

Downtown *Missoula* Business Improvement District Newsletter

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



February 2018

- Master Plan Progress
- 2018 Development
- Fundraising Efforts
- BID Statistics

Downtown Master Plan Progress Continues

The original Downtown Missoula Master Plan, created in 2008, set forth a 25-year community vision for Downtown Missoula that focuses on land use and circulation, employment, housing, parking, retail, tourism and infrastructure in the heart of Missoula. In the 10 years since its creation, most of the recommended actions have been accomplished or are on the rise. Downtown Missoula has successfully attracted \$850 million dollars of development and investment. Here are a few of the accomplishments that have served as catalysts for additional development:

- **Arts & Culture:** New Missoula Art Park (2017), and renovations to Missoula's two historic theatres, the Roxy and the Wilma (2016)
- **Education:** New building for Missoula College (2017) along the Clark Fork River
- **Employment Centers:** First Interstate Bank (2011), Garlington, Lohn & Robinson (2012), and Stockman Bank (2017) each built new buildings in Downtown Missoula
- **Hospitality:** New five-story, mixed use, development in the heart of historic downtown, anchored by a 174 room Residence Inn by Marriott Hotel (opening 2018); current renovations and upgrades to the Holiday Inn Downtown, and future renovations to the Doubletree Hotel (2018-19), as well as a seven-story hotel and conference center at the Riverfront Triangle (2020)
- **Housing:** Added 1,500-plus new housing units for all income levels, including new student housing on Front Street (2018) and UGlobal (2019) in the Old Sawmill District
- **New Parks and Trails:** 15-acre Silver Park (2015), Brennan's Wave, improvements to Caras Park and \$42 million Parks Bond Investment
- **Parking:** The Park Place Parking Structure (2013) won a national parking award for its design and holds the largest solar installation in the State of Montana; added new parking meters Downtown (2017)
- **Transportation:** North Higgins Street Improvement Project (2010) put Missoula in the national spotlight for protected bike lanes and complete streets design and led to full occupancy from Broadway north. Madison was re-decked with improved pedestrian and bicycle facilities (2017).
- **Social Services:** New buildings for the Poverello Center (2014), Missoula Food Bank (2017) and Salvation Army (2014)
- **Walkability:** New community-wide Wayfinding System implemented (2016)

In October 2017, the Heart of Missoula was named America's Great Neighborhood by the American Planning Association, an honor that will be cherished for years to come.



Downtown Missoula is a special place, and the Master Plan is a vital tool for ensuring the Heart of Missoula continues to thrive while maintaining our community's culture and values.



CONNECTING OUR
COMMUNITY

Clean

Safe

Economic
Vitality

2018: It's All About Development

Downtown Missoula will continue its transformation with several premier projects nearing completion, and construction starting on several catalyst projects.

Projects slated for completion in 2018

- **Saketome Sushi** (137 W. Front): New remodeled and expanded restaurant and bar featuring sushi and a glass-enclosed patio, slated to open in March.
- **Conflux Brewery** (212 E. Main): New restaurant and brewery with outdoor seating and a second-story patio, scheduled to open in May.
- **Mercantile Residence Inn by Marriott Hotel** (101 N. Higgins): Five-story, mixed use development anchored by a 174-room hotel, scheduled for completion in December.
- **ROAM** (301 E. Front): 488-bed student housing mixed-use project, two floors of structured parking, and 6,200 square feet of ground floor retail, and four floors of residential with the first tenants moving in this summer.
- **Old Sawmill District:** The 46-acre mixed-use planned neighborhood will encompass 700 residences, across a range of housing products and over 150,000 square feet of Class A office and retail space. In 2018, the neighborhood will feature 4 high-end condos, Polleys Square and Cambium Place, elevated apartment-style living. Cambium Place will also be home to a neighborhood market, Brio Fitness, and C3 WorkLounge, a coworking space. The Sawmill Grille and Lifestyle Building will break ground in 2018.



Digital rendering of Saketome Sushi



Transportation Improvements

- **Russell Street Bridge** (\$32 million): Construction will commence this spring to replace the existing two-lane bridge with a new five-lane structure, raised bicycle lanes, and commercial-scale sidewalk. The project is slated to take two years with final completion towards the end of 2019.
- **Higgins Avenue Bridge** (\$10 million): Originally constructed in 1962, the Higgins Bridge will undergo a major rehabilitation in 2020. Updates will include a new deck and widening to add width to the sidewalks and bike lanes, bridge deck replacement, repair of the steel superstructure, powder coating luminaires, concrete barriers between motor vehicles and pedestrians/bicyclists, and a heating system for the sidewalks to ensure clear passage for pedestrians/bicyclists during winter months.
- **Van Buren Interchange** (\$10.5 million): The Montana Department of Transportation will commence construction of a new interchange at Van Buren that will feature redesign with roundabouts, improved landscaping, and more.

Groundbreaking for two major projects on the horizon

- **The Missoula Public Library** (401 East Main) will commence construction in 2018 with a projected completion in 2020. The new public library will triple capacity, expand digital collections and computing services, and will provide a permanent home for SpectrUM, MCAT and the Children's Museum.
- **The Riverfront Triangle or Fox Site** is a \$200 million dollar development still in the planning stages. The project features a 60,000-square-foot multi-purpose hotel/conference center. Groundbreaking slated towards the end of 2019.



Digital rendering of Hotel Fox

Fast Fact

Downtown Missoula experienced a 3-to-1 ratio of business openings to closings in 2017. New businesses include Moxie, Babak's Bakery, Poke Sushi Bowl, Compass Barber Shop, the Montana Scene, Sway & Sage, Kulture Kava, Engel & Volk-ers, Straight Blast Gym, Mary's Mountain Cookies, and Stockman Bank.

2018 Master Plan Update: Fundraising for Our Future

The Downtown Missoula Partnership launched a campaign last October to raise \$400,000 for consulting services to update the Master Plan. An updated strategy, envisioned by the community, will provide the pathway for Missoula to maintain our valued culture and history, while building on our Downtown to serve our community and our region.

The Downtown Master Plan has been successful due to the investment and support of the private sector. You can support the Downtown Master Plan Update in three ways:

Finance: Private funding for the plan is key to its success. Your financial contribution makes you a vested partner in the update. Please consider sending a check, payable to the Missoula Downtown Foundation, to 218 East Main, Missoula, MT 59802. Contributions to the Missoula Downtown Foundation are tax deductible.

Engage: Attend public workshops and stakeholder meetings and complete the upcoming surveys. Your input is valued and appreciated.

Advocate: Encourage others to invest and engage in the Master Plan Update process.

Priorities for the updated Master Plan include business retention/recruitment strategies, Caras Park Corridor upgrades, Downtown housing and development, conversion of Front and Main, Clark Fork River corridor, street design standards and technology growth.

Check out the graphic on page 3 to see where we were, where we are, and with your support, where we are going in Downtown Missoula.

For more information on the Downtown Master Plan, contact Executive Director Linda McCarthy via phone (406) 543-4238 or email linda@missouladowntown.com.

DOWNTOWN MASTER PLAN

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The original Downtown Missoula Master Plan set forth a 25-year vision for land use and circulation, employment, housing, parking, retail, tourism and infrastructure. Unanimously approved in 2009, and with a focus on implementation, the accomplishments have been remarkable:



Transportation
Zero-Fare Mountain Line, improved bike lanes, improved walkability, investment in traffic signals, Orange Street Interchange, Madison Bridge

Housing Development
Toole Crossing, Polleys Square, ROAM, Other (600+)

Parks & Trails
Silver Park, Caras Park improvements, Brennan's Wave, Parks bond and improvements



Park Place Parking Structure

Arts & Culture
Missoula Art Park, Wilma and Roxy Theaters



Missoula Public Library 2018-2020

University Investment in Downtown
Missoula College



TAYLOR ROBBINS



Employment Centers
Garlington, Lohn & Robinson and First Interstate Bank



Social Services
Poverello Center, Missoula Food Bank, Salvation Army

Retention of City & County government services in Downtown

Parking: new technologies



Stockman Bank & Parking



Missoula Mercantile



Wayfinding

Transportation
Front & Main Conversion, Higgins Bridge, Russell Bridge, Van Buren Interchange



Riverfront Triangle
Conference Center, hotel, office, retail and housing



MISSOULA Downtown
CONNECTING OUR COMMUNITY

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New Downtown Website Provides Users a more Streamlined Experience

The Downtown Missoula Partnership launched a new website (www.missouladowntown.com) for Downtown Missoula last month. The new site offers more robust information, improves the brand of Downtown Missoula, offers business development information, and showcases the many programs and projects supported by the BID.

We encourage you to visit the business development page and continue to send us your property listings for posting.



BID Board of Directors

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 Carma Gilligan..... Red's Bar Building
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BID Getting Things Done by the Numbers

The Downtown Business Improvement District is responsible for common-area maintenance and management, including garbage and recycling removal from the street cans, graffiti removal, snow removal in the alleys and bike lanes, hospitality services, research and business development initiatives.

The Downtown Clean Team, the Downtown Ambassadors, the Downtown Police Officer all are funded by the BID and its 600+ property owners. Highlights for 2017 include:

Downtown Policing

- Provided information and assistance to nearly 1,800 citizens
- Issued nearly 175 tickets for open container
- Issued 125 tickets for camping in Downtown
- Issued over 100 tickets for disorderly conduct
- Issued nearly 80 tickets for trespassing
- Issued 75 tickets for dog violations
- Issued almost 40 tickets for aggressive panhandling
- Executed nearly 70 welfare checks and almost 50 outstanding warrants

Downtown Ambassadors

- Provided information or assistance to nearly 1,200 individuals to improve the experience and extend their stay in Downtown Missoula
- Reported nearly 2,000 cyclists riding on downtown sidewalks
- Reported and helped remove nearly 600 graffiti tags
- Removed nearly 700 posters taped to public properties
- Connected with Downtown business owners nearly 2,500 times

Downtown Clean Team

- Three Clean Team members have served on the crew for 10 years: Andy Bender, Mel Cummings, and Stevie Adams
- Weeded nearly 400 tree wells
- Swept and weeded more than 300 alleys
- Chipped snow and ice off nearly 600 street corners
- Picked up and removed nearly 55 yards of garbage from sidewalks, gutters and alleys
- Inspected and cleaned more than 5,000 light poles

