

UFDA YEARBOOK 2011

Missoula Office of
Planning and Grants

MEASURED GROWTH IN 2011

Welcome to the fourth annual update of the supporting data in the Urban Fringe Development Area (UFDA) Growth Policy Amendment. Yearbook 2011 details the calendar year in terms of extended water and sewer mains, new road and trail infrastructure, permitted residential buildings and subdivisions.

The yearbook also takes a limited look at growth's impacts on Critical Wildlife Habitat, Sensitive Lands, and Prime or Irrigated Agricultural Soils. Understanding how Missoula grows can help to thoughtfully guide future development, while sustainably managing the natural resources.

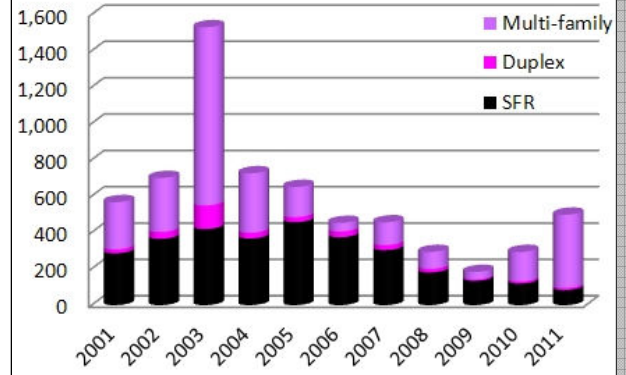
Growth

For the second consecutive year the number of new residential construction building permits increased, from a low of 198 in 2009, 306 in 2010, to 538 in 2011.

The 2011 increase of 1.4%, to 38,649 dwelling units inside the Urban Services Area (URSA), is within the expected 1 to 2% AAG rate, based on 50 years of census data.

From the building permit graph development trends are apparent, although their meaning de-

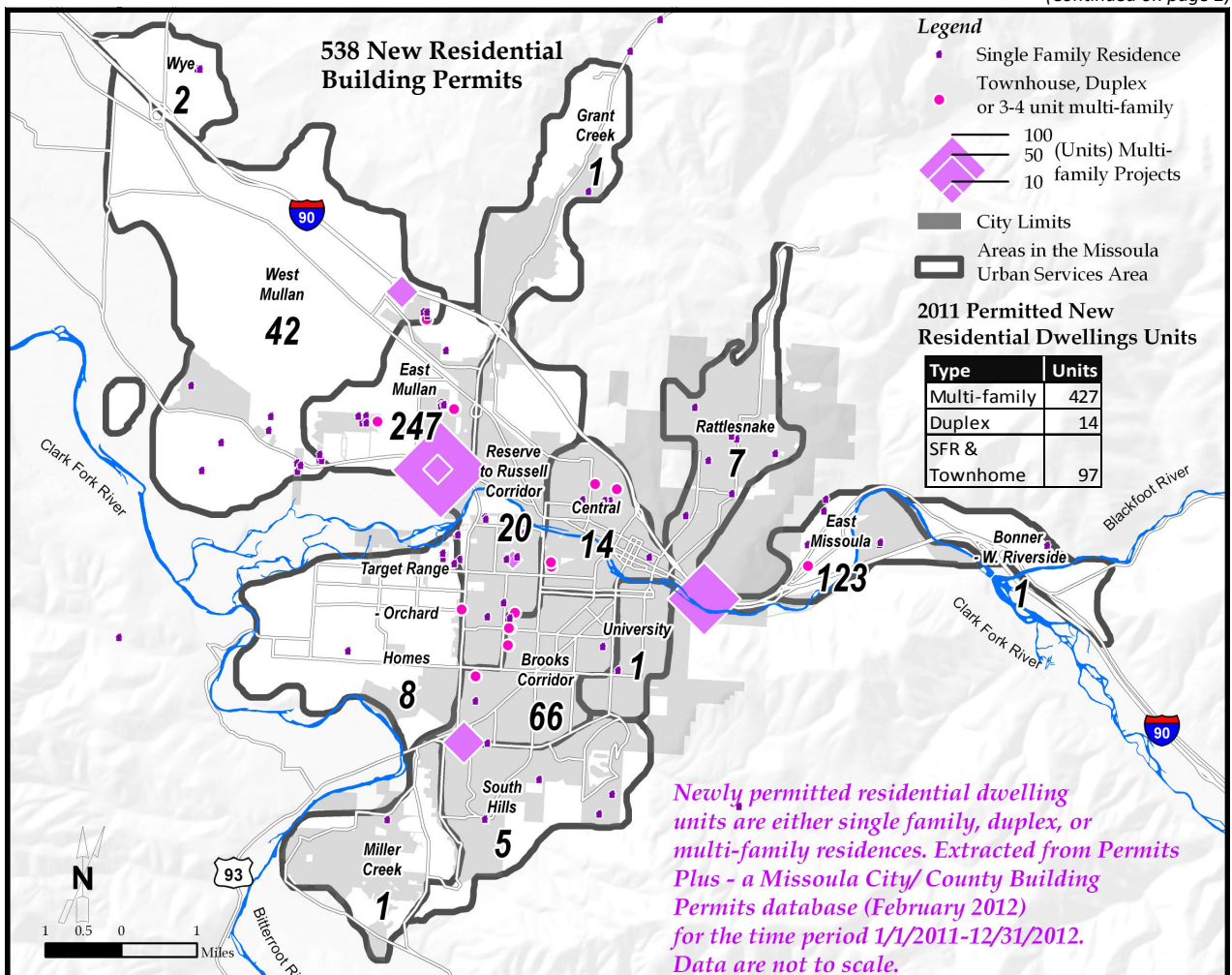
New Residential Units Permitted in URSA



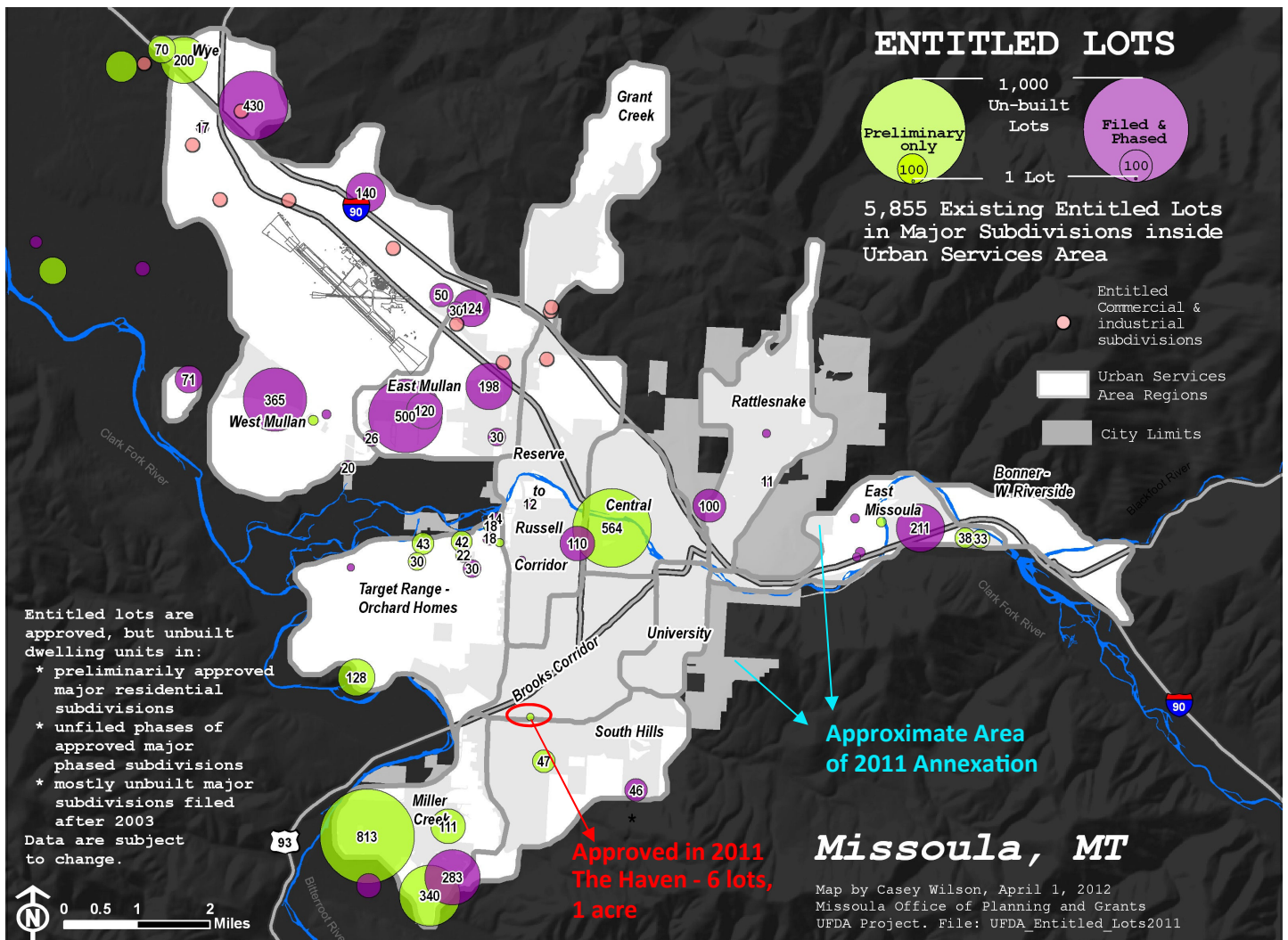
bateable, notably the dip in new construction since 2003, continuing decline in SFRs since 2005, and an uptick in multi-family.

Of the 538 new construction residential building permits in-

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Permitted multi-family projects, shown at their locations, included The Silvertip (115 units), Mullan Reserve Apartments (200 units), 39th St. Apartments (39 units), and Canyon Creek Village. (24 units) in the County.



One major subdivision was approved inside the urban services area - adding six to the Entitled Lots count. The Mullan Road area west of Reserve continues to see the most construction and filling in of Entitled Lots. Pleasant View Homes, Windsor Park, 44 Ranch, Canyon Creek Village, Riverwalk Estates, The Valley and Flynn Ranch to name a few.

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side the URSA, 38 of those were outside the Missoula City Limits, including 12 single family residences (SFR) and two duplex units. Of the City's 500 new units, 80% are multi-family on large arterial roads. New SFRs are dispersed throughout town.

Subdivision activity, however, remained slow. While minor subdivisions were approved and preliminarily approved plats were extended or phased, governing bodies reviewed and approved only one major subdivision (6 lots) inside the URSA. Developers appear to be waiting out the economic downturn. Only two phases of two major subdivisions were filed: Linda Vista 12th Supplement (60 lots) and Pleasant View Homes #4, Ph. 3 (33 lots).

Of 5,855 Entitled Lots, in 2011 only 88 lots were developed.

The number of amassed Entitled Lots, platted and un-platted major subdivisions since 2004, remains high. Of the 5,855 Entitled Lots, only 88 lots were developed in 2011. The bulk of new construction was in multi-family buildings and outside of major subdivisions.

Annexations

Resolution 7584, January 6, 2011 annexed 654 acres of conservation lands and right-of-way into the city, including conserved open space on Mt. Sentinel east of the University of Montana and the 59-acre parcel purchased in 2009 with Open Space Bond money on Mt. Jumbo's east side.

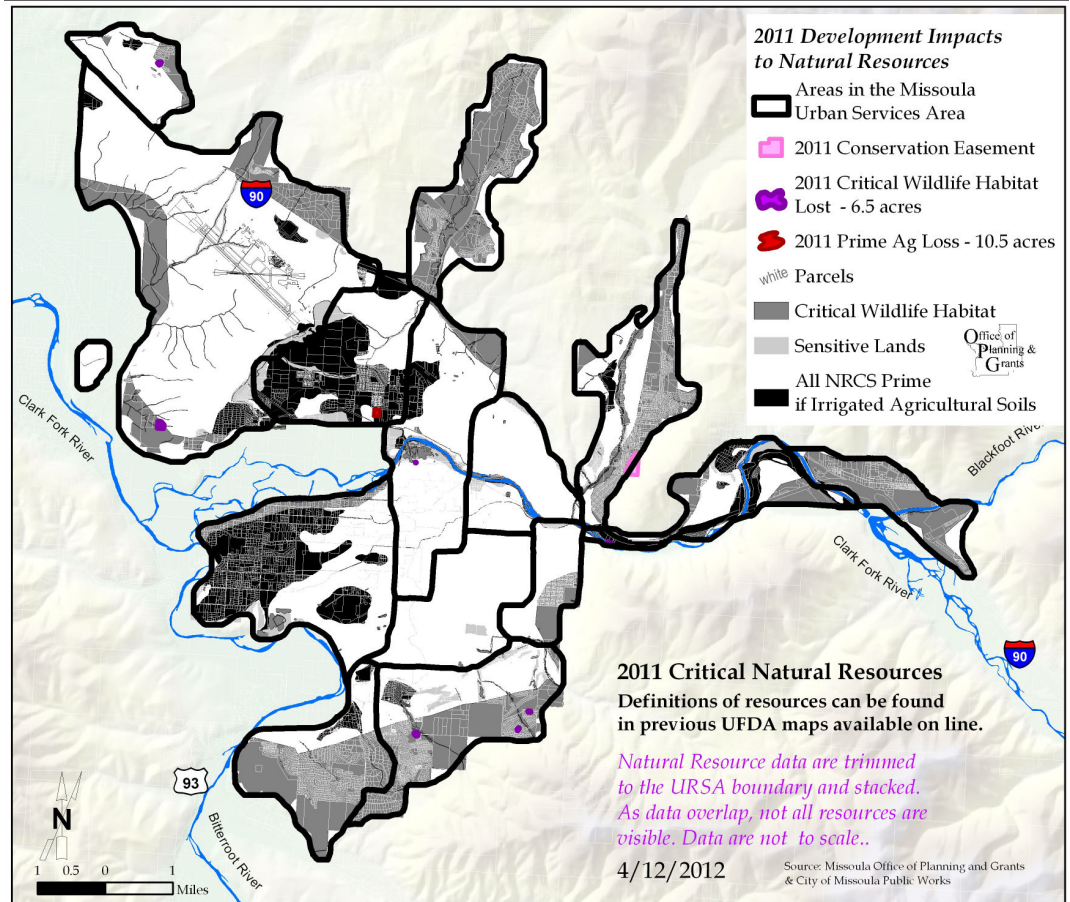
Parks and Conservation Easements

- ⇒ No Public Park Land acquired
- ⇒ Conservation Easements - Mostly east and outside of the URSA boundary in Rattlesnake Valley, the City acquired 6.2 acres of conservation land on the west side of Mt. Jumbo and a conservation easement on the north adjacent 20.5 acre parcel. This easement, of which 1.7 acres lay inside the URSA, is shown in pink on the map of natural resources.
- ⇒ Outside the URSA, Five Valleys Land Trust (FVLT) purchased 35 acres adjacent to Deer Creek Road and deeded it to Montana Fish Wildlife and Parks. Beyond the URSA boundary, FVLT also acquired an easement on 160 acres in upper LaValle Creek Valley. Total URSA area Conservation Easements: 655 acres

Critical Natural Resources

- ⇒ Prime If Irrigated Agricultural Soils - Two hundred units in 10 buildings on 5.5 acres were permitted on Ag soils just north of Mullan Road (36 DUAC). The development is shown in red on the map. Additional construction on Entitled Lots occurred in West Mullan (5 acres). Total URSA Prime if Irrigated Ag soils: 2,292 acres on parcels <2 acre; 3,623 acres on parcels >2 acres
- ⇒ Critical Wildlife Habitat - One single family dwelling was permitted on a 5-acre lot in 10-year-old subdivision in West Mullan area. This lot includes encroachment on another 0.3 acres of mapped drainage on Sensitive Lands.
- ⇒ Additionally, 1.5 acres of habitat were lost through building on Entitled Lots in the West Mullan area.

The agricultural soils and critical natural resources lost in 2011



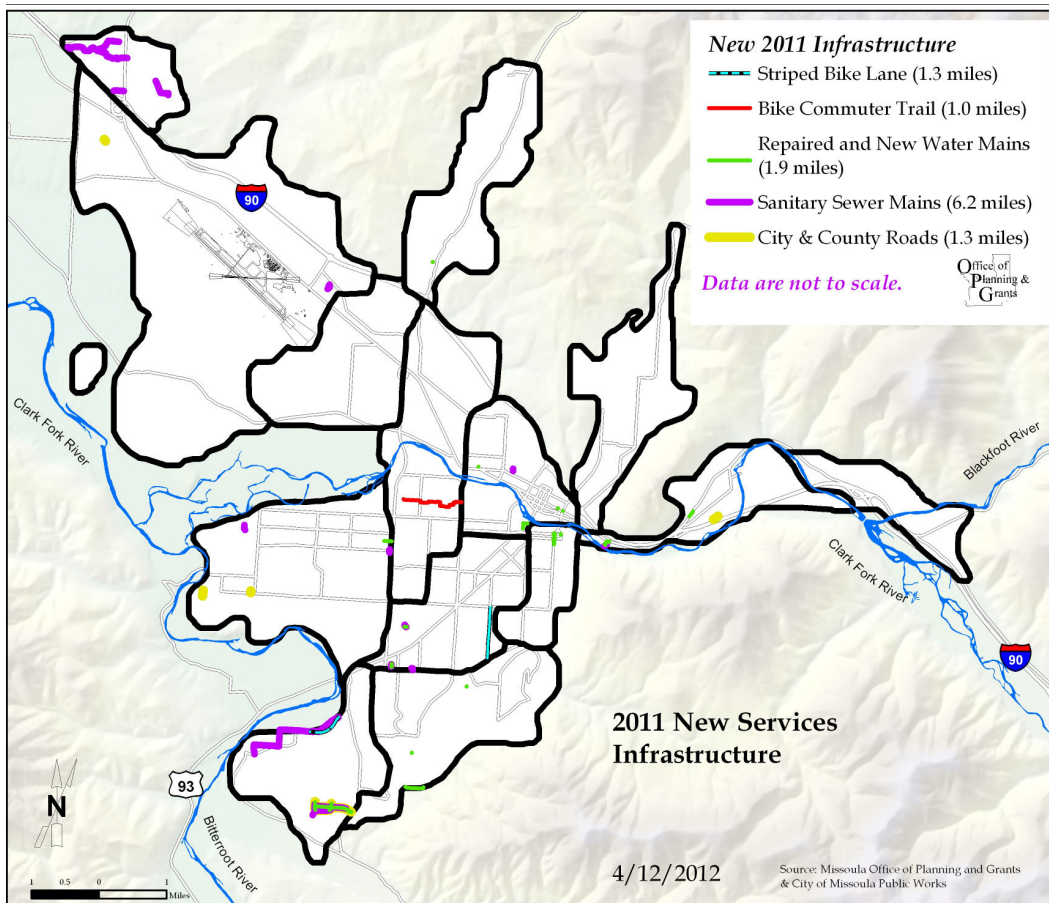
were in areas already approved for development. No new subdivisions occurred in sensitive areas.

Bicycle and Pedestrian Facilities

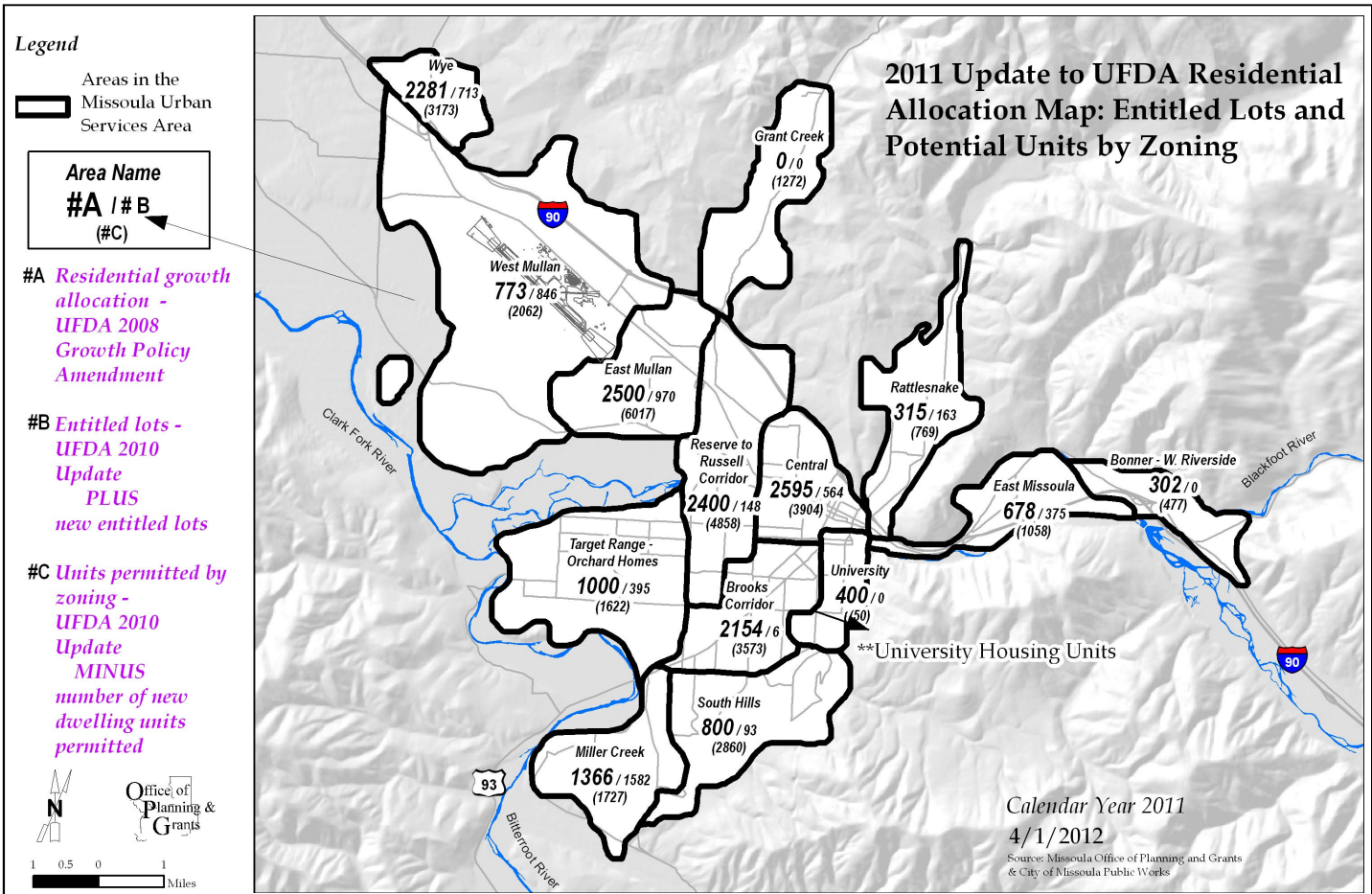
- ⇒ Bike Commuter Network - The City extended the Milwaukee Commuter Bike Trail one mile, from Russell to Reserve, mapped in red. Continuous trails now exist along 5.8 miles of the Milwaukee/Kim Williams Trail corridor. Russell is the lone road crossing required. Total commuter bike trails: 29.7 miles
- ⇒ On-road Bike Routes & Lanes - The City striped 1.3 miles of new bike lanes in 2011. Bike Routes were extended 0.3 miles along South Higgins. Total striped Bike Lanes: 27.9 miles. Total designated Bike Routes: 13.5 miles

Infrastructure

- ⇒ Sewer Mains - 6.2 miles of new sewer main connected in 2011. New mains continued



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The UFDA Growth Policy Amendment adopted in 2008 includes the Residential Allocation Map above. The Map is a guide to how the Missoula URSA will accommodate the next 15,000 housing units. The Allocation Map has been the baseline for updated information, and reflects the addition of new Entitled Lots (#B) and residential building permits (#C) of the last four years. See the map's legend for an explanation of the Allocation, Entitled Lots, and Units Permitted by Zoning numbers. Since the adoption of UFDA, 1,377 new residential units have been permitted.

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at Wye, Miller Creek and many small projects around town. 400 feet of dry-laid main. Total connected sewer mains: 382 miles

⇒ Water Mains - The Mountain Water Company, a privately owned company, built or refurbished 1.9 miles of water mains in 2011. On December 13, 2011 the state Public Service Commission approved the sale of the Mountain Water Company's parent firm to a subsidiary of the Washington, D.C. based Carlyle Group. Total Mountain Water mains: 330 miles

⇒ Roads

- County - 1,315 feet of public and private roads were accepted in 2011.
- City - One mile of new road construction, which is adjacent to new sewer and water mains in the Miller Creek Area. Roads are shown in yellow on infrastructure map.

Major Transportation Projects

⇒ 5th/6th/Arthur/Maurice - Rerouting was completed with bike and pedestrian upgrades.

⇒ Russell Street & S. 3rd West Reconstruction - The Record of Decision (ROD) was issued by the DOT Federal Highway Administration in 2011. For additional information, go to the City's website: <http://www.ci.missoula.mt.us/index.aspx?NID=583>

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⇒ Airway Boulevard - West of the city limits, Montana Department of Transportation added a stoplight at Airway and Highway 10. The Development Park installed a roundabout at Airway and Expressway.

Miller Creek Road - The City and County collaborated to upgrade Miller Creek from Briggs to Mockingbird, completing the two-year project in 2011. This summer the County will reconstruct Upper Miller Creek Road from the roundabout to Linda Vista including construction of bike lanes and a sidewalk on one side.

Transit: Mountain Line

Period	Fixed Route	Para-transit	Senior Van	Total
FY08	795,216	16,000		811,216
FY09	829,131	15,466	4,698	849,295
FY10	791,653	15,342	6,024	813,019
FY11	865,601	14,732	5,816	886,149

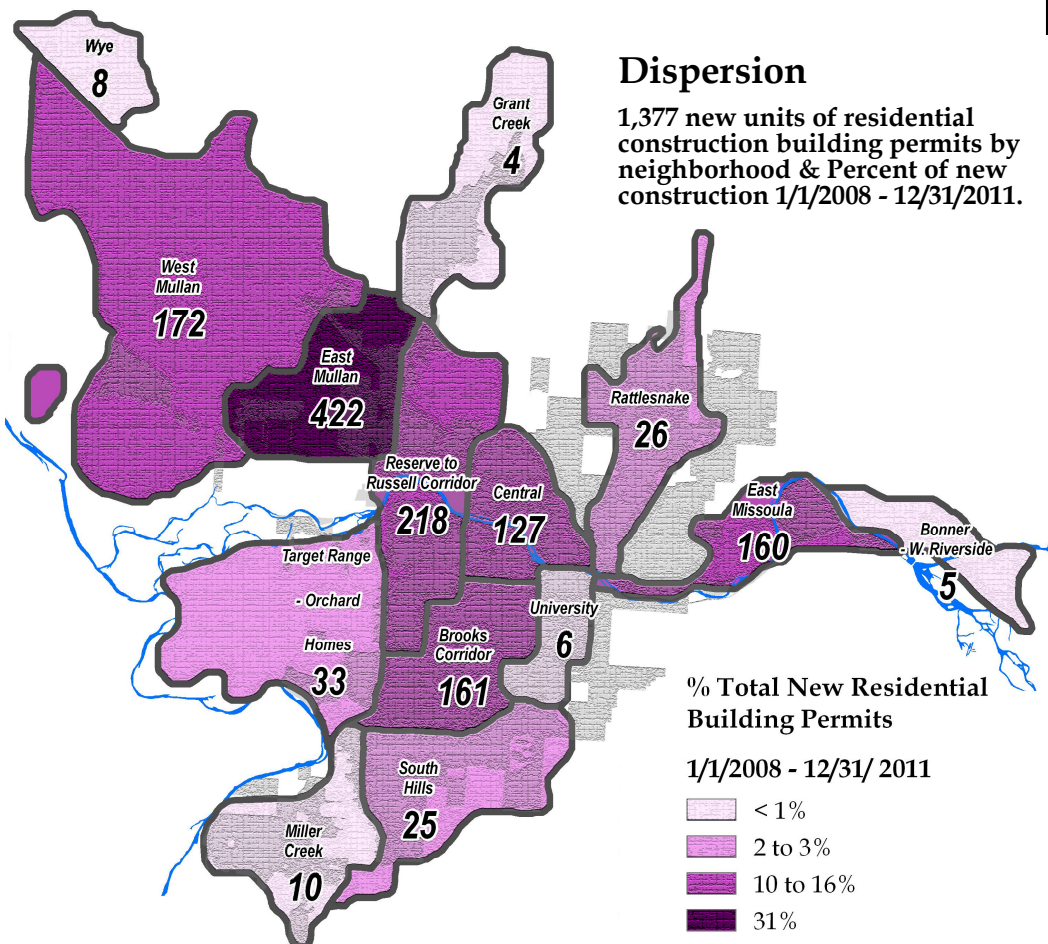
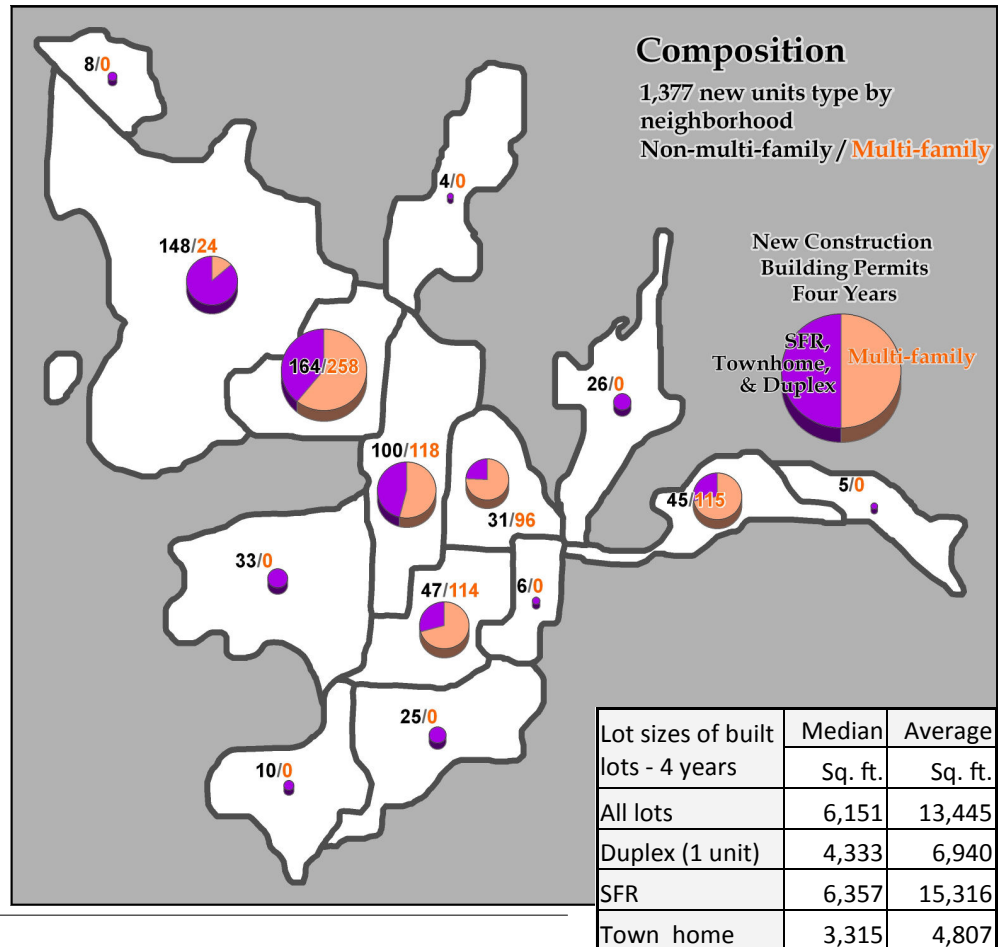
Mountain Line ridership is growing. To date, FY12 monthly ridership records were broken 5 of 7 months. Currently Mountain Line is in the middle of a planning process, weighing service alternatives and gathering public input.

FOUR YEARS OF BUILDING PERMITS & ENTITLED LOTS: COMPOSITION & DISPERSION

Building Permit Composition

Over the last four years, 1,377 new residential units were constructed inside the URSA. Over half, 725 units, were in multi-family buildings. The pie charts in the adjacent **Composition** map show the split of permitted multi-family in peach (triplexes and larger) and the other types of units in purple. Of the 652 other units, 480 were single family residential (SFR), 116 were townhomes and 56 were duplexes. Based on geocoded building permits (93% of total), the estimated median new SFR lot was 6,357 sq. ft. Converted to a density, that's 6.9 dwelling units per acre (DUAC). Median lot size for townhomes was 3,315 sq. ft. and for duplexes 8,666 sq. ft. or 4,333 per unit.

Lot sizes of the undeveloped Entitled Lots are varied, as larger phased subdivisions offer a variety of lot sizes including multi-family.



Nearly 1,200 units of multi-family units are planned and counted as Entitled Lots as parts of seven phased subdivisions, including the Mill Site, Teton at Maloney Ranch, Linda Vista Estates, and Running W.

Building Permit Dispersion

Tallying four years of building permits, the adjacent **Dispersion** map illustrates where residential units were built in the last four years. The East Mullan Area accommodated the most new construction receiving nearly one third of all new units, with both the largest number of multi-family and SFR. Over the last four years development of SFR and town homes occurred primarily in Entitled Lots of two subdivisions, Pleasant View Homes, and 44 Ranch. Additional development of Entitled Lots oc-

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curred in the West Mullan Area in Canyon Creek Village, Windsor Park, and The Ranch Club. Of the 1,377 permitted units over four years, 435 of them were on Entitled Lots.

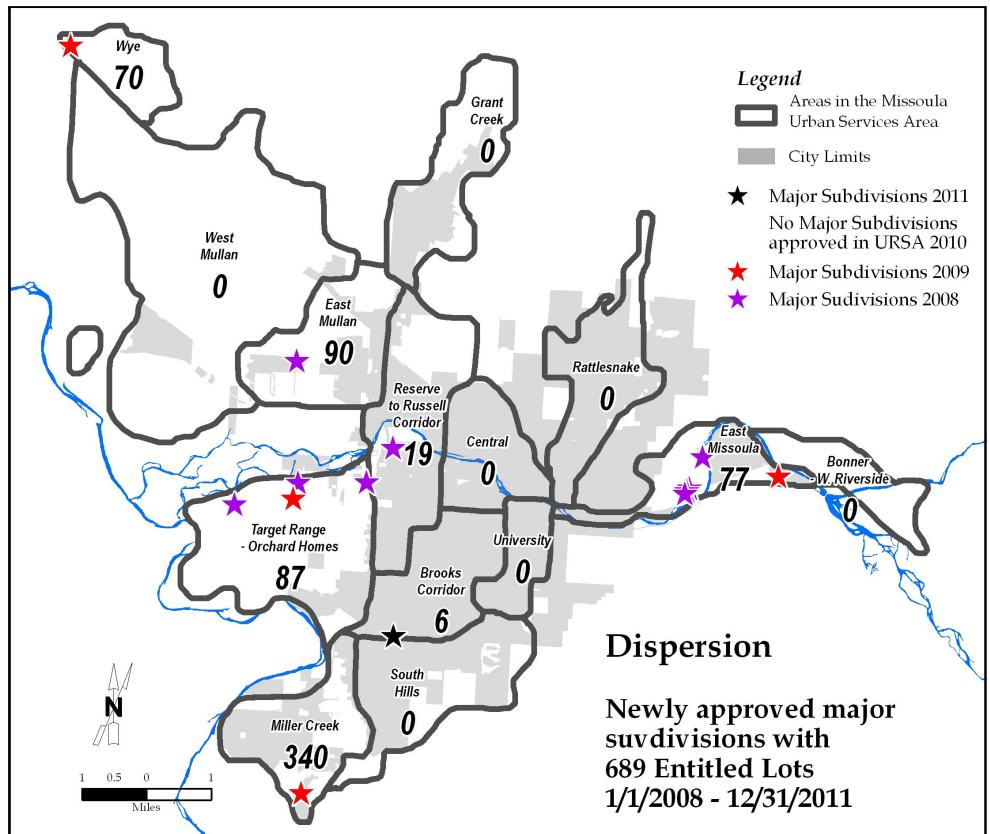
Development in the remaining urban area occurred largely outside of Entitled Lots, especially in the Brooks, Central and Reserve to Russell areas. Most multi-family development is approved outside of the subdivision process.

Entitled Lots Dispersion

Over the last four years, governing bodies approved 689 lots as part of major subdivisions inside the URSA. Nearly half, 340 of those units, were in the Linda Vista Estates Subdivision in the Miller Creek Area. Stars on the adjacent **Dispersion** map mark approved major subdivisions. Approved subdivisions were mostly on the edges of town in the Target Range/Orchard Homes, the Wye, Miller Creek, East Mullan, and East Missoula. The core had little major subdivision activity.

Entitled Lots Composition

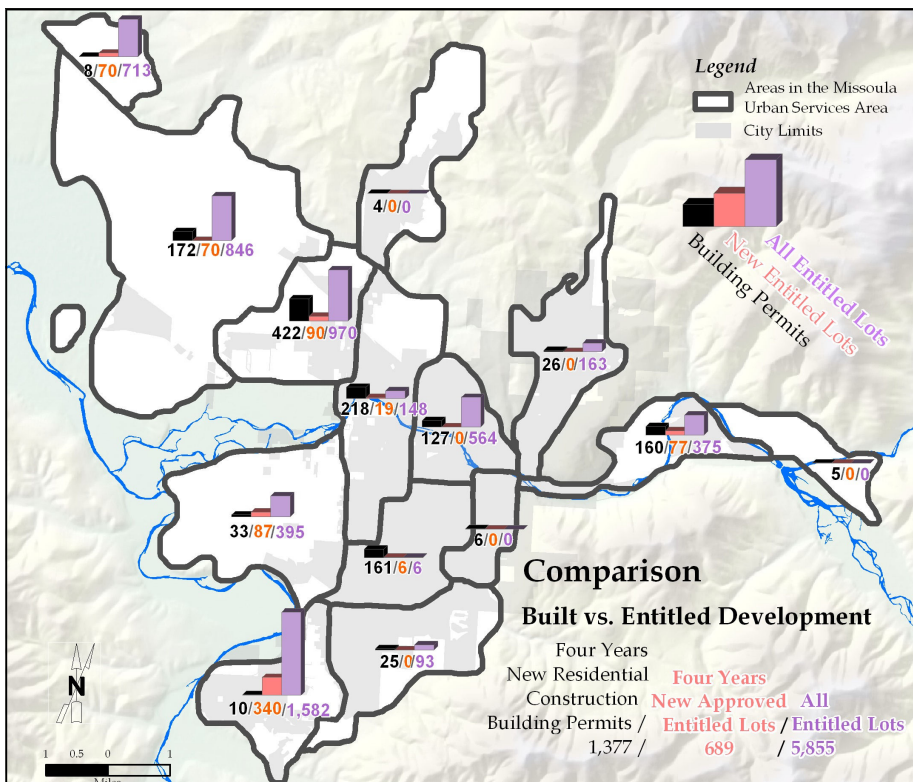
Linda Vista Estates is typical of an approved subdivision with Entitled Lots, as the lots are a variety of sizes. For example, Linda Vista Estates has an average SFR lot size of 6,969 sq. ft. plus an additional 120 multi-family lots. The



Mill Site subdivision, in the Central area, is the most densely planned subdivision with 564 units approved on 49 acres, (11.5 DUAC). Entitled Lots with larger lot sizes exist in the Gallatin Estates and Mansion Heights (~15,000 sq. ft.). In the East Missoula area, Clark Fork Terrace #1 has lot sizes ranging from 8,677 to 21,770 sq. ft.

Where does this leave us?

- ⇒ The **Comparison** map shows built vs. planned development. Not reflected in the map is that only one third of new construction is on Entitled Lots.
- ⇒ Building activity doesn't directly correspond to Entitled Lots, leaving intact the large Entitled Lot reserve (5,855 lots), mostly on the fringe.
- ⇒ Median SFR lot size of recently built parcels (6,357 sq. ft.) is similar to the size of lots waiting to be developed.
- ⇒ However, other factors besides lot size may be at play for development choices including proximity to other services, driving distances, and costs of infrastructure extensions.
- ⇒ Building permit activity remains focused inward on axes on Reserve and Mullan/Broadway, reflecting multi-family development.
- ⇒ Multi-family units continue to be a large piece of new construction.



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Check out Missoula Maps on arcgis.com. Search for Missoula, or under Groups, search for OPG. Enjoy!

OPG
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