

University District Neighborhood Council General Meeting Minutes

Date: May 3, 2017

Location: Hellgate High School Cafeteria

Leadership Team Members Present: Peter Drakos, Tony LaPlante, Dave Chrismon, Julie Stephenson, Katie Sullivan

Others Present: Jane Kelly, Office of Neighborhoods; Gwen Jones, John DiBari, and Jon Wilkins, City Council Members; about 60 residents of the University District Neighborhood; presenters indicated below.

Meeting started at 6:35 pm.

Meeting end time 8:50 pm.

Neighborhood Councils - Jane Kelly, Missoula Neighborhood Coordinator: Jane gave an overview of the history of Neighborhood Councils.

Hip Strip Traffic Study – Gwen Jones: Gwen introduced Jessica Morris who spoke in further detail about the Broadway to Brooks study, the Higgins St. Bridge project. She outlined what the study would consider.

1. Improvements in all ways for users.
2. Three lane & four lane options.
3. Evaluate safety & peak hour uses.
4. Data collection in Fall & Spring.
5. Study is estimated to cost \$60,000.

Jessica also opened it up for questions from attendees after her presentation.

Neighborhood Parking Zones - Rod Austin, Director, Missoula Parking Commission: Via a study, Rod discussed possible impacts of expanding parking zones, how far to expand, permits, license plate recognition implementation. Rod also discussed the parking issues in the U-district as well as the issuing of permits for utility workers who are at residents' homes. Rod also opened it up for questions from attendees after her presentation. A highlighted neighborhood parking zone legend sheet was provided to the attendees to evaluate and ask questions.

Introducing the ASUM Electric Bus - Jordan Hess, Director, ASUM Transportation: Jordan discussed the two recently purchased U of M Zero emission student buses, and the study he conducted, highlighting the reduction of CO2 emissions, fuel savings, costs to purchase the two buses, the rate of return on investment, etc.

Neighborhood Compatibility Standards - Tom Zavitz, Missoula Development Services: Gwen mainly spoke about this topic regarding compatibility standards, maintaining neighborhood character, building in Missoula, i.e., size, scale, and mass. She also discussed the separate three working group meetings she held to: *Quote, Fulfill the mandate*

of the growth policy by articulating and promoting neighborhood charter through appreciating the University Neighborhood's history while allowing for mindful growth and change. The neighborhood will ensure the future of its unique character, personality and feel positively influencing housing size and proportionality relative to lot size. She also discussed potential zoning solutions: No loss of dwelling units, lower dwelling height limits for roof pitches, increase street-side setbacks, consulting Historic preservation officer for new construction, and large lot setbacks increases.

Election of New Leadership Team Members - Jane Kelly: Jane opened it up for the addition of new Leadership Team Members. Kathi Wood motioned to add new team member Mike Jackupcak. The motion was seconded and passed.

Traffic Circles and Ward Boundaries - Jane Kelly: Jane discussed the expansion of Ward 4. She also mentioned the adoption of a traffic circle by a local attendee named Janice Givler.

Neighborhood Priorities - Dave Chrismon: Dave introduced the Wards 3 & 4 Council members to discuss their respective projects.

Q & A with City Council Representatives: Ward 4 Council member John DiBari discussed and answered questions about the city acquiring Mountain Water from Liberty, and no tax increase, and or rate increase for the near future.

Ward 4 council member Jon Wilkins discussed and answered questions about rentals, tourist homes, public safety, population control/solutions of urban deer, eco-compost, the possible sale of the Senior Center on Higgins, and snow removal.

Ward 3 Council member Gwen Jones discussed and answered questions about the compatibility study, and the formation of HED: Housing Economic Develop.

Public Comment on Non-Agenda Items: Mary O'Malley discussed campus student rental issues, the upcoming Campus thrift sale. Historic preservation award was discussed.

Submitted by: Tony LaPlante

University Neighborhood District

Potential Residential Dwelling Compatibility Standards

Issue/Background:

The historic University Neighborhood Area is experiencing new development at a slow but consistent rate. Because the neighborhood is "built-out," most of the development is either additions to existing homes or new home construction that results in tear down of existing homes. In some cases, the new development has maximized nearly all the allowable building envelope on certain parcels or been of contemporary design which has caused residents to become concerned that the existing character of the neighborhood is being lost. Steadily rising real estate prices in this historic neighborhood, which are some of the highest in the city, reflect the popularity of the area.

A review of the existing neighborhood shows that there is a wide variety of architectural design (including a small percentage of contemporary homes), home size, and lot size. It appears that the vast majority of existing homes do not fill out the allowed building envelopes described in the zoning code. Most of the neighborhood is located in a historic district with most homes having been built from 1900 to 1950. There are currently no historic preservation standards or neighborhood compatibility standards. A portion of the neighborhood, from Higgins to Arthur and from 5th Street to Beckwith, is in a Historic District, but this status does not create any historical requirements for remodels or new construction within that District.

University District Working Group Mission Statement:

To fulfill the mandate of the Growth Policy by articulating and promoting neighborhood character through appreciating the University Neighborhood's history while allowing for mindful growth and change. The neighborhood will ensure the future of its unique character, personality and feel by positively influencing housing size and proportionality relative to lot size.

Missoula City Growth Policy Goals and Objectives:

From Livability, Community Character Growth Policy pg. 31, 32

Missoula has unique characteristics that...give it a strong identity. [T]raditional neighborhoods...contribute to this sense-of-place.

Goal L6: Objectives:

- 6. Encourage development that preserves community character and the character of neighborhoods.*
- 8. Encourage neighborhoods to use tools and services to preserve neighborhood character.*

From Housing, Growth Policy page 63.

Supporting quality neighborhood design in all settings helps to ensure livable community features are in place.

Objectives

- 5. Encourage cohesive and diverse neighborhoods through constructive neighborhood involvement in land use decisions.*

From Community Design, Growth Policy page 72, 73.

Our challenge is preserving this unique character as new development and redevelopment occurs...

Objectives

- 1. Create policies or design standards that enhance unique characteristics and promote beautification of all aspects of our community.*
- 3. Support cohesive, distinctive, and diverse neighborhoods through residents' involvement and planning.*

Potential zoning solutions

These proposed zoning tools applied with the use of an overlay district or added to general zoning classifications as a sub category, were supported by the group:

1. **No loss of dwelling units.** Prevent tearing two dwellings down and replacing with one.

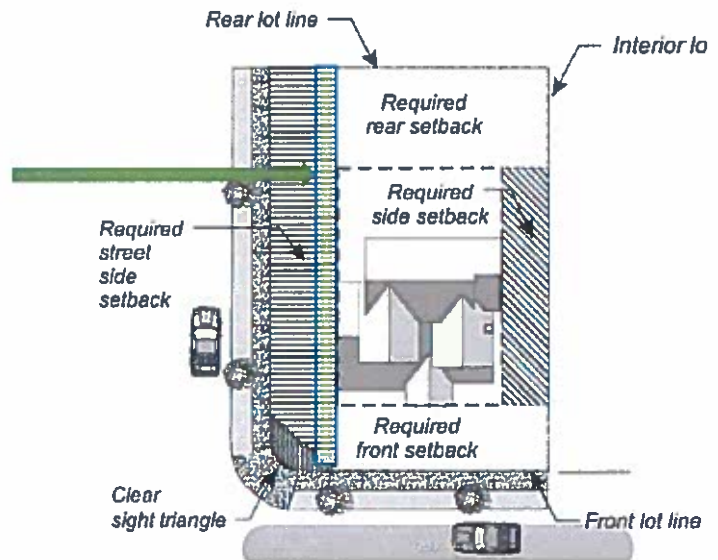
2. **Lower dwelling height limit (currently 35 feet) to 30 feet for roof pitches 8/12 or greater.**



Lower dwelling height limit (currently 30 feet) to 25 feet for roof pitch of less than 8/12.

3. **Increase street-side setback for tall houses 25 to 30 feet in height from ten to fifteen feet.**

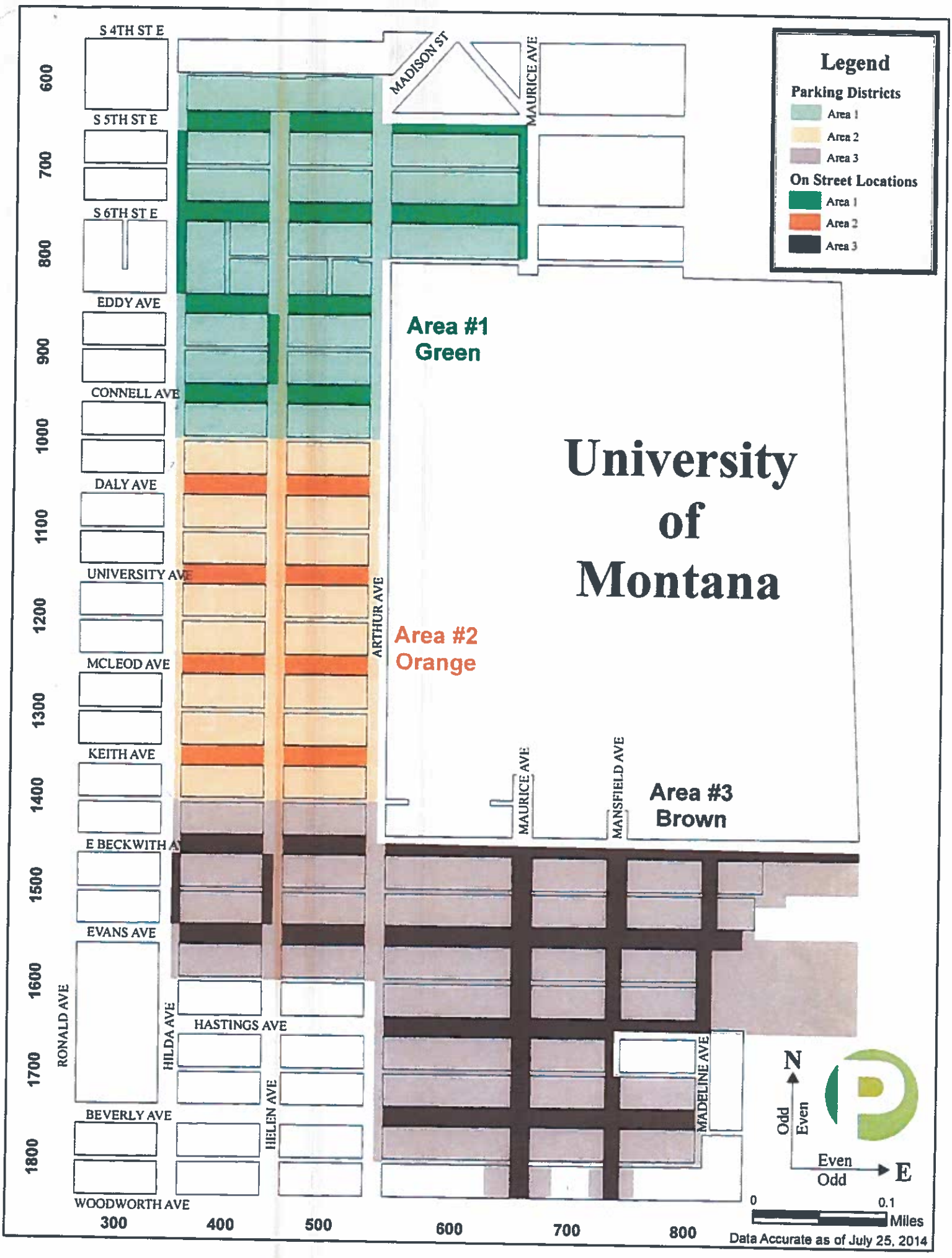
Require modulation for tall/long houses on streetside wall.



4. **Historic District – For new construction or remodeling exterior, consultation Historic Preservation Officer.**
5. **Large Lot Setback increase.** For parcels over 100 feet in width, increase front and side setbacks from current standards of 20 feet front yard and 10 feet side yard setback (increase to be determined.)

Note: these concepts listed above may be altered from the wording above, in order to accomplish the goal set out in the original concept; if there is neighborhood and city council support, the next stage of work is to create the tools to do this, and it is a process through which the proposed language will evolve.

In order to have the support of City Council to mandate the Office of Development expending the time to complete this project of a zoning overlay, I must show that a significant portion of the neighborhood supports it. Accordingly, by May 24 (three weeks from the date of this General Meeting) I need to have either an email or a phone message with a “yes, in support of”, or “no, not in support” of message; please list your name and address, also. Phone: 406 549-3295; email: gjones@ci.missoula.mt.us Thank you! -Gwen Jones, Ward 3 City Councilor.



Legend

Parking Districts

- Area 1
- Area 2
- Area 3

On Street Locations

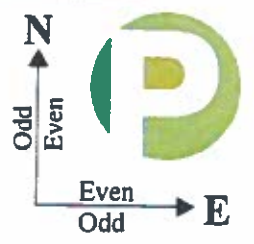
- Area 1
- Area 2
- Area 3

University of Montana

**Area #1
Green**

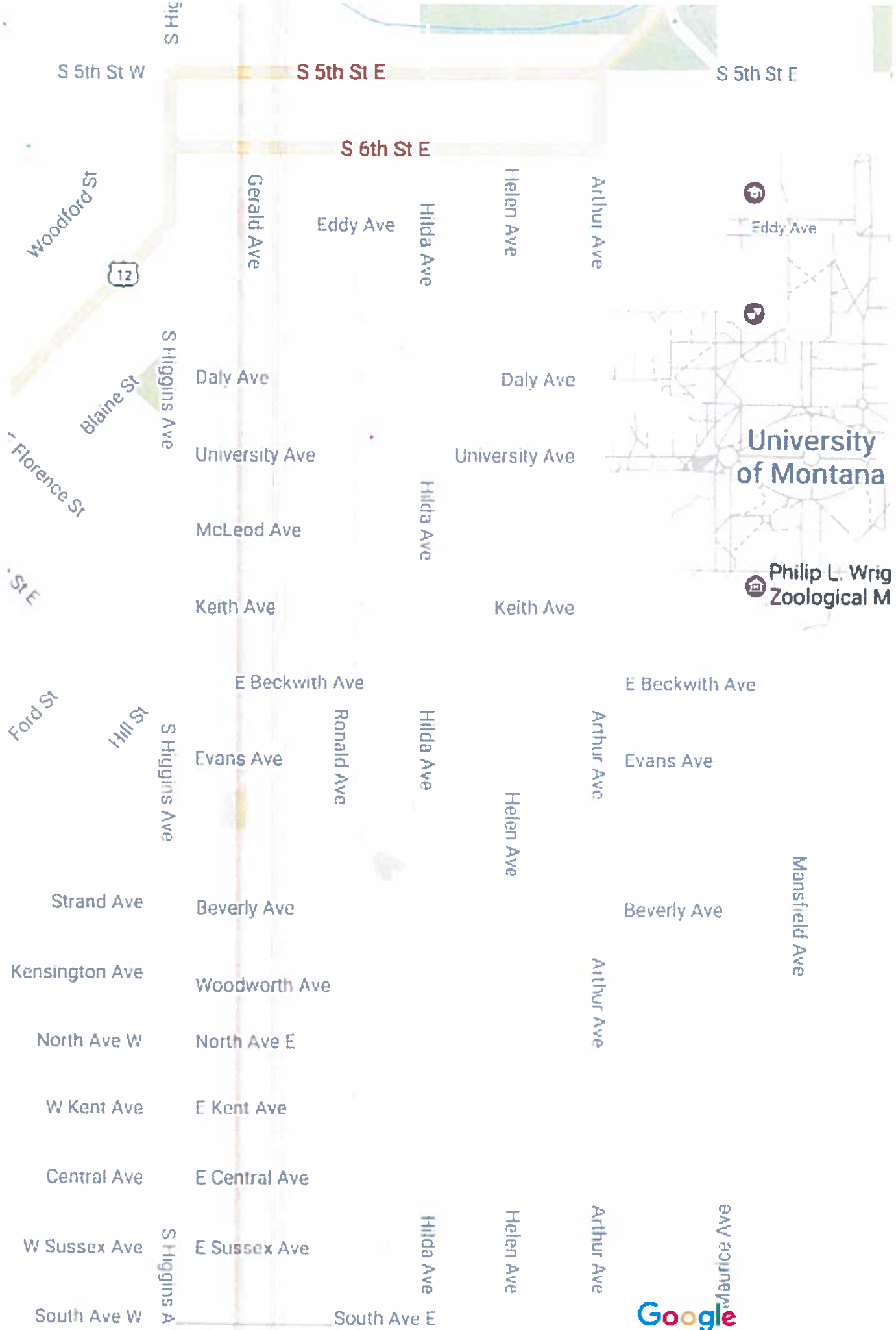
**Area #2
Orange**

**Area #3
Brown**



0 0.1 Miles

Data Accurate as of July 25, 2014



University of Montana

Philip L. Wrig Zoological M

HELLGATE HIGH SCHOOL

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Be Safe.
Be Respectful.
Be Responsible.
Be a Graduate.
Be a KNIGHT!

Judson Miller, Principal
Jeffrey Hays, AD/TOSA

Lynn Farmer, Assistant Principal
Nicholas Laatsch, Assistant Principal

May 3, 2017

Hello HHS Community,

My name is Judson Miller and I am the new principal of HHS. Unfortunately, I am unable to make the meeting today, but I am excited to meet all of you in the upcoming months. Our construction project has moved from an idea to fruition in the past couple of months. I know you have all noticed a visual change: fencing, parking issues, trucks, hardhats, and noise. Inside the building we are in full demolition mode. This demolition includes saws, tractors, jack hammers, contractors, and a host of engineers. This all marks the beginning of an 18-month process that will culminate in a beautiful, inviting, and safe learning environment.

In short, the entrance and entire first floor will look much different. We are moving the main offices, library, commons, cafeteria, and student care center. The entire building will have new heating/cooling/ and venting. When finished, every space in the entire school will be touched in some way. Some of the work will be very visible and some will be hidden deep in areas that most of us will never see. Our upcoming year will be one of change and adjustment as we share rooms, common spaces, and technology. At any given time, we will be down 10-classrooms and working to find space for displaced students and teachers. Our staff is well prepared and has been amazing at embracing flexibility. We will end the year with a student assembly talking about the upcoming changes; we will start next year with the same. During the course of construction, we are going to use signage and technology to advertise the changes in real-time. We will also offer additional community nights and look for opportunities to engage the community most effectively.

I understand that this project is both an amazing community gift at the same a will be disruptive to our community. As we embark on this together, I will continue to find ways that best address our need for communication and problem solving.

Judson