



MEMORANDUM

TO: MRA Board of Commissioners

FROM: Ellen Buchanan, Director *EB*

DATE: Director's Report

SUBJECT: February 22, 2021

West Broadway Master Plan

- Staff had a kickoff meeting with the consulting team and the Steering Committee on February 16. The meeting was very productive, setting the stage for the public process to get underway later in March. Annette is heading up this effort and can brief the Board on details and timeline at the meeting on Friday.

Scott Street Redevelopment Project

- Thanks, in large part, to the efforts the Missoula Economic Partnership through funding from MRA, the City has a strong team of private partners, led by Ravara, dedicated to the redevelopment of the +/- 9 acres of property purchased from the Scott Street Partners group last year. The City Council has approved a Letter of Intent between the City and Ravara outlining the process anticipated for development of the acreage. The group is currently working on engagement of a consulting team to guide the public involvement process resulting in a conceptual plan for the development of 6 acres of work force targeted rental housing and 3 acres of permanently affordable owner occupied housing units, along with recommendations for mitigation of offsite impacts on the surrounding area. It is anticipated that there will be approximately 70 units of affordable housing, the largest income qualified ownership development in the state, and over 200 multifamily units priced for workforce housing. Staff anticipates bringing a proposal to the Board for funding for engagement of the consulting team in the next month.

Emergency Winter Shelter – SHEC Buildings

- This temporary reuse of the property purchased through the use of TIF funds has proven to be a critical service for our homeless community particularly during the recent frigid weather, likely resulting in the saving of lives. The modifications to

the use of the buildings which were facilitated by Annette working with the Poverello Center and the City's property management company have reduced adverse impacts on the surrounding neighborhood. The use of the building that formerly housed SHEC will continue through the end of March.

MRL Property Redevelopment

- The City continues to work toward finalizing the environmental remediation and delisting of the undeveloped property purchased from MRL and currently housing Camp Mak-A-Dream and the temporary emergency winter shelter. Once the environmental work is complete, staff will begin the process of engaging a consulting team to conduct a public process around reuse of the approximately 8 acres, likely as a mixed use, primarily residential redevelopment. The work that we are undertaking on the Scott Street property will be valuable in informing that process and outcome.

Street Reconfiguration Projects –Front/Main Conversion, Higgins Avenue between Broadway and Brooks & Brooks Street Corridor

- These three projects are linked in a way that is exciting for the future of transportation and connectivity in the urban core. MRA has an RFP out for engineering services to finalize construction documents for the conversion of Front and Main to two-way streets in an effort to position that project to take advantage of any Federal funding opportunities that might become available in the near term. The MRA and Mountain Line are continuing work on the transformative project on Brooks Street which will create a transit oriented, high density corridor that will include a bus rapid transit system on Brooks. The City's Transportation Division is in the process of issuing an RFP for a public process and conceptual design of Higgins Avenue from Broadway to Brooks based on the recommendations in the Downtown Master Plan. The Front/Main conversion will impact design decisions effecting Higgins and the design of Higgins will help inform the route of the Brooks TOD corridor. We have the choice of bringing that transit route up Stephens or continuing it up Brooks to Higgins through the Hip Strip. It is conceivable that the three projects could ultimately become one very large transportation investment with impacts from downtown to Brooks and Reserve Streets.

As always, if you have questions or want information on any other projects not covered here, please contact me at buchanane@ci.missoula.mt.us or 552-6156.