

# North Park

\'no(e)rth-park\ *n* **1:** a neighborhood located in Billings, Montana and generally bounded by North 27<sup>th</sup> Street, Montana Avenue, North 10<sup>th</sup> Street and the BBWA Canal **2:** one of the *original* residential, commercial, and cultural centers in Billings **3:** currently a blend of residential and commercial uses where convenient access is provided to schools, shopping, employment, cultural/historical sites, medical facilities and activities in and around downtown Billings

## Neighborhood

\'na-ber-hud\ *n* (15e) **1:** neighborly relationship **2 a:** a place or region near: **VICINITY** **b:** an area within a community having distinguishing characteristics and providing a *sense of place* for those residing therein **c:** a community, district, or area, esp. with regard to some characteristic or point of reference

## Plan

\'plan\ *n* **1:** a method for achieving an end **2 a:** formulation of a program of action: **GOAL, AIM** **b:** an orderly arrangement of parts of an overall design or objective *syn-*a method, scheme, or program devised for making, doing, or arranging something to achieve an end

Prepared by the Planning & Community Services Department

Adopted by the Billings City Council on March 10, 2008

Adopted by the Yellowstone Board of County Commissioners on March 18, 2008

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# Acknowledgments

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## Participating Organizations

Head Start  
Montana State University-Billings

## **Introduction**

### **Purpose**

The purpose of the neighborhood plan is to assist the governing agencies, planners, developers and residents in making the right choices when determining future growth patterns and development in the North Park Neighborhood. The neighborhood plan is not a regulatory document, instead, it is adopted as part of the City of Billings and Yellowstone County Growth Policy as an advisory document.

The plan includes general and specific recommendations that reflect the values of the community, encourages sound decision-making, and empowers people to take action. The plan also includes realistic implementation strategies that involve both private and public actions, as well as regulatory decisions.

The Planning Division completed the first plan for this neighborhood in June of 1977. Recommendations from that initial plan have been implemented with varying degrees of success. The North Park Neighborhood Plan was updated in 1993 to review changes that had occurred in the neighborhood and address new issues affecting the neighborhood and offer actions to address these changes and issues.

In 2006, members of the task force approached the Planning Division to discuss the need for a plan update. After review it was determined that this area was in need of a plan update with the development of the East End TIFD and changes occurring in the neighborhood.

### **Planning Area**

The boundary of the North Park Neighborhood Task Force is shown in Map 1. This neighborhood is bounded on the north by the Billings Bench Water Users Association (BBWA) ditch, on the east by North 10<sup>th</sup> Street, on the south by the Burlington Northern Railroad tracks and on the west by North 27<sup>th</sup> Street.

### **Community Background**

Billings was established in 1882 upon the arrival of the Northern Pacific Railroad. By the early 1900's, Billings had replaced Miles City as eastern Montana's primary "urban" center. With continued homesteading and the agricultural industries booming, the city's population doubled to 10,000 between 1900 and 1910.

Billings grew to the north and south of the Northern Pacific rail lines. North of the tracks, the community of North Park established itself as a focus of early activity in Billings. The area became known as one of the centers for neighborhood social activities as well as important commercial area for the growing town.

The North Park Neighborhood is recognized as one of the three historically important residential areas in the City of Billings, along with the South Side and Central-Terry neighborhoods.

The townsite of Billings was platted in 1882 by the Minnesota and Montana Land Company. Montana and Minnesota Avenue were laid out one block north and south, respectively, of the Northern Pacific Railroad tracks. Each neighborhood had its own designated parkland with North Park developed in 1902. Early tent and wooden structures gave way to stone and brick buildings built in the late 1880's and early 1900's. The Yellowstone County Courthouse and North Park School were two of the early important structures built in the neighborhood.

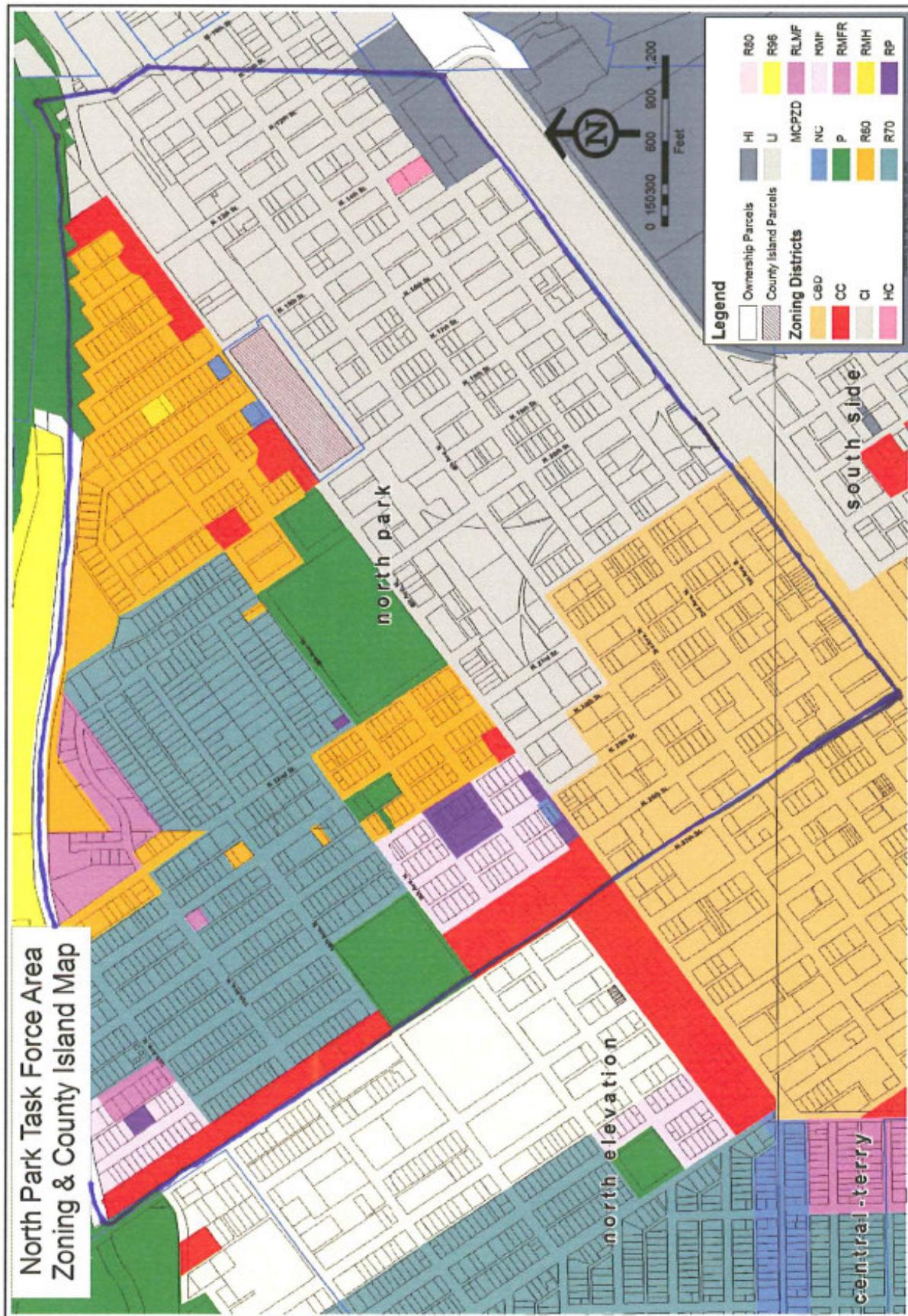
Activities in the neighborhood included fairs held in North Park in the early 1900's along with other events at Cobb Field and in later years at Athletic Park. North Park also had an entrance gate on 6<sup>th</sup> Avenue North with a lecture hall and cabins for tourists. A wading pool and tennis court were later built in the park.

Residential areas were expanded when the Burnsteads subdivided their land north of the park and eventually sold their water rights to the Billings Bench Water Users Association in 1960. Multi-family housing in the northern section of the neighborhood houses many students attending Montana State University-Billings and Rocky Mountain College.

Over the years, the areas south of 6<sup>th</sup> Avenue North have maintained a mix of residential and commercial uses with commercial and industrial uses becoming increasingly dominant. Businesses today enjoy close proximity to the railroad and the important transportation routes of North 27<sup>th</sup> Street, Montana Avenue, 4<sup>th</sup> and 6<sup>th</sup> Avenues North which all allow easy access to Interstate 90 and into the Central Business District.

Businesses located along North 27<sup>th</sup> Street and 6<sup>th</sup> Avenue North have expanded into the fringe of the residential areas of North Park and are important considerations in determining the current and future character of the neighborhood.

Map 1



## Existing Conditions and Trends

### Introduction

The following discussion on physical conditions and census data is vital to understanding how the neighborhood has developed in the past and gives clues on how the neighborhood will develop in the future.

### Land Use

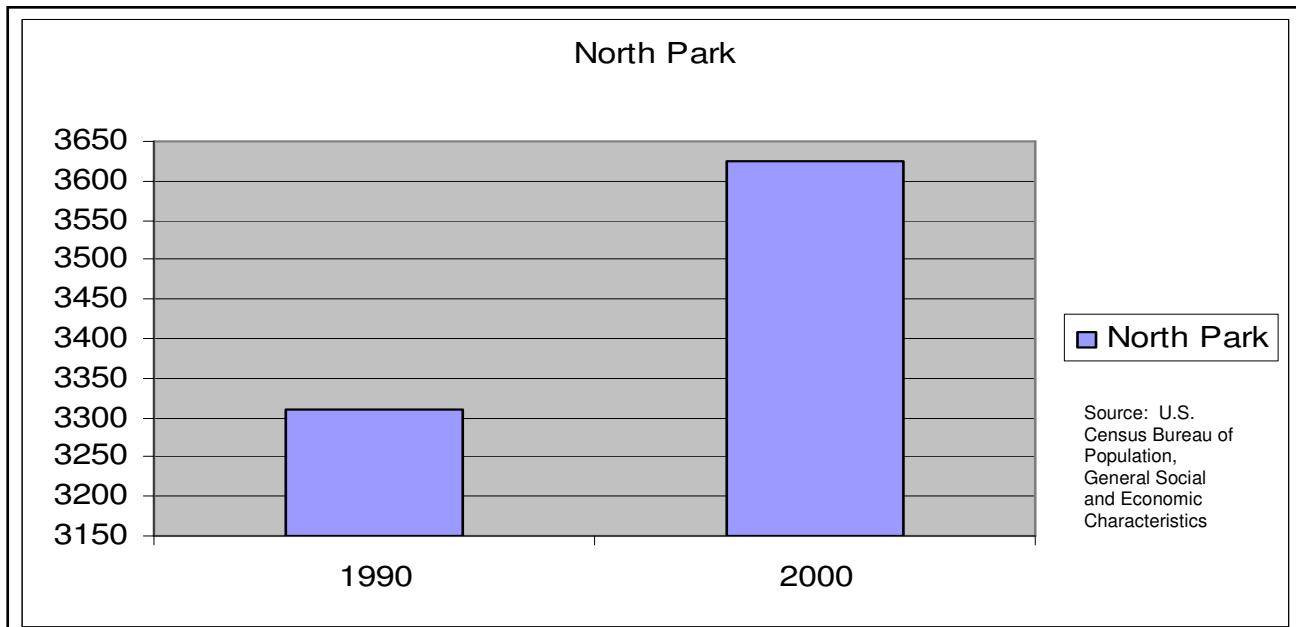
The North Park planning area is composed of a variety of zoning districts. South of 6<sup>th</sup> Avenue North is mainly zoned for industrial uses and contains a portion of the Central Business District. North of 6<sup>th</sup> Avenue North, the main commercial areas are located on the fringes of the neighborhood around North 27<sup>th</sup> and 6<sup>th</sup> Avenue North. The interior of the neighborhood offers a variety of housing choices including single-family, two-family and multi-family dwellings.

### Population

Demographic information is provided to show trends in population, age distribution, race characteristics, education attainment, and population projections.

The North Park Neighborhood lies within Census Tract 2. According to the US Census Bureau, the North Park Neighborhood saw a 9.5 percent increase in population between 1990 and 2000. Data shows the North Park Neighborhood area having a population of 3,309 persons in 1990 and 3,624 persons in 2000. Billings as a whole saw a 10.7 percent increase in population in the same time period. Figure 1 shows a population comparison in North Park between 1990 and 2000.

Figure 1: Population Comparison – 1990 to 2000



## Age Distribution

Age characteristics in the North Park Neighborhood show that although the median age dropped from 31 years to 30 years, overall the population of 25 to 34 years of age decreased by 10.2 percent. Another important statistic to notice is the decrease in the 65 to 74 years age group. From 1990 to 2000, the number of residents from the age of 65 to 74 decreased by 141 persons. Table 1 looks at the age characteristics for North Park.

Table 1: Age Characteristics – North Park Neighborhood

Age	1990	Percent of Total	2000	Percent of Total	Percent Change 1990-2000
Under 5	243	7.3%	261	7.2%	7.4%
5 to 9	158	4.5%	224	6.2%	41.8%
10 to 14	92	2.8%	162	4.5%	76.0%
15 to 19	169	5.1%	225	6.2%	33.1%
20 to 24	516	15.6%	503	13.9%	2.5%
25 to 34	791	23.9%	710	19.6%	10.2%
35 to 44	399	12.1%	621	17.1%	55.6%
45 to 54	240	7.3%	328	9.1%	36.7%
55 to 64	199	6.0%	222	6.1%	11.6%
65 to 74	246	7.4%	105	2.9%	57.3%
75+	256	7.7%	263	7.3%	2.7%
<b>Total</b>	<b>3,309</b>	<b>100%</b>	<b>3,624</b>	<b>100%</b>	<b>9.5%</b>
<b>Median Age</b>	<b>31.0</b>		<b>30.0</b>		

Source: U.S. Census Bureau of Population, General Social and Economic Characteristics

## Race

The racial diversity of the North Park Neighborhood has not significantly changed over the last ten years. In 1990, 85.7 percent of the neighborhoods' population was white and in 2000, the all-white population dropped to 81.5 percent. Overall, the census data shows that there was not a significant change in racial diversity.

Table 2: Racial Characteristics – North Park Neighborhood

Race	1990	Percent of Total	2000	Percent of Total
White	2,835	85.7%	2,954	81.5%
Black/ African American	21	.6%	49	1.4%
American Indian Alaska Native	252	7.6%	301	8.3%
Asian or Pacific Islander	22	.7%	26	.7%
Other Race	129	3.9%	222	6.1%
Hispanic Origin (of any race)	50	1.5%	72	2.0%
<b>Total Population</b>	<b>3,309</b>		<b>3,624</b>	

Source: U.S. Census Bureau of Population, General Social and Economic Characteristics

## Education

Since 1990, the median years of education completed among persons 25 years old and older slightly increased. The percentage of the population in that age group that has completed a four-year college degree and/or graduate or professional degree has continued to increase as well.

In 1990, the percentage of people in the North Park Neighborhood who had completed high school was 71 percent and the percentage of people who had completed four or more years of college was 13.9 percent. According to the 2000 census, the percentage of those who graduated high school rose to 85.9 percent and increased to 18.7 percent for those who completed four or more years of college.

Table 3: Education Attainment of Persons 25 Years and Older – North Park Neighborhood

	<b>1990</b>	<b>2000</b>
Less than 9 <sup>th</sup> Grade	385	123
9 <sup>th</sup> to 12 <sup>th</sup> Grade (No Diploma)	239	151
High School Graduate (including GED)	625	653
Some College (No degree)	445	546
A.A.	165	103
B.A.	211	290
Graduate or Professional Degree	88	72
Total Population 25 Years and Older	2,158	1,938
Percent High School Graduates	71%	85.9%
Percent Four or More Years of College/Bachelor's Degree or Higher	13.9%	18.7%

Source: U.S. Census Bureau of Population, General Social and Economic Characteristics

## Population Projections

The Census and Economic Information Center (CEIC), a department within the Montana Department of Commerce, released population projections for counties up to the year 2025. Yellowstone County is expected to grow an average of 1 percent per year. At this rate, the County population will reach approximately 137,990 by 2005; 145,880 by 2010; and 162,410 by 2020.

The City of Billings is anticipating a growth rate of approximately 1.5 percent to 2.0 percent per year. Using the formula of 1.5 percent, we get the following population estimates for the North Park Neighborhood. However, due to the current density and build-out of the neighborhood, it is anticipated that this population projection could only occur if additional lots or land became available for re-development.

Table 4: Population Projections

<b>Year</b>	<b>North Park Population Projection</b>
1990	3,309
2000	3,624
2005	3,904
2010	4,205
2015	4,530

Table 4 Continued

2020	4,880
2025	5,257
This is only a projection, many factors known and unknown can determine actual population numbers	

## Housing

The following section discusses the household composition, or the characteristics of the residents of North Park. The information in this section describes the number of people living in households, their income and the trends in household distribution. An inventory of existing housing units is presented along with information on the number and type of units and whether they are rented or owner-occupied.

Table 5 illustrates a comparison of varying housing characteristics between North Park, City of Billings and Yellowstone County.

There are several significant statistics to review in this table including the decrease of housing units in the years between 1990 and 2000 and the decrease in the number of vacant housing units.

Table 5: Housing Characteristics – North Park Neighborhood, Billings and Yellowstone County

	North Park		% Change	Billings		% Change	Yellowstone County		% Change
	1990	2000		1990	2000		1990	2000	
Year	1990	2000		1990	2000		1990	2000	
Housing Units	2,095	2,062	1.5%	35,964	39,293	9.26%	48,781	54,563	11.85%
Median Year Built	1956	1959		1966	1970		1970	1973	
Occupied Units	1,811	1,904	5.1%	33,181	37,525	13.12%	44,689	52,084	16.55%
Vacant Units	255	158	38%	2,783	1,768	36.47%	4,092	2,479	65.07%
Owner-Occupied	477	471	1.25%	20,297	24,025	18.37%	29,371	36,026	22.66%
Renter Occupied	1,334	1,433	7.4%	12,884	13,500	4.8%	15,318	16,058	4.83%
Median Household Income	\$13,711	\$16,344	%	\$31,906	\$35,147	37.08%	\$25,942	\$36,727	41.57%
Average Household Size	1.84	1.9	.32%	2.39	2.32	2.92%	2.49	2.43	2.40%

Source: U.S. Census Bureau of Profile of Selected Housing Characteristics

## Community Development Block Grant Program

The Community Development Block Grant (CDBG) program is designed to preserve and revitalize the older residential neighborhoods of our community and to provide funding for affordable housing activities on a citywide basis. Activities in the City's lower income neighborhoods include preservation and rehabilitation of the affordable housing.

Citywide affordable housing activities are intended to provide housing opportunities for low and moderate income households throughout the community and not just in existing lower income neighborhoods. Total Community Development Block Grant funds expended to date in the North Park Neighborhood for housing rehabilitation projects total \$532,878.

#### Community Development Division



## Planning Process

The North Park Task Force previously completed a neighborhood plan in 1977 and an update in 1993. Long-term goals were listed in the following categories:

- Housing – Maintain the residential character of the neighborhood by preserving structurally sound residential areas along with replacing unsound structures with new and appropriate housing in reference and design and density.
- Land Use – Maintain a residential character; through the zoning process, develop transitional areas between surrounding commercial/industrial uses and residential areas.
- Transportation – Preserving neighborhood integrity by minimizing through traffic corridors; encourage non-motorized transportation within the neighborhood as well as to surrounding areas such as the colleges, medical corridor and Central Business District; further develop buffering between arterial roadways and residential areas.
- Urban Design – Increase neighborhood identity and improve quality of life through the use of design guidelines.
- Community Facilities – Continue to improve public facilities as neighborhood centers for social activities and other functions.
- Historic Preservation – Retain local history through the identification, rehabilitation and preservation of historically significant structures through the Certified Local Government Board.
- Social – Further develop the pride and commitment of the residents to the neighborhood through the continuation of improvement projects.
- Employment – Encourage employment opportunities within the neighborhood that would help fill the needs of the residents.
- Commercial – Encourage the establishment and expansion of commercial uses within appropriately zoned areas, including promotion of the area as an ideal location for retail, wholesale and light industrial uses.
- Environmental – Improve the environment quality of the neighborhood through the control of land use, buffering, transportation, noise and the encouragement of “clean” industries”.

The North Park Neighborhood Task Force approached the Planning Division with concerns about development and changes occurring within its neighborhood and asked for assistance with updating its neighborhood plan. On February 2, 2006, residents were given an overview of the neighborhood planning process, discussed the elements of the previous plan and determined a set meeting date and time to work on the plan

update. On March 2, 2006, residents were asked to identify issues or concerns about the neighborhood. The issues identified by residents included (in no particular order):

- Nuisance properties
- Absentee landlords
- Naval Reserve and impacts of the any new use of the building on the neighborhood, i.e. parking
- Crossing 6<sup>th</sup> Avenue North at 24<sup>th</sup> Street – traffic light?
- Intersection at 8<sup>th</sup> Avenue North and 22<sup>nd</sup> Street – traffic calming
- Inadequate street lighting in some areas – example: North 15<sup>th</sup> Street
- Safe routes to McKinley Elementary School
- Swords Park where it intercepts with Park Place
- 6<sup>th</sup> Avenue North traveling west towards 18<sup>th</sup> Street – flashing yellow light to alert drivers of stop lights, difficult to see light in afternoon
- Elementary school busing
- Abandoned vehicles
- Pocket/smaller neighborhood parks – maybe with the development of MSU-B on the east side of 27<sup>th</sup> Street (Juniper Inn) or hospitals? Are there any vacant lots that are not conforming for development that could be city-owned parks?
- Community garden/Community Enhancements

The steering committee began holding monthly meetings to discuss neighborhood planning and the issues affecting the North Park Neighborhood. On October 4, 2007, a draft version of the neighborhood plan was presented to residents at the regular North Park Task Force Meeting. Residents were asked to review the draft and provide comment. At its November 1, 2007 meeting, the task force passed by a unanimous vote to move forward with formal adoption of the neighborhood plan.

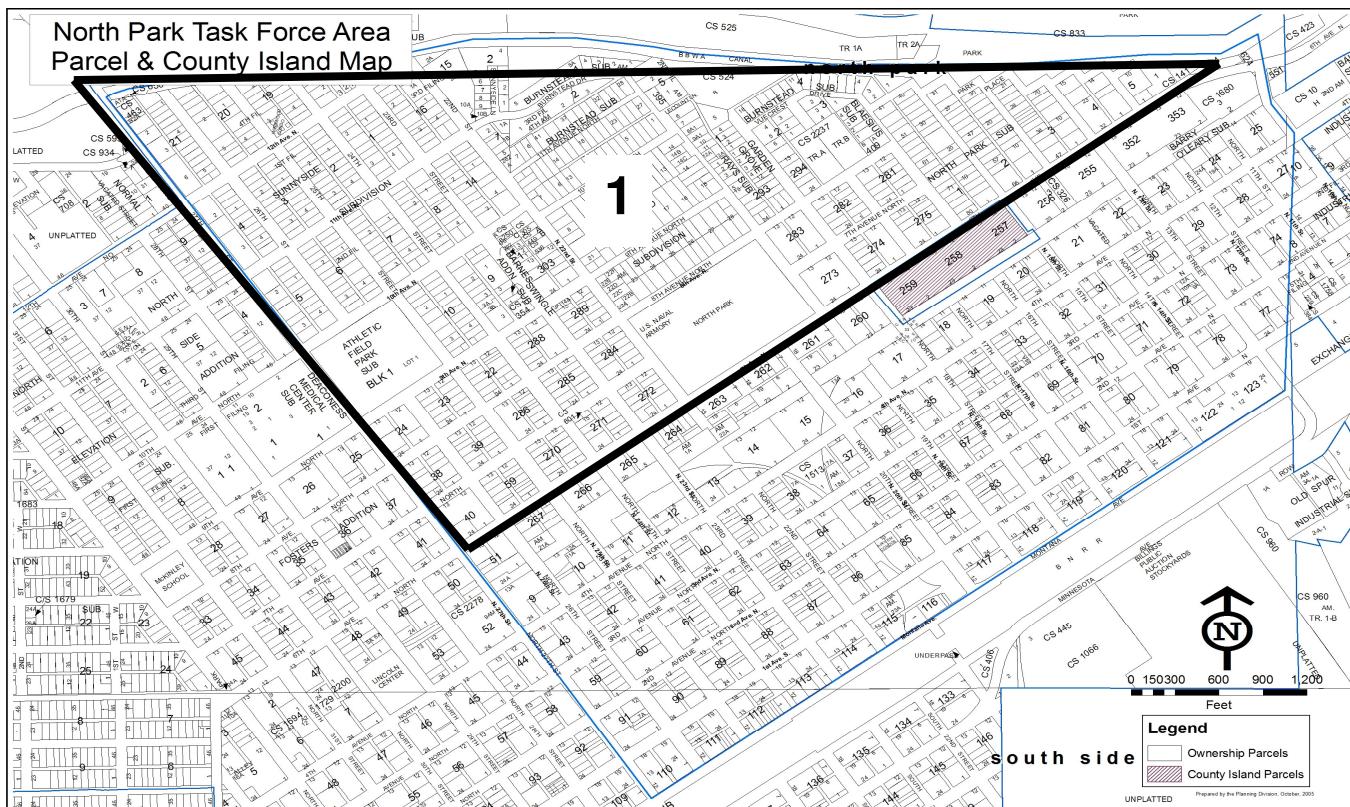
## Neighborhood Issues, Goals and Actions

The North Park Neighborhood is broken into three study areas and includes: 1) North of 6<sup>th</sup> Avenue, 2) South of 6<sup>th</sup> Avenue and east of 22<sup>nd</sup> Avenue, and 3) South of 6<sup>th</sup> and west of 22<sup>nd</sup> Street. Neighborhood issues, goals and actions will be separated into these three study areas.

### Study Area 1

Study Area 1 is the major residential area in the North Park neighborhood. It is bordered by 6<sup>th</sup> Avenue North, North 27<sup>th</sup> Street, the Billings Bench Water Association Ditch (BBWA) and North 10<sup>th</sup> Street. The quality of housing units generally improve from southeast to northwest with opportunities for infill development concentrated in the east and southeast portion of this study area.

Map of Study Area 1



The northwest section of this area is mainly zoned Residential 7000 (single-family or duplex units) with a few areas of Multi-family, Residential Professional and Community Commercial zoning. The area contains a majority of single-family homes converted to include an apartment unit. Overall, the housing stock in this area of the neighborhood is well maintained and is high quality.

The area located along the BBWA ditch in the north central part of the neighborhood is zoned and used for high density multi-family housing catering to students from the colleges and residents working in the medical corridor and downtown areas.

The south central area centers around North Park itself. The park has been improved with new equipment, ball fields, running/exercise trail, etc. A concern by residents living near the park is the increase of transients in the area which creates crime and safety concerns within the park and for surrounding property owners.

The eastern part of this study area is an area zoned mainly Residential-6000 with a mix of single-family and multi-family uses. There is a potential for new construction of single-family homes or high density multi-family units in the vacant lots north of 8<sup>th</sup> Avenue North between North 19<sup>th</sup> and North 15<sup>th</sup> Streets. There is a wide range in the quality of homes with some well kept and structurally sound, while others have deteriorated and are in need of repairs.

The areas along North 27<sup>th</sup> Street and 6<sup>th</sup> Avenue North are commercially zoned with many retail and office uses. There is also the potential for further development on vacant land on the north side of 6<sup>th</sup> Avenue North and east of North 18<sup>th</sup> Street.

### **Land Use**

Study Area 1 contains mainly residential development that includes single-family, two-family and some multi-family. The main concentration of commercial development is located along North 27<sup>th</sup> Street and 6<sup>th</sup> Avenue North.

The main issue that is a concern of residents is the encroachment of commercial uses from North 27<sup>th</sup> Street and 6<sup>th</sup> Avenue North into the existing residential neighborhood. The concern is that housing could be lost to expansion or additional commercial uses. Residents are also concerned with the impact of additional commercial development replacing housing on the character of the North Park Neighborhood.

### ***Issue: Community Character***

**Goal:** Maintain the residential character of the North Park Neighborhood.

**Objectives:** To limit expansion of the North 27<sup>th</sup> Street and 6<sup>th</sup> Avenue North Commercial Corridors into the residential neighborhood.

**Actions:** Complete a preferred future land use map with residents to help guide the future development along the North 27<sup>th</sup> Street and 6<sup>th</sup> Avenue North Corridors. Adopt this future land use map as part of the North Park Neighborhood Plan.

### ***Issue: Residential Parking***

**Goal:** Maintain residential parking in the North Park Neighborhood.

**Objectives:** To preserve neighborhood character and residential parking as new or redevelopment occurs in the neighborhood.

**Actions:** Ensure complete site development standards are enforced in regards to parking requirements for the specific type of business or multi-family development proposed.

***Issue: Neighborhood Participation in Land Use Decisions***

**Goal:** Guide land use decisions within the neighborhood that are consistent with the neighborhood plan and the preferred land use map.

**Objectives:** To ensure that the residents of the North Park Neighborhood have an active role in reviewing requests for land use changes (zone changes, special reviews and variances) that occur in the neighborhood.

**Actions:** Continue distribution of zoning applications received by the City/County Planning Department to the North Park Task Force for review and comment. The Planning Division should encourage zoning applicants to present the proposal to the North Park Task Force and residents for input.

***Issue: Neighborhood Identity***

**Goal:** Increased pride in the neighborhood.

**Objective:** To visually identify the residential area of North Park.

**Actions:** Work with the City of Billings to create and install signage along the fringe boundaries of the neighborhood to alert people that they are entering the North Park Neighborhood. Signs should fit with the historic character of the area and made with materials easily maintained.

## **Infrastructure**

Over the past 20 years, many of the water lines and several sections of sewer line have been replaced in Study Area 1. These lines generally have greater capacity than those replaced, however, any major new developments must be examined on a case by case basis to determine the effect on the water and sewer lines.

### ***Issue: Adequate and Updated Infrastructure***

**Goal:** Continue updates to the neighborhoods infrastructure.

**Objectives:** To replace insufficient and old infrastructure within the neighborhood to help maintain the residential character of the area.

**Actions:** North Park Task Force and residents should continue to participate in the Capital Improvements Planning Process to identify and address infrastructure needs within the neighborhood.

### ***Issue: Sidewalks, Curbs and Gutters***

**Goal:** Provide adequate sidewalks, curbs and gutters in the North Park Neighborhood.

**Objectives:** To preserve the residential area through improved and maintained infrastructure.

**Actions:** The North Park Task Force should have continuous involvement with the Community Services Division to assess the availability of Community Development Block Grant (CDBG) Funds to assist with infrastructure improvements.

### ***Issue: Lack of Street Lighting in Areas***

**Goal:** Provide safe corridors for pedestrian and vehicular traffic.

**Objective:** To increase as needed street lights in the area.

**Actions:** Develop a street lighting plan for the areas that are in need of street lights.

## **Housing**

Study Area 1 has a variety of housing including single-family, two-family and multi-family. The median year constructed of these housing units is 1959. The varying housing types meet the needs of many students, elderly residents and families as well of those working at the colleges, medical industry and in the Central Business District.

The use of CDBG funding is responsible for much of the progress made in housing demolition and rehabilitation over the past 20 years and should continue to be used. There are also several large parcels of land that could be used for new affordable housing construction. Market demands and financing availability will dictate when these parcels are developed.

### ***Issue: Dilapidated Housing Structures***

**Goal:** Aesthetically improve the North Park Neighborhood by rehabilitating or removing dilapidated and/or abandoned structures that may be a nuisance or danger to residents.

**Objectives:** To preserve safe and decent housing stock within the neighborhood.

**Actions:** North Park Task Force should continue to work with the Community Development Division to identify potential grants or funding sources to rehabilitate or demolish dilapidated and/or abandoned housing stock for infill.

### ***Issue: Affordable Housing***

**Goal:** Affordable housing development.

**Objectives:** To provide new low and moderate income multi-unit student and family housing in the northeastern portion of this study area and in the area south of Cobb Field, north of 6<sup>th</sup> Avenue North, and west of North 23<sup>rd</sup> Street.

**Actions:** Work with appropriate agencies and private investors to encourage affordable housing development within the neighborhood. Complete an inventory of vacant land or property that could be acquired for new development or redevelopment through non-profit agencies such as Habitat for Humanity.

### ***Issue: Single-family Homeownership***

**Goal:** Single-family homeownership.

**Objectives:** To foster and encourage single-family home ownership to sustain the residential character of the neighborhood.

**Actions:** Work with the Community Development Division to promote the first time homebuyer program.

***Issue: Property Maintenance***

**Goal:** Maintain existing housing.

**Objectives:** To preserve the existing housing stock and maintain an aesthetic neighborhood.

**Actions:** Review alternatives for developing a Property Maintenance Ordinance. Review other communities' ordinances to determine if a minimum standard for property maintenance could be adopted by the City of Billings.

***Issue: Neighborhood Appearance***

**Goal:** Clean and aesthetically pleasing neighborhood.

**Objectives:** Establish an annual neighborhood clean-up campaign.

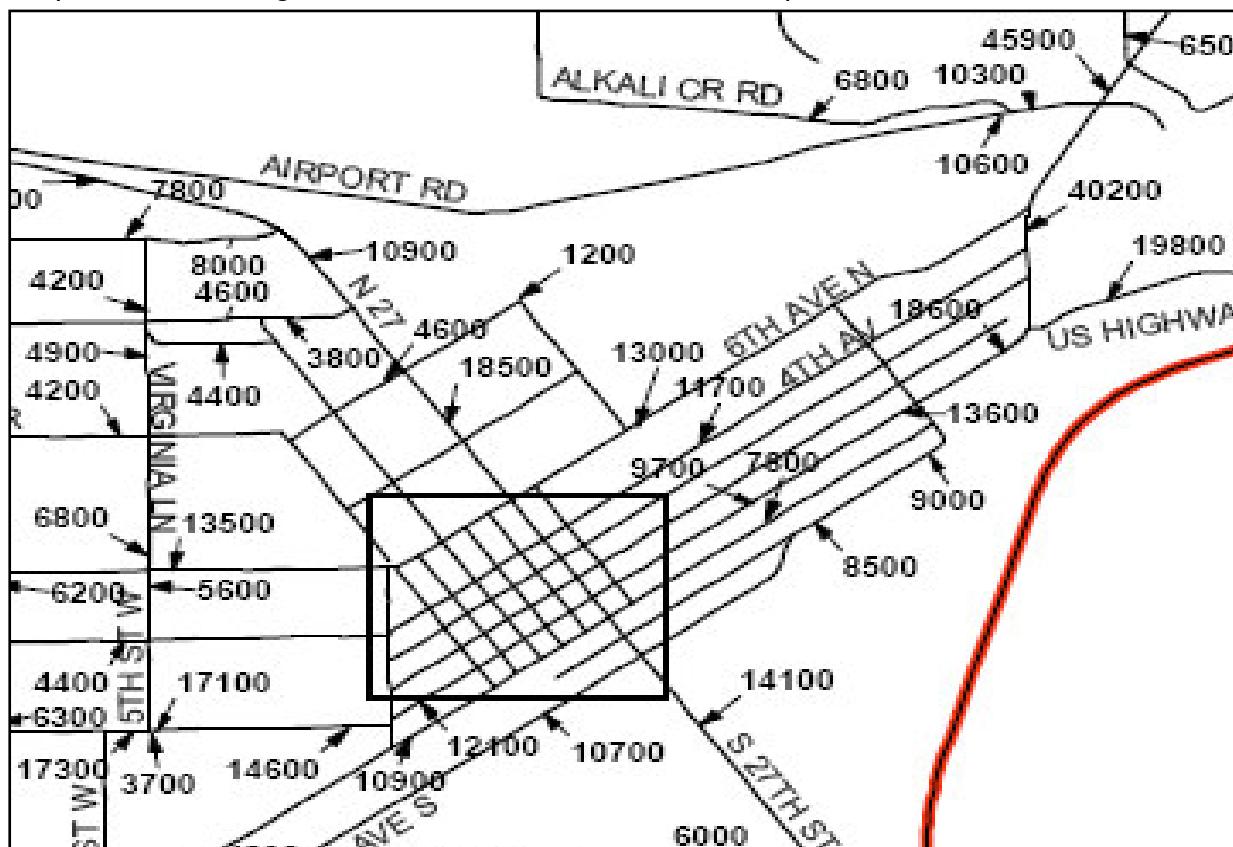
**Actions:** North Park Neighborhood Task Force to work Code Enforcement and the Solid Waste Department to establish a partnership to assist the neighborhood with an annual clean-up. Work with the Bright N' Beautiful Organization to participate in the annual clean-up programs. Continue with participation in Earth Day activities.

## Transportation

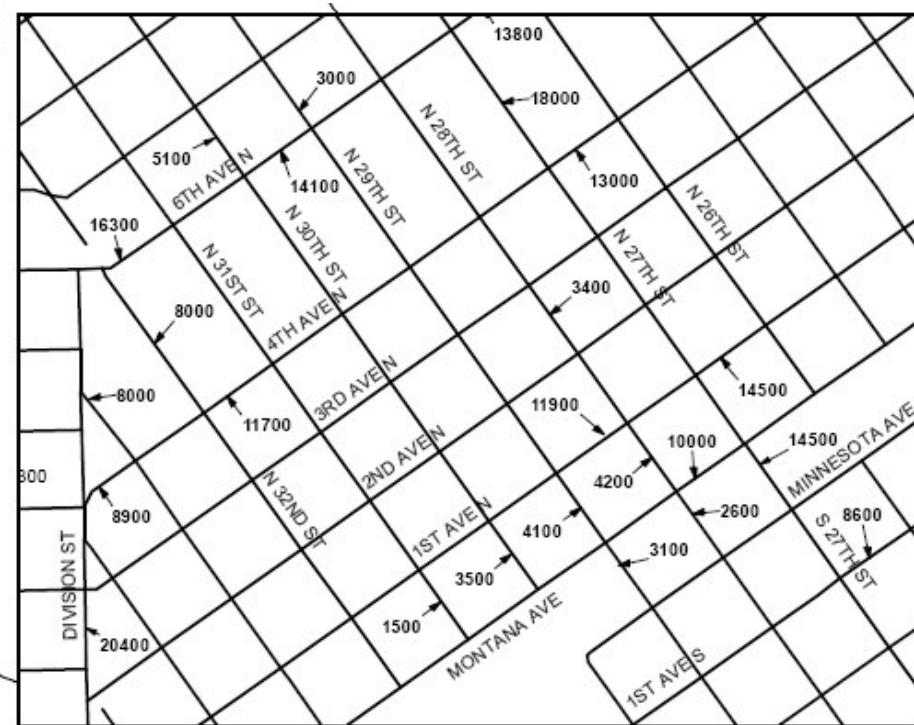
Transportation patterns in Study Area 1 are dominated by 6<sup>th</sup> Avenue North (west bound, 4-lane, one-way) and North 27<sup>th</sup> Street (5-lane, two-way) which carry between 9,000 and 16,000 vehicles per day. Internal traffic is mostly local although 12<sup>th</sup> and 9<sup>th</sup> Avenues North carry a greater number of vehicles due to travel between the multi-family units and the hospitals, college and North 27<sup>th</sup> Street area. There are also high traffic volumes along the eastern and western borders of the park (North 19<sup>th</sup> and 22<sup>nd</sup> Avenues). Map 2 displays the traffic count in the North Park Neighborhood. This information is from 2006.

Transportation studies conducted after the 1977 Neighborhood Plan was written focused on the need for buffering between 6<sup>th</sup> Avenue North and the residential areas to the north. The buffering has begun along North Park and should be continued. Promotion of pedestrian and bicycle access throughout the neighborhood could also be improved while reducing the amount of through traffic by automobiles.

Map 2: 2006 Billings Urbanized Area Traffic Count Map – North Park Area



2006 Billings Urbanized Area Traffic Count Map – Downtown Area



**Downtown Area**

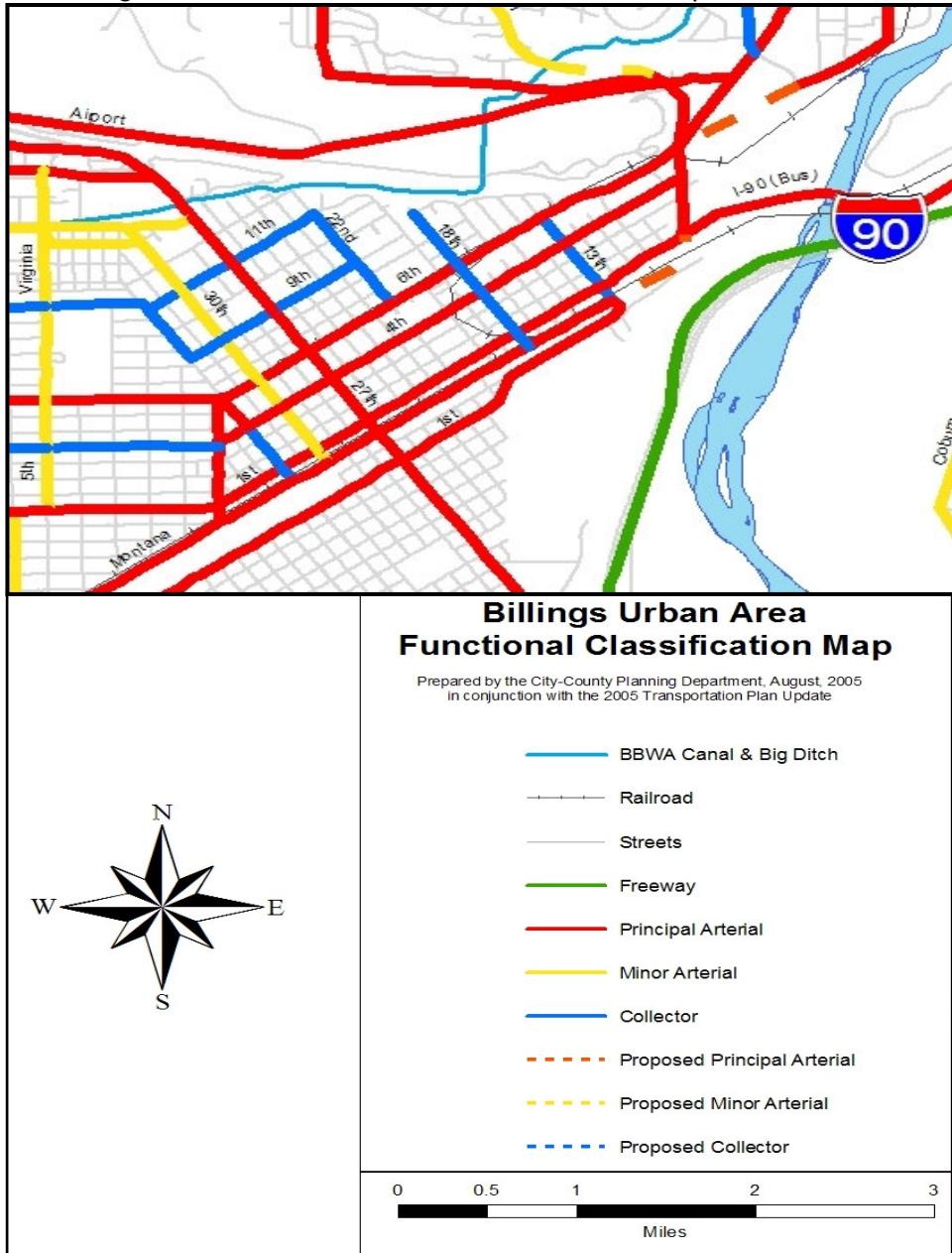
Map 3, on page 23, shows the road classification and function. Principal Arterials, Minor Arterials and Collector Streets are defined as follows:

**Principal Arterial Streets (Red):** Streets intended to provide a high level of mobility; arterial streets favor mobility functions over land access functions. Higher speeds, long distance continuity, and higher levels of service combine to efficiently serve longer distance trips. To maintain system speed and level of service, access management is critical to preserve through-put capacity and roadway safety. Arterial streets provide connections to both higher class roadways (freeways) and lower classifications (collector streets).

**Minor Arterial Streets (Yellow):** Similar to Principal Arterial streets, Minor Arterial streets are intended to favor mobility over land access, and carry traffic over longer distances. Distinguished by lower capacity and operating speeds, Minor Arterial streets typically have shorter continuity than Principal Arterial streets, and may serve land access to a greater degree.

**Collector Streets (Blue):** Collector streets, as the name implies, collect traffic from primary access roads (local streets), and carry it to arterial streets for longer distance travel. They are the link between the local land access system and the arterial street network. Collector streets should not have the long distance continuity of arterial streets. Ideally, Collector Streets should provide access into, but not through residential neighborhoods, for long distance continuity attracts long distance, high speed traffic not appropriate on collector facilities.

Map 3: Billings Urban Area Functional Classification Map – North Park



***Issue: Traffic Impacts on Residential Areas***

**Goal:** Buffer the residential areas of the neighborhood from the impacts of traffic from 6<sup>th</sup> Avenue North.

**Objectives:** To create a buffer between the high traffic volumes on 6<sup>th</sup> Avenue North and the residential areas.

**Actions:** Through future land use design, develop uses and buffering techniques to mitigate the impacts of high traffic volumes on 6<sup>th</sup> Avenue North.

***Issue: Traffic Engineering Study***

**Goal:** Develop a transportation and traffic plan for the North Park Neighborhood.

**Objectives:** To examine and identify traffic issues throughout the neighborhood and develop traffic control mechanisms to mitigate traffic issues.

**Actions:** Contact the City Engineering Division to identify ways to gather data on traffic patterns within areas of the neighborhood. Through the data gathered in the study, work with the City Engineering Division to identify ways to mitigate. Areas to focus on include South 27<sup>th</sup> Street, 6<sup>th</sup> Avenue North, 4<sup>th</sup> Avenue North and North 19<sup>th</sup> Street.

***Issue: Pedestrian Safety***

**Goal:** Safe routes for pedestrians to travel between schools, parks, neighborhoods and other community facilities.

**Objectives:** The creation and promotion of pedestrian and bike paths through the neighborhood and to areas outside North Park.

**Actions:** Review a map created through the City of Billings Engineering Division that shows information such as existing sidewalk, areas of no sidewalk, signed pedestrian crosswalks and other traffic signs located in the neighborhood. Assess the need of additional sidewalk construction to help promote walking routes throughout the neighborhood.

***Issue: Pedestrian Safety – North Park and Head Start (former North Park Elementary School) Area – 6<sup>th</sup> Avenue North and North 19<sup>th</sup> Street***

**Goal:** Safe pedestrian routes around and to and from Head Start and North Park.

**Objective:** To ensure safety for pedestrians in and around North Park and Head Start.

**Actions:** Identify traffic calming techniques for this intersection that could include bulb outs at the crosswalks, refuge islands or the closing of North 19<sup>th</sup> Street at 6<sup>th</sup> Avenue North.

## **Parks and Recreation**

North Park, Athletic Park and Cobb Field are all located in the North Park Neighborhood. These facilities are important cornerstones in the neighborhood and must continue to be maintained and improved. With the closing of North Park Elementary School, the neighborhood lost a vital community focal point as students are now dispersed to McKinley and Highland Elementary Schools. The North Park Elementary School building now houses the Yellowstone County Head Start Program.

### ***Issue: Family Oriented Activities at North Park***

**Goal:** North Park as the neighborhood focal point.

**Objective:** To encourage the uses at North Park to be neighborhood and family oriented.

**Actions:** Improve and update park equipment that could include an exercise path, exercise equipment and neighborhood festivities.

### ***Issue: Cobb Field Redevelopment***

**Goal:** Family oriented entertainment activities.

**Objective:** Improve Cobb Field for continued recreational activities.

**Action:** North Park Neighborhood Task Force should be involved with the process of the redevelopment of Cobb Field and future projects that involve Cobb Field. Periodic updates and invitations to Cobb Field discussions should be continued with the North Park Task Force and residents.

Cobb Field



## **Public Safety**

There are a number of public safety issues within the neighborhood. These include, but are not limited to, crime prevention, disaster preparedness and noise pollution. The North Park Neighborhood is served by the City of Billings Police and Fire Departments and American Medical Response (ambulance service).

### **Police**

The Billings Police Department has recently restructured its districts in order to better provide public safety services for the community. The Department has divided the city into two districts commanded by a captain and staffed by twelve sergeants and approximately 60 officers who are assigned for a full year. The district concept is designed to ease the communication and mutual problem solving strategies so often found in community policing philosophy. The North Park Neighborhood is located in the East District.

The North Park Neighborhood participates in the Neighborhood Watch Program. The Neighborhood Watch is a national program based upon the idea that community members can prevent or help deter crimes in their neighborhoods. Organized blocks can safeguard their own neighborhoods and support the efforts of local law enforcement agencies by utilizing rules of observation, documentation and notification. The Neighborhood Watch program is administered by local law enforcement. The program is implemented by a volunteer coordinator, law enforcement officers, and volunteers from the community. These individuals schedule, plan and give presentations that guide citizens to establish organized blocks, conduct follow-up activities and provide support to the program. This program is sponsored by local law enforcement with the only cost to participants being the lease of large signs to post on their block. The Neighborhood Watch program was started in Billings and Yellowstone County in 1983 and continues to serve the growing area.

### **Fire**

The City of Billings Fire Department is staffed by 97 shift personnel (4 Battalion Chiefs, 27 captains, 27 Engineers, and 39 Firefighters), one Fire Chief, one Assistant Fire Chief, one Fire Marshall, one Assistant Fire Marshall, three Deputy Fire Marshals, one Training Officer, one Fire Maintenance Officer, two administrative personnel, and thirty-three Communications Center personnel.

Station 1 is the largest Billings Fire Department station and is located at 2305 8<sup>th</sup> Avenue North. It houses firefighters, chief, assistant chief, battalion chiefs, fire bureau, training officer, 911 communications personnel, and emergency operations center. Emergency vehicles at this station are engine 1, ladder truck 1, tender 1, brush 1, engine 11, battalion chief response vehicle, and safety officer response vehicle.

The following table provides the number and types of calls received by Fire Station 1.

**Table 6: 2005 Station #1 Statistics**

Fire Calls Without Exposures	EMS Calls	Non-Fire Calls	HazMat Response	Dollar Loss
63	1,655	592	119	\$179,600
First In On Calls	Back-up on Calls	Total Responses		
2,429	656	3,085		

The Department also has mutual aid agreements with Cenex Refinery, ConocoPhillips Refinery, Exxon Mobile Refinery, Lockwood Fire Department, Billings Logan International Airport Aircraft Rescue Firefighting, and the Laurel Volunteer Fire Department.

North Park is also served by the Yellowstone County Disaster and Emergency Services Department. Disaster and Emergency Services (D.E.S.) or Emergency Management is an integrated effort to prevent or minimize the seriousness of emergencies and disasters; and to plan and coordinate the community's response to them should they occur. It requires establishing partnerships among professional emergency management personnel to prevent, respond to, and recover from disasters. Coordination is a key factor in establishing an emergency management program, and continual improvement saves lives and reduces losses from disasters.



Fire Station at City Hall; circa 1950



Fire Station #1 built in 1974

### Medical Assistance

Medical assistance is provided by the Fire Department, with support and transportation to medical facilities provided by private ambulance services. The nearest ambulance service is provided by American Medical Response located at 711 4<sup>th</sup> Avenue North.

***Issue: Community Policing***

**Goal:** Neighborhood safety.

**Objective:** To involve residents in community policing and create awareness throughout the neighborhood of community involvement in reducing criminal activity.

**Actions:** Investigate community policing techniques used by other communities. Work with the Billings Police Department and the City of Billings Code Enforcement Divisions to develop strategies and policies for expanding community policing.

***Issue: Emergency Preparedness***

**Goal:** Resident awareness and preparedness for emergency situations.

**Objective:** To educate and prepare residents for emergency response to natural or man-made disasters.

**Actions:** To involve residents, Billings Police Department, Billings Fire Department, Yellowstone County Emergency Services and Billings Logan International Airport to participate in community planning for emergency preparedness.



## **Historic Preservation**

Currently, there is no designated historic district in Study Area 1. There are however, several sites of a historic significance including North Park, the original fairgrounds building at North 22<sup>nd</sup> Street and 6<sup>th</sup> Avenue North and North Park Elementary School (Head Start).

### ***Issue: Historic Property Documentation***

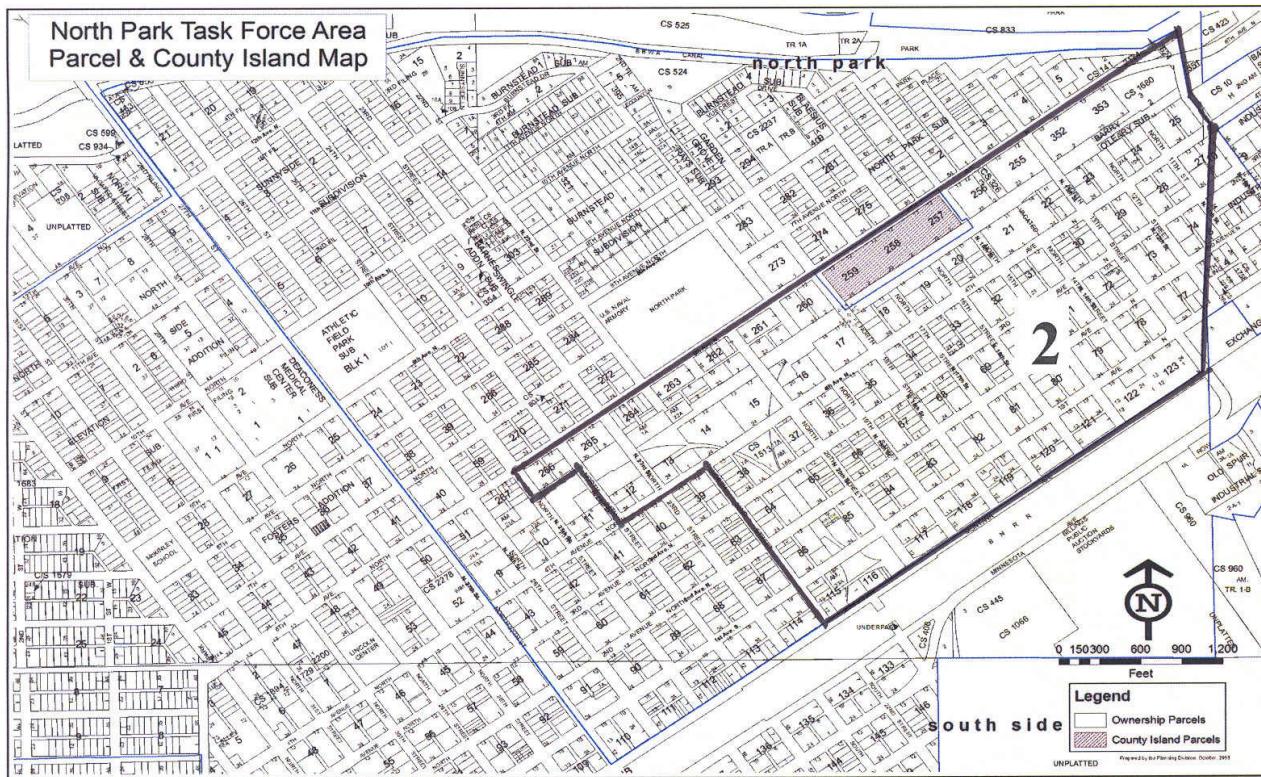
**Goal:** Preserve the historic properties within the North Park Neighborhood.

**Objective:** To document and provide information to property owners on the benefits of having a property or landmark designated on the National Register of Historic Places.

**Actions:** Identify historic structures through the direction of the Yellowstone Historic Preservation Board and the Western Heritage Center. Determine the eligibility of properties to be included on the National Register of Historic Places or on a local historic district. Document and photograph historic architecture located within the neighborhood.

## Study Area 2

Study Area 2 is comprised of mostly light industrial uses with some scattered residential properties. The borders are 6<sup>th</sup> Avenue North, North 10<sup>th</sup> Street, Montana Avenue, North 22<sup>nd</sup> Street, 4<sup>th</sup> Avenue North, North 24<sup>th</sup> Street, the railroad tracks (5<sup>th</sup> Avenue North), and North 25<sup>th</sup> Street.



This area is zoned Controlled Industrial except for a couple areas in the southeastern portion zoned Highway Commercial and Heavy Industrial. A railroad line runs east-west between 4<sup>th</sup> and 6<sup>th</sup> Avenues North eliminating through traffic on some north-south streets.

The number of residential properties in Study Area 2 has decreased over the years. The remaining pockets of residential uses are generally located between 2<sup>nd</sup> and 4<sup>th</sup> Avenues North and North 17<sup>th</sup> and 19<sup>th</sup> Streets. Some individual homes are scattered throughout the western half of this study area. There are also a number of historic buildings that are in various states of disrepair.

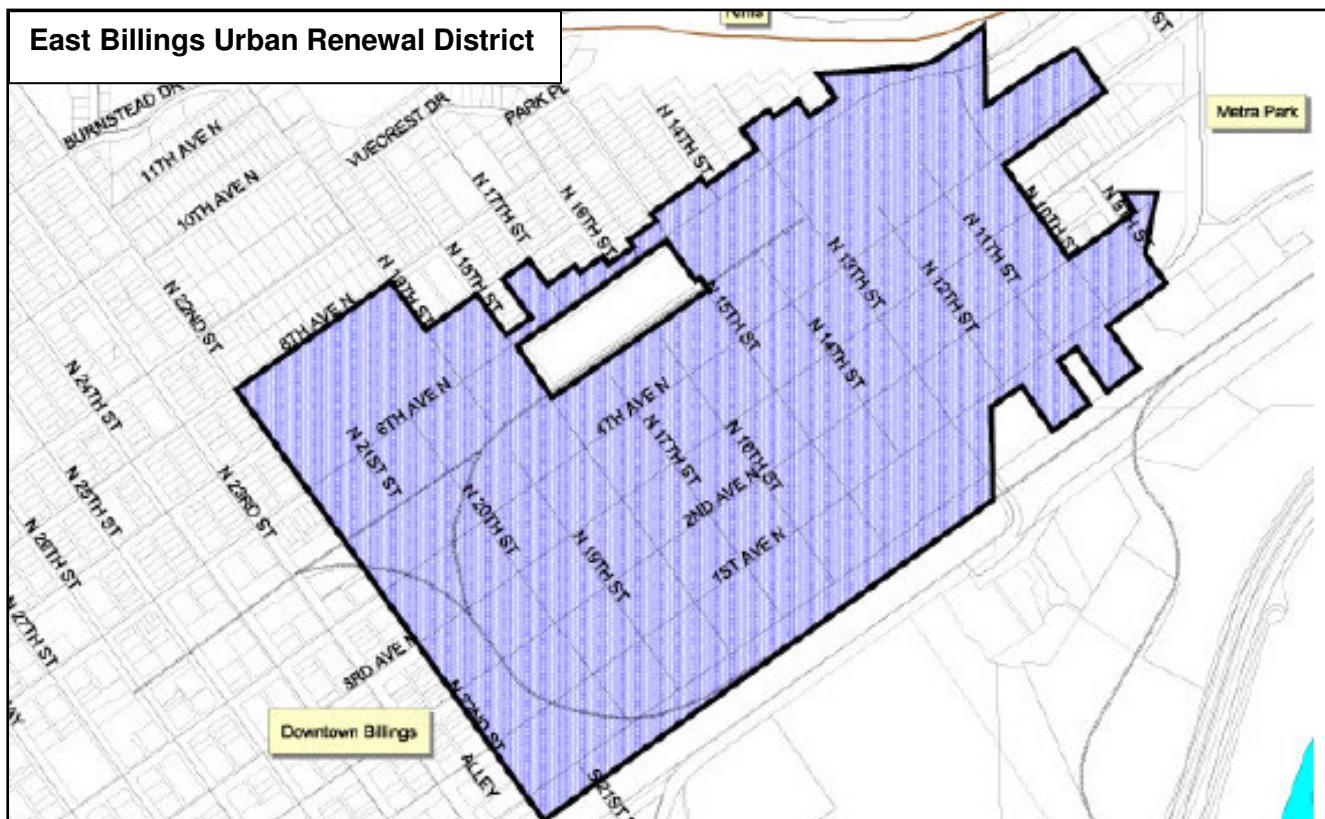
There are vacant lots throughout this study area, the majority are found on the west side residential areas. Some vacant parcels are single lots while there are some that are larger than one-half of a city block.

This area is also currently included in the East End Tax Increment Finance District (TIFD). With the Billings Downtown Core TIF District sunsetting in 2008, stakeholders saw the need to move forward with the East Transition Zone revitalization effort. The stakeholders represent the Big Sky EDA, the City of Billings and local community

members. A group of property owners also saw a need for a grassroots effort led by the owners themselves. They formed their own non-profit organization called the Billings Industrial Revitalization District Incorporated or BIRD, Inc. Through these entities, a Vision Map was created through an open forum workshop with the property owners. They took charge of what revitalization means for the district and what improvements they wanted to see. These changes included improvements to traffic patterns, residential housing, open lot development, filling vacated warehousing, streetscape improvements, pedestrian friendly linkages from the downtown core to the MetraPark and many others. The boundary of this district is shown in the map below.

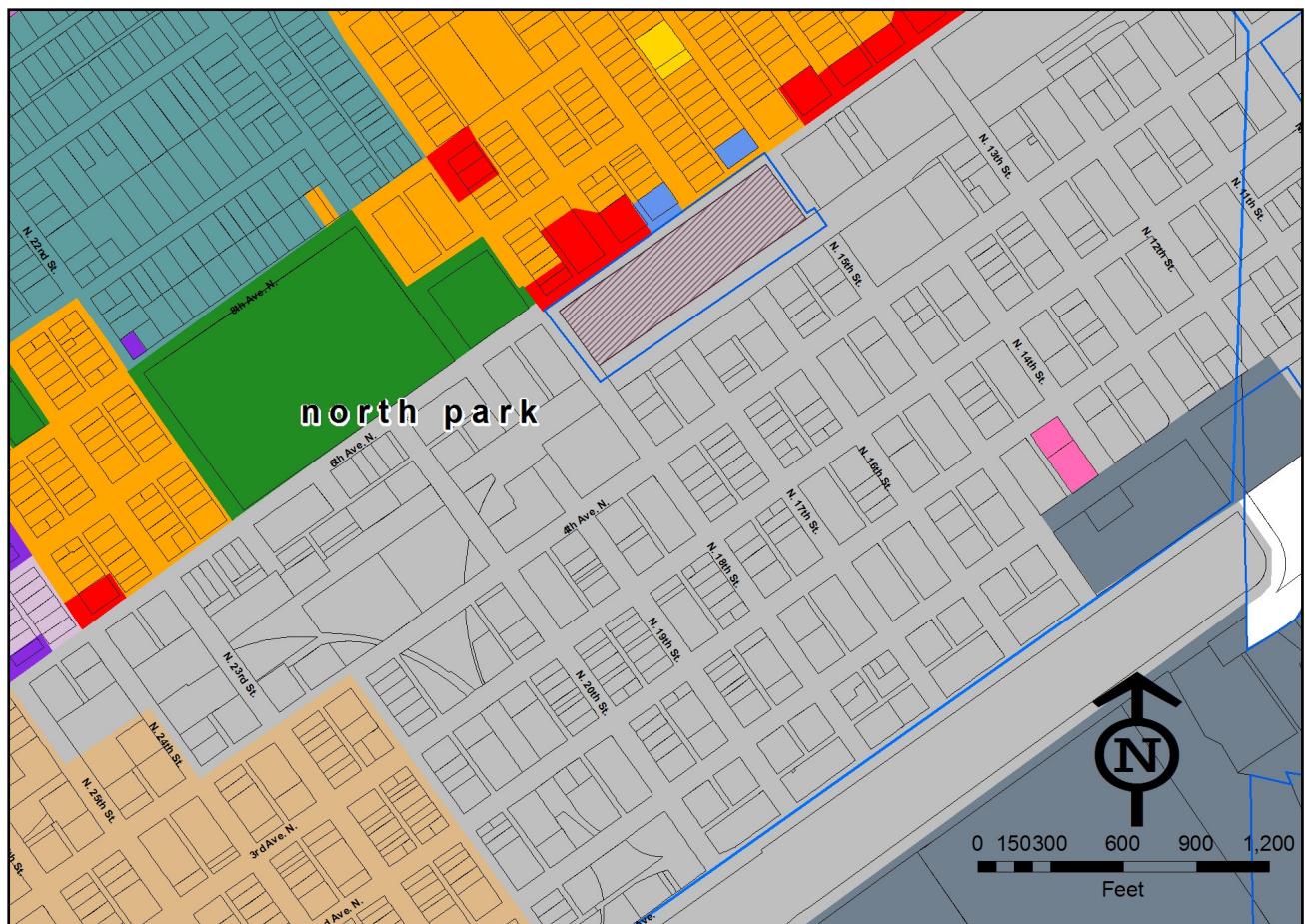
The issues and recommendations for this area are very different from Study Area 1 due to the significantly different land uses which focus on light industrial enterprises.

Figure 2: East Billings Urban Renewal District



## Land Use

Study Area 2 is primarily Controlled Industrial with a small pocket of Highway Commercial located in the southwest corner. Although mainly zoned for industrial uses, there are pockets of residential units scattered throughout. As the East Billings TIF District is developed, land uses within this area will need to be further addressed.



## **Issue: East End Tax Increment Finance District Land Use**

**Goal:** A vibrant and cohesive extension of the core downtown Billings area.

**Objective:** To create a destination place where people will want to repeatedly visit, maintain and enhance housing in the district, and updated utilities and infrastructure.

**Actions:** North Park Task Force should actively participate with property owners and city officials to develop a master plan for the TIFD area to encourage the desired and most appropriate land uses.

## **Issue: Encourage New and Expanded Development**

**Goal:** Expansion of new clean industries and commercial development.

**Objective:** To create an implementation strategy to promote economic development.

**Actions:** North Park Task Force should actively promote the available resources for new and existing business through agencies such as Big Sky Economic Development Authority and the Billings Chamber of Commerce.

***Issue: Site Development Requirements***

**Goal:** Attractive and vibrant extension of the core downtown Billings area.

**Objective:** To create guidelines that provide standards for industrial, commercial, and mixed-use development that promote an aesthetically pleasing and distinct entryway corridor by encouraging abundant landscaping, attractive building design, and preservation of scenic vistas.

**Actions:** Work with the Planning Division to develop an ordinance addressing the objectives of this issue. This ordinance could be similar to the Shiloh Road Corridor Overlay District.

## **Infrastructure**

The west one-half of this study area has the most visible infrastructure in place. The eastern one-half is severely lacking in curbs, gutters and street lights and has poor quality of streets. A number of businesses have trucks and customer traffic that back directly onto arterial streets creating potentially dangerous traffic situations.

### ***Issue: Lack of Street Lighting in Areas***

**Goal:** Safe corridors for pedestrian and vehicular traffic.

**Objective:** To increase as needed street lights in this area.

**Actions:** Develop a street lighting plan for the areas that are in need of street lights.

### ***Issue: Lack of Improved Streets, Curbs and Gutters***

**Goal:** Improve streets, installation of curbs and gutters.

**Objective:** Improve infrastructure as part of the Tax Increment Finance District plan.

**Actions:** North Park Task Force should continue to work with participating agencies to identify infrastructure deficiencies within the district.

## **Parks and Recreation**

Located within Study Area 2, is the Billings Community Center. This center serves senior adults with social, recreational, and wellness programs and serves the community with quality and affordable evening classes, health and enrichment opportunities as well as accessible community meeting/event rental facilities.

### ***Issue: Loss of Athletic Pool with Cobb Field Redevelopment***

**Goal:** A recreational aquatic center in the North Park Neighborhood.

**Objective:** Identify an alternate location for Athletic Pool within the North Park Neighborhood.

**Actions:** Work with the City of Billings Parks, Recreation and Public Lands Department to identify and determine feasibility of constructing a new aquatic center within the North Park Neighborhood.



Cobb Field with Athletic Pool



Demolition of Athletic Pool with the construction of a new Cobb Field

## **Transportation**

There is a substantial amount of internal truck and automobile traffic due to the types of businesses located in the study area. The principal traffic routes include 4<sup>th</sup> Avenue North and Montana Avenue (east-bound one-way), 1<sup>st</sup> Avenue North and 6<sup>th</sup> Avenue North (west-bound one-way) and North 13<sup>th</sup> and North 18<sup>th</sup> Streets (collectors) are the major north-south routes. See Maps 2 and 3 for current traffic counts and street classification.

A review of long range transportation projects listed in the Billings Urban Area Transportation Plan included a grade separation with a vehicular interchange project at the intersection of North 27<sup>th</sup> Street and Rimrock Road.

### ***Issue: Planning for the future***

**Goal:** Development oversight to ensure feasibility of future transportation facility plans.

**Objectives:** Reservation of necessary rights of way for future transportation facilities. Control access to ensure functionality and capacity of future arterial and collector streets.

**Actions:** Implement long-range projects identified in the Billings Urban Area Transportation Plan.

### ***Issue: Street Design and Streetscape***

**Goal:** Aesthetically pleasing entryway into downtown Billings.

**Objective:** To redevelop the principal transportation routes to serve not only as a means to move traffic, but to provide an appealing entryway to downtown. Landscaping and street design may also act as a traffic calming measure.

**Actions:** Develop an overlay zone similar to the Shiloh Road Corridor Overlay District in regards to street frontage landscaping, sidewalks, and lighting.

## **Historic Preservation**

This part of North Park contains some older buildings that are of a historic nature and pertain to the early growth of North Park and the City of Billings. Although many of these buildings have not been surveyed for historic importance, they should be taken into account during redevelopment.

### ***Issue: Historic Property Documentation***

**Goal:** Preserve the historic properties within the North Park Neighborhood.

**Objective:** To document and preserve buildings or sites that may have historic significance.

**Actions:** Identify historic structures through the direction of the Yellowstone Historic Preservation Board and the Western Heritage Center. Determine the eligibility of properties to be included on the National Register of Historic Places or on a local historic district. Document and photograph historic architecture located within the neighborhood.

### ***Issue: Historic Neighborhood Character***

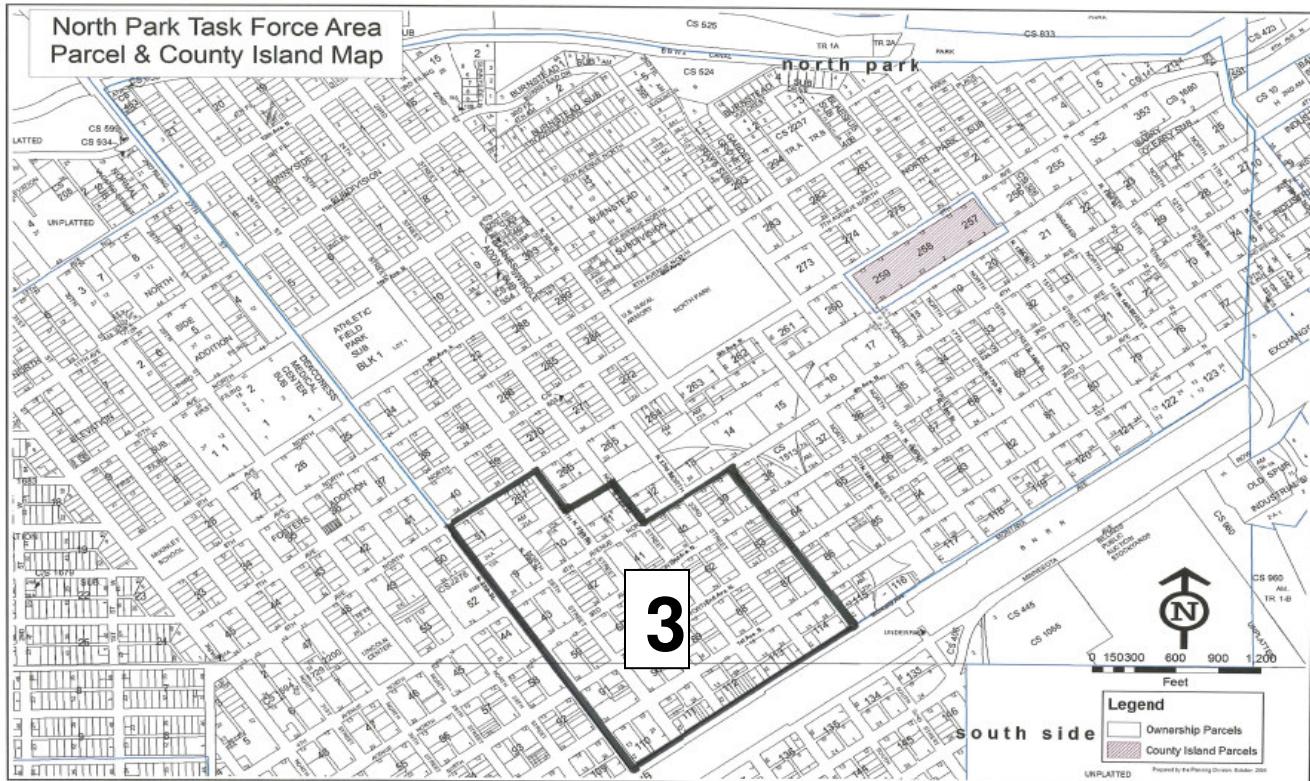
**Goal:** Preserve the historic character of the North Park Neighborhood.

**Objective:** To recycle, reuse or incorporate the historic architectural style of the North Park Neighborhood into new development or redevelopment of existing buildings.

**Actions:** Development of a master plan for the Tax Increment Finance District should be completed by property owners and invested persons and include the preservation and reuse of potentially historic buildings.

### Study Area 3

Study Area 3 is entirely zoned Central Business District (CBD). The CBD is intended primarily to accommodate stores, hotels, governmental and cultural centers and service establishments at the central focal point of the city's arterial and transportation systems. Area 3 is bordered by 6<sup>th</sup> Avenue North, North 25<sup>th</sup> Street, railroad line (5<sup>th</sup> Avenue North), North 24<sup>th</sup> Street, 4<sup>th</sup> Avenue North, North 22<sup>nd</sup> Street, Montana Avenue and North 27<sup>th</sup> Street. This study area is important both locally and community-wide as a core for shopping, employment, banking, government, cultural, and entertainment activities.



The current land uses have not completely changed over to the intended uses listed above. There are a number of homes on both sides of 3<sup>rd</sup> Avenue North at the eastern edge of the study area and there are several vacant lots, but no large parcels of undeveloped land exist within Study Area 3.

Many tourists pass through Billings on their way to other destinations throughout the region (Yellowstone Park, Red Lodge, etc.). It is important to promote Billings as something more than a brief "gas-up" stop for vacationers. It should be a place where people enjoy spending several days exploring the City. A vital historic district can play an important role in getting tourists/shoppers to spend more time and money in the downtown.

The Montana Avenue Historic District offers this opportunity to create an important economic anchor to North Park and the entire City. Continued rehabilitation and expansion of this area will increase property values and draw more businesses to the downtown area increasing the vitality and energy in the downtown.

Recommendations made within this study area will center on the need to continue the develop a pedestrian friendly downtown area, continued commercial development, residential housing within the Central Business District, infill development, preservation and restoration of historic structures, encouragement of pedestrian/bicycle traffic and continued revitalization of the Central Business District.



Montana Avenue

## **Land Use**

Study Area 3 is zoned entirely Central Business District and focuses on service industry uses. However, it does have a strong housing element with a number of elderly and other rental housing opportunities, as well as a new condominium housing development.

### ***Issue: Promote Continued Economic Growth***

**Goal:** Strong and healthy downtown.

**Objective:** To encourage the continued development of service industries in the core downtown.

**Actions:** Encourage the continued marketing of the downtown for office, service, entertainment and retail services.

### ***Issue: Mixed-use Development***

**Goal:** Economically and culturally vibrant downtown.

**Objective:** To provide more business and housing choices within the downtown.

**Actions:** Encourage the marketing of downtown development that includes a mix of office, service, retail, entertainment and housing.

## Transportation

Transportation patterns for this study area center on Montana Avenue, 1<sup>st</sup>, 4<sup>th</sup>, and 6<sup>th</sup> Avenues North and North 27<sup>th</sup> Street. These streets not only provide access into and out of the downtown area, they are also used extensively for circulation within the CBD. As a result, these traffic volumes are high, with ranges of 10,000 to 18,000 vehicles per day. These traffic volume numbers will increase in the future with limited opportunities for future street expansions.

### ***Issue: Increase Downtown Parking***

**Goal:** Availability of downtown parking by promoting carpooling to downtown employees.

**Objectives:** To provide more parking opportunities for visitors and shoppers.

**Actions:** Encourage the City of Billings and the Downtown Billings Partnership to develop incentives and promote opportunities for carpooling.

### ***Issue: Increased Participation in Public Transportation***

**Goal:** Reduce traffic congestion in the downtown.

**Objectives:** Promote public transportation to downtown employees.

**Actions:** Downtown businesses should actively promote the use of public transportation through the availability of information provided by MET. Increased advertising by MET to promote specials and discounts.



## **Issue: Downtown Pedestrian and Bicycle Routes**

**Goal:** More pedestrian and bicycle users in the downtown.

**Objectives:** To provide a more friendly pedestrian and bicycle routes into the downtown.

**Actions:** Market the existing bicycle routes with signage to the downtown area from surrounding neighborhoods and within the Central Business District. Install bike racks at key location within the downtown. Encourage new multi-family or office buildings to provide bike racks for tenants and employees.

Existing Heritage Trail Bicycle Paths



## **Historic Preservation**

Since the 1993 North Park Neighborhood Plan, many strides have been made in historic preservation in this study area. With the creation of the Montana Avenue Historic District and the historic rehabilitation of numerous properties, Montana Avenue is a tourist destination location. In addition, many special events take place near and on Montana Avenue and include events such as the Urban Music Festival.

Although numerous historic preservation efforts have been made and continue to be made within this area, continued support of historic preservation should be a goal of the City of Billings and supporting associations in the downtown.

### ***Issue: Continued need for Historic Preservation***

**Goal:** Identified and protected historic properties and sites located in the downtown.

**Objectives:** To improve awareness of historic and cultural resources located in the downtown. Increase property values through structural and historic rehabilitation.

**Actions:** The Yellowstone Historic Preservation Board should continue to work with the City of Billings, downtown organizations and property owners in the historic identification and rehabilitation of the downtown.



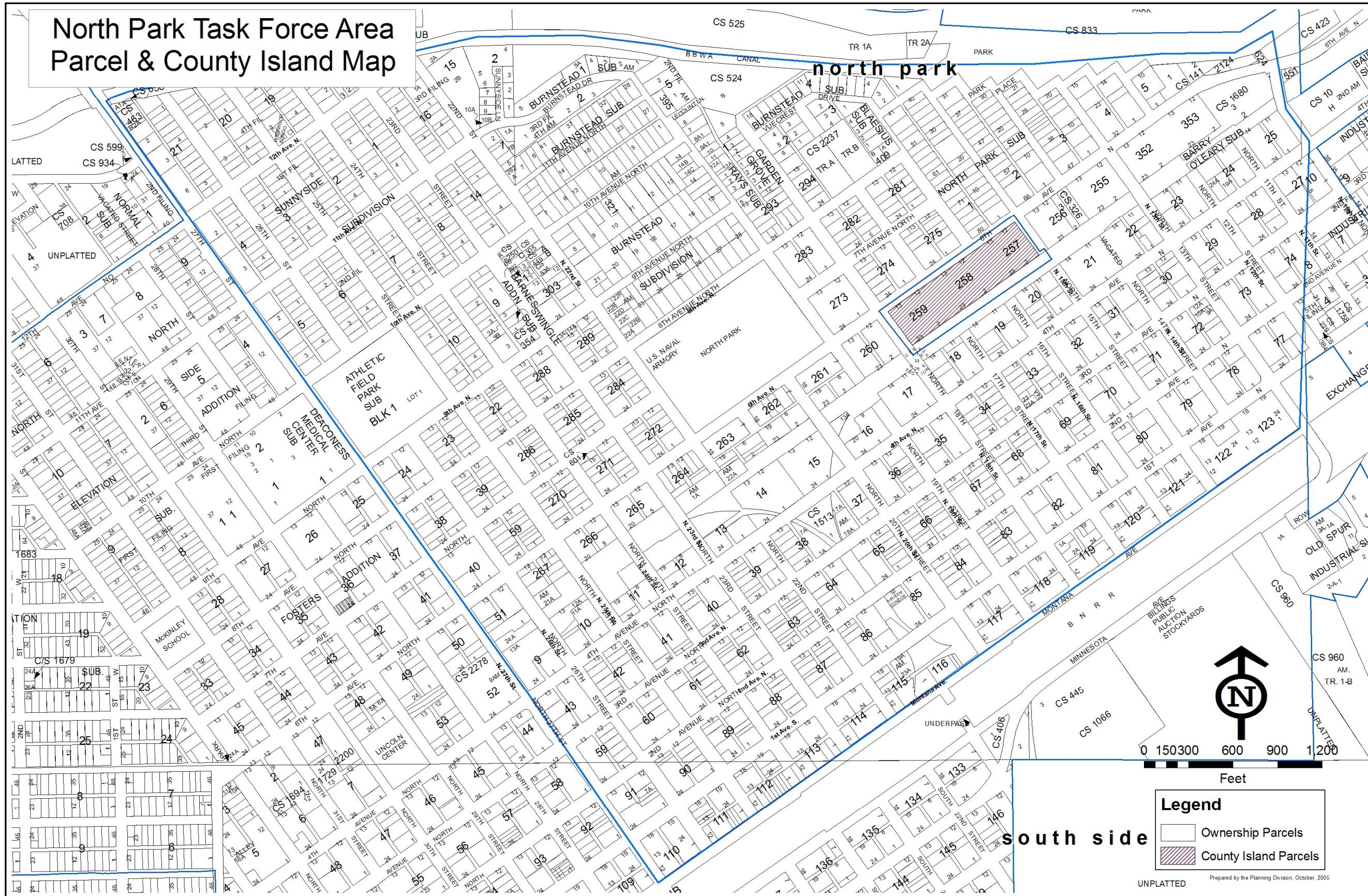
Union Depot – Montana Avenue

# Appendices

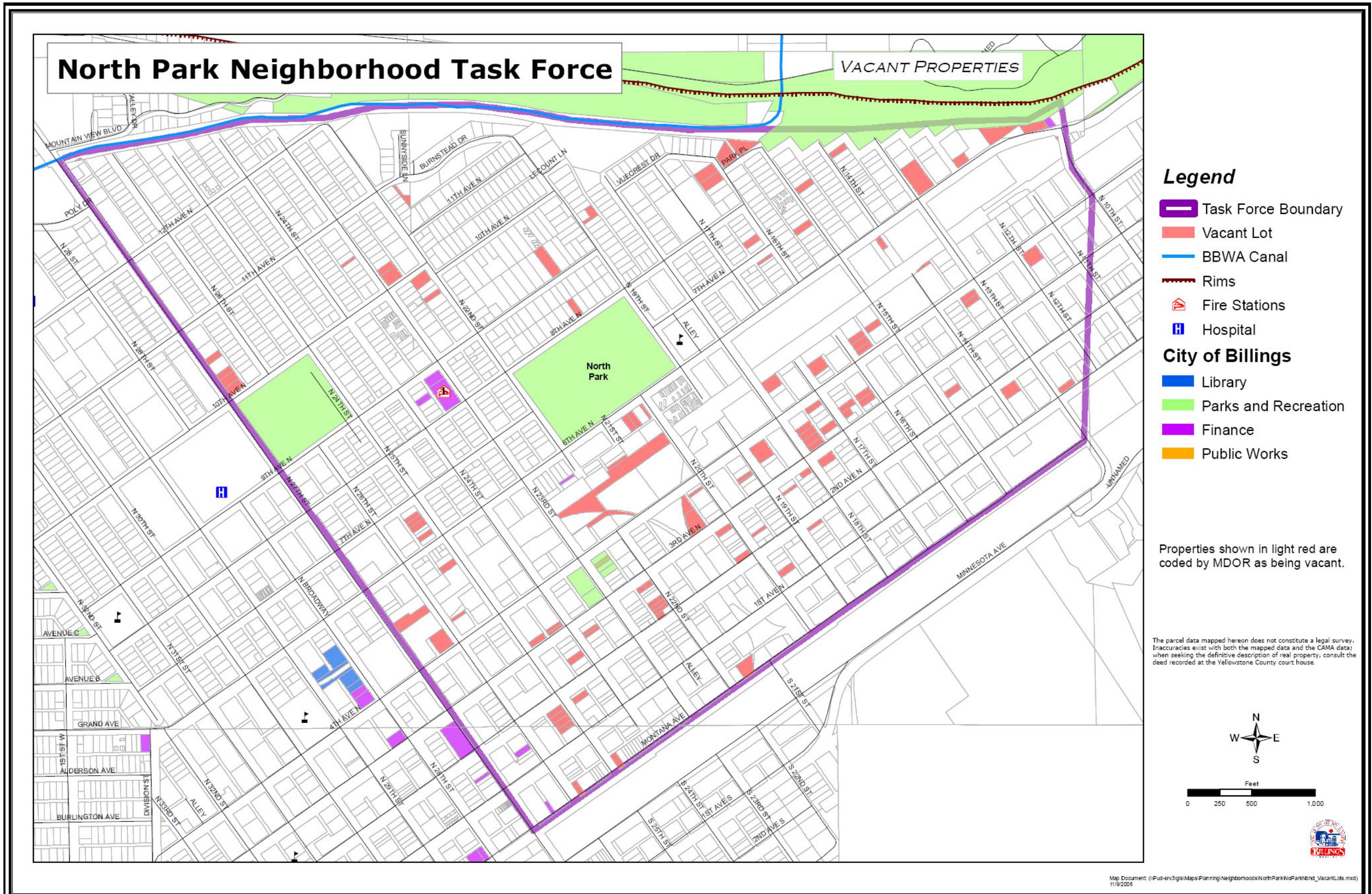
# Appendix A

## Maps

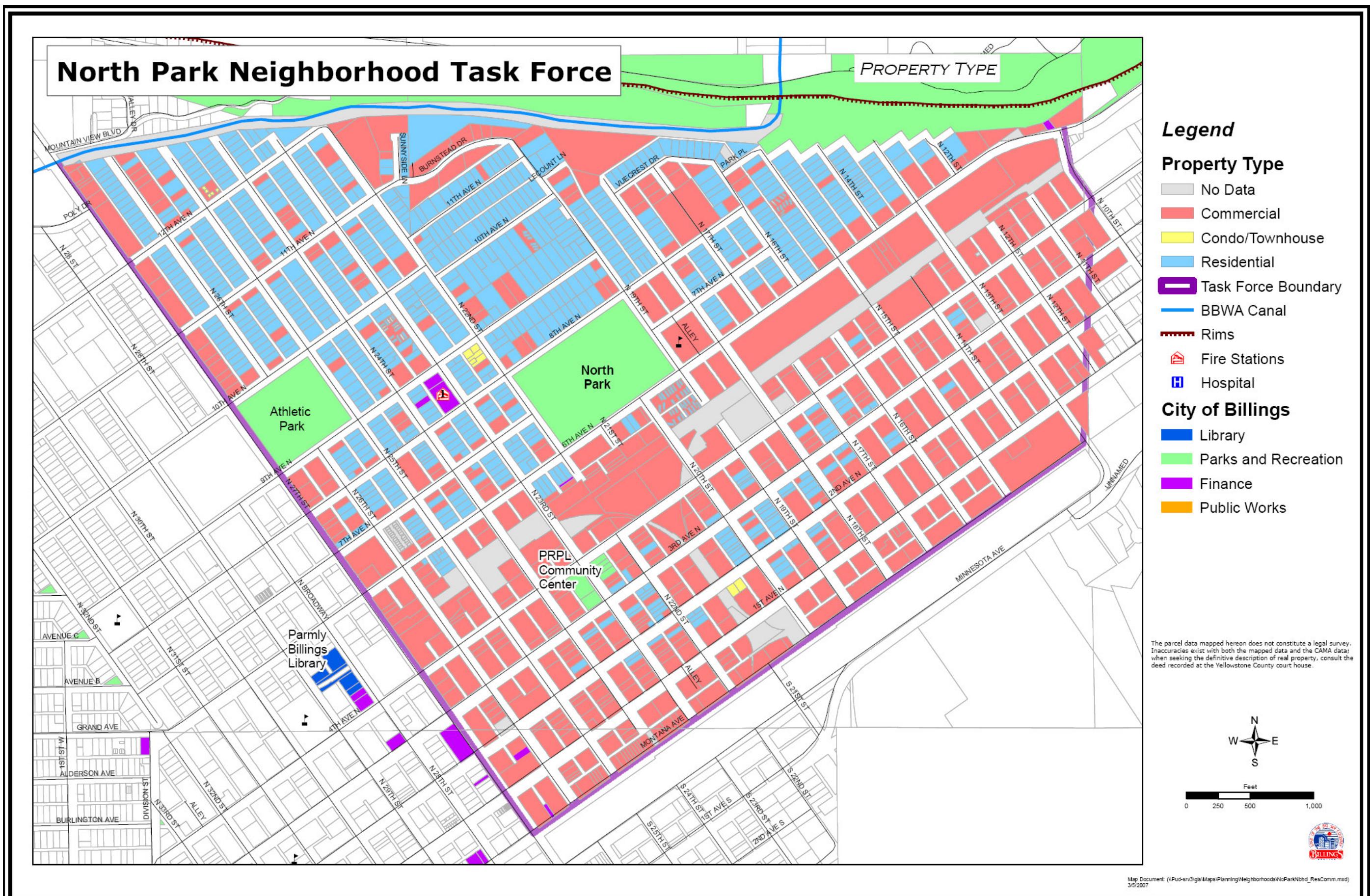
Map 1A – North Park Neighborhood Boundary/Parcel Map



Map 2A – North Park Neighborhood Vacant Properties Map



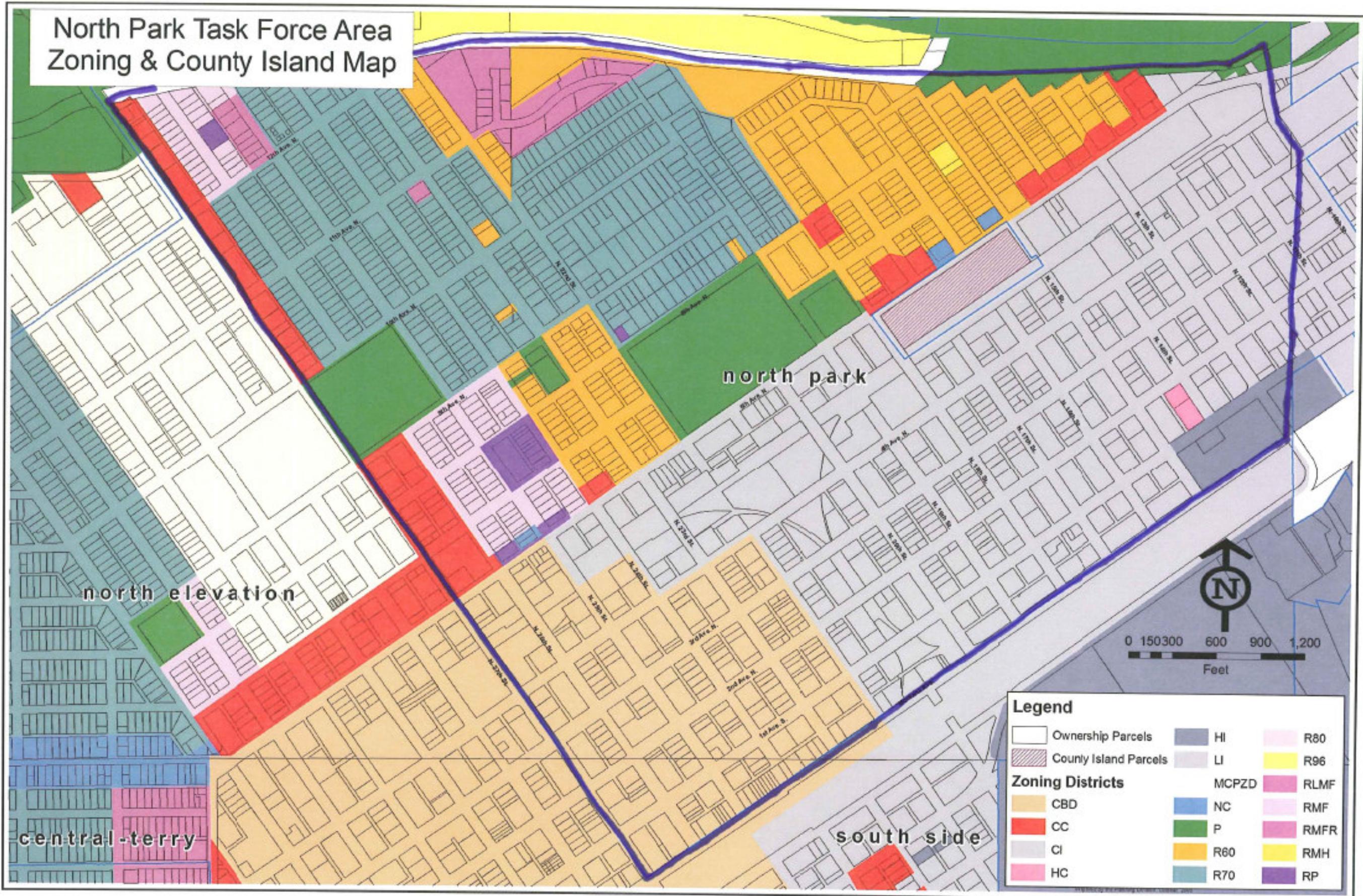
Map 3A – North Park Neighborhood Property Types Map



# Appendix B

# Present Zoning Map

Map 1B – Present Zoning Map



## **Zoning District Definitions**

Central Business District: The Central Business District classification is intended to primarily accommodate stores, hotels, governmental and cultural centers and service establishments at the central focal point of the city's arterial and transportation system, where the CDB can conveniently serve the population of the entire urban area with a varied and specialized selection of goods and services. In order to protect the public interest and welfare and facilitate an attractive, efficient and prosperous CBD, the emphasis is on larger scale building and specialty shops.

Community Commercial: The Community Commercial zone is intended primarily to accommodate community retail, service and office facilities offering a greater variety that would normally be found in a neighborhood or convenience retail development. Facilities within the classification will generally serve the community, and is commensurate with the purchasing power and needs of the present and potential population within the trade area. It is intended that these business facilities be provided in business corridors or in islands (thirty (30) acres) centrally located in the trade area rather than a strip development along arterials.

Neighborhood Commercial: A zone for commercial centers and limited retail activities conducted in a unified development designed to serve the surrounding neighborhood with shopping facilities consisting of convenience retail and personal service establishments which secure their principal trade by supplying the daily needs of the neighboring population. Only uses serving the above purpose without undue detriment to surrounding residences should be permitted.

Highway Commercial: The Highway Commercial zone is intended to provide areas for commercial and service enterprises which are intended primarily to service the needs of the tourist, traveler, recreationist or the general traveling public. Areas designated as Highway Commercial should be located in the vicinity of, and accessible from interstate interchanges, intersections on limited access highways, or adjacent to primary or secondary highways. The manner in which the services and commercial activities are offered should be carefully planned in order to minimize the hazard to the safety of the surrounding community and those who use such facilities.

Controlled Industrial: The Controlled Industrial zone is intended to accommodate a variety of business, warehouse and light industrial uses related to wholesale plus other business and light industries not compatible with other commercial zones, but which need not be restricted in industrial or general commercial zones, and to provide locations directly accessible to arterial and other transportation systems where they can conveniently serve the business and industrial centers of the city and county.

Heavy Industrial: A zone intended to accommodate manufacturing, processing, fabrication, and assembly of material and products. Areas designated as Heavy Industrial should have access to two (2) or more major transportation routes, and such sites should have adjacent space for parking and loading facilities.

Public: The Public zone is intended to reserve land exclusively for public or semipublic uses in order to preserve and provide adequate land for a variety of community facilities which serve the public health, safety and general welfare.

Residential 6000: A zone intended to provide for medium density residential dwellings on lots served by public water and sewer services, with provisions for multi-family dwellings with a maximum of ten (10) dwelling units per structure.

Residential 7000: Primarily a single-family residence district, with provisions for duplexes on lots that are served by public water and sewer services.

Residential 9600: A zone intended to promote a single-family residential environment on lots that are served by public water and sewer service.

Residential Multi-Family: A residential classification intended to provide adequate sites for multi-family development including high-rise apartment complexes. Dwelling unit density is increased in this classification to encourage development in areas where it will complement existing developments. Land within the classification should be located with access to major arterial transportation routes plus financial, cultural and retail stores and be served by public water and sewer services.

Residential Multi-Family Restricted: A residential classification intended to provide adequate sites for multi-family developments. The classification is intended to provide higher density apartment development, which may establish a buffer between single-family residence areas and other zoning classifications. Lots are to be served by public water and sewer services.

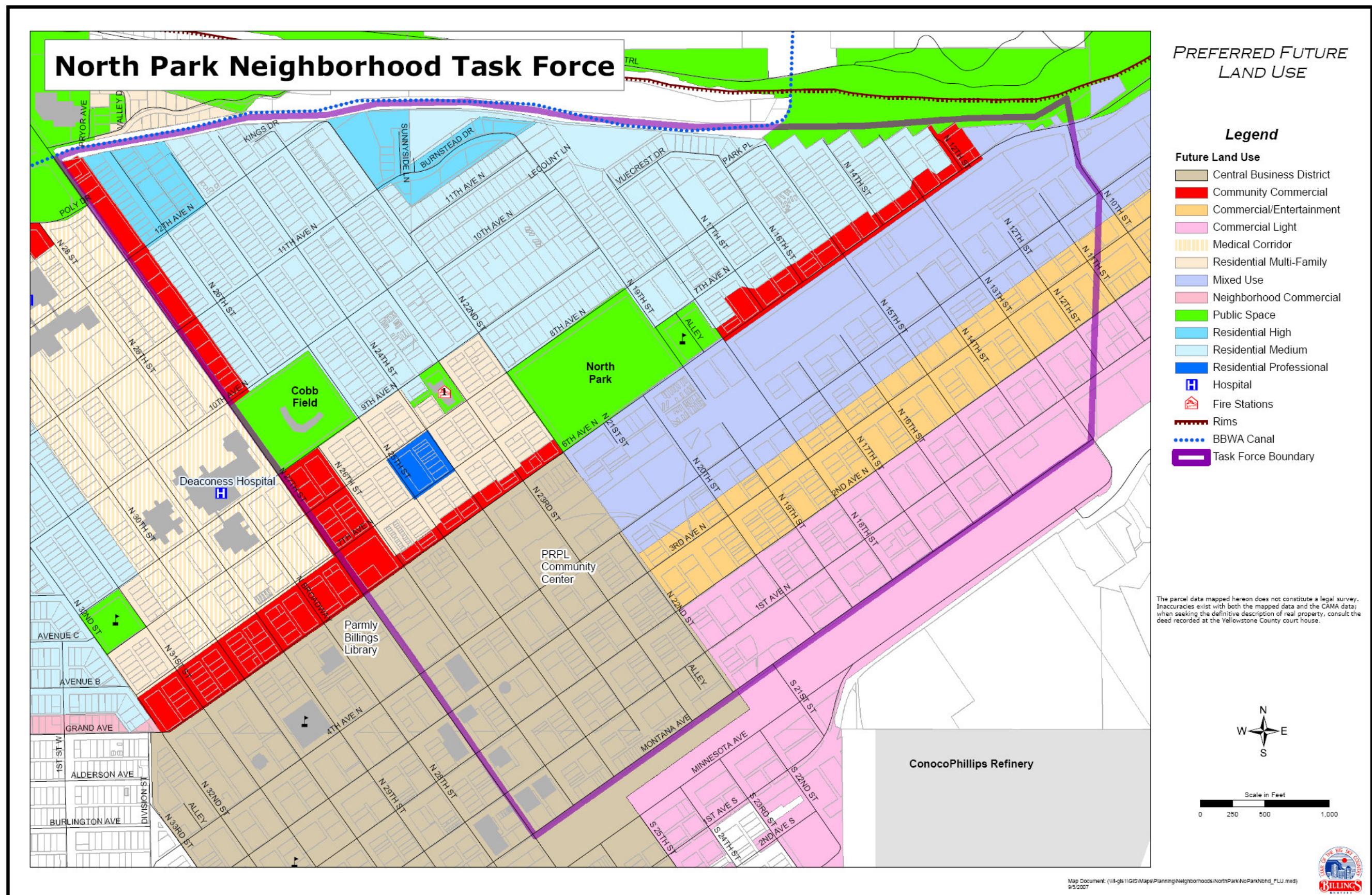
Residential Professional: A zone intended to accommodate limited commercial and professional offices as would be compatible with adjoining residential districts and consistent with the Objectives of the comprehensive plan.

Entryway Zoning District: The intent of the Entryway Zoning Districts is to promote attractive, high quality development, to provide an appealing image of the City of Billings, to the traveling public and also the community. Further, it is the intent of this district to maintain sensitivity toward existing development while preserving scenic vistas and protecting environmentally sensitive areas, including the Yellowstone River Corridor.

# Appendix C

# Future Preferred Land Use Map

Map 1C – Preferred Future Land Use Map



# Appendix D

## Executive Summary of Goals

Study Area 1 Land Use	Goal	Actions	Responsible Party	Contact	Time Frame
1. Community Character	Maintain the residential character of the North Park Neighborhood.	<ol style="list-style-type: none"> <li>1. Complete a preferred future land use map with residents to help guide the future development along the North 27<sup>th</sup> Street and 6<sup>th</sup> Avenue North Commercial Corridors.</li> <li>2. Adopt this future land use map as part of the North Park Neighborhood Plan.</li> </ol>	<ol style="list-style-type: none"> <li>1. North Park Neighborhood Task Force</li> <li>2. Planning &amp; Community Services Department</li> </ol>	<ol style="list-style-type: none"> <li>1. North Park Neighborhood Task Force Chair</li> <li>2. Lora Mattox, Neighborhood Planner 406-247-8622</li> </ol>	1 – 3 years
2. Neighborhood Identity	To increase pride in the neighborhood.	<ol style="list-style-type: none"> <li>1. Work with the City of Billings to create and install signage within the neighborhood to alert people that they are in the North Park Neighborhood.</li> <li>2. Signs should fit the historic character of the area and made with materials easily maintained.</li> </ol>	<ol style="list-style-type: none"> <li>1. North Park Neighborhood Task Force</li> <li>2. Public Works Department</li> </ol>	<ol style="list-style-type: none"> <li>1. North Park Neighborhood Task Force Chair</li> <li>2. Dave Mumford, Public Works Director 406-657-8232</li> </ol>	1 – 3 years
3. Residential Parking	Maintain residential parking in the North Park Neighborhood	1. Ensure complete site development standards are enforced in regards to parking requirements for the specific type of business proposed.	1. Public Works Department	<ol style="list-style-type: none"> <li>1. Dave Mumford, Public Works Director 406-657-8232</li> </ol>	Continuous
4. Neighborhood Participation in Land Use Decisions	To ensure that the residents of the North Park Neighborhood have an active role in reviewing requests for land use changes (zone changes, special reviews and variances) that occur in the neighborhood.	<ol style="list-style-type: none"> <li>1. Continue distribution of zoning applications received by the City/County Planning Department to the North Park Task Force for review and comment.</li> <li>2. The Planning Division should continue zoning applicants to present the proposal to the North Park Task Force and residents for input.</li> </ol>	1. Planning & Community Services Department	<ol style="list-style-type: none"> <li>1. Nicole Cromwell, Zoning Coordinator 406-247-8662</li> </ol>	Continuous

Study Area 1 <b>Housing</b>	Goal	Actions	Responsible Party	Contact	Time Frame
1. Affordable Housing	Encourage affordable housing development.	<ol style="list-style-type: none"> <li>1. Work with appropriate agencies/private investors to encourage affordable housing development within the neighborhood.</li> <li>2. Complete an inventory of vacant land/property that could be acquired for redevelopment through non-profit agencies such as Habitat for Humanity.</li> </ol>	1. Community Development Division	<ol style="list-style-type: none"> <li>1. Brenda Beckett, Community Development Division Manager 406-657-8286</li> <li>2. Eakle Barfield, Director of Facility Services 406-657-2309</li> </ol>	1 – 3 years
2. Property Maintenance	To maintain existing housing.	<ol style="list-style-type: none"> <li>1. Review alternatives for developing a Property Maintenance Ordinance. Review other communities' ordinances to determine if a minimum standard for property maintenance could be adopted by the City of Billings.</li> </ol>	1. Planning & Community Services Department	<ol style="list-style-type: none"> <li>1. Nicole Cromwell, Zoning Coordinator 406-247-8662</li> </ol>	1 – 3 years
3. Dilapidated Housing Structures	To preserve safe and decent housing stock within the neighborhood.	<ol style="list-style-type: none"> <li>1. Continue work with the Community Development Division to identify potential grants of funding sources to rehabilitate or demolish dilapidated and/or abandoned housing stock.</li> </ol>	1. Community Development Division	<ol style="list-style-type: none"> <li>1. Brenda Beckett, Community Development Division Manager 406-657-8284</li> </ol>	Continuous
4. Single-family Home Ownership	Promote single-family home ownership.	<ol style="list-style-type: none"> <li>1. Work with the Community Development Division to promote the first time homebuyers program.</li> </ol>	1. Community Development Division	<ol style="list-style-type: none"> <li>1. Brenda Beckett, Community Development Division Manager 406-657-8284</li> </ol>	Continuous
5. Neighborhood appearance	To keep the North Park Neighborhood clean.	<ol style="list-style-type: none"> <li>1. North Park Neighborhood Task Force to work with the Code Enforcement Division and the Solid Waste Department to establish a partnership to assist the neighborhood with an annual clean-up. Work with the Bright n' Beautiful Organization to participate in the annual clean-up programs.</li> </ol>	<ol style="list-style-type: none"> <li>1. North Park Neighborhood Task Force</li> <li>2. Code Enforcement Division</li> <li>3. Public Works Solid Waste Division</li> <li>4. Bright n' Beautiful</li> </ol>	<ol style="list-style-type: none"> <li>1. North Park Neighborhood Task Force Chair</li> <li>2. Nicole Cromwell, Zoning Coordinator 406-247-8662</li> <li>3. Ken Behling, Solid Waste Supervisor 406-247-8620</li> <li>4. Carolyn Miller, Executive Director, Bright n' Beautiful 406-248-6617</li> </ol>	Continuous

Study Area 1 Transportation	Goal	Actions	Responsible Party	Contact	Time Frame
1. Traffic Engineering Study	To develop a transportation and traffic plan for the North Park Neighborhood. Areas to focus on include South 27 <sup>th</sup> Street, 6 <sup>th</sup> Avenue North, 4 <sup>th</sup> Avenue North and 19 <sup>th</sup> Street.	<ol style="list-style-type: none"> <li>1. Contact the City Traffic Engineering Division to identify ways to gather data on traffic patterns within areas of the neighborhood.</li> <li>2. Through data gathered, identify ways to mitigate any adverse patterns.</li> </ol>	<ol style="list-style-type: none"> <li>1. North Park Neighborhood Task Force</li> <li>2. City Traffic Engineering Division</li> </ol>	<ol style="list-style-type: none"> <li>1. North Park Neighborhood Task Force Chair</li> <li>2. Debi Meling, Engineering Division Manager 406-657-3097</li> </ol>	1 – 3 years
2. Pedestrian Safety	Creation and promotion of pedestrian and bike paths through the neighborhood and to areas outside North Park.	<ol style="list-style-type: none"> <li>1. Review a map created through the City Traffic Engineering Division that shows information such as existing sidewalk, areas of no sidewalk, pedestrian crossings and other signage located in the neighborhood.</li> <li>2. Assess the need of additional sidewalk construction to help promote walking routes throughout the neighborhood.</li> </ol>	<ol style="list-style-type: none"> <li>1. North Park Neighborhood Task Force</li> <li>2. City Traffic Engineering Division</li> </ol>	<ol style="list-style-type: none"> <li>1. North Park Neighborhood Task Force Chair</li> <li>2. Debi Meling, Engineering Division Manager 406-657-3097</li> </ol>	1 – 3 years
3. Pedestrian safety at the North Park and Head Start	Provide safe pedestrian route around and to and from North Park and Head Start.	<ol style="list-style-type: none"> <li>1. Explore traffic calming techniques for this intersection that could include bulb outs at the crosswalks, refuge islands or the closing of North 19<sup>th</sup> Street at 6<sup>th</sup> Avenue North.</li> </ol>	<ol style="list-style-type: none"> <li>1. North Park Neighborhood Task Force</li> <li>2. City Traffic Engineering Division</li> </ol>	<ol style="list-style-type: none"> <li>1. North Park Neighborhood Task Force Chair</li> <li>2. Debi Meling, Engineering Division Manager 406-657-3097</li> </ol>	1 – 3 years
4. Traffic impacts on residential areas.	To buffer the residential areas of the neighborhood from impacts of traffic from 6 <sup>th</sup> Avenue North.	<ol style="list-style-type: none"> <li>1. Through future land use design, develop uses and buffering techniques to mitigate the impacts of high traffic volumes on 6<sup>th</sup> Avenue North.</li> </ol>	<ol style="list-style-type: none"> <li>1. North Park Neighborhood Task Force</li> <li>2. City Traffic Engineering Division</li> </ol>	<ol style="list-style-type: none"> <li>1. North Park Neighborhood Task Force Chair</li> <li>2. Debi Meling, Engineering Division Manager 406-657-3097</li> </ol>	Continuous

Study Area 1 <b>Parks and Recreation</b>	Goal	Actions	Responsible Party	Contact	Time Frame
1. Family oriented activities at North Park.	To have North Park be the neighborhood focal point.	1. Improve and update park equipment that could include an exercise path, exercise equipment and neighborhood festivities.	1. North Park Neighborhood Task Force 2. City of Billings Parks, Recreation and Public Lands Department	1. North Park Neighborhood Task Force Chair 2. Mike Whitaker, Director, PRPL 406-657-8369	Continuous
2. Cobb Field redevelopment.	Improve Cobb Field for continued recreational activities.	1. North Park Neighborhood Task Force should be involved with the process of the redevelopment of Cobb Field and future projects that involve Cobb Field. 2. Periodic updates and invitations to Cobb Field discussions should be continued with the North Park Task Force and North Park residents.	1. North Park Neighborhood Task Force 2. City of Billings Parks, Recreation and Public Lands Department	1. North Park Neighborhood Task Force Chair 2. Mike Whitaker, Director, PRPL 406-657-8369	Continuous

Study Area 1 <b>Public Safety</b>	Goal	Actions	Responsible Party	Contact	Time Frame
1. Community Policing	Neighborhood safety.	<ol style="list-style-type: none"> <li>1. Investigate community policing techniques used by other communities.</li> <li>2. Work with the Billings Police Department and the City of Billings Code Enforcement to develop strategies and policies for community policing.</li> </ol>	<ol style="list-style-type: none"> <li>1. North Park Neighborhood Task Force.</li> <li>2. City of Billings Police Department</li> <li>3. Planning Division</li> </ol>	<ol style="list-style-type: none"> <li>1. North Park Neighborhood Task Force Chair</li> <li>2. Rich St. John, Chief of Police 406-657-8457</li> <li>3. Nicole Cromwell, Zoning Coordinator 406-247-8662</li> </ol>	1 – 3 years
2. Emergency Preparedness	Resident awareness and preparedness for emergency situations.	<ol style="list-style-type: none"> <li>1. To involve residents, Yellowstone County Emergency Services, City of Billings Police and Fire Departments and Billings Logan International Airport to participate in community planning for emergency preparedness.</li> </ol>	<ol style="list-style-type: none"> <li>1. City of Billings Police Department</li> <li>2. City of Billings Fire Department</li> <li>3. Yellowstone County Disaster and Emergency Services Department</li> <li>4. Billings Logan International Airport</li> </ol>	<ol style="list-style-type: none"> <li>1. Rich St. John, Chief of Police 406-657-8457</li> <li>2. Marv Jochem, Fire Chief 406-657-8423</li> <li>3. Jim Kraft, Director, Yellowstone County Disaster and Emergency Services Department</li> <li>4. Thomas Binford, Director of Aviation and Transit</li> </ol>	Continuous

Study Area 1 <b>Historic Preservation</b>	Goal	Actions	Responsible Party	Contact	Time Frame
1. Historic Property Documentation	To preserve the historic properties within the North Park Neighborhood.	<ol style="list-style-type: none"> <li>1. Identify historic structures through the direction of the Yellowstone Historic Preservation Board and the Western Heritage Center.</li> <li>2. Determine the eligibility of properties to be included on the National Register of Historic Places or on a local historic district.</li> <li>3. Document and photograph historic architecture located within the neighborhood.</li> <li>4. Conduct neighborhood education on the National Register process and meaning.</li> </ol>	1. North Park Neighborhood Task Force	1. North Park Neighborhood Task Force Chair 2. Lora Mattox, Neighborhood Planner & Historic Preservation Officer 406-247-8622	3 – 8 years

Study Area 2 Land Use	Goal	Actions	Responsible Party	Contact	Time Frame
1. East End Tax Increment Finance District Land Use	To create a vibrant and cohesive extension of the core downtown Billings area.	1. North Park Task Force should actively participate with property owners and city officials to develop a master plan for the TIFD area to encourage the desired and most appropriate land uses.	1. North Park Neighborhood Task Force. 2. Planning and Community Services Department	1. North Park Neighborhood Task Force Chair 2. Candi Beaudry, Planning and Community Services Director 406-657-8249	1 – 3 years
2. Site development requirements	To create an attractive and vibrant extension of the core downtown Billings area.	1. Work with the Planning Division to develop an ordinance addressing the objectives of this issue. 2. This ordinance could be similar in structure and content as the Shiloh Road Corridor Overlay District.	1. North Park Neighborhood Task Force. 2. Planning and Community Services Department	1. North Park Neighborhood Task Force Chair 2. Candi Beaudry, Planning and Community Services Director 406-657-8249	1 – 3 years
3. Encourage new and expanded development	To encourage expansion of new clean industries and commercial development.	1. North Park Task Force should actively promote the available resources for new and existing business through agencies such as Big Sky Economic Development Authority and the Billings Chamber of Commerce.	1. Big Sky Economic Development Authority 2. Billings Area Chamber of Commerce	1. Joe McClure, Executive Director, Big Sky Economic Development Authority 406-256-6871 2. John Brewer, President and CEO, Billings Chamber of Commerce 406-245-4111	Continuous

<b>Study Area 2 Infrastructure</b>	<b>Goal</b>	<b>Actions</b>	<b>Responsible Party</b>	<b>Contact</b>	<b>Time Frame</b>
1. Lack of street lighting in areas	Provide safe corridors for pedestrian and vehicular traffic.	1. Develop a street lighting plan for the areas that are in need of street lights.	1. North Park Neighborhood Task Force 2. City Engineering Division	1. North Park Neighborhood Task Force Chair 2. Debi Meling, City Engineering Division Manager 406-657-3097	1 – 3 years
2. Lack of improved streets, curbs and gutters	Improved streets, installation of curbs and gutters.	1. North Park Neighborhood Task Force should continue to work with participating agencies to encourage development within the Tax Increment Finance District.	1. North Park Neighborhood Task Force 2. City Engineering Division	1. North Park Neighborhood Task Force Chair 2. Debi Meling, City Engineering Division Manager 406-657-3097	1 – 3 years

<b>Study Area 2 Parks and Recreation</b>	<b>Goal</b>	<b>Actions</b>	<b>Responsible Party</b>	<b>Contact</b>	<b>Time Frame</b>
1. Loss of Athletic Pool with Cobb Field redevelopment	Maintain a recreational aquatic center in the North Park Neighborhood	1. Work with the City of Billings Parks, Recreation and Public Lands Department to identify and determine feasibility of constructing a new pool within the North Park Neighborhood.	1. North Park Neighborhood Task Force 2. City of Billings Parks, Recreation and Public Lands Department	1. North Park Neighborhood Task Force Chair 2. Mike Whitaker, Director, PRPL 406-657-8369	1 – 3 years

<b>Study Area 2 Transportation</b>	Goal	Actions	Responsible Party	Contact	Time Frame
1. Planning for the future	Employ sufficient development oversight to ensure feasibility of future transportation facility plans.	1. Implement long-range projects identified in the Billings Urban Area Transportation Plan.	1. Planning & Community Services Department	1. Scott Walker, Transportation Planner 406-247-8661	1 – 3 years
2. Street design and streetscape	An aesthetically pleasing entryway into downtown Billings.	1. Develop an overlay zone similar to the Shiloh Road Corridor Overlay District in regards to street frontage landscaping, sidewalks and lighting.	1. North Park Neighborhood Task Force. 2. Planning and Community Services Department	1. North Park Neighborhood Task Force Chair 2. Candi Beaudry, Planning and Community Services Director 406-657-8249	1 – 3 years

<b>Study Area 2 Historic Preservation</b>	Goal	Actions	Responsible Party	Contact	Time Frame
1. Historic neighborhood character	To preserve the historic character of the North Park Neighborhood	1. Development of a master plan for the Tax Increment Finance District should be completed by property owners and invested persons and include the development of design guidelines for new and redevelopment projects.	2. North Park Neighborhood Task Force. 3. Planning and Community Services Department	3. North Park Neighborhood Task Force Chair 4. Candi Beaudry, Planning and Community Services Director 406-657-8249	1 – 3 years
2. Historic Property Documentation	To preserve the historic properties within the North Park Neighborhood.	1. Identify historic structures through the direction of the Yellowstone Historic Preservation Board and the Western Heritage Center. 2. Determine the eligibility of properties to be included on the National Register of Historic Places or on a local historic district. 3. Document and photograph historic architecture located within the neighborhood. 4. Conduct neighborhood education on the National Register process and meaning.	1. North Park Neighborhood Task Force	1. North Park Neighborhood Task Force Chair 2. Lora Mattox, Neighborhood Planner & Historic Preservation Officer 406-247-8622	3 – 8 years

Study Area 3 Land Use	Goal	Actions	Responsible Party	Contact	Time Frame
1. Promote continued economic growth	A strong and healthy downtown.	1. Encourage the continued marketing of the downtown for office, service, entertainment and retail services.	1. Big Sky Economic Development Authority 2. Billings Area Chamber of Commerce	1. Joe McClure, Executive Director, Big Sky Economic Development Authority 406-256-6871 2. John Brewer, President and CEO, Billings Chamber of Commerce 406-245-4111	Continuous
2. Mixed-use development	An economically and culturally vibrant downtown.	1. Encourage the marketing of downtown development that includes a mix of office, service, retail, entertainment and housing.	1. Big Sky Economic Development Authority 2. Downtown Billings Partnership	1. Joe McClure, Executive Director, Big Sky Economic Development Authority 406-256-6871 2. Greg Krueger, Executive Director, Downtown Billings Partnership 406-294-5060	Continuous

Study Area 3 Transportation	Goal	Actions	Responsible Party	Contact	Time Frame
1. Increase downtown parking	Increase the availability of downtown parking by promoting carpooling by downtown employees.	<ol style="list-style-type: none"> <li>1. Encourage the City of Billings and the Downtown Billings Partnership to develop and promote opportunities for carpooling.</li> <li>2. Develop and market incentives to downtown employees to encourage carpooling.</li> </ol>	<ol style="list-style-type: none"> <li>1. City of Billings Parking Division</li> <li>2. Downtown Billings Partnership</li> </ol>	<ol style="list-style-type: none"> <li>1. Liz Kampa-Weatherwax, Parking Supervisor 406-657-8412</li> <li>2. Greg Krueger, Executive Director, Downtown Billings Partnership 406-294-5060</li> </ol>	Continuous
2. Increased participation in Public Transportation	Reduce traffic congestion in the downtown.	<ol style="list-style-type: none"> <li>1. Downtown businesses should actively promote the use of public transportation through the availability of information provided by MET.</li> <li>2. Increased advertising by MET to promote specials and discounts.</li> </ol>	1. City of Billings Transit Division	<ol style="list-style-type: none"> <li>1. Ron Wenger, Transit Manager 406-657-8218</li> </ol>	Continuous
3. Downtown Pedestrian and Bicycle Routes	To encourage more pedestrian and bicycle uses in the downtown.	<ol style="list-style-type: none"> <li>1. Market the existing routes designated for bicycling with signage to the downtown area from surrounding neighborhoods and within the Central Business District.</li> <li>2. Install bike racks at key locations within the downtown.</li> <li>3. Encourage new multi-family or office buildings to provide bike racks for tenants and employees.</li> </ol>	<ol style="list-style-type: none"> <li>1. Downtown Billings Partnership</li> <li>2. City Engineering Division</li> <li>3. Planning Division</li> </ol>	<ol style="list-style-type: none"> <li>1. Greg Krueger, Executive Director, Downtown Billings Partnership 406-294-5060</li> <li>2. Debi Meling, Engineering Division Manager 406-657-3097</li> <li>3. Darlene Tussing, Alternative Modes Coordinator 406-247-8637</li> </ol>	Continuous

Study Area 3 <b>Historic Preservation</b>	Goal	Actions	Responsible Party	Contact	Time Frame
1. Continued need for historic preservation	The identification and protection of the historic properties and sites located in the downtown.	1. The Yellowstone Historic Preservation Board should continue to work with the City of Billings, Downtown Billings Partnership and property owners in the historic identification and rehabilitation of the downtown.	1. Yellowstone Historic Preservation Board.	1. Lora Mattox, Historic Preservation Officer 406-247-8622	Continuous

# Appendix E

## Neighborhood Planning Participants

# Participants

Aaron Frisbie	Jim Markel
Amber Heit	John Armstrong
Bill Shaffer	Joy Rowe
Bonnie Swanson	Lucia Martin
Britton Frisbie	Marge Baak
Charlie Hamwey	Marie Echhardt
Colleen Turbak	Mary Westwood
Curt Zygmund	Matt Baak
Dave Cunningham	Mel Austin
Dave Smith	Mic Dawson
David Shearer	Mona Sumner
Deb Goffena	Pat Olson
Delphine Olson	Patty Driscoll
Diane Hall	Rende Mackay
Don Jore	Robyn Driscoll
Don McCracken	Roy Brown
Duke McDermott	Russell Bridges
Eakle Barfield	Ryan Sparhawk
Ed Stevenson	Shirley McDermott
Emily Shaffer	Sue Duncan
Erica Fulker	Tracy Musso
Gary Wichman	Tumbleweed
Gene Jarussi	Valorie Griffith
Gy Moody	Verlin Hale
JD Kober	Walter Shore
Jim Frigo	Yellowstone Valley Brewing