



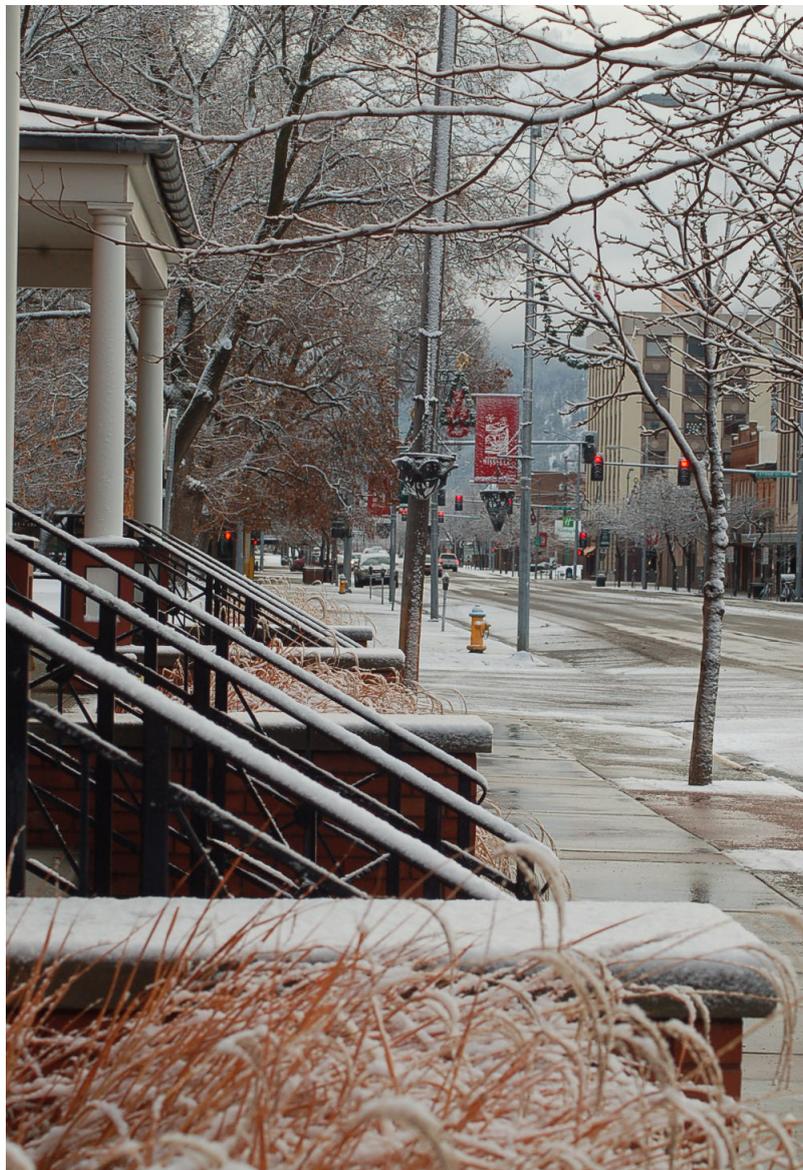
Urban Fringe Development Area Project



2015 UFDA Yearbook

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Cover and Photo Above of Downtown Missoula by Leslie Schwab

Introduction & Glossary

In 2007, the City and County of Missoula began a joint effort to track and thoughtfully plan for residential growth in the Urban Services Area (URSA). Since then, the Urban Fringe Development Area (UFDA) Project has tracked residential growth and its indicators through reports that describe metrics and mapping of development and infrastructure changes.

In 2015, the City adopted the Our Missoula 2035 City Growth Policy. Through an extensive and citizen-driven process, the community reaffirmed a “focusing inward” development strategy. Focus Inward is a land use principle that encourages new growth in the direction of existing infrastructure, neighborhoods, and public services. It promotes sustainable urban development and re-use rather than consumption and expansion into open space, agricultural resources, and natural areas. New policies have been created to support the livability, safety and wellness, economic health, housing, community design and environmental quality of Missoula with a foundation of sustainability that is generally served through looking inward. UFDA is a key metric for considering the efforts to Focus Inward.

This 2015 UFDA Yearbook contains one-year data summaries that take a closer look at current trends and insights into future growth. We also detail growth in terms of extended water and sewer mains, transportation projects, trail infrastructure, and permitted residential buildings and subdivisions. This comprehensive set of information will help track the progress of the Our Missoula 2035 Growth Policy and inform future growth policy work.

The annual UFDA Yearbook culminates in an updated Residential Development Allocation Map. The updated Residential Development Allocation Map is incorporated into the City and County Growth Policies. The map shows the correlation between planned development, market interests, and zoning capacity.



Bohemian Waxwings by Tom Zavitz in the Rattlesnake Region

December 2016



Photo of the Clark Fork by Leslie Schwab

Glossary of Common UFDA Terms:

Entitled Lots: The lots and planned units in preliminarily approved major subdivisions.

UFDA Regions: The UFDA Neighborhoods refer to UFDA Project-specific analysis areas defined by Census block groups and the Our Missoula 2035 Growth Policy boundary. They are in no relation to Neighborhood Council Districts or other neighborhood associations.

Credits:

The UFDA project manager is Laval Means in Development Services: (406) 552-6628 or lmeans@ci.missoula.mt.us.

Maps and Analysis were produced by Garin Wally: (406) 552-6631 or gwally@ci.missoula.mt.us.

We’d like to thank the inter-agency support of the county and all city departments who contributed data and insight to this project.

Past and current UFDA materials can be accessed at:

<http://www.ci.missoula.mt.us/1526/UFDA>

Summary

2015 UFDA Metrics

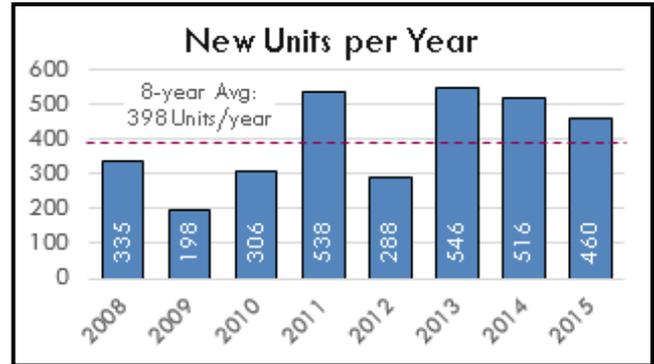
- Revised URSA (see page 4): 40,253 acres
- Est. Population: 89,190
- Est. Housing Units: 40,460
- Est. Gross Density (revised URSA): 1.0 duac
- Est. Net Density: 2.39 duac
- Annual Growth Rate: 1.1%

- 460 new residential units added in 2015
- 3,187 residential units added since 2008
- 398 units added per year on average

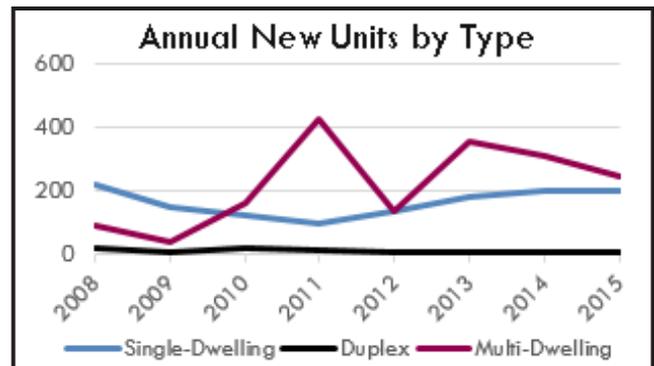
- No new subdivisions approved in 2015
- Entitled lot reserve updated to 4,744 lots/units



Great Horned Owl in MacClay Flat Area by Tom Zavitz



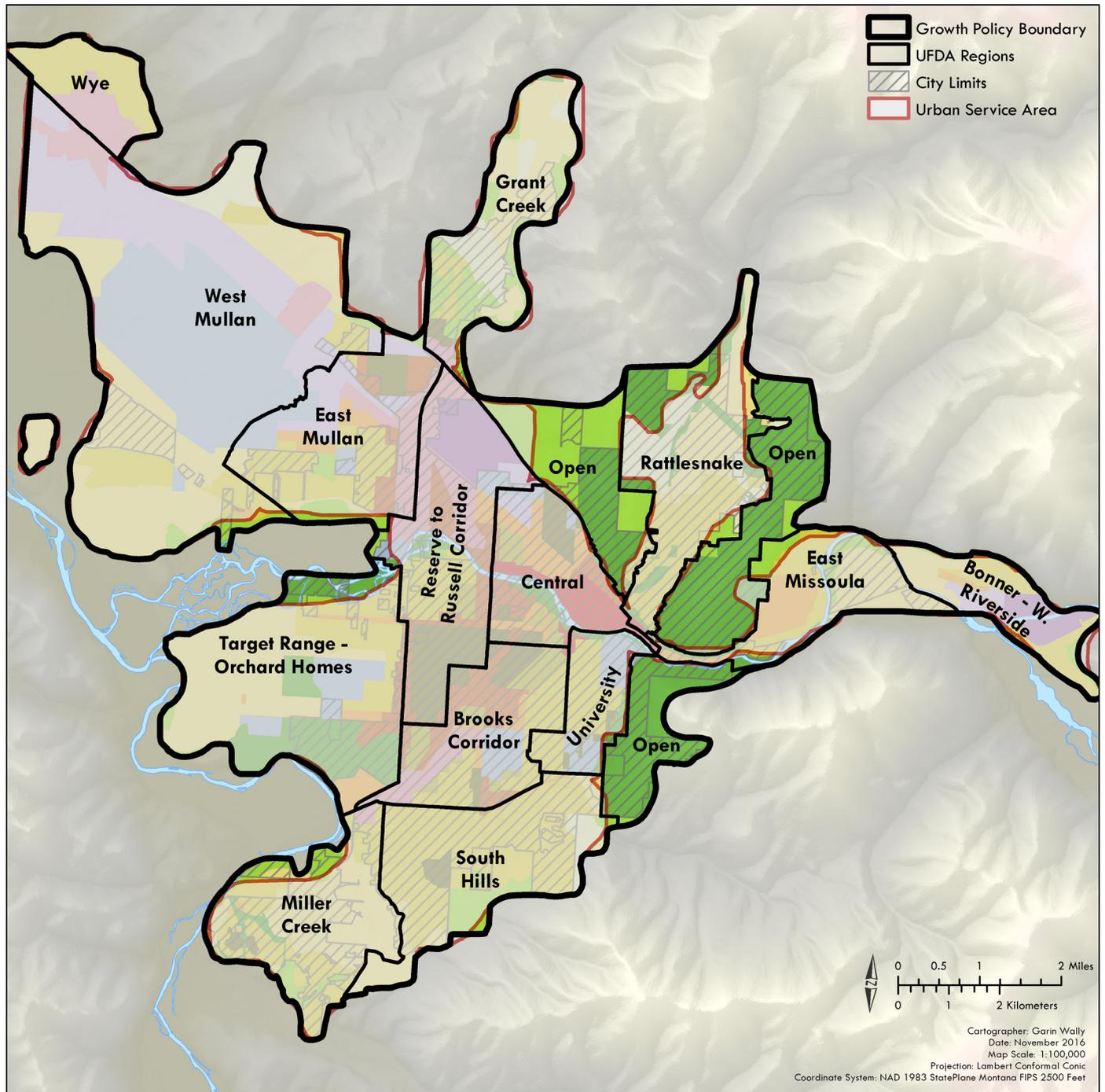
Building activity was slower than it has been in the past two years by an average of 82 units. The growth policy indicates that supplying between 510 and 700 new dwelling units per year is beneficial. In previous years, residential development fit within that range. While fewer units were developed in 2015, we anticipate the number to increase again for 2016. The ability to develop new residential units within the suggested range helps to address the need for housing stock and may help in reducing the cost of housing by providing a sufficient supply and vacancy rate.



For 2015, 244 units were multi-dwelling, 12 units were duplex, and 204 units were single dwelling. This retains a fairly consistent split between residential building types over the past eight years, with 55% developed as multi-dwelling and 45% developed as single and two-unit (duplexes).

Of note, also is the increase in multi-dwelling development that are mixed use, with commercial uses on the main floor. In 2015, one of the projects included commercial on the main floor – Polley’s Square A at 875 Wyoming St. The Growth Policy emphasizes mixing uses as a method of consolidating services, reducing traffic congestion, and reinforcing neighborhood centers and nodes.

Study Area



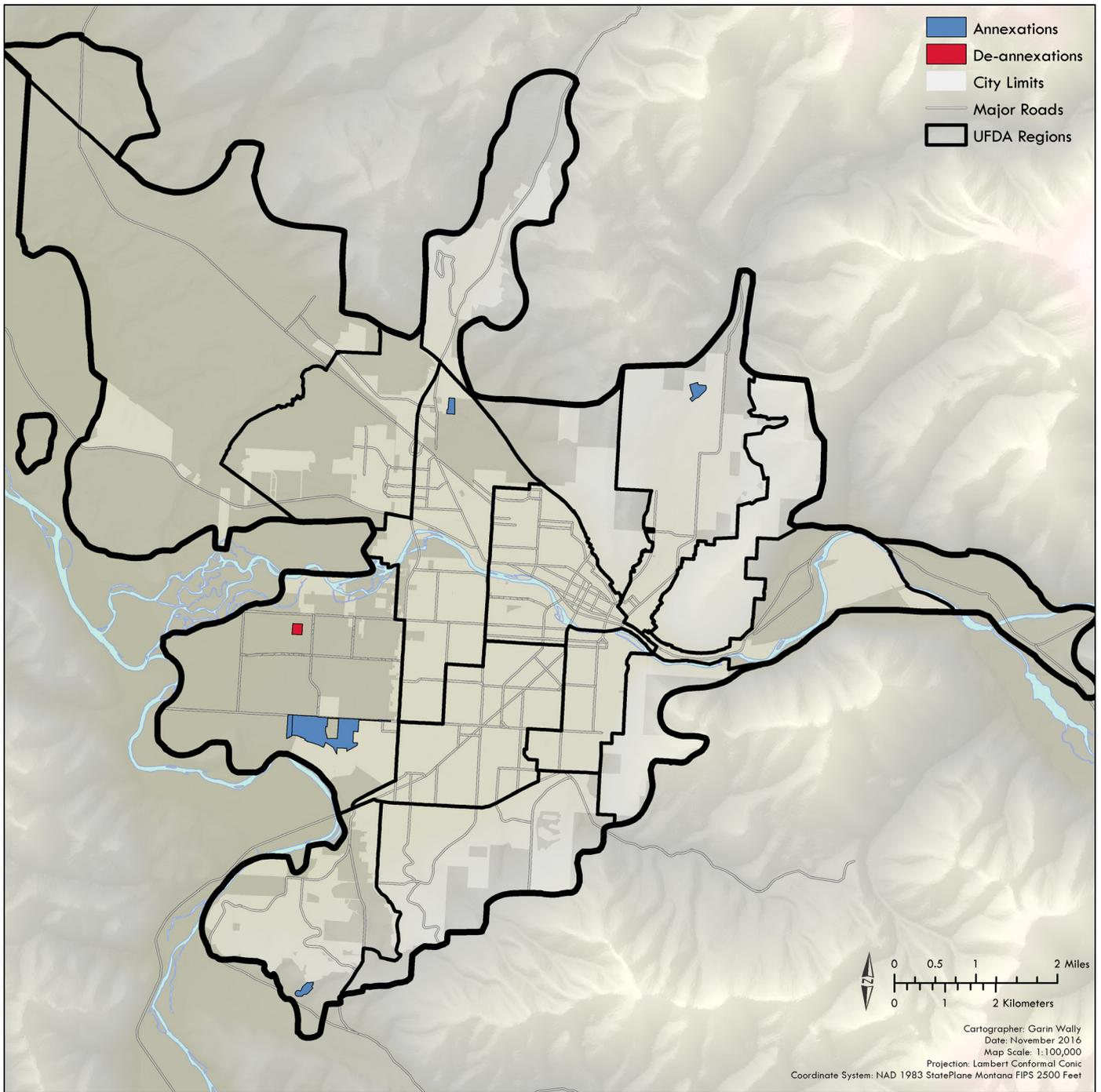
The previous UFDA Yearbooks have used the Urban Services Area (URSA, 33,000 acres) as the project study area. This boundary is based on Missoula’s Wastewater Sewer Service Area or the area adjusted by resolution of City Council that defines the city’s sewer district.

To be consistent with the Our Missoula 2035 City Growth Policy document and Future Land Use Designation Map, the UFDA project will now use the Growth Policy Boundary as its study area. This area (40,253.25 acres) is based on, and roughly follows the URSA, but extends into open lands

such as the North Hills, Mt Jumbo, and Mt Sentinel adding about 7,173 acres of area where we shouldn’t expect much development.

The UFDA “Regions” are divisions of the study area that are used for analyzing the area’s development patterns. These areas have also been updated to match the Growth Policy Boundary as well as areas defined by the Census. The “Open” region was added to fill the gap between the previous UFDA boundary and the Growth Policy boundary.

Annexations



The City annexed 200.3 acres of land in 2015.

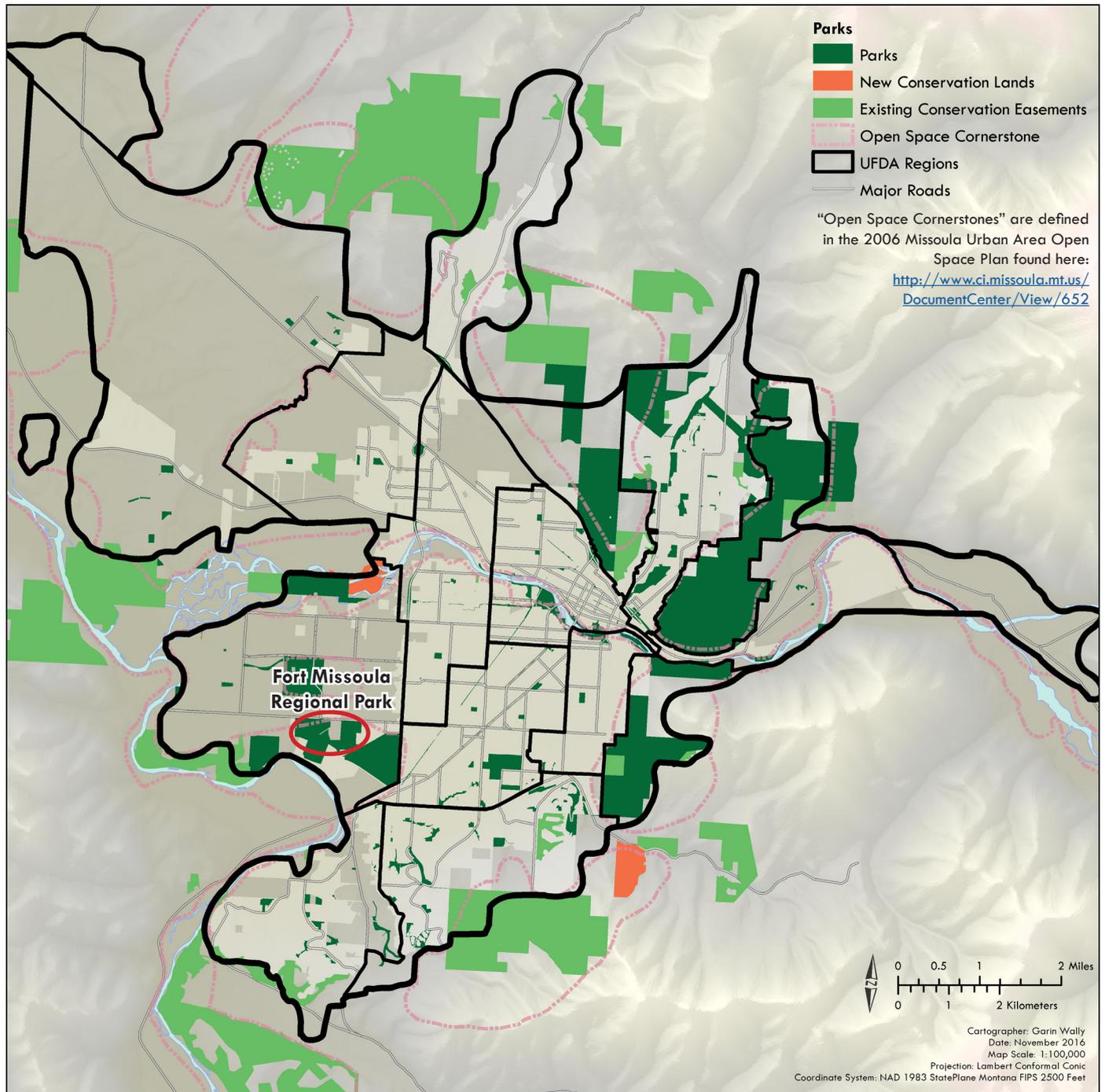
The City also deannexed 10.23 acres from the Target Range - Orchard Homes region. This area is now under County jurisdiction.

The size of the incorporated city limits by the end of 2015 was 18,719.86 acres. The City accounts for 46.5% of the Growth Policy Boundary (40,253.25 acres).

The largest annexation came with bringing the Fort Missoula Regional Park into City jurisdiction.

Region	Acres
Miller Creek	13.31
Rattlesnake	17.26
Reserve to Russell Corridor	10.39
Target Range - Orchard Homes	159.34
Target Range - Orchard Homes	-10.39
Total	189.91

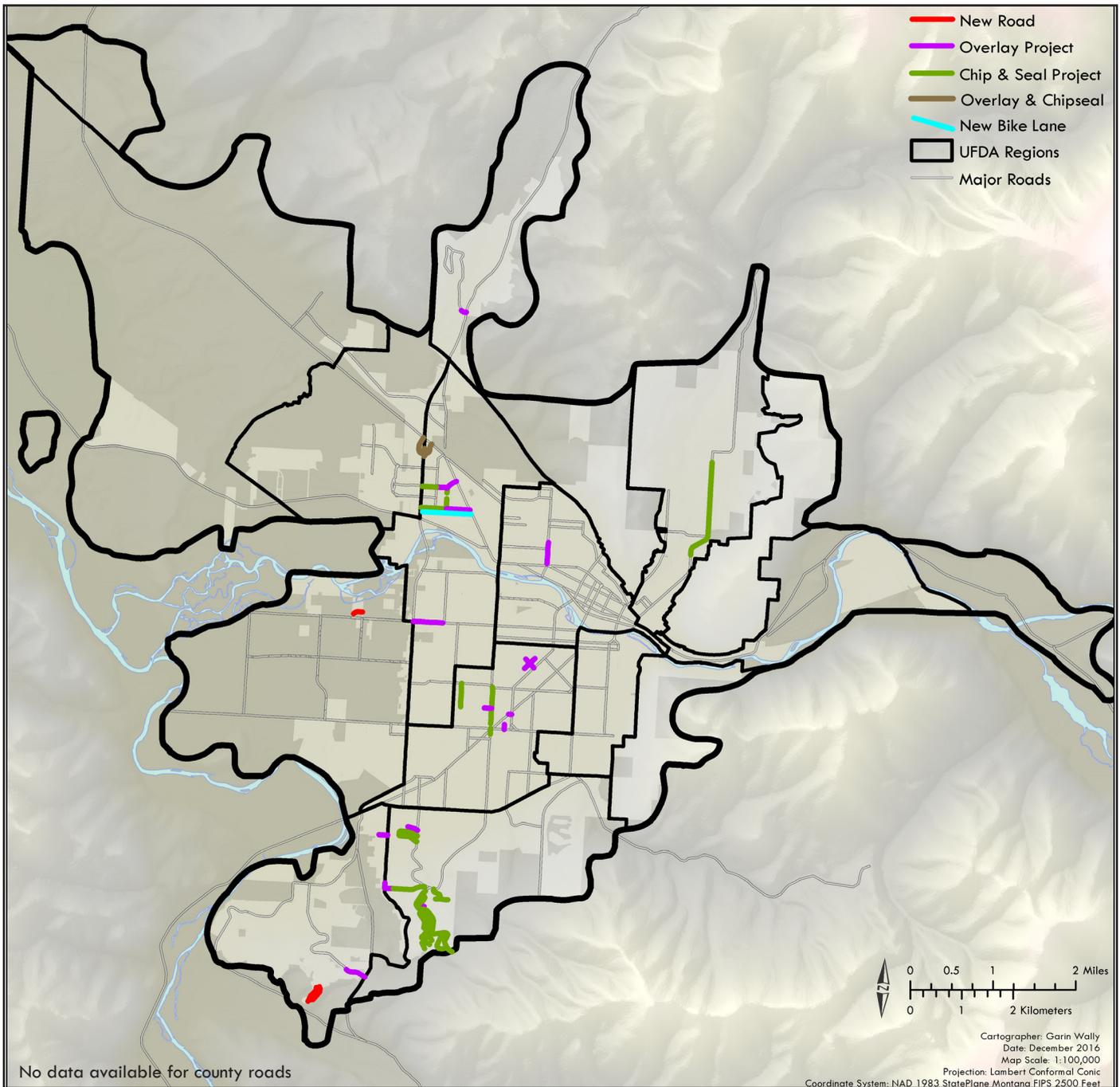
Parks & Conservation



Using 2006 open space bond funds, the City purchased two properties in 2015 to become part of and managed by the Conservation Lands Management Program. One is a 76-acre area in the Target Range - Orchard Homes region that was purchased for \$90,000. The other is part of a 130-acre property east of the South Hills region. This area was entirely placed under conservation easement and 90 of those acres were transferred to the City's conservation lands while the other 40 remained in private ownership. The cost of the project was \$270,000.

In November 2014, the county voters approved a \$42 million bond to fund the development of the Fort Missoula Regional Park, along with other projects. The regional park land is owned in part by the City and the County and was previously used for sports activities. As such, the creation of an improved regional park does not bring forward new public lands. The bond enables the creation of a county-wide and regional destination with 156 acres of trails, playgrounds, picnic areas, dog walking, and a sports complex. Construction began in 2015 and completion is scheduled for fall 2017.

Transportation Infrastructure



The City constructed or repaired 11.21 miles of road in 2015. Of these, 0.55 miles were new, 3.06 miles were overlaid, 7 miles were chip & sealed, and 0.6 miles were both overlaid and chip & sealed. 2015 also saw the completion of the final phase of the 3rd Street reconstruction project.

One new 0.6 mile striped bike lane was created. This brings the total for striped lanes to 2.9 miles by the end of 2015. No other new bike facilities were added. Major work on extending commuter routes was under way in 2015 with the Missoula to Lolo Bike Trail project. It is a

joint County and City project with a majority of funding coming from a TIGER grant. Overall this will result in a 50-mile paved path from Missoula to Hamilton.

Phase 2 of the Transit Plan was implemented to include 15 minute service on Route 2 and extended hours of operation on Routes 1, 2, 6 and 7. Mountain Line also launched a 3-year Zero-fare demonstration project sponsored by 14 community partners. There was a record 1.25 million trips on Mountain Line during 2015, a 20% increase over the previous fiscal year.

Water & Sewer Infrastructure

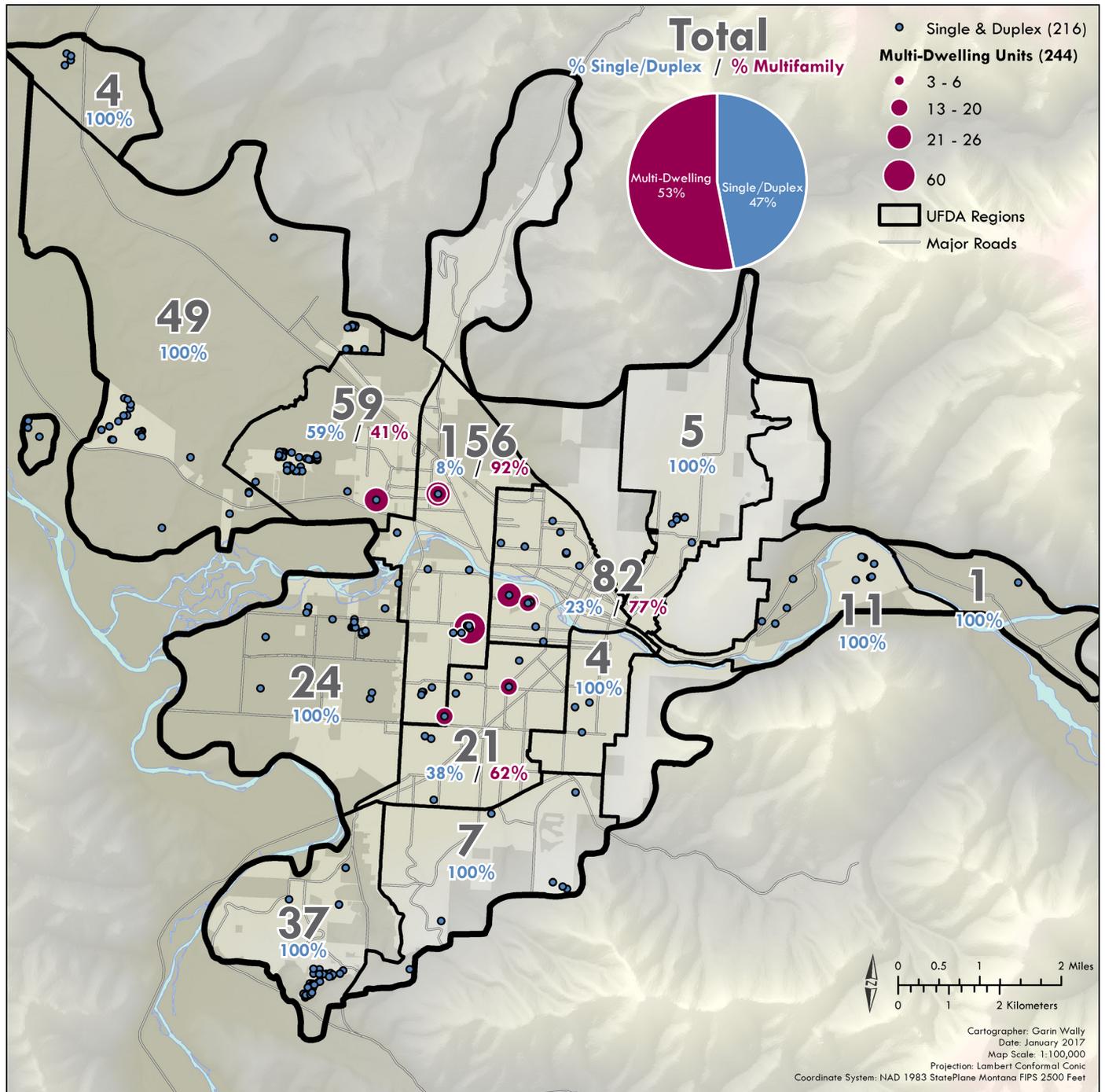


The City constructed and connected 2.1 miles of new sewer main in 2015. The map above shows the locations of these projects and the figure at right shows the length in feet by region. The total sewer network length as of 2015 is 384 miles.

The Mountain Water Company built or refurbished 2.76 miles of water mains in 2015. They report a total of 323.1 miles of active water main length for 2015.

Region	Feet
West Mullan	221.1
Brooks Corridor	257.74
Rattlesnake	327.17
University	698.288
East Missoula	1176.85
Target Range - Orchard Homes	1530.3
East Mullan	2042.75
Miller Creek	4663.39
Total	10917.588

Residential Building Permits



In 2015, the City issued 197 residential building permits, and the County issued 29. A total of 460 new units were permitted: 204 units were single-dwelling homes, 12 units were part of duplexes, and 244 units were in 15 multi-dwelling developments. 431 units were in the City while 29 were in the County.

Considering the past few years of development, new units in 2015 are more dispersed throughout the city core and land to the west. There was a slight increase in residential development in Miller Creek, Target Range-Orchard

Homes, West Mullan and the Central Region. A decrease in development occurred in the East Mullan, Russell to Reserve, and Brooks Corridor Regions. The biggest change between the 2013-2014 unit counts and 2015 was in the Brooks Corridor based on seeing a few larger multi-dwelling projects developed in previous years and smaller projects in 2015. However, the number of units developed on Entitled Lots remained relatively constant at 36%.

Multi-Dwelling

Multi-dwelling projects had about 16 units per project and 34 dwelling units per acre. The majority of multi-dwelling projects were constructed in the city core. This aligns with the Growth Policy’s “Focus Inward” strategy.

One major project of note is the 60-unit Midtown Apartments located on Catlin Street (pictured below).

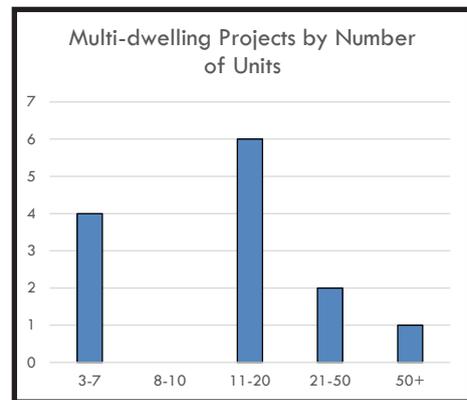
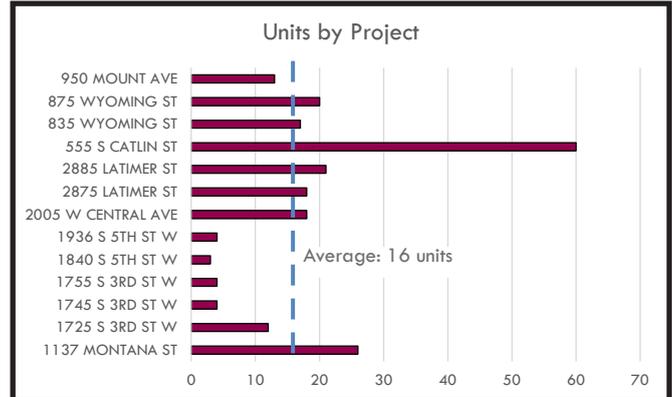


Photo by Leslie Schwab

The 26-unit “Sweetgrass” project by Homeword on Montana Steet is the only affordable development (pictured below).



Photo by Leslie Schwab

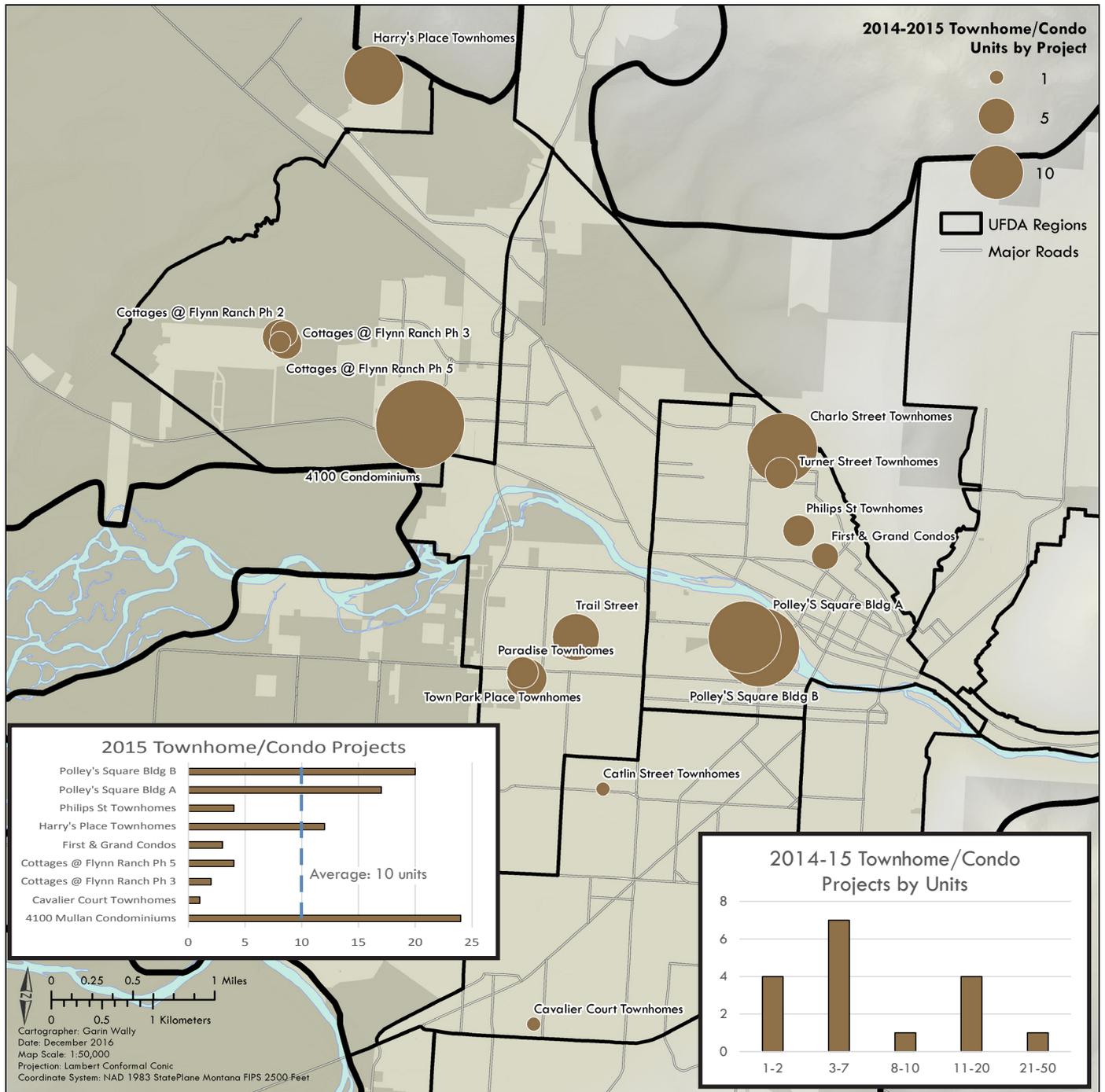


The 20-unit Polley’s Square Building A on Wyoming Street is a mixed use project located in the Old Sawmill District development. It and Building B are the only multi-dwelling projects to occur on entitled lots (pictured below).



Photo by Leslie Schwab

Townhomes & Condominiums

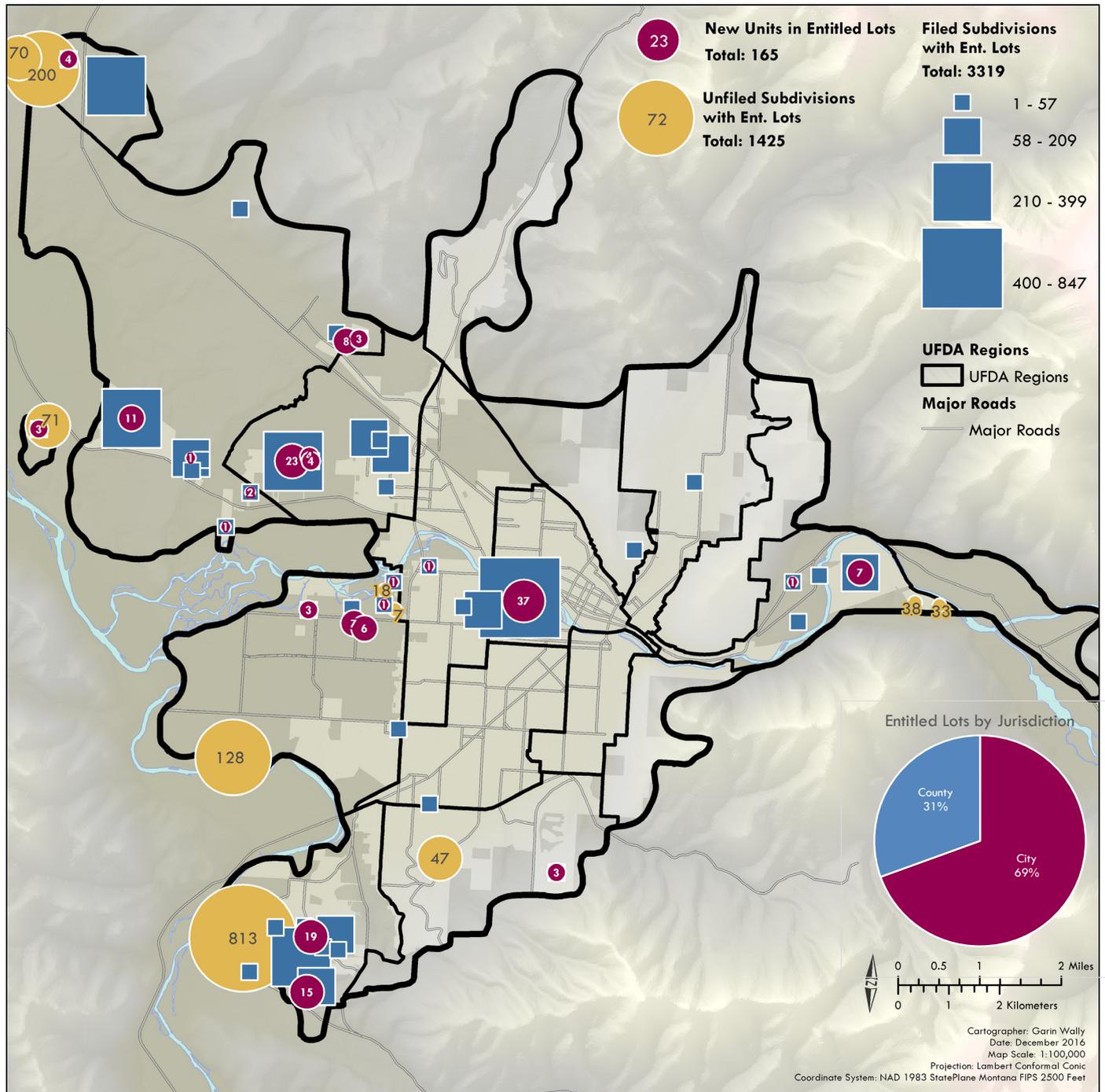


Townhome/Condo development accounted for 87 units of those developed in 2015 (19.4%) with an average of 10 units per project. Also shown in the map above are townhome/condo projects from 2014. In comparison, townhome/condo projects made up only 47 of the 516 units built in 2014 (9.7%).

After the State passed the townhome exemption (TED) law in 2011, the City saw an interest in using the exemption. The first project proposed under the new rules was the Cottages at Flynn Ranch for 41 detached units. This was

instead of multi-dwelling units originally proposed as part of the subdivision and resulted in fewer units planned for the area. For several years following, TEDs were used to convert existing development or to add a few units. In 2015, there was a marked increase in TED proposal in lieu of major subdivisions. In 2015, we counted 165 potential units as TED projects, with only 87 being developed so far. 2016 is on track for an additional 100+ units proposed. By April 2016, new zoning rules were established to better mitigate larger TED projects. Since then, TED projects have been smaller developments.

Entitled Lots



No new major subdivision were approved in 2015.

From our last reporting on Entitled lots/units there was about a 5,000 lot/unit reserve. This year we dropped several expired subdivisions from the tracking and made some minor adjustments which brought the baseline beginning of 2015 Entitled Lots/Units to about 4,900 units.

In 2015, 165 units were developed on entitled lots resulting in an entitled lot reserve of 4,744.

UFDA Region	Entitled Lots	New Units
Miller Creek	1479	34
East Mullan	692	31
West Mullan	645	29
Wye	588	4
Central	571	37
East Missoula	282	8
Target Range - Orchard Homes	253	18
Reserve to Russell Corridor	108	1
South Hills	92	3
Open	21	0
Rattlesnake	9	0
Brooks Corridor	4	0
Total	4744	165

Entitled Lots (cont.)

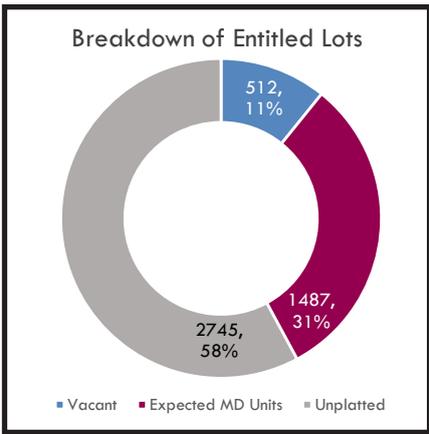
The 165 developed entitled lots consisted of 37 multidwelling and 128 single dwelling units. This follows the observed trend that about 1/3 of annual development occurs on entitled lots.

Ten major subdivisions have not begun filing of any final plats. They are shown with the “unfiled” symbol on the Entitled Lots map. They range from having been preliminarily approved in 2005 to 2012.

Twenty-two major subdivisions have completed all phases of final plats and are active with building development.

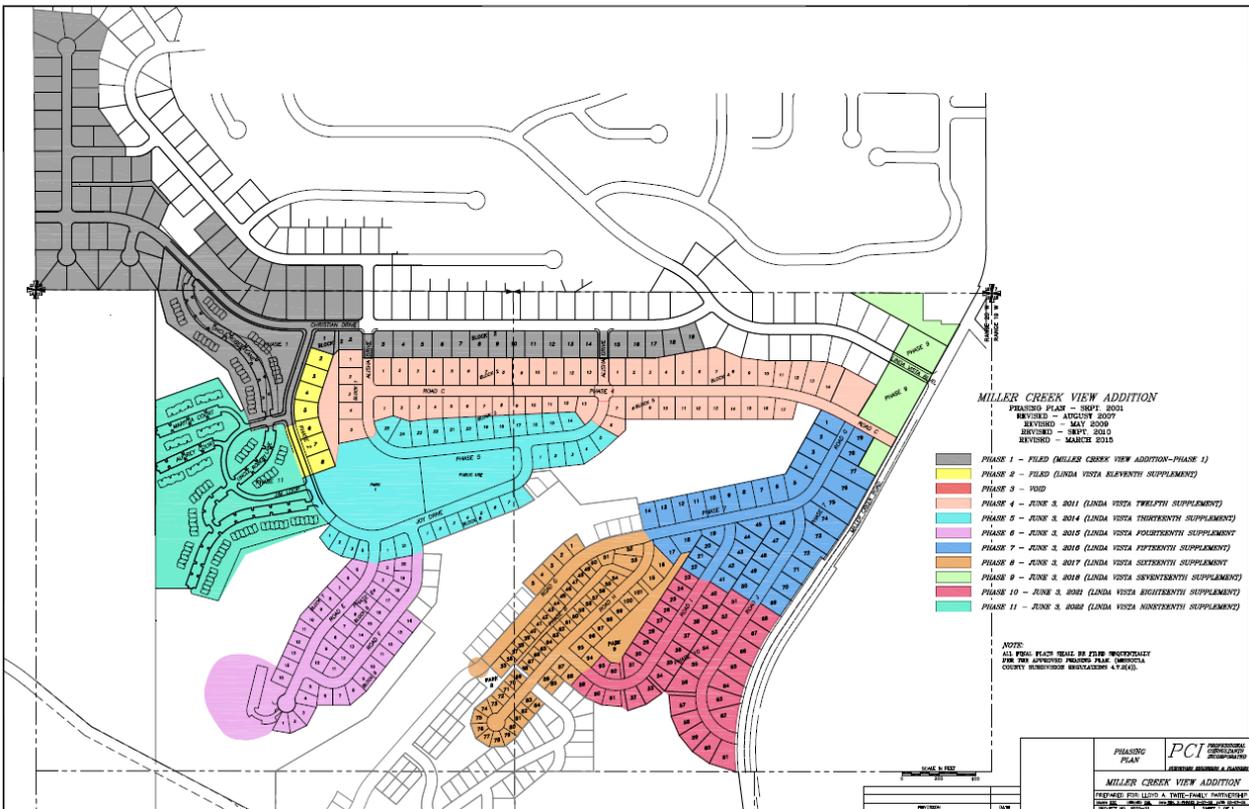
Approximately 17 subdivisions have been in the process of filing at least a phase of development and all preliminarily approved major subdivisions have requested some form of extension or amendment.

Currently, the fewest years to reach final phase for any remaining major subdivision is 9 years for Clark Fork Terrace #1 and the greatest years for reach final phase is 30 years with Rattlesnake Hills Estates deadline in 2024 and Canyon River to be completed by 2031. The number of years to meet the final phase deadline is dependant on how large and complex the subdivision is.



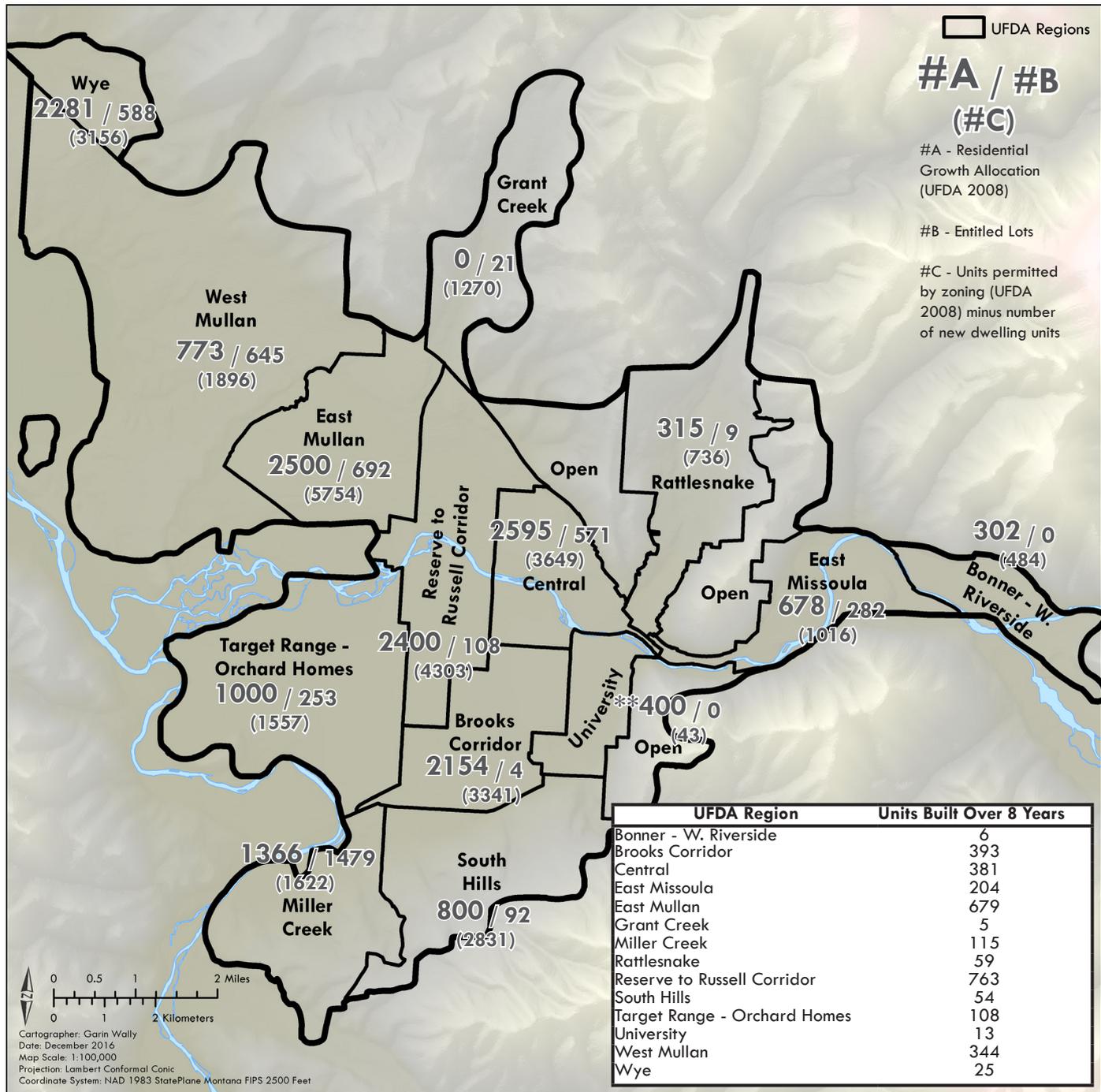
Entitled Lots are composed of expected multi-dwelling units (on one lot) and unbuilt or vacant platted lots and unplatted lots.

Entitled lots that fall within the 2015 city limits account for 3,295 (69.5%), while 1,449 (30.5%) are in the county.



Example Subdivision Phasing Plan

Residential Allocation



The first Residential Allocation Map in the UFDA Growth Policy Amendment adopted in 2008 was intended to guide how the next 15,000 housing units would be allocated in the Urban Service Area. That map has since been the baseline for reflecting updated information for each subsequent year including the updated entitled lots (#B) and building permits (#C) per region.

The majority of development is occurring in the core between Reserve St and the Central region and into the East/West Mullan regions.

There are now less than 12,000 of the original 15,000 units left to be allocated.

The Our Missoula 2035 City Growth Policy continues reference to this map (Map 7 Community Profile).