

Montana James

From: Eran Pehan
Sent: Monday, May 11, 2020 12:07 PM
To: 'Anna Vickers'
Cc: Dave DeGrandpre; Montana James
Subject: RE: Heron's Landing - Second Agency Review

Mr. Salisbury,

The Office of Housing and Community Development is in support of the proposed Heron's Landing major subdivision. The proposed subdivision is in alignment with the 2035 Our Missoula Growth Policy and achieves goals outlined in A Place to Call Home, Missoula's adopted housing policy. With the proposed annexation and zoning upon annexation of RT5.4, the project will bring over 300 homes desperately needed homes to the Missoula market.

While adopted housing policy recommends maximizing the development of lots, especially in our greenfield areas, we acknowledge that infrastructure requirements can make this difficult to achieve. That being said, HCD would encourage the developer to consider increasing development to the highest density achievable within the RT5.4 designation, balancing necessary infrastructure and quality of life with Missoula's need for additional homes. We would also encourage the development team to continue communicating with the Neighborhood Council on what specific amenities, like a walking path to Hellgate Elementary and dedicated parkland, will most positively impact current and future families residing in the area.

The proposed development is more compact than existing development patterns in the area. This compact development is in alignment with the Growth Policy and the adopted housing policy because it brings more supply to the market and decreases housing cost – providing more affordable homes for Missoulians. The proposed development will also bring a diversity in housing types that Missoula sorely needs. Changes in development patterns can be difficult on a neighborhood level, but are essential if we want homeownership to remain accessible to working families. We would encourage the development team to continue communicating with the Neighborhood Council to address concerns that often come with more compact development – including transportation and pedestrian safety.

Heron's Landing introduces a development pattern that supports affordability by increasing home supply and that supports choice by providing a diversity of home types. The subdivision application highlights the development team's value of diversity within a neighborhood allowing people of various income levels to call Heron's Landing home. With a combination of townhomes, row house, and single family houses, beginning at \$275,000, Heron's Landing offers a housing type and price-point rarely seen in our current market.

The goals outlined in the Heron's Landing subdivision application fit squarely within the City of Missoula's adopted housing policy. As such, the Office of Housing and Community Development supports this project and is eager to see it move ahead.

Eran Pehan

Eran Fowler Pehan, MSW
Director
Office of Housing and Community Development
406-552-6395

From: Anna Vickers <avickers@wgmgroup.com>

Sent: Thursday, April 23, 2020 4:04 PM

To: Mary McCrea <McCreaM@ci.missoula.mt.us>; Dave DeGrandpre <DeGrandpreD@ci.missoula.mt.us>; Laval Means <meansl@ci.missoula.mt.us>; Kevin Slovarp <KSlovarp@ci.missoula.mt.us>; Troy Monroe <MonroeT@ci.missoula.mt.us>; Aaron Wilson <wilsona@ci.missoula.mt.us>; Ben Weiss <WeissB@ci.missoula.mt.us>; Dax Fraser <FraserD@ci.missoula.mt.us>; Grp. Fire Bureau <firebureau@ci.missoula.mt.us>; Adam Sebastian <SebastianA@ci.missoula.mt.us>; Gordy Hughes <HughesG@ci.missoula.mt.us>; Mike Colyer <ColyerM@ci.missoula.mt.us>; Dustin Delridge <DelridgeD@ci.missoula.mt.us>; envhealth@missoulacounty.us; bschmidt@missoulacounty.us; Travis Ross <tross@missoulacounty.us>; Donna Gaukler <GauklerD@ci.missoula.mt.us>; Nathan McLeod <McLeodN@ci.missoula.mt.us>; Neil Miner <MinerN@ci.missoula.mt.us>; Grant Carlton <CarltonG@ci.missoula.mt.us>; Marie Anderson <AndersonM@ci.missoula.mt.us>; David Selvage <SelvageD@ci.missoula.mt.us>; Nate Gordon <GordonN@ci.missoula.mt.us>; Jeremy Keene <KeeneJ@ci.missoula.mt.us>; Logan McInnis <LMcInnis@ci.missoula.mt.us>; Tavis Campbell <CampbellT@ci.missoula.mt.us>; caldrige@mountainline.com; jsweten@mountainline.com; vcaristo@mountainline.com; Ellen Buchanan <buchanane@ci.missoula.mt.us>; Chris Behan <BehanC@ci.missoula.mt.us>; bryce@missoulaeduplace.org; abeck@missoulacounty.us; nholloway@missoulacounty.us; gcameron@mt.gov; cstover@mt.gov; cjensen@flymissoula.com; jnave@mt.gov; shrose@mt.gov; jodi_bush@fws.gov; Eran Pehan <PehanE@ci.missoula.mt.us>; Lori Davidson <ldavidson@missoulahousing.org>; vetbluemountain@gmail.com; CBauer2@republicservices.com; paul.dallapiazza@northwestern.com; john.olson@centurylink.com; erikl@meccoop.com; jjarrett@blackfoot.com; kathryn.mcdonald@cstkt.org

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Subject: Heron's Landing - Second Agency Review

Dear Agent:

The City of Missoula Development Services has identified you as being an agency that may have important comments to make about the proposed subdivision. Your comments are important to us.

On April 23, 2020, Development Services posted the Heron's Landing subdivision packet online for your review. An email was sent to each agency that was identified by Development Services on this date as well.

The purpose of this agency review is twofold: 1) For agencies to determine if the subdivision submittal packet has enough information or is sufficient for review; 2) For agencies to provide comment regarding the proposed subdivision that should be addressed before the project is submitted for governing body review. Thus, it is important that you send us your comments. Subdivision regulations allow **twelve working days** for you to make comments and get them to us. If there is anything we can do to help facilitate your review, please let us know.

Please send any comments to avickers@wgmgroup.com by end of the day, May 11, 2020 the agency review deadline, and copy Dave DeGrandpre (DeGrandpreD@ci.missoula.mt.us). The Second Sufficiency Review deadline will be May 14, 2020.

Link to the Subdivision Application: <http://www.ci.missoula.mt.us/2674/Herons-Landing>

Thank you in advance for your comments. If you will not be providing comments, we would appreciate you letting us know.

Sincerely,
WGM Group, Inc.



Ryan Salisbury, P.E. LEED AP
PRINCIPAL ENGINEER/VICE PRESIDENT



Anna Vickers

Planning Technician

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