

The Midtown Minute

Missoula Midtown Association

To Do List: Stay in Touch

Volume 3, Issue 1

June 17th, 2009

We need you!!!!
Please let a board member know if you are interested in serving. 2010 will be a great year to make a difference!!!

September General Meeting
Date to be announced this summer.....

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The MMA Board has continued to stay in touch with several ongoing issues and events that are important to Missoula and the Midtown part of our city. Key members have been involved with the Fairgrounds, Expo Center steering committee, Russell Street project, re-write of the zoning codes and exploring the

banner project that has been discussed since the beginning of the year. We are looking to continue efforts in each one of these areas as more concrete plans and visions for the midtown area develop as each month passes. The Board will meet June 9th at the Southgate Mall office to go over what has hap-

pened this year and plan for the associations activities the rest of the year. We intend to form a marketing committee that will need leadership to help move our midtown's identity and membership efforts forward. The next general meeting for the membership will be planned for September, see you then!!!!

Fair Plans Continue to Develop

This spring the County's consultant hired to help develop plans for the best use for the fairgrounds presented three preliminary plans. The public was invited to meetings where Crandall-Arambula did a great job in presenting potential alternatives. The consultants received feedback from the community and many stakeholders associated with the fair. The three plans they did present showed plans to keep the fair where its at with different variations of buildings. Two of the plans showed an all-season exposition center. The other kept the horseracing track without an exposition center. As we understand the next step will be in August where Crandall-ARambula will

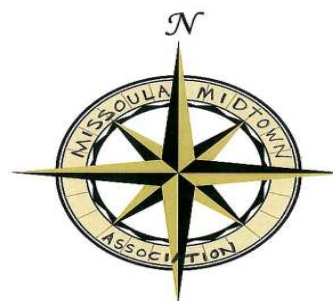
have more specific recommendations for the fair grounds and the fair, itself. The MMA will continue to stay involved and continue to advocate for development that will be positive of the Missoula Midtown.



Feel free to call Tim Winger for more detailed information regarding the fairgrounds. 721-5140 ext. 15

LOGO REDO TO BE COMPLETED SOON.....

CTA Architects has been working on finalizing the MMA's LOGA and will complete in the coming weeks. They are putting the final touches on member, Jeremy Keene's original design of the compass shown below. We thank CTA Architects with their help with



A SHOUT OUT TO MISSOULA MIDTOWN ASSOCIATION

We continued to make a difference in 2008 and have the foundation to be highly relevant. Our membership is currently made up of businesses, non-profits, faith-based institutions and neighbor organizations. If you know of a fellow business person or anyone who is interested in having a voice in the mid-town area, direct them to our web site at www.missoulamidtown.com and encourage them to join. General membership dues are \$100 and there are still Founding Memberships available for \$500! Our current member list is below. For even more information about our members including their web sites and contact information, visit our web site.

Founding Members

Anderson Zurmuehlen
Beach Transportation
City Life Community Center
Community Bank—Missoula, Inc.
Community Medical Center
Family Dental Group
First Interstate Bank
First Security Bank
Flanagan Motors
Glidewell Insurance & Investment Group
Matz Family Chiropractic Center
Midtown Church
Milodragovich, Dale, Steinbrenner & Nygren
Montana Ace—Tremper
Opportunity Resources, Inc.
Prudential MT Real Estate
Southgate Mall
Treasure State Bank

Tremper Shopping Center, Inc.

University Motors

US Bank

Vann's, Inc.

WGM Group

Wireless Connection

Founding Memberships are still available!

General Members

B & H Enterprises
Barbara Pulley & Associates, P.C.
Campbell & Associates, P.C.
Curley's Broiler
Donald F. Tomlinson
Eagle Self Storage, Inc.
First American Title
Historical Museum at Fort Missoula
Missoula Area Economic Development
Missoula Downtown Association

Missoula Organization of Realtors

Missoula Workforce Center

Mountain Line

My Sister's Closet

Southgate Triangle Neighborhood Council

Sterling Savings Bank

The Book Exchange

Towne Mailer

Turner Sign Arts

Wells Fargo Bank

Western Montana Fair

Work Force, Inc.

YMCA

Go to www.missoulamidtown.com for membership information!!!!

2009 Membership Dues

A NOTE FROM TIM WINGER:

What's important to you???

As the MMA continues into 2009 we want to know what's what!!! We want to know what you see as important issues. We all work in our respective sectors and can't possibly know each emerging issue for Missoula's Midtown, so please

feel free to contribute. We have monthly board meetings and discuss a wide array of issues. Feel free to come as I will continue to keep you informed of the meeting dates.

2009 will be another important year as many planning, transportation, beautification and traffic issues will be at the forefront, please feel free to give input and give it often.

Annual Membership Dues for 2010 -2011 will be due August 2009. An invoice was mailed to the address of record to each member for \$100. Please contact Julie Mazza, Treasurer, if you have any questions or difficulties in making the required payment.

The Board of the Missoula Midtown would like to thank all of its members for its financial involvement on 2009. Without you, the MMA wouldn't be able to offer its services. Thank you.

Valuable Missoula Midtown Information from Missoula Redevelopment Agency

Current Listings of available real estate in URD III—Midtown Missoula

Availability in URD III - MID-TOWN MISSOULA

Address Building Name Current Use Listing agent: Additional information:

1940 Harve		RETAIL	Peter Lambros
2300 Brooks St	SLEEP CITY USA	RETAIL	Peter Lambros
2424 Garfield Suite B		RETAIL	Devin Khoury
2309 Grant		Record Std.	Marlies Borchers
1830 South Ave.		Commercial	Colleen Enderle
1518 South Ave.		Commercial	Jerry Ford
2100 Sussex		Commercial	Rick Meisinger
2101 Brooks Street	Quizno's	Restaurant	Loubelle Wissler
3601 Brooks Street	Cine 3	Theatre	Jerry Ford
3100 Brooks Street	Hastings	Retail	Ken Staninger

Current Missoula Redevelopment Agency Projects (Updated December 16th)

2200 Dixon Avenue (Kelly Gregory)
 Missoula Federal Credit Union (Russell Street Branch)
 Prudential Real Estate (Russell Street)
 Streetscape Improvements - Phase III

Completed Missoula Redevelopment Agency Projects (Updated December 16th, 2008)

The following is a list of representative projects for which MRA provided financial assistance and/or project management.

3410 South Reserve (Herring) 2005
 homeWORD Design Competition 2006
 Jefferson School Traffic Calming 2008
 City Life Community Center
 The Dearborn Project (2100 Block of Dearborn Ave)
 Pruyn Veterinary Clinic 2007
 Streetscape Improvements Phase I (Brooks/South/Russell) 2005
 Streetscape Improvements Phase II (South Avenue) 2005
 Southgate Area Planning 2006

Curious about Missoula Redevelopment Agency News got to <http://www.ci.missoula.mt.us/mra/>

Even more curious to see the brochure for URD III:

<ftp://www.ci.missoula.mt.us/documents/mra/brochures/MRA%20URD%20III%20Brochure.pdf>



Zoning & Subdivision Regulations Hearing June 22nd

After nearly two years of work, updates to the City's zoning and subdivision regulations are nearing completion. The new regulations will be subject to a public hearing before City Council on June 22nd. The City undertook the project in 2007 with the goal of cleaning up and modernizing the City's zoning and subdivision regulations, something that hasn't been done in over three decades. The goal of the project is to create an up-to-date set of rules that will govern land development in the City.

According to the City's website, the project is important for two key reasons. First, the existing regulations are out-of-date as well as difficult to use and understand. In fact, nearly everyone who deals with the regulations complain about their unrefined, unpredictable and mostly incomprehensible nature. Second, and perhaps most important, the existing regulations increasingly fail to produce the kind of results—such as neighborhood preservation, sustainable development practices, or decreased automobile dependency—that Missoulian's desire.

What does this mean for Midtown? The new regulations are largely a reorganization of the existing ordinance, consolidating and renaming zoning districts and uses. However, there are some important changes that affect Midtown:

- Incentives to do more mixed use and disincentives to develop single-use residential building types in commercial districts. Currently commercial districts allow a range of commercial uses and uses of less-intensity, including residential. This can result in unplanned mixed use, residential development where it is not intended and loss of available commercial land for commercial uses.
- Buffering step back standards are proposed for commercial development adjacent to residential districts. The proposed standards require additional step back in development as it goes up in height. Currently minimal standards exist for buffering between dissimilar adjacent zoning districts.
- The signs chapter is reorganized to fit with the changes in district references. New standards and definitions are included to address new technology (e.g., electronic signs). Currently minimal direction is provided for regulating electronic message centers and other emerging technologies. The new regulations allow electronic signs on principal arterial streets, and address sign area, hours of operation, and brightness. Electronic signs are not allowed in the Central Business District, Historic Districts, or Residential Districts.
- A new Pedestrian District overlay is proposed and could be applied to help preserve and enhance the character of pedestrian-oriented streets. The standards that are a part of the overlay create consistency when applying the overlay in various future locations.
- The parking chapter contains some updates and refinement. It eliminates some of the references to engineering design standards and defers those standards to the City Public Works department. It also contains some revisions to parking calculations and provides some additional flexibility for alternative parking plans, and consideration of transportation demand management.
- Mixed use is encouraged in the commercial districts by eliminating maximum density limits for mixed-use buildings. A minimum amount of commercial space is also required in some zones in order to ensure that more than token amounts of commercial floor space are provided merely to develop residential projects.

Reduced reliance on special zoning districts. The description and use of zoning overlays are clarified. Overlays can only be applied through a map amendment rezoning process. Some existing overlays are proposed to be eliminated and new ones are proposed to be established. The existing CLB, CG, and EC overlays would be eliminated. Standards for these uses are established in a separate chapter for use-specific standards. Use-specific standards that address concerns over proximity of CLB or CG to other uses would be applied at the time a building is being proposed. The standards associated with EC overlays are (for the most part) relocated to the chapter on Use Specific Standards.

The MMA encourages its members to participate in this process. Attend the hearing on June 22nd, or submit your comments by email at council@ci.missoula.mt.us. For more information, visit www.zoningmissoula.com. Frequently asked questions, side-by-side comparisons, and a Summary of Noteworthy Changes can be found on the "Documents" page.

Missoula Midtown Association

P.O. Box 4292
Missoula, MT 59806

E-mail: TWinger@shopsouthgate.com

Please forward any information you feel would be useful for your Newsletter. You can submit to:

E-mail: TWinger@shopsouthgate.com

Your business tag line here.



Current Missoula Midtown Board

- President** Tim Winger - Southgate Mall Associates
- Vice-President** Jason Erickson - Treasure State Bank
- Secretary** Jeremy Keene- WGM
- Treasurer** Julie Mazza - First Interstate Bank
- Board Member** Brent Gyurizca—City Life
- Board Member**
- Board Member** Brandon Smith— Glidewell Insurance
- Board Member** Jack Chambers—Opportunity Resources
- Board Member** Bob McCue—Eagle Self-Storage
- Advisor** Kari Nelson - MRA
- Advisor** Scott Meader—Western Montana Fair
- Advisor** Steve Earle - Mountain Line



WANT TO GET INVOLVED?????

WE NEED INTEREDTED PARTIES HELP. THE BOARD HAS DONE A GREAT JOB TO THIS POINT BUT TO KEEP THINGS MOVING FORWARD WE NEED MORE RE-SOURCES. NOW IS AN EXCELLENT TIME TO THROW YOUR HAT IN...AS MIDTOWN IS FORECASTED TO BE THE NEXT IMPORTANT FOCUS FOR NEW DEVELOPMENT. MMA WILL BE AN IMPORTANT COMPONENT TO THE FUTURE OF THIS GREAT PART OF MISSOULA!!!

CALL ME:

TWINGER@SHOPSOUTHGATE.COM

OR

CALL 406-721-5140 EXT. 15.