

WESTSIDE

City of Missoula

Location Description:

MRL railroad tracks, Orange Street, Clark Fork River, and Reserve St.

Size: 891.8 acres

Date of Creation: 1996

City Council Wards/Representatives:

Ward 1; Dave Strohmeier and Jason Weiner

Population*:

2000 – 3,938

2010 – 5,265

Housing*:

2000 – 1,830 units

2010 – 2,733 units

Zoning Districts: 891.8 acres

- » Residential – 190.4 acres (21.4%)
- » Commercial – 188.2 acres (21.1%)
- » Industrial – 438.3 acres (49.14%)
- » Open Space/Public – 12.5 acres (1.4%)
- » Unzoned – 62.5 acres (7.0%)

Land Use Designations:

- ◆ Residential – 6-8 Dwelling Units per Acre
- ◆ Residential – 12-16 Dwelling Units per Acre
- ◆ City Center
- ◆ Historic Mixed Use
- ◆ Mixed Uses: Commercial & Residential
Community Commercial
- ◆ Light Industrial
- ◆ Cottage Industrial
- ◆ Highway/Heavy Commercial
- ◆ Parks and Open Space
- ◆ Public / Quasi-public Lands & Facilities

Parks and Open Spaces - 4.5 acres

- Westside Park - 2.1 acres
- Lions Park - 0.6 acres
- Broadway & Russell Open Space - 0.6 acres
- Riverside Natural Area - 1.2 acres
- Bulwer Common Area - 0.3 acres

Miles of Trails: 0.6

Miles of Roads: 22.2

Sidewalk and Street Improvements (2011)

- Mullan Road pavement (Broadway to Great Northern)
- Great Northern, Expressway, Latimer sidewalks - 10 blocks

Schools: Lowell (K-5)

Public Facilities:

- Missoula Fire Station #4 – Latimer Street
- U.S. Post Office

Grocery Store: Albertsons and Safeway

Historic Resources:

J.M. Herzog House

Neighborhood Development (2008-2010):

Burns Streets Commons





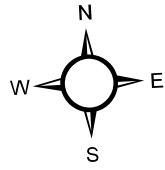














Single Family Residence - 7
Single Family Townhouse - 14
Duplex - 1
Multi-family 5+ units - 4
Store/Customer Services - 3
Office/Bank Professional - 2
Commercial Other - 8

Neighborhood Guidance Documents:

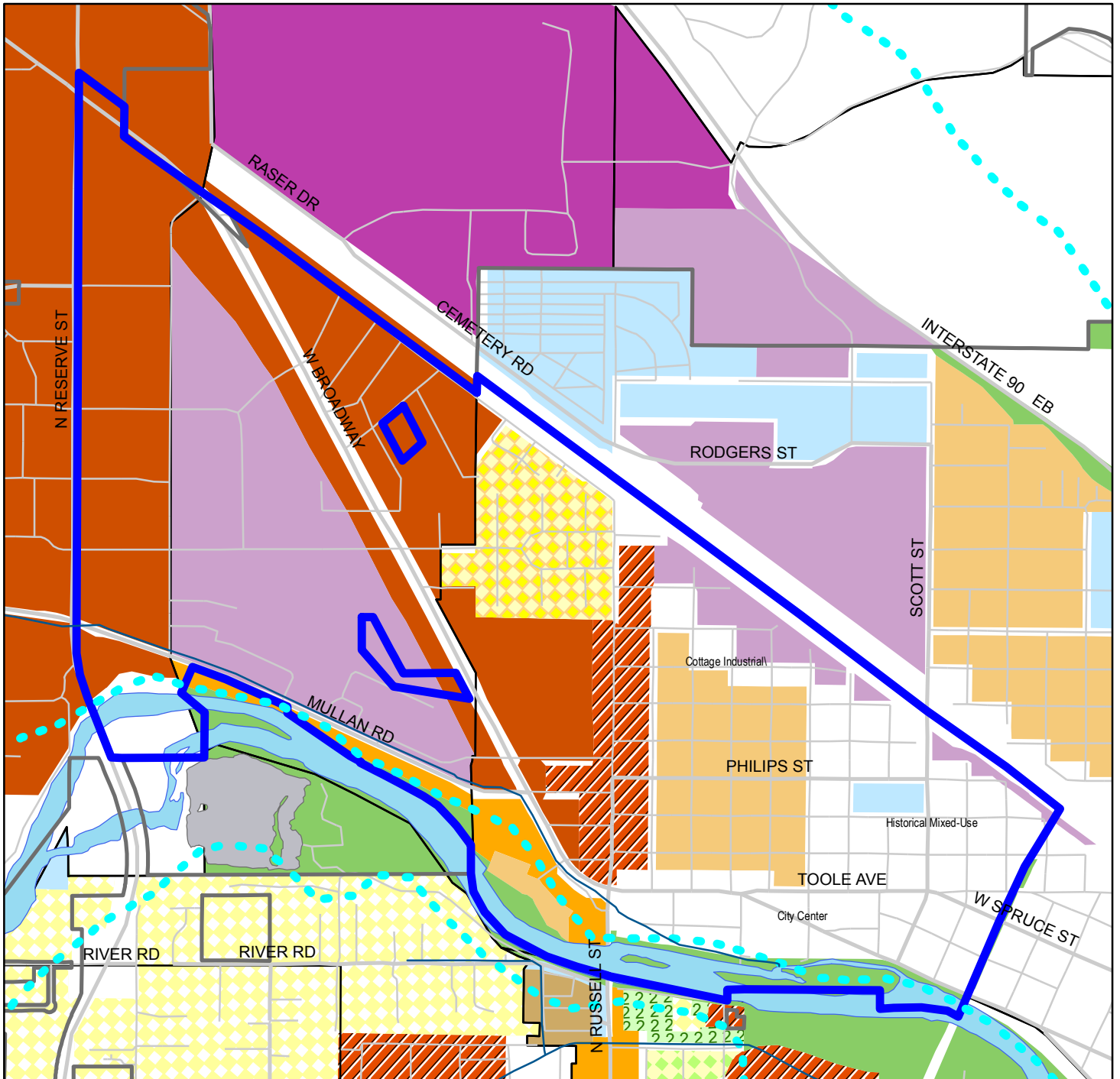
Joint Northside/Westside Neighborhood Plan – 2000, update 2008
Missoula Greater Downtown Master Plan - 2009

Westside

Land Use Designation

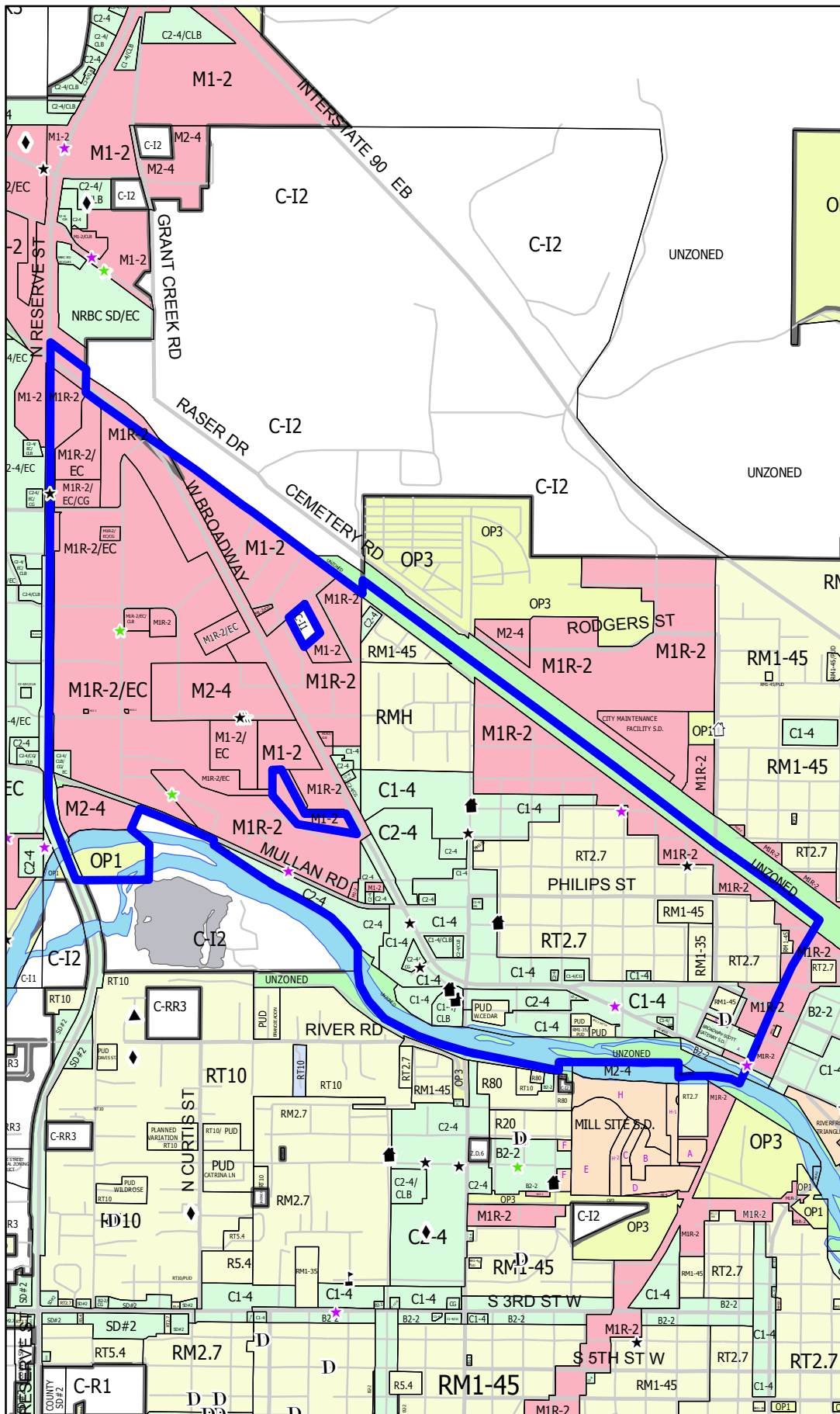
-  Roads
-  Open Space Cornerstones
-  Comp Plan Boundaries
-  Neighborhood Boundary
-  N
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- 1:17,000**
-  Open and Resource
-  Heavy Industrial
-  Light Industrial
-  Highway/Heavy Commercial
-  Community Commercial
-  Mixed-Use
-  16 dwelling units per acre
-  12-16 dwelling units per acre
-  6-8 dwelling units per acre
-  4 dwelling units per acre
-  2 dwelling units per acre
-  1 dwelling unit per 2 acres
-  Public and Quasi-public Lands and Facilities
-  Parks and Open Space

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Westside

Zoning and Development



City Zoning Districts

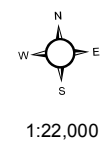
- Commercial
- Industrial
- Open Space
- PUD
- Residential
- Special Zoning Dist.
- Unzoned

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
- Westside
- City Limits

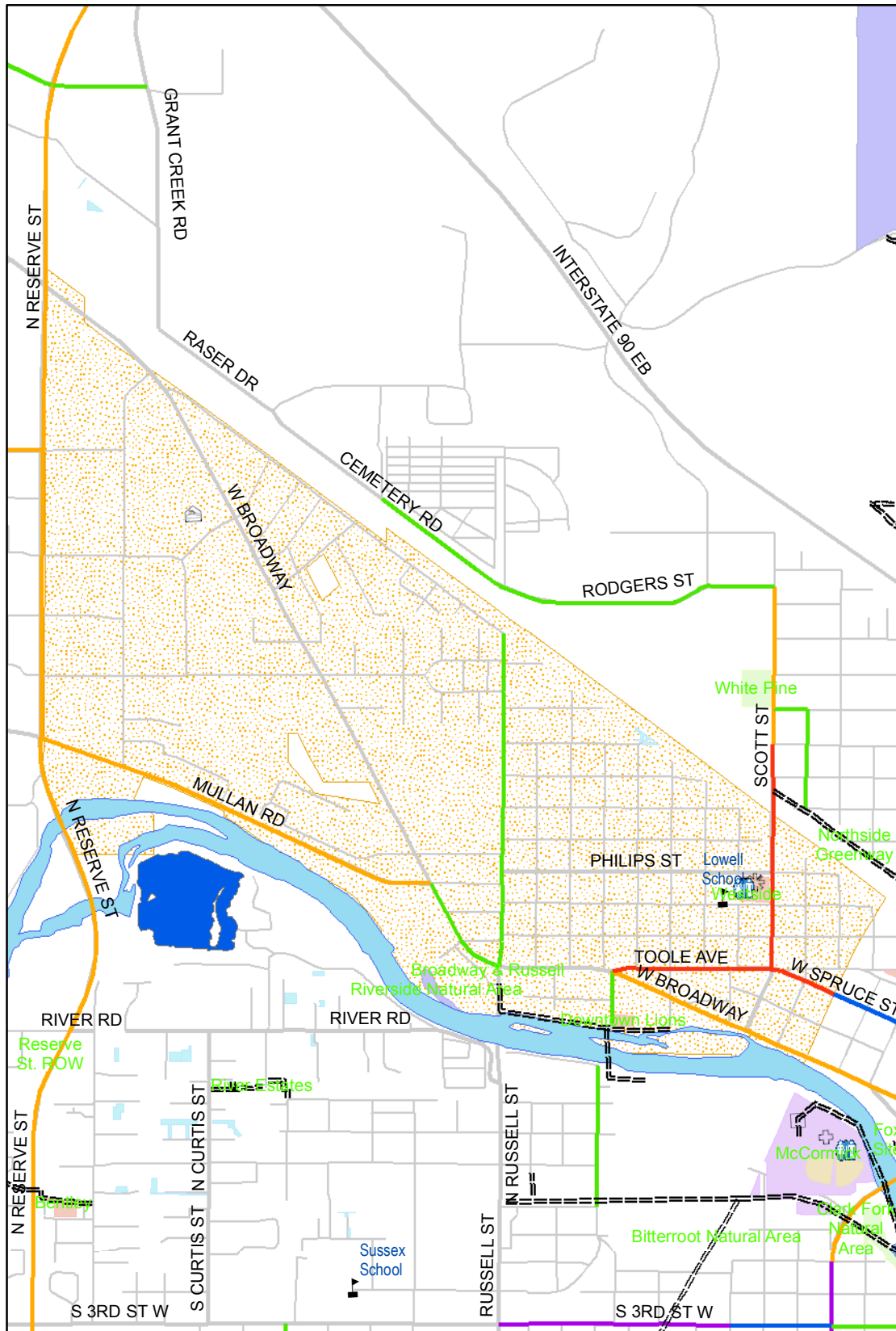


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For detailed zoning designation descriptions see County Zoning Resolution 76-113 and City Zoning Ordinance Title 20 available at Office of Planning and Grants (OPG). Special Districts standards can also be found at OPG. City overlay zones CG, EC, CLB,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

Westside

Public Facilities



Legend

Commuter Network

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

Parks & Open Spaces

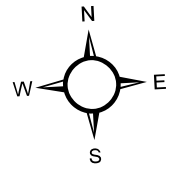
- Community Park
- Neighborhood Park
- Pocket Park
- Regional Park
- Conservation Land
- Common Area
- Playground
- Baseball Diamond
- Field
- Golf Course

Other Facilities

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

Neighborhood Boundaries

- Westside









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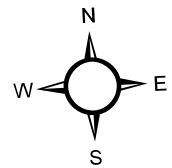
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Westside

Transportation

Legend

-  Roads
-  Sidewalks
-  Mountain Line Routes
-  Traffic Lights
- Traffic Calming**
-  Traffic Circle
-  Roundabout
-  Westside



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