

Casa Loma Redevelopment

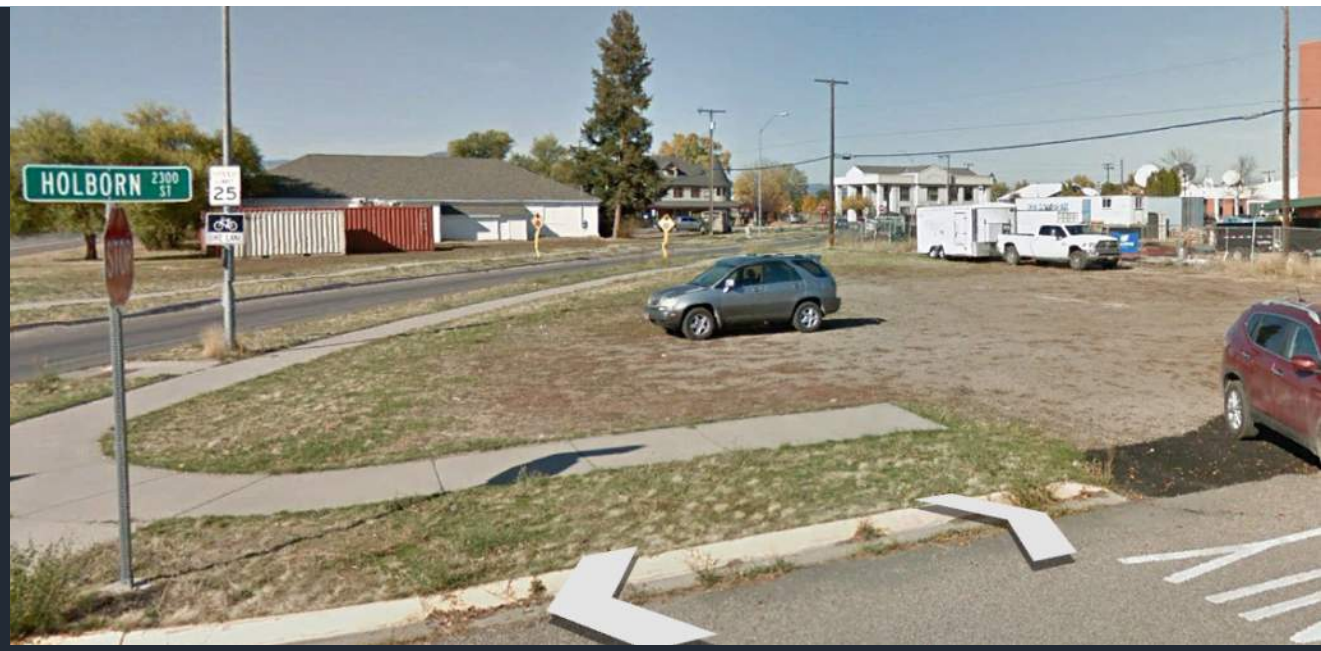
MRA Board Presentation



Right Type Right Place



Site Location



900 Block of South Avenue

- Entire Block of Development
- Midtown Missoula – Centrally Located
- Undeveloped and Underutilized
- Well Connected and Walkable
- Reduce Missoula's Vehicle Miles Traveled

Development Proposal

Mixed Use Development

- 132 Housing Units
 - Urgent Need for Affordable Housing
 - 20% of rentals restricted to 80% AMI and below
- 18,800 SF Commercial Space
 - Potential Tenants
 - Professional Office Space
 - Coffee Shop/Bakery
 - Small Bistro/Bakery
 - Social Service Provider



52 TOTAL HOUSING UNITS POSSIBLE



Existing Site Utility



Future Site Utility



Public Benefit

- Tax Generation
 - Estimated \$278,000
- Job Creation
 - 250-600 Temp. Const. Jobs
- Impact to Housing Inventory
 - 132 vs. 52
- Infrastructure Improvement
 - Safety
 - Gateway Intersection
- Investment Ratio
 - \$27.5M Private to \$2.2M Public (1:13)

TIF Request Summary



Process

TIF Request

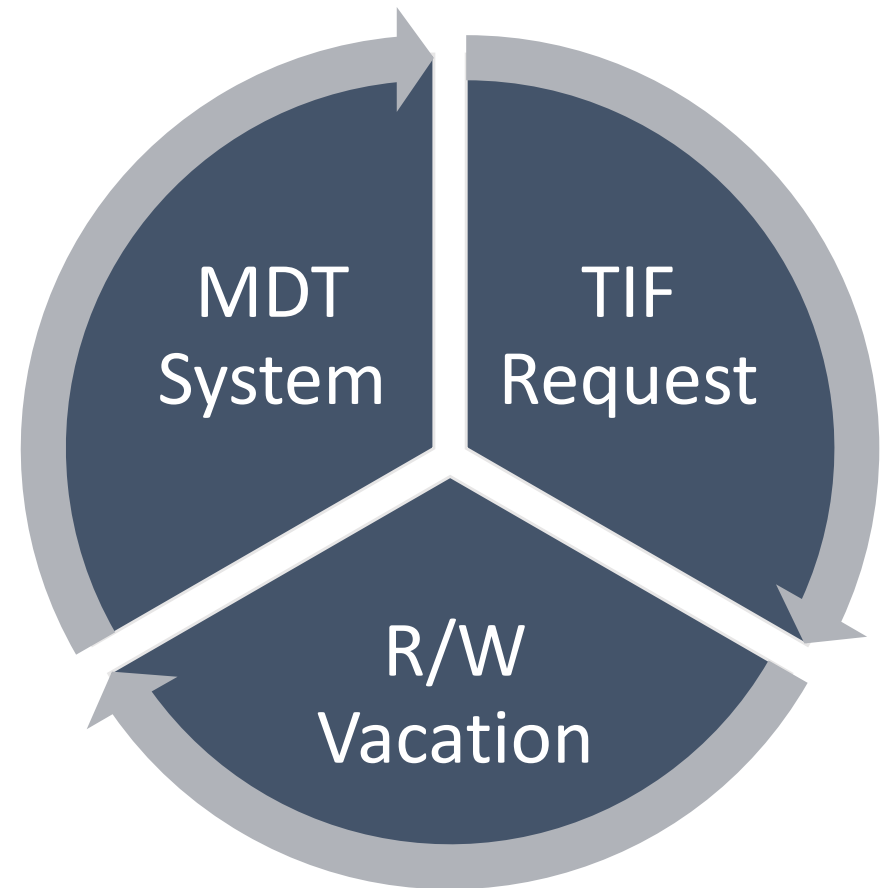
R/W Vacation

MDT System Change

Utility Relocations

Right of Way Improvements

Building Program

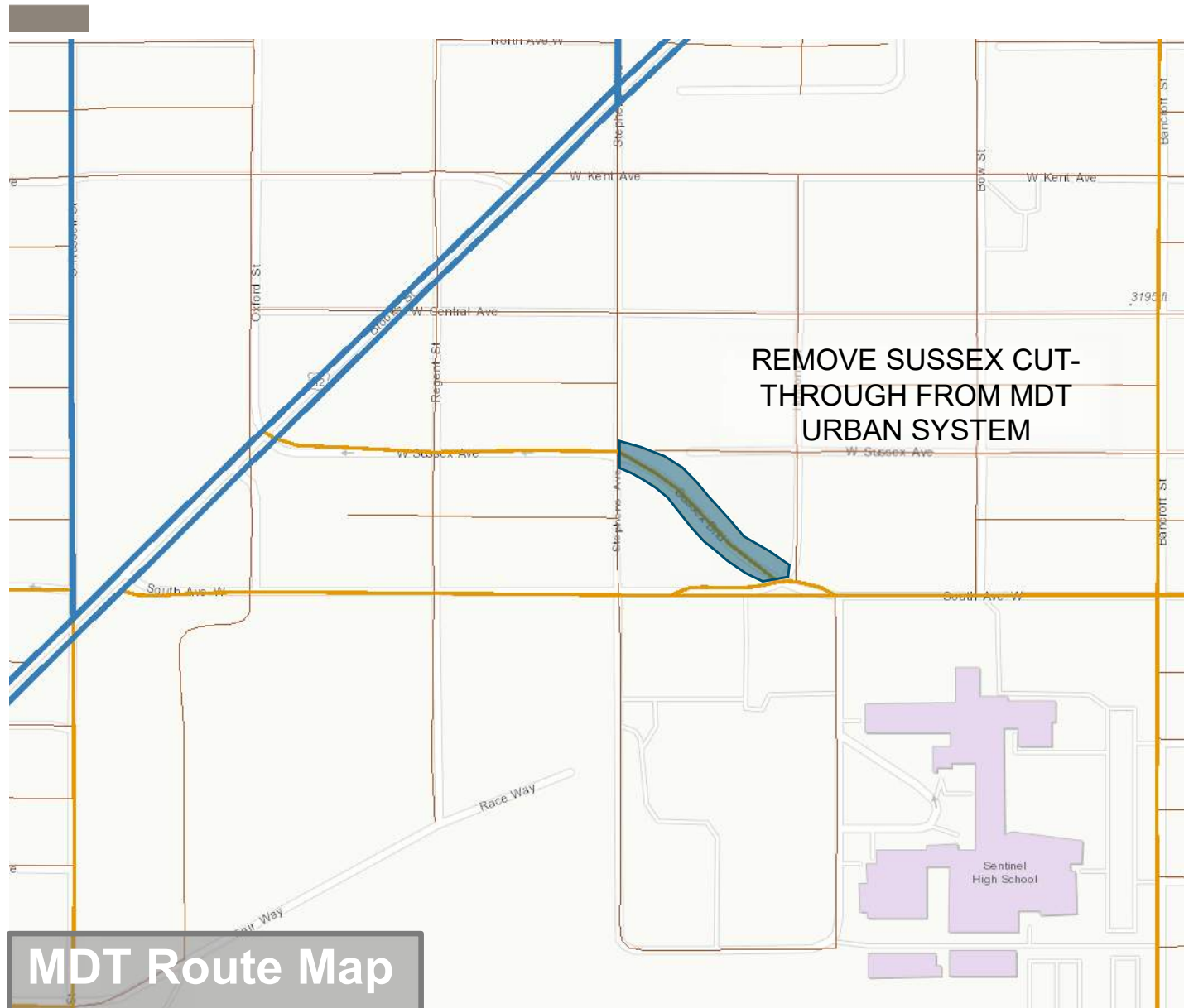


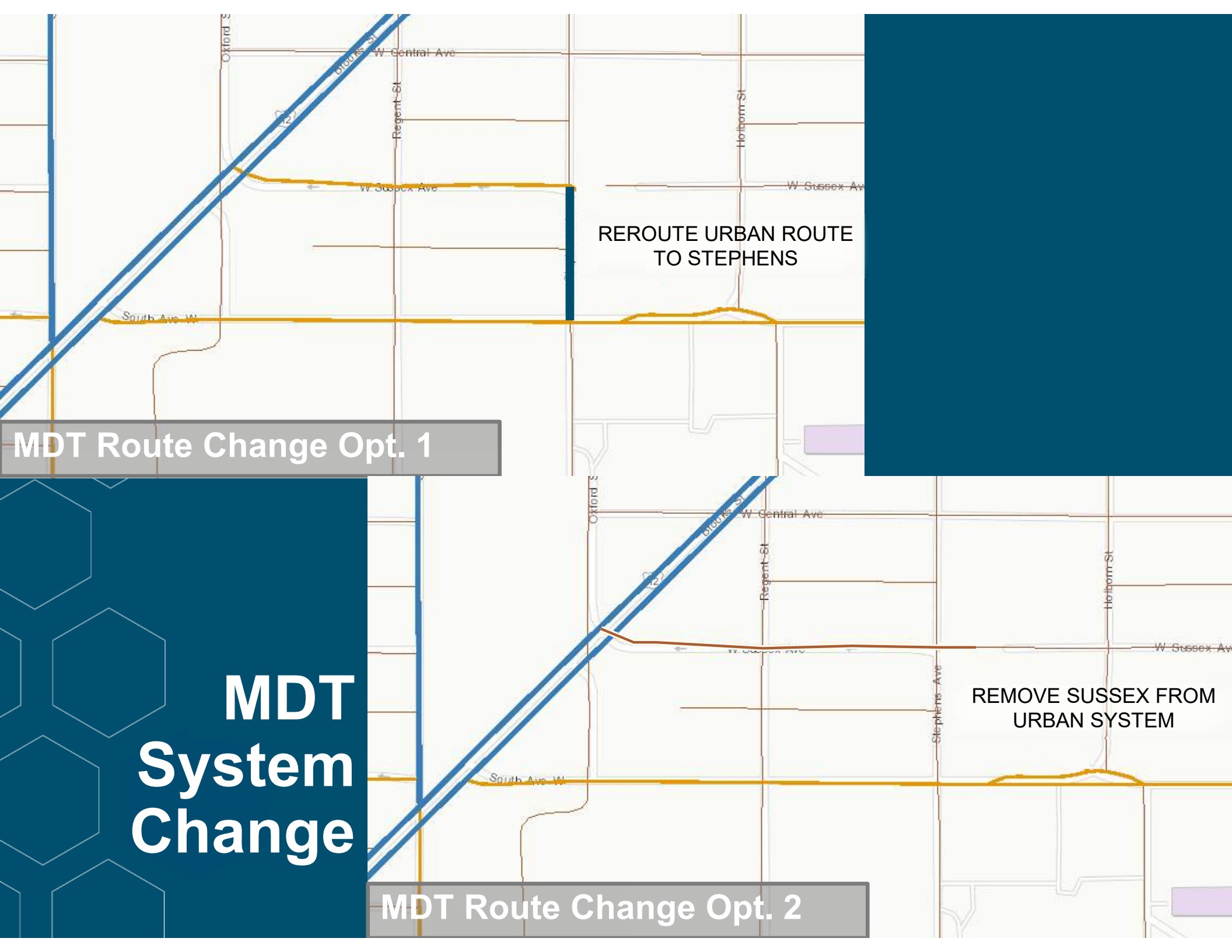


Right-of-Way Vacation



MDT System Change





REROUTE URBAN ROUTE
TO STEPHENS

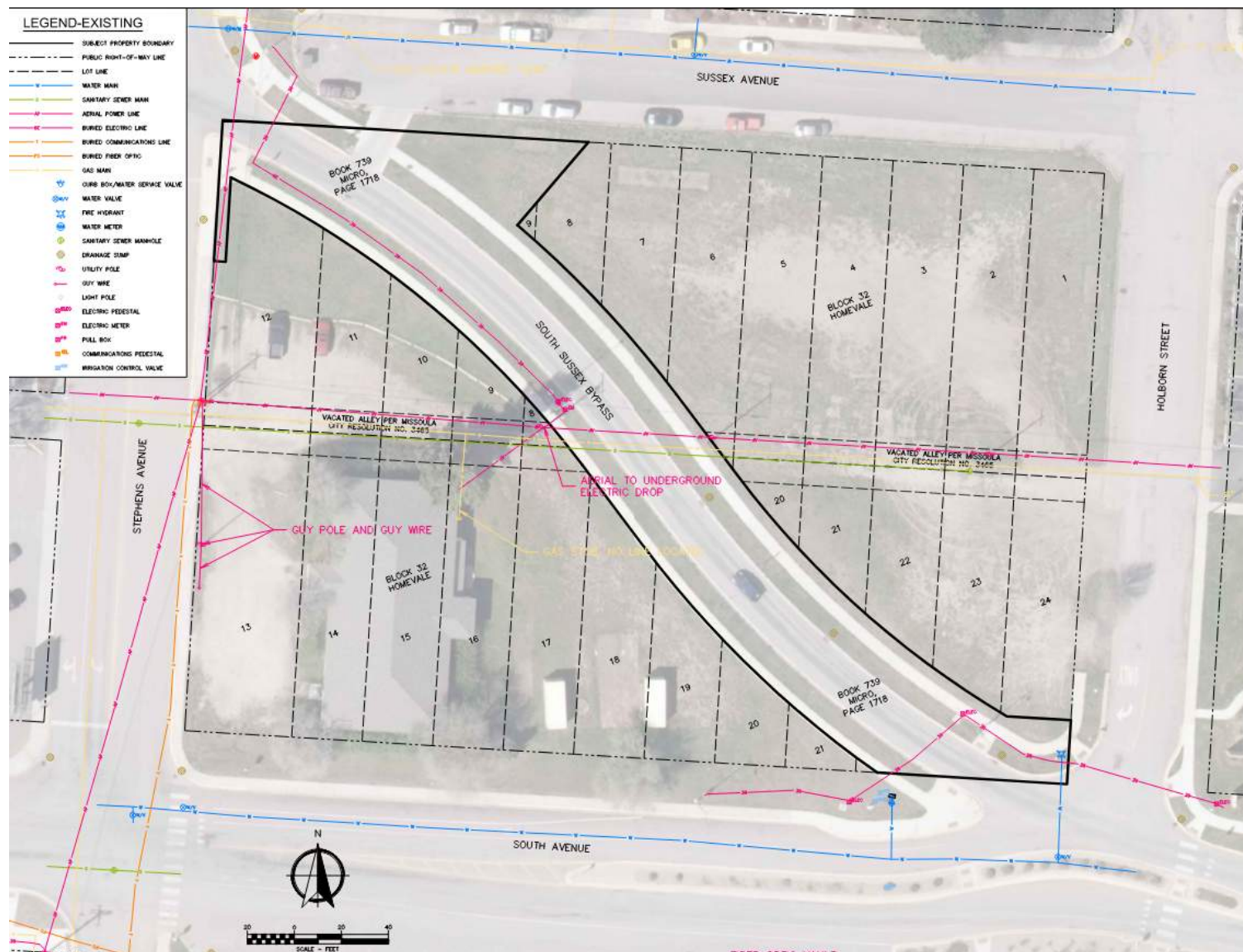
MDT Route Change Opt. 1

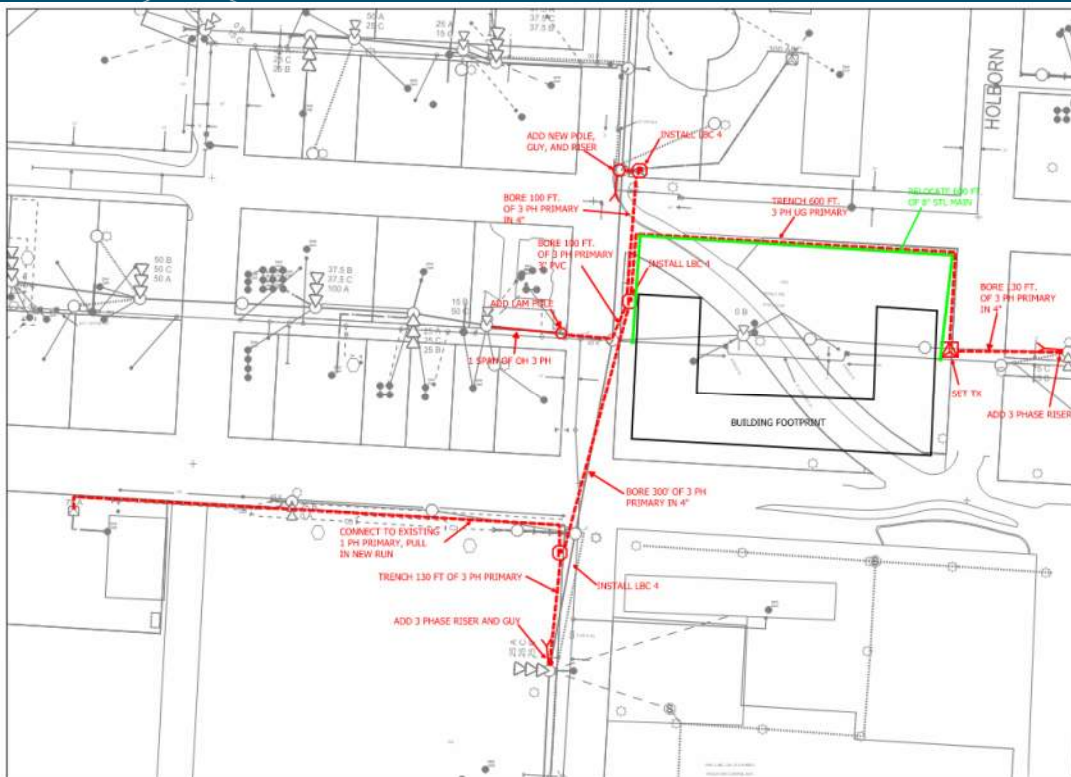
MDT
System
Change

REMOVE SUSSEX FROM
URBAN SYSTEM

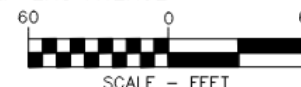
MDT Route Change Opt. 2

Utility Relocation





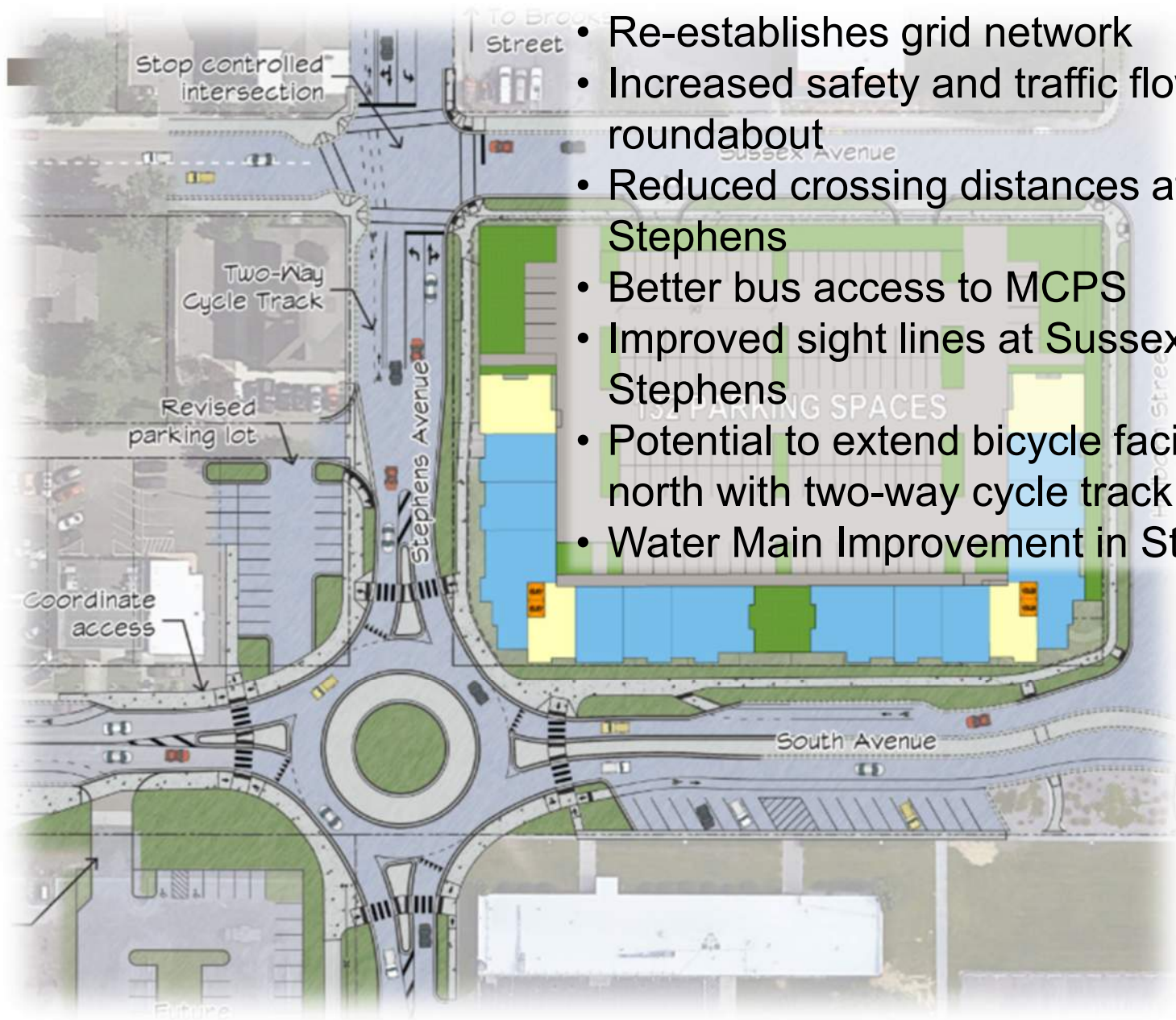
BASIS OF BEARINGS:
GRID NORTH OF MONTANA STATE PLANE
COORDINATE SYSTEM - NORTH AMERICAN
DATUM 1983 (2011) (EPOCH: 2010.0000)



Utility Relocation

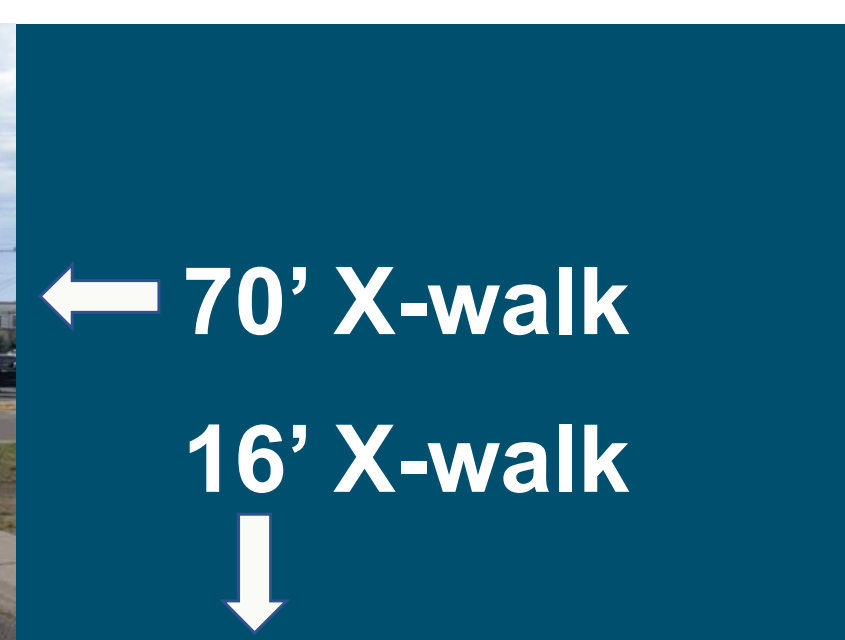


R/W Improvements



- Re-establishes grid network
- Increased safety and traffic flow at roundabout
- Reduced crossing distances at South and Stephens
- Better bus access to MCPS
- Improved sight lines at Sussex and Stephens
- Potential to extend bicycle facilities to north with two-way cycle track
- Water Main Improvement in Stephens





Existing Intersection

Intersection Scale



Proposed Configuration
(College and 11th, Bozeman, MT)

Community Goals

Housing Need

- Increased Supply
 - 132 vs. 52 units
- 20% of Rentals Restricted to 80% AMI and Below

Improve Blighted Block of Midtown

Focus Inward

Mixed Use

Removes Triangular Shaped Parcel in Midtown

Creates Safe Walkable Community

Re-establishes Gridded Network

Improves Access for Neighborhood

Gateway Intersection for Neighborhood

Stimulate Investment in the Neighborhood



Next Steps



- Traffic Impact Study for City and MDT review
- Removing Sussex Cut Through from MDT Urban System
 - TTAC, TPCC, MDT Review, Public Review, State Transportation Commission
 - Requires Air Quality Review currently being worked on
- Right-of-Way Vacation
 - Can proceed concurrently with removing the Sussex cut-through from MDT's urban system, but the vacation action must occur after the street is removed from the urban system



THANK YOU!

