

# MISSOULA REDEVELOPMENT AGENCY

## CONDENSED BOARD MEETING MINUTES

May 27, 2008

FINAL

A **Special** meeting of the Board of Commissioners of the Missoula Redevelopment Agency was held at MRA Conference Room, 140 W. Pine, Missoula, MT 59802 at 12:00 pm. Those in attendance were as follows:

**Board:** Hal Fraser, Nancy Moe, Karl Englund, Rosalie Cates

**Staff:** Ellen Buchanan, Chris Behan, Kari Nelson, Tod Gass, Jilayne Lee, Lesley Pugh

**Public:** Ian Marquand, KPAX; Jason Wiener, City Council

### PUBLIC COMMENTS & ANNOUNCEMENTS

#### ACTION ITEMS

##### **Riverfront Triangle Urban Renewal Plan – Discussion and Request for Approval**

Behan reviewed Chapter 3 of the Riverfront Triangle Urban Renewal Plan. As he mentioned at the last meeting, Behan said he tried to walk a fine line between three plans that affect the area: Riverfront Triangle Urban Renewal Plan, Greater Downtown Master Plan, and West Broadway Corridor Vision Plan. Behan said the primary difference between the Greater Downtown Plan and the West Broadway Plan versus the Riverfront Triangle Plan is the elevations from street view. The Riverfront Triangle Plan and Broadway Plan call for shorter buildings whereas the Downtown Master Plan calls for four to eight story buildings along the river. Behan said none of the Plans have been adopted by the City Council. Discussion ensued regarding building heights, density and building uses.

Fraser asked where St. Patrick Hospital is with their planning since they also own property in the Riverfront Triangle. Buchanan said they're starting to re-energize themselves in terms of what they want to do and have talked with people they're looking to for advice on how to move forward with the development. Behan said the planning efforts St. Pats has undertaken over the last few months has got them mostly positioned north of Broadway for their activities for the long-term. Behan said what St. Pats wants is to make the land pay out as a long-term investment as part of owning the land.

Cates asked how the Riverfront Plan is working with the Greater Downtown Plan. Behan said what they're trying to do, because none of the Plans are adopted, is move along the line between the three Plans while leaning towards the Greater Downtown Plan because it has a different perspective than the Riverfront and Broadway Plans. The Greater Downtown Plan looks at a broad area and how it will all interrelate.

Cates asked if there was anything in the Riverfront Triangle Urban Renewal Plan that says once it's adopted by the City Council, MRA will look to be a partner in implementing the goals and strategies. Behan said that brings up the question of what will be done if there are conflicts in the three Plans. Buchanan said the discussion to date has been if there are conflicts between the Broadway Plan and the Downtown Master Plan and the Downtown Master Plan is adopted then it supersedes whatever areas of conflict there might be.

Englund said it sounded to him like MRA has written the Plan as if it's stepping back from the Riverfront Triangle Special Zoning District and he didn't know if now was the time to be doing that. He said he didn't want to step back from it.

*Change tape 1 s1/s2*

Buchanan said as they go through the next phase of public meetings for the Downtown Master Plan the building heights will be one thing that's heard loud and clear from a number of people with concerns. She said this is a prime place to get residential density in Downtown but the question is at what price. Englund said his point is that MRA ought not to adopt a plan that says we're automatically taking a step back from the Riverfront Triangle Special Zoning District.

Behan referred to the Residential Redevelopment Strategies section. The second bullet was amended so it states that MRA will be involved with the process that involves amendments to the zoning. The third bullet was amended so that it reads "Encourage development that respects views by providing visual and physical permeability and varying building heights." Cates said she also wanted to see goals and strategies added to the Parking section. Behan noted that he added the desire for an opportunity to put a river crossing in.

## **MOTION**

**Fraser asked Behan to email another set of redrafts to Cates and Englund so they can look at it and approve the changes.**

**ENGLUND: SO MOVED. 4 ayes, 0 nays. Motion passed unanimously. Kemmis absent.**

## **OTHER ITEMS**

### **ADJOURNMENT**

Meeting adjourned at 1:00 pm.

Respectfully Submitted,

Lesley Pugh  
Secretary II