

# DOWNTOWN ALLEY INVENTORY & ACTIVATION PLAN

Project Report | SEPT 2020 - MARCH 2021



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## **Abstract**

This report follows suit with a national movement to improve alley conditions and turn them into public spaces. It is administered as prescribed by the 2019 Downtown Master Plan, comprising an “alley inventory and needs survey” (Stage 1), and a categorization and organization of upgrades and enhancements appropriate for each alley type” (Stage 2).

To inform Stage 1, a background of alleys is provided; this includes an overview of their history, the current interest in improving alleys, use of alleys in Missoula, and other Downtown Missoula conditions that are expected to influence or otherwise affect alleys. This information directly informed the data the site surveys aimed to collect.

Site surveys conducted on the eighty-one Business Improvement District (BID) blocks revealed forty-four alleyways; analysis of alley conditions revealed the majority to contain similar characteristics (e.g. asphalt paving, 20’ wide, generally clean with some stains or corrosion). Activation recommendations identify alleys with the fewest infrastructural barriers to improvement while emphasizing that the success of activations depends on the willingness and engagement of each alley’s relevant business and property owners.

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## I. Introduction

Alleys, active or passive, “are quintessentially about movement, whether by individuals perambulating and pedaling, vehicles accessing business backdoors, or water flowing from rooftops to drains,” the “potential for human encounter, and utility in moving people, merchandise and water through the urban fabric, alleys possess compelling potential to produce a vibrant secondary public realm that might also help to repair the ecological performance of our cities.”

Urban alleyways are one of this decade’s biggest urban development improvement trends. Often encompassing large swathes of core urban land, alleys’ revitalization presents immense opportunity to redefine and humanize cities. Inspiration from this movement was incorporated in the 2019 Missoula Downtown Master Plan Update.

Alleys have likely been present in Missoula since the city’s founding in the late 1800s. Initially used as shortcuts through blocks, alleys became permanent establishments for service and delivery access, trash storage and collection, and utilities and vehicle parking<sup>1</sup>. Today, Missoula’s Downtown alleys are in varied condition — many being underutilized and ignored by the general public — and it is this project’s goal to identify what their contribution to the social, cultural, and economic fabric of Downtown could be.

The primary purpose of this research is to make the condition of alleys and blocks in the Business Improvement District clear and accessible; specifically accomplishing Goal 2, Strategy 9, Actions 9.1, Stage(s) 1 and 2. This incorporates the alley inventory and needs survey, followed by a categorization of downtown alleys by need and the development of an improvement toolkit. This sets up for Stage 3 of Action 9.1, prioritizing and implementing capital improvements on Downtown Missoula Alleyways.

With this, relevant stakeholders (e.g. business owners and property owners) can gain a sense of priority and direction in improving alleys to complement and enhance existing retail, infrastructure, and the experience of Downtown Missoula.



**Figure 1.** The Florence Alley reimagined as a community space, providing an example of how Downtown alleys can be transformed into vibrant and unique spaces - places where people want to come to sit, dine, and play.

<sup>1</sup>Conzen, Michael P. *Alleys*. 2005, [www.encyclopedia.chicagohistory.org/pages/38.html](http://www.encyclopedia.chicagohistory.org/pages/38.html).



Figure 2. Alley Park.



Figure 3 (top). Seattle Alley Rendering.

Figure 4 (bottom). Alley Workshop.



Figure 5 (top). Cooper's Alley, Chattanooga, TN.

Figure 6 (bottom). Detroit Alley.

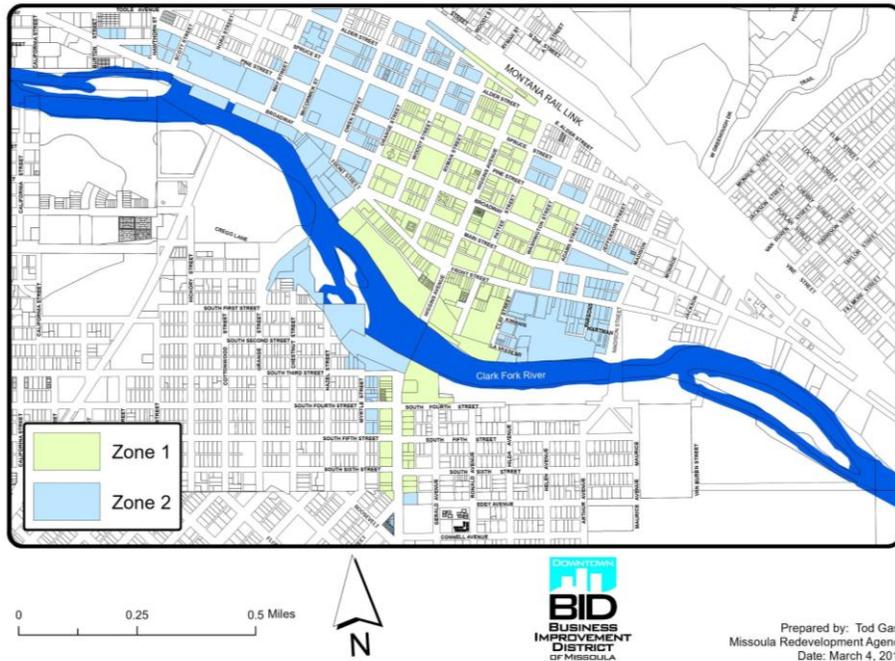


Figure 7 (top). Laneway Improvement Rendering.

Figure 8 (bottom). Specialty Retail at Eckington Yards.

## II. A Closer Look at Alleys

This project focuses specifically on the alleys in Zones 1 and 2 of Downtown Missoula’s Business Improvement District (BID). The BID was created in 2005 to unify Downtown property owners in maintenance and management of Downtown’s common-area spaces. With a focus on cleanliness, safety and economic vitality, the BID is responsible for the removal of garbage, recycling, graffiti, and snow, supporting hospitality services, business development initiatives, and research. As such, alleys in the BID are in a leveraged position of having access to resources necessary for these activations. **Figure 9.** Missoula Business Improvement District 2020.



‘Activation’ improvements are those aimed at increasing the public’s engagement “with their city and fellow citizens”<sup>2</sup>; they are directly aimed at combating ‘passive’ urban designs that are neither stimulating nor scaled for human users. Alleys present a textbook example of this type of ‘passive’ infrastructure. Alleys in Missoula were built into blocks that emerged from the railroad and lumber industry. Meant as a space for ‘backdoor’ movement, alleys have no one designated use, the presence of which was up to landowners.<sup>3</sup> “In the 19th century, American cities used alleys to hide the more utilitarian, less attractive functions of urban life including service and servant access, barns for horses and carriages, and even small shops and areas for children to play. However, the 20th century saw alleys nearly eliminated from the American urban landscape.”<sup>4</sup> “As the incidence of car ownership rose – and it did so really fast – the alley disappeared, developers platted lots back-to-back. — Long thin blocks means less access, of course less walkability and permeability, eventually less security, and certainly a

<sup>2</sup>Slade, Tara. “Island Inspired Urban Activation.” *Pop Up City*, 7 Dec. 2016, [popupcity.net/observations/island-inspired-urban-activation/#:~:text=Site%20specific%20urban%20activation%20is,their%20city%20and%20fellow%20citizens.](http://popupcity.net/observations/island-inspired-urban-activation/#:~:text=Site%20specific%20urban%20activation%20is,their%20city%20and%20fellow%20citizens.)

<sup>3</sup>Gilder, Don. “Missoula Street Names Recall Events of History and Ancient City Feuds by 'Stan' Healy.” *Old Missoula*, 4 May 2019,

[oldmissoula.com/index.php?option=com\\_content&view=article&id=1669%3Amissoula-street-names-recall-events-of-history-and-ancient-city-fueds-by-qstanq-healy&catid=47%3Anotes-on-missoula-street-names&Itemid=3.](http://oldmissoula.com/index.php?option=com_content&view=article&id=1669%3Amissoula-street-names-recall-events-of-history-and-ancient-city-fueds-by-qstanq-healy&catid=47%3Anotes-on-missoula-street-names&Itemid=3)

<sup>4</sup>Canin Associates. “Alleys in Urban Design: History and Application.” *Canin Associates*, Canin Associates <https://www.canin.com/Media/Caninsquarelogo.svg>, 18 Jan. 2021, [www.canin.com/alleys-in-urban-design-history-application/](http://www.canin.com/alleys-in-urban-design-history-application/).

crimp in urban mobility, whatever your means of locomotion.”<sup>5</sup>

Today, Missoula’s alleys range anywhere from non-existent, melded into parking lots, or oft-used automobile routes. “These almost-accidental spaces between buildings have existed in a sort of limbo: not quite streets, but still thoroughfares; not private, but not public enough to feel protected; backdrops to crime or filled with trash heaps.”<sup>6</sup>

These ‘almost-accidental spaces’ comprise nearly 528,000ft<sup>2</sup> of undesignated, poorly maintained, potentially wasted space in Downtown (~5% of the BID’s total land area). Without this alley exploration, the condition, potential, and future trajectories of alleys is unknown and unclear. Increased pressure will be placed on this knowledge and the ability to activate these spaces as Missoula’s Downtown businesses and population continue to grow.

A review of Downtown Missoula’s context provides a wealth of considerations for future alley activations. At the block level, the most detail is revealed around what can be anticipated in and around alleys. On a block in Downtown Missoula you will find a variety of overhead power lines, fire escapes, utility meters, and building and paving surfaces. Some alleys are already fitted with striking art (e.g. sculptures and murals) that form the foundation for activation and engagement. The presence, quality, and quantity of these variables is expected to have a drastic effect on the valence of the public’s perception. Other important but less explicit influences on block-wide alley conditions are existing or planned capital improvement projects; an example includes the North Riverside Parks and Trails plan that directly affects all BID blocks (and alleys) bordering the north side of the Clark Fork River.<sup>7</sup>

In the late 1990s and early 2000s, several alleys were re-paved with concrete as part of an annual program in partnership with the Public Works Department. Property owners and residents found the existing gravel alleys to appear unkempt and kick-back large amounts of dust while asphalt alleys presented other problems with rapid deterioration and inadequate drainage. Concrete turned out to be the solution, with the added benefit of reasonably low cost and may easily maintained at similar levels of structural quality; planners and property owners also took this opportunity to reevaluate or replace utility infrastructure. It should be noted, though, that re-paving required 100% written concurrence of all landowners on a block in order to proceed and as such some alleys were skipped.

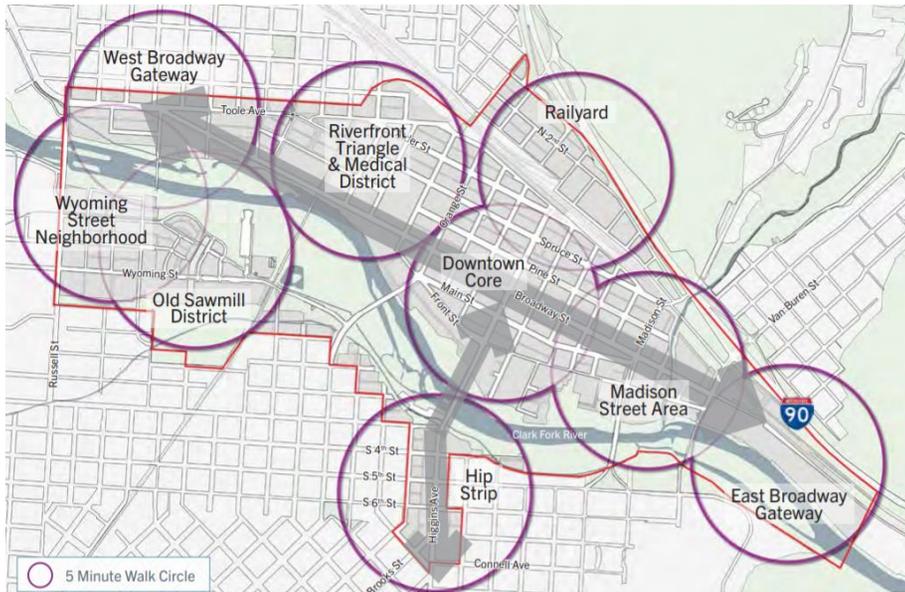
The entirety of Downtown Missoula encompasses various zones — including the aforementioned BID as well as various Special Design Districts. These are various neighborhoods that make up downtown and exist in various conditions. The Districts are the West Broadway Gateway, the Riverfront, the Railyard, the Downtown Core, the Pine Street Historic District, the Madison Street Area, the Hip Strip, the Old Sawmill District, and the Clark Fork Riverbanks. Knowing which design district a block is in will be a helpful guide for the ideal design improvement in the alley (neighborhood design specifics are highlighted in the following sections).

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<sup>5</sup>Aandh. “A Short, or Even a Long History of Alleys.” *A Town Square*, 23 Nov. 2017, [heckeranddecker.wordpress.com/2017/11/23/a-short-or-even-a-long-history-of-alleys/](http://heckeranddecker.wordpress.com/2017/11/23/a-short-or-even-a-long-history-of-alleys/).

<sup>6</sup>Anzilotti, Eillie. “A New Life for Urban Alleys.” *Bloomberg City Lab*, Bloomberg.com, 14 July 2016, [www.bloomberg.com/news/articles/2016-07-14/the-push-to-revitalize-urban-alleys-across-the-united-states-is-fostering-community-and-sustainability](http://www.bloomberg.com/news/articles/2016-07-14/the-push-to-revitalize-urban-alleys-across-the-united-states-is-fostering-community-and-sustainability).

<sup>7</sup>DMP GOAL: Arts & Culture, Economic Development, Historic Preservation: Action 2.1



**Figure 10.** Five-minute walks around the Downtown Neighborhoods.

Finally, when observing Downtown Missoula as a whole, the Downtown Master Plan (DMP) aims to reinforce the reputation of Downtown as the Heart of Missoula, adorned by the Clark Fork River and cradled by the Rocky Mountains. Region-wide, any and all improvement should seek to support outdoor recreation, local cultures, histories, and identities, inclusivity, and economic vitality. A goal of the DMP, the Missoula Wayfinding Plan<sup>8</sup> (a city-wide pedestrian and automobile wayfinding project) is a key component of existing public-facing infrastructure that unites the entire Downtown area. This may present an opportunity for enhancing existing design identity or encouraging pedestrian circulation through blocks, incorporating alleys.

<sup>8</sup> MERJE. "Missoula Wayfinding Program." *Projects*, <https://merjedesign.com/projects/missoula/>



**Figure 11 (top).** The Belt, Downtown Detroit.  
**Figure 12 (bottom).** Vancouver Alley Activation



**Figure 13.** Pocket Park, Ridge Avenue.



Figure 14 (top). "The Alley" in Montgomery, AL (day)  
 Figure 15 (bottom). "The Alley" in Montgomery, AL (night)

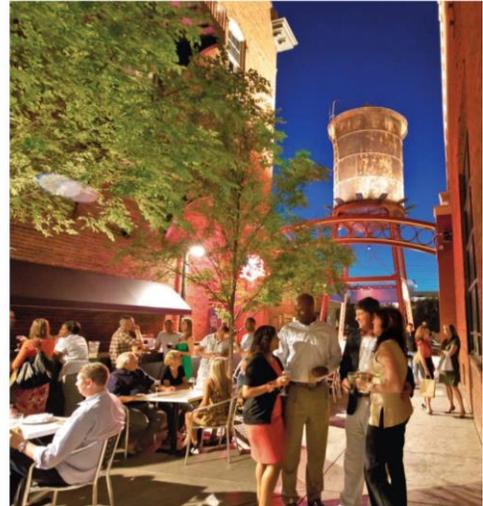


Figure 16 (top). "The Alley"  
 Figure 17 (bottom). Alley in Denver, CO



“THE ORB ALLEY” IN MIAMI BEACH



FORT COLLINS CO

Figure 18 (top). “The Orb Alley” in Miami Beach  
 Figure 19 (bottom). Alley in Fort Collins, CO



LUBBOCK: TRAIN TRACKS NEAR BUDDY HOLLY AVE BEFORE



LUBBOCK: TRAIN TRACKS NEAR BUDDY HOLLY AVE AFTER

Figure 20 (top). Lubbock Alley, Before Activation  
 Figure 21 (bottom). Lubbock Alley, After Activation

### III. Improvement Types and Goals

To guide the acquisition and analysis of alley condition data, it is necessary to narrow the focus of engagement and design goals. Many North American cities have been focused on reevaluating their alleys, both in terms of their functional role in street networks, but also with an eye to their placemaking potential. Emphasis in programs such as Chicago’s Green Alley program, Seattle’s Alley Network Program, and Iowa City’s Green Alleys is placed on ‘green’ upgrades to stormwater drainage; other programs such as San Francisco’s Living Alleys aim to create “shared multipurpose public spaces – traffic calmed environments that contrast the heavy traffic on the surrounding arterial streets.”<sup>9</sup> A number of cities have gone a step further and retrofitted alleys as enhanced public places. Denver’s Dairy Block alley in Lower Downtown, Post Alley near Pike Place Market in Seattle, Printer’s Alley in Downtown Nashville, The Alley in Downtown Montgomery, Freak Alley in Boise, and Elfreth’s Alley near the waterfront in Philadelphia are examples of alleys that have been rescued and placed into service as destinations.”

The common goals that emerge from these projects revolve around: circulating the public, protecting pedestrians, enhancing ecological value, and creating engaging public spaces. These goals closely parallel the ‘big five’ goals prioritized in the Downtown Master Plan: Downtown Needs to be More than One “Postcard” Street; Improve Mobility, Health & Safety; Stay Original. Stay Authentic. Be Green. And Create Opportunity; Enhance Parks & Public Spaces, & Better Utilize the River; and creating a Downtown for Everyone. A simplified iteration of these goals are: Basic Improvements; Green Improvement; Circulation Improvements; and Destination Improvements. The following section outlines various expected characteristics of each Improvement Goal category. One of the key aspects to alleyway activation is that it is a process; elements may be added incrementally or changed over time and great variability is expected.

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<sup>9</sup>“Market Octavia Living Alleys.” *Market Octavia Living Alleys | SF Planning*, [sfplanning.org/market-octavia-living-alleys](http://sfplanning.org/market-octavia-living-alleys).

### Basic Improvements

Basic Improvements aim to repair blighted and hazardous infrastructure and modernize delivery and waste collection services. They are applicable for all alleys but may be the highest potential condition for some (likely residential) alleys. These improvements may often come before Circulation or Destination Improvements. The primary references for conditions to report for Basic Improvements came from the Downtown Master Plan and the ASTM E1527-05, ASTM E1903-11 Standard Practice for Environmental Site Assessments: Phase(s) I & II Environmental Site Assessment Process.

The data collected is intended to establish a baseline and, when viewed collectively, provide insights as to what is and isn’t functioning well Downtown. Drain count and pools of liquid are excellent implications of the capacity for and efficiency of drainage in each alley. Vandalism and litter are negative conditions indicative of the human use and perception of each alley. Stains and corrosion in an alley point to neglected or degrading infrastructure that will need to be addressed in activation. Odors are indicators of the perception of cleanliness and subsequent desire to engage in an alley. Lighting in an alley creates visibility and perceptions of safety, another necessary component for activations. Drive-throughs and parking lots on blocks are permanent infrastructure that meet the use need of basic alleys but present a liability to all other improvements as automobiles and pedestrians are inversely related to one another.<sup>10</sup>

Storage containers demonstrate a basic use-need that must be met prior to activation as objects like shipping containers are an eyesore to the public. Waste bin count, size, and *stream* (specific type of waste) all help with identifying the types and extent of waste disposal needs for properties on each block. Blocks with large waste needs (e.g. 11+ bins) must find a solution of block-wide minimization or consolidation prior to activation as the public will likely not engage with an alley dominated by trash. Delivery

<sup>10</sup>DMP GOAL: Urban Design: Action 1.14.

frequency is determined by need and the route is set by an algorithm.<sup>11</sup> As a result, modernization of delivery practices will need to focus on limiting hours, minimizing trucks, or co-locating drop-off locations that optimize right-turns for drivers.<sup>12</sup>

## Green Improvements

Green Improvements revolve around stormwater and sustainability. Stormwater management, the primary focus of ‘Green Infrastructure,’ is a highly valuable intervention in this Downtown that averages 80 inches of precipitation per year<sup>13</sup> and is cradled by rich, fertile soils.<sup>14,15</sup> Green infrastructure may include permeable pavement, bioswales, or rain gardens; elements that capture and filter water, avoiding runoff that floods, collects pollutants, and degrades infrastructure. Rain gardens, or landscaping that is not grass-dominant, is valuable when done with plants that have a low water need but a high capture ability. Existing permeable infrastructure and landscaping are assets to Green Improvement goals.<sup>16</sup> Trees within alleys are important assets for Green Improvement goals for their erosion prevention, urban heat island reduction, and carbon filtration.

Zero Waste goals, or any waste reduction and management goals, are integral to sustainable improvements and may be considered for Green Improvements. Components to look at around these concepts are: recycling needs and potential, composting needs and potential, and current disposal infrastructure.

## Circulation Improvements

Circulation Improvements involve the optimization of pedestrian mobility through and around Downtown through clear pedestrian (and bicycle, where applicable) paths in conjunction with automobile limitations. Current circulation conditions in Downtown struggle with the “difficulty of crossing streets safely, the need for modern accessibility features<sup>17</sup>, and the need for better wayfinding” — elements that should be highlighted in activations wherever possible. Benefits to Downtown’s existing circulation infrastructure include the “highly-connected, small-block, low-speed street network” and abundant bicycle infrastructure (both Neighborhood Greenways and on-street bike lanes). Circulation Improvements will want to consider ensuring secure bike parking and a Winter-season maintenance plan.

## Destination Improvements

Destination Improvements aim to enhance the sense of place within each block, capitalizing on existing property identities and business uses. Historic buildings on blocks present potential to create places imbued with a historical atmosphere.<sup>18</sup> Authorized under the National Historic Preservation Act of 1966, the National Register includes districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture. Downtown Missoula features 40 of these buildings surrounded by: the East Pine Street Historic District, the Missoula Southside Historic District, and including the Missoula Downtown Historic District. Similarly, blocks within the Cultural Campus or with a Cultural Building present opportunities to develop on existing cultural

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<sup>11</sup> <https://www.getstraightaway.com> “Route Planner App: Delivery Optimization.” *Straightaway*, 30 Aug. 2018, [www.getstraightaway.com/](http://www.getstraightaway.com/).

<sup>12</sup> UPS Staff Writer. “ORION: The Algorithm Proving That Left Isn’t Right.” *UPS*, 5 Oct. 2016, [www.ups.com/us/en/services/knowledge-center/article.page?kid=aa3710c2#:~:text=UPS%20started%20examining%20the%20idea,best%20places%20on%20delivery%20trucks](http://www.ups.com/us/en/services/knowledge-center/article.page?kid=aa3710c2#:~:text=UPS%20started%20examining%20the%20idea,best%20places%20on%20delivery%20trucks).

<sup>13</sup> “Missoula, Montana Climate.” *BestPlaces*, Sperling’s Best Places, [www.bestplaces.net/climate/city/montana/missoula#:~:text=Missoula%2C%20Montana%20gets%2015%20inches,inches%20of%20snow%20per%20year](http://www.bestplaces.net/climate/city/montana/missoula#:~:text=Missoula%2C%20Montana%20gets%2015%20inches,inches%20of%20snow%20per%20year).

<sup>14</sup> Lonn, et. al. “Geologic map of the Missoula East 30' x 60' quadrangle, western Montana.” *National Geologic Map Database*, USGS. [https://ngmdb.usgs.gov/Prodesc/proddesc\\_94499.htm](https://ngmdb.usgs.gov/Prodesc/proddesc_94499.htm)

<sup>15</sup> **DMP GOAL: Arts & Culture, Economic Development, Historic Preservation: Action 1.4, 1.5**

<sup>16</sup> **DMP GOAL: Parks & Open Space, River Access, Sustainability: Action 1.1**

<sup>17</sup> **DMP GOAL: Transportation, Parking, Infrastructure: Action 10.1**

<sup>18</sup> **DMP GOAL: Urban Design: Action 1.5**

**DMP GOAL: Arts & Culture, Economic Development, Historic Preservation: Action 1.4**

infrastructure, creating alleys that display and engage the public with art and culture.

Businesses, such as food retail or non-profits, may use Destination Improvements to expand the existing public uses of the block. This could manifest in multiple ways, including outdoor seating and dining, alley-facing business entrances, or alley markets. Existing canopies and furniture on a block is an asset to this Improvement type.

A final, key aspect to creating successful 'places' and public destinations is by ensuring accessibility. Destination Improvements are expected to benefit from being located within  $\frac{1}{8}$  mi of public transit.<sup>19</sup>

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<sup>19</sup>DMP GOAL: Inclusiveness, Regional Affordability: Action 1.3



Figure 22 (top). Alleyway Park.

Figure 23 (bottom). Makers Alley, Wilmington, DE.

Figure 24. An Umbrella Alley, Portugal



Figure 25 (top left). Dumpster Art, Landscape  
Figure 26 (mid left). Dumpster Art, Rollaway Fish  
Figure 27 (bottom left). Dumpster Art, Cultural  
Figure 28 (top right). Dumpster Art, Sustainability  
Figure 29 (bottom right). Dumpster Art, Marketing



Figure 30 (top).  
Figure 31 (bottom).



Figure 32 (top).  
Figure 33 (bottom).



**Art Alley**  
East Lansing



**Figure 34 (top).** Art Alley, East Lansing.  
**Figure 35 (bottom).**



**Figure 36 (top).**  
**Figure 37 (bottom).**

## **IV. Stage 1**

As instructed from Stage 1 of the Downtown Master Plan, Urban Alleyways Page 3.25, this project seeks: a site plan, including dimensions and direction of traffic flow; documentation of alley condition and infrastructure needs, including drainage, overhead utilities, and pavement surfaces; documentation of business ownership, business type, and property ownership; and documentation of delivery services and trash collection practices.

### **Methods**

From September 2020 to March 2021, Madison collected site data on Downtown Missoula through in-person surveys on alley infrastructure and condition (using ArcGIS 123 Survey), satellite imagery analysis of infrastructure, and curation of relevant property and business information through MT Cadastral and other online search platforms.

All eighty-one blocks were visited but comprehensive site data was collected only for blocks containing a clear alley thoroughfare; this resulted in forty-four alleys to be studied. The Missoula Redevelopment Agency's 2009 Retail Inventory Map was used for block referencing and identification. All images were captured using an iPhone 11 camera.

## Critique

This study provided foundational, generalized knowledge about alley conditions and needs. With the time constraint of five months and constant revision of the desired final product, there simply wasn't enough time to take a deep dive into the complex system in which every alley is engaged. As a result, this study is only able to identify the largest, most immediate hurdles or assets to the four activation types. Individual capital improvements will require the collaboration of property owners and a deeper site analysis relevant to their activation goals.

**Lighting:** Lighting will be a common and necessary intervention to activate alleys but assessing each block's lighting needs requires its own study; this would incorporate light fixture counts, charting lumens, light color, design type, cut-off allowance as relates to light pollution, and natural light allowances on each block. The survey found each block was equipped with lighting infrastructure but failed to capture the complexity of lighting infrastructure.

**Parking Infrastructure:** Parking infrastructure is captured in property information but the size and capacity — or hours of operation — are unknown and would prove useful in further analyses. Many properties provide space between the building rear wall and the alley border for private parking. This space could be annexed in activations if alternative parking is available

**Cameras:** Similarly, most alleys have cameras but their ownership and effectiveness is unknown. Cameras will be assets to the feeling of safety in any type of alley and the necessity to understand or control their operation will likely increase with the onset of Destination Improvements.

**Property Information:** Property ownership and addresses were captured from MT CADAstral. Business ownership proved harder to collect, coming

from Google Searches and the MDP Database. While this, and building-specific data was intended to be captured in this inventory, it proved to be too time consuming for the broad-level overview intended by this project. As a workaround, the presence of 'Canopies' was collected to imply the presence of a business entrance but cannot be assumed to be true. Useful information for further, individual block studies would include individual building height and number and type (public/private) of rear entrances.

In conducting the research, the most current City of Missoula sponsored maps of Downtown Missoula building footprints and block lines were created in 2009 by the Missoula Redevelopment Agency. These were too outdated to use as reference material for the project, thus OpenStreetMap data was sourced instead.

This project found significant difficulty in finding a cohesive and pertinent scoring system for alley conditions, such that it would indicate an alley's best fitness for each Improvement Goal type. Weighing features such as 'art and murals' against 'cracked land cover' proved too subjective to provide a repeatable conclusion. As a result, the 'majority' conditions are found to provide the baseline condition for Downtown Alleys; conditions present that deviate from the norm are listed in the individual block assessment.

Additional analyses that would provide useful include surveys of the public regarding what they admire about activated alleys, surveys of business and property owners' desires for the alleys, and survey-grade maps of Downtown Alleys, images of alleys at night and in all four seasons.

## V. Stage 2

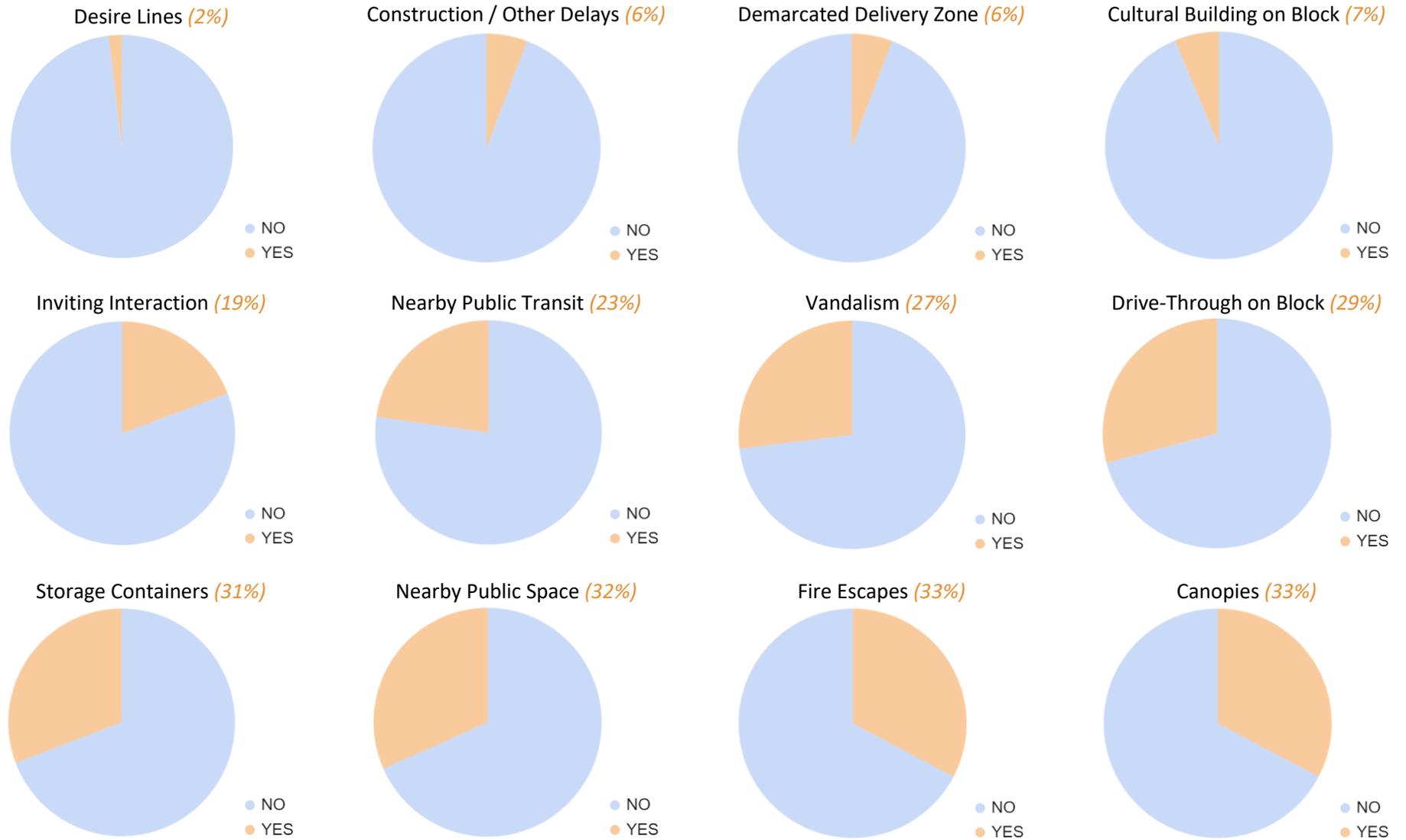
As instructed from Stage 2 of the Downtown Master Plan, Urban Alleyways Page 3.25, this project seek to: sort and prioritize alleys, to recommend appropriate upgrades and enhancements, identify improvement responsibilities among stakeholders

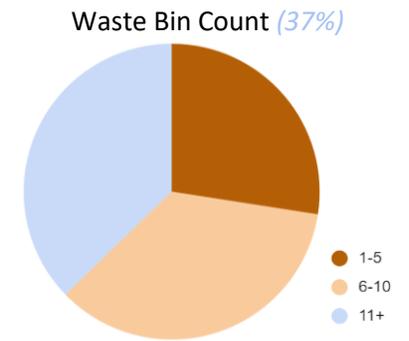
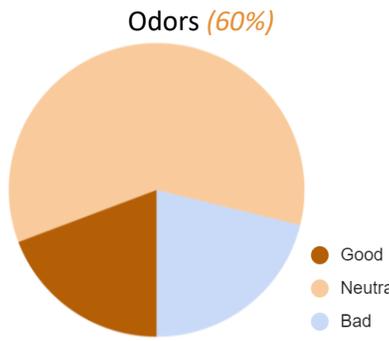
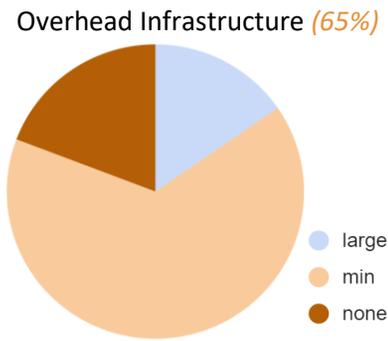
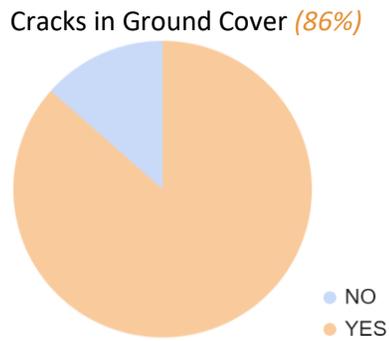
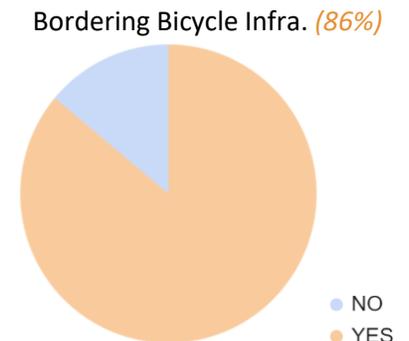
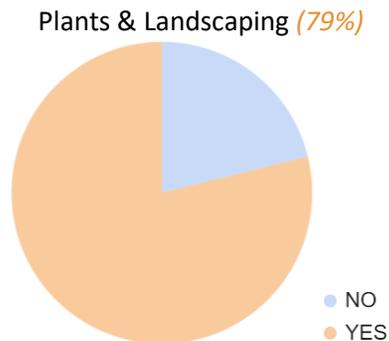
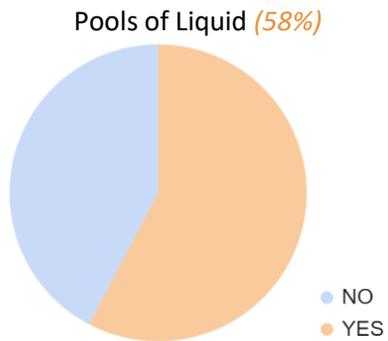
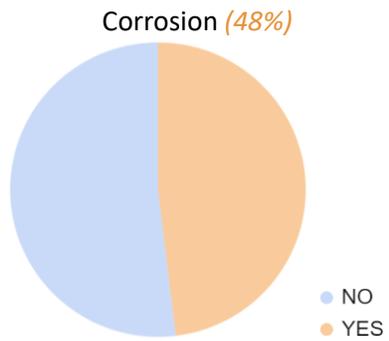
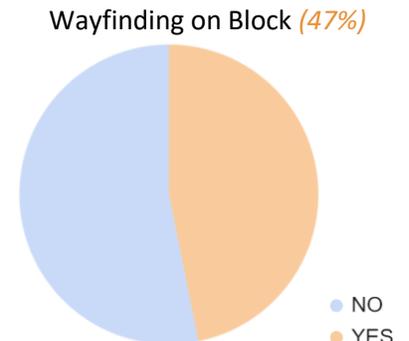
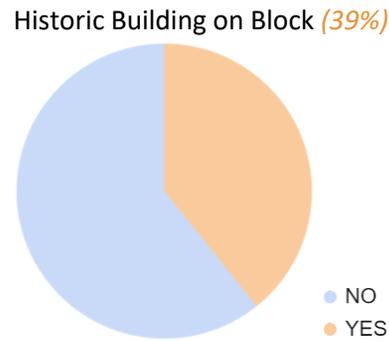
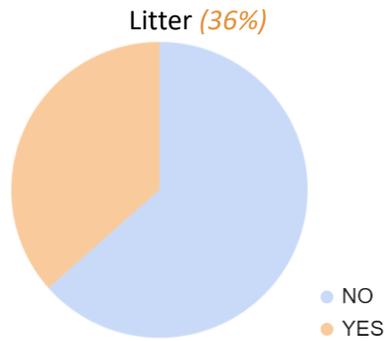
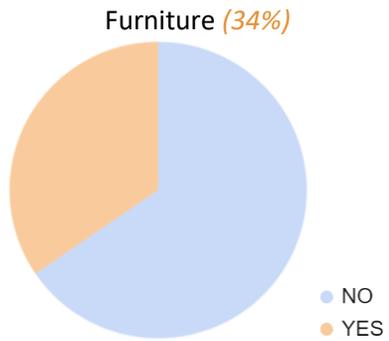
Forty-four alleys were found among the eighty-one blocks in the Business Improvement District, the majority of which were in the Downtown Core neighborhood. The empirical data shows that the average alley is asphalt, 19'-20' wide, that traverses East-West. The high finding of trees and landscaping will prove useful for Green and Destination Improvements.

Of the conglomerate of observed waste bins, the frequency of each stream was found to be: 30% Landfill, 24% General Recycling, 16% Cardboard Recycling, 8% Plastic Recycling, 11% Grease, and 10% Compost.

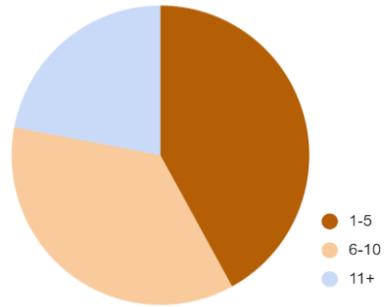
The current, largely homogenous infrastructure conditions require an emphasis on the unique: cultural and historic buildings, existing art, unique alley forms, and flexible parking lot owners. For this reason, the following block-by-block analyses of individual alleys will list conditions related to that alley *only if* they deviate from the average findings. These average, or baseline findings, are visualized on the following page as an 'Aggregate Finding of Alley Conditions.'

# Aggregate Findings of Alley Conditions

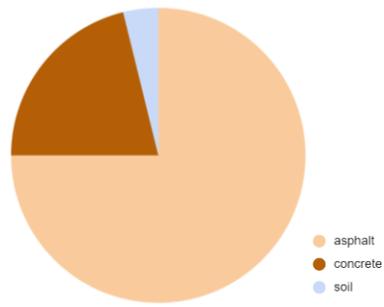




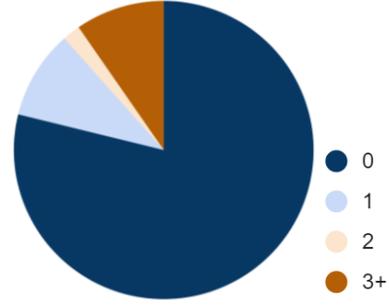
Utility Meter Count (42%)



Land Cover in Alley (75%)



Drawings/Art (79%)



Drain Count (33%)

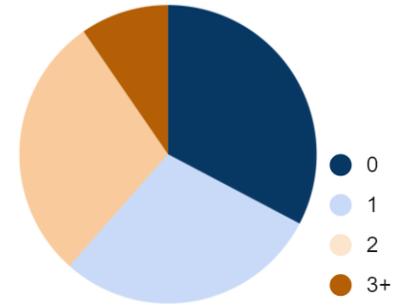
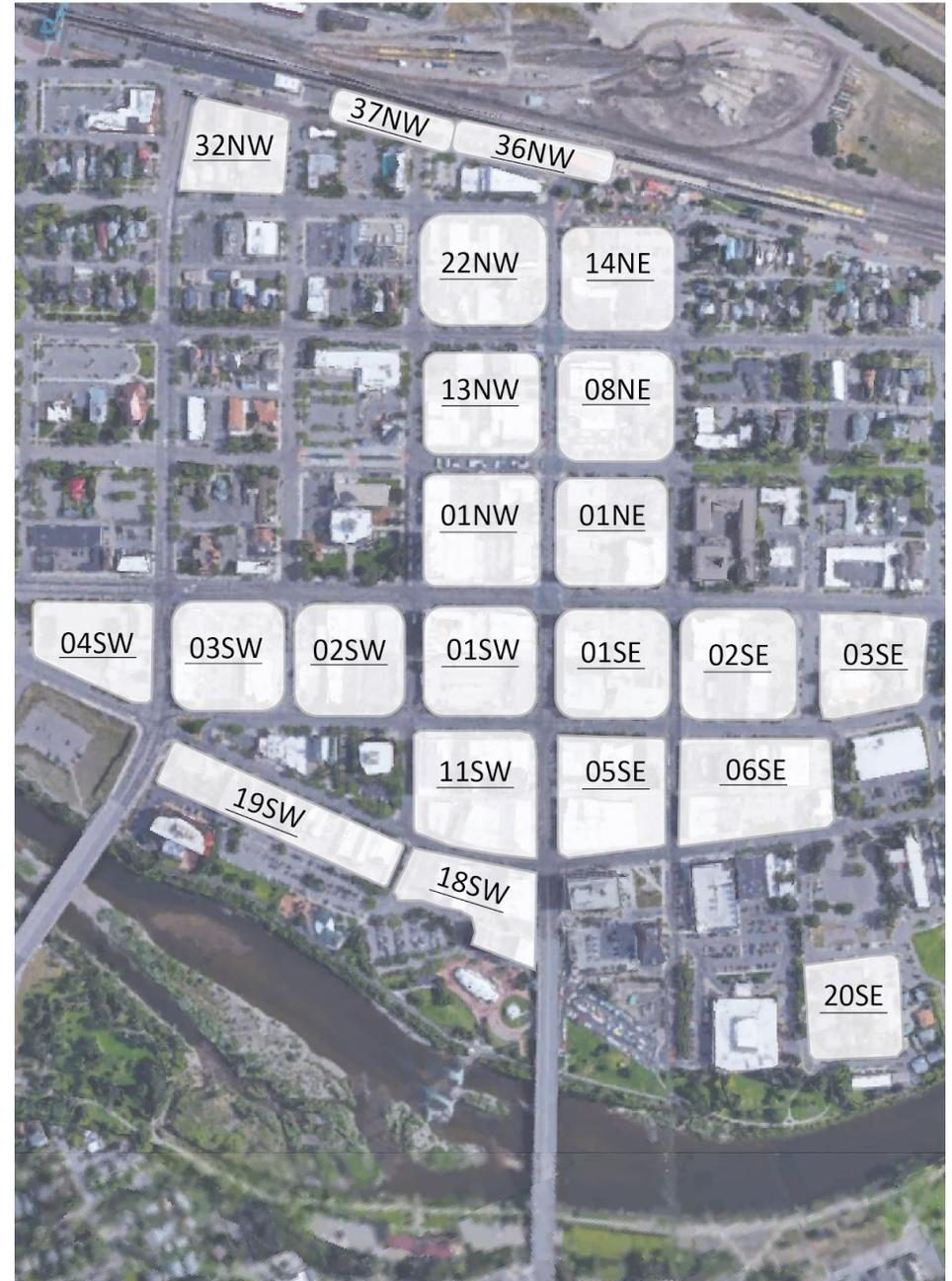


Table 1. Aggregate Findings of Alley Conditions

## The Downtown Core Blocks

Higgins Avenue is vital, intelligent, courageous, and sensitive. Higgins Avenue has great buildings aligned with wide sidewalks, street trees, bike paths, and on-street parking; it is the complete ‘postcard view’ of Downtown Missoula. Its buildings are quite literally on postcards. Although there are numerous experiences throughout the Downtown, urban design and the street wall are not as complete once you leave Higgins Avenue.



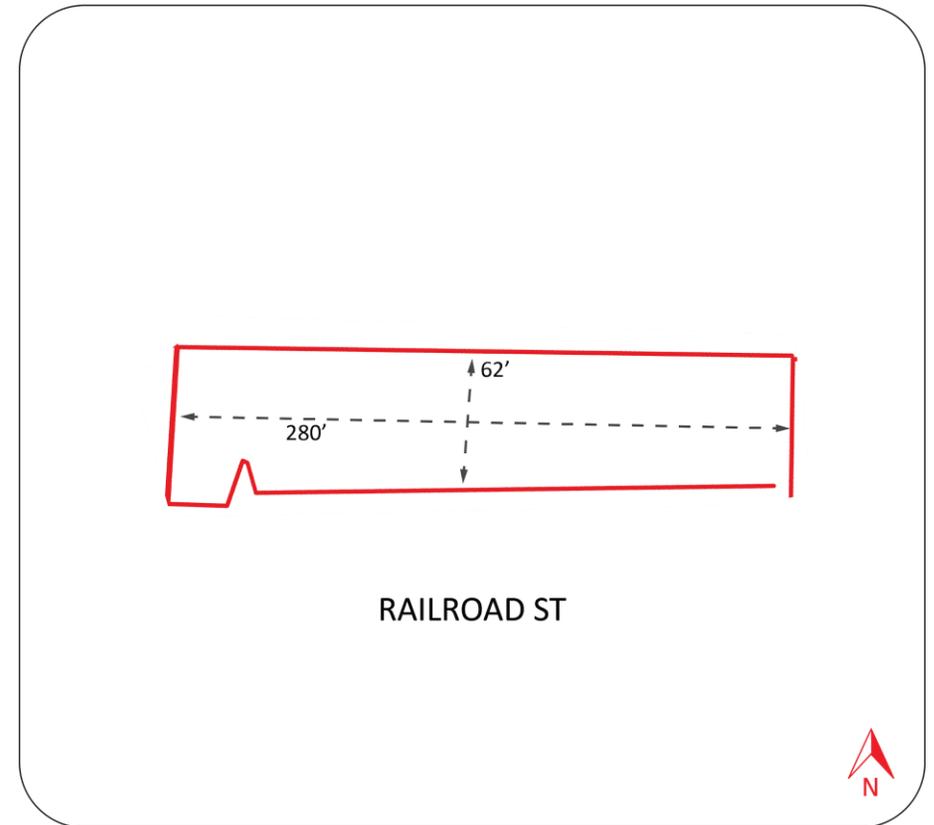
## BLOCK 37NW

### BID Zone 1

Large Overhead Infrastructure, 6-10 Waste Bins, Compost Disposal Needs, Canopies, Furniture, Invites Interaction, 3+ Drains, No Pools of Liquid, Vandalism, Good Odors

#### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 7: Pursue development of the Railyard  
Action 7.1  
Action 7.3
- Strategy 8: Enhance Historic Preservation Efforts  
Action 8.6
- Strategy 10: Urban Renewal Districts  
Action 10.1



**SITE PLAN.** Block 37NW Alley Dimensions.

#### PROPERTY INFORMATION

Ownership: Private  
Parking Lots: ONE

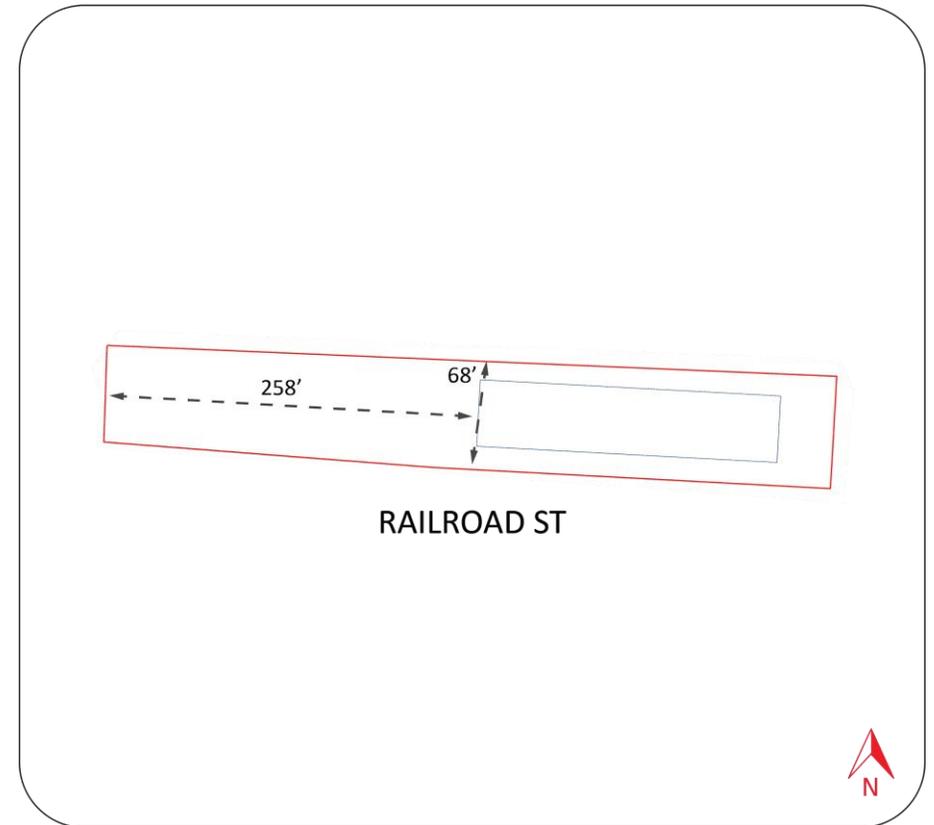
## BLOCK 36NW

### BID Zone 1

No Overhead Infrastructure; Pedestrian Wayfinding on Block; 1-5 Waste Bins; Cardboard, Grease disposal needs; Container size: large; Gravel, Soil, Brick Groundcover; No Pools of Liquid

### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 4: Improvements for the area North Higgins  
Action 4.1
- Strategy 7: Pursue development of the Railyard  
Action 7.1  
Action 7.3
- Strategy 8: Enhance Historic Preservation Efforts  
Action 8.6
- Strategy 10: Urban Renewal Districts  
Action 10.1



**SITE PLAN.** Block 36NW Alley Dimensions.

#### PROPERTY INFORMATION

Ownership: Private  
Parking Lots: ONE

#### BUSINESSES

Northern Pacific Building



**PHOTOGRAPHIC OVERVIEW.**

Block 36NW Satellite and Ground-Level Perspectives.



**UNTITLED.**  
By Unknown.

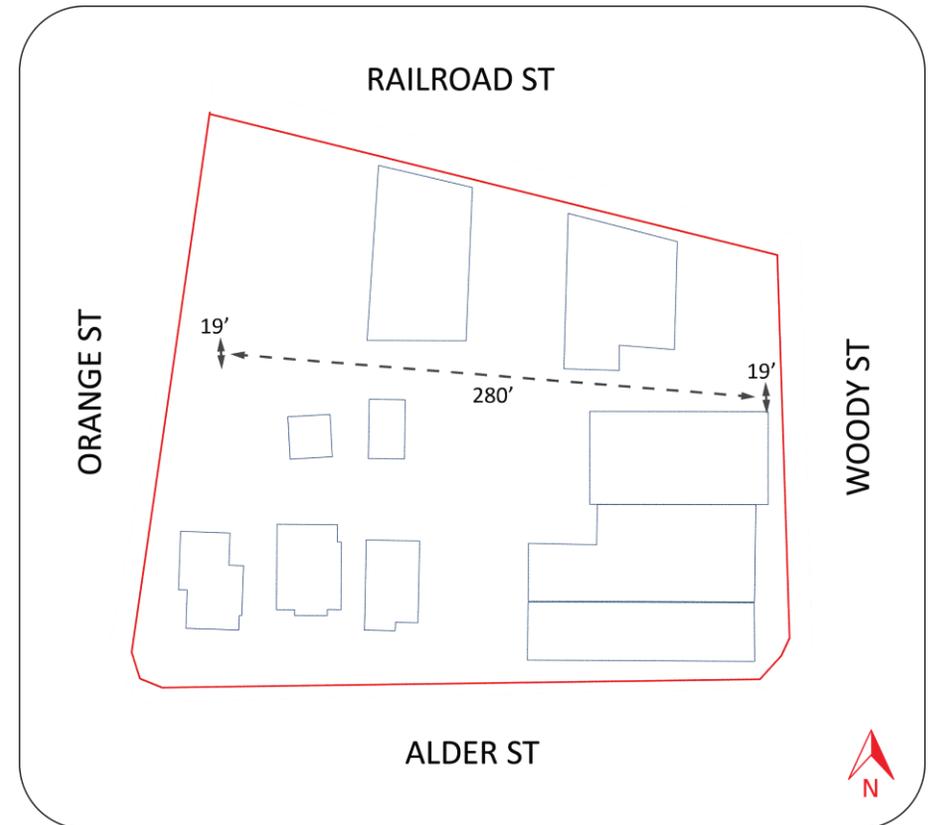
## BLOCK 32NW

BID Zone 2

6-10 Waste Bins; Grass, Gravel Groundcover; No Groundcover Cracking; No Pools of Liquid; 3+ Drawings / Art Piece; No Stains

### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 4: Improvements for the area North Higgins  
Action 4.1
- Strategy 3: Connect Across Orange Street  
Action 3.1  
Action 3.5
- Strategy 8: Enhance Historic Preservation Efforts  
Action 8.6
- Strategy 10: Urban Renewal Districts  
Action 10.1



**SITE PLAN.** Block 32NW Alley Dimensions.

#### PROPERTY INFORMATION

Ownership: Private  
Parking Lots: THREE

#### BUSINESSES

Cedar Mountain Software  
K&C Foods  
Montana Antique Mall  
PantrySoft  
PartnersCreative

Purusa Yoga  
Silver Dollar Bar  
Team Shirts  
Weldone Welding



**PHOTOGRAPHIC OVERVIEW.**

Block 32NW Satellite and Ground-Level Perspectives.



**GHOST SIGN.**  
By Unknown.



**ORANGE STREET UNDERPASS.**  
By Orange Street Mural Group.



**GHOST SIGN.**  
By Unknown.

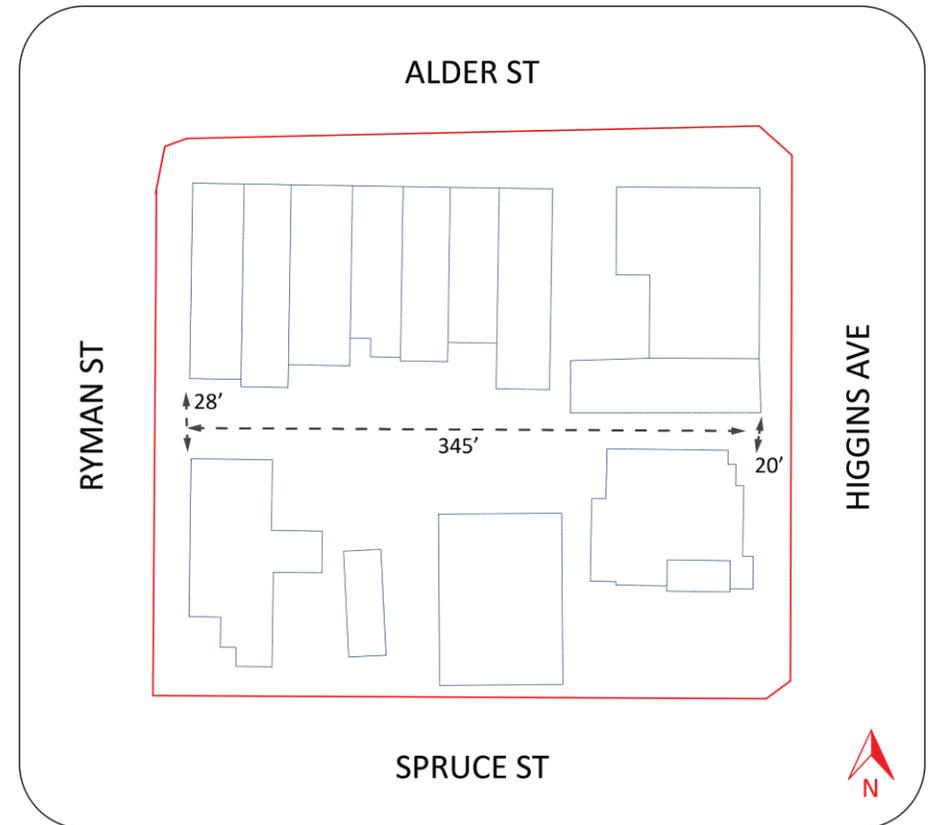
## BLOCK 22NW

### BID Zone 1

Fire Escapes; Demarcated Delivery Zone; Drive-Through on Block ; Historic Building on Block; Nearby Public Transit; Pedestrian Wayfinding on Block; 11+ Waste Bins; Compost, HazMat, Cardboard, Grease Disposal Needs; Concrete Alley Paving; No Groundcover Cracking; Canopies; Furniture; 3+ Drawings / Art Piece; Inviting Interaction; Vandalism; Corrosion; Bad Odors; Storage Containers

### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 4: Improvements for the area North Higgins  
Action 4.1
- Strategy 8: Enhance Historic Preservation Efforts  
Action 8.6
- Strategy 10: Urban Renewal Districts  
Action 10.1



**SITE PLAN.** Block 22NW Alley Dimensions.

### PROPERTY INFORMATION

Ownership: Private  
Parking Lots: THREE

### BUSINESSES

A1 Fire Water Services	Hart Ventures Inc
Al's & Vic's Bar	James Bar
Alderwood Estate & Loan	MMW Architects
Broadway Storage	OZ Architects
Circle Square Second Hand Str	Pie Hole
Clearwater Credit Union	Stevens & Co
Gecko Designs	The Atlantic
Goodworks Ventures	The Dorothy
Grizzly Liquor	The Iron Horse Brew Pub



**PHOTOGRAPHIC OVERVIEW.**

Block 22NW Satellite and Ground-Level Perspectives.



**GHOST SIGN.**  
By Unknown.



**GHOST SIGN.**  
By Unknown.



**GHOST SIGN.**  
By Unknown.

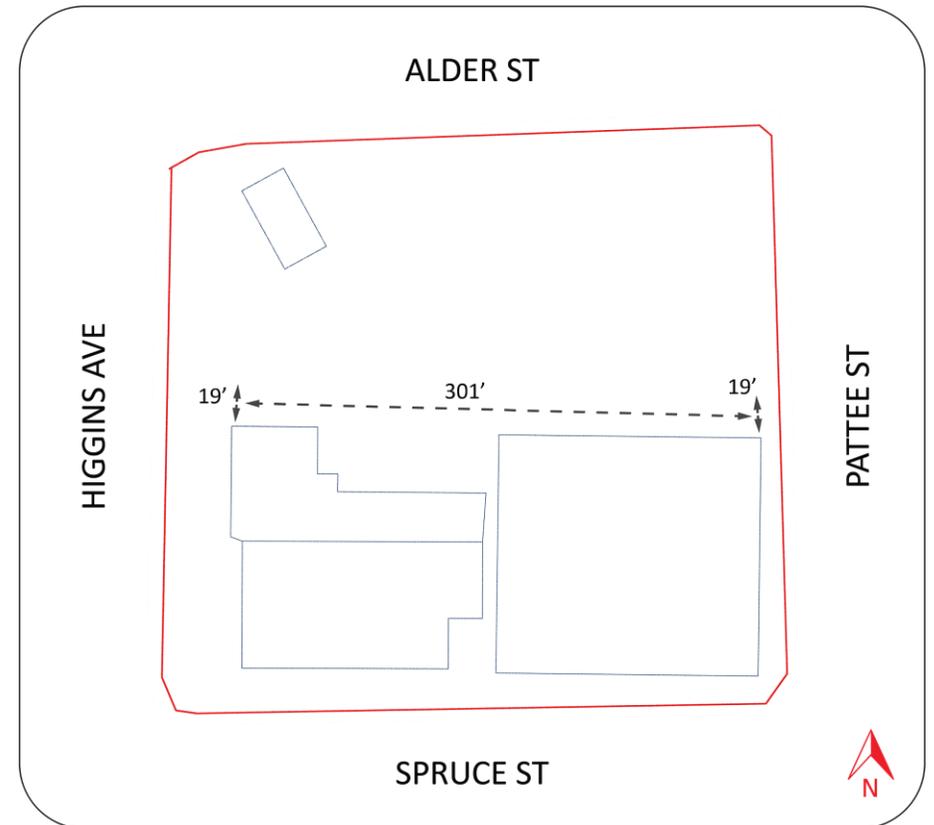
## BLOCK 14NE

### BID Zone 1

Large Overhead Infrastructure; Fire Escapes; Drive-Through on Block; Pedestrian Wayfinding on Block; 1-5 Waste Bins; Cardboard, Plastic Disposal Needs; Grass, Cobblestone Groundcover; 1 Drawing / Art Piece; Canopies; Furniture; Inviting Interaction; 3+ Drains; Corrosion

### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 2: Improvements for the area East of Higgins  
Action 2.5
- Strategy 4: Improvements for the area North Higgins  
Action 4.1
- Strategy 8: Enhance Historic Preservation Efforts  
Action 8.6
- Strategy 10: Urban Renewal Districts  
Action 10.1



**SITE PLAN.** Block 14NE Alley Dimensions.

### PROPERTY INFORMATION

Ownership: Private  
Parking Lots: TWO

### BUSINESSES

Alpine Physical Therapy, Downtown	Missoula Economic Partnership
Child Care Resources	Missoula Farmers' Market
Envoy Mortgage	Peak Health & Wellness Center
First Call Computer Solutions	Downtown
Missoula Community Access	State Farm Insurance
Television	



**PHOTOGRAPHIC OVERVIEW.**

Block 14NE Satellite and Ground-Level Perspectives.



**JOHN MULLAN.**

Erected to mark the route of the wagon road..

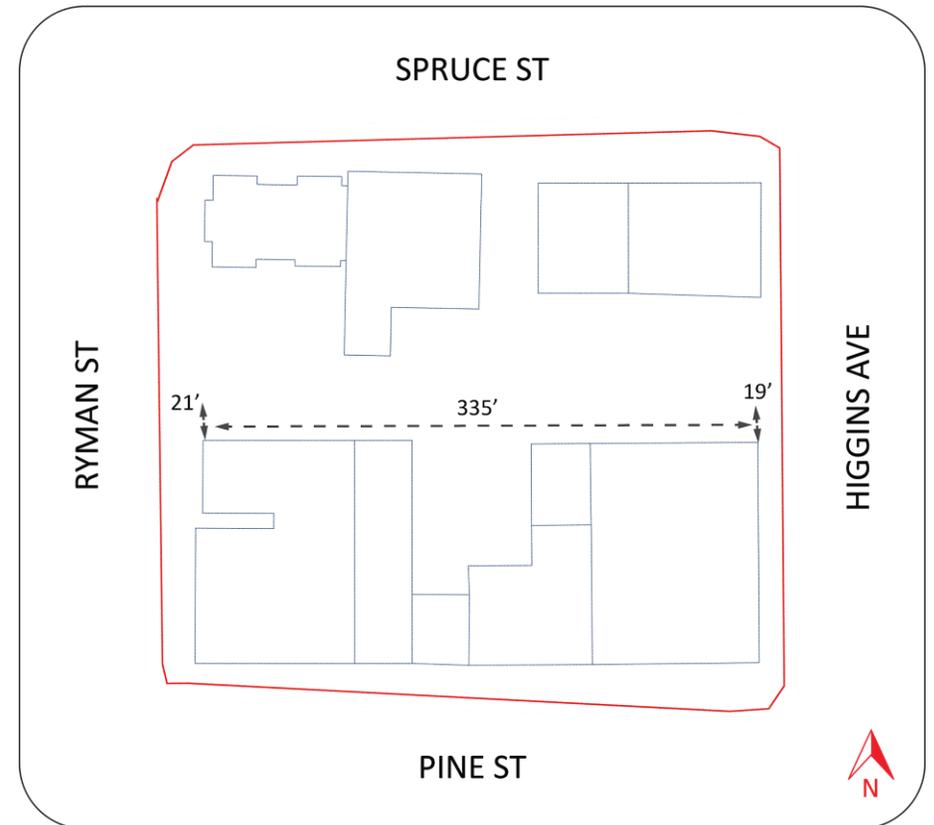
## BLOCK 13NW

BID Zone 1

11+ Utility Meters (water/energy/gas); Nearby Public Transit; Pedestrian Wayfinding on Block; 11+ Waste Bins; Grease Disposal Needs; Concrete Alley Paving; Gravel Groundcover; 3+ Drawings / Art Pieces; No Landscaping

### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 8: Enhance Historic Preservation Efforts  
Action 8.6
- Strategy 10: Urban Renewal Districts  
Action 10.1



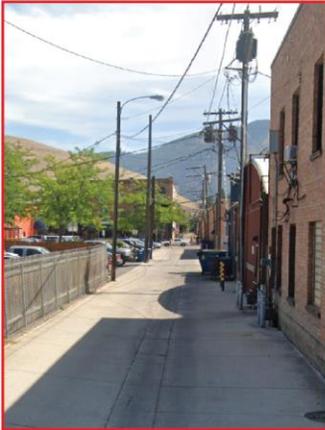
**SITE PLAN.** Block 13NW Alley Dimensions.

### PROPERTY INFORMATION

Ownership: Private + Public  
Parking Lots: TWO

### BUSINESSES

Bennett Law Office PC	Portfolio Logix, LLC
Bike & Type	Recording Center
Engineering; Missoula City	Rhoades, Siefert, & Erickson, PLLC
Redevelop Agency	Sushi Hana Downtown
FrontierSpace Art Gallery	Thomas Meagher Bar
Missoula Redevelopment Agency	Worden's Market & Deli



**PHOTOGRAPHIC OVERVIEW.**

Block 13NW Satellite and Ground-Level Perspectives.



**ZACC MURAL.**

By ZACC Collaborative Mural Camp.



**CANDYLAND.**

By Brad Allen.



**BIKING TO MISSOULA.**

By Greg Siple.

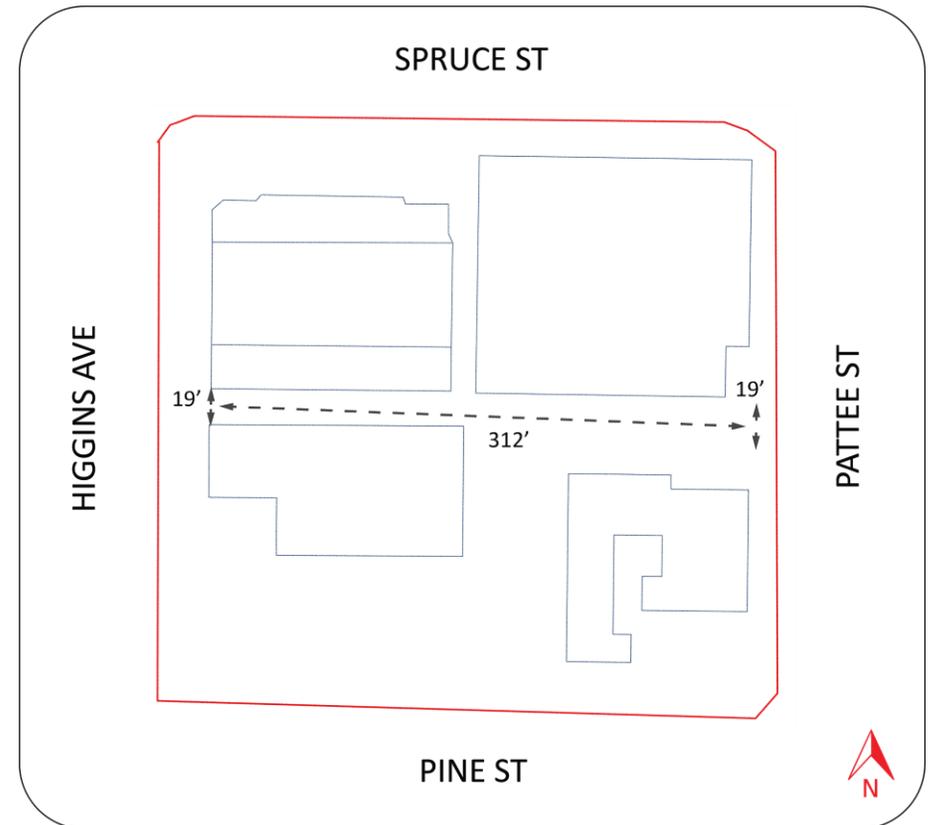
## BLOCK 08NE

### BID Zone 1

Fire Escapes; 11+ Utility Meters (water/energy/gas); Historic Building on Block; Nearby Public Space; Pedestrian Wayfinding on Block - yes; 6-10 Waste Bins; Cardboard, Grease Disposal Needs; Concrete Alley Paving; Gravel Groundcover; 2 Drawings / Art Pieces; Vandalism; Corrosion; Litter; No Landscaping; Storage Containers

### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 2: Improvements for the area East of Higgins  
Action 2.5
- Strategy 4: Improvements for the area North Higgins  
Action 4.1
- Strategy 8: Enhance Historic Preservation Efforts  
Action 8.6
- Strategy 10: Urban Renewal Districts  
Action 10.1



**SITE PLAN.** Block 08NE Alley Dimensions.

### PROPERTY INFORMATION

Ownership: Private  
Parking Lots: ONE

### BUSINESSES

Adventure Cycling Association  
Belmont Hotel  
Break Espresso  
Charlie B's  
Dinosaur Cafe

Glacier Sotheby's International Realty  
Jimmy John's  
Missoula Textile Services  
Taco del Sol



**PHOTOGRAPHIC OVERVIEW.**

Block 08NE Satellite and Ground-Level Perspectives.



**HUCKLEBERRY HAVEN.**  
By Hannah Schultz.



**GHOST SIGN.**  
By Unknown.

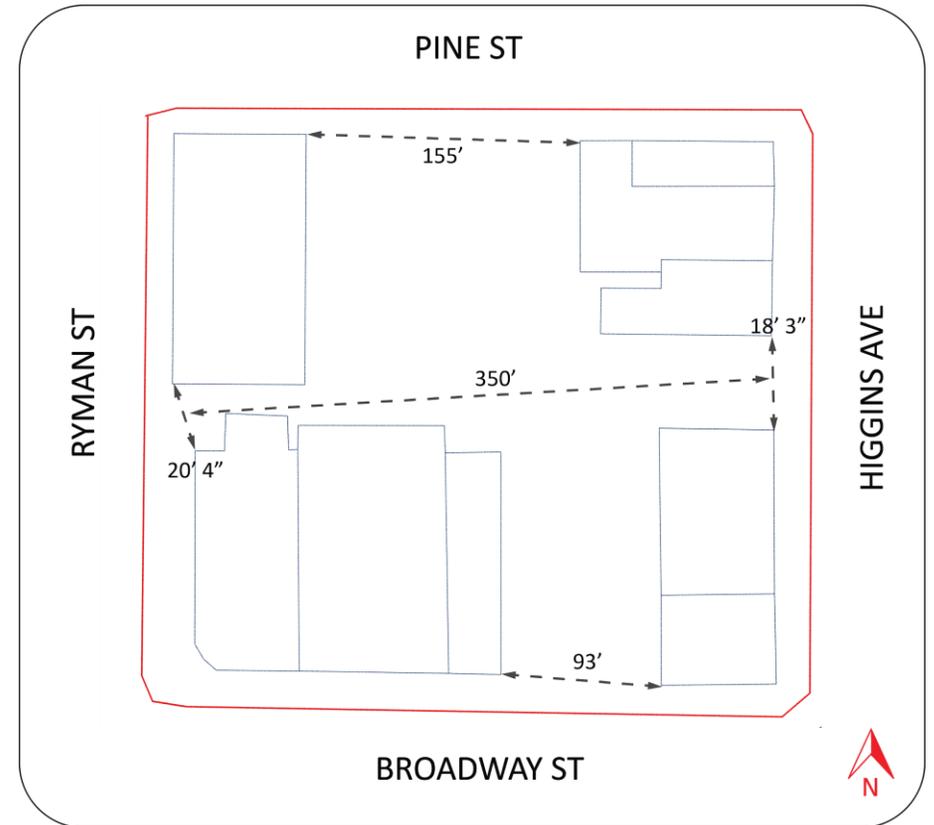
## BLOCK 01NW

BID Zone 1

Nearby Public Transit; Pedestrian Wayfinding on Block; 11+ Waste Bins; Cardboard, Compost Disposal Needs; Concrete Alley Paving; Gravel Groundcover; 1 Drawing and Artpiece; 3+ Drains; No Landscaping

### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 10: Urban Renewal Districts  
Action 10.1



**SITE PLAN.** Block 01NW Alley Dimensions.

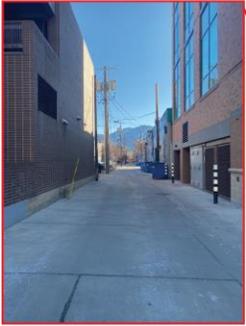
### PROPERTY INFORMATION

Ownership: Private + Public  
Parking Lots: THREE

### BUSINESSES

Blaque Owl Tattoo  
Bob's Sew Vac Center  
Cloth & Crown  
Engel & Volkers Western Frontier  
FedEx Office Print & Ship Center  
Garlington, Lohn & Robinson, PLLP  
Mclean Properties

Missoula County Administration Building  
Missoula Wine Merchants  
Montana Wilderness Association  
Natures Best Custom Doors Inc  
Specticca Optical Boutique  
The Oxford Saloon and Cafe



**PHOTOGRAPHIC OVERVIEW.**

Block 01NW Satellite and Ground-Level Perspectives.



**UNTITLED.**  
John Carlon.

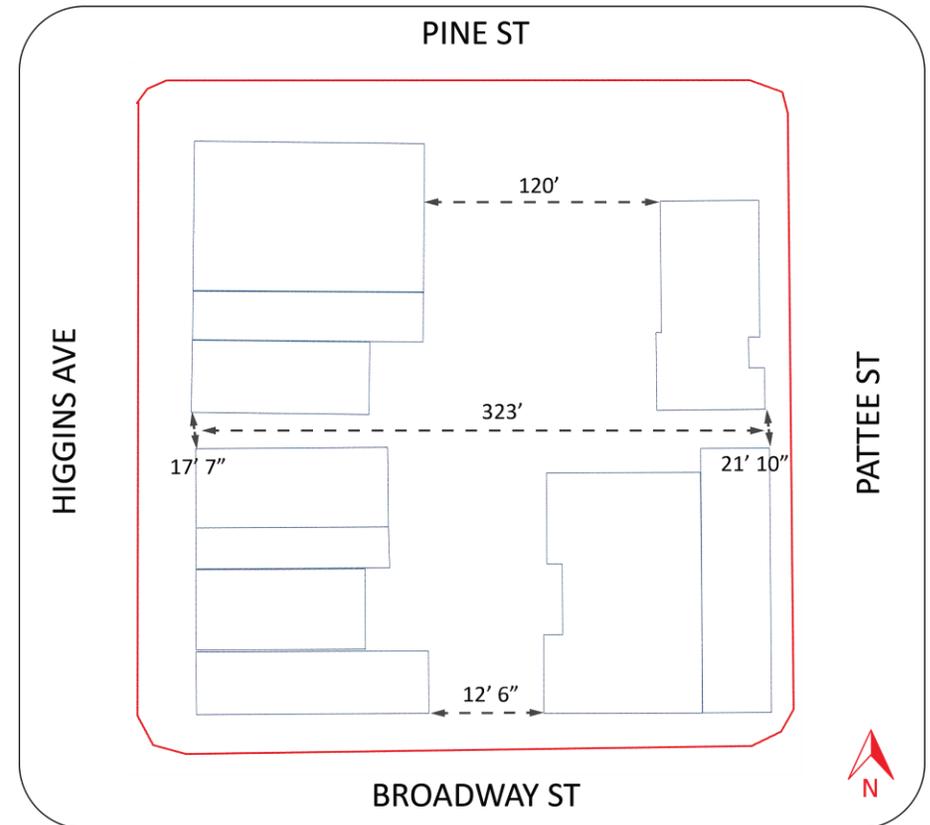
## BLOCK 01NE

### BID Zone 1

Fire Escapes; Demarcated Delivery Zone ; Historic Building on Block; Cultural Building on Block; Nearby Public Space; Pedestrian Wayfinding on Block; 11+ Waste Bins; Grease, Cardboard, Plastic Disposal Needs; Concrete Alley Paving; Soil Groundcover; Inviting Interaction; 2 Drains; Corrosion; Good Odors; No Landscaping; No Trees; The large junction/switch owned by CenturyLink halfway down may make drainage design difficult; Unique Sidewalk Crossing and Apron on Higgins; 2 Drawings/Art

### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 2: Improvements for the area East of Higgins  
Action 2.5
- Strategy 10: Urban Renewal Districts  
Action 10.1



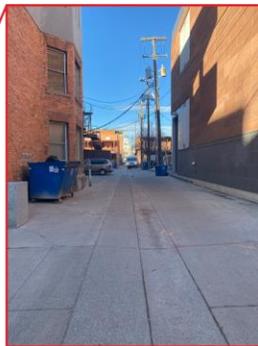
**SITE PLAN.** Block 01NE Alley Dimensions.

### PROPERTY INFORMATION

Ownership: Private  
Parking Lots: THREE

### BUSINESSES

All Souls Missoula	Lord's Jewelers
Atmosphere Smoke Shop	Mary Donnelly, Realtor®
Berkshire Hathaway HomeServices MT Properties	Merrill Lynch
Feruqi's Bar	Missoula Art Museum
First Security Bank	Missoula Red Room
H&R Block	Plonk
Hometana	Runner's Edge
Lake Missoula Tea Company	Sanctuary Massage and Wellness
	The Public House



**PHOTOGRAPHIC OVERVIEW.**

Block 01NE Satellite and Ground-Level Perspectives.



**SENTINEL.**

By Jay Laber (Amskapi Pikuni/Blackfeet).



**WHERE THE SUN RISES.**

Traffic Control Box, by Lillian Nelson.

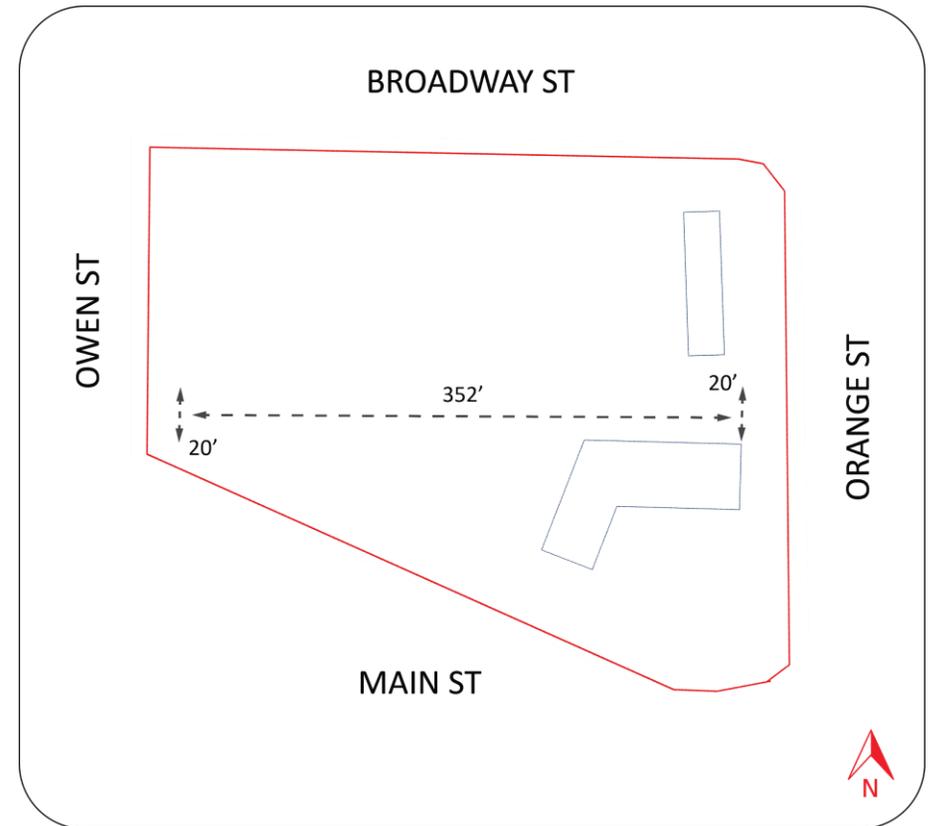
## BLOCK 04SW

BID Zone 2

No Overhead Infrastructure; No Waste Bins; Gravel, Soil Groundcover; No Groundcover Cracking; No Pools of Liquid; 1 Drawing / Art Piece; No Stains Litter

### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

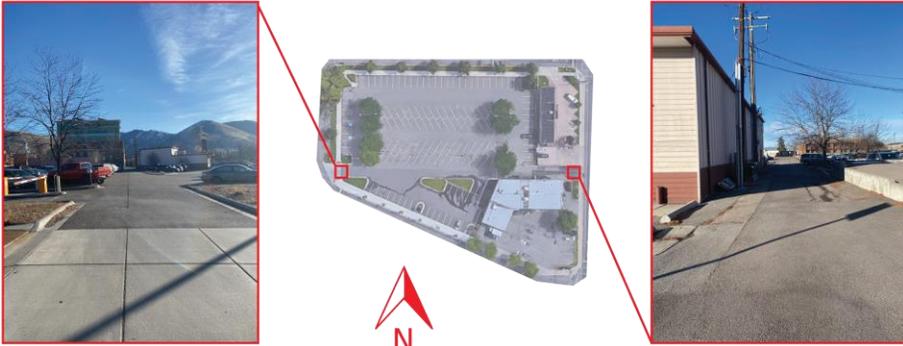
- Strategy 3: Connect Across Orange Street  
Action 3.1
- Strategy 4: Celebrate and Protect the River  
Action 4.1



**SITE PLAN.** Block 04SW Alley Dimensions.

### PROPERTY INFORMATION

Ownership: Private  
Parking Lots: TWO



**PHOTOGRAPHIC OVERVIEW.**

Block 04SW Satellite and Ground-Level Perspectives.



**QUANTUM THREAD.**

By Brian Thomas.

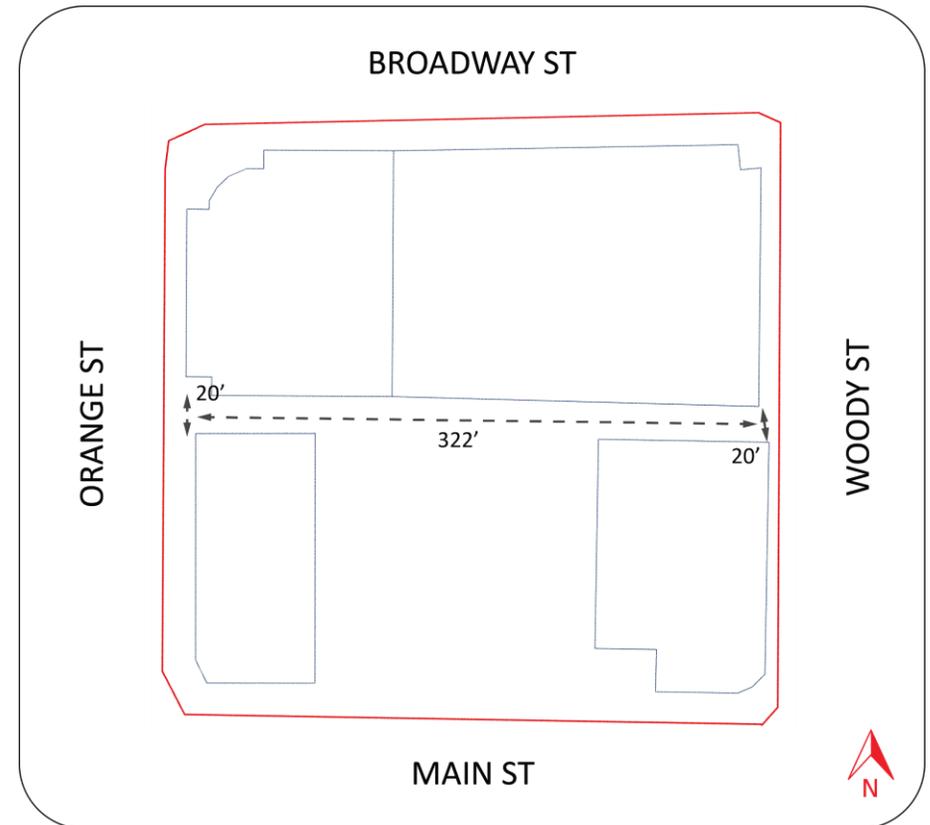
## BLOCK 03SW

### BID Zone 1

front/main conversion; how to do river improvement from main? move to front street; No Overhead Infrastructure; Drive-Through on Block; Block Contains Core Retail Area; Nearby Public Transit; Pedestrian Wayfinding on Block; 1-5 Waste Bins; Large Waste Bins; Concrete Alley Paving; No Groundcover Cracking; No Pools of Liquid; 2 Drawings / Art Pieces; No Stains; No Landscaping; No Trees; Storage Containers

### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 3: Connect Across Orange Street  
Action 3.1
- Strategy 4: Celebrate and Protect the River  
Action 4.1



**SITE PLAN.** Block 03SW Alley Dimensions.

### PROPERTY INFORMATION

Ownership: Private  
Parking Lots: TWO

### BUSINESSES

KECI-TV  
Stockman Bank of Montana  
Worden Thane P.C.  
Zip Auto Services  
The Public House



**PHOTOGRAPHIC OVERVIEW.**

Block 03SW Satellite and Ground-Level Perspectives.



**STUDEBAKER.**  
By Stan Hughes.

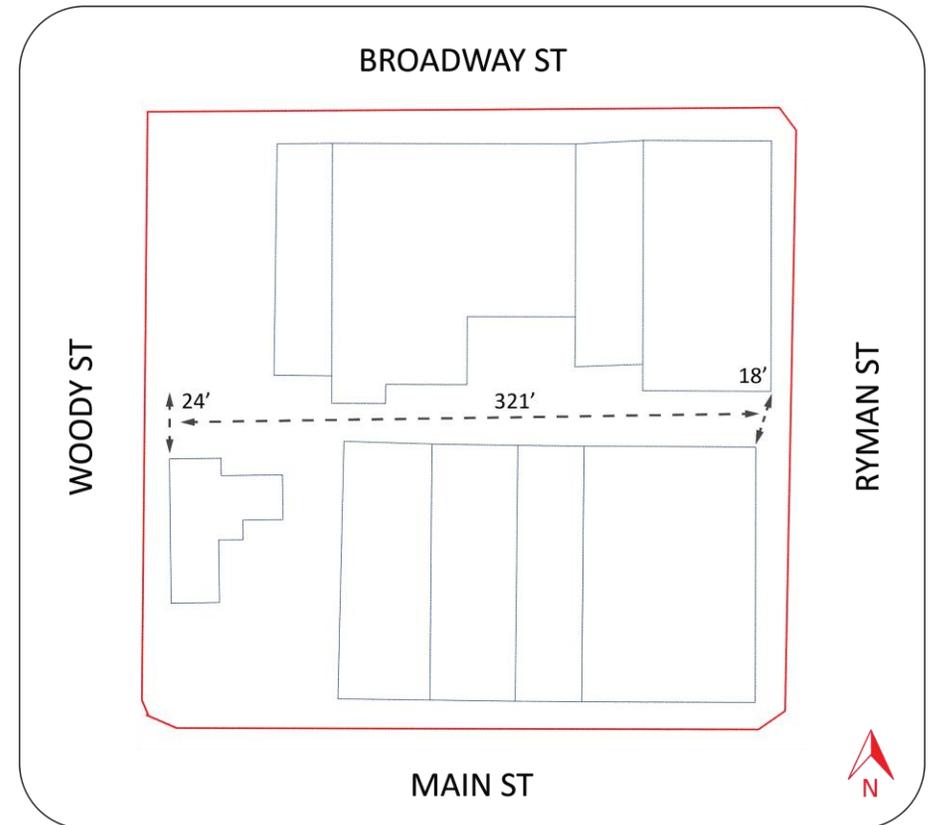


**"PRETTY IN PINK".**  
By M. Scott Miller.

## BLOCK 02SW

### BID Zone 1

Large Overhead Infrastructure; Fire Escapes; 11+ Utility Meter (water/energy/gas); Drive-Through on Block; Historic Building on Block; Block Contains Core Retail Area; No Bordering Bicycle Infrastructure; Nearby Public Transit; Pedestrian Wayfinding on Block; 11+ Waste Bins; Grease, Compost, Cardboard Disposal Needs; Concrete Alley Paving; 3+ Drawings / Art Pieces; Vandalism; Corrosion; No Trees



**SITE PLAN.** Block 02SW Alley Dimensions.

### PROPERTY INFORMATION

Ownership: Private

Parking Lots: TWO

### BUSINESSES

American Trucking & Transportation  
Insurance Company (ATTIC, RRC)  
Big Sky Documentary Film Festival  
Carey Law Firm  
Collective Elevation Missoula  
Hale Insurance Agency

Import Market  
Masala  
Red's Bar  
Sa-Wa-Dee Thai Restaurant  
SBG Martial Arts  
The Bell Pipe & Tobacco Shop  
The Shack Cafe  
Wells Fargo Bank  
Zootown Arts Community Center



**PHOTOGRAPHIC OVERVIEW.**

Block 02SW Satellite and Ground-Level Perspectives.



**LUNCH OF THE GRASS.**  
By Courtney Blazon.



**ZACC COMMISSION.**  
By Willow Kipp.



**ZACC COMMISSION.**  
By Stella Nall.



**ZACC COMMISSION.**  
By April Werle.

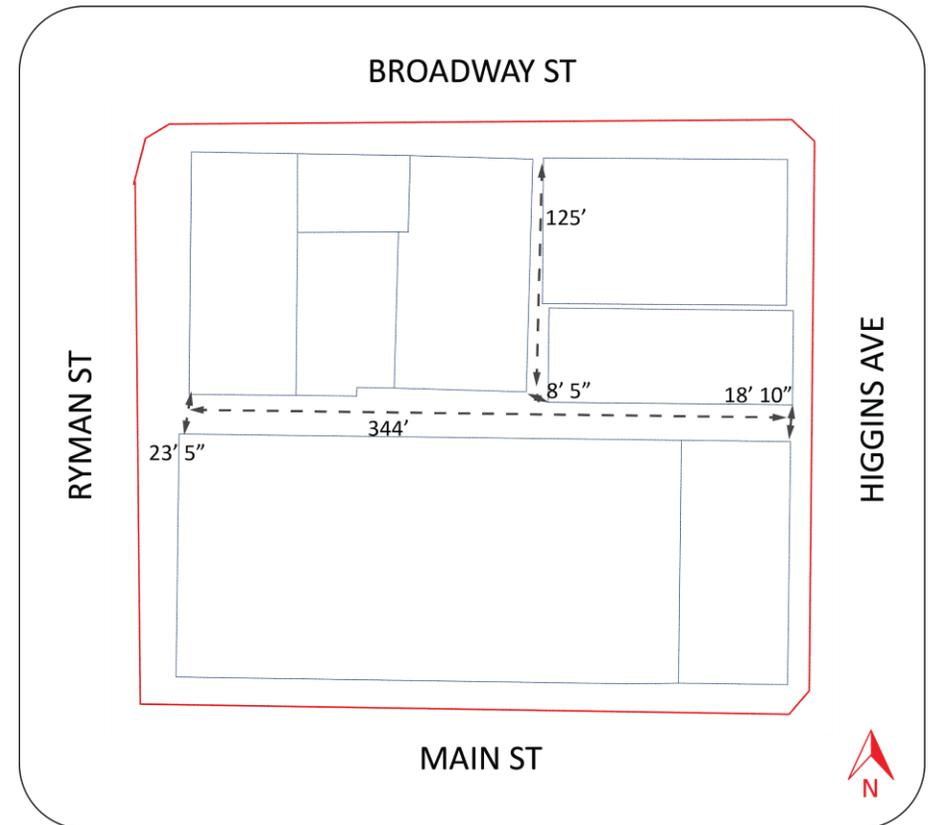
## BLOCK 01SW

BID Zone 1

Large Overhead Infrastructure; Fire Escapes; Historic Building on Block; Block Contains Core Retail Area; Nearby Public Transit; Pedestrian Wayfinding on Block; 11+ Waste Bins; Cardboard, Plastic, Grease, Compost Disposal Needs; Concrete Alley Paving; No Pools of Liquid; 3+ Drawings / Art Pieces; Vandalism; Corrosion; Litter; Bad Odors; No Landscaping; No Trees

### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 6: Increase the Supply of Short and Long-Term Bike Parking  
Action 6.3



**SITE PLAN.** Block 01SW Alley Dimensions.

### PROPERTY INFORMATION

Ownership: Private + Public

Parking Lots: ONE

### BUSINESSES

First Montana Bank	Missoula Parking	The Golden Rose
Imagination Station Toys	Commission	Bourbon Bar & Casino
Liquid Planet	Pangea Bar & Restaurant	The Night Owl Liquor & Convenience Store
Liquid Planet -Downtown	Missoula	The Savoy
Missoula's Office City	Stave & Hoop Speakeasy	The Sweat Shop Studio
	Studio Pandora	WYR Clothing DBA: My Montana Roots
	The Badlander	

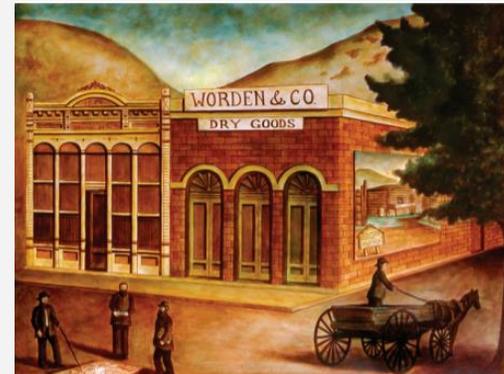


**PHOTOGRAPHIC OVERVIEW.**

Block 01SW Satellite and Ground-Level Perspectives.



**STILL MOMENTS.**  
By Jen Ryan Hickes.



**HEART OF MISSOULA.**  
By Hadley Ferguson.  
*One of Several Murals Pictured.*

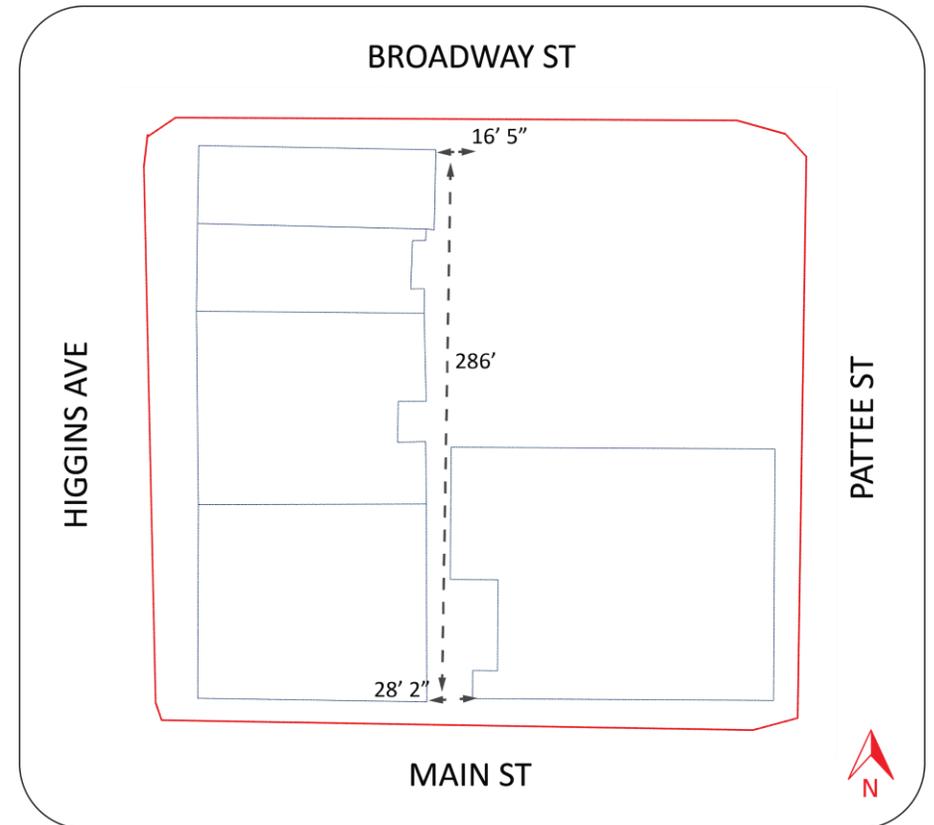
## BLOCK 01SE

BID Zone 1

Large Overhead Infrastructure; Fire Escapes; Historic Building on Block;  
Block Contains Core Retail Area; Pedestrian Wayfinding on Block; 11+ Waste  
Bins; Cardboard, Plastic Disposal Needs; Concrete Alley Paving; No  
Groundcover Cracking; 1 Drawing / Art Piece; Vandalism; Corrosion; Litter;  
Bad Odors; No Landscaping; Storage Containers

### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 2: Improvements for the area East of Higgins  
Action 2.5



**SITE PLAN.** Block 01SE Alley Dimensions.

#### PROPERTY INFORMATION

Ownership: Private

Parking Lots: ONE

#### BUSINESSES

4 Ravens Gallery

A & E Design

Bravo Catering

Butterfly Herbs

Clover

Dana Gallery

Doc's Sandwich Shop

Fact & Fiction

Hide & Sole

Inner Peace Reiki

Montana Building

Mood Boutique LLC

National Wildlife Federation

Opportunity Bank of Montana

R.P. Ellis Fine Jewelry

Rocky Mountain School of Photography

Shannon O'Brien, LLC



**PHOTOGRAPHIC OVERVIEW.**

Block 01SE Satellite and Ground-Level Perspectives.



**PAST TIME.**  
By Rebecca Weed.

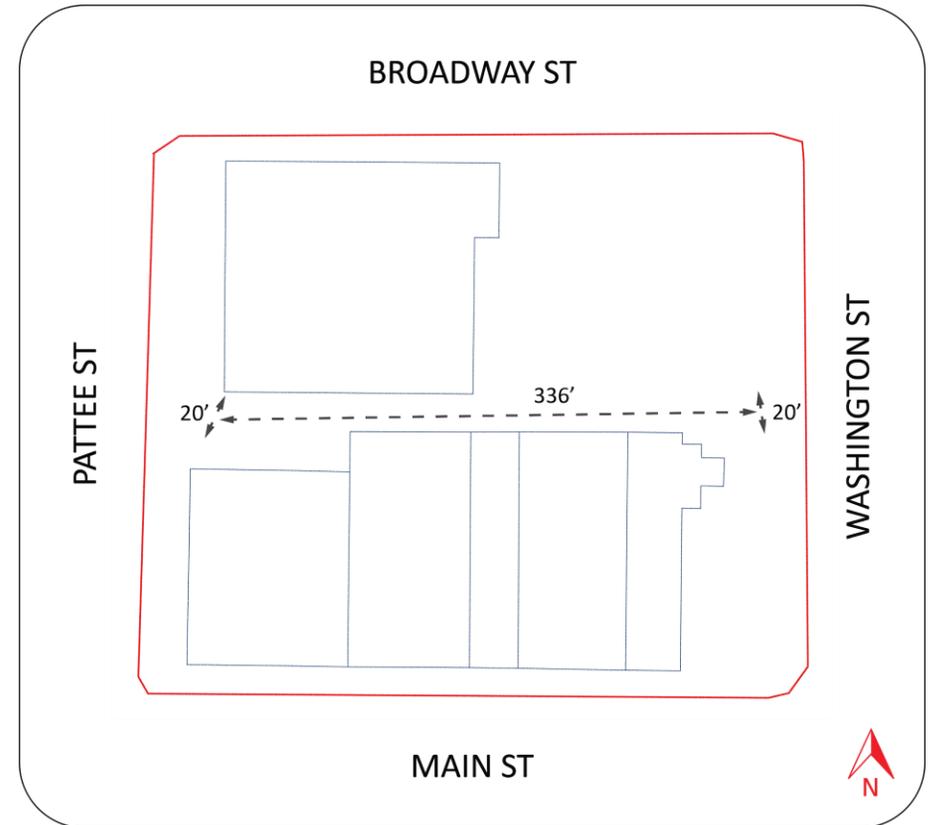
## BLOCK 02SE

BID Zone 1

Fire Escapes; Drive-Through on Block; Historic Building on Block; Block Contains Core Retail Area; No Bordering Bicycle Infrastructure; Pedestrian Wayfinding on Block; 6-10 Waste Bins; Cardboard, Grease Disposal Needs; Gravel, Grass Groundcover; 1 Drawing / Art Piece; Canopies; Vandalism; Corrosion; Litter; Bad Odors; No Landscaping; No Trees; Storage Containers

### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 2: Improvements for the area East of Higgins  
Action 2.5



**SITE PLAN.** Block 02SE Alley Dimensions.

### PROPERTY INFORMATION

Ownership: Private  
Parking Lots: TWO

### BUSINESSES

Agate Salon	KFGM Missoula Community Radio
Conflux Brewing Company	Missoula Downtown Association
Downtown Missoula Partnership	Momentum Athletic Training
Endurance Physio	Trail West Bank
Fantasy for Adults Only	Turning the Wheel Missoula
	Union Club Bar & Grill



**PHOTOGRAPHIC OVERVIEW.**

Block 02SE Satellite and Ground-Level Perspectives.



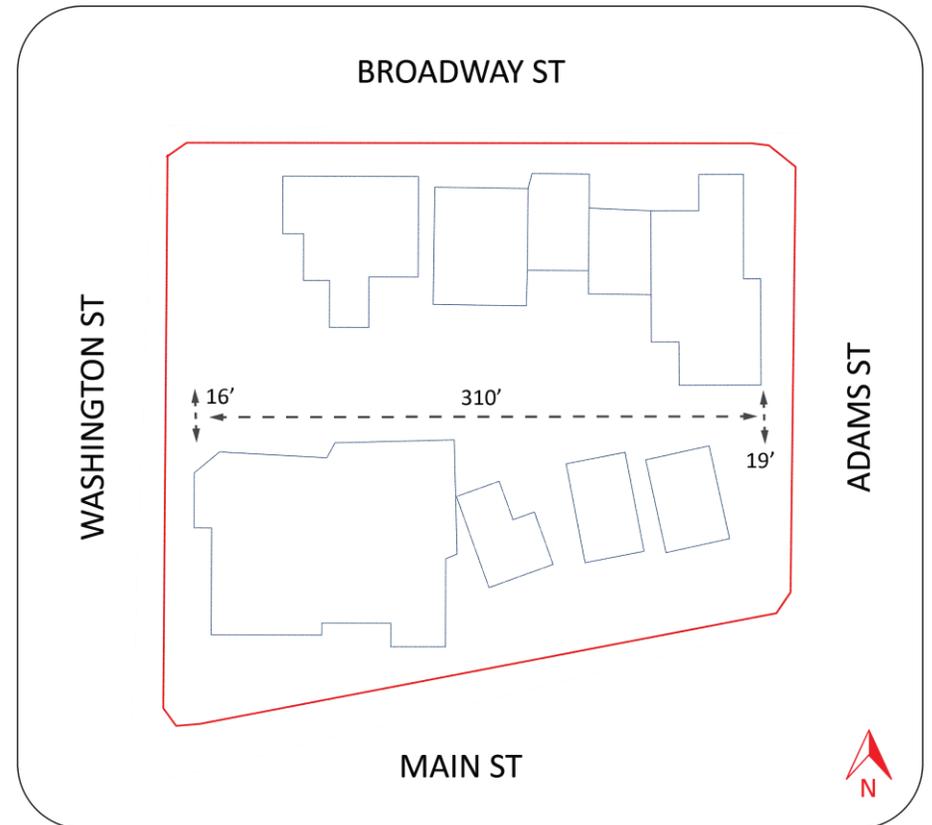
**GHOST SIGN.**

By Unknown.

## BLOCK 03SE

### BID Zone 1

Cultural Campus Building on Block; Drive-Through on Block; No Bordering Bicycle Infrastructure; 6-10 Waste Bins; Grass, Soil, Gravel, Concrete Groundcover; Canopies; Corrosion; Litter



**SITE PLAN.** Block 03SE Alley Dimensions.

#### PROPERTY INFORMATION

Ownership: Private  
Parking Lots: ONE

#### BUSINESSES

Arts Missoula	LA Design Custom Framing
Axis Physical Therapy	Missoula First United
Community Food & Agriculture Coalition, Inc.	Methodist Church
Kalkstein & Dye, PC	Missoula Symphony Association
	WaterColor Computer Training, LLC



**PHOTOGRAPHIC OVERVIEW.**

Block 03SE Satellite and Ground-Level Perspectives.

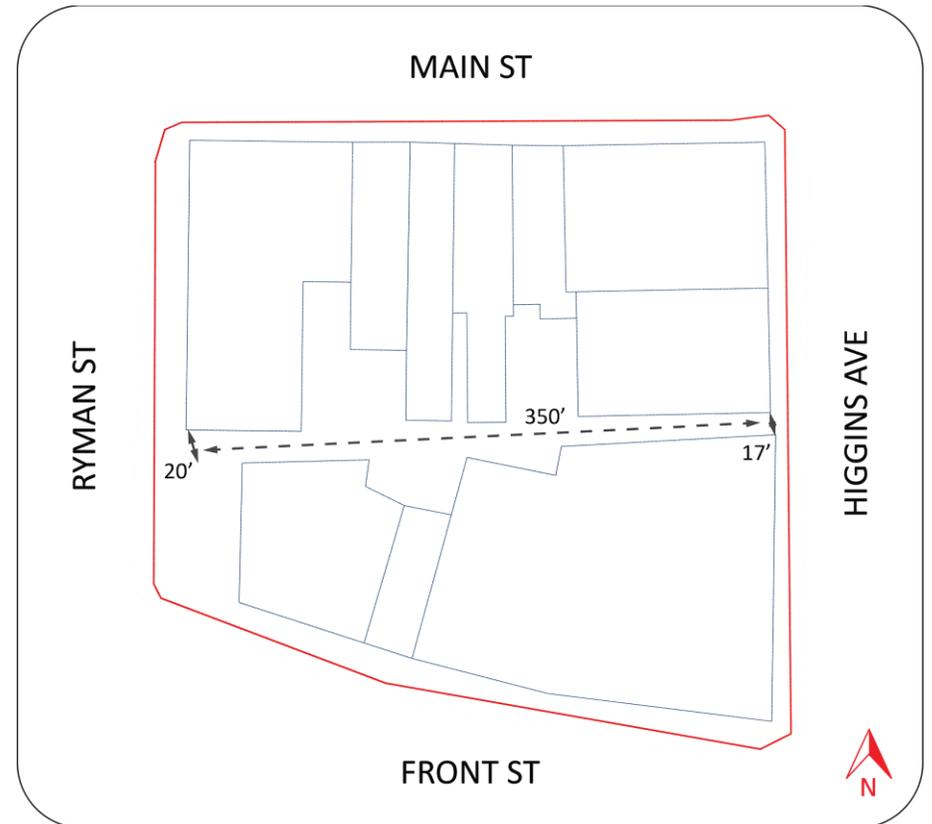
## BLOCK 11SW

### BID Zone 1

Large Overhead Infrastructure; Fire Escapes; Historic Building on Block; Block Contains Core Retail Area; Nearby Public/Open Space; Pedestrian Wayfinding on Block; 11+ Waste Bins; Cardboard, Plastic, Grease, Compost Disposal Needs; Concrete Alley Paving; 3+ Drawings / Art Pieces; Inviting Interaction; Vandalism; Corrosion; Bad Odors; No Landscaping; No Trees; Alley paved in 1980s

### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 3: Improvements for the area West of Higgins  
Action 3.1
- Strategy 4: Celebrate and Protect the River  
Action 4.1



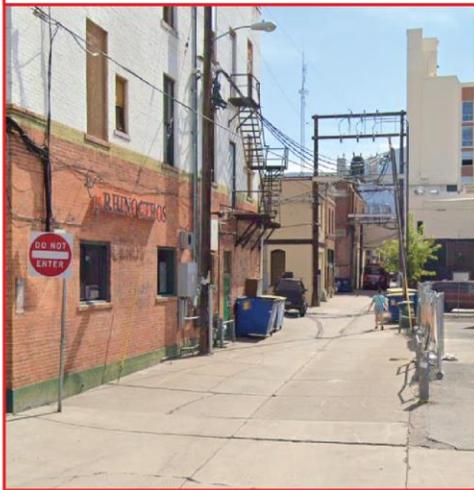
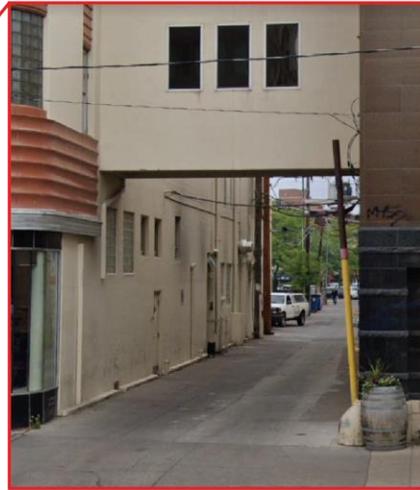
**SITE PLAN.** Block 11SW Alley Dimensions.

### PROPERTY INFORMATION

Ownership: Private  
Parking Lots: NONE

### BUSINESSES

ALPS CORPORATION	Fuel Montana Media	Piece of Mind
Artists' Shop	Headwaters Foundation	Rhapsody Montana
Bodies By Bender	Hot House Yoga	Second Set Bistro
Bound By Glory Tattoo	La Belle Vita	Senator Jon Tester
DCI Engineers	Montana World Affairs Council	Starlos Coaching LLC
Downtown Dance Collective	One Eleven	Submittable
Drum Coffee	NAI Crowley Moore	The Dark Room
Eclipse Engineering, P.C.	Paradigm V2 Architects P.C.	The General Public
		The Rhino
		Top Hat



**PHOTOGRAPHIC OVERVIEW.**

Block 11SW Satellite and Ground-Level Perspectives.



**UNTITLED.**  
By Unknown.

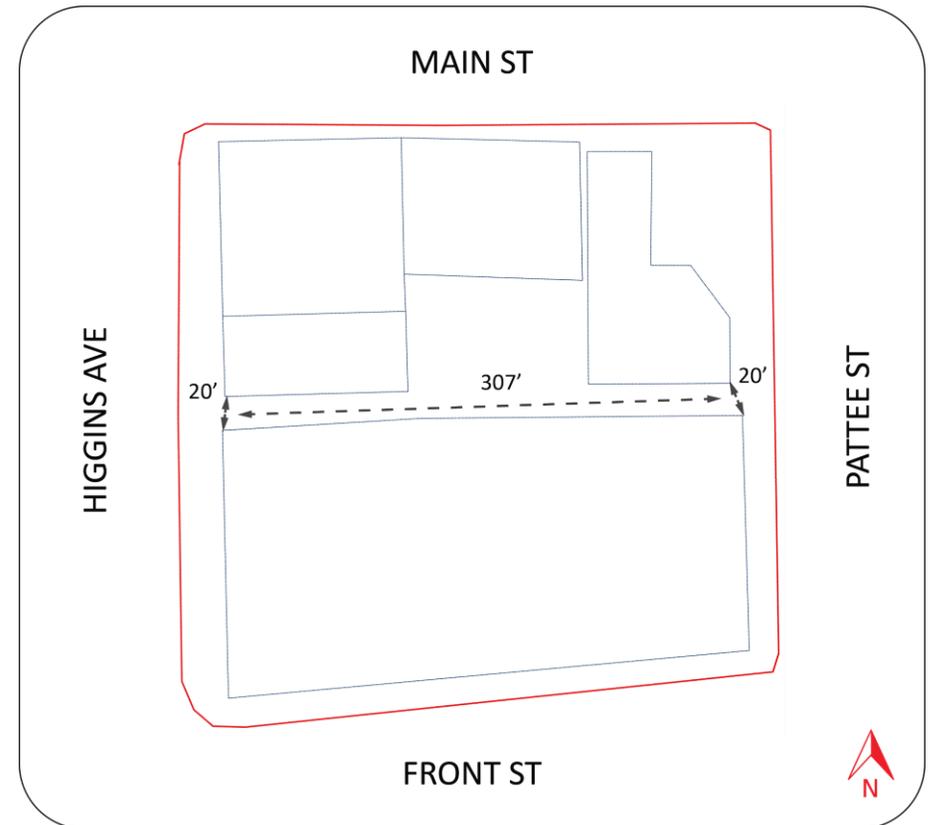
## BLOCK 05SE

### BID Zone 1

No Overhead Infrastructure; Historic Building on Block; Block Contains Core Retail Area; Nearby Public/Open Space; Pedestrian Wayfinding on Block; 6-10 Waste Bins; Glass, Plastic, Cardboard Disposal Needs; Concrete Alley Paving; No Groundcover Cracking; 3+ Drawings / Art Pieces; Inviting Interaction; No Landscaping; No Trees; Construction; Storage Containers; Alley Paved in 2019

### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 2: Improvements for the area East of Higgins  
Action 2.5
- Strategy 4: Celebrate and Protect the River  
Action 4.1



**SITE PLAN.** Block 05SE Alley Dimensions.

### PROPERTY INFORMATION

Ownership: Private  
Parking Lots: TWO

### BUSINESSES

1889 Steakhouse	Hype House	Skin Chic
Allez!	Missoula PaddleHeads	Smooch Cosmetic
Art Vault	Baseball	Boutique
Basal	MSO Hub	SobbaCycle
CREATE Art Bar	Olive + Iron	The Camino
Curio Studios, LLC.	Radius Gallery	The Empanada Joint
Destination Missoula	Relic Gallery	The M Store
	Residence Inn by Marriott	The Montana Scene
		Zoo Thai



**PHOTOGRAPHIC OVERVIEW.**

Block 05SE Satellite and Ground-Level Perspectives.



**GHOST SIGN.**

By Unknown.



**ALLEZ! INSTALLATION.**

By Unknown.

## BLOCK 06SE

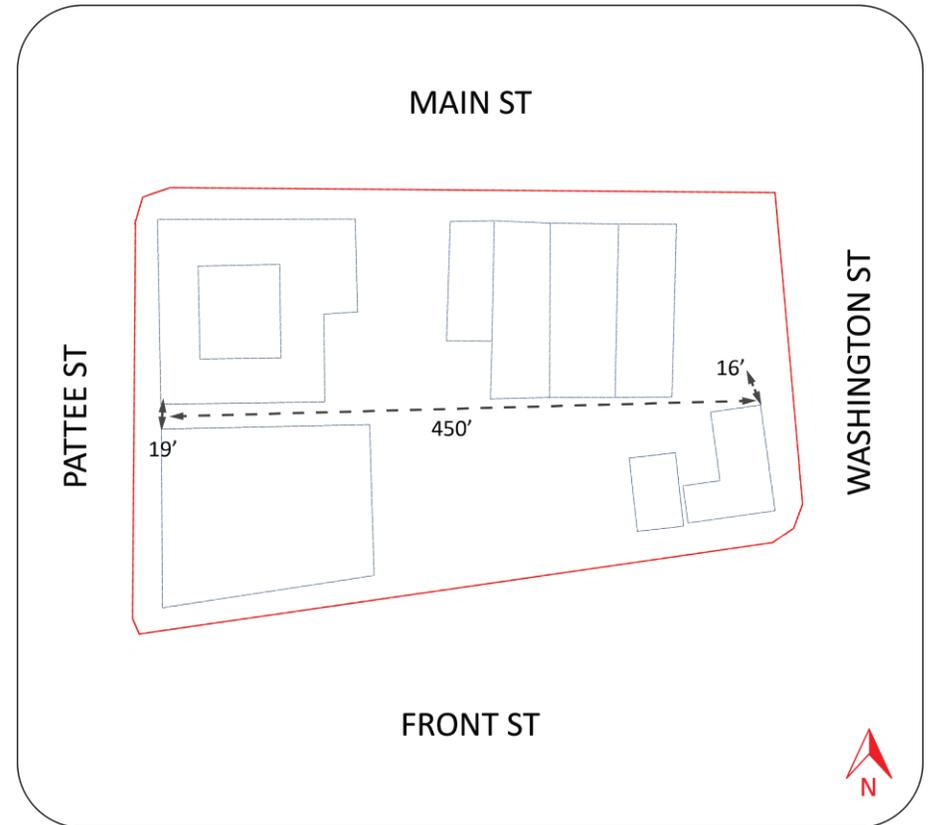
### BID Zone 1

Fire Escapes; 11+ Utility Meter (water/energy/gas); Cultural Campus Building on Block; Historic Building on Block; Block Contains Core Retail Area; No Bordering Bicycle Infrastructure; Pedestrian Wayfinding on Block; 11+ Waste Bins; Cardboard, Compost, Grease, Plastic Disposal Needs; Grass, Gravel Ground Cover; Inviting Interaction; Corrosion; Construction

### DRAWING

#### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 2: Improvements for the area East of Higgins  
Action 2.5
- Strategy 4: Celebrate and Protect the River  
Action 4.1



**SITE PLAN.** Block 06SE Alley Dimensions.

#### PROPERTY INFORMATION

Ownership: Private  
Parking Lots: THREE

#### BUSINESSES

Big Sky Public Relations  
Hellgate Elks Lodge #383  
Main Street Enterprises

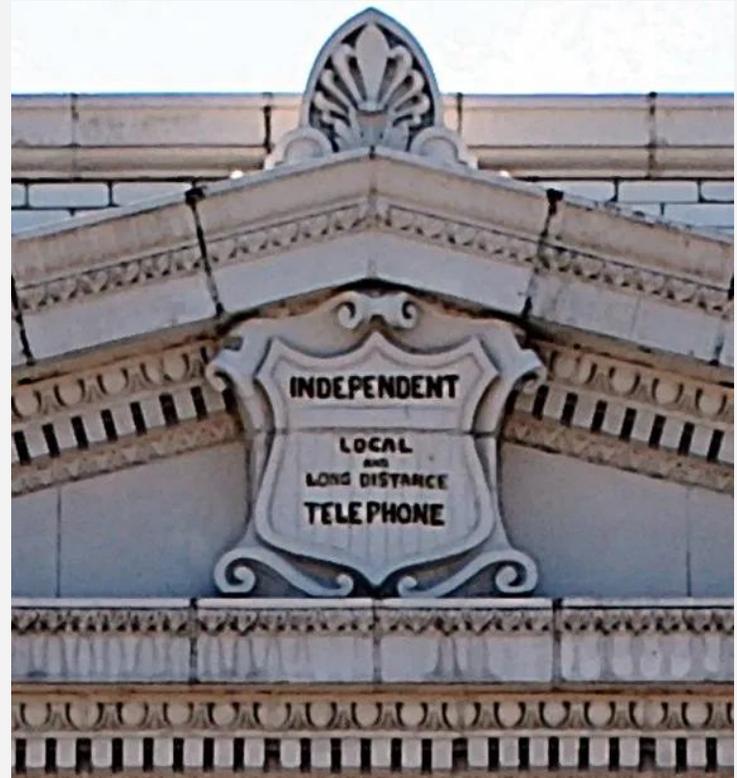
#### MOFI

Planned Parenthood - Missoula  
Health Center  
Sorella's Day Spa



**PHOTOGRAPHIC OVERVIEW.**

Block 06SE Satellite and Ground-Level Perspectives.



**INDEPENDENT TELEPHONE COMPANY.**  
By Unknown.

## BLOCK 19SW

### BID Zone 1

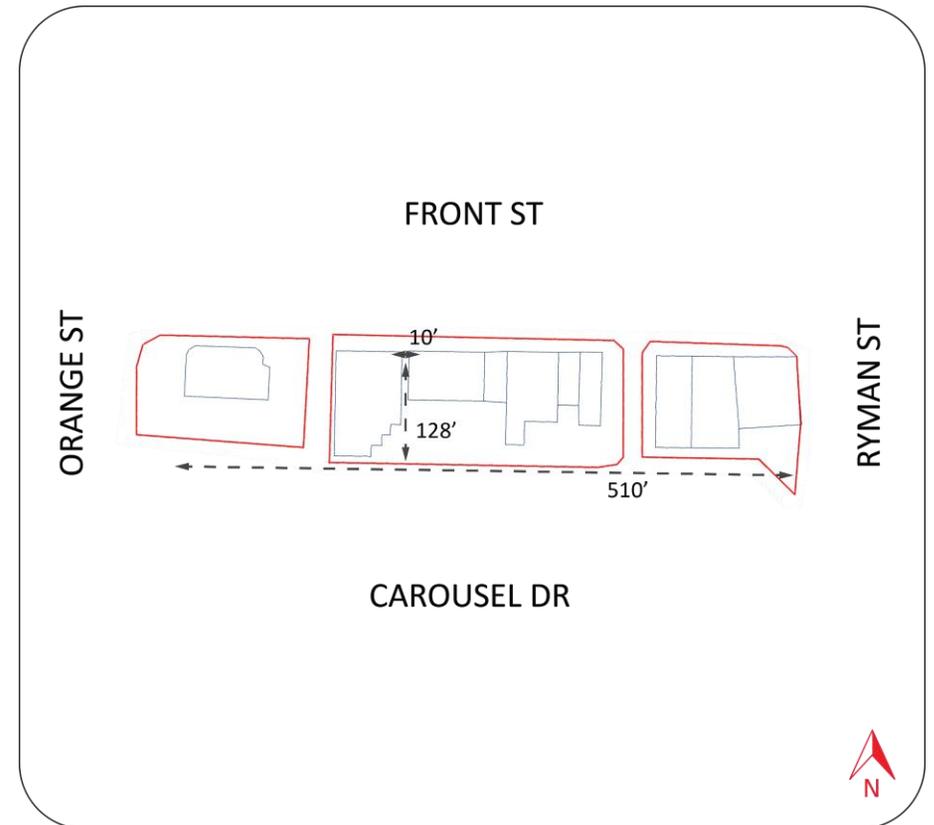
Drive-Through on Block; Historic Building on Block; Block Contains Core Retail Area; Nearby Public/Open Space; Pedestrian Wayfinding on Block; 1-5 Waste Bins; Large Waste bins; Soil Alley Paving; Soil, Grass Groundcover; No Pools of Liquid; 1 Drawing / Art Piece; No Stains; Construction; Storage Containers

Intent from North Riverside Parks and Trails Plan:

“By transforming Caras Drive into a woonerf, or shared street space, the plan retains this circulation function while being more welcoming to pedestrians and extending the park. The pavement materials signify a unified space between park and alley.”

### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 3: Connect Across Orange Street  
Action 3.1
- Strategy 4: Celebrate and Protect the River  
Action 4.1



**SITE PLAN.** Block 19SW Alley Dimensions.

### PROPERTY INFORMATION

Ownership: Private  
Parking Lots: ONE

### BUSINESSES

Briggs Architecture	Marketplace Media and Events
D.A. Davidson & Co.	S.G. Long Financial
Dry Fly Apartments	Sage Accessories
Headwaters Foundation	Sweet Peaks Ice Cream
James R. Wemple, PhD Marcure	Tamarack Brewing Company
Insurances	The Nature Conservancy
Farmers Union Insurance: Andre	The Notorious P.I.G. BBQ
Marcure CIC	



**PHOTOGRAPHIC OVERVIEW.**

Block 19SW Satellite and Ground-Level Perspectives.



**GHOST SIGN.**

By Artist.

## BLOCK 18SW

### BID Zone 1

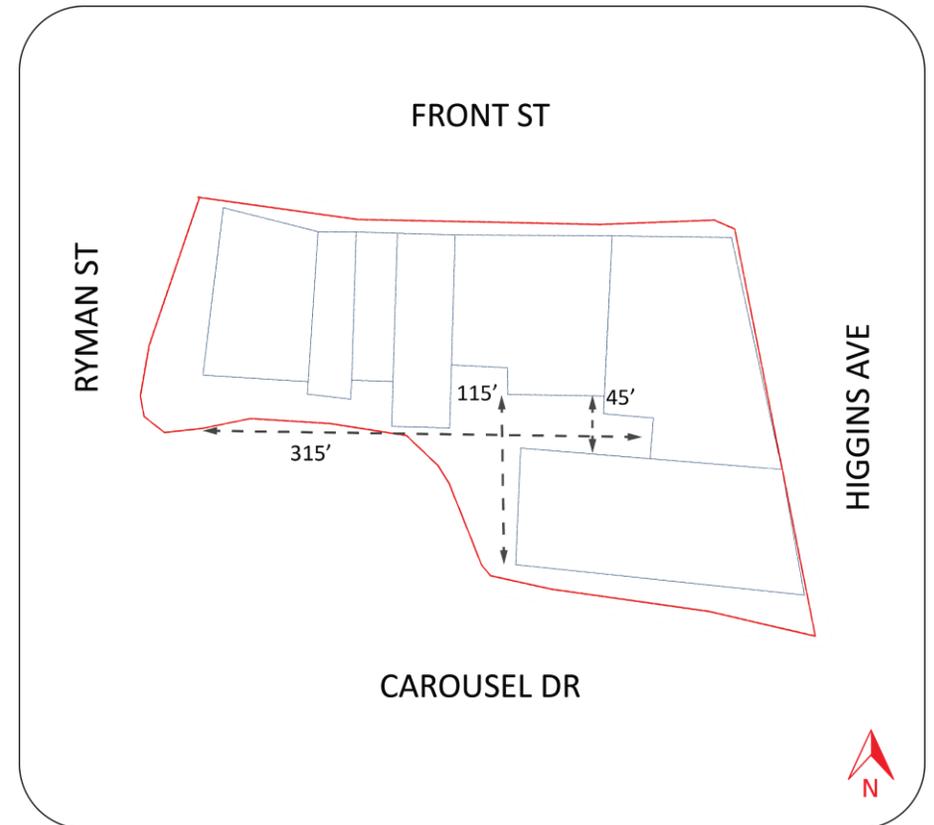
No Overhead Infrastructure; 11+ Utility Meter (water/energy/gas); Drive-Through on Block; Historic Building on Block; Block Contains Core Retail Area; Nearby Public/Open Space; Pedestrian Wayfinding on Block; 11+ Waste Bins; Cardboard, Grease, Compost Disposal Needs; Gravel, Grass Groundcover; 1 Drawing / Art Piece; Canopies; Furniture; Inviting Interaction; Corrosion; Litter; Good Odors

Intent from North Riverside Parks and Trails Plan:

“By transforming Caras Drive into a woonerf, or shared street space, the plan retains this circulation function while being more welcoming to pedestrians and extending the park. The pavement materials signify a unified space between park and alley.”

### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 3: Improvements for the area West of Higgins  
Action 3.1
- Strategy 4: Celebrate and Protect the River  
Action 4.1



**SITE PLAN.** Block 18SW Alley Dimensions.

### PROPERTY INFORMATION

Ownership: Private  
Parking Lots: ONE

### BUSINESSES

APORTA Shop	Mary's Mountain Cookies
AR Workshop	Montana International Insurance
Cedar Creek Salon & Day Spa	Montgomery Distillery
Dobi's Teriyaki	SakeTome Sushi / Michi Ramen Bar
El Cazador	Scotty's Table, Inc.
JL + KO	Stay at the Wilma
Kindred Skin + Sole	The Confident Stitch
LMG Security	The Crystal Limit



**PHOTOGRAPHIC OVERVIEW.**

Block 18SW Satellite and Ground-Level Perspectives.



**1908 FLOOD.**  
By Courtney Blazon.

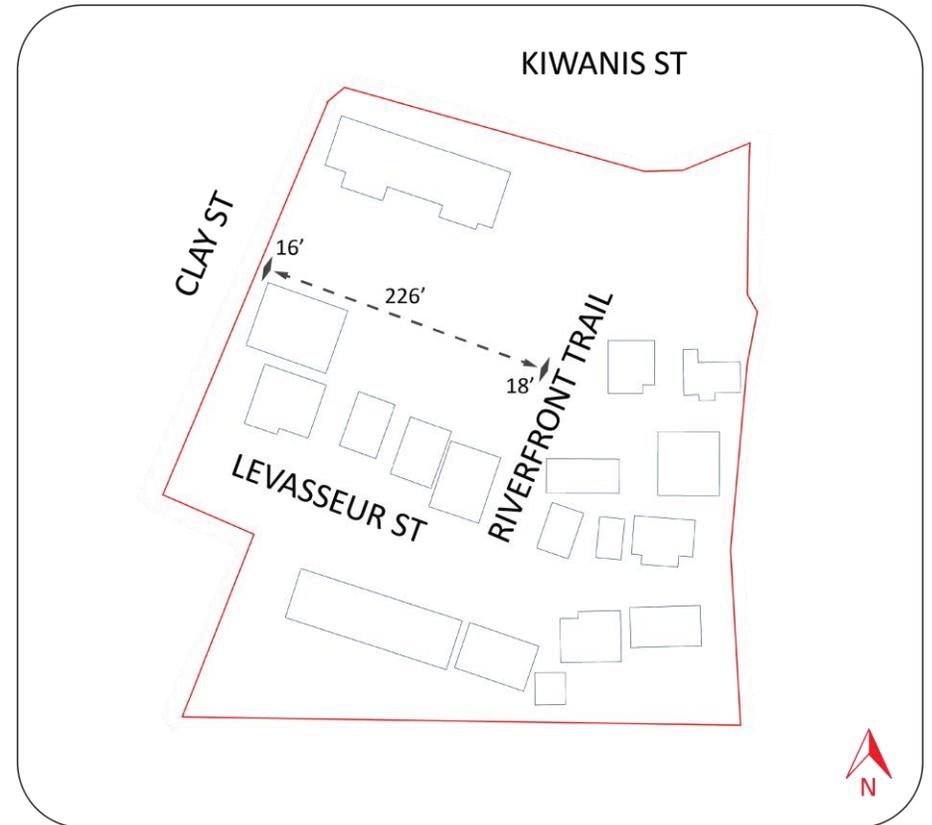
## BLOCK 20SE

BID Zone 2

Block is Completely Residential; 1 Drawing/Art Piece; Connects Directly to Riverfront Trail and Kiwanis Park

### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 4: Upgrade the Front and Main Streets Couplet with Two-Way Traffic Circulation & Improve Circulation to the Kiwanis Park Neighborhood
  - Action 4.1
  - Action 4.3



**SITE PLAN.** Block 20SE Alley Dimensions.

#### PROPERTY INFORMATION

Ownership: Private  
Parking Lots: TWO

#### BUSINESSES

Connoisseur on Levasseur



**PHOTOGRAPHIC OVERVIEW.**

Block 20SE Satellite and Ground-Level Perspectives.



**UNTITLED.**  
By Unknown.



**UNTITLED.**  
By Big Brothers Big Sisters.

## The Hip Strip Blocks

The Hip Strip currently offers a vibrant and eclectic mix of local businesses and restaurants. Its proximity to the University of Montana, the Clark Fork River, and the rest of Downtown makes it a natural magnet for activity. In addition, adjacent neighborhoods to the east and west offer a diverse mix of housing options.



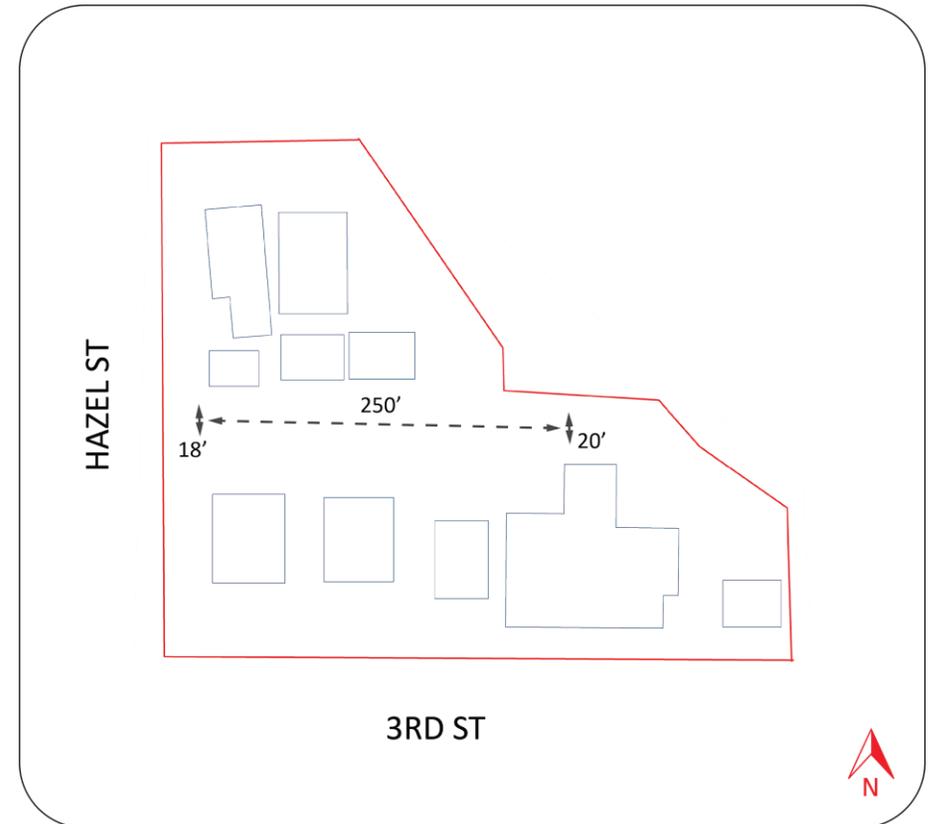
## BLOCK 31SW

### BID Zone 2

Outlooking river; Historic Building on Block; Nearby Public/Open Space; 11+ Waste Bins; Cardboard, Plastic Disposal Needs; Soil, Grass Groundcover; No Pools of Liquid; Vandalism; Litter; No Trees

#### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 6: Improvements for the Hip Strip
  - Action 6.1
  - Action 6.2
  - Action 6.3
  - Action 6.4
  - Action 6.5
  - Action 6.6
  - Action 6.7
  - Action 6.8
- Strategy 19: Manage the Parking Supply in Downtown
  - Action 19.8



**SITE PLAN.** Block 31SW Alley Dimensions.

#### PROPERTY INFORMATION

Ownership: Private  
Parking Lots: ONE

#### BUSINESSES

Bernice's Bakery	Green Path Herb School
Boom Swagger Salon	Meadowsweet
Good Medicine Acupuncture & Massage	Mountain Dragon Herbs L.L.C.
	Zen Medicine MMJ Dispensary



**PHOTOGRAPHIC OVERVIEW.**

Block 31SW Satellite and Ground-Level Perspectives.

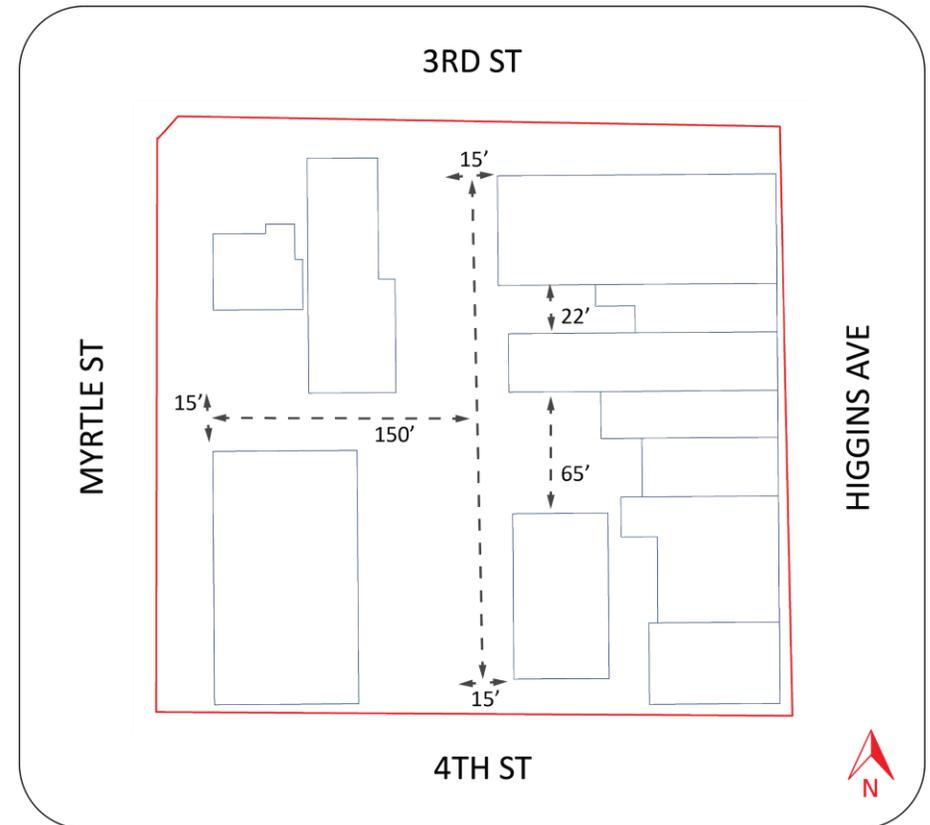
## BLOCK 34SW

BID Zone 1 + 2

No Overhead Infrastructure; Demarcated Delivery Zone; Historic Building on Block; Nearby Public/Open Space; Pedestrian Wayfinding on Block; 1-5 Waste Bins; Large Waste Bins; Soil Groundcover; 2 Drawings / Art Pieces; No Pools of Liquid; Good Odors

### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 6: Improvements for the Hip Strip
  - Action 6.1
  - Action 6.2
  - Action 6.3
  - Action 6.4
  - Action 6.5
  - Action 6.6
  - Action 6.7
  - Action 6.8
- Strategy 19: Manage the Parking Supply in Downtown
  - Action 19.8



**SITE PLAN.** Block 34SW Alley Dimensions.

### PROPERTY INFORMATION

Ownership: Private  
Parking Lots: FOUR

### BUSINESSES

Bathing Beauties Beads  
Bettys Divine  
Ciao Mambo  
Divine Trash Vintage  
Flippers Casino  
Float Missoula  
GILD Brewing

Hip Strip Apartments at the Penwell Building  
Hob Nob Cafe  
Jeannette Rankin Peace Center  
Moon Rush Designs  
Shakespeare & Co., Booksellers  
the Babs  
Upcycled



**PHOTOGRAPHIC OVERVIEW.**

Block 34SW Satellite and Ground-Level Perspectives.



**PEACE WORKS.**  
By Arnie Thurber.



**MYRTLE MURAL.**  
By Amber Flaherty.

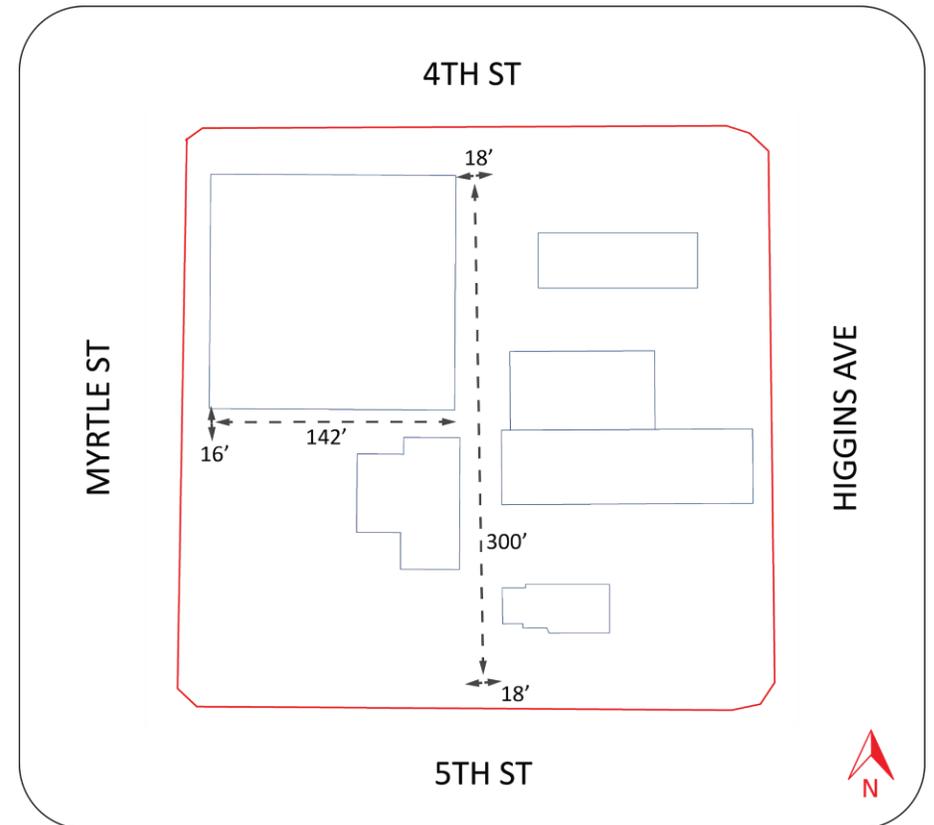
## BLOCK 37SW

BID Zone 1+ 2

Historic Building on Block; Pedestrian Wayfinding on Block; 6-10 Waste Bins; Gravel Groundcover; Vandalism; No Stains; Litter; No Trees; 2 Drawings / Art Pieces

### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 6: Improvements for the Hip Strip
  - Action 6.1
  - Action 6.2
  - Action 6.3
  - Action 6.4
  - Action 6.5
  - Action 6.6
  - Action 6.7
  - Action 6.8
- Strategy 19: Manage the Parking Supply in Downtown
  - Action 19.8



**SITE PLAN.** Block 37SW Alley Dimensions.

### PROPERTY INFORMATION

Ownership: Private  
Parking Lots: FOUR

### BUSINESSES

Big Dipper Ice Cream	M-80 Chicken
GCS	KornUtopia
Green Source Missoula, LLC.	Le Petit Outre
Holiday Stationstores	Master Technician Inc. -Toyotas
Kent Brothers Automotive	Only
KettleHouse Brewing Co.	Taco Sano

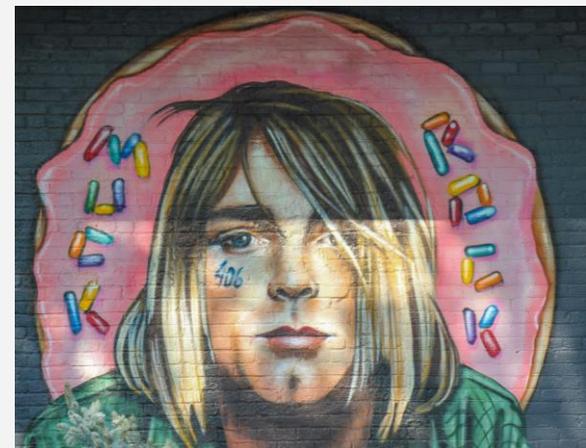


**PHOTOGRAPHIC OVERVIEW.**

Block 37SW Satellite and Ground-Level Perspectives.



**FRANK ZAPPA.**  
By Unknown.



**KURT COBAIN.**  
By Unknown.

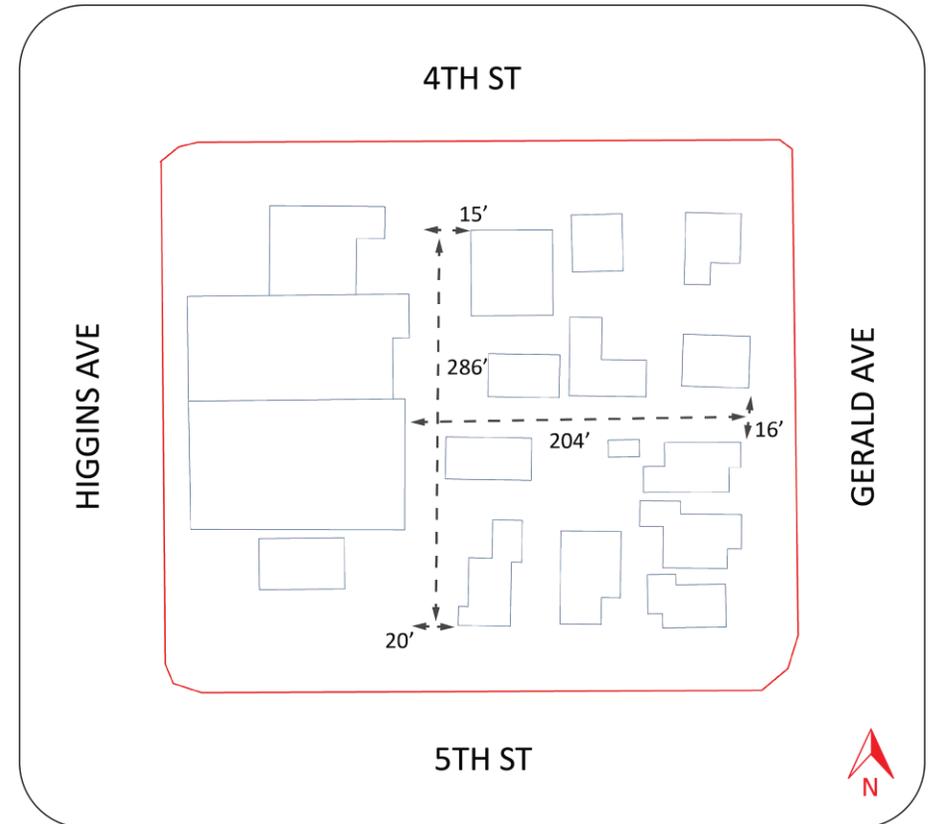
## BLOCK 24SE

### BID Zone 1

11+ Utility Meter (water/energy/gas); Drive-Through on Block; Nearby Public/Open Space; Pedestrian Wayfinding on Block; 11+ Waste Bins; Compost, Cardboard Disposal Needs; Soil Groundcover; Canopies; No Stains; Storage Containers

### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 6: Improvements for the Hip Strip
  - Action 6.1
  - Action 6.2
  - Action 6.3
  - Action 6.4
  - Action 6.5
  - Action 6.6
  - Action 6.7
  - Action 6.8
- Strategy 19: Manage the Parking Supply in Downtown
  - Action 19.8



**SITE PLAN.** Block 24SE Alley Dimensions.

### PROPERTY INFORMATION

Ownership: Private  
Parking Lots: TWO

### BUSINESSES

Board of Missoula  
Bridge Pizza  
Euphoria Wellness

Hazel & Fawn  
Mellow Mood  
Mozaic Oriental Rugs



**PHOTOGRAPHIC OVERVIEW.**

Block 24SE Satellite and Ground-Level Perspectives.

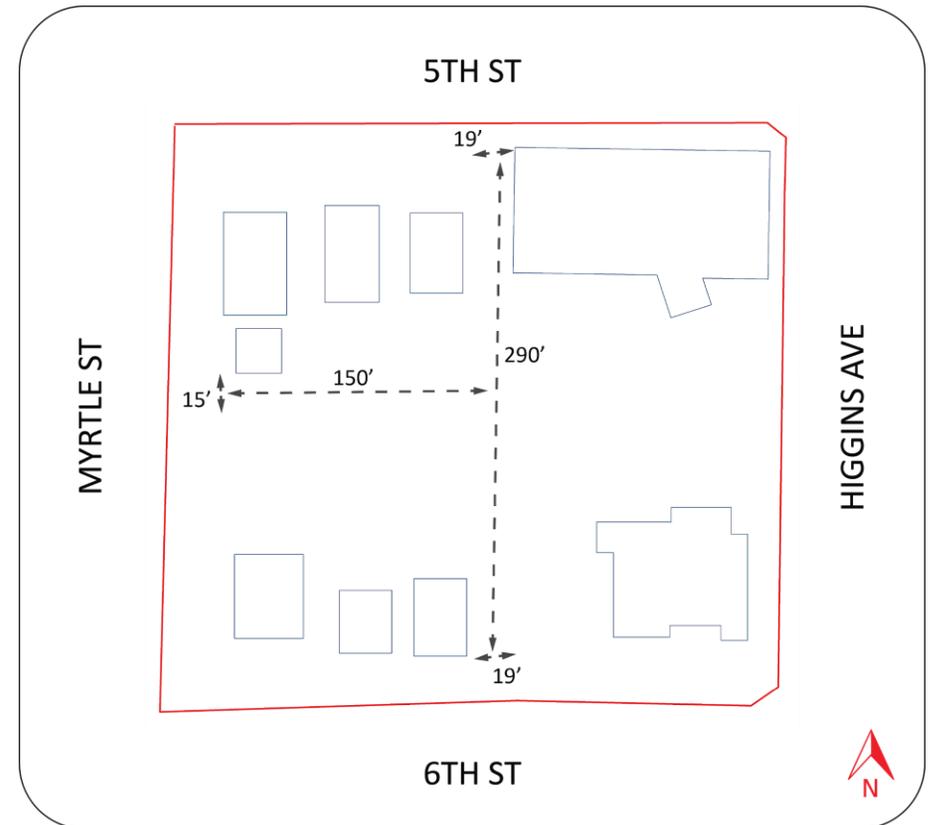
## BLOCK 40SW

### BID Zone 1

11+ Utility Meters (water/energy/gas); Historic Building on Block; Pedestrian Wayfinding on Block; 6-10 Waste Bins; Cardboard Disposal Needs; Soil, Gravel Ground Cover; Canopies; Furniture; No Pools of Liquid; No Stains; Litter

### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 6: Improvements for the Hip Strip
  - Action 6.1
  - Action 6.2
  - Action 6.3
  - Action 6.4
  - Action 6.5
  - Action 6.6
  - Action 6.7
  - Action 6.8
- Strategy 19: Manage the Parking Supply in Downtown
  - Action 19.8



**SITE PLAN.** Block 40SW Alley Dimensions.

### PROPERTY INFORMATION

Ownership: Private  
Parking Lots: ONE

### BUSINESSES

Missoula Senior Center  
Missoula Valley Winter Market



**PHOTOGRAPHIC OVERVIEW.**

Block 40SW Satellite and Ground-Level Perspectives.



**OUR COMMUNITY - MISSOULA**

By Josh Quick.

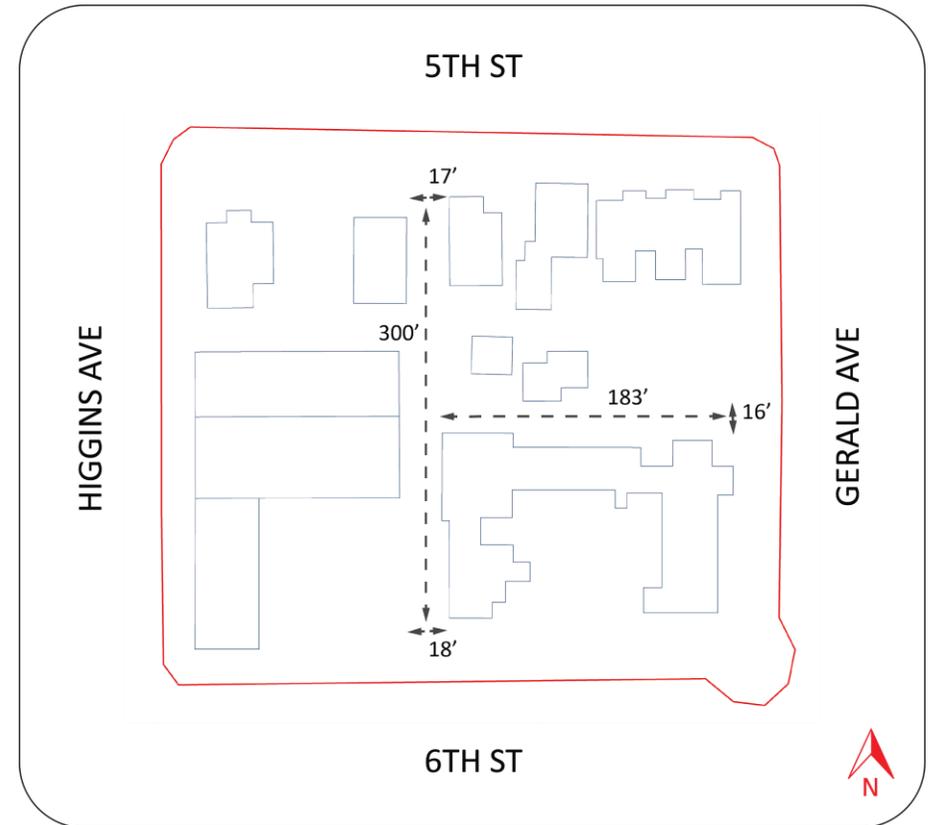
## BLOCK 27SE

### BID Zone 1

alley theater? residential? Church?; Pedestrian Wayfinding on Block; 11+ Waste Bins; Cardboard, Plastic, Grease, Compost Disposal Needs; Soil, Mulch, Grass Groundcover; 1 Drawing / Art Piece; Furniture; No Pools of Liquid; No Stains

### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 6: Improvements for the Hip Strip
  - Action 6.1
  - Action 6.2
  - Action 6.3
  - Action 6.4
  - Action 6.5
  - Action 6.6
  - Action 6.7
  - Action 6.8
- Strategy 19: Manage the Parking Supply in Downtown
  - Action 19.8



**SITE PLAN.** Block 27SE Alley Dimensions.

### PROPERTY INFORMATION

Ownership: Private  
Parking Lots: ONE

### BUSINESSES

Compass Barbershop	Missoula Bicycle Works
Edward Jones - Financial Advisor	The Roxy Theater



**PHOTOGRAPHIC OVERVIEW.**

Block 27SE Satellite and Ground-Level Perspectives.



**ROXY THEATER OUTDOOR GARDEN.**

By Unknown.

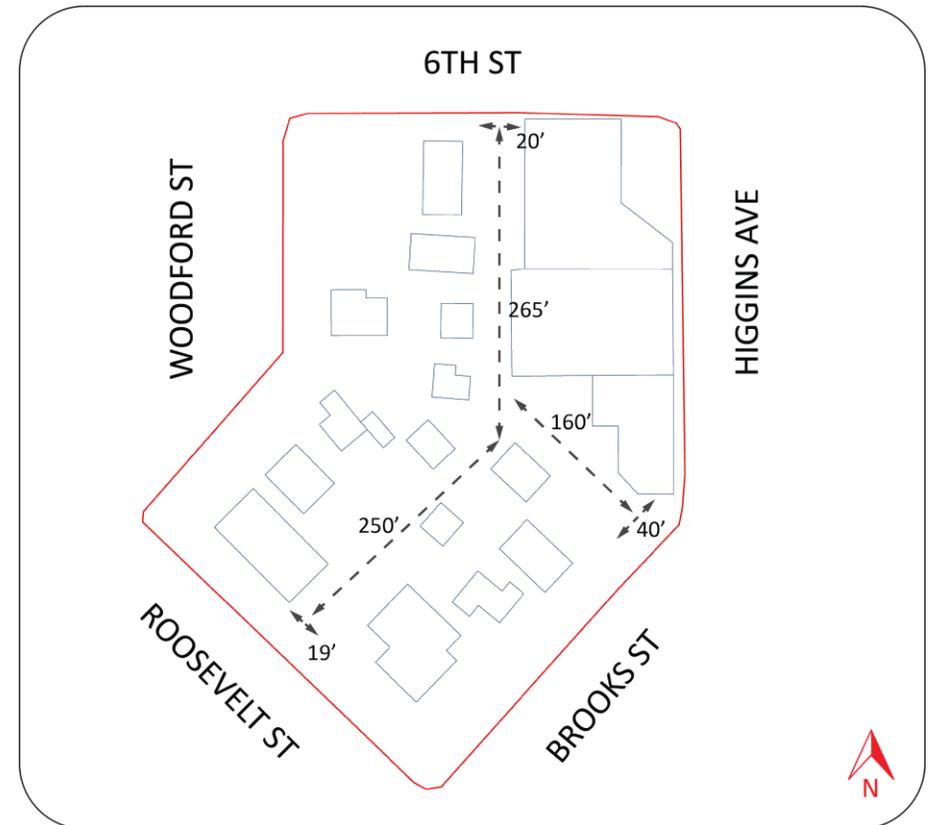
## BLOCK 43SW

### BID Zone 1

11+ Utility Meters (water/energy/gas); 6-10 Waste Bins; Cardboard Disposal Needs; Soil, Gravel Ground Cover; Canopies; Furniture; 1 Drawing / Art Piece; Inviting Interaction; No Pools of Liquid; No Stains; Litter

### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 6: Improvements for the Hip Strip
  - Action 6.1
  - Action 6.2
  - Action 6.3
  - Action 6.4
  - Action 6.5
  - Action 6.6
  - Action 6.7
  - Action 6.8
- Strategy 17: Improve Intersection Safety
  - Action 17.2
- Strategy 19: Manage the Parking Supply in Downtown
  - Action 19.8



**SITE PLAN.** Block 43SW Alley Dimensions.

### PROPERTY INFORMATION

Ownership: Private  
Parking Lots: TWO

### BUSINESSES

Altered Skin Tattoo & Body Piercing	Electronic Sound & Percussion
Bitterroot Flower Shop	Guitarborist
Body Basics	Mike williams photography
Bryant Photographics   Missoula	Tom Cats
Photographers	Wave & Circuit



**PHOTOGRAPHIC OVERVIEW.**

Block 43SW Satellite and Ground-Level Perspectives.



**GARDEN CITY TREE OF LIFE.**

By Kip Herring.

## Pine Street Historic District Blocks

“Missoula’s evolution from trading post to railroad center, university town, and federal government hub is revealed in this distinctive downtown residential neighborhood. The district’s architecture reflects sixty years of evolution featuring Queen Anne styling with turrets, asymmetrical features, decorative shingles, and the more symmetrical Neo-classical style. East Pine Street, with its boulevard and unique centered medians, is the product of Francis Worden’s imported maple trees and Joseph Dixon’s 1915 petition to the city for creation of a formal boulevard. This landscaped corridor pulls together a slice of Missoula’s early development.”<sup>20</sup>



<sup>20</sup>The Montana National Register Sign Program, “East Pine Street Historic District,” Historic Montana, accessed March 4, 2021, <https://historicmt.org/items/show/920>.

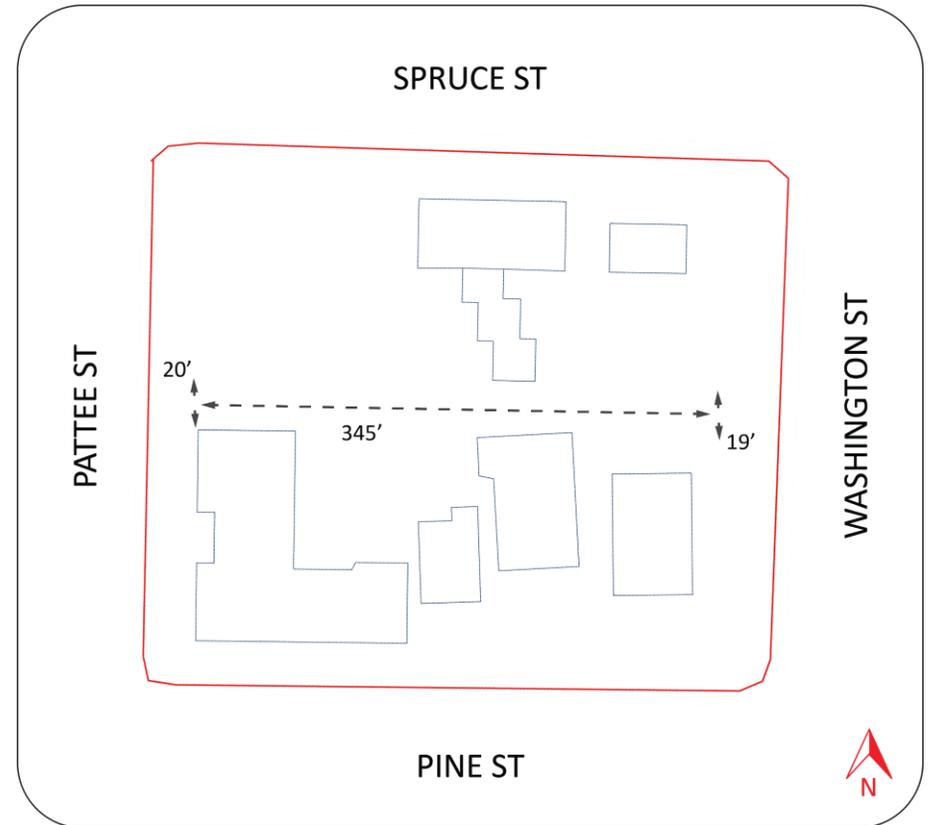
## BLOCK 09NE

### BID Zone 2

Drive-Through on Block; Historic Building on Block; Nearby Public Space; 6-10 Waste Bin Count; Cardboard, Plastic Disposal Needs; Gravel Ground Cover; Canopies; Corrosion

### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 2: Improvements for the area East of Higgins  
Action 2.5
- Strategy 4: Improvements for the area North Higgins  
Action 4.1
- Strategy 8: Enhance Historic Preservation Efforts  
Action 8.6
- Strategy 10: Urban Renewal Districts  
Action 10.1



**SITE PLAN.** Block 09NE Alley Dimensions.

### PROPERTY INFORMATION

Ownership: Private  
Parking Lots: THREE

### BUSINESSES

U.S. Bank Branch



**PHOTOGRAPHIC OVERVIEW.**

Block 09NE Satellite and Ground-Level Perspectives.

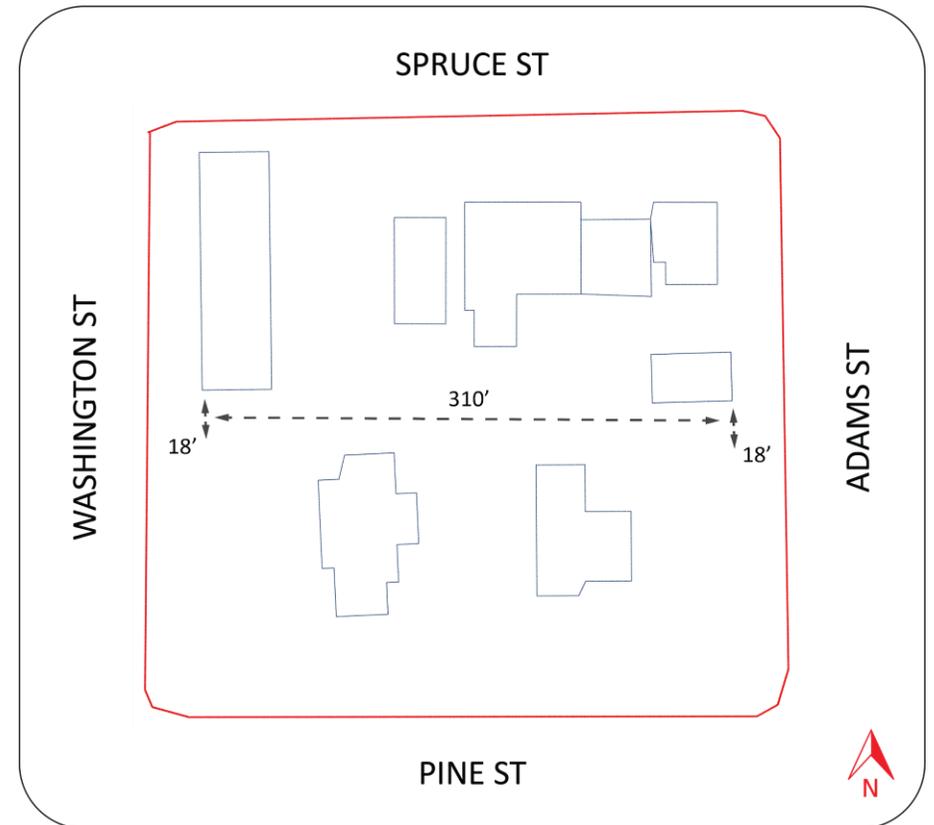
## BLOCK 10NE

BID Zone 2

Fire Escapes; 11+ Waste Bin; Compost, Cardboard, Plastic Disposal Needs; Gravel, Soil, Grass Groundcover; Furniture; No Stains; Litter; Good Odors

### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 8: Enhance Historic Preservation Efforts  
Action 8.6
- Strategy 10: Urban Renewal Districts  
Action 10.1



**SITE PLAN.** Block 10NE Alley Dimensions.

### PROPERTY INFORMATION

Ownership: Private  
Parking Lots: THREE

### BUSINESSES

International Choral Festival  
The College Music Society



**PHOTOGRAPHIC OVERVIEW.**

Block 10NE Satellite and Ground-Level Perspectives.

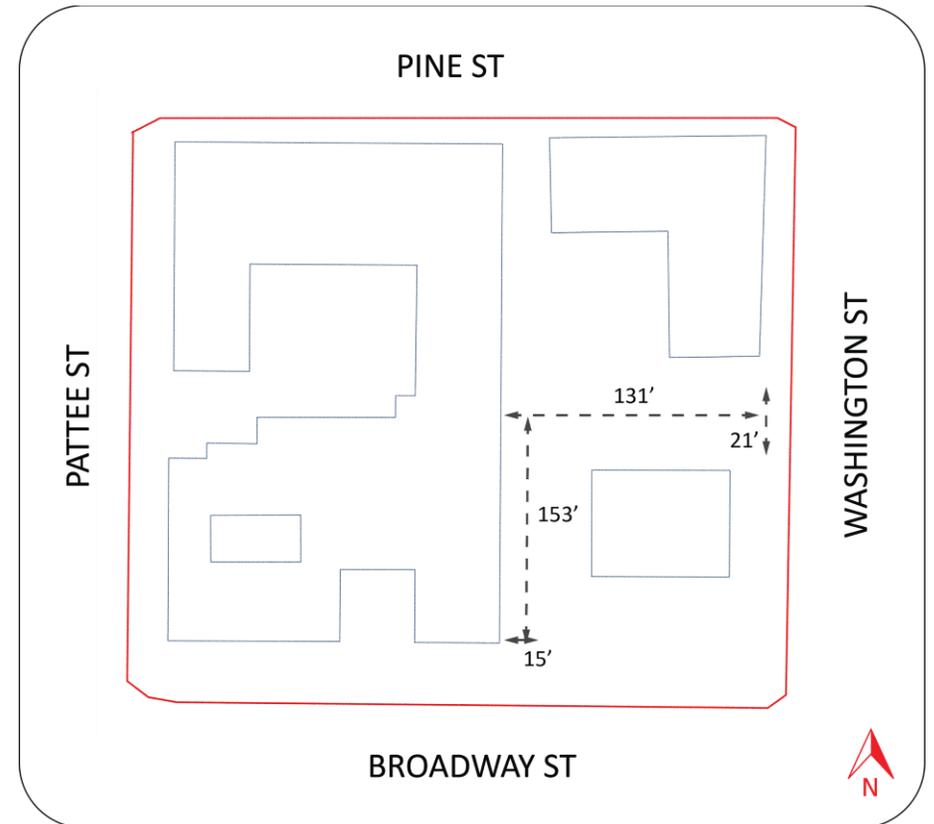
## BLOCK 02NE

### BID Zone 1

No Overhead Infrastructure; Drive-Through on Block; Historic Building on Block; Nearby Public Space; 1-5 Waste Bins; Large Waste Bins; Cardboard Disposal Needs; Grass Groundcover; Furniture; No Pools of Liquid; Storage Containers

### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 2: Improvements for the area East of Higgins  
Action 2.5
- Strategy 10: Urban Renewal Districts  
Action 10.1



**SITE PLAN.** Block 02NE Alley Dimensions.

#### PROPERTY INFORMATION

Ownership: Private + Public  
Parking Lots: TWO

#### BUSINESSES

Roemer's Point S Tire & Auto  
Service  
USPS  
Williams Law Firm, P.C.



**PHOTOGRAPHIC OVERVIEW.**

Block 02NE Satellite and Ground-Level Perspectives.

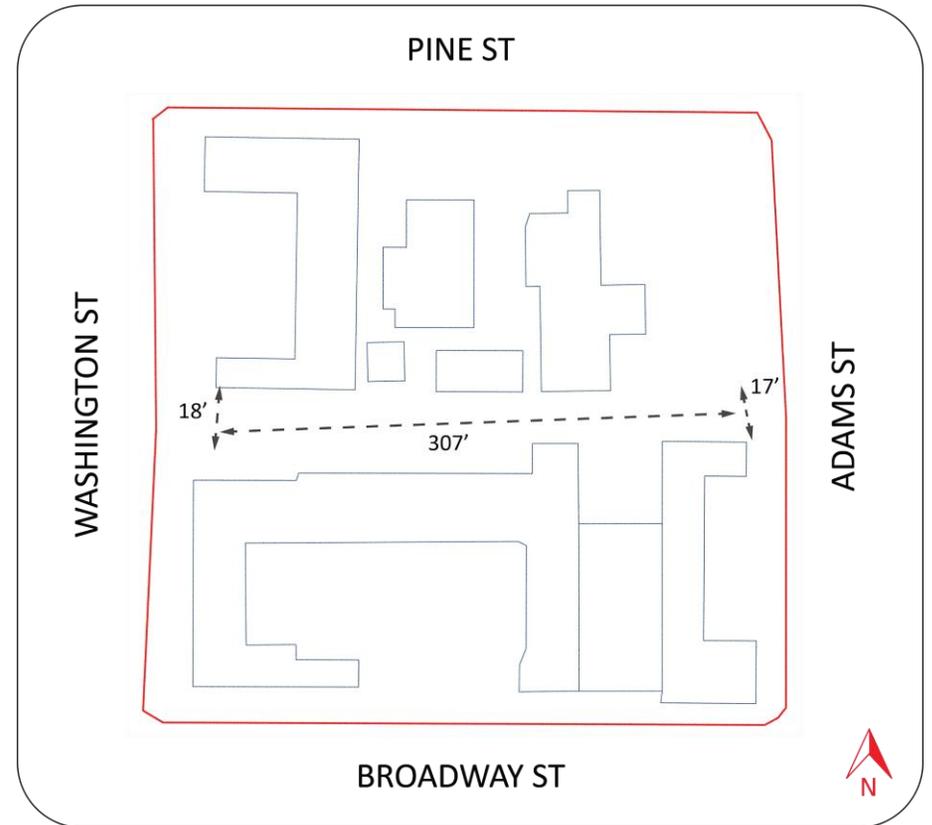
## BLOCK 03NE

BID Zone 1

Historic Building on Block; 1-5 Waste Bin; Furniture; Corrosion; No Stains; Storage Containers

### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 10: Urban Renewal Districts  
Action 10.1



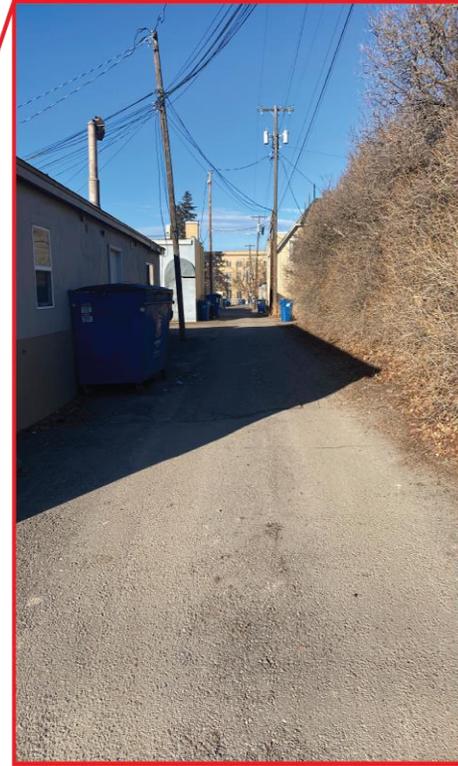
**SITE PLAN.** Block 03NE Alley Dimensions.

### PROPERTY INFORMATION

Ownership: Private  
Parking Lots: FOUR

### BUSINESSES

Apothecary Esthetics  
Bel Aire Motel  
City Center Motel



**PHOTOGRAPHIC OVERVIEW.**

Block 03NE Satellite and Ground-Level Perspectives.

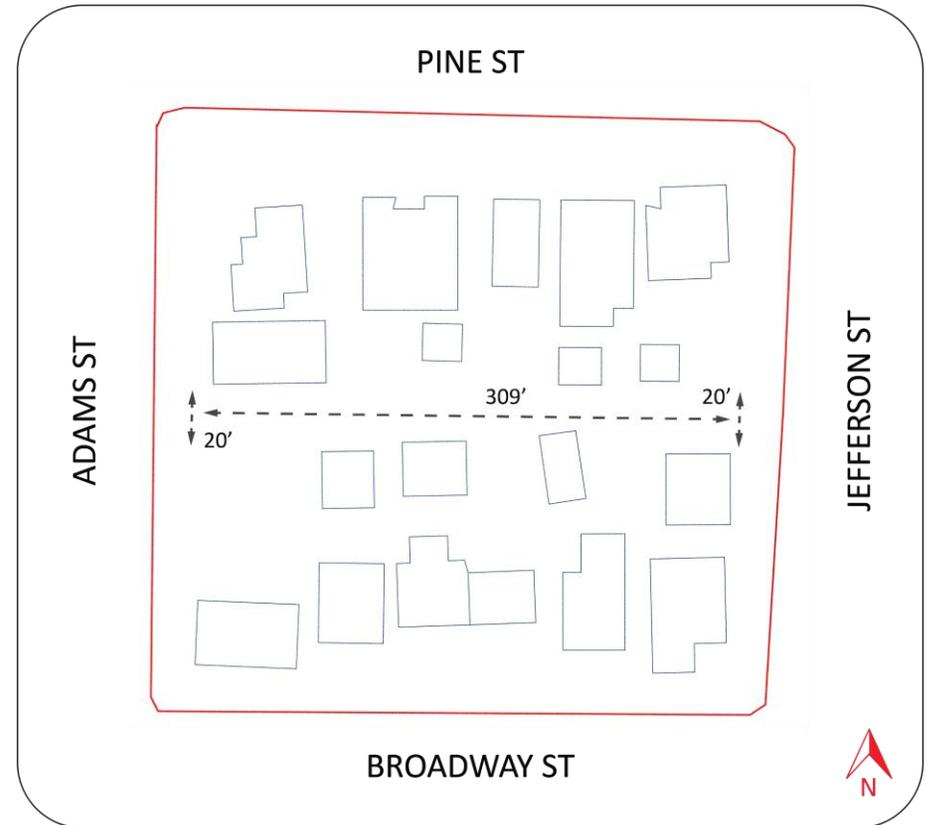
## BLOCK 04NE

BID Zone 2

Large Overhead Infrastructure; Historic Building on Block; 1-5 Waste Bins; Soil, Gravel Ground Cover; No Pools of Liquid; No Stains; Bad Odors; No Trees

### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 12: Improvements for the Madison Street Area
  - Action 12.1
  - Action 12.4
- Strategy 10: Urban Renewal Districts
  - Action 10.1



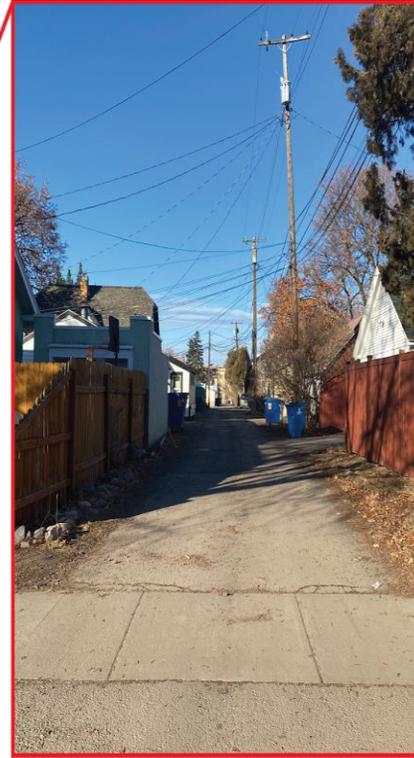
**SITE PLAN.** Block 04NE Alley Dimensions.

### PROPERTY INFORMATION

Ownership: Private  
Parking Lots: ONE

### BUSINESSES

Loci Architecture + Design  
Mariposa Cottage



**PHOTOGRAPHIC OVERVIEW.**

Block 04NE Satellite and Ground-Level Perspectives.

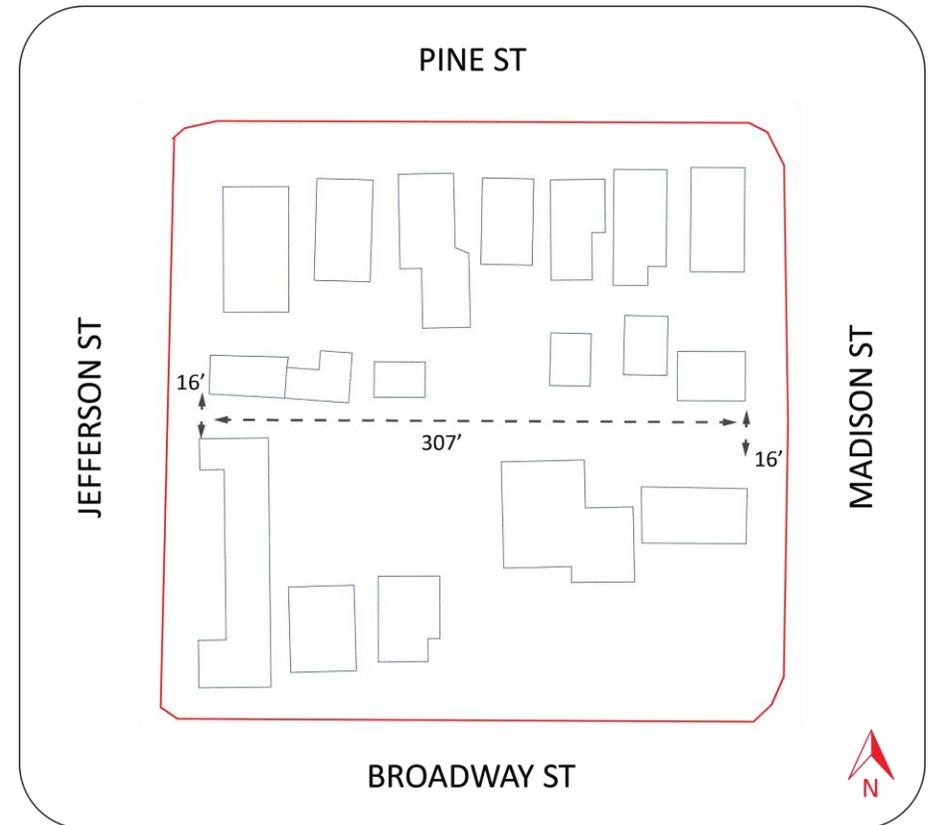
## BLOCK 05NE

BID Zone 2

Drive-Through on Block; Historic Building on Block; 6-10 Waste Bins; Cardboard, Plastic Disposal Needs; Soil, Gravel, Grass Groundcover; No Stains; Bad Odors; No Trees; Storage Containers

### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 12: Improvements for the Madison Street Area
  - Action 12.1
  - Action 12.4
- Strategy 10: Urban Renewal Districts
  - Action 10.1



**SITE PLAN.** Block 05NE Alley Dimensions.

### PROPERTY INFORMATION

Ownership: Private  
Parking Lots: THREE

### BUSINESSES

Coiffe	Missoula Community Foundation
Clark Fork Realty	Noon's
Downtown Motel	Sinclair



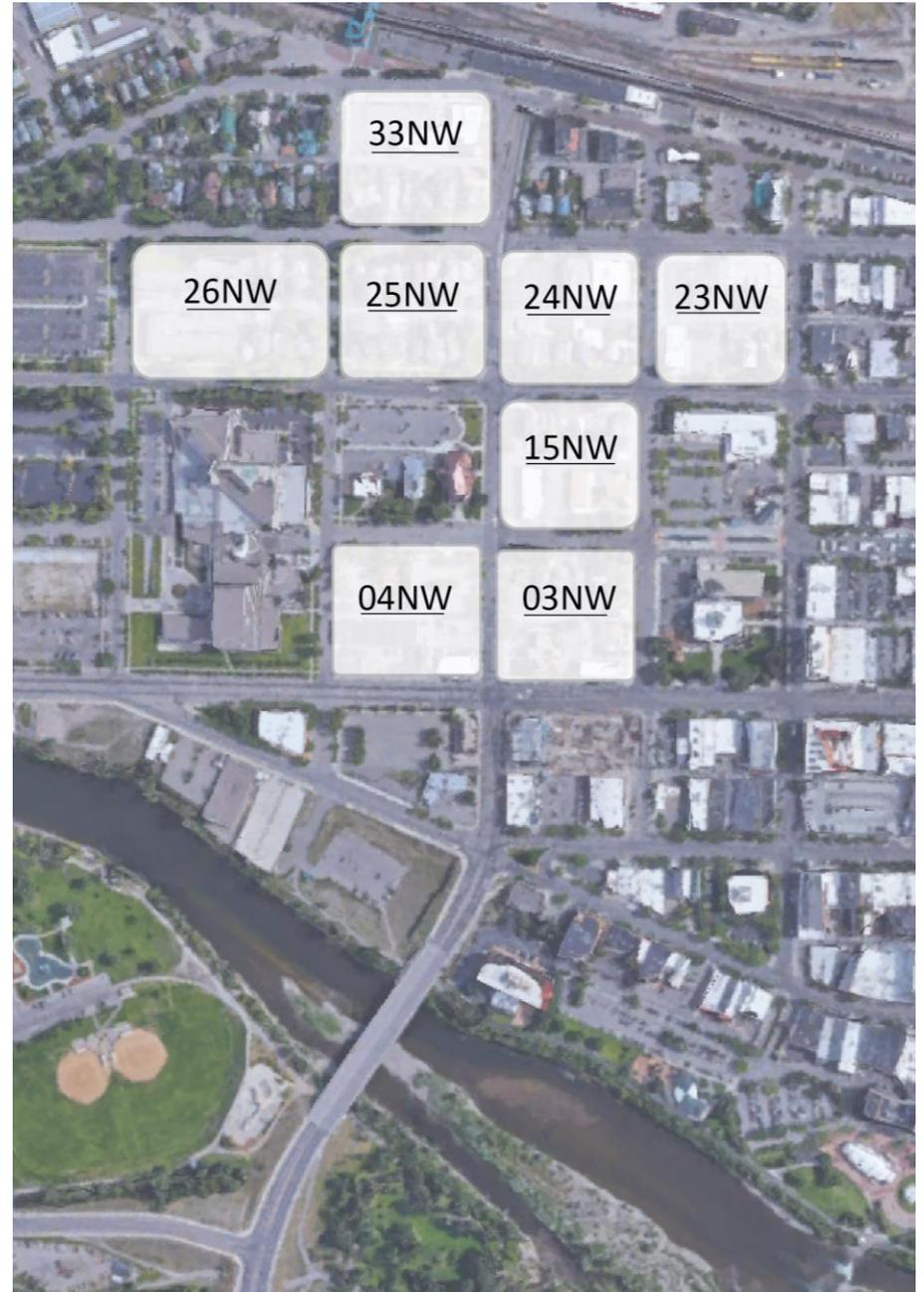
Block 05NE Satellite and Ground-Level Perspectives.



PHOTOGRAPHIC OVERVIEW.

## Riverfront and Medical Triangle Blocks

Providence St. Patrick's Hospital has long been a major employer in the City and it acts as an anchor for an unofficial medical district involving clinics, institutes, outpatient services, outpatient therapy services, and various health businesses. Nationwide, Medical Districts are transitioning to more than just destinations for healthcare. They offer healthy places to heal, work, and live where new ideas on improving healthcare and population health can be developed, tested, and disseminated.



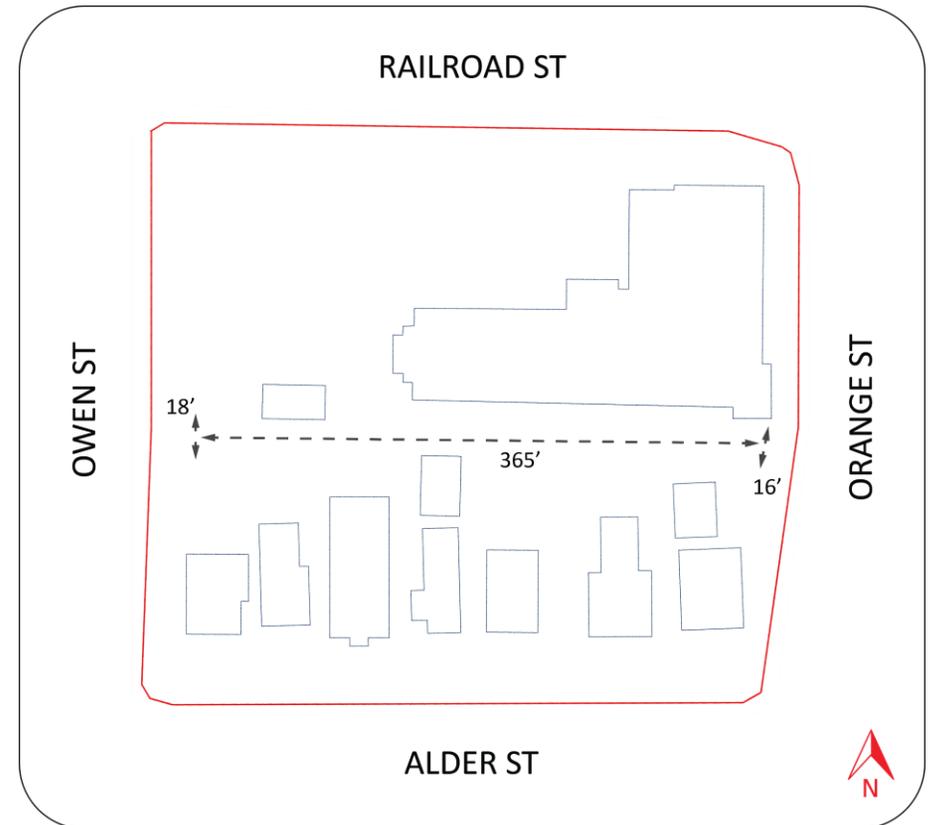
## BLOCK 33NW

BID Zone 2

Fire Escapes; Historic Building on Block; 6-10 Waste Bins; Grease, Cardboard Disposal Needs; Soil, Gravel Ground Cover; Furniture; 1 Drawing / Art Piece; Vandalism; Corrosion; Litter; Good Odors

### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 4: Improvements for the area North Higgins  
Action 4.1
- Strategy 5: Improvements for the Health District, Riverfront Triangle  
Action 5.1  
Action 5.3
- Strategy 3: Connect Across Orange Street  
Action 3.1  
Action 3.5
- Strategy 19: Manage the Parking Supply in Downtown  
Action 19.8
- Strategy 8: Enhance Historic Preservation Efforts  
Action 8.6
- Strategy 10: Urban Renewal Districts  
Action 10.1



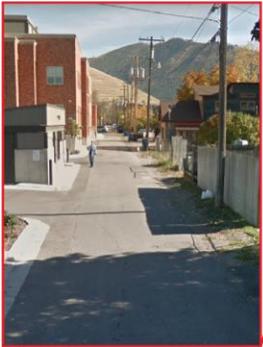
**SITE PLAN.** Block 33NW Alley Dimensions.

### PROPERTY INFORMATION

Ownership: Private  
Parking Lots: TWO

### BUSINESSES

Church of God Missoula  
United Way of Missoula County



**PHOTOGRAPHIC OVERVIEW.**

Block 33NW Satellite and Ground-Level Perspectives.



**ORANGE STREET UNDERPASS.**  
By Orange Street Mural Group.

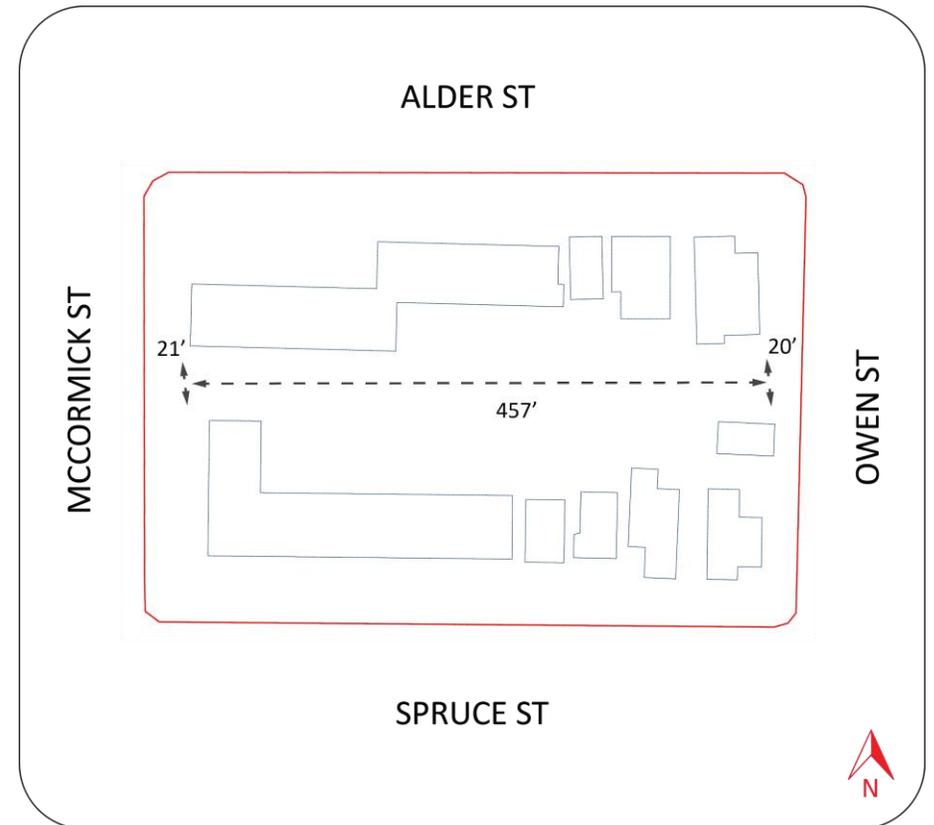
## BLOCK 26NW

BID Zone 2

11+ Utility Meters (water/energy/gas); Nearby Public Transit; Nearby Public/Open Space; 11+ Waste Bins; Brick, Gravel, Grass, Soil, Cobblestone Groundcover; 1 Drawing / Art Piece; Furniture; No Pools of Liquid; Storage Containers

### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 4: Improvements for the area North Higgins  
Action 4.1
- Strategy 5: Improvements for the Health District, Riverfront Triangle  
Action 5.1  
Action 5.3
- Strategy 19: Manage the Parking Supply in Downtown  
Action 19.8
- Strategy 8: Enhance Historic Preservation Efforts  
Action 8.6
- Strategy 10: Urban Renewal Districts  
Action 10.1



**SITE PLAN.** Block 26NW Alley Dimensions.

### PROPERTY INFORMATION

Ownership: Private  
Parking Lots: ONE

### BUSINESSES

Callahan Inc  
Salgado's Photography  
St Patrick House

Providence Montana Health  
Foundation



**PHOTOGRAPHIC OVERVIEW.**

Block 26NW Satellite and Ground-Level Perspectives.



**FIRST NIGHT TILES.**

By Missoula Public, 1999.

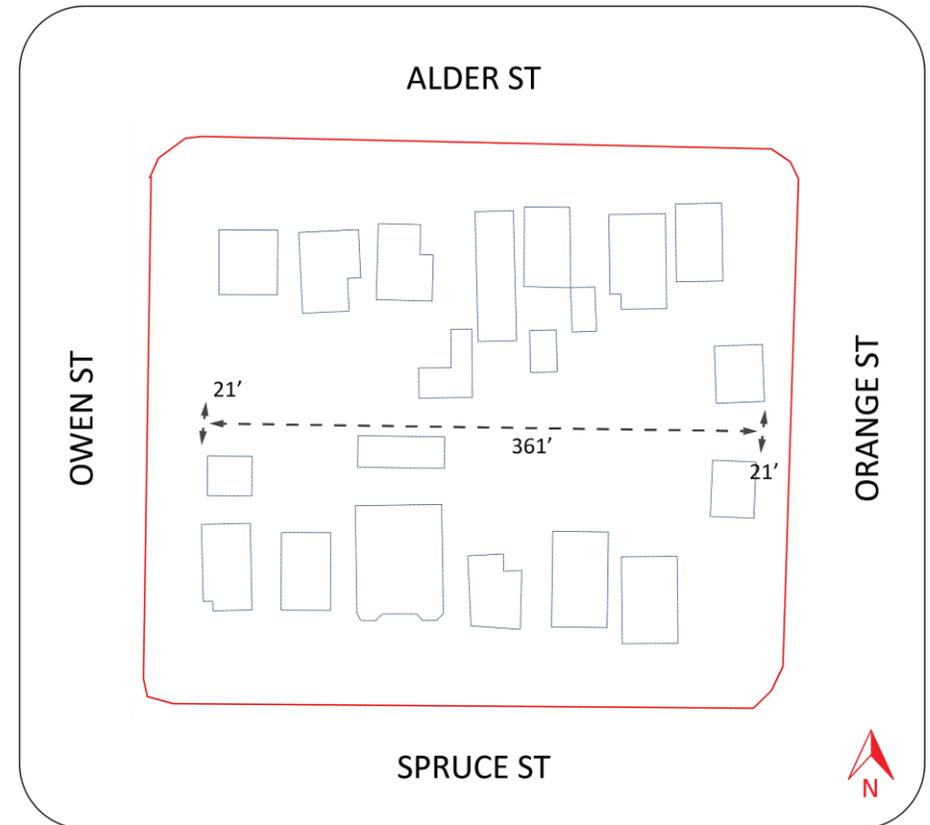
## BLOCK 25NW

BID Zone 2

11+ Utility Meters (water/energy/gas); 11+ Waste Bins; Brick, gravel, Grass, Soil, Cobblestone Groundcover; 1 Drawing / Art Piece; Furniture; No Pools of Liquid; Good Odors' Storage Containers

### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 4: Improvements for the area North Higgins  
Action 4.1
- Strategy 5: Improvements for the Health District, Riverfront Triangle  
Action 5.1  
Action 5.3
- Strategy 3: Connect Across Orange Street  
Action 3.1  
Action 3.5
- Strategy 19: Manage the Parking Supply in Downtown  
Action 19.8
- Strategy 8: Enhance Historic Preservation Efforts  
Action 8.6
- Strategy 10: Urban Renewal Districts  
Action 10.1



**SITE PLAN.** Block 25NW Alley Dimensions.

### PROPERTY INFORMATION

Ownership: Private + Public  
Parking Lots: THREE

### BUSINESSES

Driscoll Hathaway Law Group	Morgan Pierce, PLLP
Folk Integrative Medicine	Portico Real Estate
Missoula County School Superintendent	Self-Funded Alternatives
Missoula Housing Authority	The Missoula Meridian
	Willow Creek Capital Management



**PHOTOGRAPHIC OVERVIEW.**

Block 25NW Satellite and Ground-Level Perspectives.



**MISSOULA STYLE.**

By Karen Slobod.

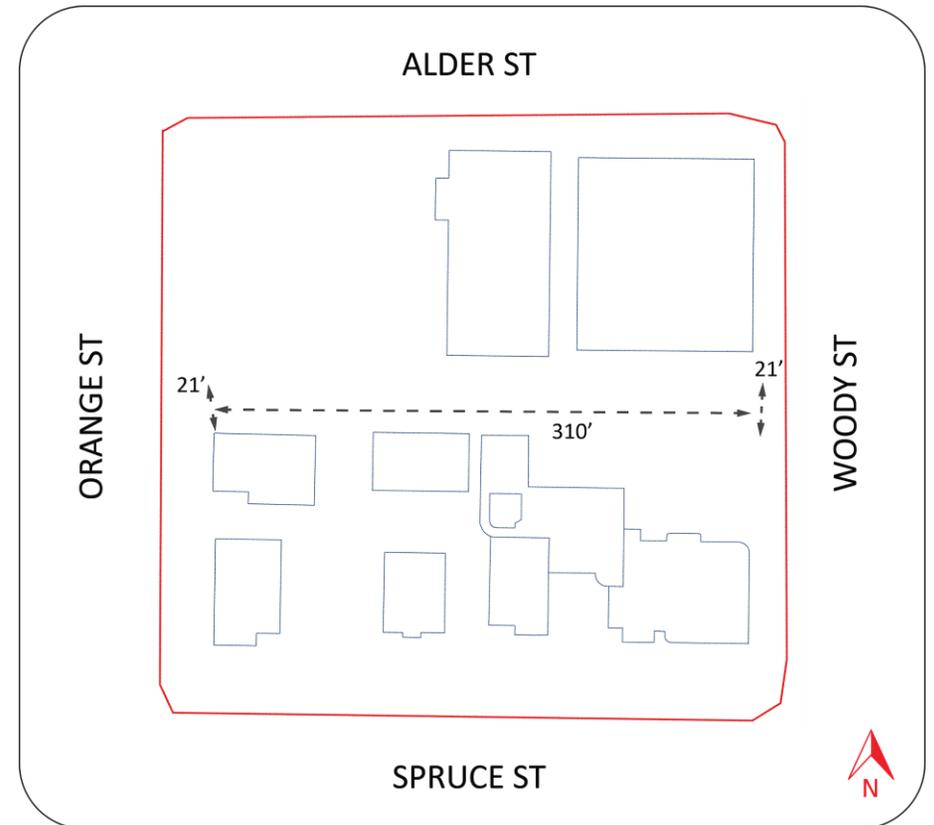
## BLOCK 24NW

BID Zone 2

Large Overhead Infrastructure; Nearby Public Transit; 6-10 Waste Bins; Compost, Grease, Cardboard Disposal Needs; Gravel, Soil Groundcover; Corrosion; No Stains; Litter; Bad Odors

### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 5: Improvements for the Health District, Riverfront Triangle  
Action 5.1  
Action 5.3
- Strategy 3: Connect Across Orange Street  
Action 3.1  
Action 3.5
- Strategy 19: Manage the Parking Supply in Downtown  
Action 19.8
- Strategy 8: Enhance Historic Preservation Efforts  
Action 8.6
- Strategy 10: Urban Renewal Districts  
Action 10.1



**SITE PLAN.** Block 24NW Alley Dimensions.

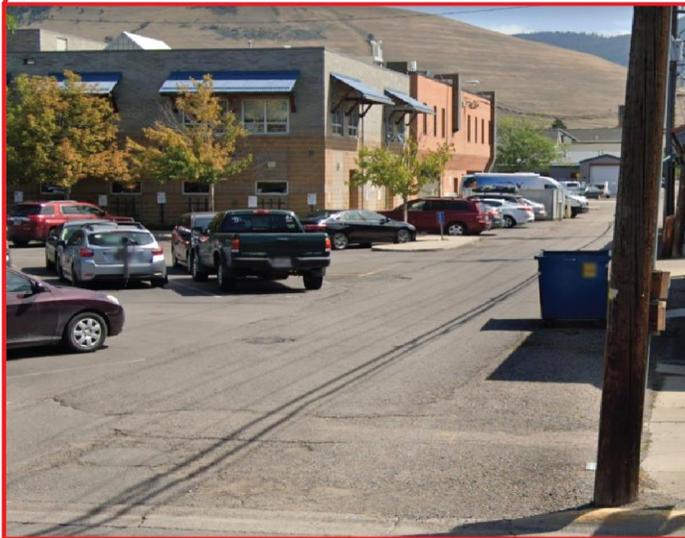
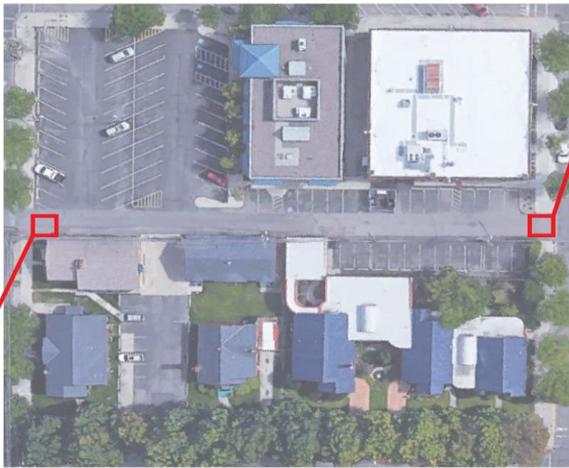
#### PROPERTY INFORMATION

Ownership: Private + Public  
Parking Lots: THREE

#### BUSINESSES

Big Sky Physical Therapy  
Douglas Harris Law Offices; Park  
James T

Missoula City-County Health  
Department Health Promotion  
Division  
Rowe & Associates, Inc.



**PHOTOGRAPHIC OVERVIEW.**  
Block 24NW Satellite and Ground-Level Perspectives.

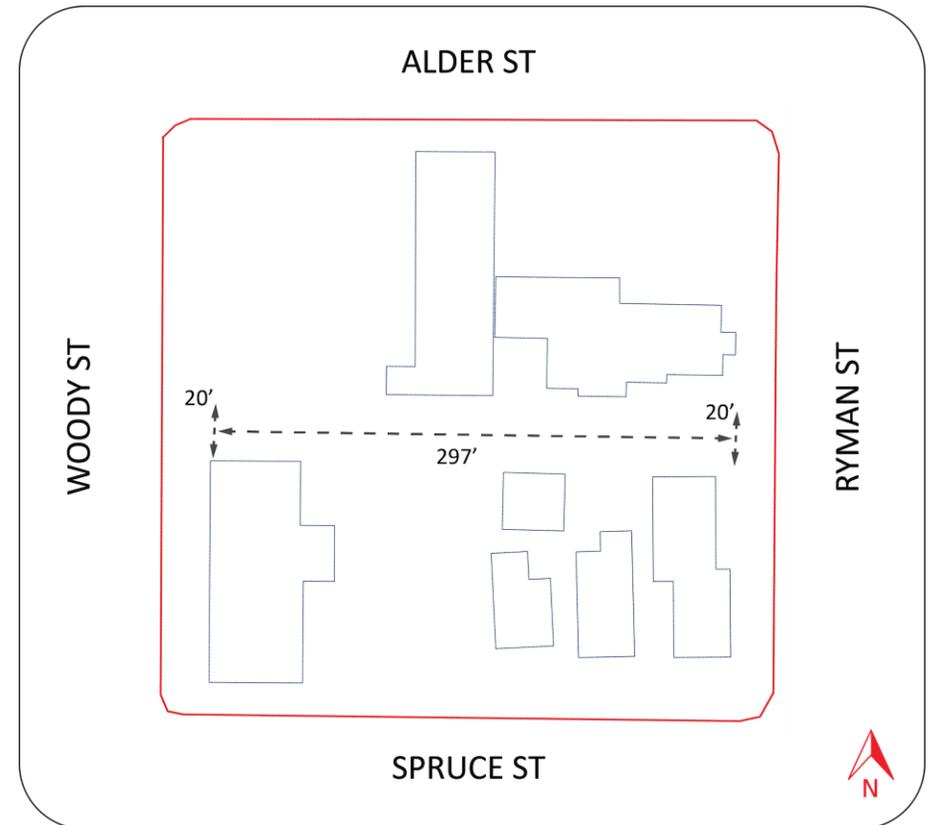
## BLOCK 23NW

### BID Zone 2

Historic Building on Block; Nearby Public Transit; 6-10 Waste Bins; Grease Disposal Needs; Gravel, Grass Groundcover; Canopies; Corrosion; No Stains; Litter; Bad Odors

#### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 4: Improvements for the area North Higgins  
Action 4.1
- Strategy 5: Improvements for the Health District, Riverfront Triangle  
Action 5.1  
Action 5.3
- Strategy 19: Manage the Parking Supply in Downtown  
Action 19.8
- Strategy 8: Enhance Historic Preservation Efforts  
Action 8.6
- Strategy 10: Urban Renewal Districts  
Action 10.1



**SITE PLAN.** Block 23NW Alley Dimensions.

#### PROPERTY INFORMATION

Ownership: Private + Public  
Parking Lots: TWO

#### BUSINESSES

Lyle James Photography  
Risk & Benefits  
The Missoula Forum for Children  
and Youth  
Tranel Law Firm, P.C.  
VidCon/Viacom



**PHOTOGRAPHIC OVERVIEW.**

Block 23NW Satellite and Ground-Level Perspectives.

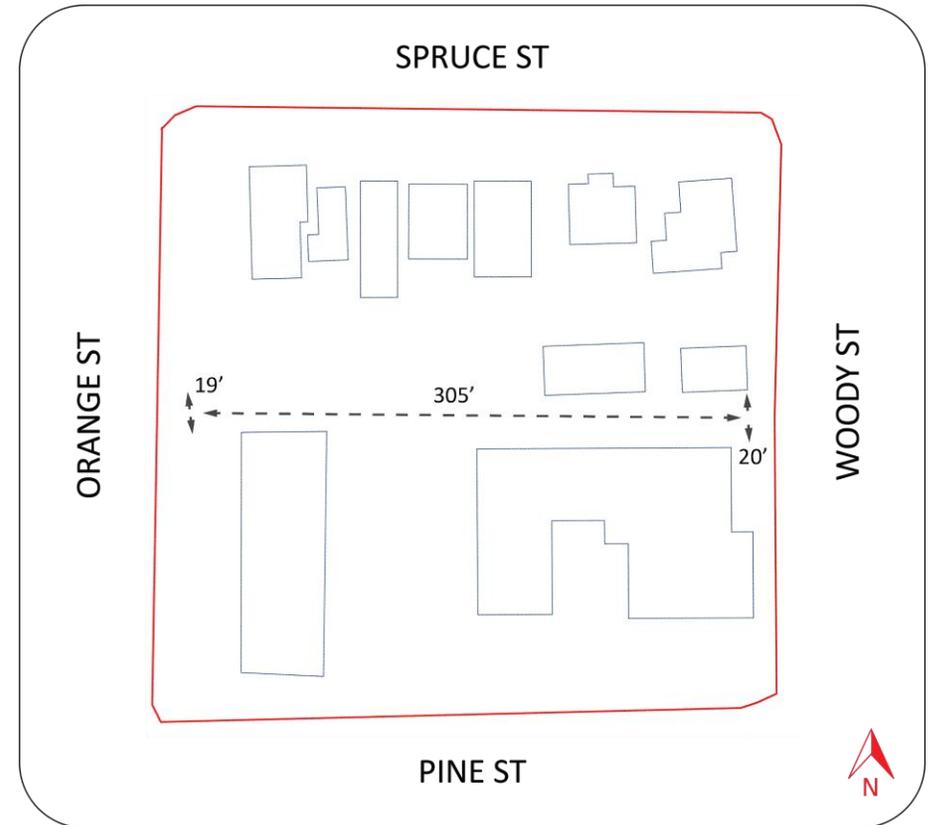
## BLOCK 15NW

BID Zone 1

Fire Escapes; 11+ Utility Meters (water/energy/gas); Nearby Public Transit; 11+ Waste Bins; Compost Disposal Needs; Grass, Gravel, Soil Groundcover; Corrosion

### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 5: Improvements for the Health District, Riverfront Triangle  
Action 5.1  
Action 5.3
- Strategy 3: Connect Across Orange Street  
Action 3.1
- Strategy 19: Manage the Parking Supply in Downtown  
Action 19.8
- Strategy 8: Enhance Historic Preservation Efforts  
Action 8.6
- Strategy 10: Urban Renewal Districts  
Action 10.1



**SITE PLAN.** Block 15NW Alley Dimensions.

### PROPERTY INFORMATION

Ownership: Private  
Parking Lots: FOUR

### BUSINESSES

Attorneys Inc.	Sound View Counseling
Dance Irish	Tire-Rama
Dessye-Dee M. Clark, PHD	Twigs Salon



**PHOTOGRAPHIC OVERVIEW.**

Block 15NW Satellite and Ground-Level Perspectives.

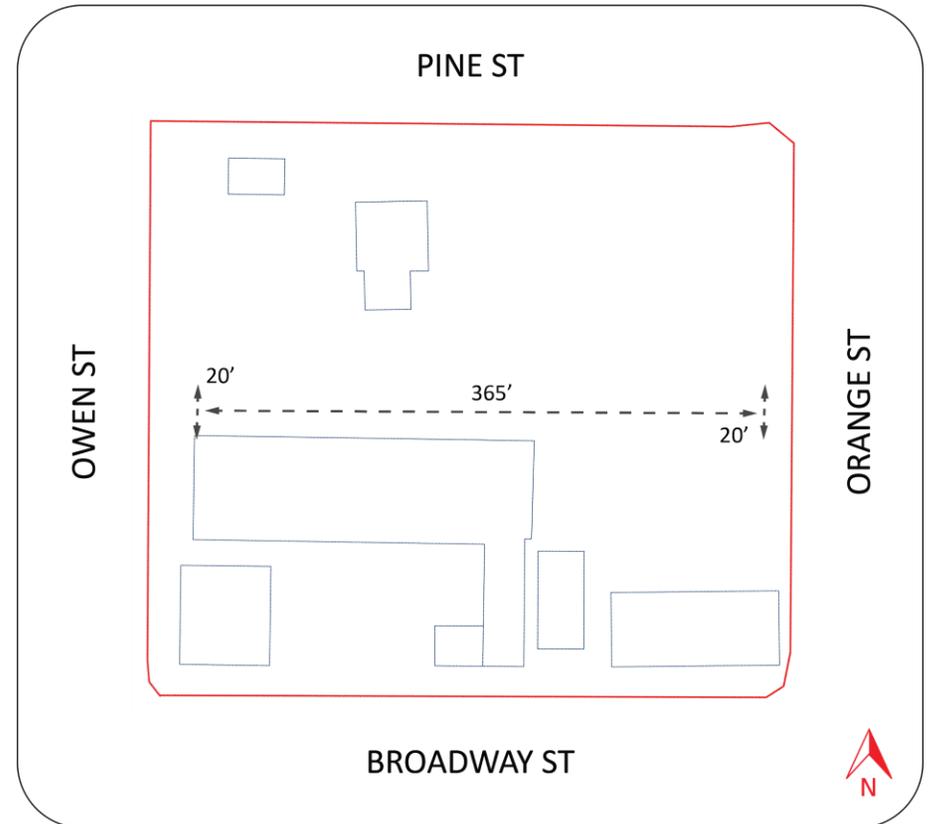
## BLOCK 04NW

BID Zone 2

Drive-Through on Block; Pedestrian Wayfinding on Block; 6-10 Waste Bins; Cardboard Disposal Needs; Soil, Gravel, Grass Groundcover; No Pools of Liquid; Corrosion; Storage Containers

### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 5: Improvements for the Health District, Riverfront Triangle  
Action 5.1  
Action 5.3
- Strategy 3: Connect Across Orange Street  
Action 3.1
- Strategy 19: Manage the Parking Supply in Downtown  
Action 19.8
- Strategy 10: Urban Renewal Districts  
Action 10.1



**SITE PLAN.** Block 04NW Alley Dimensions.

### PROPERTY INFORMATION

Ownership: Private  
Parking Lots: FOUR

### BUSINESSES

2 Barking Sisters Dog Spaw	City Brew Coffee
Bitterroot Property Management	Mountain Valley Inn



**PHOTOGRAPHIC OVERVIEW.**

Block 04NW Satellite and Ground-Level Perspectives.

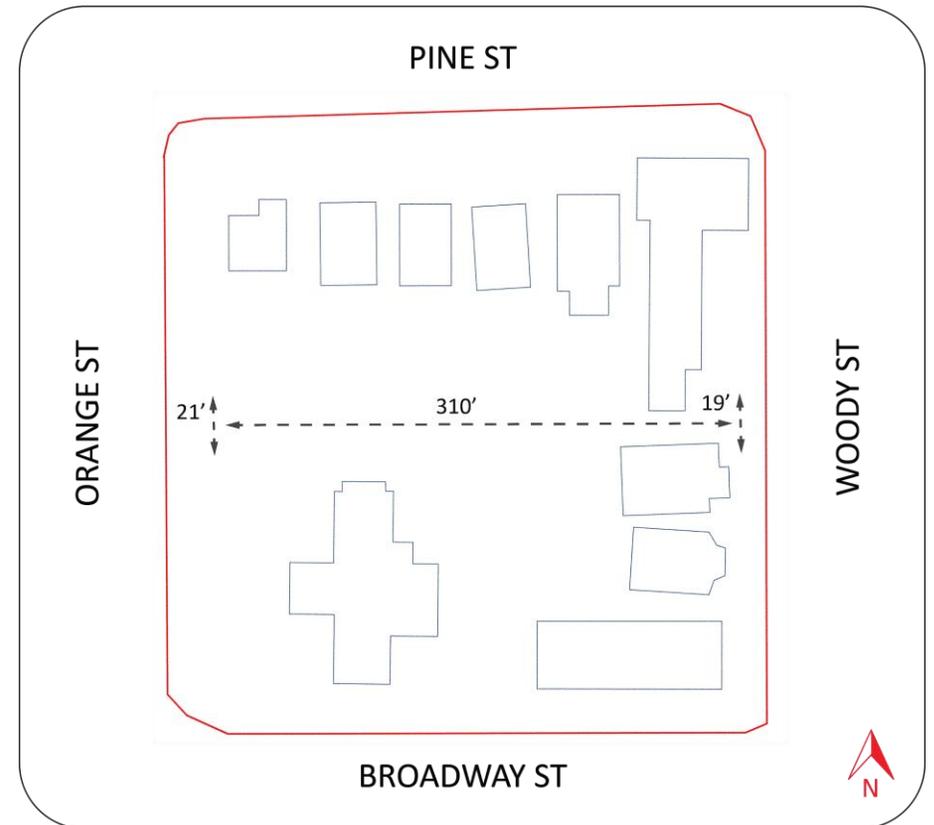
## BLOCK 03NW

BID Zone 1

Fire Escapes; Drive-Through on Block; Historic Building on Block; Nearby Public Transit; 6-10 Waste Bins; Gravel Groundcover; 3+ Drains; No Stains; Litter

### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 5: Improvements for the Health District, Riverfront Triangle  
Action 5.1  
Action 5.3
- Strategy 3: Connect Across Orange Street  
Action 3.1
- Strategy 19: Manage the Parking Supply in Downtown  
Action 19.8
- Strategy 10: Urban Renewal Districts  
Action 10.1



**SITE PLAN.** Block 03NW Alley Dimensions.

### PROPERTY INFORMATION

Ownership: Private + Public  
Parking Lots: SIX

### BUSINESSES

JCM Architecture P.C.  
Missoula County Youth Court  
Missoula Crime Victim Advocate  
Program

Sax Certified Public Accounting PC  
Smith & Stephens PC Law Offices  
Stewart Title of Missoula County  
Thiel Law Office PLLC  
YOGA FOR YOU - Yoga Therapy

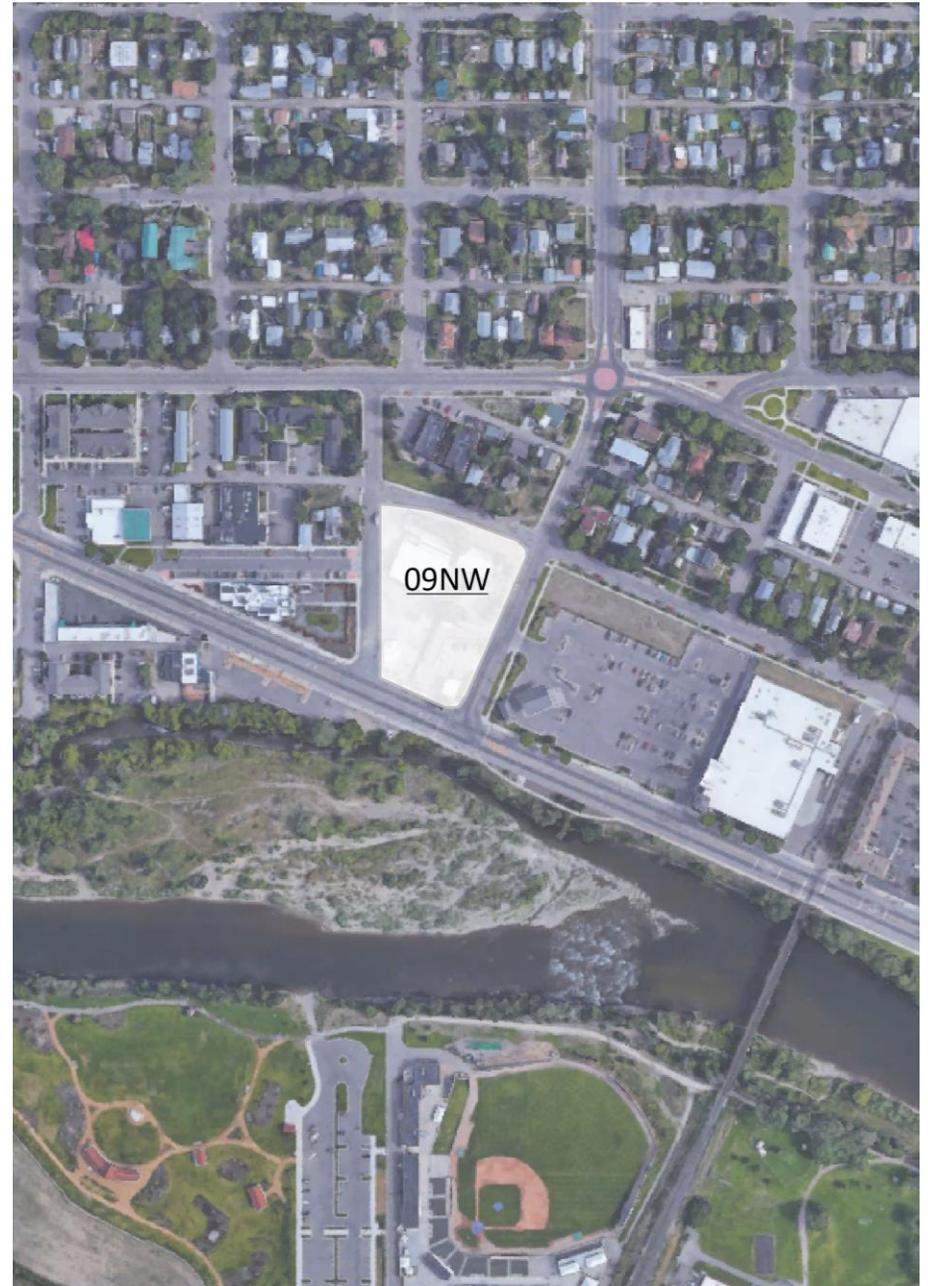


**PHOTOGRAPHIC OVERVIEW.**

Block 03NW Satellite and Ground-Level Perspectives.

## West Broadway Gateway Blocks

West Broadway Street Gateway doesn't feel like a gateway. The street looks more like a suburban highway than the entrance to a Downtown. While this length of road must accommodate a great deal of traffic as cars enter the Downtown, taller urban buildings could create a stronger sense of enclosure and arrival. Along West Broadway single-story buildings are set back behind parking, particularly on the north side of the street. Buildings on the south side of the street are positioned closer to the street but sidewalks are inadequate. Narrow sidewalks or rows of head-in parking adjacent to the street make walking feel dangerous. New development along the Clark Fork River will lead to new development along West Broadway. This provides an opportunity to plan a gateway experience and upgraded street facilities.



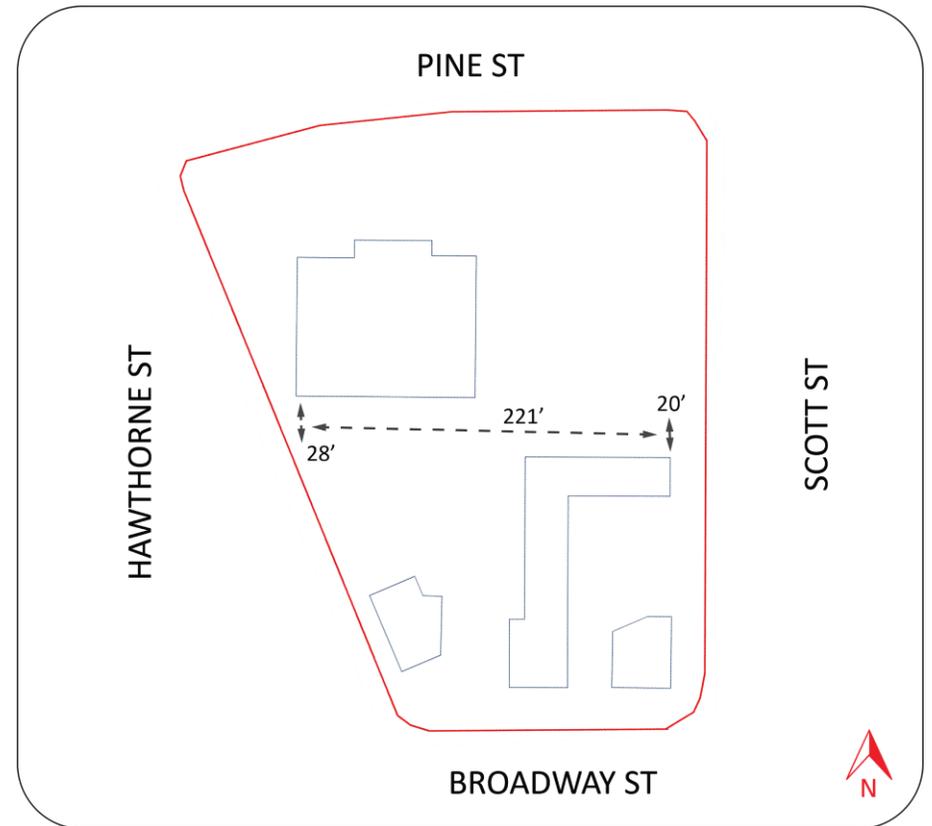
## BLOCK 09NW

BID Zone 2

1-5 Waste Bins; Large Waste Bins; Furniture; Corrosion; Litter; Bad Odors

### RECOMMENDED ACTIONS FROM DOWNTOWN MASTER PLAN

- Strategy 10: Improvements for the West Broadway Gateway
  - Action 10.2
  - Action 10.3
- Strategy 19: Manage the Parking Supply in Downtown
  - Action 19.8
- Strategy 10: Urban Renewal Districts
  - Action 10.1
- Strategy 4: Celebrate and Protect the River
  - Action 4.1



**SITE PLAN.** Block 09NW Alley Dimensions.

### PROPERTY INFORMATION

Ownership: Private  
Parking Lots: THREE

### BUSINESSES

Clark Fork Inn  
Tia's Big Sky



**PHOTOGRAPHIC OVERVIEW.**  
Block 09NW Satellite and Ground-Level Perspectives.

## VI. Recommendations

At its core a tool of measurement, this inventory is a benchmark intended to measure needs and progress around alley activations. The findings presented may contribute to individual proposals, a Master Thoroughfare Plan, or a future Retail Inventory. The recommendations that follow are intended to be seen as guidelines only. The perspective of this inventory works around exclusionary thinking, attempting to indicate the potential for *any* desired design improvement while keeping the current conditions in mind. No single type of wall is fit for a mural, nor a single type of retail fit for creating marketpace. Outside of what is written into municipal code, the definition of ‘appropriate’ intervention is largely up to those property and business owners doing the activating. Versatility and innovation is key to this program’s success.

“As with most urban design elements, a one-size-fits-all approach to alleys does not work. Alley specifications need to work within the framework of their surroundings. Alley design will vary depending on the uses within the alley: the character of residentially-bounded alleys will differ from those that are found in commercial and industrial settings.”<sup>21</sup> Block-wide interventions are expected to be grassroots projects; their funding coming from bottom-up and their designs entirely unique. Moving forward, each block’s interested property and business owners will need to coordinate with municipal staff and utility service providers to define a vision.

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<sup>21</sup> Canin Associates. “Alleys in Urban Design: History and Application.” *Canin Associates*, Canin Associates <https://www.canin.com/Media/Caninsquarelogo.svg>, 18 Jan. 2021, [www.canin.com/alleys-in-urban-design-history-application/](http://www.canin.com/alleys-in-urban-design-history-application/).

### Neatness

Plans and designs for alley activations going forward should keep two concepts at the forefront of the process: clean-up and maintenance. Individual clean-up efforts should focus on cleanliness and hygiene, addressing litter disposal, graffiti removal, and the pressure-washing of otherwise stained or soiled surfaces. Any efforts beyond this — from cleaning graffiti to obscuring utility infrastructure — may be up to individual discretion. It is notable to consider that the degree to which a space appears ‘cared for’ is closely related to its aesthetic quality — a highly subjective metric.<sup>22</sup>

Plans to consolidate or coordinate waste bins will need to be coordinated block-wide. Efforts will require identification of a permanent site to co-locate bins and communication with the relevant waste company (e.g. Republic Services, Eco Compost, Soil Cycle).

Maintenance concerns, similarly, should be prioritized to ensure the longevity and quality of each design. This may comprise seasonal durability or temporary interventions. An existing, easy to maintain design that is widely-lauded for its aesthetic quality is a building’s brick facade. This project recommends activations protect (or accentuate) existing brick exteriors.

<sup>22</sup> Nassauer, J.I. “Landscape care: Perceptions of local people in landscape ecology and sustainable development.” *Landscape and Land Use Planning*, 8: pp. 27-41. American Society of Landscape Architects, Washington DC. 1988.

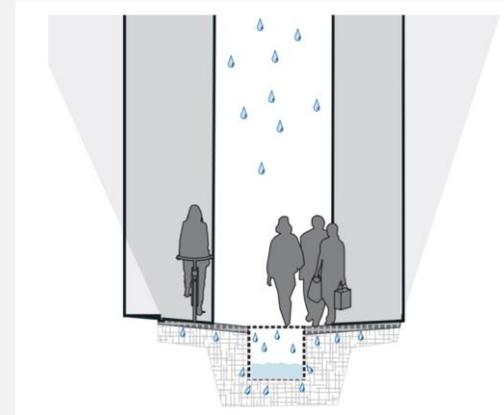


## Paving

A sweeping majority of the alleys were found to have cracking — of various severities — in their pavement. This indicates a future need for repaving, a single intervention that will have a transformative impact on the appearance and experience of an alley.

Repaving projects should, wherever possible, utilize permeable options such as pavers. This allows water to drain directly into the ground versus traversing polluted streets and flooding infrastructure. Pavers should be selected based on their environmental impact, material, strength, color, and eventually style. Pavers with high albedos will reduce heat; those made with recycled content will be less expensive and have a smaller environmental impact. Pavers should not, however, be used when contaminated or polluted soil lies beneath an alley. In these circumstances, concrete is preferable as it is strong enough to withstand truckloads, is durable, easily maintained, and has a much higher albedo than asphalt. This type of paving should be pitched properly for water to runoff into the streets. Both interventions will require consultation of an engineer or landscape architect. Costs will vary due to material and design choice.<sup>23</sup>

<sup>23</sup> Fialko, Mary, & Jennifer Hampton. "Seattle Integrated Alley Handbook: Activating Alleys for a Lively City." UW Green Futures Lab, Scan Design Foundation, & Gehl Architects. University of Washington, Seattle, WA: 2011. [https://nacto.org/docs/usdg/activating\\_alleys\\_for\\_a\\_lively\\_city\\_fialko.pdf](https://nacto.org/docs/usdg/activating_alleys_for_a_lively_city_fialko.pdf)



## Collaboration

Many appropriate interventions may overlap with or be catalyzed by other, existing plans and projects.

**Downtown Master Plan:** The parent to this project, the 2019 Downtown Master Plan incorporates a multitude of actions that overlap with appropriate alley interventions. Some of these most pertinent actions have been footnoted in previous sections.

**AARP Community Challenge:** "The AARP Community Challenge awarded the City of Missoula a \$12,500 grant, to make the 3rd and Myrtle St. intersection safer for pedestrians." This will incorporate additional bike parking, seating, and community artwork.<sup>24</sup>

**North Riverside Parks and Trails:** "By transforming Caras Drive into a woonerf, or shared street space, the plan retains this circulation function while being more welcoming to pedestrians and extending the park. The pavement materials signify a unified space between park and alley."

<sup>24</sup> Nadeau, Tessa. "City of Missoula Awarded \$12,500 to Improve Busy Intersection." ABC FOX Montana, 28 Aug. 2020, [www.montanarightnow.com/missoula/city-of-missoula-awarded-12-500-to-improve-busy-intersection/article\\_967f2870-e980-11ea-983b-9319eb6bfa7f.html?fbclid=IwAR2KVrtxFQI3AYY1qrpyfSelu78bmwB9Wqls5LLtIBJqeDyH97vT6JH3yWs](http://www.montanarightnow.com/missoula/city-of-missoula-awarded-12-500-to-improve-busy-intersection/article_967f2870-e980-11ea-983b-9319eb6bfa7f.html?fbclid=IwAR2KVrtxFQI3AYY1qrpyfSelu78bmwB9Wqls5LLtIBJqeDyH97vT6JH3yWs).



## Junctions

While most blocks have one alley running East-West, a handful in the Downtown Core and Hip Strip have a junction of two alleys, or an alley and a pedestrian walkway. These designs open the interior of a block up to increased visibility, circulation, and design variety.

This project recommends activations take advantage of these forms whenever applicable.



## Placemaking

A core value of this project is to transform alleys into public places (i.e. placemaking). Placemaking considerations should be congruent with neighborhood identities, work to connect spaces, and explore the phenomenology of successful spaces.

Murals: An existing and ever-growing trend in urban development is the 'mural.' These require minimal coordination with adjacent properties,

may be quickly implemented, and have a metamorphic effect on alley engagement. This project recommends incorporating murals, strategically, to tie together spaces and various interventions rather than approaching them as a one-off intervention.

**Identity:** An alley's identity may be sourced from a unique name, landmarks, historic buildings, or points of interest on the block. Identities provide a foundation for future design and, more importantly, reference for wayfinding and public engagement as it is difficult to go to a place that one doesn't yet know about.

**Furniture:** Seating encourages people to stay. Tables encourage coworking, art, and dining. This project highly recommends adding these elements as a part of alley activations; wherever applicable, existing bars, cafes, and restaurants should be encouraged to develop alley dining service. This may also help to minimize sidewalk congestion.

**Lighting:** Well-lit alleys discourage crime, encourage pedestrians, and can introduce artful elements. When choosing new fixtures, consider light pollution allowances, energy requirements, ambience, and temperature.

**Plants and Landscaping:** Plants add texture, color, and vivacity to spaces. Applicable only in warmer seasons, adding plants improves air quality, reduces surrounding temperature, and increases the inviting feel of an alley. This type of intervention may choose to focus on: the urban forest, aesthetics, native plants and ethnobotany, edible gardens, or some level of green infrastructure. Prices will vary widely.

### **Recommended Alleys for Immediate Intervention**

The following section outlines nineteen alleys with high potential for activation, the first four of which are primed for imminent intervention.

#### **BLOCK 05SE**

This is one of the cleanest alleys in the BID with three new buildings and new concrete paving. It is bordered by the main Higgins corridor and is a

short walk from the nearby Riverfront Park system. Property owner and alley implementation subcommittee member Karen Sippy has already begun adding art installations to the southern wall of her building. The combination of diverse retail, existing pedestrian wayfinding, and historic architecture sets this block up to have a successfully activated alley.

*Note: Will need to remove storage containers; block currently under construction*

#### **BLOCK 08NE**

This block, at the Northern end of Higgins, has long been transformed into public space for the Missoula Farmers Market. This is likely due to its quality concrete paving, open concept with a northern pedestrian walkway, and the strong identity brought on by ghost signs and historic buildings. It is already fitted with pedestrian wayfinding and food retail, and sits one block north of the Art Park.

*Note: Will need cleaning up; will need to remove storage containers*

#### **BLOCK 34SW**

This block has several factors priming it for immediate activation, including: pedestrian wayfinding on the block, a *superlow* waste count, striking murals, good odors, a variety of retail on the block, and historic architecture. Aimee McQuilkin, a business owner, property owner, and member of the alley implementation subcommittee has flagged the usefulness of the westbound pedestrian walkway to increase public circulation. This block is, also, located along Higgins.

#### **BLOCK 37SW**

Following suit with Block 34SW, this block's diverse retail, existing striking art, and lack of necessary cleanup make for an excellent alley to activate. Improvements to this alley may take advantage of the Historic Building, westward pedestrian walkway, and interested property and business owner Charlie Beaton.

<p><b>BLOCK 02SW</b>  <i>Asset:</i> New alley-wide ZACC mural</p> <p><i>Barrier:</i> Large Waste Needs; Drive-Through</p>	<p><b>BLOCK 27SE</b>  <i>Asset:</i> Outdoor Theater; Clean</p> <p><i>Barrier:</i> Large Waste Need</p>	<p><b>BLOCK 02SE</b>  <i>Asset:</i> Historic, Cultural Building; Variety of Retail</p> <p><i>Barrier:</i> Drive-through; Bad Odors</p>	<p><b>BLOCK 01NW</b>  <i>Asset:</i> Existing Art; Nearby Public Transit</p> <p><i>Barrier:</i> Many Parking Lots; Large Waste Need</p>	<p><b>BLOCK 13NW</b>  <i>Asset:</i> Existing Art; Nearby Public Transit; Variety of Retail</p> <p><i>Barrier:</i> Large Waste Need</p>
<p><b>BLOCK 32NW</b>  <i>Asset:</i> Clean; Existing Art; Low Waste Count</p> <p><i>Barrier:</i> Geographic Outlier</p>	<p><b>BLOCK 01NE</b>  <i>Asset:</i> Variety of Retail, Historic, Cultural Uses; Business Entrance in Alley</p> <p><i>Barrier:</i> Multiple Parking Lots; Large Waste Need</p>	<p><b>BLOCK 22NW</b>  <i>Asset:</i> Historic Building, Ghost Signs; Nearby Public Transit; Variety of Retail</p> <p><i>Barrier:</i> Demarcated Delivery Zone; Large Waste Need</p>	<p><b>BLOCK 18SW</b>  <i>Asset:</i> Location; Variety of Retail; Nearby Parks</p> <p><i>Barrier:</i> Alley environment will likely completely change with North Riverside Parks and Trails</p>	<p><b>BLOCK 06SE</b>  <i>Asset:</i> Cultural, Historic Buildings; Lots of inefficiently used space</p> <p><i>Barrier:</i> Many parking lots; Construction; Large Waste Need</p>
<p><b>BLOCK 11SW</b>  <i>Asset:</i> Popular Mural; Clean Alley; Variety of Retail; Record of Property Owners requesting “Blues Alley” with murals, lights, businesses, and music with an emphasis on activity.</p> <p><i>Barrier:</i> Large Waste Need</p>	<p><b>BLOCK 01SE</b>  <i>Asset:</i> Unusual Format; Narrow for Pedestrians; Variety of Retail</p> <p><i>Barrier:</i> Requires Extensive Cleanup; Large Waste Need</p>	<p><b>BLOCK 01SW</b>  <i>Asset:</i> Nearby Caras; Existing Art; Pedestrian Walkway (to Stave &amp; Hoop)</p> <p><i>Barrier:</i> Large Waste Need; Cleanup Needed</p>	<p><b>BLOCK 14NE</b>  <i>Asset:</i> Clean alley; Half already activated</p> <p><i>Barrier:</i> Only half of the alley available for activation; Large overhead infrastructure</p>	<p><b>BLOCK 40SW/43SW</b>  <i>Asset:</i> Combined activation creates pedestrian through-way; Existing Art; Clean; Interested Business Owners</p> <p><i>Barrier:</i> Block 40SW is less engaging than 43SW</p>

## **VII. Conclusions**

The primary purpose of this research was to make the condition of alleys and blocks in the Business Improvement District clear and accessible. In conducting the alley inventory and needs survey, a significant amount of data was collected that opened up the understanding that future inventories will need to be more focused or specialized. The survey(s) conducted were observationally done and did not entail public input or participation. Using this data to categorize alleys proved difficult, compounded by the lack of guidance from property or business owners. As a result, alley conditions were categorized by the average and the outliers. The 'toolkit' for improvement is less explicit, becoming a combination of the individual block assessment and the recommendations that followed. The general finding from the study was that the removal of waste obstructions, grime, and reparation of degraded pavement will create a quality canvas for future designs.

## **VIII. Appendix**

*Attached.*