

## HEART OF MISSOULA

### City of Missoula

#### **Location Description:**

The Clark Fork River north to the railroad tracks and from May St. east along E. Broadway to the end of Easy St.

**Size:** 474.9 acres

**Date of Creation:** 1996

#### **City Council Ward/Representatives:**

Ward 1; Dave Strohmeier and Jason Weiner

#### **Population\*:**

2000 – 2,834

2010 – 2,834

#### **Housing\*:**

2000 – 1,800 units

2010 – 1,803 units

**Zoning Districts:** 534.4 acres

- » Residential – 91.8 acres (17.2%)
- » Commercial – 133.3 acres (48.9%)
- » Industrial – 261.3 acres (4.2%)
- » Open Space/Public – 12.5 acres (2.3%)
- » Unzoned – 88.8 acres (16.6%)
- » Missoula County – 57.5 acres (10.8%)

#### **Land Use Designations:**

- ◆ Residential – 36 Dwelling Units per Acre
- ◆ Historic Mixed Used
- ◆ City Center
- ◆ General Commercial
- ◆ Community Commercial
- ◆ Cottage Industrial
- ◆ Parks and Open Space
- ◆ Public / Quasi-public Lands & Facilities

**Parks and Open Spaces:** 38.679 acres

- Ben Hughes Park - 11.753 acres
- Bess Reed Park - 3.144 acres
- BN Plaza - 0.637 acres
- Caras Park - 4.467 acres
- Hellgate Park - 3.851 acres
- Kiwanis Park - 6.875 acres
- Little McCormick Park - 0.64 acres
- Fox Site - 0.156 acres
- Front and Orange - 0.07 acres
- Pine Street Boulevard - 0.695 acres

**Miles of Roads:** 15.2 **Miles of Trails:** 1.74

#### **Sidewalk and Street Improvements (2011)**

- East Broadway repair, curbs, gutters, and sidewalks (Park & Ride to Creekside)
- 300 Block of Spruce - curbs and sidewalks

#### **Public Facilities:**

- U.S. Post Office
- U.S. Federal Courts
- Missoula City Hall
- Missoula County Courthouse
- City/County Health Department
- Missoula Fire Station Headquarters
- City/County Public Library

**Grocery Store:** Eastgate Albertsons

#### **Historic Resources:**

- Downtown Missoula Historic District
- East Pine Historic District
- Simons Block
- Mrs. Lydia McCaffrey's Furnished Rooms
- Lenox Flats
- Reid House
- Missoula County Courthouse
- U.S. Post Office
- Wilma Theatre
- Higgins Block
- Palace Hotel
- Carnegie Public Library
- St. Francis Xavier Church
- Belmont Hotel
- Grand Pacific Hotel
- Forkenbrock Funeral Home
- John S. Johnson House
- Apartment Building at 116 Spruce Street
- Brunswick Hotel
- Hammond Arcade
- Missoula Mercantile
- Independent Telephone Company Building
- Masonic Lodge
- Labor Temple

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### City of Missoula

- Missoula Laundry Company
- Atlantic Hotel
- Gleim Building
- Dixon-Duncan Block
- March and Powell Funeral Home
- Lucy Building
- Model Laundry and Apartments
- Zip Auto
- Montgomery Ward
- Garden City Drug
- Hellgate Lodge 383 BPOE
- Florence Hotel
- Gleim Building II
- Headquarters Building & Daily Company
- Bluebird Building
- Studebaker Building
- Missoula Mercantile Warehouse

#### **Neighborhood Development (2008-2010):**

Office/Bank Professional - 2

Commercial Other - 2

#### **Neighborhood Guidance Documents:**

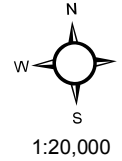
Northside/Westside Plan - 2006

Missoula Greater Downtown Master Plan –  
2009

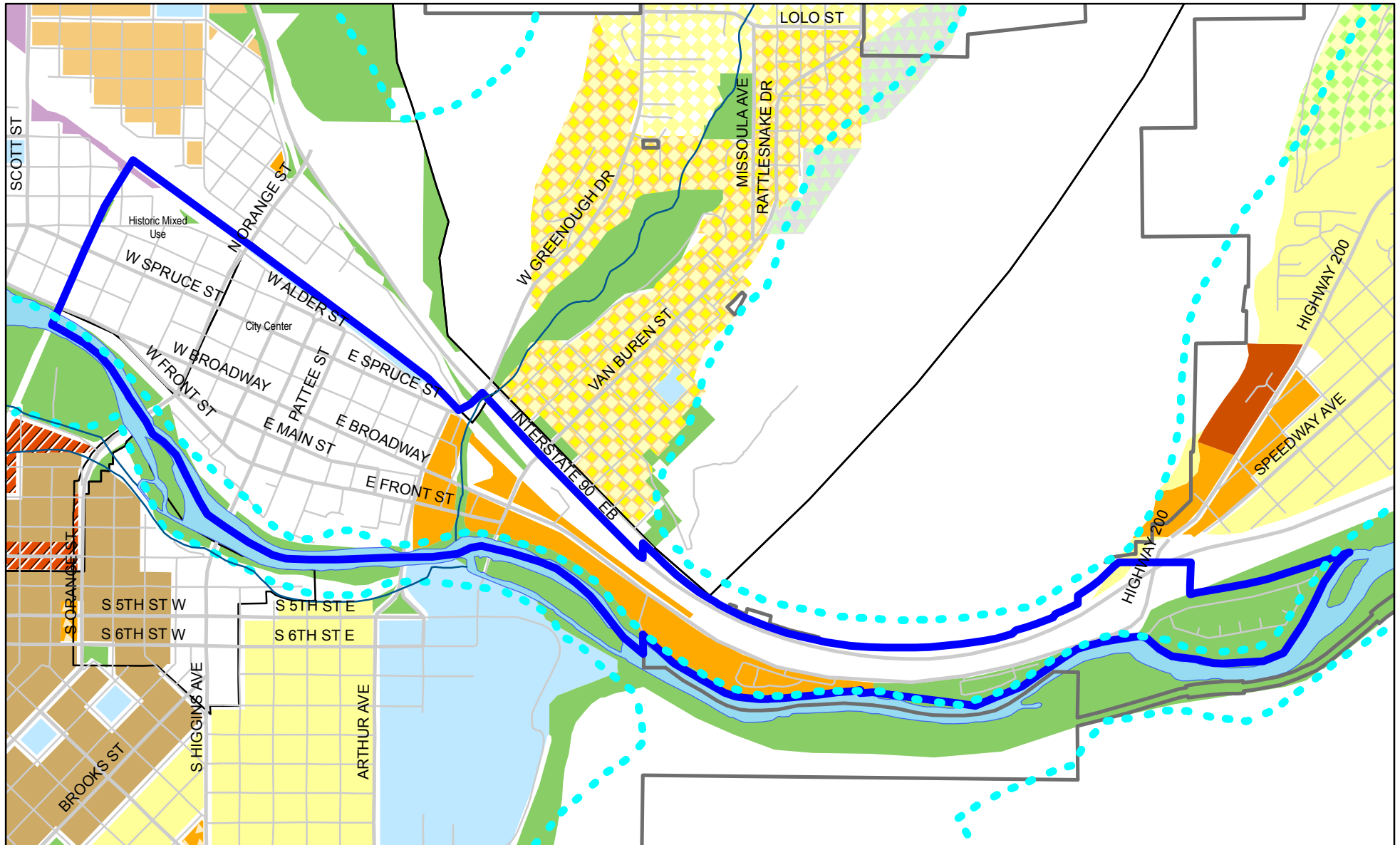
# Heart of Missoula

## Land Use Designation

- |                         |                          |                               |  |
|-------------------------|--------------------------|-------------------------------|--|
| Roads                   | Open and Resource        | Mixed-Use                     | 4 dwelling units per acre                    |
| Open Space Cornerstones | Light Industrial         | 16 dwelling units per acre    | 2 dwelling units per acre                    |
| Comp Plan Boundaries    | Highway/Heavy Commercial | 12-16 dwelling units per acre | 1 dwelling unit per 5-10 acres               |
| Neighborhood Boundary   | Community Commercial     | 6-8 dwelling units per acre   | Public and Quasi-public Lands and Facilities |
|                         | Neighborhood Commercial  | 6 dwelling units per acre     | Parks and Open Space                         |

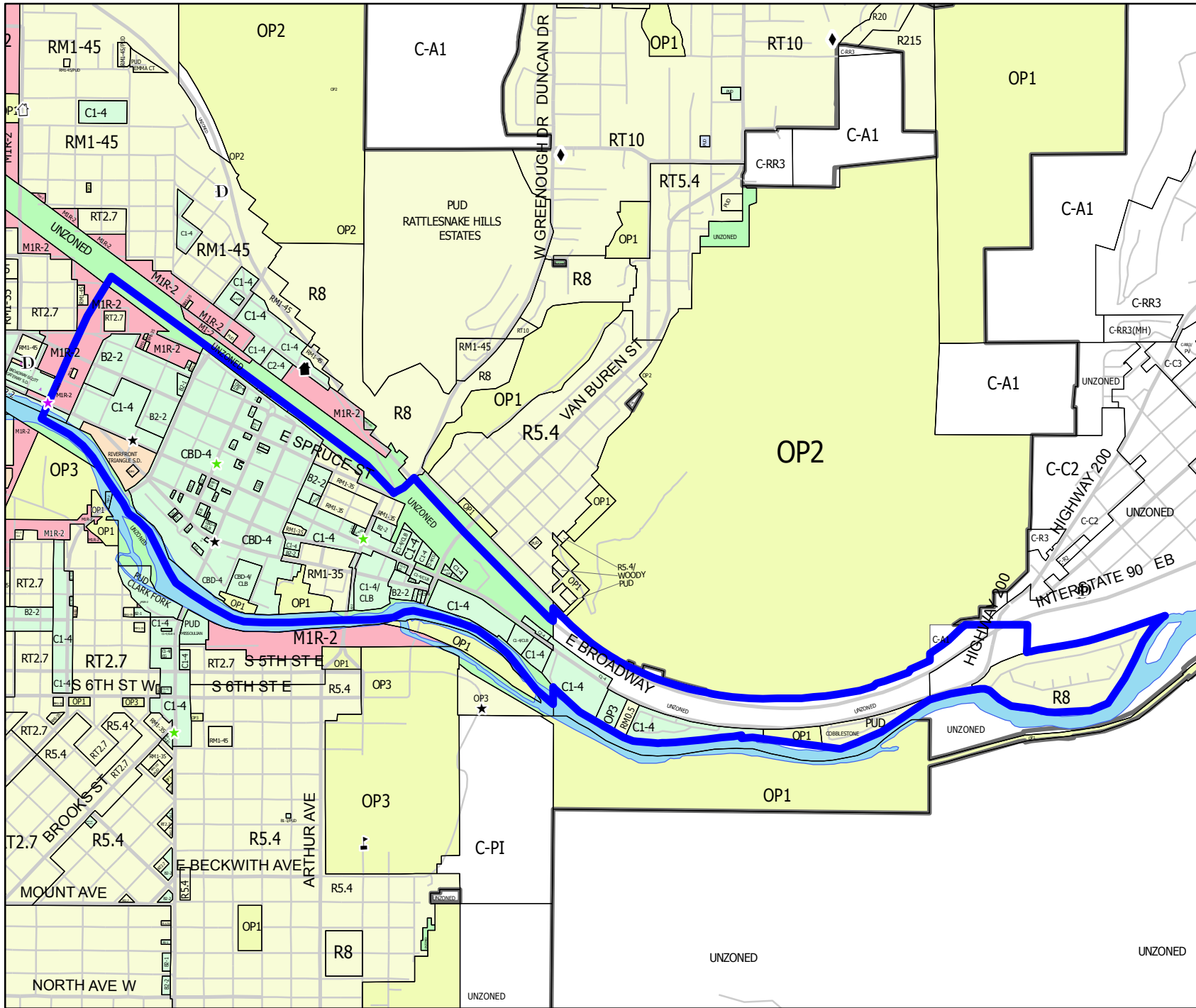


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## Zoning and Development



**City Zoning Districts**

- Commercial
- Industrial
- Open Space
- PUD
- Residential
- Special Zoning Dist.
- Unzoned

**Subdivisions 2008-2010**

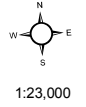
- Major Subdivisions
- Minor Subdivisions

**Building Permits 2008-2010**

- Duplex
- Multi dwelling 3-4 units
- Multi dwelling 5+ units
- Store/customer svcs
- Office/bank prof.
- Commercial other
- Social/recreational
- School/education
- Hospital or Inst

Heart of Missoula

City Limits



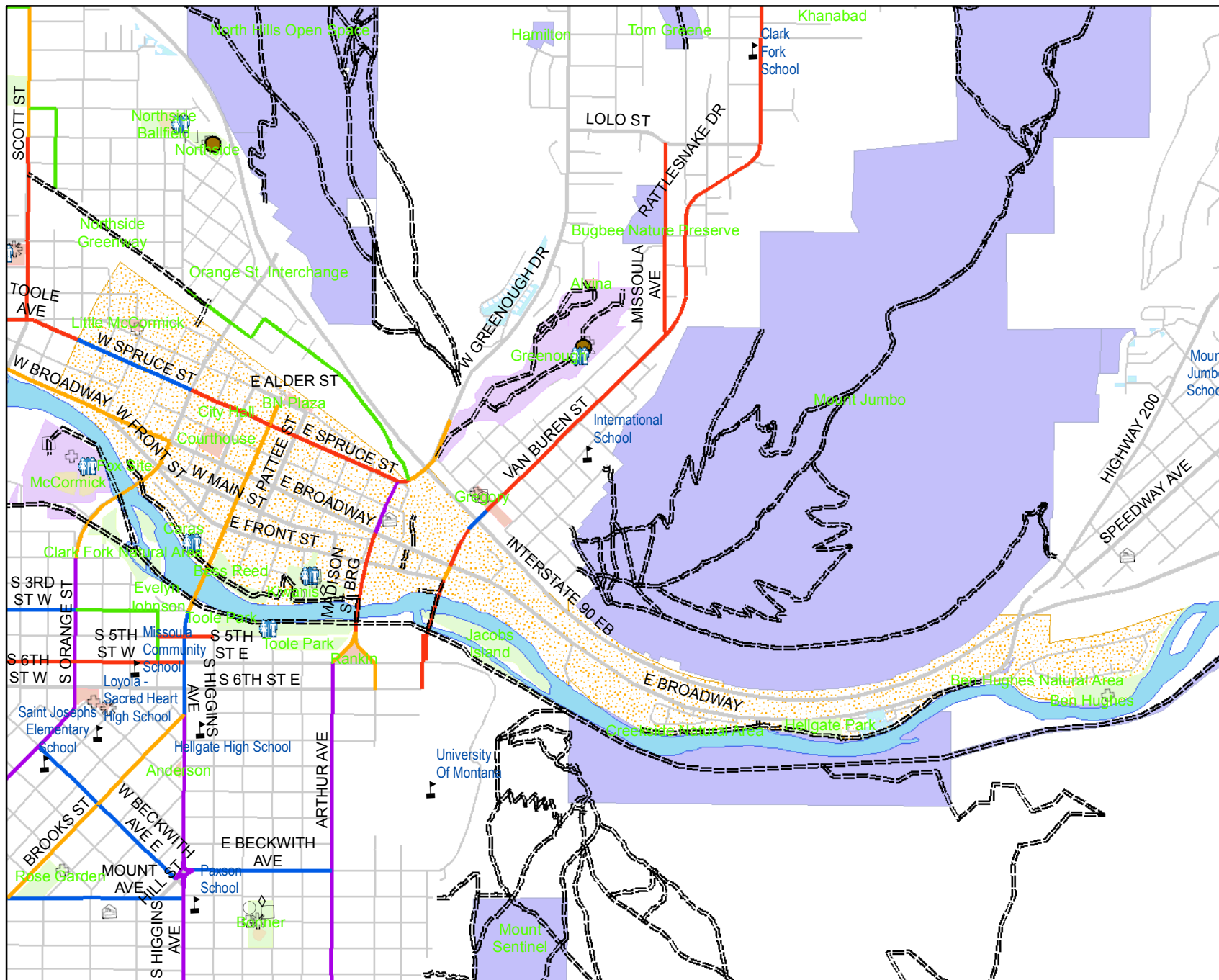
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For detailed zoning designation descriptions see County Zoning Resolution 76-113 and City Zoning Ordinance Title 20 available at Office of Planning and Grants (OPG). Special Districts standards can also be found at OPG. City overlay zones CG, EC, CLB, and CLB-I approved under Title 19 prior to November 4, 2009 are shown on zoning maps.



# Heart of Missoula

## Public Facilities



**Legend**

**Commuter Network**

- Bike Lane
- Bike Route
- 2010 New Bike Lane
- 2011 New Bike Lane
- 2011 Sharrows
- Trails

**Parks & Open Spaces**

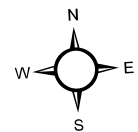
- Community Park
- Neighborhood Park
- Pocket Park
- Regional Park
- Conservation Land
- Common Area
- Playground
- Baseball Diamond
- Field
- Golf Course

**Other Facilities**

- Schools
- Fire Stations
- Basketball
- Horseshoes
- Tennis
- Volleyball
- Shelter
- Spray Deck
- Restroom
- Roads

**Neighborhood Boundaries**

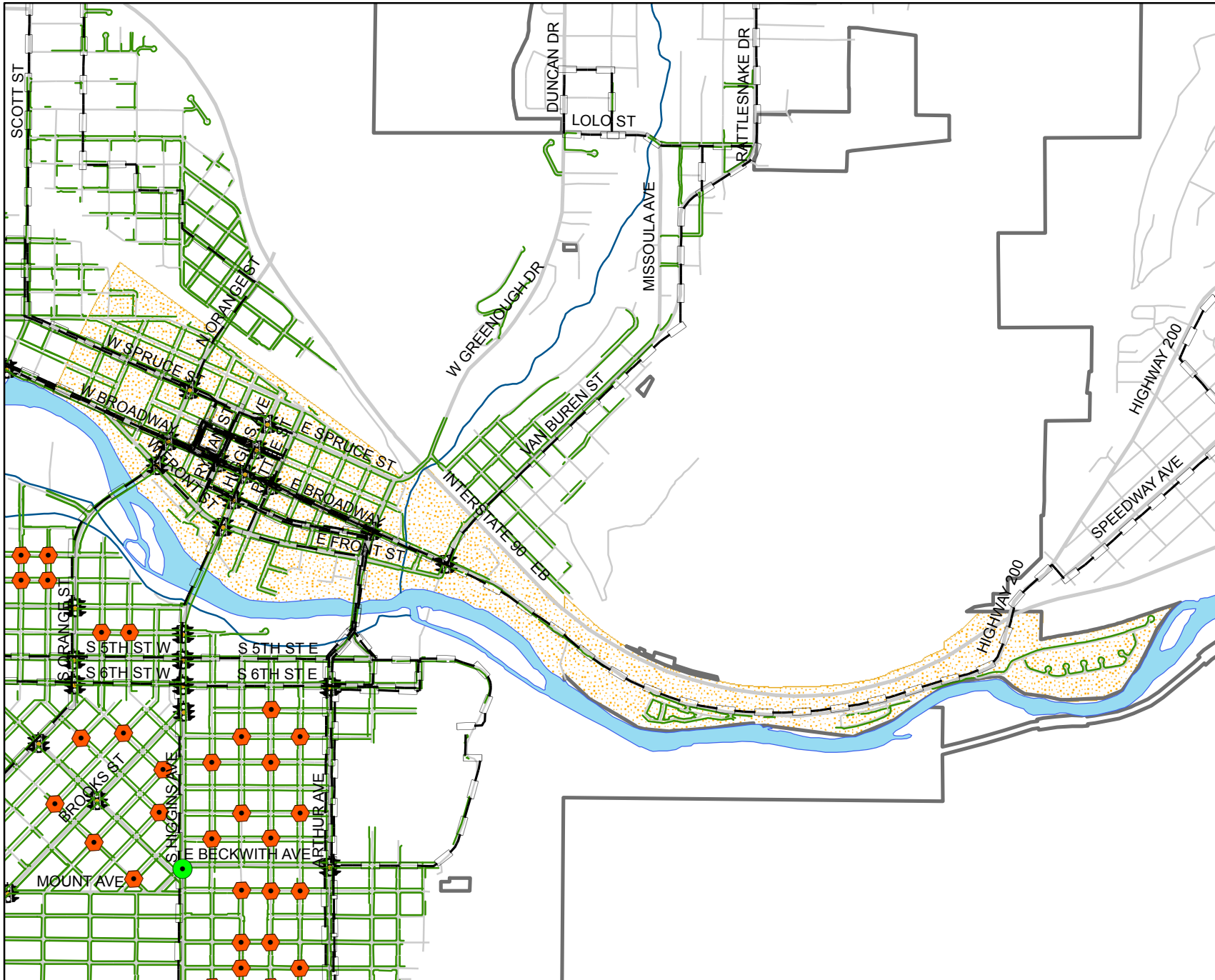
- Heart of Missoula



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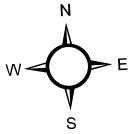
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## Transportation

**Legend**

- Roads
- Sidewalks
- Mountain Line Routes
- Traffic Lights
- Traffic Calming**
- Traffic Circle
- Roundabout
- Heart of Missoula



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