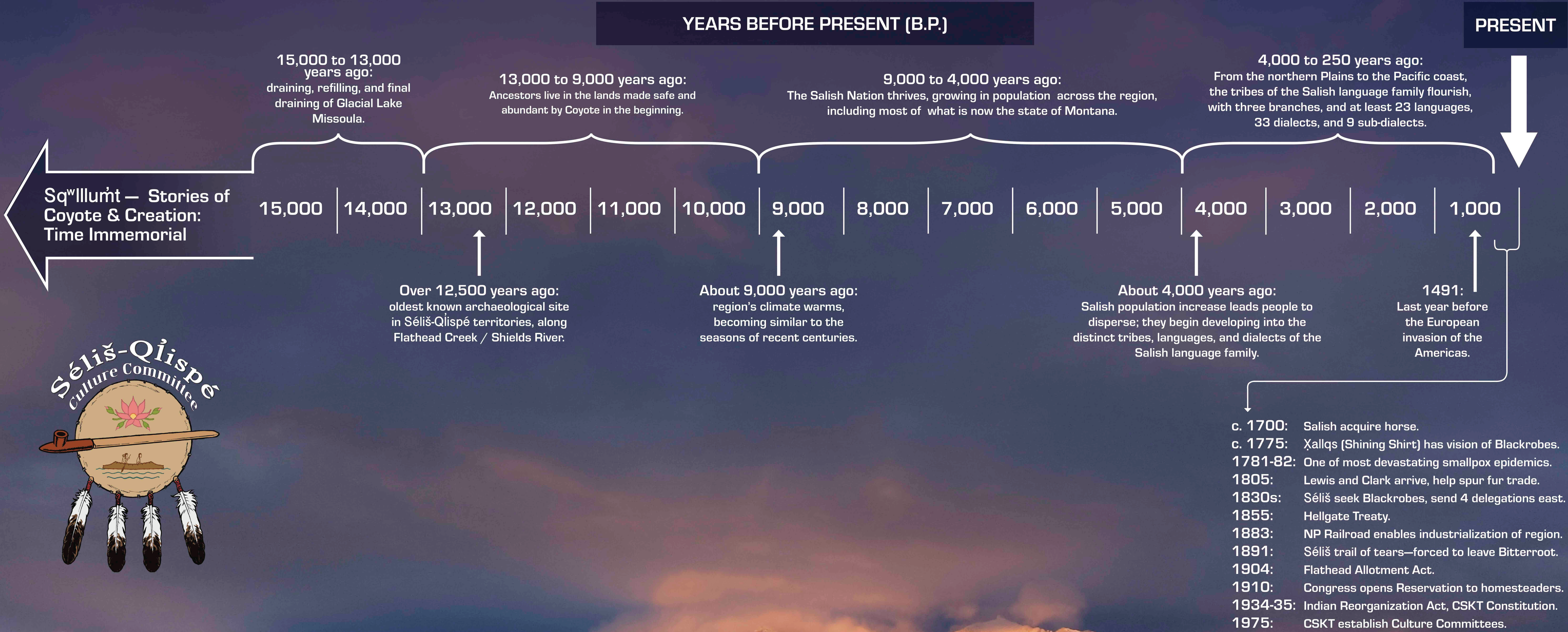


OUR
Missoula
2045 Land Use Plan

Appendix D. Our Missoula Community Form Analysis
December 16, 2024

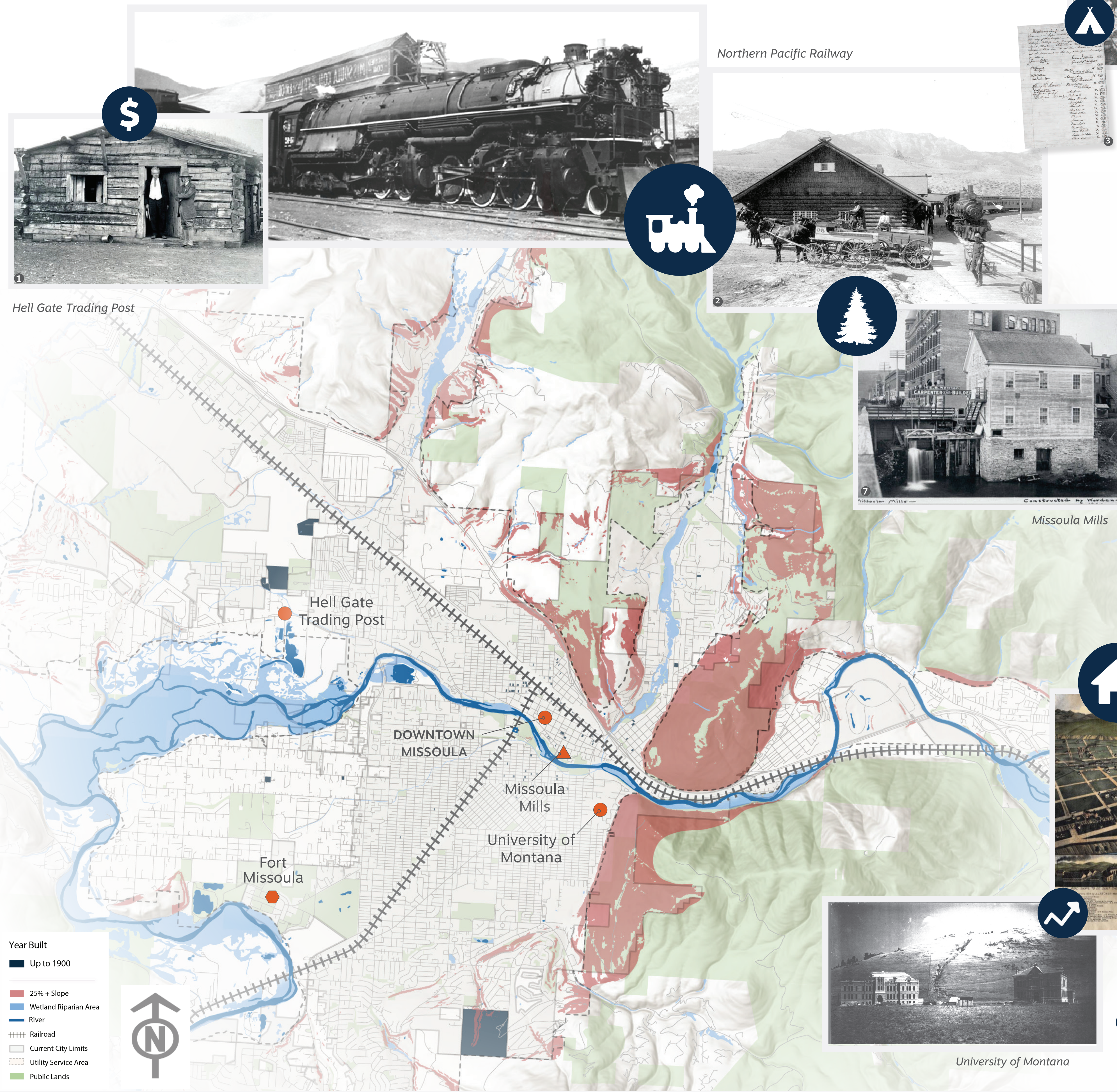
Séliš-Qłispé Culture Committee

Séliš-Qłispé TIMELINE | since the last ice age



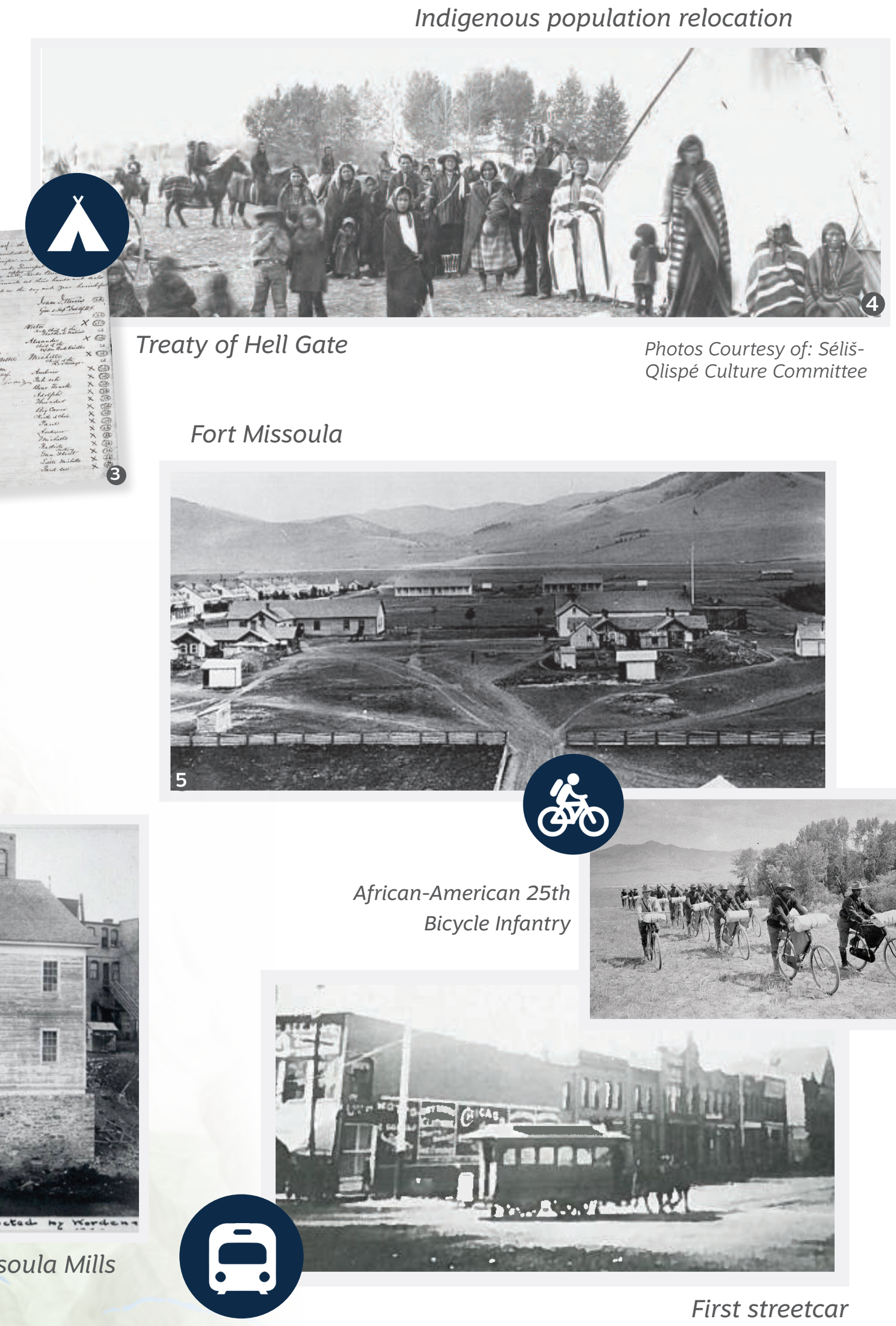
Missoula's Built History: Pre 1900

The City of Missoula is established, and grows with the development of Fort Missoula, railroads, industrial sites, the hospital, and the University of Montana.



MISSOULA INCORPORATES

- 1855** Treaty of Hell Gate
Flathead Indian Reservation - Agreement between the United States and the Seliš-Qlispé, Kootenai, and Upper Pend d'Oreille tribes.
- 1860** Hell Gate Trading Post established
First Settlement supporting trade.
- 1864** Missoula Mills established
City's first saw and grist mill.
- 1877** Fort Missoula Built
- 1883** City of Missoula Incorporated
- 1891** Northern Pacific Rail
Arrives in Missoula; grows with the mining and lumber industries and sparks industrialization.
- 1891** Bitterroot Valley Trail of Tears
Forced relocation for the Seliš-Qlispé & Kootenai populations of the Bitterroot Valley.
- 1892** First streetcar introduced
- 1895** University of Montana founded



The introduction of railroads and labor opportunities for the Mill, Fort, Hospital, and University added to the population growth and put Missoula on the map.

DEVELOPMENT PATTERNS OF PRE 1900

Compact & Walkable

Interconnected street grid is introduced. The City becomes connected when the railways, streetcars, and developing neighborhoods expand out from Downtown.

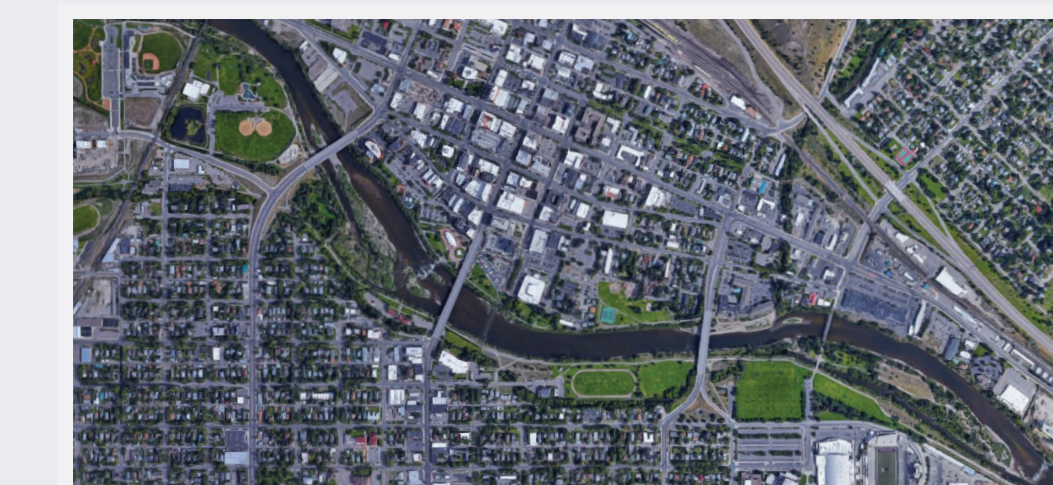
Block Patterns



Development follows a grid of compact, walkable small blocks serviced by alleys



Downtown Missoula follows the river, which is lined with parks and open space



Where the city grew:
Heart of Missoula
University District
Outlying farm lands

< 1% of Missoula Valley developed prior to 1900

*Based on # of Parcels

BUILDINGS OF PRE 1900



1895

1900

1 2 3 4 5 6 7 Historic photos are Courtesy of: Archives & Special Collections, Mansfield Library, The University of Montana

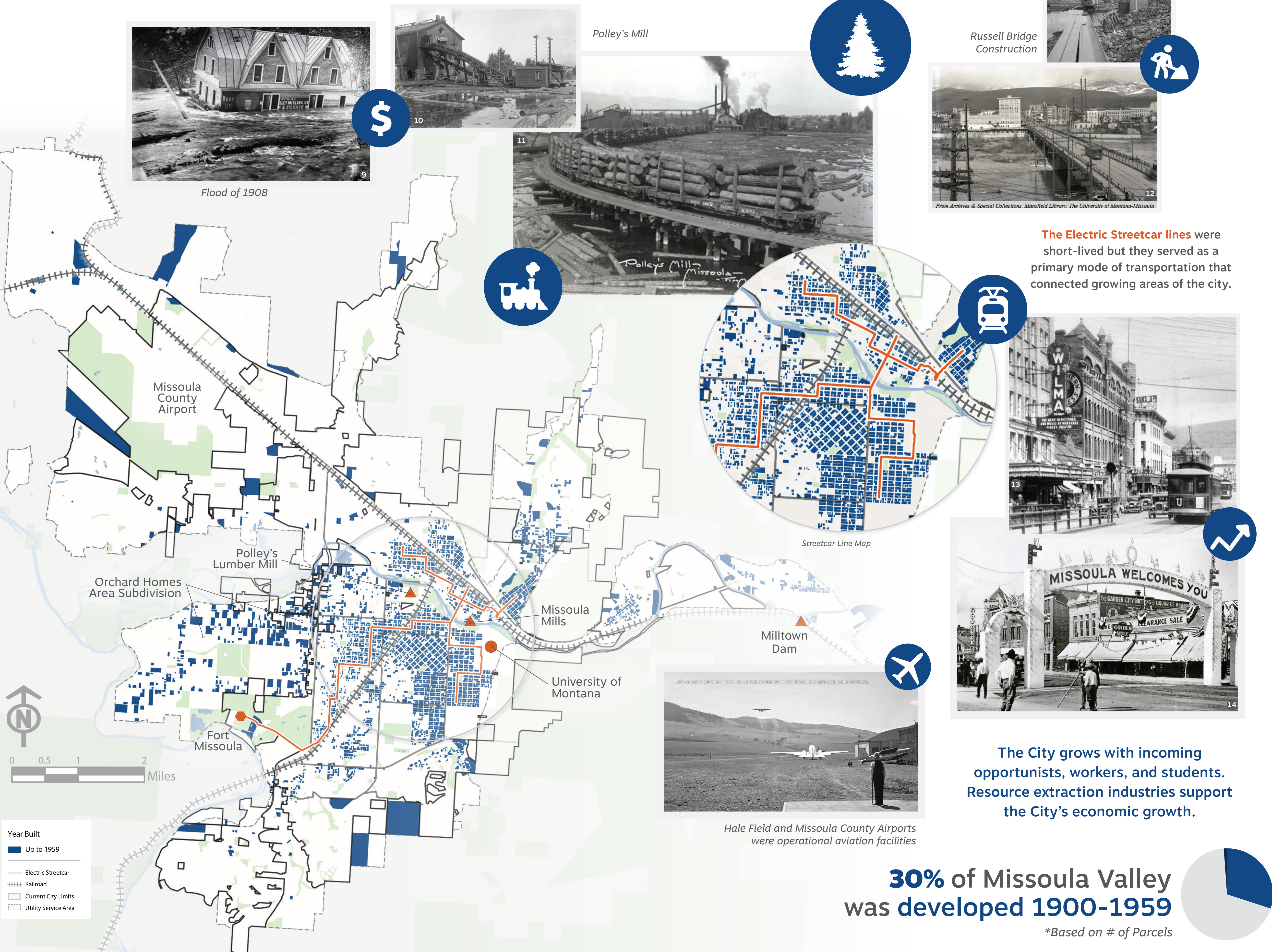
8 9 10 Historic photos are Courtesy of: Seliš-Qlispé Culture Committee, "Beartracks Bridge: Historical Background." 2022.

11 Historic Missoula Map Courtesy of: The Library of Congress

Photos without credits provided by the City of Missoula Building Photos provided by the City of Missoula and Google Maps

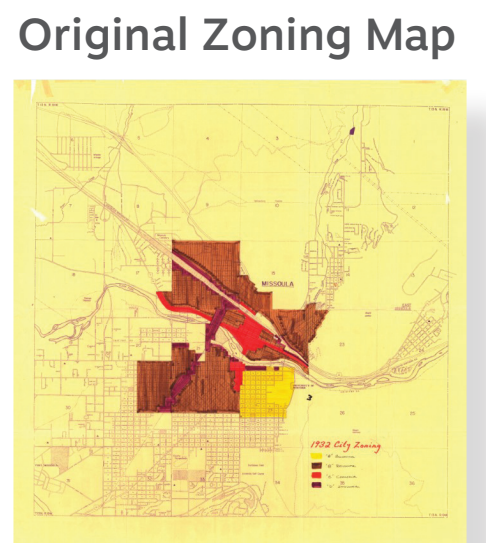
Missoula's Built History: 1900-1959

A significant time in Missoula's economy and growth; Missoula Railroad expands & the City becomes a regional center for trade and industry.



EARLY URBANIZATION

- 1908**
 - Milltown Dam Built
 - Flood of 1908**
Flooding causes pollution from newly built Milltown Dam and the City faces major infrastructure damage.
 - US Forest Service Office established
- 1910**
 - Polley's Lumber Mill Opened
 - Congress opens reservation to homesteaders
 - First Electric Streetcar**
The electrification of the streetcars expanded connectivity to the Downtown, University, Fort Missoula, and local neighborhoods.
- 1931**
 - Streetcar is discontinued, replaced with bus transportation
- 1932**
 - Original Zoning Ordinance** (Zones A, B, C, D)
The first Zoning Ordinance begins to shape the city with growth regulations.
- 1941**
 - Missoula County Airport opens
- 1941-1944**
 - Fort Missoula becomes internment camp for WWII
- 1948**
 - Amended Zoning Code**
- 1957**
 - Russell Bridge construction

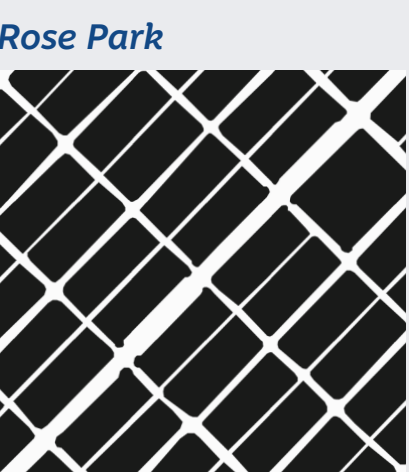


DEVELOPMENT PATTERNS OF 1900-1959

Compact & Walkable

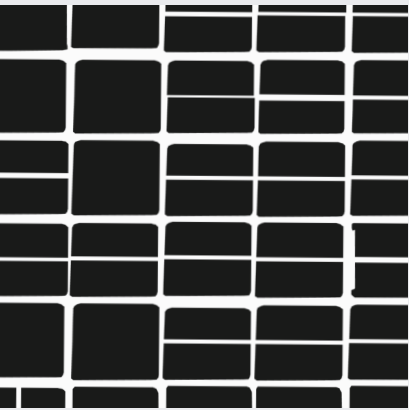
The City continues to fill in and grow along streetcar lines that extend the grid pattern. These "early urban" areas are still walkable neighborhoods today.

Block Patterns



Rose Park is known for its slanted streets

University District



University District's grid is oriented east to west



Outer Edge

Development also occurs outside of the city (former county land), which is characterized by large lots.

Where the City grew:

- Heart of Missoula
- Northside
- Riverfront
- University District
- Westside
- Lower Rattlesnake
- Lewis & Clark
- Rose Park

The City grows with incoming opportunists, workers, and students. Resource extraction industries support the City's economic growth.

30% of Missoula Valley was developed 1900-1959

**Based on # of Parcels*

BUILDINGS OF 1900-1959



1900

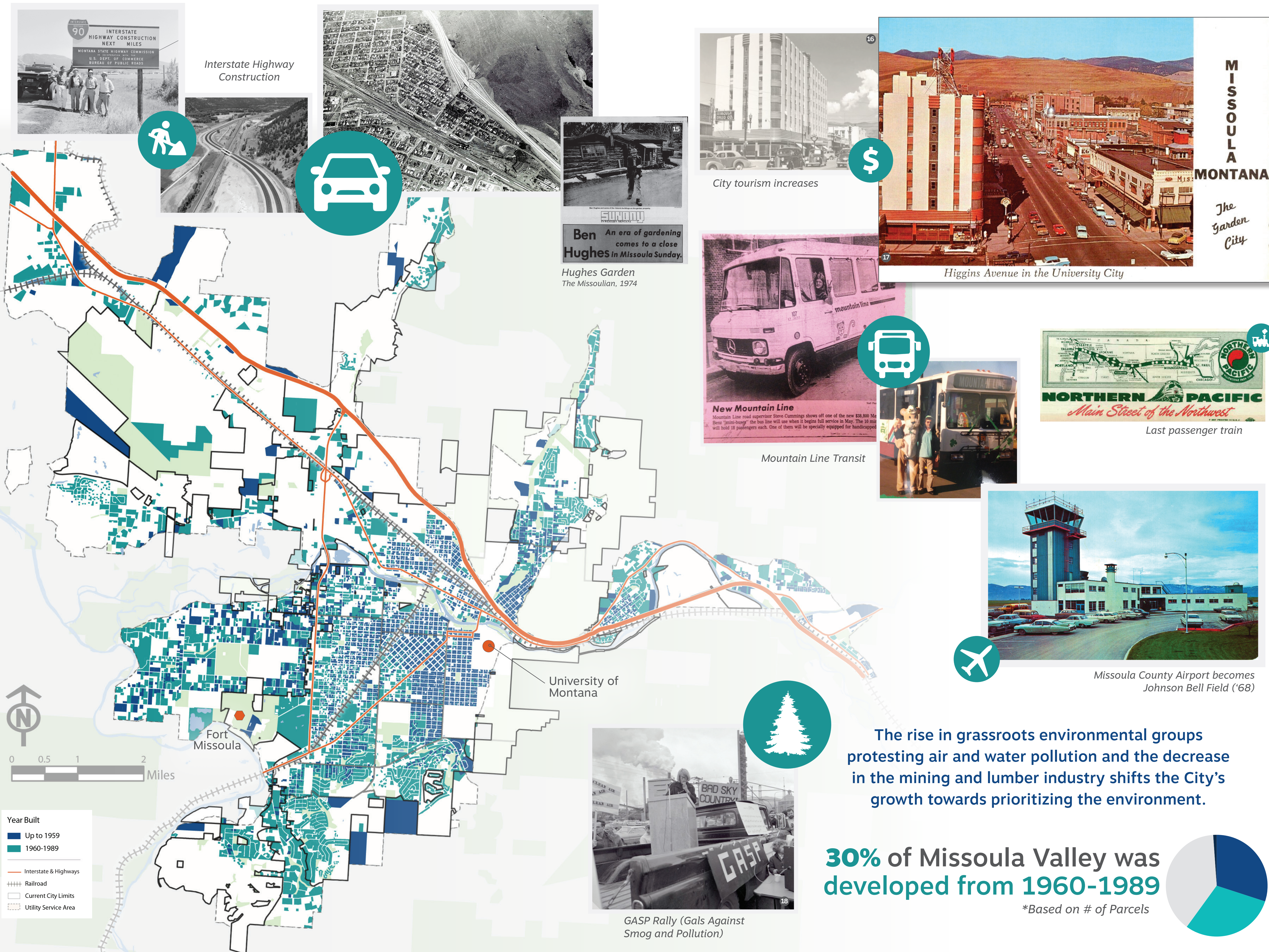
1959

9 10 11 12 13 14 Historic photos are Courtesy of: Archives & Special Collections, Mansfield Library, The University of Montana

Photos without credits provided by the City of Missoula Building Photos provided by the City of Missoula and Google Maps

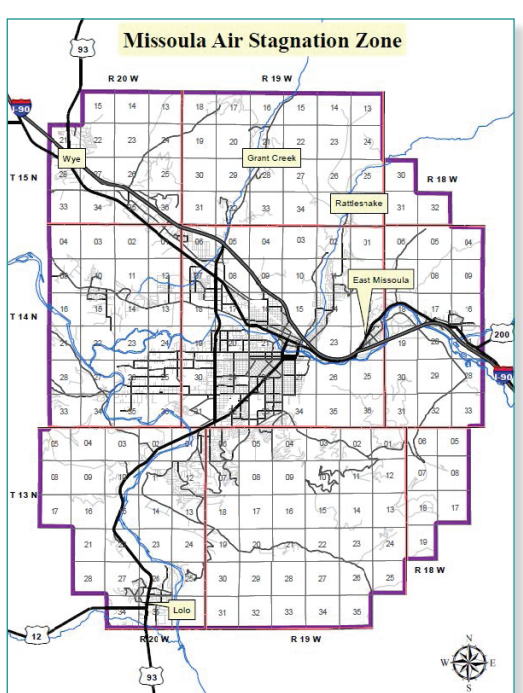
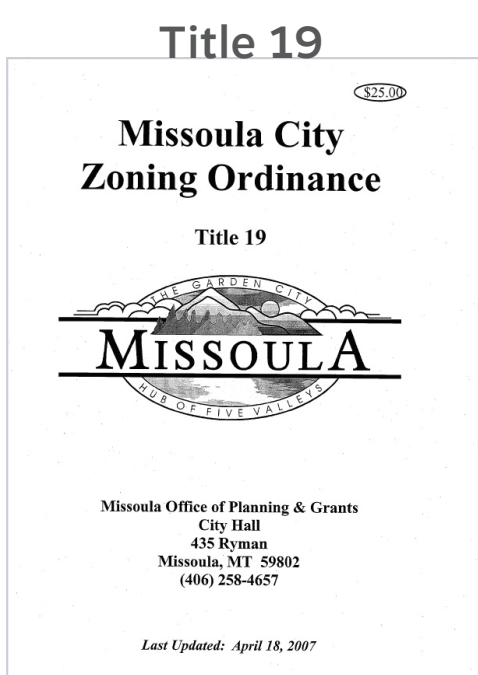
Missoula's Built History: 1960-1989

After the streetcar closure and introduction of the interstate highway, the City becomes dependent on automobiles. Growth expands outwards from City core.



EXPANDING OUT

- 1960s** — **Interstate Highway construction**
Construction begins for highways passing through Missoula. The Hughes Garden agricultural farm closes ('71) for land to be used for the interstate.
- 1961** — **City's First Comprehensive Plan**
- 1968** — **Comprehensive Plan Update**
- **Annexation Injunction implemented**
- 1970s** — **Title 19 Adopted**
Title 19 replaces Zoning Ordinance with more robust zoning and use standards.
- 1971** — **Urban Renewal District created**
- 1975** — **Missoula County Comprehensive Plan for Urban Growth**
- 1979** — **Last passenger train in Missoula**
- 1981** — **Missoula Air Stagnation Zone**
A result of the 1967 Montana Clean Air Act to address rising health concerns in Missoula from air pollution from wood burning stoves, industry, and outdoor burning.
- 1989** — **Annexation Injunction lifted**



DEVELOPMENT PATTERNS OF 1960-1989

Auto-oriented roads & sprawling outward

Missoula Valley becomes more auto-dependent and development patterns of single-use and lower density. County regulations shaped large, irregular blocks with limited connectivity and no alleys.

Where the City grew:

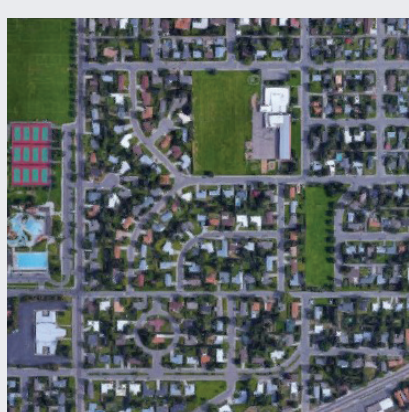
- Lewis & Clark
- Franklin to the Fort
- Southgate Triangle
- South 39th St
- Lower & Upper Rattlesnake
- Fairviews/Pattee Canyon
- Moose Can Gully
- +Previous Neighborhoods

Block Patterns

Lewis & Clark



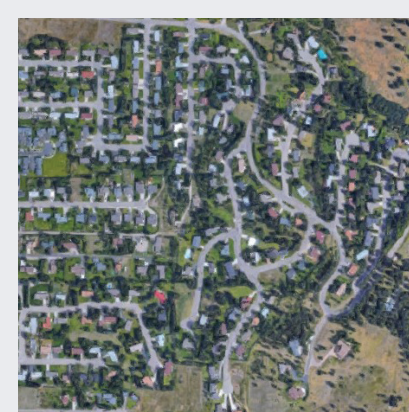
Curvilinear & Grid Pattern styles



Lower & Upper Rattlesnake



Irregular block patterns and street patterns are shaped by topography

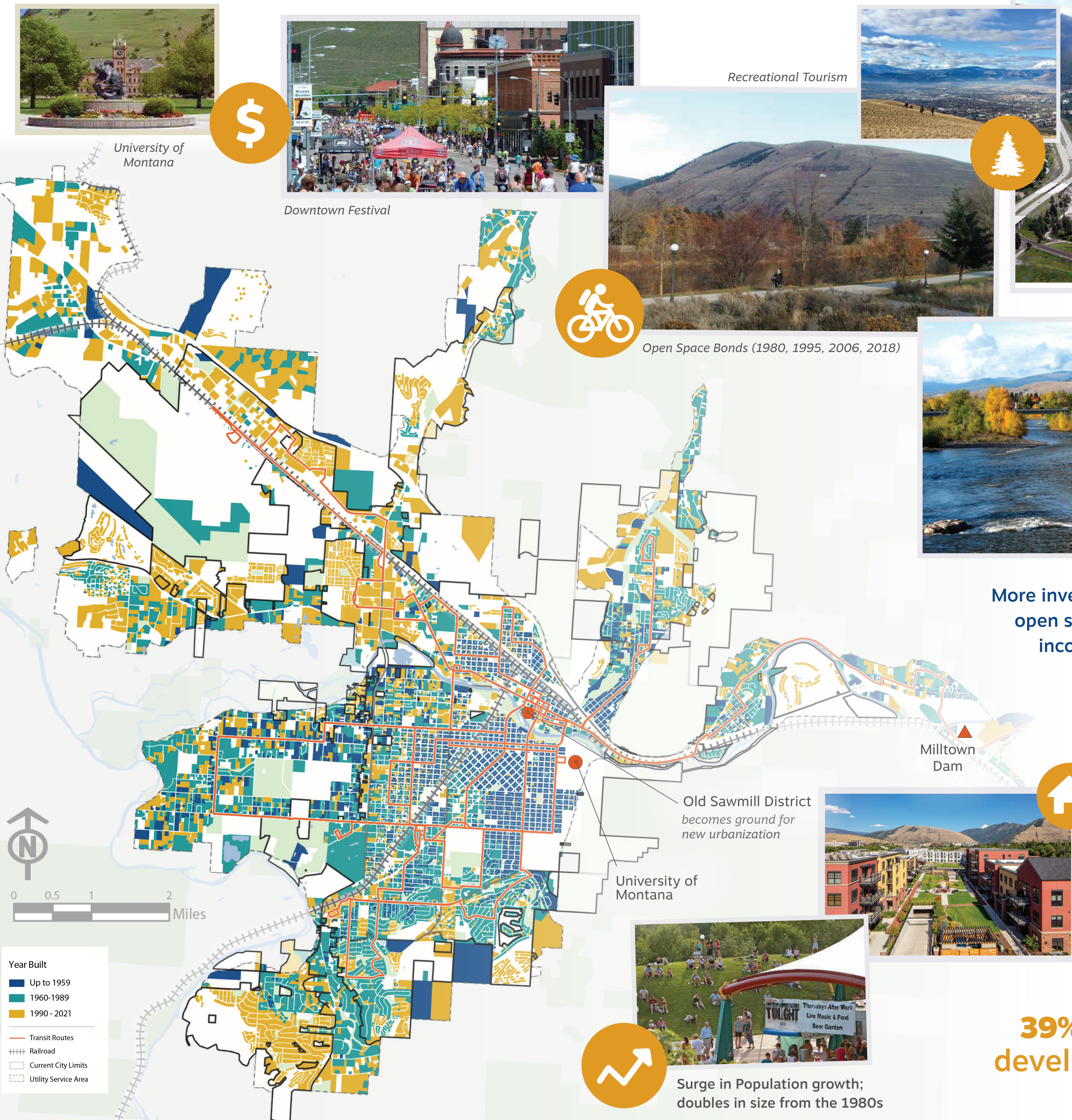


BUILDINGS OF 1960-1989

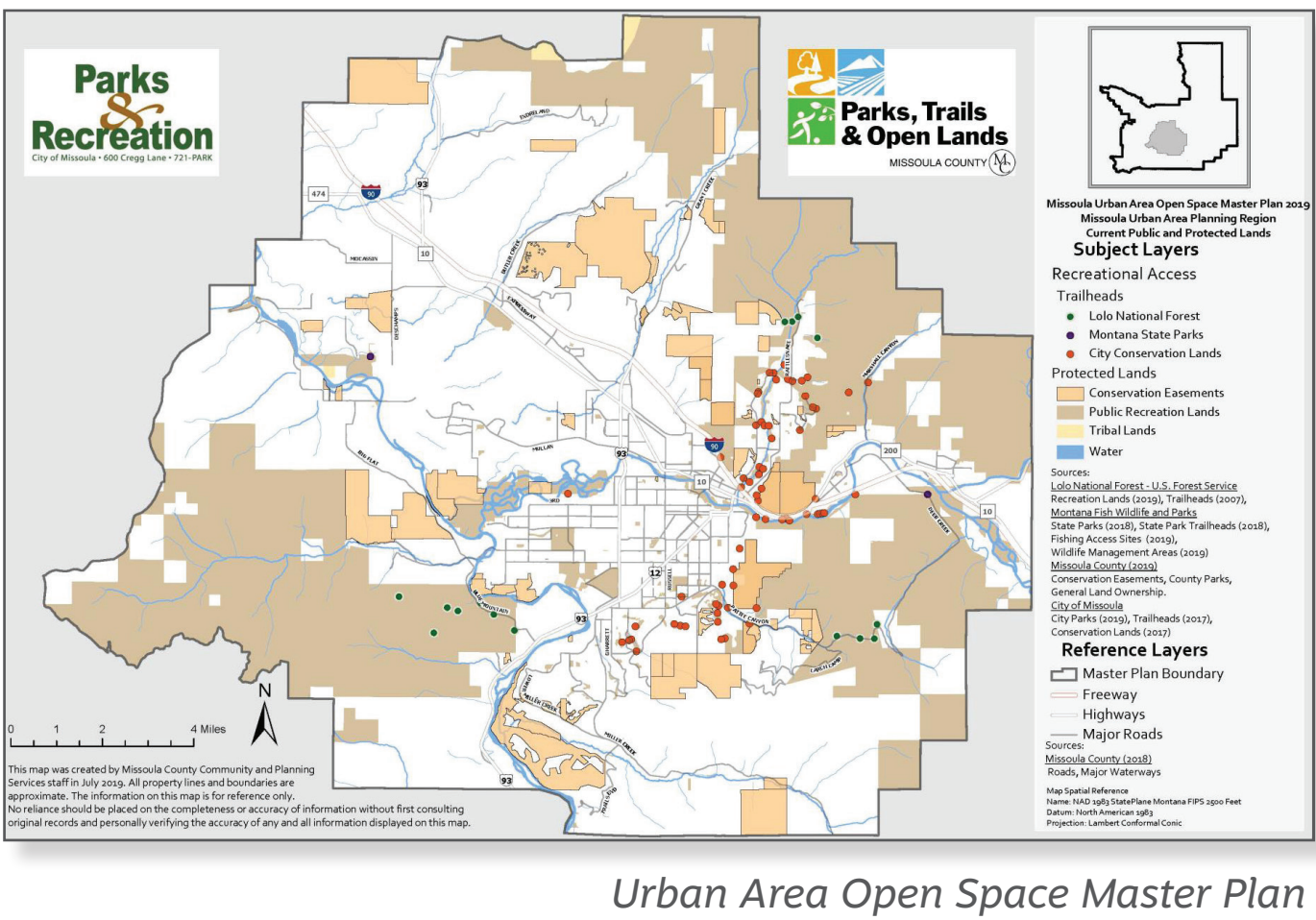


Missoula's Built History: 1990-Present

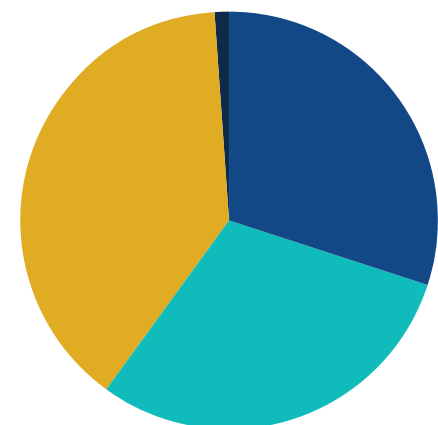
Missoula becomes regional center of Western Montana; the University, medical centers, and local tourism continue to grow and expand the city.



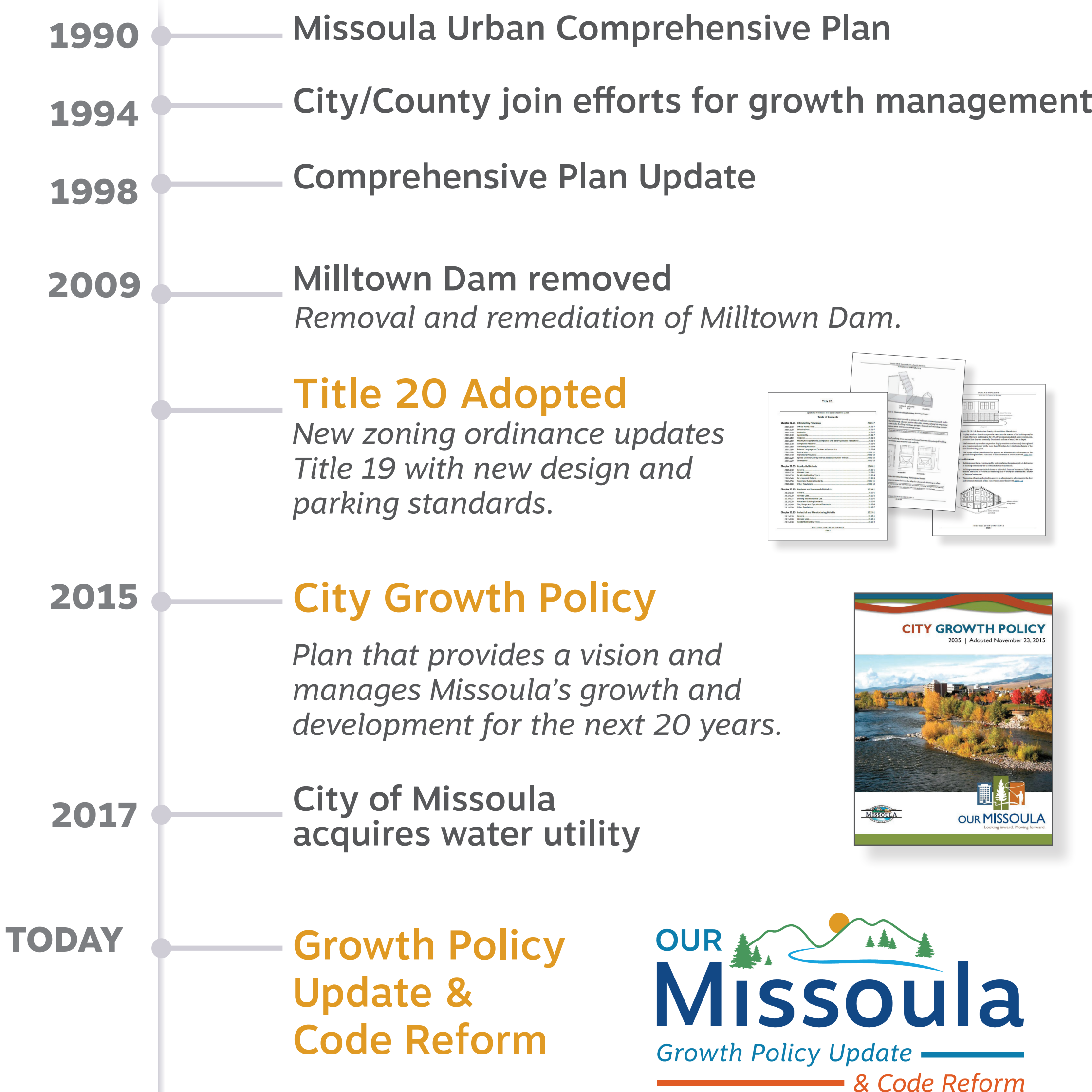
More investment towards environmental planning efforts; open space, trails, conservation lands, and parks are incorporated into long-term actions and goals.



39% of Missoula Valley developed 1990-present
*Based on # of Parcels



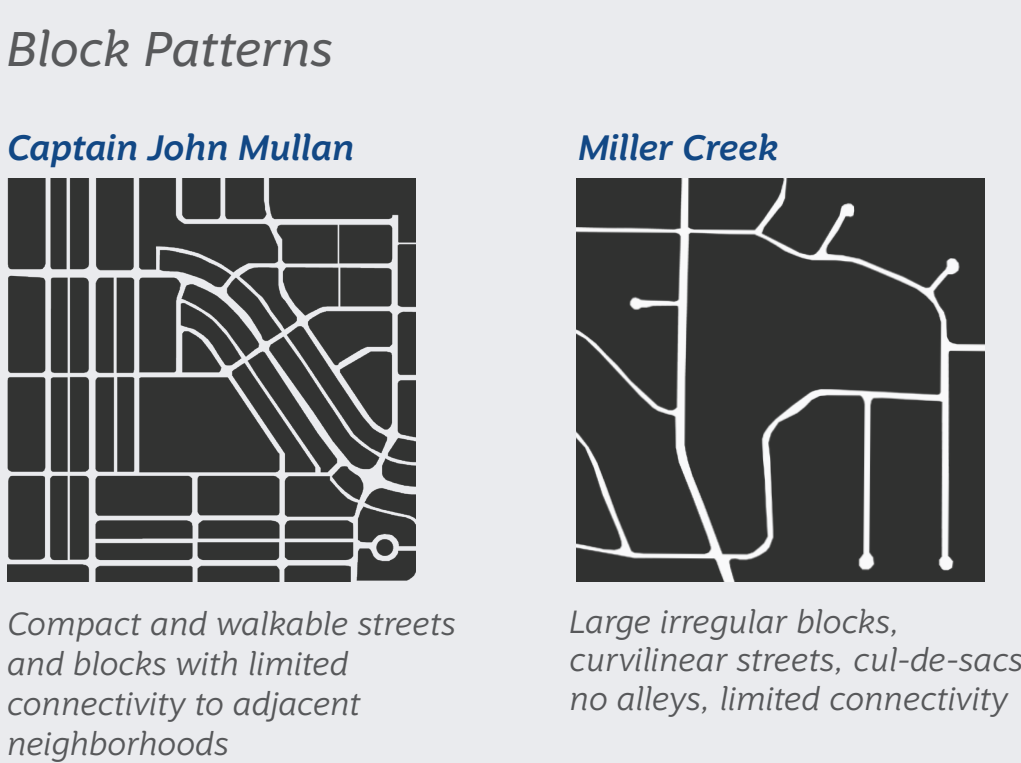
MANAGING GROWTH



DEVELOPMENT PATTERNS OF 1990-PRESENT

Multi-modal
Infrastructure for walking, biking, hiking, and transit options increases.

Multi-nodal
New developments are compact and walkable, with limited connectivity to adjacent neighborhoods.



Where the City grew:
River Road
Miller Creek
Grant Creek
Captain John Mullan
Marshall Canyon
Two Rivers
+Previous Neighborhoods

BUILDINGS OF 1990-PRESENT



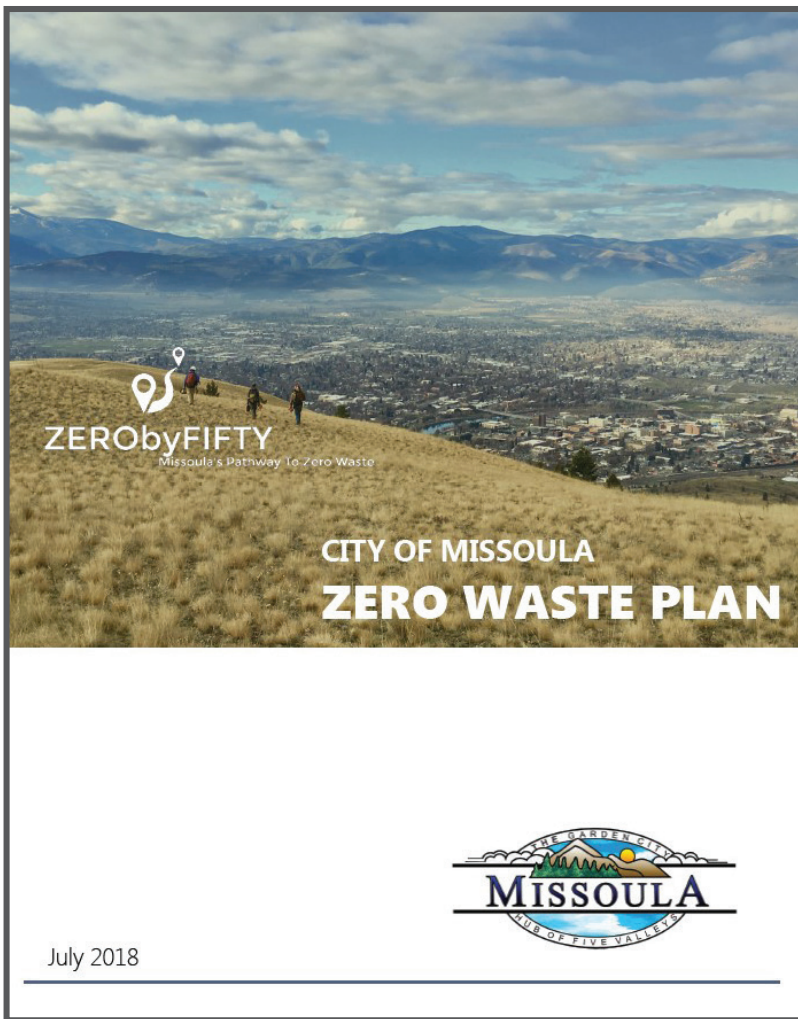
2000

2022

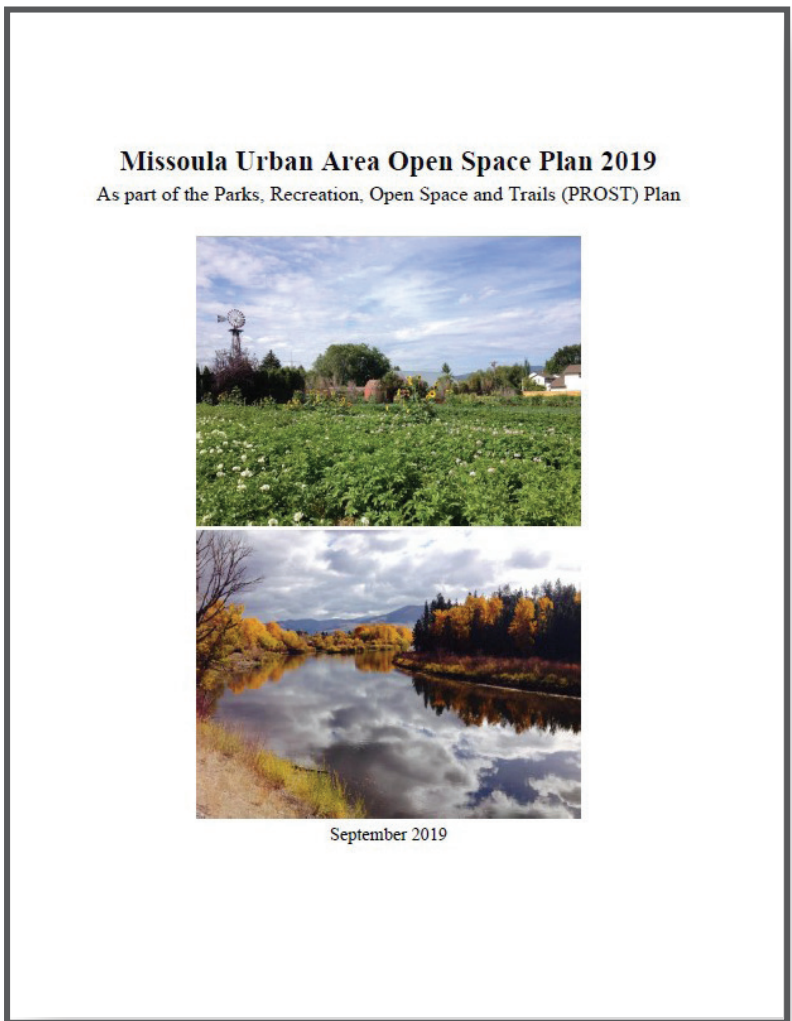
Timeline of recent City Policies

City Policies since the City Growth Policy 2035

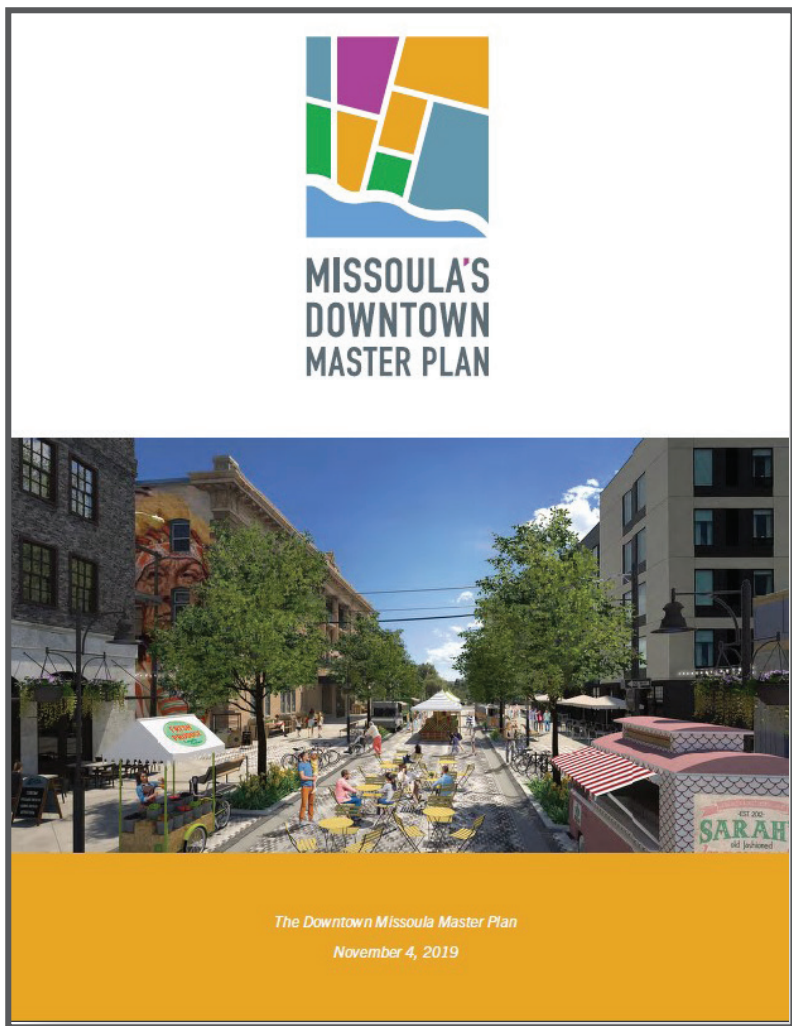
FOCUSING INWARD



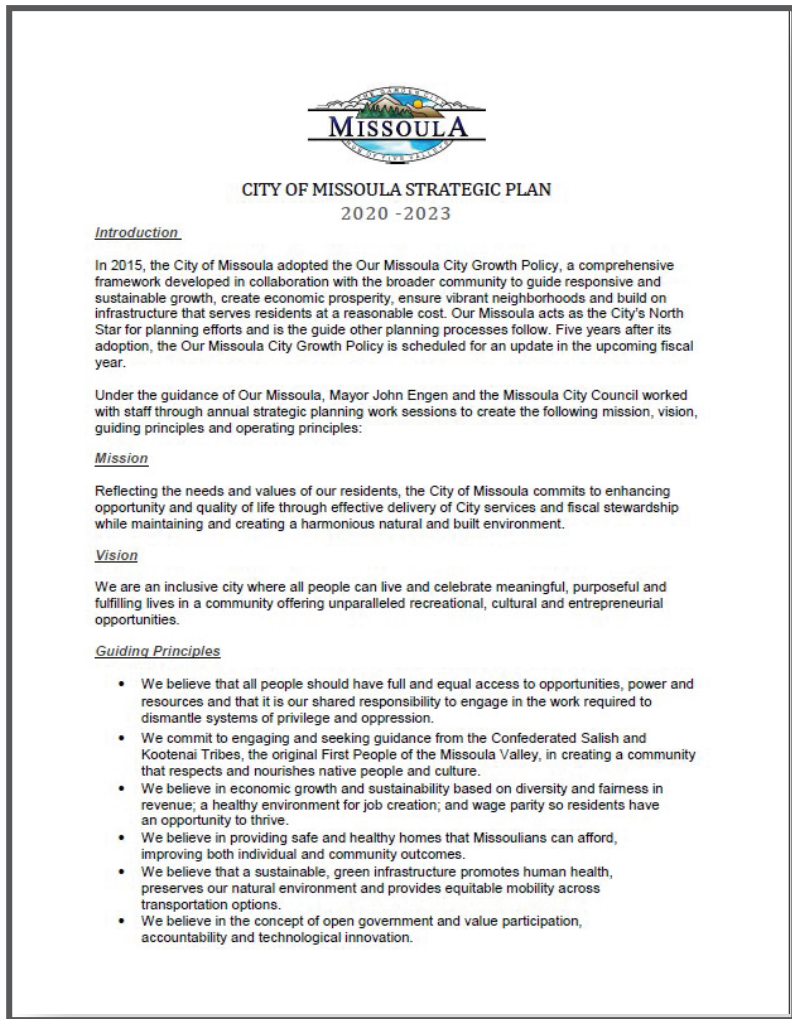
Zero Waste Plan



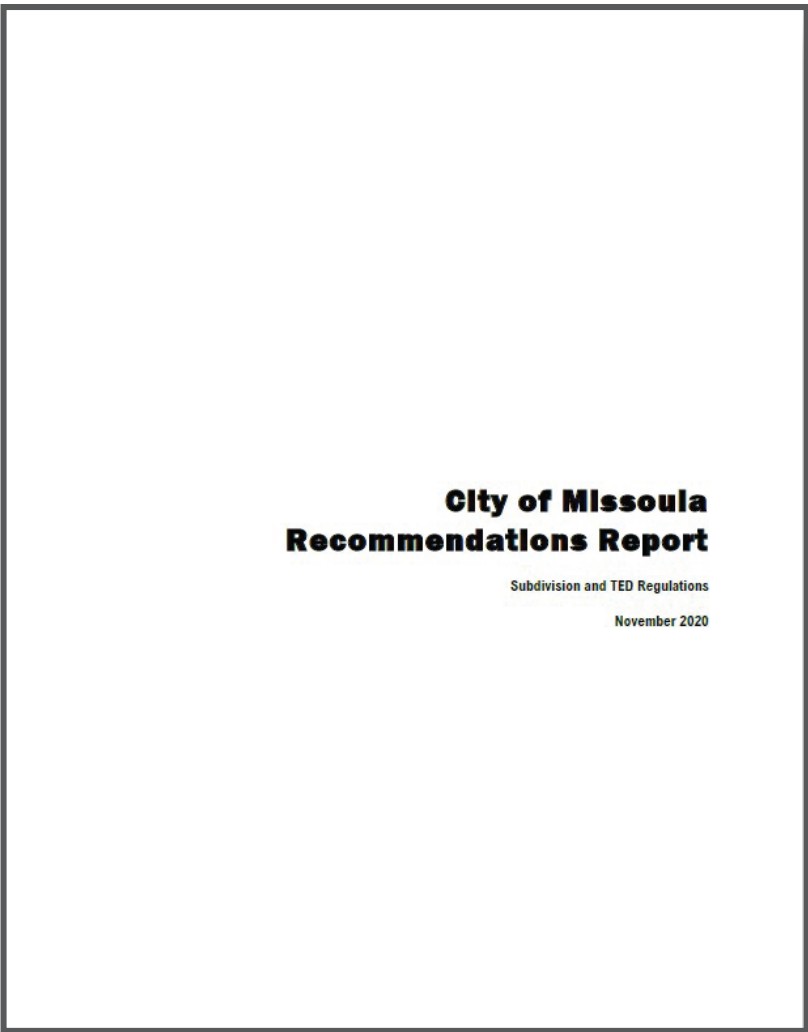
Urban Area Open Space Plan



Missoula Downtown Master Plan



City of Missoula Strategic Plan



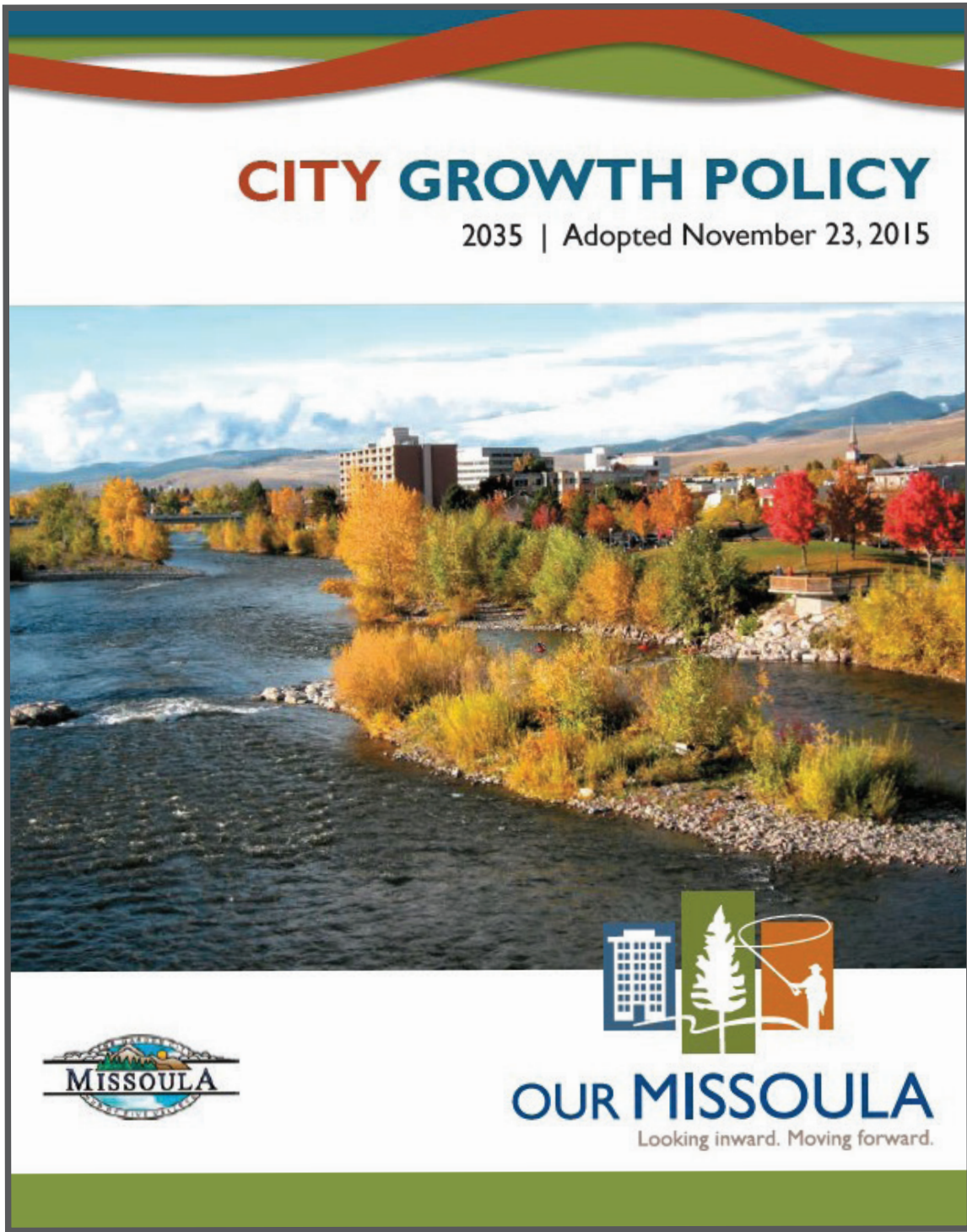
Missoula Subdivision & TED Recommendations Report



Missoula Connect: 2050 Long Range Transportation Plan



Sustainability Lens Resolution



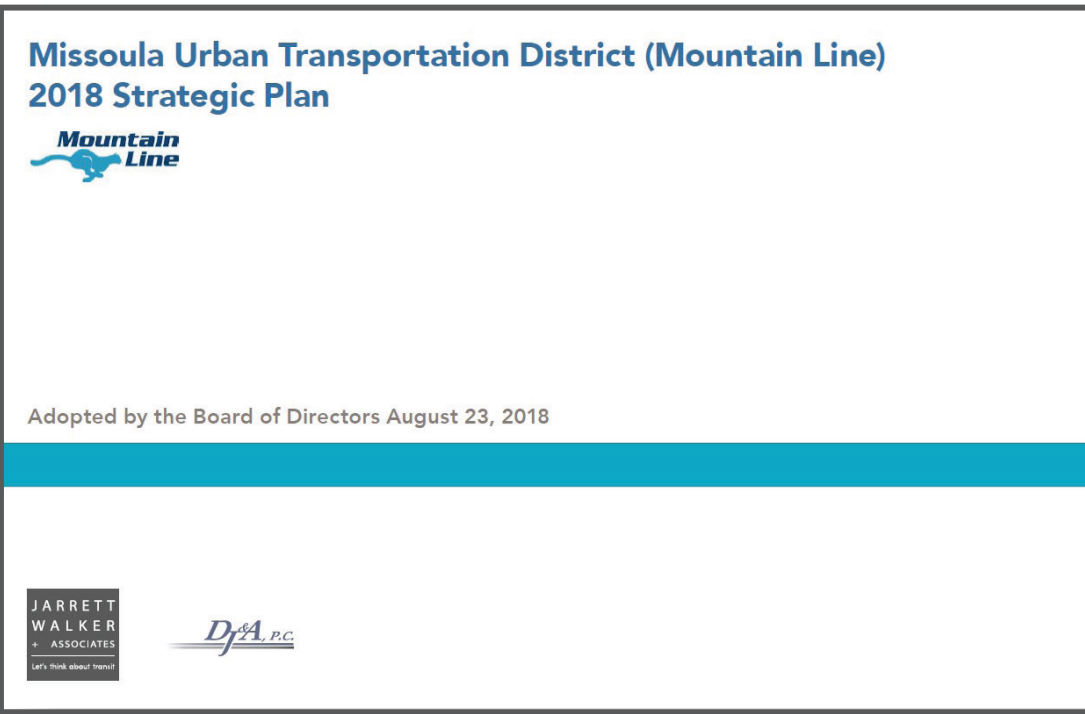
2018

2019

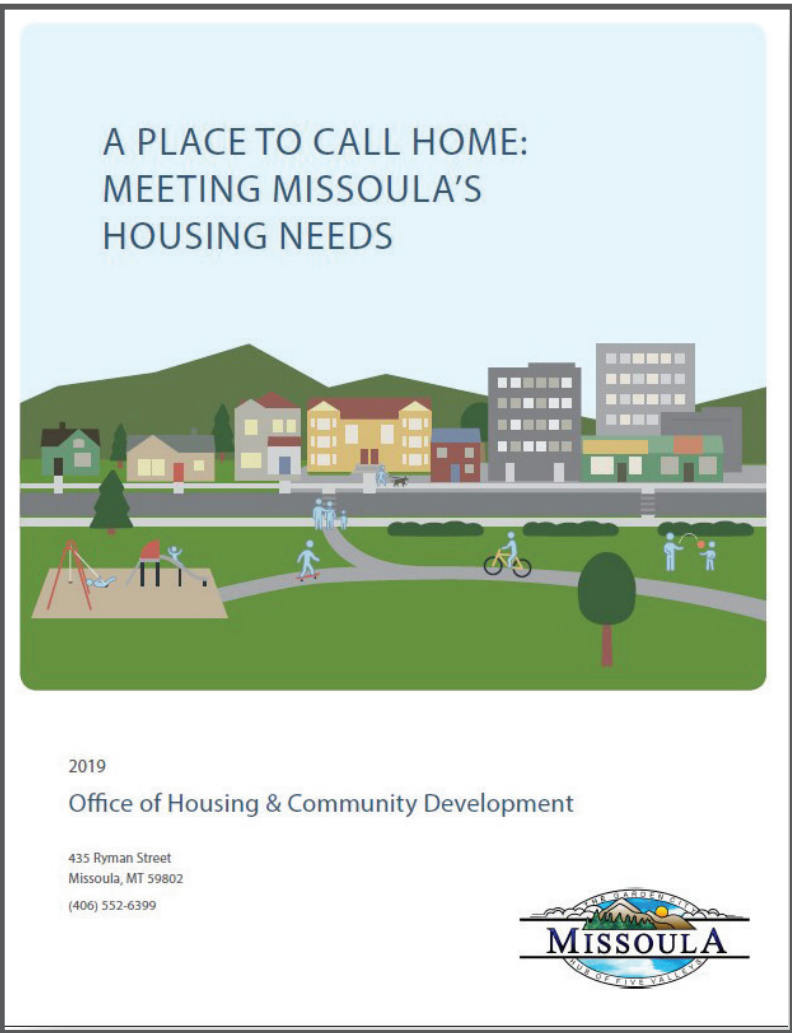
2020

2021

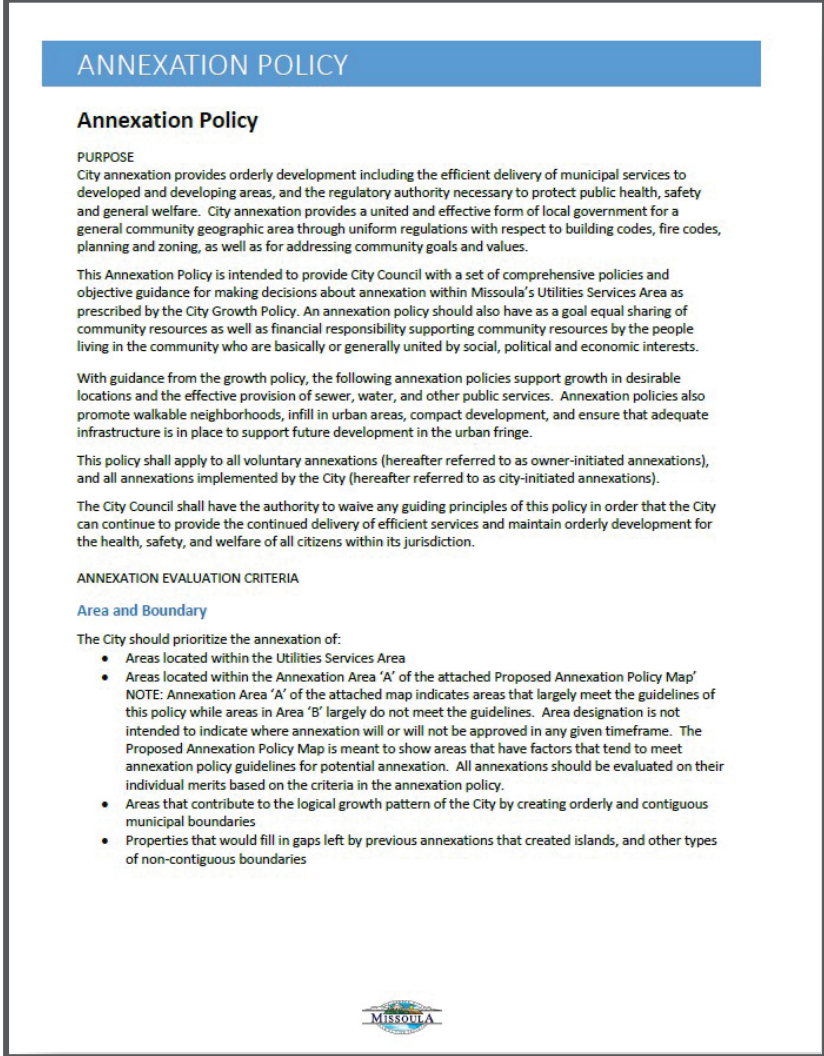
2022



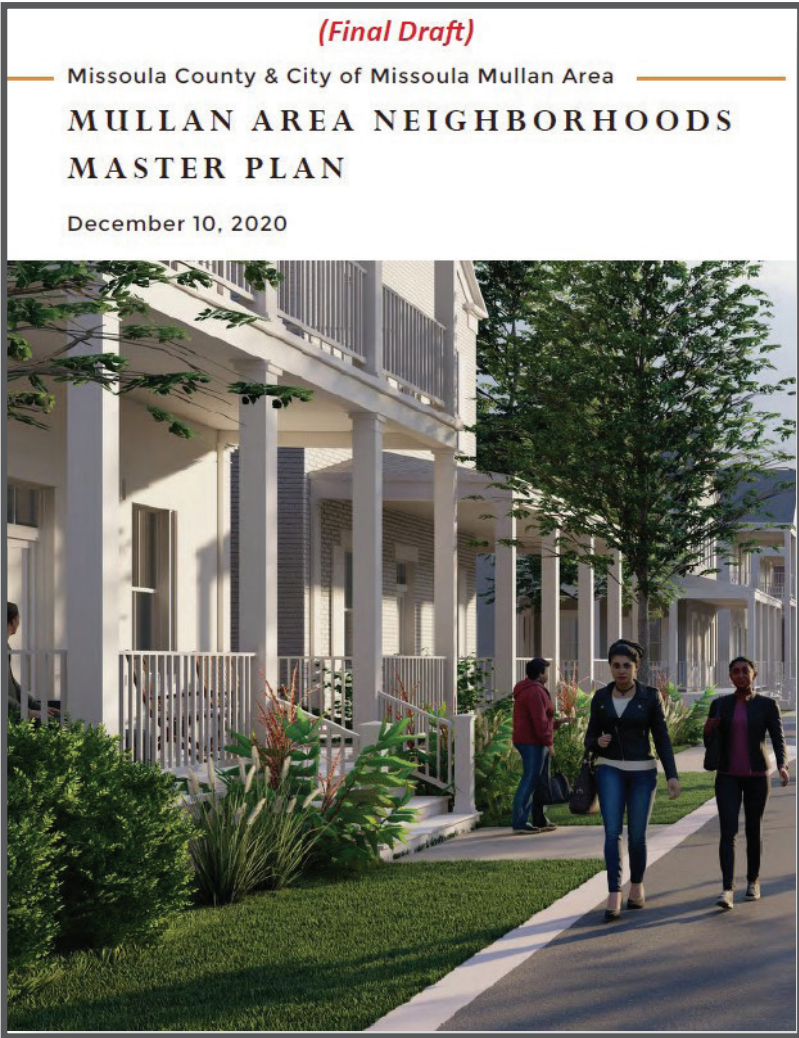
Mountain Line Strategic Plan



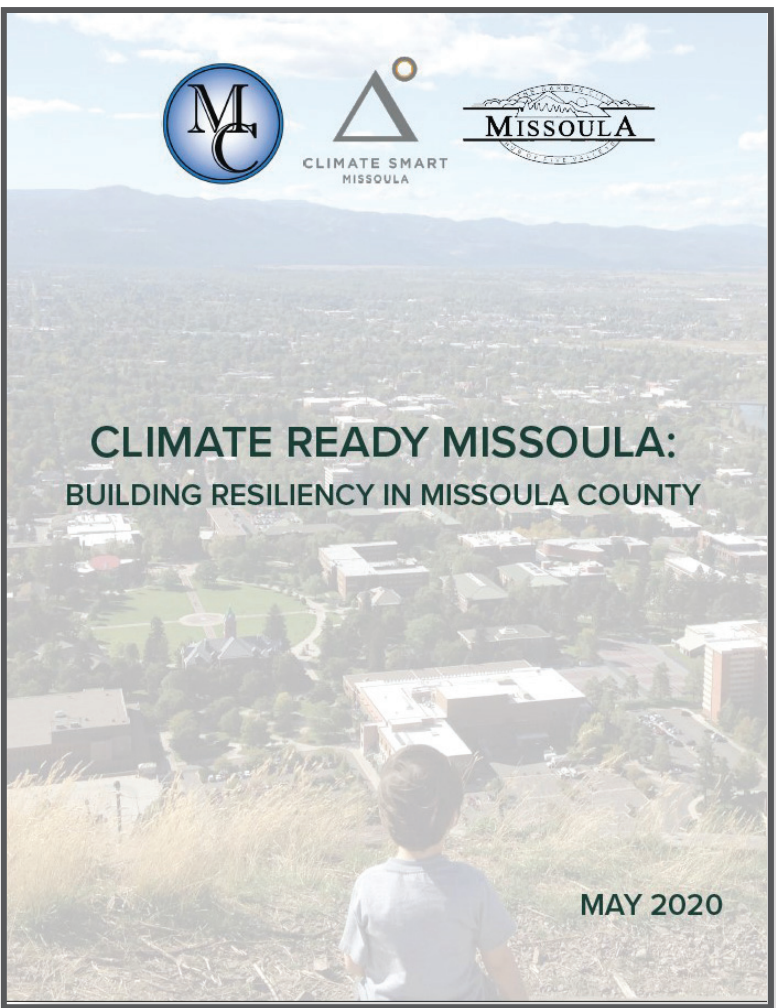
A Place to Call Home: Meeting Missoula's Housing Needs



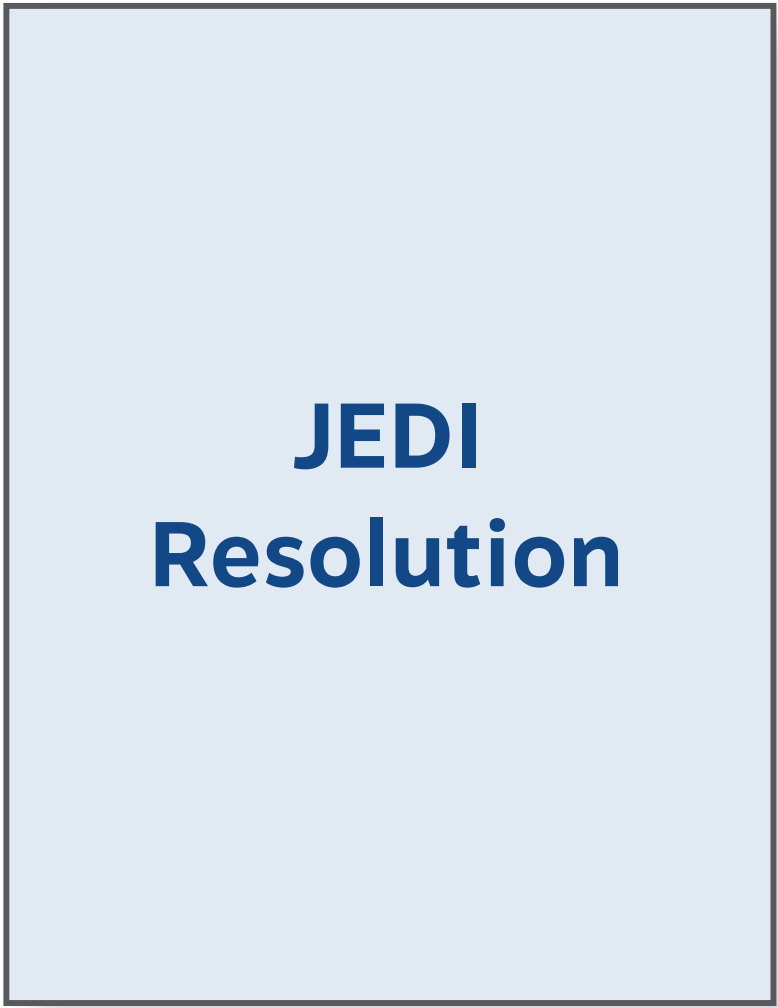
City Annexation Policy



Mullan Area Neighborhood Master Plan



Climate Ready Missoula



Justice Equity Diversity Inclusion (JEDI) Resolution



VISIT THE PROJECT WEBPAGE



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