

Montana James

From: Eran Pehan
Sent: Sunday, August 9, 2020 5:00 PM
To: 'Ryan Frey'; Mark Todorovich; Montana James
Cc: Mirtha Becerra; Kevin Slovarp; Monte Sipe
Subject: RE: Bickford Public Utility Easement Vacation Request, Agency Comment

Mr. Todorovich,

Please find comment from the Office of Housing and Community Development below.

RE: Bickford Street Public Utility Easement Vacation Request

The Office of Housing and Community Development supports the request to vacate a 50 feet wide public utility easement that is adjacent to lot 11 and 12, block 60, South Missoula. This developer has a history of constructing innovative infill projects that address the need for a diversity in housing supply. These infill projects are occurring in neighborhoods that are connected to transit, near schools and other services, and are in alignment with our goals as outlined in the Growth Policy and our adopted housing policy, A Place to Call Home.

The particular project in consideration will construct 14 badly needed rental homes across from a homeownership Townhome Exemption project, mirroring style and scale in what is often referred to as Missing Middle Housing. Missing Middle Housing provides a range of housing types that are compatible in scale and form and are located in connected and walkable neighborhoods. The diversity in home types encouraged by Missing Middle Housing development – constructing single family homes adjacent to rental homes – improves affordability and leads to more economically diverse neighborhoods.

As developable land becomes more scarce and the cost of development continues to rise, infill projects like these will be necessary to help Missoula meet our goals as they pertain to housing supply and attainability. This construction project helps us achieve those goals, and as such, we would recommend approval of the public utility easement vacation request.

Thank you for the opportunity to comment.

Eran Fowler Pehan, MSW
Director
Office of Housing and Community Development
City of Missoula
Phone: 406-552-6395
Pronouns: she/her/hers
www.ci.missoula.mt.us