

Dear Councilors Jordan, McCoy, Anderson, Campbell, Nugent, Sherrill, Jones, and Savage,

On behalf of the Franklin to the Fort Neighborhood Leadership Team and residents, thank you for your work on Missoula's Code Reform. Our recent 2025 neighborhood survey shows strong alignment with the goals of the Unified Development Code update, and we urge you to consider these priorities as decisions are finalized.

- **Housing Diversity & Affordability**
Code Reform seeks to expand housing options by allowing duplexes, triplexes, and mixed-use developments in more zones. Our residents support mixed-use and small clusters of homes but are concerned about excessive building heights and high-density apartments. They want affordable housing that includes ownership opportunities—not just rentals—and ask for limits on short-term rentals to preserve housing for locals.
- **Walkability & Neighborhood Character**
The reform promotes walkable streetscapes through build-to-zone standards and reduced parking minimums. Residents strongly favor connected sidewalks, protected bike lanes, and safe crossings at Russell, Mount, and Reserve. Johnson Street is a major safety concern, with calls for traffic calming measures to reduce speeding.
- **Public Amenities & Green Space**
Code Reform encourages amenities like parks and trails as part of development. Our neighborhood envisions pocket parks, green spaces, and small businesses such as coffee shops and groceries to foster community interaction and vibrancy.
- **Predictability & Transparency**
Clear, consistent standards for building height and setbacks are essential. Residents expressed concerns about taller structures and density, emphasizing the need for predictable rules that preserve light, open space, and neighborhood character.
- **Equity, Safety & Resilience**
The reform addresses equity and safety in land use decisions. Our survey revealed that many residents feel unprepared for emergencies and want better lighting, safe crossings, and community hubs for disaster readiness.

Franklin to the Fort is a diverse, vibrant neighborhood. Thoughtful zoning can help us remain connected, safe, and welcoming. Thank you for considering these priorities as you shape Missoula's future.

Sincerely,

Clint Whittle-Frazier, Will Whittle-Frazier, Jenn Worrell, Thomas Plank, Trent Taylor, Karl Sutton
Franklin to the Fort Neighborhood Leadership Team