

Infill Development – Lessons from Billings, Montana

New Partners for Smart Growth 2012 Conference,
San Diego, CA
February 2, 2012


















BIKE LANE

Order Today!
• Prime Rib
• Wagyu Prime
• Maryland Crabs
• Fresh Turkey
• Time & Save

SPICE SHOP

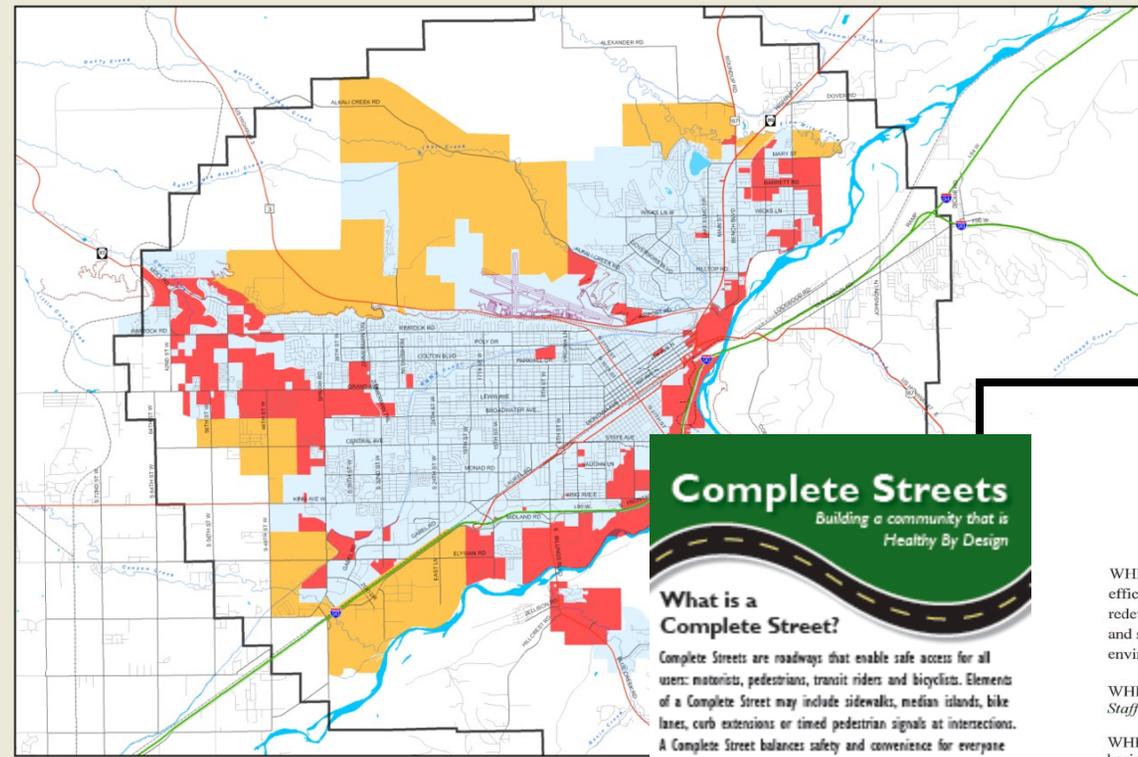
Slurpee

ICE

The Source







Limits of Annexations

Revised May 23, 2011



Complete Streets

Building a community that is
Healthy By Design

What is a Complete Street?

Complete Streets are roadways that enable safe access for all users: motorists, pedestrians, transit riders and bicyclists. Elements of a Complete Street may include sidewalks, median islands, bike lanes, curb extensions or timed pedestrian signals at intersections. A Complete Street balances safety and convenience for everyone using the road.

As our community grows, Complete Streets can:

- Improve safety
- Bolster economic growth through accessible and efficient connections
- Ease transportation woes by providing more travel choices
- Encourage more walking and bicycling
- Help children get safely to and from school

From improved property values and economic revitalization to increased capacity and enhanced mobility for all, Complete Streets foster strong, healthy communities.

Billings can join other communities around the country — Duluth, MN; Golden, CO; Bozeman, MT; Helena, MT; Spokane, WA; Boise, ID — that have recently enacted a Complete Streets policy resolution. Nearly 180 communities have enacted Complete Streets policies that are unique to their locations and needs.



RESOLUTION NO. 11-19128

A RESOLUTION OF THE CITY OF BILLINGS TO ADOPT AN INFILL DEVELOPMENT POLICY

CITY OF BILLINGS
MAY 10 2011

WHEREAS, in enacting this resolution, it is the intent of the City Council to encourage efficient utilization of City infrastructure and services; support development and redevelopment of land within the City limits that can access existing City infrastructure and services, preserve established neighborhoods, set a high standard for the City's built environment, and improve the quality of life of Billings residents; and

WHEREAS, the 2010 *Community Investment Plan: City of Billings City Council and Staff Strategic Priorities* identified one of its goals to make infill a priority; and

WHEREAS, infill development can benefit the City of Billings by reducing the cost of basic City services, providing housing choices, encouraging walkable communities and revitalizing existing neighborhoods; and

WHEREAS, the City of Billings has annexed more than nine square miles since 2000 (32.8 to 41.9 sq. mi.) and many of those annexations required a considerable outlay of City funds to ensure acceptable levels of service to the annexed properties and to maintain the levels of service within the existing City limits; and

WHEREAS, it has been shown by an analysis of Billings' property tax structure by Joseph Minicozzi of Public Interest Projects, Inc. that property tax values per acre in downtown Billings can be as much as seven or eight times that of commercial development in West Billings; and

WHEREAS, the Billings City Council encourages redevelopment of the City of Billings urban area through formation and implementation of Tax Increment Finance (TIF) Districts, Historic Districts, and Business Improvement Districts (BID); and

WHEREAS, the City of Billings City Council desires to establish clear policy, shared vision for the future, consistency in decision making, and public-private cooperation and partnerships to foster infill development within the city.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL that the City of Billings adopt the following Infill Development Policy.





**FOR MY FRIENDS IN BILLINGS:
TO THANK YOU FOR BUILDING THE HIGH
SIERRA DOG PARK AND PHASE TWO OF THE
MULTIUSE HERITAGE TRAIL SYSTEM WITH YOUR
BARE HANDS AND POWERFUL BRAINS, I HAVE ERECTED
THIS BILLBOARD AS A SPECIAL GIFT FROM ME TO YOU.
HAPPY HOLIDAYS. BILLINGS, MONTANA, AND REMEMBER THAT
EVEN THOUGH THIS TOWN HAS GOTTEN VERY SMALL, I LOVE YOU ALL VERY MUCH.**