

## Community Design

*The following is a list of pertinent existing policies extracted from current community planning documents including the 2005 Missoula County Growth Policy, and the 1998 Urban Area Comprehensive Plan, along with other general issue-based plans (like Transportation and Parks Plans as appropriate). The intent of this list is to provide an abbreviated and consolidated view of existing policies that relate to the focus group topic without necessarily having to sift through numerous plans. It is not an exhaustive list but is a quick reference and a resource. Full documents are available on the City's web site.*

Potential Topics associated with the Focus Group theme: Land Uses, City-County Interface, Connectivity, Transportation – TDM, Transit, and Building Form.

### **2005 Missoula County Growth Policy**

#### DEVELOPMENT PATTERN AND LAND USE GOALS

1. Identify where in Missoula County certain types of growth should or should not occur and how the integration of developed lands and open spaces can best be accomplished.
2. Provide for logical expansion of communities while maintaining environmental quality and keeping the expenditures for public services and facilities at a reasonable level.
3. Preserve the diversity, integrity, and unique values of neighborhoods, communities, and rural areas.
4. Respect the different elements of neighborhood patterns and integrate them so as to form a functional, aesthetically pleasing, and livable whole.

#### DEVELOPMENT PATTERNS AND LAND USE OBJECTIVES

##### GENERAL

1. Accommodate growth, retain historical resources, and provide appropriate open spaces in the design of development so that areas of greater density remain healthy, safe, and livable.
2. Encourage and support new land development within or immediately adjacent to areas where public services are currently available both to maximize local government efficiency and to promote a logical growth pattern.
6. Encourage a development pattern along major streets within and leading to the community that is visually pleasing.
7. Encourage the preservation and adaptive re-use of historic structures.
8. Encourage upgrading and maintenance of private property and structures.

##### RESIDENTIAL

10. Encourage development at appropriate densities within the urban growth area.
11. Encourage a residential land use pattern that provides a high quality living environment in a variety of residential settings, protects public health and safety, minimizes local government service costs, and preserves natural resources.
12. Encourage the design of low density development within or adjacent to the urban growth area in such a way as to accommodate potential re-subdivision and infill.

##### COMMERCIAL/INDUSTRIAL

15. Conserve resources and minimize transportation demand in rural areas by structuring commercial centers around existing facilities.
16. Support development of neighborhood commercial centers, which satisfy community wide goals and are designed to mitigate negative impacts on residential neighborhoods.
18. Improve the appearance and functioning of existing commercial strips within and leading to the community.
19. Create smooth transitions from commercial to noncommercial uses.
21. Encourage interesting and innovative design of structures.

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## GENERAL LOCAL SERVICES AND FACILITIES GOALS

4. Encourage a land use pattern that facilitates use of all modes of transportation and provides for safe, healthy, affordable, efficient and convenient access to transportation connections for residential, commercial, industrial, and emergency traffic.

## GENERAL LOCAL SERVICES AND FACILITIES OBJECTIVES

2. Maximize use of present facilities and encourage joint use rather than expansion.

## TRANSPORTATION OBJECTIVES

1. Improve, rather than extend, the present transportation system network for the conservation of natural resources, energy and public funds.
2. Concentrate commercial and residential development in activity centers where the transportation system can support it.
3. Provide accommodations for and promote the use of more sustainable modes of transportation, including public transit, bicycle, and pedestrian facilities. Expand the service of the transportation network by providing families, commuters, and senior citizens access to community and neighborhood centers. Promote the use of renewable energy and less reliance on fossil fuels.
4. Address noise, air quality, and safety impacts of major transportation facilities on adjacent land uses.

## 1998 Urban Comprehensive Plan

### I. B. HUMAN RESOURCES – COMMUNITY STRUCTURE, CHARACTER, AND HEALTH

We recognize the role of human interactions and sense of place in maintaining the livability of Missoula County. Our social structure and physical character are distinctive at the neighborhood level, at the small community level, in the larger urban community of Missoula, and in rural areas of Missoula County. Preservation of the diversity, integrity, and unique values of our neighborhoods, communities, and rural areas is one of the most important goals for well-managed growth. The protection and promotion of health for all Missoula citizens is fundamental to this goal.

#### Guiding Principles:

1. No single form or structure can ever define Missoula; diversity is the very essence of our place.
2. We can and should create a community life which includes the best of small town and big city life while avoiding the worst of each.
3. Urban area neighborhoods and surrounding communities are distinct from each other; each has its own integrity and role to play.
7. Our communities should be safe and healthy places for all ages.

Considerations: In determining how best to preserve and enhance the diversity, integrity, and unique values of our neighborhoods, communities, and rural areas, we should consider the following:

1. Protect and encourage individual choice and initiative.
2. Neighborhood identity and integrity is as important as the big picture.
4. Reward initiatives that add to the charm and attraction of areas in Missoula City and County.
5. Recognize that there may be cultural as well as physical limitations on the ability of an area to accommodate growth.
6. Judge each individual action or decision in terms of this question: "Will this make Missoula a better place?" Consider how a particular action or decision will either threaten or protect and preserve our natural settings and surroundings.

### II. A. HOUSING DEVELOPMENT

We recognize the role of housing in supporting a combination of low, moderate, and high income households in Missoula County. A primary objective of managing growth is to achieve the overall mix and placement of housing

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needed to support a community rich in social, cultural, and economic diversity and an environment rich with natural resources.

4. Housing should be located in proximity to physical, technological, social, and economic infrastructure.

Considerations: In determining how best to work through housing issues, we should consider the following:

1. In today's technological world, many people work at home.
2. Extended- and inter-generational family groupings are emerging.
3. Open space (parks, rivers, river front, wildlands) is valued more highly now.
4. Accommodate greater diversity, including an aging population and those with special needs.
7. Design and place homes to minimize impacts on natural resources and the physical environment and to maximize social resources while meeting emerging needs.
8. Examine housing densities.
9. Design should minimize neighborhood opposition and maximize constructive neighborhood involvement.

*The following are related goal excerpts from existing issue-based plans*

## **Long Range Transportation Plan (2012)**

- Maintain our existing transportation system
- Improve the efficiency, performance and connectivity of the a balanced transportation system
- Maximize the cost-effectiveness of transportation
- Promote consistency between the land use and transportation plan to enhance mobility and accessibility
- Provide safe and secure transportation
- Support economic vitality
- Protect the Environment and Conserve Resources

## **2011 Missoula Active Transportation Plan**

- Increase non-motorized trips and the percentage of residents and visitors who choose non-motorized modes of transportation for work and school commutes, social and recreational trips.
- Further develop and maintain a well connected on-street and off-street non-motorized network that is safe, convenient, well maintained and universally accessible.
- Complete the sidewalk system throughout the City of Missoula
- Identify and secure more sustainable sources of funding to complete construction of needed sidewalks, curbs, and gutters within the City of Missoula and other MPO-area communities.
- Raise awareness of and encourage respect for the rights and responsibilities of all motorized and non-motorized transportation users through the use of education, outreach, and the enforcement of traffic laws.
- Further develop and maintain a trails/greenway network connecting Missoula to surrounding public open spaces and waterways.
- Protect the Missoula area's natural resources and environment during the design and construction of new facilities.
- Ensure that the design of new and reconstructed facilities meets or exceeds national design standards for accessibility wherever site conditions make it possible.
- Identify and preserve non-motorized transportation corridors for future development.
- Decrease the number of bicycle and pedestrian related accidents by identifying and correcting existing unsafe conditions using the 4E approach to focus on Education, Enforcement, Engineering and Emergency Medical Services.