

Riverfront Neighborhood Council Leadership Team

Meeting Minutes

Monday, June 9, 2014, 5:30 - 6:30 pm

Location:

Bernice's Bakery
190 S. 3rd St. W.
Missoula, MT 59801

Facilitator: Mary LaPorte

Attending: Emily Sullivan, Jonathan Qualben, Mary LaPorte, Gwen Hoppe, Shelby Wheeler

Guests: Loren Frazier, WGM Group

I. Update on Russell St. Improvements: Loren Frazier

Loren began by providing information on the status of the TIGER grant application to the Department of Transportation. WGM has been asked by Montana Department of Transportation to complete the design work for Russell Street up to Dakota Street. This will include plans for the Wyoming and Russell intersection as well as the Milwaukee Train Crossing. If possible, they will try to get as far as 1st Street intersection. Key points in the design (incorporating the recommendations of the RFNC) include:

- 2 vehicle lanes - 11 ft. all the way
- Bike lanes: 6 ft.
- Center median 12 ft.
- left turn lanes at intersections
- side walks - 7 -11 feet (allowing 4 added feet for bike racks and trees where possible)

Discussion: Loren noted the input for the RFNC, including design changes that will be made for the Milwaukee Rd. crossing. As a result of a value analysis and our recommendations, this crossing will include HAWK crossing design, and will not provide for an underpass. Loren said that he will keep in touch with the RFNC and would like to come back to a general meeting with visuals. These should be ready by August or September.

II. Report on Meeting with Development Services Re: ProBuild Site

Gwen and Mary met with Ana Aronofsky, Development Services, on May 30. One of the main concerns of the RFNC is that future development does not include and extension of 2nd Street into the property. We learned that the street was never platted into the site, and it runs into the railroad right of way. An alley/driveway cut through would require a permit from the City Engineer, although such a permit is not made public until it is approved.

Current zoning for this site is C14, Neighborhood Commercial. This allows for multiple uses: residential, public/civic, commercial, industrial, and other. Some of the conditional uses include: microbreweries, wineries, residential storage, animal shelter or boarding facility, freestanding wireless communication facility. Ana provided the zoning

ordinance. The conditions under which the RFNC may be asked for comment are:

- Request for Conditional Use
- Request to subdivide the property
- Other variances
- Development plans which include financial support from the Missoula redevelopment Authority. Note that this is in the Urban Renewal District, and through the TIF (tax increment financing), support could be requested for infrastructure development.

The property is owned by UBC Real Estate (4 acres), and a small parcel of 11,000 sq. ft. is owned by JKW Investments. Up to 174 apartments could be developed on this site; there provisions for parking, landscaping, etc.

Both Jonathan and Gwen shared some background regarding an interested buyer who has broad plans for a community-oriented development here, including housing, community and art space, and many other concepts.

III. Mural Update

Gwen provided a great update - the project is nearly finished! Willard students have been very engaged. Nutritional Labs will cover the labor and materials for the graffiti sealer.

Gwen and others are thinking about continuing on with an extension. There are paint and some unspent funds left over; the major cost would be Stephanie Frosted's time. In fact, she went over her allocated hours for consulting and planning before the painting began, she has donated a significant amount of time. There may be plans for a second grant request through the City, or other fundraising efforts.

The students and Willard community will have a small celebration this week. The RFNC may get involved with a meeting/celebration for the mural in the fall.

IV. Future Meetings

- **No LT Meeting in July - next meeting will be August 11**
- **Tentative General Meeting in September, date TBD**

V. RFNC Budget

Shelby provided copies of our budget. We spent all of our mailing costs for the year. \$169.46 remains in the general budget. These funds will be re-allocated to the Office of Neighborhoods. A new budget will be provided July 1.

Meeting Adjourned, 6:30 pm

Respectfully submitted,
Mary LaPorte
June 11, 2014