



2015 Bruner Award Submission

Burns Street Square

Missoula, MT

North-Missoula Community Development Corporation

2015 RUDY BRUNER AWARD PROJECT DATA



PROJECT DATA

Please answer questions in space provided. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

Project Name _____ Location _____ City _____ State _____

Owner _____

Project Use(s) _____

Project Size _____ Total Development Cost _____

Annual Operating Budget (if appropriate) _____

Date Initiated _____ Percent Completed by December 1, 2014 _____

Project Completion Date (if appropriate) _____ Project Website (if appropriate) _____

Attach, if you wish, a list of relevant project dates _____

Application submitted by:

Name _____ Title _____

Organization _____

Address _____ City/State/Zip _____

Telephone () _____ Fax () _____

E-mail _____ Website (if appropriate) _____

Perspective Sheets:

Organization _____ Name _____ E-mail _____

Public Agencies _____

Architect/Designer _____

Developer _____

Professional Consultant _____

Community Group _____

Other _____

Please indicate how you learned of the *Rudy Bruner Award for Urban Excellence*. (Check all that apply).

- | | | | |
|----------------|----------------------|-------------------------------------|------------------------|
| Direct Mailing | Direct Email | Previous Selection Committee member | Other (please specify) |
| Online Notice | Previous RBA entrant | Professional Organization | _____ |
| | Social Media | Bruner/Loeb Forum | |

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Signature _____ Date _____

2015
RUDY BRUNER AWARD
PROJECT
AT-A-GLANCE



PROJECT AT-A-GLANCE

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This sheet, the Project Data sheet, and the representative photo will be sent to the Committee in advance as the *Project Overview*.

Project Name _____

Address _____

City/State/ZIP _____

1. Give a brief overview of the project. Approximately 500 words.

2. Why does the project merit the *Rudy Bruner Award for Urban Excellence*? (You may wish to consider such factors as: effect on the urban environment; innovative or unique approaches to any aspect of project development; new and creative approaches to urban issues; design quality.) Approximately 500 words.

2015 RUDY BRUNER AWARD PROJECT DESCRIPTION



PROJECT DESCRIPTION

Please answer questions in space provided. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

1. Describe the underlying values and goals of the project. What, if any, significant trade-offs were required to implement the project? Approximately 500 words.

2. Briefly describe the project's urban context. How has the project impacted the local community? Who does the project serve? How many people are served by the project? Approximately 500 words.

PROJECT DESCRIPTION (CONT'D)

3. Describe the key elements of the development process, including community participation where appropriate. Approximately 400 words.

4. Describe the financing of the project. Please include all funding sources and square foot costs where applicable. Approximately 400 words.

5. Is the project unique and/or does it address significant urban issues? Is the model adaptable to other urban settings? Approximately 400 words.

2015
RUDY BRUNER AWARD
PUBLIC AGENCY
PERSPECTIVE



PUBLIC AGENCY PERSPECTIVE

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This sheet is to be filled out by staff representative(s) of public agency(ies) who were directly involved in the financing, design review, or public approvals that affected this project.

Name _____ Title _____

Organization _____ Telephone () _____

Address _____ City/State/ZIP _____

Fax () _____ E-mail _____

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Signature _____ **Date** _____

1. What role did your agency play in the development of this project? Describe any requirements made of this project by your agency (e.g., zoning, public participation, public benefits, impact statements). Approximately 400 words.

2. How was this project intended to benefit your city? What trade-offs and compromises were required to implement the project? How did your agency participate in making them? Approximately 400 words.

PUBLIC AGENCY PERSPECTIVE (CONT'D)

3. Describe the project's impact on your city. Please be as specific as possible. Approximately 400 words.

4. Did this project result in new models of public/private partnerships? Are there aspects of this project that would be instructive to agencies like yours in other cities? Approximately 400 words.

5. What do you consider to be the most and least successful aspects of this project? Approximately 400 words.

2015
RUDY BRUNER AWARD
ARCHITECT
OR DESIGNER
PERSPECTIVE



ARCHITECT OR DESIGNER PERSPECTIVE

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This sheet is to be filled out by a design professional who worked as a consultant on the project, providing design, planning, or other services. Copies may be given to other design professionals if desired.

Name _____ Title _____

Organization _____ Telephone () _____

Address _____ City/State/ZIP _____

Fax () _____ E-mail _____

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Signature _____ Date _____

1. Describe the design concept of this project, including urban design considerations, choice of materials, scale, etc. Approximately 400 words.

2. Describe the most important social and programmatic functions of the design. Approximately 400 words.

ARCHITECT OR DESIGNER PERSPECTIVE (CONT'D)

3. Describe the major challenges of designing this project and any design trade-offs or compromises required to complete the project. Approximately 400 words.

4. Describe the ways in which the design relates to its urban context. Approximately 400 words.

2015
RUDY BRUNER AWARD
PROFESSIONAL
CONSULTANT
PERSPECTIVE



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This sheet is to be filled out by a professional who worked as a consultant on the project, providing design, planning, legal, or other services. Copies may be given to other professionals if desired.

Name	Maxine Jacobson	Title	Principal
Organization	Praxis - Knowledge for Action	Telephone (406)	396-0183
Address	521 Hartman St. #11	City/State/ZIP	Missoula, MT 59802
Fax ()		E-mail	maxjpraxis@gmail.com

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Signature ?	<i>Maxine Jacobson</i>	Date	December 4, 2014
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1. What role did you or your organization play in the development of this project? Approximately 400 words.

I played multiple roles in the development of the Burns Street Square Project from my position as a professor at the University of Montana - School of Social Work and as the Director of Praxis - Building Knowledge for Action. I taught participatory approaches to community organizing and community-based research courses. I supervised practicum students and Americorp VISTA members and I engaged approximately 250 people in different aspects of the project including conducting a feasibility study, strategic planning, steering committee facilitation, training volunteers, neighborhood survey administration, and ongoing project assessment and evaluation.

My involvement began in 2003 when a community development class I taught took on a project for NMDCDC to complete a feasibility study of a potential community site. In 2004 I co-facilitated the Missoula County Community Food Assessment (MCCFA) and brought University Social Work and Environmental Studies students to the community to investigate the state of the local food system. Our approach to gathering information included community members with limited access to resources as key participants. We discovered that 16% of county residents' ability to purchase food is compromised by low wages, underemployment, unemployment or poor physical and mental health. Missoula's North and West-side neighborhoods were the hardest hit by uncertain access to a nutritionally adequate diet. This finding added further impetus to the ideas that NMDCDC had been brewing for several years about where to locate and develop a community food hub. At this point in the project my involvement focused on working with others to talk with neighbors about what they wanted for their neighborhood.

What emerged from this work was the idea of a neighborhood nucleus, similar to the role settlement houses played social work's history. This recurring theme connected the imaginations of community residents, nonprofit organizations and planners. The "hub" envisioned by these groups and by the project's steering committee I facilitated with an Americorp VISTA member was as much about neighborhood investment, and expanding opportunities and social networks, as it was about increasing access to healthy, affordable food.

2. Describe the project's impact on its community. Please be as specific as possible. Approximately 400 words.

The Burns Street Square project is realizing its vision of a community food hub. Every year since the project began, more meals are served at hosted quarterly dinners to community members and local residents, and more children are engaged in meals and activities as part of the summertime Burns Street Kids Program. More memberships are purchased yearly at the Missoula Community Food Co-op. The project has brought jobs to the neighborhood and created them through the Missoula Community Co-op, the Bistro Cafe, NMDCDC and the Western Montana Growers Co-op. These project impacts can be easily measured. Of equal importance, however, are project impacts that are harder to measure.

Seventeen homes, a vibrant award winning neighborhood cafe, and several local businesses including a community food co-op and the soon to be home for the Western Montana Grower's Co-op now take up the space where only a few years ago stood an abandoned, dilapidated warehouse building surrounded by a vacant parking lot, fallow and overcome with weeds. It didn't look like anything could grow there. But it has and it will continue to grow and develop into perpetuity with the community land trust. The Burns Street Square Project has increased the viability and the desirability of one of Missoula's lowest income neighborhoods. The Bistro and the Co-op draw residents in from every neighborhood in town including the surrounding area. The message to those who live here is one of neighborhood pride and pride brings investment and belonging – a hard to measure essential for community building.

The lives of many of the people - students, Americorp VISTAs and Missoula Community Food Co-op members were changed as a result of their involvement with the project. Some of those changes were transformative and influenced students' career decisions following graduation. Social work students, once enamored by the idea of people changing in 1:1 relationships, could now entertain the idea of being a part of community change and how to achieve it. For most, the Burns Street Square Project was the only hands-on, educational experience they were involved in throughout their years in school.

3. How might this project be instructive to others in your profession? Approximately 400 words.

The project is an amazing example of what can be achieved, even in the face of difficult economic times and limited financial resources, when people from all walks of life unite around a common vision. In hindsight, the project took more time and stamina than most of us would have thought at its onset. Yet the values expressed in the project's work reveal themselves in its impact - both tangible and intangible. We created university/community linkages and student opportunities for learning on a broader scale than I had ever witnessed during my tenure at the University of Montana.

A practicum student I supervised on the project entered the Americorp VISTA program following graduation to continue her involvement with the project. She was instrumental in the project's sustainability. In her final VISTA report she described her experience as akin to the following Chinese proverb:

Go to the people,
Live among them.
Learn from what they know.
Build on what they have.
But of the best of the leaders,
When their task is accomplished,
Their work is done,
The people will remark,
"We have done it ourselves."

She hit the nail on the head! From the community land trust to the housing for community residents with limited access to resources the values of the project remain true and consistent in all levels of practice. This is rare and it took time. Case examples of congruency in values and practice are important examples to use as teaching/learning tools in the social work profession or any profession for that matter. It helps us realize the possibilities.

4. What do you consider to be the most and least successful aspects of this project? Approximately 400 words.

The least successful, but entirely unavoidable, aspect of the project had to do more with timing than anything else. The recession hit right at the same time the project's housing came on the market. For several years struggles to stay afloat were ever-present. The project seemed tenuous and that delayed commitments and investments in the housing-side of the project. At this juncture, NMCDC's efforts to sustain the project were nothing short of heroic and the community, on many different fronts, responded to the need to keep the project alive by helping with funding. It was a precarious time in the project. Looking back, the market downturn actually had a positive aspect. It helped to create a more solid base for the project evidenced by community support to keep it alive.

Striking a fairly broad stroke, the most successful aspect of the project is its congruence. I touched on this briefly in response to question number three but it deserves more mention. From the ground up, literally, the project emulates a distinct harmony of vision, mission, values, and practice. The community land trust the project sits on provides assurance that the land under the homes and the multipurpose building exist into perpetuity unfettered by the rise and fall of market economy tides. It creates permanently affordable homes.

The Missoula Community Food Co-op and the Western Montana Growers Co-op, both owned by their membership, seek to create and support a healthy, local and sustainable food system. The collective vision is one in which all community residents have access to healthy, locally grown food. We're not there yet but this is the vision we strive to achieve. The Burns Street Bistro, with its event space, commissary kitchen, and focus on using locally grown foods, is the hub within the hub. As envisioned by neighborhood residents and the project's steering committee, Burns Street Square brings creativity, vitality and "killer breakfasts" to one of Missoula's lowest income neighborhoods.

2015
RUDY BRUNER AWARD
OTHER
PERSPECTIVE



OTHER PERSPECTIVE

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Signature _____ **Date** _____

1. What role did you play in the development of this project? Approximately 400 words.

2. Describe the impact that this project has had on the your community. Please be as specific as possible. Approximately 400 words.

3. What trade-offs and compromises were required during the development of the project? Did you participate in making them? Approximately 400 words.

4. What do you consider to be the the most and least successful aspects of this project? Approximately 400 words.



Burns Street Square

Visual Representation



1500 Burns Street, the site of Burns Street Square, in 2006, at the time of its purchase by the North-Missoula Community Development Corporation.





The seventeen homes that make up Burn Street Commons were completed in 2008. In 2009, major renovations on the warehouse began in earnest.



Community members were invited to participate in a community art project on the occasion of the Missoula Community Food Co-op's move into 1500 Burns Street in 2006, before much of the renovation had even begun. The mural remained until the building exterior was finished, in 2010.



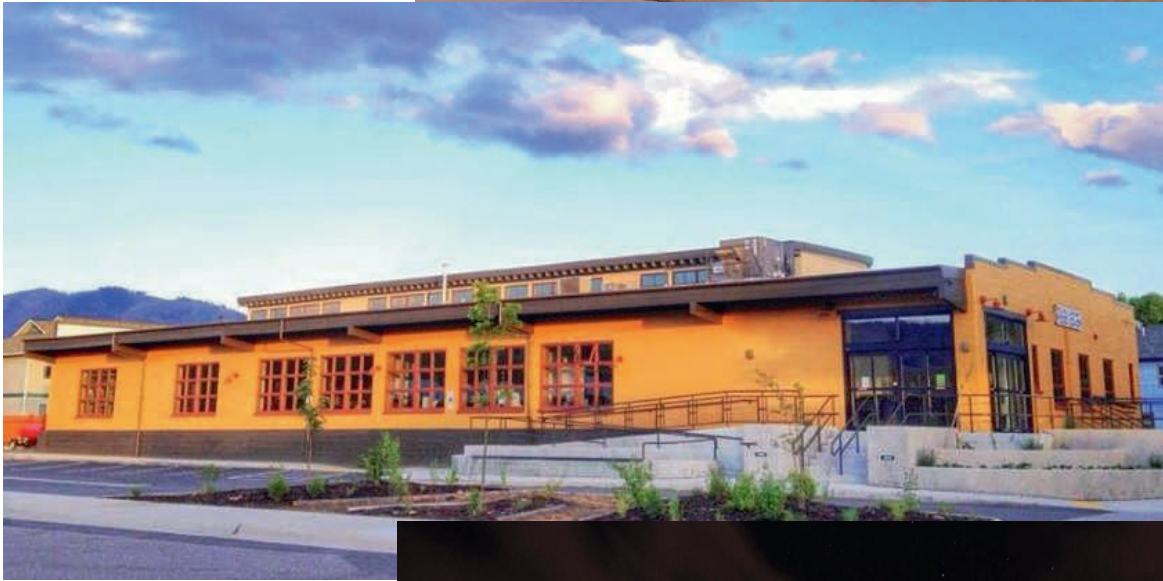


Burns Street Center Construction, 2010-2012



The completed Burns Street Center, on a recent winter morning.







The Burns Street Community Center hosts community programs and events year-round. In the summer months, the Burns Street Kids Program provides free food and activities for neighborhood latch-key kids.



A cooking and nutrition workshop begins in January to provide free instruction to neighbors on a monthly basis.

Every quarter, the entire neighborhood is invited to a free community meal and celebration.





The Missoula Community Food Co-op



The Burns Street Bistro



The Western Montana Growers Co-op is currently moving their headquarters to the Burns Street Center. The move should be complete by January 1, 2015.





Burns Street Square

Supplementary Pages

BURNS STREET NUTRITION CENTER

Missoula, MT
Revolving Loan Fund Grant

An Idle, Former Freight Depot Now Serves as a Community Food Center

ADDRESS:	1500 Burns Street, Missoula, Montana 59802
PROPERTY SIZE:	0.30 acres
FORMER USES:	Freight transfer warehouse
CURRENT USE:	Locally operated food co-op; planned expansion of facilities to include a shared-use commercial kitchen and café

EPA GRANT RECIPIENT:

The City of Missoula used its EPA Brownfields Revolving Loan Fund (RLF) grant (awarded in 2009 under the American Recovery and Reinvestment Act) to sub-grant \$23,052 to the North Missoula Community Development Corporation for asbestos abatement

PROJECT PARTNERS:

The City of Missoula, North Missoula Community Development Corporation, and the Sample Foundation



The redevelopment of the former freight depot addresses the community's need for a grocery store

PROJECT BACKGROUND:

Built in 1952, the 13,000-square foot industrial building in downtown Missoula served as a freight transfer warehouse for over half a century. In 2005, the North Missoula Community Development Corporation (NMCDC) purchased the former depot as part of an effort to revitalize Missoula's Northside neighborhood. The Northside community had become a "food desert"—an area where healthy and affordable food is difficult to obtain—and based on regular community meetings and public input, NMCDC planned to transform the former depot into a food cooperative, café and bakery. However, redevelopment plans for the property were hindered by the results of an environmental assessment conducted by NMCDC in June 2009, which revealed the likely presence of asbestos in pipe insulation, roof paneling and floor tile.

In August 2009, the City of Missoula drew from a \$900,000 EPA Brownfields RLF grant awarded under the American Recovery and Reinvestment Act of 2009 to sub-grant \$23,052 to NMCDC for asbestos abatement. As a result, NMCDC completed cleanup of the property in October 2010. Asbestos abatement professionals isolated contaminated areas with plastic barriers to prevent airborne particles from migrating to other areas, removed contaminated materials, disposed of hazardous materials in sealed bags, and conducted air quality testing to ensure the cleanup's success.

KEY ACCOMPLISHMENTS:

- NMCDC completed an environmental assessment of the property that revealed likely asbestos contamination
- Missoula provided an approximately \$23,000 sub-grant from its EPA RLF grant to NMCDC to remove asbestos
- NMCDC completed cleanup in October 2010
- To date, more than \$960,000 has been leveraged towards redevelopment of the property—including \$950,000 from federal sources and a \$10,000 grant from The Sample Foundation, Inc., a philanthropic organization
- Based on input obtained from community meetings, NMCDC redeveloped a portion of the building into the Missoula Community Food Co-op, a member owned and operated cooperative market
- Fourteen jobs were leveraged as a result of this project—six related to cleanup and eight for redevelopment

OUTCOME:

On March 5, 2011, NMCDC celebrated the grand opening of the new Missoula Community Food Co-op at the Burns Street Nutrition Center property. No longer marred by diesel exhaust stains and asbestos contamination, this former freight depot warehouse serves as a model of neighborhood revitalization. The co-op provides low-income residents access to healthy, affordable and local food, and creates a network for local and regional farmers and produce buyers. And in June 2011, in a partnership with the Missoula Food Bank and the Boys and Girls Club, NMCDC launched an afternoon program to serve free meals to low-income kids; the property now offers local youth a safe gathering place with access to nutritious food. In the near future, NMCDC plans to collaborate with local entrepreneurs to open Burns Street Bistro, a shared use commercial kitchen and café, on the property. This project is a key component of an area-wide restoration effort to provide affordable homes, infrastructure for public meeting space, job training and access to locally-grown, wholesome food.

Baucus, Engen Praise Burns Street Commons

By Kaylee Porter

Senator Max Baucus and Missoula Mayor John Engen cut a red ribbon at the opening of the Burns Street Commons affordable housing project Wednesday afternoon. This is the third affordable housing project developed by the North-Missoula Community Development Corp. since it opened its doors in 2000.

The brightly colored, 17-unit housing complex, located at 1400 Burns, is available to first-time homebuyers who otherwise might not be able to afford a home. Those who make 80 percent of the Missoula median income, which is \$31,000 for a single person, \$35,450 for a couple and \$39,850 for a family of three are eligible and three units have already been sold.

“It takes vision to get from the mud lot that was here even as little as a year ago to where we are today,” Engen said.

Senator Max Baucus applauds the community spirit he sees on the North Side of Missoula and emphasizes the importance of people working together.

“Nothing of consequence ever happens unless people work together,” Baucus said. “Here with the cooperation of [NMCDC executive director] Bob Oaks, Mayor John Engen, the city council and others we were able to get this federal money for the project.”

Baucus is referring to the \$1 million federal appropriation NMCDC has received to help with the neighborhood’s two-year improvement project. The project includes turning the rundown freight building adjacent to the Burn Street Commons in to a community center and expanding the Missoula food co-op, which already occupies part of the building.

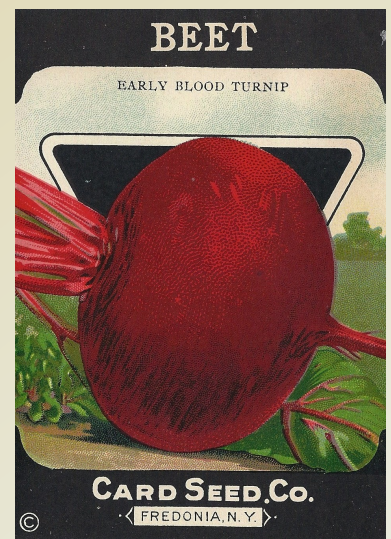
After the ceremony, Andrea Graham takes a look at a house within the complex. Graham bought one of the first houses at Whittier Court built by the North-Missoula Development Corp. in 2002. Buying an affordable home enabled Graham to enter the housing market and purchase a bigger home three years later. “We could not have done it without that,” says Graham.

The Farmer's Harvest DINNER

Sunday December 7th, 6-8pm
Burns Street Center
1500 Burns Street



FREE FOR ALL



Grown and Prepared by the

YOUTH OF YOUTH FARM



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