

**COMMUNITY & ECONOMIC
DEVELOPMENT DEPARTMENT**

**RENEWAL
REINVESTMENT
REVITALIZATION**



The City of Kalispell has begun a public outreach effort to gather the ideas and perspectives of area property owners on the future of the industrial core of town. There are approximately 1,100 parcels held by about 400 property owners in this area that runs along the rail corridor through Kalispell east to west. We are using Washington Street as a northern boundary and First Street as a southern boundary (see map).

This project is funded by EPA's Brownfields Division, which provides funds for communities interested in developing / re-developing older and under utilized commercial and industrial areas.

NEWS FROM THE NEIGHBORHOOD

The Montana Department of Transportation (MDT) will resurface 0.6 miles of West Idaho St. in Kalispell. The project begins just east of the intersection with Meridian Rd. and extends easterly 0.6 miles just west of the intersection with 1st Ave. WN. The project is scheduled to be let to contract this year, but construction is currently not planned until next year.

Proposed work includes milling the existing asphalt surface and applying a new concrete overlay (also called whitetopping). New concrete curb and gutter, sidewalk and curb ramps will be constructed at certain locations in order to bring areas into ADA compliance and improve facilities for non-motorized travel. Replacement of the signing and pavement markings will also be included.

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SUMMER 2011

KALISPELL KICKS OFF AREA WIDE PLANNING EFFORT

We are sending you this newsletter because you own property within Kalispell's core area as shown on the attached map. Kalispell began nearly 120 years ago as a main stop railroad town. At the time, the railroad line marked the north edge of town and then industrial users built up along the rail including four lumber mills, multiple oil tanks, the grain elevators and the cherry warehouse among others. All but one of those early rail users have now left and we have seen little private investment in this core industrial area in the past twenty years. So the City is asking, "what will this area look like in another twenty years if the trend continues? What would this community like to see happen in the area? What can the City do to encourage re-investment?"



As an introduction to this planning effort in April, May and June of this year City staff contacted and met with 80 owners of property in this core revitalization area. In talking with these folks the following common themes emerged:

- Railroad track removal
 - Development of bike/walk path to replace rail line
 - Increased landscaping
 - Greater housing density
 - Better lighting, particularly in alleys
- We will continue to meet with property owners in the community to gather additional views and concerns.

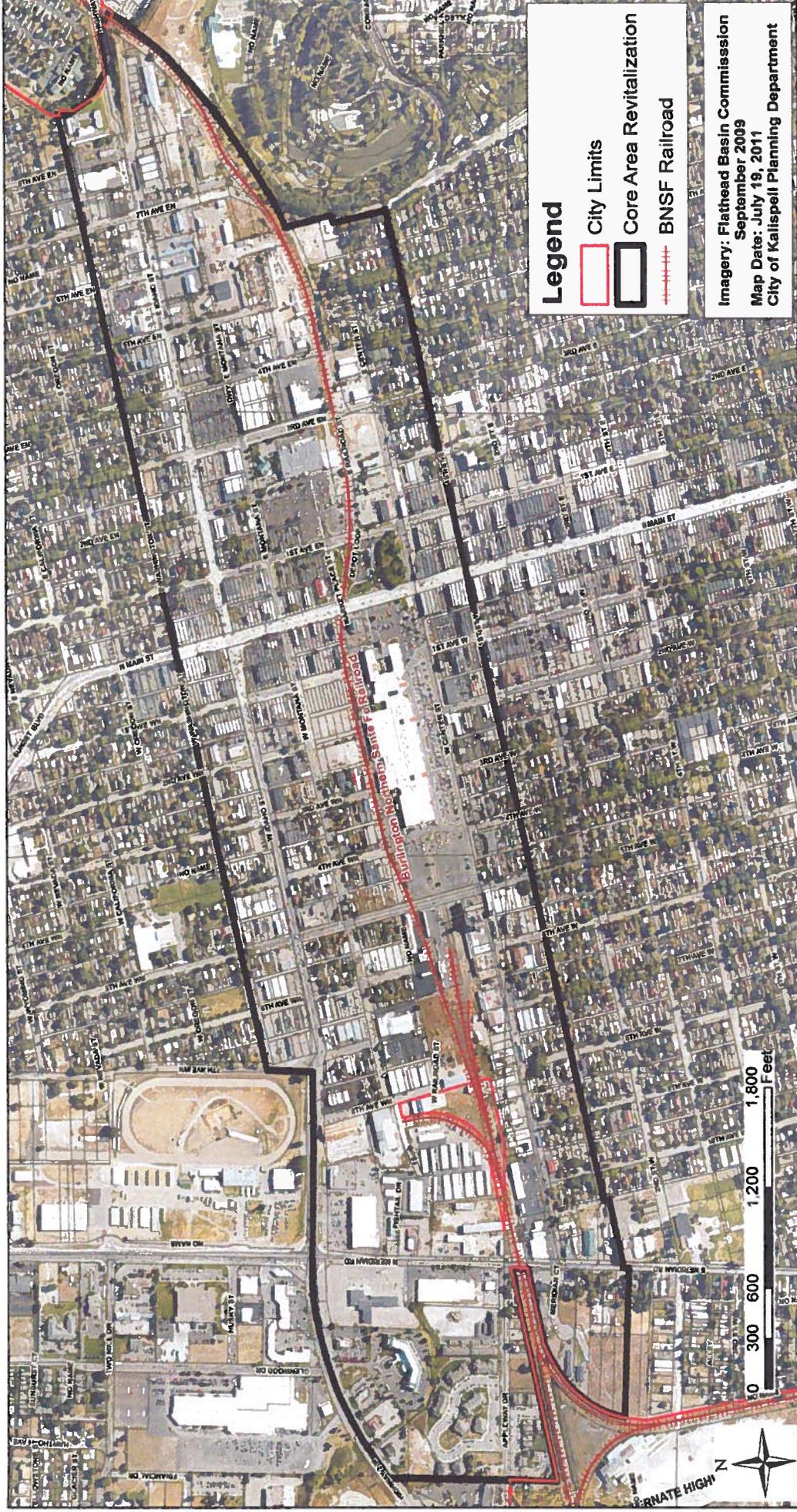
We look forward to holding further community discussions and are sending this newsletter as one step in the process. By fall we look to hold neighborhood meetings where property owners might discuss issues or themes most pertinent to them. Later, we expect to hold community design charrettes (public workshops that include community members, design professionals, and other project staff) where everyone can gather to map out a vision for the future of this critical area in our town. Please contact us if you have questions or comments, watch for meeting notices to come and please plan to participate!

City of Kalispell

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Core Area Revitalization



Fall 2011

News from the Neighborhood

In early August the first newsletter was mailed out to all property owners in the planning area letting you know of the City of Kalispell's efforts on a long range neighborhood plan in what we call our core area. In this second newsletter we would like to update you on some recent events and invite you to an upcoming meeting with the planning board.

Brownfields Training

On September 8, 2011, over 40 community members participated in a free training on Brownfields hosted by the City of Kalispell and sponsored by Glacier Bank, Rocky Mountain Bank and the Northwest Montana Association of Realtors. Participants included commercial lenders, realtors, appraisers, economic and community development professionals and others in a full day of training provided by the Community Brownfields Foundation. This training was intended to help community leaders get a better handle on cleaning up, developing and redeveloping properties effected by Brownfield sites. For copies of the handouts provided please contact Katharine Thompson at the Community Development office.



What are Brownfield sites?

Brownfield sites are properties where the expansion, redevelopment or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant. Many of the Brownfield sites have had some type of industrial or commercial use that over the years have left behind some form of contamination. Typical examples include old or former gas stations with old or leaking underground tanks, abandon underground oil heating tanks, or warehouses or business that handled certain chemicals over the years. It can also include asbestos in old buildings. Such sites are not uncommon in communities but they can impact property values and the ability to sell, develop or redevelop the property. Within our planning area there are at least 29 such sites identified.

URA Recommends Expanding West Side Urban Renewal Plan

An urban renewal plan is a tool that can be used to help redevelop properties in the city. Currently there is such a plan in effect on the west side of Kalispell called the West Side Urban Renewal Plan. It does include a small corner of our Area Wide Planning Neighborhood. The City's Urban Renewal Agency (URA) who oversees activity within the West Side Urban Renewal Plan, met last month and agreed that if the city were to expand the boundaries of the West Side Plan into our Area Wide Planning Neighborhood it would offer more options to develop or redevelop in this area. The Urban renewal committee members include Marc Rold, Chair; Tom Lund, Vice Chair; Suzanne Faubert; Richard Kuhl; and Shannon Nalty. Their recommendation went to the city council and on September 6 the council decided to send that recommendation to the Kalispell Planning Board for their input.

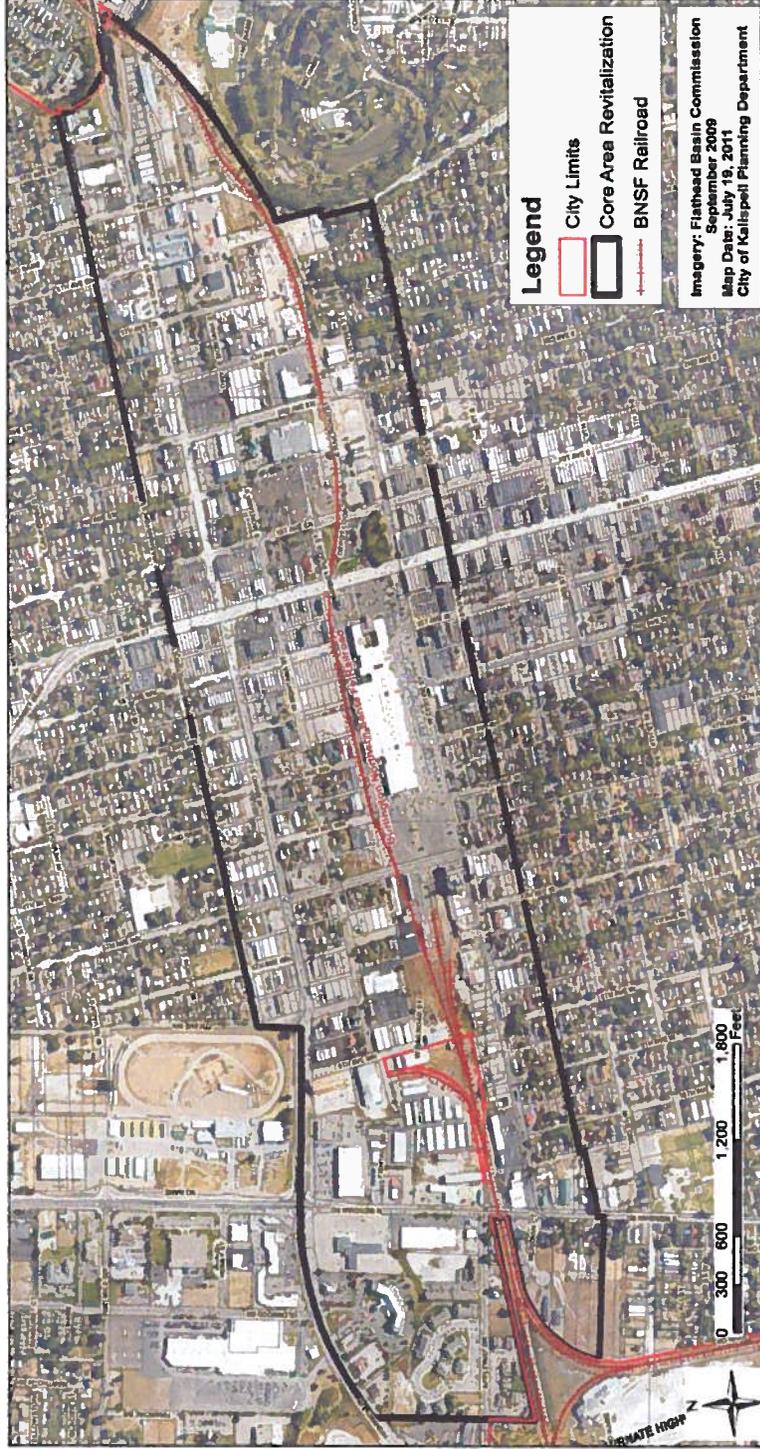
Planning Board Meeting

The planning board will hold a meeting and you are invited on **Tuesday, September 27, 2011 at 7 pm in Council Chambers at City Hall, 201 First Avenue East.** The purpose of the meeting is two-fold. First we will provide a general update on the early planning efforts in our Area Wide Planning Neighborhood. We have collected a lot of information that we will share in coming newsletter and we will be sharing much of that here. We will talk to the planning board about a schedule of meetings out in the community as we expand our outreach beyond the 80 or so property owners we have met with personally to date. We will also be asking the board if it is a good idea to expand the West Side Urban Renewal Plan into our neighborhood. The planning board will welcome any community member comments on what might be appropriate and needed improvements to the area to encourage a return of private investment to the former industrial corridor of Kalispell.

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Core Area Revitalization



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Winter 2011 / 2012

NEWS FROM THE NEIGHBORHOOD

This is the third newsletter providing you an update on recent events as we plan for the future of Kalispell's former industrial core. This newsletter recaps a series of open house meetings and provides an update on the expansion of the West Side Urban Renewal Plan, held in early December. Please look at "next steps" in the process of completing the Core Area Revitalization Plan for ways to continue participating.

OPEN HOUSE MEETINGS

Kalispell's Planning and Community and Economic Development Departments held three evening open houses on December 1st, 5th and 6th. Invitations to the open houses were sent to all 400 property owners within the plan area. Over 40 people attended the three meetings, including many in the residential neighborhoods, a group we had not heard from previously. Some of the new key issues discussed with staff included the following:

- The transient population living in Woodland Park and in vacant buildings to the east present a real safety issue for the nearby residential neighborhoods, especially at night.
- Residents reported the one way traffic on 3rd and 4th Avenues East is disruptive, negatively impacts property values and takes away the peace and tranquility of the area.
- Appleway Drive needs more lighting and better police visibility.
- A rental rehabilitation assistance program is needed to help landlords fix up their rental properties.
- Sidewalks and pedestrian access is sorely deficient along Center Street.
- Excess garbage and a large number of junk or abandoned vehicles parked in the residential alleys adjacent to the core area.

This outreach was in addition to the 80 personal interviews conducted by city staff over the summer with some of the commercial and industrial owners. The key issues discussed included:

- Removal of the existing railroad tracks.
- Help relocating rail dependent businesses out of the downtown core.
- Cleaning up and or removing dilapidated buildings.
- The need for more north-south street connections through Kalispell.
- Development of an east-west linear trail through the core area.
- More landscaping along the streets to create a more appealing location.
- Lack of sidewalks inhibits pedestrian access throughout the plan area.
- We should encourage high density housing in the downtown core area.

The lists above are not all-inclusive of comments provided to the staff but represent ideas and concerns expressed by a majority of those attending the open house meetings and in the personal interviews. These ideas and concerns will help to form the goals and policies that will aid in shaping this neighborhood in the coming years to the desired outcome of the residents, property owners and businesses. If you would like to add your ideas or concerns or discuss any of the above issues please feel free to contact:

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WEST SIDE URBAN RENEWAL PLAN EXTENSION

The council approval came after a September 27, 2011, Planning Board hearing where expansion was unanimously supported and an October 17, 2011, public hearing held by the city council during which the majority of comments were in support of expanding the plan boundary.

The expanded boundaries of the West Side Urban Renewal Plan now include both the County Fairgrounds property and Core Area Revitalization Plan area. Adding the Core Area Revitalization Plan to the West Side Urban Renewal Plan area may open up additional financing and planning tools for this neighborhood that we did not have before.

The city council acknowledged that if we are going to be successful in revitalizing our old industrial core area, we need to look at the big picture and plan along the entire length of railroad running through Kalispell.

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The Planning Department has begun the process of hiring an architectural or graphics design firm to provide conceptual redevelopment illustrations of areas within the Core Area Revitalization Plan. These illustrations are meant to visually depict the draft goals of the plan. We expect to have a draft set of goals, policies and conceptual plans available to you by the spring of 2012. Once the draft goals, policies and concepts are complete, we will be hosting another round of open houses and meetings soliciting your input to determine if we are on target. We will then incorporate needed changes and new ideas as suggested and then begin moving forward to implement those ideas.



NEXT STEPS

SPRING 2012



NEWS FROM THE NEIGHBORHOOD

This is the fourth newsletter providing you an update on recent events as we plan for the future of Kalispell's former industrial core. This newsletter includes the appointment of a steering committee, the city's hiring of an architectural firm to provide conceptual illustrations of areas within the Core Area Revitalization Plan and the Flathead County Economic Development Authority's purchase of a 40 acre future rail served industrial park. Please look at "next steps" in the process of completing the Core Area Revitalization Plan for ways to continue participating.

PLANNING BOARD APPOINTS CORE AREA STEERING COMMITTEE (CAST)

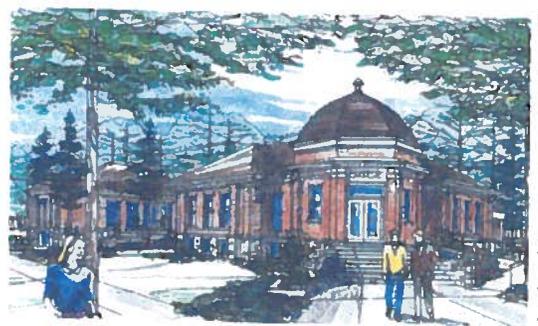
On March 13th the Kalispell Planning Board appointed a Core Area Steering Committee to assist in giving direction to the next phase of the Core Area Planning Project. The nine member steering committee is made up of the following diverse group of interested individuals:

- Pam Carbonari—Coordinator - Kalispell Business Improvement District; Kalispell Downtown Assoc.
- Kellie Danielson—President/CEO of Montana West Economic Development and Flathead County Economic Development Authority
- Tom Lund—President, Rocky Mountain Bank; Vice-Chair of the Kalispell Urban Renewal Agency
- Mike Mower—Property owner in the Core Area; Flathead County Fair Board Member
- Jim Ness—Vice-President, Glacier Bank; President of the Kalispell Downtown Association
- Matt Springer—Flathead Valley Community College, Resource Development Coordinator
- Diane Yarus—Property owner in the Core Area
- Joe Matulevich—Citizen member
- Blake Sherman—Kalispell Planning Board

The steering committee will help city staff and a professional architectural design firm develop a reuse or redevelopment plan for key "catalyst sites", prepare several street profiles and graphically visualize an area with the Burlington Northern tracks removed. These plans are not intended to be actual construction plans but more visioning as to what could happen in the downtown core. The committee will begin meeting in April with subsequent meetings every two to three weeks through the month of June.

CTA TO PROVIDE CONCEPT PLANS

The city council and many property owners within the district have asked that any recommendations for the future redevelopment of this area be done graphically. In other words put the vision to paper and show what the future could look like. To that end, the city advertised for professional services and hired CTA to work with the Core Area Steering Committee and city staff to identify key concept plans for catalyst sites and potential street designs representing future use of lands within the Core Area Revitalization Plan. CTA will produce the preliminary concept plans similar to that pictured of the future Hockaday Museum of Art expansion for review by the CAST members and then the public. Look for an open house in June to review the preliminary concept plans.



Hockaday Museum of Art

NEXT STEPS

The Planning Department has begun drafting a set of goals and policies based on input received from the public, property and business owners in the area. Once the draft set of goals, policies and concept plans are complete, they will be posted on the city's website at the following address:

www.kalispell.com/community_economic_development/brownfield_program.php

The city will be hosting another round of public meetings soliciting your input to determine if the plan is on target. The meetings are anticipated to take place in late May or early June. We will then incorporate needed changes and new ideas as suggested.

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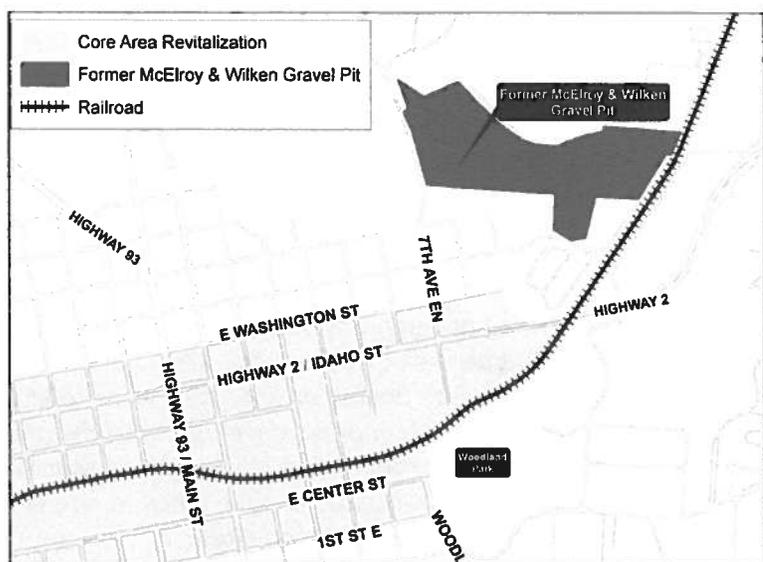
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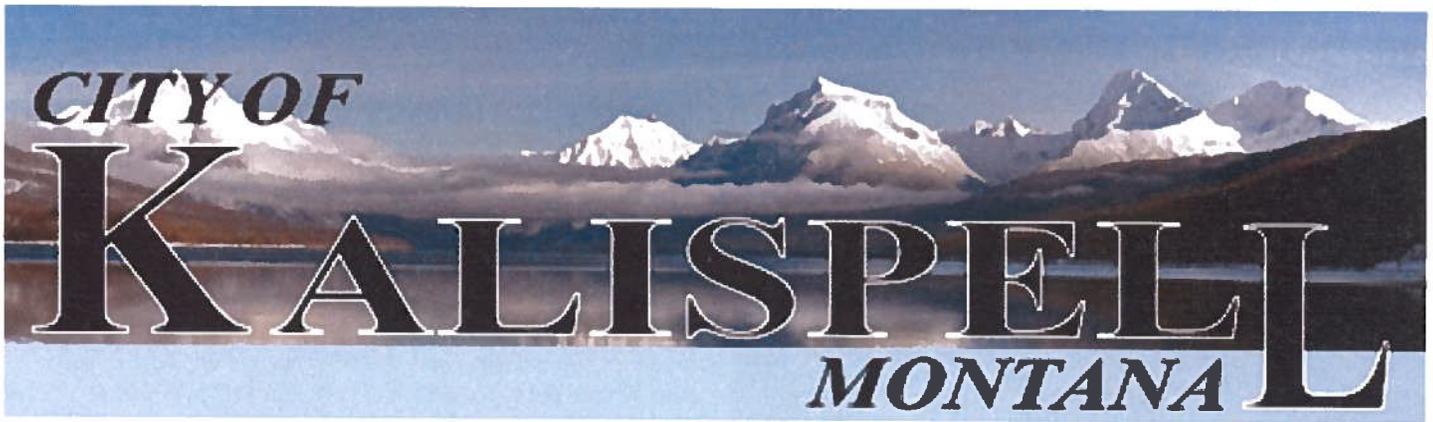
CORE AREA REVITALIZATION PLAN MAP



FCEDA PURCHASES FORMER MCELROY AND WILKIN GRAVEL PIT SITE

The Flathead County Economic Development Authority (FCEDA) has finalized the purchase of the former McElroy and Wilkin gravel pit site. The site was purchased with funding provided by the U.S. Economic Development Administration. The site is located on the east side of Whitefish Stage Road and extends east to Flathead Drive. The property is approximately 40 acres in size and will be developed as a rail-served industrial park. The park will be marketed mainly to manufacturing, wholesale trade and agricultural businesses that need access to rail service. The goal is to develop the site over the next two years. The purchase and subsequent development of the former gravel pit site into a rail-served industrial park is a key piece in assisting in the redevelopment of the core area. It will provide a destination close to the core area with modern rail access which our current core area does not accommodate. Additionally, it will provide a strong employment base adjacent to the core area. Finally, it creates a future option to remove rail lines dissecting the core area thus making significant redevelopment possible.





SUMMER 2012

NEWS FROM THE NEIGHBORHOOD

This is the fifth newsletter providing you an update on recent events as we plan for the future of Kalispell's former industrial core. This newsletter includes an update on the steering committee's work, examples of CTA's conceptual illustrations of areas within the Core Area Revitalization Plan, upcoming Kalispell Chamber of Commerce chamber luncheon and public open house meetings to solicit your input on the plan.

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CORE AREA REVITALIZATION PLAN MAP



CORE AREA STEERING COMMITTEE (CAST)

The Core Area Steering Committee (Pam Carbonari, Kellie Danielson, Tom Lund, Mike Mower, Jim Ness, Matt Springer, Diane Yarus, Joe Matulevich and Bryan Schutt) has now met four times. They have been working with city staff and CTA to develop a vision statement for the core area and identify goals to be included in the plan document for the area.



The committee is recommending the following vision statement be in the plan document for the public, planning board and city council consideration:

The vision of Kalispell's revitalized core area is to transform from an industrially-oriented core into a new and vibrant, pedestrian-friendly, mixed-use neighborhood, focusing upon retail, residential, entertainment, and cultural amenities designed to proudly and consistently complement the existing historic Kalispell downtown area.

In addition to the vision statement the committee reviewed a series of goal statements to carry out the vision. The goal statements addressed the following topics:

- Pursue the removal of the railroad tracks through the Core Area
- Redevelop rail right of way into multi-use linear trail
- Increase north/south street connections in the area
- Architectural designs to compliment downtown
- A mix of commercial retail, service, residential, public and open space uses
- An environment which encourages more people to live, work and visit
- Establish entrances features to define the boundaries of the revitalization area and downtown
- Redevelop streets to accommodate multiple users (i.e. cars, pedestrians, bicyclists)

Along with goal statements and policies an implementation plan will be drafted to help bring the goals and vision statement for the plan into reality. The vision and goals will not be achieved in the short term (next 1 to 2 years) but will help guide the long term (15 to 20 years) development patterns for this area.

DRAFT CONCEPT PLANS BY CTA



The Kalispell City Council and many property owners within the district have asked that recommendations for the future re-development of this area be shown graphically. In other words put the vision to paper and show what the future could look like. To that end, the city advertized for professional services and hired CTA Architects Engineers to work with the Core Area Steering Committee and city staff to identify key concept plans sites in the plan area and potential street designs representing future use of lands within the Core Area Revitalization Plan. CTA will produce a series of preliminary concept plans similar to that pictured to the right. These concept plans will visually demonstrate the type, scale and potential design of future development in this area to carry out the vision statement.

AUGUST CHAMBER LUNCHEON

On Tuesday, August 28th the Kalispell Chamber of Commerce, as part of their regular monthly program, is hosting a luncheon at the Red Lion Hotel, 20 Main Street, from 11:45 am to 1:30 pm. CTA will be presenting "a first look" at the conceptual plans completed to date. City staff will be in attendance to answer any questions. This will be the first of several public meetings to get the word out about future plans for the area. The chamber program will also feature some of the major real estate and business projects in the planning stages and under construction in the greater Kalispell area. Cost to attend the luncheon is \$18 per person or \$135 for a table of 8. More information can be found at the Kalispell Chamber's website: www.kalispellchamber.com.

OPEN HOUSE MEETINGS

In addition to the August Chamber luncheon the city will be hosting another round of public open house meetings soliciting your input to determine if the plan and concept drawings are on target. The open house meetings will be held at the Kalispell City Hall, 201 First Avenue East on Tuesday, August 28th from 4:00 pm to 8:00 pm and on Wednesday, August 29th from 11:00 am to 2:00 pm. The concept plans presented by CTA at the August Chamber Luncheon will be on display for your review. We look forward to seeing you there and appreciate your comments and suggestions.

Please Note— If the open house meeting times are inconvenient, the Kalispell staff can provide a presentation to you at your home or business. The presentation will update you on the progress made on the draft plan to date including the concept development plans drafted by CTA. Please contact either Sean Conrad or Katharine Thompson to schedule a meeting time.

NEXT STEPS

Following the next round of open house meetings, August 28th and 29th, comments received will be brought to the Core Area Steering Committee's September meeting for discussion. The Planning Department has tentatively scheduled a work session and public hearing before the planning board in October. You will be notified by mail prior to the planning board public hearing.

The draft set of goals and policies based on input received from the public, property and business owners in the area will be made available on the city's website. We anticipate a portion of the draft plan to be available in late September on the city's website at the following address: www.kalispell.com/community-economic-development/brownfield-program.php.

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FALL
2012



NEWS FROM THE NEIGHBORHOOD

This is the sixth newsletter providing you an update on recent events as we plan for the future of Kalispell's former industrial core. This newsletter includes discussion on the draft Core Area Plan, the Core Area Steering Committee's recommendation on the draft plan, the public hearing date on the Core Area Plan, an update on CTA's conceptual drawings that are included in the draft Core Area Plan and information on a market and feasibility study being conducted within the Core Area.

CORE AREA DRAFT PLAN PREPARED

The planning and community development department staff have taken all the public comments received to date and prepared a draft Core Area Plan. The plan includes an executive summary and four supporting chapters. Chapter one contains the vision for the core area and includes concept drawings prepared by CTA. Chapter 2 contains the goals prepared by the Core Area Steering Committee (CAST). Chapter 3 expands on the goal statements giving direction for future growth and activity. Chapter 4 provides a series of "first steps" in the form of a work program outlining things that can be done immediately to begin bringing the core area plan to life.

CORE AREA STEERING COMMITTEE RECOMMENDATION

The Core Area Steering Committee (CAST) met on Tuesday, October 23rd and discussed the draft plan. CAST made minor word changes and felt that the draft plan addressed the major issues and goals the committee has discussed over the last several months. With the recommended changes the draft plan has been scheduled for a public hearing before the planning board on November 13th.

PLANNING BOARD PUBLIC HEARING ON THE CORE AREA PLAN

The Kalispell Planning Board will be holding a public hearing on the draft Core Area Plan on **Tuesday, November 13 starting at 7:00 p.m.** in the city council chambers. The planning board will accept public comments and make a recommendation to the city council on the draft Core Area Plan. The major goals contained in the draft Core Area Plan include the following:

- Remove the railroad track
- Linear park development and green space replacing and/or in addition to the railroad track
- Development of higher density housing
- Compatible mix of commercial and residential uses
- Pedestrian/bicycle trail development
- Sidewalk development and improvements
- Street improvements and increased north/south street connections

A copy of the draft Core Area Plan can be found at the city's website: www.kalispell.com/planning. A printed version is also available for review during normal office hours (8 a.m. to 5 p.m.) Monday through Friday at the Kalispell Planning Department, 201 First Avenue East, Kalispell. If you would like to view the document but are unable to visit the planning office or view it on-line, please contact the Kalispell Planning Department at (406) 758-7940 to make other arrangements.

DRAFT CONCEPT PLANS BY CTA

CTA Architects Engineers has been working closely with city staff and the Core Area Steering Committee to identify key concept plan sites in the plan area and potential street designs representing future use of lands within the Core Area Revitalization Plan. CTA has produced a series of preliminary concept drawings, three of which are included in this newsletter. These concept drawings visually demonstrate the type, scale and potential design of future development in this area to carry out the vision statement. These concept drawings make up the first chapter in the draft Core Area Plan which will be presented to the planning board at its November 13th meeting.

FUTURE VISION:
MAIN & PEDESTRIAN TRAIL (aerial image) **VIEW 4**



VIEW 3 FUTURE VISION:
MAIN & MONTANA (looking south)



FUTURE VISION:
2ND AVE EAST & IDAHO (looking south) **VIEW 6**

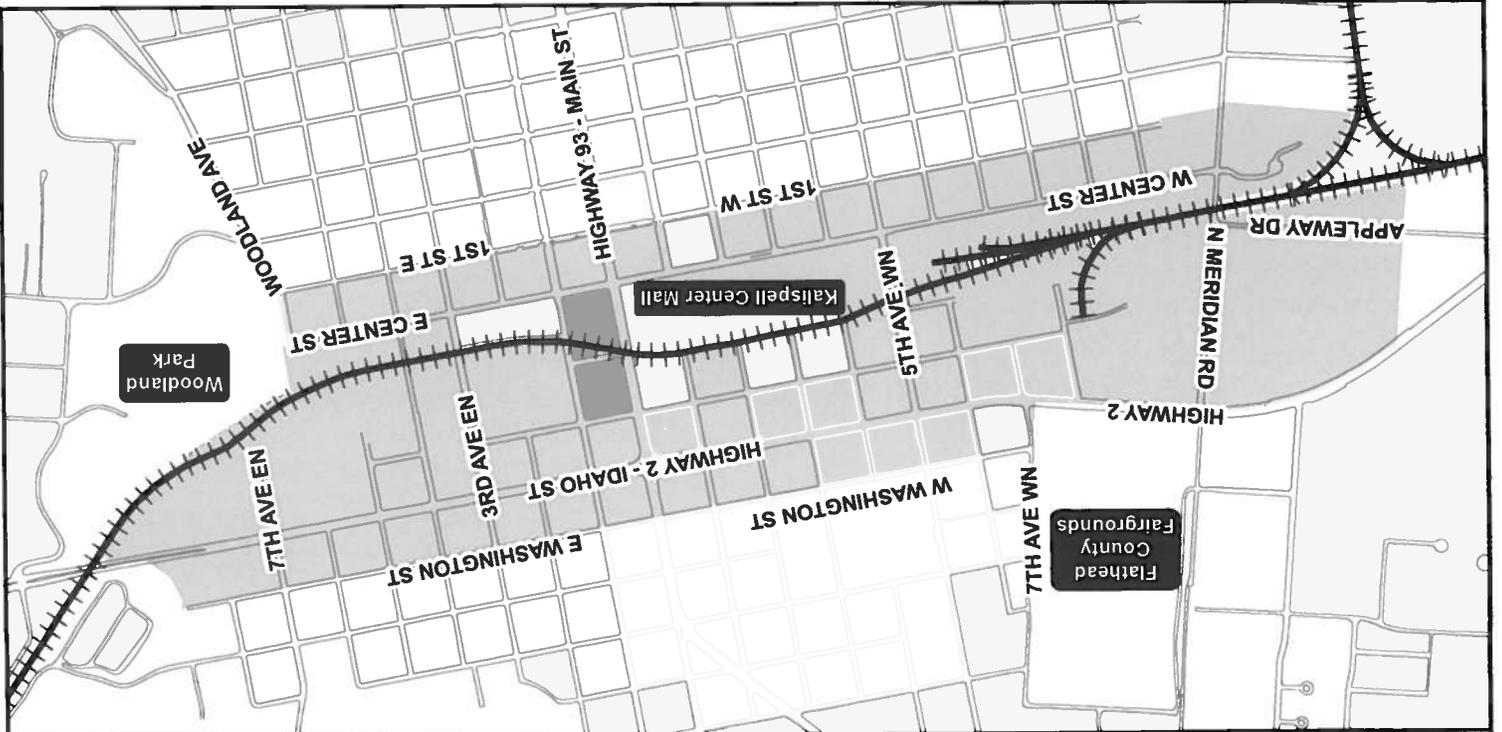


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CORE AREA REVITALIZATION PLAN MAP



WILLDAN FINANCIAL SERVICES TO CONDUCT MARKET AND FEASIBILITY ANALYSIS IN THE CORE AREA

On October 15th the Kalispell City Council awarded a contract to Willdan Financial Services. With the contract in place Willdan will develop a comprehensive feasibility study that incorporates an evaluation of current strengths, weaknesses and opportunities for development within the Core Area while addressing the needs of the existing businesses and property owners. Based on the results of the field-work, stakeholder interviews, and other primary market research, Willdan will prepare a financial feasibility analysis of the proposed Core Area redevelopment including costs associated with railroad track removal, business relocation, community amenities (linear park), and development scenarios. The final analysis work completed by Willdan will be incorporated into the Core Area Plan to provide city staff with direction and potential financial sources to consider to achieve the stated goals of the Core Area Plan. The Willdan team was in town the week of October 22nd meeting with key community leaders and rail business users and will return in December.

NEXT STEPS

The Kalispell Planning Board will be holding a public hearing on the draft Core Area Plan on Tuesday, November 13, 2012 starting at 7:00 p.m. in the city council chambers, 201 First Avenue East, Kalispell. The planning board will make a recommendation to the city council who will hold a public hearing, tentatively set for December or January, and take final action on the Core Area Plan. The city's financial consulting team, Willdan, will be presenting their findings to the city in late February.

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