



July 15, 2020

First Last Name

TITLE

Business

Address

City, State Zip

Re: Trinity Mullan Subdivision Neighborhood Meeting

Dear Sir or Madam:

Intrinsik Architecture, Inc., Homeword, Inc., Missoula Housing Authority, and BlueLine Development, in cooperation with the current property owner, Missoula County, are proposing a two-lot minor subdivision at 2340 Mullan Road, legally described as 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. This vacant portion of the Missoula County Detention Center and Missoula Correctional Services property lies just east of the Detention Center. The subdivision will create a new parcel approximately five acres in size on the southeastern end of the site for 130 apartments. One hundred of the apartments are designated for Missoula's workforce who earn between \$9-\$15/hour. Thirty of the apartments will be for people who are living on the streets of our neighborhoods. Also included is a center providing social services that will assist in navigating housing options, access to mental and physical health care, and other essential services. These social services and housing provide an opportunity for people to lead successful lives.

Please join us for a project overview and discussion on Thursday, August 6, 2020, at 4:00 p.m. Public comments will be taken at this neighborhood meeting. The meeting will be a virtual meeting held on the Zoom Platform, however, registration to attend the meeting is required. Once you have registered, you will receive a confirmation email with instructions on how to join the meeting.

<https://us02web.zoom.us/meeting/register/tZ0vf-6rrDMpGtUXstNGNLSN4cULvYlgwgSq>

The meeting may also be accessed via phone by the following number:

Phone: (253) 215-8782
Meeting ID: 892 8732 8301
Password: 600189

We ask that when you join the meeting you mute your microphone. Further instructions for meeting attendance will be given at the start of the meeting.

Access to the pre-application materials describing the project that have been submitted to City Development Services and can be found here:

<http://www.ci.missoula.mt.us/2701/Trinity-Mullan>

If you are aware of any persons in the area that may be interested in this project, please notify these individuals on our behalf. If you are a member of a neighborhood association or community council, we ask that you notify any individuals, etc., that you feel may want to attend this meeting.

If you are unable to attend the virtual meeting questions or comments can be directed to City Development Services at (406) 552-6630 or WGM Group Inc. at (406) 728-4611.

We look forward to hearing from you.

Sincerely,
WGM Group, Inc.



Ryan Salisbury, P.E.
Vice President / Principal Engineer

JE: la

| <u>GEOCODE</u> | <u>OWNER NAME</u> | <u>ADDRESS</u> | <u>CITY</u> | <u>STATE</u> | <u>ZIPCODE</u> |
|-------------------|--------------------------------|----------------------------------|----------------|--------------|----------------|
| 04220017203030000 | EXPRESS HOLDINGS LLC | PO BOX 13006 | SPOKANE VALLEY | WA | 99213-3006 |
| 04220017215080000 | WALLA WALLA UNIVERSITY | 204 S COLLEGE AVE | COLLEGE PLACE | WA | 99324-1139 |
| 04220017214110000 | GREAT NORTHERN LOOP LLC | 2360 MULLAN RD STE C | MISSOULA | MT | 59808-1811 |
| 04220017214090000 | GREAT NORTHERN LOOP LLC | 2360 MULLAN RD STE C | MISSOULA | MT | 59808-1811 |
| 04220017123010000 | MONTANA DEPT OF TRANSPORTATION | 2701 PROSPECT AVE | HELENA | MT | 59601-9746 |
| 04220017215020000 | VPR PROPERTIES LLC | 2809 GREAT NORTHERN LOOP STE 100 | MISSOULA | MT | 59808-1749 |
| 04220017215090000 | WALLA WALLA UNIVERSITY | 204 S COLLEGE AVE | COLLEGE PLACE | WA | 99324-1139 |
| 04220017215040000 | SCHULTE JOHN C | 610 BEN HOGAN DR | MISSOULA | MT | 59803-2464 |
| 04220017215050000 | CARESTIA DOMINIC P | PO BOX 104 | WISE RIVER | MT | 59762-0104 |
| 04220017123120000 | FLYING B PROPERTIES LLC | 5790 LARIAT LOOP | MISSOULA | MT | 59808-5805 |
| 04220017122110000 | CRISP HOLDINGS LLC | 2110 W BROADWAY ST | MISSOULA | MT | 59808-1816 |
| 04220017215010000 | STANDARD CAPITAL CORPORATION | 2045 MULLAN RD | MISSOULA | MT | 59808-1835 |
| 04220017203010000 | FLASH GORDON LLC | 3635 W BROADWAY ST | MISSOULA | MT | 59808-5676 |
| 04220017203060000 | DIGUSDAN LLC | 2234 42ND ST | MISSOULA | MT | 59803-1121 |
| 04220017215060000 | SERULA VILLA LLC | PO BOX 6011 | MISSOULA | MT | 59806-6011 |
| 04220017201040000 | EVANS AND VERTIN LLC | PO BOX 4285 | MISSOULA | MT | 59806-4285 |
| 04220017203020000 | EXPRESS HOLDINGS LLC | PO BOX 13006 | SPOKANE VALLEY | WA | 99213-3006 |
| 04220017203070000 | FLASH GORDON LLC | 3635 W BROADWAY ST | MISSOULA | MT | 59808-5676 |
| 04220017204010000 | B & J INVESTMENTS LLC | 1905 W BROADWAY ST | MISSOULA | MT | 59808-1819 |
| 04220017123030000 | WAYBROAD LLC | 2000 W BROADWAY ST STE C | MISSOULA | MT | 59808-1806 |
| 04220017302030000 | MULLAN MINI LLC | 2855 MULLAN RD | MISSOULA | MT | 59808-5133 |
| 04220017204020000 | RANGITSCH REAL ESTATE LLP | PO BOX 16127 | MISSOULA | MT | 59808-6127 |
| 04220017204030000 | RANGITSCH REAL ESTATE LLP | PO BOX 16127 | MISSOULA | MT | 59808-6127 |
| 04220017216017011 | MOUNTAIN STATES LEASING | 700 BLACKTAIL LOOP | BUTTE | MT | 59701-7108 |
| 04220017216017012 | MOUNTAIN STATES LEASING | 700 BLACKTAIL LOOP | BUTTE | MT | 59701-7108 |
| 04220017216017000 | MOUNTAIN STATES LEASING | 700 BLACKTAIL LOOP | BUTTE | MT | 59701-7108 |
| 04220017204040000 | RANGITSCH REAL ESTATE LLP | PO BOX 16127 | MISSOULA | MT | 59808-6127 |
| 04220017216017009 | MOUNTAIN STATES LEASING | 700 BLACKTAIL LOOP | BUTTE | MT | 59701-7108 |

NOTICE OF NEIGHBORHOOD MEETING

A proposed 2-Lot subdivision
located at 2340 Mullan Road, on the
Missoula County Detention Center
Property.

The meeting will be held via Zoom
Thursday, August 6, 2020,
at 4:00 p.m.

Join the Zoom meeting at

<https://us02web.zoom.us/join/91J86Z6v66>

Or via phone by at:
Phone: (253) 215-8782
Meeting ID: 892 8732 8301
Password: 600189

If you need special accommodations at the meeting or have questions in advance of the meeting, please call Ryan Salisbury
at WGM Group at (406) 728-4611.



WGMGROUP
Community Values. Inspired Futures.



**Missoula
Housing
AUTHORITY**

Registrants for 'Trinity Mullan Subdivision Neighborhood Meeting'

Search by name or email

Search

| <input type="checkbox"/> | Registrants | Email Address | Registration Date | |
|--------------------------|----------------------------------|---------------------------------|-----------------------|-----------------|
| <input type="checkbox"/> | Kathie Snodgrass | kippie_snodgrass@hotmail.com | Aug 6, 2020 03:56 PM | <div>Copy</div> |
| <input type="checkbox"/> | Keenan Whitt | keenan@bluelinedevelopment.com | Aug 6, 2020 03:41 PM | <div>Copy</div> |
| <input type="checkbox"/> | Andrea Davis | andrea@homeward.org | Aug 6, 2020 03:26 PM | <div>Copy</div> |
| <input type="checkbox"/> | Henri Foch | hfoch@intrinsikarchitecture.com | Aug 6, 2020 03:11 PM | <div>Copy</div> |
| <input type="checkbox"/> | Adrienne Maxwell | adriennedmaxwell@gmail.com | Aug 6, 2020 11:09 AM | <div>Copy</div> |
| <input type="checkbox"/> | Kim Sieber | kim@bluelinedevelopment.com | Aug 6, 2020 09:32 AM | <div>Copy</div> |
| <input type="checkbox"/> | Cassie Tripard | tripardc@ci.missoula.mt.us | Aug 5, 2020 03:21 PM | <div>Copy</div> |
| <input type="checkbox"/> | Jamie Erbacher | jerbacher@wgmggroup.com | Aug 3, 2020 09:20 AM | <div>Copy</div> |
| <input type="checkbox"/> | Ryan Salisbury | rsalisbury@wgmggroup.com | Jul 31, 2020 12:27 PM | <div>Copy</div> |
| <input type="checkbox"/> | KARI NEAL | KLNEAL@GMAIL.COM | Jul 15, 2020 11:12 PM | <div>Copy</div> |
| <input type="checkbox"/> | Lori Davidson | ldavidson621@gmail.com | Jul 15, 2020 12:42 PM | <div>Copy</div> |
| <input type="checkbox"/> | Heather McMilin | heather@homeward.org | Jul 15, 2020 09:58 AM | <div>Copy</div> |
| <input type="checkbox"/> | Ashley Grant | ashley@homeward.org | Jul 15, 2020 08:47 AM | <div>Copy</div> |

Trinity Project 2-Lot Minor Subdivision

Public Neighborhood Meeting
August 6, 2020



Trinity Mullan Subdivision



Thank you for joining us.

Focus of neighborhood meeting is the Trinity Mullan Subdivision- provide location, note that we are working in conjunction with Missoula County to subdivide property and provide an opportunity for.....

Before moving on to next slide let them know the reason we are proposing subdivision and that we will talk about the project and then the subdivision.

About Us

- **Homeword**

- Created or preserved 1,250 homes for more than 2,000 Montanans at 30 properties in 11 communities around the state since 1994.
- 346 of those homes are in Missoula.

- **Missoula Housing Authority**

- Serving over 1,650 households
- Owns and operates 3 properties (43 homes) in Missoula that have a supportive component and serve more vulnerable tenants; Uptown Apartments, Valor House, and Cornerstone (currently under construction).
- Has administered a tenant-based permanent supportive housing voucher program since 1995, which is a program that provides financial assistance for about 100 formerly homeless families to afford a home.



Our team consists of.....

About Us

- **BlueLine Development**

- Established in 2012 and has developed approximately 1,037 homes in 24 properties across Colorado, Wyoming, Montana, Utah and Minnesota.
- Of the 24 properties BlueLine Development has developed, four are similar in size and complexity of what is being proposed as part of this scattered site project in Missoula.

- **WGM Group Inc.**

- A multidisciplinary team with 50-plus years of experience providing services in land use planning, civil and environmental engineering, surveying, and water resources.
- WGM has assisted in the development of the Poverello Center, Salvation Army, YWCA, and various other projects in coordination with Missoula Housing Authority and Homeword.

- **Intrinsik Architecture**

- Intrinsik is a full service design firm focused on providing professional Architecture and Planning services throughout the region. We are distinguished as a unique studio with an emphasis on projects that embody and preserve the spirit of our clients, project and place.



Our team consists of.....

Let's Define Some Terms

- Scattered Sites
- Low Threshold
- Supportive Housing Options
- Supportive Housing Homes
- Navigation Center



(This slide will add context for the next slides)

Before we continue define the terms:

Scattered Sites: What are they and why they are important to scatter; HM to define

Low Threshold: explain; **Housing First represents a shift toward “Low Threshold” which recognizes the barriers to accessing and keeping a safe home (such as disabilities limiting ability to access services, criminal history, poor credit) and removes those barriers so people are given the opportunity to succeed in the safety of their own home while with working on things in their lives such as finding a keeping employment and dealing with complex health and life issues they may face.**

Supportive Housing Options- Housing First Model

Supportive Housing Options might be providing supportive services to a particular site (as we are here) or alternatively to a person who might live anywhere in the service area.

Supportive Housing Homes- do any exist? **Valor House, Uptown Apartments, Cornerstone, Bridge Apartments, John Lynn Apartments, Permanent Support Housing Vouchers**

Navigation Center – Explain what this is. **Many different kinds of navigation centers around the country. It’s a fairly new concept. The vision for this navigation center is a central location to provide support to the residents in the Permanent Supportive Housing**

homes onsite and develop a network of services that could be available to others who are homeless or at risk of homelessness.

Trinity Apartments LLLP

- 202 homes on two sites in Missoula
 - Cooley block: 72 homes for families and Missoula's workforce.
 - Two, three, and four bedroom homes
 - Mullan Road Site: combination of low-threshold and supportive housing options
 - 30 will be supportive housing homes
 - 100 homes will be for individuals and families
 - Navigation Center on site to support residents.
 - Majority one bedroom homes, with a few two, three, and four bedroom homes



Funding and Goals

- *Reaching Home, our 10-Year Plan to End Homelessness:*
Builds on our momentum to prevent homelessness whenever possible or otherwise ensure it's a rare, brief, and one-time only experience.
- *Missoula County Jail Diversion Master Plan* states, "The community is spending enough money in emergency services for this population to invest strategically in proactive services that will reduce the need for high-cost emergency responses."



Homelessness is our problem, a community problem.....

Funding and Goals

- 4%, non-competitive housing tax credits + tax exempt financing
 - Scale makes this project feasible
 - Includes Federal and private grant funding
 - \$1 million set aside from the development for a social service reserve to support the navigation center
- *A Place to Call Home: Meeting Missoula's Housing Needs:*
Trinity helps achieve Missoula's 5-year Strategic Outcomes goal of providing 590 rental homes affordable to a person earning ~\$31,000



Two Sites – One Project



Overall project description for both sites

Text taken from next slide:

202 homes on two sites in Missoula

Cooley block: 72 homes for families and Missoula's workforce.

Mullan Road Site: combination of low-threshold and supportive housing options

30 will be supportive housing homes

100 homes will be for individuals and families

Navigation Center on site to support residents.

Mullan Road Site

- A person living in chronic homelessness costs the taxpayer an average of \$36,000 per year.
 - Costs on average are reduced by 49.5% when they have supportive housing.
- Locally, of the people identified as Missoula's most frequent users of multiple crisis responses systems (emergency shelter, Missoula Police Department contacts, jail and St. Patrick Hospital), 73% have cross over between homelessness and the criminal justice system.
- 30 of the Mullan Road homes will be specifically for those who are chronically homeless with support services and rental assistance, so they obtain stability.
- The remaining 100 homes will be for those earning below 70% of the area median income (below \$41,000/year for a family of two).



We're here tonight to talk about the Mullan Road site, where we are submitting an application for a two-lot subdivision. (We've already talked about the problems we want to address, and the goals and the funding sources for the project. Let's talk more about what we're doing at the Mullan site and then why we are doing a subdivision.)

Mullan Road Site: Navigation Center

- On-site to provide access to intensive supportive services.
- A critical component to keeping residents housed and out of the cycle of homelessness.
- The City and County are engaged in discussions with service providers to offer case management and an on-site medical clinic to address both physical and behavioral health needs of residents and those living on the streets.
- The Navigation Center creates-
 - Opportunity for partnership
 - Nonduplication of services
 - Closing gaps in service
 - Collaboration and partnership with the Missoula County Detention Center



Mullan Road Site: Experience

- BlueLine has four projects in its portfolio that resemble Trinity in size and complexity; specifically, Arroyo Village, is being used as a model for guidance in development of Trinity Apartments.
- Arroyo Village-
 - Located in Denver, completed in 2019, a total of 130 homes; 35 supportive homes and 95 work force homes.
 - On-site shelter space with a sleeping area, a commercial kitchen, and plenty of community and service spaces to meet the needs of clientele.
 - The 35 supportive homes create a clear path from homelessness to stability with the support of project-based vouchers and paid utilities.



Mullan Road Site Plan



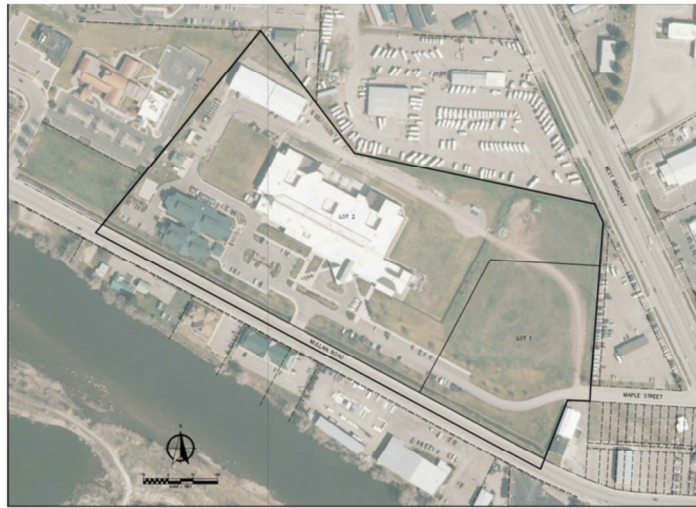
JE- New note as of 8/5 @ 5:30 p.m. Conceptual site design: We will want to address snow storage, parking, and flooding from the ditch. (I just heard from Dave DeGrandpre that John Hancock with the Captain John Neighborhood Council called and expressed concerns about these issues.)

Excess parking will be provided on site, parking is not permitted on Mullan Road, but is permitted on Broadway and Maple Street. Expect that majority of clientele will use public transit, bike or walk to and from site.

Snow can be placed in several locations around parking lot. Sidewalks will be kept clear of snow as well.

The ditch is approximately 6' below grade and flooding of the building is unlikely. We understand this is a concern out past Flynn and the George Elmer area, however topography is different in this location.

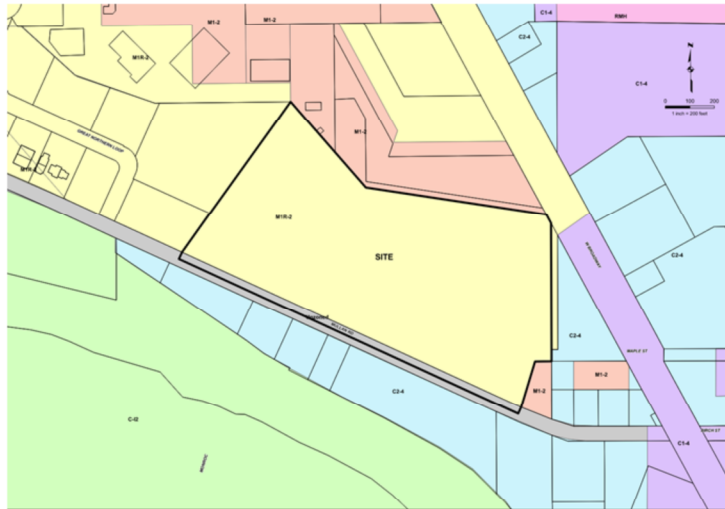
2-Lot Minor Subdivision



WGM take over:

Now that we have talked about the opportunity to work with Msla county to provide these essential services and housing opportunities, we want to talk about the subdivision. Subdivision is necessary in order to create a separate parcel that can be owned by Trinity Apartments LLLP and allow them to utilize the funding previously mentioned. Property is currently occupied by Msla County Detention Center, Pre Release and Missoula Correctional Services. An evidence warehouse is located in the northwest corner of the property. These uses have been here for 20 plus years and have proven to be compatible with the neighborhood. There are several professional offices west of property which are currently expanding and several other professional offices across Mullan Road. There are several successful retail and wholesale businesses on the south side of Mullan Road as well as along West Broadway.

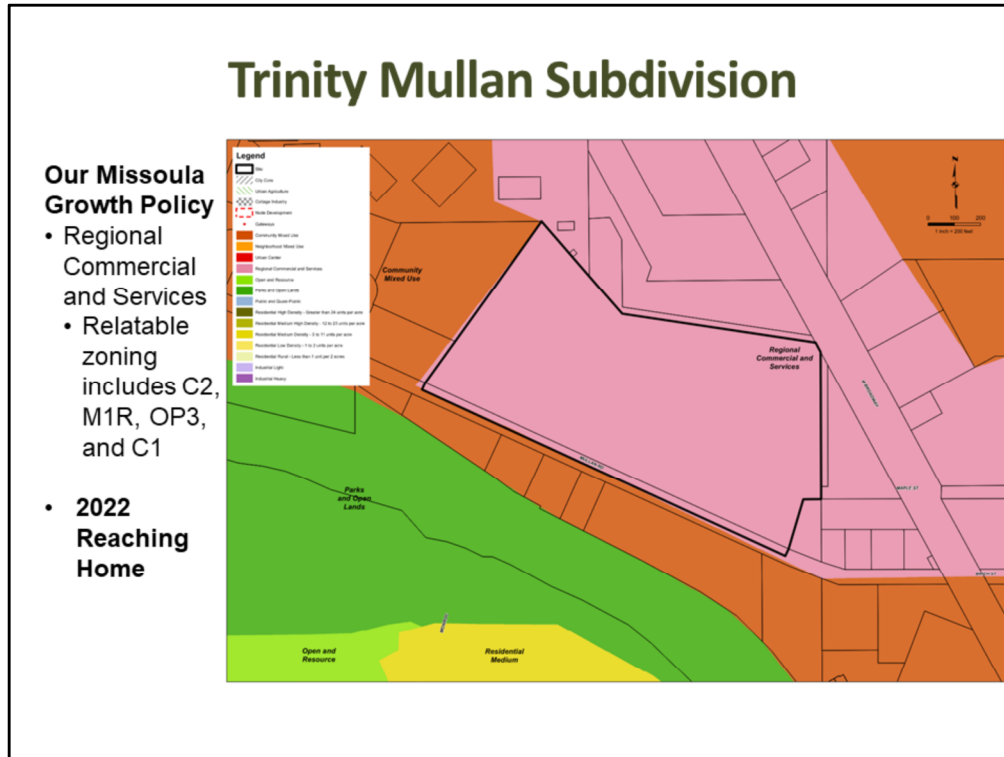
Trinity Mullan Subdivision



Zoning

- M1R-2, Limited Industrial Residential
- Permits residential and mixed-use residential uses
- Density= One residential dwelling unit per 1,000 square feet
- 3,000 square foot minimum lot size

The property is zoned M1R-2 which allows for mixed uses. By permitting mixed uses within the zone residential uses can be provided within a short distance of services and employment opportunities. This also leads to a reduction in traffic, pollution and sprawl. The density of the M1R-2 zone is 1,000 square feet per dwelling unit. This development is planned to meet all zoning regulations.



The project is located within in an area designated for regional commercial uses and services. Project will meet several of the goals defined within the GP, but some to note include

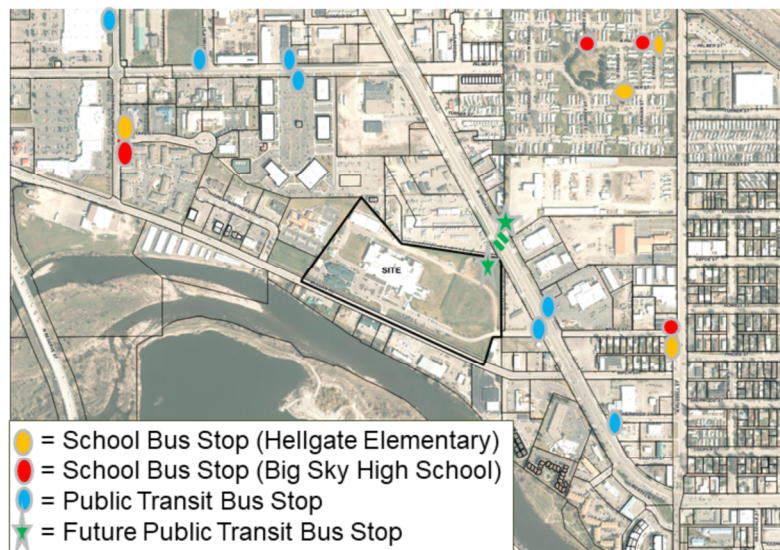
Addressing housing costs, providing permanent housing for low-income individuals and homeless families, and supporting quality, compact, connected urban development in areas with existing infrastructure.

The Trinity development plans to accomplish this by:

- Providing housing vouchers that move people quickly from homelessness into housing with support services that include job training and employment assistance. Together this creates a holistic approach in keeping folks housed and transitioning from the streets to a permanent safe and stable homes. This location allows the development to utilize the existing infrastructure while requiring minimal improvements.

The development will also support the 2022 Reaching Home Vision by providing services for the Permanent Supportive Housing residents. Trinity LLLP will be working with the City of Missoula, Missoula County and local service providers to potentially provide a location for similar services to those who are homeless, those who've recently moved into housing, or those at risk of losing housing, in addition to other lower income individuals and families of Missoula.

Public Transit Locations



Public transportation options are going to be very important for this development. A majority of the clientele that will be served are expected to use non-motorized modes of transportation and public transit. The existing sidewalk infrastructure along Mullan Road, West Broadway and Maple Street are expected to meet the needs of this development. One additional sidewalk connection is planned on the north side of the development to connect the subdivision to future bus stops and a walkway across West Broadway. These existing and proposed connections will integrate the Trinity development into the neighborhood and the neighborhood across West Broadway.

[illegible]

18

Trinity Mullan : Timeline

- 9/2019: 4% Application submission to Montana Housing
- Spring 2020: Additional funding applications submitted
- August 2020: Subdivision application to City Development Services
- October/November 2020: City Council public hearing
- December 2020: Apply for building permit
- Spring 2021: Construction begins with a 22-month schedule to completion.
- Early 2023: Project will be leased and occupied



Homeword take over and finish out presentation

Trinity Apartments LLLP

Interested in learning more?

Contact:

- Missoula Housing Authority at 406-549-4113 x118
- Homeword at info@homeword.org or 406-532-4663
- WGM Group at 406-728-4611
- BlueLine Development, Inc. at 406-529-9201



Missoula
Housing
AUTHORITY





Minor Subdivision Application Public Meeting

August 6, 2020; 4:00pm
Zoom Meeting

The following are questions from attendees with answers provided by staff regarding the Trinity Mullan subdivision.

Q- What are you planning in the open spaces for kids and dogs?

A- There is a lot of open space available on the site for a playground, dog run/exercise area. The PSH and navigation Center areas have a secured outdoor space for resident safety. The Cooley site also has a lot of open space. The fill project will meet the City's open space code requirement.

Q- Will you be planting trees and landscaping?

A- Landscaping is critical to shape the spaces and to provide shade/cooling for the buildings.

Q- Will there be space for residents to plant or community gardens?

A- The project team is still developing specifics but there will be tree plantings along the ditch and meet City requirements for landscaping.

Q- What school will Mullan kids attend?

A- Lowell School