

The South Side Neighborhood Plan



Mission Statement

The South Neighborhood Task Force is dedicated to creating and maintaining a high quality of life for those who live in the neighborhood. These efforts include maintaining a safe, clean and healthful residential neighborhood that nurtures and invites young families and residents of all ages. We believe in caring and working for and investing in our community and our friends and neighbors, as well as in our churches, parks and other community places. With our new South Side Neighborhood Plan, we rededicated ourselves to building a strong, clean, friendly and crime-free neighborhood for all those who choose to call the South Side home.

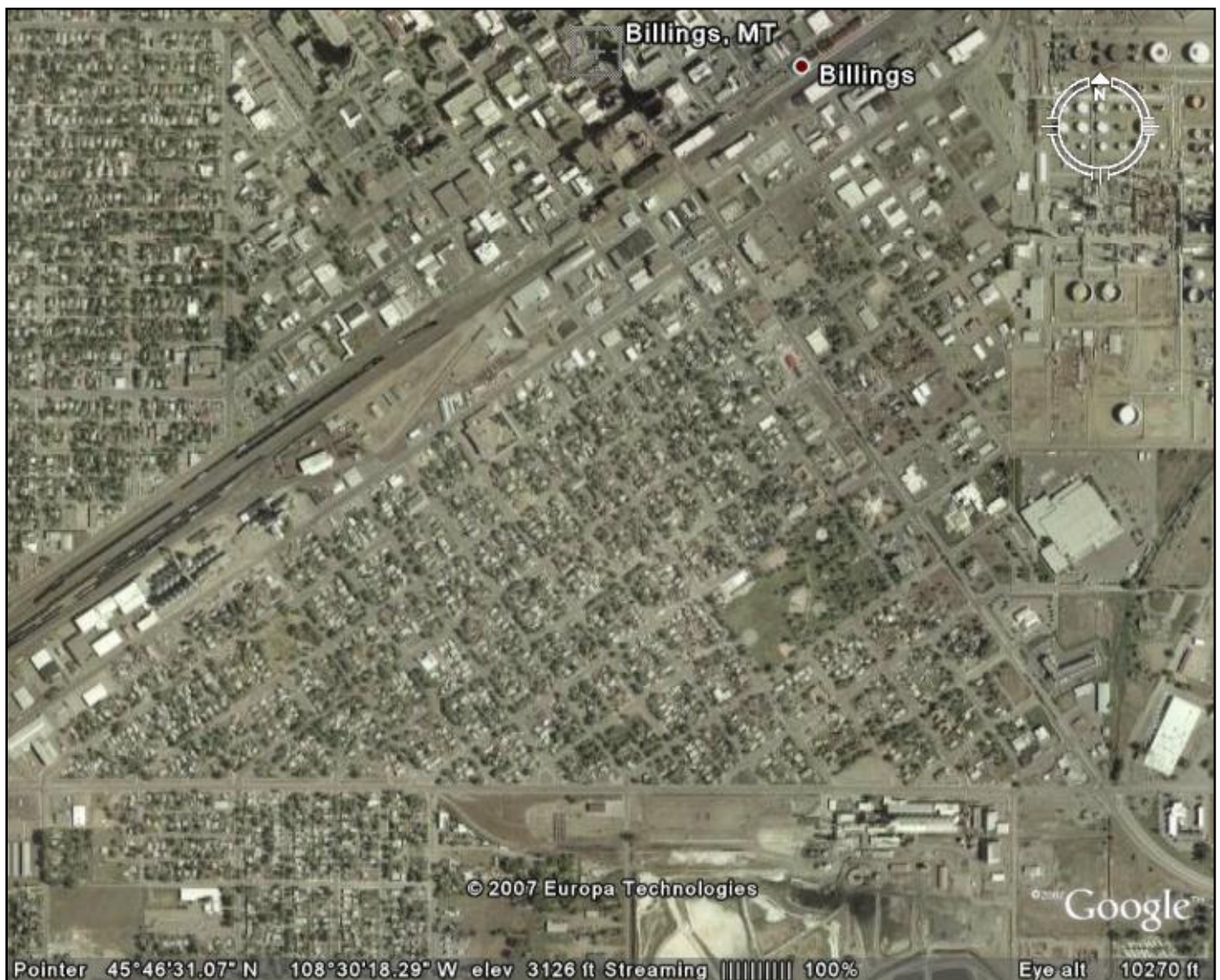


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South Side Neighborhood Task Force
Friendship House
ConocoPhillips

Introduction

Purpose

The purpose of the neighborhood plan is to assist residents, governing agencies, planners and developers in making the right choices when determining future growth patterns and development in the South Side Neighborhood. The plan also encourages local government, developers and businesses to discuss future land use decisions with the South Side Task Force prior to proposed land use changes. The neighborhood plan is not a regulatory document; instead, it is adopted by the City Council and the Board of County Commissioners as an implementation strategy and is part of the City of Billings and Yellowstone County Growth Policy as an advisory document. The neighborhood plan will be implemented through the City's Capital Improvement Program Planning and by the South Side Neighborhood Task Force.

The plan includes general and specific recommendations that reflect the values of the community, encourage sound decision-making, and empower people to take action. The plan also includes realistic implementation strategies that involve both private and public actions, as well as regulatory decisions.

The first neighborhood plan completed by the South Side Neighborhood was in 1977 and included information on land use and zoning, housing, transportation, urban design, community facilities and environmental conditions. The plan provided an official guide to new development and redevelopment of the neighborhood over a five-year period. The plan was used by the local government and the neighborhood task force to guide development. The South Side Neighborhood Plan was updated in 1994 to review changes that had occurred in the neighborhood and address new issues affecting the neighborhood and offer actions to address these changes and issues.

Planning Area

The boundary of the South Side Neighborhood Task Force is shown in Map 1. This triangular shaped, historic residential neighborhood is bound by the railroad tracks to the north, commercial and industrial uses to the east and a mix of industrial uses to the south.

Community Background

The South Side Neighborhood is one of the oldest neighborhoods in Billings. What is now the South Side of Billings developed rapidly as the area in which a large part of the new town of Billings was originally platted. The South Side has many things that are unique to the historic neighborhood and include:

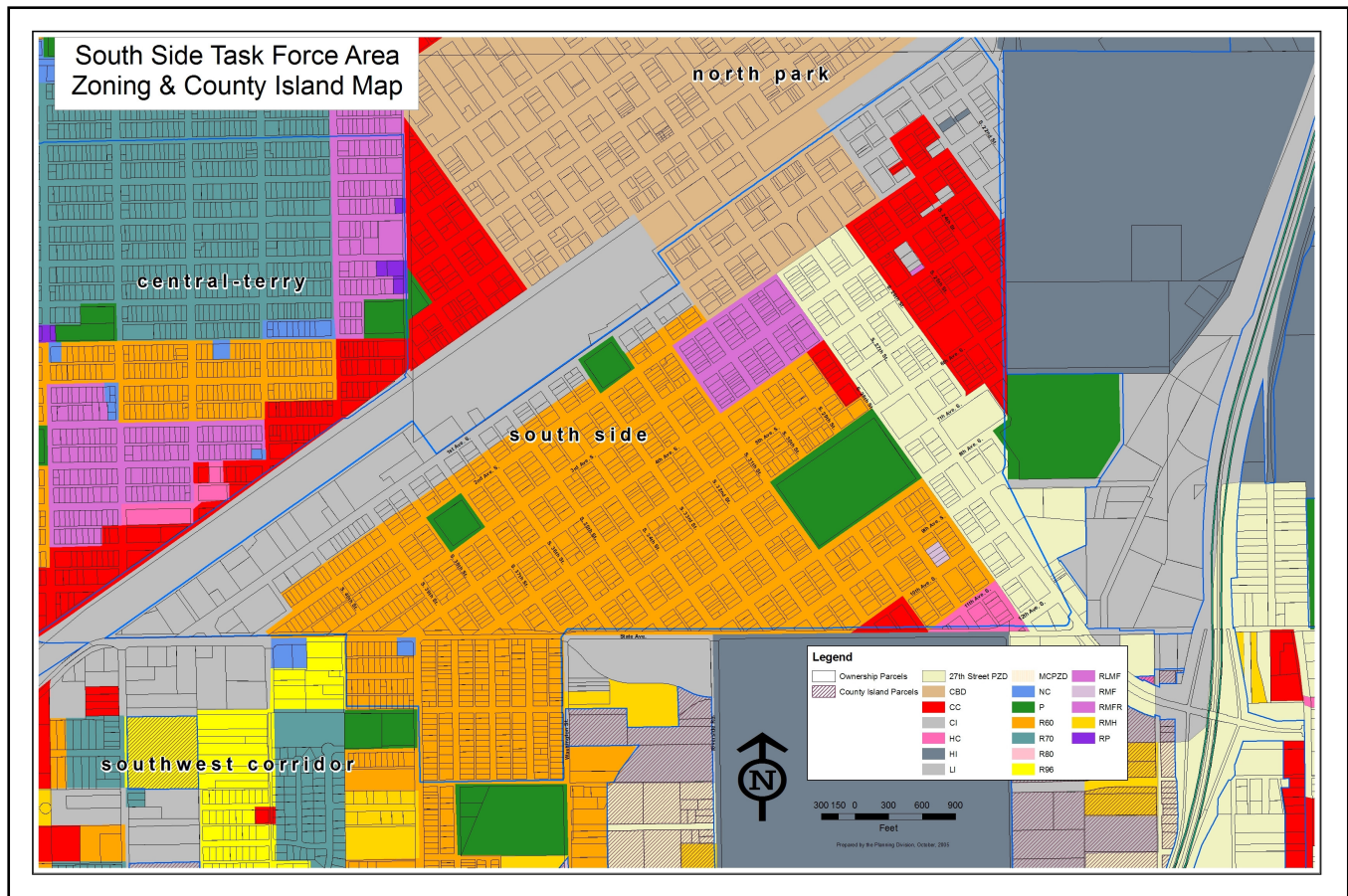
- Old stagecoach routes that ran between Canyon Creek and Coulson following the river.
- The Steamboat Josephine tied up on the south side of town.
- A horse drawn streetcar that ran from Billings to Coulson.
- An early south side department store was the largest in town.
- Some of the city's oldest and historic homes are located in the neighborhood.

- The first school in the Billings area was located in the south side near the river.
- South Park was the first City Park and featured the first swimming pool in the city.
- The second schoolhouse in Billings was also located on the south side.

The town of Huntley was already established to the east and Canyon Creek town to the west. The most unlikely site for a town was the site of Billings. A much better location was Coulson which controlled the ford of the river, and later the ferry and was on the direct route for the Indians and fur traders who passed from the north to the south.

Although Coulson was an ideal place for the town as it already had stores, sawmill, a newspaper, stage stop, and hotel, the railroad failed to make stops there. The railroad came into a new town that was first known as Tent Town because of the tarpaper and canvas dwellings. Coulson continued for some time then gradually moved up to what is now Billings.

Map 1



Existing Conditions and Trends

Introduction

The following discussion on physical conditions and census data is vital to understanding how the neighborhood has developed in the past and gives clues on how the neighborhood will develop in the future.

Land Use

The South Side Neighborhood is divided by South 27th Street, which is a primary arterial street and an entryway into the downtown. West of South 27th Street are mainly residential units including single-family and multi-family. The north side of the neighborhood is bordered by the railroad tracks that enter into the Central Business District. East of South 27th Street is primarily zoned for commercial and industrial uses, however, this area of the neighborhood contains a variety of land uses including single-family, multi-family and public uses.

Also located within this neighborhood is the South 27th Street Corridor Zoning District. This zoning district is defined as a major entrance from Interstate 90 into the Central Business District, major medical facilities, college campuses and Logan International Airport. The intent of the South 27th Street Corridor Zoning District is to promote attractive, high quality development within this corridor that will provide an appealing image of the City of Billings to the traveling public and community. The South Side Task Force would like to see more economic development along this corridor that would support the increase of the local tax base by encouraging the development or expansion of manufacturing and light industrial uses. The task force would also like to encourage businesses that will add additional employment and tax base to the neighborhood and limit land uses that are permanently tax exempt.

Population

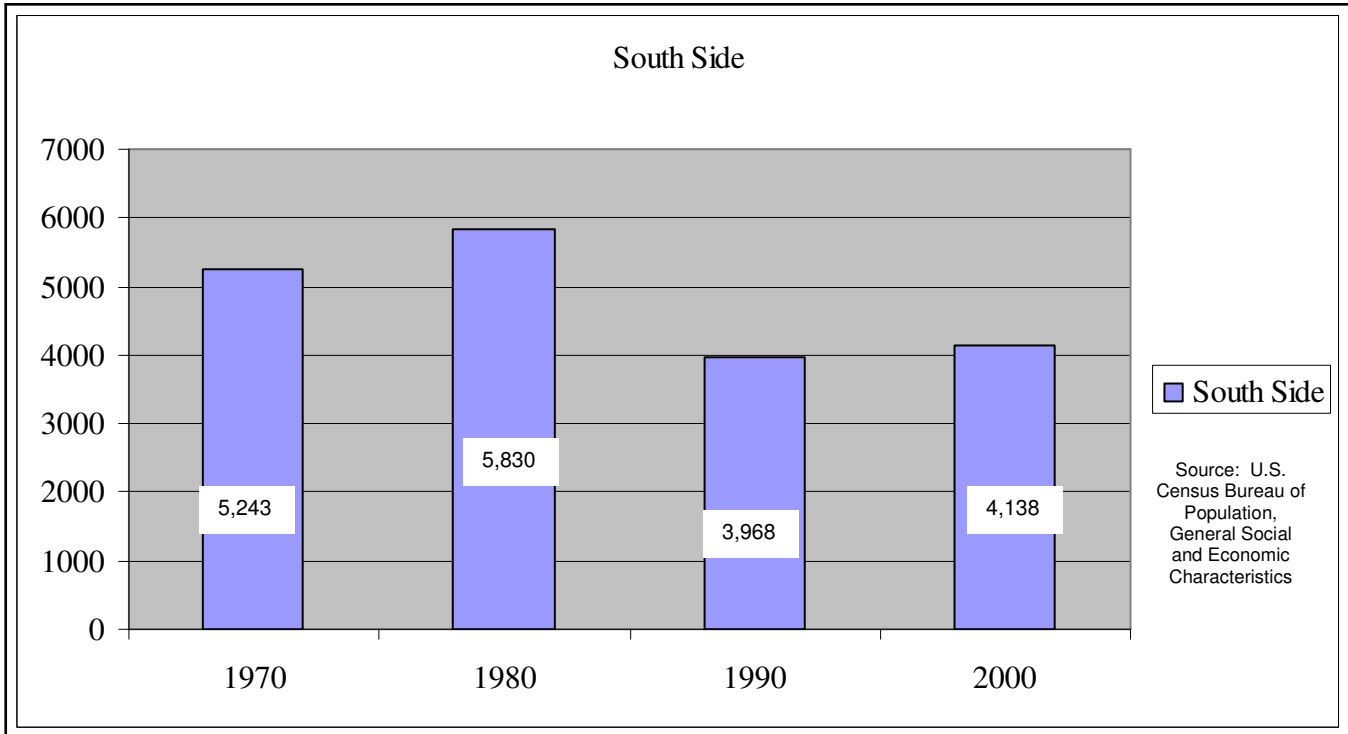
Demographic information is provided to show trends in population, age distribution, race characteristics, educational attainment, and population projections.

The South Side Neighborhood lies within Census Tract 3 and a small portion of Census Tract 9.02. According to the US Census Bureau, the South Side saw a significant population change between 1980 and 1990 with a decrease in population of 24.2 percent. During the period between 1990 and 2000, the neighborhood regained some of that population with a 4.3 percent increase. Chart 1 shows population changes within the neighborhood from 1970 to 2000.

In addition, the breakdown of male/female population in 2000 demonstrates that the percentage of male to female ratios were fairly evenly split with 51.1 percent of the population being male and 48.8 percent being female.

According to the 2000 US Census, poverty levels for the South Side Neighborhood show that 39.5 percent of the population is below the poverty level.

Chart 1: Population Comparison – 1970 to 2000



Age Distribution

Age characteristics in South Side shadow a similar trend for Billings and Yellowstone County where there has been a shift in the median age. In 1990 the median age of persons in the South Side neighborhood was 33.0 years. The 2000 Census shows that the median age has risen to 35.0 years. This increase in median age is a reflection of an aging population nation-wide. Table 1 looks at the age characteristics for South Side.

Table 1: Age Characteristics – South Side Neighborhood

| Age | 1990 | Percent of Total | 2000 | Percent of Total | Percent Change 1990-2000 |
|-------------------|--------------|------------------|--------------|------------------|--------------------------|
| Under 5 | 384 | 5.5% | 354 | 4.8% | -7.8% |
| 5 to 9 | 339 | 5.3% | 309 | 4.9% | -8.8% |
| 10 to 14 | 273 | 5.4% | 285 | 4.8% | 4.4% |
| 15 to 19 | 258 | 8.0% | 291 | 9.0% | 12.8% |
| 20 to 24 | 265 | 9.0% | 312 | 10.5% | 17.8% |
| 25 to 34 | 668 | 14.5% | 566 | 13.0% | -15.3% |
| 35 to 44 | 538 | 15.0% | 692 | 13.6% | 28.6% |
| 45 to 54 | 317 | 9.2% | 515 | 13.3% | 62.5% |
| 55 to 64 | 310 | 8.8% | 347 | 8.2% | 11.9% |
| 65 to 74 | 310 | 10.8% | 211 | 7.8% | -32.0% |
| 75+ | 306 | 8.8% | 256 | 10.0% | -16.3% |
| Total | 3,968 | 100% | 4,138 | 100% | 4.3% |
| Median Age | 33.0 | | 35.0 | | |

Source: U.S. Census Bureau of Population, General Social and Economic Characteristics

Race

The South Side Neighborhood is the most racially diverse neighborhood in Billings. During the period from 1990 and 2000 there have been some minor changes in the racial character of the neighborhood. In 1990, 56.1 percent of the neighborhoods population was white and in 2000, the all-white population increased to 65.1 percent. Also, the Hispanic population saw an increase in population.

Table 2: Racial Characteristics – South Side Neighborhood

| Race | 1990 | Percent of Total | 2000 | Percent of Total |
|---|--------------|-------------------------|--------------|-------------------------|
| White | 2,059 | 56.1% | 2,693 | 65.1% |
| Black/ African American | 146 | 4.0% | 60 | 1.4% |
| American Indian Alaska Native | 417 | 11.4% | 362 | 8.7% |
| Asian or Pacific Islander | 14 | .4% | 20 | .5% |
| Other Race | 296 | 20.1% | 139 | 3.4% |
| Hispanic Origin (of any race) | 737 | 20.1% | 864 | 21.0% |
| Total Population | 3,669 | | 4,138 | |
| Source: U.S. Census Bureau of Population, General Social and Economic Characteristics | | | | |

Education

The education attainment for residents on the South Side has seen changes during the period between 1990 and 2000. The percentage of the population in the age group of 25 years or older that completed high school or higher education has increased.

In 1990, the percentage of people in the South Side Neighborhood who completed high school was 53.0 percent and the percentage of people who had completed four or more years of college was 6.0 percent. According to the 2000 Census, the number of people who graduated high school rose by 136 people, however, the overall percentage of those who graduated high school dropped to 44.0 percent and dropped to 5.3 percent for those who completed four or more years of college.

Table 3: Education Attainment of Persons 25 Years and Older – South Side Neighborhood

| | 1990 | 2000 | Male* Yr 2000 | Female* Yr 2000 |
|---|-------|-------|------------------|--------------------|
| Less than 9 th Grade | 587 | 258 | 113 | 145 |
| 9 th to 12 th Grade (No Diploma) | 409 | 519 | 240 | 279 |
| High School Graduate (including GED) | 681 | 817 | 450 | 367 |
| Some College (No degree) | 297 | 428 | 227 | 201 |
| A.A. | 18 | 61 | 29 | 32 |
| B.A. | 111 | 159 | 80 | 79 |
| Graduate or Professional Degree | 11 | 20 | 13 | 7 |
| Total Population 25 Years and Older | 2,108 | 3,372 | | |
| Percent High School Graduates | 53.0% | 44.0% | 69.3% | 61.8% |
| Percent Four or More Years of College/Bachelor's Degree or Higher | 6.0% | 5.3% | 8.0% | 7.7% |
| Source: U.S. Census Bureau of Population, General Social and Economic Characteristics | | | | |

* **Denotes numbers from Census Tract 3 only**

Population Projections

The Census and Economic Information Center (CEIC), a division within the Montana Department of Commerce, released population projections for counties up to the year 2025. Yellowstone County is expected to grow an average of 1 percent per year. At this rate, the County population will reach approximately 137,990 by 2005; 145,880 by 2010; and 162,410 by 2020.

The City of Billings is anticipating a growth rate of approximately 1.5 percent to 2.0 percent per year. Using the formula of 1.5 percent, we get the following population estimates for the South Side Neighborhood. However, due to the current density of the neighborhood, it is anticipated that this population projection could only occur if additional lots or land became available for re-development.

Table 4: Population Projections

| Year | South Side Population Projection |
|---|----------------------------------|
| 1990 | 3,968 |
| 2000 | 4,138 |
| 2005 | 4,458 |
| 2010 | 4,803 |
| 2015 | 5,173 |
| 2020 | 5,572 |
| 2025 | 6,002 |
| This is only a projection, many factors known and unknown can determine actual population numbers | |

Housing

The following section discusses the household composition, or the characteristics of the residents of South Side. The information in this section describes the number of people living in households, income and trends in household distribution. An inventory of existing housing units is presented along with information on the number and type of units and whether they are rented or owner-occupied.

Table 5 illustrates a comparison of varying housing characteristics between the South Side Neighborhood, the City of Billings and Yellowstone County.

There are several significant statistics to review on this table including the increase of housing units in the years between 1990 and 2000 and the decrease in the number of vacant housing units. Also, a note on the vacant units, vacant units include properties which are in transition. These include rentals and houses on the market for sale.

Table 5: Housing Characteristics – South Side Neighborhood, Billings and Yellowstone County

| | South Side | | % Change | Billings | | % Change | Yellowstone County | | % Change |
|---|------------|----------|----------|----------|----------|----------|--------------------|----------|----------|
| Year | 1990 | 2000 | | 1990 | 2000 | | 1990 | 2000 | |
| Housing Units | 1,883 | 1,929 | 2.44% | 35,964 | 39,293 | 9.26% | 48,781 | 54,563 | 11.85% |
| Median Year Built | 1942 | 1945 | | 1966 | 1970 | | 1970 | 1973 | |
| Occupied Units | 1,542 | 1,717 | 11.34% | 33,181 | 37,525 | 13.12% | 44,689 | 52,084 | 16.55% |
| Vacant Units | 341 | 212 | -37.82% | 2,783 | 1,768 | -36.47% | 4,092 | 2,479 | -65.07% |
| Owner-Occupied | 580 | 720 | 24.13% | 20,297 | 24,025 | 18.37% | 29,371 | 36,026 | 22.66% |
| Renter Occupied | 962 | 997 | 3.36% | 12,884 | 13,500 | 4.8% | 15,318 | 16,058 | 4.83% |
| Median Household Income | \$9,602 | \$15,815 | 65% | \$31,906 | \$35,147 | 37.08% | \$25,942 | \$36,727 | 41.57% |
| Average Household Size | 2.15 | 2.27 | 5.6% | 2.39 | 2.32 | -2.92% | 2.49 | 2.43 | -2.40% |
| Source: U.S. Census Bureau of Profile of Selected Housing Characteristics | | | | | | | | | |

Group Quarters

In Table 6, group quarter information is provided for the neighborhood. Group quarters is defined as, “As of 1983, group quarters were defined in the current population survey as non-institutional living arrangements for groups not living in conventional housing units or groups living in housing units containing ten or more unrelated people or nine or more people unrelated to the person in charge.” Examples of people living in group quarters include a person residing in a rooming house, in staff quarters at a hospital, college dormitories or in a halfway house. For the Decennial Census, people in prisons and other correctional institutions are counted at the institution as a component of the group quarters institutionalized population.

Table 6: Group Quarters – South Sided Neighborhood

| South Side | 1990 | 2000 |
|---|-------------|-------------|
| Institutionalized person | | |
| Correctional institutions | 0 | 68 |
| Nursing homes | 100 | 76 |
| Other institutions | 39 | 32 |
| Other persons in group quarters | | |
| College dormitories | 0 | 0 |
| Emergency shelters for homelessness | 130 | 0 |
| Other non-institutional group quarters | 0 | 94 |
| Source: U.S. Census Bureau of Population, General Social and Economic Characteristics | | |

According to the State of Montana's Department of Corrections list, approximately 132 adult female offenders were housed at the Montana State Women's Prison in 2000, in 2006 adult female offenders numbered 265 at the Montana State Women's Prison.

In addition to the Montana State Women's Prison, Alternatives Inc. recently renovated the former Howard Johnson Express Inn as a sixty day drug and alcohol treatment program for women offenders. This treatment center known as Passages also offers a Women's Pre-release Center that eventually will treat sixty clients who are in various stages of completing their six month program prior to graduation to probation or parole supervision in the community. The total occupancy for Passages is expected to reach approximately 155 women.

Planning Process

The South Side Neighborhood Task Force approached the Planning Division with concerns about development and changes occurring within its neighborhood and asked for assistance with updating the 1994 neighborhood plan. On January 19, 2006, residents were asked at the South Side Neighborhood Task Force meeting to identify issues or concerns about the neighborhood. The issues identified by residents included (in no particular order):

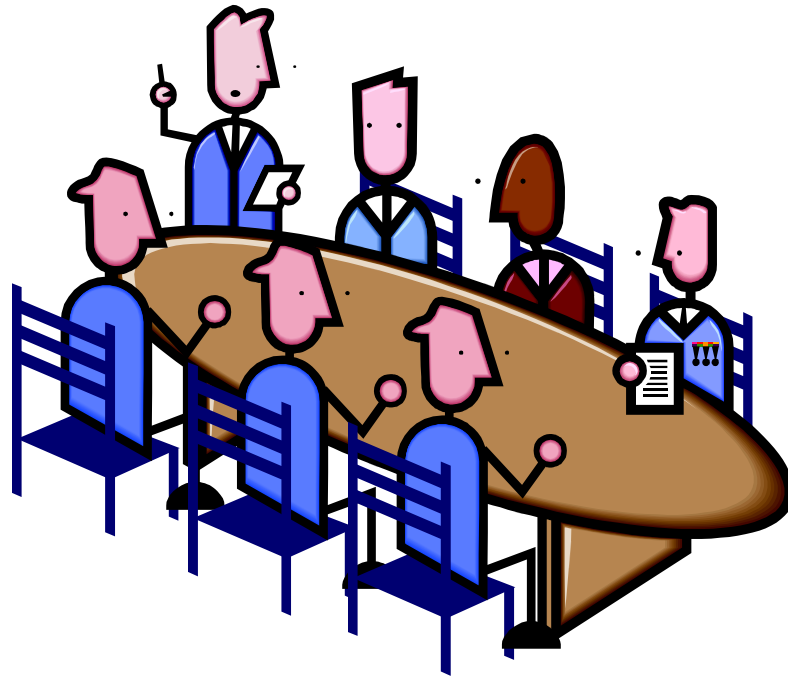
- Visually improve 27th Street.
- Limit correction facilities on South Side. Revisit zoning.
- Keep trees alive and green.
- Replace trees when removed; required by ordinance.
- Prevent steel buildings with use of design standards.
- Prevent steel buildings (pole barns) in residential neighborhoods.
- Use design standards to protect the character of the neighborhood.
- Landscape 1st Avenue South.
- Develop pedestrian/bikeways to river from downtown through south side.
- Eliminate county islands.
- Enforce property maintenance with minimum standards ordinance.
- Hold landlords accountable; encourage returning some profit to maintenance and improvement of property.
- Encourage police presence on bicycle, motorcycle, ATV and on foot.
- Encourage home ownership, as with Habitat for Humanity, homeWORD; start an education process.
- Encourage the return of a school to the south side, perhaps a magnet school.
- Restore the history of the south side, use of history students and an education process.
- Have a south side appreciation day, a bus tour, homes and gardens.
- Move the railroad tracks.
- Have better lighting all over the south side.
- Maintain Fire Station #2 in the South Side Neighborhood.
- Enhance and expand the City Code Enforcement Department.

On February 16, 2006, an informational meeting was held prior to the Task Force Meeting with residents wanting to participate in the planning process. A chair was appointed to this steering committee at this meeting and a discussion on how to proceed with the update. It was determined that to accomplish the tasks set forth to complete the update that separate meetings would be held on the second Thursday of each month. Over the 18 month plan review and update, the steering committee held over 15 meetings.

On September 20, 2007, a draft version of the neighborhood plan update was presented to residents at the regular South Side Task Force Meeting. Residents were asked to review the draft and provide comment. Some of the comments and recommendations provided by task force members included:

- Add recommendation in the housing and land use section that encourages green built new construction (both residential and commercial).
- Encourage the reopening of Garfield School as a neighborhood elementary school.
- Add additional information on the Friendship House.

At the October 18, 2007 task force meeting, the task force voted to move forward with formal adoption of the neighborhood plan.



Neighborhood Issues, Goals and Actions

Housing

The housing stock in the South Side Neighborhood is well established. The residential section is the oldest in the City of Billings with the median age of housing stock being sixty-one (61) years old. The direction of the neighborhood should be toward rehabilitation, preservation and maintenance. New construction (infill) or redevelopment in the neighborhood should be encouraged to design projects that architecturally fit within the character of the neighborhood and provide an attractive urban density.

The South Side Neighborhood has the highest vacancy rate of owner occupied/rental units throughout the city. The median rent and median value of owner occupied units are the lowest in the city.

The Residential-6000 zoning is very prominent within the neighborhood as well as Residential-Multi Family. Because of this zoning, the South Side provides affordable housing to low and moderate-income families.

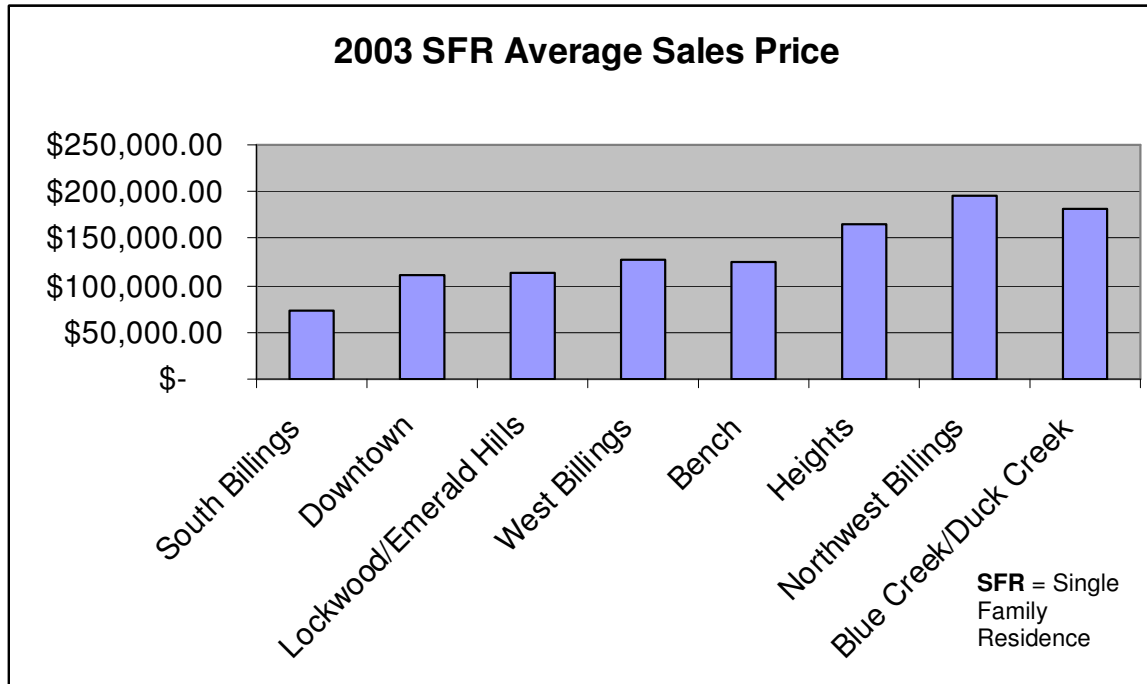
According to the 2000 US Census data, there was an increase in housing units within the neighborhood. The increase in housing units could be attributed to the development of affordable housing projects completed through non-profit organizations such as Habitat for Humanity, homeWord, Housing Authority, Community Leadership Development, Inc. and with funds available for affordable housing through the City of Billings Community Development Division.

Community Development Block Grant Program

The Community Development Block Grant (CDBG) program is designed to preserve and revitalize the older residential neighborhoods of our community and to provide funding for affordable housing activities on a citywide basis. CDBG activities in the City's lower income neighborhoods help assure affordable housing is preserved and revitalized. Citywide affordable housing activities are intended to provide housing opportunities for low and moderate income households throughout the community and not just in existing lower income neighborhoods. Community Development Block Grant funds expended to date in the South Side Neighborhood for housing rehabilitation projects total \$1,516,603.

A comparison of average single-family housing sales prices is shown in the table on the next page. The information shows the average sales price from different areas in and around Billings. As shown in the graph, the South Side Neighborhood has the lowest average sales price of approximately \$72,000. The highest average sales price is found in the Northwest Billings area at almost \$200,000.

Average Single-family Home Sale Prices



Billings Housing Needs Assessment – January 2005

Issue: Property Maintenance

Goal: Maintain and preserve existing housing.

Objectives: To preserve existing housing stock with primary emphasis on owner-occupied housing units.

Actions: Review alternatives for developing a Property Maintenance Ordinance. Review other communities' ordinances to determine if a minimum standard for property maintenance could be adopted by the City of Billings.

Issue: Inner City Deterioration

Goal: A healthy and vibrant inner city on the south side.

Objectives: To encourage new and infill housing construction on vacant residential lots. To preserve and conserve local resources and curb urban sprawl. Maintain the residential character of the South Side Neighborhood.

Actions: Develop an incentive program to offer to developers that will encourage both preservation and infill development. Work with the Community Development Division to identify grants to develop a housing infill program. Work with the City of Billings Public Works Commercial and Meter Division to develop incentives to create affordable infill housing. Continue updating and enforcing the City of Billings Annexation Policy.

Issue: Residential Design

Goal: Compatible residential development.

Objectives: To preserve the residential design and character of the South Side Neighborhood.

Actions: Explore the interest and potential to develop a Design Guideline Manual for new residential construction within the neighborhood.

Issue: Lack of Affordable Housing

Goal: Affordable housing choices to low and moderate income residents.

Objectives: To provide a percentage of affordable housing units within any major subdivision development.

Actions: To study the feasibility of developing a set-aside program through the City of Billings Subdivision Regulations that requires a minimum percentage of the development be for affordable housing.

Issue: Affordable Housing

Goal: Affordable housing development.

Objectives: To provide affordable housing choices to low and moderate income persons.

Actions: Work with appropriate agencies/private investors to encourage affordable housing development within the neighborhood. Complete an inventory of vacant land/property that could be purchased or donated for redevelopment through non-profit agencies such as Habitat for Humanity.

Issue: Dilapidated Housing Structures

Goal: Aesthetically improve the South Side Neighborhood by removing dilapidated and/or abandoned structures that may be a nuisance or danger to residents.

Objectives: To rehabilitate or remove unsafe and/or abandoned structures.

Actions: Through results of a windshield survey, identify dilapidated, vacant structures that could be targeted for redevelopment programs. Work with the Community Development Division to identify potential grants or funding sources to rehabilitate or demolish dilapidated and/or abandoned housing stock. Enforce through the development of a Minimum Standards Ordinance.

Issue: Owner-occupied Housing Structure Maintenance

Goal: Preserve and improve the existing housing stock within the neighborhood.

Objectives: To promote the Community Development Block Grant Program to low and moderate income residents for housing rehabilitation programs.

Actions: The task force should continue to work with the City of Billings, through the Community Development Block Grant Program, to encourage those who qualify, to participate in the housing rehabilitation programs (i.e.: home repair, house painting, tree trimming, tree planting, sidewalk replacement, etc)

Issue: Dilapidated Rental Units

Goal: Rehabilitate and improve rental housing units.

Objectives: To maintain safe, decent and affordable rental housing units in the South Side Neighborhood.

Actions: Collect information regarding the State of Montana's Code in regards to the regulation of rental housing. Obtain information regarding rental housing codes in place in other communities. Encourage the use of the Community Development Rental Rehabilitation Program. This program offers a dollar for dollar match (up to \$5,000 per unit) for the rehabilitation of rental units.

Issue: Nuisance Properties

Goal: Preserve the character and integrity of existing housing stock within the residential neighborhood.

Objectives: To encourage property owners to report properties in violation of the nuisance ordinance and to encourage the removal of junk vehicles.

Actions: To encourage the City of Billings to hire additional Code Enforcement Officers for enforcement of the Nuisance Code and the continued education of residents on what are considered nuisances under the code.



Issue: Residential and Commercial Building Standards

Goal: New construction that incorporates green building concepts.

Objectives: Preserve and conserve natural resources.

Actions: To encourage property owners to incorporate “green building” techniques in new construction.



Economic Development

The economic information provided in this section was obtained by interviewing and reviewing the various businesses located in the South Side Neighborhood and from other pertinent data available.

The largest employers found in the neighborhood are service providers such as the Women's Correctional Facility and other tax-exempt service providers. ConocoPhillips and the Western Sugar are the largest non tax-exempt businesses.

The majority of the businesses in the neighborhood are retail. The retail outlets cater to a wide variety of consumers.

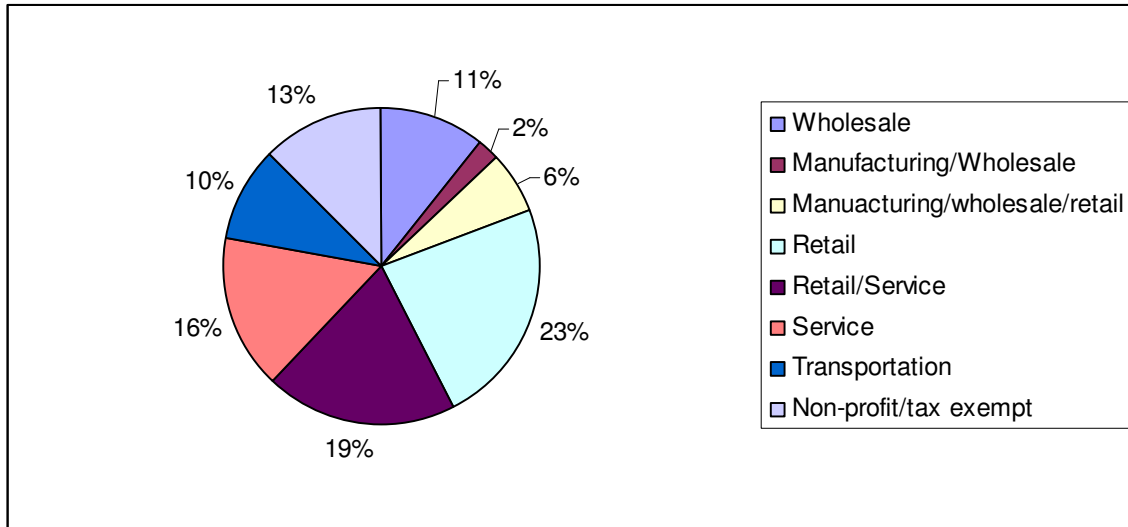
The business community throughout the neighborhood appears to be stable. Several of the businesses have been in operation for numerous years. New businesses can be found along South 27th Street.

The land use inventory, however, shows a large number of vacant commercial structures and vacant commercial lots. A map of vacant lots located within the South Side Neighborhood is located in Appendix A.

Located throughout the commercial/industrial areas of the south side, there are numerous businesses that cater to the agricultural interests of the community. Major interests can be found in the storage of grains, trucking firms that specialize in the shipping of grains, and livestock, wholesale and retail outlets that carry a wide range of agricultural products. The South Side provides the transportation connections, via railroad and roadways that connect the agricultural interests with the rest of the community.

A major change since the adoption of the 1977 plan is the development along South 27th Street. In the past, this area was a residential area with few light commercial facilities located along the street. Through the use of the Community Development Block Grant program and the Tax Increment Financing program, the City of Billings has purchased several properties along the street. The structures were removed and the city has been using the land to cultivate new commercial development along the street. Some of the new developments include the Chamber of Commerce building, Labor Temple, Parkview Convalescent Care Facility, Women's Correctional Facility, Probation & Parole, Department of Justice, and the Deering Clinic.

South Side Neighborhood Business Classifications



According to survey results, there are approximately 2,386 employees working in the South Side Neighborhood. When asked why the businesses were located in the South Side Neighborhood, the most common answers included:

- A. Location
 - a. Near transportation (highway and rail)
 - b. Near businesses that either they sell to or work with
 - c. Near their supplier
 - d. Near similar or allied businesses
- B. Cost of location
- C. Suitable zoning
- D. Centrally located

Full survey results are found in Appendix C.

Commuting Information

According to the Montana Department of Labor and Industry, approximately 74,480 Yellowstone County residents are employed. Of this number, 62,571 live and work in Yellowstone County which equates to less than 9 percent commuting from outside the county. The average commuting time to employment within the City of Billings is 16 minutes.

Issue: South 27th Street Economic Development

Goal: Increased business development and retention along the South 27th Street Corridor.

Objectives: To provide commercial development services to existing industrial and commercial businesses. To promote development that will increase the tax base of the area and city.

Actions: Review the existing South 27th Street Zoning District Code to determine the effectiveness of the code in regards to land uses and development design. Explore the opportunities of amending the South 27th Street Zoning District to a more restrictive zone like the Interchange/Entryway Zoning District. The intent of the Interchange/Entryway Zoning District is to promote attractive, high quality development. In addition, the intent of this district is to maintain sensitivity toward existing development while preserving scenic vistas and protecting environmentally sensitive areas, including the Yellowstone River Corridor. The Entryway Zoning District also list very specific uses that are allowed within the district.

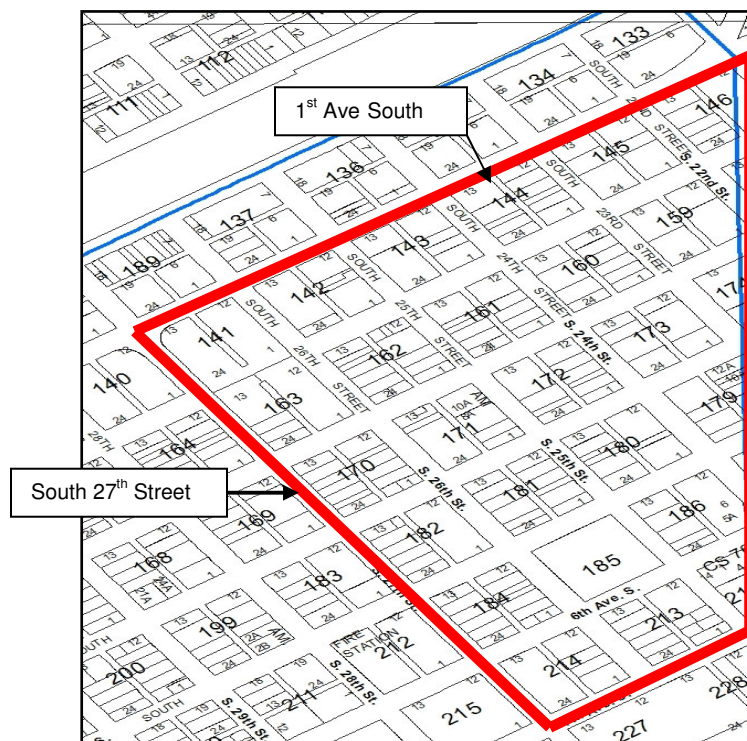
Issue: Infrastructure Improvements

Goal: Encourage economic development and increase the tax base within the Gateway Triangle area. (See map 2)

Objectives: To improve the infrastructure within the Gateway Triangle Area of the South Side Neighborhood.

Actions: Continue dialog with stakeholders to determine the funding strategies and timelines for City Capital Improvement Projects and private funding.

Map 2 Gateway Triangle



Parks and Recreation

The South Side Neighborhood has three developed public parks located within its area. South Park is the larger of the three public parks in the neighborhood. This park is six square blocks in size and is classified as a community park. It is located on 6th Avenue South, between South 28th Street and South 31st Street. Facilities include public restrooms, heated swimming pool, wading pool, picnic area, bandshell, playground, Little League field, two open ball fields, a tennis court, basketball courts, open play areas and summer recreation programs.

The second is Highland Park. Highland Park is classified as a neighborhood park by the Parks, Recreation and Public Lands Department. The park is approximately one square block in size. The park is located on 3rd Avenue South, between South 37th Street and South 38th Street. Facilities include public restrooms, spray park, picnic area, playground and a small open field area. The restrooms were reconstructed in 1978 and the sidewalks are maintained around the park.

The third park is the newly constructed skate park. Completed in the spring of 2004, funding for the park came from a variety of sources including Community Development Block Grant Funds, a Land & Water Conservation Fund Grant, City of Billings and private donations. Public restroom facilities, walkway areas, and additional security will be added with funds from the Community Development Block Grant Program and the City of Billings as they become available.



Issue: Park Maintenance and Improvements

Goal: Provide park and recreational facilities to residents.

Objectives: To maintain and improve conditions and facilities in the neighborhood and community parks located in the South Side Neighborhood.

Actions: To continue to work with the City of Billings, through the Community Development Block Grant Program and the Capital Improvement Program to review and identify projects to maintain and improve park facilities.

Issue: South Park Safety

Goal: Broader use of South Park.

Objectives: To make South Park safe by providing walk-through and bicycle police coverage.

Actions: Request routine community policing. Continue to work with the City of Billings, through the Community Development Block Grant Program, the Capital Improvement Program, and the City of Billings Police Department to review and identify projects to maintain and improve park safety.

Issue: Park Aesthetics

Goal: A clean and aesthetically pleasing park environment that will encourage increased usage.

Objectives: To maintain the park through cleanup projects, tree and shrub trimming, and replacement of broken fixtures, i.e. light bulbs. Promote community attractions.

Actions: Upgrade restrooms. Organize joint cleanup projects with the City of Billings Parks, Recreation and Public Lands Department and Bright 'N Beautiful. Notify the Parks Department when facilities are in need of repair. Add additional lighting as needed to provide nighttime safety.

Issue: Skate Park and Spray Park Safety

Goal: Ensure participant safety at the skate park and spray park.

Objectives: To provide community volunteers to oversee safety at the skate park and spray park.

Actions: Investigate the potential of using community volunteers to oversee safety at the skate park and spray park. Check the City's liability of using volunteers and the process for certifying volunteers for this service.

Issue: Tree Replacement

Goal: An aesthetic, environmentally appealing park setting.

Objectives: Maintain mature, healthy trees within South Park and Highland Park.

Actions: Encourage the City of Billings Parks, Recreation and Public Lands Department to replace trees removed because of disease or damage.



Community Facilities

The South Side Neighborhood is located adjacent to the Central Business District and this proximity provides goods and services to the neighborhood.

In addition to the proximity of the downtown, the South Side Neighborhood has many community facilities, parks, civic organizations and numerous churches. The various churches located throughout the South Side Neighborhood offer a wide range of services to their members. Programs are offered for children, youth, and adults depending on the choice of religion. The following is a list of the churches located in the South Side Neighborhood:

Pilgrim Congregational Church – 409 South 36th Street
Wayman African Methodist Episcopal Church – 402 South 25th Street
Christ Church – 304 South 32nd Street
Our Lady of Guadalupe Church – 523 South 29th Street
Billings Praise Center – 516 South 37th Street
Family Church – 501 South 29th Street
Grace Community Church – 223 South 34th Street
Little Flower Catholic Parish – 209 35th Street
Chief Cornerstone Baptist – 3115 6th Avenue South
Living Waters Assembly – 2820 1st Avenue South
Hispanic Ministry – 3212 1st Avenue South
Hope Center Four Square Church – 28th Street and South 5th Street
Southside Community Fellowship – 3115 6th Avenue South
All Nations Christians Fellowship Church – 2520 5th Avenue South

The Friendship House located at 3123 8th Avenue South, is a Community Learning Center located in the heart of the Billings South Side Neighborhood. The mission of the center is *to strengthen the South Side community by providing programs and access to services designed to empower youth and families*. For almost 50 years, the center has served as a family and community resource center dedicated to improving the economic conditions of the South Side by providing educational, skill building, and mentoring opportunities for children, teens, adults, and families.

In addition to community facilities located in the neighborhood, there are many historically significant features also. Neighborhood residents expressed a need for the preservation of the historic features and the development of a network to inform residents of the importance of preserving the historic and cultural resources of the South Side Neighborhood.

Issue: Centrally Located Library

Goal: Provide library services to all residents in a centrally located area.

Objectives: To encourage the Library to retain and maintain the existing library structure in its current location downtown.

Actions: Participate in long range strategic planning processes for the library.

Issue: Maintain the Historic Character of the Neighborhood

Goal: A historic record of the South Side Neighborhood.

Objectives: To identify record and maintain historic features located in the neighborhood.

Actions: Contact the Western Heritage Center and the Yellowstone Historic Preservation Board to review information gathered in regards to historic properties in the South Side Neighborhood. Determine if a portion of the neighborhood could be eligible as a designated historic district. Contact with property owners is vital and must be a priority when discussing this proposal. Contact knowledgeable individuals to discuss what a Historic District designation means and could mean to the residents.



Peter Yegen House
209 South 35th Street



Christian Yegen House
208 South 35th Street

Schools and Education

Traditionally, the South Side Neighborhood was served by two elementary schools, Taft Elementary School located at 2520 5th Avenue South, east of South 27th Street, and Garfield Elementary School located at 3212 1st Avenue South. Taft Elementary School was closed in the 1970's and Garfield was closed in the 1990's as Billings began to grow towards the west end and the Heights. South Side students currently attend Orchard Elementary School located at 120 Jackson. Many students walk to school in spite of areas of incomplete sidewalk on Jackson and in some cases, students have to cross State Avenue. Some students are bused to Ponderosa Elementary School located at 4188 King Avenue East and Newman Elementary School at 605 South Billings Boulevard. There is one middle school, Riverside, which is located at 3700 Madison Avenue. Billings Senior High School located on Grand Avenue serves the majority of the high school students.

School District #2 contracts with First Student for transportation services to students living in the South Side Neighborhood. MET Transit also provides routes in the South Side.

Although trends in the 2000 Census data show a decrease in elementary school age children, there was an increase in middle and high school age students in Billings. Overall, School District #2 has seen an increase in enrollment. Because of sprawl, elementary schools outside limits are gaining students, while city schools show decline. Since 1974, the population of Billings has grown 47%, in the same time period the square mileage of Billings has increased 123%, adding concerns of busing and transporting children to school.

Issue: Communication

Goal: An open line of communication between South Side residents and School District #2.

Objectives: To educate and inform South Side residents on projects, future plans and discussions held by School District #2. To inform the School District on concerns, questions and recommendations residents have concerning education in the South Side Neighborhood.

Actions: At the monthly South Side Neighborhood Task Force meetings, a School Board Representative should attend to inform and educate residents on activities and events occurring with the school district.

Issue: Overcrowding

Goal: Adequate facilities that meet regulated education standards for students.

Objectives: To develop a long range facilities plan for updating and repairing existing educational facilities. This plan should address the additional growth in the city and the impact on elementary schools and existing neighborhoods.

Actions: Encourage School District #2 to hire and maintain a facilities planner.
Encourage the school district to actively participate in the planning process.

Issue: Neighborhood School

Goal: To provide students within the South Side a neighborhood school.

Objectives: To reopen an elementary school within the neighborhood.

Actions: Encourage School District #2 to re-evaluate the closing of all elementary schools within the South Side Neighborhood.



Newman Elementary



Ponderosa Elementary



Orchard Elementary



Billings Senior High



Riverside Middle

Public Safety

The South Side is served by the City of Billings Police and Fire Departments.

Police

The Billings Police Department has recently restructured its district system in order to better provide public safety services for the community. The department is structured into nine beats staffed by three shifts providing 24/7 coverage. Each shift is commanded by a lieutenant.

The South Side Neighborhood participates in the Neighborhood Watch Program. Neighborhood Watch is a national program based upon the idea that community members can prevent or help deter crimes in their neighborhoods. Organized blocks can safeguard their own neighborhoods and support the efforts of local law enforcement agencies by utilizing rules of observation, documentation and notification. The Neighborhood Watch program is administered by local law enforcement. The program is implemented by a volunteer coordinator, law enforcement officers, and volunteers from the community. These individuals schedule, plan and give presentations that guide citizens to establish organized blocks, conduct follow-up activities and provide support to the program. This program is sponsored by local law enforcement with the only cost to participants being the lease of large signs to post on their block. The Neighborhood Watch program was started in Billings and Yellowstone County in 1983 and continues to serve the growing area.

Below is a breakdown of crime statistics for the South Side Neighborhood.

| | South Side Neighborhood | City of Billings | Percent of Total Crimes in City |
|--|----------------------------|------------------|------------------------------------|
| 2005 # Crimes Reported | 983 | 12,533 | .78% |
| 2006 # Crimes Reported | 1,028 | 12,105 | .84% |
| % Change | +4.5% | -3.4% | |
| Source: City of Billings Police Department | | | |

Fire

The City of Billings Fire Department is staffed with 97 shift personnel (4 Battalion Chiefs, 27 captains, 27 Engineers, and 39 Firefighters), one Fire Chief, one Assistant Fire Chief, one Fire Marshall, one Assistant Fire Marshall, three Deputy Fire Marshalls, one Training Officer, one Fire Maintenance Officer, two administrative personnel, and thirty-three Communications Center personnel.

Fire Station Number 2, built in 1965, is located at 501 South 28th Street and services the South Side Neighborhood. Station 2 in addition to being a fire suppression unit is the

headquarters of the rope rescue team. This unit responds on all medical and fire calls on the South side and the BUFSA (Billings Urban Fire Service Area). The rope rescue team is responsible for executing rescues from the areas where ropes would be needed. This includes rescues from high places, ice rescues, and water rescues. Emergency vehicles at this station are engine 2 and rescue 2.

2005 Station #2 Statistics

| Fire Calls Without Exposures | EMS Calls | Non-Fire Calls | HazMat Response | Dollar Loss |
|------------------------------|------------------|----------------|-----------------|-------------|
| 78 | 1,542 | 303 | 68 | \$456,267 |
| | | | | |
| First In On Calls | Back-up on Calls | | Total Responses | |
| 1,991 | 618 | | 2,609 | |

The Department also has mutual aid agreements with Cenex Refinery, ConocoPhillips Refinery, ExxonMobile Refinery, Lockwood Fire Department, Billings Logan International Airport Aircraft Rescue Firefighting, and the Laurel Volunteer Fire Department.

Additionally, the South Side is served by the Yellowstone County Disaster and Emergency Services Department. Disaster and Emergency Services (D.E.S.) or Emergency Management is an integrated effort to prevent or minimize the seriousness of emergencies and disasters; and to plan and coordinate the community's response to them should they occur. It requires establishing partnerships among professional emergency management personnel to prevent, respond to, and recover from disasters. Coordination is a key factor in establishing an emergency management program, and continual improvement saves lives and reduces losses from disasters.



Fire Station #2



Medical Assistance

Medical assistance is provided by the Fire Department, with support and transportation to medical facilities provided by private ambulance services. The nearest ambulance service is provided by American Medical Response located at 711 4th Avenue North.

The public safety services, law enforcement, fire and medical, all cover the South Side Neighborhood to the best of their abilities. Reporting calls for both police and fire continue to increase annually. The transportation of medical emergencies to the hospitals is still a concern with the railroad corridor separating the neighborhood from medical facilities.

Issue: Maintain Fire Service within the South Side Neighborhood

Goal: Maintain and improve public safety services to the South Side Neighborhood.

Objectives: To maintain and improve Fire Station #2. Ensure that the fire station remains open and provides services to the South Side Neighborhood.

Actions: Develop and maintain communication with the City of Billings on projects and future plans developed for Fire Station #2. Keep involved in future planning for public safety within the neighborhood.

Issue: Police Participation

Goal: Improve police contact and involvement in the South Side Neighborhood.

Objectives: To work toward a better partnership between the Police Department and the South Side Neighborhood Task Force.

Actions: Continue police reporting and presence at the monthly South Side Neighborhood Task Force meetings.

Issue: Community Policing

Goal: Neighborhood safety.

Objectives: To involve residents in community policing and create awareness throughout the neighborhood of community involvement in reducing criminal activity.

Actions: Investigate community policing techniques used by other communities. Work with the Billings Police Department and the City of Billings Code Enforcement Division to develop strategies and policies for community policing.

Issue: Emergency Service Access

Goal: Improved response times and access to the South Side Neighborhood from the north side of the railroad tracks.

Objectives: To provide a direct and unobstructed route to and from the South Side Neighborhood to the Medical Corridor for medical emergencies.

Actions: Participate in the Railroad Relocation Group in the planning process of relocating the downtown railroad tracks.

Issue: Emergency Preparedness

Goal: Resident awareness and preparedness for emergency situations.

Objectives: To educate and prepare residents for emergency response to natural or man-made disasters.

Actions: Invite local Emergency Service Managers to the South Side Task Force to educate and inform residents of Emergency Procedures for natural and man-made disasters. Work with these Emergency Service Managers in arranging mock emergency drills within the neighborhood.

Issue: Neighborhood Level Policing Service

Goal: Neighborhood safety.

Objectives: To provide a local network of police services within the neighborhood through the development of a neighborhood Cop Shop with trained local neighborhood volunteers to assist residents with crime and other neighborhood issues affecting the neighborhood.

Actions: Work with the City of Billings to complete a feasibility study to determine if a local Cop Shop could be established within the South Side Neighborhood.

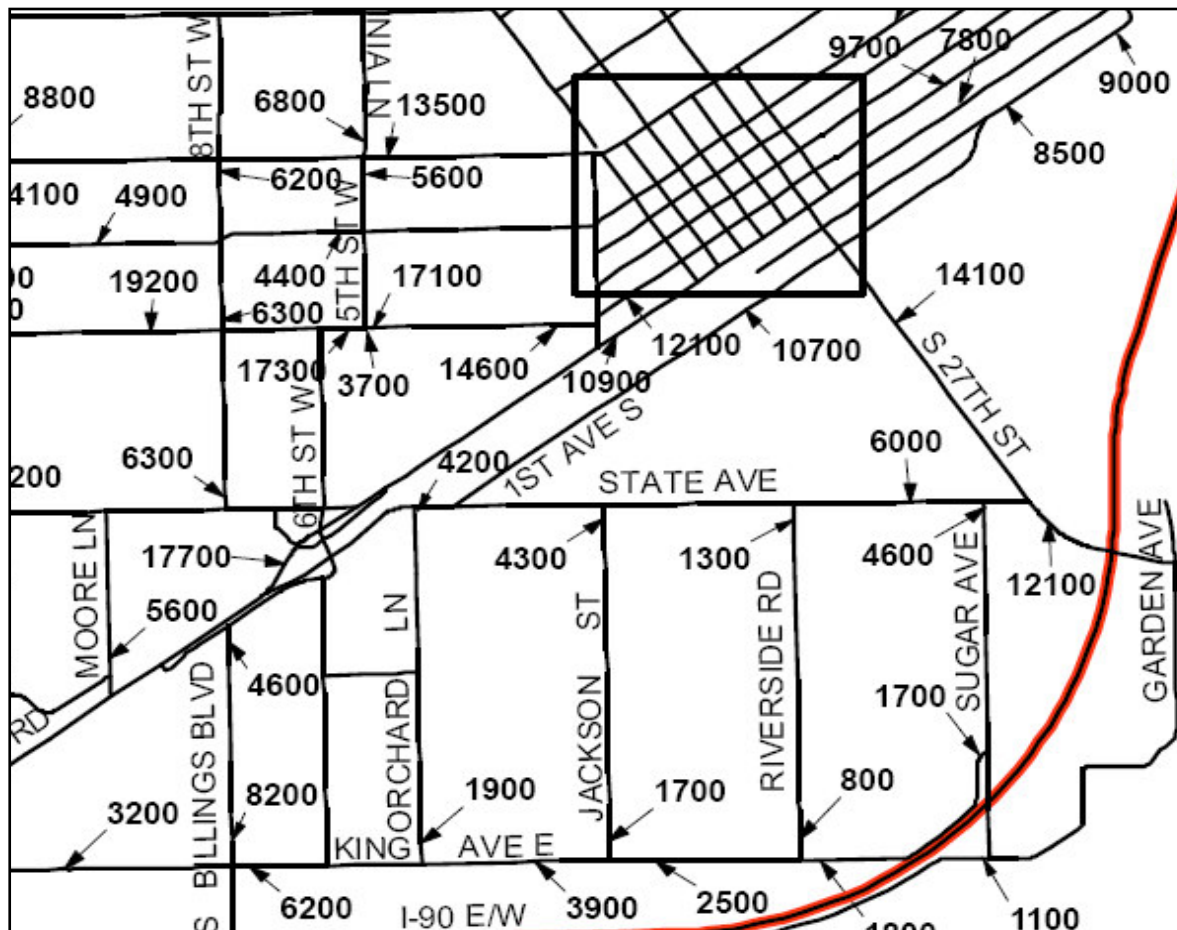


Transportation

The South Side Neighborhood Transportation Network is made up of mostly local streets for vehicle traffic and a sidewalk network for pedestrian traffic. MET Transit also provides 3 routes to the South Side Neighborhood. Transportation patterns in the neighborhood are dominated by South 27th Street, State Avenue and 1st Avenue South. Map 3 displays the traffic count in the South Side Neighborhood. This information is from 2006.

Transportation goals identified in the 1994 neighborhood plan focused on street maintenance, safety, and efficiency. In addition, cut through traffic on local residential streets and a workable solution to the traffic problems at the railroad crossing on South 27th, 28th, and 29th Streets. The neighborhood plan update emphasizes the neighborhoods goals for public safety that includes lighting and signage.

Map 3: 2006 Billings Urbanized Area Traffic Count Map – South Side Neighborhood



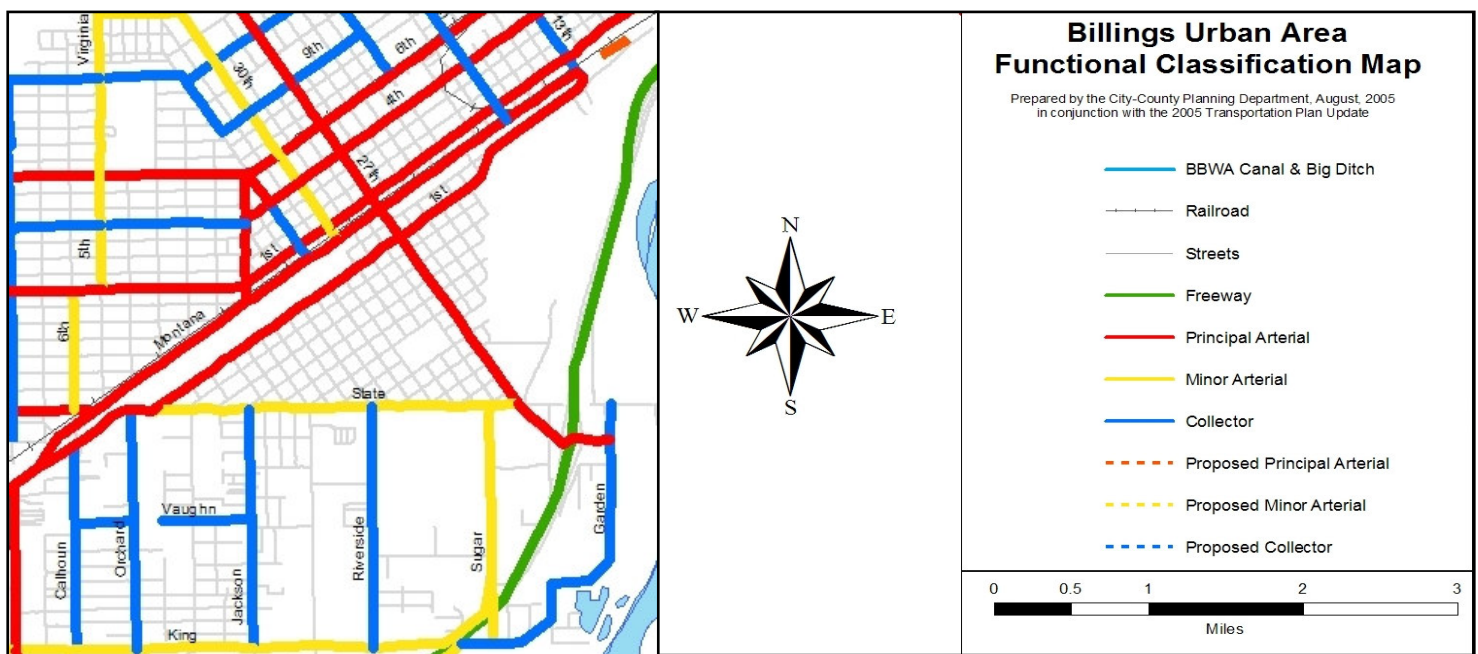
Map 4 illustrates the road classification and function. Principal Arterials, Minor Arterials and Collector Streets are defined as follows:

Principal Arterial Streets (Red): Streets intended to provide a high level of mobility; arterial streets favor mobility functions over land access functions. Higher speeds, long distance continuity, and higher levels of service combine to efficiently serve longer distance trips. To maintain system speed and level of service, access management is critical to preserve through-put capacity and roadway safety. Arterial streets provide connections to both higher class roadways (freeways) and lower classifications (collector streets).

Minor Arterial Streets (Yellow): Similar to Principal Arterial streets, Minor Arterial streets are intended to favor mobility over land access, and carry traffic over longer distances. Distinguished by lower capacity and operating speeds, Minor Arterial streets typically have shorter continuity than Principal Arterial streets, and may serve land access to a greater degree.

Collector Streets (Blue): Collector streets, as the name implies, collect traffic from primary access roads (local streets), and carry it to arterial streets for longer distance travel. They are the link between the local land access system and the arterial street network. Collector streets should not have the long distance continuity of arterial streets. Ideally, Collector Streets should provide access into, but not through residential neighborhoods, for long distance continuity attracts long distance, high speed traffic not appropriate on collector facilities.

Map 4: Billings Urban Area Functional Classification Map – South Side Neighborhood



The sidewalk system found in the neighborhood has been in place since the development of the area. The city, in conjunction with Community Development Block Grant Programs has replaced numerous sidewalks and curbs and gutters throughout the neighborhood. Continued replacement of sidewalks within the neighborhood will continue as funding is available.

The South Side Neighborhood is serviced by the Billings Metropolitan Transit System (MET). Currently 3 routes serve the neighborhood; the Central, Southside, and South Side Loop. Both of these routes travel to and from the Stewart Park and Downtown Transfer Centers. This service does provide service from the South Side to all parts of the city.

Since the adoption of the 1994 plan, several designated bikeways have been identified in the South Side Neighborhood. The following map illustrates these bikeways.

Map 5: Designated Bikeways



Issue: Traffic Patterns

Goal: Encourage the use of arterial and collector streets to carry traffic through the neighborhood.

Objectives: To discourage pass through traffic on the local interior streets within the residential areas of the neighborhood.

Actions: The South Side Task Force should request notification from the Public Works Engineering Division when street closures (permanent and temporary), maintenance and other potential transportation projects that may encourage the funneling of traffic through the residential neighborhoods.

Issue: Traffic Control at State Avenue and Hallowell Lane

Goal: Provide a safer and more navigable route for vehicular traffic.

Objectives: To improve traffic flow and reduce the possibility of accidents.

Actions: The South Side Task Force will continue discussion with Montana Department of Transportation and the City of Billings Public Works Engineering Division on the installation of signalized traffic control at this intersection.

Issue: Intersection of 27th Street and State Avenue

Goal: An aesthetically appealing entryway.

Objectives: To provide an entryway route onto the South 27th Street Corridor.

Actions: Incorporate additional landscaping at the intersection to enhance the revitalization of South 27th Street.



Intersection at South
27th Street and State
Avenue



Issue: Re-opening of South 28th Street to State Avenue

Goal: Local access to State Avenue from South 28th Street.

Objectives: To provide local residents right turn only from interior residential streets to State Avenue.

Actions: The South Side Task Force should discuss the pros and cons of opening South 28th Street to right only turns onto State Avenue with the City of Billings Public Works Engineering Division.

Issues: Sidewalk, Curb and Gutter Installation and Repair Program.

Goal: Provide a network of pedestrian routes to move residents in and around the neighborhood.

Objectives: Sidewalk, curb and gutter installation in areas where none are located or the repair or replacement of sidewalk and curb and gutter that is deteriorated.

Actions: To provide funds for low income residents to install, repair or replace sidewalk, curb and gutter, support local and Federal grant opportunities for low-moderate income residents for sidewalk, curb and gutter installation, repair or replacement.

Issue: State Avenue

Goal: Efficient traffic flow along State Avenue.

Objectives: To maintain State Avenue as a 4-lane principal arterial.

Actions: The South Side Task Force to continue discussions with the Montana Department of Transportation on changes to State Avenue and to encourage Montana Department of Transportation to maintain State Avenue as a 4-lane roadway.

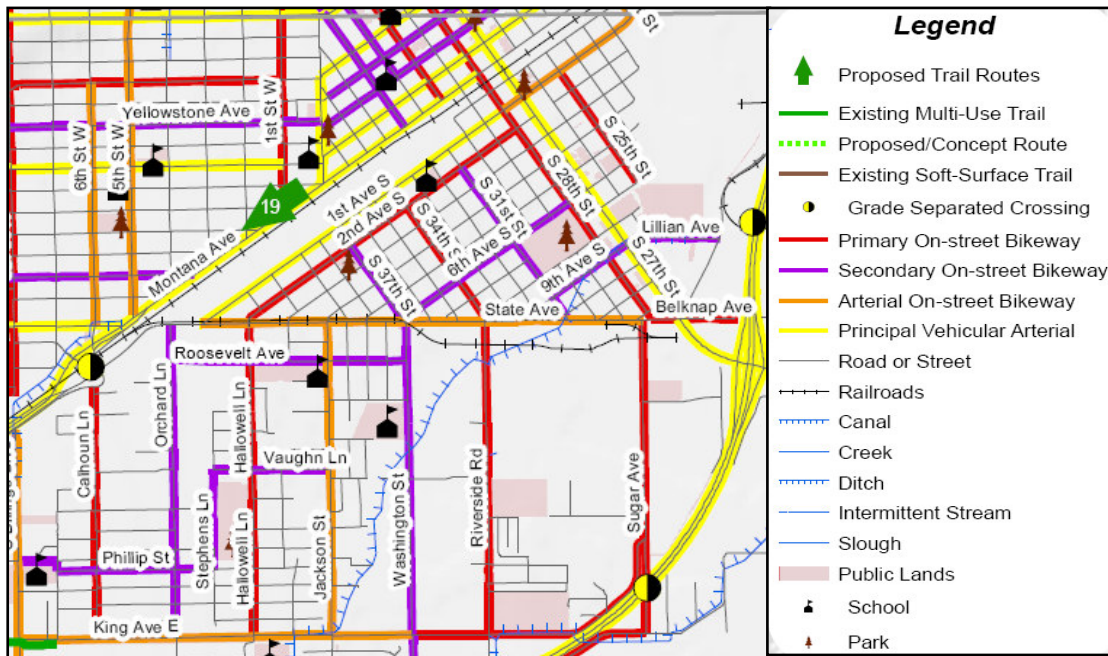
Issue: Non-motorized Transportation Routes

Goal: Create pedestrian and bicycle trail routes to link parks and recreational facilities together.

Objectives: To complete needed trail links and identify priority and funding mechanisms.

Actions: Implement the Heritage Trail Plan. Encourage signage along designated on-street routes.

Proposed Trail Routes



Issue: Traffic Flow To and From the Downtown

Goal: Improve traffic flow to and from downtown.

Objectives: To provide a direct and unobstructed route to and from the South Side Neighborhood to the downtown.

Actions: Participate in the Railroad Relocation Group in the planning process of relocating the downtown railroad tracks.

Issue: The Need of a Safe Route to School Plan

Goal: Safe pedestrian and bicycle routes to Orchard, Ponderosa, Riverside, and Newman Schools.

Objectives: To provide elementary students with preferred identified pedestrian and bicycle routes to and from schools.

Actions: Establish and periodically review a Safe Route to School Plan. Implement projects to meet the goals identified in the plan.

Issue: Promote MET Usage

Goal: Improved and expanded use of the public transportation system.

Objectives: Encourage increased ridership.

Actions: Encourage MET Transit to host education programs on using MET Transit in the South Side Neighborhood. Continue installation of bus benches and shelters, public posting of schedules and routes, free ride days, dime days, and employer passes. Encourage diversion of funds to public transportation.



Public Facilities

Utilities in the South Side Neighborhood are privately owned. Telephone, gas, electricity, and cable television are all in place and are serviced by the respective companies. At this time no major problems have been identified in the neighborhood with the above mentioned utilities.

Water and sewer facilities are controlled by the City of Billings. Both services were installed as the South Side Neighborhood was developed. New lines are being replaced as the City continues to upgrade the old lines in the system. No major problem areas have been identified at this time.

The street network is controlled by the City of Billings. The streets were built as the South Side was developed and have been maintained by the City of Billings except east of South 27th Street. Overlays and chip seal projects have been part of the ongoing program of repair and replacement throughout the neighborhood. Major work on the streets was completed in 1986 and 1987.

Storm drainage in the South Side Neighborhood is handled through the City of Billings Storm Water Master Plan. As with the other major public facilities found in the neighborhood, the City of Billings has a continuing program that evaluates and updates the Storm Water Facilities as funds become available.

A portion of the area located east of South 27th Street has been identified for re-development through the Gateway Triangle Plan. The boundary for this area is identified on page 19. The plan calls for the revitalization of the triangle area through improved infrastructure and community cleanup.

Issue: Infrastructure Improvements

Goal: To provide residents with adequate infrastructure.

Objectives: To upgrade public infrastructure as needed.

Actions: The South Side Task Force should continue to work with the City of Billings in the Capital Improvement Program to identify areas where public infrastructure is in need of updating and replacement.

Issue: Equalized Fees for Public Services (Water and Sewer)

Goal: Affordable residential public services (water and sewer).

Objectives: To reduce the cost of public services (water and sewer) to properties located within the city core and nearest to services, i.e. pumping stations.

Actions: Use tiered fee schedules for residential public service usage according to distance of public services.

Environment

The environmental section of the plan deals with limitations, if any, that may exist in the South Side Neighborhood. The concerns that may affect the quality of life, development potential, or the character of the neighborhood.

The South Side Neighborhood is the oldest developed section of the City of Billings. One can assume, therefore, that any environmental limitations, that may exist, should have already been identified. The natural features of the neighborhood fall into this classification, however, human originated environmental concerns have been introduced into the neighborhood and are addressed in this section of the neighborhood plan.

Water Quality

Groundwater is always a major concern when developing either commercial or residential projects. The natural groundwater may have been affected due to development and the introduction of irrigation ditches which still cross through the neighborhood.

The quality of the groundwater has become a major concern in the neighborhood due to tests completed by the Department of Environmental Quality (DEQ). Several ground tests have shown the groundwater to be contaminated with Perchloroethylene (also called PERC). This substance is colorless, nonflammable, chlorinated solvent often used in the dry cleaning industry and in textile mills and metal cleaning facilities. A map of this study area is included in Appendix A.

A review of the DEQ reports on water quality show the following information in regards to ground water quality in the City of Billings.

2006 Comprehensive Environmental Cleanup Responsibility Act (CECRA) Priority Sites Report

| Site | City | Ranking |
|---|----------|------------------|
| Big Horn Oil & Refining Co | Billings | Low Priority |
| Billings PCE Groundwater | Billings | High Priority |
| Burlington Northern Fueling Facility | Billings | Medium Priority |
| Coffman Lumber & Treatment Co | Billings | Medium Priority |
| Comet Oil Co | Billings | High Priority |
| Department of Army AMSA 5 | Billings | Low Priority |
| Empire Sand & Gravel Co Inc | Billings | Medium Priority |
| General Electric Co | Billings | Low Priority |
| Lockwood Solvent Site | Billings | Maximum Priority |
| Lohof Gravel Pit | Billings | Medium Priority |
| Montana Sulphur and Chemical Co | Billings | Medium Priority |
| Pacific Hide & Fur Billings 4 th Ave | Billings | Medium Priority |
| Pacific Hide & Fur Billings Minnesota Ave | Billings | Medium Priority |
| Pierce Packing Plant | Billings | Low Priority |
| Prairie View Recreational Park | Billings | Medium Priority |
| Russell Oil Co | Billings | Low Priority |
| Scott Feed Lot | Billings | Medium Priority |
| West Billings Solvent Site | Billings | Medium Priority |
| Yale Oil of South Dakota | Billings | High Priority |

In addition to the CECRA report, DEQ also provides information on Water Quality Act Priority Sites.

2006 Water Quality Act (WQA) Priority Sites Report

| Site | City | Ranking |
|---|----------|-----------------------------|
| Cenex Johnson Lane | Billings | Operation & Maintenance |
| Cenex Yale Tank Farm | Billings | Operation & Maintenance |
| Conoco Seminole Pipeline Terminal Tank Farm | Billings | Operation & Maintenance |
| Coulson Park Dump Site | Billings | Operation & Maintenance |
| Crescent Cleaners | Billings | Medium Priority |
| Deering Community Health Center | Billings | Low Priority |
| G D Eastlick Trucking | Billings | Referred to another program |
| Spencer Industries Chrome Site, Billings | Billings | Medium Priority |
| SPL Suction Line Release Conoco Lockwood Rd | Billings | Medium Priority |
| Stockton Oil Co Billings | Billings | Medium Priority |
| Transport Inc | Billings | Medium Priority |
| Velco Factory Car & Truck Painting | Billings | Operation & Maintenance |

Air Quality

Air quality has been and still is an area of concern by residents in the neighborhood. The South Side, like the rest of the City of Billings, is not exempt from experiencing potential air pollution problems generated from the oil refineries, the sugar factory and the power plant found in the Billings area.

The 2006 DEQ Air Quality Index Report showed that out of 136 days tested in 2006, 133 were shown as good air quality days with 3 moderate air quality days.

Human Originated Environmental Concerns

Chemicals, as such, are not manufactured in abundance within the commercial/industrial areas of the neighborhood, however, the storage and distribution of chemicals are common throughout the commercial/industrial areas.

Spills are always a major concern to the residents, although not just the South Side Neighborhood, but the City of Billings as a whole. The City of Billings and Yellowstone County have developed an Emergency Response Plan that addresses the response of the emergency units to such a disaster. The South Side Neighborhood is included in that plan.

Hazardous waste is a concern of the neighborhood. Hazardous waste from chemical and industrial development date back before stringent government regulations were implemented.

Noise, throughout the residential neighborhood, is generally below the noise levels as defined in the Billings Montana City Code. However, the location of the sugar factory to the south, oil refinery to the east, and the railroad and grain elevators to the north of the neighborhood, generate noise pollution. At times, this can be a problem for the neighborhood. Another source of noise pollution, that can be addressed, is the traversing of large semi-trucks through the residential neighborhood.

Junk vehicles have been a major zoning violation in the South Side Neighborhood throughout the years. Besides the visual pollution, the junk vehicles have the potential of leaking petroleum products on the ground. Junk vehicles are the number one zoning violation found in the neighborhood. The Nuisance Code is handled on a complaint basis only, therefore, only the junk vehicles called into the Code Enforcement Office are the target for correction and removal. The Yellowstone County Junk Vehicle Removal Program is a free service that is available to the South Side Neighborhood to assist with removal of junk vehicles.

Issue: Unknown Hazardous Material Sites

Goal: To raise awareness of potential hazardous material sites located within the neighborhood.

Objectives: To identify and assess potential sites of hazardous materials located in the South Side Neighborhood.

Actions: Encourage the development of an environmental assessment of potential hazardous material sites located within the neighborhood. The study should include ground, air and water sites.

Issue: Trucking Firms Traveling on Residential Streets

Goal: Encourage local businesses and trucking firms to use truck travel and travel routes rather than local residential streets when servicing their businesses.

Objectives: Reduce noise and air pollution within the local residential areas of the neighborhood by large commercial trucks.

Actions: The South Side Neighborhood Task Force should contact local businesses within their neighborhood and open a dialogue to identify truck routes within the neighborhood.

Issue: Property Maintenance and Neighborhood Aesthetics

Goal: To work with the residents and businesses to make the South Side Neighborhood a very aesthetically pleasing neighborhood.

Objectives: To preserve the existing housing stock and business properties located in the South Side Neighborhood to maintain an aesthetic neighborhood.

Actions: Review alternatives for developing a Minimum Standards Ordinance. Review other communities' ordinances to determine if a minimum standards ordinance for property maintenance could be adopted by the City of Billings. Review the opportunity to amend the South 27th Street Zoning District to include a more restrictive zoning district such as the Entryway Zoning District.

Land Use and Growth Management

The South Side Neighborhood is made up of several different types of land uses. Within the neighborhood are several legal nonconforming uses. The most prevalent are residential structures located in Commercial or Industrial Zoning Districts. There are some cases, however of commercial uses in residential zones. Old residential neighborhoods, east of South 27th Street, along South 27th Street and along 1st Avenue South, have slowly been taken over by commercial and industrial uses. Small pockets of residential structures continue to exist in these areas. The housing stock, that still remains is mostly rental units with a few owner-occupied homes.

The following is a breakdown of the zoning districts located in the South Side Neighborhood:

| Zoning District | Approximate Total Area |
|-------------------------------------|-------------------------------|
| Heavy Industrial | ¼ Block |
| Controlled Industrial | 28 Blocks |
| Highway Commercial | 1 ½ Blocks |
| Community Commercial | 16 Blocks |
| Neighborhood Commercial | ¼ Block |
| Central Business District | 10 Blocks |
| Public | 8 Blocks |
| Residential Multi-family Restricted | 6 Blocks |
| Residential Multi-family | ½ Block |
| Residential 6000 | 76 Blocks |

Activities that have influenced the land use and growth in the neighborhood are as follows:

Zoning requests processed since 2000 have included 5 zone changes, 7 special reviews and 7 variances.

The requests ranged from residential to commercial or industrial uses or from a lower commercial use to a more intensive commercial or industrial use. Variances from the Zoning Code include building setback, lot coverage and height limits.

Vacant building sites are located throughout the South Side Neighborhood. These sites were created by either demolition of existing structures or lack of development.

Issue: Maintain Residential Housing Structures

Goal: Preserve existing housing structures within the South Side Neighborhood.

Objectives: Maintain the remaining existing residential development along the North side of State Avenue.

Actions: Maintain the existing Residential-6000 zoning district located north of State Avenue.

Issue: South 27th Street Zoning Ordinance

Goal: An ordinance that encourages land use and design preferred by the residents of the South Side Neighborhood.

Objectives: To provide clear regulations regarding land uses and development along the South 27th Street Corridor.

Actions: Review and evaluate the current South 27th Street Corridor Zoning Ordinance to determine effectiveness. Update and amend as needed to meet the goals of economic development. Determine the need and support of a change to an Entryway Zoning District.

Issue: Economic Development

Goal: The establishment of light, non-polluting commercial or industrial development east of South 27th Street. Increase the tax base within the South Side Neighborhood.

Objectives: To support economic development such as light industrial, commercial and retail development east of South 27th Street.

Actions: Continue infrastructure improvements identified in the Gateway Business Park Plan that is located in the Gateway Triangle and develop a redevelopment plan of the area located east of South 27th Street to encourage economic development.

Issue: Infill Development of Residential and Commercial Structures

Goal: Infill development of residential and commercial units.

Objectives: To preserve and conserve resources and curb urban sprawl.

Actions: Develop an incentive program for developers that will encourage infill development. Work with the Community Development Division to identify grants to develop a housing infill program. Work with the City of Billings Public Utility Department to develop incentives to create affordable infill development.

Issue: Property Maintenance

Goal: To maintain existing housing.

Objectives: To preserve the existing housing stock and maintain an aesthetically pleasing neighborhood.

Actions: Review alternatives for developing a Minimum Standards Ordinance. Review other communities' ordinances to determine if a minimum standard for property maintenance could be adopted by the City of Billings.

Issue: *Residents are concerned about expansion of correctional facilities into the residential area of the neighborhood.*

Goal: To limit the concentration of correction facilities in the South Side Neighborhood.

Objectives: To maintain residential character of the neighborhood by limiting correctional facilities in the South Side Neighborhood.

Actions: To review the Billings Municipal City Code definitions and allowance of correctional facilities within certain zoning districts. Determine if the zoning districts are appropriate for correctional facilities. Review the definitions of correction or treatment facilities to determine if the definitions fit the type of use.

Issue: *Residents are concerned about the impact of permanent tax exempt organizations on the South Side Neighborhood.*

Goal: Maintain the economic tax base of the neighborhood.

Objectives: To limit the concentration of permanent tax exempt organizations in the South Side Neighborhood.

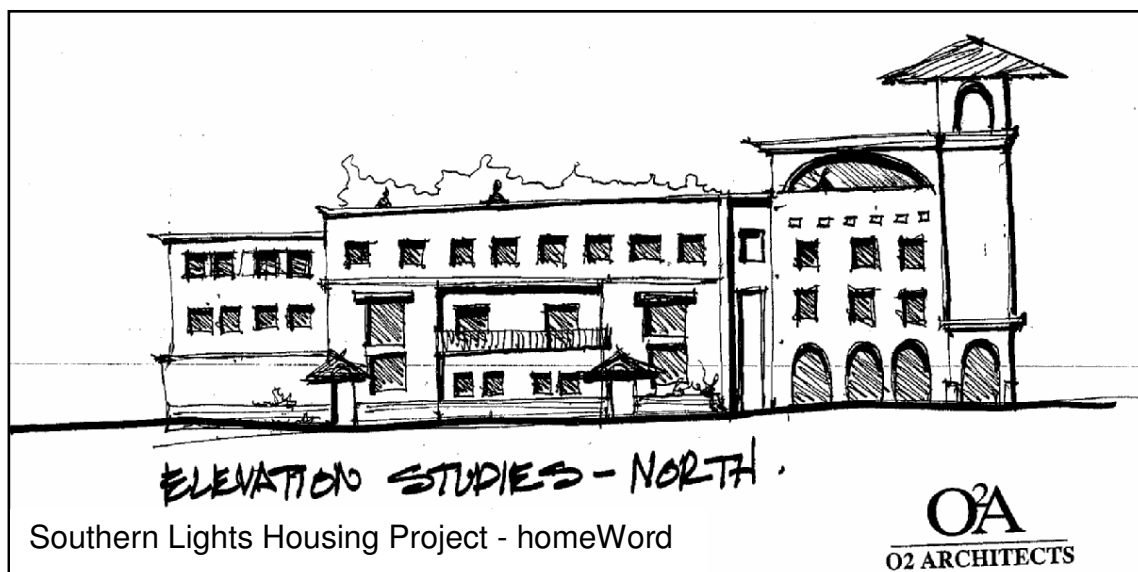
Actions: To encourage the City of Billings, Yellowstone County and the State of Montana to limit the acquisition of property located in the South Side Neighborhood for public use of land in permanent tax exempt status.

Issue: *Residential and Commercial Building Standards*

Goal: New construction that incorporates green building concepts.

Objectives: Preserve and conserve natural resources.

Actions: To encourage property owners to incorporate “green building” techniques in new construction.

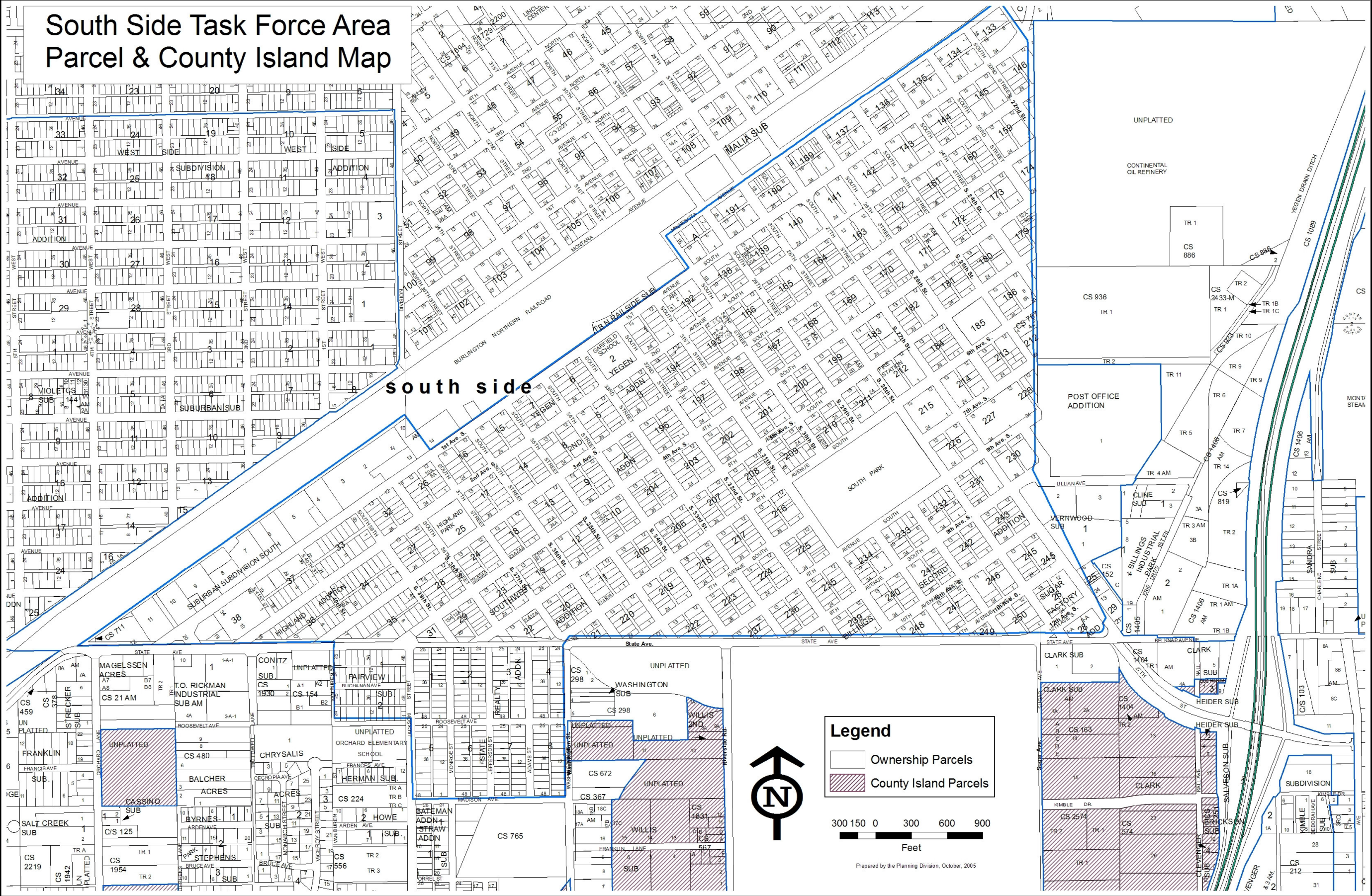


Appendices

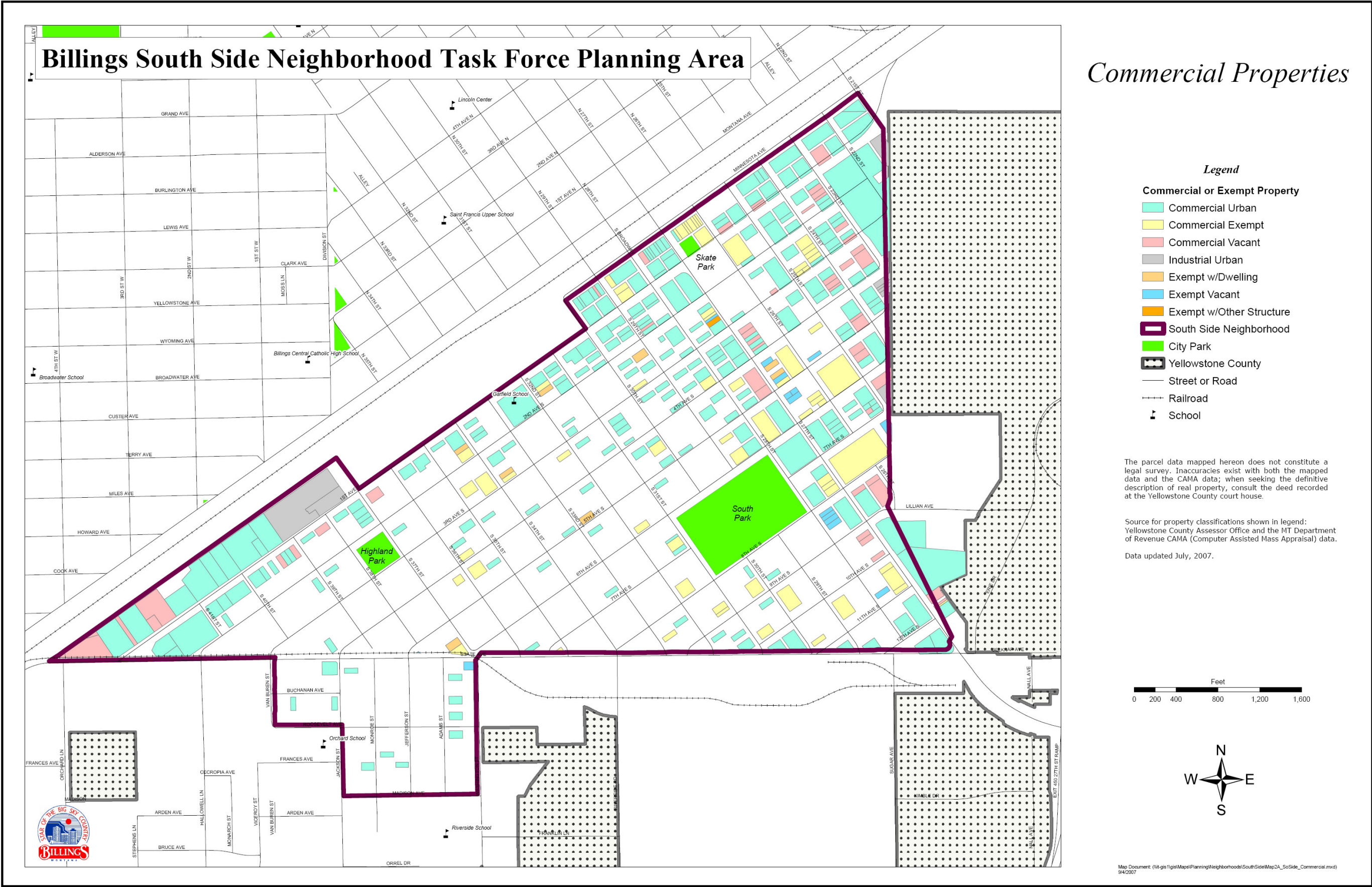
Appendix A

Maps

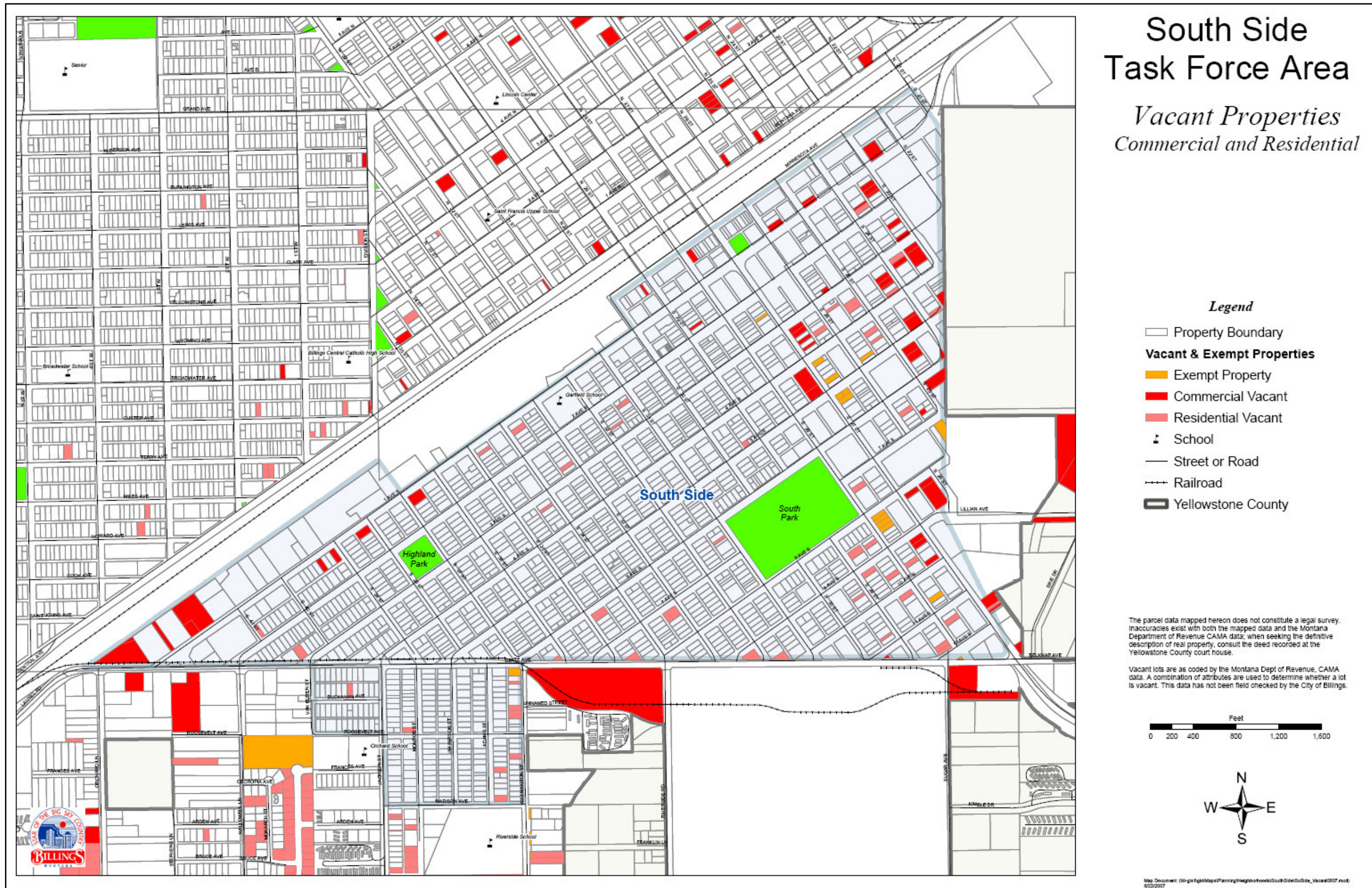
Map 1A –South Side Neighborhood Boundary and Parcel Map Zoning Map

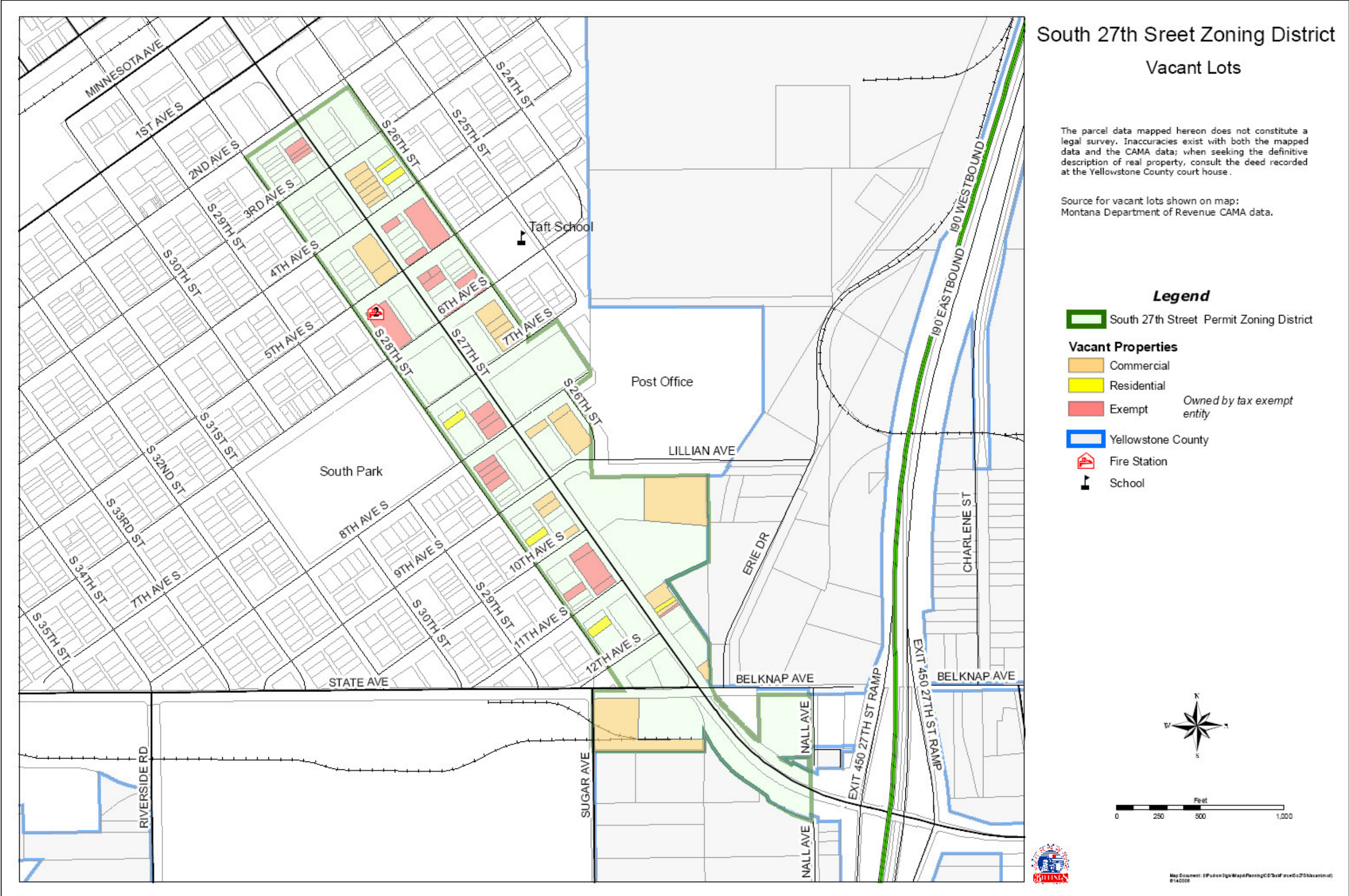


Map 2A – South Side Commercial Properties Map

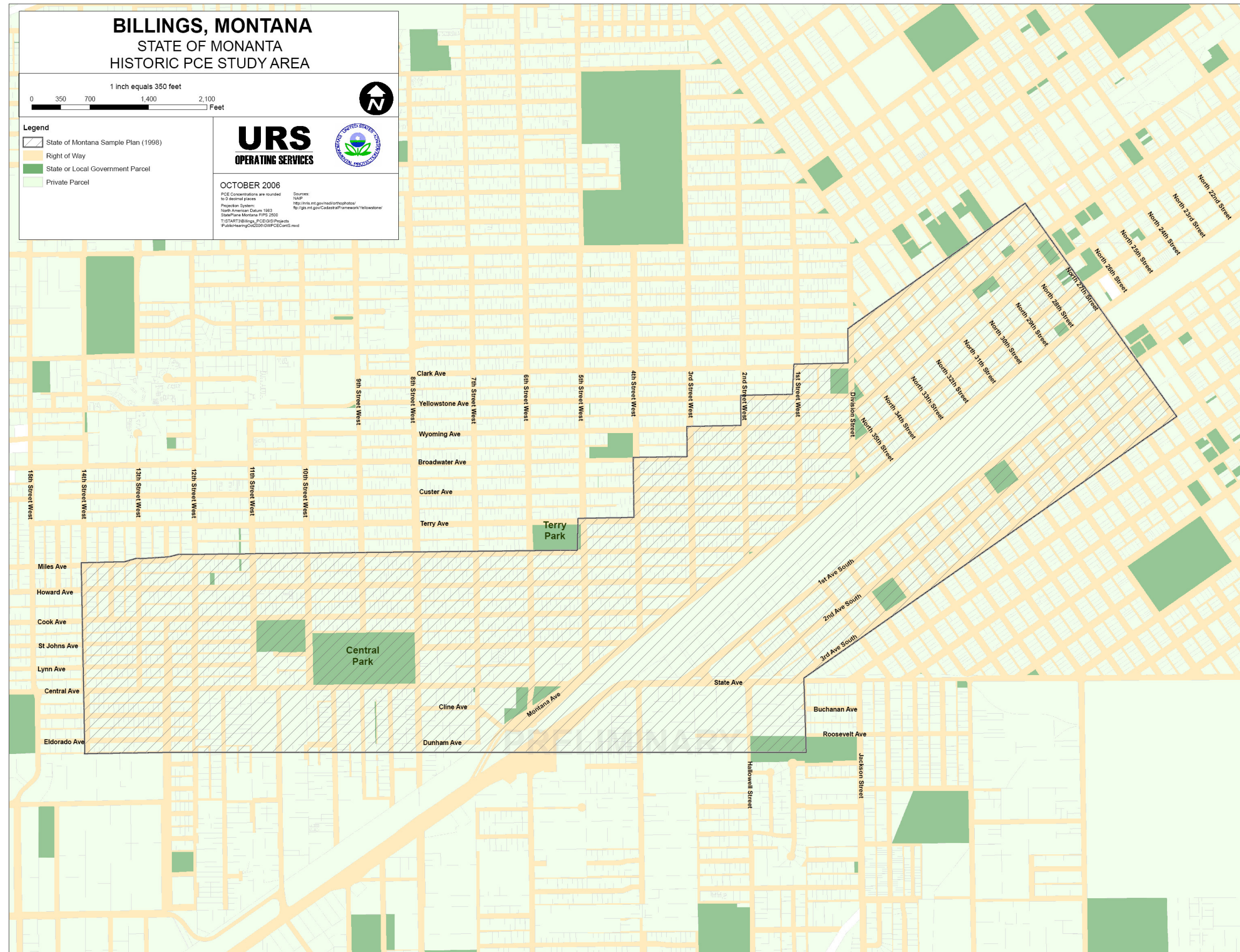


Map 3A – South Side Vacant Commercial and Residential Properties Map

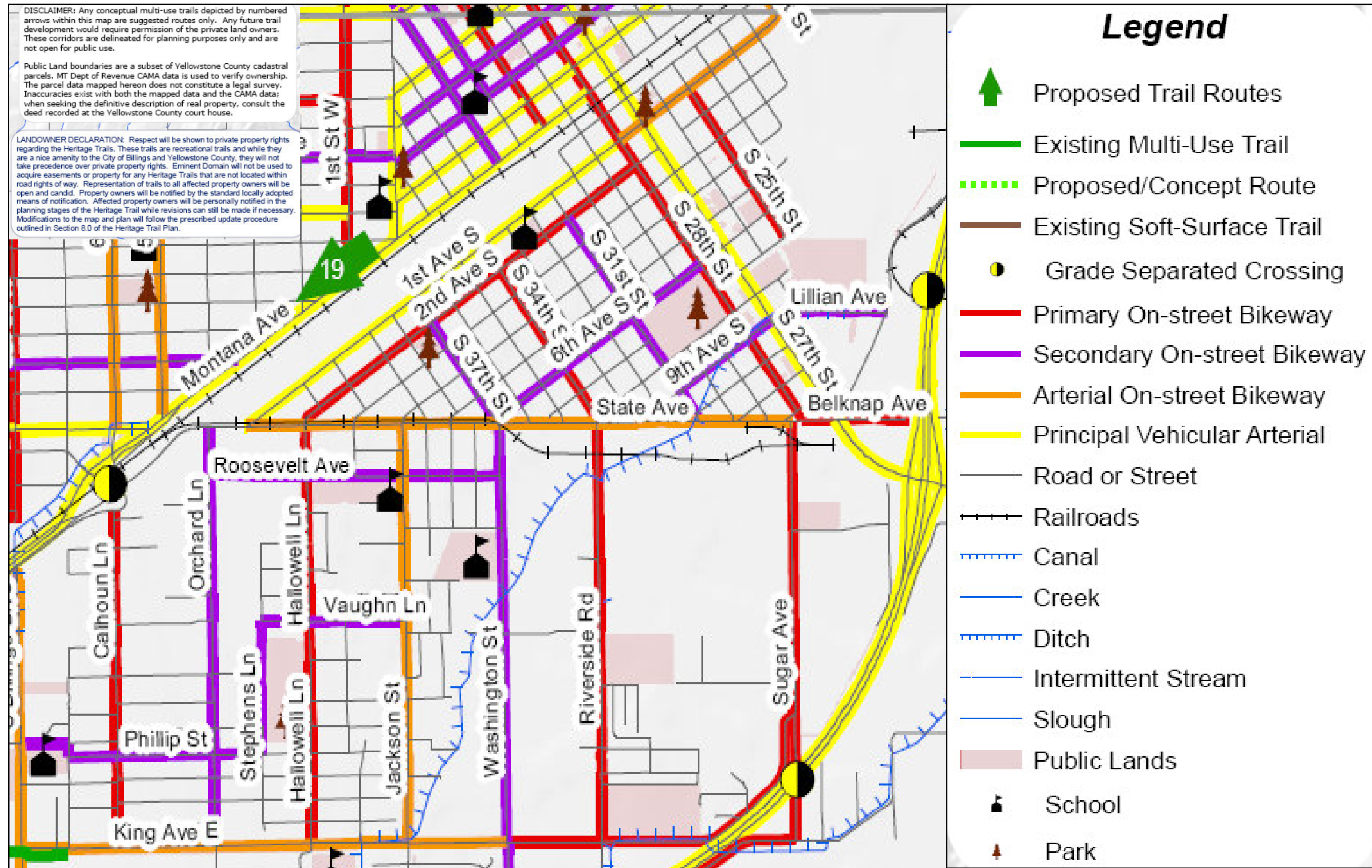




Map 5A – PERC/PCE Site Study Boundary Map

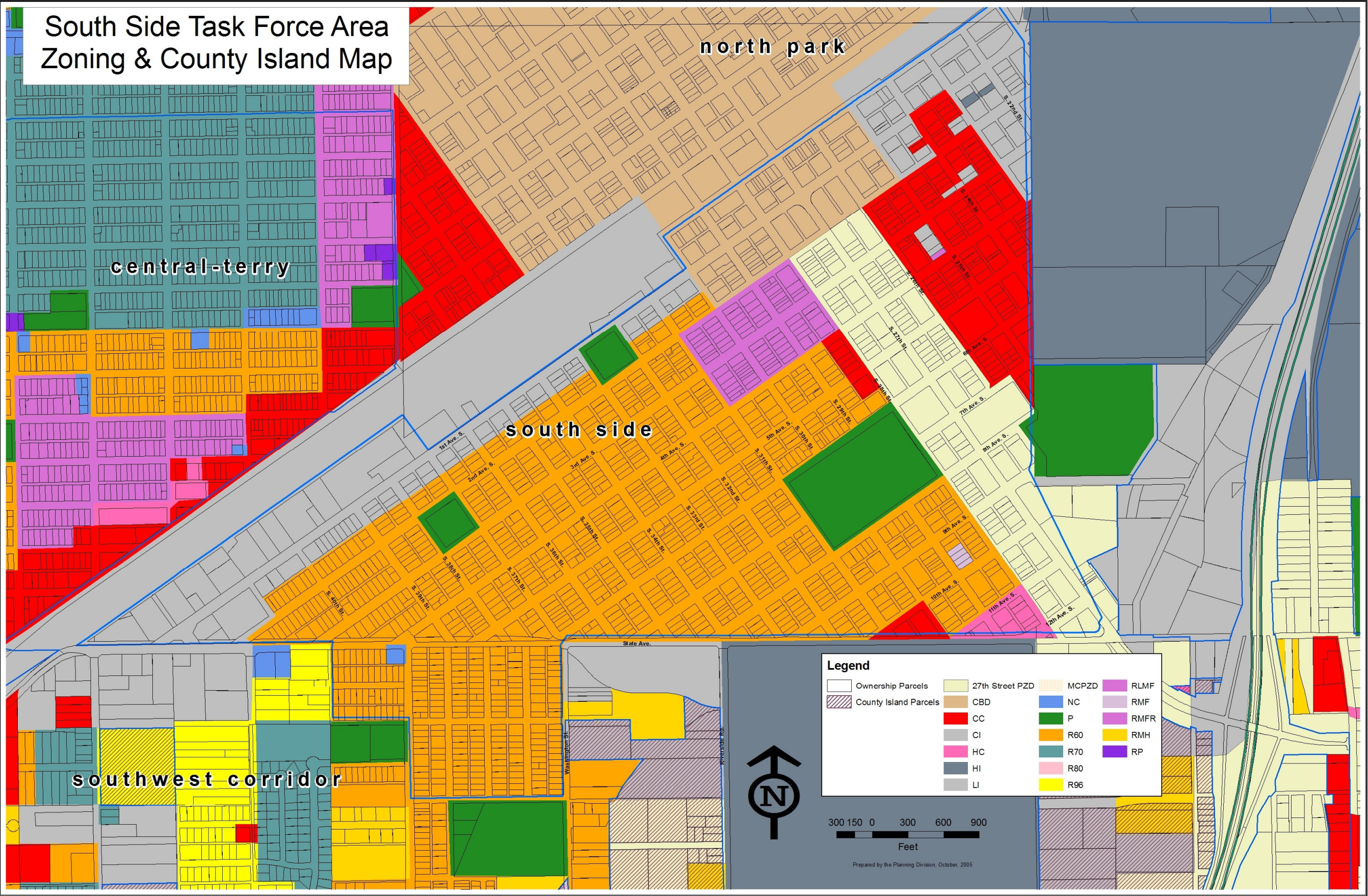


Map 6A – South Side Proposed Trail Map



Appendix B

Present Zoning Map



Zoning District Definitions

Central Business District: The Central Business District classification is intended to primarily accommodate stores, hotels, governmental and cultural centers and service establishments at the central focal point of the city's arterial and transportation system, where the CBD can conveniently serve the population of the entire urban area with a varied and specialized selection of goods and services. In order to protect the public interest and welfare and facilitate an attractive, efficient and prosperous CBD, the emphasis is on larger scale building and specialty shops.

Community Commercial: The Community Commercial zone is intended primarily to accommodate community retail, service and office facilities offering a greater variety that would normally be found in a neighborhood or convenience retail development. Facilities within the classification will generally serve the community, and is commensurate with the purchasing power and needs of the present and potential population within the trade area. It is intended that these business facilities be provided in business corridors or in islands (thirty (30) acres) centrally located in the trade area rather than a strip development along arterials.

Neighborhood Commercial: A zone for commercial centers and limited retail activities conducted in a unified development designed to serve the surrounding neighborhood with shopping facilities consisting of convenience retail and personal service establishments which secure their principal trade by supplying the daily needs of the neighboring population. Only uses serving the above purpose without undue detriment to surrounding residences should be permitted.

Highway Commercial: The Highway Commercial zone is intended to provide areas for commercial and service enterprises which are intended primarily to service the needs of the tourist, traveler, recreationist or the general traveling public. Areas designated as Highway Commercial should be located in the vicinity of, and accessible from interstate interchanges, intersections on limited access highways, or adjacent to primary or secondary highways. The manner in which the services and commercial activities are offered should be carefully planned in order to minimize the hazard to the safety of the surrounding community and those who use such facilities.

Controlled Industrial: The Controlled Industrial zone is intended to accommodate a variety of business, warehouse and light industrial uses related to wholesale plus other business and light industries not compatible with other commercial zones, but which need not be restricted in industrial or general commercial zones, and to provide locations directly accessible to arterial and other transportation systems where they can conveniently serve the business and industrial centers of the city and county.

Heavy Industrial: A zone intended to accommodate manufacturing, processing, fabrication, and assembly of material and products. Areas designated as Heavy Industrial should have access to two (2) or more major transportation routes, and such sites should have adjacent space for parking and loading facilities.

Public: The Public zone is intended to reserve land exclusively for public or semipublic uses in order to preserve and provide adequate land for a variety of community facilities which serve the public health, safety and general welfare.

Residential 6000: A zone intended to provide for medium density residential dwellings on lots served by public water and sewer services, with provisions for multi-family dwellings with a maximum of ten (10) dwelling units per structure.

Residential 7000: Primarily a single-family residence district, with provisions for duplexes on lots that are served by public water and sewer services.

Residential 9600: A zone intended to promote a single-family residential environment on lots that are served by public water and sewer service.

Residential Multi-Family: A residential classification intended to provide adequate sites for multi-family development including high-rise apartment complexes. Dwelling unit density is increased in this classification to encourage development in areas where it will complement existing developments. Land within the classification should be located with access to major arterial transportation routes plus financial, cultural and retail stores and be served by public water and sewer services.

Residential Multi-Family Restricted: A residential classification intended to provide adequate sites for multi-family developments. The classification is intended to provide higher density apartment development, which may establish a buffer between single-family residence areas and other zoning classifications. Lots are to be served by public water and sewer services.

Residential Professional: A zone intended to accommodate limited commercial and professional offices as would be compatible with adjoining residential districts and consistent with the Objectives of the comprehensive plan.

Entryway Zoning District: The intent of the Entryway Zoning Districts is to promote attractive, high quality development, to provide an appealing image of the City of Billings, to the traveling public and also the community. Further, it is the intent of this district to maintain sensitivity toward existing development while preserving scenic vistas and protecting environmentally sensitive areas, including the Yellowstone River Corridor.

Appendix C

Business Survey

Results

Business Survey Results

| | |
|---|---------------------------------|
| Total number of properties/businesses surveyed | 429 |
| Vacant buildings available for redevelopment | 46 |
| Number of properties with residents, including hotels, apartments, retirement homes, correctional facilities and non-profit housing | 71 |
| Estimated number of residents in above properties | 1,282 |
| Combination residential/commercial units included above | 14 |
| Approximate total number of employees | 2,386 |
| Biggest employer | Government/Non-profit |
| Biggest employer non-government | ConocoPhillips Sugar Factory |
| Wholesale businesses | 39 |
| Manufacturing/wholesale facilities | 8 |
| Manufacturing/wholesale/retail facilities | 22 |
| Retail establishments | 83 |
| Retail/service establishments | 69 |
| Service businesses | 57 |
| Transportation businesses | 34 |
| Average number of large truck trips per day on local arterials | 308 |
| Non-profit/tax-exempt entities located in the area | 45 |

Most common reasons for locating on the South Side:

1. Location
 - a. Near transportation (highway and rail)
 - b. Near who we sell to/work with
 - c. Near supplier
 - d. Near similar or allied businesses
2. Cost of location
3. Suitable zoning
4. Centrally located

Comments:

Sugar from the South Side is used by major candy manufacturers in the United States.

We like the diversity of the people we work with in this neighborhood.

Our family business has always been prosperous south of the tracks.

We were concerned about moving our business here, but it has been very successful and our customers are very pleased about our new location, especially the parking.

We have real neighbors here who look out for business and we appreciate that.

We do business all over town and this location has served us well.

My customers are the salt of the earth and I wouldn't trade them for any rich West End folks.

Appendix D

Executive Summary of Goals

| Housing | Goal | Actions | Responsible Party | Contact | Time Frame |
|--|---|--|---|--|-------------|
| 1. Property Maintenance | Maintain & preserve existing housing. | 1. Review alternatives for developing a Property Maintenance Ordinance. Review other communities' ordinances to determine if a minimum standard for property maintenance could be adopted by the City of Billings. | 1. Planning & Community Services Department | 1. Nicole Cromwell, Zoning Coordinator 406-247-8662 | 1 – 3 years |
| 2. Inner City Deterioration | Maintain a healthy and vibrant inner city on the south side. | 1. Develop an incentive program to developers that will encourage both preservation and infill development. 2. Work with the Community Development Division to identify grants to develop a housing infill program. 3. Work with the City of Billings Public Works Commercial & Meter Division to develop incentives to create affordable infill housing. 4. Continue to update and enforce the City of Billings Annexation Policy. | 1. Planning & Community Services Department 2. Public Works Department 3. Community Services Division | 1. Lora Mattox, Neighborhood Planner 406-247-8622 2. Dave Mumford, Public Works Director 406-657-8232 3. Brenda Beckett, Community Services Division Manager 406-657-8284 | 1 – 3 years |
| 3. Dilapidated Housing Structures | To aesthetically improve the South Side Neighborhood by removing dilapidated and/or abandoned structures that may be a nuisance or danger to residents. | 1. Through results of a windshield survey, identify dilapidated, vacant structures that could be targeted for redevelopment programs. 2. Work with the Community Development Division to identify potential grants or funding sources to rehabilitate or demolish dilapidated and/or abandoned housing stock. 3. Enforce through the development a Minimum Standard Ordinance. | 1. Planning & Community Services Department 2. Community Services Division 3. Planning & Community Services Department, Code Enforcement Division | 1. Lora Mattox, Neighborhood Planner 406-247-8622 2. Brenda Beckett, Community Services Division Manager 406-657-8284 3. Nicole Cromwell, Zoning Coordinator 406-247-8662 | 1 – 3 years |
| 4. Residential and Commercial Building Standards | New construction that incorporates green building concepts. | 1. Encourage property owners to incorporate green building techniques in new construction. | 1. Building Department | 1. Kim Palmieri, Building Official 406-657-8273 | 1 – 3 years |

| Housing Continued | Goal | Actions | Responsible Party | Contact | Time Frame |
|--|--|--|---|--|-------------|
| 5. Dilapidated Rental Units | To rehabilitate and improve rental housing units. | <ol style="list-style-type: none"> 1. Collect information regarding the State of Montana's Code in regards to the rental housing regulations. 2. Obtain information regarding rental housing codes in place in other communities. 3. Encourage the use of Community Development Rental Rehab Program. | <ol style="list-style-type: none"> 1. Planning & Community Services Department 2. Community Services Division | <ol style="list-style-type: none"> 1. Nicole Cromwell, Zoning Coordinator 406-247-8662 2. Brenda Beckett, Community Services Division Manager 406-657-8284 | 1 – 3 years |
| 6. Nuisance Properties | To preserve the character and integrity of existing housing stock within the residential neighborhood. | <ol style="list-style-type: none"> 1. Encourage the hiring of additional Code Enforcement Officers for enforcement of the Nuisance Code. 2. Continue education of residents on what are considered nuisances under the code. | <ol style="list-style-type: none"> 1. Planning & Community Services Department, Code Enforcement Division | <ol style="list-style-type: none"> 1. Nicole Cromwell, Zoning Coordinator 406-247-8662 | 1 – 3 years |
| 7. New Residential Design | Encourage compatible residential development to existing residential development. | <ol style="list-style-type: none"> 1. Explore the interest and potential to develop a Design Guideline Manual for new residential construction within the neighborhood. | <ol style="list-style-type: none"> 1. Planning & Community Services Department | <ol style="list-style-type: none"> 1. Lora Mattox, Neighborhood Planner 406-247-8622 | 3 – 8 years |
| 8. Lack of Affordable Housing | Provide affordable housing choices to low and moderate income residents. | <ol style="list-style-type: none"> 1. To study the feasibility of developing a set-aside program through the City of Billings Subdivision Regulations that requires a minimum percentage of the development be for affordable housing . | <ol style="list-style-type: none"> 1. Planning & Community Services Department | <ol style="list-style-type: none"> 1. Aura Lindstrand, Subdivision Coordinator 406-247-8663 | 3 – 8 years |
| 9. Affordable Housing | Affordable housing development. | <ol style="list-style-type: none"> 1. Inventory vacant land/property that could be purchased or donated for redevelopment through non-profit agencies. 2. Work with appropriate agencies/private investors to encourage affordable housing development within the neighborhood. | <ol style="list-style-type: none"> 1. Community Services Division | <ol style="list-style-type: none"> 1. Brenda Beckett, Community Services Manager 406-657-8286 | Continuous |
| 10. Owner-occupied Housing Structure Maintenance | Preserve and improve the existing housing stock within the neighborhood. | <ol style="list-style-type: none"> 1. Encourage residents that qualify to participate with the Community Development Block Grant Program. | <ol style="list-style-type: none"> 1. Community Services Division | <ol style="list-style-type: none"> 1. Brenda Beckett, Community Services Manager 406-657-8286 | Continuous |

| Economic Development | Goal | Actions | Responsible Party | Contact | Time Frame |
|---|---|--|---|--|-------------------|
| 1. South 27 th Street Economic Development | Increase business development and retention along the South 27 th Street Corridor. | <ol style="list-style-type: none"> 1. Review the existing South 27th Street Zoning District Code to determine the effectiveness of the code. 2. Explore opportunities to amend the existing code to a more restrictive code similar to the Entryway Zone. | 1. Planning & Community Services Department | 1. Nicole Cromwell, Zoning Coordinator 406-247-8662 | 1 – 3 years |
| 2. Infrastructure improvements. | To encourage economic development and increase the tax base within the Gateway Triangle area. | <ol style="list-style-type: none"> 1. Continue dialog with stakeholders to determine the funding strategies and timelines for City Capital Improvement Projects and private funding. | 1. Public Works Department | 1. Dave Mumford, Director Public Works 406-657-8232 | 3 – 8 years |

| Parks and Recreation | Goal | Actions | Responsible Party | Contact | Time Frame |
|---------------------------------------|--|--|---|--|-------------------|
| 1. Park Maintenance and Improvements. | To provide park and recreational facilities to residents. | 1. Continue to work with the Community Development Block Grant Program through the Community Development Division and Capital Improvement Program to identify projects to maintain and improve park facilities. | 1. Community Development Division | 1. Brenda Beckett, Community Development Manager, 406-657-8286 | 1 – 3 years |
| 2. Skate and Spray Park Safety. | To ensure participant safety at the skate and spray park. | 1. Investigate the potential of using community volunteers to oversee safety at the skate and spray park. | 1. City Parks, Recreation and Public Lands Department 2. City of Billings Police Department | 1. Mike Whitaker, Director, PRPL 406-657-8369 2. Rich St. John, Chief of Police 406-657-8457 | 1 – 3 years |
| 3. Park Aesthetics | To ensure a clean and aesthetically pleasing park environment that will encourage increased usage. | 1. Upgrade restrooms as needed. 2. Organize joint clean-up projects. 3. Notification of PRPL when facilities are damaged or in need of repair. 4. Add additional lighting. | 1. City Parks, Recreation and Public Lands Department | 1. Mike Whitaker, Director, PRPL 406-657-8369 | 3 – 8 years |
| 4. South Park Safety | To make South Park safer and encourage broader use. | 1. Routine community policing. 2. Continue work the Community Development Block Grant Program, Capital Improvements Program and the City of Billings Police Department to review and identify projects to maintain and improve park safety. | 1. City of Billings Police Department 2. City Parks, Recreation and Public Lands Department 3. Community Development Division | 1. Rich St. John, Chief of Police 406-657-8457 2. Mike Whitaker, Director, PRPL 406-657-8369 3. Brenda Beckett, Community Development Manager 406-657-8286 | Continuous |
| 5. Tree Replacement | An aesthetic, environmentally appealing park setting. | 1. Encourage the City of Billings Parks, Recreation and Public Lands Department to replace trees removed because of disease or destroyed. | 1. City Parks, Recreation and Public Lands Department | 1. Mike Whitaker, Director, PRPL 406-657-8369 | Continuous |

| Community Facilities | Goal | Actions | Responsible Party | Contact | Time Frame |
|--|---|---|---|--|-------------------|
| 1. Maintain the Historic Character of the Neighborhood | Provide a historic record of the South Side Neighborhood. | 1. Contact the Western Heritage Center and the Yellowstone Historic Preservation Board to determine eligibility of establishing historic districts within the neighborhood. | 1. South Side Neighborhood Task Force | 1. Chair, South Side Neighborhood Task Force 2. Lora Mattox, Neighborhood Planner & Historic Preservation Officer 406-247-8622 | 3 – 8 years |
| 2. Centrally Located Library Services | To provide library services to all residents in a centrally located area. | 1. Participate in strategic planning processes for the library. | 1. South Side Neighborhood Task Force 2. Billings Parmly Library | 1. Current Chair, South Side Neighborhood Task Force 2. Bill Cochran, Library Director 406-657-8292 | Continuous |

| Schools and Education | Goal | Actions | Responsible Party | Contact | Time Frame |
|------------------------------|--|---|---|--|-------------------|
| 1. Communication | To open a line of communication between South Side residents and School District #2. | 1. Request a representative from the School Board to attend the monthly South Side Task Force Meeting. | 1. South Side Neighborhood Task Force 2. School District #2 Board Member | 1. Chair, South Side Neighborhood Task Force 2. Rod Svec, Superintendent, School District #2 406-247-3781 | 1 – 3 years |
| 2. Neighborhood Schools | To provide students within the South Side a neighborhood school. | 1. Encourage School District #2 to re-evaluate the closing of all elementary schools within the South Side Neighborhood. | 1. School District #2 | 1. Jack Copps, Superintendent, School District #2 406-247-3781 | 1 – 3 years |
| 3. Overcrowding | To ensure adequate facilities meet regulated education standards for students | 2. Encourage School District #2 to hire and maintain a facilities planner. 3. Encourage the school district to actively participate in the planning process. | 1. School District #2 | 1. Jack Copps , Superintendent, School District #2 406-247-3781 | 3 – 8 years |

| Public Safety | Goal | Actions | Responsible Party | Contact | Time Frame |
|---|---|---|---|--|-------------|
| 1. Community Policing | Neighborhood safety. | <ol style="list-style-type: none"> 1. Investigate community policing techniques used by other communities. 2. Work with the Billings Police Department and the City of Billings Code Enforcement to develop strategies and policies for community policing. | <ol style="list-style-type: none"> 1. South Side Neighborhood Task Force. 2. City of Billings Police Department 3. Planning Division | <ol style="list-style-type: none"> 1. South Side Neighborhood Task Force Chair 2. Rich St. John, Chief of Police 406-657-8457 3. Nicole Cromwell, Zoning Coordinator 406-247-8662 | 1 – 3 years |
| 2. Neighborhood Level Policing Service | Neighborhood safety. | <ol style="list-style-type: none"> 1. Develop a neighborhood Cop Shop with trained local neighborhood volunteers to assist residents with crime and other neighborhood issues affecting the neighborhood. | <ol style="list-style-type: none"> 1. South Side Neighborhood Task Force. 2. City of Billings Police Department | <ol style="list-style-type: none"> 1. South Side Neighborhood Task Force Chair 2. Rich St. John, Chief of Police 406-657-8457 | 3 – 8 years |
| 3. Emergency Service Access | Improved response times and access to the South Side Neighborhood from the north side of the railroad tracks. | <ol style="list-style-type: none"> 1. Participate in the Railroad Relocation Group in the planning process of relocating the downtown railroad tracks. | <ol style="list-style-type: none"> 1. South Side Neighborhood Task Force | <ol style="list-style-type: none"> 1. South Side Neighborhood Task Force Chair | Continuous |
| 4. Maintain Fire Service within the South Side Neighborhood | To maintain and improve public safety services to the South Side Neighborhood. | <ol style="list-style-type: none"> 1. Develop and maintain communication with the City of Billings on projects and future plans developed for Fire Station #2. 2. Keep involved in future planning for public safety within the neighborhood. | <ol style="list-style-type: none"> 2. South Side Neighborhood Task Force. 3. City of Billings Fire Department | <ol style="list-style-type: none"> 1. South Side Neighborhood Task Force Chair 2. Fire Chief 406-657-8423 | Continuous |
| 5. Police Participation | To improve police contact and involvement in the South Side Neighborhood. | <ol style="list-style-type: none"> 1. Continue police reporting and presence at the monthly South Side Neighborhood Task Force Meetings. | <ol style="list-style-type: none"> 1. City of Billings Police Department | <ol style="list-style-type: none"> 1. Rich St. John, Chief of Police 406-657-8457 | Continuous |

| Public Safety Continued | Goal | Actions | Responsible Party | Contact | Time Frame |
|--------------------------------|---|---|--|---|-------------------|
| 6. Emergency Preparedness | Resident awareness and preparedness for emergency situations. | 1. Invite local Emergency Service Managers to the South Side Task Force to educate and inform residents of emergency procedures, include mock drills. | 1. City of Billings Police Department 2. City of Billings Fire Department 3. Yellowstone County Disaster and Emergency Services Department | 1. Rich St. John, Chief of Police 406-657-8457 2. Fire Chief 406-657-8423 3. Jim Kraft, Director, Yellowstone County Disaster and Emergency Services Department | Continuous |

| Transportation | Goal | Actions | Responsible Party | Contact | Time Frame |
|--|---|---|---|--|-------------|
| 1. State Avenue | Efficient traffic flow along State Avenue. | 1. South Side Task Force to continue discussions with the Montana Department of Transportation on changes to State Avenue and to encourage MDT to maintain State Avenue as a 4-lane roadway. | 1. South Side Neighborhood Task Force 2. Montana Department of Transportation | 1. South Side Neighborhood Task Force Chair 2. MDT Billings District Manager 406-252-4138 | 1 – 3 years |
| 2. The Need for a Safe Route to School Plan | Safe pedestrian routes to Orchard, Ponderosa, Riverside, and Newman Schools | 1. Establish and periodically review a Safe Route to School Plan. 2. Implement projects to meet the goals identified in the plan. | 1. Public Works Engineering Division | 1. Vern Heisler, City Engineer 406-657-8236 | 1 – 3 years |
| 3. Signalized Traffic Control at State Avenue and Hallowell Lane | Improved traffic flow and reduce the potential for accidents. | 1. South Side Task Force to continue discussions with the Montana Department of Transportation and the City of Billings Public Works Engineering Division on the installation of signalized traffic control at this intersection. | 1. South Side Neighborhood Task Force 2. Montana Department of Transportation 3. Public Works Engineering Division | 1. South Side Neighborhood Task Force Chair 2. MDT Billings District Manager 406-252-4138 3. Vern Heisler, City Engineer 406-657-8236 | 3 – 8 years |
| 4. Intersection of 27 th Street and State Avenue | An aesthetically appealing entryway. | 1. Incorporate additional landscaping at the intersection to enhance the revitalization of South 27 th Street. | 1. Planning & Community Services Department 2. Montana Department of Transportation 3. City of Billings Public Works Engineering Division | 1. Nicole Cromwell, Zoning Coordinator 406-247-8662 2. Bruce Barrett, MDT Billings District Manager 406-252-4138 3. Vern Heisler, City Engineer 406-657-8236 | 3 – 8 years |

| Transportation Continued | Goal | Actions | Responsible Party | Contact | Time Frame |
|--|--|---|--|---|-------------------|
| 5. Re-opening of South 28 th Street to State Avenue | Local access to State Avenue from South 28 th Street | 1. South Side Task Force to discuss the pros and cons of opening South 28 th Street to right turns only onto State Avenue with the City of Billings Public Works Department. | 1. South Side Neighborhood Task Force 2. Public Works Engineering Division | 1. South Side Neighborhood Task Force Chair 2. Vern Heisler, City Engineer 406-657-8236 | 3 – 8 years |
| 6. Non-motorized Transportation Routes | To create pedestrian/bike trail to link parks and recreational facilities together. | 1. Implement the Heritage Trail Plan. 2. Encourage signage along designated on-street routes. | 1. Planning & Community Services Department | 1. Darlene Tussing, Alternative Modes Coordinator 406-247-8637 | 3 – 8 years |
| 7. Traffic Patterns | To encourage the use of arterial and collector streets to carry traffic through the neighborhood. | 1. South Side Task Force to request notification from the Public Works Department when street closures (temporary or permanent), maintenance and other potential transportation projects that may encourage the funneling of traffic through residential neighborhoods. | 1. South Side Neighborhood Task Force 2. Public Works Engineering Division | 1. South Side Neighborhood Task Force Chair 2. Vern Heisler, City Engineer 406-657-8236 | Continuous |
| 8. Sidewalk, Curb and Gutter Installation and Repair Program | Sidewalk, curb and gutter installation in areas where none are located or the repair or replacement of sidewalk, curb and gutter that is deteriorated. | 1. Provide loans for low income residents to install, repair or replace sidewalk, curb and gutter. 2. Support local and Federal grant opportunities for low-moderate income residents for sidewalk, curb and gutter installation, repair or replacement. | 1. Community Development Division 2. City of Billings Public Works Engineering Division | 1. Brenda Beckett, Community Development Manager, 406-657-8286 2. Vern Heisler, City Engineer 406-657-8236 | Continuous |

| Transportation Continued | Goal | Actions | Responsible Party | Contact | Time Frame |
|--|--|---|--|---|-------------------|
| 9. Traffic Flow To and From the Downtown | Improve traffic flow to and from downtown. | 1. Participate in the Railroad Relocation Group in the planning process of relocating the downtown railroad tracks. | 1. South Side Neighborhood Task Force | 1. South Side Neighborhood Task Force Chair | Continuous |
| 10. Cul-de-sac Impact on Local Residential Streets | To encourage the use of arterial and collector street to carry traffic through the neighborhood. | 1. The South Side Task Force encourages the elimination of cul-de-sac street development with the South Side Neighborhood. | 1. Planning & Community Services Department 2. City of Billings Public Works Engineering Division | 1. Aura Lindstrand, Subdivision Coordinator 406-247-8663 2. Vern Heisler, City Engineer 406-657-8236 | Continuous |
| 11. Promote MET Usage | Improve and expand the public transportation system. | 1. Encourage MET Transit to host education programs on using MET Transit in the South Side Neighborhood. 2. Continue installation of bus benches, public posting of schedules and routes, free ride days, dime days, employer passes. 3. Encourage diversion of funds to public transportation from other carbon-use funding. | 1. MET Transit | 1. Ron Wenger, Transit Manager 406-657-8221 | Continuous |

| Public Facilities | Goal | Actions | Responsible Party | Contact | Time Frame |
|---|---|---|---|--|-------------------|
| 1. Equalized Fees for Public Services (Water and Sewer) | Affordable residential public services (water and sewer). | 1. Use tiered fee schedules for residential public service usage according to distance of public services. | 1. City of Billings Public Works Department | 1. Dave Mumford, Director, Public Works Department | 1 – 3 years |
| 2. Infrastructure Improvements | To provide residents with adequate infrastructure. | 1. The South Side Neighborhood Task Force should continue to work with the City of Billings in the Capital Improvement Program to identify areas where public infrastructure is in need of updating or replacement. | 1. South Side Neighborhood Task Force | 1. South Side Neighborhood Task Force Chair | Continuous |

| Environment | Goal | Actions | Responsible Party | Contact | Time Frame |
|---|--|---|--|--|-------------|
| 1. Property Maintenance and Neighborhood Aesthetics | To work with residents and businesses to make the South Side Neighborhood a very aesthetically pleasing neighborhood. | <ol style="list-style-type: none"> 1. Review alternatives for developing a Property Maintenance Ordinance. Review other communities' ordinances to determine if a minimum standard for property maintenance could be adopted by the City of Billings. 2. Review the opportunity to amend the South 27th Street Zoning District to include a more restrictive zoning district such as the Entryway Zoning District. | 1. Planning & Community Services Department | 1. Nicole Cromwell, Zoning Coordinator 406-247-8662 | 1 – 3 years |
| 2. Unknown Hazardous Material Sites | To raise awareness of potential hazardous sites | 1. Encourage the development of an environmental assessment of potential hazardous material sites located within the neighborhood that includes ground, air and water sites. | 1. Montana Department of Environmental Quality, Planning, Prevention & Assistance Division | 1. Art Compton, Division Administrator 406-444-6697 | 3 – 8 years |
| 3. Trucking Firms Traveling on Residential Streets | Encourage local businesses and trucking firms to use truck travel and travel routes rather than local residential streets when servicing their businesses. | 1. The South Side Neighborhood Task Force to contact local businesses within their neighborhood and open a dialogue of truck routes within the neighborhood. | 1. South Side Neighborhood Task Force | 1. South Side Neighborhood Task Force Chair | Continuous |

| Land Use and Growth Management | Goal | Actions | Responsible Party | Contact | Time Frame |
|--|---|---|---|---|-------------------|
| 1. South 27 th Street Zoning Ordinance | An ordinance that encourages land use and design preferred by the residents of the South Side Neighborhood. | <ol style="list-style-type: none"> 1. Review and evaluate the current South 27th Street Corridor Zoning Ordinance to determine effectiveness. 2. Update and amend as needed to meet the goals of economic development. 3. Determine the need and support of a change to an Entryway Zoning District. | 1. Planning & Community Services Department. | 1. Nicole Cromwell, Zoning Coordinator 406-247-8662 | 1 – 3 years |
| 2. Infill Development of Residential and Commercial Structures | Infill development of residential and commercial units. | <ol style="list-style-type: none"> 1. Develop an incentive program to developers that will encourage both preservation and infill development. 2. Work with the Community Development Division to identify grants to develop a housing infill program. 3. Work with the City of Billings Public Works Commercial & Meter Division to develop incentives to create affordable infill development. | <ol style="list-style-type: none"> 1. Planning & Community Services Department 2. Public Works Department 3. Community Services Division | <ol style="list-style-type: none"> 1. Lora Mattox, Neighborhood Planner 406-247-8622 2. Dave Mumford, Public Works Director 406-657-8232 3. Brenda Beckett, Community Services Division Manager 406-657-8284 | 1 – 3 years |
| 3. Property Maintenance | To maintain existing housing | 1. Review alternatives for developing a Property Maintenance Ordinance. Review other communities' ordinances to determine if a minimum standard for property maintenance could be adopted by the City of Billings. | 1. Planning & Community Services Department | 1. Nicole Cromwell, Zoning Coordinator 406-247-8662 | 1 – 3 years |

| Land Use and Growth Management Continued | Goal | Actions | Responsible Party | Contact | Time Frame |
|---|--|--|---|--|-------------|
| 4. Residents are Concerned about Expansion of Correctional Facilities into the Residential Area of the Neighborhood | To limit the concentration of correction facilities in the South Side Neighborhood. | <ol style="list-style-type: none"> 1. Review the Billings Municipal City Code on definitions and allowance of correctional facilities within certain zoning districts. 2. Determine if the zoning districts are appropriate for correctional facilities. 3. Review the definitions of correction or treatment facilities to determine if the definitions fit the type of use. | 1. Planning & Community Services Department. | 1. Nicole Cromwell, Zoning Coordinator 406-247-8662 | 1 – 3 years |
| 5. Residential and Commercial Building Standards | New construction that incorporates green building concepts. | <ol style="list-style-type: none"> 2. Encourage property owners to incorporate green building techniques in new construction. | 2. Building Department | 2. Kim Palmieri, Building Official 406-657-8273 | 1 – 3 years |
| 6. Maintain Residential Housing Structures | Preserve existing housing structures within the South Side Neighborhood. | <ol style="list-style-type: none"> 1. Maintain the existing Residential 6000 zoning district located north of State Avenue. | 1. Planning & Community Services Department | 1. Nicole Cromwell, Zoning Coordinator 406-247-8662 | Continuous |
| 7. Economic Development | The establishment of light non-polluting commercial or industrial development east of South 27 th Street. Increase the tax base within the South Side Neighborhood. | <ol style="list-style-type: none"> 1. Continue infrastructure improvements located in the Gateway Triangle and develop a redevelopment plan of the area located east of South 27th Street to encourage economic development. | 1. Public Works Department | 1. Dave Mumford, Director 406-657-8232 | Continuous |
| 8. Residents are Concerned about the Impact of Permanent Tax Exempt Organizations on the South Side Neighborhood. | To limit the concentration of permanent tax exempt organizations in the South Side Neighborhood. | <ol style="list-style-type: none"> 1. Encourage the City of Billings, Yellowstone County and the State of Montana to limit the acquisition of property located in the South Side Neighborhood for public use of land in permanent tax exempt status. | <ol style="list-style-type: none"> 1. City of Billings 2. Yellowstone County 3. State of Montana | 2. | Continuous |

Appendix E

Neighborhood Planning Participants

Participants

Andrew Fitzgerald

Babe Ronquillo

Barbara Downing

Barbara Prewett

Bill Kelly

Bob Grover

Chris Gray

Clifford Roth

Coddy Priddy

Crystal Berg

Dale Steinbrink

Darlene Dirksen

Debbie Braustadter

Ervin Sayler

Fran Ball

Greg Dillman

Grege Verstraete

Jake Romero

Jim Ronquillo

Joan Hurdle

Judy Stewart

Kathleen Candelaria

Katy Lanier-Petersen

Kelly Buck

Kyle Lohrenz

Lil Steinbrink

Linda Kelly

Marion Dozier

Mary Munsell

Mary Westwood

Michael Crummett

Michelle Johnson

Mike Yakawich

Nancy Hines

Peggy Gaghen

Phyllis Remo

Ray Degele

Representative Elsie Arntzen

Sandy Velin

Sheri Boelter

Shirley O'Brien

Terry Rutterbories

Tess Keck

Tom Ruschkewicz

Tony Braustadter