

Downtown *Missoula* Business Improvement District

# Newsletter



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

October 2018

## The Downtown Master Plan Update Edition

*Join Us* for the  
Downtown Master Plan Update  
Community Kickoff Meeting

**Thursday, October 18**  
**5:30-7:30pm**  
**The Wilma Theater**

***In this edition:***

*The Master Plan Update  
Moves Forward*

*Meet the Team  
Behind the Update*

*BID Road  
Construction Report*

*Design Guidelines  
Coming to a Close*

*New DDPO  
for the BID*

CONNECTING OUR  
COMMUNITY

Clean

Safe

Economic  
Vitality

MissoulaDowntown.com | 218 E. Main Street | info@missouladowntown.com | 406.543.4238

# The Vision for the Future of Downtown Missoula Begins a New Chapter

The first and only Master Plan for Downtown Missoula was created in 2008 and unanimously approved in 2009 by multiple agencies and has served as the primary guiding tool for all actions, activities and development that has taken place in Downtown Missoula over the last 10 years.

With nearly 70% of the recommended items completed in the plan and \$850 million dollars of investment currently happening, the Downtown BID will lead the effort to embark upon a community-wide visioning process to update the plan. Nearly 100 private businesses, non-profit organizations and public agencies have contributed financially to the \$400,000 endeavor, and the BID has hired one of the most experienced and well-respected town planning firms to lead the effort.

Dover, Kohl & Partners has assembled a multi-disciplinary team of veterans in sustainable urban design and town planning, livable transportation, housing and economic development to lead Missoula through a year-long planning process to update the Downtown Master Plan. The primary goals are:

- To develop an innovative, community-built long-range vision for Downtown Missoula that builds on past successful investments while preserving and strengthening the city's unique, historic and cultural character.
- To develop a community vision that maximizes development potential and ensures long-term viability.
- To produce a creative plan that supports and sustains Downtown Missoula as a major employment center with robust activity year-round.

These four guiding principles will serve as the basis for research, planning and recommendations: **Authenticity, Innovation, Versatility and Viability.** Areas of emphasis will include land use, circulation, infrastructure, downtown housing, parking, parks, business and retail development and street design standards.

The study area will include the historic urban core, areas immediately adjacent to downtown that are suitable for urban expansion, and surrounding neighborhoods impacted by the growth and transformation of downtown. The study area was expanded to the east just beyond Missoula College and to the west, all the way to Russell Street.

To learn more about the Downtown Master Plan and to keep informed and engaged in the process, check-in online here: <https://www.missouladowntown.com/downtown-master-plan/>. Don't hesitate to contact the DMP staff via phone (406-543-4238) or email ([info@missouladowntown.com](mailto:info@missouladowntown.com)) for additional information.

## Meet The Team

*Dover, Kohl & Partners has led the way in envisioning future growth and preservation for neighborhoods, cities, and regions for over 30 years. Their experience includes a national and international portfolio of work including master plans for cities of all sizes. They work directly with developers, community leaders and citizens in an interactive, engaging way to ensure the master plan reflects the culture and vision of the community. They believe the essential elements of any master plan must include a quality urban design, a collaborative multidisciplinary approach, and ready-to-use implementation tools.*

*Dover, Kohl & Partners will lead the master plan effort, spearheading land use recommendations, street design, historic preservation, community outreach and illustrative design.*

## DOVER, KOHL & PARTNERS town planning



**Victor Dover, FAICP,  
LEED-AP, CNU-Accredited  
Founding Principal**

Victor Dover serves as principal-in-charge for many of the firm's design and planning projects.



**Jason King, AICP,  
CNU-Accredited  
Principal, Senior Project  
Director**

Jason King serves as Principal and Senior Project Director at Dover, Kohl & Partners.



**Meredith Bergstrom  
Project Director, Revitalization Specialist**

Meredith has a background in town planning, downtown revitalization, community development and historic preservation.

# Meet the Partners

*Dover, Kohl & Partners has assembled an outstanding multidisciplinary team with national reputation and local experience to help them complete the project.*



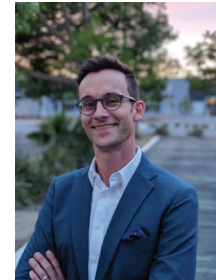
**Gibbs Planning Group**  
**Bob Gibbs, AICP, ASLA,**  
**CNU-Accredited**  
**President**

GPG will provide a detailed retail market analysis to ensure all planning is rooted in Missoula's current and future economic conditions.



**Charlier Associates**  
**James F. Charlier, AICP**  
**President**

Charlier Associates will provide recommendations to enhance multimodal transportation, connectivity, and wayfinding,



**Cascadia Partners**  
**Alex Steinberger**  
**Urban Analytics Partner**

Cascadia Partners will examine housing in Downtown Missoula. They will focus on corridor analysis, housing, and economic development.



**Community Builders**  
**John Lavey**  
**Program Director**

Community Builders will work on community engagement and public outreach.



**Horsley Witten Group**  
**Jon Ford, P.E.**  
**Senior Project Manager**

Horsley Witten Group will provide expertise in green infrastructure, park and open space design and environmental engineering.



**Territorial Landworks**  
**Mark Bellon, P.E.**  
**Principal-In-Charge**

Mr. Bellon will assist in research, development, planning and design of infrastructure.



**Six Pony Hitch**  
**Spider McKnight**  
**Owner, Founder**

Six Pony Hitch will help with branding, communications and community engagement.

**Kimley Horn**  
**Dennis Burns**  
**Senior Vice**  
**President**

Mr. Burns will guide research and analysis in parking development, management, and marketing.



**DOVER, KOHL & PARTNERS**  
town planning



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## Last Chance for Input on Missoula Design Guidelines and Standards

After nearly two years of planning and public engagement, the Missoula Design Excellence project is coming to a close, and the last chance to provide feedback and comments will be in October.

The City of Missoula will have two Open Houses on **Tuesday, Oct 16 from 11:30am-1pm at Council Chambers (140 W. Pine) and from 5-7 pm at the Salvation Army (355 S. Russell)**. The Missoula Planning Board will host a Public Hearing on Tuesday, Oct. 30 at 7pm, also at Council Chambers. City Council is expected to review and discuss the standards & guidelines in November with an expected adoption process in December.

Design Standards & Guidelines will be applied to Downtown and commercial corridors with the goal of promoting high quality design that maintains Missoula's unique character with both certainty and flexibility.

Final draft documents are available for review online at [www.missouladesignexcellence.org](http://www.missouladesignexcellence.org), and comments can be directed via email to [design@ci.missoula.mt.us](mailto:design@ci.missoula.mt.us).

**Randy Krastel**

**Downtown Missoula's Dedicated  
 Police Officer**



**(406-396-3188)**

**RKrastel@ci.missoula.mt.us**

## Construction Updates for the BID Area

**The Missoula ADA Project** is the development of new pedestrian pathways on the street corners of 5th, 6th, Stephens, Higgins and Broadway. Much of the work has been completed, and Knife River is wrapping up the Hip Strip this month. MDT had decided to defer the North Higgins and Broadway corner upgrades to the spring of 2019. For more information, visit [mdt.mt.gov/pubinvolve/missoulaada](http://mdt.mt.gov/pubinvolve/missoulaada).

**The Russell Street Corridor** from Broadway to Dakota is focused on building a new river crossing and a new underground pathway for the Milwaukee Trail. Construction is impacting vehicle traffic on Russell Street, as well as recreational use of the Clark Fork River. For more information, visit [mdt.mt.gov/pubinvolve/russell](http://mdt.mt.gov/pubinvolve/russell). Texting updates are also available. To register for messaging, text "RUSSELL" to 41411.

**The Van Buren Street Interchange** has been under construction all summer as MDT builds a two-circle round-about with curb and sidewalk improvements.

## Projects Still In Planning Phase

**The Fox Site/Riverfront Triangle** development is still in the planning phases with financing, design, final agreements and tenant acquisition still on the horizon. The project includes a 200-plus room full-service hotel and a 25,000-square-foot Conference Center for Missoula. Additional development will include office, retail and housing projects, as well as riverfront recreation space. For more information on this project, visit [www.riverfronttriangle.com](http://www.riverfronttriangle.com) or contact the developers at [future@riverfronttriangle.com](mailto:future@riverfronttriangle.com).

**The Higgins Avenue Bridge** is scheduled for a re-decking and expansion in 2020. The Montana Department of Transportation will expand the west side of the bridge by several feet to improve bicycle and pedestrian pathways on both sides and to create a wider viewing space over the river and Caras Park. Bridge improvements include replacing the bridge deck, repair and spot painting of the steel superstructure, replacing bearings, railings, and lighting.

For additional information on these and other projects happening in Downtown Missoula, send an email to [info@missouladowntown.com](mailto:info@missouladowntown.com) or call the DMP Office at 406-543-4238.