

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 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
- Infusion 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.

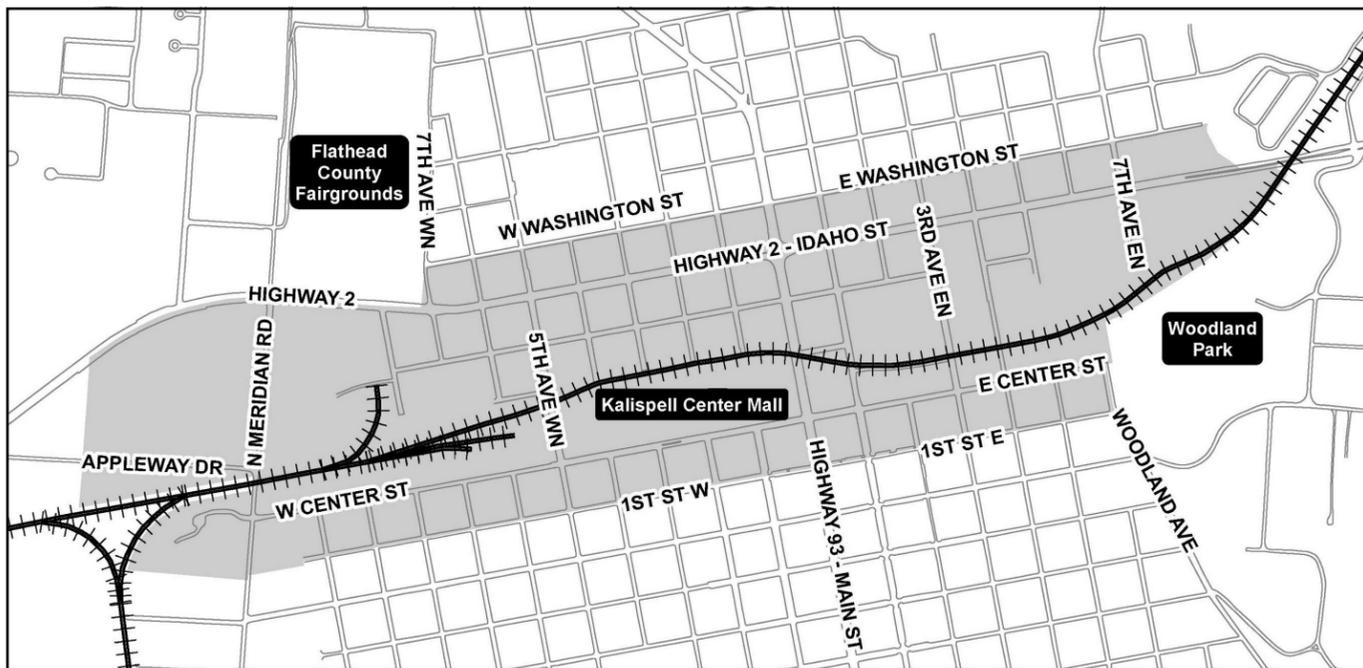


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CORE AREA REVITALIZATION PLAN MAP



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 fieldwork, stakeholder interviews, and other primary market research, Willdan will prepare a financial feasibility analysis of the proposed Core Area redevelopment including costs associated with rail-road 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.

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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