



## MRA Board Memo Cover Sheet

June 8, 2022

**Project Name:** 1359 West Broadway – Wooden Images Building Removal

**Urban Renewal District:** URD II

**TIF Investment:** \$ 60,722

**Private Investment:** NA

**Ratio of Public to Private Investment:** NA

**Project Description:** Remove a public building that has become a safety hazard.

### Cost Breakdown of TIF Funds:

#### Building Removal

Asbestos Abatement	\$ 13,273
Building Removal/Deconstruction	49,110
Temp. Construction Fencing	3,200
Dump Fee/Fuel	1,205
Project Superintendent	<u>2,250</u>

Subtotal 69,038

Overhead (10%) 6,904

Margin (5.87%) 4,053

Subtotal 10,957

**Project Subtotal \$ 79,995**

Adjustment (6,000)

(savings from DPWM office buildout)

Adjustment (13,273)

(Brownfields Grant for Asbestos Abatement)

**Total TIF Request \$ 60,722**

**Estimated New Property Taxes from Development:** NA

**Alignment with URD II 9-Year Strategic Exit Plan:** It has been expected that TIF funding will be used to remove buildings within the *Envision West Broadway Master Plan* study area as the area is redeveloped for housing and multi-use. The building at 1359 West Broadway is located in that area.

**Public Purpose and City of Missoula 2020–2023 Strategic Goals:** This TIF request is consistent with Safety and Wellness and Community Design and Livability goals of the City of Missoula's 2020–2023 Strategic Plan.



## MEMORANDUM

**TO:** MRA Board

**FROM:** Annette Marchesseault, RLA *ARM*  
Project Manager/Redevelopment Specialist

**DATE:** June 8, 2022

**SUBJECT:** **1359 West Broadway – Wooden Images Building Removal (URD II) – TIF Request**

### Overview / Project Description / Background

In FY21 the City of Missoula, through Missoula Water, purchased two properties adjacent to the Missoula Water facility on West Broadway Street to address a shortage of office and storage space. Several staff from the City's Department of Public Works and Mobility (DPWM) relocated from City Hall to the Missoula Water facility.

One of the buildings, located at 1359 West Broadway (formerly Wooden Images), was deemed uninhabitable and has been left vacant since it was purchased. This winter the roof failed and the building has become a public safety risk. DPWM would like to remove the building as quickly as possible.

When DPWM moves to a new consolidated facility on North Scott Street (currently in the design stage) property they currently occupy on West Broadway will be freed up for redevelopment, as identified in the recently completed *Envision West Broadway Master Plan*. The master plan proposes the Missoula Water/DPWM site as a location for a new central public space with generous green space, a new street, and street-oriented buildings.

In the interim, DPWM is working to identify a temporary use for the site of the removed building that would benefit the neighborhood. Potential temporary uses could include a coffee kiosk or a food truck.

### Request for Tax Increment Assistance

DPWM is requesting \$60,722 in TIF assistance to remove the building. DPWM currently is under contract with Western Interstate Construction for office renovations at their West Broadway facility. If TIF funding is approved, they will issue a change order to Western Interstate's contract to include the 1359 West Broadway removal.

Funds from the City's EPA Brownfields Assessment Grant are available to cover asbestos abatement costs. A cost savings from the Missoula Water office buildout will be applied as a credit toward removing the building.

**Building Removal**

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**Project Subtotal 79,995**

Adjustment	(6,000)
<i>(savings from Missoula Water office buildout)</i>	
Adjustment	<u>(13,273)</u>
<i>(Brownfields Grant for Asbestos Abatement)</i>	

**Total TIF Request \$ 60,722**

**RECOMMENDATION:** Staff recommends that the Board approve the request from the Department of Public Works and Mobility in an amount not to exceed \$60,722 for deconstruction of the building located at 1359 West Broadway Street, with reimbursement for eligible costs upon receipt of proof of payment and lien waivers, and authorize the Board Chair to sign a Development Agreement.

# PROJECT PHASING

*Focus on what can change and what can have the greatest impact first*

The plan for the future of the West Broadway area will not be realized over night. It involves many different property owners and the coordination of city and state agencies. Individual private landowners have their own time frames and personal visions for what their property may become in the future. Yet it is the hope that this plan inspires a coordinated vision for the future such that as individual properties change and develop on their schedule, they will do so in a way that prioritizes the plan's Big Ideas and harmonize with adjacent development.

## EARLY PHASES ARE KEY:

- The redevelopment of city-owned properties can be the catalyst for the transformation of the area into a walkable neighborhood center.
- Initial phases of development will set the expectations for later development and become a template for projects on private parcels.

## START WITH CITY-OWNED PROPERTIES

While the implementation of the overall plan has a long-term time frame, early phases in the short-term could begin with the redevelopment of city-owned parcels in the site. With city ownership of the Sleepy Inn and Missoula Water sites, it is important to start here. The first step will be creating a new iconic building and entry experience and then creating the main street of the neighborhood center. The development of these sites will set the stage and the standard for what happens at the rest of the site. With a solid foundation established by public investment, the transformation of the remaining privately-owned parcels can complement the build-out of the neighborhood center.



Existing conditions of the West Broadway area highlighting city-owned land.



## 1359 W Broadway

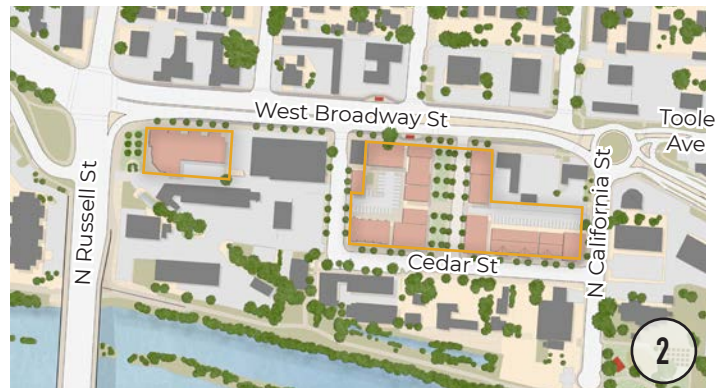
### Initial Opportunity

The creation of a new neighborhood center is likely to begin on the properties owned by the city. The Sleepy Inn site at the southeast corner of North Russell St and West Broadway St is where the transformation can begin. By redeveloping this parcel with an architecturally-significant building with uses reflecting the community's needs, the expectations can be set for the evolution of the rest of the site. Improvements to West Broadway Street, including enhanced crossings and a new roundabout at the intersection with California Street should also occur.



### Short-Term Possibilities

The city-owned Missoula Water site is the next likely location for seeing change once Missoula Water relocates its operation to another site, potentially within the next 5 years. This site is large enough to create a complete central public space, or core, for the new neighborhood center. With city ownership, it is possible to imagine a large public space lined with street-oriented buildings. By transforming this site into a complete space, a new center can be created without depending on adjacent properties.



### Mid-Term Possibilities

It is then possible to imagine extending the long green a block further south, completing the connection from West Broadway Street to the Clark Fork River. This would involve coordination of multiple property owners. The Flynn Lowney Ditch can also be replaced and transformed into usable park space in the area south of the long green with a community garden and possibly a playground.



### Long-Term Possibilities

In the long term, possibly a 10-year or longer horizon, it is likely that the private property would redevelop into new, walkable mixed-use urbanism on the remaining blocks and across West Broadway Street. Changes on private property would occur as property owners decide.

Within this time frame, a further redesign of West Broadway Street is possible with wider sidewalks, street trees, on-street parking, or dedicated transit lanes.

