

December 9, 2025

To the Missoula Consolidated Planning Board and City Council,

As a Montana-based nonprofit, with facilities in Fort Missoula, helping individuals and families live independent, fulfilling lives by delivering comprehensive community-based behavioral health, early childhood development, and intellectual/developmental disability services. We embed care in schools, in the community, in residences - reducing barriers to treatment, strengthening families, and easing pressure on emergency rooms, state hospitals, and correctional facilities. These services not only improve individual outcomes but also foster healthier, more resilient communities.

I am writing to formally comment on the proposed Unified Development Code (UDC). As drafted, Title 22 would replace Title 20 and repeal its provisions. The proposed Fort Missoula Historic Resource Overlay (HRO) is new, and AWARE only recently became aware of these proposed changes.

We support the two amendments currently under consideration:

1) Amendment to Replace CD-1 with CD-2 Citywide

CD-2 provides the flexibility necessary to meet Missoula's long-term development goals. It enables adaptive reuse and appropriately scaled mixed-use development that can sustain a vibrant, walkable, and economically resilient community.

2) Amendment to Limit the Historic Resource Overlay at Fort Missoula

The HRO should apply only to properties that are individually listed on the National Register of Historic Places or to private property owners who opt in. This approach respects important historic assets while avoiding unnecessary constraints on properties that are not historically designated.

We respectfully urge you to adopt these amendments. AWARE stands ready to collaborate with City staff and community stakeholders to support a code that protects genuine historic resources while enabling thoughtful growth.

Thank you for your consideration.

Sincerely,

Matt Bugni, CEO of AWARE Inc.
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