



# **Downtown Urban Renewal District**

## **FY2021 Work Plan and Budget**

In 1995, the City Commission adopted the Urban Renewal Plan for downtown Bozeman which was subsequently amended in 2015. The intent and purpose of the Urban Renewal Plan emphasizes:

1. Bozeman's historical character as a "working" downtown shall be maintained.
2. Traffic movement and access shall be designed with the emphasis on the downtown as a destination rather than improving the flow of through traffic.
3. The facilitation of private/public partnerships is encouraged in the implementation of the Plan.
4. Objectives shall be accomplished by incentives whenever possible.
5. Private property rights will be respected.
6. Administrative practices shall be conducted in a constructive manner which fosters cooperation.
7. This Plan is further detailed, refined, prioritized and implemented by the "Downtown Improvement Plan" which outlines specific programs and projects consistent with the Urban Renewal Plan.

The Urban Renewal Plan established nine "Guiding Principles" to provide direction for improving Bozeman's historic downtown. The Urban Renewal Study Committee considered the first three principles more important than the next three with the last three the least important. However, the Committee deemed all nine principles to be vital to achieving the vision for downtown. Key implementation actions were identified for each principle (may apply to multiple principles but are only listed once below).

1. Strengthen downtown's economic vitality
  - Provide more, better managed parking; retain public offices and anchor businesses; facilitate commercial development; eliminate unnecessary regulatory barriers to reinvestment; enable high density housing; eliminate through truck traffic and restore Main Street as pedestrian-friendly
2. Improve the safety, security and health of the district
  - Improve traffic flow emphasizing downtown as a destination; improve public works; improve night-time lighting; improve sidewalks; increase police presence; improve alley and parking lot appearance and safety
3. The image of downtown shall be continuously improved
  - Improve streetscape aesthetics and amenities; enhance appearance of and accessibility to Bozeman Creek; improve trash removal
4. Downtown's accessibility shall be improved
  - Provide effective public transportation; better accommodate bicycles; reduce reliance on private automobiles
5. "Community Partnership" is fundamental to downtown's success
  - Encourage growth of cultural activities; preserve historic character
6. Downtown's diversity shall be facilitated
7. The cost of projects and programs shall be weighed against their benefits
8. Downtown shall become more user friendly
9. Cultural activities shall be nurtured and expanded downtown

### **Downtown URD Mission Statement**

The Downtown Bozeman Urban Renewal District board (URD) will foster an economically thriving district that: 1) attracts investment; 2) stabilizes and strengthens the tax base; and 3) supports the vitality and diversity of the Gallatin Valley as its social and cultural center.

## Downtown Urban Renewal District (URD)

### FY2021 Work Plan (July 1, 2020 to June 30, 2021)

All budgeted investments over \$15,000 are documented

#### Structured Parking Informal, Site Plan, Bids

**\$ 750,000 budgeted**

The URD will continue to invest in planning for additional structured parking downtown. This \$750k would fund the informal (schematic) and site plan design work for a specific second parking garage. As noted below this is just a portion of the “soft costs” associated with constructing a new garage.

Schematic Design (17.5%) = \$306,250	\$ 306,250			
Design Development (25%) = \$437,500	\$ 437,500	\$ 743,750		
Construction Documents (33%) = \$577,500	\$ 577,500			
Bidding & Negotiation (2%) = \$35,000	\$ 35,000			
Construction Administration (22.5%) = \$393,750	\$ 393,750			
Total (100%) = \$1,750,000	\$ 1,750,000			

Complete design, permitting and construction administration services for a second structured parking facility in Downtown Bozeman, including architectural, MEP, structural, civil, survey and geotechnical services. Permitting includes the City of Bozeman site plan application and building permit processes.

#### Downtown Parking Garage

**\$ 335,000 budgeted**

The URD will make the annual bond payment contribution for Bridger Park, the downtown parking garage. Since 2008 the debt service payment was about \$425,000, but the City Finance Department refinanced the bond this year reducing the annual payment to approximately \$335,000. Over the remainder of the bond term (2032), approximately \$1 million will be saved.

#### Downtown Streetlamp Power Reconfiguration

**\$ 250,000 budgeted**

In conjunction with finalizing a comprehensive Special Improvement Lighting District, the URD is committing funds to reconfigure the power sources for dozens of public streetlamps that currently powered from private electric services to public electric sources.

#### North Rouse Streetscape Project

**\$ 225,000 budgeted**

The URD has been working with the Montana Department of Transportation since 2018 to incorporate the elements of the downtown streetscape into the reconstruction of Rouse Avenue. The streetscape project has changed dramatically over the last 6 months. Street trees were removed from the design. The current scope includes purchasing the streetlamps (\$85,000), contracting for the coordinated installation of the electric conduit system (\$60,000), and a separate contract after MDT's construction is complete to retroactively install the streetlamps (\$80,000).

#### \*Downtown Residential Incentive Program

**\$ 200,000 budgeted**

The purpose of the Downtown Residential Incentive Grant Program is to encourage the creation of more attainable housing units downtown. The Program will reimburse a portion of housing-related impact fees for qualifying residential projects. This year the program was revised to encourage the creation of new smaller studio and one-bedroom residential units as well as residential units that have long-term affordability controls.

#### Downtown Partnership Management Fee

**\$ 175,000 budgeted**

The URD is a member of the Downtown Bozeman Partnership, LLC which serves as the incorporated management agency for all the downtown organizations (BID, DBA, URD). This management fee pays for a portion of the operating costs of the downtown office in addition to most of the payroll costs of the Executive Director and District Manager positions.

### **Downtown Plan Transportation Projects**

**\$ 122,300 budgeted**

This funding is intended for the study of the transportation concepts in 2019 Downtown Improvement Plan encompassing a wide variety of potential projects including: 3-lane Main Street configuration with diagonal parking options; bicycle facility improvements on Mendenhall and Babcock; possible new traffic signals on Mendenhall and Babcock; and pedestrian crosswalk improvements. The URD board approved Part 1 of a scope of work prepared by Sanderson Stewart which will include concept designs to verify the feasibility of each component. Part 1 has a not-to-exceed cost of \$31,710.

Part 2 will include traffic data collection and analysis of the affected intersections and corridors for the extent of the improvements. The scope of work for Part 2 may need to be reconsidered based on the findings from Part 1 prior to the separate authorization to proceed. Part 2, as currently scoped, has a not-to-exceed cost of \$90,590.

### **Fiber Infrastructure Project**

**\$ 110,000 budgeted**

The URD continues to invest in upgrades to downtown's open-source fiber broadband infrastructure and provide grants to defray the costs to connect downtown buildings/businesses to the fiber network.

### **Armory Hotel Incentive**

**\$ 100,000 encumbered**

In 2013 the URD awarded up to \$100,000 to the Armory Hotel project and those funds remain encumbered until the completion of the hotel. The purpose of the Downtown Hotel Incentive Grant Program was to encourage the construction of a quality hotel within the district.

### **Downtown Improvement Plan Implementation**

**\$ 100,000 budgeted**

This funding is intended to be available for smaller investments in the implementation of the 2019 Downtown Improvement Plan objectives.

### **DBIP: Alley Enhancement Project**

**\$ 19,000 encumbered (planning)**

**\$ 50,000 budgeted (implementation)**

**\$ 25,000 budgeted (planning)**

The \$19,000 of encumbered funds are to complete preliminary design of alley improvements in north alley between Tracy and Black—the parking garage alley—that includes a combination of public art, seasonal planters, pavement treatments, lighting, seating, and landscaping.

The URD board has earmarked \$50,000 for implementation of alley improvements in the garage alley.

The \$25,000 is for planning improvements to a new section of alley (TBD).

### **DBIP: Bozeman Creek Project**

**\$ 30,000 budgeted (planning)**

**\$ 50,000 budgeted (implementation)**

The URD intends to continue planning for a variety of enhancements to Bozeman Creek as suggested in the 2019 Downtown Improvement Plan with \$30,000 of funding.

The \$50,000 is for creek improvements that could include a combination of public art, education elements, culvert improvements, furniture (benches, picnic tables), stream restoration, and bank stabilization.

### **South Wallace Asbestos Project**

**\$ 75,000 encumbered**

The URD has pledged these funds to be invested in the remediation of the asbestos contamination under the South Wallace roadway. The remediation will be performed in conjunction with the sewer and water line upgrade along South Wallace between Main Street and Babcock Streets.

**North Willson Streetscape Project****\$ 75,000 budgeted**

This funding is to construct new streetscape (sidewalk, trees, and lamps) along North Willson adjacent to the South Willson public parking lot and connect to new streetscape along East Mendenhall adjacent to the Armory Hotel.

**Professional Services Term Contract****\$ 75,000 budgeted**

The intent of this funding is to allow the URD to nimbly respond to needs for professional services in response to unanticipated issues. The professional services will include but not be limited to engineering, architecture, urban planning, parking and fiber consulting.

**Technical Assistance Grant Program****\$ 50,000 budgeted****\$ 15,000 encumbered**

This program supports current or potential developers, owners, and tenants with technical assistance during the preliminary phases of possible redevelopment projects in the district. This program facilitates navigating code requirements, preparing for the planning application and approval process, and evaluating historic preservation considerations.

**Streetscape Assistance Program****\$ 50,000 budgeted**

This URD program will provide property owners with partial reimbursement for the installation of streetlamps in accordance with the Downtown Streetscape Plan. The program is designed to support private investment, redevelopment of property and the improvement of public areas in downtown.

**Life-Safety Grant Program****\$ 50,000 budgeted**

This URD program provides property owners with partial reimbursement for life-safety code compliance upgrades. The program is specific to the installation of dedicated fire lines connecting a building's sprinkler system to the municipal water main. The program has a one-to-one match required of the property owner and a per-project dollar cap of \$10,000.

**Streetscape Element Purchases and Maintenance****\$ 45,000 budgeted**

The URD will continue to supplement the existing streetscape inventory by purchasing additional historic streetlamps, trash receptacles, pedestrian benches, tree guards and bike racks. Funding is also available for the ongoing maintenance of the streetlamps, Soroptomist Park, and the North Black Pocket Park.

**SILD and Streetscape Engineering****\$ 50,000 budgeted**

This year's work will focus on finalizing a new comprehensive Special Improvement Lighting District and conducting preliminary streetscape engineering on North Willson and West Main.

**Downtown Plan Historic Inventory Updates****\$ 38,750 budgeted**

These are matching funds to assist the Community Development Department to update the historic inventories for over 150 downtown buildings. This is the first step of developing a set of downtown design guidelines per the 2019 Downtown Plan and 2019 NCOD Report. In 2015 the URD provided \$30,000 of matching funds for updating the historic inventories for over 100 buildings.

**Alternative Transportation Project****\$ 25,000 budgeted**

This URD funding is to be invested in the planning, design, and implementation of alternative transportation infrastructure potentially including EV charging, car share, and multi-modal transportation systems as recommended in the 2019 Downtown Improvement Plan.

**Structured Parking Feasibility Analysis****\$ 25,000 budgeted**

The URD will finance Phase 3 of the feasibility site analysis of potential locations for the construction of structured parking in the downtown district.

**City Economic Development Technician****\$ 21,740 budgeted**

The URD is committed to partially fund the City Economic Development Department Specialist FTE. This employee will work on a variety of tasks directly related to the downtown URD including parking and tax increment financing. The URD began contributing funding for this position in FY20 URD.

**\*\*Library Pedestrian Safety Improvements****\$ 15,000 budgeted**

The URD board approved a \$15,000 request from Bozeman Public Library director and board for the Library's parking lot pedestrian safety improvement plan. This project was allocated in FY19 URD budget but was then postponed.

**\*\*Main Street Truck Traffic Study****\$ 15,000 encumbered**

The Western Transportation Institute is in the process of completing the Main Street Truck Traffic Study, as an update to the same study conducted back in 2015. There is approximately \$15,000 of payables remaining for completion of the project. The FY21 budget should have included a corresponding line item encumbering the remainder of this project's funding from FY20. Kristin Donald, City Finance Director, recommends that the City Commission make this amendment with the support of the URD Board. On June 30, 2020, the board unanimously supported this amendment.

**The FY2021 Downtown Urban Renewal District Work Plan and Budget was unanimously approved by the URD Board on June 16, 2020 and unanimously approved by the City Commission on July 13, 2020.**

**Prepared and submitted by:  
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<b>Downtown Urban Renewal District FY2021 Budget</b>	
<b>Category</b>	<b>Board &amp; CC Approved Budget</b>
<b>Income</b>	
Starting Cash Balance	3,100,000
Income from TIF	335,000
COB Interlocal Share	1,400,000
Entitlement Share State of Montana	56,050
Interest Income	20,000
Other Income	-
<b>Total Income</b>	<b>\$ 4,911,050</b>
<b>Expenses</b>	
<b>Operations</b>	
DBP Management Fee	175,000
<b>Total Operations</b>	<b>\$ 175,000</b>
<b>Infrastructure Improvements</b>	
Street Furniture and Park Maintenance	15,000
Streetscape--new purchases	30,000
North Rouse Streetscape Project	
Streetlamps (26 qty)	85,000
Phase 1 Construction: Conduit	60,000
Phase 2 Construction: Lamps	80,000
North Willson Streetscape Project	75,000
Streetscape Assistance Grant Program	50,000
Streetlamp Power Reconfiguration Project	250,000
Alley Improvements	50,000
FY20 Encumbered	19,000
DBIP: Bozeman Creek Improvements	50,000
Library Pedestrian Safety Improvements	15,000
Life-Safety Grant Program	50,000
Fiber Infrastructure	100,000
Fiber-Broadband Infrastructure--Grants	10,000
Alternative Transportation Projects	25,000
<b>Total Improvements</b>	<b>\$ 964,000</b>
<b>Planning</b>	
City Economic Development Specialist	21,740
Technical Assistance Grants	50,000
FY20 Encumbered Funds	15,000
FY19 Encumbered Funds	
Residential Incentive Program	200,000
Armory Hotel Incentive Encumbered Funds	100,000
DBIP: Transportation Planning	
FY20 Encumbered Part One--Concepts	31,710
Part Two--Data, Analysis, Cost Est	90,590
DBIP: Alley Planning	25,000
DBIP: Bozeman Creek Planning	30,000
DBIP: Soroptomist Park Planning	6,000
DBIP: Code Amendments	10,000
DBIP: Design Guidelines-Historic Inventories	38,750
DBIP: General Implementation	100,000
FY20 Encumbered Main Street Truck Study	15,000
SILD & Streetscape Engineering	25,000
Structured Parking Feasibility Analysis	25,000
Structured Parking Informal, Site Plan, Bids	750,000
South Wallace Asbestos Project	75,000
Professional Services Term Contract	75,000
Streetscape Preliminary Engineering	25,000
<b>Total Planning</b>	<b>\$ 1,708,790</b>
<b>Parking Structure</b>	
Garage Bond Payment	335,000
<b>Total Parking Garage Payments</b>	<b>\$ 335,000</b>
<b>Total Expenses</b>	<b>\$ 3,182,790</b>
<b>Balance</b>	<b>\$ 1,728,260</b>
The FY2021 Budget was approved by the URD Board on 6-16-20 and approved by the City Commission on 7-13-20	