

## Northside/Westside Neighborhood Council Leadership Team Meeting Minutes

Date: August 25, 2015

Time: 6:00 p.m. – 8:00 p.m.

Location: Burns St. Commons  
1500 Burns St.  
Missoula, MT 59802

Leadership Team Members Present: Ann Quirk, Kali Becher, Heidi West, and Chris Jackson

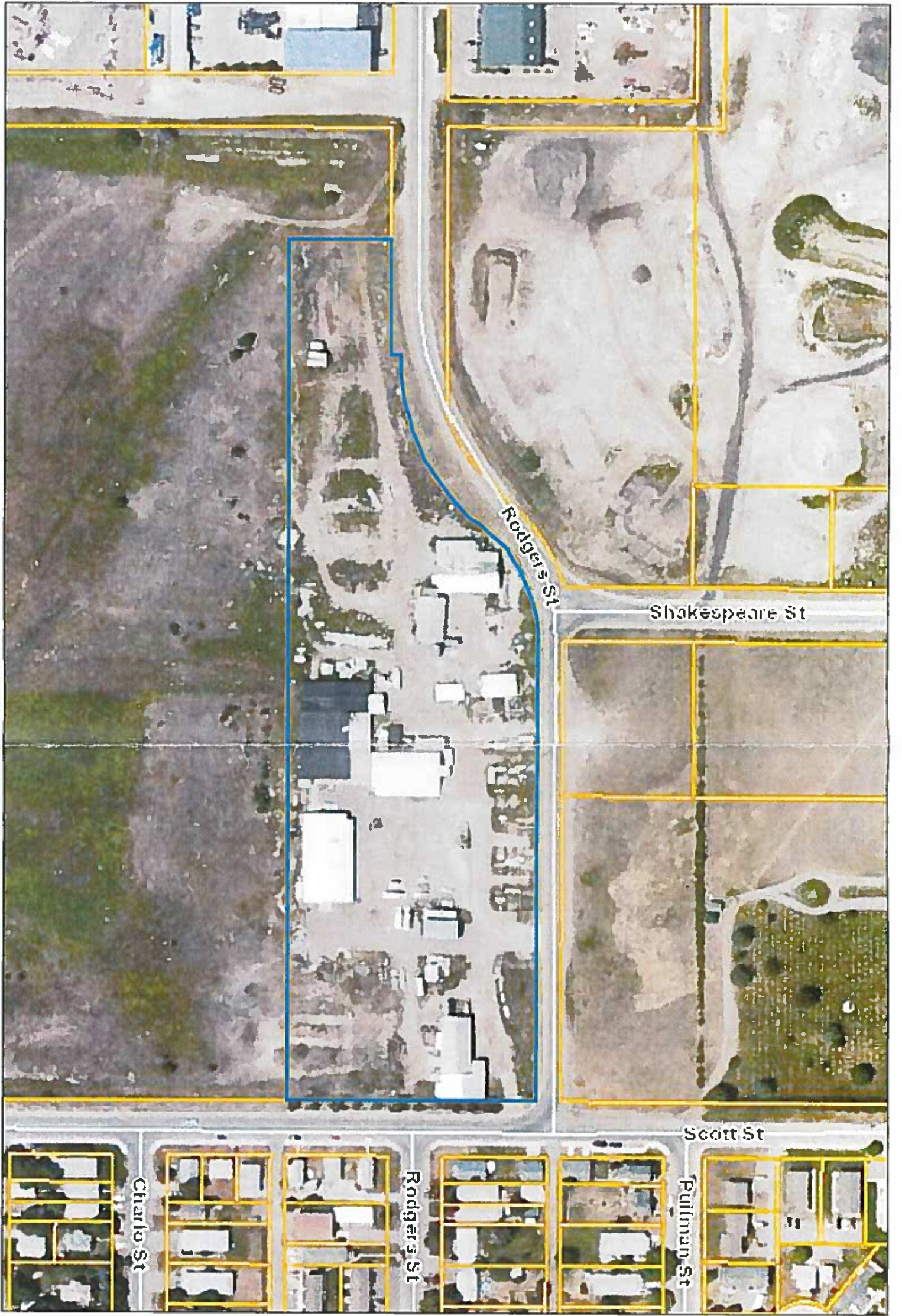
Others Present: Collin Bangs, Dave Edgell, and Jane Kelly, Neighborhood Coordinator

- 
1. Restructuring Officers:
    - a. Co-chairs: Kali Becher and Leslie Gallant (if she agrees)
    - b. Community Forum Representative: Heidi West
    - c. Community Forum Alt: Ann Quirk
    - d. Secretary/Treasurer: Chris Jackson (alt to Terri Roberts if she wishes to continue as Secretary/Treasurer)
  
  2. Clawson Property Development – Collin Bangs, Developer and Dave Edgell, Builder
    - a. Property north of White Pine Sash on the corner of Scott and Rodgers is included in the newest MRA district and therefore MRA funding is available for deconstruction and infrastructure. Set to close mid-September and develop phase 1 of Scott Street Village beginning spring of 2016 following publication of MRA's plan for transportation and transportation planning in the area (particularly addressing the plan for garbage truck route and location of through streets).
    - b. Phase 1 of their development includes single-family units on south side of street and duplexes on north side (with one triplex) and will be a temporary cul-de-sac until development of phase 2.
    - c. Leadership Team discussed inviting MRA/WGM to come to a meeting and discuss the transportation plan
  
  3. Discussion of a possible pollinator plate project. A public event with the National Wildlife Federation.

- a. 20 pollinator plates will be installed this fall. Discussed more pollinator plates installed next year (this year is a trial run) possibly in conjunction with a public event. No public event will be held this year.
4. Discussion of a possible Ward 1 and 2 Candidate Forum
  - a. Ward 1 Forum will be September 16 at 6pm in Prescott School (Missoula International School) hosted by the Lower Rattlesnake Neighborhood Council
  - b. Ward 2 Forum will be October 5 or 7 and run by Grant Creek and Captain John Mullan Neighborhood Council
5. Community Forum Report – Jane Kelly, Neighborhood Coordinator
  - a. As no one from this NC was able to attend, Jane gave the update. Included 4 small grants, and presentations on the upcoming roundabout construction at the highway exits and Brown Fields.
6. Office of Neighborhoods Report – Jane Kelly, Neighborhood Coordinator
  - a. September 15 is the workshop for big grants at 6pm in Jack Reidy Room
7. New Business
  - a. Northside/Westside Softball Game is Sept 10. Discussed having a table at 2016 softball game
8. Public comment on non-agenda items - None
9. Announcements – None

Submitted by: Chris Jackson







**Phase I**  
**Scott Street**  
**Village**

**Presented & Built By:**  
**Edgell Building, Inc.**  
**316 Expressway**  
**Missoula, MT 59808**

# Scott's Street Village

## Project Description

The Scott's Street Village is a residential development on the former Clawson Manufacturing site at the corner of Scott and Rogers Street. The first step is the demolition of the old building and cleanup of the site. Edgell Building is contracting with Home Resource to do the deconstruction so as much material as possible can be recycled.

Scott Street Village will have new streets, curbs, boulevards and sidewalks. The housing will be a combination of single family, townhouse and apartment units. The single family and townhome units will be for sale to provide some much needed inventory for the entry level housing market in Missoula. The style will be reminiscent of old time Missoula with front porches on the tree lined streets and private backyards with garages on the alley. All of these homes will have full basements for future expansion. With homes between 840 – 1340 sq ft plus the apartments, Scott Street Village will provide housing for people within a wide range of income and occupations.

We do not plan to start construction until next spring. The planning process that MRA is presently working on will definitely influence the automobile and bike/pedestrian transportation system in this neighborhood. We want to find the best way to incorporate Scott Street Village into this new plan once it is complete. For example: Will the master plan want to extend the bike path that dead ends under the Scott Street bridge with a dedicated bike/pedestrian, or will they want to do a boulevard sidewalk with bike lanes on Scott Street? Once that decision is made we want to be part of the solution.



## The Bentley

This efficient and charming home is a sure bet with its vaulted living areas and trim design features

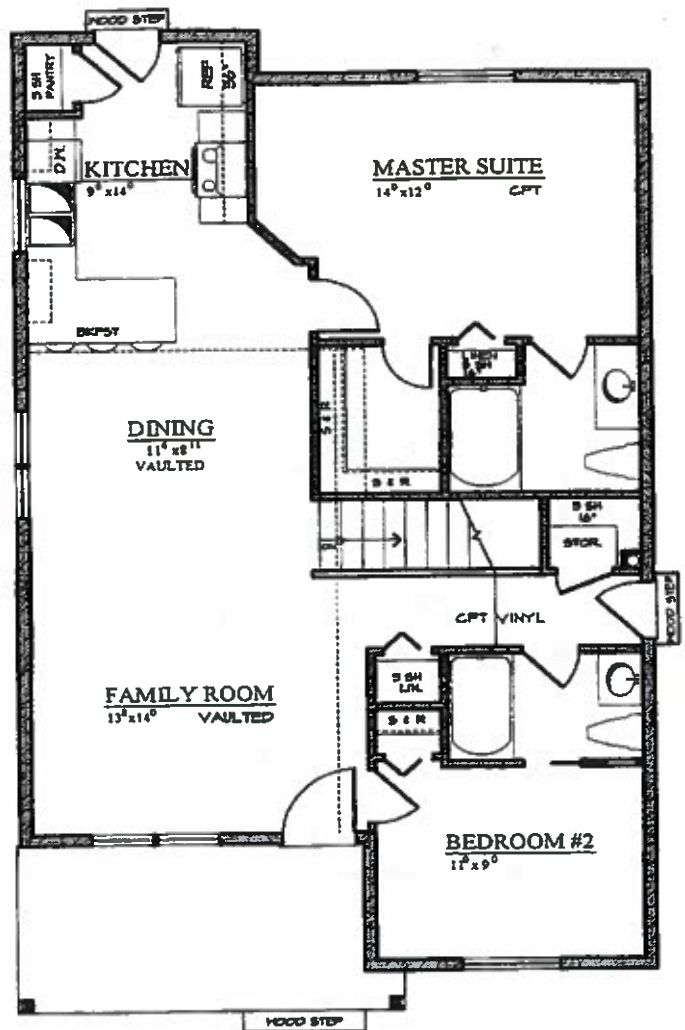
The master bedroom features a walk in closet and a full bath.

The L shaped kitchen offers ample cooking areas plus a built in pantry for storage.

2 Bedroom  
2 Bathrooms

1028 sq ft on a crawl  
2056 sq ft on a basement

\*Picture is similar.



**MAIN FLOOR PLAN**  
1028 SQ FT



## The Prescott

One level living at its finest. Connecting living room, dining room and kitchen will make this home great for entertaining.

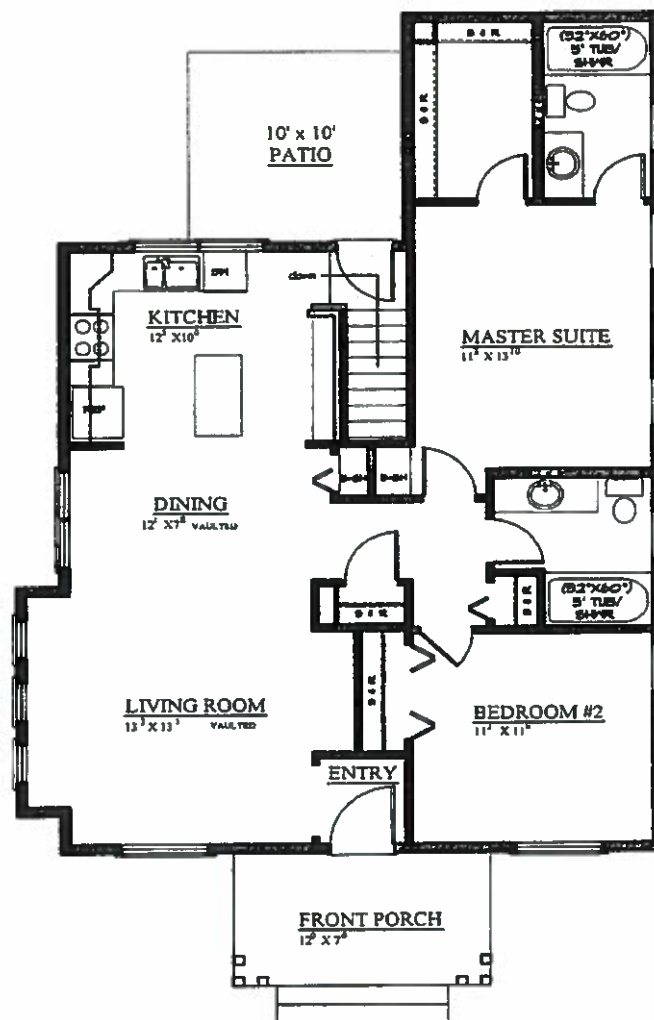
The wonderful kitchen features an island with storage and a pantry.

Main floor master bedroom with a walk in closet and private master bath.

2 Bedrooms  
2 Bathrooms

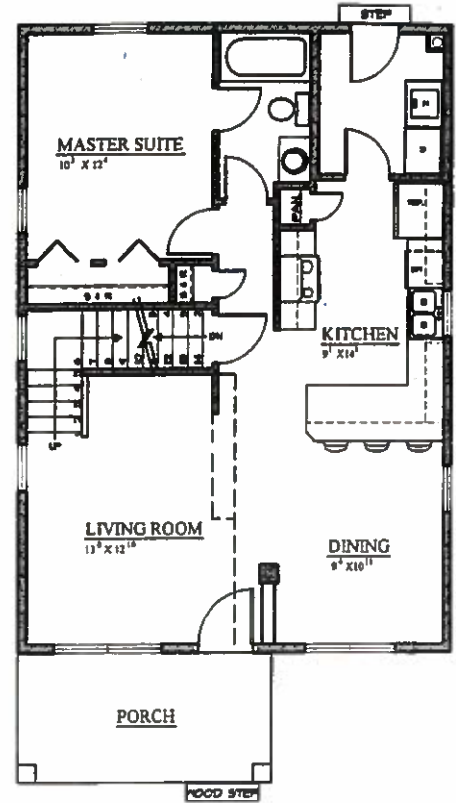
1062 sq ft on a crawl  
2124 sq ft on a basement

\*Picture is similar



**MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0"





## The Madison

The charming columned front porch leads into a vaulted living room with an open stairway.

The main floor master bedroom also has a vaulted ceiling and opens into a full bath.

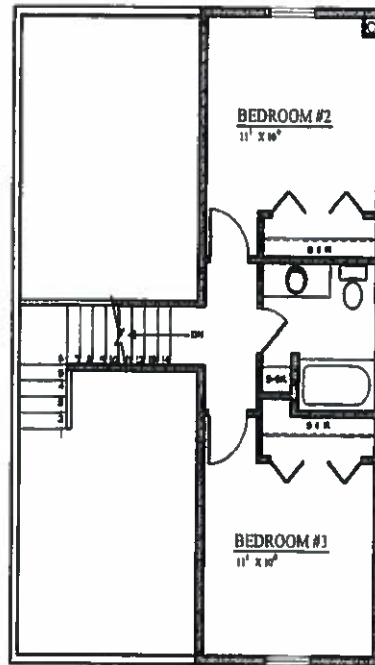
Upstairs features two bedrooms and a full bath.

3 Bedrooms

2 Baths

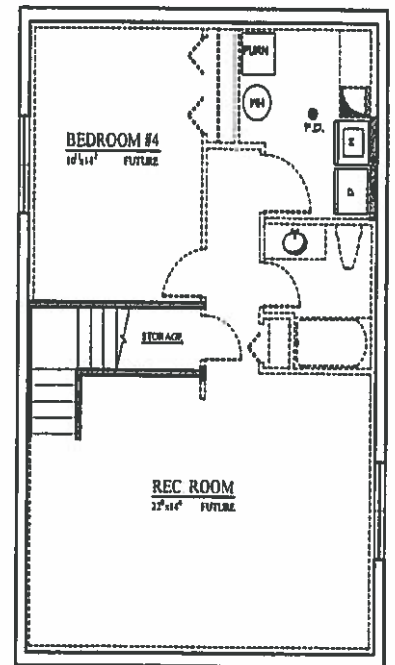
1224 sq ft on a crawl

2040 sq ft on a basement



UPPER FLOOR PLAN

464 SQ. FT.



FUTURE BASEMENT PLAN

\* Picture is similar





## The Tuscany

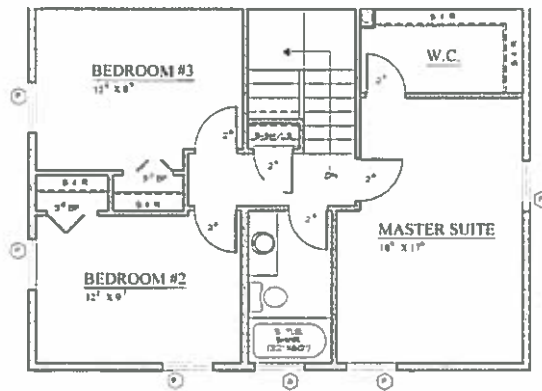
This classically styled home features a spacious living room/dining room area for comfortable living and gracious entertaining.

The open kitchen features a pass through to the dining area and access to the patio for summer evening dining.

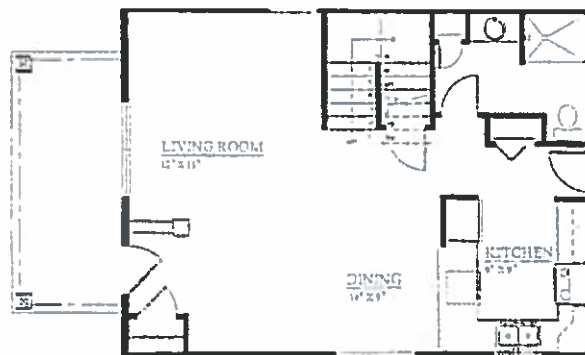
The full second floor has 3 bedrooms including a master bedroom with a walk in closet.

3 Bedrooms  
2 Baths

\*Picture is similar. Not all homes come with railings.



UPPER FLOOR PLAN  
62' x 116" = 7120" 640 415 FT



MAIN FLOOR PLAN  
43' x 50" FT



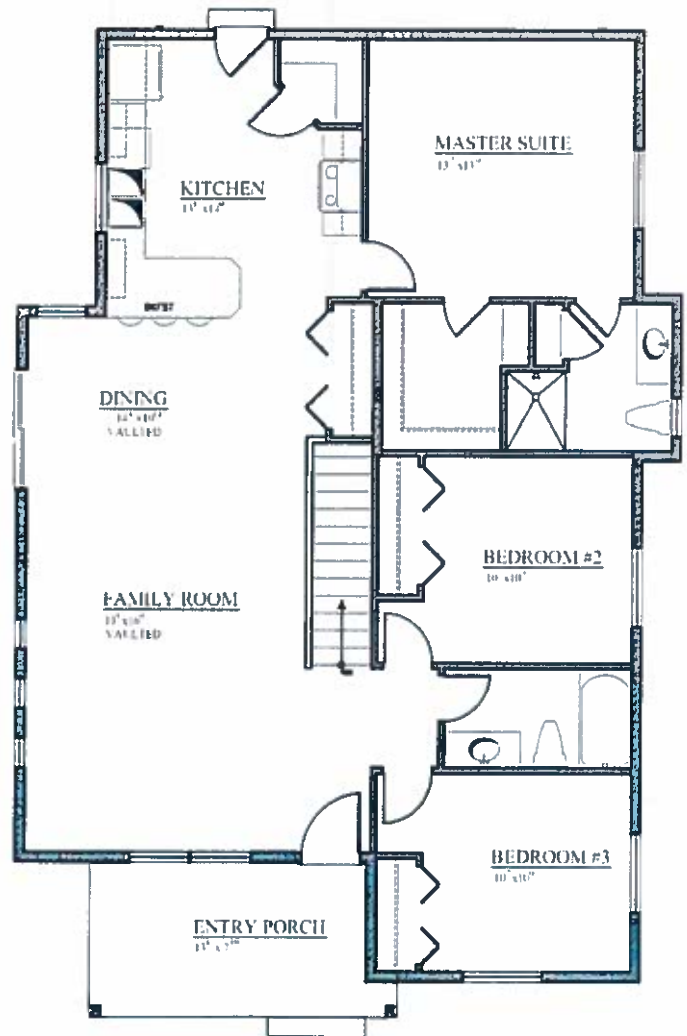
## The Clark Fork

Main floor living at its best!  
Great open floor plan would make this home perfect for entertaining.

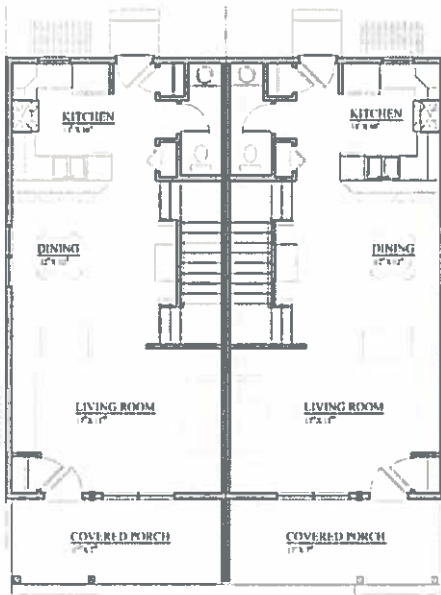
Main floor master bedroom with walk in closet and private master bath. Also located on the main floor is the utility room which means no more stairs!

Customize this home with your own style and colors with our many different options.

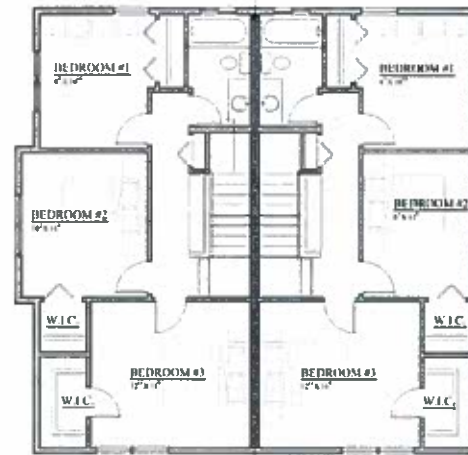
3 bedroom 2 bath  
1317 sq ft



## Sycamore



MAIN FLOOR PLAN



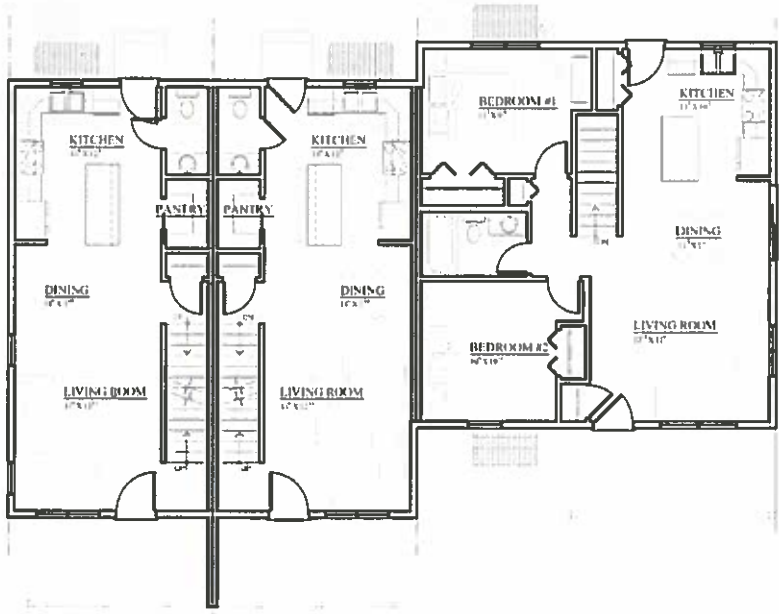
UPPER FLOOR PLAN

This compact affordable town home makes the dream of owning your own home a real possibility. The open floor plan on the main floor provides ample space for entertaining. The large front porch is a perfect place for a relaxing summer evening. Upstairs are 3 bedrooms and a full bathroom. The master bedroom features a walk in closet. Don't forget about the double car detached garage and the 648 sq ft unfinished basement for room to expand.

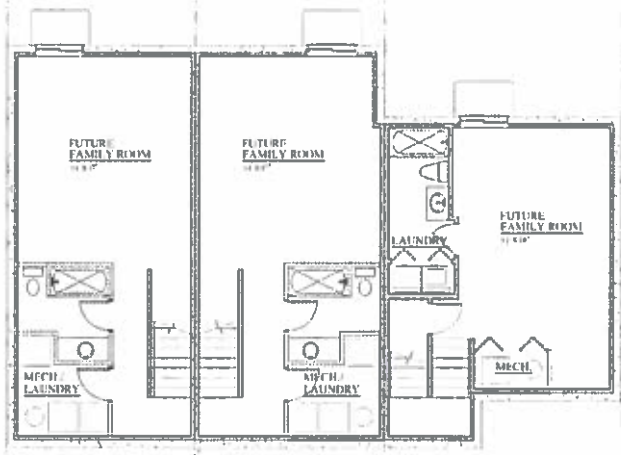
3 Bedroom 1 ½ Baths with unfinished basement

Unit #A- 1316 sq ft Unit #B—1296 sq ft





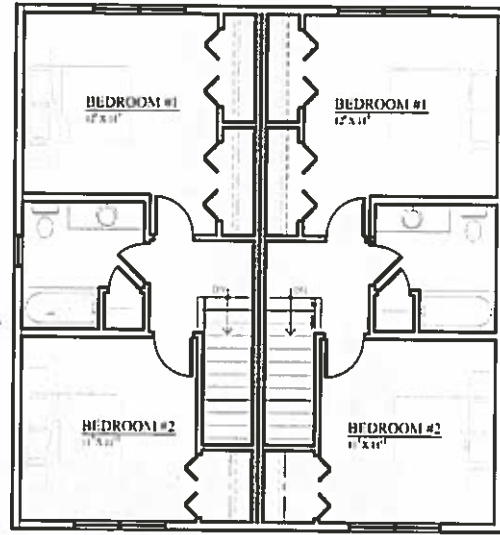
MAIN FLOOR PLAN



BASEMENT PLAN

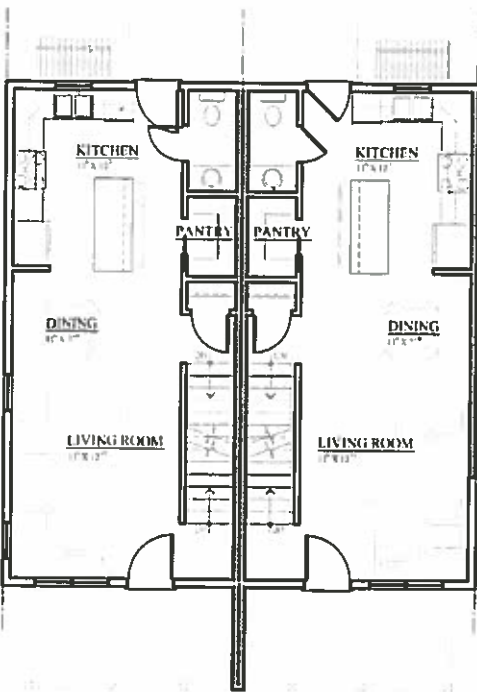
Check out these economical and inviting 2 bedroom town homes. Unit #10 features 2 main floor bedrooms, spacious kitchen with large pantry. 800 + sq ft unfinished basement for room to expand and add a 2nd full bathroom, 3rd bedroom and large family room, Don't forget the large single car detached garage.

## Building A



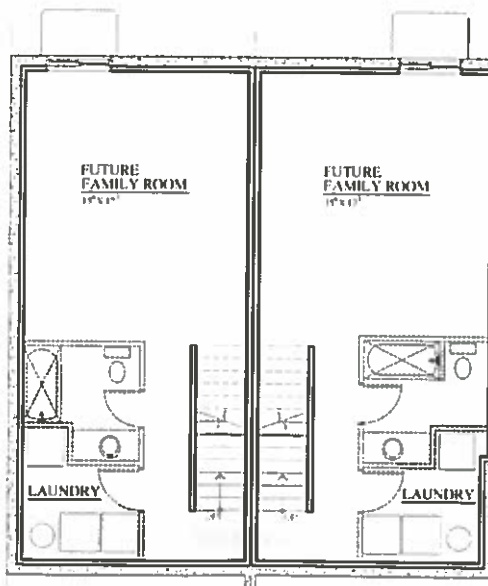
UPPER FLOOR PLAN

Check out these economical and inviting 2 bedroom town homes. Unit #10 features 2 main floor bedrooms, spacious kitchen with large pantry. 800 + sq ft unfinished basement for room to expand and add a 2nd full bathroom, 3rd bedroom and large family room. Don't forget the

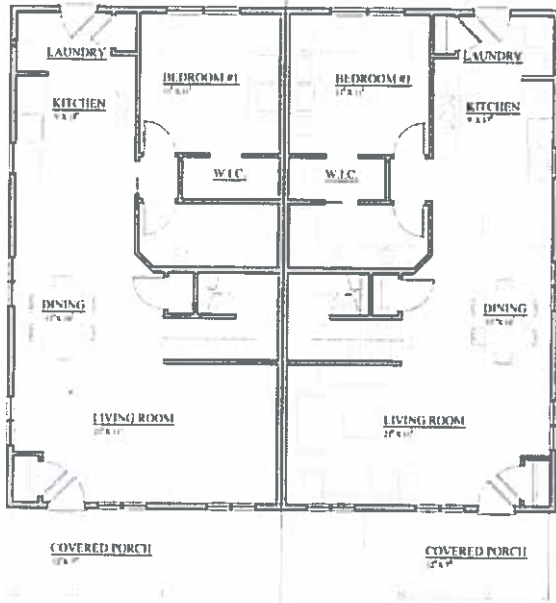


1088 sq ft main floor & upper

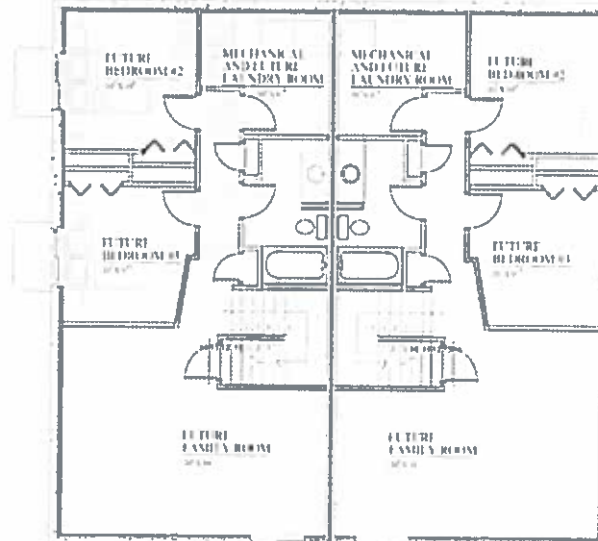
544 sq ft basement



## Building B



MAIN FLOOR ELEC. PLAN



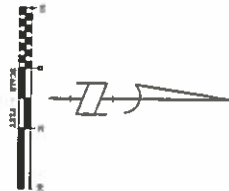
BASEMENT ELEC. PLAN

You'll love this charming town home situated in the friendly community of Windsor Park. This home features a main floor master bedroom with walk in closet and main floor laundry. Double car detached garage, 880 sq ft unfinished basement for future or current room to expand. Let us help you partially finish this space or complete the whole thing.

**1 bedroom 1 bath with unfinished basement**

**880 sq ft on each floor**



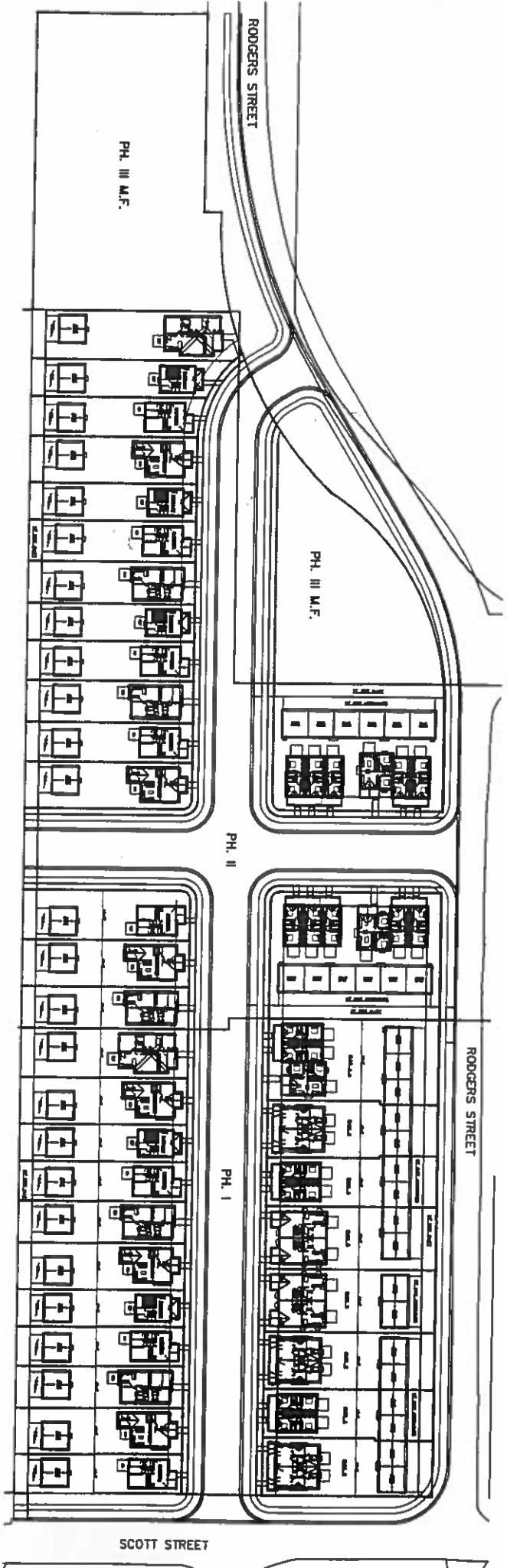


**PRELIMINARY**  
 PLOTTED: 7/1/2015  
 SAVED: 7/1/2015

SHEET  
**1 OF 2**  
 PROJECT: 14-001-01  
 CLIENT: MISSOULA MONTANA  
 DATE: JULY 2015

**PHASE 1 - SITE PLAN**  
**RODGERS STREET PROPERTY**  
**MISSOULA, MONTANA**

**WCGM**  
**GROUP**  
 1111 EAST BROADWAY  
 MISSOULA, MONTANA 59802  
 TEL: 406.734.4111  
 FAX: 406.734.2118  
 WWW.WCGMGROUP.COM



RODGERS STREET

PH. III M.F.

PH. III M.F.

PH. II

RODGERS STREET

PH. I

SCOTT STREET