

Downtown Missoula Master Plan Update



MORE THAN \$850 MILLION IN DOWNTOWN
INVESTMENT AND DEVELOPMENT

PRESENTED BY MATT ELLIS



History

- ✓ Master Plan Planning Process (2008-2009)
- ✓ Developed First-Ever Comprehensive Plan for Downtown Missoula
- ✓ Unanimously Approved by City Council & County Commission in August 2009
- ✓ Land Use & Circulation plus Sub-Strategies in Employment, Housing, Parking, Retail, Tourism and Infrastructure
- ✓ Intentional Effort to Implement Recommendations
- ✓ Approximately 70% of Master Plan Completed

Master Plan Study Area



Implementation Team

Co-Chair: Ellen Buchanan

Co-Chair: Matt Ellis

Corey Aldridge

Rod Austin

Dan Cederberg

Nick Checota

Lori Davidson

Jamie Ketch

Linda McCarthy

Jim McLeod

Laval Means

Jessica Morriss

Shane Stack

David Strohmaier

Ed Weatherbee

Pam Udall

Bryan von Lossberg

MRA Director, BID & MDA Boards

MDA Board, MPC Board, DM Board

Mountain Line GM, MDA Board

MPC Director; MDA Board, DM Board

BID and MDF Boards

Property/Business Owner, Wilma and Top Hat

Missoula Housing Authority Director

Dick Anderson Construction Project Engineer

Downtown Missoula Partnership (DMP) Staff

Principal, The Farran Group

Planner, City of Missoula Development Services

Planner, City of Missoula Transportation Services

Montana Dept. of Transportation, MDA Board

Missoula County Commissioner

Developer, Old Sawmill District

DMP Staff

Ward 1 Representative, Missoula City Council



DOWNTOWN MASTER PLAN HIGHLIGHTS

Front Street Corridor

Riverfront Triangle & Hotel Fox Current Site





Fox Hotel Conference Center

PLANNING STAGE



Riverfront Triangle

PLANNING STAGE

137 W. Front Street SakeTome Sushi Site



SakeTome Sushi





Top Hat Revitalized



New First Interstate Bank

Park Place Parking Garage Site



Park Place

Completed in 2013
325 parking spaces





Front & Higgins Site of Mercantile Residence Inn Marriott



Front & Higgins Site of Mercantile
Residence Inn Marriott



Clay & Front Street Site of ROAM Student Living





ROAM Student Living



ROAM Student Living



DOWNTOWN MASTER PLAN HIGHLIGHTS

Main Street Corridor

Site of the New Public Library





Missoula Public Library



202 E. Main
Site of Conflux
Brewery Co.



Conflux Brewery Co.



Radio Central Building Purchased & Under Renovation

Radio Central Building Facade Exposed





DOWNTOWN MASTER PLAN HIGHLIGHTS

Broadway Corridor

1205 E. Broadway Site of Missoula College





Missoula College

Garlington, Lohn and Robinson Building





County Courthouse Renovated

Retained City and
County services
Downtown

Corner of Orange & Broadway Site of Stockman Bank





Stockman Bank



DOWNTOWN MASTER PLAN HIGHLIGHTS

Higgins Avenue





THE  W



515 South Higgins Site of Gild Brewery



New Gild Brewery



New Renovation for The Roxy



Housing: A Decade Later
More than 1,200 Units Added



Old Sawmill District Site of Polleys Square Condominiums



Old Sawmill District Pollys Square



Old Sawmill
District

Cambium
Place



Old Sawmill District The Sawyer (Student Housing)

Downtown Motel
Annex
515 N. Adams

Site of Spruced
Lots





Spruced Lots

Site of Levasseur Townhomes





Levasseur Townhomes

Residential Investment Downtown Missoula

110 S. California	6 units
John Lynn Apartments	6 units
Hickory Heights	25 units
Lacy's Place	24 units
Levasseur Townhomes	5 units
Lee Gordon Place	7 units
Madison Duplex	2 units
ROAM Student Living	164 units (468 Beds)
Royal Apartments	14 units
Spruced Lots Apartments	10 units
Sweetgrass Commons	26 units
Toole Crossing	32 units
Toole Townhomes	4 units
*Old Sawmill District	700 units
*Riverfront Triangle	200 units
TOTAL	1,225 units

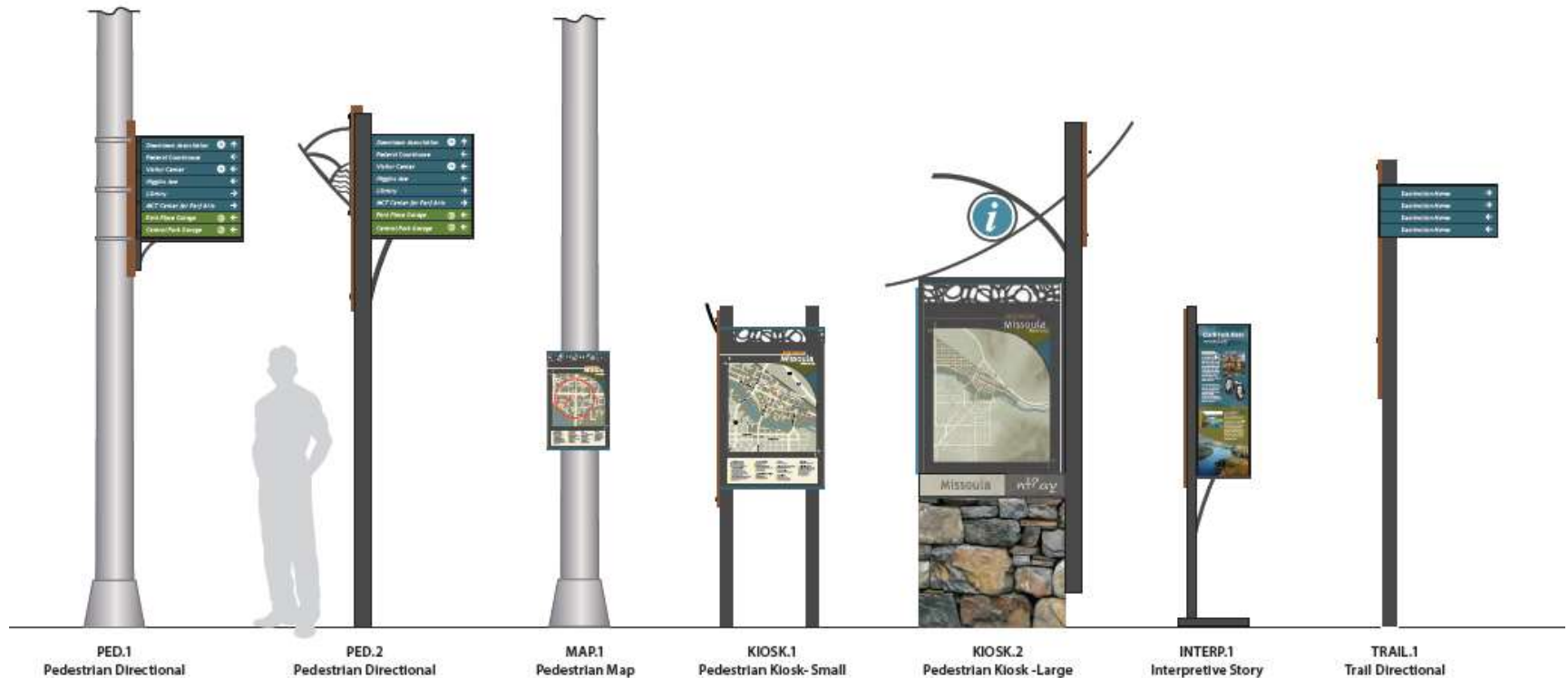
(*) Approximate units, actual number may vary upon project completion



CIRCULATION & INFRASTRUCTURE

Wayfinding Stage I

Pedestrian Signage Completed





Higgins Avenue Bridge Redecking, Improved Lighting and Pedestrian / Bike Mobility



MISSOULA ART PARK.....





CARAS PARK IMPROVEMENTS

Other
Accomplishments

Design Guidelines Completed Fall 2018

Front and Main Street Conversion Study
Completed

More than \$70 MM in Transportation
Projects

Downtown Missoula Hot Real Estate
Market for Investors and Business Tenants

Office Space Inventory Only 8.5% (without
Federal Building)

2019 MASTER PLAN UPDATE

Next Steps

- Raised Nearly \$350,000
- Issue RFP in June
- Hire Consultant By August
- Public Outreach Fall 2018
- Complete Update by Summer 2019

Master Plan Update Priorities

- Land Use
- Circulation & Infrastructure
- Downtown Housing
- Parking
- Street Design Standards
- Business Recruitment and Retention
- Health & Safety

QUESTIONS?



Downtown Missoula Partnership: MDA, BID, MDF
218 E. Main Street
linda@missouladowntown.com
406.543.4238