

From: [Montana James](#)
To: [Cassandra Tripard](#)
Subject: RE: Agency Comment Request - Hellgate Village East TED Conditional Use
Date: Friday, October 9, 2020 2:53:05 PM

Dear Ms. Tripard,

The Office of Housing & Community Development would like to provide comment on the Hellgate Village East Townhome Exemption Development (TED) Conditional Use request. This TED proposes forty-three (43) new units of housing East of Flynn Lane, south of Pleasant View Homes #3 and west of Hellgate Meadows.

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. This property is within the Neighborhood Mixed Use designation of Our Missoula Growth Policy, a designation that supports a mix of neighborhood-serving commercial uses and medium-high density. Missoula's adopted housing policy recommends maximizing the development of lots, especially in our greenfield areas. At 43 units, does not propose the maximum allowed density of 66 units on the parcels involved. However, 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 B2-1 designation and per the executed Development Agreement, balancing necessary infrastructure and quality of life with the Missoula's need for additional homes.

The proposed project includes a variety of home types, from small lot single-family homes and row houses similar in character to the surrounding neighborhoods to carriage houses and cottage-type homes. The development team articulates the desire to maintain affordability, stating "The goal of Hellgate Village East Townhomes is to provide market rate housing that is affordable for Missoula residents." The City of Missoula's adopted housing policy acknowledges the need for a wider range of home types and additional market rate homes to meet our residents' needs. HCD would encourage the developer to define what a housing price point suited to Missoula's residents is. Our office defines that as price points affordable to Missoulian's who make 100% to 120% of area median income.

There is great need in our community to provide a diversity of home types for all residents, and the range of proposed homes in the Hellgate Village East TED will meet many of those needs. The Office of Housing & Community supports this project. Thank you for the opportunity to provide comment on a project that helps further the goals outlined in A Place to Call Home.

-Montana
Community Development Manager
Office of Housing & Community Development
Pronouns: she/her/hers

Phone: (406) 552-6396

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intended for the use of the individual or entity named above.

From: Cassondra Tripard <TripardC@ci.missoula.mt.us>

Sent: Friday, October 2, 2020 2:55 PM

To: Dax Fraser <FraserD@ci.missoula.mt.us>; Adam Sebastian <SebastianA@ci.missoula.mt.us>; Jaeson White <WhiteJ@ci.missoula.mt.us>; Ethan Smith <smithe@ci.missoula.mt.us>; Chris Odlin <OdlinC@ci.missoula.mt.us>; Jim Nugent <NugentJ@ci.missoula.mt.us>; Eran Pehan <PehanE@ci.missoula.mt.us>; Ellen Buchanan <buchanane@ci.missoula.mt.us>; Chris Behan <BehanC@ci.missoula.mt.us>; Tod Gass <GassT@ci.missoula.mt.us>; Colin Woodrow <WoodrowC@ci.missoula.mt.us>; Kelly Elam <ElamK@ci.missoula.mt.us>; 'Marley Merchen' <MerchenM@ci.missoula.mt.us>; bschmidt@missoulacounty.us; envhealth@missoulacounty.us; Nate Gordon <GordonN@ci.missoula.mt.us>; Travis Ross <tross@missoulacounty.us>; Jeremy Keene <KeeneJ@ci.missoula.mt.us>; Logan McInnis <LMcInnis@ci.missoula.mt.us>; Ross Mollenhauer <MollenhauerR@ci.missoula.mt.us>; Tracy L. Campbell <CampbellTL@ci.missoula.mt.us>; Andy Schultz <SchultzA@ci.missoula.mt.us>; Donna Gaukler <GauklerD@ci.missoula.mt.us>; Neil Miner <MinerN@ci.missoula.mt.us>; David Selvage <SelvageD@ci.missoula.mt.us>; Marie Anderson <AndersonM@ci.missoula.mt.us>; Grant Carlton <CarltonG@ci.missoula.mt.us>; Nathan McLeod <McLeodN@ci.missoula.mt.us>; caldridge@mountainline.com; jsweten@mountainline.com; Vince Caristo <vcaristo@mountainline.com>; Adriane Beck <abeck@missoulacounty.us>; nholloway@missoulacounty.us; cstover@mt.gov; gcameron@mt.gov

Cc: Jordan Hess <JHess@ci.missoula.mt.us>; Mirtha Becerra <MBecerra@ci.missoula.mt.us>; Neighborhood Council - Captain John Mullan <CaptMullan@ci.missoula.mt.us>

Subject: Agency Comment Request - Hellgate Village East TED Conditional Use

Hi all,

Please see the attached request for agency comment. The application packet can be found here: <https://www.ci.missoula.mt.us/DocumentCenter/View/54264/Hellgate-Village-East-Application>

The application packet is quite long. This is because they have included a draft copy of the Townhome Exemption Development Declaration. While you may not need to review the declaration, you might be interested in looking at the color elevations at the end of the packet.

Please submit comment by **October 16th**. Let me know if you have any questions.

Have a good weekend,

Cassie Tripard

Associate Planner

Development Services

(406) 552-3282