



Downtown Urban Renewal District

FY2022 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)

FY2022 Work Plan (July 1, 2021 to June 30, 2022)

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.

Downtown Utility Infrastructure Improvements

\$ 250,000 budgeted

This funding will support utility infrastructure improvements such as repairs to poles, pipes, cables, wires, conduits, etc. The URD Board will be discussing further how to allocate funding to projects.

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. Last 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

\$ 190,000 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.

North Rouse Streetscape Project

\$ 182,000 encumbered

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 current scope includes purchasing the streetlamps (\$85,000), final engineering for streetlamp installation (\$17,000 remaining from FY21), and a separate contract to install the streetlamps (\$80,000).

Downtown Plan Transportation Projects

\$ 25,000 budgeted

\$ 91,000 encumbered

This funding of \$25,000 is intended for the study of the transportation concepts in 2019 Downtown Improvement Plan not completed in Part 1 of a scope of work completed by Sanderson Stewart in FY21.

In FY21, The URD board approved Part 1 of a scope of work prepared by Sanderson Stewart which will include: 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. MDT and COB provided comments to the initial work prepared by Sanderson Stewart. The URD Board will be reviewing this work and make a decision to move forward with Part 2 in FY22.

Part 2 (encumbered funds) 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.

DBIP: Alley Enhancement Project

\$19,000 encumbered(implementation)

\$ 50,000 budgeted (implementation)

\$ 45,000 budgeted (planning)

The \$19,000 of encumbered funds (from FY20) as well the \$50,000 budgeted funds are to complete 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 \$45,000 is for planning improvements to a new section of alley (TBD) and planning for utility and stormwater management.

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.

Downtown Infrastructure and Public Realm Plan

\$ 100,000 budgeted

This URD funding will be used to develop an infrastructure and public realm plan with the COB as recommended in the 2019 Downtown Improvement Plan. This plan will establish a framework for making near term strategic infrastructure investments that incrementally build to the long term vision, align development and provide a stable path for private investment, while leveraging limited public resources, enhance Downtown’s identity and ensure that public realm improvements create a visually consistent and sustainable environment, coordinate with city-wide infrastructure plans and projects, and lay out potential state and federal funding.

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.

Technical Assistance Grant Program

\$ 50,000 budgeted

\$ 45,000 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.

Downtown Design Guidelines

\$ 85,000 budgeted

In FY21 the URD provided \$38,750 to City Community Development Department to contract updating historic inventories for downtown buildings. This was the first step of developing a set of downtown design guidelines per the 2019 Downtown Plan and 2019 Neighborhood Conservation Overlay District Report.

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.

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.

Alternative Transportation Project

\$ 75,000 budgeted

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

Streetscape Element Purchases and Maintenance

\$ 55,000 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.

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.

Parklet

\$ 50,000 budgeted

A parklet is a sidewalk extension into a parking lane that is used to create additional seating, greenspace and art opportunities. This is cost-effective tool to provide community space in the downtown core. This funding will be used to research, design and purchase a parklet for use 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.

**The FY2022 Downtown Urban Renewal District Work Plan and Budget
was unanimously approved by the URD Board on May 18, 2021.**

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Downtown Urban Renewal District FY2022 Budget	
Category	Approved Budget
Income	
Starting Cash Balance	3,295,598
Income from TIF	335,000
COB Interlocal Share	1,456,000
Entitlement Share State of Montana	57,050
Interest Income	20,000
Other Income	
Total Income	5,163,648
Expenses	
Operations	
DBP Management Fee	190,000
Total Operations	190,000
Infrastructure Improvements	
Street Furniture and Park Maintenance	25,000
Streetscape--new purchases	30,000
North Rouse Streetscape Project	
FY21 Encumbered- Streetlamps (26 qty)	85,000
FY21 Encumbered- Phase 1 Construction: Conduit	17,000
FY21 Encumbered-Phase 2 Construction: Lamps	80,000
North Willson Streetscape Project	75,000
Streetscape Assistance Grant Program	50,000
Streetlamp Power Reconfiguration Project	-
Alley Improvements	50,000
FY20 Encumbered	19,000
DBIP: Bozeman Creek Improvements	50,000
DBIP: Wayfinding & Parking Singage	15,000
Library Pedestrian Safety Improvements	-
Life-Safety Grant Program	50,000
Fiber Infrastructure	100,000
Fiber-Broadband Infrastructure--Grants	10,000
Intersection Cable Anchor Repairs	30,000
DBA Event Stage	50,000
Parklet	50,000
Alternative Transportation Projects	75,000
Total Improvements	861,000
Planning	
City Economic Development Specialist	33,000
Technical Assistance Grants	50,000
FY20 & FY21 Encumbered Funds	45,000
Residential Incentive Program	200,000
Armory Hotel Incentive Encumbered Funds	-
DBIP: Transportation Planning	25,000
FY20 Encumbered Part One--Concepts	
'21 Encumbered- Part Two--Data, Analysis, Cost Est	91,000
DBIP: Alley Planning	45,000
DBIP: Bozeman Creek Planning	30,000
DBIP: Soroptomist Park Planning	50,000
DBIP: Code Amendments	20,000
DBIP: Design Guidelines-Historic Inventories	-
DBIP: Design Guidelines	85,000
DBIP: Downtown Infrastructure & Public Realm Pl	100,000
DBIP: General Implementation	100,000
FY20 Encumbered Main Street Truck Study	
DBIP: Employee Paid Parking Permit System	20,000
DBIP: Wayfinding Plan & Parking Singage	10,000
Utility Infrastructure Improvements	250,000
SILD & Streetscape Engineering	-
Structured Parking Feasibility Analysis	35,000
Structured Parking Informal, Site Plan, Bids	750,000
South Wallace Asbestos Project	-
Professional Services Term Contract	75,000
Streetscape Preliminary Engineering	50,000
Total Planning	2,064,000
Parking Structure	
Garage Bond Payment	335,000
Total Parking Garage Payments	335,000
Total Expenses	3,450,000
Balance	1,713,648