

Missoula's historic downtown is a different place today than it was 30 years ago. Caras Park and its pavilion on the riverfront draw people from around the city and surrounding areas for music and fun. The pedestrian-friendly streets are lined with graceful trees and hanging baskets of flowers in summer. Bicyclists and people on foot travel the trail system along the river, enjoying public art, green parks and the refurbished buildings that house thriving businesses.

Many of the downtown's improvements are the result of the Missoula Redevelopment Agency's 25-year partnership with private enterprise. Now, the city agency is building on its success in a new area, Urban Renewal District III in Midtown Missoula. URD III was adopted in 2000, recognizing that growth to the south and west of Missoula has made Midtown the geographical center of the city. The approximately 555-acre district is hindered by sparse landscaping, lack of streetscape improvements, disconnected sidewalks, and diagonal streets that cause irregular lot shapes and difficult intersections. Through redevelopment efforts, these conditions can be improved. Buildings built closer to streets can bring development on a people-friendly scale. Streets can work for bicyclists, pedestrians and mass transit as well as for cars. An urban renewal district can promote projects that provide living space, employment opportunities, professional/retail space and public places.



MIDTOWN MISSION:

To transform the area into a vibrant and healthy place to live, work and shop.



“I want to thank the MRA for their great work and advocacy for the redevelopment of Missoula. I look forward to seeing the great projects that lie ahead for Midtown.”

BRENT GYURICZA | Vice President
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MIDTOWN

M I S S O U L A
URBAN RENEWAL DISTRICT III



A REDEVELOPED MIDTOWN

THE POSSIBILITIES:

- ▶ A recognizable place with its own unique "Midtown" feel, incorporating elements such as street trees, planters and distinctive streetscape treatments
- ▶ Safe, comfortable, pedestrian and bicycle-friendly mixed-use neighborhoods that connect to the University, Downtown, Southgate Mall and other destinations
- ▶ Landscaping and outdoor points-of-interest that create a pleasant walking atmosphere
- ▶ Reuse of the railroad tracks and right-of-way for alternative transportation such as trolleys and trails
- ▶ Redevelopment that promotes strong, cohesive neighborhoods designed for neighbor interaction through public spaces, retail opportunities, and safe, enjoyable pedestrian routes
- ▶ New retail and entertainment district that includes dining, arts and events, cultural attractions, a variety of shopping experiences, and public spaces that complement established retail anchors
- ▶ An educational research and development campus for developing new technologies and sharing resources and intellectual ideas
- ▶ Clusters of related uses such as medical, educational and financial offices
- ▶ Enhanced digital communications and other specialized infrastructure required by technology research and development firms

