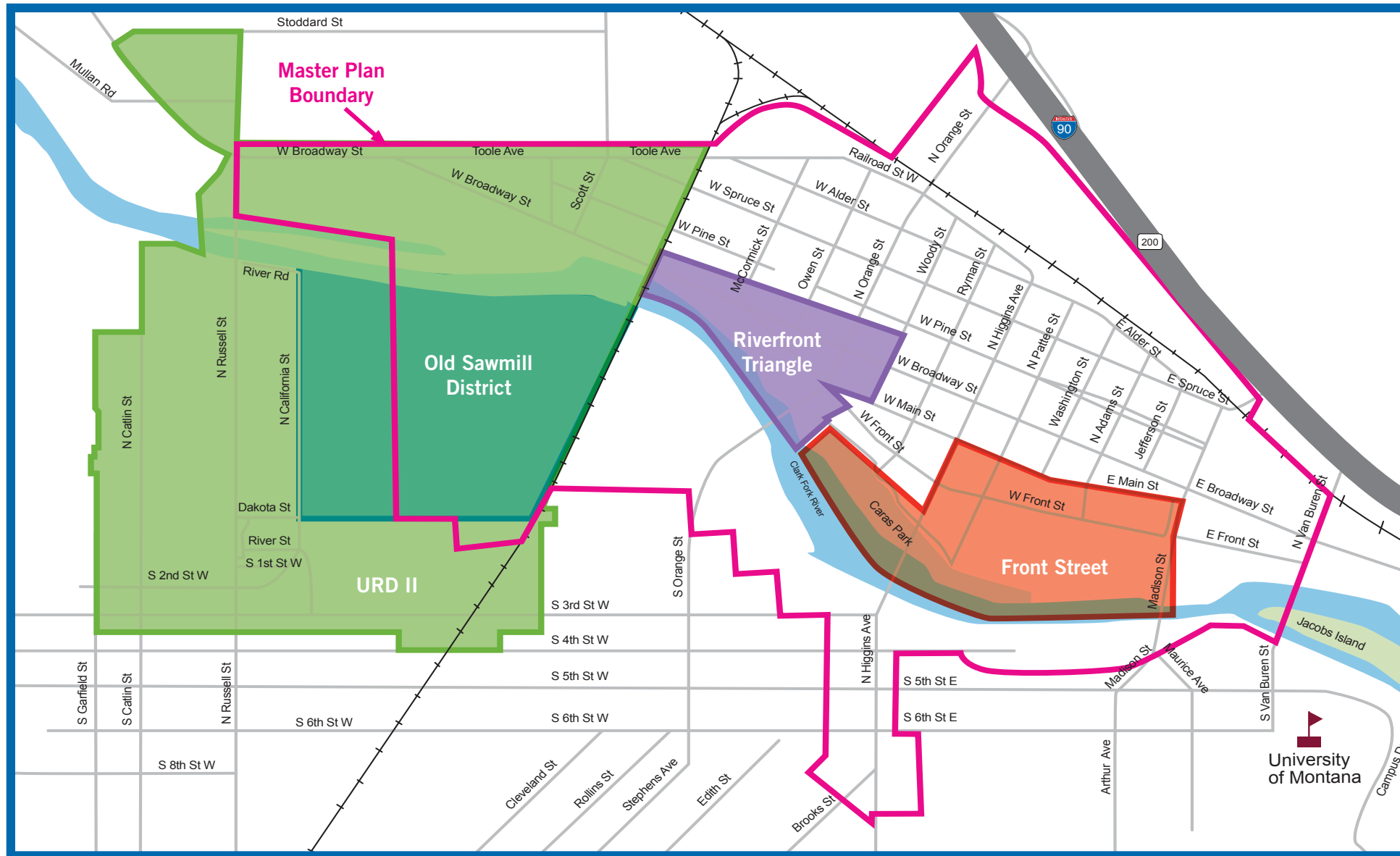
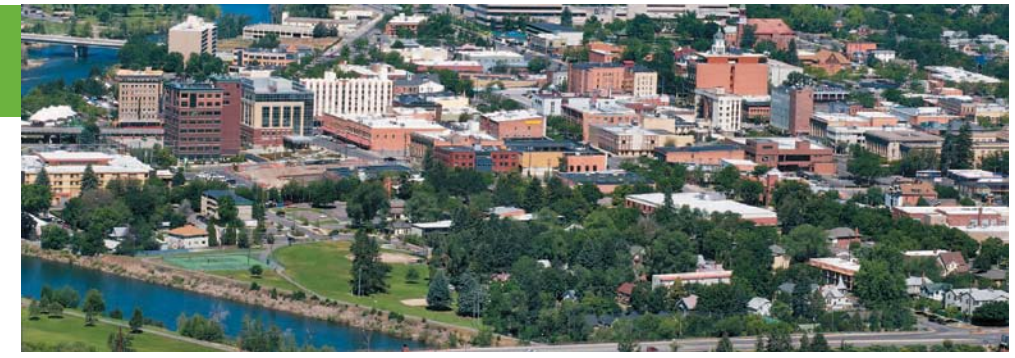


DOWNTOWN



URBAN RENEWAL DISTRICT II, FRONT STREET & RIVERFRONT TRIANGLE DISTRICTS

- Three Urban Renewal Districts consisting of approximately 540 acres.
- Located in the heart of downtown Missoula on both sides of the Clark Fork River.
- Much of the riverfront trail system is located within these three districts, providing easy access to the University of Montana.
- Development opportunities are available in all three districts.
- Notable opportunities are the Riverfront Triangle and south of the river in and west of the Old Sawmill District.
- URD II, the oldest and largest of the downtown districts, is approximately 430 acres and has annual tax increment revenue of \$1,400,000.

OLD SAWMILL DISTRICT

- 45-acre former lumber mill site being developed as mixed-use residential and commercial neighborhood.
- Plans include: 600–800 residences, 150,000–200,000 sq. ft. commercial/retail space, 18 acres of parks and green space.
- Shovel-ready land available today.
- On riverfront, across from downtown.
- Connects to adjacent neighborhoods and city trail system.

DOWNTOWN MASTER PLAN *(boundary outlined in pink)*

- 20-year vision for the heart of Missoula, adopted in 2009. This Master Plan effort included comprehensive inventory / analysis of downtown businesses and buildings.
- Effort led by Missoula Downtown Association and Missoula Redevelopment Agency with strong support from the Downtown Business Improvement District, Missoula Parking Commission and Missoula business leaders.
- Several catalyst initiatives have come to fruition from this master plan — including the three-story parking structure on Front Street, the North Higgins Improvement Project and the communitywide Wayfinding System coming later this year.