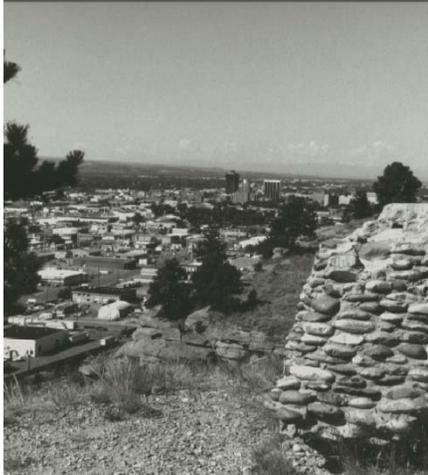


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COMMUNITY MEETING

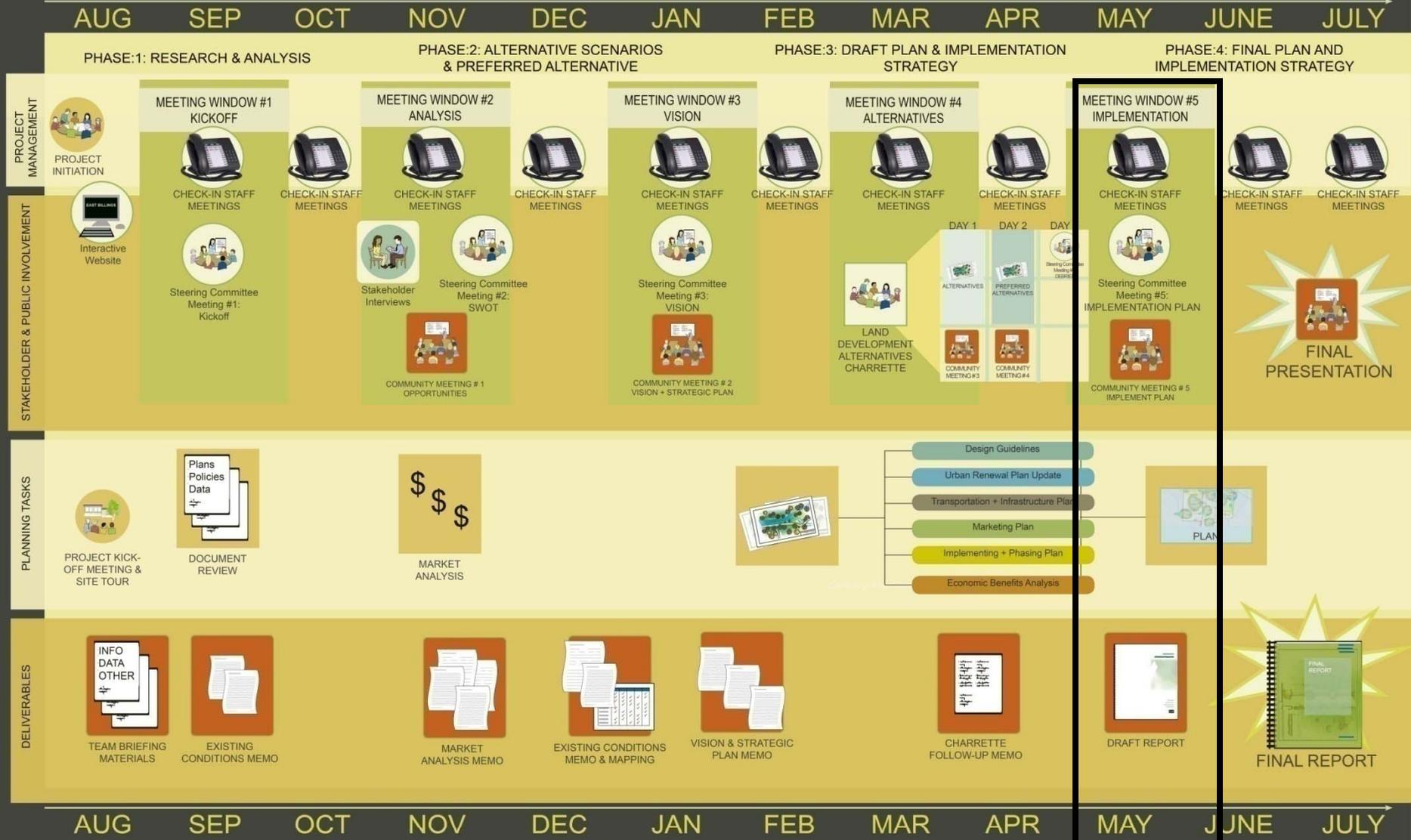
EAST BILLINGS URBAN RENEWAL DISTRICT

04.30.09



EAST BILLINGS RENEWAL DISTRICT

Proposed Work Schedule



Existing Conditions

- Land Use
- Edge Conditions
- Streetscapes
- Transportation
- Infrastructure
- Natural Environment



Study Area



Existing Conditions

- Land Use

- Centrally located
- Controlled industrial zoning
- Mix of industrial, heavy industrial, & single family
- Car-oriented

- Edges / Adjacencies

- North Park
- Downtown
- Metra Park (County)
- Yellowstone River



Existing Conditions



■ Streetscapes

- Lack of landscaping
- Lack of trees
- Limited buffer between pedestrians and cars

■ Transportation

- Lack of pedestrian and bike connections
- One-way arterials increase traffic volumes
- Unsafe pedestrian crossings
- Viable rail spurs

Existing Conditions

- Infrastructure
 - Inadequate water, stormwater & sewer
 - Financing issues
- Natural Environment
 - Lack of green
 - Floods after heavy rains
 - Potentially contaminated sites
 - Water quality impacts



Case Studies

Old Mill District – Minneapolis

- **Remove barriers to private investment**
- **Infrastructure**
 - New streets
 - Sites cleaned
 - Surface parking replaced by structured parking
- **Partnerships**
- **Act as “change agent”**
 - 608 housing units
 - 1,500 jobs
 - 559,000 SF commercial
 - 356 hotel rooms



South Side Works – Pittsburgh

- 610,000 SF of Office
- 300,000 SF of Retail
 - Cheesecake Factory
 - Crazy Mocha
 - Hotel
- Modest success until ...
 - American Eagle Outfitters – 231,000 SF
 - Pittsburgh Medical Center – 159,000 SF



Riverpoint West – Des Moines

- Mixed-use urban village with city-style residential units, low-rise office & retail space, & environmental & recreational enhancements
- 300 acres
- 1,000 residential units
- 850,000 SF of office & retail space
- Environmental & recreational enhancements
- 1,000 jobs
- 12-fold increase in tax base



Central Eastside Industrial District, Portland, OR

- Goal 1: Urban Development
- Goal 2: Business Retention & New Business Development
- Goal 3: Central Eastside Revitalization Program
- Goal 4: Riverfront Access



River District, Portland, OR

- Vision: Generate new private investment by developing a wide range of new housing units, new commercial opportunities and open space
- Goals:
 - A. Housing
 - B. Transportation
 - C. Utilities
 - D. Job Creation



Guiding Principles

Guiding Principles

- Economic growth
- Mixed use, industrial, & hospitality centers
- Affordable housing for workers, seniors, families, & students
- On-going industrial uses
- Beauty through trees & open space
- Connect to the river
- Integrate edges with surrounding districts
- Transportation connections & choices
- Complete sewer and stormwater infrastructure
- Encourage environmental consciousness, clean technologies, & healthy living
- Mitigate past environmental risks & enhance air, water, & soil quality
- Community and stakeholder collaboration
- Predictable, fair, and cost effective decision making

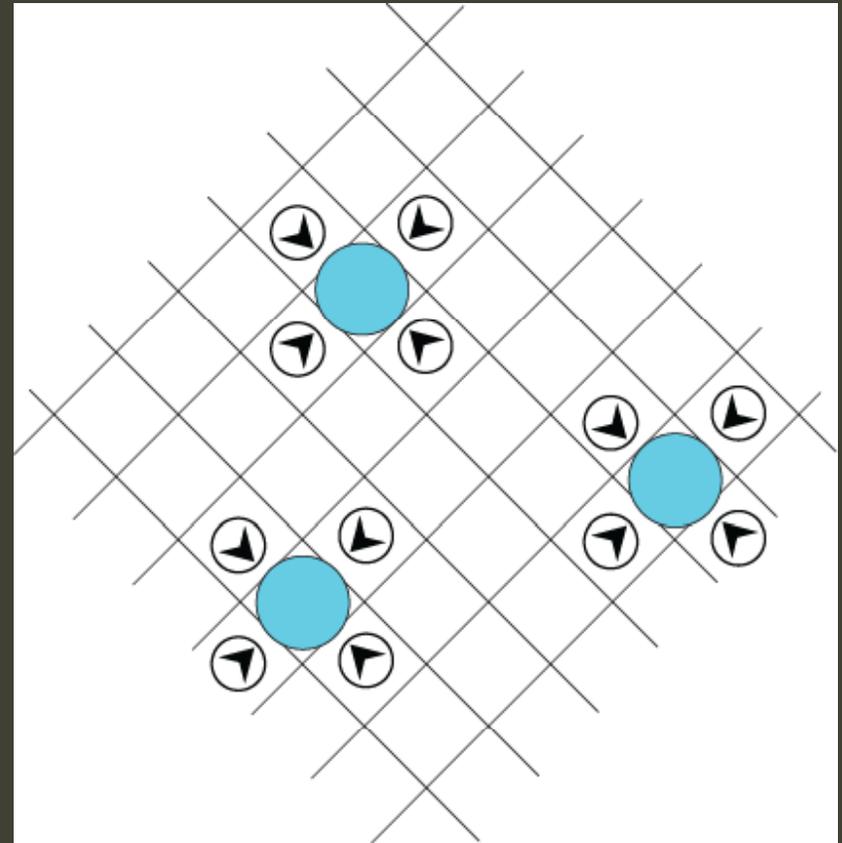
Guiding Principles

1. Foster economic growth in the District & surrounding region



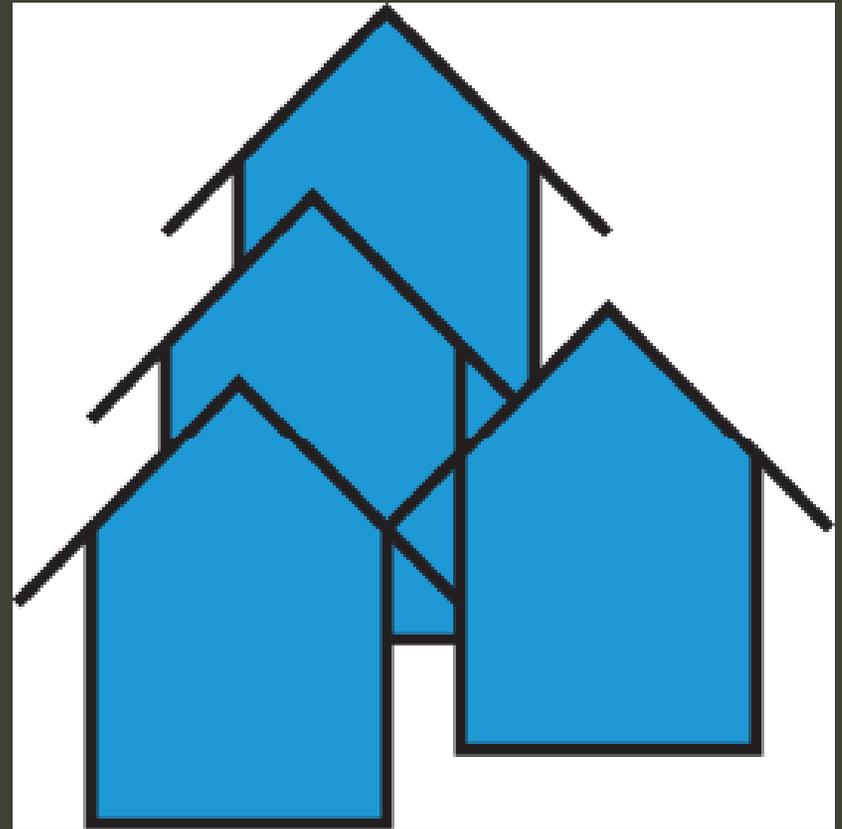
Guiding Principles

2. Foster distinct mixed use, industrial, and hospitality centers with a strong sense of place and character



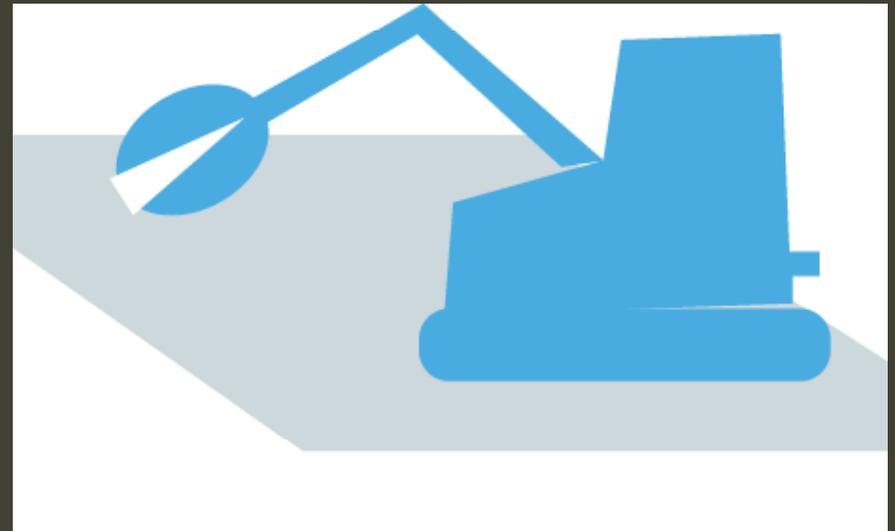
Guiding Principles

3. Create affordable housing opportunities and choices for the Billings workforce, seniors, families, and students



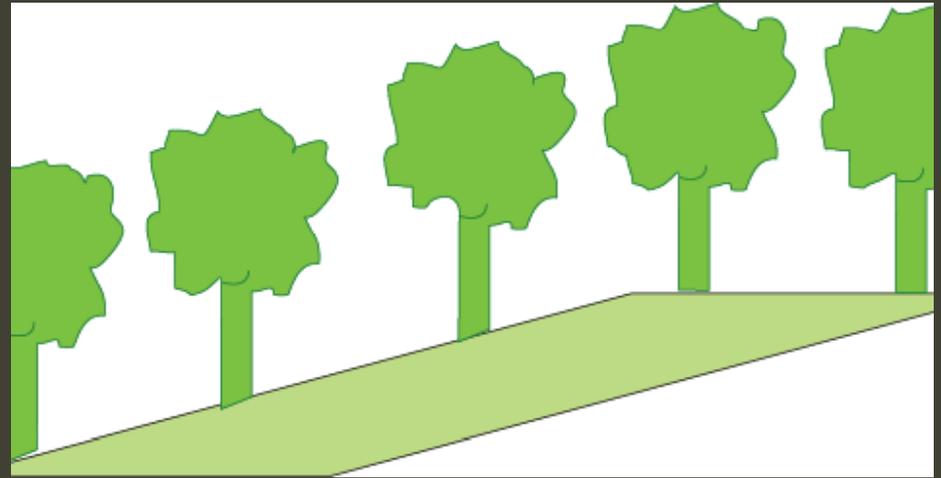
Guiding Principles

4. Ensure existing industrial uses can continue to operate as desired



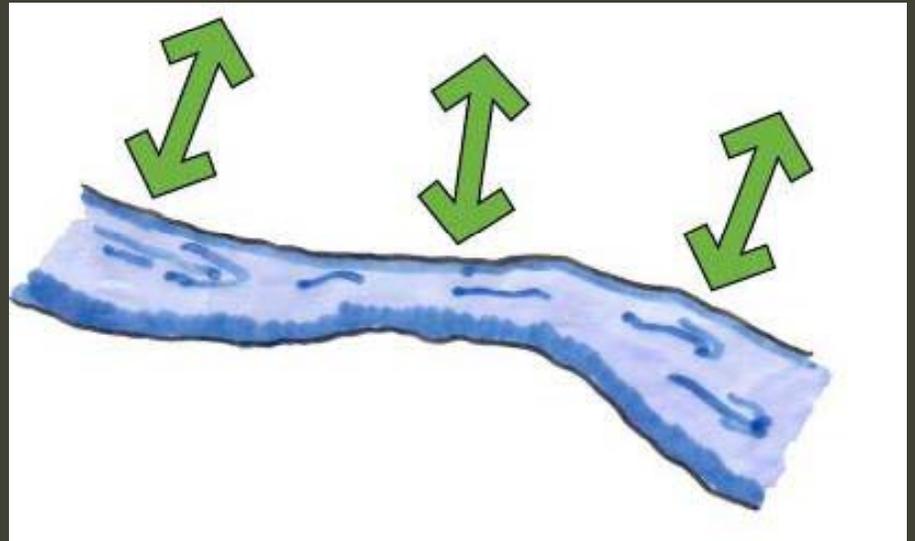
Guiding Principles

5. Improve the natural beauty of the District by reintroducing trees and environmental features



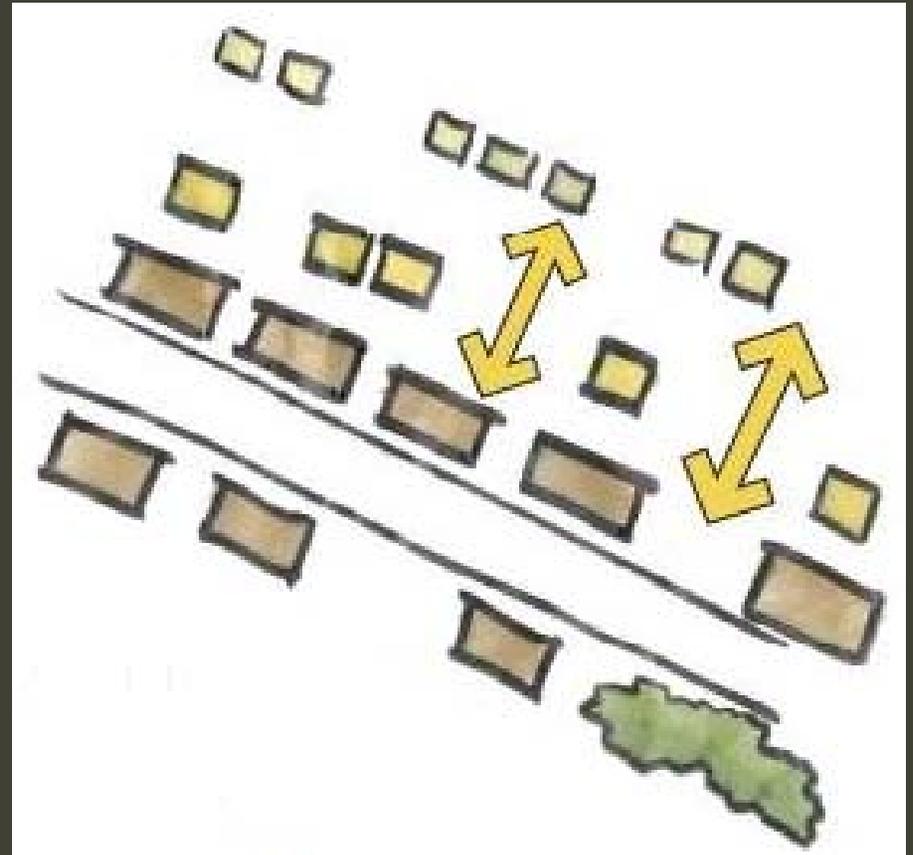
Guiding Principles

6. Extend non-motorized connections from the Billings Core to Metra Park, the Yellowstone River, and the Heights



Guiding Principles

7. Integrate the edges of the District with the North Park Neighborhood, the Downtown Core, the Medical Corridor, and the University



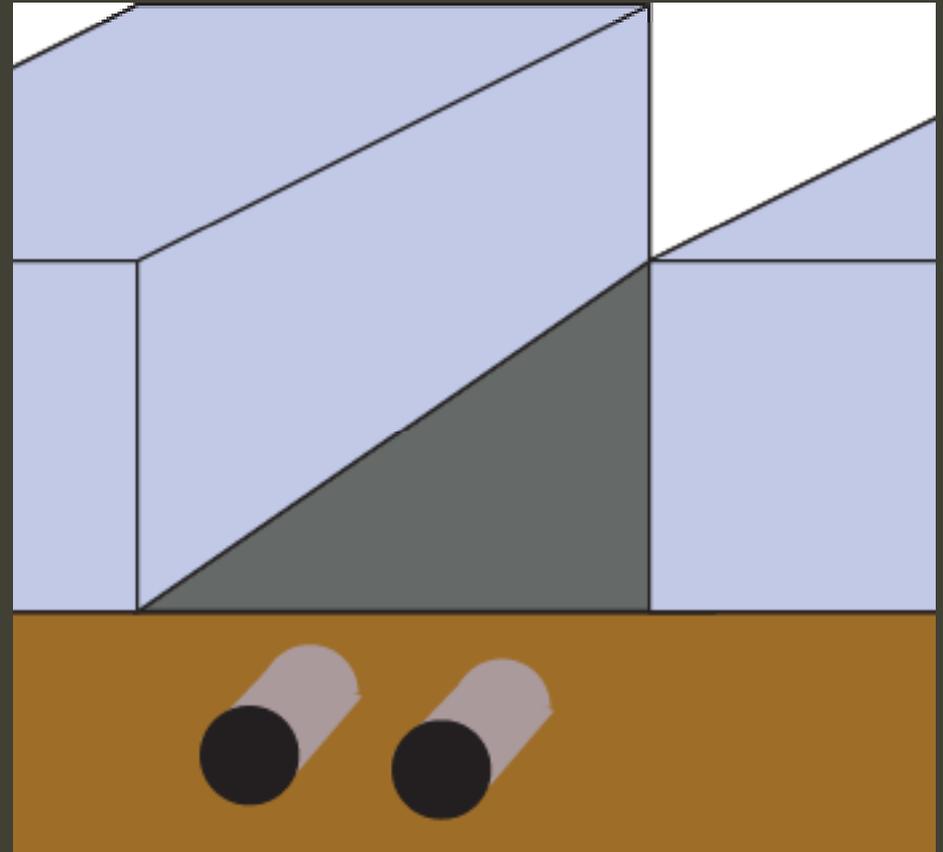
Guiding Principles

8. Provide a variety of transportation connections & choices throughout the District & surrounding areas



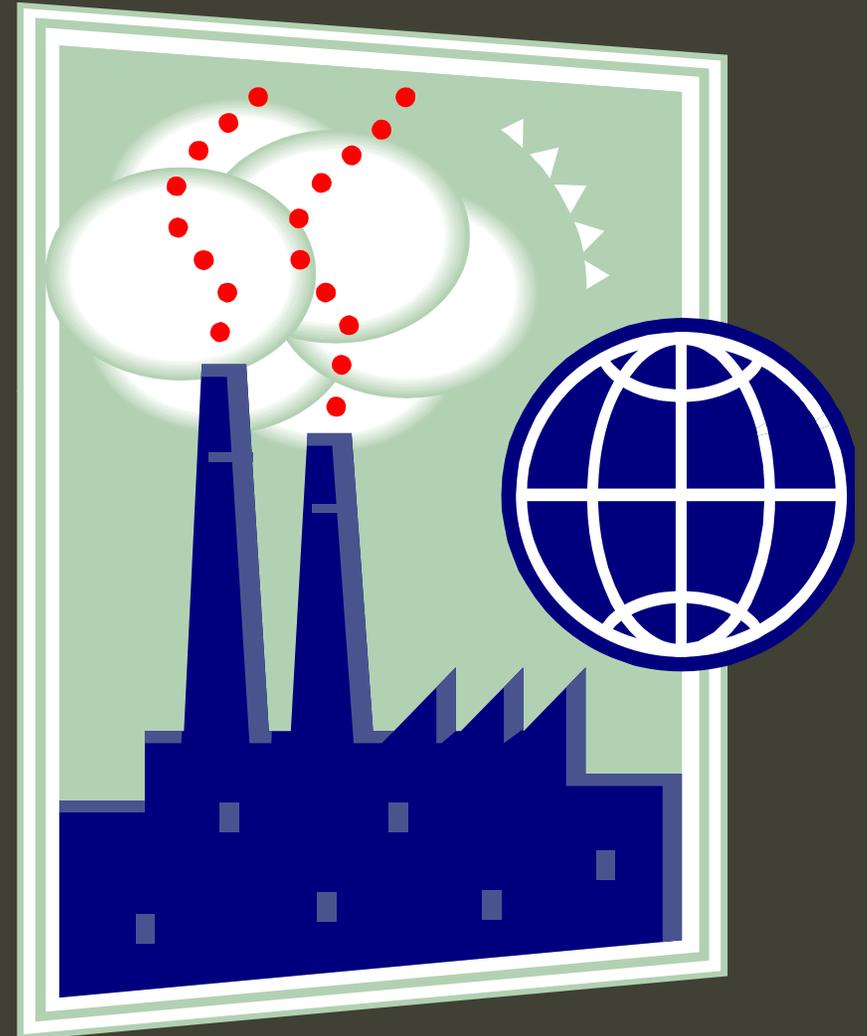
Guiding Principles

9. Complete the sewer and stormwater infrastructure and encourage methods for treating stormwater on site



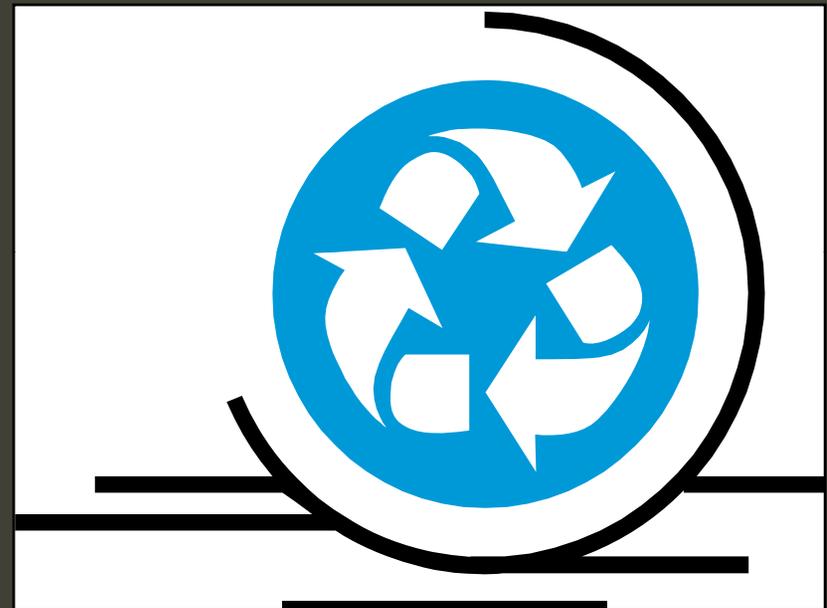
Guiding Principles

10. Understand & reduce historic environmental risks, while encouraging future high environmental quality in air, water, & soil



Guiding Principles

11. Encourage environmental consciousness, green development, clean technology, and healthy living



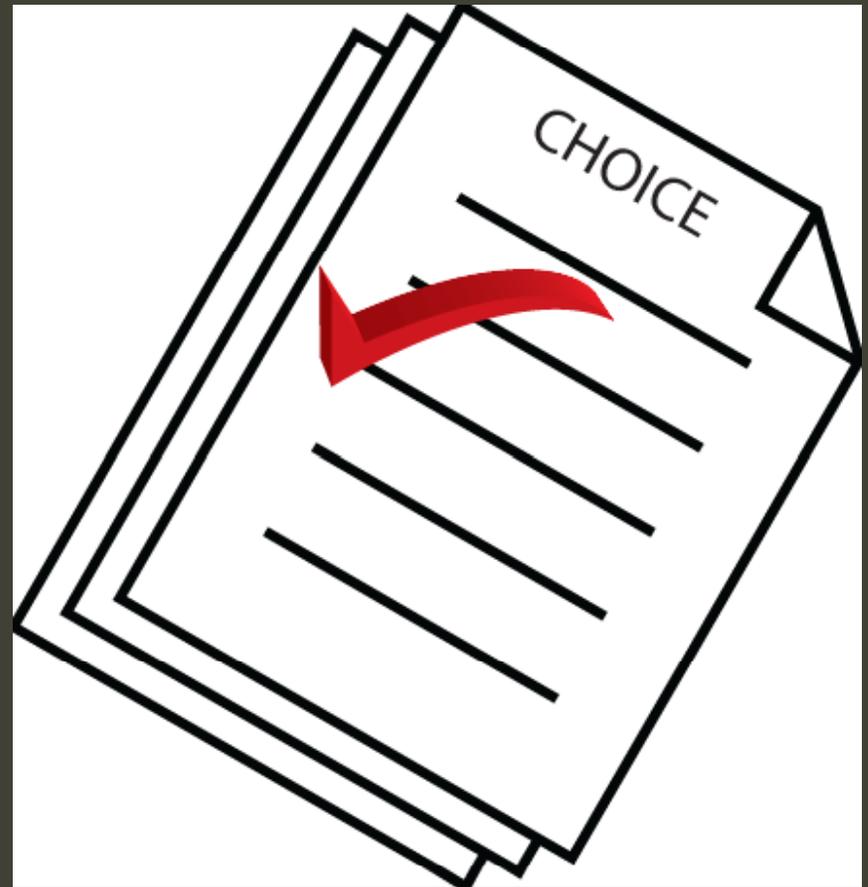
Guiding Principles

12. Encourage Community and Stakeholder Collaboration



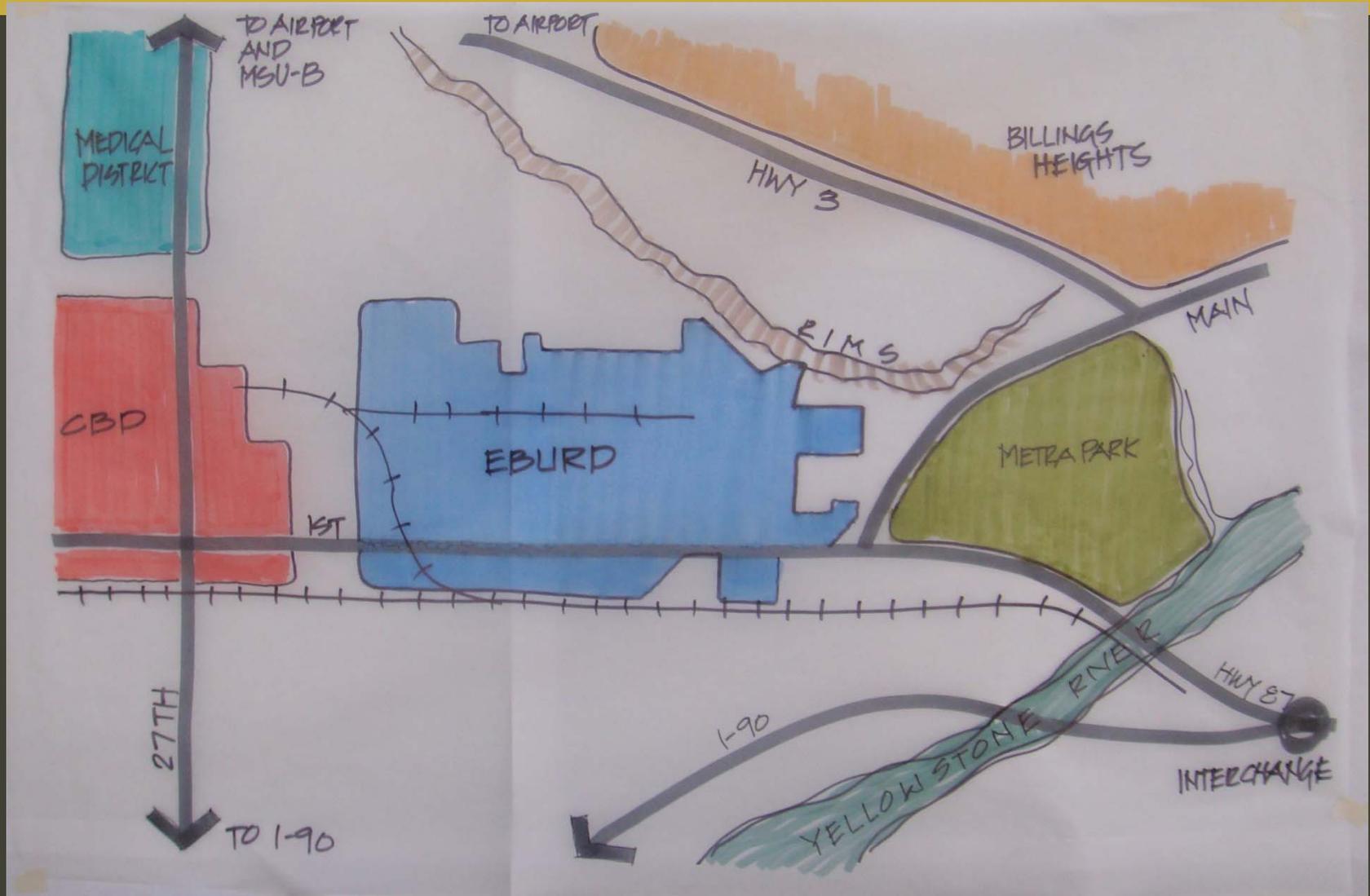
Guiding Principles

13. Make Development
Decisions
Predictable, Fair
and Cost Effective



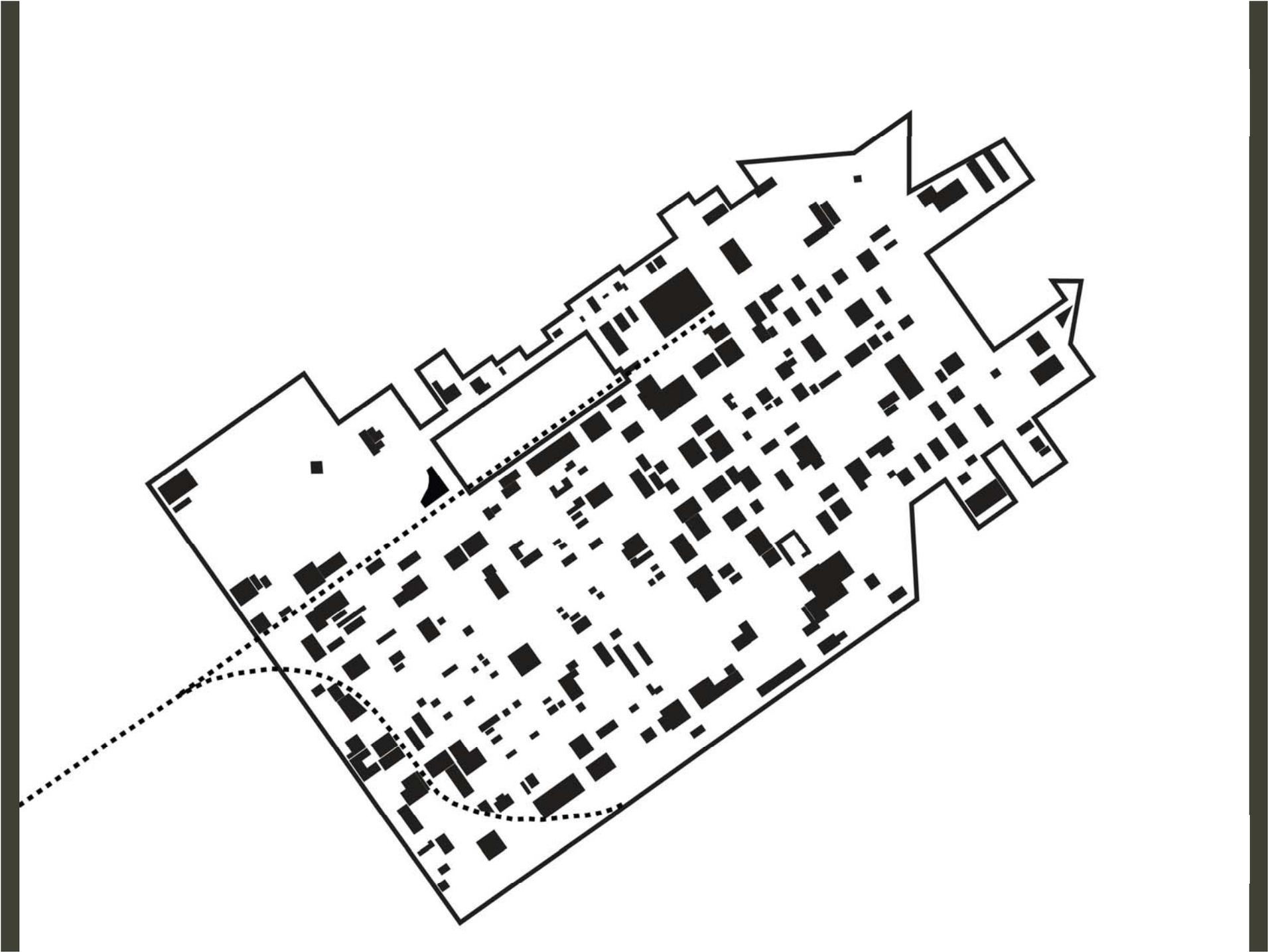
Development Concepts

East & West Anchors



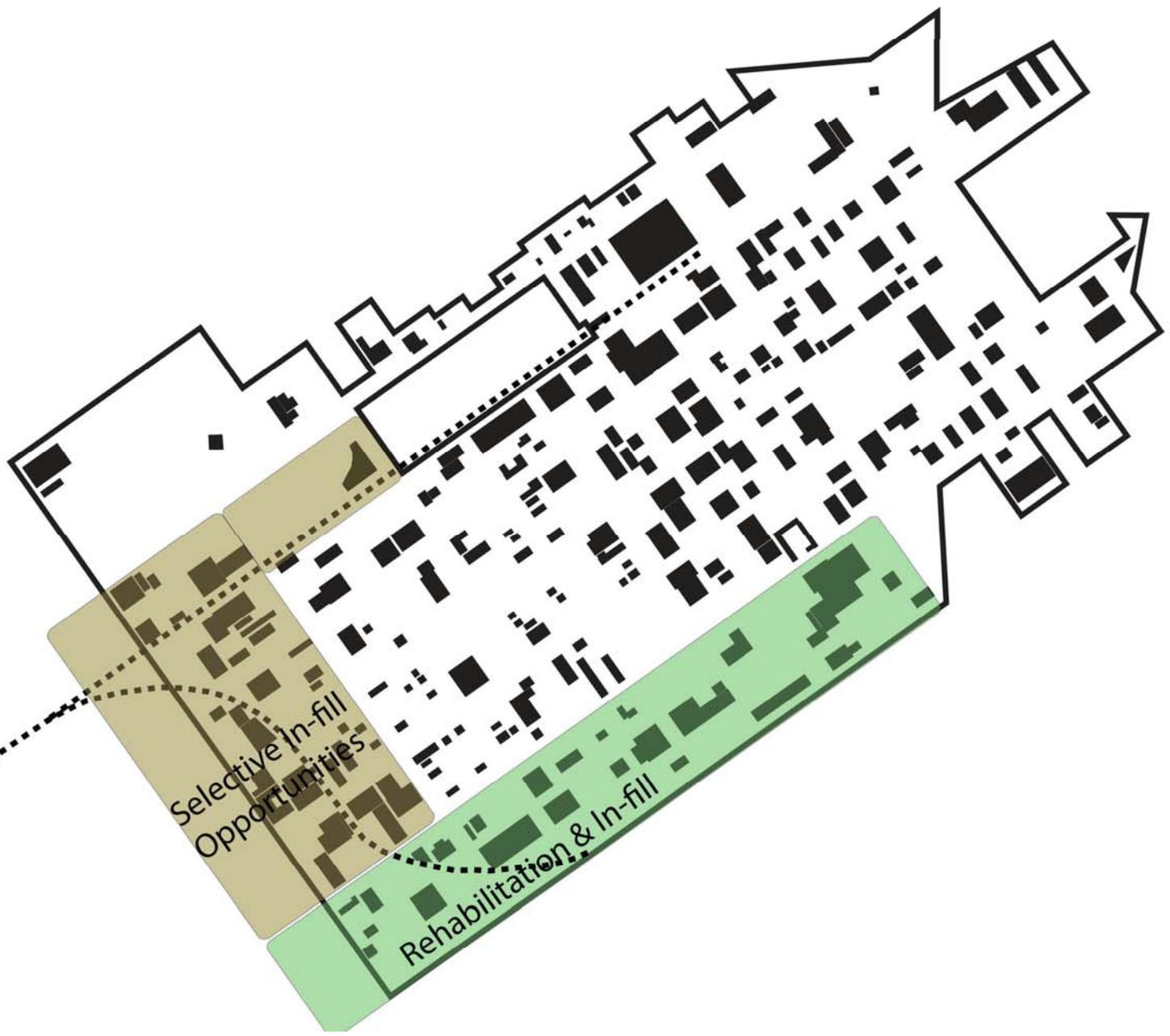


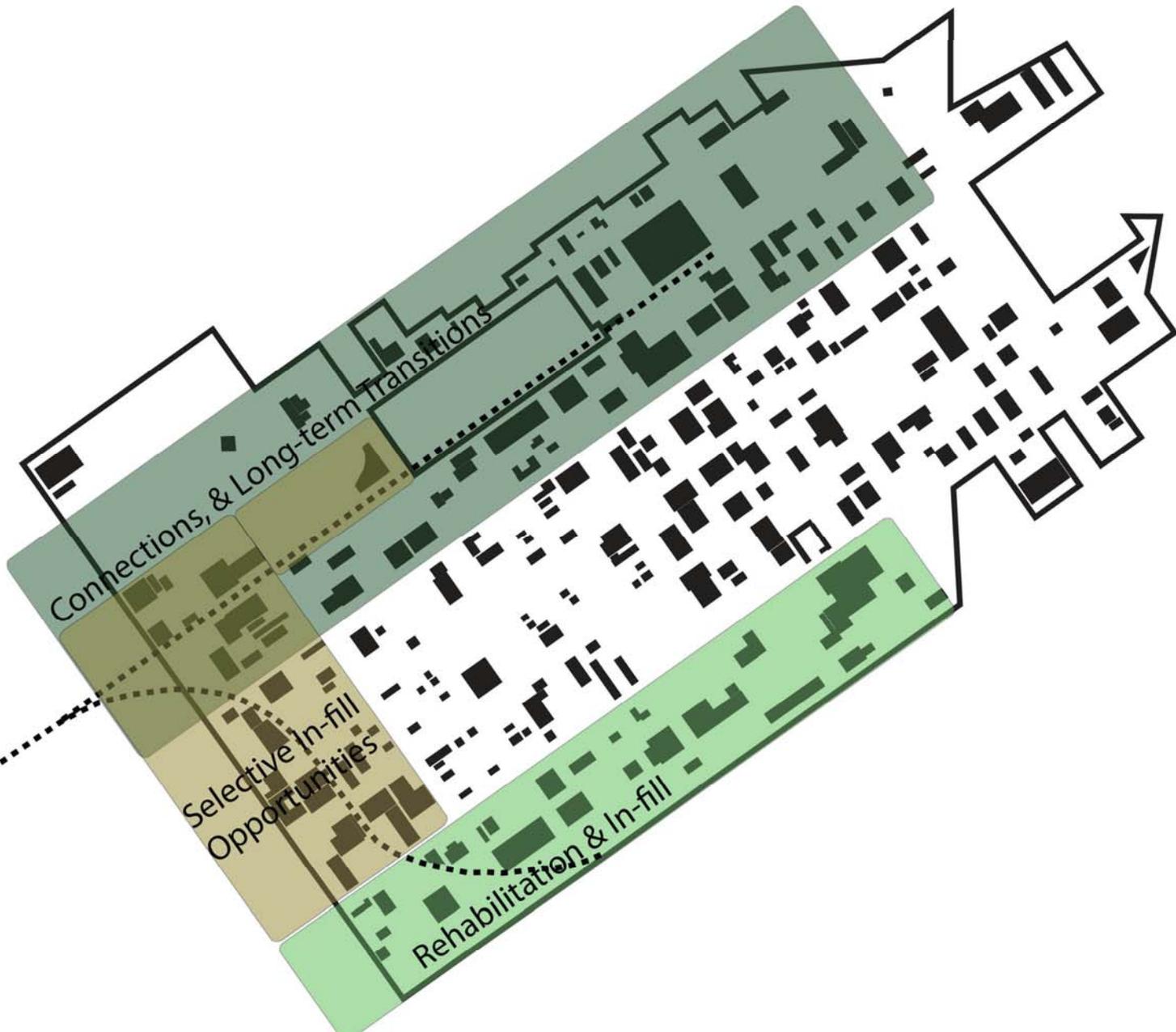


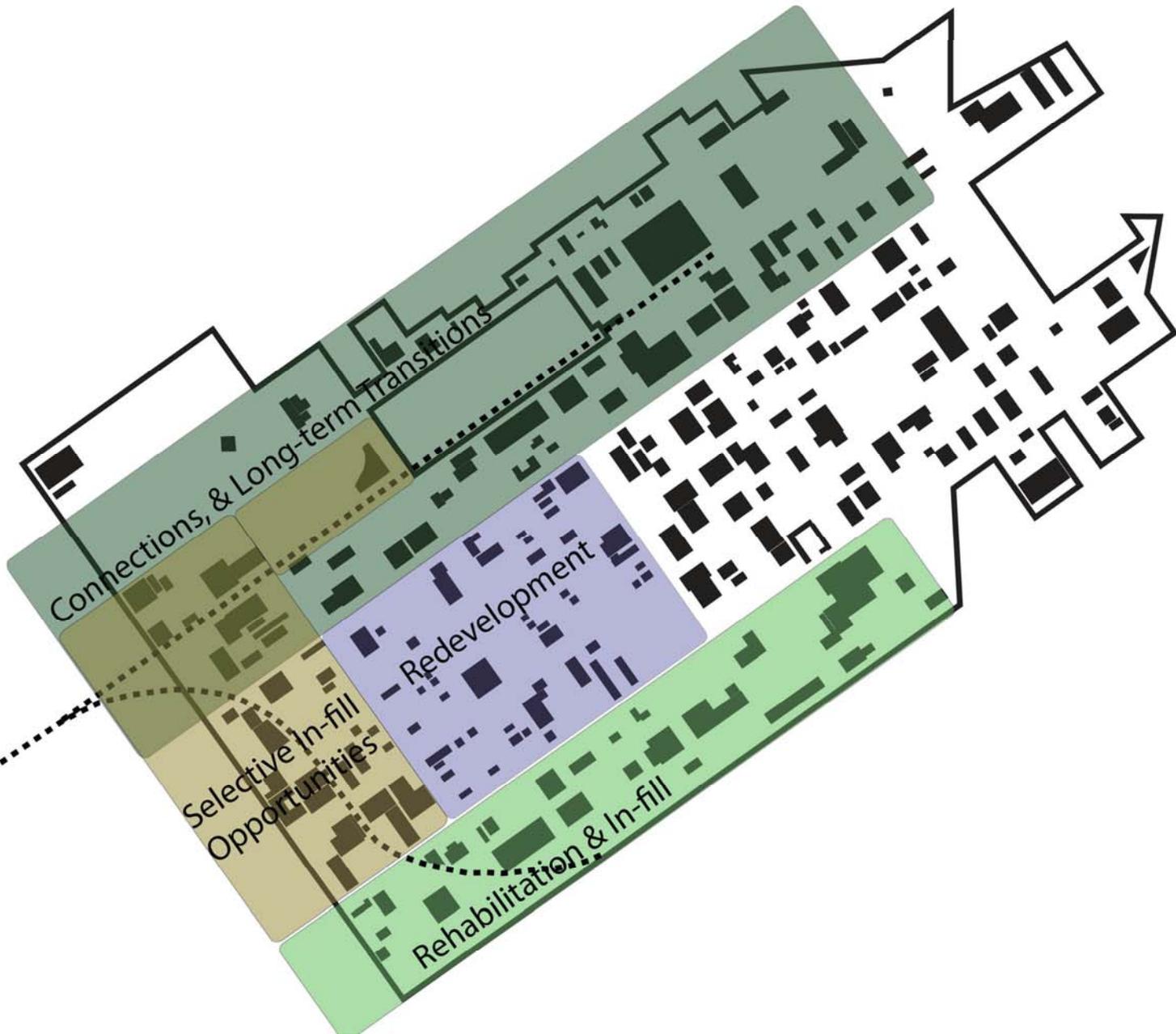


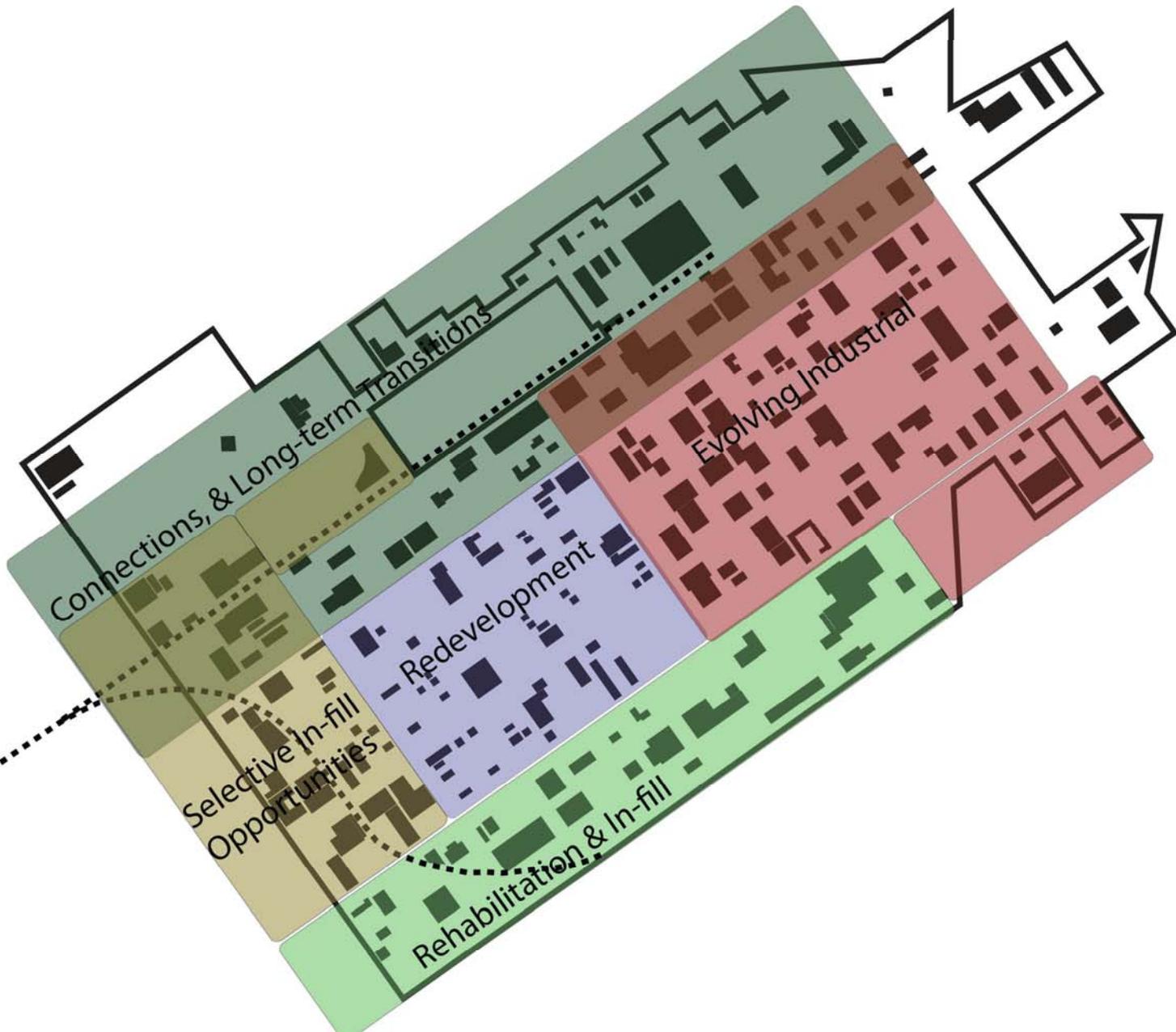


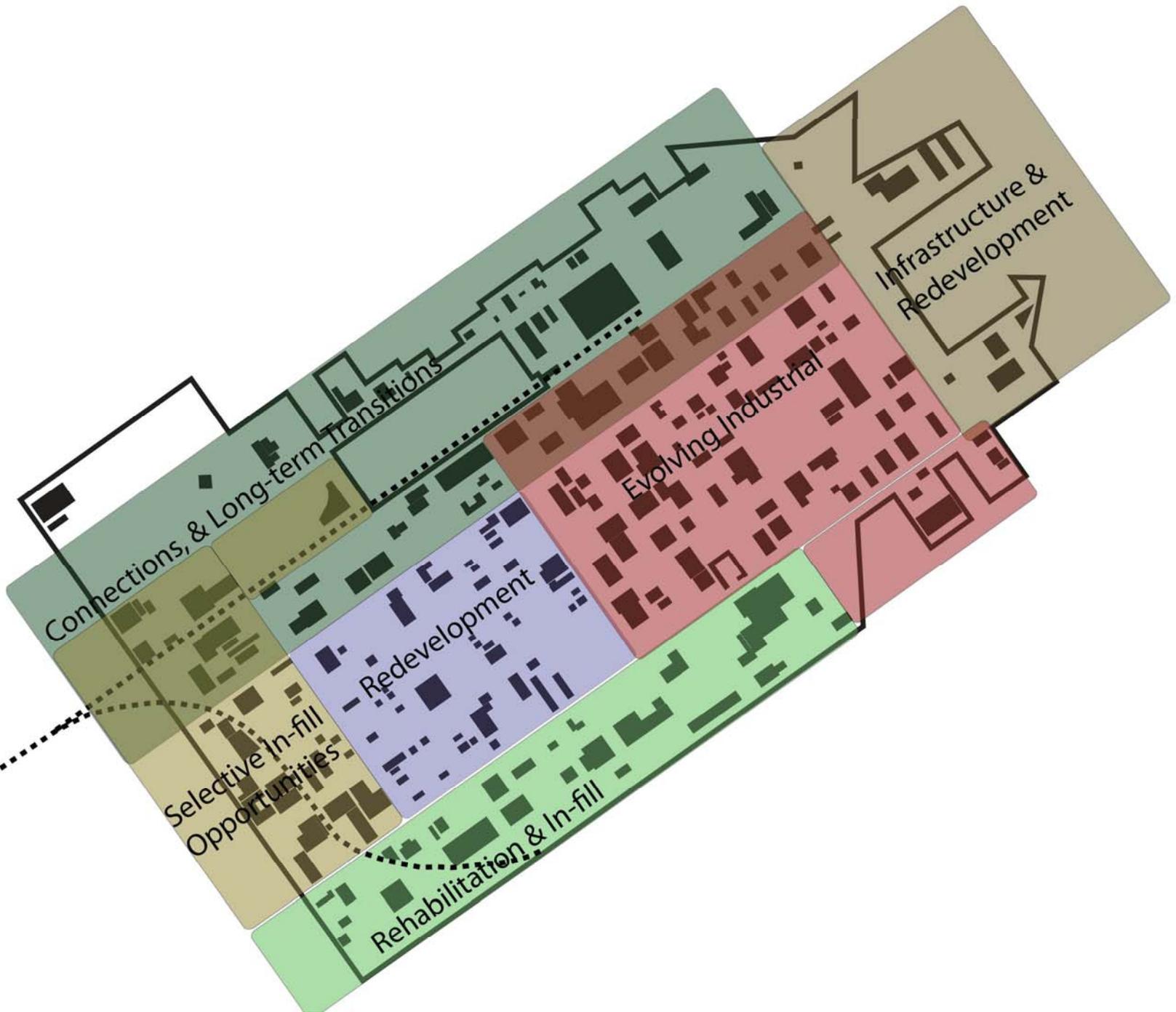




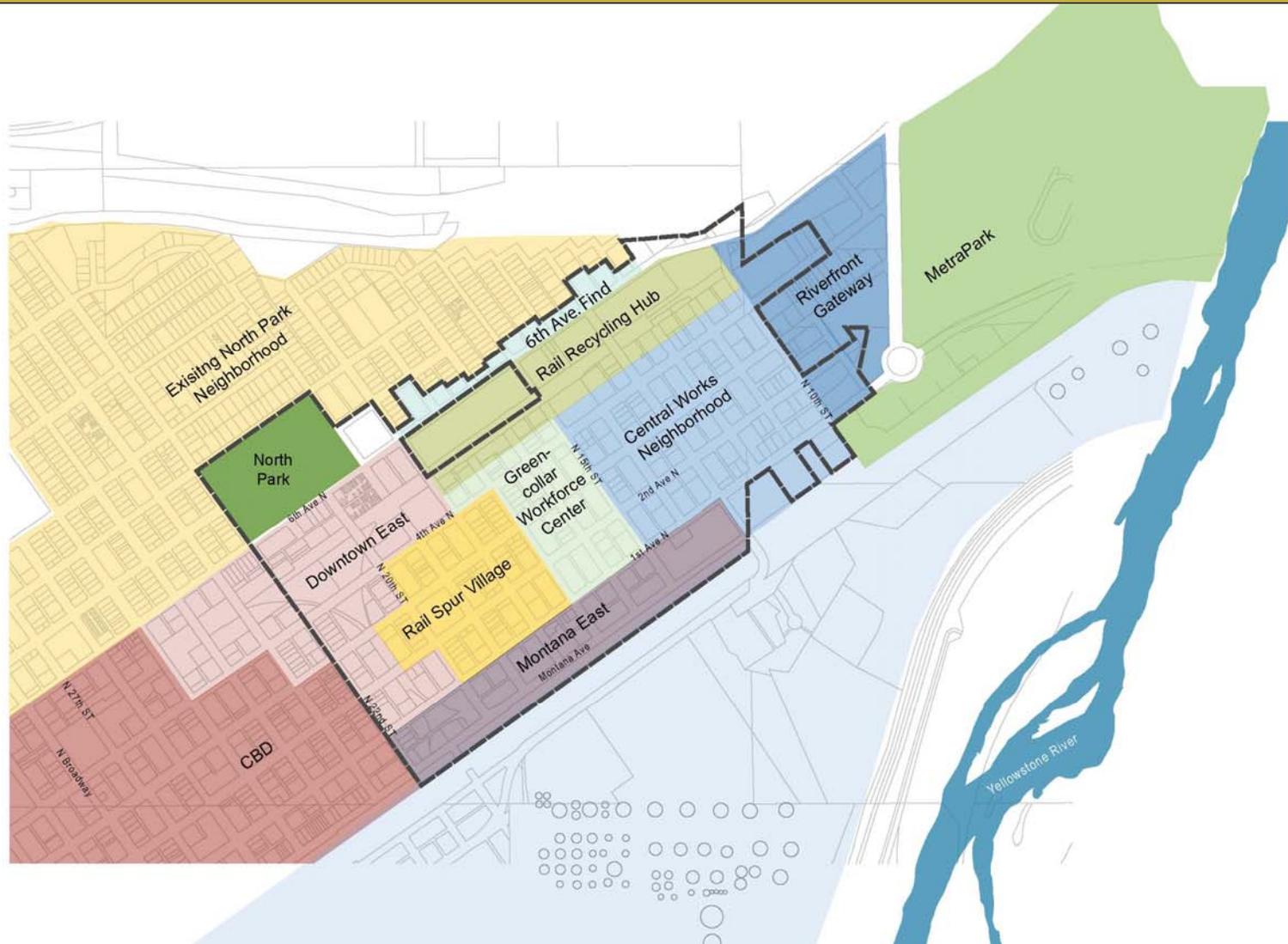




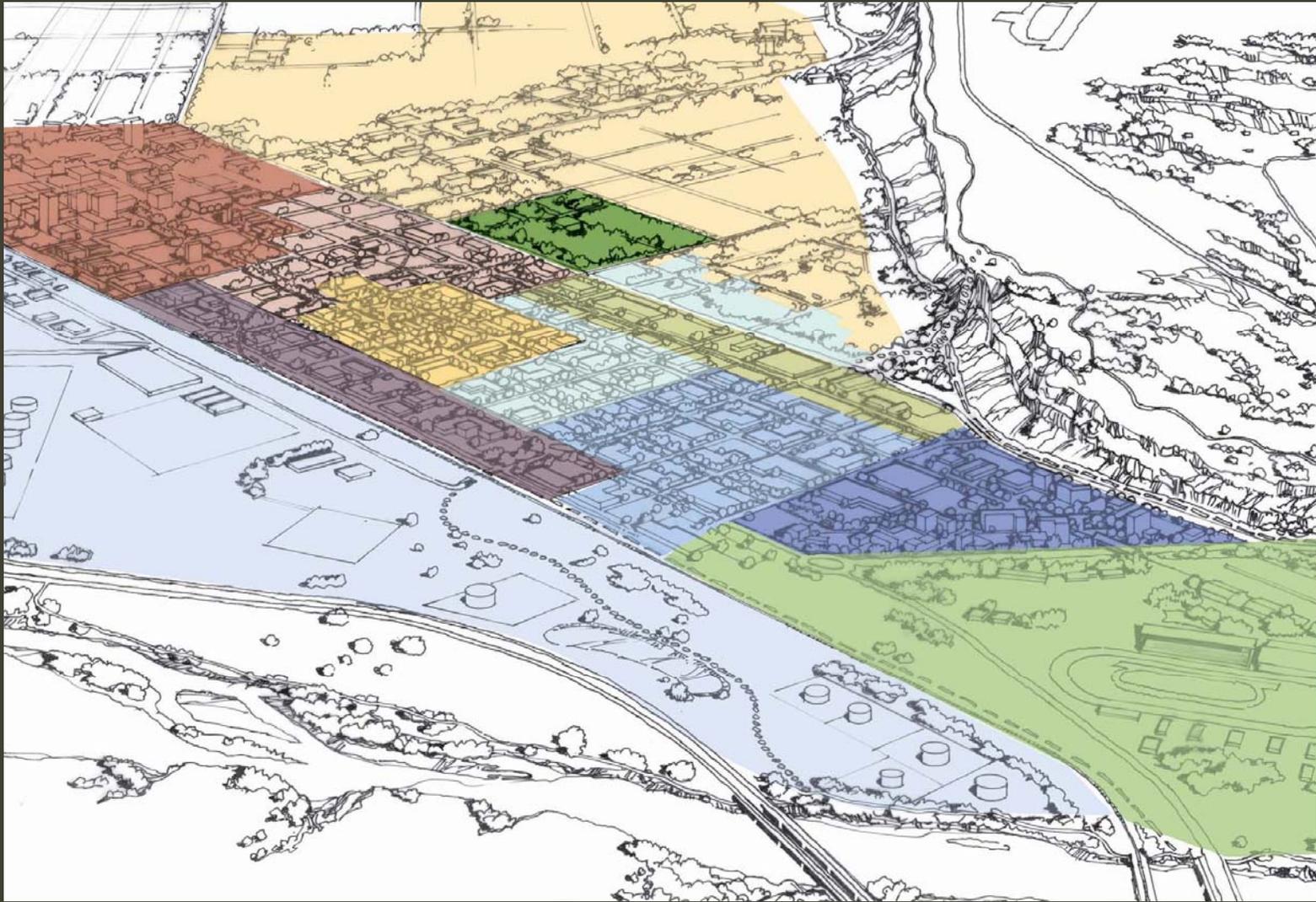


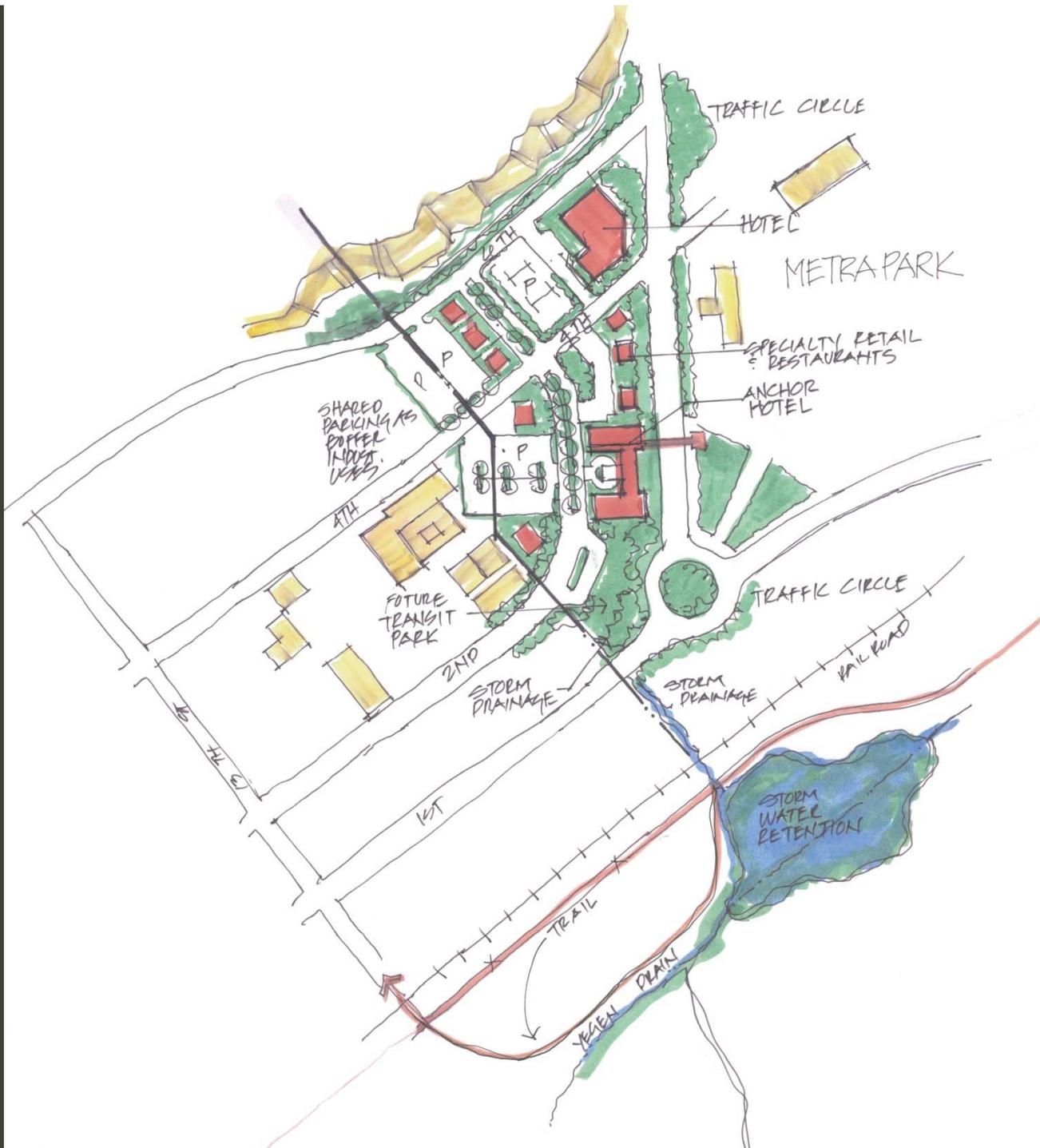


Districts Concept



Districts Concept







OFFICE OPPORTUNITY SITES

NORTH PARK

6TH

6TH

4TH

FOURTH

THIRD

SECOND

2ND

1ST

5TH

4TH

3RD

1ST

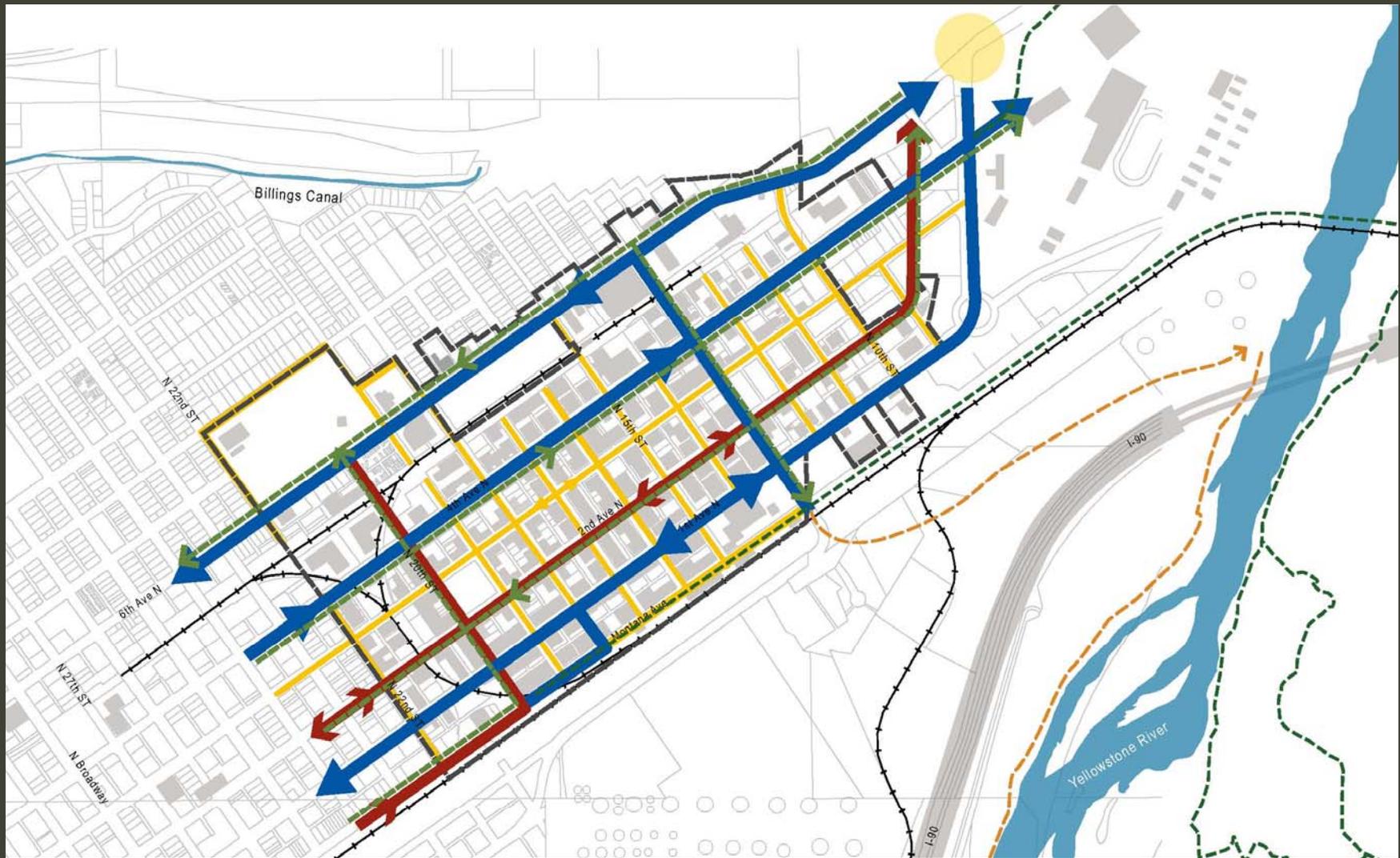
MONTANA AVE

NEW NEIGHBORHOOD

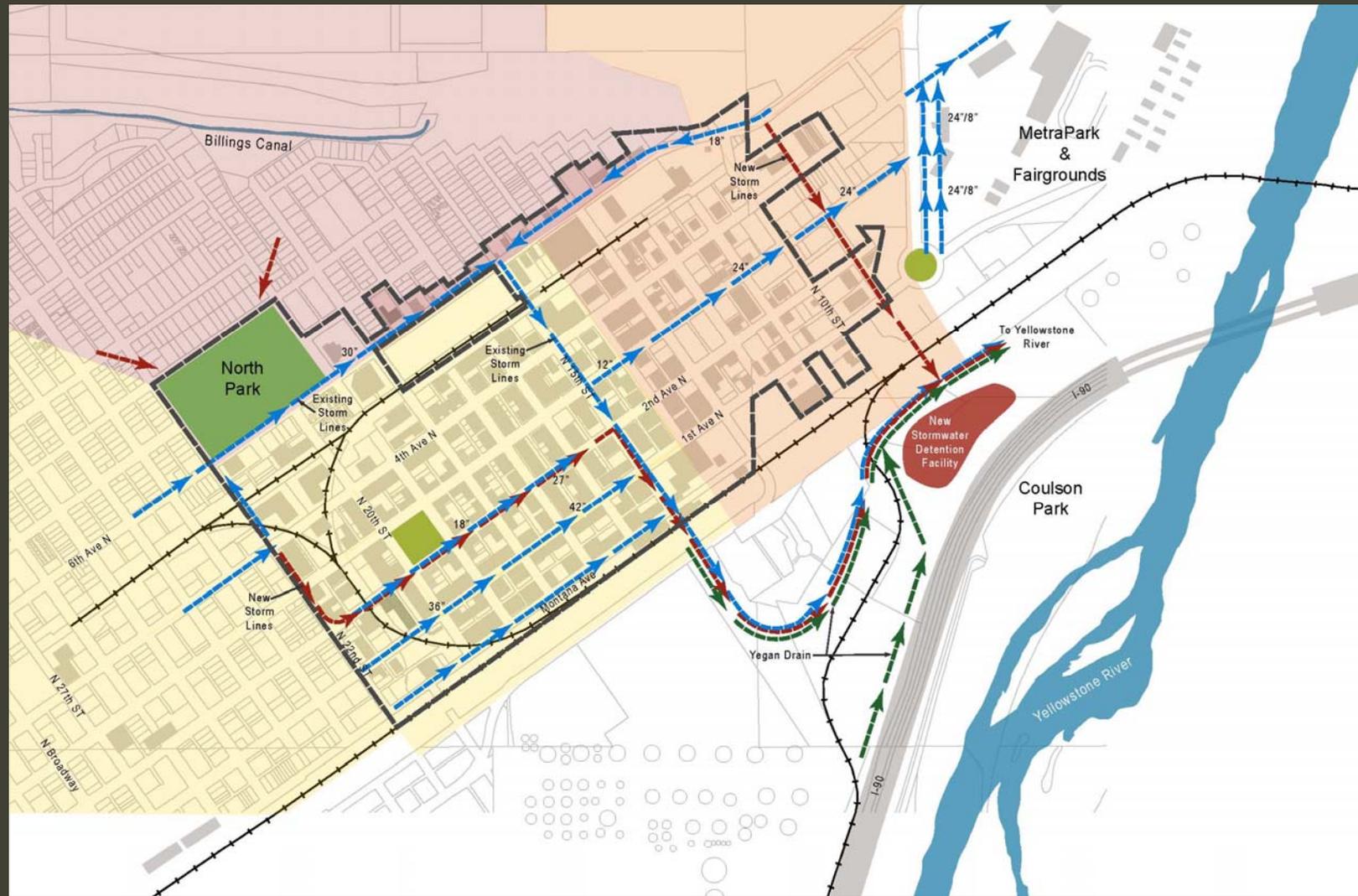
PUBLIC SQUARE

PUBLIC BUILDING SITE

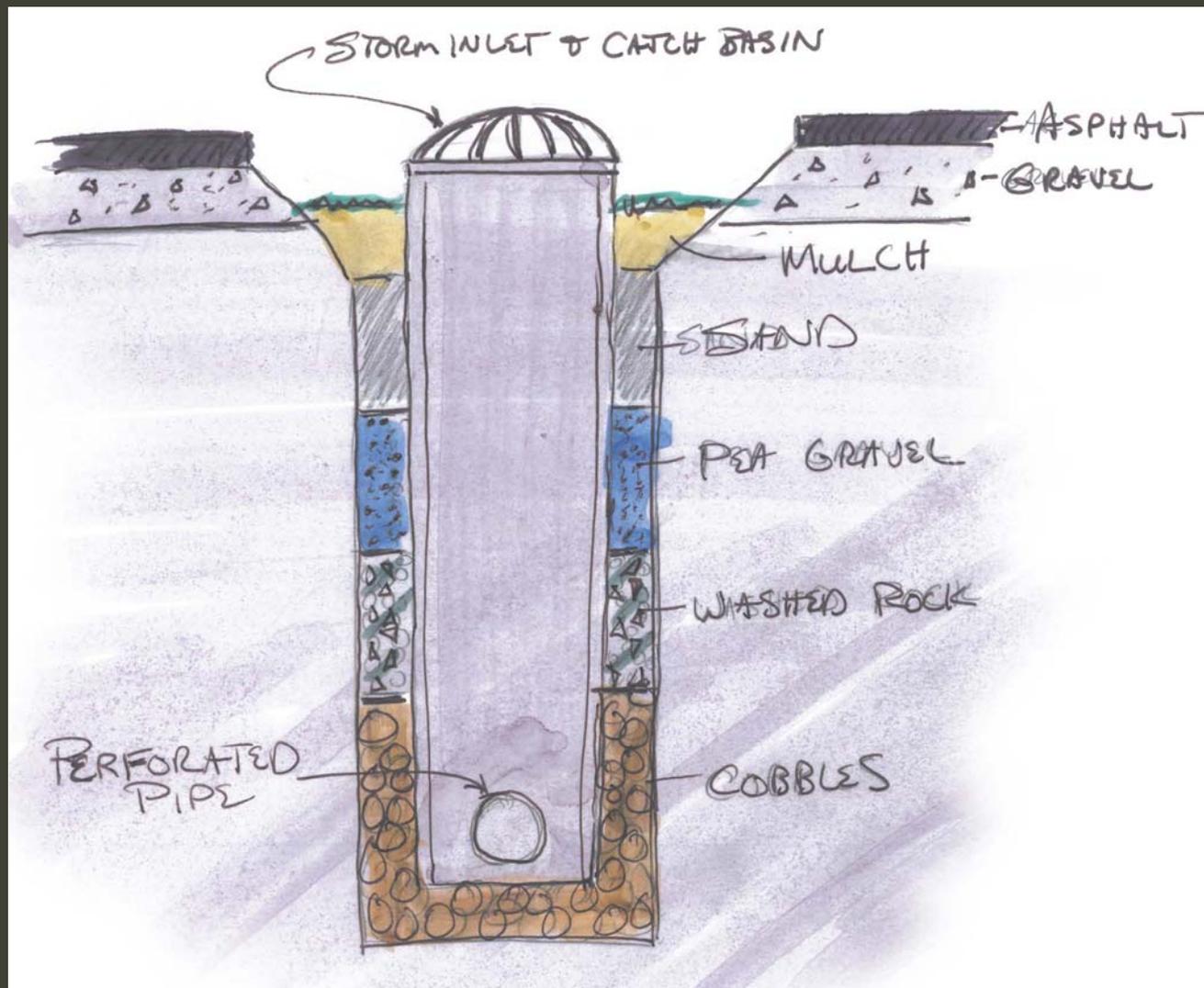
Transportation Network



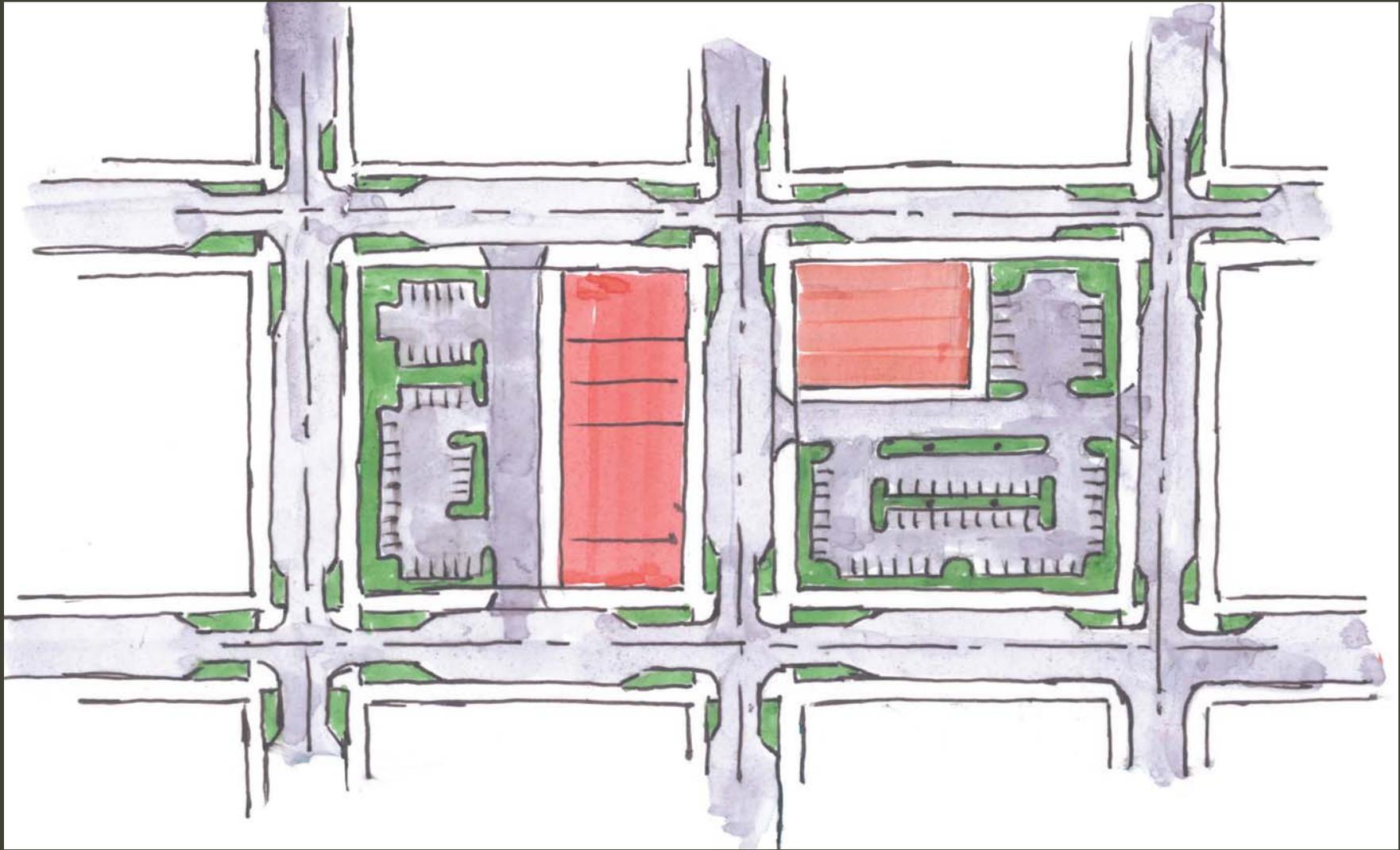
Stormwater System



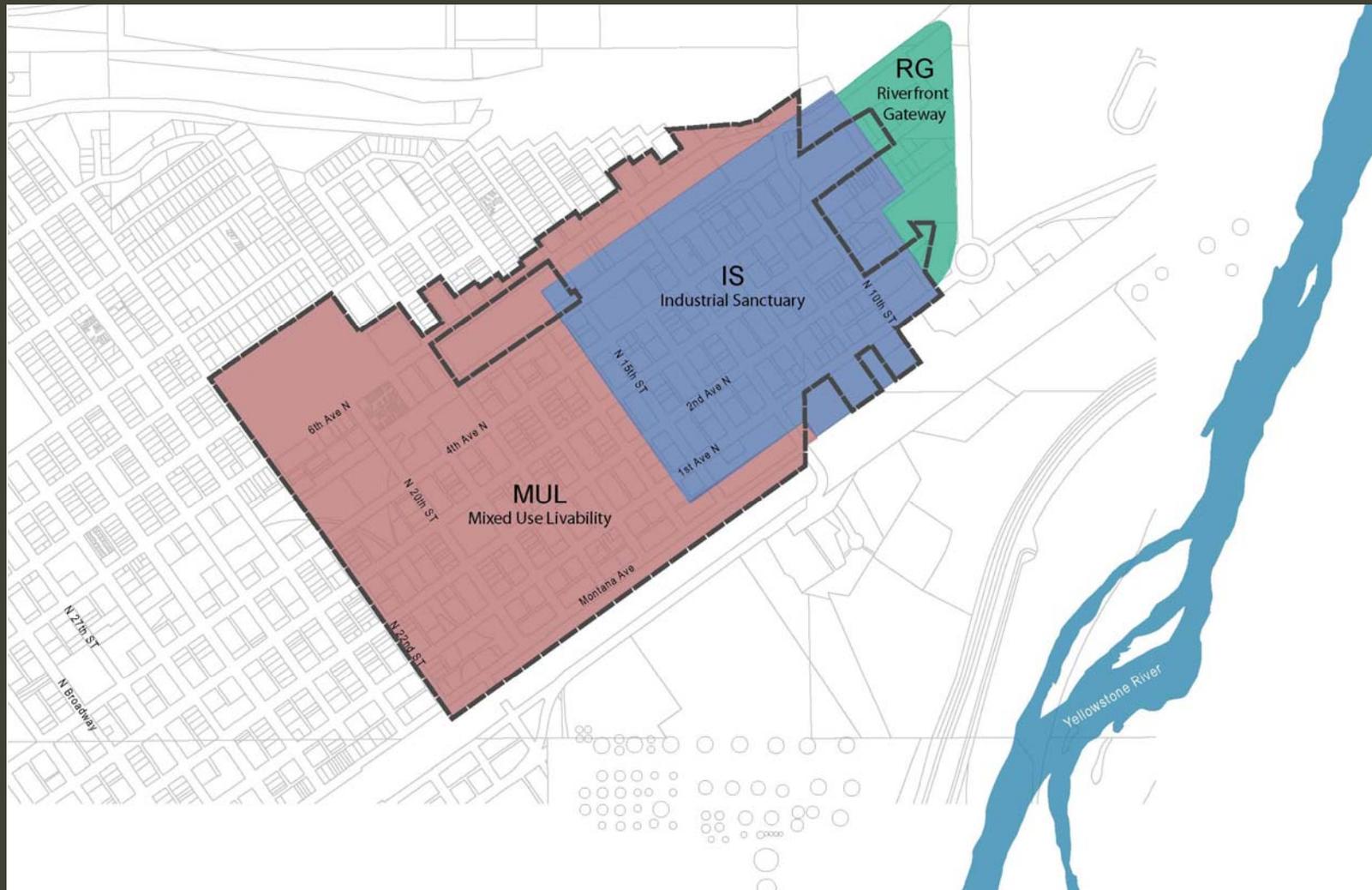
Storm Inlet & Catch Basin



Landscaped Bioswales



Zones



Zones

Common Features

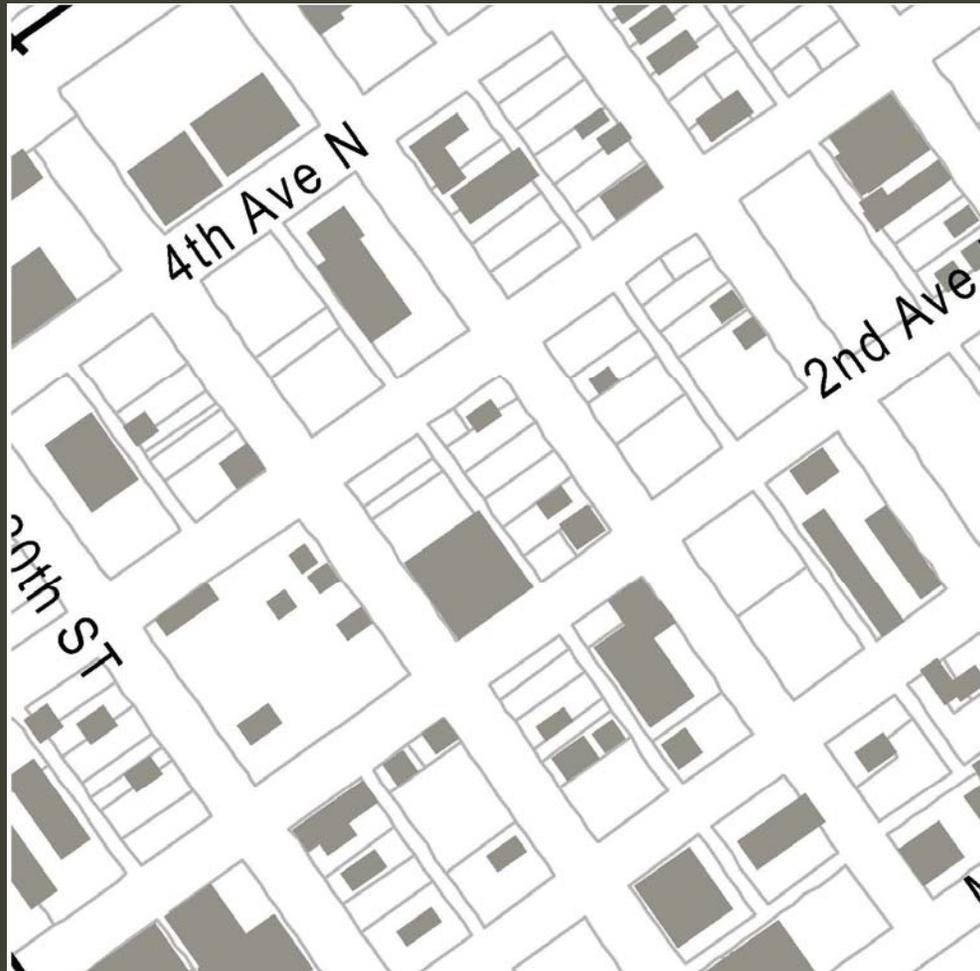
- Flexibility of uses
- Promotes livability and neighborhood character
- Incentives for redevelopment and investment
- Incentives for “green industries & buildings”
- Streamlines regulatory process

Zones

Distinguishing Elements

- **“Mixed Use Livability”**
 - Protects livability
 - Noise, Air, Traffic Standards for new uses
 - Incentives for compact development
- **“Industrial Sanctuary”**
 - Protects manufacturing uses
 - Lower noise, air, and traffic standards for new uses
 - Favors manufacturing & heavy industry
 - Incentives for heavier manufacturing (e.g., recycling hub)
- **“Riverfront Gateway”**
 - Promotes planned versus incremental development

Incremental Development



Incremental Development



Incremental Development



Incremental Development



Incremental Development



Summary

Key Issues

- Incremental Implementation
- Catalyst Opportunities to Capture Tax Increment
- Gateways
- Green Enterprise Zone
- Parking Locations & Regulations
- Planned Development at East End

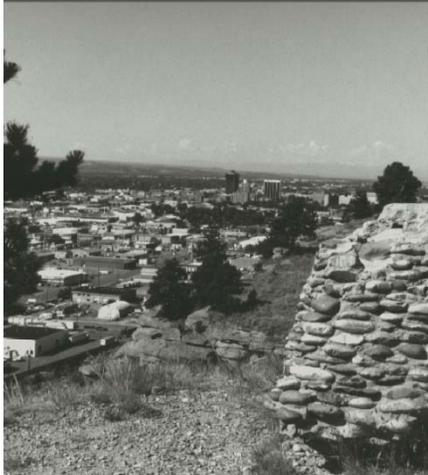
Priorities

- Infill Office
- Residential
- Infrastructure
- East-West Main Street
- Green Streets
- East End Gateway District
- Environmental Assessments & Cleanup



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