

EVERGREEN NEIGHBORHOOD MEETING QUICK FACTS

- **Located in the Sxwtpqyen Neighborhoods Master Planned Area**
 - A new form-based code area prioritizing neighborhood units and clustered development. Currently in the County but will be annexed into the City – conversations are ongoing regarding this timeline.
 - Crossroads Center Neighborhood Unit
 - Requires 50 – 89% T3 and 0-10% T4-0/R.
- **Access, Sewer, Water, and Stormwater**
 - England and Camden access to the north and south off Flynn Ln. with 3 additional accesses proposed onto Flynn (Roads A, B, & C).
 - Will connect to city Sewer and Water municipal services upon annexation.
 - Stormwater conversations ongoing, but preliminary plans will be to utilize open space to the south for 100 year flood event.
- **Traffic**
 - Preliminary conversations with City have been positive regarding Flynn Lanes capability to handle increased traffic from the subdivision.
- **254 Units on +/- 53.2 acres. Form-based code compliant.**
 - 130 House, villa, and cottage units (T3)
 - 8 du/acre max.
 - 2 stories max.
 - 124 side yard, mansion apt, and townhouse units (T4-0/R)
 - 36 du/acre max
 - 3 stories max
- **10 Acres of open space**
 - 8.71 Acres for Flynn Square Park
 - Other open space dispersed throughout development
- **15.7 Net Total Acres are within the Missoula International Airport Extended Approach and Departure Area (EADA) Zone.**
 - Maximum residential density allowed in the EADA is 4 du/acre.
 - Project has over 50% of the net acreage in the EADA proposed as open space, with 61 Units which is less than the 62.8 Units allowed per the master plan.
- **Hazards**
 - Within an area of “Minimal Flood Hazard”.
 - No other hazards noted at this time