

Downtown Missoula Business Improvement District Newsletter

Promoting the Health, Safety, Prosperity, Security and General Welfare of the Inhabitants of the BID



Downtown Construction Projects on the Horizon

Construction has been never-ending over the last seven years in Downtown Missoula, and construction projects can be both positive and negative. They're hard to navigate, inconvenient, noisy and interruptive of our regular patterns of moving through and to Downtown. However, construction is a sign of a booming economy, significant investment in our community, and the finished projects contribute immensely to Downtown's commerce, employment, and vibrancy. We often refer to construction projects as "short-term pain for long-term gain". Current and upcoming construction projects in Downtown include:

MISSOULA PUBLIC LIBRARY: The four-story, full-block project with parking will continue throughout the next 15 months with the target date of completion in December 2020. Once done, the Library, SpectrUM, Children's Museum, and MCAT will move into the building. The city will then do some additional planning around what the old library site should be.

AC HOTEL: Construction is just getting underway for the new AC Hotel at 175 Pattee Street. The six-story, \$20 million-dollar development is renovating a long-standing vacant and crumbling building. With 105 guest rooms, restaurant, rooftop bar and offices, the AC Hotel is being built by HomeBase Montana and should be close to completion by the end of 2020.

THE WREN: Across the street at the former Days Inn site, developer ThinkTank is preparing to commence an \$8.7 million-dollar adaptive reuse of the existing windowless motel. The plan is to convert the main-floor parking into commercial use to include four retail and food & beverage businesses, add a fourth floor to the structure, and increase the number of rooms from 52 to 73. The project is expected to be done in 12-15 months.

RADIO CENTRAL BUILDING: Built in 1900 and under new ownership, the Radio Central Building at 127 East Main is undergoing renovation to bring the façade back to its original state and update the interior to provide more modern office and retail spaces.

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Rendering of the Wren



Rendering of the AC Hotel

Downtown Construction Projects

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HIGGINS BRIDGE: After nearly two years of planning, the Montana Department of Transportation will let the bid in November and commence renovation of the Higgins Avenue Bridge in early February 2020. Much like the Madison Bridge re-decking, the Higgins Bridge construction will start on the west side, then move to the east side with two lanes of traffic open at all times. The bridge will feature new concrete, railings, and pedestrian-scale lighting and a much-wider shared-used path for pedestrians and cyclists. Originally constructed in 1962, the Higgins Avenue Bridge is the last of Missoula's four river-crossings to be redone in the last 20 years. More information on the project can be found online at <https://www.mdt.mt.gov/pubinvolve/higginsbridge>. Completion of the bridge rehabilitation should be summer of 2021.

PROVIDENCE ST. PATRICK HOSPITAL: This fall Providence St. Patrick Hospital broke ground on a new \$126 million-dollar addition on the site formerly known as the Safeway grocery store. The new six-story building will include three floors for clinical ambulatory/outpatient care, 500+ parking spaces, and a sky bridge to the main hospital. The project is expected to be completed in 2023.

For more information on what's happening in Downtown Missoula, visit www.missouladowntown.com.

Downtown BID Renewal Sees Strong Support from Property Owners

The Downtown Business Improvement District of Missoula was created in 2005 to address specific needs in Downtown Missoula. The purpose of the Downtown BID is to serve as a public use to improve the health, safety, prosperity, security and general welfare of the inhabitants of the district. The BID includes 650 parcels that are assessed annually for common-area maintenance, safety and security, and business development. The Downtown BID provides enhanced services to the district and has helped to attract over \$850 million dollars of investment the last 15 years.

Over the course of the last year, the Downtown BID Board and staff have been working on renewing the district for another 10-year period through a petitioning process of the property owners. With no changes to the boundaries or the rates established 15 years ago, the Downtown BID has received exceptional support for renewal from 75% of the square footage in the district.

The City Council Public Hearing is slated for November 4, following the mandatory 15-day protest period. Protests against the district must be in writing and delivered to the City Clerk prior to the public hearing. If the Council approves the renewal of the district, then the BID will exist for another 10 years, until spring of 2030.

With a new Downtown Master Plan, more investment and development coming into the marketplace, and more people living and working Downtown, the BID will continue to focus on keeping Downtown clean, safe and economically vital.

For more information on the BID Renewal process, contact the DMP office via email (info@missouladowntown.com) or phone (406-543-4238).



Montana Downtown & Main Street Conference Seen & Unseen: Community Vision & Resources

The Downtown Missoula Partnership, with support from Destination Missoula and the Missoula Tourism Business Improvement District, is hosting the 2019 Downtown & Main Street Conference, October 23-25 in Downtown Missoula. Attracting attendees from Montana and surrounding states, the Conference presents panels focused on community development and engagement within downtown business districts.

The panels will be held at the Holiday Inn Downtown and the Missoula Mercantile Residence Inn by Marriott. Panels feature discussions regarding the value of downtown tourism and public art, exploring pathways to economic development, State programs for revitalization, downtown master planning ideas, heritage interpretation, examples of downtown livability, and more. Thursday, October 24, will feature a keynote dinner with speaker James Lindberg of the National Trust for Historic Preservation. Lindberg has led nationally recognized preservation and sustainable development projects for the National Trust.

For the full conference schedule, visit www.missouladowntown.com/events/montana-downtown-main-street-conference/.

Missoula's Downtown Heritage Interpretive Plan

Downtown Missoula is undergoing a period of unprecedented growth and redevelopment. As the downtown cultural landscape evolves during this pivotal time, Missoula is presented with an opportunity to both embrace change and to celebrate the characteristics and values that make its Downtown unique - its heritage.

The Missoula Downtown Heritage Interpretive Plan is designed to guide downtown heritage interpretation by encouraging audiences to make meaningful connections to the shared human experience represented there. It presents a vision for a comprehensive heritage program that will shape the downtown experience and celebrate the distinct character of the community by tying together key natural and cultural resources into a cohesive network.

The draft plan can be found at <https://www.missouladowntown.com/heritage-interpretive-plan/>.

North Riverside Parks & Trails Design Underway

With a focus on Enhancing Parks & Public Spaces and Better Utilizing the River, the Downtown Missoula Partnership and the City of Missoula will work with Dover, Kohl & Partners to fine-tune the planning and design for the ribbon of parks and connecting trails on the north side of the Clark Fork River from California Street to Missoula College.

The goals of this additional planning and design efforts are to:

- Accommodate the increasing use and activities
- Improve facilities and year-round utilization
- Improve the experience by residents and visitors
- Build upon the community's values and goals for the river corridor
- Better define the concepts, projects, costs and phasing of improvements
- Jumpstart implementation of the new Downtown Master Plan

All ratepayers are encouraged to complete the online surveys before the end of October. Four separate surveys can be found online at <https://missoulasdowntownmasterplan.com/>.

Community input will help the design team prioritize the concepts and phasing for implementation.

For additional information, contact the Downtown Missoula Partnership via email (info@missouladowntown.com) or phone (406-543-4238).



Higgins Underbridge Rendering

New Downtown Master Plan: A Downtown for Everyone

With nearly 4,000 Missoulians who participated in the year-long community-visioning process, the new Downtown Master Plan is a vibrant, forward-thinking and creative strategic plan that sets the stage for the next 10 years. The new plan received near-unanimous support from multiple organizations, agencies and municipalities.

The Downtown BID hired Dover, Kohl & Partners to rewrite Downtown Missoula's original Master Plan from 2009, after nearly 75% of the action items in that plan were completed. The new vision carries forward some concepts from the original Master Plan, such as the conversion of Front & Main and Railyard Housing. The new plan emphasizes Missoula's values and culture through FIVE BIG IDEAS:

1. Downtown Needs to be More than One Postcard Street
2. Improve Mobility, Health & Safety
3. Stay Original. Stay Authentic. Be Green. And Create Opportunity
4. Enhance Parks & Public Spaces, Better Utilize the River
5. Downtown for Everyone

The new Downtown Master Plan can be found online at <https://missoulasdowntownmasterplan.com/>, and all the supporting documents and appendices are there as well.

"The BID Board is grateful for the community engagement that has taken place during this incredibly intensive planning process," said Tim France, owner of Worden's Market and President of the Downtown BID Board of Trustees. "Downtown Missoula is a special place, and our stakeholders are definitely vested and supporting the initiatives that make Downtown the best it can be."



Pattee Street Rendering



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BID Board: Representing the Interests of Property Owners

The board meetings are public and posted (BID Board Meetings) and held on the third Thursday of every month at 3 pm at the Downtown Missoula Partnership office (218 E. Main).

NAME	REPRESENT	EMAIL
Tim France (Chair)	Small Property	tfrance@wordens.com
Charlie Beaton	South of the River	charlie@bigdippericecream.com
Kirk Bodlovic	Zone 2	kirk.bodlovic@providence.org
Ellen Buchanan	City of Missoula	buchanane@ci.missoula.mt.us
Dan Cederberg	At-Large	dcederberg@cederberg-law.com
Carma Gilligan	Zone 1	Bobcat4me@bresnan.net
Scott Stearns	Large Property	sstearns@boonekarlberg.com

Ray Kroenke: Downtown’s New Maintenance Manager



Ray Kroenke

Missoula’s own Ray Kroenke is the new Maintenance Manager for the Downtown Missoula Partnership. Funded by the Downtown BID, the maintenance manager is responsible for the common-area maintenance program in the district. This includes emptying the garbage and recycling from the 100+ street cans 7 days/week, plowing the alleys and cycle tracks, providing contracted hot-water power-washing and graffiti-removal services, and assisting with repairs and maintenance of street décor.

Kroenke has been a part-time maintenance employee for the DMP for the last year, and he has been the field maintenance manager for the Missoula Osprey for several years. Ray has also been employed with other Downtown businesses over the last 30 years, including the Bon Marche’. He attended and graduated high school from Frenchtown and finished at Montana State University. He has a heart felt love of Missoula and enjoys hiking, camping and floating with friends and family in Montana.

Ray is married to Megan Adams, and they have two sons, Kilian and Porter. Kroenke replaced Daniel Tulk, who left his post in September after 10 years of service to the Downtown Missoula community for a new opportunity in construction in Lander, Wyo.

Kroenke can be reached via email (ray@missouladowntown.com) or phone (406-207-6926), generally between 6am-2pm Monday-Friday.