

From: [Emily Gluckin \(she/her\)](#)
To: [Emily Gluckin \(she/her\)](#)
Subject: FW: UDC FAR 1.6 images
Date: Thursday, January 15, 2026 10:28:28 AM
Attachments: [Outlook-iepwydcw.png](#)

From: Sean McCoy <McCoyS@ci.missoula.mt.us>
Sent: Wednesday, January 14, 2026 1:38 PM
To: City Council (All) <ACouncil@ci.missoula.mt.us>; Eran Pehan <PehanE@ci.missoula.mt.us>; Benjamin Brewer <BrewerB@ci.missoula.mt.us>
Subject: Fw: UDC FAR 1.6 images

From: Shane Morrissey <shane@mmwarchitects.com>
Sent: Tuesday, January 13, 2026 1:00 PM
To: Sean McCoy <McCoyS@ci.missoula.mt.us>
Subject: Fw: UDC FAR 1.6 images

See email below for an explanation of these images...

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From: Don MacArthur <don@mmwarchitects.com>
Sent: Tuesday, January 13, 2026 12:11 PM
To: Shane Morrissey <shane@mmwarchitects.com>
Subject: FW: UDC FAR 1.6 images

fyi

DON MacARTHUR AIA, LEED AP
Principal Architect

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From: Don MacArthur

Sent: Tuesday, January 13, 2026 12:11 PM

To: Jennifer Savage <savagemama4@gmail.com>; Gwen Jones <jonesg@ci.missoula.mt.us>

Subject: UDC FAR 1.6 images

Jennifer and Gwen,

Here are some images of a 45' tall FAR 1.6 building in a UR4. Zero setback assumes that setbacks remain as proposed in the UDC and neighborhood commercial is included. The one not labeled zero setback has 10' secondary street setback and 15' primary street setback. (This follows my recommendation for all setbacks in UR3 and UR4 with or without neighborhood commercial)

FAR 1.6 is not compatible with the existing residential neighborhoods in Missoula. I continue to think that FAR 1.0 is compatible, and 1.2 is stretching it. If we analyze buildings that have caused upset in Franklin to the Fort or the Northside I think we'll find that they are less intense than UR 4 allows even at 1.2. Allowing more intense buildings in all residential areas isn't going to reduce the upset. Let's get the setpoint right for everyone.

Don

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"FAR 1.0 40 Corner View"







