



Riverfront Triangle Development

Missoula, MT

MASTERPLAN & CONCEPTUAL DESIGN

06.18.21



MSRDesign
Architecture + Interiors



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PROJECT DETAILS

FOR ADDITIONAL INFORMATION:

See (2) additional drawing sets labeled:

2021_06-18 RFT Masterplan - Plans, Building Design.pdf
2021_06-18 RFT Masterplan - Plans, Parking Phase 1.pdf
2021_06-18 RFT Masterplan - Plans, Parking Phase 2.pdf

PROJECT INTRODUCTION



1

PROJECT DESCRIPTION



This site serves as the gateway to Downtown Missoula, a busy CBD with a bustling restaurant and retail scene, nationally renowned arts district, Missoula's office employment core, and multiple new hotels. The site also offers easy access to University of Montana and is across the street from the expanding Providence Health Services/St. Patrick's Hospital. Serving as a regional hub for medical care, St. Patrick's Hospital is currently expanding.

The site includes Clark Fork River frontage, which accesses Missoula's Riverfront Trail that links downtown to the University and beyond, with spur trails into national forest areas.

credit: Sterling CRE Advisors, Matt Mellot

1

PROJECT & DESIGN TEAM



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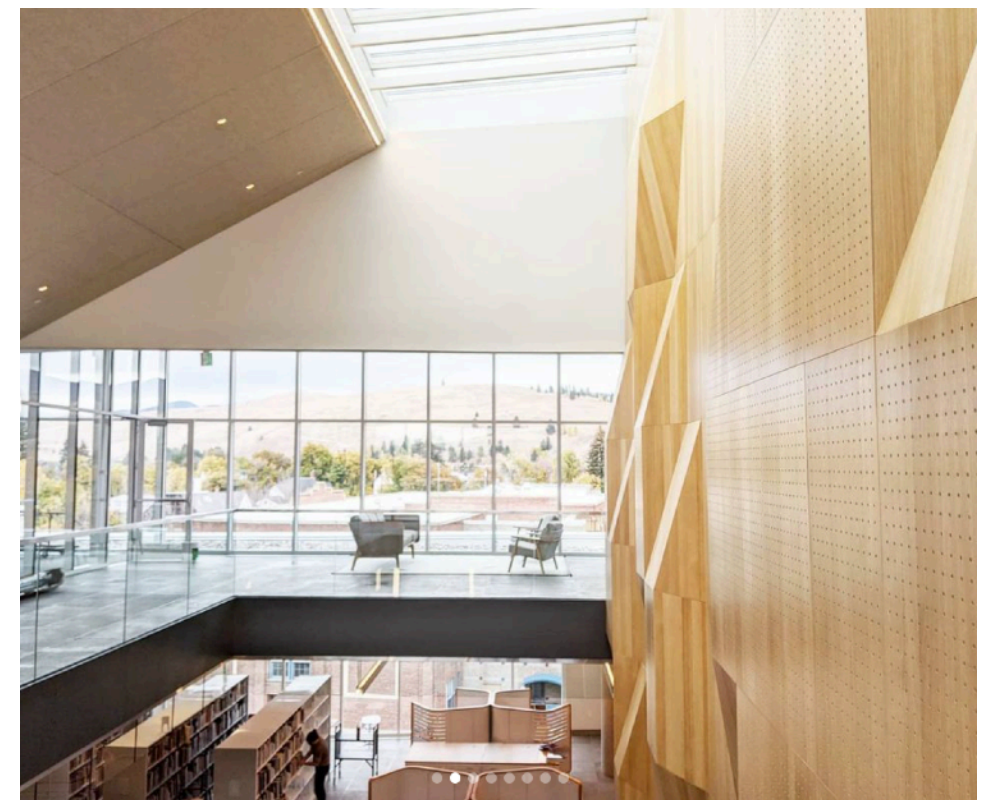
PARKING CONSULTANT

Desman

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LAB + MSR TEAM

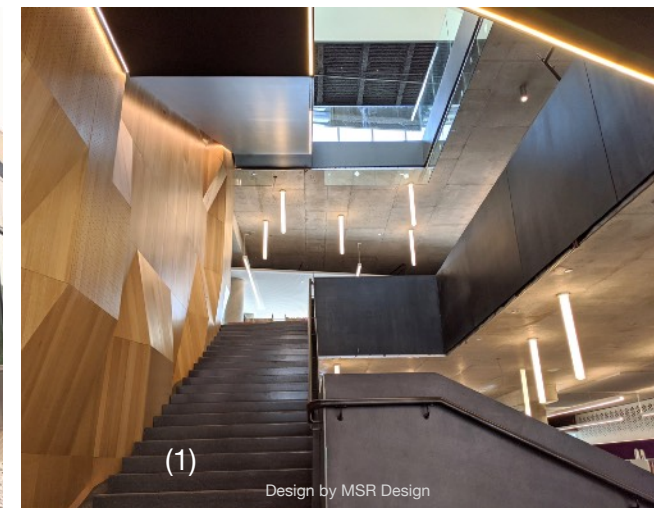
Brandon Prinzing from LAB and Traci Lesneski from MSR design have worked together in different capacities for approximately 6 years. It started in 2015, when they interviewed for the Missoula Public Library project. Now newly opened, the Missoula Public Library will undoubtedly continue to be a cornerstone in Missoula community.



1

MISSOULA PROJECTS

- (1) Missoula Public Library: Missoula, MT
- (2) Missoula International Airport: Missoula, MT
- (3) Kettlehouse Amphitheater: Missoula, MT
- (4) Spruced Apartments: Missoula, MT
- (5) DJ&A Office Building: Missoula, MT



1

PROJECT KEY CONCEPTS**Cultural District**

- Create a place that expands Missoula's cultural resources
- A place that is energetic and alive
- The Drift / Event Center
- Arts - performance and music, culinary, visual, public art
- Local brands ~ retail, galleries and restaurants
- Walkable streets and spaces for festivals, food trucks, markets

Downtown Living

- Urban lifestyle, density and location
- Public and leased parking
- Proximity to major employers and the University
- New construction and contemporary architecture
- Semi-public spaces within office building and hotel lobbies
- Opportunities and resources for work-live and other current trends

Connection to River, Trails, Missoula Lifestyle

- Plaza design and architecture that connect the public to and through the site
- Connection between multiple uses and modes of travel
- Coordination with Parks and Rec. and Engineering
- Continuity of trail standards and safety design principles
- Extensive landscaping, public plaza and gathering / event space

Building Scale and Urban Pattern

- Massing and form similar to existing downtown area
- Mix of architectural styles and types of uses, contemporary and eclectic
- Green streets, bike lanes, walkability

Public / Private Partnership

- Strategic and thoughtful coordination with the City
- Urban planning and design that serve both developer, user and overall public good

SITE ANALYSIS

2

2

SITE ANALYSIS

-  Community Landmark
-  Community node
-  Arterial street
-  Pedestrians + Bikes
-  Connection
-  Parking
-  Open space



2

SITE ANALYSIS



civic



commercial



health care



housing



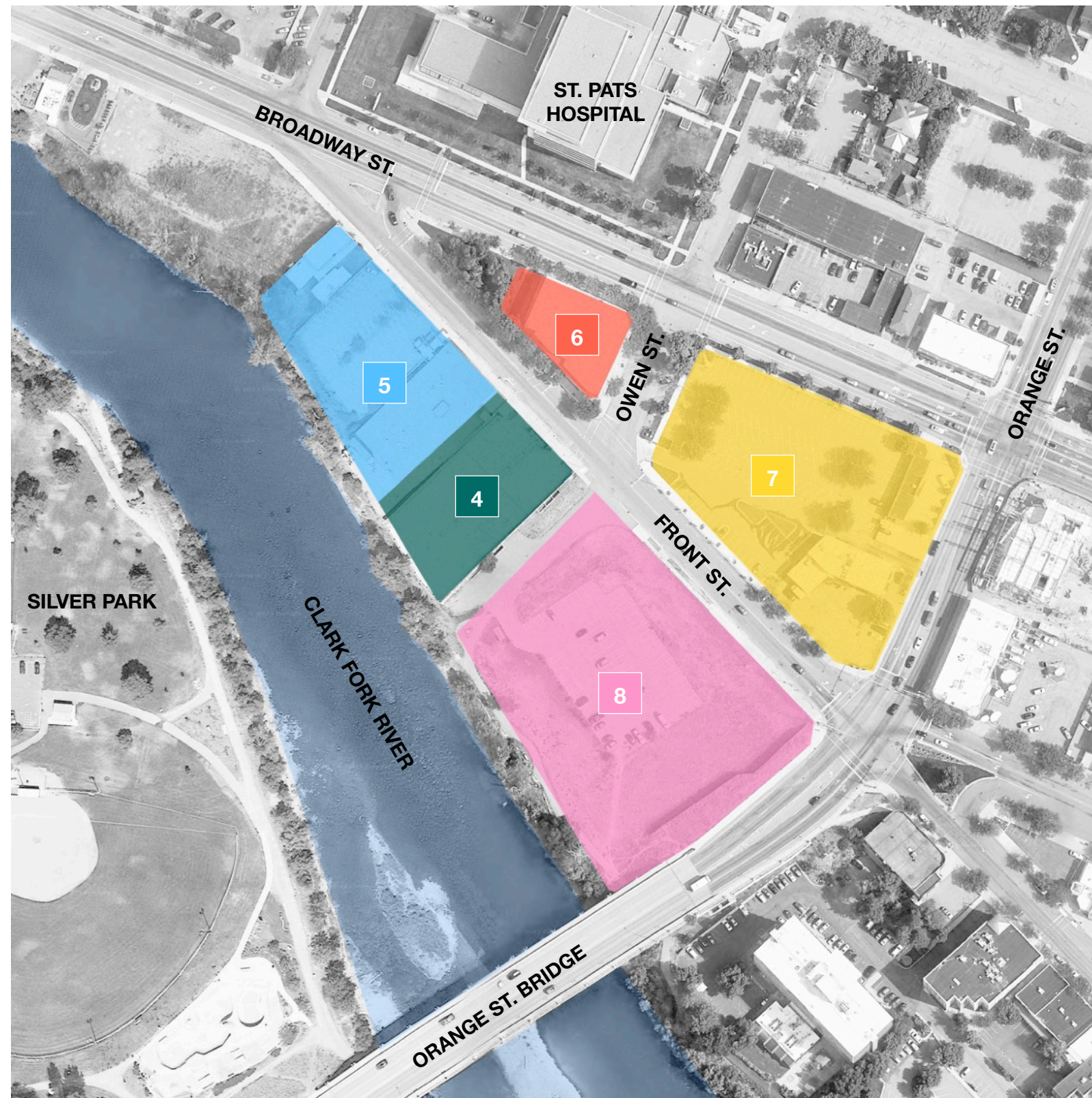
open space



river

2

SITE DIAGRAM



- 4. The Commercial Building
- 5. The Residential Building
- 6. The Wedge
- 7. The Chicken Block
- 8. The Drift

SITE DESIGN

3

3

SITE PLAN CONCEPT



Clark Fork River

3

SITE PLAN CONCEPT - PROGRAM

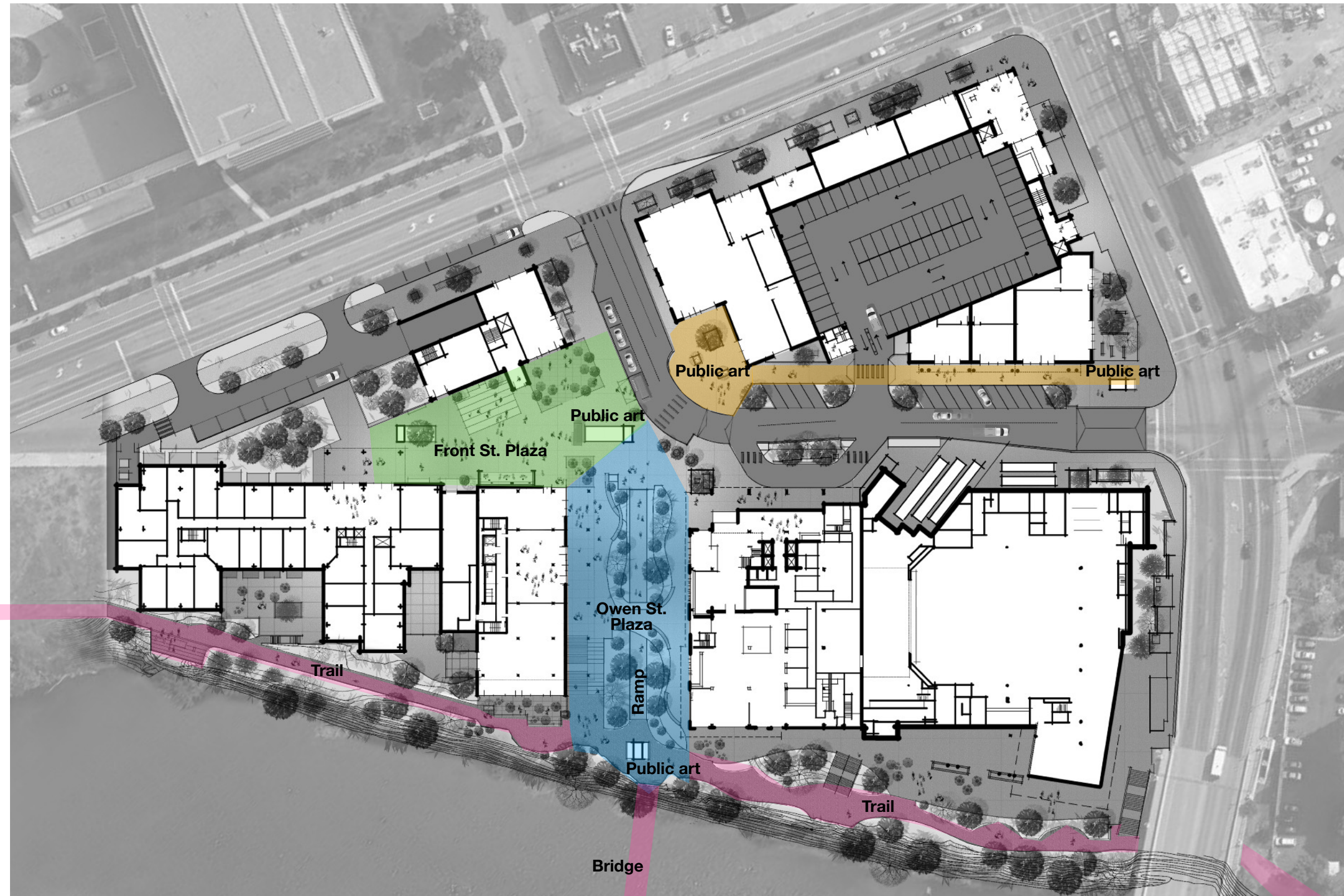


LEGEND

- ENTRY, LOBBY, CIRCULATION
- FOOD & BEVERAGE; RETAIL
- HOTEL
- RESIDENTIAL
- MUSIC VENUE

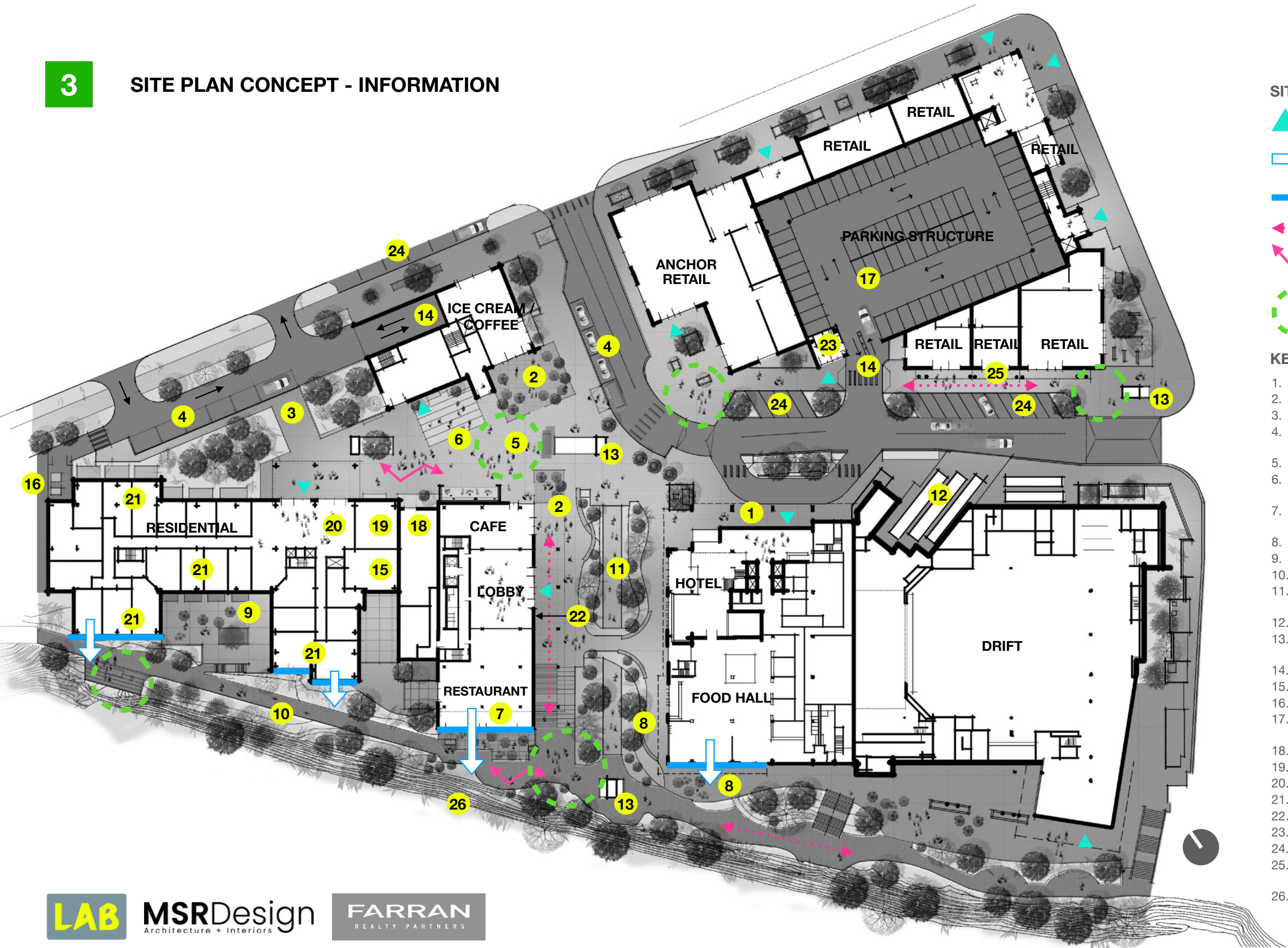
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SITE PLAN CONCEPT - PUBLIC SPACE









3

SITE PLAN CONCEPT - INFORMATION



SITE DRIVERS

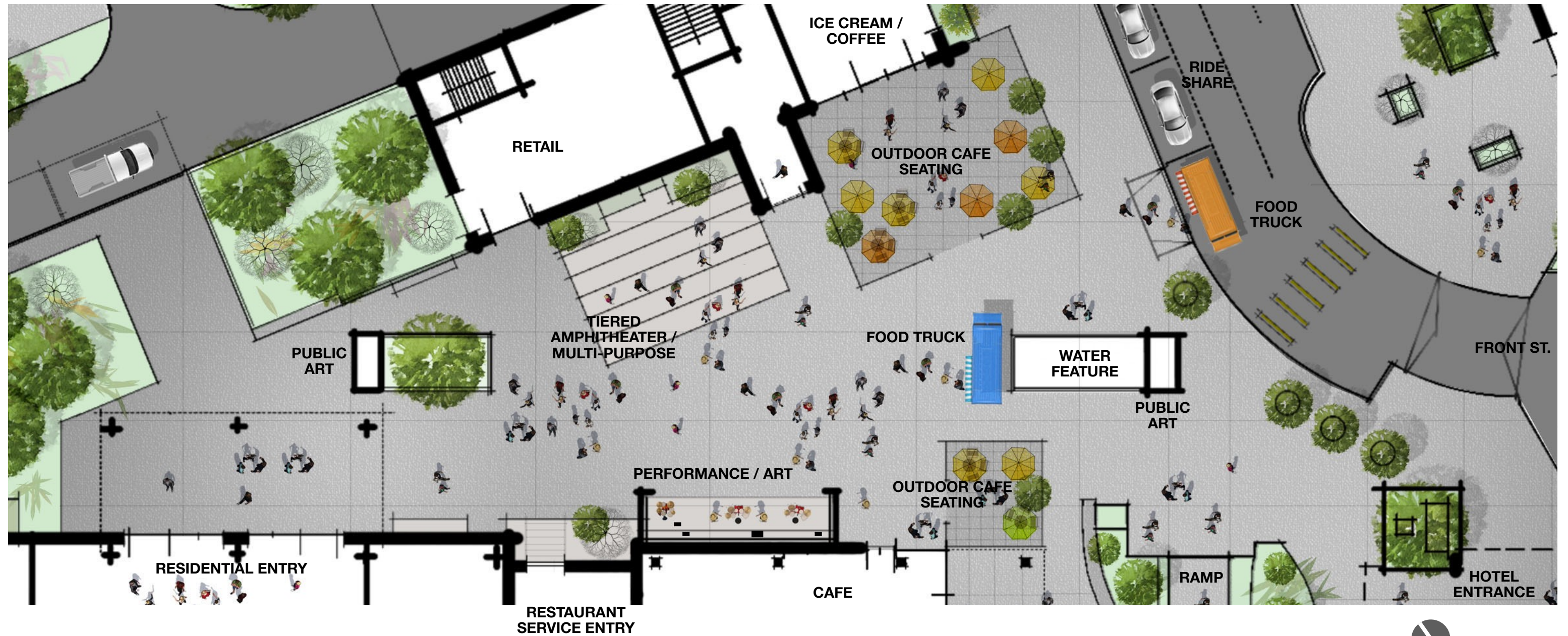
-  BUILDING ENTRY
-  VIEW OUT
-  TRANSPARENCY
-  PEDESTRIANS
- 
-  GATHERING SPACE

KEYNOTES

1. HOTEL PORTE COCHERE
2. OUTDOOR CAFE SEATING
3. RESIDENTIAL DROP-OFF AREA
4. SHORT-TERM PARKING, RIDE SHARE
5. PUBLIC PLAZA
6. RETAIL "POP-UP SPACE", FOOD TRUCK, EVENT SPACE
7. BAR BELOW RESTAURANT ALONG TRAIL
8. FOOD HALL PATIO SEATING
9. RESIDENTIAL PLAZA
10. PUBLIC RIVER TRAIL
11. BIKE AND PEDESTRIAN RAMP, ADA COMPLIANT
12. SEMI AND BUS LOADING
13. PUBLIC ART / DISTRICT MARKER WITH WATER FEATURE
14. PARKING STRUCTURE ENTRANCE
15. RESIDENTIAL WORKSPACE
16. TRASH / RECYCLING
17. ABOVE-GRADE PARKING STRUCTURE
18. RESTAURANT KITCHEN
19. MEMBERSHIP GYM
20. RESIDENTIAL LOBBY
21. RESIDENTIAL - GARDEN UNITS
22. PUBLIC ART / MURAL
23. P1 PARKING LEVEL CONNECTION
24. OFF-STREET PARKING
25. RETAIL STREETSCAPE, PEDESTRIAN FOCUSED
26. RIVER ACCESS

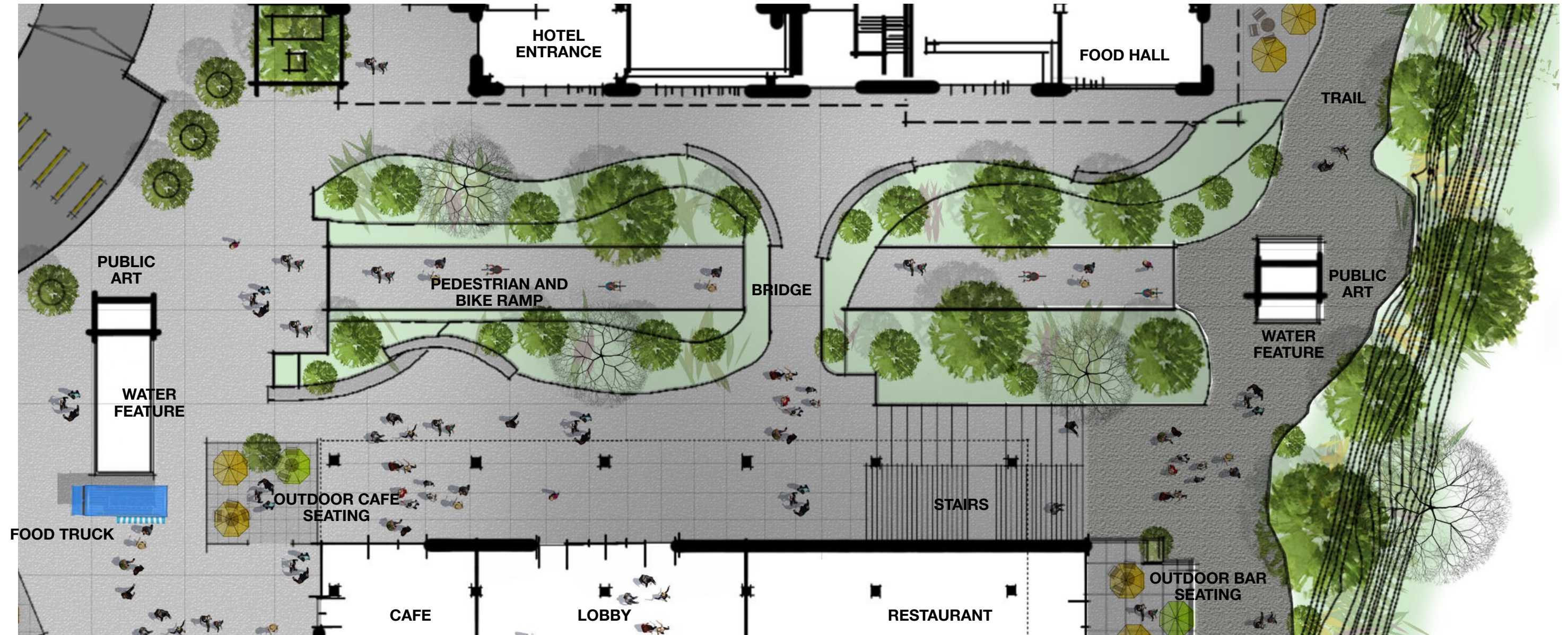
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SITE PLAN CONCEPT - FRONT ST. PLAZA



3

SITE PLAN CONCEPT - OWEN ST. PLAZA



3

RIVERFRONT PATHWAY



- Native western plants, drought-resistant, durable, low-maintenance
- Continuity of trail system
- Lighting

Riverfront Trail



3

PUBLIC PLAZA



- Versatile functional open-space, multi-use opportunities
- Active energetic, welcoming public space
- Shared use between businesses, common space
- Functional for fire, trash, and other services



3

RETAIL STREETSCAPE



- Traditional mixed-use patterns
- Engaged and properly scaled pedestrian experience



3

BIKE AND PEDESTRIAN RAMP



- Emphasis and accommodation of movement to and through the site
- Strong connection to the public realm
- Welcoming
- Safety focused

Owen St. Plaza



3

BUILDING MASSING



Aerial looking South

- 4. The Commercial Building
- 5. The Residential Building
- 6. The Wedge
- 7. The Chicken Block
- 8. The Drift

3

BUILDING MASSING



Looking from the Clark Fork River to the North

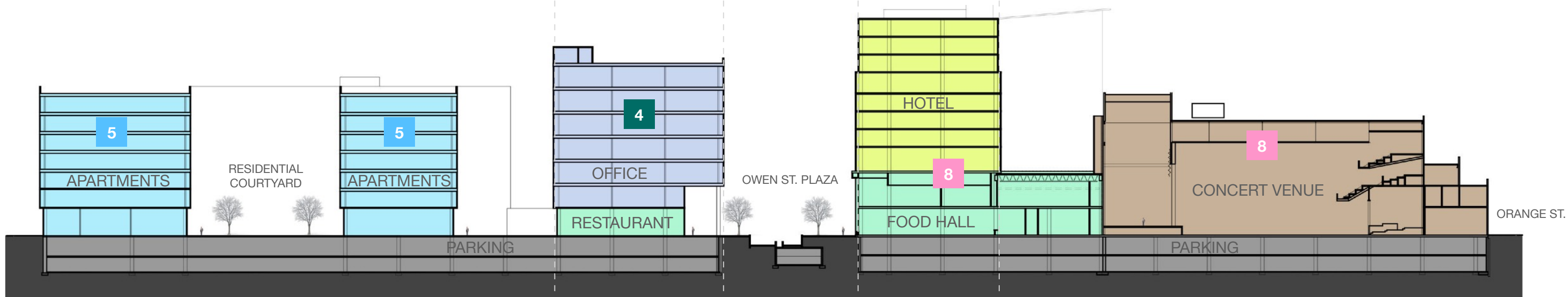
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BUILDING MASSING



3

SITE SECTIONS

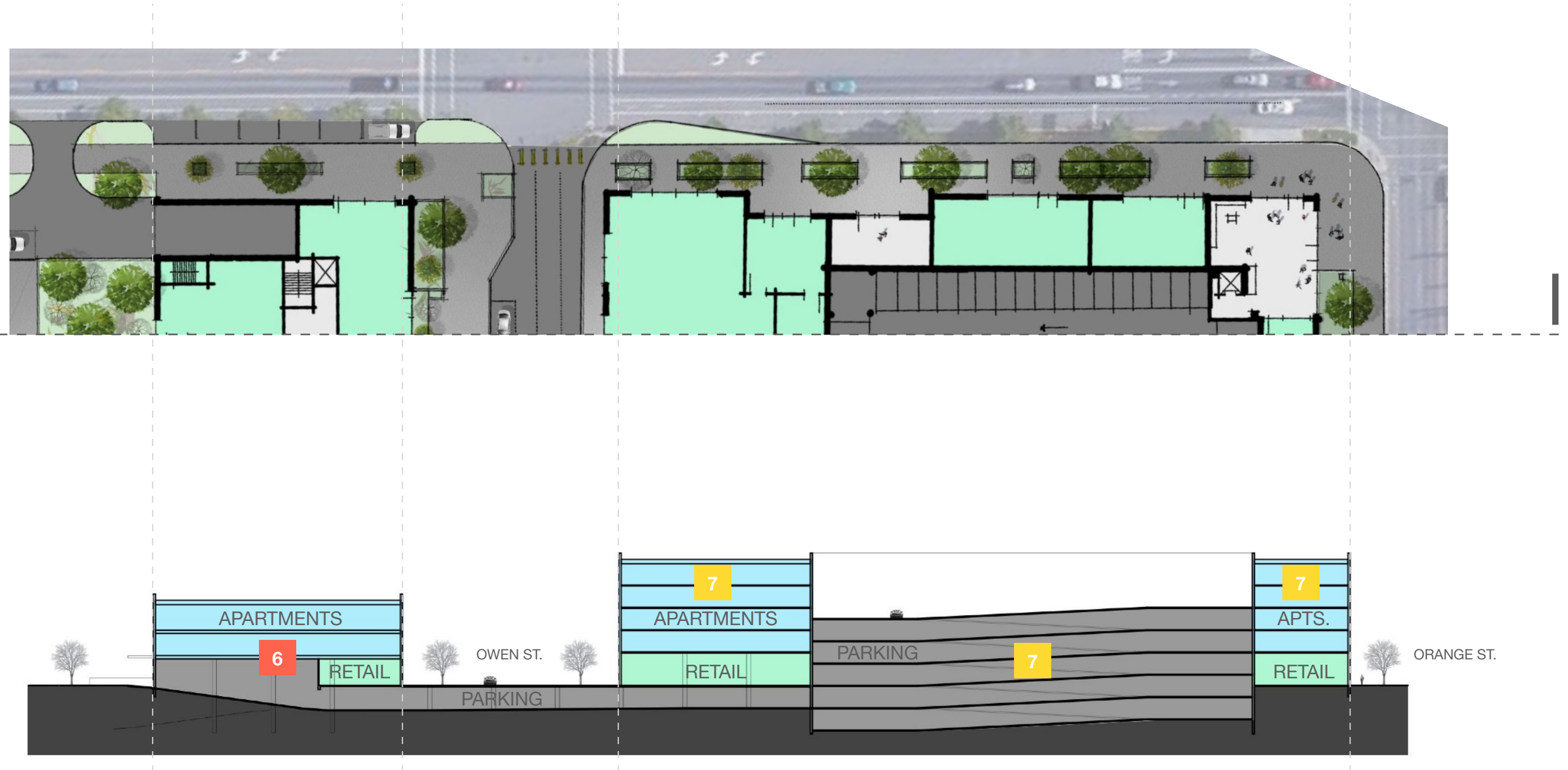


SITE SECTION - EAST / WEST

- 4. The Commercial Building
- 5. The Residential Building
- 6. The Wedge
- 7. The Chicken Block
- 8. The Drift

3

SITE SECTIONS

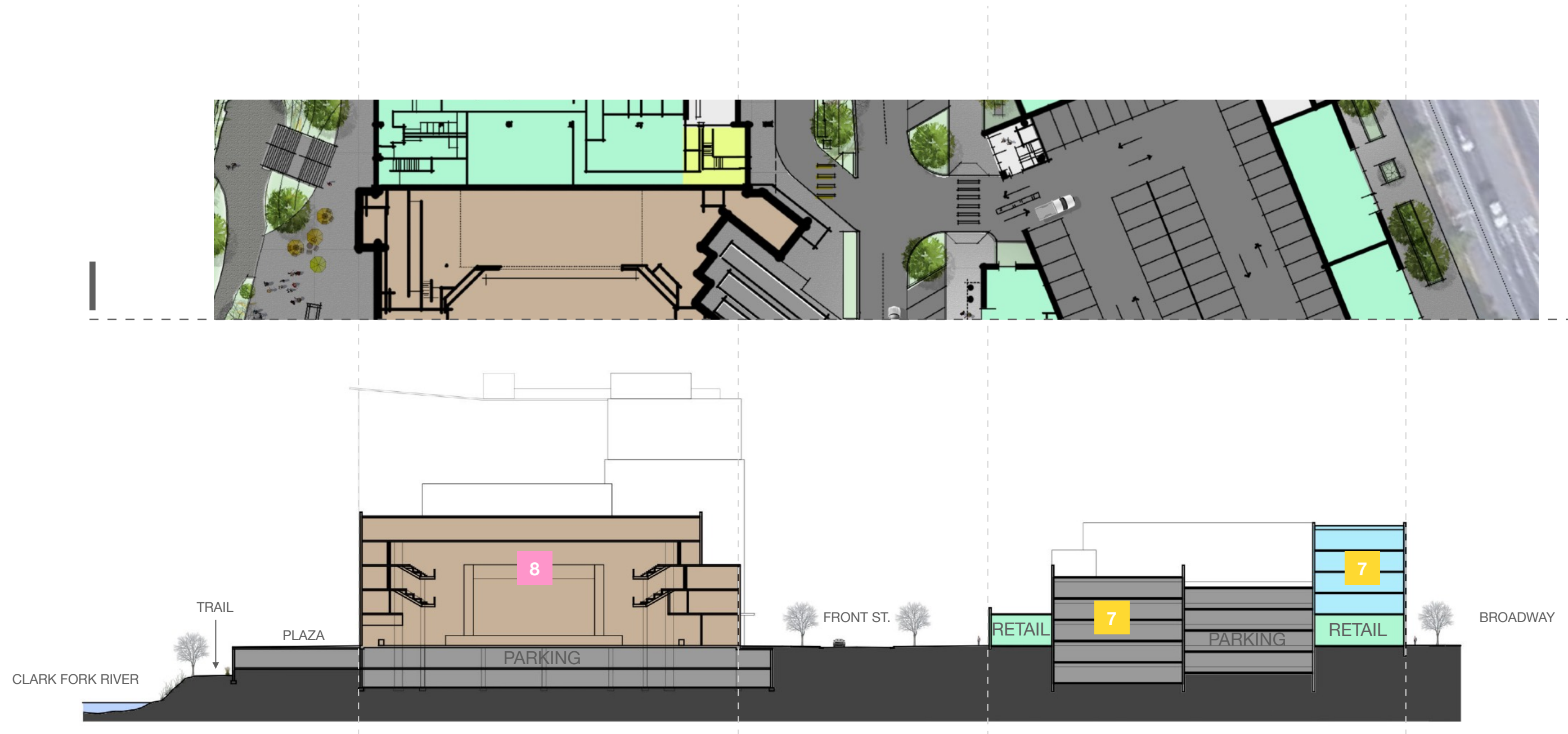


SITE SECTION - EAST / WEST

- 4. The Commercial Building
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3

SITE SECTIONS

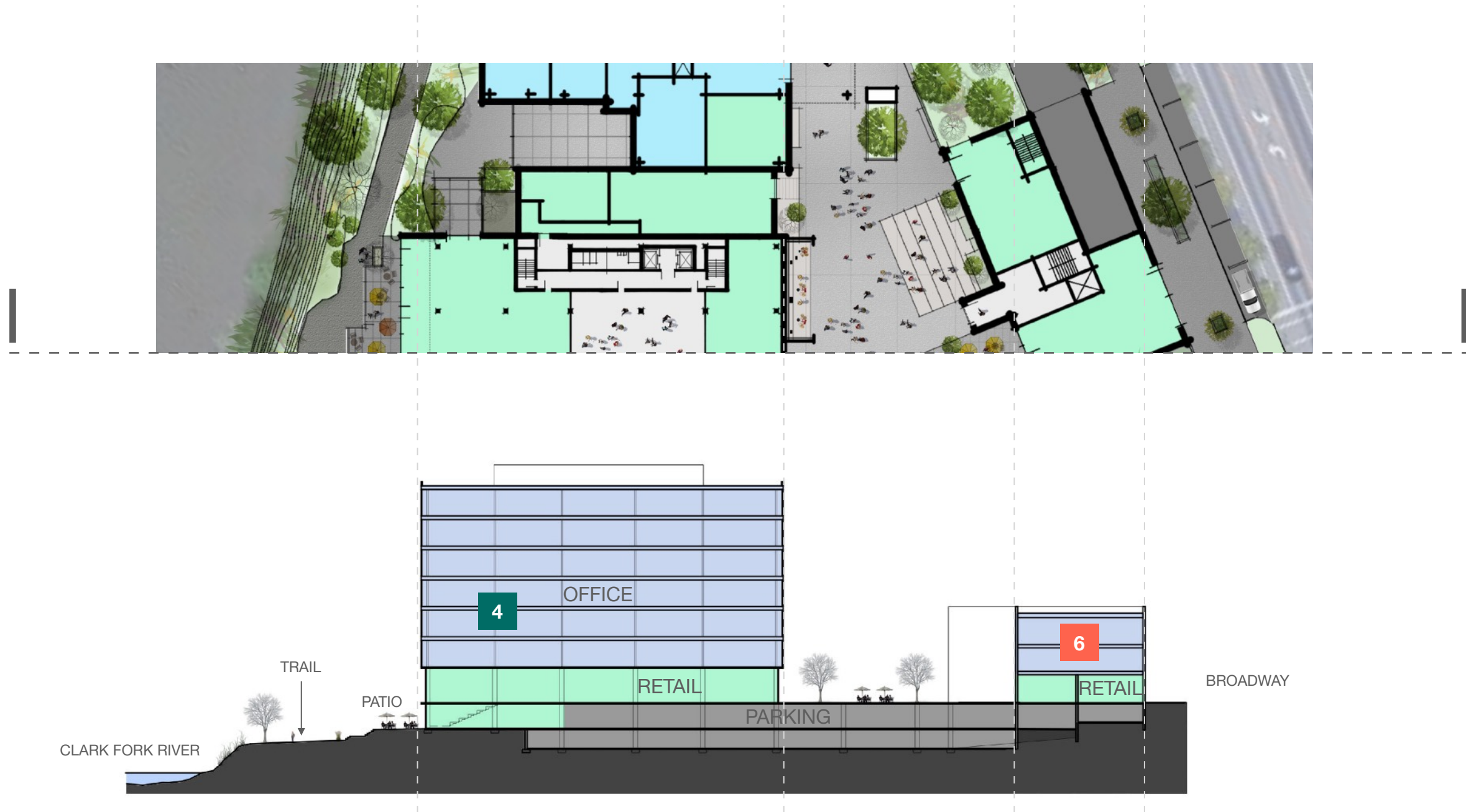


SITE SECTION - NORTH / SOUTH

- 4. The Commercial Building
- 5. The Residential Building
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- 7. The Chicken Block
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3

SITE SECTIONS



SITE SECTION - NORTH / SOUTH

- 4. The Commercial Building
- 5. The Residential Building
- 6. The Wedge
- 7. The Chicken Block
- 8. The Drift

3

TRAFFIC CALMING STRATEGIES

Buildings and Trees

Buildings at the right-of-way with articulated facades and windows indicate that a street is in an urban environment, not a highway. See: *Designing Streets for Place*.



Gateway Treatments

Gateway treatments alert drivers that they are entering a slower area. This treatment may include signage, entry portals, speed tables, raised crossings, and curb extensions.



Lane Narrowing

Narrow lanes reduce speeds and minimize crashes on city streets by way of reducing the right-of-way and making drivers wary of traffic and adjacent users. Use the additional space for pedestrian space, cycle facilities, or green infrastructure. See: *Sidewalk Extensions and Speed Management*.



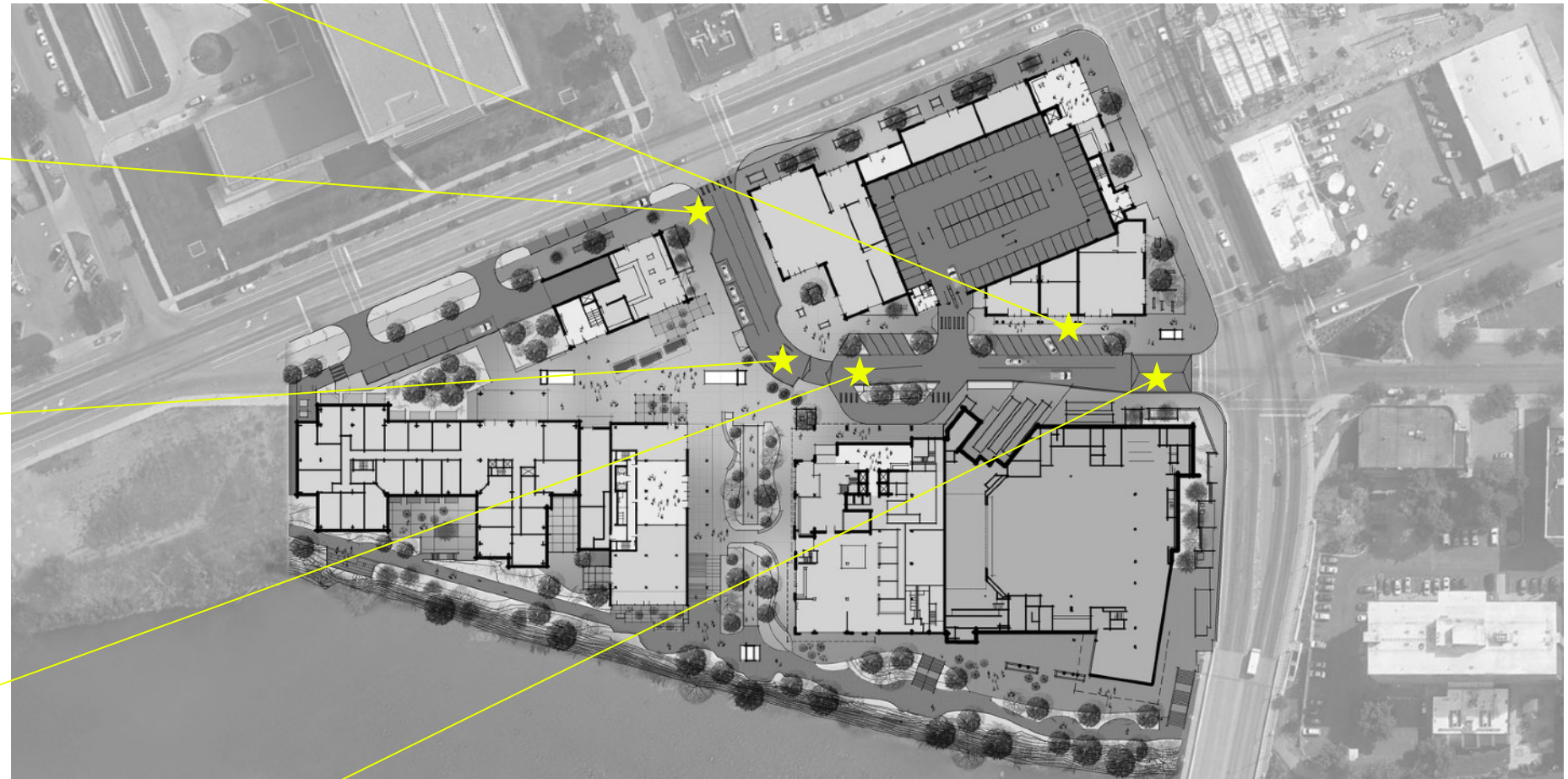
Pavement Materials and Appearance

Pavement appearance can be altered through unique treatments that add visual interest, such as colored or pattern-stamped asphalt, concrete, or concrete pavers, which can be used to make other traffic calming techniques more noticeable to drivers. Pedestrian crossings and intersections can be painted to highlight crossing areas.



Pinchpoints

Pinchpoints narrow the roadway at a mid-block point. They can be combined with speed tables to create high-quality pedestrian crossings. They can also be used on low-volume, two-way streets to require facing motorists to yield to one another. See: *Sidewalk Extensions*.



Source: Global Designing Cities Initiative

3

ARCHITECTURAL PRECEDENTS



3

ARCHITECTURAL PRECEDENTS



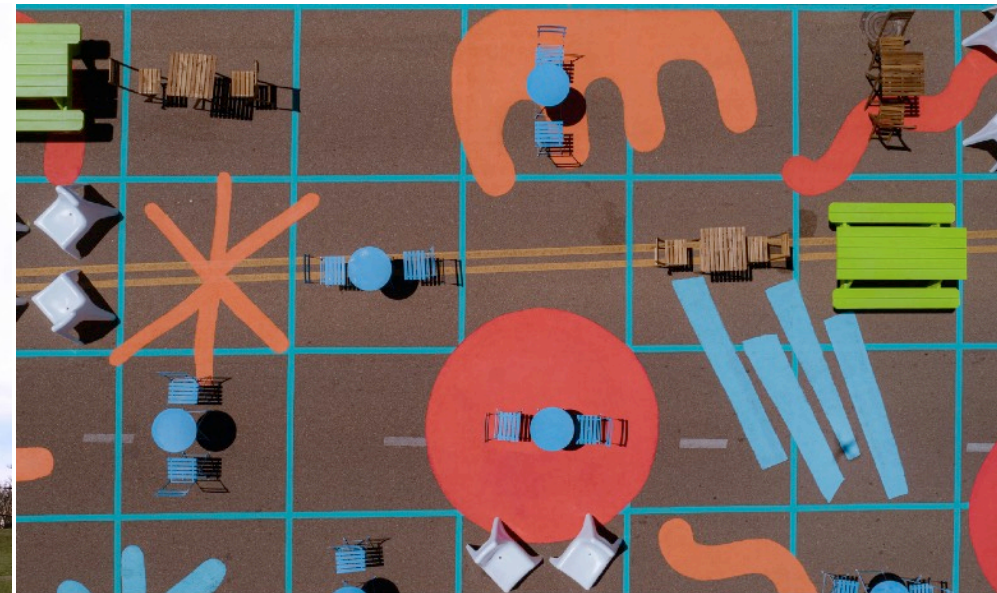
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LOCAL MISSOULA PROJECTS



3

CULTURAL



public art / street art



community engagement, festivals, music, gathering

THE COMMERCIAL BUILDING

4

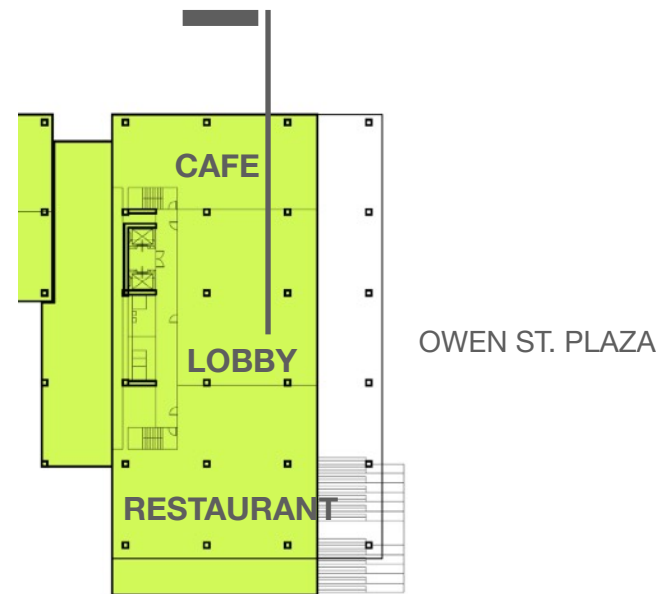
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THE COMMERCIAL BUILDING



4

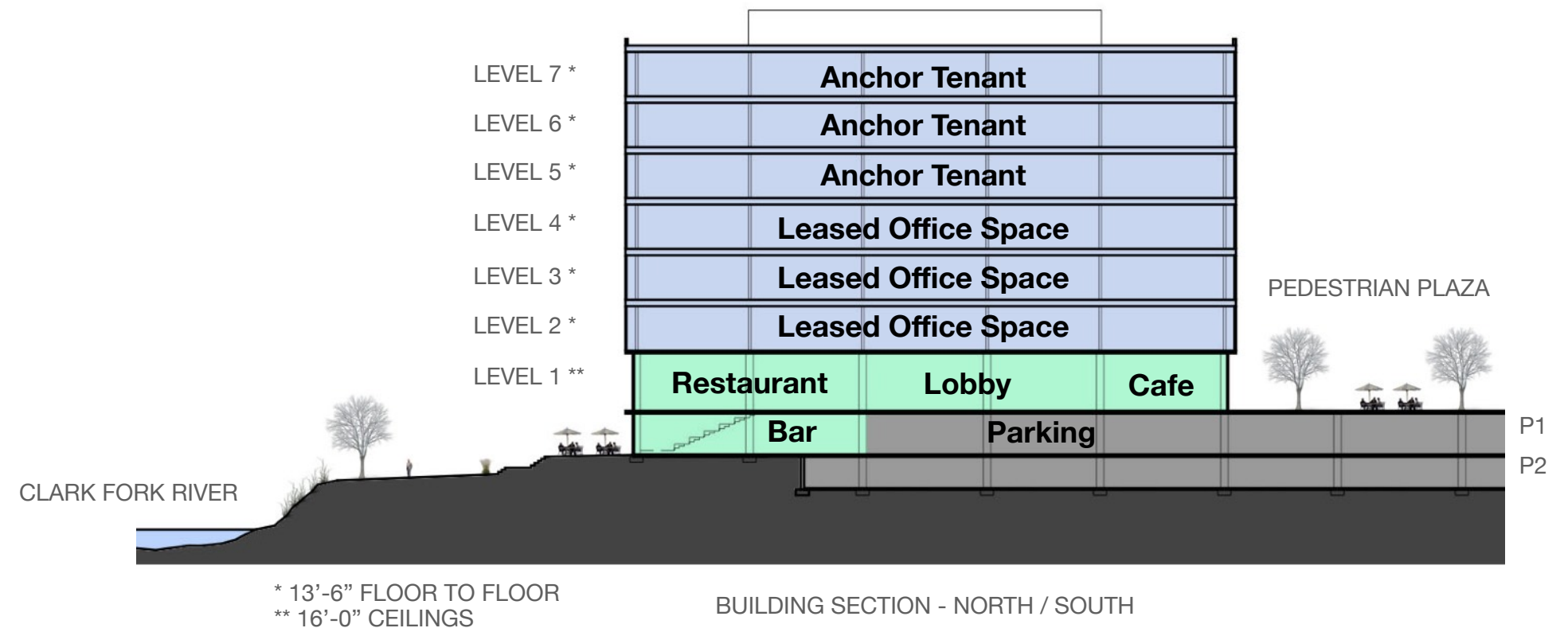
THE COMMERCIAL BUILDING



FIRST FLOOR PLAN DIAGRAM

BUILDING PROGRAM & NOTES

- **Building Entrance** is off of public plaza to the East. Large lobby will act as 4-season space. Potential small event space as well.
- **Cafe** that faces north and to public plaza. Has good visibility from street and public realm.
- (2) story **Restaurant & Bar** looking towards river with lower level patio seating looking out over the river. Opens to lobby at interior to also serve as waiting area.
- **Commercial Office Space** on floors 2-7 (or more depending on construction type). Each floor is able to divide into three leasable spaces.
- Each floor has potential for **exterior deck** space for each tenant. This configuration is flexible.
- The **Building Core** is situated along western facade against adjacent residential building for maximum flexibility.
- The **building forms modulate** in and out along the river creating a scale that relates to the greater downtown context.
- **The Commercial Building** would have the most transparency and glazing for optimal views to the south and north.
- At the first level, the massing would step down to the west and act as a **service alley** for the ground floor restaurant. This will also allow for west facing glazing and views through the building as a whole.
- **Anchor tenant** would potentially be on 3 floors.

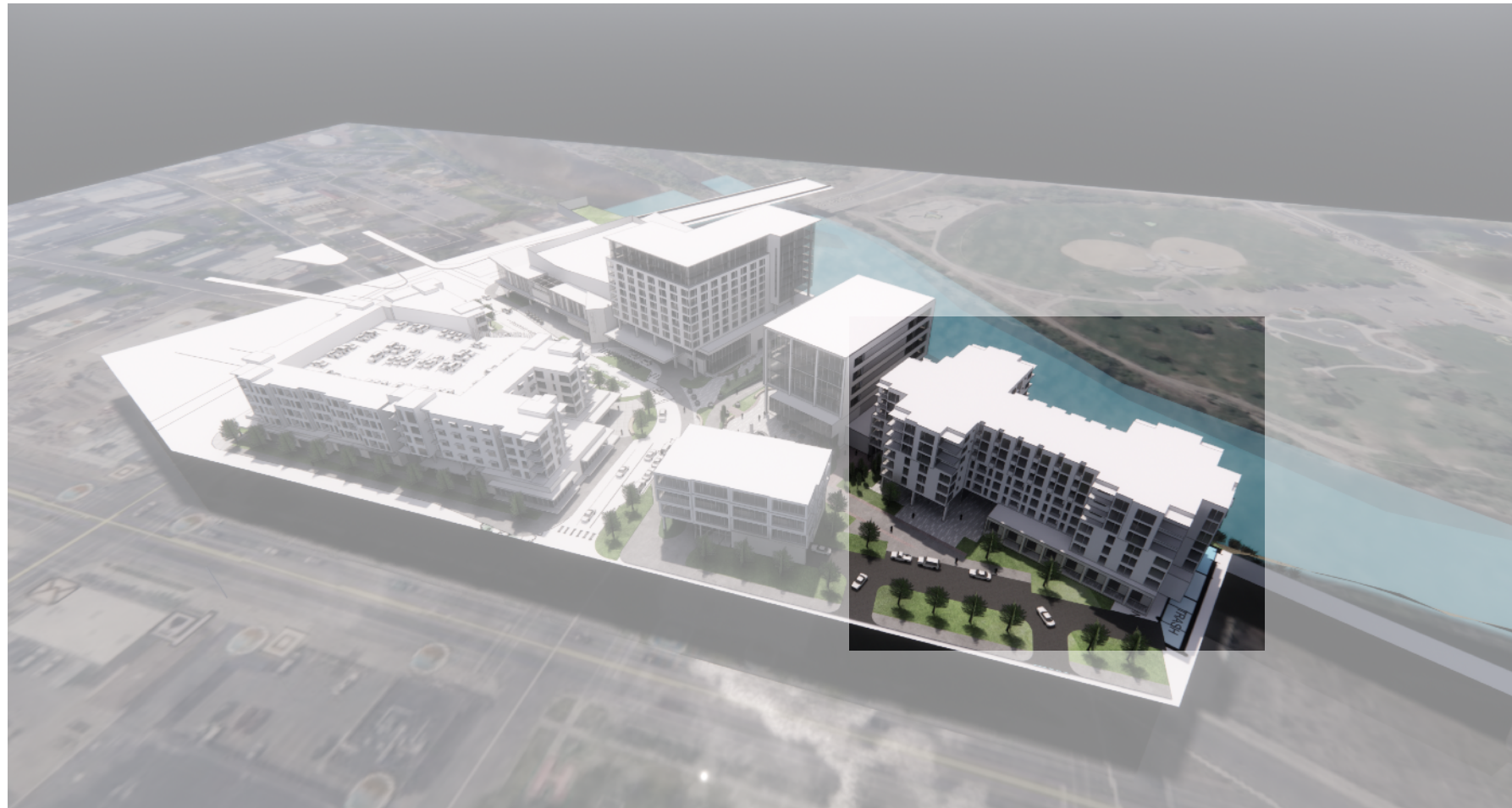


THE RESIDENTIAL BUILDING



5

THE RESIDENTIAL BUILDING



5

THE RESIDENTIAL BUILDING

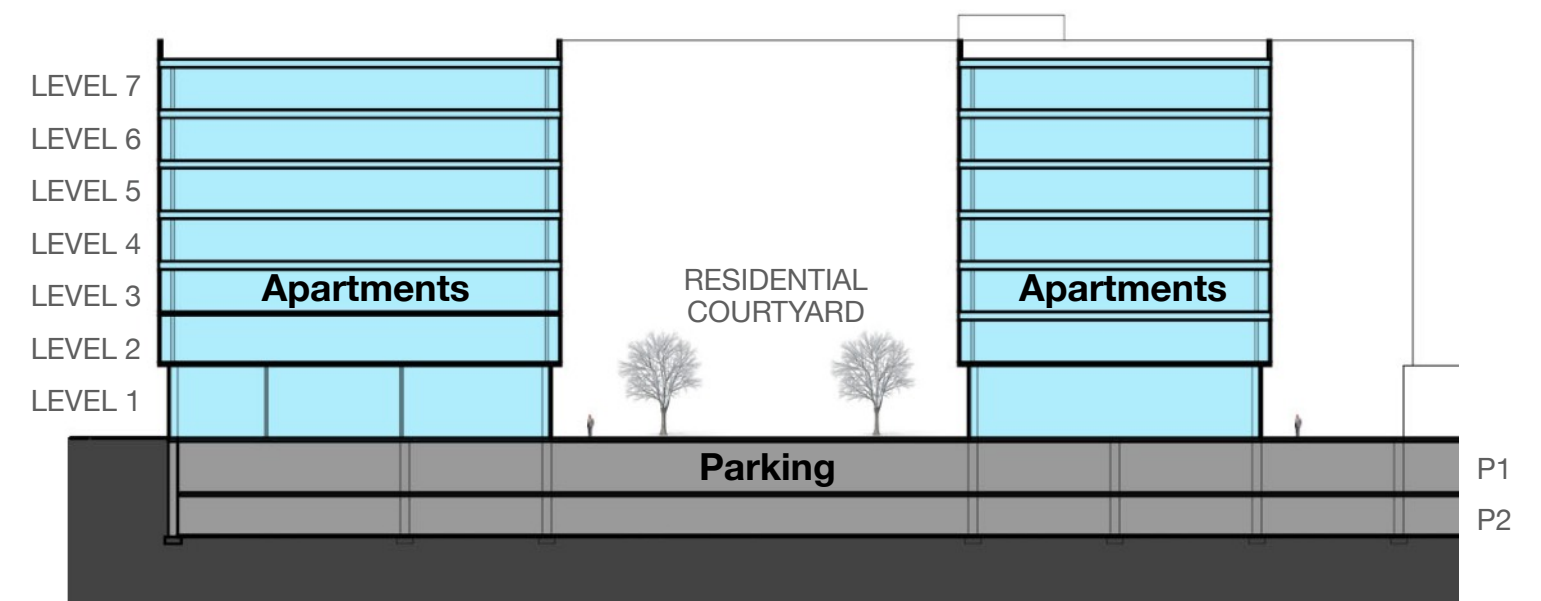


FIRST FLOOR PLAN DIAGRAM



BUILDING PROGRAM & NOTES

- **200** potential residential units
- Could have mix of studios, 1-bedroom and 2-bedroom units.
- **Drop Off Area** with access to trash area and underground parking structure.
- Building fronts onto **pedestrian plaza area**.
- Has ground floor garden units at north and south facades.
- **Co-Work office space** for tenants
- Ground floor membership **Gym**



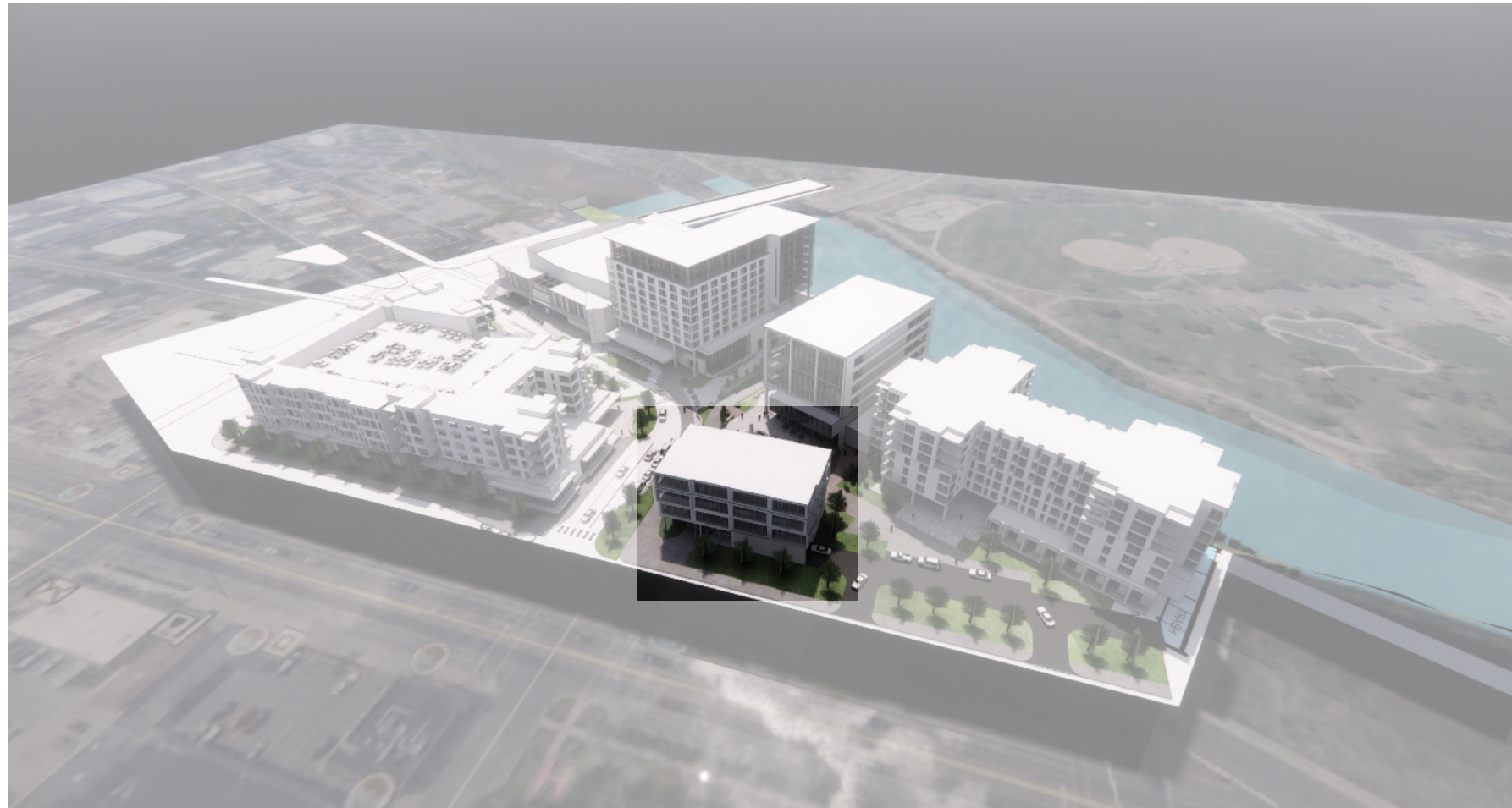
BUILDING SECTION - EAST / WEST

THE WEDGE BUILDING



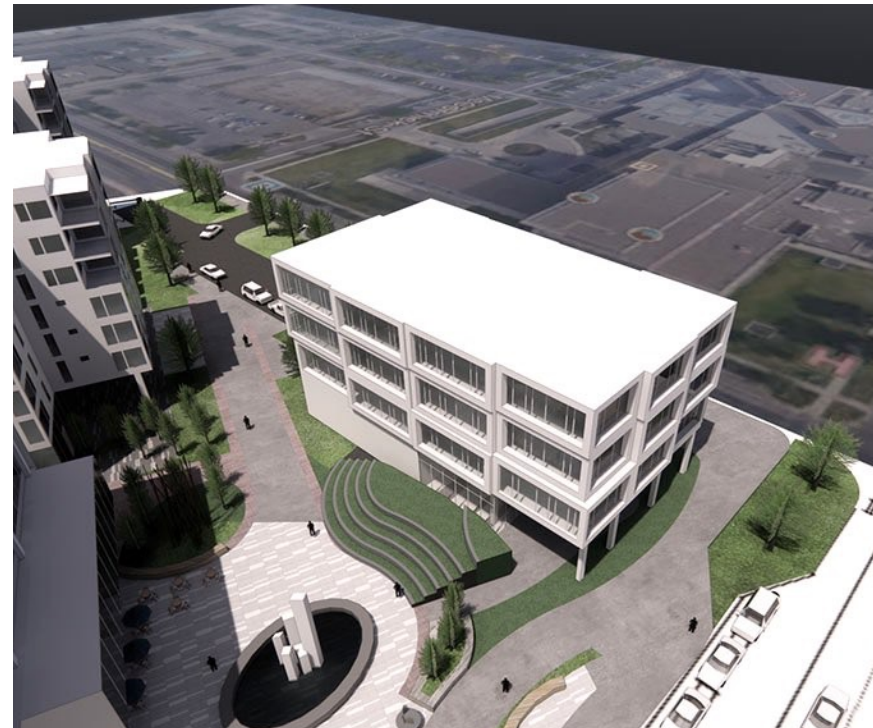
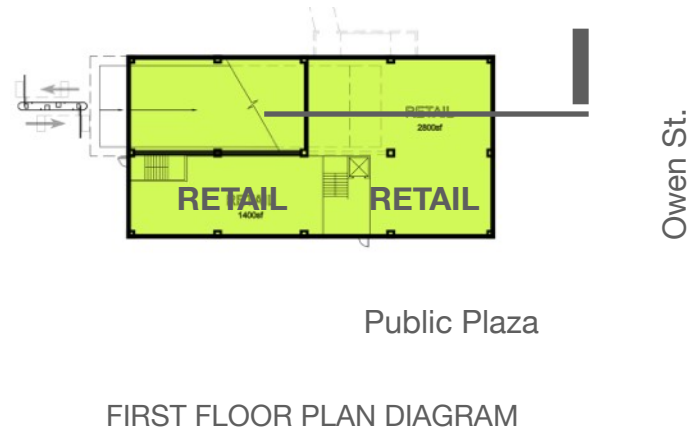
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THE WEDGE BUILDING



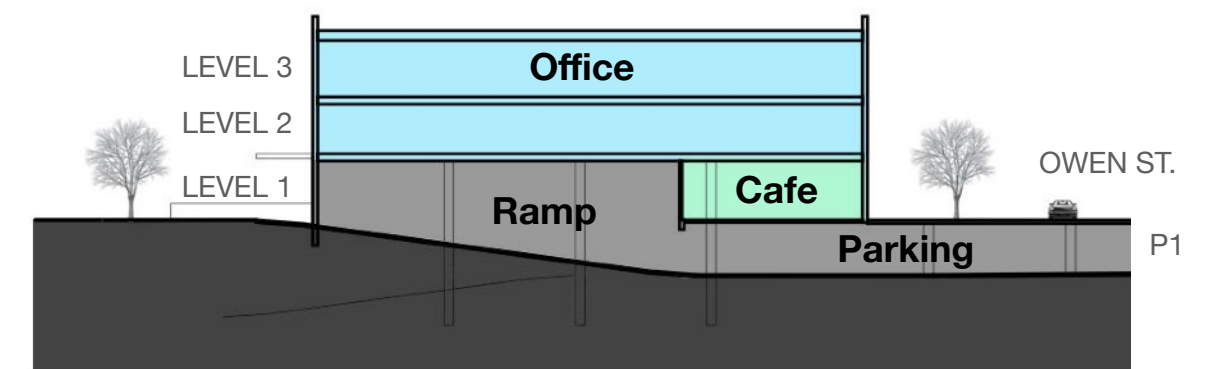
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THE WEDGE BUILDING



BUILDING PROGRAM & NOTES

- **Leasable Office Space** on floors 2-3 but could potentially become micro-apartment rentals.
- **Ground Floor Food & Beverage**, potentially 2 leasable spaces, facing public plaza. Cafe, bakery, or other food & beverage tenant is necessary to “activate” public plaza to the south.
- **Parking Structure**, ramp and circulation is below and within building, see parking plans.



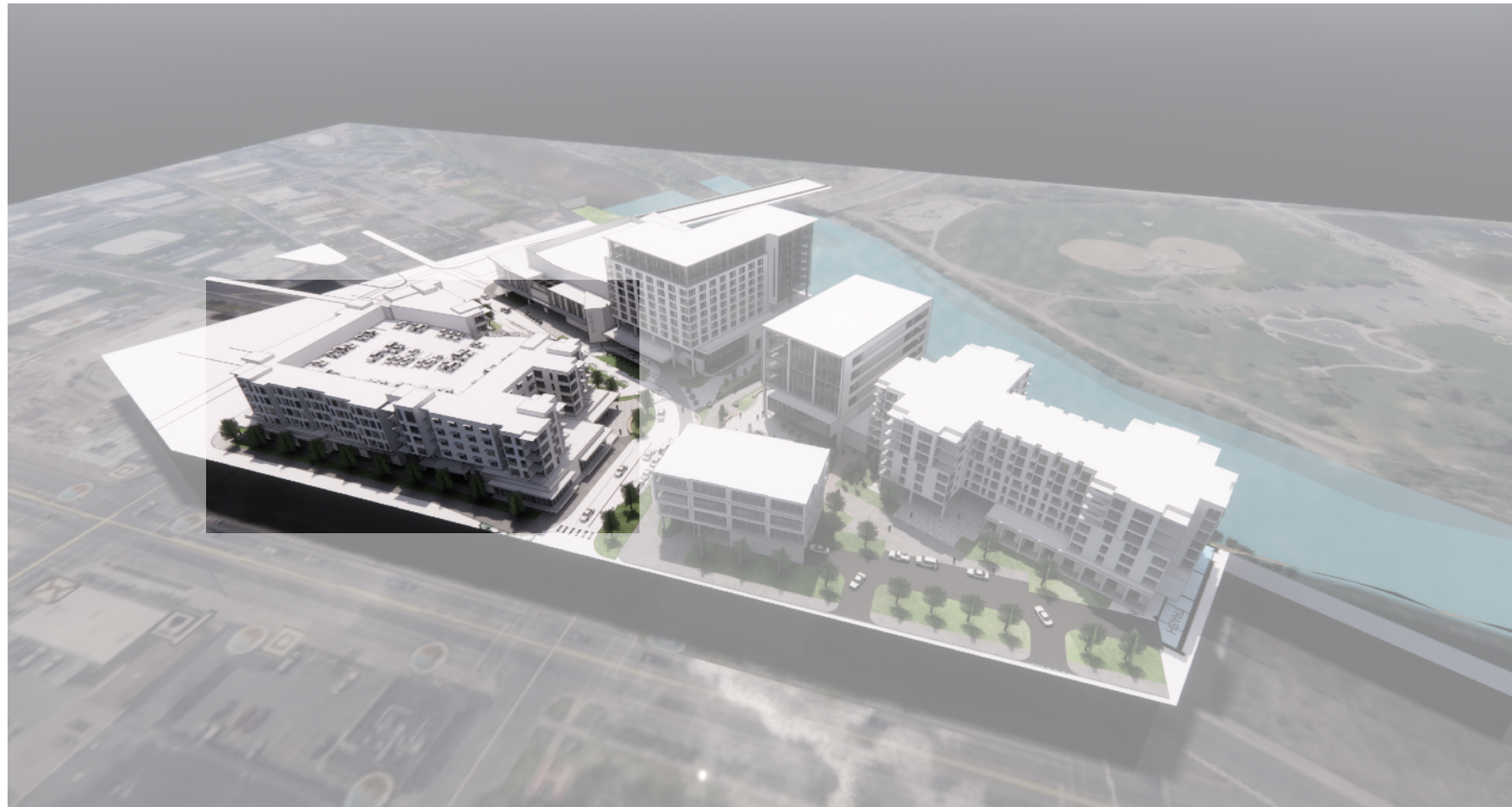
BUILDING SECTION - EAST / WEST

THE CHICKEN BLOCK



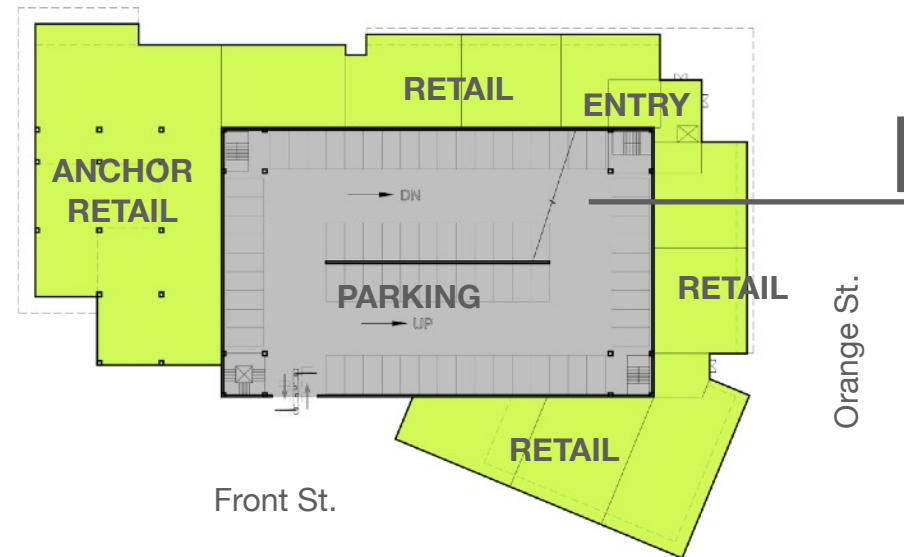
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THE CHICKEN BLOCK



7

THE CHICKEN BLOCK

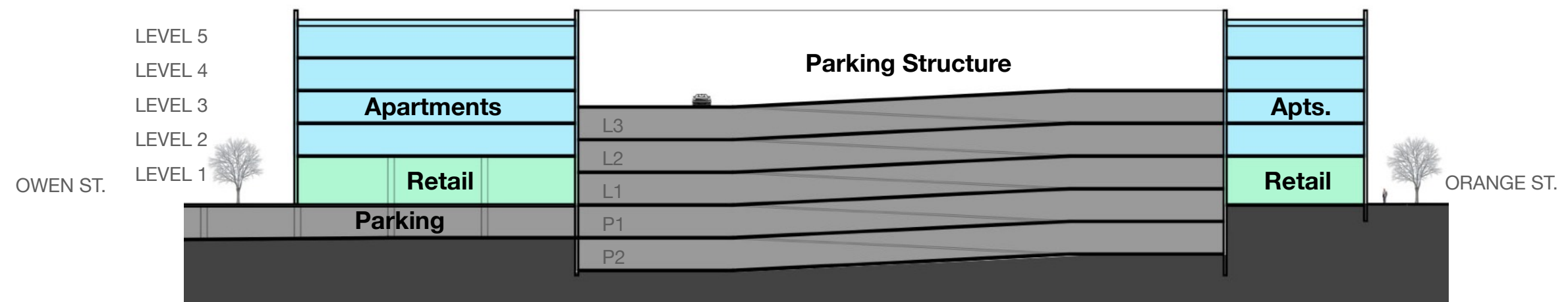


FIRST FLOOR PLAN DIAGRAM



BUILDING PROGRAM & NOTES

- **Residential Apartments** on floors 2-5, Studio, 1- and 2-bedroom apartments are anticipated.
- **Ground Floor Retail** totaling 7-9 spaces ranging from 2,000 SF to 13,000 SF.
- Continue **retail shopping streetscape** along Front Street with on-street parking.
- **Parking Structure**, above grade 4 stories and below grade 2 stories
- **Anchor Tenant** at 13,000 square feet to the west along Owen Street. Desirable tenant would be small boutique grocer or other community asset.



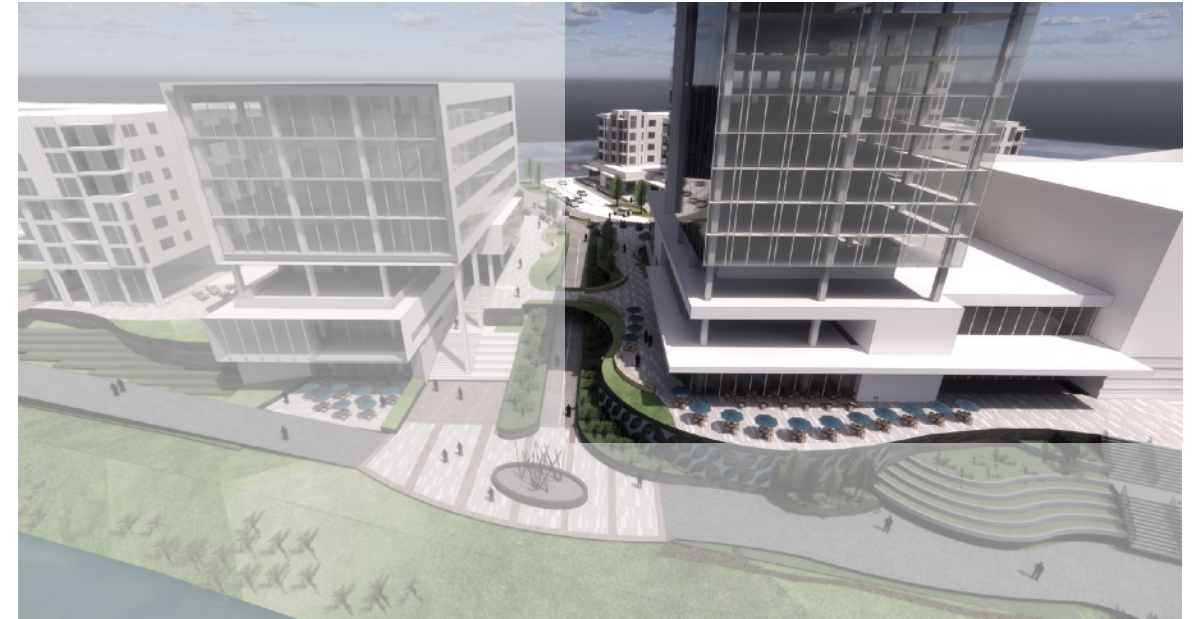
BUILDING SECTION - EAST / WEST

THE DRIFT



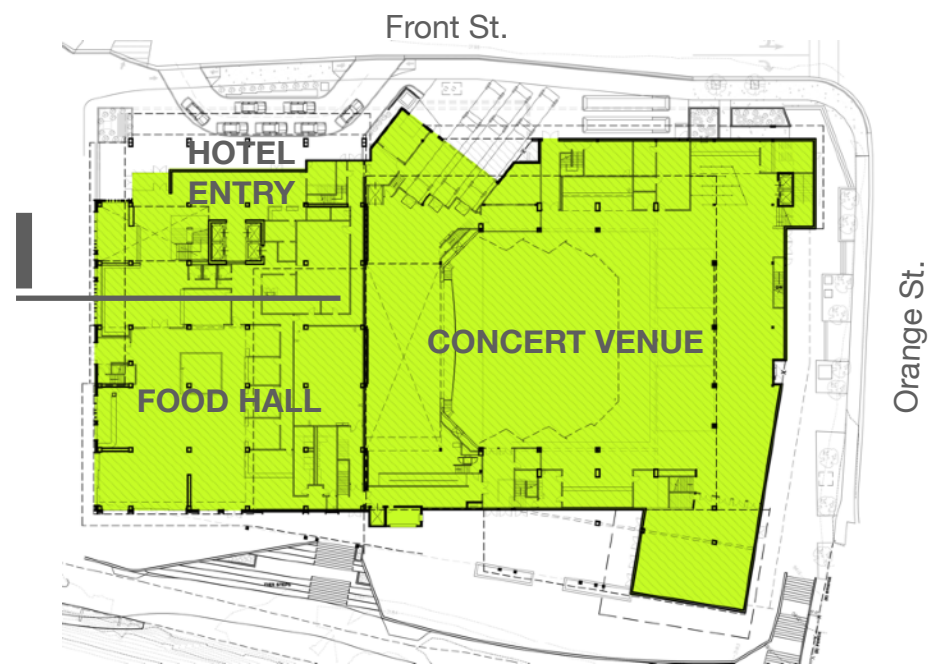
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THE DRIFT



8

THE DRIFT



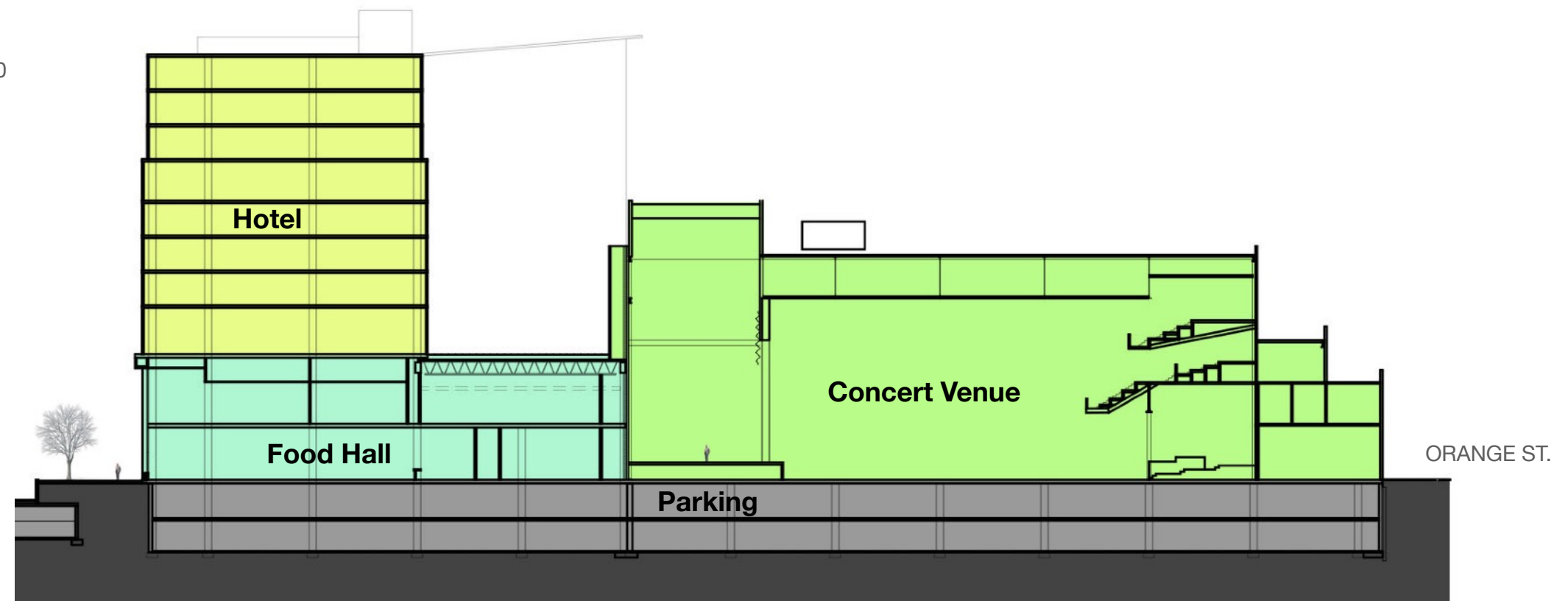
FIRST FLOOR PLAN DIAGRAM



BUILDING PROGRAM & NOTES

- To become additional **Cultural Hub** for Missoula
- **Concert Venue**
- **Tour Bus** Parking
- **Food Hall** facing public plaza
- Exterior **Patio Dining**
- **Hotel**, 200 +/- rooms
- **Porte-cochère Entrance** off of Front Street and facing Public Plaza
- **Public Plaza** spaces to the south and west
- Access to **public trail system** to the south and west

LEVEL 10
LEVEL 9
LEVEL 8
LEVEL 7
LEVEL 6
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
LEVEL 1
P1
P2



BUILDING SECTION - EAST / WEST

8

THE DRIFT



PROJECT DETAILS

9

9

PARKING DESIGN

Chicken Block
478 parking spaces
 (2 levels below grade,
 4 levels above grade)

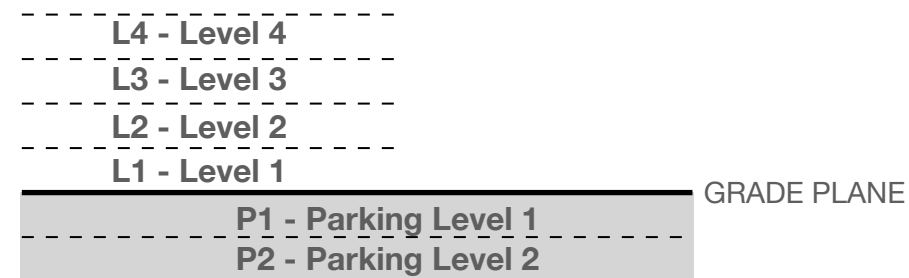
River's Edge
372 parking spaces
 (2 levels below grade)



L1, L2, L3, L4

P1

P2



PARKING SECTION DIAGRAM

1,164 - Total Parking
 Spaces after Phase 3

Drift
314 parking spaces
 (2 levels below grade)

9

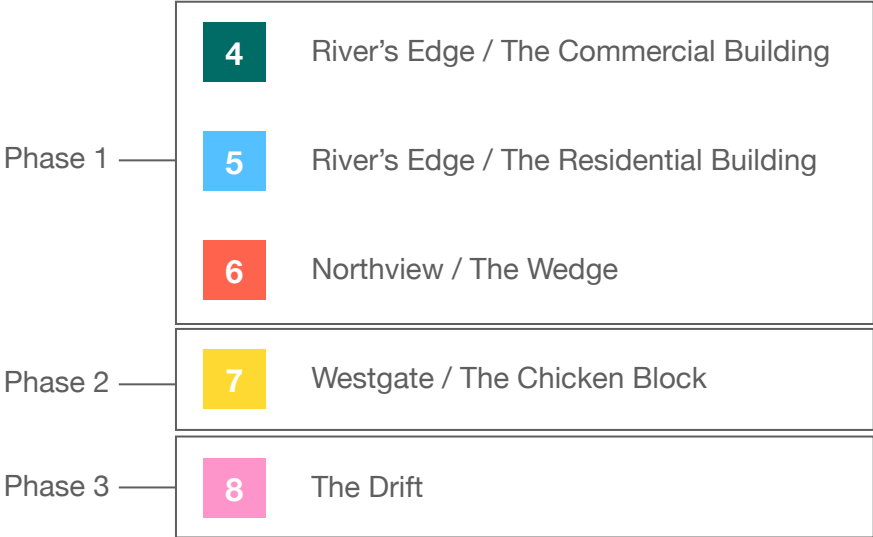
PROJECT DETAILS

Project Summary

		Levels	Parking Spaces	Residential Units	Office Space (SF)	Retail Space (SF)	Food / Beverage (SF)
4	River's Edge - Residential Building	6-7	372 ⁽¹⁾	200	-	-	-
5	River's Edge - Commercial Building	4 or 7+		-	74,240	-	14,630
6	Wedge / Northview	3		-	11,000	-	4,200
7	Chicken Block / Westgate	5	478	132	-	32,740 (2)	(3)
8	Drift	10	314	27	-	-	8,500
Totals			1,164	359	85,240	32,740	27,330

notes
(1) This is dependent on moving the sewer line.
(2) Potentially 9 total spaces, see plans
(3) Possible, depends on tenants

Phasing Strategy



Construction Types, # of Levels, Overall Heights

- Option 1

 - 1. (1) Level of Construction Type IA (Ground Level)
 - 1. Floor to floor = 16'-0"
 - 2. Ceiling Height = TBD depending on design, but it's likely 12'-0"
 - 2. (4) Levels of Construction Type IIIA (but maybe IIIB)
 - 1. ext. non-combustable; interior construction = wood
 - 2. Floor to floor = 13'-6"
 - 3. Ceiling Height = 9'-0" min, most areas closer to 10'-0"
 - 3. Building Height, overall = 85' if it's IIIA, 75' if IIIB
- Option 2

 - 1. (1) Level of Construction Type IA (Ground Level)
 - 1. Floor to floor = 16'-0"
 - 2. Ceiling Height = TBD depending on design, but it's likely 12'-0"
 - 2. (7+) Levels of Construction Type IB (Steel and Concrete)
 - 1. Floor to floor = 13'-6"
 - 2. Ceiling Height = 9'-0" min, most area's closer to 10'-0"
 - 3. Building Height, overall = 125' max. (per zoning)
 - 4. Design Excellence
 - 1. A "step back" will need to be considered at 85'/6 stories