

MISSOULA REDEVELOPMENT AGENCY

CONDENSED BOARD MEETING MINUTES

March 29, 2011

FINAL

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

Board: Karl Englund, Daniel Kemmis, Rosalie Cates

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

Public: Jessica Daniels, MDA; Anne Guest, MPC; Kevin Gordon, Gordon Construction; Don MacArthur, MMW, Shane Morrissey

APPROVAL OF MINUTES

None

PUBLIC COMMENTS & ANNOUNCEMENTS

Behan gave a brief update about Silver Park. The contractor is moving fast. The bridge is done except for the deck. The conduit is in place. They did run into some trouble when they went to put in a well. They hit 35 feet of wood waste. The Board approved the Director to approve Change Orders so MRA has been able to address these things as they come up.

STAFF REPORTS

None

ACTION ITEMS

None

NON-ACTION ITEMS

Downtown Business & Property Inventory – Status Update

Jessica Daniels from the Missoula Downtown Association reviewed the process of the inventory. It will create a baseline that can be updated into the future.

Daniels said the type of data points being collected include assessed value, sale amount, parking, square footage, business amenities, zoning and historic status. Some Business Use survey information includes space use, etc.

A confidentiality statement has assured business owners that their information won't be accessible to the general public, which improves owner response rate. Twenty blocks have been surveyed. Business owners' response rate is 45%.

Preliminarily, there are 21 units vacant in the original twenty blocks inventoried. More vacancies are on the second floor.

Distribution of uses and gross annual sales were presented. Average square footage by customer uses showed automotive and marketing & branding holding the largest square footages. Daniels said they are working on producing a comparison of trends in taxes.

Challenges to the process have included non-responsive owners, incomplete data from City/County and owners unwilling to provide business income information.

Next steps include implementing GIS capability to the maps, produce reports for businesses and to complete the inventory in the larger Master Plan area. Daniels showed an example of the database they are using for the inventory.

Cates felt it was good for the MDA to think as if they are a "mall" manager so to speak. She realized how difficult it can be but she thinks it really will be a benefit.

Kemmis thought after some of the information starts to get disseminated; the owners would be more willing to give their information to be included in the survey.

Buchanan said the BID rate payers' breakfast is next week and they will push the benefits of the inventory at that time.

East Front Street Parking Structure – Design Review

MacArthur presented the history of how the design process has come along. Carl Walker did an original conceptual design a long time ago. At the beginning there were six floors.

Currently there are five floors and 335 parking spaces in MMW's design of the Front Street Parking Structure.

MacArthur said they looked at the Holiday Inn's parking lot design and concluded that if redesigned, they could gain additional spots on the ground and so the spaces they lose due to easements don't have to be replaced within the structure.

Originally, three entries into the structure were planned; from Front Street, Pattee Street and from the Holiday Inn parking lot. The current design adds some more pedestrian friendly amenities including landscaping on the south side to help traffic flow from Higgins/Bank Street to Kiwanis Park through the Holiday Inn parking lot.

Between the Trail Head and the Parking Structure, there is a ten foot space. The purpose for the space is to not undermine The Trail Head's foundation and to avoid having to provide fire code separation. The space will be blocked off so it won't become an alleyway.

The crosswalk across Pattee Street was placed at mid-block to help meet ADA requirements. Jenny Meinershagen has been working on the landscaping. She's tried to compliment the area's tree species and other landscaping designs.

The Parking Structure design will work if Front Street becomes a two-way street. The design allows access to the entire structure from either entry. It's a complete helical design, which is preferred by the Parking Commission.

MacArthur said they haven't included a lot of landscaping for the Holiday Inn parking lot because they seemed to be more concerned with spaces.

MacArthur highlighted the basement parking that could be used as secure parking. This is one of the design alternates since there is still some concern about funding.

There is a retail space of 2,800 square feet on the corner of Front and Pattee Street. The size has been reduced due to cost but all felt that it makes for a stronger design with the retail space in there.

The current design includes two elevators. The southwest corner elevator might have to be eliminated if funding is not available.

There are twenty bike lockers in the design. There is room for more but there are nine in Central Park parking structure and there have always been vacancies. There are also short term bike parking racks incorporated but they would not be covered.

MacArthur unveiled the building's conceptual design. The idea behind the building is that there is a very traditional storefront design on the ground level. The upper levels incorporate perforated aluminum panels. An example was passed around. The panels can be anodized with different colors. The material was selected for its durability and that color can be added to give it some vibrancy.

The panels are designed to create a color mosaic. There is a sweeping line design, meant to emulate the horizon of Missoula. The sweeping line is a large piece of bent steel. There are green and yellow hues below the line and grey and blue hues above the line.

There is a 50% translucency to the panels and there are horizontal openings on each floor that allow more light in across the structure.

There are photo-voltaic panels designed for the roof as a bid alternate the roof. They are designed to be a 50kw system. It's the largest that Northwestern Energy will allow.

There are 18 parking spaces designed with plug-ins. In addition, the appropriate circuitry will be incorporated to address electric autos in the future.

MacArthur said Central Park operates at about \$0.26 per square foot per year. This structure will be designed to operate at \$0.10 per sf per year without the photo-voltaic panels. With them, they anticipate it would cost \$0.05 per sf per year.

Englund asked about the structural scenario for the photo-voltaic panels. MacArthur explained and said if the alternate is not funded, then the steel poles and panels would not be there.

Discussion ensued about the façade panels' longevity and durability and resistance to graffiti and other vandalism.

The stairs and elevators incorporate a lot of glass to allow in maximum light. Guest said the hours for the elevators will probably be the same as Central Park; 6am-6pm.

MacArthur said the landscaping will incorporate native grasses and some ponderosa pines. Buchanan said there is a utility easement along the south side of the structure. The Holiday Inn gave the City some additional space to do better pedestrian amenities and landscaping to soften the façade.

Buchanan said for several reasons, it was determined to use poured in place concrete versus precast concrete for the internal structure.

Bid Alternates include: second elevator, photo-voltaic panels, and parking spaces equivalent to a half-level. These will be included if bids are within the overall budget. The committee and designers have worked to have a balance between parking spaces and a good façade design.

Discussion ensued about the impacts to The Trail Head.

The structure may be eligible to meet LEED certification. These are good standards for municipalities to strive for; however, LEED certification can be costly.

The next step is to complete the drawings and get them to Kevin Gordon and his team within the next few days. They are currently doing some pricing for the work on the Holiday Inn parking lot. They have tentatively asked for bids to come back by April 21st. The goal is to get the concrete poured before the first snow in the fall. Anticipated completion date is Spring/Summer 2012.

OTHER ITEMS

ADJOURNMENT

Meeting adjourned at 1:30 p.m.

Respectfully Submitted,

Jilayne Lee