

**Downtown Business Improvement District of Missoula  
Board of Directors Meeting  
Tuesday, May 21, 2019 at the Jack Reidy Conference Room (140 West Pine)**

**Present:** Ellen Buchanan, Carma Gilligan, Tim France, Dan Cederberg, Kirk Bodlovich, Scott Stearns, Charlie Beaton

**Guests:** Jason King

**Staff:** Linda McCarthy, John Corwin, Bram Moore

**Call to Order:** President Tim France called the meeting to order at 3:02pm

**Introductions:** Everyone in attendance introduced themselves. France then introduced Jason King from Dover, Kohl & Partners

**Presentation of the Plan:** King introduced himself and show attendees the printed out Draft Master Plan. This is the longest plan Dover, Kohl & Partners has ever created in their history. The Draft Master Plan will go live on May 22, 2019 on the [www.missoulasmasterplan.com](http://www.missoulasmasterplan.com). The focus of the Draft Master plan is on urban design, economic development and community equity. The appendix includes the shop ability study and walkability study. We are aiming for adoption of the plan in the fall of 2019 and to start implementation of the plan that same winter. King stated that Dover, Kohl & Partners have 20 meetings in three days with the community and was adamant that this is still a draft and none of the draft is legally obligated to happen. King then went over their schedule for the next three days. He explained that they have received over 350 comments on the draft and that over 1,840 people have participated in outreach. Dover, Kohl & Partners generated a “word cloud” that displayed the most used words from their outreach. The most used words for Missoula were livable, green, arts and culture, affordable, people oriented and community. King went over the different maps for the Draft Master Plan and showed what has been done and what still can be done. There are some beautiful murals that could be painted on the side of buildings but because of the historic preservation ordinance it is not allowed. He showed examples of different communities of how painting murals can revitalize dead spaces. King went over the many different options for what we could do with Main Street including turning it into a pedestrian only street. Discussion was had about if this would hurt or help businesses on Main Street. There were many differing opinions this subject from property owners on that street. King went on to discuss the state of the current Missoula Public Library location and how it has been given to the City of Missoula. King stated there are many different options for this site. He mentioned he thought it would be a great place for affordable housing or for non-profits. Buchanan has not heard conversation about this site that does not mention affordable housing or parking. King mentioned this site could be built to be structured parking. Bob Giordano, Free Cycles, explained that he would like to see it become a public hall or public plaza. McCarthy talked about how she has heard comments about it becoming a public market and asked if this would be a good location for that. Discussion then went to discussing Front Street. The Draft has added car use to West Front Street but could still be used as a shared place. King thinks this would slow traffic down in the Downtown area. Stearns added that he does not think it needs to have cars on that section and that if Main Street changed to going east and west you would have more cars on that street anyway. McCarthy added that there is a parking garage and there needs to be access for cars to be on Front Street. King added that Caras Park could use a large sign to use an entrance to the park. Discussion turned to development on the Hip Strip. King said there is a need for a parking structure and that the Missoulian property has lots of potential for development. He also said a parking structure could potentially be near the Boone &

Crocket Club. King went on to say he recommends transforming Higgins into a three-lane street with a center lane with bike lanes and room for rubber tire trolley. Gilligan explained that the parking needs to be flat at the Senior Center. Beaton and Gilligan added that the Senior Center lot is filled throughout the day and also at night because of use from Roxy Theatre patrons. McCarthy mentioned that looking through surveys that seniors want more parking options. King recommends revisiting the street car/trolley idea in 2022. He said people are more likely to use street cars/trolleys more than buses and people do not need as much parking. King explained if you can connect Downtown to the University is when he's found great success. Giordano said we need to be open to technology to make it easier for transportation. King mentioned all new development should face the river. Discussion began about the future of the Wyoming Street Neighborhood. King explained that if development is happening in that location, we need to create public amenities and face the river. Cederberg said that this area is built on a flood plain and it's very hard to develop on that land. A levy could be built there but it would be complicated. Cederberg added that it will hard politically to build a levy there. He said it would most likely be put in litigation for years and may not ever happen. King went over the matrix to create affordable housing in that area. You have to go through several agencies to make it affordable. He also mentioned parking would have to be built for affordable housing as there is not any space in that neighborhood. There may be room on the side of Russell Street. King then discussed how parks were a popular discussion during Charrette Week. Many talked about turning Caras Park into a winter park. It would include a skating rink and parking structure.

King turned to discussing economic development in Missoula. The population is increasing and jobs are also increasing. Hotels and office space exceed any other property types by far. Between 2 and 5 years, Dover, Kohl & Partners predict there will be an increase in 200,000 square footage in Downtown property space. Essentially this is one large building or two mid-range buildings per year. Beaton asked the question if there is going to be too many hotels in Downtown. King reminded the group that Bob Gibbs said they should not worry about that during his presentation during Charrette Week in January. McCarthy added that once the Convention Center is complete, we will not have enough hotels Downtown. Stearns asked if these hotels will be busy enough in the winter to make them sustainable to our community. McCarthy answered that there needs to be more winter tourism promotion. King added that realtors are looking for Class B, historic building where we can build affordable housing. Buchanan answered that people are always looking for Class B office space and that they just are not out there.

King brought up the topic of Historic Preservation within Downtown Missoula. He added that we have several National Preservation Districts but not designated National Preservation buildings. The Master Plan Draft has talks about making another push to designate these buildings. Another way to protect these buildings is to create Historic Districts. There is only one historic district in Montana and it is in Butte, MT. King added that using historic buildings as development sites where we can build up is a good option. People want change but not complete change and building up can be a good option. Preserving historic structures is important and it protects our assets. King brought up that Downtown does not need any more surface parking but more parking structures. He thinks that three new parking structures would fix the parking issue. Buchanan thinks that all parking structures should be required to have storefronts attached with them.

**Public Comment:** Public Comment took place during presentation.

**Q&A and Discussion:** Q&A took place during presentation.

**Adjournment:** President France adjourned the meeting at 4:22pm.

