On July 2, Missoula City Council voted 6 to 5, with one absent, to remove the Broadway Corridor from the Northside-Westside Neighborhood Plan. This much-discussed arterial between Orange and Russell Streets formed an “activity center” in the Plan that was adopted by the Missoula City Council in 2000.

Removing the Broadway Corridor from the Plan has the effect of turning back the planning clock at least seventeen years. The corridor, from Russell to Hawthorne Streets, will, once again, be designated “highway/heavy commercial” instead of “city center” as preferred by the neighbors who worked on the Neighborhood Plan in the 1990’s.

Returning to the old designation would also be contrary to the community vision that came out of the recent Broadway Charette process – one that imagined a “neighborhood commercial village” for this area.

The new Broadway Corridor Plan could become a substitute for the “activity center” of the Neighborhood Plan by an act of the City Council unless that too becomes stalled or overturned by the controversy and obstructionism that has been ruling the day. I believe we should work hard as a community to avoid that possibility.

Many neighbors who worked on the original Plan did not attend the Plan review meetings held last year because they had become dispirited enough to say that plan doesn’t have any teeth and it’s not worth the effort.

On the other hand, a number of City Council People worked to remove Broadway from the Plan thinking its teeth too sharp. The truth lies somewhere in between. Many Broadway business owners, skeptical of public process, boycotted the recent Corridor Charette. Closing the credibility gap, rather than making it larger, should

In 1940, the Broadway pictured below was at the edge of a town of 18,000 people. Returning to a “highway heavy commercial” land use designation won’t bring back the past but could be a recipe for disaster in what is now “city center.”

Continued on p.2
Which version do **YOU** like better?

**THE ORIGINAL SAFEWAY RELOCATION PROPOSAL**

A two-square-city-block area for the store, its parking lot and gas station.
As a basis for forming public policy, the petition errs in the following significant ways:

1. All business owners were notified of meetings at the time of the Plan’s crafting and were sent surveys and notices as part of the Plan Update process. Some of the businesses signing the Floyd petition weren’t in business on Broadway at the time of the Plan’s original public meetings, so they would not (or could not) have been notified.

2. The 2000 Plan did not harm any existing businesses because the Plan did not, as the petition asserts, act as a change of zoning. As an aside, the Plan also did not promote the current lane reconfiguration (“road diet”) that was engineered and funded by the State of Montana well after the Plan’s adoption.

3. Adoption of the Neighborhood Plan shortly preceded City Council’s approval of sale of the City Shops site to St. Pat’s for the Safeway redevelopment. Despite the petition’s allegation, no one involved in the authorship of the Neighborhood Plan was a plaintiff in the Citizen Advocates for A Livable Missoula (CALM) lawsuit challenging the Safeway relocation project (note that the suit was against the City not St. Pat’s or Safeway). The suggestion that the intention of the planners was to do harm to St. Pat’s or Safeway overlooks that the Plan was, in many ways, a product of St. Pat’s Healthy Neighborhood Project.

4. The Plan never functioned as a change of zoning, and has never deprived anyone of “full enjoyment of ownership as regulated by zoning. Plans, in and of themselves, are not regulatory. In terms of what constitutes attention to a plan, the State Supreme Court has been quite specific. In the CALM vs. City of Missoula ruling the court reaffirms its opinion, in precedent, of what constitutes compliance: “To require strict compliance with the master plan [growth policy] would result in a master plan so unworkable that it would have to be constantly changed to comply with the realities. The master plan is, after all, a plan. On the other hand, to require no compliance at all would defeat the whole idea of planning. Why have a plan if the local government units are free to ignore it at any time?”

5. As well noted by the State Supreme Court, Safe- way and St. Pat’s are explicitly supported, in the Plan’s language. Also, of course, the neighborhood routinely supports Broadway businesses with its patronage.

store, its parking lot and gas sales.

The plan-influenced project that will be built in its stead will include, in this same site area, several small independent zones that will allow residences and home businesses.

The site will also include a paved non-motorized trail between the store and the railroad tracks that someday could be extended to join other parts of Missoula’s trail system.

Continued on p.4

The Project After Working with the Neighborhood Plan

Significant proposal improvements: corner entrance on Broadway; improved landscaping; Mountain Line bus pullout and rider-shelter; facade improvements, housing, area; and pedestrian trail...
The more plan-compliant, improved, project will also include significant façade improvements (including a corner entrance on Broadway), improved landscaping and a Mountain Line bus pullout and rider-shelter.

I leave it to the reader to imagine what development in the Broadway urban renewal district could be like with the return to a highway-heavy commercial land use designation.

Ultimately, that classification is a remnant of the days before Interstate 90 came to Missoula in the 1960s, when US Highway 10 was the road through town, and West Broadway was the first automobile strip on the City’s periphery (remnants of these old uses can still be seen in the corridor – a little the worse for wear).

This old land use designation was tailored for gas stations and motels and other uses that have large land requirements such as outdoor storage of materials, truck stops, and shipping and warehouse facilities – not too “villagey,” maybe.

Bob Oaks is the Executive Director of the NMCDC, the North Missoula Community Development Corporation, and an advocate for neighborhood planning.

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Bath & body care
Herbal extracts
Inspiring gifts
Supplements

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“H” IS FOR “HOMESTEAD”

The “H” is for Homestead wood block print illustrates the intertwined fabric of wildlife, agriculture, open space and history at the Moon-Randolph Homestead in the North Hills.

Claire Emery created the print with support from the Mathew Hansen Endowment as an educational tool for the homestead, and the first 25 prints of the edition will be sold for $200 each to raise funds for maintenance and educational programs.

One print will be raffled off at the 7th Annual Moon-Randolph Homestead Fall Gathering on September 29. As long as the North Hills stay open, homestead visitors are welcome Saturdays, 11-5 (try out the new Orange Street trail to get here (map at www.nmcdc.org).

Call 728-9269 with questions or to order a print.
Missoula Valley Recycling is proud to be named Sustainable Business of the Year by the Sustainable Business Council. We received this award for our work with Recycling in the Schools, and our partnership with Opportunity Resources to provide document shredding services. You may find more about both of these programs on our website at:


Through our Recycling in the Schools program, we promote recycling in a new generation through our classroom presentations. Last year, contributions helped fund programs in eight schools. We would really appreciate your support to help us maintain and grow this valuable program.

Contributions directly fund our program work: only 10% go toward administration costs. Please join our newest sponsor, Home Resource. Visit our website to download a contribution agreement to help fund Recycling in the Schools program.

MVR started our partnership with Opportunity Resources to offer small businesses and residential customers a chance to shred documents at the lowest price in town.

* Have a great summer! Remember to call us if you will be out of town on your pickup day so we can reschedule your pickup or give you a credit.

Burns Street Commons

NMCDC to break ground in September on 17 affordable homes on Westside.

Building on the resounding success of Clark Fork Commons, the North Missoula Community Development Corporation and the Land Stewardship Program are set to break ground on Burns Street Commons; 17 homes affordable to first time homebuyers earning less than 80 percent of the area median income (see chart below). Burns Street Commons, located at 1500 Burns Street on the upper Westside, will consist of one, two and three bedroom homes overlooking a beautiful courtyard setting. Homes include small yards, balconies and/or decks. Prices will range from $100,000 to $135,000.

Don’t miss out on this exciting homeownership opportunity!

For More information call Jerry Petasek, 829.8414.

<table>
<thead>
<tr>
<th>Household Size</th>
<th>1</th>
<th>2</th>
<th>3</th>
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<tr>
<td>Maximum Income</td>
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<td>$34,900</td>
<td>$39,250</td>
<td>$43,600</td>
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</table>

MISSOULA COMMUNITY CO-OP NEWS

EBT ACCEPTED AT CO-OP!

Use your food stamp benefits today to access local, organic and natural food at your neighborhood co-op: Missoula Community Co-op * 1500 Burns Street.

USDA FREE MEMBERSHIPS

□ to those who income qualify to Missoula’s very own food co-op! The co-op’s current hours are 12-6 p.m. M-W and most of the day on Th, F. Call Kate at the co-op with any questions 728-2369 or 880-2667 (COOP) or email her at <coop-kitchen@montana.com>

CO-OP BLOG

While we do have an e-newsletter that comes out every other month, another way to see what we’re up to is our blog. We post board and committee meeting notes, links to articles and items of general interest.

There’s even instructions about how to blog on the blog. www.missoulacommunitymarket.com
I never thought that I could call myself a homeowner at the age of 26. I moved to Montana from Southern California in 2002 and one of my main goals was to purchase an affordable home once I got settled in Montana. Purchasing a home in my home state of California I knew was virtually impossible. Little did I know that purchasing a home in Montana would feel the same way at first. Many first time homebuyers in Western Montana are discouraged by the housing prices. However, there are many affordable housing options and assistance programs to make it very realistic to purchase an affordable home. I have noticed that many Missoulians are not aware of the many home buying options.

I started working in real estate lending in the summer of 2003 and I immediately loved it. I have worked for Missoula Federal Credit Union as a real estate loan officer since September of 2005. I quickly realized that helping first time homebuyers purchase their first home and an affordable home would be my focus.

I was first introduced to the affordable housing project called the Clark Fork Commons in the beginning of 2006. The Clark Fork Commons are town homes that sit right on the Clark Fork River. They are sold through a land stewardship program. Basically the homeowners do not own the land that their townhome sits on.

A small land lease fee is due each month to the North Missoula Community Development Corporation. The land stewardship program was designed to make homes more affordable for purchase based on the land value taken out of the sales price.

I heard there were these brand new town homes for sale for $114,000. How could it be? Was I really going to be a part of helping 25 families purchase an affordable home right on the river in the heart of Missoula?

Portico Real Estate partnered with the NMCDC to sell these homes. They graciously included me in the project and the phone calls and interest in these town homes started flooding in. Between the months of March and September I must have met with at least 40 people interested in purchasing at the Clark Fork Commons. Many potential homeowners that I worked with were pleasantly surprised that the monthly mortgage payment was well within their monthly housing budget.

After being in the real estate business and helping other Missoulians purchase their first home, I realized it was time to see if I could do it. I made the decision to crunch the numbers and luckily the mortgage payment matched my comfort level for my budget.

I signed my buy-sell agreement on July 10, 2006 and moved in on August 10, 2006. What a dream come true!

I signed my buy-sell agreement on July 10, 2006 and moved in on August 10, 2006. What a dream come true!

The NMCDC in fact had built my new home and made this affordable option the reason I was now a homeowner. I am now working with the NMCDC on the up and coming Burns Street Commons which will be the next land stewardship program housing project on the North side of Missoula.

Now I spend my days counseling future homebuyers on the many lending programs and down payment assistance programs to make it realistic to purchase their first home. I now spend my nights enjoying my new home and the satisfaction that with a bit of patience and persistence I was able to find my ideal first home.
IT TAKES A COMMUNITY TO RAISE A ROOF!

by Rebecca Williamson

Just what does it take to get a good roof over one’s head? After nearly a decade of asking for help, a Missoula man gets his wish for a new roof on his Northside home.

Richard Hart has always lived in his house on the Northside. He chuckles and points to the sidewalk intersection at Kennett and N. 3rd St. West, where over 50 years ago, sidewalk contractors secretly stamped “Kenneth” in the concrete instead of “Kennett” to appease little Richard, whose middle name is Kenneth.

Hart is a disabled veteran and senior citizen who cannot work and depends upon Social Security to pay for the bare necessities. He strives to give back to the community and regularly volunteers in the Food Bank at Mission 3:16. His home means a great deal to him, but he has not been able to maintain it on his own.

A concerned friend continued to drape tarps over the leaky roof and broke his arm in a fall. The yard was also in need of attention, so in 2004, Hart’s friend turned to Rebecca (Richter) Williamson, then executive director of the Northside’s Missoula Urban Demonstration Project (MUD).

“Just two blocks away,” the friend said, “is a man who needs help maintaining his yard.” Using tools from MUD’s Tool Library, Rebecca tackled

Top: Richard’s roof before
Middle: Volunteers gather the old shingles
Bottom: Richard’s new roof
the 3-foot high weeds and saw the disrepair that the home’s roof was in.

Inquiry revealed that Northside Neighborhood Association (Richard has been a long-time officer of the corporation) members helped demolish and haul away a condemned garage from his property more than ten years ago, and that the North-Missoula Community Development Corporation, several years ago, had helped Richard straighten out some property ownership questions and get some additional entitlement funds directed his way.

Despite this help, and much other effort by various individuals and groups over a number of years, that leaking roof still hung overhead. Williamson approached her husband, Paul, a member of Missoula’s Sunrise Rotary, to see if the group would take on this project.

Rotarian Carl Prinzing, former Rotary District Governor, became instrumental in moving the initiative forward as a regional Rotary project and it began to materialize in many ways.

Harrington Construction in Frenchtown agreed to be the general contractor on the project, Massa Home Center in Hamilton said they would donate new shingles, and BMC West Building Materials in Missoula offered tar paper and nails. Construction Site Services of Missoula agreed to grind all construction waste for recycling.

The project sponsors, the Missoula Sunrise Rotary, pitched in funds for materials and provided construction site clean up.

The approaching winter weather had been put on hold just long enough for these community-minded businesses and organizations to complete the project, culminating with the Rotary clean-up on Saturday, October 28. This project is one of many that the Sunrise Rotary completed last year.

Two of the other major projects include the installation of thousands of dollars of playground equipment and labor at the new Joseph Residence and the raising of $30,000 on the July Money Train fundraiser, completed in cooperation with Montana Rail Link for Watson’s Children’s Shelter. The Missoula Sunrise Rotary is proud to play a role in this community project, said Sunrise Rotary President Joe Bischof.

Roof recipient Richard Hart strives to give back to the community and regularly volunteers in the Food Bank at Mission 3:16.

A BIG NORTHSIDE THANKS TO...

Rebecca Williamson
Paul Williamson
Carl Prinzing
Missoula Sunrise Rotary
Harrington Construction
Massa Home Center
BMC West
Construction Site Services of Missoula
Joe Bischof
Dan Skalinski
Missoula Farmers’ Market Accepts Electronic Benefit Transfer Cards (Food Stamps)

If there is one image that epitomizes summer in Missoula, it has to be the stalls at Saturday’s farmers’ market. Beginning this July, more Missoula residents were able to access this signature Missoula institution. Missoula Farmers Market has joined with Caras Park’s Clark Fork Market in accepting the EBT cards that replaced food stamps.

This exciting program came together through a collaboration of the Community Food and Agriculture Coalition (CFAC), the Missoula Farmer’s Market, the Clark Fork River Market, Creative Catering, United Way of Missoula County, Missoula Food Bank, and Big Sky Commerce.

When shoppers use their EBT cards at farmer’s markets they not only increase their access to fresh local produce, they also enable small family farmers to circulate federal dollars through their stands and build the local economy.

If you have an EBT card, bring it to the CFAC table at the Higgins Ave. entrance. Here your cards will be electronically swiped and you will receive tokens that can be exchanged at the stalls of participating vendors.

The Clark Fork River Market is in its second season offering this program and this summer added use of credit and debit cards. Now people can receive market tokens from either their credit, debit or EBT cards. Come on down!

For more information, please visit our web-site: www.umt.edu/cfa

Bonnie Buckingham

Making Peace Visible

We have a very special project now to make peace visible by transforming 4.4 acres of land on lower Waterworks Hill into a Peace Park for Missoula. Among the many ideas for the park is a memorial to the peace sign that graced the Hill for many years and is well known to many in the North Missoula community.

You can help by making a donation to the park or better yet, by becoming a JRPC member. We invite you to stop in and check out the ways you can get involved. And mark your calendar for our Annual Peace Party on Sunday, August 26 from 4 to 9 pm in Caras Park where we’ll celebrate our peaceful community.

Betsy Mulligan-Dague
Executive Director
Jeannette Rankin Peace Center
519 S. Higgins
Missoula, MT 59801
Phone 543-3955
Fax 543-0128
www.jrpc.org
<peace@jrpc.org>>

REAL MEALS

Real meals, a project of the NMCDC, the Crime Victim Advocate Program and Missoula Community Co-op is a meal prepared and shared by women to create community and opportunity. Women celebrate the sharing of vision, labor, skills and nourishment.

Real meals utilizes local food as much as possible for each meal. Participants will take portions of the meal home for freezing, family or healthy leftovers.

Meals are held every second Thursday of the month at Orchard Gardens Community Barn, 210 N. Grove Street from 6:00-9:00 pm. Suggested donation is $7 or whatever you can contribute. Food Stamps (EBT) are accepted.

Call Kate for details, or transportation arrangements at 728-2369.

Orchard Gardens Community Barn
210 N. Grove Street
4:30 pm: Gardening in the Community Garden with Farmer Sarah
5:30 pm: Meal preparation and dining in the Community Barn

Please call ahead of time if you can join us. Children are welcome! Please RSVP at 728-2369 or 880-COOP.
Attention Movie Fans!

Missoula Outdoor Cinema Returns for Sixth Season!

So you might have missed the first couple of movies, Her Majesty, the Birds, A Space Odyssey 2001 — ooh got to love that Kubrick — or even Monty Python’s Meaning of Life…

But don’t miss out on the rest of this exciting sixth season. You can’t beat a $5 dollar movie, natural popcorn with all the fixings, candy, soda and T-shirts.

The NMCDC offers walk-in movies on the Northside. Beginning at 8:00 p.m. on Saturdays, Missoulians can meet at the grounds of Missoula’s Head Start (1001 Worden Ave, the old Whittier School) to enjoy a terrific entertainment event and morale booster for the Northside neighborhood. Missoula Outdoor Cinema brings people together from all over.

The cinema setting, with a huge fabric screen hung on the side of the school building, is reminiscent of the old drive-in-movie atmosphere except that this is truly a walk-in community event. Movies will continue each Saturday night through July and August and the first two weekends of September.

Moviegoers are encouraged to bring their own small compact seating, their own non-alcoholic drinks and refreshments. Fresh popcorn and movie concessions are also available for purchase.

Profits benefit the North-Missoula Community Development Corporation’s efforts to revitalize Missoula’s oldest neighborhoods. A display of the NMCDC’s programs and projects will be available. Missoula Outdoor Cinema suggests a $5 donation per person.

2007 Schedule:

<table>
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<tr>
<th>Date</th>
<th>Movie Details</th>
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<tbody>
<tr>
<td>Aug. 4</td>
<td>Saturday Night Fever Rated R (1 hr 59 min) Dance contest before the show</td>
</tr>
<tr>
<td>Aug. 11</td>
<td>Don’t Come Knocking Rated R (2 hrs 2 min)</td>
</tr>
<tr>
<td>Aug. 18</td>
<td>Men in Black Rated PG-13 (1 Hr 38 min)</td>
</tr>
<tr>
<td>Aug. 25</td>
<td>Crouching Tiger Hidden Dragon Rated PG-13 (2 hrs)</td>
</tr>
<tr>
<td>Sept. 1</td>
<td>Harry Potter and the Sorcerer’s Stone Rated PG (2 hrs 32 min)</td>
</tr>
<tr>
<td>Sept. 8</td>
<td>The Last Picture Show Rated R (1 hr 58 min)</td>
</tr>
</tbody>
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Other Info:
* No alcohol, pets, or cars on the theater grounds
* Movies are shown by digital projection.
* Gates open at 8:00 p.m. Features show at dusk
* Contact: Jerry Petasek at 829-8414
* URL-www.missoulaoutdoorcinema.org; www.nmcdc.org/cinema
* Email lsp@montana.com

Tool Library Hours: Monday & Wednesday 4-7pm, Saturday 9-noon
Questions? Call 549-6790

Tool Library T-shirts now on sale to celebrate the 10th anniversary of the Library.

MUD Mingle Pot Luck on Wednesday, August 15th, starting at 6pm at MUD, 629 Phillips St.

Truck Share memberships are now available: Call MUD at 721-7513 or go online at: www.mudproject.org
**CREATE * VOTE**

Greater Voter Access this election season. City Council races headed your way.

This year ballots will be delivered to your doorstep: Vote-by-Mail Election and Election Day Registration will be in effect for this year's municipal races.

---

**Primary Election: September 11**  
**General Election: November 6**

Confirm your voter information today to make sure your ballot is mailed to your correct address. Mail ballots go to all active registered voters; so, if you forgot the last couple of elections, re-register to make sure you're in the system.

For convenience sake, you can also come by the NMCDC office at 819 Stoddard to pick up a new voter card. Ballots for the primary election will be mailed August 21 for delivery August 22. Ballots for the general election will be mailed after October 22. Deadline for regular registration is August 13 for the Primary and October 8 for the General.

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**Voters Can Return Ballots By:**

- Placing a 41 cent stamp and returning through the mail
- Hand delivering to the Elections Office *(County Courthouse 2nd floor)*
- On Election Day deliver to a drop-off site

---

**Drop-Off Sites:**

- Rattlesnake Middle School  
- Russell School  
- Cold Springs School  
- Hellgate School  
- Paxson School  
- Elections Office* *(County Courthouse 2nd floor)*

*Available only on Election Day from 7 am until 8 pm

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**Election Day Registration (EDR):**

A voter may register or re-register to vote after the close of regular registration at the courthouse with proper ID requirements *(see below).*

The voter can register at the Courthouse before noon the day before the election and between 7 am and 8 pm on Election Day.

* ID requirements needed to register: Driver's License; or, School District of postsecondary education photo identification; or, Tribal photo identification; or, Voter identification card; or, current utility bill; or, bank statement; or, paycheck; or, government document that shows the elector's name and current address.

[NOTE] If you’re receiving this newsletter, recent redistricting means you could be in either Ward 1 or Ward 2. Please check the City’s website to verify your ward location: www.ci.missoula.mt.us or call the Elections Office to ask about your address at 258-4751.
SPONTANEOUS CONSTRUCTION TAKES TO THE STREET

Saturday, August 25th, Home Resource’s annual benefit event, Spontaneous Construction 2007, will be held in the 800 block of Kent Avenue, which will become a playground with fun for all ages. Proceeds from the event go to Home Resource’s New Location Fund. The non-profit organization, which collects and sells re-usable building materials has already outgrown its current location.

Two great events (Come to one or both!):

From Noon to 5 pm:
- Caster Car Creation and Race (get ’em rollin’)
- Paint A Door (free door, free paint and prizes too)
- Community Growth Sculpture (a cooperative endeavor — add your bit)
- Kid’s Tile Creation Station (paint and bake)
- The SponCon Contest (our spare parts — your imagination)

From 5 to 10 pm:
- Food, drink and dance while being entertained with interactive performance artists
- Party on down with performance artists, jugglers, dancers, a natural feast catered by the Hob Nob Café and local brews from Big Sky Brewery. The main event of the evening will be the award ceremony and simultaneous live auction of the day’s best spontaneous creations.

Admission to the afternoon festival is $5 for adults and children under twelve get in free. Tickets to the evening festivities cost $15 at the gate or $10 in advance and include admission to the afternoon event. Advance tickets will go on sale at Home Resource August 1st. Pre-registration for some of the contests is $15 per person, which includes a custom t-shirt and admission to the evening event. Information and entry forms (where required) are available at sponcon.homeresource.org or call 541-8300.

TRAUMA AND THE MIND/BODY CONNECTION WORKSHOP

The Exploratory Beyond Trauma Group is made up of therapists, counselors, practitioners of various healing disciplines (such as Yoga, BodyTalk, and Art Therapy), advocates for victims of domestic violence, and survivors of physical or psychological trauma.

They have begun conversations about trauma that include the effects of family or relationship violence, as well as discussion of experiences of veterans returning from Iraq and Afghanistan and the consequences of those experiences that can play out in family relationships.

Participants are exploring the many forms of trauma and how it affects the human body, mind, and spirit. The group is creating a menu of safe and effective options that are accessible to people in the region who would like relief from the burden of past harmful experience.

The group’s mission statement is: We are a political movement working to support efforts to expand and improve services for survivors of trauma through acknowledgement of the mind/body connection, the effects of trauma on the body, and the importance of this connection in the healing process.

The Missoula Crime Victim Advocate Program and its counterpart, DOVES (Domestic Violence Education and Services), in Polson are sponsoring a workshop titled Trauma and the Mind/Body Connection at the Salish-Kootenai Community College Campus in Pablo Montana on Thursday, August 23rd, from 8 a.m. to 4 p.m.

The environment of event will be comfortable, supportive and discrete. Its cost is $35 for individuals or $50 for agencies but scholarships are available and no one will be turned away for lack of funds.

For registration information, please call Kathy at 880-2639 in Missoula or Jenifer at 883-3350 in Polson.