Downtown Master Plans

Allison Mouch - CTAP
John How - KLJ
Outline

- Process and content
- Local government utilization
- Implementation
- Examples
## Process

<table>
<thead>
<tr>
<th>Task</th>
<th>May</th>
<th>June</th>
<th>July</th>
<th>August</th>
<th>September</th>
<th>October</th>
<th>November</th>
<th>December</th>
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<tbody>
<tr>
<td><strong>TASK 1: COMMUNITY INVOLVEMENT</strong></td>
<td>Focus Groups</td>
<td>Public Kick-off</td>
<td>Design Studio</td>
<td>Design Studio II (optional)</td>
<td>Comments to Website</td>
<td>Comments on Draft</td>
<td>Open House</td>
<td>Public Hearing</td>
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<td><strong>TASK 2: DATA COLLECTION</strong></td>
<td>Report</td>
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<td><strong>TASK 3: MARKET REVIEW</strong></td>
<td>Report</td>
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<td><strong>TASK 4: CONCEPTS</strong></td>
<td>Presentation</td>
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<td><strong>TASK 5: APPROVAL</strong></td>
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<td><strong>TASK 6: CONCEPT REFINEMENT</strong></td>
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### Timeline:
- **May:** Project Kick-off, Debrief of Focus Groups
- **June:** Attend Studio + Presentation
- **July:** Committee Feedback
- **August:** Committee Update (WebEx)
- **September:** Committee Feedback
- **October:** Implementation + Public Hearing
- **November:**
- **December:**

Downtown, Livingston MT
Where are we now?

- Public kick-off
- Challenges
  - No “night life”
  - Rental rates
  - Parking/speeding
  - Aesthetics
- Existing Conditions
  - Market Study
- Interviews/Surveys
- Public input
Where are we going?

- What if we do nothing
  - Decaying storefronts
  - Declining property values
  - Deteriorating infrastructure
  - Unsafe intersections

- Rents tripled
  - Sidney $500 to $1500 for 1 BDRM

- Parking issues
  - Livingston overflow/neighborhoods

- Accommodating cyclists
  - Bozeman bike racks
Where do we want to be?

Dream BIG – “What if” goals?

Design studio/charrette
Scenarios
Reverse parking
Pedestrian plaza
Bike lanes
Outdoor seating
Music venues

Elected official feedback

Downtown, Lewistown, MT
How do we get there?

Implementation Plan

- Measureable goals
- Who is responsible for what?
- Does it achieve the vision?

E.g.

Goal: More parking downtown
Action: Widen street to 3 lanes OR
Action: Reconfigure parking stalls

Funding Mechanisms

Downtown, Bozeman MT
Master Plan Contents

- Basic Components
  - Existing Conditions
  - Vision
  - Goals
  - Implementation

- Coordination
  - Public Input
  - Growth Policy
  - Urban Renewal District
  - TEDD/TIF
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Local Government Utilization

- Guide to future development
- Coordinate joint efforts
  - Growth Policy
  - Neighborhood Plans
  - Urban Renewal Districts
- Implementation → Regulation
  - Zoning, development guidelines
  - Design standards (streets, signs, etc.)
- Financing Tools
  - TEDD & TIF
  - Special Improvement Districts (SID)
  - Resort Tax
  - Grant & Loan Options
Implementation

- Measureable goals
- Identified personnel
- Reasonable timelines
- Policy support
- Funding available
- Catalyst projects

Downtown Phillipsburg, MT
Implementation

Policy Tools
- Zoning (overlay districts)
- Form-based code
- Design guidelines
- Future land use plan
- Access management guidelines
- CIP
- Design/Development Review Committee
- Historic preservation
- Infill policy
- GIS Video
Implementation

Funding Options (Fed/State)
- Resort Tax (MCA 7-6-1501)
- CDBG
- NMTC
- LIHTC/HOME
- Historic Preservation Credit
- TSEP
- Coal Board Grant
- Quality Schools Program
- Main Street

Funding Options (Local)
- SID or PID
- TBID
- Revolving Loan Fund

Other “Funding” Options
- Density bonuses
- Parking reduction/shared
- Special permitting
- Sponsorship of public space
- Below-market leases
# Implementation Plans

<table>
<thead>
<tr>
<th>FUTURE LAND USE</th>
<th>RECOMMENDATION</th>
<th>TIMING</th>
<th>AGENCY</th>
<th>COST</th>
<th>CATALYST PROJECTS</th>
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<td>A.1</td>
<td>Formally adopt DTIP</td>
<td>Short</td>
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<td>A.2</td>
<td>Formally adopt Form Base Code</td>
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<td>Establish a new Zoning District in Denton Development Code titled “Downtown District”</td>
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<td>Establish Shared Parking Program</td>
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<td>Enlarge Public Parking Lots</td>
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<td>B.4</td>
<td>Create and Implement Wayfinding Signage Network to Parking</td>
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<td>Establish Cash-in-Lieu Parking Program</td>
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<td>Early Action Parking Projects</td>
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<td>PARKS/OPEN SPACE</td>
<td>C.1 Create a series of Urban Spaces - pocket parks, neighborhood parks, and wide pedestrian sidewalks</td>
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<td>C.2</td>
<td>Create Music and Fine Art Venues</td>
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<td>C.3</td>
<td>Implement Quakertown Park Master Plan</td>
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<td>ARCHITECTURAL</td>
<td>D.1 Formally adopt DTIP which defines: Quality, Place, Environmental Design elements</td>
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<td>D.2</td>
<td>Establish LEED rating goal for all new development</td>
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<td>D.3</td>
<td>Submit DTIP for LEED neighborhood certification</td>
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<td>COD &amp; USGBC</td>
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<td>D.4</td>
<td>Follow Tri-partite architecture proportions</td>
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Kalispell

Plan adopted 2012

200+ interviews

Vision “Buy in”

CAST

City Council

Planning Board

Staff

Built environment

RR impediment

Quonset Huts

Greening

Won 2014 AAF Grant
Kalispell

Chapter 4 - Vision & Goals: First Steps

c. Consider new alignments off of 8th Avenue WN and 6th Avenue WN between Idaho and Center.
d. Develop a new street connection from the south end of Meridian Court westerly or southwesterly across the former railroad line to the former O’Neil Lumber Yard lands between the rail line and Alternate Highway 93.

6. Center Street.
   a. Initiate a street redevelopment program (increased right-of-way, sidewalks, boulevard with trees) for Center Street between 5th Avenue West and South Meridian.

7. Water-Sewer Main replacement program.
   a. Implement and fund a program to target the replacement of water and sewer lines in excess of 50 years of age so that as new development occurs, existing infrastructure is not an impediment.

8. A viable Brownfield program in the Core Area.
   a. Target the Core Area as a priority Brownfield area.
   b. Maintain a funding pool of grant and loan funds at the city level to address Brownfield issues.
   c. Advocate for the clearance of existing identified Brownfield sites including UST and LUST sites.
   d. Proactively contact those property owners on a regular basis offering available services to mitigate the issues.

9. Remove/clear all vacant or blighted properties in the Core Area for the key purpose of redevelopment.
   a. Maintain an updated database of all vacant and blighted properties in the Core Area.
   b. Develop a financial assistance program to help property owners clear vacant and hazardous buildings and assist the property owner to prepare a site for redevelopment (scrape and bake program).
   c. The city should be prepared to acquire key properties for the purpose of clearing hazardous activities, site aggregation, and infrastructure upgrades to get back on the market for development/redevelopment.

10. Develop and fund a loan/grant program that offers incentives to commercial property owners to improve/upgrade their properties.
    a. Develop a revolving loan/grant program using Tax Increment Finance (TIF) or other funding sources.
       i. Encourage façade and exterior amenities improvements.
       ii. Offer incentives for expansion and mixed use opportunities.
       iii. Actively advertise and promote this program.

11. Improve pedestrian and bike access throughout the Core Area.
    a. Target a program to replace existing walks in deteriorated condition.
       i. Establish a dedicated funding source for sidewalk replacement.
       ii. Share cost 50-50 between abutting property owner and city.
       iii. Identify key routes where the public may need to
Great Falls

- Plan adopted in 2011
- Component of Growth Policy
- Utilized existing plans, data
- Framework: 4 working groups
  - Vitality
  - Livability
  - Character
  - Mobility
- Won MAP award for professional achievement
Why this plan is **GOOD**

- Unified planning effort
- Assets & Issues
- Successful survey
- Use of maps, illustrations
- Accessible to public
- Functional implementation schedule
- Roles
- Funding
- Timeframe for completion

**Great Falls Downtown Master Plan 2011**
Plan adopted in 2014
Three components:
- Community outreach report
- **Existing conditions report**
- Master Plan
Nearly 600 participated in process
Plan organization:
- Business vitality
- Promotion & image building
- Design
- Implementation
Why this plan is **GOOD**

- Assessment matrix - issues & opportunities
- Use of existing plans/resources
- Zoning Analysis
- Community support
- Identification of Main Street
- Clear & detailed initiatives for action (i.e. implementation)
- Extensive funding sources (p.44)

*City of Hamilton Downtown Master Plan*
Questions

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