

SPRING 2013



NEWS FROM THE NEIGHBORHOOD

This is the seventh 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 adoption of the Core Area Plan by the city council, information on a market study being conducted within the Core Area and an update on the industrial served rail park owned by the Flathead County Economic Development Authority (FCEDA).

CORE AREA PLAN ADOPTED

Following a planning board public hearing on the Core Area Plan on November 13, 2012, the Kalispell City Council held a public hearing on the plan on December 17, 2012. After receiving two comments in favor of the Core Area Plan the city council approved the plan as an amendment to the city's growth policy. The adopted plan includes the following major goals to address in the Core Area:

- Remove the railroad track
- Linear park development and green space replacing and/or in addition to the railroad track
- Increase 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

Now that the plan has been adopted city staff will begin implementing the plan. Initial implementation efforts include working with the rail served businesses in the Core Area and the rail road to relocate rail served businesses and the tracks to the rail new industrial rail park. We also started to update the city's design guidelines to reflect aspects of the plan. The adopted Core Area Plan can be found at the city's website: www.kalispell.com/planning. The city has contracted with Thomas Printing to design and print the adopted plan. Copies of the plan should be available by late April. In the meantime, a printed version is 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.

CORE AREA REDEVELOPMENT

The Core Area Plan was adopted last December and the following projects have already been taking shape in the Core Area.



Depot Place is a 40-unit senior apartment complex at the corner of Third Avenue EN and East Center Street. The developer anticipates beginning to rent the units in April with an open house slated for June. The developer, Housing Solutions of Missoula, is hoping to break ground on phase 2 in the coming years. In anticipation of this a quonset hut has already been demolished on the site to make room for the next phase.



The Loading Dock, located on the corner of First Avenue EN and East Center Street, has seen redevelopment of its main floor with Brannigan's pub along with a Brix Bottleshop, Off Center Salon and Sweet No Wheat bakery. In March the city council approved plans for Brannigan's to expand into the second floor.

A to Z Engineering recently finished construction of their new office building on East Center Street. The lot had been vacant for many years until the recent purchase by A to Z Engineering.



FCEDA RAIL SERVED INDUSTRIAL PARK

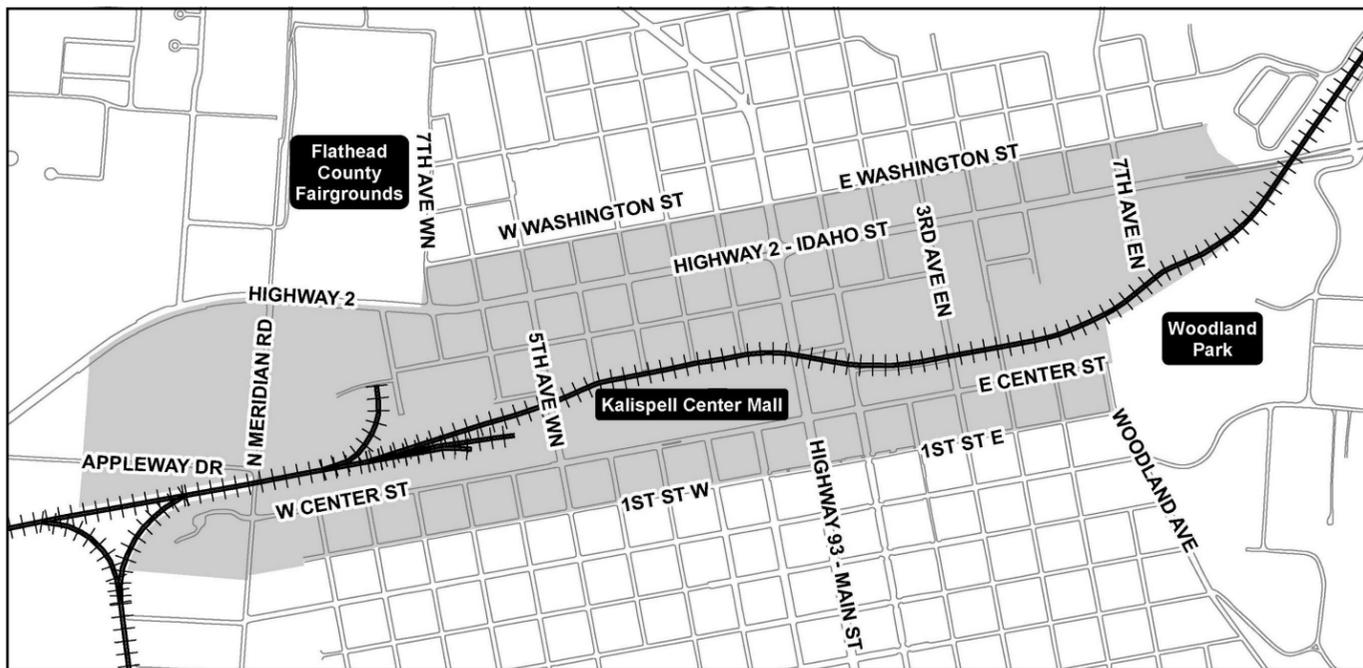
Plans continue for development of the new rail served industrial park located on the former Knife River property on the east side of Whitefish Stage Road. The Flathead County Economic Development Authority (FCEDA) met with representatives from the Burlington Northern railroad as well as rail serviced businesses in Kalispell to discuss the development of FCEDA's rail served industrial park. The rail served industrial park could allow current rail served businesses in the Core Area to relocate to the industrial park. If this were to happen it then sets the stage for the relocation of the rail road tracks out of the Core Area. The rail served industrial park would also provide opportunity for new businesses seeking rail service in the valley.

City of Kalispell

Post Office Box 1997 - Kalispell, Montana 59903

Telephone: (406) 758-7940 Fax: (406) 758-7739

CORE AREA REVITALIZATION PLAN MAP



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

In October of 2012 the Kalispell City Council awarded a contract to Willdan Financial Services. With the contract in place Willdan has been working on a comprehensive market analysis and 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, 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 provide city staff with direction and potential financial sources needed to achieve the stated goals of the Core Area Plan. Key components of the feasibility study are identification of potential funding sources and efficient project phasing

NEXT STEPS

The Urban Renewal Agency has begun developing programs to utilize tax increment finance (TIF) district funds and revolving loan funds to assist in the redevelopment of the Core Area. Programs include the extension of shared utilities, façade improvements, building rehabilitation, site preparation and clean-up, technical assistance for engineering and design and installation of street trees and/or sidewalks. As part of working on the plan's goals city staff is committed in assisting interested individuals and businesses that would like to develop or redevelop property in the Core Area. If you have any questions or are interested in additional information regarding development incentives in the Core Area please contact :

Katharine Thompson

Community Development Manager

kthompson@kalispell.com

758-7713