

# 601 West Broadway Re-Zoning Request

## APPLICANT

**Wise Enterprise Group**

## CONSULTANTS

**Nick Kaufman, Senior Planner**

**Kate Dinsmore, Landscape Architect**



**WGMGROUP™**  
Community Values. Inspired Futures.

# Proposal

- The site was historically used for a tire sales and service – carry over from Hwy 10
- The site has been vacant for years
- The area is in transition with development plans for the Riverfront Triangle and the expansion of Providence
- The existing zoning is outdated for the community vision for the area
- Rezoning the site to allow for mixed use office, residential, parking structure and riverfront trail requires a rezoning to CBD-4



# Why the Rezoning?

- The current zoning is Special Zoning District Riverfront Triangle
- CBD-4 is Central Business District that matches the Riverfront Triangle
- CBD-4 allows for the appropriate use of the parcel allowing increased building height, higher density while allowing flexibility for design on this constrained parcel

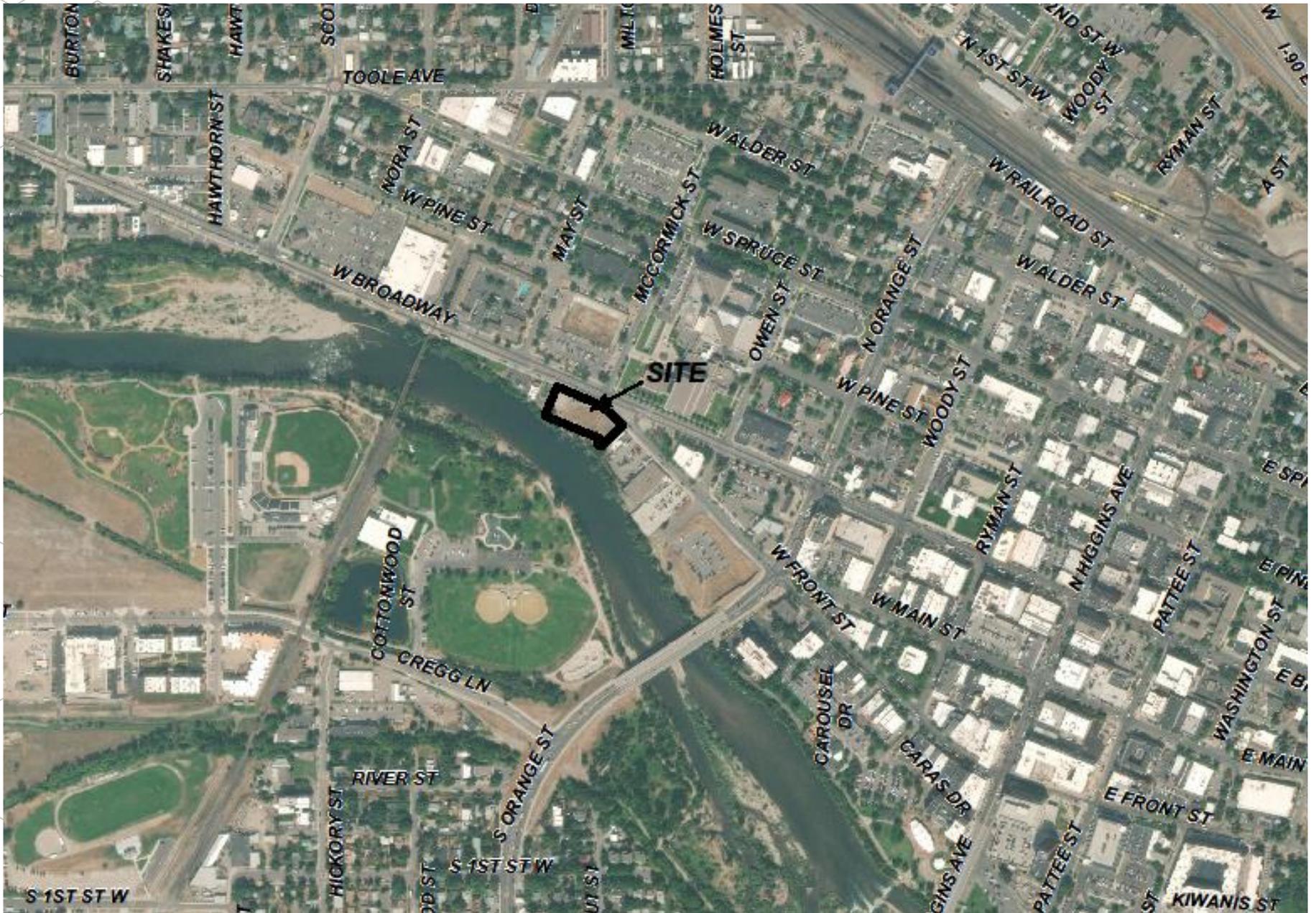


# We've Worked in the Area

- We worked on the Zoning to allow the relocation of Safeway, keeping a major grocery store in the neighborhood
- The site is now the home of locally owned Fresh Market
- We have worked with Providence on previous expansions and updates
- We have worked on the Riverfront Triangle



# The Property



# The Site



# Growth Policy



# Site Opportunities

- River Frontage
- Riverfront Trail System
- Adjacent to the Riverfront Triangle
- Views to McCormick Park and Lolo Peak
- Across the street from Providence
- Part of the vision for the Downtown Master Plan



# Site Constraints

- Floodplain
- Constrained parcel size
- Riverfront Trail System
- Adjacent to the Riverfront Triangle and future entertainment venue
- The current zoning is Special Zoning District Riverfront Triangle
- Parking Requirements
- Location of Structures on Adjoining Parcels



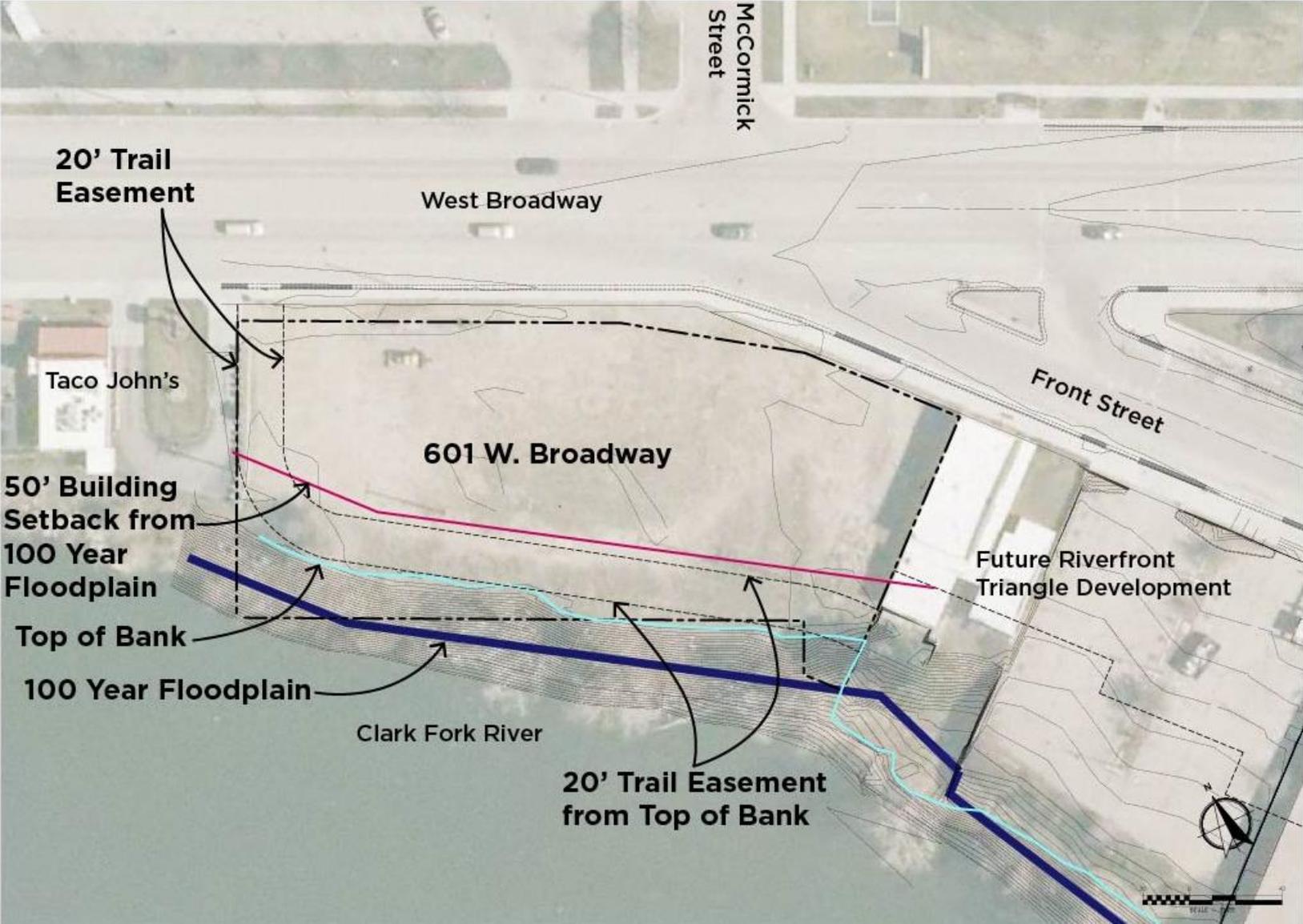
# Site Constraints



Photos represent grade difference on and adjacent to the site.



# Floodplain and Setbacks



# Buildable Area

Parcel Area = 37,246 SF  
100 Year Floodplain = 375 SF  
Trail Easement & 50' Setback = 12,145 SF

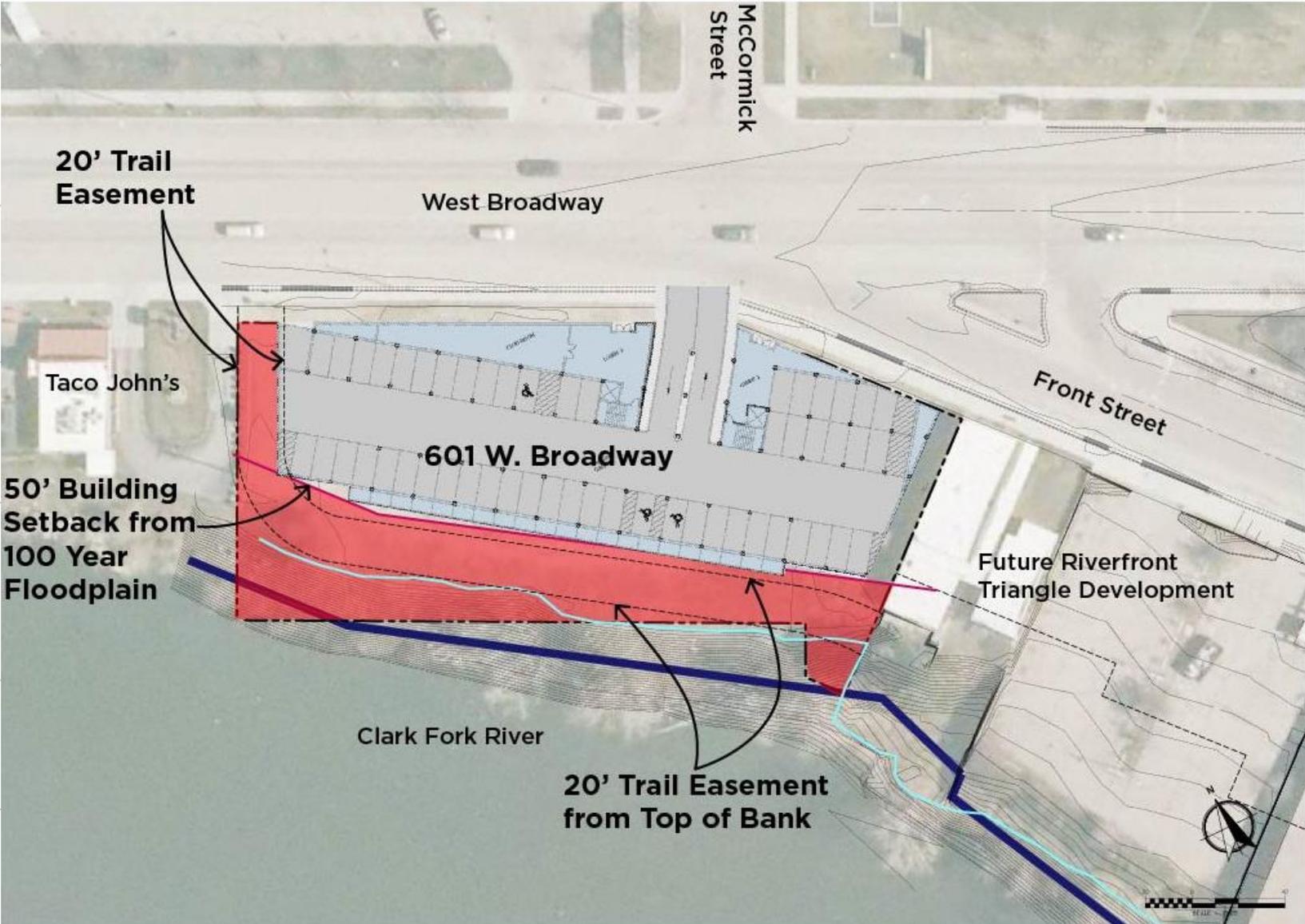
## 33% of Parcel Encumbered

20' Trail Easement = 6,907 SF  
 $6,907 \times \$25-30/\text{SF} =$

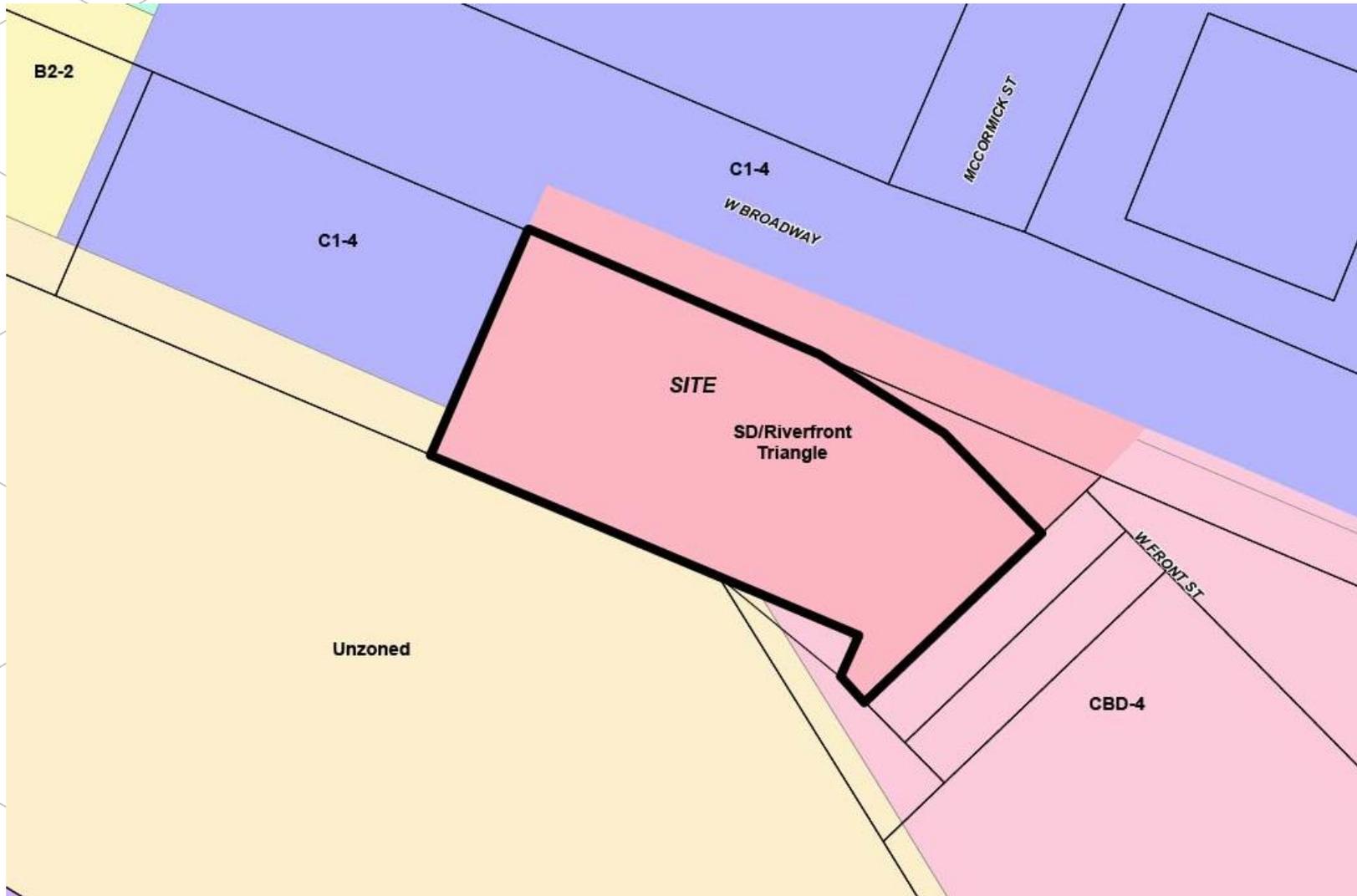
**\$172,675-\$207,210 Easement Value**



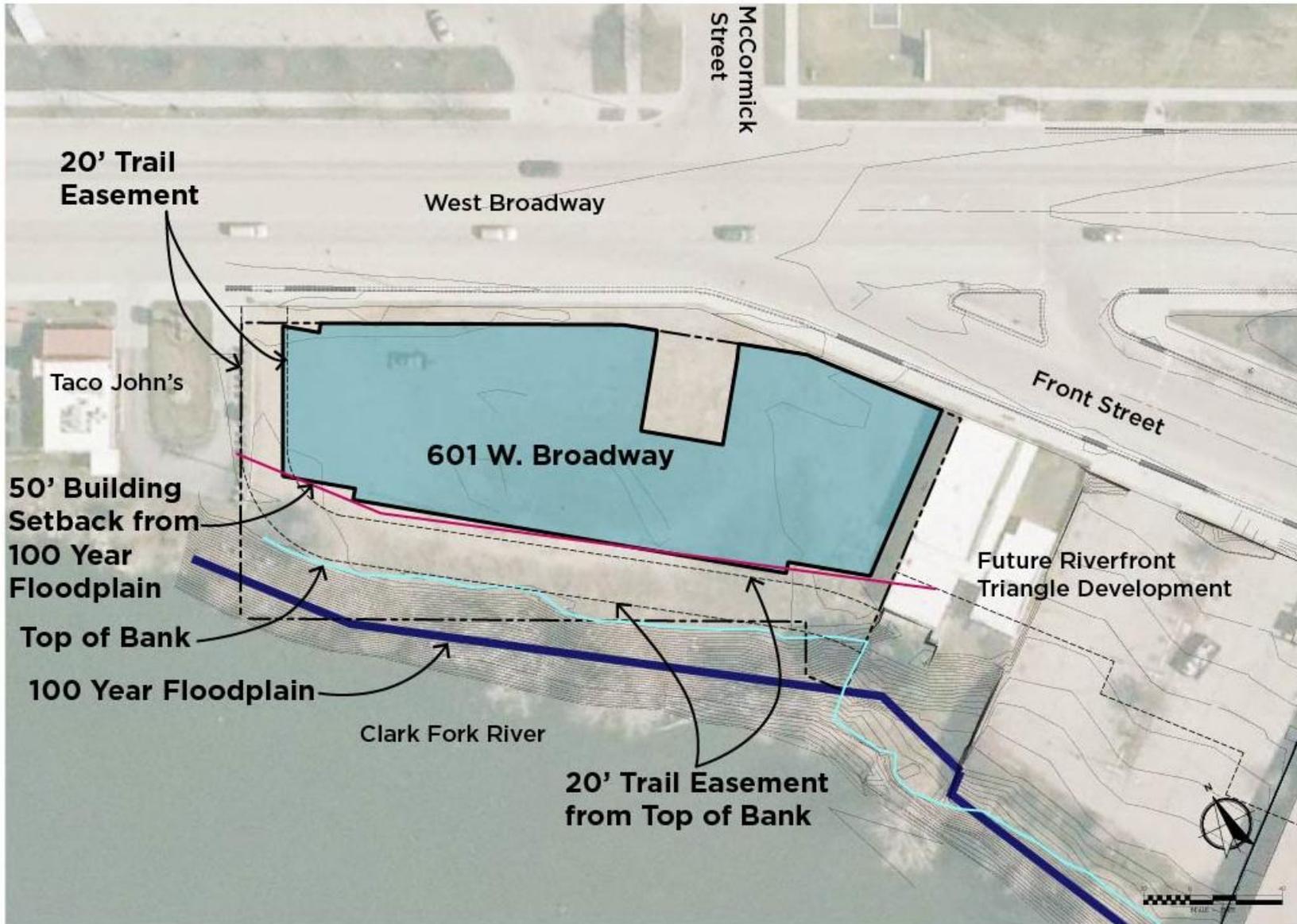
# Parking



# Zoning



# Site Plan



# Proposed Building and Uses

601 W. Broadway

Missoula MT.



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Riverfront LLC.

Carl Posewitz-Architects

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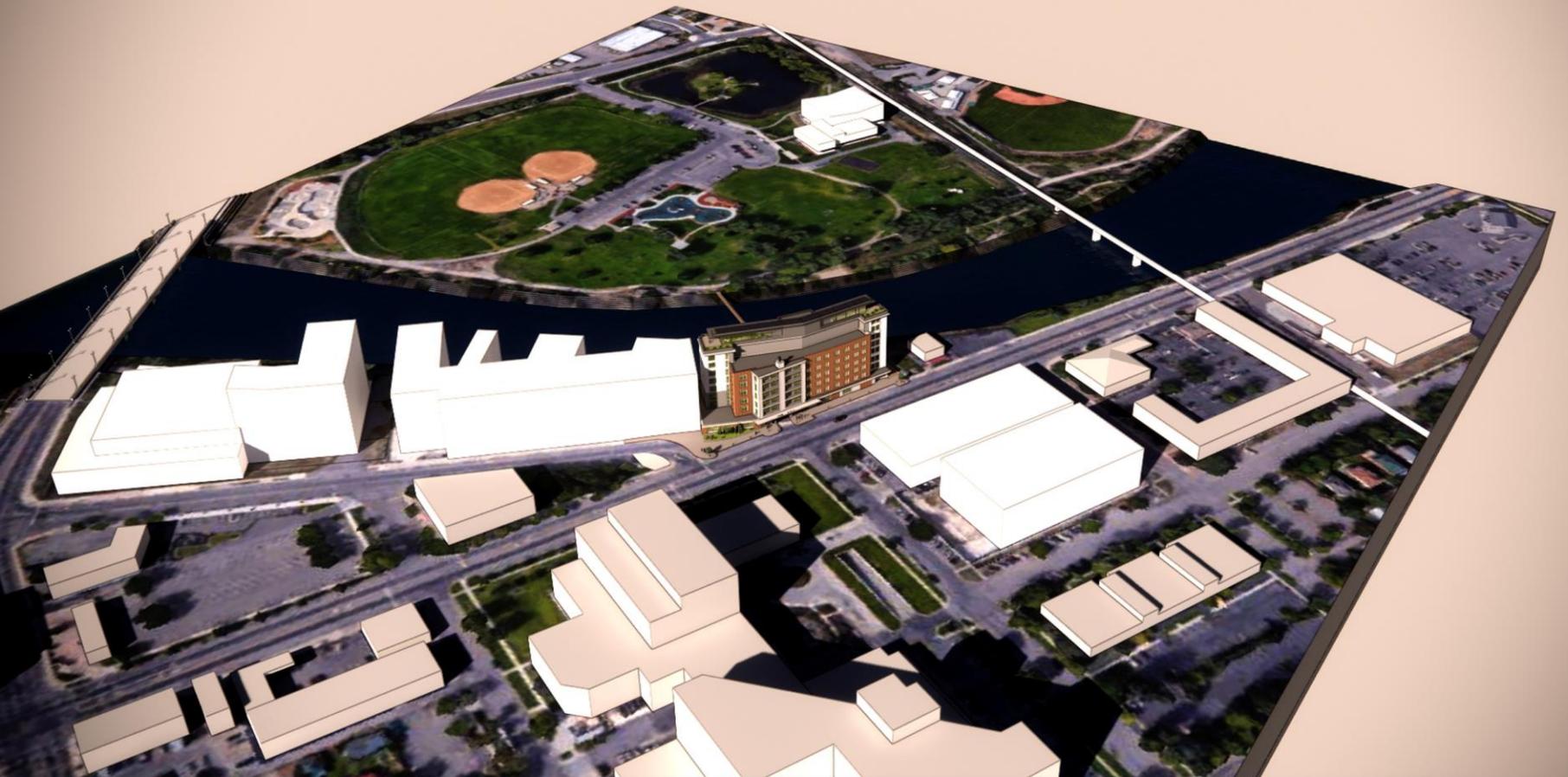
Missoula MT.



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601 W. Broadway

Missoula MT.



# Public Involvement

- WGM Sent Mailings to Neighbors on December 6, 2019
- Planning Board Notification and Hearing
- City Council Notification and Public Hearing

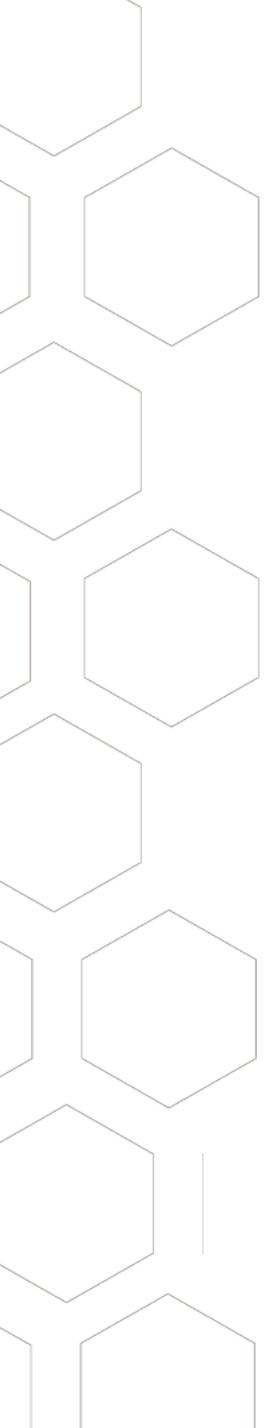


# Project Steps

## Two Years from Inception to Construction

- **Summer 2019:** Began planning & alternative analysis
- **Summer 2019:** Began discussions with the City
- **September 2019:** Re-zoning application
- **November 2019:** Floodplain assessment
- **September 2020:** Planning Board and Council hearings
- **Spring 2021:** Permits and Construction





**THANK YOU!**

