

June 6, 2025 | 7PM | Room 225, University Commons

University District Neighborhood Council Leadership Team Members: Amy O'Hoyt, Rebecca Orford, Jennipha Nielson, Mehrdad Mostafavi | Neighbor: Adam Rasmussen

Neighborhood Representative: Kalina Pritchard and Melissa Glueckert

University District Neighborhood Council Leadership Team June Meeting Notes

Introduction and Roll Call:

Meeting Called to Order – 6:05PM

Presentations:

UM Residence Hall Project Overview

Guests:

- Jameel Chaudhry, Interim Director of Facilities U of M
- John Nugent, Executive Director of Housing & Community Standards, U of M
- Don MacArthur, Founding Principal Architect at MMW
- Mark Stelling, Principal Architect at MMW

Project Overview

Student Enrollment Context

- Although enrollment has dipped, numbers are climbing back up, presenting a chance to prepare for future growth.
- There's stiff competition for students due to a nationwide decline in enrollment.

Housing Master Plan

- Housing identified as a key area for improvement; current residence halls average 65 years old with no new construction in nearly 30 years.
- New project does not aim to increase bed capacity but modernize existing options.

New Residence Hall Details

Size & Structure

- A 600-bed dorm, primarily double occupancy.
- 6-story building with "neighborhood" style design and communal spaces including kitchens, patios, study areas, and multipurpose rooms.

Sustainability & Systems

- Designed to be LEED-certified.

- Heating will tie into UM's central steam plant; cooling via Aquafor and chilled beams, giving every room temperature control.
- Will be the first air-conditioned dorm on campus.
- Solar panels on the roof; high-efficiency fiberglass windows.

Design & Aesthetics

- Transparent/glass walls to create a visual connection between indoors and outdoors.
- Design inspired by the Clark Fork River with Missoula Valley-themed artwork.
- Landscaping will extend the arboretum with 340–350 trees planted (replacing ~105 removed), along with grass and shrubs.

Staffing & Use

- Will house full-time staff and potentially faculty in on-site apartments to promote out-of-classroom engagement with students.

Campus & Neighborhood Impacts

Parking

- Original loss of 380 spaces (from tennis courts, etc.) offset by 280 new ones; net deficit: ~100 spaces.
- Only ~50 parking spots near new building; Maurice St. spaces returning.
- First-year residents will be incentivized to park elsewhere on campus (lower-cost permits).
Long-term master plan includes converting Lot P and a Maurice St. lot into structured parking.

Traffic

- No left turn out of the new building onto Arthur Ave (right turn only), designed to reduce traffic impact and make Maurice more pedestrian-friendly.
- Plan reviewed and approved by city engineers.

Other Features

- Basement will include student and bike storage, music rooms, and study spaces.
- Three elevators, all on backup power.

South Campus Housing ("The X's")

- Older apartment units are popular due to affordability and being fully paid off.

- While they're energy-inefficient and not a good use of land, replacing them with new builds would significantly raise rent.
- Strategy is to maintain them for now while exploring phased redevelopment (e.g., tear down and rebuild one by one).

Construction Timeline & Communication

- Construction has been ongoing for a year; concrete phase just completed.
 - Target completion: Fall 2027, when students will move in.
 - Worker presence on-site will increase as project progresses.
 - Early morning concrete pours (~5am) will continue (four more expected).
 - Workers encouraged to use park-and-ride to avoid neighborhood congestion.
 - For construction updates, contact Jameel Chaudhry, Interim Director of Facilities U of M
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Budget Discussion & Funding Proposals

Approved: Jacob's Island Bear-Proof Trash Can Pads

Proposal by: Jennipha (via Cheri at Parks & Rec)

Details:

- Pour new concrete pads for bear-proof trash cans at Jacob's Island.
- Estimated cost: \$500 per pad; exact total to be confirmed by end of the week.
- University District name may appear on a plaque at the site.

Funding:

- Kalina offered to transfer money directly to help fund the project.
- Rue supported the visibility of the project as a good representation of what the District supports.

Motion:

- Motion to approve: Mehrdad
 - Second: Rue
 - Vote: All in favor – passed.
- Next step: Jenny to connect Cheri with Kalina.

Postponed: Home Improvement Skills Workshop

Proposal by: Rue

Description:

- A hands-on workshop teaching basic home maintenance skills to neighbors.
- Adam expressed interest in helping, drawing from his carpentry background.
- Potential location: Bonner Park.

Concerns:

- Short timeline to plan and execute before the end of the current term.

Outcome:

- Rue has chosen to postpone the proposal for future consideration.
- Motion to postpone: Rue
- Second: Jenny
- Vote: All in favor – passed.

Pending: Donation to Friends of the M Trail

Proposal by: Mehrdad

Options Discussed:

- Donate \$500 to help maintain the M Trail.
- Alternative idea: fund a bench donation (deemed more feasible by Kalina).

Next Step:

- Kalina to research options and determine what is possible within budget and guidelines.

Additional Updates

Crosswalk Safety: *See Me Flags* for pedestrian crosswalk safety have been purchased and shipped.

Annual Meeting Pizza:

- Amy confirmed with Bob Marshall (Biga Pizza) that:
- The District can order pizza for the September Annual Meeting.
- Biga will invoice \$300 for the order.

Additional Discussion Items

Map Your Neighborhood (MYN) Proposal

- Kalina expressed concern about MYN feeling more like an ongoing program rather than a one-time project.
- A revised idea was introduced: create a survey modeled after successful efforts in other neighborhoods.
 - The survey would be hosted on the University District website and help gather data on what residents would need in a MYN initiative.
 - A postcard mailing was suggested, with one side introducing the MYN concept and the other side directing residents to the survey.
- No formal action taken at this time.

Name Tags / Stickers for Events

- Jenny will contact All American Trophy for custom name tags with name and University District designation.
- Motion to allocate the previously approved \$100 for name tags instead to stickers:
 - Motion: Jennipha
 - Second: Rue
 - Vote: All in favor – passed.

Community Forum

- Community Forum meets on the 4th Thursday of each month at 6:00 p.m.
- Amy will attend on behalf of the University District.

Missoula Neighborhood Report

- No new updates were shared.

Public Comment & General Announcements

- Amy expressed interest in holding meetings during the summer months.
- Rue noted she will not be able to attend in person during that time but will join virtually.
- General Meeting Preparation:
 - Melissa and Kalina will reserve the Ryman Room for July and August.

Guest Presentation: Bob Giordano (Free Cycles, Rattlesnake Leadership Team)

- Bob discussed safety concerns at the 5th and 6th Street intersections, describing them as failed intersections.
- Shared renderings and traffic volume data supporting a lane reduction from two lanes to one with the addition of a bike path.
 - This model was successfully implemented by the Riverfront Neighborhood Council and led to improved pedestrian safety.
- Encouraged continued discussion and community involvement.
- Rue affirmed this remains a priority issue for the University District Leadership Team.
- Jenny recommended inviting Bob to a future meeting for further collaboration.

Adjournment

- **Motion to adjourn:** Mehrdad Mostafavi at 8:11pm
- **Second:** Rebecca Orford
- **Vote:** All in favor – meeting adjourned.