



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



Policy to Implementation Mapping

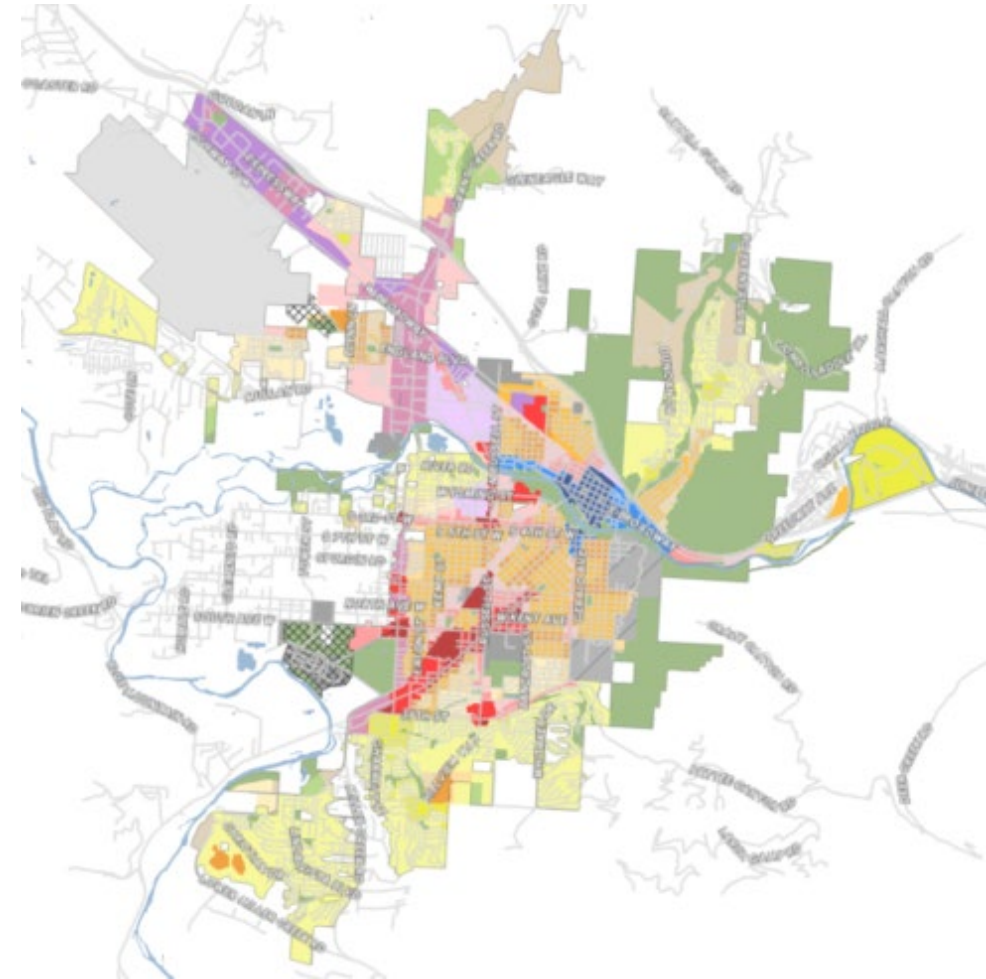
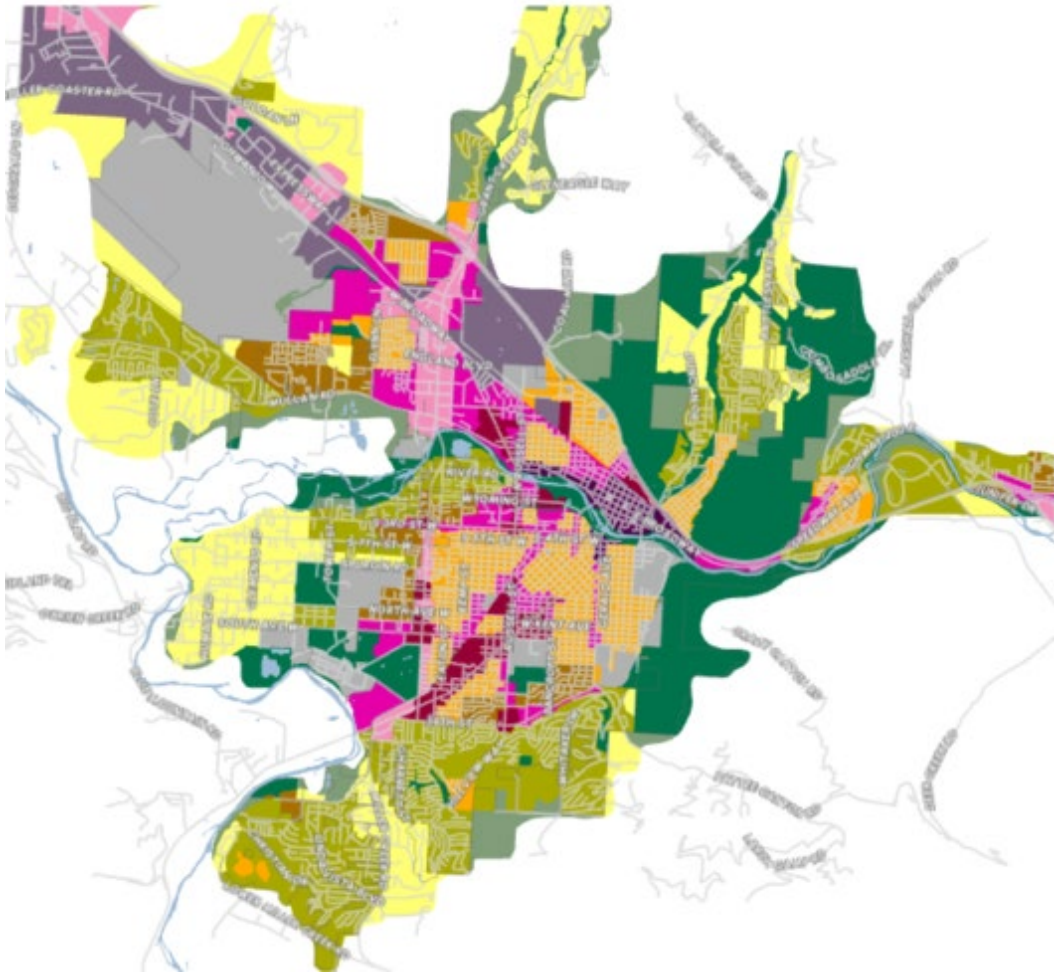
Policy Objectives

- Ensure that zoning increases housing opportunities in residential areas that have sufficient access to services and amenities by walking, biking, and transit.
 - Ensure equitable access to parks and open space to support community well-being, access to recreation, and community cohesion.
 - Prioritize housing and multi-modal transportation infrastructure near major employment centers to improve regional connectivity and reduce commute distances.
- Build new housing near key transit and commuter corridors, to enhance accessibility and support transit-oriented development.
 - Avoid concentrated upzoning in vulnerable neighborhoods, preserve naturally occurring affordable housing, and promote equitable ownership opportunities, to mitigate displacement and address historical inequities related to housing development.

Implementation Action Items

- A7: Update zoning districts to better match land use context and identified Place Types.
- A9: Where possible, collapse overlays into equivalent base zones or develop unique base zones to capture the intent.
- A18: Zone for higher density housing near transit stations, places of employment, higher education facilities, and other appropriate population centers.
- A23: Do not limit higher density housing to neighborhoods vulnerable to gentrification.
- A26: Neighborhoods that have historically not hosted their "fair share" of new housing development may be prioritized for policy or code reforms to encourage new housing development in those neighborhoods.
- A27: Through the Place Type Map and Zoning Map Update, increase housing opportunities in residential areas that have good access to services and amenities by walking, biking, and transit
- A53: Delineate floodway (mapped as Parks and Conservation Lands) and floodplains to reduce peak flood flows, decrease risks to life/property and encourage groundwater infiltration to help sustain late summer flows.
- A61: Establish transitions between higher intensity development in commercial zones and adjacent residential neighborhoods.
- A70: Identify appropriate locations for a varied scale of industrial uses.
- D15: Acquire, restore and protect river and stream corridors and floodplains as open space whenever possible including corridors outside urban service areas

Place Types + Constraints + Amenities = Zoning



Amenity Based-Zoning

- Data Layers Used
 - Mountain Line Routes with Timing
 - Developed Parks
 - Commuter Trails
 - Grocery Stores (accepting WIC)
 - Local Food (Farmstands, Farmers Markets, Community Gardens)
 - Public Schools

Transit Routes

- 15-minute Transit Line
- ½ hour Transit Line
- 1 hour Transit Line



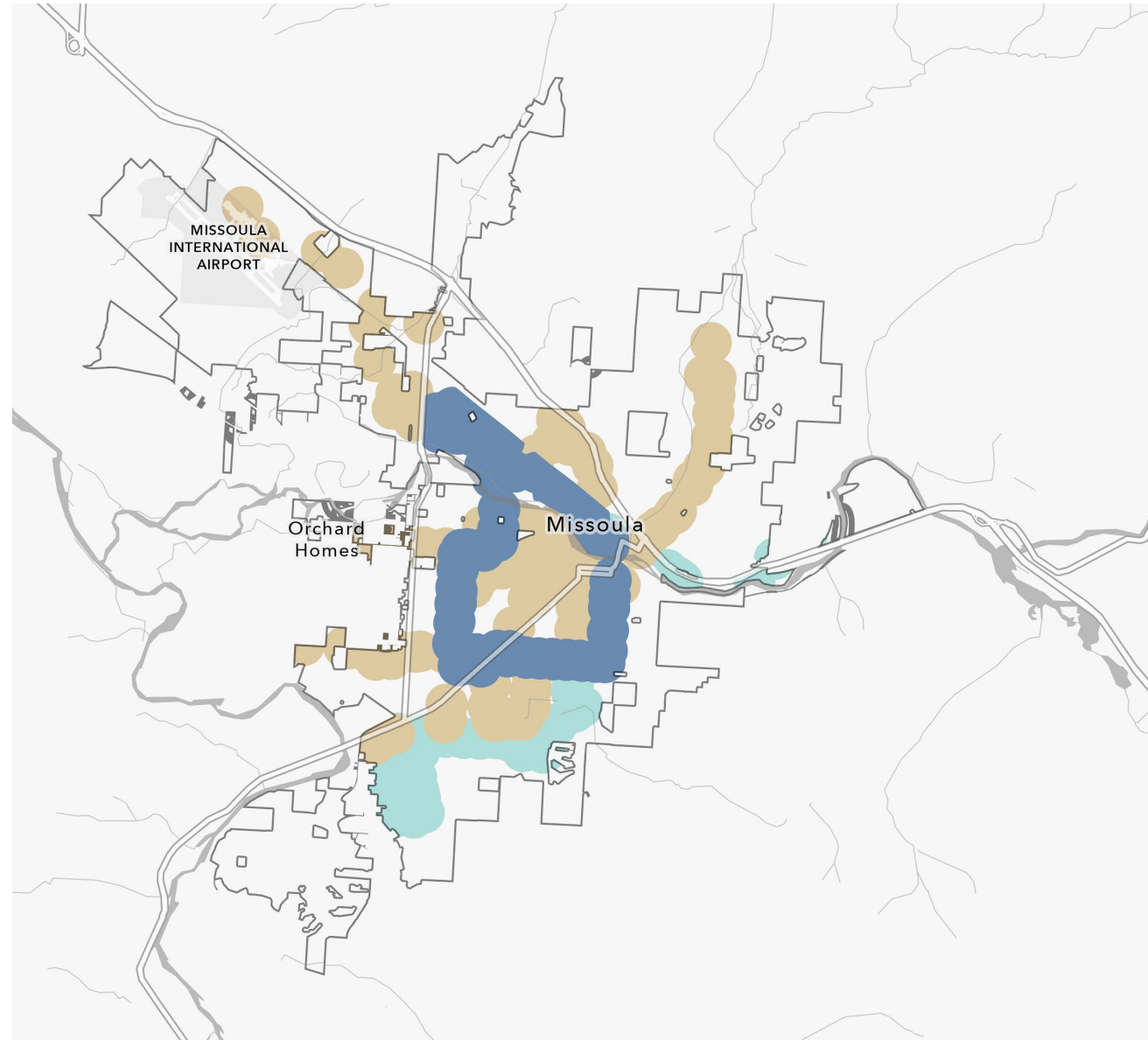
All other Transit



All other Transit

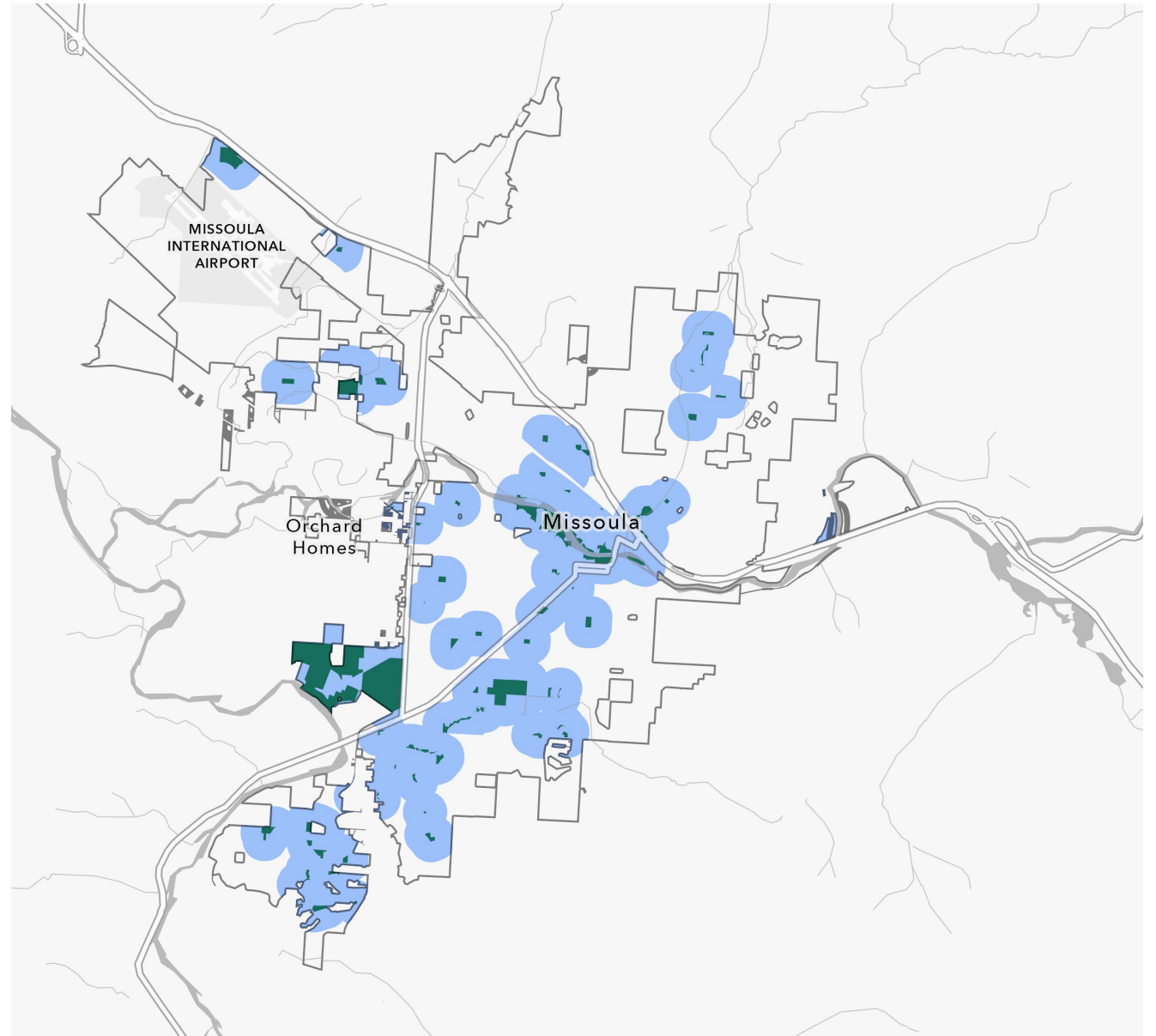


**High Frequency
Transit**



Developed Parks

- Within 15-minute walk of a Developed Park



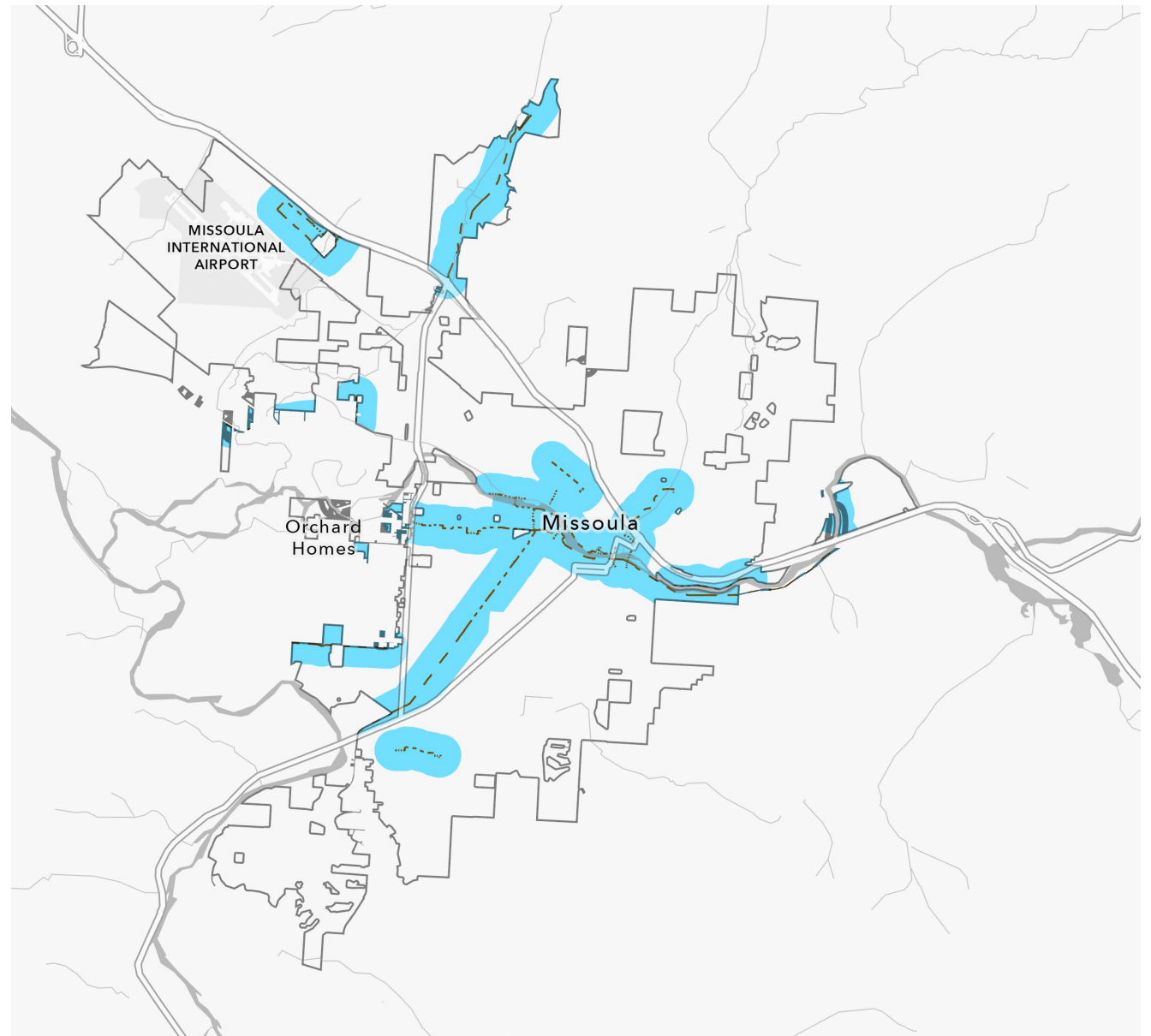
Commuter Trails

- Within 15-minute walk of a
Commuter Trail



Trails Buffer

Commuter Trails



Grocery Stores

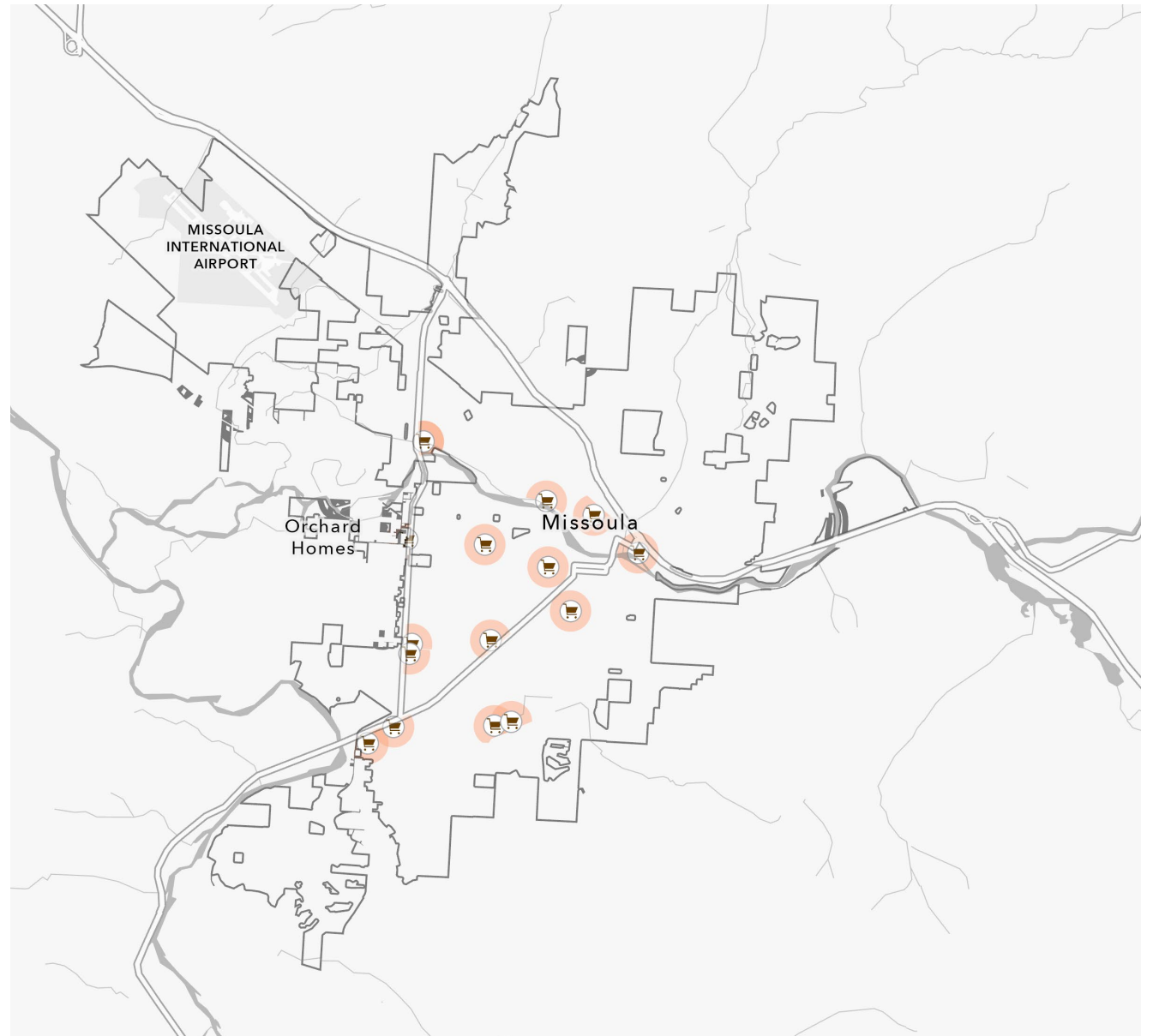
- Within 15-minute walk of a Grocery Store



Grocery Stores Buffer



Grocery Stores



Local Food

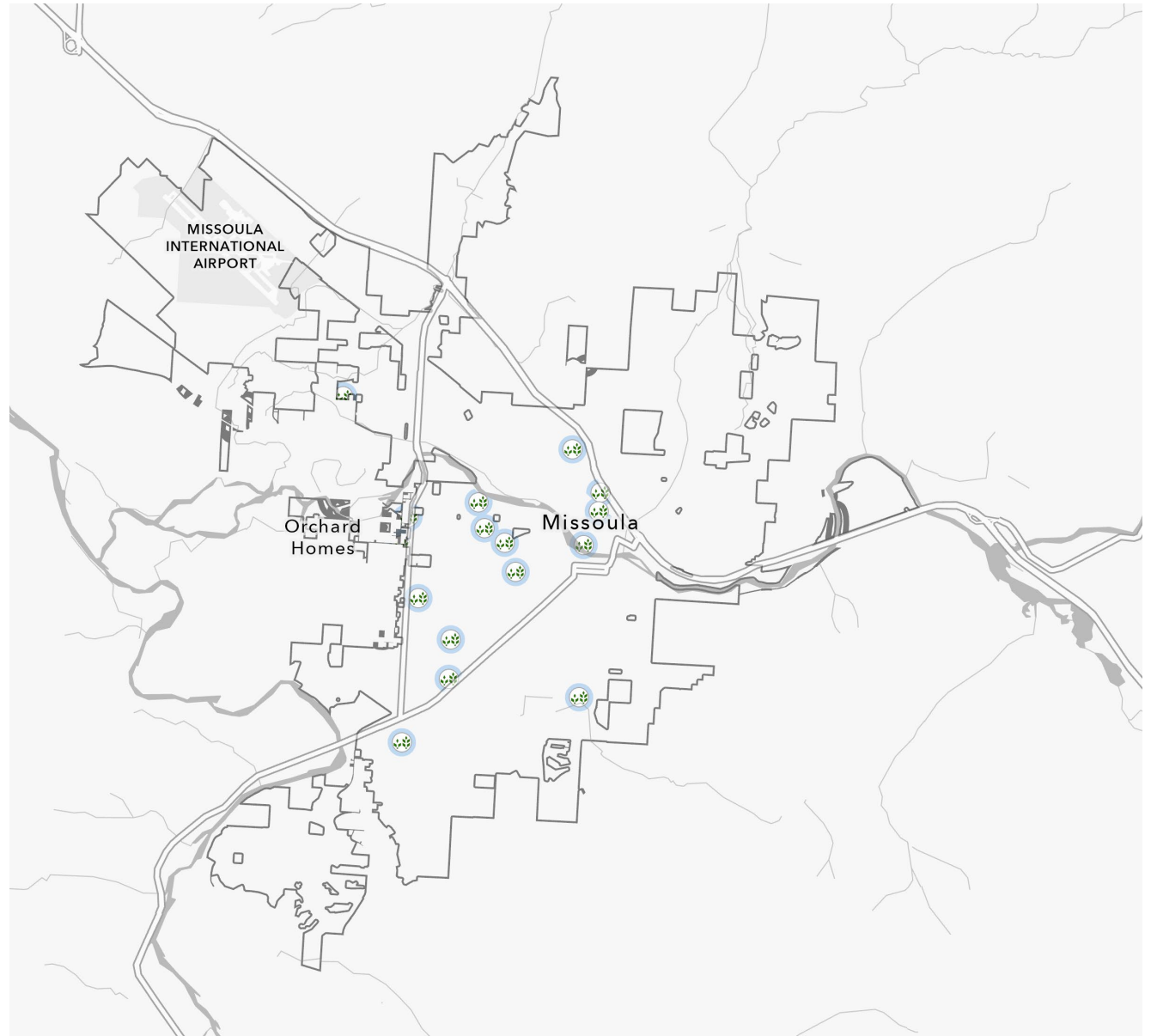
- Within 15-minute walk of a Local Food Source



Local Food Buffer



Local Food Locations



Public Schools

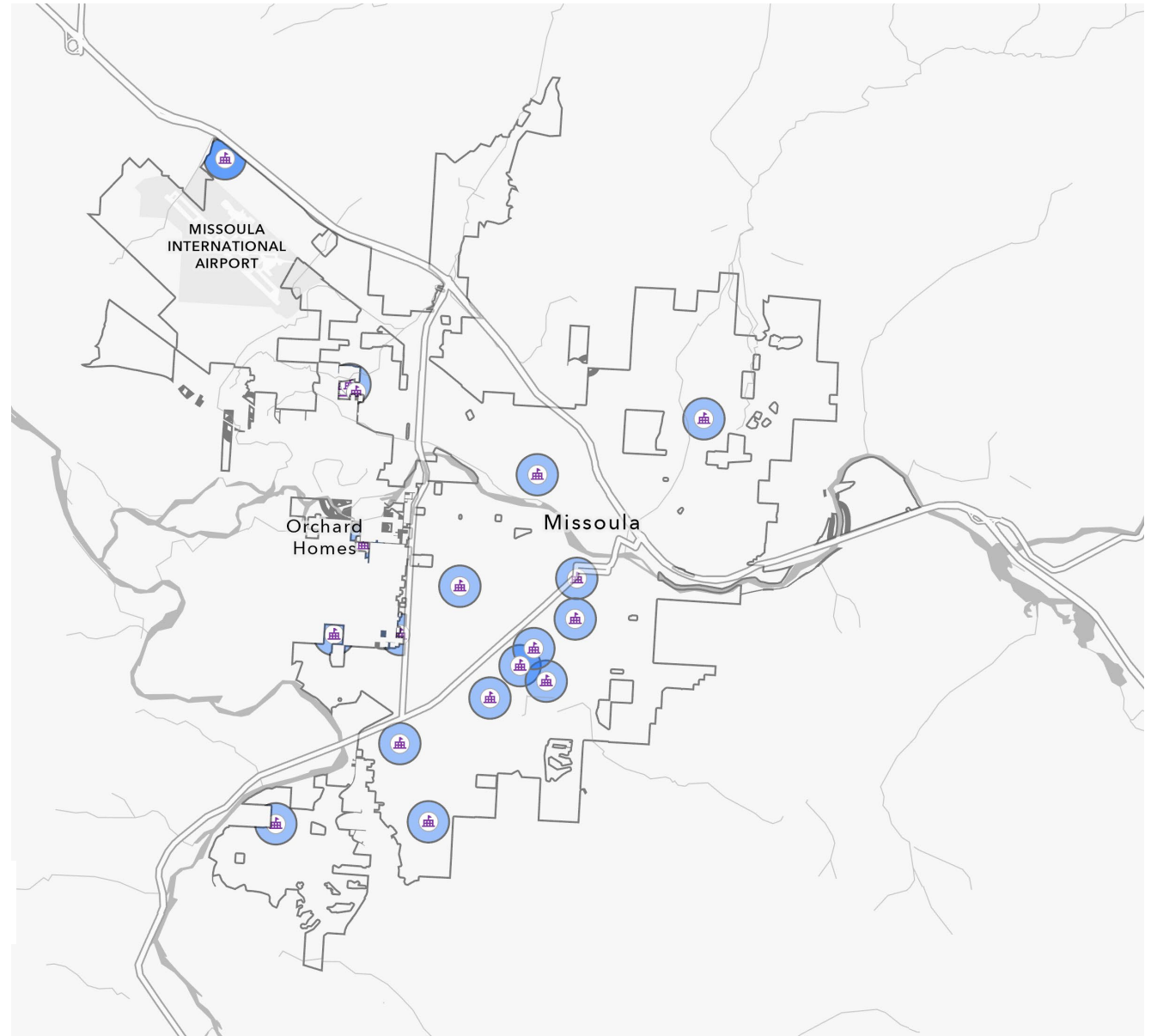
- Within 15-minute walk of a Public School



Schools Buffer

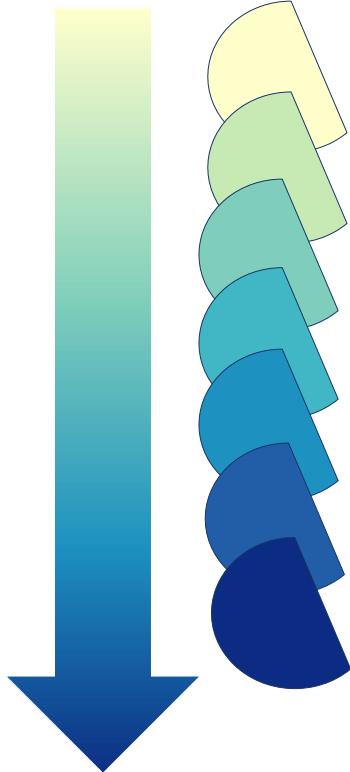


Public Schools

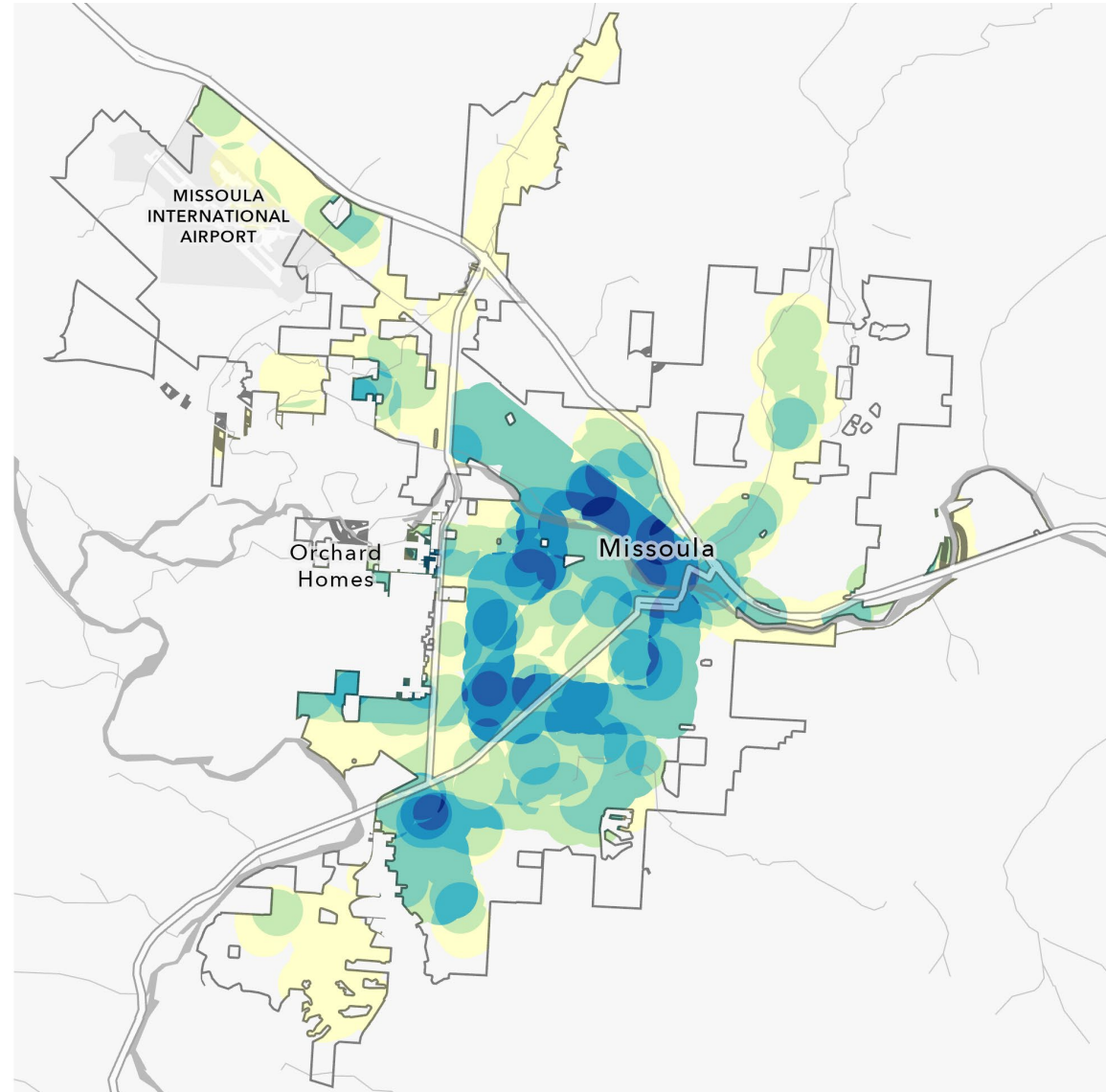


Total Services/Amenities

Low Amenities



High Amenities



Policy, Future Infrastructure, and Constraint Based-Zoning

- Data Layers Used
 - Bus Rapid Transit Route
 - Street Typologies
 - Land Use in Equity Report
 - Environmental hazard areas
 - Environmentally significant lands

Bus Rapid Transit (BRT) Route

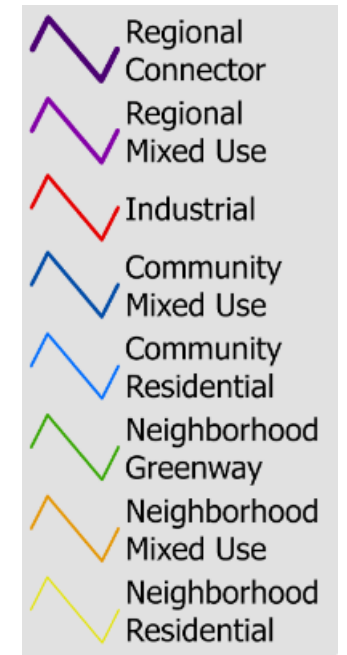
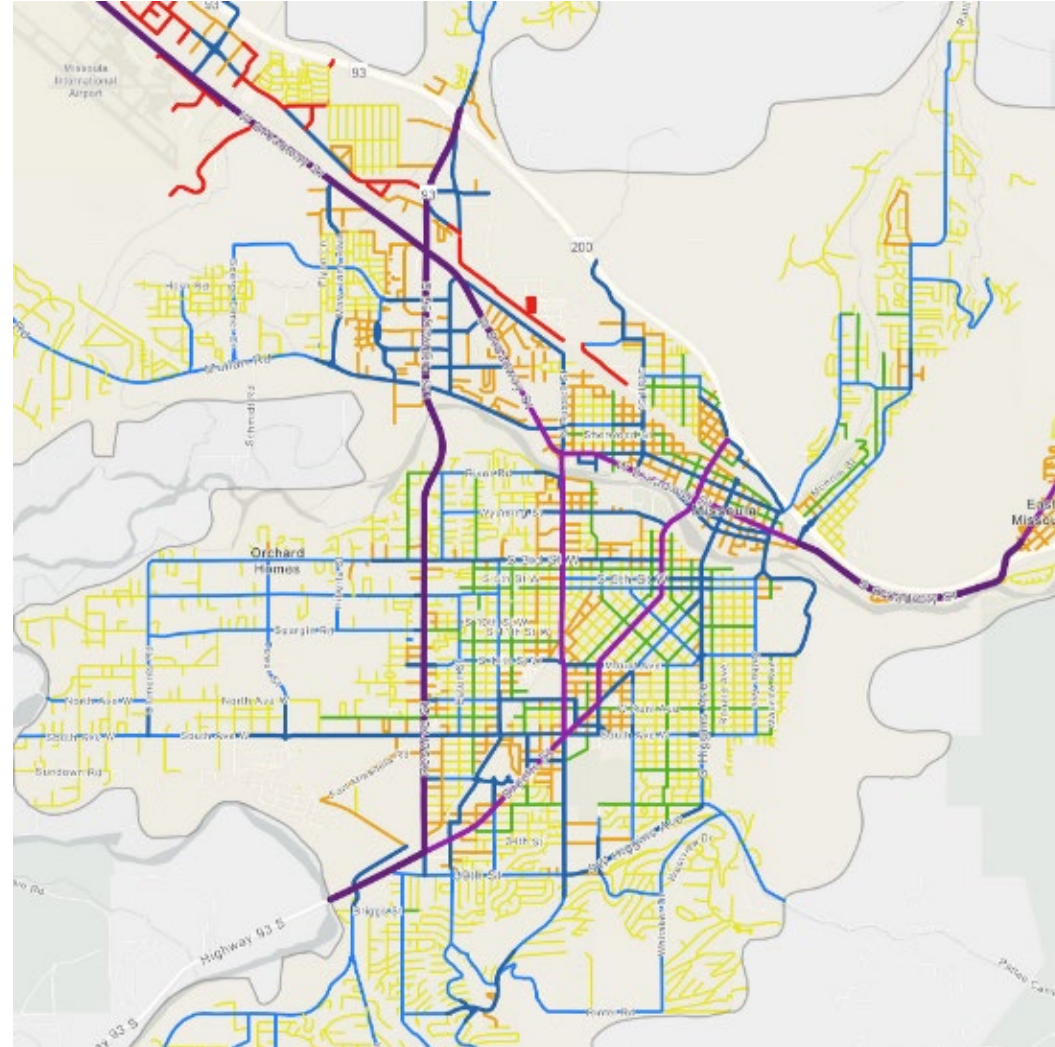
- Preferred Route
 - Start: Current Transfer Station
 - Middle: (Stephens -> Brooks)
 - End: Southern Brooks

LAND USE			TRANSIT	
Land Use Type	Residents per Acre	Jobs per Acre	Appropriate Types of Transit	Frequency of Service
 Downtowns & High Density Corridors	>45	>25	Light Rail, BRT, Rapid Bus, Local Bus	10 mins or better
 Urban Mixed-Use	30-45	15-25	BRT, Rapid Bus, Local Bus	10-15 minutes
 Neighborhood & Suburban Mixed-Use	15-30	10-15	Local Bus	15-30 minutes
 Mixed Neighborhoods	10-15	5-10	Local Bus, Micro-transit	30-60 minutes
 Low Density	2-10	2-5	Micro-transit, Rideshare Volunteer Driver Pgm	60 mins or less or On Demand
 Rural	<2	<2	Rideshare, Volunteer Driver Pgm	On Demand

Source: Thresholds based on research by Nelson\Nygaard.

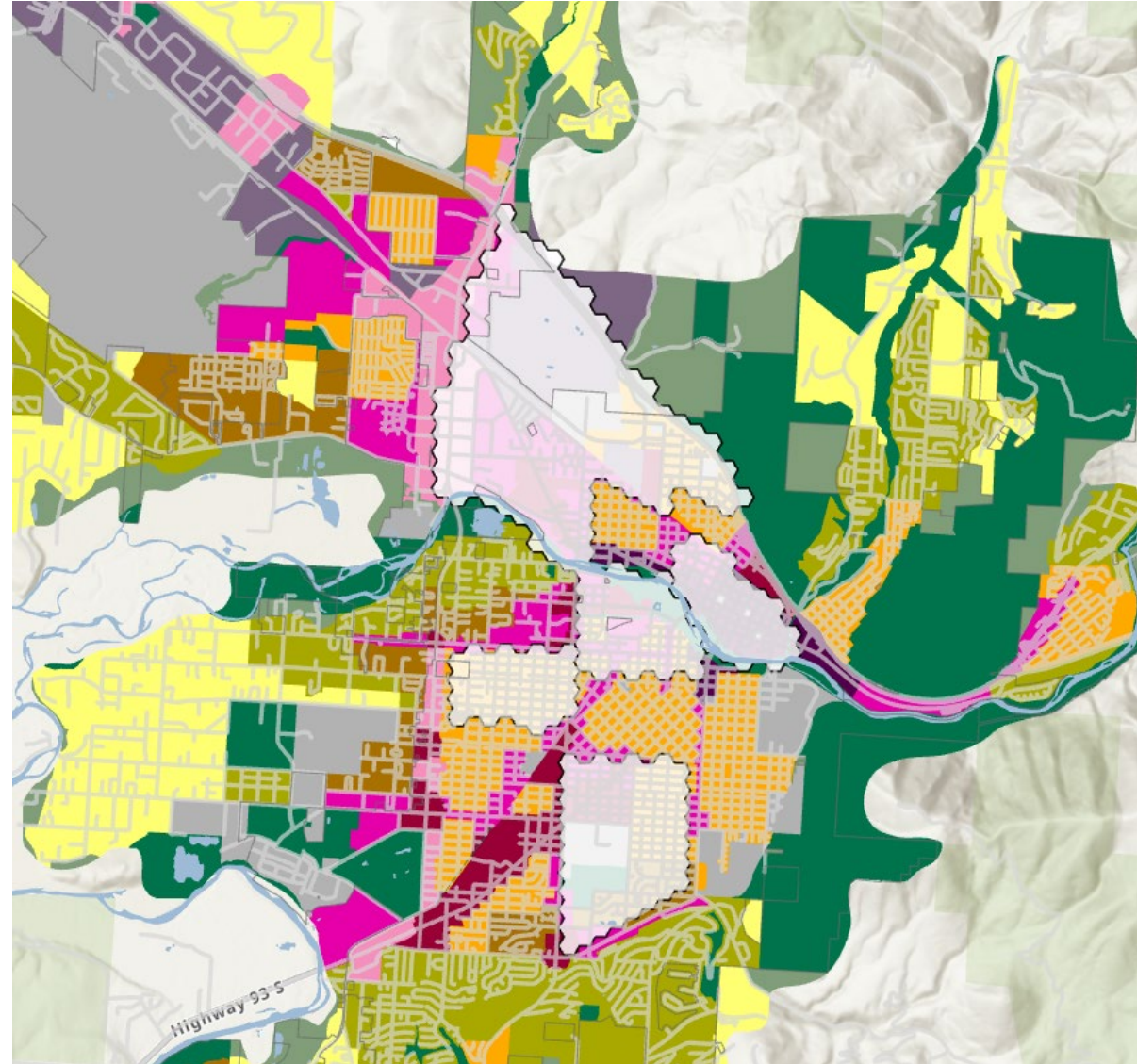
Street Typologies

- Designations used:
 - Community Residential
 - Community Mixed-Use
 - Regional Connector
 - Regional Mixed-Use



Equity in Land Use

- Avoid concentrated upzoning in vulnerable neighborhoods, preserve naturally occurring affordable housing, and promote equitable ownership opportunities, to mitigate displacement and address historical inequities related to housing development.

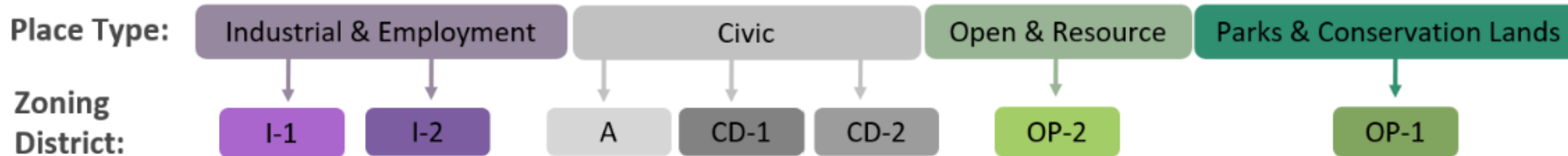
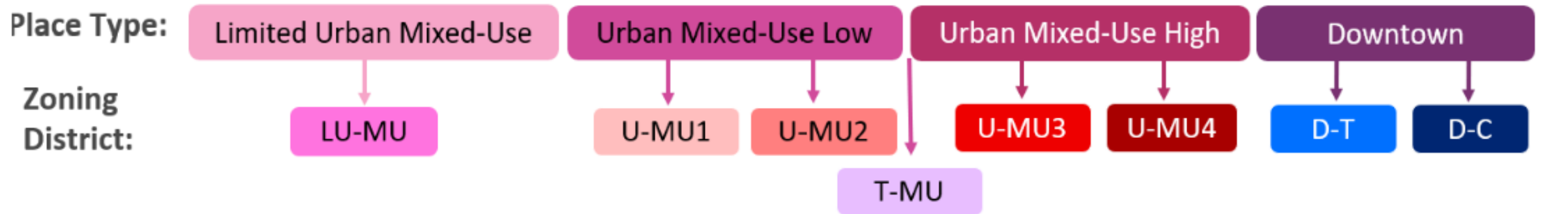
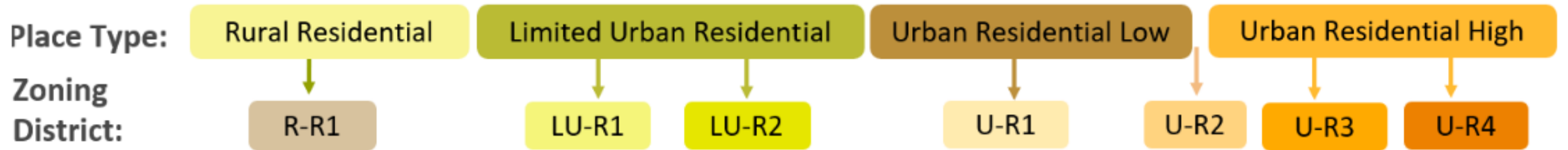


Environmental Constraints

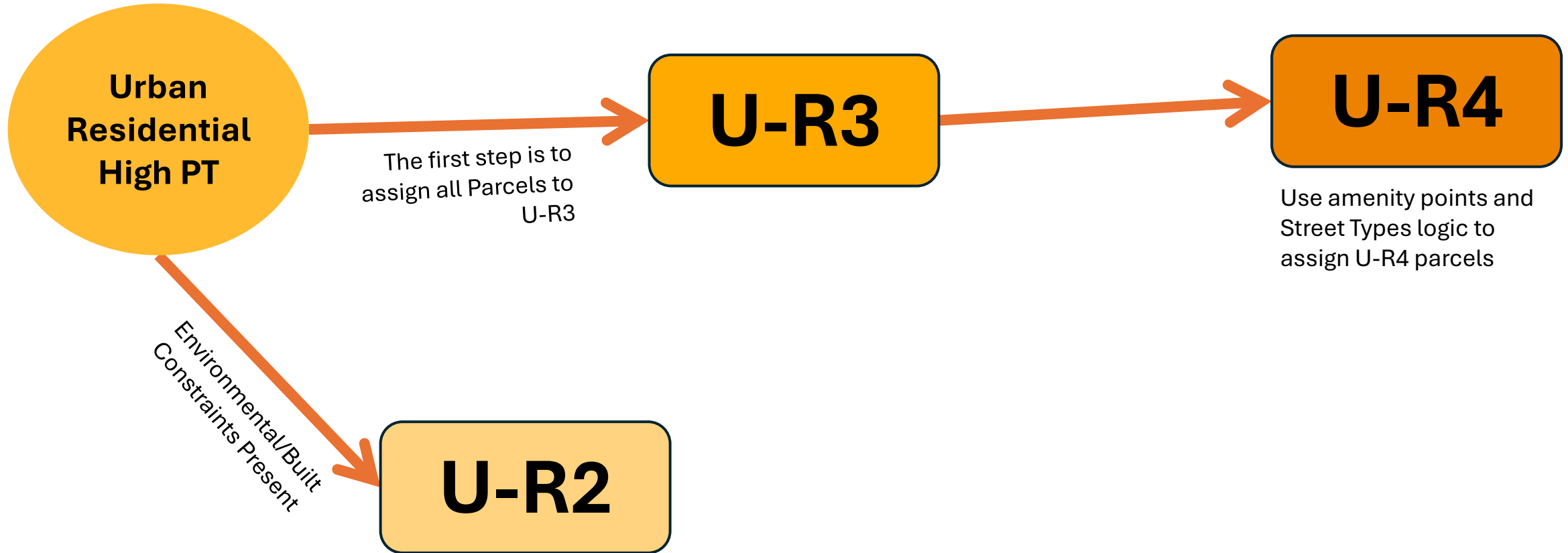
- Layers used:
 - Floodplain/Floodway mapping
 - Species of Concern mapping
 - Steep Slopes



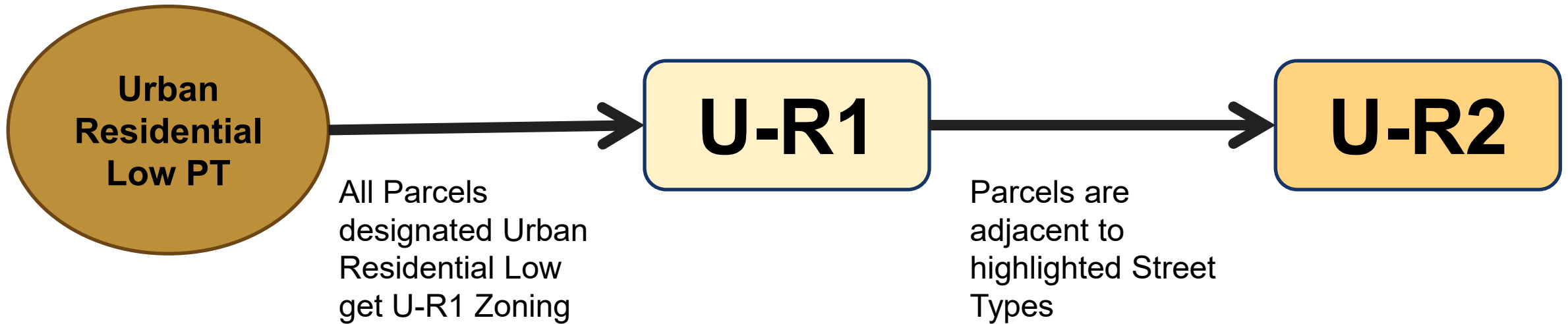
Place Types to Zoning



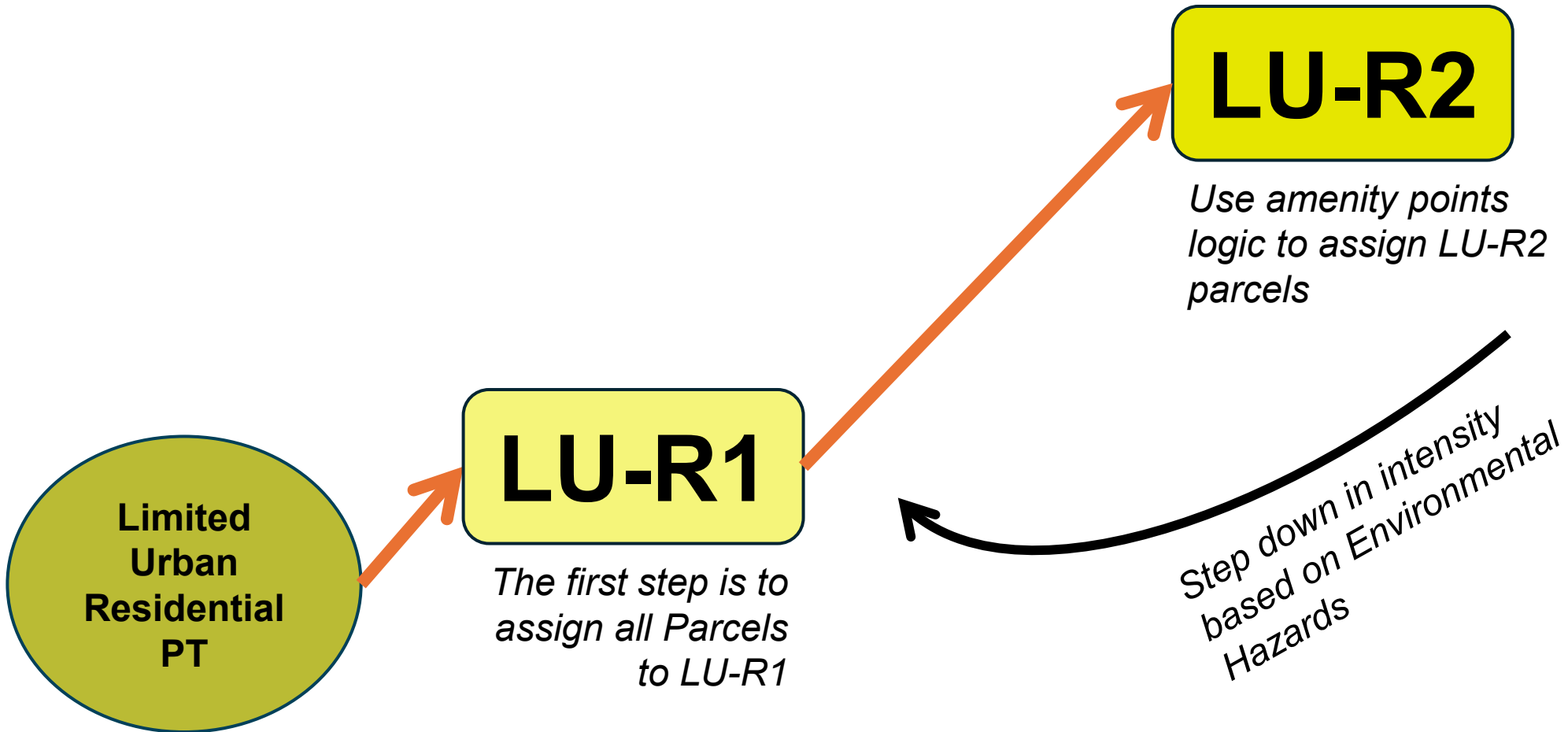
Urban Residential High Place Type



Urban Residential Low Place Type



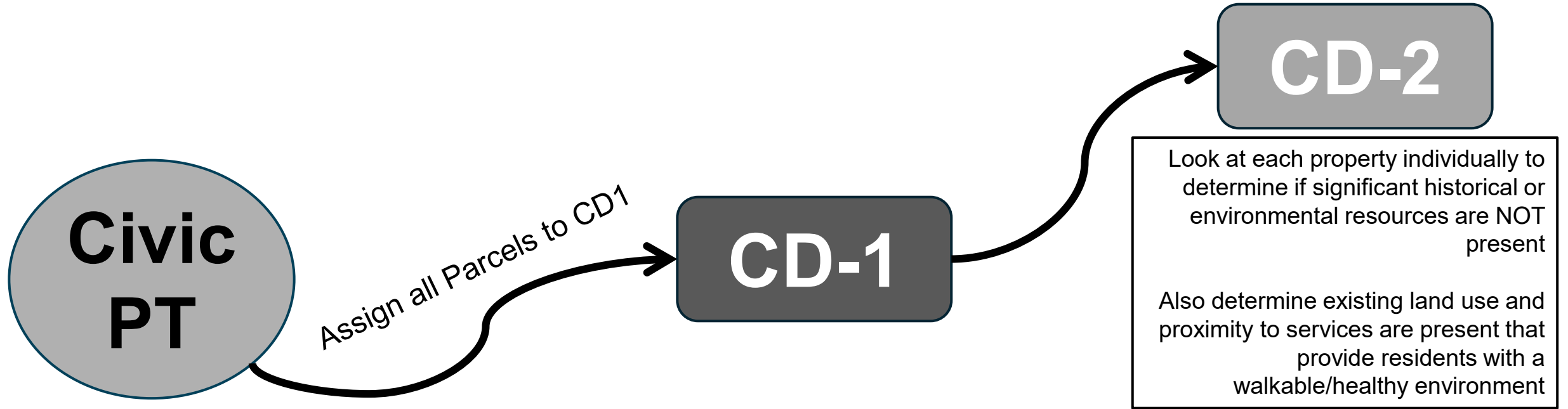
Limited Urban Residential Place Type



Civic Place Type

From the Land Use Plan

“Residential (*and commercial*) development may be permitted, dependent on context and adjacent land use types”



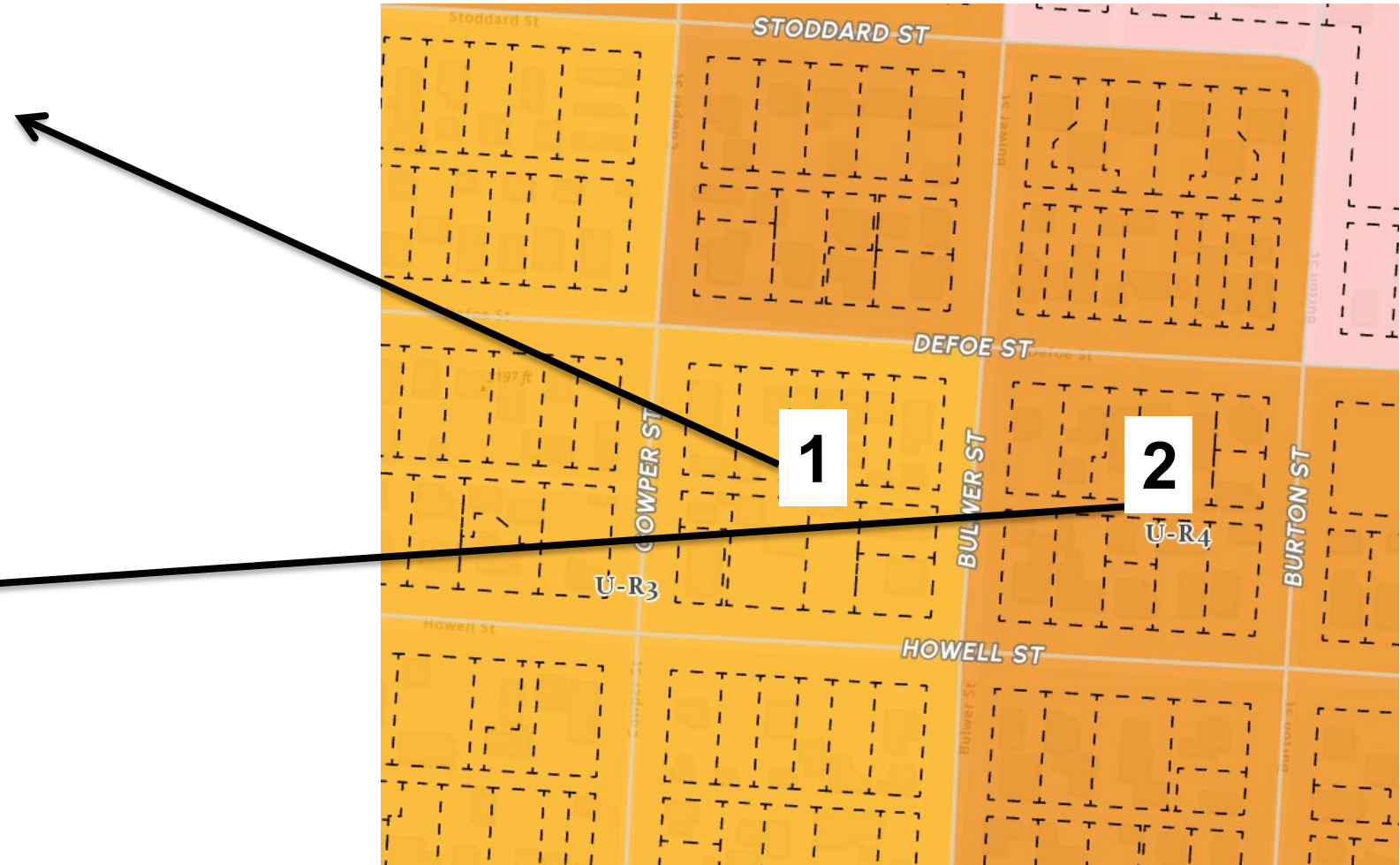
Two Blocks on Defoe Street

Block 1

- Urban Residential High PT
- Within walking distance to:
 - 15 min Transit

Block 2

- Urban Residential High PT
- Within walking distance to:
 - 15 min Transit
 - Public School
 - Developed Park



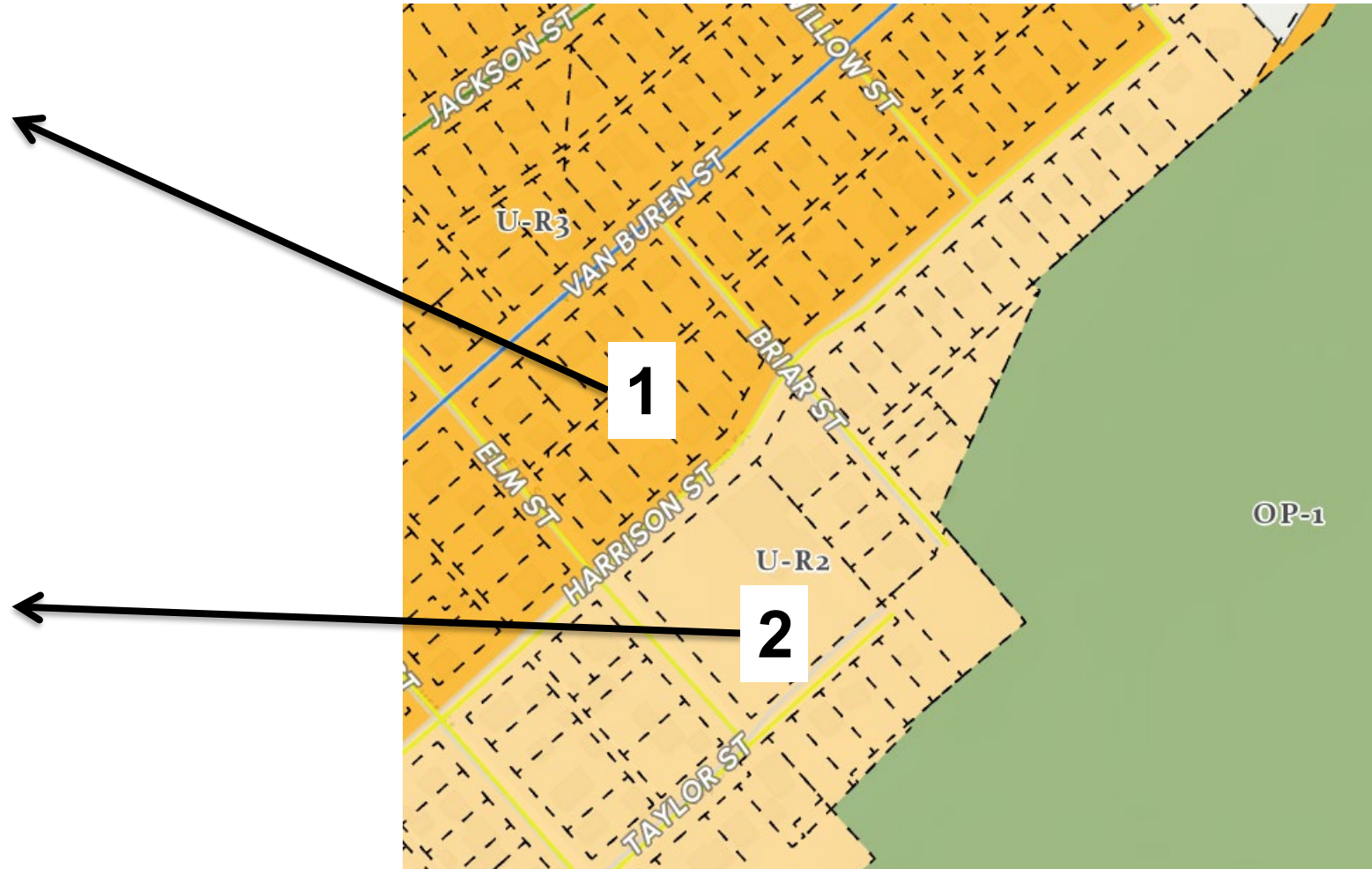
Two Blocks on Briar Street

Block 1

- Urban Residential High PT
- Within walking distance to:
 - 15 min Transit

Block 2

- Urban Residential High PT
- Within walking distance to:
 - 15 min Transit
 - Public School
 - Developed Park



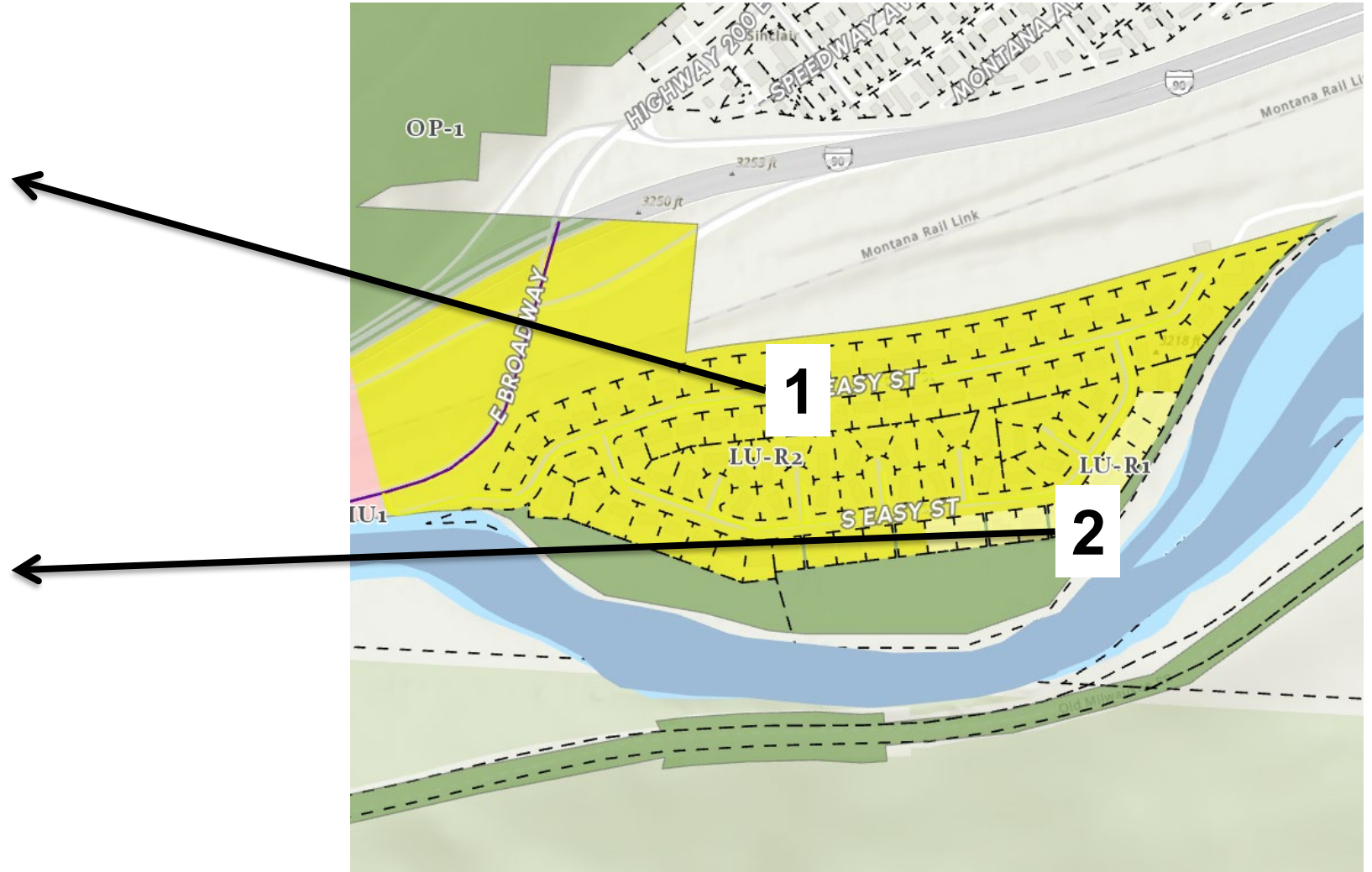
Easy Street

Block 1

- Limited Urban Residential PT
- Within walking distance to:
 - Transit Stop
 - Developed Park
 - Multi-Modal options

Block 2

- Limited Urban Residential PT
- Within walking distance to:
 - Transit Stop
 - Developed Park
 - Multi-Modal options
- Floodplain is present

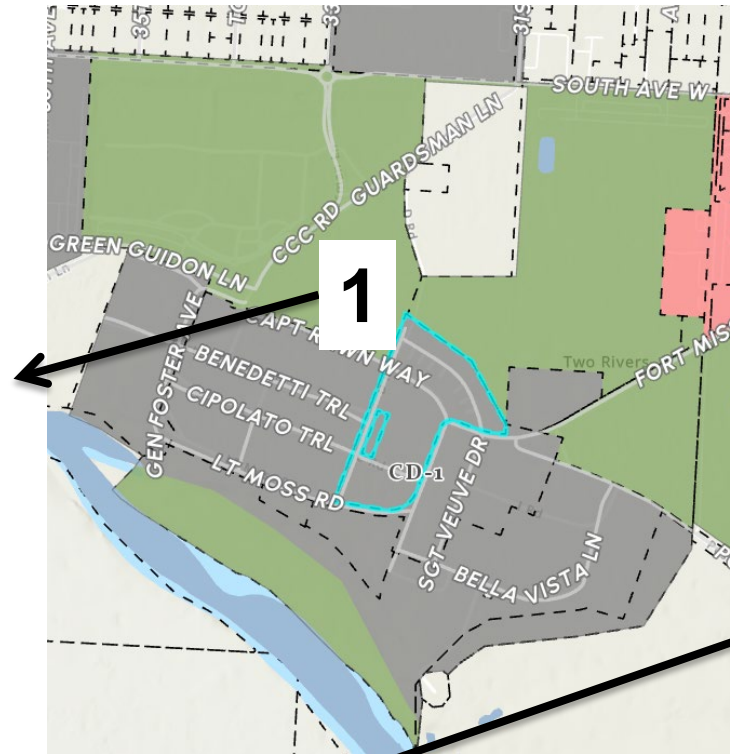


Examples

Civic Districts

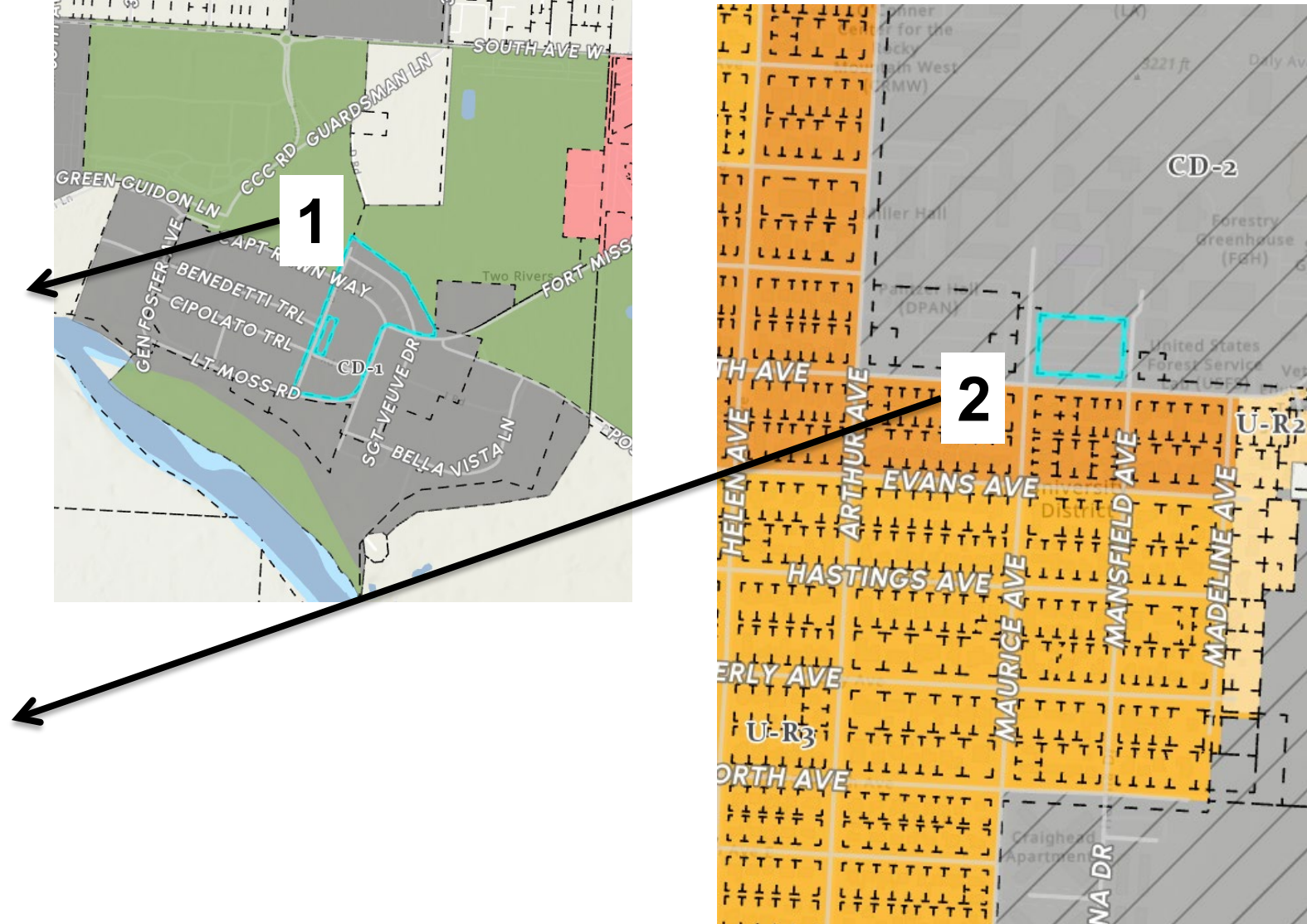
Area 1

- Civic PT
- Within walking distance to:
 - Developed Park
- Proximity to critical habitat for migratory species
- Historical Resources Present



Area 2

- Civic PT
- Within walking distance to:
 - Frequent Transit
 - Commuter Trail
- Historical Resources Present



Questions?



You have to draw the line somewhere.

[in as un-biased a way as possible]