

LEWIS & CLARK

City of Missoula

Location Description:

Higgins Avenue, Russell Street, S.W. Higgins, and South Avenue.

Size: 492.9 acres

Date of Creation: 1996

City Council Ward/Representatives:

Ward 4, Lyn Hellegaard and Jon Wilkins

Population*:

2000 – 2,885

2010 – 2,978

Housing*:

2000 – 1,355

2010 – 1,430

Zoning Districts: 492.9 acres

- » Residential – 269.9 acres (54.75%)
- » Commercial – 33.8 acres (6.8%)
- » Open Space/Public – 189.2 acres (38.38%)

Land Use Designations:

- ◆ Residential – 6 Dwelling Units per Acre
- ◆ Residential – 16 Dwelling Units per Acre
- ◆ Mixed Uses: Commercial & Residential
- ◆ Community Commercial
- ◆ Neighborhood Commercial
- ◆ Public / Quasi-public Lands & Facilities

Parks and Open Spaces: 78.681 acres

- Elms Park - 2.316 acres
- Lester Park - 0.744 acres
- Playfair Park - 62.885 acres
- Old Fish Pond Park - 8.596 acres
- Birchwood Meadows Common Area - 2.48 acres
- Cattail Corner Common Area - 3.4 acres
- Cedars West Common Area - 0.79 acre
- Dixon Common Area - 0.184 acre
- Hollis Common Area - 0.554 acre
- Sunset Terrace Common Area - 0.82 acre
- Washington Park Common Area - 1.67 acres

Miles of Streets: 17.3

Miles of Trails: 1.78

Sidewalk and Street Improvements (2011)

South Avenue—resurface and restriping

Schools:

- Lewis & Clark (K-5)
- Russell (PK-5)
- Sentinel High School
- UM-College of Technology

Grocery Stores:

Albertsons, Pattee Creek Market

Neighborhood Development (2008-2010):





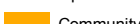


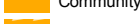
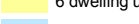

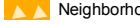
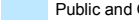
Single Family Residence - 2

Neighborhood Guidance Document:

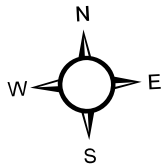
Missoula County Fairgrounds Master Plan

Lewis & Clark

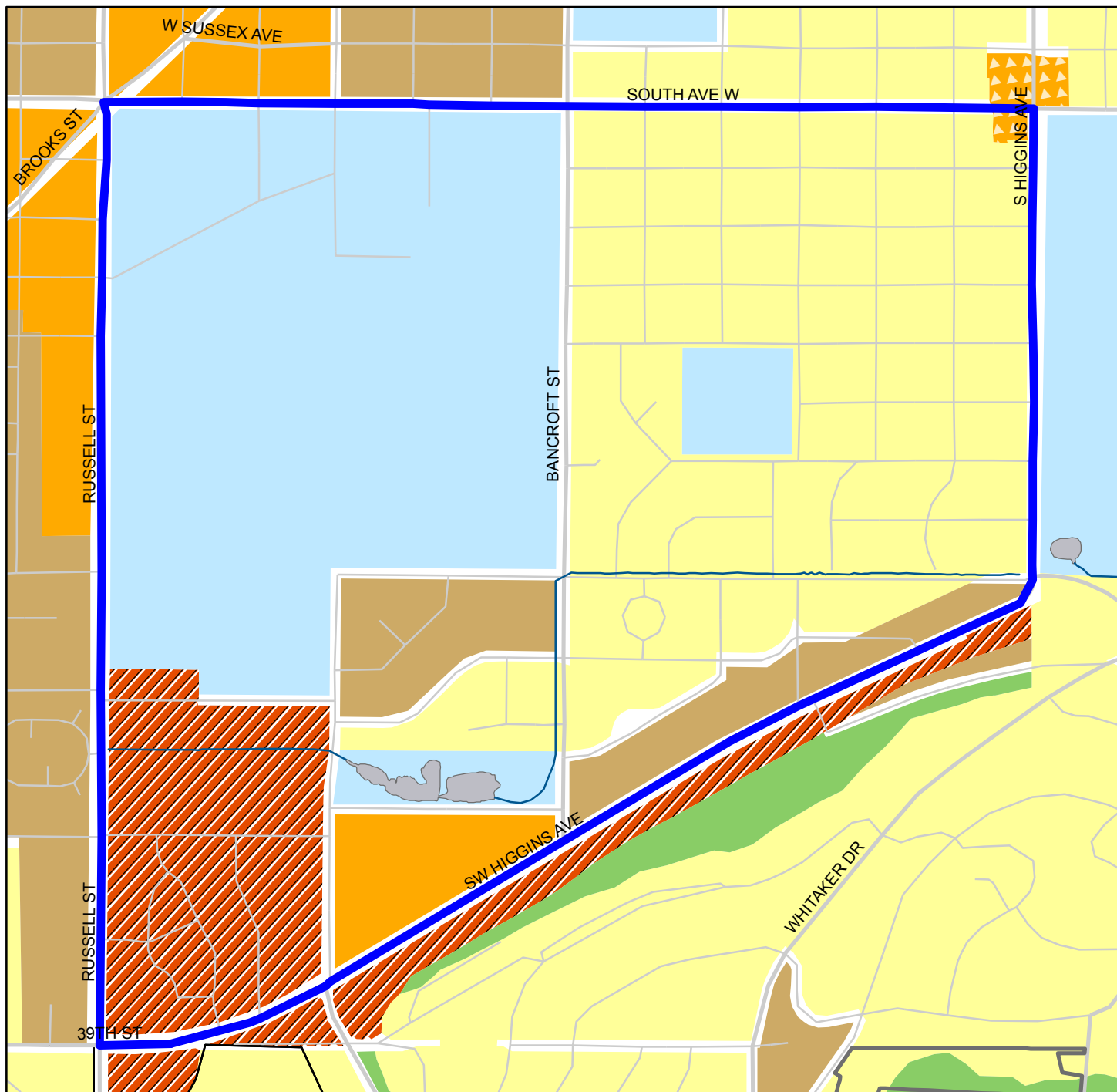
Land Use Designation

- | | | |
|---|---|--|
|  Roads |  Open and Resource |  16 dwelling units per acre |
|  Open Space Cornerstones |  Community Commercial |  6 dwelling units per acre |
|  Comp Plan Boundaries |  Neighborhood Commercial |  Public and Quasi-public Lands and Facilities |
|  Neighborhood Boundary |  Mixed-Use |  Parks and Open Space |

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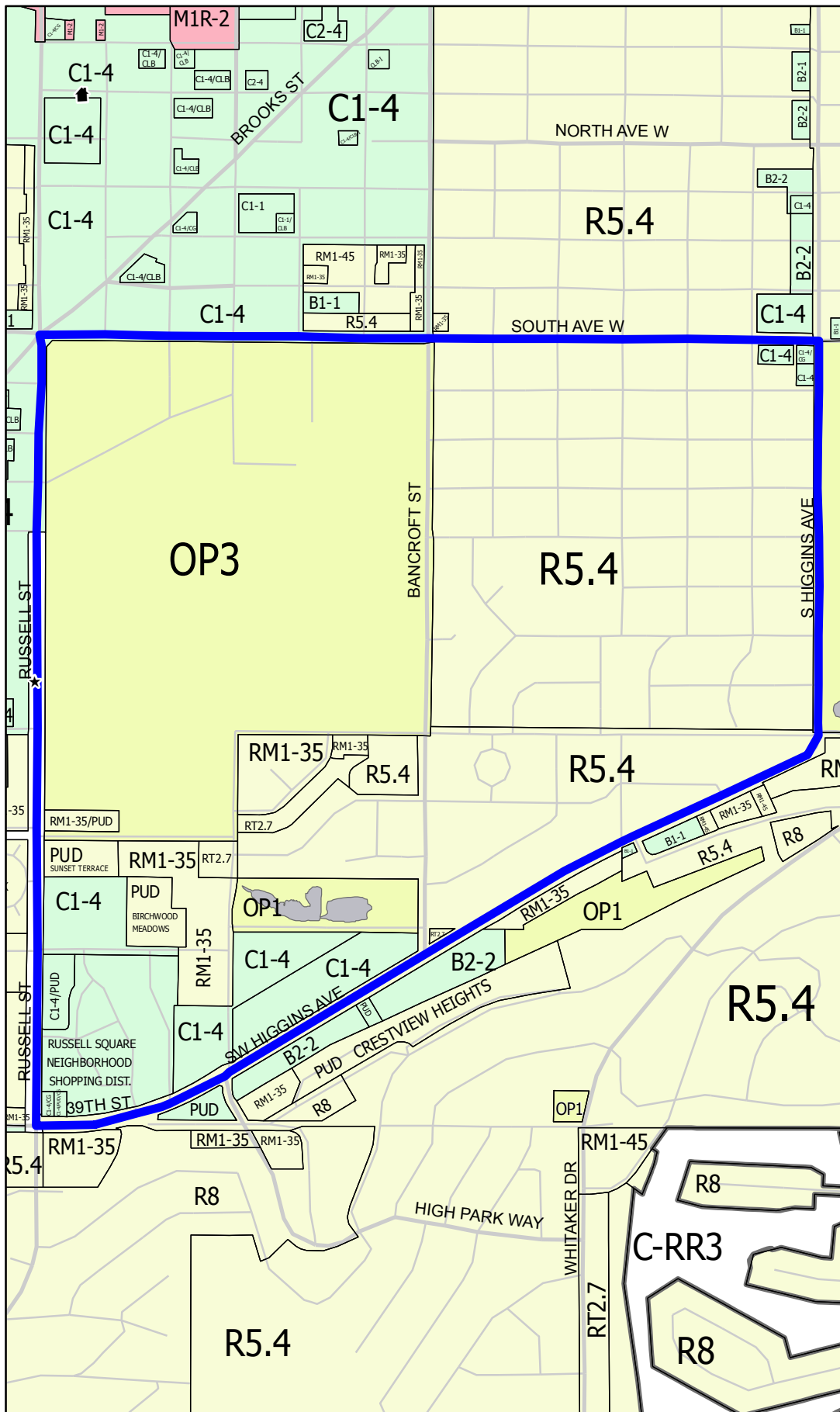


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Zoning and Development



City Zoning Districts

- Commercial
- Industrial
- Open Space
- PUD
- Residential
- Special Zoning Dist.
- Unzoned

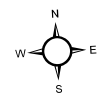
Subdivisions 2008-2010

- Major Subdivisions
- Minor Subdivisions

Building Permits 2008-2010

- Duplex
- Multi dwelling 3-4 units
- Multi dwelling 5+ units
- Store/customer svcs
- Office/bank prof.
- Commercial other
- Social/recreational
- School/education
- Hospital or Inst

- Lewis & Clark
- City Limits



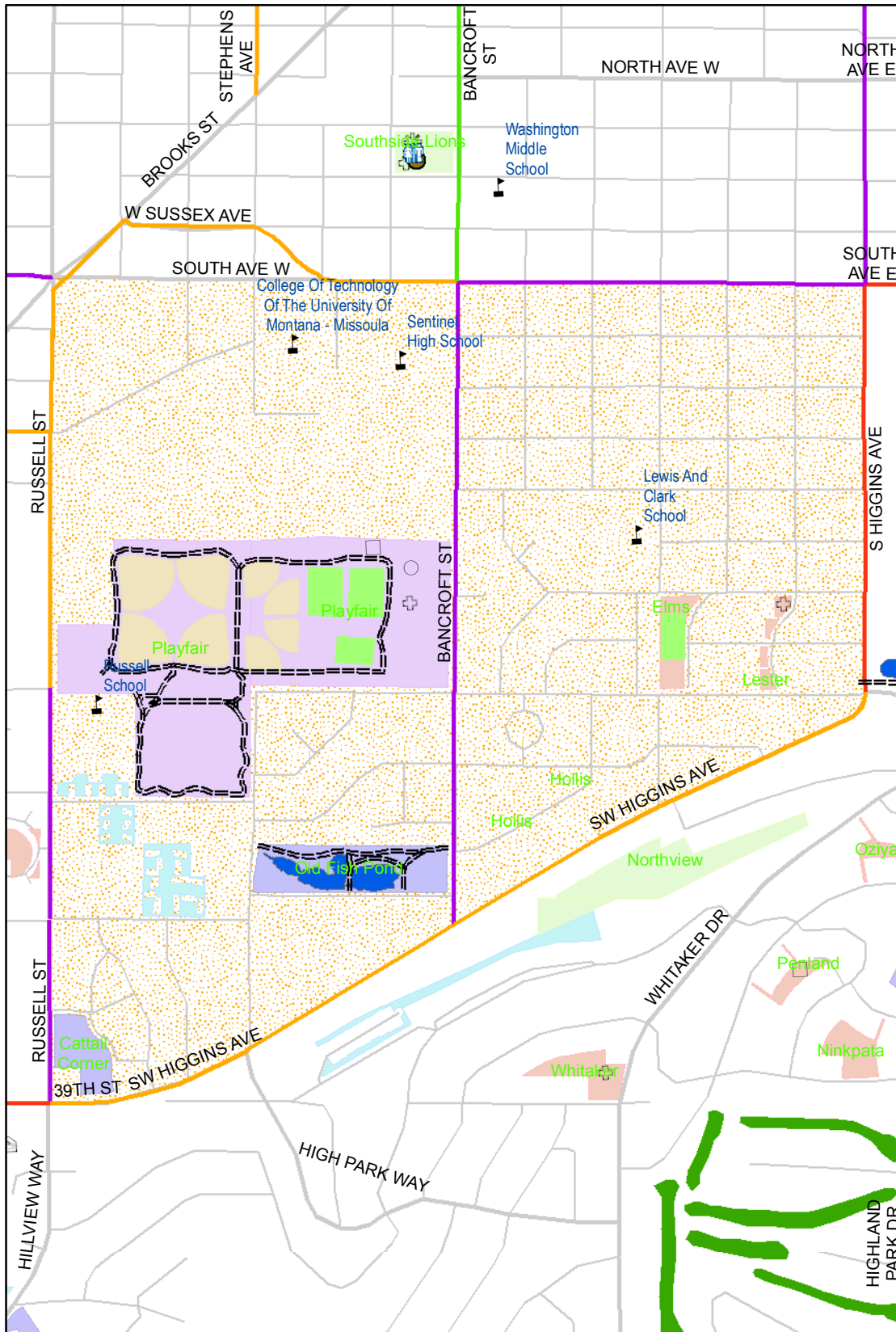
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For detailed zoning designation descriptions see County Zoning Resolution 76-113 and City Zoning Ordinance Title 20 available at Office of Planning and Grants (OPG). Special Districts standards can also be found at OPG. City overlay zones CG, EC, CLB, and CLB-I approved under Title 19 prior to November 4, 2009 are shown on zoning maps.

Lewis & Clark

Public Facilities



Legend

Commuter Network

- Bike Lane
- Bike Route
- 2010 New Bike Lane
- 2011 New Bike Lane
- 2011 Sharrows
- Trails

Parks & Open Spaces

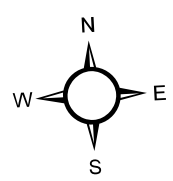
- Community Park
- Neighborhood Park
- Pocket Park
- Regional Park
- Conservation Land
- Common Area
- Playground
- Baseball Diamond
- Field
- Golf Course

Other Facilities

- Schools
- Fire Stations
- Basketball
- Horseshoes
- Tennis
- Volleyball
- Shelter
- Spray Deck
- Restroom
- Roads

Neighborhood Boundaries

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




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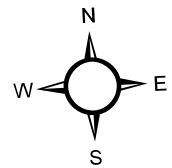
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Transportation

Legend

-  Roads
-  Sidewalks
-  Mountain Line Routes
-  Traffic Lights
- Traffic Calming**
-  Traffic Circle
-  Roundabout
-  Lewis & Clark



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