



OUR  
**Missoula**  
*Growth Policy Update* —  
— *& Code Reform*



# Our Missoula 2045 Land Use Plan, Public Hearing

City Council  
December 9, 2024



## *Agenda:*

Public Hearing Introduction

Our Missoula Project Intents & Goals

Overview of Land Use Plan

Recent Comments and Staff Recommended  
Updates

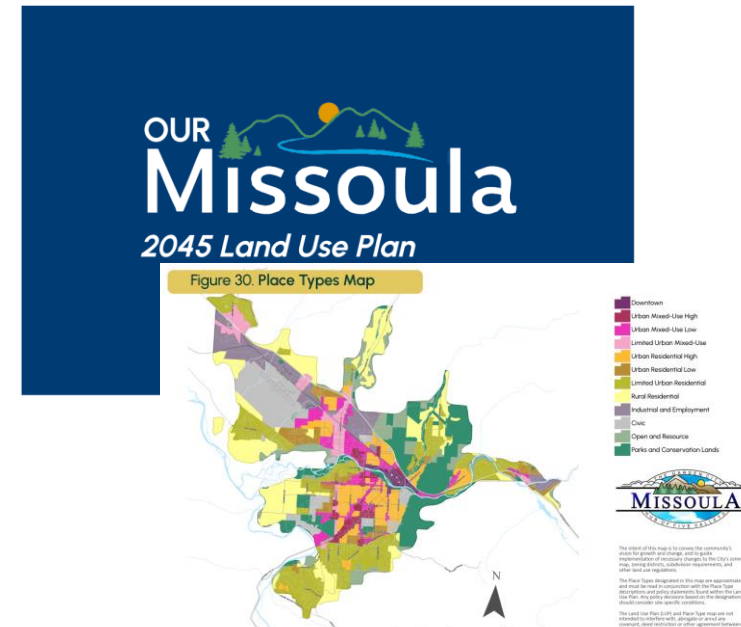
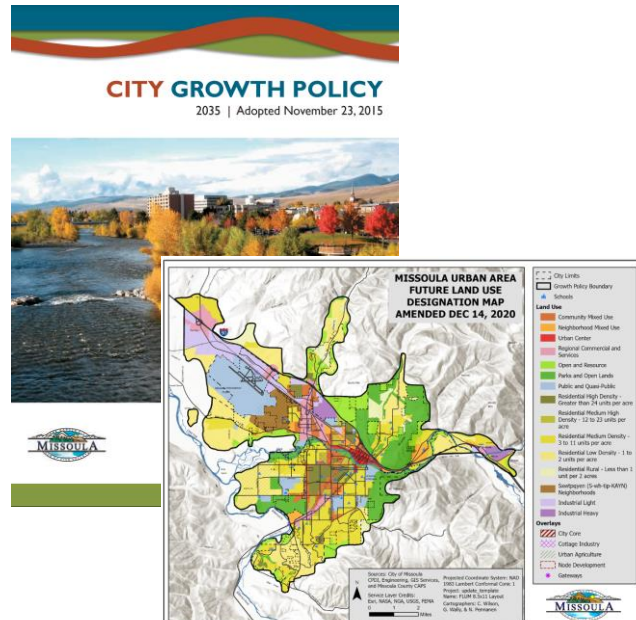
Adoption Considerations

# Land Use Plan: Public Hearing Overview



# INTRODUCTION

## Hearing Overview



### City Council Meeting Schedule:

- Land Use and Planning Committee Meeting, Informational, Wednesday, December 4
- **Missoula City Council Public Hearing:** Monday, December 9, at 6:00 p.m., City Council Chambers, 140 W. Pine Street or online
- Land Use and Planning Committee Meeting, Wednesday, December 11
- Possible final consideration and adoption Monday, December 16

## INTRODUCTION

# Hearing Overview: Associated Materials

1. **Resolution**
2. **Staff Report**
3. **Our Missoula 2045 Land Use Plan (Adoption Draft)**
4. **Appendices to the Plan**
  - A. Community Profile
  - B. Our Missoula Equity in Land Use Report
  - C. Our Missoula Code Diagnostic
  - D. Our Missoula Community Form Analysis
  - E. Our Missoula Development Guide 2021-2022
  - F. Community Engagement Summary
  - G. Additional Resources
5. **Agency Memo**
6. **Planning Board Summary Memo**
7. **Staff Recommended Changes Memo**
8. **Recent public comments**

# Project Goals & Statutory Requirements



PROJECT GOALS

# Our Missoula Goals



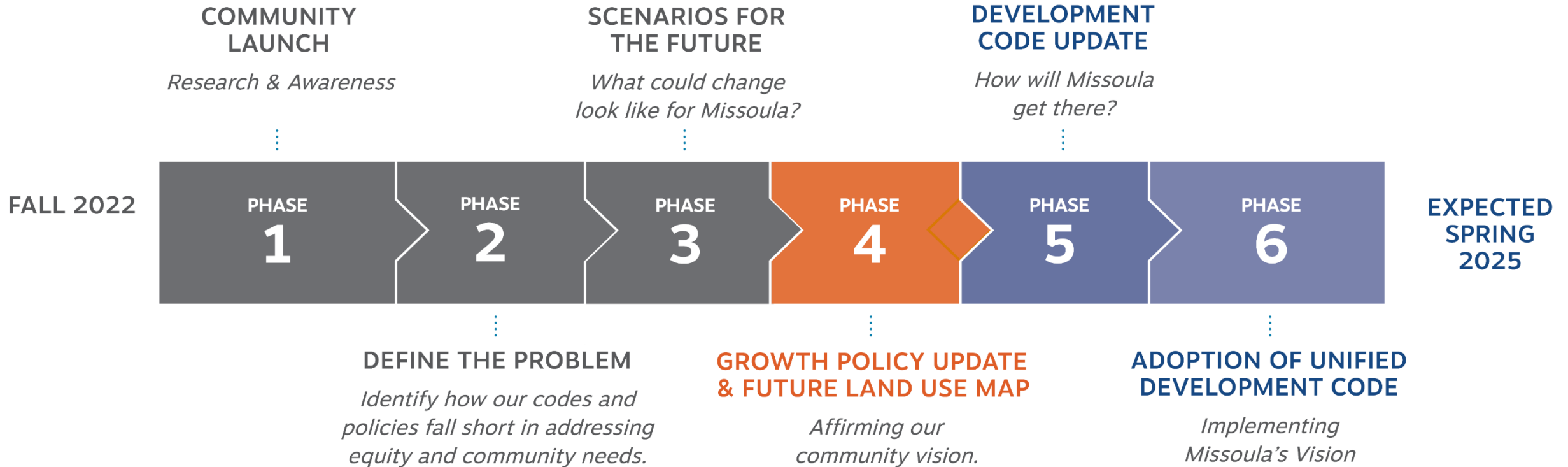
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Update *our codes*  
to better align with  
*our policies*

Policy + Code = Outcomes We Desire

PROJECT GOALS

# Our Missoula Phases



## STATUTORY REQUIREMENTS

# The Montana Land Use Planning Act: 76-25 MCA



STATUTORY REQUIREMENTS

# The Montana Land Use Planning Act

The Montana Land Use Planning Act requires...



**Public participation**

**Res. 8788**



**Establish Planning Commission**

**Res. 8789**



**Updated land use plan and map**



**Updated zoning code and map**



**Updated subdivision regulations**

## What is the Land Use Plan?

- A **Land Use Plan** is the foundational document that cities in Montana use to highlight community priorities for future growth.
- **The Land Use Plan:**
  - Forms the basis for the city's zoning and development decisions.
  - Outlines a vision for Missoula that can meet community needs and desires while planning for economic growth, environmental protection, and infrastructure needs.
- **The Land Use Plan** is different from the previous Growth Policy in that:
  - It is more specifically targeted to land use related policy
  - It must tie aspirational policy to demonstrated projected needs

## STATUTORY REQUIREMENTS

# Land Use Plan Intent and Requirements



### **Housing**

Population projections for 20 years & number of housing units needed for that population



### **Local Services & Facilities**

Existing & Future needs for: Public safety & EMS; Water, wastewater, solid waste; Transportation network; & School systems



### **Economic Development**

Existing conditions, future estimates, & anticipated needs.



### **Natural Resources, Environment & Hazards**

Existing conditions, future estimates, & anticipated needs.

## STATUTORY REQUIREMENTS

# Land Use Plan Intent and Requirements

### **Montana Land Use Planning Act, Part 1**

Section 104, Planning Commission (aka Planning Board)

Section 106, Public Participation (+ Plan)

### **Montana Land Use Planning Act, Part 2**

Section 203, Population Projection

Section 206, Housing

Section 207, Local Services and Facilities

Section 208, Economic Development

Section 209, Natural Resources, Environment, and Hazards

Section 213, Future Land Use Map

Section 214, Consideration of Existing Neighborhood Plans

Section 216, Implementation

# Community Engagement Summary



# General Outreach

**August 2022 - October 2024**



## Meeting stakeholders where they're at:

Stakeholder meetings, presentations,  
tabling, and online engagement

**149 Occurrences**

**3,000+ Residents reached**

## Public Events

**18 Events**

**873 Residents reached**



## Newsletters and Social Media

**63 Newsletters**

Opened over 47,500 times

**63 Facebook posts**

Cumulative reach of 11,766

## Boards, Committees, and Council Presentations

**20 Occurrences**



## Our Missoula Community Advisory Group Meetings

**17 Occurrences**

COMMUNITY ENGAGEMENT SUMMARY

# Community Kick-off Event (Phase 1)



**Community Kick-off Event**  
December 13, 2022, 6:00 to 8:00 p.m.  
Missoula County Fairgrounds

**250**  
attendees

## COMMUNITY ENGAGEMENT SUMMARY

# Equity in Land Use (Phase 2)

### WE ASKED

- How have you or people you know been affected by the housing affordability crisis in Missoula?
- How have you or people you know been affected by issues of segregation and exclusion?
- Where and how do you see gentrification occurring in Missoula?
- How have you or someone you know been affected by displacement?
- What changes do you support for advancing equity in land use?



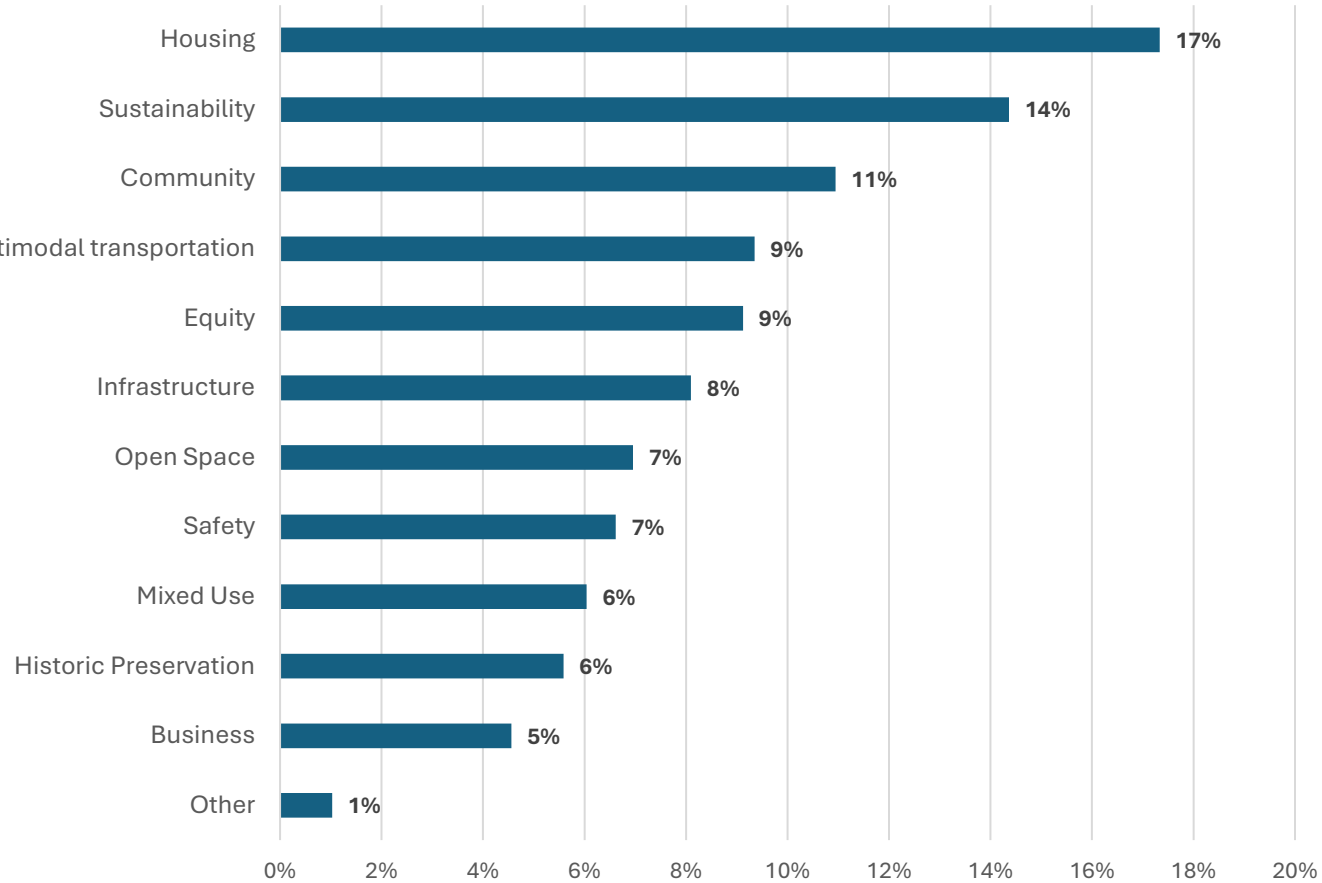
**46**  
opportunities

**890+**  
participants

# COMMUNITY ENGAGEMENT SUMMARY

## Community Growth Policy (Phase 2)

Themes by Percent of Total Votes



Hand-drawn sketch of a city street grid with handwritten notes and heart symbols. The notes include:

- ↑ DOWNTOWN CLARK FORK ♥
- MULTI-FAM HOUSING
- TRAFFIC
- UM ♥
- MULTI-FAM HOUSING
- ♥

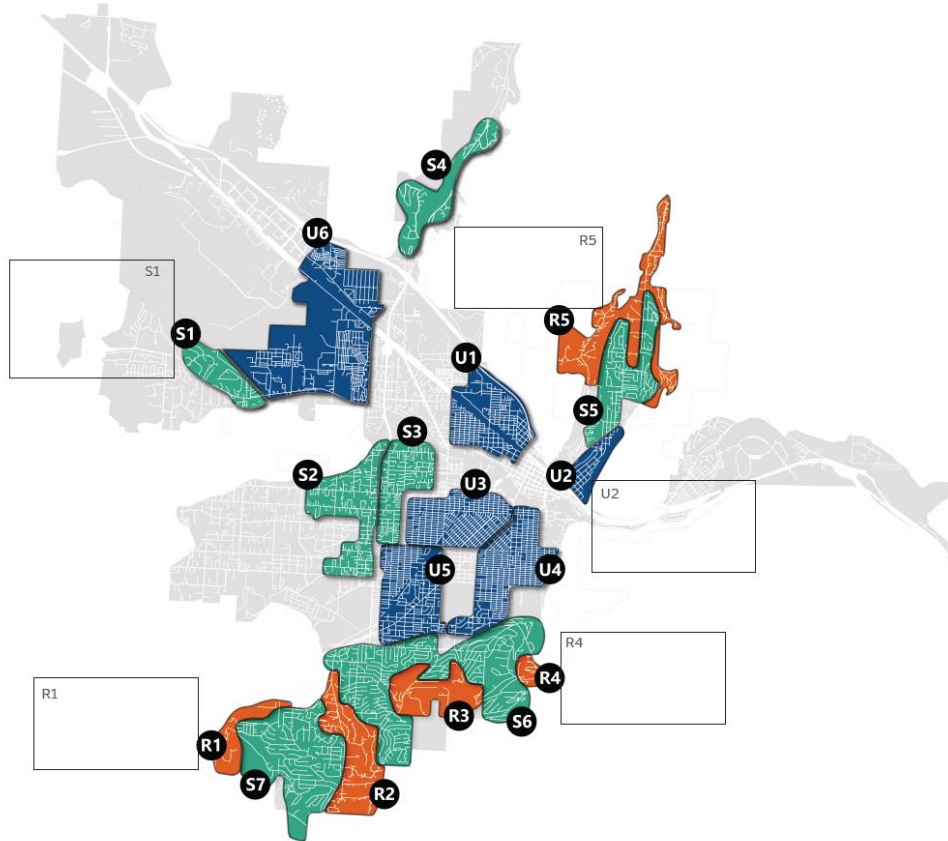
Two large orange circles are overlaid on the sketch:

- A circle containing the number **4** and the text **opportunities**.
- A larger circle containing the number **149** and the text **participants**.

# COMMUNITY ENGAGEMENT SUMMARY

## Expanding Housing Options in Neighborhoods (Phase 3)

### Expanding Housing Options in Neighborhoods Workshop



- Urban Residential**
- Northside / Westside U1
  - Lower Rattlesnake U2
  - Riverfront / North F2F / Rose Park U3
  - University/Lewis & Clark U4
  - South F2F / Southgate U5
  - Mullan/Grant Creek U6

- Suburban Residential**
- West Mullan S1
  - Target Range S2
  - River Road S3
  - Grant Creek S4
  - Upper Rattlesnake S5
  - Moose Can Gully/South Hills/Farviews S6
  - Miller Creek (east) S7

- Rural**
- Miller Creek (west) R1
  - Moose Can Gully R2
  - South Hills R3
  - Farviews R4
  - Upper Rattlesnake R5

6 opportunities

132 attendees

# COMMUNITY ENGAGEMENT SUMMARY

## Future Growth Scenarios Open Houses (Phase 3)

### Housing Opportunities in Residential Zones

Each of the scenarios paints a different picture of how Missoula's neighborhoods could evolve to meet housing needs, impacting affordability, equity, climate, and connectivity. We want to know which scenario you prefer to weigh in on the tradeoffs with each; and what outcomes matter most to you.

**Q1** Based on what you learned about the concepts for expanding housing opportunities in residential zones, which scenario do you prefer? (Rank from top preferred to least preferred)

<b>SCENARIO 1:</b> Allow duplexes in all residential zones.	<b>SCENARIO 2:</b> Allow duplexes in all zones and more homes per lot in Urban Residential areas.	<b>SCENARIO 3:</b> Allow up to 4 units per lot in Suburban Residential areas and up to 6 units per lot in Urban Residential areas.
1 2 3 ○○○○ ○○○○ ○○○○ ○○○○ ○○○○ ○○○○ ○○○○ ○○○○ ○○○○	1 2 3 ○○○○ ○○○○ ○○○○ ○○○○ ○○○○ ○○○○ ○○○○ ○○○○ ○○○○	1 2 3 ○○○○ ○○○○ ○○○○ ○○○○ ○○○○ ○○○○ ○○○○ ○○○○ ○○○○

**Q2** When thinking about the concepts for housing opportunities in residential zones, what outcome(s) are most important to you? (Choose three)

<input type="checkbox"/> Creating opportunities for more affordable housing types	<input type="checkbox"/> Creating options for people to live in neighborhoods with high economic and educational opportunities	<input type="checkbox"/> Encouraging an equitable distribution of housing development across the city
<input type="checkbox"/> Allowing more people to live within walking distance of their daily needs	<input type="checkbox"/> Allowing more people to live closer to transit services and where it is easier to drive less	<input type="checkbox"/> Ensuring that new housing fits in with the scale and design of the neighborhood

**Q3** Which outcome are you more supportive of?

<b>New housing is similar in scale and design as existing housing, even if the housing is less feasible to develop and fewer units may be created.</b>	<b>New housing is more feasible to build and allows for lower cost units, even if buildings are larger than existing homes.</b>
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### Corner Stores in Residential Neighborhoods

In Scenario 3, small-scale commercial uses like shops or restaurants would be allowed in certain locations within residential zones. This could help to create more walkable neighborhoods by filling these small-scale commercial uses between the busy commercial corridors. We want to know whether you support this idea and what outcomes would be most important to you to ensure these "corner stores" are successful.

**Q4** Based on what you learned about the concept of allowing corner stores in residential neighborhoods, what is your level of support for this concept as described in Scenario 3?

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**Q5** When thinking about the concepts for corner stores in residential neighborhoods, what outcome(s) are most important to you? (Choose two)

<input type="checkbox"/> Corner stores are allowed in enough locations that more people would be able to walk or bike to meet some of their daily needs.	<input type="checkbox"/> There is enough housing nearby the corner stores to provide a solid base of customers for a healthy business.
<input type="checkbox"/> The types of uses that are allowed in these buildings are restricted to make sure they don't have negative impacts on neighbors.	<input type="checkbox"/> The size and operations of these businesses are limited to ensure they don't contribute to traffic or parking congestion.

What are your ideas, concerns, or questions about the concepts for corner stores in residential neighborhoods?

### Housing Opportunities in Commercial/Mixed Use Zones

Housing development occurs today in many of the City's commercial districts. There are many reasons why allowing for housing in these areas makes sense. However, the amount of housing that can be created in these areas today is limited by some important policies and regulations. The scenarios tested different ways to encourage more housing in commercial districts. We want to know which scenario resonates with you and the outcomes you care about most related to housing in commercial areas.

**Q6** Based on what you learned about the concepts for expanding housing opportunities in commercial/mixed zones, what do you support the most? (Choose one)

<b>Housing allowed but number of units is limited, unless the building also includes a commercial space (Scenario 1)</b>	<b>Housing is encouraged in most locations, but must be part of mixed use development in certain locations (key intersection, core of a business district, important streets, etc.)</b>	<b>Housing encouraged in all locations and number of units is only limited by other regulations like building height and parking requirements (Scenarios 2 &amp; 3)</b>
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**Q7** When thinking about the concepts for housing opportunities in commercial/mixed zones, what outcome(s) are most important to you? (Choose two)

<input type="checkbox"/> Creating opportunities for more affordable housing types	<input type="checkbox"/> Allowing more people to live within walking distance of their daily needs	<input type="checkbox"/> Allowing more people to live close to transit services and where it is easier to drive less	<input type="checkbox"/> The density of housing is limited to ensure it fits in with the scale and design of the neighborhood
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What are your ideas, concerns, or questions about the concepts for commercial/mixed use zones?

4 opportunities

300+ responses

## COMMUNITY ENGAGEMENT SUMMARY

# Public Review Draft: Land Use Plan and Future Land Use Map



**13**  
opportunities

**1000**  
comments

# Public Review Draft: Analysis of Comments

Each comment was **recorded**, **reviewed**, and **analyzed** by the Our Missoula team and organized by:

1. Typographical corrections or updates to maps/graphics
2. Idea, concept, or detail not clear to the reader
3. Recommendation of substantive change
  - In alignment with project goals
  - Not in alignment with project goals or outside of the scope of the project

## Attachment 4: Public Review Draft Comments List and Analysis

### OVERVIEW AND ORGANIZATION

This material contains the full list of comments received on the draft Land Use Plan and the analysis and response from the Our Missoula team. The comments listed here reflect public comment received up until the end of the Public Review Period for the Our Missoula 2045 Land Use Plan, which ended on October 31<sup>st</sup>, 2024. Comments received following this date are directed towards the adoption process for the Plan and reported on separate from this material. The comments are listed as they were received. In some instances, minor edits were made to remove unrelated communications, greetings, conversational aspects, etc.

The full list of comments received is divided into the following sections:

- 1 Comments received directly into the Public Review Draft of the Plan
- 2 Comments received that apply to the draft Place Type map and Street Type maps.
- 3 Comments received directly through public in-person and online Public Review Draft engagement events and activities.
- 4 Comments received by individuals and/or agencies outside of the online Plan draft.

Responses to individual comments are analyzed through the following framework:

Issue ID	Definition
1	Not Incorporated: Comment is Already Addressed or in Alignment with Plan
2	Update Plan to Partially or Fully Incorporate Comment

\*NOTE: See Appendix F: Community Engagement Summary of the Plan for more detailed responses to common issues raised by public commenters.

## Public Review Draft: Analysis of Comments

- Maps, graphics, and typographical errors
- Accuracy and sources of population data
- Equity, including reduction of parking, infrastructure disparities, building accessibility
- Equitable and affordable housing and higher density
- Houselessness and displacement
- Sensitive lands, including fire risk, wildland corridors, and riparian buffers
- Environmental and sustainability measures
- Streamlining development processes
- Zoning code and development regulations
- The effectiveness of Focus Inward
- Neighborhood character, historic preservation, and gentrification
- Place Types mapping and naming
- Street Type mapping and characteristics
- Safer streets, parking regulations and limitations of public transportation

## Public Review Draft: Updates

- Copy edits and corrections to typographic errors
- Edited to provide clarity to language related to parks, trails and open space and climate resiliency, and strengthen connections between plan elements.
- Updated some policy language, goals, and objectives in the Themes section.
- Modified some place type names and descriptions.
- Modified some place type mapping in specific locations.
- Added additional data to the Community profile regarding environmental hazards, healthcare, and the public school system.

COMMUNITY ENGAGEMENT SUMMARY

# Engagement Next Steps

**Our Missoula 2045 Land Use Plan** public review draft and engagement

**Fall 2024**

Code reform public review and adoption of **Unified Development Code**

**Spring 2025**

**Winter 2024**

**Our Missoula 2045 Land Use Plan** adoption (Planning Board/Council)



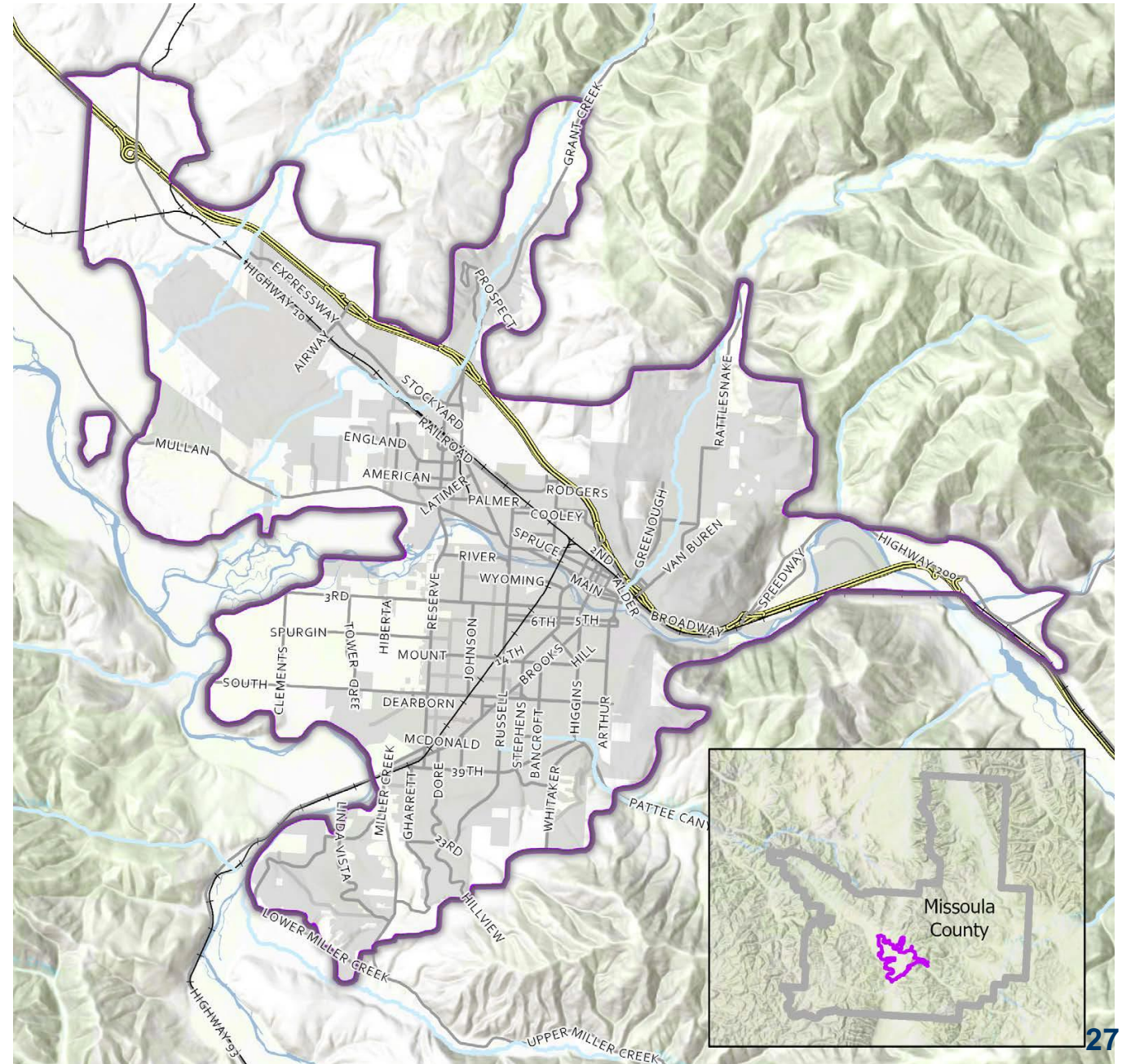
# Our Missoula 2045 Land Use Plan: Overview



## 2045 LAND USE PLAN OVERVIEW

# Land Use Plan Study Area

- **40,254** acres
- **56%** within City of Missoula
- **44%** in Missoula County



# Land Use Plan Organization

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# Policy Themes and Goals

## Focus Inward

**Our Goal:** Focus development and infill within the Plan area to minimize strain on infrastructure and prevent sprawl into sensitive and constrained lands.



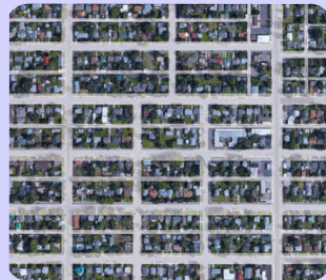
## Environmental Quality & Climate Resilience

**Our Goal:** Balance urban development with environmental protection and resilience through sustainable practices and mitigation of impacts to sensitive lands.



## Housing Choice & Access

**Our Goal:** Develop a diverse, equitable, and resilient housing system that meets current and future needs and limits displacement.



## Health & Safety

**Our Goal:** Ensure access to services and infrastructure that support health and safety.



## Community & Quality of Life

**Our Goal:** Enable community access to opportunity as well as social, cultural, recreational, and public amenities.



## Economic Health

**Our Goal:** Promote balanced growth by supporting commercial services with improved infrastructure and connectivity while also considering climate, mobility, and community compatibility.



# Land Use Strategy: Housing Capacity

Figure 27. Housing Capacity Estimates by Type

Housing Type	Projected Need*	PLANNED CAPACITY			EXISTING CAPACITY		
		Estimated Capacity	Surplus (Deficit)	Capacity to Need Ratio	Estimated Capacity	Surplus (Deficit)	Capacity to Need Ratio
Single Dwelling	11,356	13,824	2,468	1.22	10,927	(-429)	0.96
"Missing Middle"	6,753	9,753	3,001	1.44	4,553	(-2,199)	0.67
Multi Dwelling	9,345	54,496	45,151	5.83	26,576	17,231	2.84
<b>TOTAL</b>	<b>27,454</b>	<b>78,073</b>	<b>50,621</b>	<b>2.84</b>	<b>42,056</b>	<b>14,604</b>	<b>1.53</b>

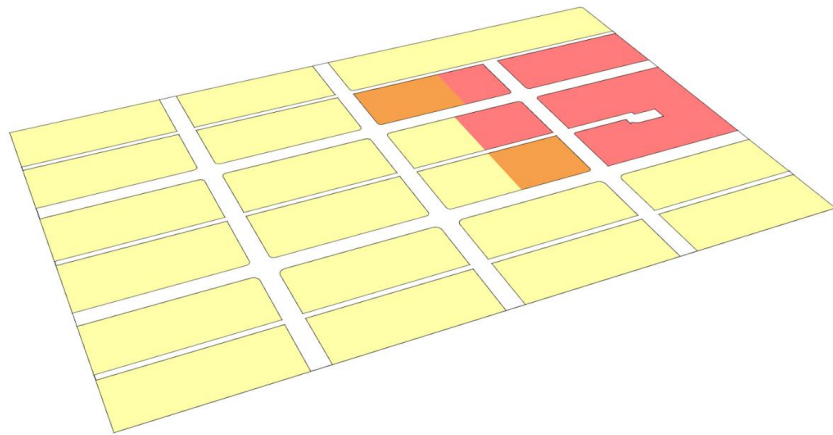
\*for an 8% vacancy rate

## Preferred Scenario

- Unlock the growth potential for mixed use centers and corridors.
- All neighborhoods should take on their fair share to increase opportunities for housing supply.
- Increase housing options throughout Missoula's residential neighborhoods while considering the size and scale of buildings to be compatible with existing homes and structures.
- Allow certain small-scale neighborhood commercial services in most or all residential neighborhoods.
- Regulate parking in a manner that balances and integrates housing production and affordability goals with transportation, climate, and neighborhood livability.

## Land Use Strategy: Place Types and Street Types

- The land use strategy reflects the interactions between **land use, intensity, form, and mobility** and considers the close relationship between the types of built environment that exist within the community (**Place Types**) and the transportation networks that serve them (**Street Types**).

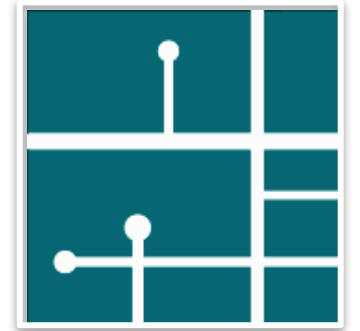
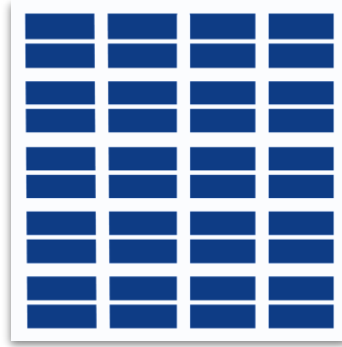


## Why Use Place Types?

- Describe geographic areas with unique combinations of land uses, built form, mobility, intensity, and constraints.
- Plan for future growth with an emphasis on form and urban design, instead of use and density, which lets us better relate the future built environment to what exists today.
- Better visualize what our neighborhoods can look like in the future.

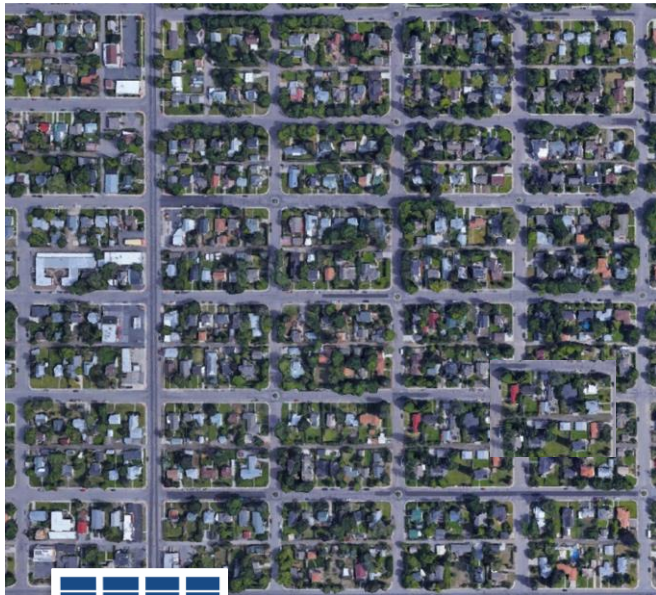
# 2045 LAND USE PLAN OVERVIEW

## Elements of a Place



! 7T7 - K5K75

! 7T7 hSS/DR



{ 7SSDT }  
7337



. 7 N



t KSN7

# Elements of a Place



## Single-Dwelling House

- Single-Detached Dwelling
- Includes Manufactured, Modular, and Site-Built Houses

## ADU

- Accessory Dwelling Unit

## Duplex

- Two Dwellings

## Townhouse

- Single Attached Dwellings



# Place Type Designations



**Urban Residential High**



**Urban Residential Low**



**Limited Urban Residential**



**Rural Residential**



**Downtown**



**Urban Mixed-Use High**



**Urban Mixed-Use Low**



**Limited Urban Mixed-Use**



**Industrial and Employment**



**Civic**



**Open and Resource**



**Parks and Conservation Lands**

## Residential Place Types

\*Small-scale commercial allowed in ALL residential areas



### Urban Residential High

- **6-8 dwelling units** on a typical parcel
- Buildings up to **4 stories** tall
- Compact Grid block pattern



### Urban Residential Low

- **4-6 dwelling units** on a typical parcel
- Buildings up to **3 stories** tall
- Compact Grid and Cul-de-Sac block patterns



### Limited Urban Residential

- **3-4 dwelling units** on a typical parcel
- Buildings up to **3 stories** tall
- Irregular Block Patterns & Cul-de-Sacs



### Rural Residential

- Up to **2 dwelling units** on a typical parcel
- Buildings up to **2 stories** tall
- Rural-Super Grid block pattern with long block lengths

## Commercial Place Types

No density cap in ALL commercial areas  
*\*maximum units ultimately determined by safety and not land use*



### Downtown

- Buildings up to **10 stories** tall
- Small to no setbacks
- Compact Grid block pattern



### Urban Mixed-Use High

- Buildings up to **8 stories** tall
- Small to no setbacks
- Compact Grid & Mixed-Use block patterns



### Urban Mixed-Use Low

- Buildings up to **6 stories** tall
- Small setbacks
- Compact Grid & Mixed-Use block patterns



### Limited Urban Mixed-Use

- Buildings up to **6 stories** tall
- Small to Medium-Small setbacks
- Mixed-Use block pattern

# Special-Use Place Types



## Industrial and Employment

- Buildings up to **5 stories** tall
- No residential uses
- Low Connectivity block patterns



## Open and Resource

- Buildings up to **2 stories** tall
- Large setbacks
- Low Connectivity block patterns



## Civic

- Characteristics are **site specific & dependent on context**
- Public & Private Ownership
- Residential uses may be approved

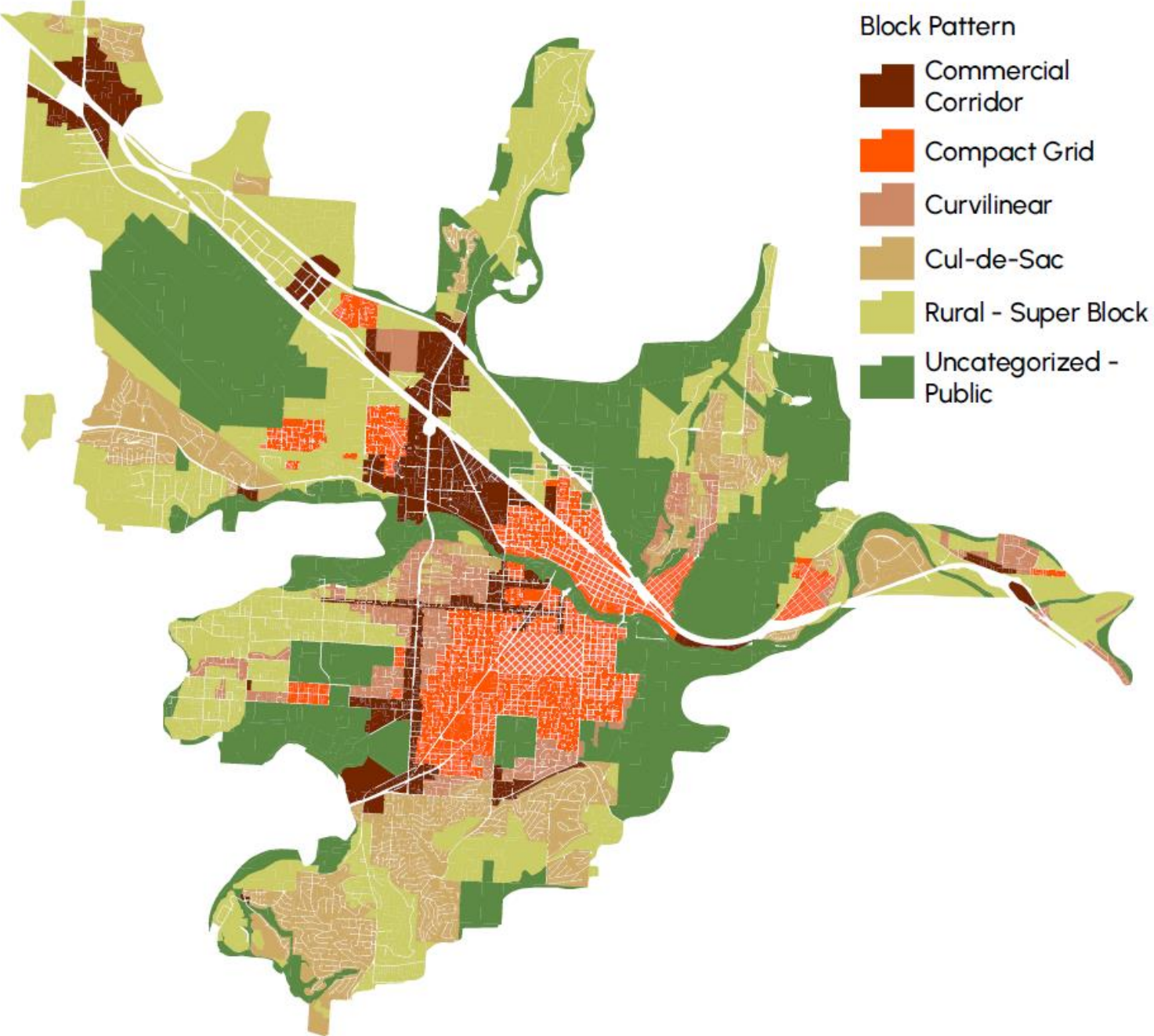


## Parks and Conservation Lands

- No Residential Uses
- Community & Regional Parks
- Floodway & Conservation Lands

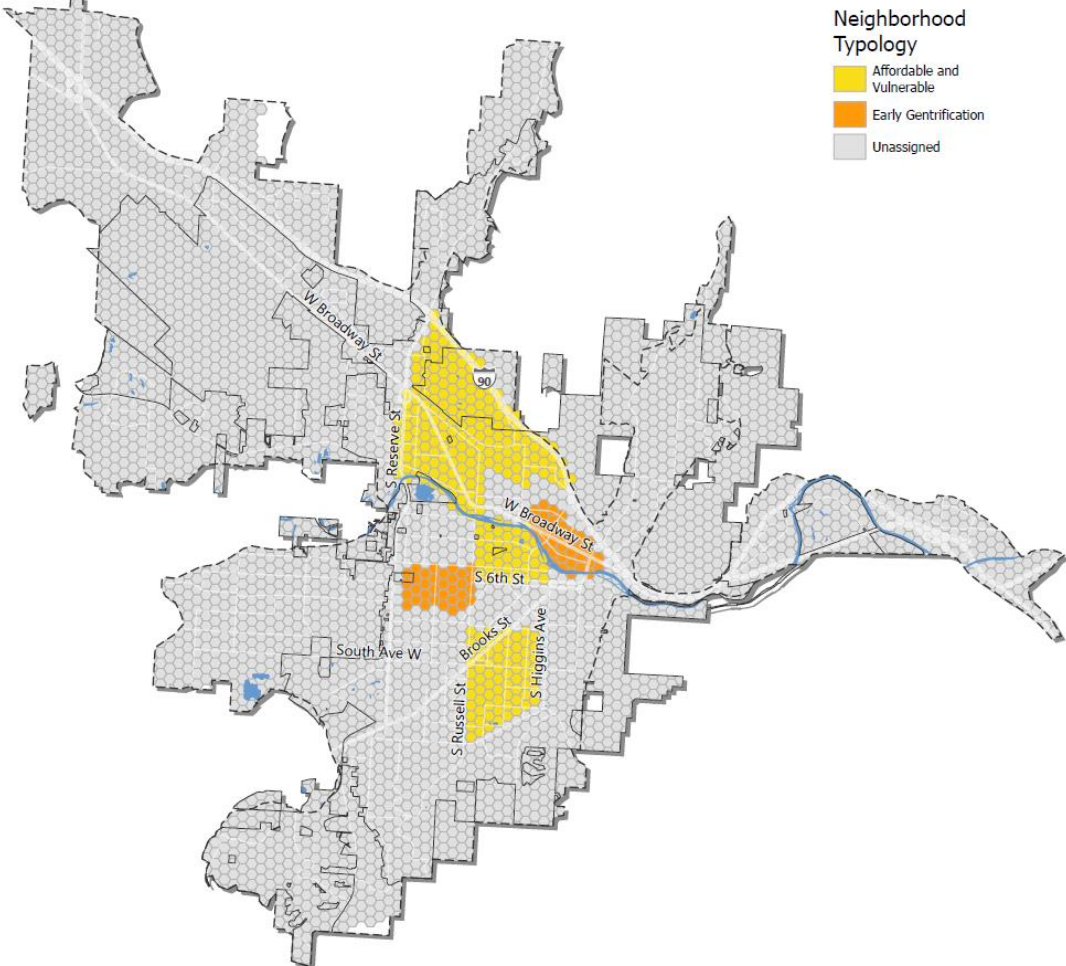
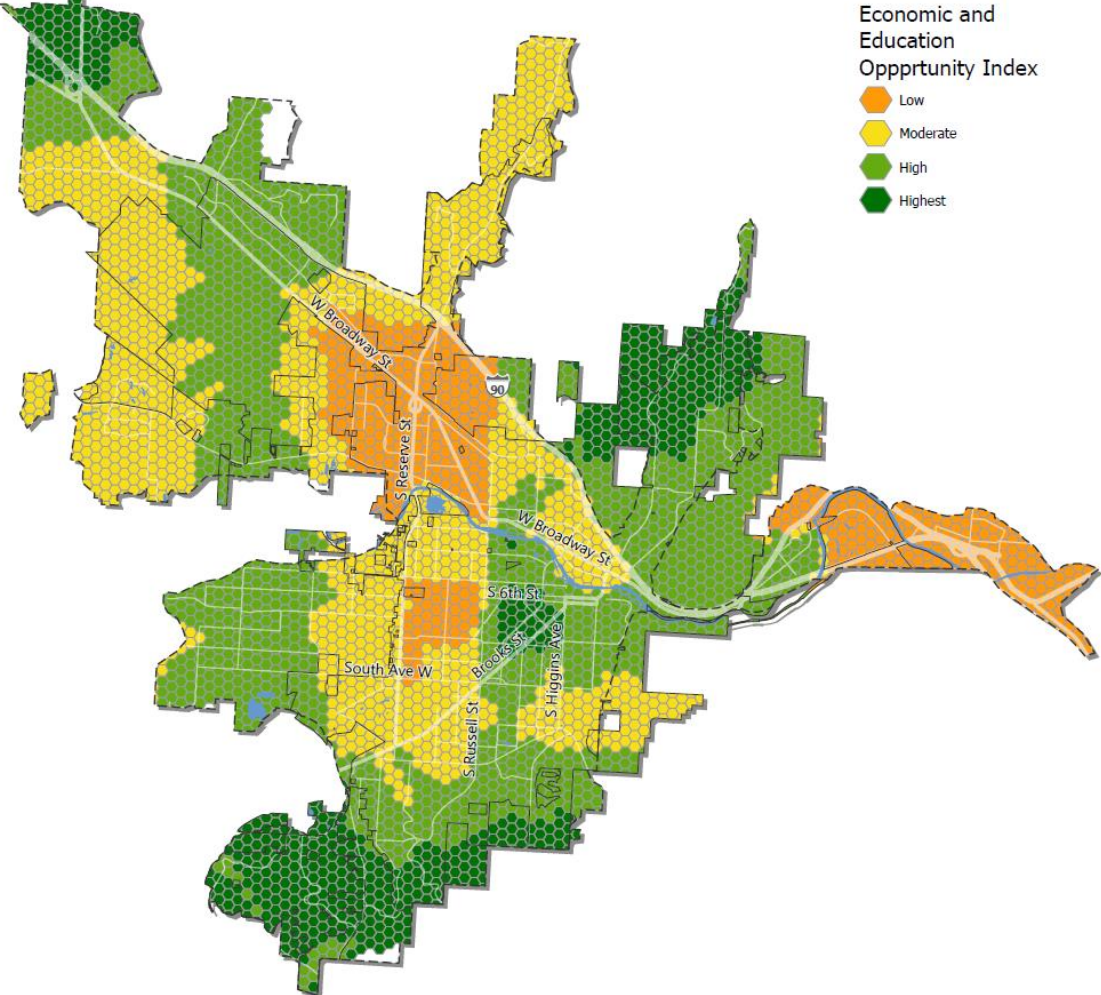


2045 LAND USE PLAN OVERVIEW  
Existing Block Pattern

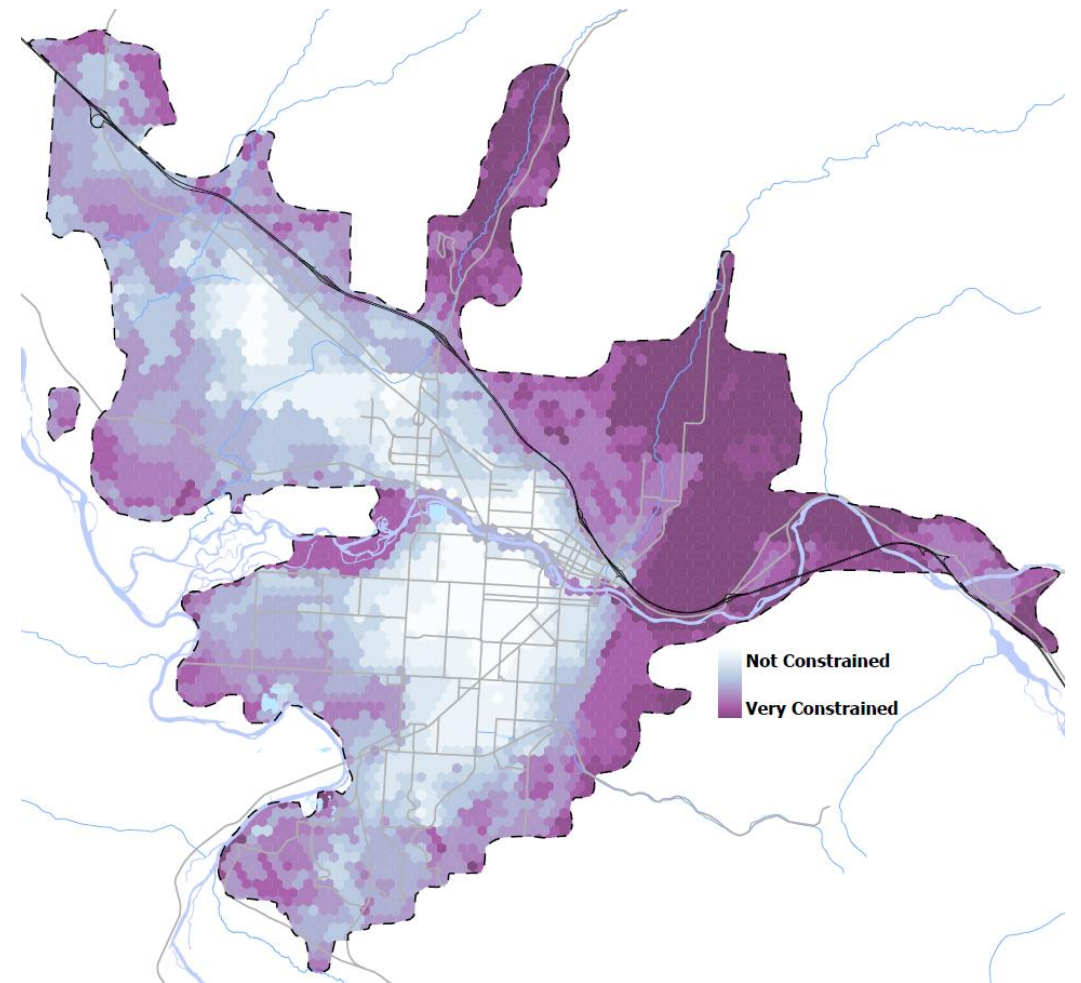
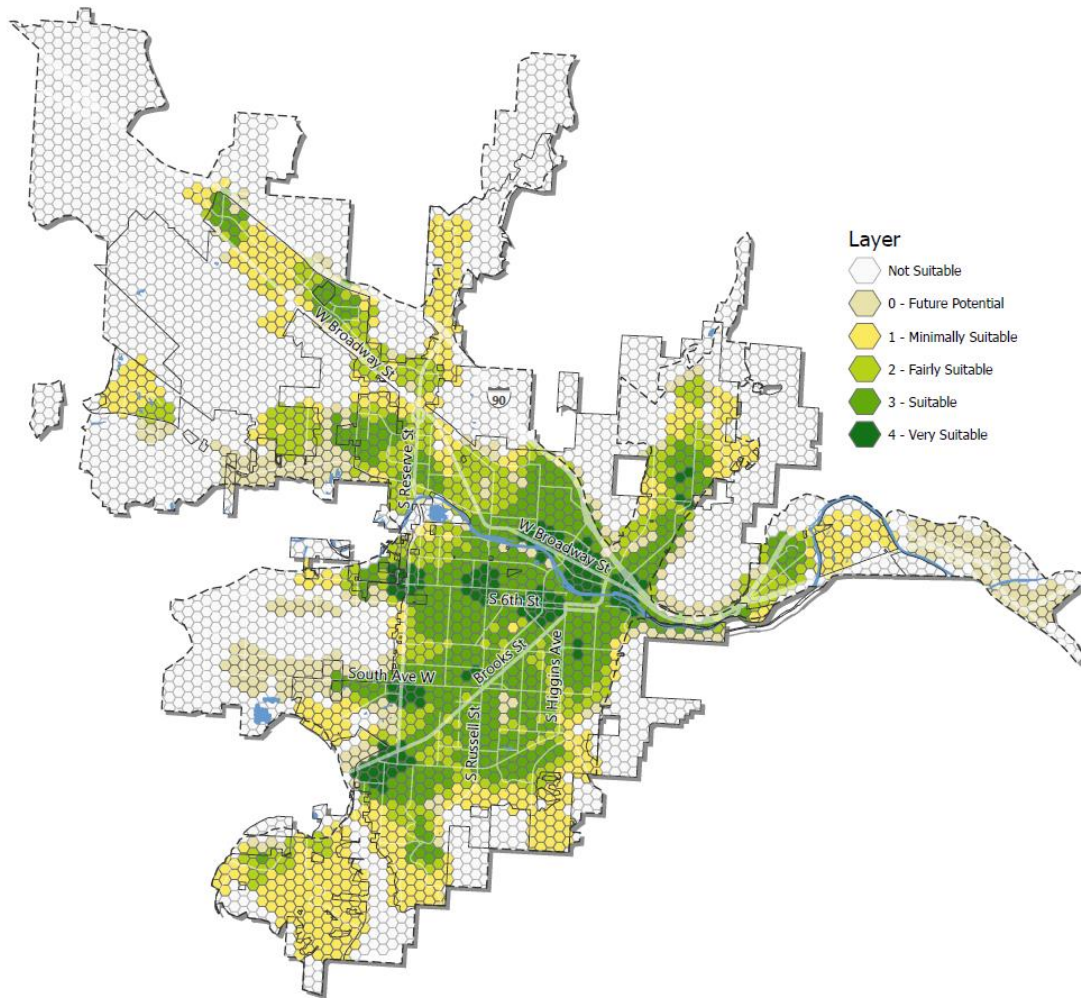


# 2045 LAND USE PLAN OVERVIEW

## Equity in Land Use Analysis



# Residential Suitability vs. Environmentally-Constrained Lands



# 2045 LAND USE PLAN OVERVIEW

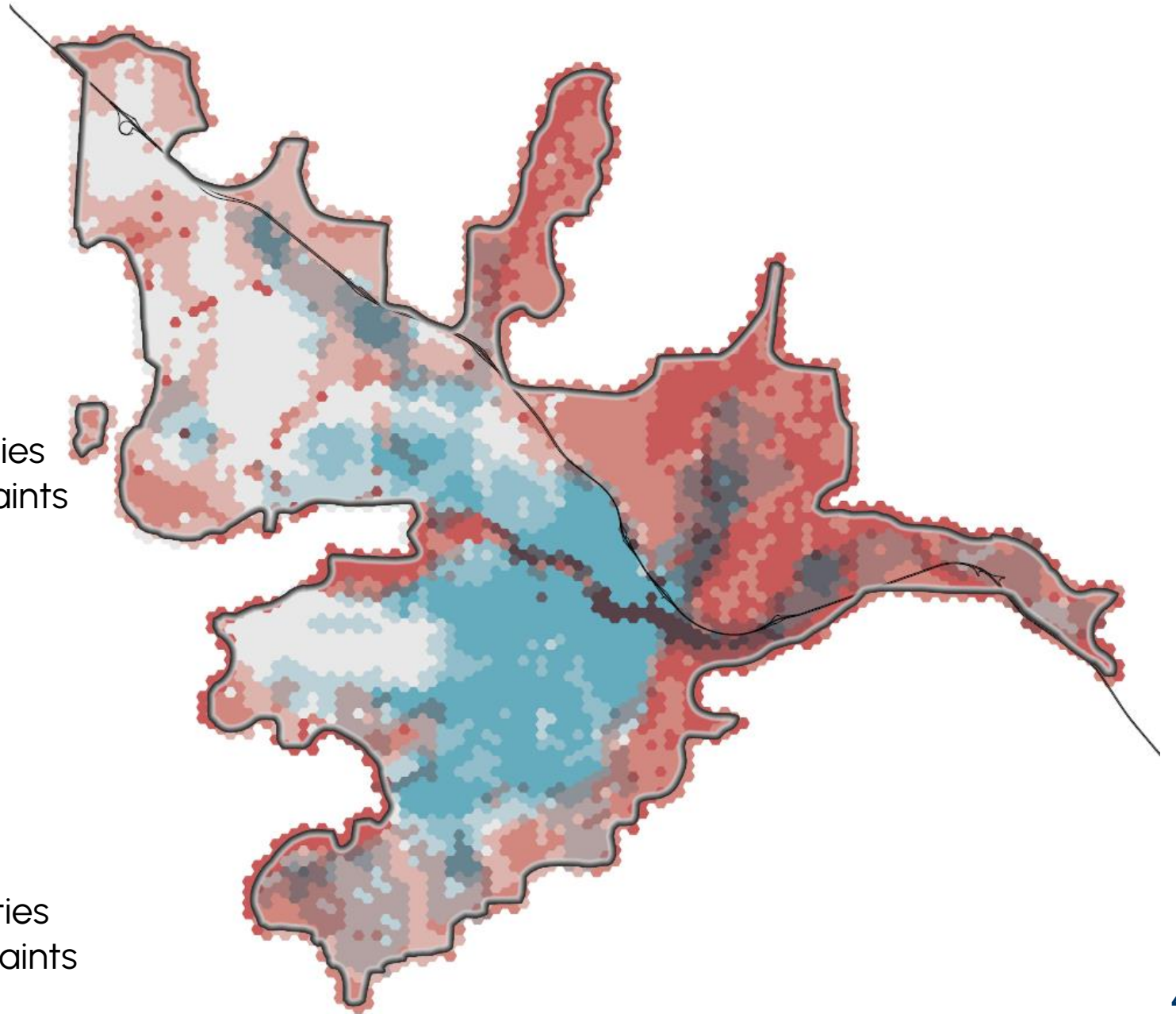
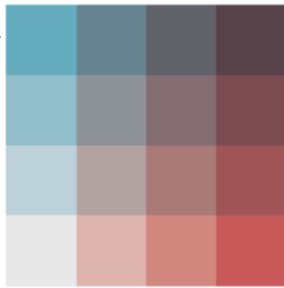
## Suitability & Constraints

High Amenities  
Low Constraints

High Amenities  
High Constraints

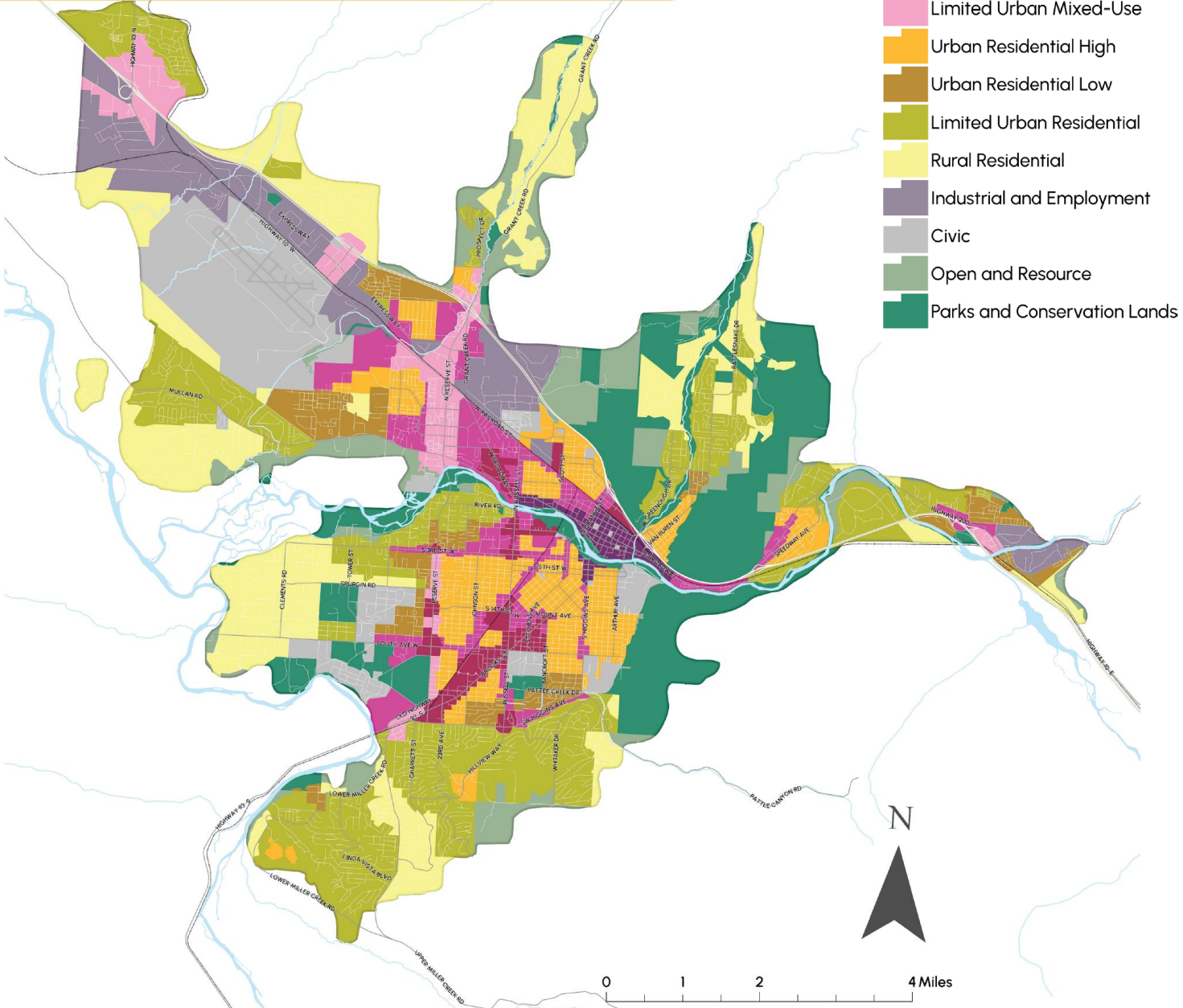
Low Amenities  
Low Constraints

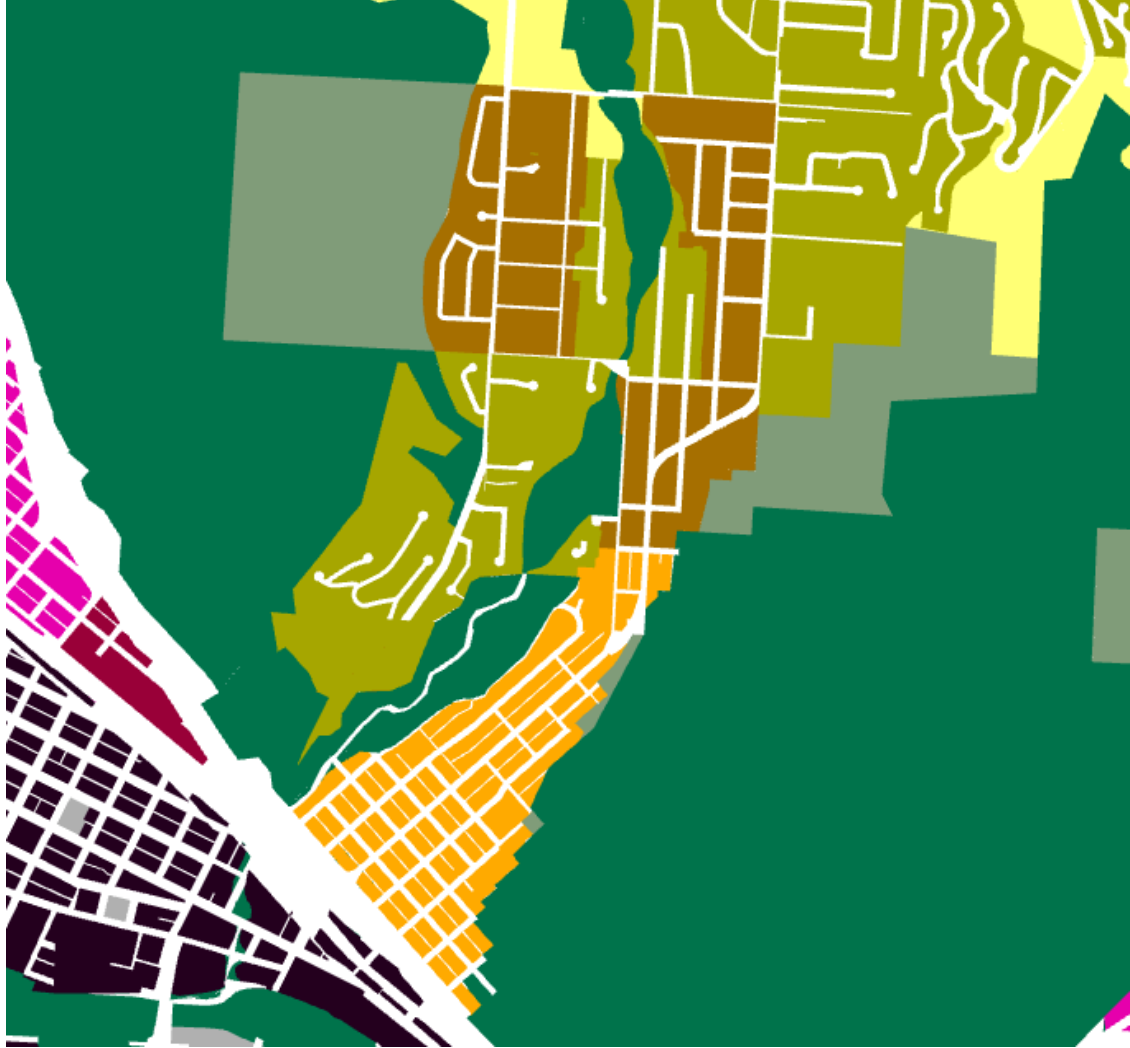
Low Amenities  
High Constraints



# Place Types

Figure 30. Place Types Map







# Street Types

A new taxonomy of street classifications, reflecting community goals and sensitive to land use and priority users. Street Types describe what streets should look like and why.

## Street Types

### What Are We Doing?

- Reclassifying streets by their shared functions and goals
- Communicating expectations for developers, transportation planners/engineers, and user behavior
- Establishing design characteristics that serve current and future circumstances

## Why Street Types? Why Now?

- To ensure transportation infrastructure best supports adjacent land uses and advances community goals
- Recommended in 2020 Long Range Transportation Plan
- Functional class-based design not sophisticated enough
- Disparate street designs in different parts of code
- Current street design manuals and regulations do not reflect best practices
- Coordination with Place Types is intrinsic to identifying desired street characteristics

# How are Street Types Determined?

Through a holistic consideration of a street's context and function

## CONTEXT

### Land Use

Zoning  
Place Types  
Nodes  
Master Plans  
Existing Conditions

### Transportation

Functional class  
LRTP  
Facility/mode plans  
Emergency/freight access

## FUNCTION

Person Mobility  
Greening  
Placemaking  
Curbside Activity  
Vehicle Mobility

## Neighborhood Residential

These streets provide multimodal access to and from adjacent residential properties. These streets are quiet, shady, and kid-friendly, an extension of your front yard. There is very little traffic and cars move slowly.



## Neighborhood Greenway

These streets connect people biking, walking, and using micromobility devices to nearby destinations and other neighborhoods. These low-speed streets often run parallel to more intense streets and provide enhanced crossings at major intersections.



## Neighborhood Mixed-Use

These streets support adjacent shopping, dining, and employment opportunities. They are located within/adjacent to residential neighborhoods and host a variety of low impact commercial activities along them. They often act as transitions between lower intensity and higher intensity uses.



## Community Residential

These streets are high quality residential corridors that also have an important function in the larger transportation network. They may serve popular destinations such as parks, schools, religious assemblies, and recreation areas.



## Community Mixed-Use

These streets are vitally important multimodal corridors support dining, shopping, and employment opportunities, enhancing Missoula's character and economy. They connect residents from their neighborhoods to commercial and cultural centers.



## Regional Connector

These streets are critically important to the regional travel network and generally serve as gateways to the urban core, where they often transition to Regional or Community Mixed-Use.



## Regional Mixed-Use

These streets serve as gateways, introducing people from around Missoula and the wider region to the city and its major destinations. These streets are critically important to the regional multimodal network, passing through areas of significant commercial land use and pedestrian activity. They carry high traffic volumes but must do so safely.



## Industrial

These streets serve adjacent industrial land uses that see frequent truck, freight, and delivery traffic. They should accommodate current uses while also being adaptable to and compatible with redevelopment into future land uses.



## NEIGHBORHOOD GREENWAY (NG)

NG streets connect people biking, walking, and using micromobility devices to nearby destinations and other neighborhoods. These low-speed streets often run parallel to more intense streets and provide enhanced crossings at major intersections.

NG streets:

- Are low speed, low volume streets that are prioritized for bicycle and pedestrian travel, serving a higher function in the transportation network.
- Are most commonly found in neighborhoods with traditional development patterns and a connected grid.
- Are predominantly residential in character, though may pass through more commercial areas.
- Often pass parks, schools, religious assemblies, and other neighborhood destinations.
- Are typically calm enough for bicycles and vehicles to share space, although they may have dedicated, separate facilities when passing particularly busy destinations, such as regional parks or shopping centers.

## DESIGN OBJECTIVES

NG streets should be designed to:

1. Facilitate safe, comfortable, and convenient through-movement for people walking & biking
2. Limit vehicle traffic to the needs of the adjacent properties through deliberate speed control & traffic calming
3. Enhance the environmental qualities of neighborhoods by incorporating prominent street trees, landscaping, and innovative stormwater treatments.

## TYPICAL TREATMENTS

- Narrow travel lanes
- Frequent traffic calming
- Shared travel lanes (markings) for vehicles and bikes
- Two-way bike travel
- Wide boulevards with ample room for trees
- Sidewalks on both sides of the street
- Tight curb radii
- Sustainable storm water treatment and management
- On-street parking on at least one side of the street

## TARGET METRICS

- Vehicle volumes below 1,500 cars per day
- Vehicle speeds <20 mph

## PLACE TYPES

NG Streets are found in the following Place Types:

- Urban Residential
- Limited Urban Residential
- Neighborhood Mixed-Use

## EXAMPLE NG STREETS

NG streets can be found in every neighborhood in Missoula. Examples include:

- Gerald Ave (4th St to South Ave)
- Schilling St (S 3rd St W to Bitterroot Trail)
- Kent Ave (Maurice to Bancroft)
- Franklin St (Ivy to Plymouth)
- 4th St (Toole Park to Schilling St)

## MODE EMPHASIS

The priority users of NG streets are people on bikes and pedestrians of all ages and abilities, as well as residents and their visitors. The current mode split on most existing NG streets is BALANCED. The future dominant mode should be BICYCLISTS and MICROMOBILITY.

### PEDESTRIAN



### BICYCLE & MICROMOBILITY



### TRANSIT



### FREIGHT



## FUNCTION

The primary function of NG streets is to connect people biking and walking to adjacent neighborhoods and nearby destinations.

### PERSON MOBILITY



### VEHICLE MOBILITY



### GREENING



### PLACEMAKING



### CURBSIDE ACTIVITY



Shared travel lanes and two-way bike travel facilitate safe and convenient movement for people walking and biking.

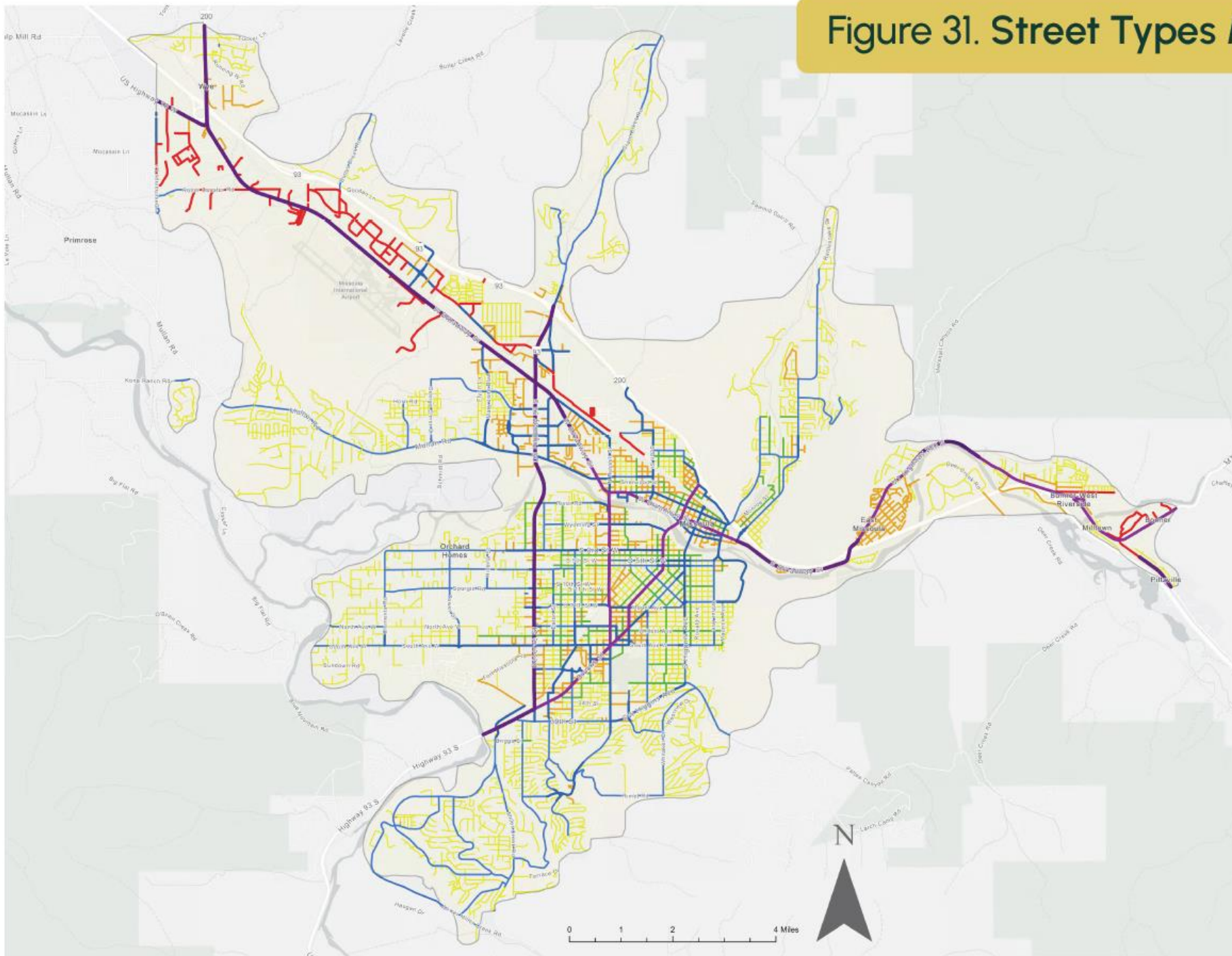


Frequent traffic calming limits vehicle traffic and speeds.



When NGs are co-located with priority Fire routes or along streets with higher volumes additional separation may be needed.

# Figure 31. Street Types Map



-  Regional Connector
-  Regional Mixed Use
-  Industrial
-  Community Mixed Use
-  Community Residential
-  Neighborhood Greenway
-  Neighborhood Mixed Use
-  Neighborhood Residential

The Street Types designated in this map are approximate and must be read in conjunction with the Street Type descriptions and policy statements found within the Land Use Plan. Any policy decisions based on the designations should consider site-specific conditions.

# Adoption and Amendment of Neighborhood Plans

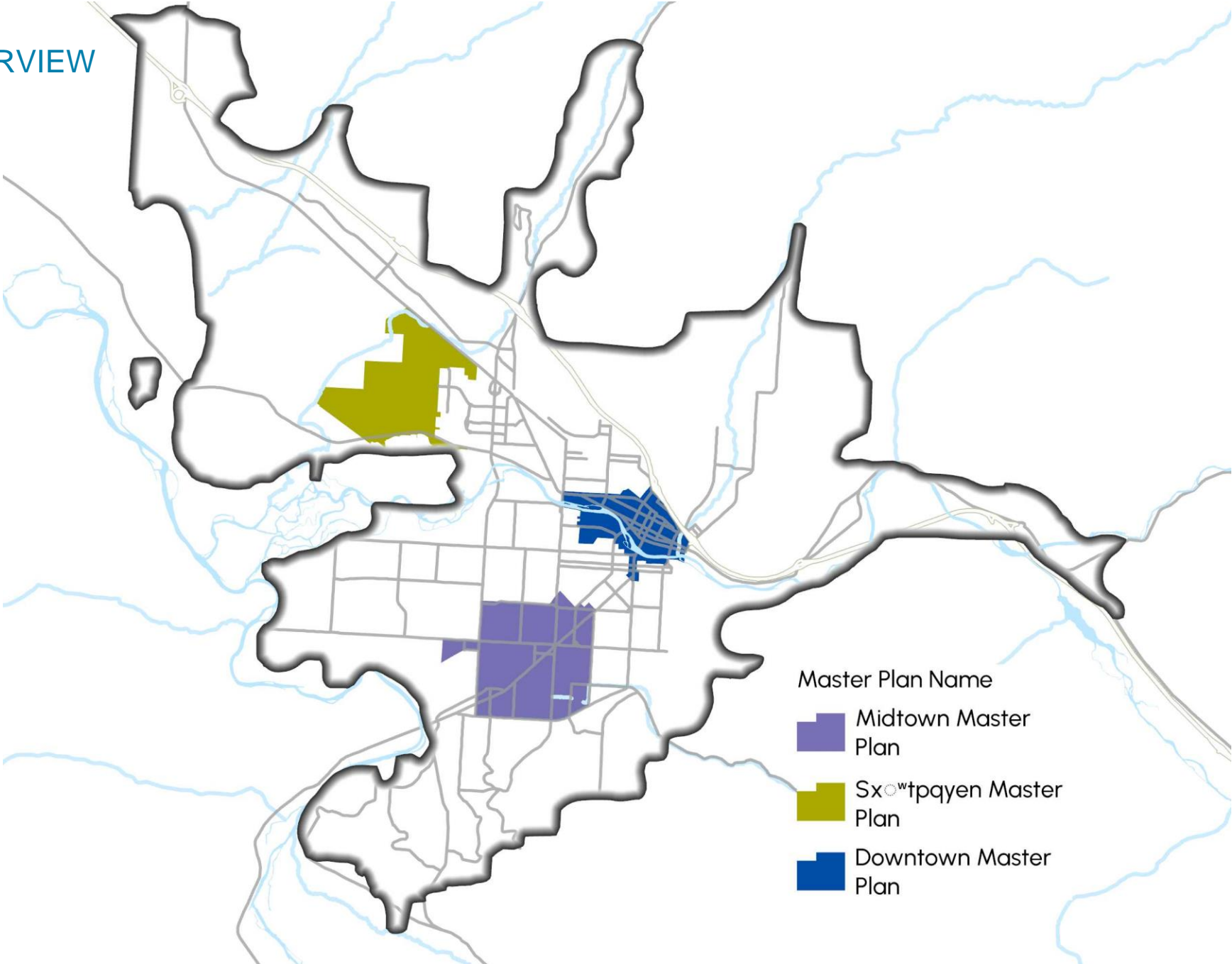
## Existing and Preserved Plans

Missoula Midtown Master Plan, Sx<sup>w</sup>tpqyen Master Plan, and the Missoula Downtown Master Plan.

## Existing Plans to be repealed

- Grant Creek Area Plan
- Section 18, T12N, R19W Comprehensive Plan Amendment
- South Hills Comprehensive Plan Amendment
- Historic Southside Neighborhood Plan
- Downtown Riverfront Plan
- Fort Missoula Plan
- Airport Development Park Master Plan
- Rattlesnake Valley Comprehensive Plan Amendment
- Reserve Street Area Plan Update
- Butler Creek Area Plan Amendment
- Miller Creek Valley Plan
- Southside/Riverfront Area Comprehensive Plan Amendment
- Northside / Westside neighborhood Plan
- River Road/Emma Dickinson Infrastructure Plan
- Wye/Mullan West Comprehensive Area Plan
- Franklin to the Fort Infrastructure Plan

2045 LAND USE PLAN OVERVIEW  
Recent Plans



## Implementation

- Implementation Schedule
  - Timing: <1 year; 1 – 4 years; 5 – 9 years; 10+ years
  - Five categories of implementation: Code Coordination, Infrastructure, Program, Funding
  - 150+ actions
- Commitment to Monitoring

# Recent Public Comment and Recommended Changes



## Planning Board Summary

**Recommend that the City Council ADOPT the Our Missoula 2045 Land Use Plan and Place Type Map and take public comment into consideration.**

### **Public Comment:**

- General support for the Land Use Plan
- Comments about specific areas: Fort Missoula; East Missoula; Northside Neighborhood; Desmet School
- Comments about specific issues: accessibility/visitability; housing diversity; compatibility and preservation; restrictive covenants; and transportation infrastructure.

### **Discussion/Questions:**

- Place type designations in certain areas
- Small-scale commercial vs. mixed-use designations
- Housing capacity analysis
- City vs. county land use/zoning

## Staff Recommended Changes (1/3)

### **Narrative Clarification**

Page 20. In response to comment/suggestion from Planning Board member

### **Add to List of Comparable Zoning: RMH Zoning District**

Residential and Mixed-Use Place Types

Pages 69, 71, 73, 77, 79, 81. In recognition that this type of development often does not fit well with standards for other typical residential zoning districts.

### **Edit to Neighborhood Greenways**

Page 101. In response to public comment

### **Regional Mixed Use Street Type: Target Metrics**

Page 106. In response to public comment

## Staff Recommended Changes (2/3)

### **Adoption and Amendments Chapter: Substantial Compliance**

Page 112. Staff finds it necessary to provide additional guidance for determining what ‘substantial compliance’ means when considering an amendment to the Land Use Plan.

### **Implementation Actions: Update Parks and Recreation Manual**

Page 118. Staff finds it necessary to state the intention to make updates to the existing Parks and Recreation manual to support and align with the new UDC.

### **Implementation Actions: Incentives for Visitability**

Page 118. Response to public comment.

### **Implementation Actions: Acquire and protect properties identified by the Open Space Plan**

Page 121. Staff recommends this new action to state and indicate a commitment and intent towards pursuing the acquisition and protection of areas recognized for their importance to the community through the city’s open space planning processes.

## RECENT COMMENT & CHANGES

# Staff Recommended Changes (3/3)

### **Page 77. Add ‘M1R’ zoning district as a City Comparable Zoning in the Land Use section of Urban Mixed-Use High Place Type.**

**Rationale:** The description of the Urban Mixed-Use High Place Type states that certain cottage industrial businesses will be allowed within UMH designations. There are also certain areas that exist within this place type already that have small-scale cottage industrial uses. To continue to allow these uses M1R zoning districts should be explicitly stated as being a comparable zoning district within this place type’s characteristics.

### **Page 117. Make corrections to Implementation Action: Roles table**

- Add ‘Parks and Recreation Department’ to list of Government Agencies
- Add ‘Mountain Line’ to list of Government Agencies
- Remove ‘Bicycle/Ped Alliance’ from list of Community Organizations

**Rationale:** These edits would be to provide better accuracy and respond to public comments.

### **General: Final Document Clean Up and Finalization**

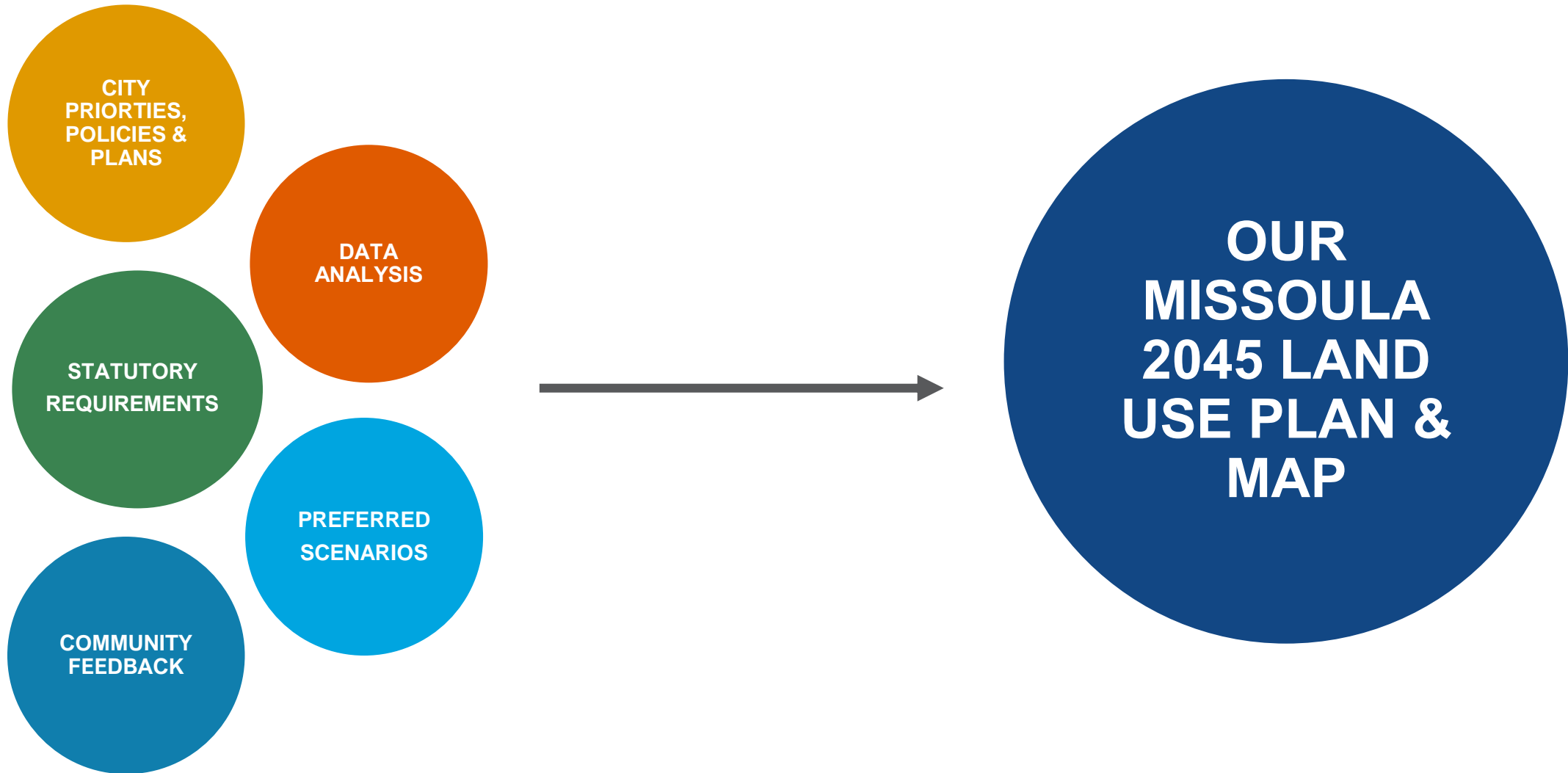
**Rationale:** Final typographical corrections, incorporation of public comments, and finalization of the Plan document will be necessary once to incorporate all materials once it is adopted.

# Adoption Considerations



## ADOPTION CONSIDERATIONS

# Components of the Land Use Plan



## ADOPTION CONSIDERATIONS

# Key Accomplishments of the Plan



## Key Accomplishments of the Plan

- The Plan **accommodates the 20-year projected population** of about 37,000 new residents by 2045
  - The Place Type Map allows for an estimated housing capacity (78,073 units) that is ~280% of the projected housing need (27,454 units).
- The Plan **addresses pressing issues** that emerged since the Growth Policy Update in 2015.
- The Plan is the result of **Robust public engagement** focused on collaborative education, sharing experiences, and building awareness of key issues.

## Recommended Motion

That the City Council **adopt** the *Our Missoula 2045 Land Use Plan* and Place Type Map as Missoula's new governing land use plan, based on the information and considerations in the staff report. Through this action, the City of Missoula is **repealing** the *Our Missoula City Growth Policy 2035*, the associated Future Land Use Map, **and repealing** all existing neighborhood plans developed prior to the adoption of the 2045 Land Use Plan, except the *2023 Missoula Midtown Master Plan*, the *2020 Sx<sup>w</sup>tpqyen Master Plan*, and the *2019 Missoula Downtown Master Plan*, which shall remain effective and controlling and adopted as Area Plans under the 2045 Land Use Plan, take public comment into consideration, and incorporate staff recommended changes.