

Riverfront Neighborhood Council -General Meeting Minutes  
September 20, 2017      Silver Park Pavillion

*Approximately 45 persons in attendance for the meeting and BBQ. Jonathan Qualben facilitated the meeting.*

**I.      History of Neighborhood Councils: Jane Kelly**

Jane gave an overview of the history of neighborhood councils and the important role they play in in civic life of Missoula. Please see the City of Missoula website for excellent information and resources for neighborhood councils.

**II.     Funding for Infrastructure Improvements: Ellen Buchanan, Missoula Redevelopment Agency**

Tax Increment Financing (TIF) is an economic development tool that provides incentive funds to private developers for projects in blighted areas, and later benefits the city and communities through the increases in taxes generated above the base year, or "increment." The first TIF here in downtown Missoula was created in 1980 and has transformed downtown, resulting in more than \$20 million investment.

The Sawmill District, Russell Street, California Street and other critical components of our neighborhood are within Urban Renewal District #2, which will remain active until 2031. Following recent development in the district, funds will soon be available for infrastructure improvements.

The majority of funds have been dedicated to Russell Street improvements. Planning has been completed for Russell Street; work will begin soon, and could continue for 2 years. Other priorities for this district include California Street, sidewalks, and Wyoming Street. Sidewalks are a big concern due to safety issues and will be built as the development happens.

When asked about a traffic signal at Orange/Clegg, Ellen clarified that the location is not within the Urban Renewal District, and is matter for the MT Dept. of Transportation, which will have to determine/ warrant for this.

**III.    California Street – 3<sup>rd</sup> Street to Dakota Reconstruction Project: Tod Gass, Missoula Redevelopment Agency & Jeremy Keene WGM Group.**

WGM Group has been engaged to develop the design for improvements. While there is no timeframe or plan, Jeremy Keene, Principle Engineer, stated that goals & priorities are:

- public safety enhancement: intersections and driveways
- support for all modes of transportation
- sidewalk connectivity – including ADA, bikes
- speed calming
- opportunities for improving land use

Plans need to be designed for the street, sidewalks, and infrastructure. Issues raised at this meeting will inform the conceptual design and alternatives. There will be another public meeting for more input. There will not be added costs to property owners for this project. Property owners will be responsible for maintaining & shoveling sidewalks.

The map presented at the meeting will be available on the MRA website.

Jeremy facilitated a group discussion of issues and needs.

**Concerns include:**

- 4<sup>th</sup>/California needs traffic calming
- California, 3<sup>rd</sup> is very narrow/tight – not a lot of right of way – suggestions made re: limiting turning
- No street lights around Sweet Grass Commons, Lacy's Place, Ashland
- Street parking at these large apartment complexes starting to be an issue
- Another resident noted “dark skies” code, appreciation among existing residents for low lights and low density
- Curb painting
- Posted speed limits
- Resources for traffic calming? “Not a one size, fits all.”

**Re-Cap of Timing & Process:**

- Design Planning now occurring – contact Jeremy Keene with other ideas
- Public Meeting with preliminary design: fall/early winter: Jane will post in Neighborhood Digest
- Design Complete: Spring 2018

**IV. Ed Weatherby, Principal, Polly's Square**

Ed and other staff from Polly's Square attended the meeting, and Ed provided a brief update on the history and progress of the development.

**V. Gwen Jones, 3<sup>rd</sup> Ward Council Representative**

Gwen summarized a couple of current initiatives:

- Development of Building Design Standards, triggered by the Verizon structure on Broadway. Input can be registered through the city website.
- Affordable Housing is a major issue. Eran Pehan, Director of Housing & Community Development will lead the planning effort. Broad guidelines should include scale, mass, and character of housing. The Riverfront neighborhood is zoned for multi-housing.

**VI. Leadership Team Elections**

In a motion made by Janet McMillan and seconded by Jonathan Qualben, new members were elected unanimously:

**Will McLauchlan**

**Jim Whitney**

**Michael Hofmann**

Welcome and thanks were expressed to Will, Jim, Michael!

There was no new business or public comment.

Announcement: Ward 3 Candidate Forum October 4, 6:00 pm Lewis & Clark Village

Meeting adjourned at 7:15 pm.

Respectfully Submitted,  
Mary LaPorte  
September 22, 2017