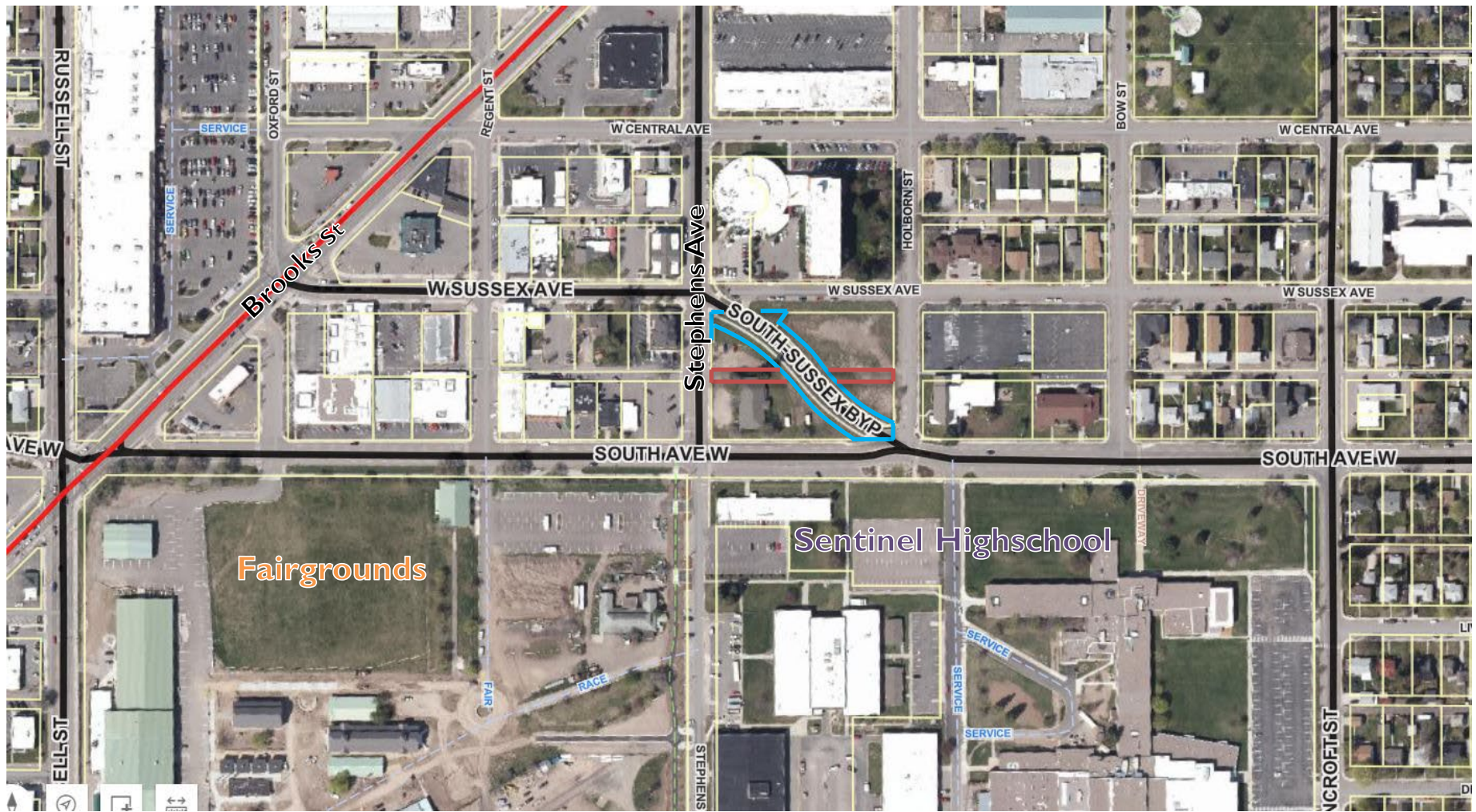
# South-Sussex Bypass Right-of-Way Vacation

**Public Works Committee**

Brandt Dahlen  
Public Works & Mobility  
*June 15<sup>th</sup>, 2022*

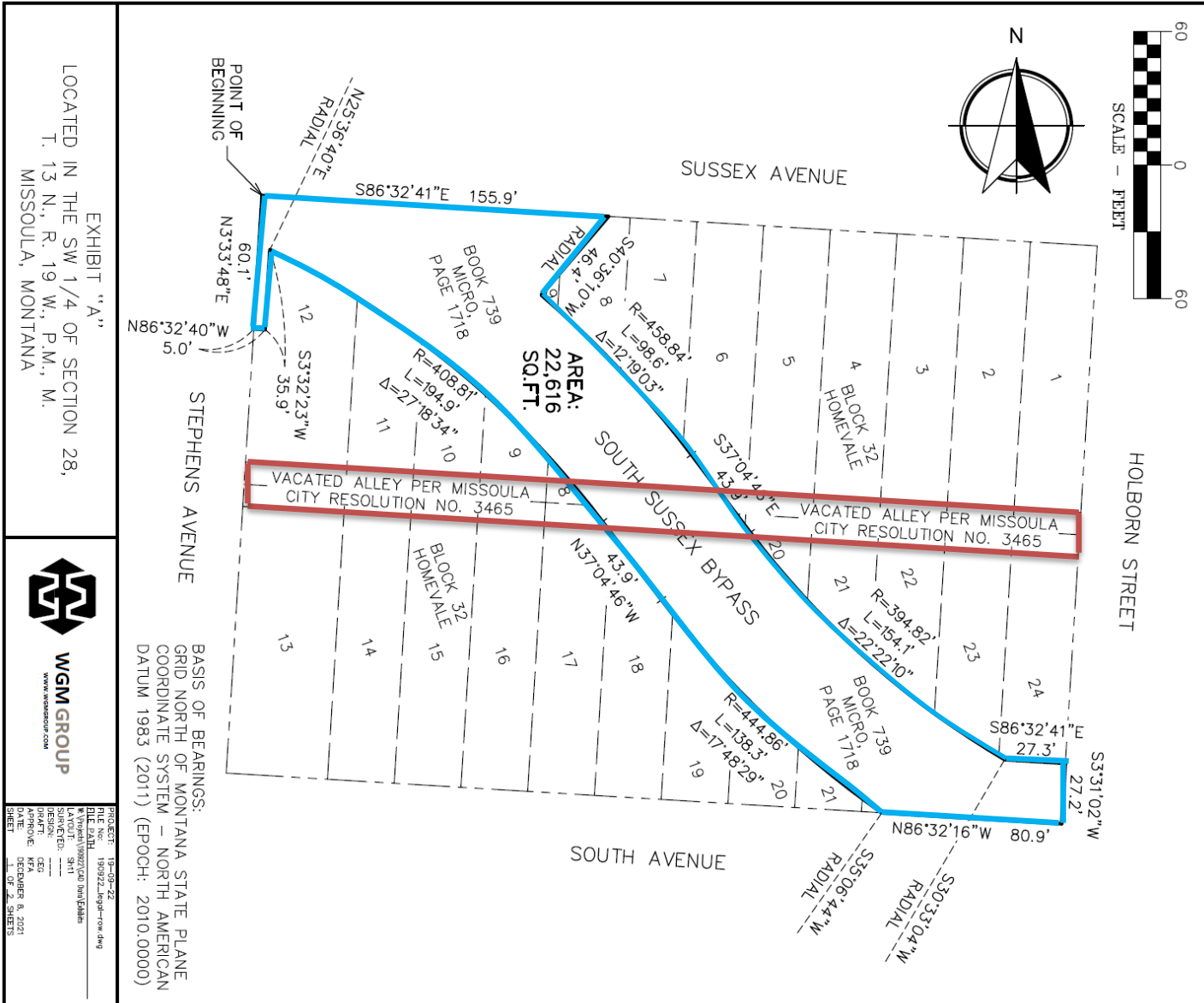


# Vicinity Map

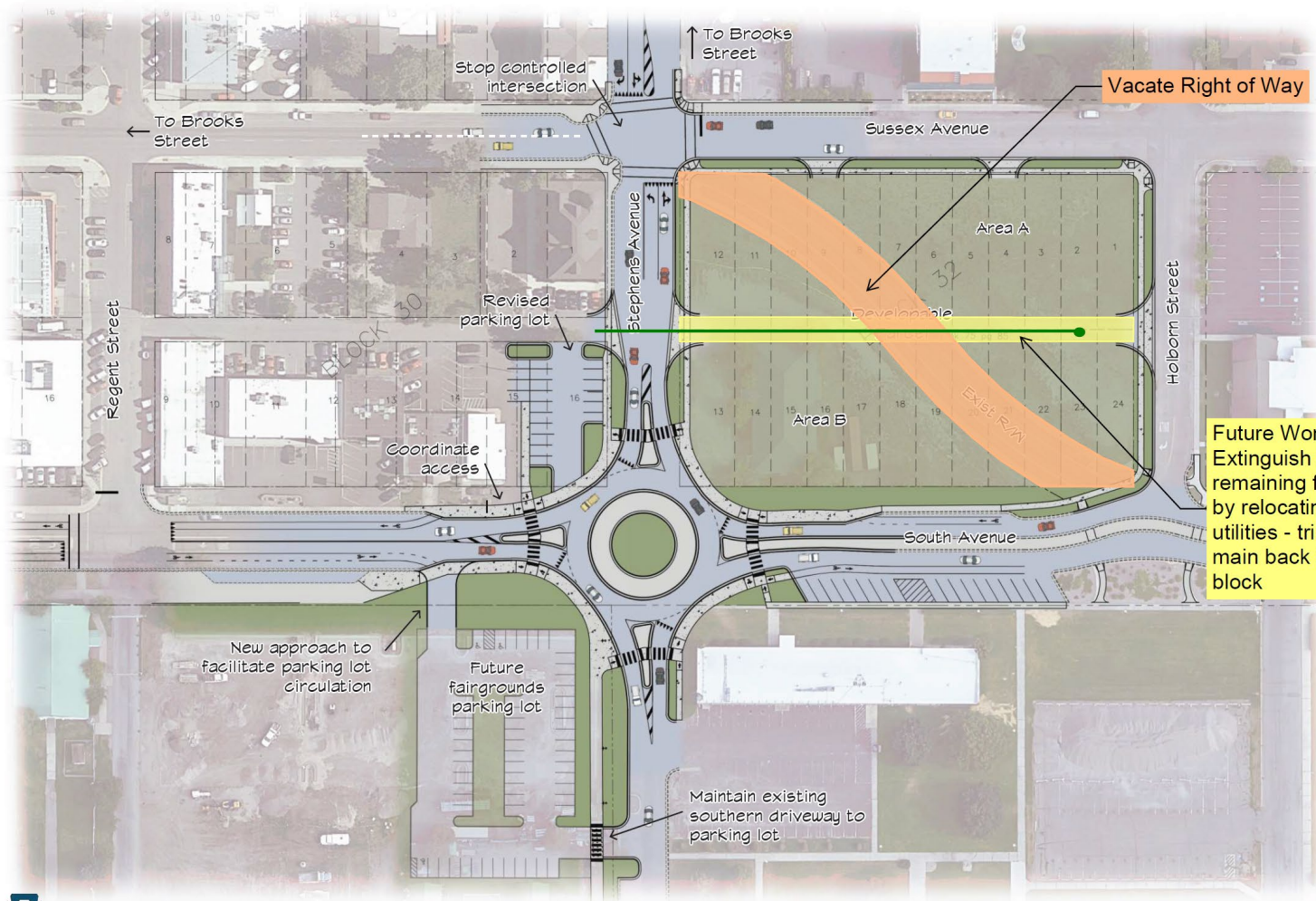


- The South-Sussex Bypass was installed in 2005 to help improve the Brooks/South/Russell intersection.
- Intersection improvements will be installed at both South & Stephens and Sussex & Stephens to maintain flow on the new traffic route.
- This vacation will provide a more useable rectangle area for development as opposed to two triangles.

# Requested Vacation



# Site Layout



**Original Parcel Areas:**

A = 39,584 S.F.

B = 38,829 S.F.

R/W = 19,296 S.F.

**Combined Parcel Areas:**  
(minus sidewalk improvements)  
94,044 S.F.

**Future Work:**  
Extinguish Utility Easement remaining from Alley Vacation by relocating all existing utilities - trim public sewer main back to west edge of block

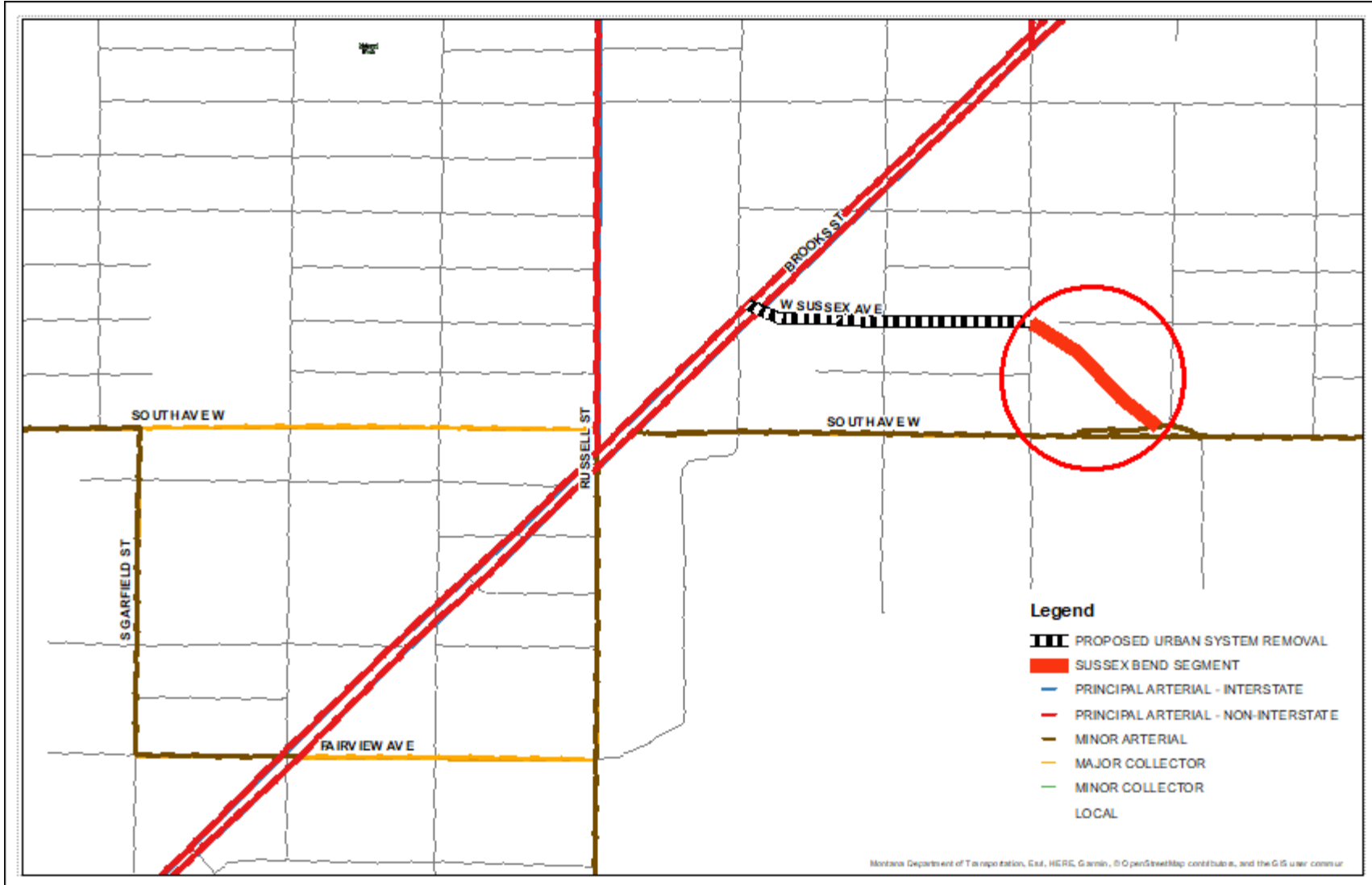
# Conditions of Approval

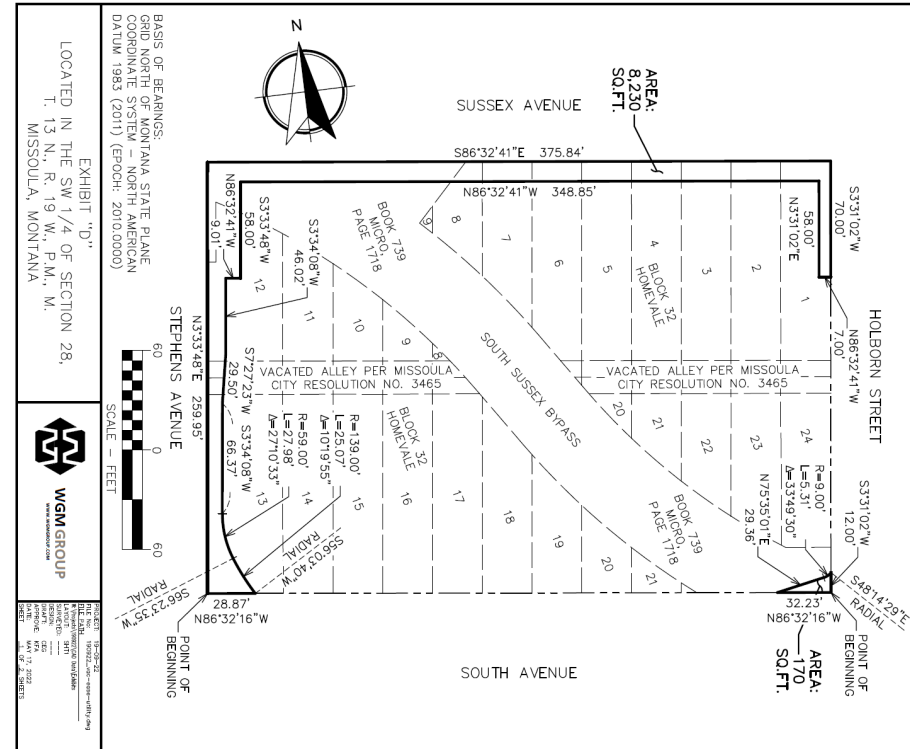
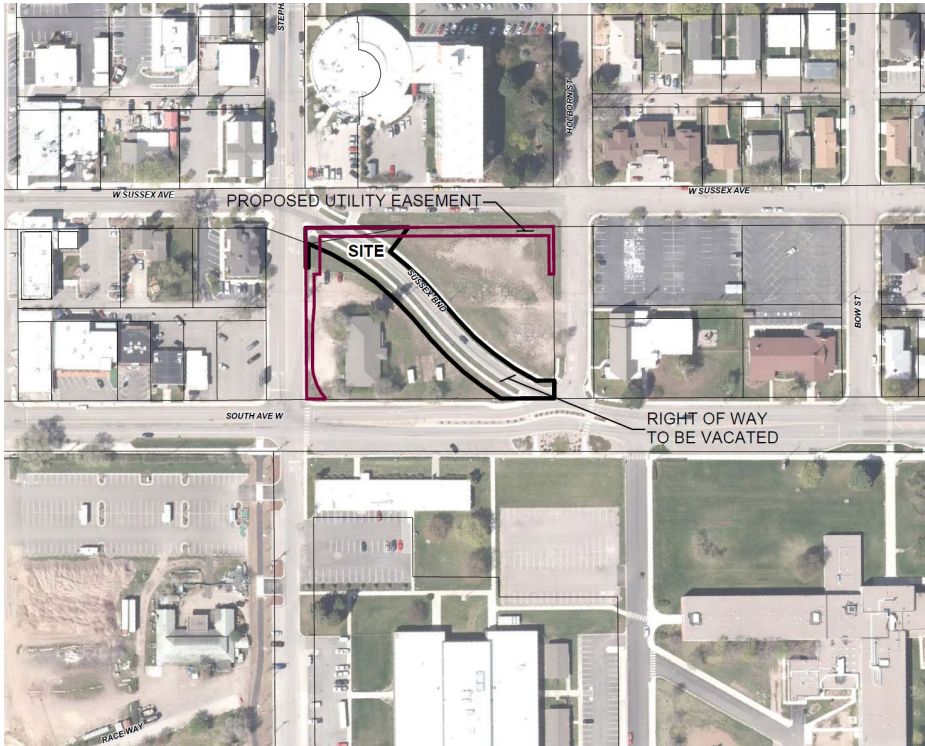


## I. CONDITIONS OF APPROVAL

1. The developer shall design and construct all required intersection improvements of South Avenue W & Stephens Avenue (including but not limited to, a roundabout with 6" thickness of asphalt or concrete in the driving lane), Stephens Avenue & W Sussex Avenue (stop-controlled), Holborn Street & South Avenue W (T-intersection), and any other facilities (driveway approaches, parking lots, etc.) on private property prior to issuance of a Certification of Occupancy for any building on the parcel being developed/redeveloped. All designs are subject to review and approval of City Public Works & Mobility, City Parks and Recreation, and MDT (dependent on route designation). City Public Works & Mobility and Parks and Recreation Standards shall apply.
2. The developer shall design and construct all other right-of-way improvements as per Exhibits B and C, including but not limited to driving lanes, parking lanes, bike lanes, connections to adjacent bike/pedestrian trails, curb & gutter, sidewalks, boulevards, signage, striping, drainage, urban forest, stormwater facilities, and utility relocation. All improvements shall be constructed prior to issuance of a Certification of Occupancy for any building on the parcel being developed/redeveloped. All designs are subject to review and approval of City Public Works & Mobility, City Parks and Recreation, and MDT (dependent on route designation). City Public Works & Mobility and Parks and Recreation Standards shall apply.
3. Developer shall relocate, abandon, or provide easement for the existing sewer main, fire hydrant, and any other utilities lying within the right-of-way or public access easement being vacated in Block 32 of Homevale Addition prior to removing any of the existing infrastructure of the South-Sussex Bypass connection.
4. The developer shall design and install street lighting on South Avenue W and Stephens Avenue adjacent to the proposed development/redevelopment and the proposed roundabout. All designs are subject to review and approval of City Public Works & Mobility, City Parks and Recreation, and MDT (dependent on route designation). City Public Works & Mobility and Parks and Recreation Standards shall apply.
5. This vacation is contingent on approval of either the removal or relocation of the Montana Department of Transportation Urban Route System Designation that currently runs over the right-of-way proposed to be vacated.
6. The developers shall acquire and record any easements and/or right-of-way required for public infrastructure on block 32 and any parcels of land adjacent to the proposed infrastructure improvements, such as those shown on Exhibit C, prior to removing any of the existing infrastructure of the South-Sussex Bypass connection.
7. The developers shall design and construct any necessary transportation infrastructure improvements that will provide for the safe and convenient movement (reroute) for all modes of transportation currently being provided by the South-Sussex Bypass infrastructure, prior to removing any of the existing infrastructure of the South-Sussex Bypass connection. Public Works & Mobility staff will assist with determining what transportation infrastructure will need to be constructed prior to removing any of the existing infrastructure.
8. The developer shall set aside a minimum of 20% of the residential rental units, which shall not be less than 22 units, for households earning up to 80% of Area Median Income, for a minimum period of 35 years. Rents will be set, and income will be verified in accordance with federal guidelines. An approved Development Agreement outlining these details will be executed prior to the issuance of a Building Permit for any building on the parcel being developed/redeveloped.

# Urban Route Designation





Utilities in this parcel include an unneeded sewer main to be abandoned, fire hydrant, and other private utilities such as Northwestern Energy and cable to be relocated in a new PUE as show on Exhibit D (right)



Adopt a resolution calling for removal of Sussex Ave between South Avenue and Brooks Street from the Missoula Urban Area Highway System; and, Adopt a resolution of intention to vacate the South-Sussex Bypass right-of-way that cuts diagonally through Block 32 of Homevale Addition, and the Public Utility Easement that was created when the alley was vacated, as shown in Exhibit A, and subject to the conditions of approval and set a public hearing time July 18, 2022