

From Board President Charlie Beaton Owner, Big Dipper Ice Cream



As an avid traveler, I love exploring new places, and the first thing I do is check out the downtown area. I look for interesting restaurants, cool coffee shops, bakeries, record stores, bike shops, and other unique features. Downtown Missoula offers a variety of options and has become the gold standard for what a great downtown should look like.

Thanks to the hard work of the BID and its partners, Downtown Missoula is the go-to destination for locals and tourists alike. With the addition of new hotels, restaurants, and retail stores we have witnessed the significant and positive change over the past several years. As we continue to plan for the future, we are excited about several upcoming projects. If approved, Front and Main streets will be converted to 2-way traffic and the Higgins Street Plan will allow dedicated turns at 5th and 6th streets as well as increasing safety for pedestrians and cyclists.

While these plans have received some criticism, the city is committed to listening to concerns from all stakeholders. In the coming month, they will be conducting listening sessions to ensure that the plans are in the best interest of Missoulians and downtown property and business owners. With these changes in motion, there is no doubt that the Downtown Missoula scene will continue to thrive and attract visitors from all over.

Throughout the 28 years since I founded Big Dipper Ice Cream, I have been actively involved in Downtown Missoula. I have participated on boards and committees and interacted with fellow business owners. While I may not always agree with the outcomes, I firmly believe that by participating in the process, we have the best chance of affecting positive change.

In closing, I want to express my enthusiasm for a better Downtown Missoula and a great rest of the year. Thank you for your continued support as we work towards our shared vision of a clean, safe, and prosperous downtown.

Charlie Beaton is the President of the Downtown Business Improvement District Board of Trustees and can be contacted at charlie@bigdippericecream.com.



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What people will see in Missoula is a willingness to change, a willingness to buck the status quo, and a willingness to take the long view... What we're willing to do here in Missoula is accept that incremental progress matters, that perfection is the enemy of the good, and that inaction is unacceptable.

- John Engen



Downtown Investment Holds Strong

Downtown Missoula is still a hot market for development and investment, despite the pandemic, rising interest rates, and inflation. In 2022, Downtown Missoula saw a 4-to-1 ratio of business openings to closings, which is twice as high as the previous 10 years. A total of 32 businesses opened their doors in Downtown Missoula in 2022, while only seven businesses closed their doors permanently. New business highlights include Brasserie Porte Rouge, Pearl Boba Tea, Bar Plata, Tea & Crepe and The Wren Hotel. Additionally, 22 current Missoula businesses relocated or expanded to or within Downtown Missoula.

In 2022, Downtown Missoula saw just over \$12 million-dollars in commercial development and \$6.6 million-dollars in residential development. This spring, three different housing projects will be completed and opened up for Downtown living, including the Reed Condos (48 units) on South 4th Street East, 100 units in the Villagio Apartment Complex (1180 Otis) in the Scott Street Urban Renewal District, and 72 units in the Trinity Housing on Mullan Road, which also includes the navigation center to support those without housing.

According to Sterling Commercial Real Estate, vacancy rates are under 5% for office spaces and under 4% for retail spaces. Downtown vacancy rates are even lower. It's hard to find a location for retail, restaurant or service businesses right now.

Major development projects are on the horizon, but the timelines are unknown. The City of Missoula is seeking a development partner for the former library block at 301 E. Main. The city is also looking to sell the former Sleepy Inn at the corner of Broadway and Russell for housing development. The Missoulian site redevelopment is still in the planning stages, and the Riverfront Triangle remains vacant without a development team.



BID Partners to Increase Access to Recycling

The Downtown BID, in partnership with the Missoula Redevelopment Agency and City of Missoula, will expand the downtown recycling infrastructure with 15 new receptacles in the spring of 2023. The three-year project aims to add a total of 30 new receptacles to better serve the needs of the community and work toward the goal of ZeroByFifty set by City Council in 2018. Check out www.zerobyfiftymissoula.com to learn more about the city's initiatives to help Missoula be more sustainable.

Did you know?

In 2022, DMP staff removed 1,200 yards of garbage from 110 garbage & recycling cans.

Getting the
work DOW
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Power-Washing & Graffiti Removal Services

Need some maintenance work done on your building, property or alley? **We're here to help!** Since creation in 2005, the Downtown BID has provided common-area maintenance above and beyond what the municipality provides.

Moving into the warmer months of spring and summer, the maintenance team will be storing the snowplow and dusting off the hot water pressure washer. Starting April 15, pressure-washing and graffiti removal services will be available to downtown property owners and BID ratepayers at a discounted rate.

For more information or to setup service at your property, contact the Downtown Missoula Partnership office via phone at (406) 543-4238 or email us at info@missouladowntown.com.

BID Board Assessing Downtown Safety & Support Services

Over the last three years, the Downtown BID has contracted with the Missoula Police Department (MPD) for two full-time uniformed officers to patrol the Downtown districts seven days a week. The program has experienced multiple highlights of success because of the officers who have filled these positions. Many of these officers have gone on to promotions within MPD because of their achievements. Officer Alexis Berger departed last September for a promotion to patrol. Officer Jay Gillhouse left the Downtown beat in December for a promotion to field training officer. Prior to his departure, he was named the Missoula Police Officer of the Year by his peers and the Missoula Exchange Club.

Success does not come without challenges, however. COVID, promotions, retirements, and a shortage of officers have made it challenging for MPD to fulfill the contractual agreement.

Generally, folks who live, work and visit Downtown feel safe, and emergency response teams are deployed immediately by the 911 center. As a community, we have invested significantly in services that support Missoula's homeless population, which is no longer concentrated in the Downtown district.

With a focused eye on ensuring Downtown remains a safe place for everyone, the Downtown BID Board is exploring other options and potentially investing in other initiatives. Examples might include a higher level of support for the Homeless Outreach Team, the Crisis Intervention Team, or the Mobile Support Team. The Board is asking questions and evaluating alternatives that can sustain the level of services expected by the community. What about restoring the Downtown Ambassador Program, or hiring private security? What about a revised agreement with a focus on Community Service Specialists?

Today's hiring environment has proven to be a significant challenge for most employers in Missoula County, and the Downtown BID and its partners are no exception. All the options require hiring and training of employees, and public-facing positions are more difficult to fill these days.

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e for you.

The BID Board would appreciate your input on the safety of Downtown and the programs that make the most difference. Where can the Downtown BID have the greatest impact? Please share your thoughts and ideas with Board President Charlie Beaton (charlie@bigdippericecream.com) or Executive Director Linda McCarthy (linda@missouladowntown.com). Your feedback is valuable and appreciated.



BID Service Rates

Hot Water Pressure Washing	\$75/hour (Spring-Fall)
Graffiti Removal	\$75/hour (Spring-Fall)
Snow Plowing	\$55/hour (Winter)
<i>*30 Minute Minimum</i>	

Contact Maintenance Manager Ray Kroenke at (406) 207-6926 or ray@missouladowntown.com

Planning for **SUCCESS** Downtown



The **community vision** for Downtown, the Downtown Master Plan **guides decision-making** for the broader Downtown Missoula area. It was adopted in November 2019 by 11 organizations, including **city and county governments**.

To learn more, visit www.missouladowntown.com, and click on Resources. Questions can be directed to the Downtown Missoula Partnership via phone (406-543-4238) or email (info@missouladowntown.com).

More than **6,000** individuals participated in developing the vision for Downtown Missoula. Through the public engagement process, **Missoulians** gave their **best ideas** to improve the vibrancy of Downtown, where people are inspired to **live, work, shop and play**.





Missoula Citywide Parking Plan

The City of Missoula manages a parking and multimodal system to support community needs – from commuting to conducting business, shopping, dining, attending events, and enjoying recreation. As our community evolves and we look to the future, the Missoula Parking Commission needs to look inward at its parking programs and options with the goal of better supporting and serving the people living, working, and playing in and around Missoula.

Collaboration with the community is an integral goal of the project and the commission. Opportunities to work together with the community are planned throughout the duration of the project.

Why Now?

Demand for street curbs and parking facilities is expanding and changing throughout the community. Advancements in how, when, and where we manage and build parking will improve the experience for all users, and a more advanced parking management system can better support Missoula's plans for the future.

Project Lifecycle

- Discovery and Visioning: Winter-Spring 2023
- Identify and Evaluate Strategies: Spring-Summer 2023
- Create a Plan for Action: Summer-Fall 2023

Share Your Ideas

All Downtown stakeholders are encouraged to participate in the planning process, share ideas, provide feedback, and encourage improvements. Please visit www.engagemissoula.com/parkingplan to learn more about online and in-person options for engagement and participation. For more detailed information, contact Ian Ortlieb, MPC Director, via phone (406-552-6243) or email (ortliebi@ci.missoula.mt.us).





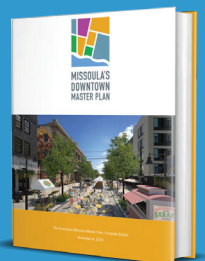
Our community's **VISION** for Downtown

As a working committee of the Downtown Missoula Partnership, the Downtown Master Plan Implementation Team is comprised of over 20 community members, representing both the private and public sector, who meet regularly to help shepherd implementation of the Downtown Master Plan. Each year the team sets goals and tracks progress of items in the plan. Here is the overview of accomplishments for 2022.

The focus in 2022 was primarily in the planning space, and multiple major projects were the focus of the year. Highlights include:

- Mountain Line transit service expansion to 7-days a week with evening service
- Completion of the Missoula Transportation Options Plan
- Completion of the Beartracks Bridge
- Completion of the NorthWestern Energy Power Substation Rebuild
- Completion of Caras Park Phase 1 Improvements: stormwater infiltration, lawn, seating, lighting, trail widening, shade system, trees and benches
- Near completion of the Clark Fork River Restoration & Access Plan
- Near completion of the Higgins Analysis from Broadway to Brooks
- City & County acquisition of the Federal Building

Read the Downtown Master Plan online at
[www.missouladowntown.com/
downtown-master-plan](http://www.missouladowntown.com/downtown-master-plan)



Looking Ahead: 2023 Goals

The committee has many more projects to focus on for 2023, including:

- Our Missoula Growth Policy & Zoning Code Rewrite
- Missoula Tourism Stewardship Plan
- Missoula Parking Study
- Completion of the Missoula Legacy Trail
- Completion of Heritage Interpretive Plan for North Riverside Parks & Trails
- Completion of the Beatracks Underbridge Playground
- Acquisition of federal funding for Downtown Safety & Mobility Transportation
- Planning for Micro Mobility (policies and places for e-bikes, e-scooters and rideshare)
- Planning for MonTEC (Montana Technology Enterprise Center) site redevelopment
- Payne Block (former library site) planning & development partnership
- Redevelopment of the Sleepy Inn site at Broadway and Russell
- Completion of new housing developments
- Mountain Line facilities planning and land acquisition
- Street & Sidewalk Design Standards
- Completion of the Downtown Wayfinding System

Visit Engage Missoula for updates and to provide feedback

Many projects within the Downtown Master Plan are often featured on Engage Missoula, the City's online engagement platform. Your comments help the community make better decisions, and design better projects. Engage Missoula makes it easy to share your ideas, concerns, and feedback on the projects that you are passionate about. You can communicate directly with City staff and ask questions on the platform, and access it when it's convenient for you.

Current projects featured on Engage Missoula that are part of the Downtown Master Plan or have a Downtown impact include:

- Citywide Parking Plan
- Interpretation & Signage in North Riverside Parks
- Federal Building Acquisition
- Front & Main Two-Way Conversion / Higgins Analysis
- Railroad Quiet Zone
- Clark Fork River Restoration & Access



Missoula's RAISE Grant: Elevating Downtown Mobility

A once in a generation funding opportunity could mean big improvements to Downtown safety, mobility and economic vitality.

The City of Missoula is seeking a \$25 Million Federal RAISE Grant.



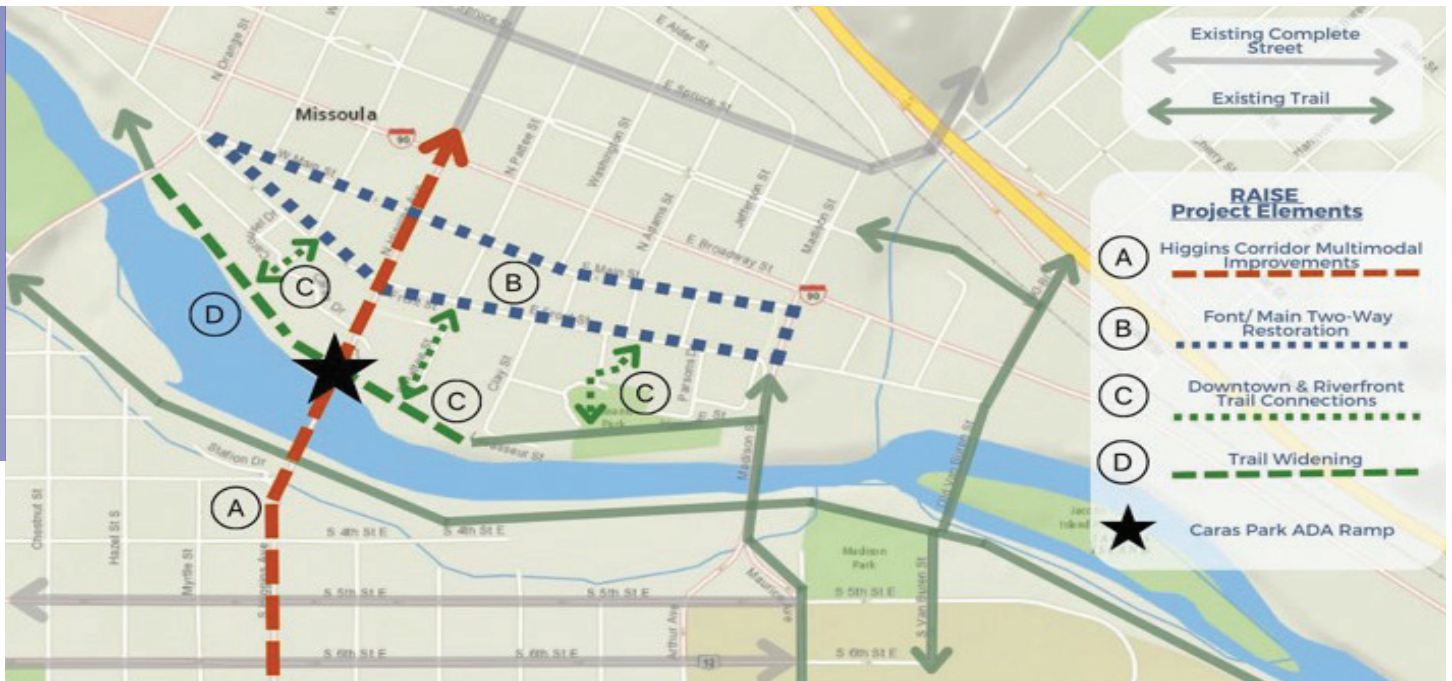
The Infrastructure Investment and Jobs Act

The Infrastructure Investment and Jobs Act of 2021 authorized \$1.5 billion to be awarded by the Department of Transportation for National Infrastructure Investments. RAISE (Rebuilding American Infrastructure with Sustainability and Equity) grants are for capital or planning investments in surface transportation infrastructure for projects that have a significant local or regional impact. Awards are made for surface transportation infrastructure projects that will improve: safety; environmental sustainability; quality of life; mobility and community connectivity; economic competitiveness and opportunity including tourism; state of good repair; partnership and collaboration; and innovation. The program includes provisions for Metropolitan Planning Organizations to integrate transportation planning, housing, employment opportunities, and economic development strategies.



Missoula's Long-Range Transportation Plan

Finalized in June 2021, Missoula Connect is an update to our Long-Range Transportation Plan (LRTP). The 30-year plan looks at all modes of transportation and identifies priorities for projects and programs, as well as how funding should be allocated. Relying on previous planning work and extensive community outreach, Missoula Connect integrates existing plans and projects to create a sustainable transportation future that improves mobility and access for all Missoula area residents, workers, and visitors. The Missoula MPO is required to develop a "performance-based" long-range plan, which means using data and input from the community to focus on outcomes. Those goals include safety, congestion reduction, environmental sustainability, reduced project delivery delay, infrastructure conditions, system reliability, and economic vitality. The full plan is available online at www.missoulampo.com/long-range-transportation-plan.



Pulling it all together: The Downtown Safety and Mobility Project

The grant application submitted by the City in February proposes a dynamic multi-modal project that finds itself in the heart of the community and centrally connects Missoula’s Long-Range Transportation Plan. The project contains key elements identified in the Downtown Master Plan and the North Riverside Parks & Trails Plan and is the result of a decades-long planning effort.

Timeline:

Some major elements of the project, such as the Higgins Avenue Corridor, had been contemplated in the original 2009 Downtown Master Plan. This piece was again discussed in the 2019 Downtown Master Plan. Since then, community conversations and further study of the project have advanced it to a conceptual level, with the final design yet to be achieved.

In addition, the Missoula Redevelopment Agency (MRA) has been working with engineers on the conversion of Front & Main Streets to two-way traffic. MRA began this process with a feasibility study in 2015 and then moved toward the design process. Today the project remains in the design phase.

In 2020, the North Riverside Parks & Trails Plan was adopted, and several access components were identified within that plan to improve accessibility to the parks and improve mobility within them.

As the design phases of these projects proceeded in tandem with public engagement efforts, the Federal Department of

Transportation announced the RAISE funding opportunity. City staff quickly pulled together a comprehensive grant application by the deadline: February 28, 2023.

What’s in the project:

If funded, the project would include the following elements:

- Higgins Avenue Corridor: Brooks to Broadway safety and mobility improvements
- Front & Main Two-Way Restoration: Converting these streets from one-way traffic to two-way traffic
- Riverfront Trail Connections: widening of the Riverfront Trail and improving ADA access to parks at Ryman, Higgins, Pattee, and Kiwanis Park.
- Downtown Signal Optimization: Upgrading and integrating 22 Downtown traffic signals, Orange to Van Buren.

The Downtown BID Board has supported the application through match dollars because of the safety and economic benefits that the project provides for Downtown.





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BID Annual Ratepayer Meeting: Tuesday, June 20 Residence Inn by Marriott, 8-10am

Each year the Downtown BID hosts an annual meeting for ratepayers – Downtown property owners who contribute to common-area maintenance and management. Important topics related to the health and well-being of Downtown Missoula are presented, and discussion takes place around issues impacting Downtown.

This year’s presentation will be on **Downtown Development, Parking & Transportation**. We will also provide updates on clean, safe and economic activities. Coffee and breakfast will be served, thanks to Burns Street Bistro.

The Annual Meeting is a great opportunity to meet new property owners and better understand your needs and perspectives. Please join us!

RSVP online here: www.missouladowntown.com/business-improvement-district/bid-meeting/

If you have questions or issues, please reach out to staff via phone (406-543-4238) or email (info@missouladowntown.com).

BID Board Meetings

The BID Board of Directors meets monthly on the 3rd Tuesday at 3pm at the Downtown Missoula Partnership office. Meeting information can be found on the website:

www.missouladowntown.com/business-improvement-district/bid-board-meetings

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Carma Gilligan	Zone 1 Rep	(406) 549-8055	bobcat4me@charter.net
James McKay	Zone 2 Rep	(406) 327-1740	james.mckay@providence.org
Karen Sippy	Small Properties Rep	(406) 327-8817	ksippy66@gmail.com
Scott Stearns	Large Properties Rep	(406) 543-6646	sstearns@boonekarlberg.com