



Sept. 15, 2016

# North Reserve | Scott Street Master Plan

## Ready for Comment

A draft of the North Reserve|Scott Street Master Plan is now available for public comment. We invite the public to a Community Workshop on Wednesday, Sept. 21, where we'll present the plan. The workshop is an opportunity for the public to provide feedback and comment on the draft plan before final adoption.

**Community Workshop #3: North Reserve | Scott Street Master Plan Presentation**  
**Wednesday, Sept. 21, 6:30 - 8:30 p.m.**  
**Ruby's Inn, 4825 N. Reserve St., Missoula**

As one of the largest undeveloped areas in the Missoula urban area, the North Reserve|Scott Street Urban Renewal District presents a rare opportunity to build on successful industries, businesses and neighborhoods in close proximity to each other and to other parts of town. Creation of an Urban Renewal District in 2014 created renewed interest in investment and development in the area. No clear plan was in place to guide development, so the Missoula Redevelopment Agency (MRA) initiated a master planning process to comprehensively study the area, define a vision and create a road map for future development and public infrastructure.

The vision for the North Reserve|Scott Street Urban Renewal District is for three unique subdistricts: the Reserve Street District, the Industrial Core and the Scott Street District. Each district features specific land use recommendations and urban design concepts intended to enhance economic opportunities, create a unique identity and improve livability in the area.

In the Reserve Street District, the plan calls for a mix of corridor retail uses, including hotels, dining and entertainment, anchored by a new office center. Between the retail and office areas, a transitional commercial area allows a wide variety of commercial uses and potential for upper-floor residential housing.

In the Industrial Core, the plan calls for preserving existing industrial uses while providing opportunities for new industry and related businesses. A band of transitional light industrial use is proposed along the western edge to create a transition to the Reserve Street District. Open space parks, and greenways are proposed to create additional buffers and transitions.

In the Scott Street District, the plan calls for a mix of residential, live/work and transitional industrial uses. Residential areas are connected to the historic Northside Neighborhood along Scott Street and buffered from industrial areas and Interstate 90 by live/work areas. Open space, parks, and neighborhood commercial uses provide amenities and community focal points for the Scott Street District.

The plan emphasizes mobility throughout the plan area. Vehicle circulation, including future transit, is enhanced with an improved road network providing connectivity for commerce and work force between the sub-districts, and designated truck routes to minimize impacts on residential neighborhoods. Pedestrian and bicycle circulation is enhanced through urban design concepts that improve safety and comfort for non-motorized users, including designing buildings to enhance the pedestrian experience and creating an area-wide bicycle network.

The North Reserve|Scott Street Master Plan will be adopted by the MRA Board of Commissioners as a guideline for investment in the district. Recommended land uses in the Master Plan will also be considered by the Missoula Planning Board and City Council as an amendment to the Future Land Use Map in the City Growth Policy.

To view a draft of the plan, visit the website at <http://www.ci.missoula.mt.us/1791/District---North-ReserveScott-Street>. Additional information can be found on Facebook at <https://www.facebook.com/MissoulaRedevelopmentAgency>.

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