



CITY LANDS REDEVELOPMENT

A Guide to 2026
City Redevelopment
Projects

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INTRODUCTION

A MOSAIC APPROACH

Our City Lands Redevelopment strategy outlines how the City will make available for redevelopment City-owned properties that the City does not need for municipal purposes. Our goal is to ensure these lands are redeveloped in ways that reflect community values and deliver lasting benefits to City residents.

To help guide this work, an 11-member Mayor's Task Force on City Lands Redevelopment met five times during the summer of 2025. Their work shaped the guiding principles, framework and recommendations that inform this strategy.

Across this work and numerous engagement opportunities, we consistently hear what matters most to our community: housing that Missoulians can afford, welcoming public spaces, critical infrastructure, economic vitality, and overall community well-being. At the same time, we are honest about what is possible. Market realities, trade-offs and feasibility all play an important role in determining outcomes.

We approach these properties as a portfolio, thinking of them as a mosaic rather than a one-size fits all solution. Not every property can advance every community value and no single site can meet all of our needs. Instead, redevelopment activities taken together should reflect our shared priorities. These values are reinforced across multiple community plans, as well as the City's Strategic Plan.

This work relies on collaboration, with input from residents and partners, and support from the Missoula Economic Partnership and the Missoula Redevelopment Agency. Each property calls for a thoughtful, place-based approach that balances community needs with long-term stewardship.

I look forward to continuing the work of creating homes Missoulians can afford, reinvesting in our community assets and improving quality of life across our city.



Mayor Andrea Davis

GUIDING PRINCIPLES

City-owned Properties for Public Benefit

City-owned parcels should be used in ways that create long-term public value. Examples of long-term value propositions include housing our residents can afford, economic opportunity, public spaces, critical infrastructure, and other such benefits. Proceeds from the sale of lands can be a public benefit when used to advance community goals, even if those goals are offsite.

Strategic Leverage, Not One-Off Sales

City properties must be evaluated as a portfolio with an eye toward how the sale, development, or retention of one parcel can enable collective outcomes or opportunities on, or via, other redevelopment lands.

Right Use, Right Place

Not every site can or should serve every goal. Housing, commercial, community, and recreation space uses should be matched to the specific strengths, constraints, and neighborhood context of each site as well as broader community needs. Prioritization and pragmatism will help the community avoid imposing unattainable requirements on redevelopment.

Engagement with Pragmatism

Impactful engagement and public policy decisions will be paired with clear communications about market realities, trade-offs and feasibility.

Balance Speed with Stewardship

Missoula faces urgent needs. Redevelopment should move with purpose, while still honoring long-term community plans and maintaining transparency and engagement.

Fiscal Responsibility and Creativity

Use a full range of financial tools—sales, leases, TIF, partnerships—to maximize long term public benefit and reinvest strategically, while staying grounded in legal and achievable community expectations. For example, a long-term ground lease could provide ongoing revenue as well as better control for a change of use in the future.



EVALUATION FRAMEWORK

City properties that are not obviously in use or needed for municipal use should be evaluated periodically to determine whether the City should seek disposition of the individual properties and, if so, what type of disposition and to what purpose. Staff should use the framework articulated here for evaluation, together with such improvements as may be indicated by experience and should internally document updated direction for redevelopment lands.

Redevelopment properties will be considered through the following framework:

- **Long-Term Public Value:** City-owned land should be used in ways that create long-term public value, either on-site or elsewhere within the community.
- **Public Benefits:** Redevelopment properties should be evaluated against the public benefits that they either do or could deliver, where such public benefits range from the development of affordable homes to the generation of nontax revenue.
- **Portfolio Approach:** Properties should be evaluated as a portfolio where the benefits of particular disposition strategies are measured against overall community outcomes as well as site-specific objectives.
- **Right Use, Right Place:** Property-specific goals should be context-dependent and achievable.
- **Time Limitations:** Recognize that there are opportunity costs to holding land and stagnant disposition efforts. Consider whether opportunities for advantageous/beneficial disposition are time-limited.
- **Financial Tools:** Consider whether long-term benefits can be maximized through creative use of financial tools.
- **Expressed Interest:** Consider existing planning, stakeholder, and community determinations and desires.
- **Appropriate Preparation:** Consider whether the property is ready for disposition or, if not, what investment would be required to make it ready.
- **Market Demand:** Consider whether there is external interest in the site, whether in the form of a potential external partner or simply market demand.
- **Resources:** Consider whether the tools necessary for appropriate disposition are available, where such tools include but are not limited to City financial or staff capacity



STEWARDSHIP

The City of Missoula has a responsibility to diligently steward City-owned lands.

City government's land stewardship activities include managing the dynamic portfolio of City lands ripe for redevelopment; partnering with developers and nonprofits to ensure that City lands can, whenever feasible, expand affordable housing options; engaging the community during redevelopment processes; and ultimately preparing underused properties to achieve maximum community benefit.

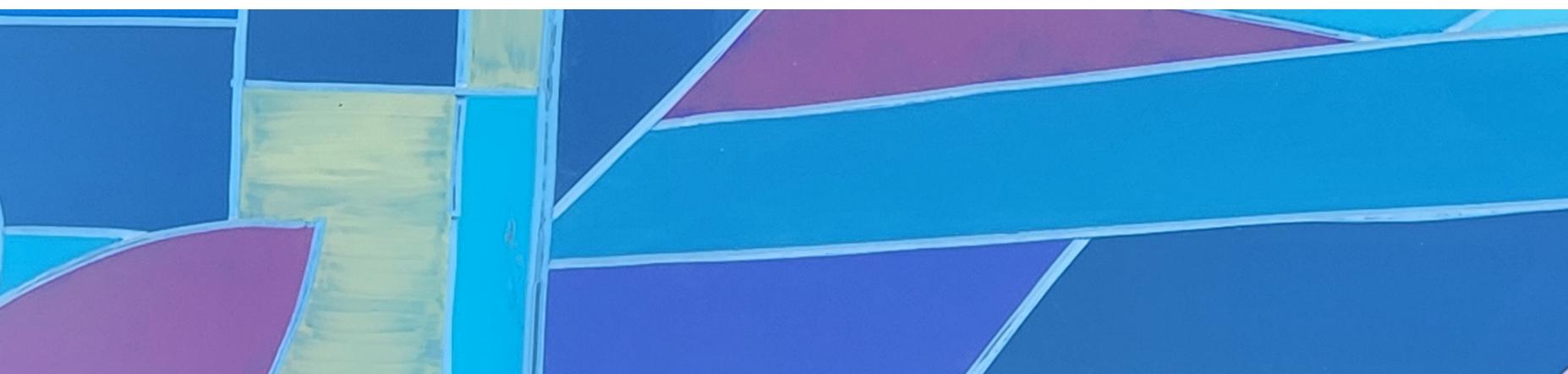
The City's stewardship responsibilities extend beyond redevelopment of individual parcels to coordinating how all redevelopment lands together advance Missoula's goals for housing, economic vitality, environmental sustainability, critical infrastructure, and community resilience.

THE CITY'S APPROACH TO STEWARDSHIP

- **Portfolio Perspective** – Treat properties as interconnected pieces requiring coordinated redevelopment rather than isolated transactions
- **Strategic Renewal** – Transform vacant and underused properties to directly address key community needs and meet citywide goals
- **Collective Impact** – Understand that each redevelopment decision influences other properties and the broader community
- **Holistic Planning** – Ensure redevelopment properties coordinate to address gaps in housing, infrastructure, parks, trails, and essential services, recognizing that not every site can serve every goal

PUBLIC BENEFIT

The City owns various parcels with an opportunity to deliver meaningful community benefits through redevelopment. When reviewing all City-owned land not needed for municipal purposes, the City will consider public benefit across the portfolio, rather than expecting each site to provide every benefit. These benefits include attainable and affordable housing; public facilities such as parks, trails, and/or sidewalks; land sales funding the Affordable Housing Trust Fund; and infrastructure such as stormwater, sewer, and water lines.



PUBLIC ENGAGEMENT

Different City-owned parcels require different approaches. Not every goal can be met on every site, but meaningful progress can be made across the full suite of properties.

City processes are participatory and like a relay race, with heats run by the public, City staff, developers and City Council. Each stakeholder hands projects off after they've taken their lap. It is a team effort to get the baton, or in this case a project, across the finish line. This process often happens across multiple phases and teams, and can span years.



Public Engagement will look different for different phases of City Lands Redevelopment projects and not every mode of Engagement can be used during every phase of a project.

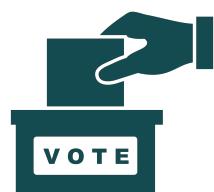
Inform



Consult



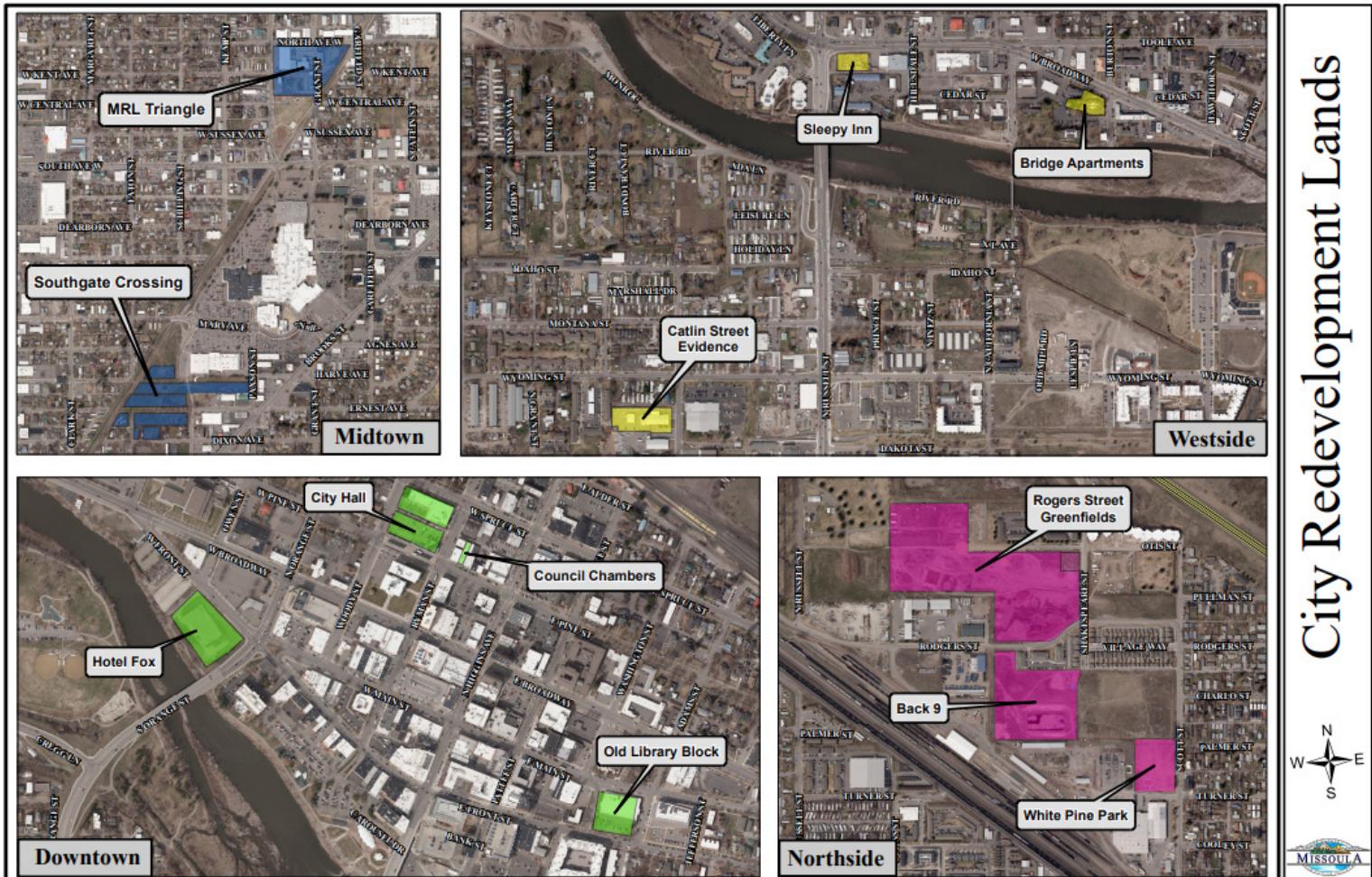
Shared-Decision Making



Collaborate



CITY LANDS MAP



City Redevelopment Lands

Site	Lot Size	Our Missoula Land Use Plan 2045 Place Type
Russell-Broadway Site	.57 acres	Downtown
Old Library Block	1.09 acres	Downtown
Midtown Commons	9 acres	Urban Mixed-Use High
Riverfront Hotel at the Fox Site	1.99 acres	Downtown
North MRL Triangle	7.5 acres	Urban Mixed-Use Low
White Pine Park	2.29 acres	Urban Mixed-Use High
Rodgers Street Green Fields	23.46 acres	Civic, Urban Residential High
Back 9 (West of Ravara)	9.14 acres	Industrial and Employment
Bridge Apartments	.69 acres	Downtown
Council Chambers	6,091 sq ft	Downtown
City Hall	1.9 acres	Downtown

2026 CITY LANDS REDEVELOPMENT PROJECTS

RUSSELL-BROADWAY SITE

As the Covid-19 pandemic unfolded, the Missoula City-County Health Department and the Office of Emergency Management (OEM) became aware of the need for non-congregate shelter, where people in quarantine or isolation could stay without danger of infecting others. The Sleepy Inn owner was interested in selling the motel, and the City recognized the redevelopment value in a growing part of the city. After its use as a non-congregate shelter, the Sleepy Inn was deconstructed in 2023 and set to be redeveloped as part of the Envision West Broadway Community Master Plan. The property has been listed for sale.

RAVARA HOMES

The Ravara Homes development includes both market-rate and income-qualified homes and is built on a three-acre property owned by Front Step Community Land Trust. The homes are part of a planned community on the Northside of Missoula off Scott Street that is expected to include a small neighborhood grocery store, restaurant, coffee shop, office space and other neighborhood amenities.

MIDTOWN COMMONS

The City of Missoula purchased the land for the Midtown Commons in 2024 with the intention to sell it for redevelopment. The 13.5-acre parcel is strategically located for potential connection to Brooks Street from South Avenue. Midtown Commons is a keystone property in the development of Midtown. A balance of development speed and stewardship, this project aims to implement the goals of the Midtown Master Plan by partnering with a developer to provide housing, a public park, and commercial space. The City's involvement allows the City to invest in necessary infrastructure.

2026 CITY LANDS REDEVELOPMENT PROJECTS

NORTH MRL TRIANGLE

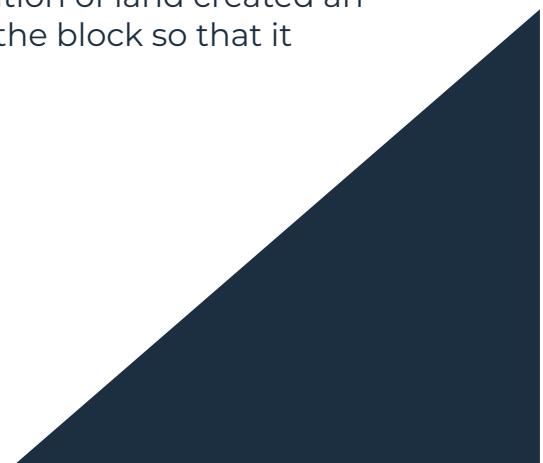
In January 2025, the Missoula Redevelopment Agency began development of the North MRL Triangle Redevelopment Plan in partnership with the community of Missoula to explore future uses of the North MRL Triangle. This project was initiated per City Council Resolution #8729 with the goal of enhancing community livability throughout the neighborhood and surrounding area. Ultimately, this process produced a final concept plan that is feasible and reflects the goals and priorities of the community, the City, and the Midtown Master Plan. The City is currently working with Missoula Economic Partnership to identify potential development partners.

RIVERFRONT HOTEL AT THE FOX SITE

Once a landfill, the Fox Theater, and home to the Mustard Seed, the land known as the “Fox Site” has been considered for redevelopment for 40 years. In 2025, City Council unanimously approved documents that will help advance this transformative redevelopment project from vacant land into a hotel and conference center.

OLD LIBRARY BLOCK

In 2019, the Payne family donated the 300 block of East Main St, which includes the former Missoula Public Library building, to the City of Missoula. This generous donation of land created an opportunity for the City of Missoula to collaborate with partners to develop the block so that it meets community goals outlined in the 2019 Downtown Master Plan.



2026 TIMELINE

Q1

- Ravara Homes Townhomes
 - First Units for sale
- Russell-Broadway Site Reset
- Midtown Commons Project
 - Parks Final Design Open House
 - MRA Board and City Council Approvals
- North MRL Triangle
 - Developer interest from new redevelopment concept
- Riverfront Hotel at the Fox site
 - Moving to closing

Q2

- Ravara Homes Condos
 - First income-restricted units on the market in April
- 2026 North Reserve-Scott Street Master Plan Public Kick Off
 - Rodgers Street Property Planning
 - Back Nine Planning
- Old Library Block Solicitation

Q3

- 2026 North Reserve-Scott Street Master Plan Development

Q4

- 2026 North Reserve-Scott Street Master Plan Update presented to City Council

*timeline and announcements subject to change



CITY OF MISSOULA



www.ci.missoula.mt.us

www.engagemissoula.com