

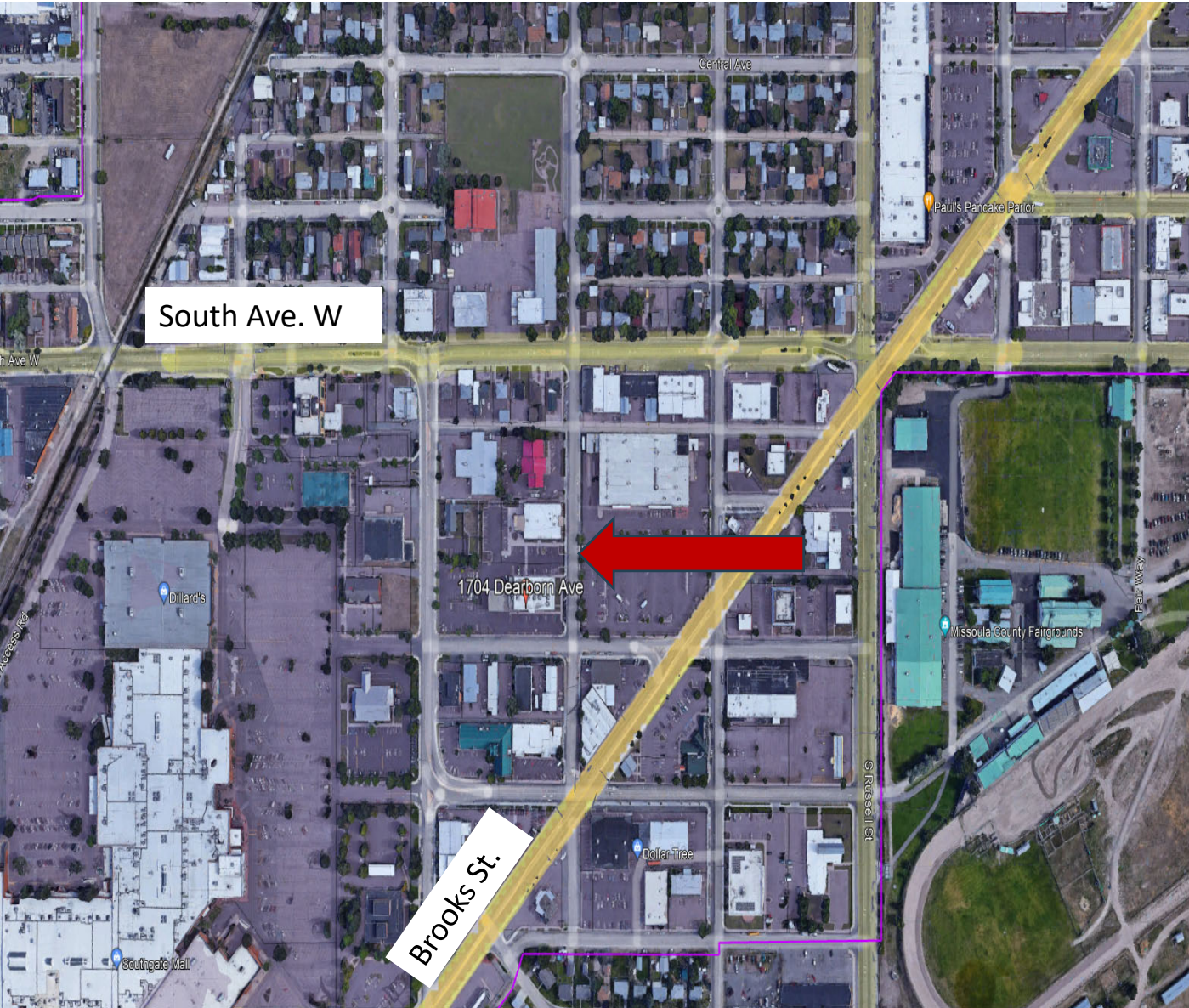


Public Improvements and Deconstruction, First Security Bank Project

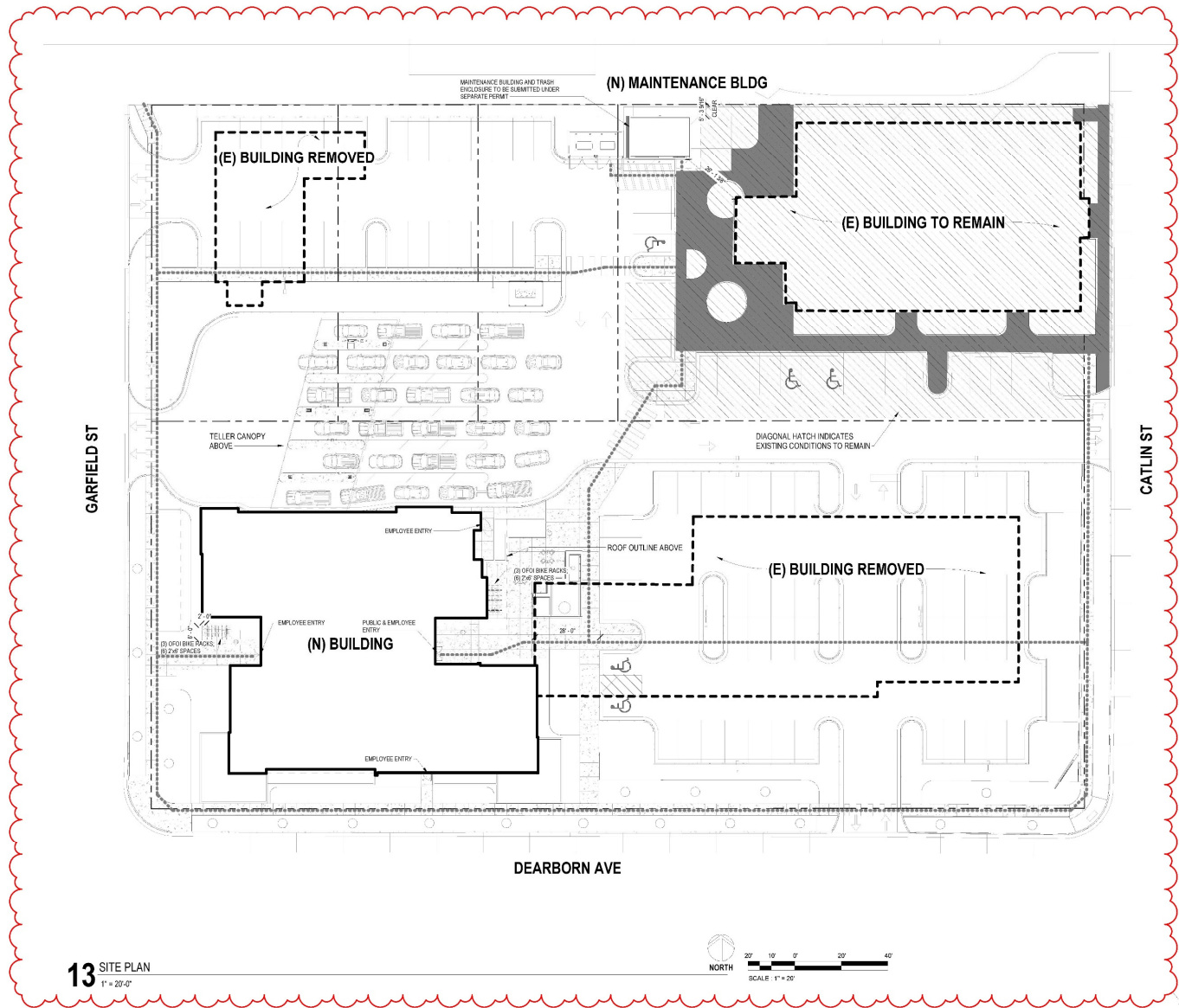
MARCH 16, 2022, MRA BOARD MEETING

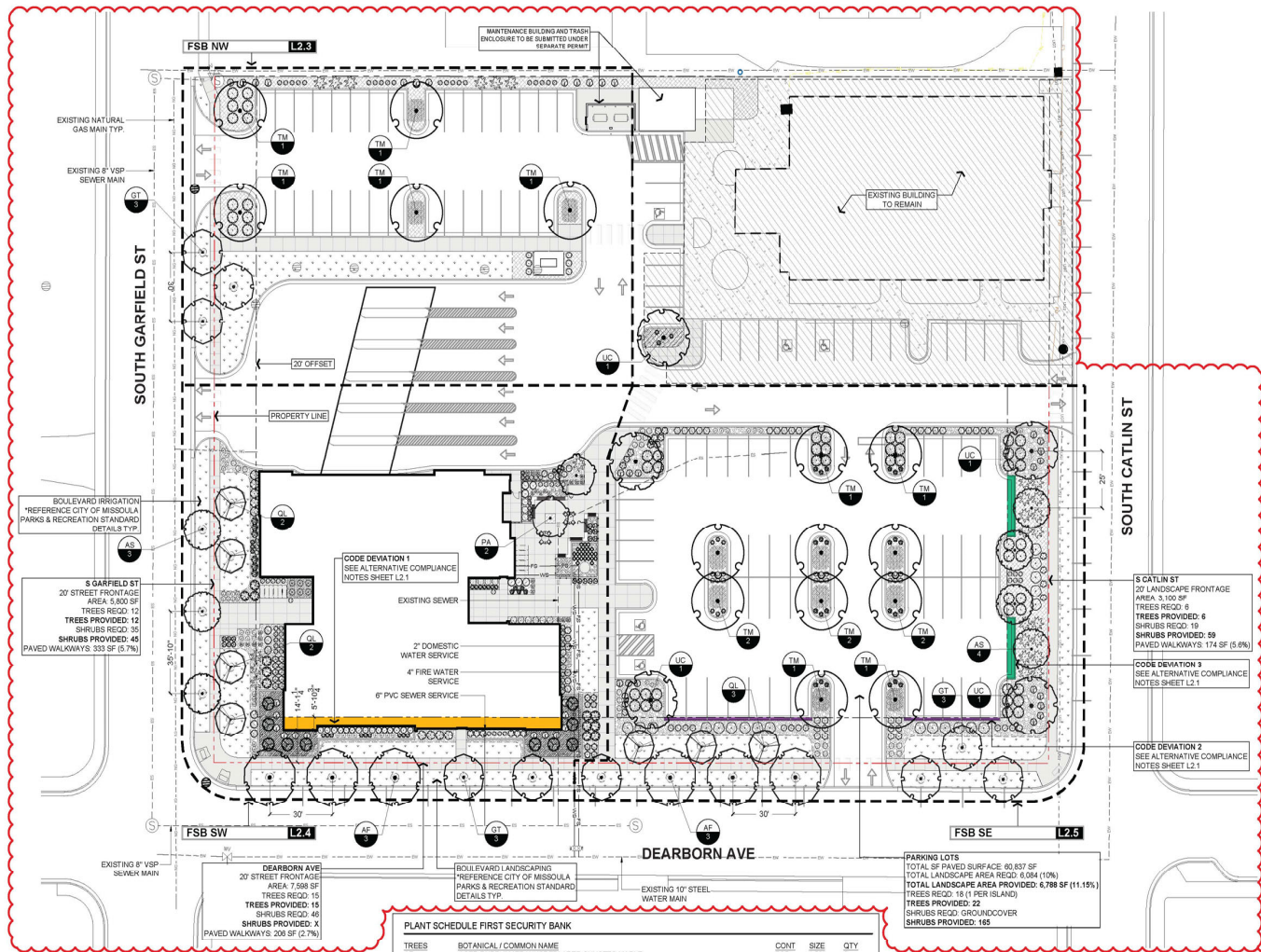
ANNIE GORSKI, DEPUTY DIRECTOR

Project Location



Project Summary





BOULEVARD IRRIGATION
*REFERENCE CITY OF MISSOULA
PARKS & RECREATION STANDARD
DETAILS TYP

S GARFIELD ST
20' STREET FRONTAGE
AREA 5,800 SF
TREES REQ'D 12
TREES PROVIDED 12
SHRUBS REQ'D 35
SHRUBS PROVIDED 45
PAVED WALKWAYS: 333 SF (5.7%)

DEARBORN AVE
20' STREET FRONTAGE
AREA 7,568 SF
TREES REQ'D 15
TREES PROVIDED 15
SHRUBS REQ'D 46
SHRUBS PROVIDED X
PAVED WALKWAYS: 208 SF (2.7%)

BOULEVARD LANDSCAPING
*REFERENCE CITY OF MISSOULA
PARKS & RECREATION STANDARD
DETAILS TYP

PARKING LOTS
TOTAL SF PAVED SURFACE 60,837 SF
TOTAL LANDSCAPE AREA REQ'D 6,004 (10%)
TOTAL LANDSCAPE AREA PROVIDED: 6,788 SF (11.15%)
TREES REQ'D 18 (1 PER ISLAND)
TREES PROVIDED 22
SHRUBS REQ'D: GROUNDCOVER
SHRUBS PROVIDED: 168

PLANT SCHEDULE FIRST SECURITY BANK

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
AF	ACER RUBRUM / FRANKSRED / RED SUNSET® MAPLE	888	1.50"	6
AS	ACER X FREEMANI / SCARLETT / SCARLETT SENTINEL / FREEMAN MAPLE	888	1.50"	7
BJ	BETULA PLATYPHYLLA / JEFFPARK / PARKLAND PILLAR BIRCH	888	1.50"	10
GT	GLEDITSIA TRIACANTHOS INERMIS / STREET KEEPER / STREET KEEPER HONEY LOCUST	888	1.50"	9
PA	PIRUS CALLERYANA / HESTOCKAT / HESTOCKAT CALLERY PEAK	888	1.50"	2
QL	QUERCUS ROBUR X BICOLOR / LONG / REGAL PRINCE® OAK	888	1.50"	7
TM	TILIA MONROVILIA / HARVEST GOLD / HARVEST GOLD LINDEN	888	1.50"	15
UC	ULMUS X FRONTIER / FRONTIER ELM	888	1.50"	4



New Bank Building
*Perspective from
Garfield St. and
Dearborn Ave.*



SOUTH WEST PERSPECTIVE



New Bank Building
*Perspective from
Caitlin St.*



TIF Request

The TIF request includes:

Deconstruction

Building at 2500 Garfield (completed)	\$64,605
Building at 1704 Dearborn (planned)	\$315,750
Subtotal	\$380,355

Right-of-Way Improvements

Landscaping, sidewalks, curb, gutter in ROW	\$140,364
Design, engineering, and construction oversight	\$115,365
Utility undergrounding	\$75,000
Subtotal	\$330,728

Total TIF Request **\$711,083**



Alignment with City Strategic Plan and URD II Plan

Alignment with the City's Strategic Plan:

- **Sustainable growth initiatives:** includes redeveloping a site in Midtown, at a primary node close to transit; adding boulevard sidewalks with trees and added greenery surrounding the site. The Cross Laminated Timber construction reduces non-renewable materials and finish materials in the construction.

Alignment with Urban Renewal Goals:

- **Create a vibrant commercial area typified by architectural excellence and compatibility:** innovative design and site layout aligns with City Design Excellence, using durable and natural materials. Burying overhead utilities improve site aesthetics.
- **Encourage the use of landscaping in all URD private and public projects and facilities:** trees and landscaping will be added in the right of way, parking areas, and building entrance.



MRA Board Recommended Action

Staff recommends that the MRA Board approve the request from First Security Bank in the amount of \$711,083 for deconstruction, public right of way improvements, and utility undergrounding within the public right of way, and authorize the Board Chair to sign the Development Agreement. Reimbursement for eligible costs will occur following receipt of proof of payment and lien waivers.

