



July 8, 2020

Dave DeGrandpre, AICP
PLANNING SUPERVISOR
City Development Services
435 Ryman Street
Missoula, MT 59802

Re: Trinity Mullan Subdivision

Dear Dave:

Intrinsic Architecture, Inc., Homeward, Inc., Missoula Housing Authority, and Blue Line Development are proposing a 2-lot minor subdivision at 2340 Mullan Road, in cooperation with the current property owner, Missoula County. A vacant portion of the Missoula County Detention Center and Missoula Correctional Services property lies just east of the Detention Center. This subdivision will create a new parcel approximately five acres in size on the southeastern end of the site for a future affordable housing project and navigation center.

Property Information:

Address: 2340 Mullan Road and 2350 Mullan Road

Legal Description: Parcel 2A of Certificate of Survey No. 4878, less and excepting that tract of land described in Book 217 Deeds, Page 587 and surveyed per Deed Exhibit No. 935, all on file and of public record in Missoula County, Montana; AND that certain 30 feet of the 66-foot wide Mullan Road Public Road Easement lying northerly of, and adjoining, the centerline of said Mullan Road, all located in the south one-half (S1/2) of Section 17, Township 13 North, Range 19 West, Principal Meridian, City of Missoula, Missoula County, Montana.

Note: Boundary discrepancies have been discovered after researching the title report. Upon further investigation, the Missoula County Surveyor's Office has determined that the legal description as shown on Certificate of Survey (COS) 4878 is not accurate. The portion of Mullan Road south of the subject property is within an easement and is not currently owned by the city, as indicated on the COS. In addition, historic records indicate that the eastern property boundary is approximately 21 feet west of what is shown on the COS. After these boundary discrepancies are taken in to consideration the parcel size is 22.39 acres.

Geocode: 04-2200-17-2-14-03-0000

Property Size: 22.39 acres

Property Statistics:

- Growth Policy Designation per Our Missoula 2035 City Growth Policy
 - Regional Commercial and Services
- Current Zoning - MIR-2
- Property is within the Urban Growth Area and the Air Stagnation Zone.
- Property currently contains the Missoula County Detention Center, Missoula Correctional Services, and an evidence storage warehouse building.
- Within the Westside Neighborhood Council boundary.
- The Flynn Lowney Ditch is located in an easement on the southern boundary line.

Adjacent Property Information:

	Zoning	Land Use
Adjacent (North)	M1-2/Design Excellence Overlay	Commercial
Adjacent (South)	C2-4	Commercial
Adjacent (East)	M1-2 and C2-4/Design Excellence Overlay	Commercial
Adjacent (West)	MIR-2	Commercial

Infrastructure:

- A water main runs along the eastern property boundary and along a portion of the southern property boundary. There is an additional water main that intersects the property near Maple Street that runs east west. Based on preliminary layouts for Lot 1, this water main will need to be relocated. The city has indicated there will not be an issue supplying water volume at the appropriate pressure to the site.
- The closest sewer gravity main is along Mullan Road. A gravity main also runs through the property just east of the Correctional Services building.
- Easements for Mullan Road, the Flynn Lowney Ditch, water, sewer and dry utilities are included on proposed preliminary plat.

Proposed Development:

- Two lots- Lot 1 will be approximately 4.95 acres and is proposed for an affordable housing project and a navigation center to provide essential services and housing. The Detention Center, Correctional Services, and evidence storage buildings will remain on Lot 2 which will be approximately 16.29 acres.
- Access to Lot 1 is proposed from Mullan Road and Maple Street. Access to Lot 2 will remain from Mullan Road. At this time, no access points are being requested on to Broadway.

Items to be discussed at the Pre-Application Meeting:

- Will the irrigation ditch and the detention center be considered hazards?
- Will we need a riparian plan for the irrigation ditch?
- In an email dated June 16, 2020, City Development Services staff indicated that since the proposed building will be a for mixed use development, Title 20 Zoning, Section 20.65.020 (C), will not apply. Can this be confirmed?
- Will the city be requesting an easement along the southern property boundary for future expansions to Mullan Road?

- Do we need to consider block length since we are not creating any new rights of way? If so, how will block length be determined? The proposed connection to Maple Street is a private driveway that will provide access to the proposed project on Lot 1. The proposed connection to Mullan Road for Lot 1 is also a private driveway.
- Access easements across Lot 2 are not proposed with this subdivision. Will the existing sidewalk along the south side of Maple Street provide the necessary pedestrian connection from Lot 1 to Broadway?
- What street classification does Maple Street fall in to? Maple Street has a right of way width that varies from 47.6' on the west end to 48.1' near the intersection with Broadway. Will we need a variance if it does not meet the required width?
- On the north side of Maple Street, the existing curb and gutter (back of curb) is less than 2' from the existing, northerly right of way line. Is a five-foot sidewalk required north of Maple Street? If so, is a variance necessary?
- Will we be required to provide a turn-around on Lot 1 at the terminus of Maple Street? In our opinion, an appropriate hammerhead turnaround is provided by the proposed parking lot for the project on Lot 1 and could be considered a turnaround that will meet the fire code.
- What will be required for storm drainage review that is different than what is outlined in the subdivision regulations? Based on the type of soils in the area, our opinion is that a storm drainage report adhering to the current City of Missoula regulations is adequate.
- Is the amount of parking proposed with the project adequate to meet the requirements of the Title 20 zoning regulations or will we need to further define the uses within the navigation center to determine this?

Thank you for your consideration, and we look forward to our pre-application meeting.

Sincerely,
WGM Group, Inc.



Jamie Erbacher
LAND PLANNER

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