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491 ACRES
Project Area
2020
Project Adopted
12 months
Timeline

MULLAN NEIGHBORHOODS MASTER PLAN AND FORM-BASED CODE. MISSOULA, MONTANA

The Mullan Neighborhoods Master Plan involved visioning and coding for a roughly 1,500-acre area four miles west of Downtown Missoula. The area was home to emerging neighborhoods, hayfields, and a channelized Grant Creek. The master plan provided a chance to create a holistic, consensus vision, and put into place regulations that were in alignment with the community's values.

A Virtual Design Charrette brought residents and stakeholders together in remote participation to work intensively with the design team during the height of the COVID-19 pandemic. Called "the first virtual charrette" by Bill Lennertz, author of "The Charrette Handbook" (2015), the Mullan Neighborhoods Virtual Charrette had remarkable total public involvement including: 280 + Virtual studio visitors and meeting attendees, 2,400+ Views of the YouTube films, 900 + Digital communications, survey participants, interactive tools, social media likes & followers, 18,000 + Website views, and 32,000 + Trackable media impressions

The illustrative plan provides a picture of the overall structure of how the ideas, strategies, and designs for the Mullan area can come together to create a great new place for Missoula. It shows the extent of the neighborhoods and depicts the natural areas, agriculture, lakes, and existing development that make up the area.

The accompanying Form-Based Code establishes a detailed set of development standards and procedures to implement the vision outlined by the illustrative plan.

Below: A view of the Charrette website



Below: Trail streets



Below: The Master Plan

