

CENTRAL BUTTE AREA PLAN DRAFT

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Prepared for amendment into the
Butte-Silver Bow Growth Policy
As a
Neighborhood Plan

Draft prepared December 8, 2010
For the
Central Butte Planning Area Steering Committee

Deleted: November

(Insert Council of Commissioners adoption into Butte-Silver Bow Growth Policy here)

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VISION

A vision statement is a concise description of what a community desires for its future. It is the long-term foundation for actions to be taken as part of the 20-year plan

The Central Butte neighborhood planning area consists of six historic neighborhoods that are functioning well in the 21st century. Demographically diverse, the neighborhoods have a sustainable mix of residential, business, educational and medical care uses. The area is the cornerstone of the National Historic Landmark District and gateway to Uptown Butte. Residential properties are safe and affordable; commercial properties are rehabilitated and occupied; and new construction is compatible with historic design. The planning area's neighborhoods have complete infrastructure including sidewalks, streets and quality outdoor spaces that contribute to a desirable quality of life for all.

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TABLE OF CONTENTS

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PART 1: PLAN BACKGROUND

PART 2: CENTRAL BUTTE PROFILE

PART 3: PLAN FOR THE FUTURE

Appendices

A Additional Materials

List of Acronyms

Potential Funding Sources

Imagine Butte Collaborative

Standards for FHA Home Financing

B Central Butte Survey Results

C Technical Reports

Population

Land Use

Housing

Economy

Parks

Public Infrastructure

Public Services

Land Use Regulations

D Steering Committee Meetings and Town Hall Meetings

E Maps

PART ONE: PLAN BACKGROUND

This part describes the overall purpose of the plan. It also describes the process by which the plan was created and how it is intended to be amended into the Butte-Silver Bow Growth Policy.

Purpose of this Plan

This is a plan for the Central Butte Area, intended to be adopted by the Butte-Silver Bow Council of Commissioners as a “Neighborhood Plan” amendment to the Butte-Silver Bow Growth Policy, updated in 2008. The Growth Policy specifically calls out the need for neighborhood planning in Central Butte. This plan sets out the vision and goals for Central Butte. It also addresses desired future land use, intended to be a guide to future zoning changes.

Authority for the Plan

State laws (76-1-601 through 76-1-606, MCA) specify what should be included in a growth policy and the process for adopting and revising growth policies. State laws indicate neighborhood plans are an optional element of a growth policy, provided the plan is consistent with the growth policy. Specific requirements for what must be included in a neighborhood plan are not discussed in state law.

The Central Butte Area Plan conforms to state law. It is intended as a policy guide to the future. The plan is not regulatory and does not have the force and effect of law. However, zoning in Central Butte must be consistent with the plan as required by the Montana Planning and Zoning Act (76-2-304, MCA)

Steering Committee members felt that Central Butte was too large to be referred to as a single neighborhood. They pointed out that areas within Central Butte are quite different from each other today and historically it was as well. The Central Butte planning area is comprised of portions of six different historic neighborhoods. For this reason, this plan is referred to as the Central Butte Area Plan, but it has been designed to meet the requirements for a neighborhood plan as specified in state law

Timeline for the Plan

The Central Butte Area Plan is intended as framework for growth and infill development over the next 20 years, through 2030. While it is expected that the plan will remain valid for the next 20 years, as conditions change periodic review of the plan will be necessary. Reviewing the growth policy every five years, as required by state law, should also trigger a review of the Central Butte Area Plan as well.

Planning Area Boundaries

The Central Butte planning area was defined by the Butte-Silver Bow Planning Department in 2009. The planning area is bounded by East Galena Street, South Excelsior, West Iron Street, Montana Street, Front Street, Utah Street, East Platinum, New Street, South Ohio Street, East Mercury Street, and South Arizona Street.

Relationship of this Plan to the Butte-Silver Bow Growth Policy

This plan is proposed to be adopted as an amendment to the Butte-Silver Bow Growth Policy – 2008 Update. The Growth Policy is an extensive and well documented plan, with considerable detail on existing conditions and background information. This plan is intended to complement the Growth Policy by providing information specific to Central Butte and to avoid repetition of material already in the Growth Policy.

Neighborhood plans are required by state law to be consistent with the adopted Growth Policy. Adopting this plan will accomplish that objective, but it is important to point out where this plan differs significantly from the goals and objectives of the Growth Policy. It does so in two respects only, both of which are related to zoning. The Growth Policy includes a future land use map that shows two zoning categories for Central Butte – residential and commercial. This plan proposes that residential and commercial be allowed as mixed uses throughout Central Butte, with a commercial focus on the gateway areas of Montana Street, Utah and Arizona Streets, and Main Street. This plan also does not propose a “medical corridor overlay” zoning district, which was referred to in the Growth Policy. This plan does conform to the Growth Policy’s clear encouragement for retaining the historic character of Central Butte by using form-based or design code instead of traditional zoning. It was through the process of discussing those guidelines as part of preparing this plan that the participants decided not to include separate zoning districts, including a medical use overlay.

Since the time that the Butte-Silver Bow Growth Policy was updated in 2008, there have been additional requirements for Growth Policies as adopted into state law. In particular, there are now requirements to address wildland fire and gravel resources. Wildland fire is not an issue in the Plan area and there are adequate fire-fighting provisions in place. No other fire prevention or suppression measures were identified as a part of this Plan. Due to the extensive urban development and municipal zoning, sand and gravel resources are not proposed as an allowed use in the Central Butte Plan Area.

Relationship to Other Neighborhood Plans

At the time work on the Central Butte Area Plan was initiated, there were no other neighborhood plans adopted into the Growth Policy. The Greeley Area Plan was developed as a neighborhood plan at the same time as the Central Butte Area Plan. The rest of urban Butte had not been mapped with neighborhood planning areas (for purpose of growth policy level planning) at the time this plan was developed.

Planning Process

The process for the Central Butte Area Plan was started in part by the Human Resources Council (HRC) when they began working with Butte-Silver Box Community Development to develop a neighborhood plan for the area around Emma Park. It should be noted that historically, no neighborhood in Central Butte was identified as Emma Park. Instead, HRC proposed its own boundaries of such an area. The area is bounded by Mercury, Main, Platinum and Montana. In late 2009, the Butte-Silver Bow Planning Department determined that a larger planning area was needed for purposes of a neighborhood amendment to the Growth Policy Update – 2008. The Central Butte planning area included the HRC-proposed, 12-block Emma Park area and a much larger area as well.

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Efforts to revitalize Central Butte have in fact been ongoing for decades. In the past 15 years, actions have included new construction, new lighting, sidewalks, improvements to the high school properties, and improvements to the entry streets to Uptown Butte –Main, Montana, and Arizona-Utah. More than 30 new homes and more than 45 rehabilitations to homes occurred in the past 10 years. The new paving, lighting, and other improvements to Main Street that were completed in 2010, was a keystone of the “High Schools Neighborhood Project.” Imagine Butte, Butte Affordable Housing, Habitat for Humanity, National Affordable Housing Network, and other groups have been involved in these efforts to redevelop Central Butte. (Refer to Appendix A for information on Imagine Butte Collaborative effort.)

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In 2010, Butte-Silver Bow contracted with the Cossitt Consulting team to provide technical support for the Central Butte Area Plan. Butte-Silver Bow specified that the plan was to be completed within six months (June to December 2010).

The Butte-Silver Bow Council of Commissioners appointed members to a steering committee to guide plan development. The steering committee met once a month with the Cossitt Consulting team and Planning Department staff from June 2010 through November 2010. The steering committee’s recommended plan was submitted to the Butte-Silver Bow Planning Board in December 2010.

The steering committee hosted two public town hall meetings to gather public comments and ideas. The first town hall was held in August and the second was held in October.

The steering committee developed a public opinion survey with guidance from Ken Markert of the consulting team. The survey was distributed to a random sample of 620 Central Butte residents in August 2010. A total of 183 surveys were completed and returned. The survey results are referred to often in this plan.

The Butte-Silver Bow Planning Board reviewed the Central Butte Area Plan submitted to them by the Central Butte Plan Area steering committee. The Planning Board held a public hearing before forwarding their recommendation to the Council of Commissioners. Also, in accordance with the Butte-Silver Bow Municipal Code Title 2, Chapter 2.64.070 (H), the draft planning document was reviewed by the Butte-Silver Bow Historic Preservation Commission (HPC) and comments from that commission were submitted to the Council of Commissioners.

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The Butte-Silver Bow Council of Commissioners considered the recommendations from the steering committee, the planning board, HPC, as well as comments from the public, and

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adopted the Central Butte Area Plan into the Growth Policy, following procedures outlined in state law.

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PART TWO: CENTRAL BUTTE PROFILE

This section provides a summary of the existing characteristics and projected future trends of Central Butte.

Overview

The Central Butte Planning Area is a large diverse area with approximately 3500 residents on the slopes of the Butte Hill south of the Uptown Park Street corridor. It includes major gateways to Uptown, the single public high school in Butte, the regional hospital and medical facilities, a broad cross section of residents of varying incomes and interests. It is also part of a Superfund site for clean-up associated with decades of mining. The area experienced years of down-turn, when businesses and residents left, and many buildings were vacated or torn down. Low income and poverty is a major issue for the area, linked to other issues such as blight and decay. The area currently has some dilapidated buildings and areas of vacant lots between existing uses. Efforts have been made in the past few years and also currently underway to address these issues, including a number of upgrades by private individuals on residences and on larger structures (such as the hospital and high school). The Central Butte Planning Area has many opportunities and an excellent location between the Interstate and Uptown Butte. Central Butte is in the unique position of being part of the largest National Historic Landmark District in the nation, a reflection of its unique and diverse historical character dating back to the 19th century and roots in ore mining. It has resulted in a character that elevates it among other towns in the Rocky Mountain West, and a national reputation that Butte is using to rebuild itself.

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Historical Background

Central Butte was at the center of much Butte's development from the time gold was discovered along Silver Bow Creek in 1864. As gold placer mining played out, miners staked claims on Butte Hill. By the 1870s, silver was the main objective and three major silver mines – the Emma, Travona, and Ophir – all operated in the Central Butte Planning Area. By the 1880s copper mining was on the rise, and by 1917, approximately 150 mines were located in and near Butte.

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Central Butte is part of six different historic neighborhoods identified in the National Historic Landmark District (NHL) nomination. In 1962, the National Park Service designated areas of Butte as a National Historic Landmark District. Each of the six historic neighborhoods—Central Business District, South Central, East Side, West side, Southwest, and South Butte—has unique characteristics which is what supported original designation in 1962. In 2006, the District was expanded to include Anaconda, the Butt-Anaconda and Pacific Railroad corridor linking Butte and Anaconda, thus making it the largest historic landmark district in the United States. Management of Historic Landmarks in the United States is in part prescribed by the provisions of the National Historic Preservation Act of 1966, in relationship to federally licensed, permitted or funded actions or undertakings (and applicable federal regulations as well) that could affect such areas and for other purposes. Additional management prescriptions for the Butte portion

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of the NHLD are set out in the Butte-Silver Bow Municipal Code Title 2, Chapter 2.64. The Central Butte planning area is a core element of that portion of the NHLD located in Butte.

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Central Butte includes a portion of the original townsite of Butte, which was platted in 1876 and included the area between Copper, Washington, Gold, and Arizona Streets. Central Butte included at one time or another in its history the following features -- the Red Light District, Chinatown, mine shafts, mine workings, and mine tailings, railyards and associated industrial operations and warehouse district, commercial and retail businesses, and a variety of housing styles and sizes for workers, professionals, including the one of the nation's first public housing complexes. Many buildings and physical remnants of these features remain and many are still in use. The population of the various neighborhoods was one that included a variety of ethnicities and financial status.

Physical Setting

The existing topography of the Central Butte Planning Area includes relatively flat areas and steep slopes with an overall rise of several hundred feet from its lowest point on the southern end to the highest elevation in the north. Historically, the natural terrain was altered by mining operations that produced tremendous quantities of mining-related waste.

Land Use

The existing land uses in the Central Butte Planning Area are inextricably linked to how the land was used for mining and the housing for miners and others who came to live in Butte, as well as the commercial and industrial operations that grew with the city. The area includes approximately 320 acres (excluding streets and public right of ways).

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Land uses in the Central Butte Planning Area are diverse and also mixed; you can find industrial next to residential, commercial with residential, and single family homes intermixed with multi-family and apartments in a single block. As noted above, the Planning Area includes portions of several neighborhoods and not surprisingly, the Central Butte Planning Area has some areas with very distinct land uses and issues that are quite different from other places in the Planning Area. These include:

- Hospital/Medical Corridor that extends from Excelsior to Montana Street. It includes St. James Health Care and a number of clinics and medical offices.
- Porphyry from Montana Street to the Butte High School and the blocks north and south are noticeably comprised of vacant lots and deterioration, identified as a problem priority area in the Butte-Silver Bow Growth Policy. This area has seen improvements related to the high school, new home construction with assistance from National Affordable Housing Network, and is also the site for a new facility to be constructed by the Human Resources Council (HRC) as a Community Center and for their offices. HRC is currently engaging residents within a 12-block area around Emma Park in planning for area renewal.

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- South of Butte High School to Front Street between Montana and Utah is a mix of industrial, commercial and residential. In some ways the mix is the same as its roots in the old “South Butte” neighborhood described above. There is a band of commercial and retail mixed with residences along Front Street, on Main and Utah. Land developed for industrial uses along the rail-lines that cut across the center of this area is still in use as industrial (e.g., the concrete plant and warehouses) with mixed uses including residential to the north and south. This area also has significant areas of vacant land, particularly south of the High School.
- South Montana Street is the gateway to Uptown Butte from the Interstate and other areas to the south. It is the widest street in the Planning Area and has a mix of residential, commercial, and public buildings. Vacant lots and run-down older buildings are interspersed with newer buildings (some of which are also in poor condition) and renovated structures.
- Excelsior to South Washington north of the medical complex area is a distinctly residential neighborhood of older single family and multi-family residences with little or no setbacks, and generally fewer vacant lots than in other areas of the Central Butte Planning Area.
- East Galena from S. Washington to Arizona. This block wide band is almost entirely large commercial or warehouse structures, interspersed with vacant lots.
- Excelsior to Montana south of the medical complex area is noticeably comprised of the open space of the Travona Mineyard in the west. East of the Travona, residences (primarily single family) of various ages and construction types are located along the hillsides and smaller housing units along West Iron. Vacant lots are noticeable in this area as well.
- Silver Bow Homes, east of the Butte High School, has been public housing since the 1940s. At the time this plan was prepared, Butte Affordable Housing was completing several new housing units just to the north of Silver Bow Homes.

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Existing zoning in Central Butte is quite complex. The Butte-Silver Bow Growth Policy – 2008 Update recommended simplifying the many layers and also suggested form-based and design codes for Central Butte.

The Central Butte Planning Area for decades experienced deterioration, with the most significant land use change being the increasing quantities of vacant buildings and vacant land. During the development of this Central Butte Area Plan, there were three different instances of building fires which destroyed or seriously damaged buildings. The cause of the fires was being investigated at the time this report was written, but arson and neglect have been the cause of most vacant lots and buildings in Central Butte. The trend of more and more vacant lots and buildings could be reversed if action is taken. Initiating this Central Butte Area Plan is a start, as are efforts by individual owners and businesses to keep up their buildings, and by organizations to build quality low income housing and stimulate neighborhood efforts, such as the Emma Park neighborhood plan.

Population

Total population in the Central Butte Neighborhood was 3,598 persons in the year 2000. Population had been declining in Butte and throughout the county since 1920, when county population peaked at 60,313. By 2000, total county population had declined by more than one-third. Although population in the county began to rise slightly in 1990, most of the growth has been outside of the Butte urban area.

The people who live in Central Butte include a variety of income levels, but overall the area is poorer than residents county-wide, in the state, and in the nation. The poverty rate for individuals is approximately double that of the nation. The concentration of poor households has contributed to a cycle of poverty that has persisted for some time in much of Central Butte.

The area includes diverse demographics and significantly fewer family households compared to the state and the nation. Central Butte includes a number of group facilities, including a pre-release center. The senior population is also on the rise – projections indicate persons ages 65+ will comprise a quarter of total population in the county by 2030.

Looking toward the future, Central Butte faces challenges for attracting new residents and serving the existing population. Building on positive changes will be important to make Central Butte more desirable and more competitive with other residential locations on the urban fringe.

Housing Trends

This area is one of the most diverse in Butte and contains the greatest mix of use and construction types, building scales and lot sizes in a very concentrated area. It is one of the oldest areas and contains a significant number of historic structures.

While the predominant housing type in Butte-Silver Bow is single family housing, the Central Butte Area contains 74% of all duplexes and four-plexes and contains the largest number of multi-family and public housing units. It has the widest variety of housing types and styles and the oldest housing stock. Forty-one percent of the Butte-Silver Bow housing was constructed prior to 1939 and over half of these units are concentrated in the Central Butte Area. The majority of units in this area are 70 years old with many that are over 100 years old. These units and others do not meet current building codes for wiring, plumbing, energy consumption and structural systems. Very little new housing development occurred in this area since the 1950's, but within the past 10 years, there have been more than 30 new homes built and 45 homes rehabilitated.

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Vacant properties in housing blocks create holes in the social fabric and erode social interaction, isolate neighbors and affect livability.

Central Butte will need to expand housing upgrades to reverse the decades-long trends of neglect and will need to rebuild the area as an interesting, dynamic and desired place to live.

Economic Conditions

Central Butte includes the region's medical care hub, with several clinics and physicians' offices, chiropractic and dental offices, many of which are clustered within a few blocks of St. James Health Care. Central Butte businesses also include retail (furniture, shoes, a warehouse food supply), industrial (cement plant), public service organizations (pre-release center, group home), a number of gas stations and automotive repair shops, cafes and fast food (Subway, Annie's café, North Star Ice Cream), and other commercial retail including a bakery, beauty salons, etc. The major public sector employer is Butte High School. Each day hundreds of people travel to work in Central Butte. Saint James Health Care alone employs approximately 600 persons. Many more travel through Central Butte to jobs in Uptown Butte. These commuters provide some potential for economic opportunities in the service sector.

Future challenges facing the economic sector are similar to those facing housing – the overall blight, vacant lots and vacant buildings, structures in various states of decay, and competition from areas south and east --- make it difficult to attract and retain businesses. Working to address the overall blight and create a more lively business atmosphere will help improve the economics of Central Butte.

Local Services

Local public services include law enforcement, fire and emergency services, medical, education-schools, transportation services, library, solid waste collection, and senior and other services. Generally, residents in the Central Butte Planning Area are close to nearly all of these services and for those without cars, there are bus routes that stop at many locations in the Planning Area. Most of the public services in the Central Butte Planning Area have adequate capacity for increased population. Butte and the surrounding region have current needs related to medical and mental health care, which will grow with the aging population. Law enforcement has been seeking additional officers for many years in order to provide adequate services for the existing population. This area has the highest crime rate in Silver Bow County.

Public services are generally more than adequate for future needs in Central Butte, with the notable exception of law enforcement patrols. Central Butte is centrally located to access most public services in Silver Bow County and will continue to be so in the future. Public service access is definitely one of the area's strong points.

Public Facilities (Public Infrastructure)

Public facilities include water, sewer, storm sewer, streets, sidewalks, and street lighting. Many infrastructure improvements have been occurring in the area – a new water supply system is almost complete, sewer collection lines are being updated, and storm water is being addressed. These activities are occurring as part of the overall plan to address environmental issues and priority soils identified in Superfund clean-up of past mining-related impacts. Other improvements include new paving and new street lighting on major streets leading to Uptown Butte. Other areas are in serious need of street and sidewalk improvements. The steep hillside topography diminishes opportunities for all ages to circulate via non-motorized transportation. Sidewalks are generally in poor condition or non-existent. Although improvements are in progress, storm water collection and treatment could use improvements.

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Looking to the future, the gains made toward water, sewer, and storm sewer are excellent foundations for re-building the neighborhood with basic municipal services. Streets, sidewalks, and public lighting, however, are far behind the curve and will continue to add to the general blight of the neighborhood unless addressed.

Natural Resources

Central Butte is urbanized. Natural resources typically addressed in a plan include topics such as wildlife, wildlife habitat, streams and lakes, etc. that are not applicable here. Sand and gravel is another topic required by state law to be addressed in a growth policy (an addition to state law since the Butte-Silver Bow Growth Policy – 2008 Update). Sand and gravel operations would typically be excluded under the zoning code, so even if such deposits exist in Central Butte, they would not likely be excavated. Of course, the natural resources overshadowing all of Butte are the silver, gold, copper, molybdenum and other metals that have been at the heart of Butte’s title as “the richest hill on earth.”

Mining and ore processing (including mills, concentrators, and smelters) produced tremendous volumes of mining-related waste, including waste rock, mill tailings, slag, and aerial smelter emissions. Mining wastes impacted water quality on the entire length of Silver Bow Creek. The Silver Bow Creek/Butte Area Superfund Site, established in 1987 includes the Butte Hill, underground mines beneath Butte Hill, Berkeley Pit, Berkeley Pit mining area, active Continental Pit operation, entire reach of Silver Bow Creek between Butte and Warm Springs and the Warm Springs treatment ponds. Within this large area of 85 square miles, the U.S. Environmental Protection Agency (EPA) has identified 13 Operating Units (OUs) or focus areas for remediation. Of these the following overlap or include the Central Butte Planning Area: Butte Mine Flooding OU and the Butte Priority Soils OU. (CDM)

The Butte Mine Flooding OU consists of waters within the Berkeley Pit, the underground mine workings hydraulically connected to the Pit, the associated alluvial and bedrock aquifers, and other contributing sources of inflow to the Berkeley Pit. The Berkeley Pit covers approximately 675 acres, is 1,780 feet deep, with a volume of 35 billion gallons of contaminated water. The U.S. EPA, Montana DEQ, and Potentially Responsible Parties (PRPs) agreed to a critical water level of 5,420 feet in the Berkeley Pit (water not to exceed that level).

The focus of the Butte Priority Soils OU is contamination from mining and ore-processing wastes in the form of mill tailings, waste rock, slag, and smelter fallout. Considerable progress has been

made toward clean-up. Within the entire OU, response efforts have removed, capped, or reclaimed over 8 million cubic yards of waste; over 400 acres of mine-impacted land has been reclaimed, and approximately 1.2 million cubic yards of tailings previous in contact with ground and surface water have been removed from Silver Bow Creek floodplain. Reclaimed and/or capped lands in Central Butte include Emma Park and Travona mine area. Funding from the Natural Resources Damages (NRD) fund established to address the Priority Soils OU, has also helped fund the water, sewer, and storm water system upgrades in Central Butte.

Contaminated soils on properties with large quantities of exposed contaminants have for the most part been addressed. Now, a major focus is to identify properties where contaminants may be recently exposed (such as excavations, or renovation of buildings), where individuals may particularly at risk, and to begin the work of sampling all residential properties for contaminants, per the Residential Metals Abatement Program.

The "Final Multi-Pathway Residential Metals Abatement Program Plan" was released in April 2010 with the purpose of ensuring "public and environmental health of the residents of the Butte Priority Soils Operable Unit and the adjacent areas by effectively identifying and mitigating potentially harmful exposures to sources of lead, arsenic, and mercury. To that end, the program requires sampling residential yard soil, interior living space dust, attic dust, and lead-based paint and remediating those that exceed action levels. The program will utilize a prioritized approach for affected and sensitive populations and also requires that every property with the Priority Soils Operating Unit and Adjacent Area be systematically sampled within 10 years following the effective date of the Consent Decree.

Mine-related surface subsidence is another issue that for years created a hostile lending environment for construction, renovation, or property purchase throughout much of Butte, including the Central Butte Planning Area. Although the lending dilemma made it appear that all properties in the Priority Soils OU were at risk for subsidence, subsidence issues are localized and specific to mine openings.

Although mine related impacts and Superfund Status are a challenge, they are not insurmountable in the context of future growth. New developments in Uptown Butte (e.g., Sears building upgrade) and in Central Butte (medical area activity) indicate businesses and residents are moving into the area.

Parks and Open Space

The Butte Silver Bow Comprehensive Park, Trails and Open Space Plan was adopted in 2009 and outlines the existing conditions, community needs and recommendations for the development of park lands, natural areas, heritage sites, recreation facilities and operations and management. Park land in the Plan Area is higher than average, however amenities are outdated and non-existent. Much of the residential development in the Plan Area is high density with little or no individual yard space for children to play, consequently public play space is very important.

SUMMARY

Central Butte faces challenging prospects for the future, resulting from decades of population loss, decaying infrastructure and increasing blight. There is now energy to get past the problems and to recreate Central Butte in a new way that reflects historical character and promotes strong community. This plan is an attempt to solidify a strategic approach to positive change.

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PART THREE: PLAN FOR THE FUTURE

This Part introduces the Town’s vision statement and planning goals, which describe what Central Butte should strive to be in the future.

Supplementing these goals are detailed “planning strategies” that outline specific policies to adopt and actions to undertake to accomplish the goals. In addition, a future land use plan provides a geographic perspective of the desired future of Central Butte. This part concludes with a priority action plan that lists specific actions to begin in the first year of the plan.

VISION AND PRIMARY GOALS

Vision for Central Butte’s Future

A vision statement is a concise description of what a community desires for its future. It is the long-term foundation for actions to be taken as part of the 20-year plan.

The Central Butte vision statement is the result of discussions at steering committee meetings and town hall meetings regarding what people value most about Central Butte, what they would most like to retain for the future, and what most needs to be changed.

Central Butte Vision Statement:

The Central Butte neighborhood planning area consists of six historic neighborhoods that are functioning well in the 21st century. Demographically diverse, the neighborhoods have a sustainable mix of residential, business, educational and medical care uses. The area is the cornerstone of the National Historic Landmark District and gateway to Uptown Butte. Residential properties are safe and affordable; commercial properties are rehabilitated and occupied; and new construction is compatible with historic design. The planning area’s neighborhoods have complete infrastructure including sidewalks, streets and quality outdoor spaces that contribute to a desirable quality of life for all.

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Primary Goals

The primary goals are short statements clarifying direction and addressing key issues needed to achieve the vision. The overarching theme of the goals is to revitalize Central Butte in a way that does not compromise quality of life for residents and that retains the integrity of the

national historic district. The goals and overarching themes are consistent with the Butte-Silver Bow Growth Policy – 2008 Update.

The Central Butte Plan is based on the following primary goals, Goals A through I. The goals interrelate and overlap with each other. It is important to consider each goal within the overall context of the Vision Statement and the other goals. Because the goals are so connected, they have not been assigned any priority order in the following list.

GOAL A: PUBLIC INFRASTRUCTURE

Repair and upgrade streets, sidewalks, alleys, public lighting, and any remaining needed improvements to the water and sewer systems.

GOAL B: HOUSING

Encourage a range of quality housing types with a range of affordability, from low-income to high income.

GOAL C: ENVIRONMENTAL HAZARDS

Reduce the barriers to infill development and revitalization created by actual or perceived environmental hazards.

GOAL D: HISTORIC DISTRICT

Retain and protect the National Historic Landmark District.

GOAL E: DEVELOPMENT PATTERNS

Expand a mix of residential and commercial uses with form and design that retains the Central Butte historic character.

GOAL F: ECONOMY

Revitalize the Central Butte economy with more commercial retail activity compatible with residential uses.

GOAL G: PUBLIC SAFETY AND WELL-BEING

Promote public safety and reduce crime and nuisances.

GOAL H: TRANSPORTATION

Encourage pedestrian-friendly neighborhoods, with good access to public transportation.

GOAL I: NEIGHBORHOOD APPEARANCE

Reduce blight and decay of buildings and properties.

GOAL J: NEIGHBORHOOD CENTERS AND OPEN SPACE

Encourage open space and street landscaping as key elements in community design and retain and develop neighborhood centers consistent with need and demand.

GOAL K: CITIZEN INVOLVEMENT AND ACCESS TO GOVERNMENT

Encourage citizen involvement in the implementation of the Central Butte Area Plan and access to information and assistance from Butte-Silver Bow government.

DRAFT

PLANNING STRATEGIES

The Central Butte Area Plan is a comprehensive, long-range plan intended to guide growth and development in Central Butte. The Vision Statement is a short declaration of what Central Butte will strive to be. The Primary Goals further define how to achieve the vision, but are still fairly general. More detail is needed to explain how to achieve the goals and vision. The Planning Strategies of this section provide that detail.

The Planning Strategies and the Future Land Use Plan (in the next section) are the main action steps and policies for the Central Butte Area Plan. The Future Land Use Plan provides specific guidance for future zoning and incorporates elements of the goals and planning strategies.

This section on Planning Strategies provides a re-statement of each goal. Following each goal, a context is provided in the form of a brief discussion of the rationale or background for the goal and identification of issues leading to the specific planning strategies. The context reflects comments from the Central Butte Steering Committee and from town hall participants, resident opinion survey results, and the inventory analysis conducted by the Cossitt Consulting team. Following the discussion of context, are the objectives (desired results for each goal), and the specific Planning Strategies.

Implementation of goals and objectives is predicated on the following guiding policies:

Guiding Policies:

Policy #1: Identify all grant and existing funding sources possible and use these first.

Policy #2: Consider new or additional taxing only as needed, and tied to specific objectives and outcomes.

Policy #3: Projects will be managed openly, with information available to the public and public involvement encouraged.

Policy #4: Encourage a can-do and positive attitude about the community.

Policy #5: Efforts that focus on a specific area, such as a block or group of blocks, will be the priority rather than addressing single efforts scattered across the Planning Area.

Policy #6: Neighborhood and housing redevelopment efforts should encourage economically diverse neighborhoods.

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PUBLIC INFRASTRUCTURE

GOAL A: Repair and upgrade streets, sidewalks, alleys, public lighting, and any remaining needed improvements to the water and sewer systems.

CONTEXT

Central Butte’s streets, alleys, and sidewalks are in serious need of repair and upgrade. Major improvements have been made recently along Main Street, but generally throughout Central Butte sidewalks are rough, broken, pitted or missing and street condition is just as bad. Survey respondents ranked sidewalks #2 on the high priority list for improvements (49% of all respondents), street improvements #3 (48%), alleys #5 (31%), street lighting #6 (25%), and stormwater drainage #10 (20%). The waiting list for city sidewalk improvements is backed up nearly seven years. Pedestrian-friendly neighborhoods are important part of creating a sustainable and high quality of life in an urban setting.

OBJECTIVES

- ✓ Sidewalks and streets that are in good repair and well-maintained
- ✓ Pedestrian-friendly environment
- ✓ Central Butte infrastructure is attractive for infill development
- ✓ Residents and lot owners maintain sidewalks with snow removal and cleaning

PLANNING STRATEGIES

Strategy A-1: Initiate a capital improvements program that inventories condition of streets, sidewalks, alleys, street lighting, curb, and gutter, stormwater facilities, and prioritizes projects in a five year implementation plan with annual budget review and status report.

Strategy A-2: Upgrade and repair sidewalks to ADA standards and prioritize based on poor condition and potential for high use.

Strategy A-3: Identify regular maintenance needs, such as sweeping and removing snow on streets, and identify a priority system (e.g., snow routes) and clarify lot owner responsibilities for sidewalk maintenance.

Strategy A-4: Focus on pedestrian-friendly public infrastructure, with street intersections that are safe to cross, pedestrian-level lighting, and sidewalks buffered from busy streets with trees and other vegetation.

Strategy A-5: Encourage Butte-Silver Bow to develop an infrastructure policy that promotes historically compatible infill in Central Butte before extending city water, sewer, and city-maintained streets to currently un-served areas, such as new subdivisions on the urban fringe.

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Strategy A-6: Encourage residents to provide information and priorities for the Butte-Silver Bow Transportation Plan Updates and presentations to the Butte Transportation Coordinating Committee that oversees transportation projects in Butte-Silver Bow.

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HOUSING

GOAL B: Encourage a range of quality housing types with a range of affordability, from low-income to high income.

CONTEXT

The housing stock is mostly pre-1940s and many homes are in various states of disrepair and decay. Historically, Central Butte’s neighborhoods were a mix of low-income and higher end housing stock, and a range of household incomes remains a desired characteristic. Housing stock issues include all facets from subsurface, structural, interior and exterior conditions. There are actual or perceived disincentives for many homeowners to improve their properties including poor quality of adjoining properties, lack of funding, costs of upgrades. Some fear that improving their residences will increase property taxes. Half of all survey respondents ranked improving older housing as a high priority, putting it at the top of the list.

The substantial numbers of low quality rental units is a debilitating component of the overall housing picture in Central Butte. Participants in the planning process repeatedly discussed rentals that were substandard and unhealthy, including leaking roofs or inadequate water or sewer. Currently there is no rental inspection program in Butte, but there are prototypes in other communities.

A variety of organizations are involved in efforts to upgrade homes include National Affordable Housing Network , Butte Affordable Housing, Habitat for Humanity and others. Considerable results have been made in the past ten years. These groups have worked on affordable housing that meets safety standards and is energy efficient. Self-help programs, like those funded by USDA Rural Development, help groups of six to ten low income families build their own homes by providing materials and the skilled labor they cannot furnish themselves. The families must agree to work together until all homes are finished. Habitat for Humanity of Southwest Montana and National affordable Housing Network together can bring about \$1.5 million in construction funding including no-interest loans.

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Some concerns were raised in the process of developing this plan about mortgage industry financing of homes and properties in the Central Butte area. For decades, it was nearly impossible to obtain traditional mortgages for much of the housing in Central Butte, a status referred to as “Red-lining” or exclusion of the area for financing. That appears to have eased off some, but was cited as a continued problem by National Affordable Housing Network in regard to substandard housing. (A list of FHA low interest loan requirements for housing is attached as an appendix to this document.)

OBJECTIVES

- ✓ Overall condition of residential properties is improved
- ✓ All rental units meet basic minimum standards for habitation
- ✓ Residences are safe and affordable to purchase or rent
- ✓ More residences are energy efficient

PLANNING STRATEGIES

Strategy B-1: Develop a city code to establish minimum health and habitability standards for residential rental properties and to license and inspect properties to protect the health, safety, and well being of the occupants.

Strategy B-2: Maintain a list of rental properties that meet minimum standards and those that do not.

Strategy B-3: Create a voluntary landlord-tenant association who work to inform renters and landlords of their rights and responsibilities and creates incentives for landlords to improve rentals.

Strategy B-4: Identify existing programs or develop new programs to provide information and assistance for rehabilitating and updating existing housing stock. (examples: information on funding programs, education/skill building for repair and construction, professional technical contacts)

Strategy B-5: Initiate a local funding source (such as a revolving loan fund) for low-income individuals to repair and upgrade their homes.

Strategy B-6: Develop guidelines and programs for assisting owners in making improvements to properties where rehabilitation, and/or regulatory compliance (e.g., community decay and historic preservation ordinances) exceed value of home.

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Strategy B-7: Encourage building techniques and residential heating and cooling systems that promote energy affordability.

Strategy B-8: Provide specific information about the effects of improvements on property taxes and consider feasibility of tax abatement programs for improvements.

Strategy B-9: Develop support services in combination with affordable housing that ensure long-term maintenance and sustainability of homes and ownership.

Strategy B-10: Encourage affordable home purchase for low income and workforce with programs such as self-help ("sweat-equity" efforts like Habitat for Humanity), and affordable financing.

ENVIRONMENTAL HAZARDS

GOAL C: Reduce the barriers to infill development and revitalization created by actual or perceived environmental hazards.

CONTEXT

Environmental hazards include smelter dust and contaminated soils, and there are programs in place to address both issues. The programs, however, can only handle a limited number of clean up activity per year. Subsidence is another issue that causes concern but a study completed in 2002 indicates that the problem is isolated to a few specific locations. Survey respondents ranked “lead dust, mine waste, and other environmental conditions” as one of the top three obstacles to home improvement. Some sinkholes and settling identified by participants may not caused by “subsidence” but possibly poor installation of utilities.

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OBJECTIVES

- ✓ Residents, businesses, and property owners understand environmental hazards, know how to identify if such exist on their properties, and how to remediate the hazards
- ✓ More historically compatible infill development in Central Butte resulting from accurate information on hazards and remediation in new construction and re-use of existing buildings and structures

PLANNING STRATEGIES

Strategy C-1: Provide information to the public about the potential hazards and the programs in place to assist residents and property owners, and provide more resources for these programs to address more properties per year.

Strategy C-2: Develop and distribute a short brochure that summarizes the 2002 subsidence study for the Central Butte area.

Strategy C-3: Initiate a pilot program, coordinating with Montana Tech, the Citizens Technical Environmental Committee (CTEC) and others to identify any further specific research needed related to smelter dust and other environmental issues, to complete studies as needed, and disseminate study results to residents of Central Butte.

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Strategy C-4: Clarify subsidence in Central Butte by identifying areas with no potential for subsidence, and those with low, medium, and high potential for subsidence and identify measures to address subsidence.

HISTORIC DISTRICT

GOAL D: Retain and protect the National Historic Landmark District.

CONTEXT

Central Butte comprises a significant portion of the National Historic Landmark District in the Butte urban area. The Butte-Silver Bow Growth Policy – 2008 Update identifies the need to preserve the historic buildings of the National Historic Landmark District. Participants in the Central Butte planning process identified perceived conflicts between the desire to preserve buildings and economic costs of doing so. Economic condition have caused property owners to allow buildings to deteriorate to the point where buildings are in significant need of rehabilitation or may not be useable at all. Some buildings in Central Butte are in their current condition simply because of owner neglect. Some rental properties are in poor condition as a result of the unwillingness of owners to improve them. The end result can become vacant lots where buildings once stood, potentially replaced with in-fill development which is not historically compatible with the surrounding buildings and structures. At some point in the future this could lead to delisting that portion of the National Historic Landmark District within the Central Butte or specific neighborhoods of that area. This issue includes residential and commercial properties alike. If public funds are used for improvements to historic structures, and those properties are listed on the local register of historic places, the improvements must meet Butte-Silver Bow’s local historic preservation guidelines. Similar requirements are in place where federal funds are used for in-fill development, such as additional public housing.

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OBJECTIVES

- ✓ More historic buildings are rehabilitated for use while retaining their historic designation
- ✓ More upgrades and renovations utilize the public funding available for that purpose (such as URA funds)

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PLANNING STRATEGIES

Strategy D-1: Develop and implement local historic preservation guidelines that provide economic options for restoration (highest level of preservation), and rehabilitation- adaptive reuse that are specific, clear, and easy to understand and follow. Develop pattern book to be used for existing buildings and infill construction that reflect the specific design features of the various historic neighborhoods of Central Butte.

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Strategy D-2: Encourage the HPC to be more active in Central Butte, providing education and information, such as workshops, education events, and demonstrations projects.

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Strategy D-3: Continue to consult with National Park Service and other resources and identify a variety and range of methods for preserving historic buildings that fit with the economic and cultural realities of Central Butte.

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DEVELOPMENT PATTERNS

GOAL E: Expand a mix of residential and commercial uses with form and design that retains the Central Butte historic character.

CONTEXT

The current mix of existing land uses in Central Butte is a reflection of its creation and the historic neighborhoods that housed mine workers, professionals, business owners, many of whom were within walking distance to their place of work, to shopping, and to other services. Central Butte’s historical land uses also included mining operations, rail yards, warehouses and industrial activity and there are still pockets of heavy industrial, including a cement plant. Participants in the planning process indicated that they were generally comfortable with a mix of residential and commercial uses, but would like to see the heavy industrial uses relocate outside of Central Butte. Steering Committee members and participants at the town hall meetings were interested in the concept of form-based code as an alternative to traditional zoning. Traditional zoning separates uses into different zoning districts while form-based codes allow a variety of residential and commercial uses in the same area as long as they meet requirements for building placement, height, setbacks, etc. Central Butte area is currently zoned in the traditional manner and there are many different types of residential districts, commercial districts, and industrial districts in the Plan Area. The Butte-Silver Bow Growth Policy – 2008 Plan Update encouraged use of form and design guidelines in Central Butte as a way to encourage a lively mix of uses and retain historic character.

OBJECTIVES

- ✓ **Historically compatible** infill development occurs on vacant lots and vacant or under-used buildings **are rehabilitated as needed for new uses.**
- ✓ New development **maintains** historic character and **adds to** overall quality of life

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PLANNING STRATEGIES

Strategy E-1: Implement form-based zoning code as identified in the Future Land Use Plan.

Strategy E-2: Implement architectural design guidelines into zoning code as identified in the Future Land Use Plan.

Strategy E-3: Investigate feasibility of using the International Existing Building Code as a more reasonable and more economic alternative for existing commercial building upgrades than the International Building Code.

Strategy E-4: Develop incentives for residential and commercial infill and implement an infill policy for the Butte-Silver Bow that increases development of vacant lots and underused buildings in the urban area, including Central Butte.

Strategy E-5: Inventory vacant lots and vacant buildings and develop incentives for owners to use properties or to sell for development.

ECONOMY

GOAL F: Revitalize the Central Butte economy with more commercial retail activity compatible with residential uses.

CONTEXT

Central Butte has some bright economic features such as the medical area, but overall the economy is struggling. Commercial businesses are scattered among vacant lots and may be located within or adjacent to run-down buildings. Many of the existing businesses have been there for a long time, but with the exception of some new medical facilities, few new businesses are moving into the area. Many other businesses have closed shop over the decades and the building has remained vacant or has since been subject to arson or otherwise demolished.

Nearly one-quarter of the Central Butte Planning Area falls within the URA district, a Tax-Increment Finance District (TIFD) established to stimulate economic growth. The URA is near the end of its statutorily set lifespan of 30 years. Another TIFD, the Renovation and Rehabilitation Agency (RRA), was created in the last few years and includes one or two blocks of the Central Butte Planning Area (by Silver Bow Homes).

OBJECTIVES

- ✓ Central Butte is economically sustainable with a variety of medical, retail and commercial businesses
- ✓ More commercial structures have been updated and rehabilitated to serve new and existing businesses
- ✓ Central Butte includes neighborhood restaurants and shops, and is seen as an up and coming place to live, work, and visit

PLANNING STRATEGIES

Strategy F-1: Work with Butte Main Street organization, Butte-Silver Bow Community Development, HPC, business sector including banking and real estate, and others as well as the public to create and implement a strategic plan to attract new businesses and expand existing businesses. Consider market niche “clusters”, that could be uniquely tied to Central Butte, such as businesses that design and supply historic building renovation and repair.

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Strategy F-2: Investigate the feasibility of a TIFD that would encompass Central Butte and possibly other areas as well.

Strategy F-3: Provide all sectors of the public with specific information about the effects of improvements on property taxes and implement tax abatement programs for improvements, including expansion of the Historic Preservation Tax Abatement program and the application of other tax incentive programs available to the state and federal levels.

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Strategy F-4: Identify resources for commercial property to rehabilitate and upgrade existing buildings for new uses and distribute the information to existing and prospective businesses.

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PUBLIC SAFETY AND WELL-BEING

GOAL G: Promote public safety and reduce crime and nuisances.

CONTEXT

Central Butte has the highest crime rates in Silver Bow County, with a theft or burglary occurring almost every day on average. In addition, residents complain of barking dogs and loose dogs and garbage. Butte-Silver Bow does not provide containers for solid waste pick up so residents are left to provide their own containers or none at all. Containers tip or are pushed over and garbage is strewn about. Planning participants have also cited junk and weeds as issues. Many residents may not have cars or trucks to haul large items to the land fill.

OBJECTIVES

- ✓ Central Butte is safer, with less crime
- ✓ The area is quieter and dogs are leashed or in fenced yards
- ✓ Central Butte is cleaner, with less trash on vacant lots and in alleys

PLANNING STRATEGIES

Strategy G-1: Increase the number of law enforcement officers assigned to Central Butte and increase the number of patrols.

Strategy G-2: Work with law enforcement to identify pro-active steps that neighbors can take to reduce crime.

Strategy G-3: Review ordinances regarding barking and loose dogs for effectiveness, revise as needed and enforce..

Strategy G-4: Create a dog park in or near Central Butte and a maintenance program by dog-owners who use the park.

Strategy G-5: Provide solid waste containers for each residence.

Strategy G-6: Review ordinances regarding junk and weeds, revise as needed and enforce .

Strategy G-7: Provide for community clean-up days with large item pick-up and other activities to clean up the neighborhood.

TRANSPORTATION

GOAL H: Encourage pedestrian-friendly neighborhoods, with good access to public transportation.

CONTEXT

Primary transportation focus in Central Butte is motorized traffic, as evidenced by the wide main streets (such as Montana), general lack of crosswalks, and write-in comments from survey respondents indicating that speed and traffic impact pedestrians and road conditions. Butte has an extensive public bus system for a community of its size, with busses generally running on the hour, but participants suggested more frequent service for Central Butte since many residents here may not have cars or cannot drive. A smaller bus that loops through Central Butte to Uptown on a more frequent basis was suggested for residents and also for visitors who come for Uptown special events. The public elementary school that serves most students in Central Butte is west of Excelsior, requiring students to cross busy streets, such as Montana. Federal programs, such as “Safe Routes to School” are available to improve access to elementary schools. Sidewalks are in horrible condition or non-existent. Nationwide, cities and towns are working to make urban areas more pedestrian friendly, with strong links to public transportation, and a street environment that is conducive to walking. As the senior population increases, fewer will be able to drive safely and will rely on public transportation.

OBJECTIVES

- ✓ Central Butte is safe for pedestrians and bicyclists
- ✓ Walking and biking are encouraged as alternative modes of transportation for individual health
- ✓ Those who must rely on public transportation are adequately served

PLANNING STRATEGIES

Strategy H-1: Initiate a “Safe Routes to School” program with school travel plan for the elementary schools that serve Central Butte.

Strategy H-2: Conduct an analysis of existing use and a feasibility study for public bus transportation in Central Butte, focusing on whether service should be increased here (and perhaps reduced in other areas where use/need is less).

Strategy H-3: Conduct a feasibility study for a jitney or short-trip bus to/from Uptown and possibly Montana Tech.

Strategy H-4: Coordinate bus stops, main routes leading to/from bus stops, and Safe Routes to School, and needs of pedestrians, bicyclists, seniors and those with disabilities into the Public Infrastructure program (described above).

Strategy H-5: Public Works to coordinate with residents to identify and prioritize where traffic signage is needed to stop or slow traffic, and where traffic-calming measures such as narrower traffic lanes, curb extensions, etc. should be installed.

NEIGHBORHOOD APPEARANCE

GOAL I: Reduce blight and decay of buildings and properties.

CONTEXT

The *American Heritage Dictionary of the English Language*, 4th ed., defines blight as: "Something that impairs growth, withers hopes and ambitions, or impedes progress and prosperity." In Central Butte, blight is a sort of sum total of decaying buildings, vacant unkempt lots, junk, weeds, rough or non-existent sidewalks, and badly paved streets, etc. Most of those issues are addressed under other goal topics. This goal is intended to highlight the issue of both residential and commercial properties that fall into decay and disrepair. Unsightly properties and dilapidated buildings were two of the three most frequently cited negative features of Central Butte, according to survey respondents.

OBJECTIVES

- ✓ Pride of ownership is reflected in well-maintained properties
- ✓ Low income persons who need assistance to keep up their homes have access to help

PLANNING STRATEGIES

Strategy I-1: Focus on collective projects that target a block or group of blocks to comprehensively address blight.

Strategy I-2: Look to other communities across the nation that have successfully addressed blight.

Strategy I-3: Review Community Decay Ordinance and recommend changes as needed to have an ordinance that will both meet its intended purpose and be enforced.

Strategy I-4: Develop a comprehensive list of agencies and services to assist with home maintenance and repair.

NEIGHBORHOOD CENTERS, PARKS, AND PUBLIC OPEN SPACE

GOAL J: Encourage open space and street landscaping as key elements in community design and retain and develop neighborhood centers consistent with need and demand.

CONTEXT

Central Butte’s primary neighborhood center is Butte High School – it is the major center of events and activities in the area. The High School, however, is not easy for people to get to or around in unless they are familiar with the building layout. The Human Resources Council (HRC) has proposed a neighborhood center near Emma Park as a place where residents could access HRC services and also envisioned to include a shop where locals could work on carpentry and home repair projects and get technical assistance or training for the projects.

Park land in the Central Butte Planning Area is higher than average, however amenities are outdated or non-existent. Much of the residential development in the Plan Area is high density with little or no individual yard space for children to play, consequently public play space is very important. Butte Silver Bow’s park budget is very limited and has been cutting back the number of parks that are maintained by the city-county.

Public outdoor space and landscaping is important to overall quality of life in urban settings. There aren’t many trees in Central Butte.

OBJECTIVES

- ✓ Butte High School is easily recognized and accessed as a center in Central Butte
- ✓ There are parks for outdoor recreation and events and places for children to play
- ✓ Community centers are well-used and serve a variety of residents
- ✓ Streets are visually softened with trees and plantings

PLANNING STRATEGIES

Strategy J-1: Improve “gateways” to the school so that it can readily identified from the main connections – Utah/Arizona, Main, Platinum -- by out-of-towners coming for various school or other functions.

Strategy J-2: Develop and implement a plan to address student/visitor parking and access (e.g., safe pedestrian crossings) to Butte High School.

Strategy J-3: Retain existing park and playground areas in and near Central Butte.

Strategy J-4: Install new playground equipment as needed, starting first with Chester Steele Park, and involve adult and children residents in the selection process.

Strategy J-5: When improving streets, provide for street-side landscaping as a buffer between automobile traffic and pedestrians and provide human-scale lighting and signage.

Strategy J-6: Encourage private landowners to plant trees and maintain yards

CITIZEN INVOLVEMENT AND ACCESS TO GOVERNMENT

GOAL K: Encourage citizen involvement in the implementation of the Central Butte Area Plan and access to information and assistance from Butte-Silver Bow government.

CONTEXT

Butte-Silver Bow does not have an active network of neighborhood organizations. Such groups can be an extremely effective tool in promoting positive change in the neighborhood. Without strong support and follow-up from local residents, it is more likely that the Central Butte Area Plan will sit on the shelf rather than be implemented. The processes and criteria for allocating public funds is not clear to local residents, thus making it more difficult for them to access resources needed to address the issues in this plan.

At the time this plan was prepared, there was an active neighborhood group for the area around Emma Park. It was anticipated that the Emma Park sub-area would develop a separate plan, which would be compatible with the overall Central Butte Area Plan. It was also anticipated that such a plan would ultimately also be incorporated as an addendum to the Butte-Silver Bow Growth Policy. It is possible that if other neighborhood groups form, they might also propose more detailed plans for their sub-areas.

OBJECTIVES

- ✓ Central Butte has an active neighborhood group, formally recognized and supported by Butte-Silver Bow Government and consulted with on Central Butte issues
- ✓ Local government funding sources and criteria are understandable and accessible to qualifying entities

PLANNING STRATEGIES

Strategy K-1: Develop one or more neighborhood task forces representing Central Butte, organized with bylaws, and officially recognized by Butte-Silver Bow government. Task Forces meet regularly to discuss issues affecting Central Butte, to coordinate ideas, and to monitor progress on the Central Butte Area Plan. Task Forces share meeting results with Council of Commissioners.

Strategy K-2: Regular collective meetings of Plan Area neighborhoods and with other entities planning change in the area such as St. James Health Care, Butte High School, etc. Purpose of meetings would be to share information, coordinate and share resources where possible.

Strategy K-3: Butte-Silver Bow supports Neighborhood Task Force(s) with a Community Organizer staff position.

Strategy K-4: Community Development Department develops and distributes information on the various funding sources available through the local government (e.g., URA, RRA, CTEP, CDBG, NRD, etc. – see list elsewhere in this plan), including information on application

deadlines, criteria for selection, and accountability and performance standards for fund recipients.

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FUTURE LAND USE PLAN

The Future Land Use Plan section is a visual guide and narrative of desired future land use consistent with the Central Butte Planning Area vision statement and goals. It indicates how the area should be redeveloped over the next 20 years by showing locations and characteristics of the preferred land forms and uses.

Fundamentally, the desired future condition is one where currently vacant buildings and vacant lots become utilized. Instead of conventional zoning, where different uses are typically separated, the desired future would include a variety of retail, commercial, and residential uses that are tied together by their form, rather than function. The form would be specified in terms of building placement on the lot (setbacks, sideyards, etc.), building heights, setbacks, type of parking, public lighting types, and street and sidewalk design. As more communities turn to pedestrian-friendly communities, where people can walk to work, to the store, to school, they are also using form-based code to make it work. Central Butte historically was a lively mix of uses, and even today there is a variety from block-to-block and within blocks.

The Future Land Use Plan is intentionally fairly general. Boundaries are not meant to be distinct. It is a guide for future changes to zoning, but it is not as precise as a zoning ordinance. Details about the exact types and forms of uses, as well as the exact boundaries of areas will be worked out in the zoning revision process. At the core, however, the desired future would require a shift from traditional zoning that separates uses to a form-based code that integrates various uses.

It is also envisioned that the form would be further refined with design guidelines, which are discussed at the end of this section.

FUTURE LAND USE DESIGNATIONS

Form-Based Mixed Use

The mixed use of Central Butte would include a wide range of building types – such as single family, rowhouses, multi-family (duplexes, triplexes, etc.) townhouses and small apartment buildings, with scattered commercial activity. Desirable non-residential uses would include parks, schools, playgrounds, religious buildings, offices, medical facilities, retail businesses, markets, restaurants, small inns (up to 12 units), and bed and breakfast facilities. Non-residential uses would be encouraged at corners.

New industrial uses would not be allowed. Existing industrial uses would be allowed, but because of the basic incompatibility of industrial uses with the predominately residential mix, the long-term intent is that industry, particularly heavy industry, would eventually relocate outside of Central Butte to more suitable locations, possibly with encouragement from local government in the form of incentives.

Uses: Mixed uses: Primarily residential with commercial, office, and public spaces such as parks, schools, etc.

- Housing:** A wide variety of housing types is appropriate from single family units to apartments.
- Setbacks:** Setbacks and landscaping would be variable, but generally shallow to medium front and side yard setbacks. For non-residential uses, setbacks should conform to those of residential buildings in the area.
- Height:** Up to two or three stories with a few taller mixed use buildings
- Parking:** Number of required parking spaces to be determined by function/use, and where off-street parking areas are necessary, parking areas to be at rear or side of buildings screened from neighboring properties.
- Pedestrians:** High level of pedestrian accommodation - sidewalks and curbs, pedestrian level lighting

Gateways

The gateway areas are the major streets through Central Butte that lead to Uptown Butte: Montana Street, Arizona-Utah, and Main, listed in order of importance and use. The Future Land Use Map reflects the ranking by general width of gateway area, but in practical application, the width of each gateway would extend out to the half-block area. Montana Street is the primary gateway as it is directly linked via interchange to Interstate 90. The intent is that gateways will be inviting entry-ways to Uptown Butte as well as the primary commercial areas within Central Butte. Gateways also include residences, which are more common on the Main Street and Arizona-Utah gateways.

- Uses:** Mixed uses: Primarily commercial and office, with some residential
- Housing:** Higher density housing, such as row houses,, town houses, apartments and single family on narrow lots
- Setbacks:** Buildings generally set close to sidewalks, shallow or no side yards.
- Height:** Generally two to three stories with a few taller mixed use buildings
- Parking:** Number of required parking spaces to be determined by function/use, and where off-street parking areas are necessary, parking lots to be at rear or side of buildings screened from neighboring properties.
- Pedestrians:** Highest level of pedestrian accommodation - sidewalks and curbs, curb extensions (bulb-outs) into intersections to shorten pedestrian travel distance and safety across the street, crosswalks, trees between street and sidewalk to buffer pedestrians from traffic.. Pedestrian level lighting

Open Space

Open spaces shown on the Future Land Use Map include Chester-Steele and Cinders Fields, the Travona mine area and currently vacant unzoned land north of the railroad between Main and Montana. The map does not show the other smaller parks (one block or less in size), such as Emma Park, Charley Judd, or the skating rink, which are considered automatic uses within the Mixed Use Designation. The purpose of the Open Space designation is to recognize the

importance of larger open space settings and the recognition that former mined areas may be difficult to phase to other uses, but can be successfully converted to public open space (e.g., Emma Park).

ARCHITECTURAL DESIGN GUIDELINES

Architectural design guidelines augment form-based design by addressing such things as construction material (e.g., brick, stucco, stone), roof forms, proportion and arrangement of window and door openings, colors, and decorative elements (e.g. cornices, trim work). Design guidelines would help ensure that new development complements Central Butte's existing historic buildings and retains the unique character of the various areas within Central Butte.

Survey respondents were about equally divided between those who wanted review to ensure that new construction is compatible with existing historic architecture and those who did not. Nearly one-quarter of the respondents had no opinion, which may indicate respondents do not have enough information to form an opinion.

Development of design guidelines should therefore involve the public and include education and information about the purpose of design guidelines. In addition, guidelines should have flexibility for a range of building costs and affordability.

Most of all the design guidelines should be clear and understandable. Pattern books can show drawings or photos of acceptable forms of facades, roof types, first floor commercial, windows, entryways, porches, decorative elements, etc. Given the diversity of characteristics among the various historic neighborhoods that comprise Central Butte, it is possible that there could be more than one pattern book.

Many cities across the nation have developed design guidelines. Examples include Rockville, Maryland (<http://www.rockvillemd.gov/towncenter/design-guides.htm> - click on architectural vocabulary for example of patterns). Examples from other cities are included in the document "Design Guidelines and Pattern Books" (<http://www.historicalconcepts.com/DesignGuidelines-sm1.pdf>). Note that some design guidelines include both form (lot layout) and architectural design. At this time this plan was prepared, the HPC was developing design standards for historic buildings and structures for in-fill development.

PRIORITY ACTION PLAN

The Priority Action Plan is the list of the highest priority action items to start working on in the first year after plan adoption. Some of the items on the list are simple tasks and can easily be completed in a year or less. Other action items are more complex and may take years to reach the intended objective. For those items, the Priority Action Plan identifies the first tasks to get the ball rolling in the first year.

Each action item lists what agency will take the lead and primary responsibility for action. Partner agencies or organizations are listed as well. It also includes an approximate time-table for completing the projects that will extend beyond a year, and identifies if an action requires ongoing activity.

The most important ongoing activity for any plan is monitoring progress. If no one is watching the pot, the stew will almost certainly fail. For this reason, Butte-Silver Bow government, neighborhood task force(s), and other participating partners should meet together to annually review accomplishments, celebrate successes, and set the workplan for the following year.

The first year includes work on ten action items:

1. **Initiate and enable neighborhood task forces.**
2. **Develop matrix of local funding sources.**
3. **Begin work in target areas for multi-faceted approach to arresting blight.**
4. **Develop a capital improvements program for public infrastructure.**
5. **Revise zoning regulations to include form-based code for Central Butte.**
6. **Improve rental housing conditions.**
7. **Provide information on subsidence.**
8. **Address community decay.**
9. **Develop architectural design standards.**
10. **Annually review the Central Butte Area Plan and update as needed.**

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1. **Initiate and enable neighborhood task forces.**

This is a critical first step to ensuring that the plan is implemented as residents and local businesses are most likely to champion the efforts of this plan. The Emma Park Neighborhood group has already started. Other groups like it or a single group covering the entire Central Butte Plan Area need to get going. Butte-Silver Bow Community Development and Planning Department should work together to identify a staff person to work with the neighborhood groups, with the long-term goal of creating a part- or full-time position to provide assistance to neighborhood groups throughout all of Butte. Initial tasks will be to provide assistance with forming a task force to represent all of Central Butte, either as one neighborhood group or a council of groups representing various smaller neighborhoods, and developing structure and bylaws that will be formally recognized by Butte-Silver Bow Council of Commissioners. Within the first year, the goal would be to form the group(s), begin meetings, and obtain written approval by the Council of Commissioners of how Butte-Silver Bow government and neighborhood groups will coordinate.

2. Develop matrix of local funding sources.

If projects are going to be initiated from the ground-up with involvement from residents and businesses within the area, people need to understand what funds are available through local government, such as TIFD funds (URA and RRA), CTEP, CDBG, and others. The Community Development Department will be the lead agency for developing and posting on the Butte-Silver website a matrix of funding sources, timelines for applications, criteria for selection, and performance standards that apply once funds are awarded. Getting information out on funding sources and criteria will facilitate action on a variety of other action steps in this plan that frankly need resources to move forward. Once developed, the matrix will need to be reviewed at least annually and updated accordingly to reflect changes.

Additional funding sources, such as a revolving loan fund for historic rehabilitation and reuse should be created. At the time this plan was prepared, the Historic Preservation was proposing to create such a fund from the ARCO/BSB Redevelopment Trust Fund. A similar fund would be created to assist property owners in mothballing buildings and structures while plans for rehabilitation and reuse are developed. In addition, the Historic Preservation Commission looks to promote increase use of the Historic Preservation Tax Abatement Program (abatement of increased property taxes associated with rehabilitation of historic properties or historically compatible infill development within the historic district) and to consider how to further enhance the applicability of that program. Once developed, the matrix will need to be reviewed at least annually and updated accordingly to reflect changes.

3. Begin work in target areas for multi-faceted approach to arresting blight.

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One of the guiding policies of this plan is that efforts focused on a specific area, such as a group of blocks, will be the priority rather than addressing individual isolated problems scattered across the Central Butte Plan Area. The concept is that if neighbors can rally together to work on most or all of the issues facing their small area that results will be more visible and more areas will want to do the same. The Emma Park Neighborhood effort is already underway. The area south of the High School was identified as a priority area by participants at the October town hall meeting. Once a task force is established for the entire Central Butte area, it will be the lead agency for initiating a citizen involvement in an area south of the High School. Planning Department would provide support. The target area task will be to mobilize citizens, identify needed changes, and begin specific actions to improve the area. The Central Butte Citizen Task Force will also coordinate with ongoing efforts at Emma Park.

4. Develop a capital improvements program for public infrastructure.

Developing a systematic approach to public infrastructure improvements is fundamental. Until there is a clearly written document that identifies improvements needed, and prioritizes them in five year increments, with annual budgets and work plans readily available to the public, addressing overall blight will be hampered because it will be impossible to plan ahead for other changes. In the first year of this plan, the Public Works

Department will be the lead agency for starting work on a capital improvements program, with a complete written program to be finalized within three years. Ongoing work after that will include annual work plans, each of which extends out five years. In the first year of the Central Butte Area Plan, Council of Commissioners will be the lead agency for developing a policy that would emphasize new developments in areas already served by infrastructure (such as Central Butte) and establishing limits for extensions to currently un-served areas.

5. Revise zoning regulations to include form-based code for Central Butte.

This was a recommendation in the Butte-Silver Bow Growth Policy – 2008 Update, and the Central Butte area is now ready to proceed. This action will allow for flexibility in locating residential and commercial uses within Central Butte and would begin a program that accommodates development consistent with the historic character of the area. It may take more than a year to adopt the changes, but using prototypes such as “Smartcode,” it would be possible to have an initial draft to share with neighborhood groups within a few months. Lead agency would be the Planning Department.

6. Improve rental housing conditions.

Although there are issues with decay and maintenance on owner-occupied housing, rental housing came up over and over again as a significant issue for low-income renters who may be subject to substandard living conditions without much potential for recourse. There are three different actions in this plan for improving rental conditions – one is regulatory and establishes minimum health and safety standards that would be enforced at the local level. The other two actions are voluntary. The Central Butte Citizen task force would be the lead agency on spearheading actions regarding rental housing condition. Within the first year of this plan, it would be possible to identify which actions to pursue, to set specific tasks and to begin work on those projects. This will be an ongoing priority and will likely take many years to accomplish the overall goal of safe and affordable rental housing.

7. Provide information on subsidence.

The detailed study on subsidence was completed several years ago, but many people seem to be unaware of the results, and generally there is still confusion about the extent and severity of subsidence. Addressing this with a simple one-page summary of subsidence locations and issues in Central Butte and a guide to addressing properties with subsidence or potential for subsidence would be a relatively small task. The information can be posted on the Butte-Silver Bow website. The Reclamation Division of the Planning Department would have lead responsibility. Other actions related to environmental hazards include similar information dissemination on the Residential Metals Abatement Program, which could also be led by the Reclamation Division.

8. Address community decay.

The first step in the first year should be the examination of the community decay ordinance. Council of Commissioners would be the lead agency.

Other actions that could be taken in the first year would be to create a matrix of existing programs to assist building owners (homeowners, business owners, etc.) in arresting building decay and begin improvements. Lead agency would be Community Development. An initial list generated from information from existing housing agencies and human service organizations could be accomplished within a year.

Overall, the issue of community decay will be ongoing and take many years to address thoroughly.

9. Develop architectural design standards.

The Butte-Silver Bow Growth Policy -2008 Update recommended design guidelines as a way to retain the historic character of Central Butte.

There are two actions in this plan related to architectural design standards. One action is to revise the existing Butte-Silver Bow Historic Preservation guidelines, the guidelines that apply to projects using public funds and for infill development within the historic landmark district. The Butte-Silver Bow HPC is currently developing design standards for historic buildings and structures for infill development.

In the first year, the HPC would be the lead agency to begin work with the residents of Central Butte neighborhoods to identify design elements for new construction. It could take two to three years to finalize.

10. Annually review the Central Butte Area Plan and update as needed.

The Planning Department would be the lead agency and work with the Central Butte Citizen Task Force to prepare a written annual report and workplan for the following year. The report and workplan would be submitted to the Council of Commissioners for their approval.

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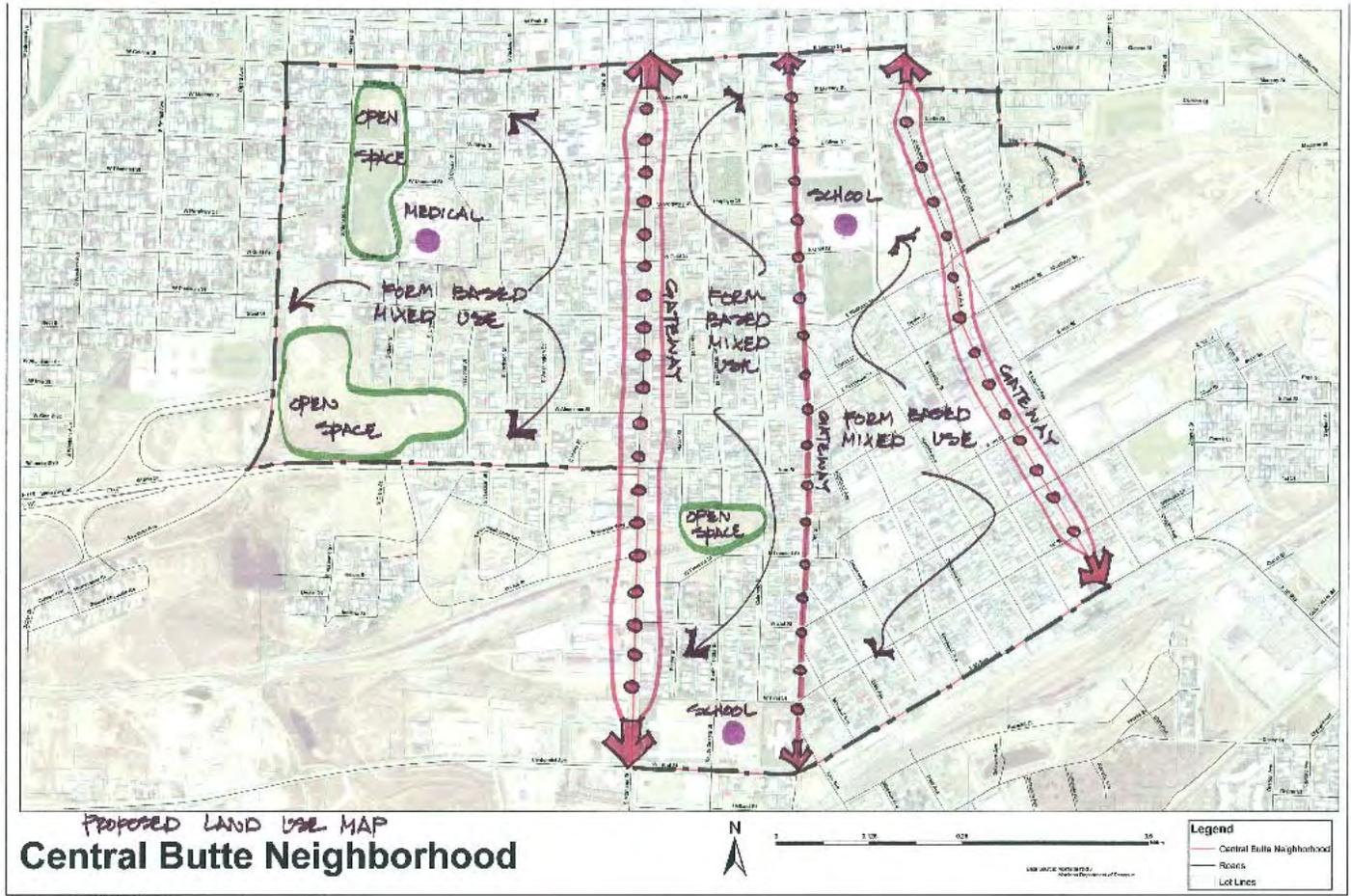
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Deleted: In the first year, the Historic Preservation Officer (who was also identified as a lead in the Butte-Silver Bow Growth Policy – 2008 Update) would be the lead agency to begin work with Central Butte neighborhoods to identify design elements for new construction. It could take two or three years to finalize.¶



APPENDIX A: Additional Materials

List of Acronyms

Potential Funding Sources

**Imagine Butte Collaborative – Information on Central Butte
Revitalization Actions**

Property Standards for FHA Home Financing

LIST OF ABBREVIATIONS

ADA – Americans with Disabilities Act

CTEC- Citizens Technical Environmental Committee, a local committee in Butte

EPA- U.S. Environmental Protection Agency

HPC- Historic Preservation Commission, the local commission in Butte as authorized in municipal code

HRC- Human Resources Council, agency that serves a multi-county area including Silver Bow County

NHLD- National Historic Landmark District

NRD- Natural Resource Damages program

OUs-Operating Units of the Superfund Site

PRPs- Potentially Responsible Parties, used in the context of environmental damages and the Superfund Site

RRA- Renovation and Rehabilitation Agency, a TIFD in Butte

TIFD- Tax-Increment Finance District (refer to discussion in “Potential Funding Sources”)

URA – Urban Revitalization Agency, a TIFD in Butte

POTENTIAL FUNDING SOURCES

The following is a review of some of the funding sources discussed by participants in the Central Butte Area planning process. It is not meant to be an exhaustive list. It does not, for example, include a variety of funding sources available for housing projects, most of which are well known to the entities that work on housing projects in Butte, such as National Affordable Housing Network.

Big Sky Economic Development Trust Fund (BSTF). This is a state-funded program created by the 2005 Legislature. It is designed to aid in the development of good paying jobs for Montana residents and promote long-term stable economic growth in Montana. The BSTF program is designed to provide financial assistance for economic development job creation projects and planning grants for activities such as business plans, feasibility studies, preliminary architectural reports, and preliminary engineering reports.

<http://businessresources.mt.gov/bstf/default.mcp>

Community Development Block Grant (CDBG). This is a federally funded grant program designed to help communities with their greatest community development needs. All projects must be designed to principally benefit low and moderate-income families. In Montana the Montana Department of Commerce administers the portion of CDBG funding for communities with population of less than 50,000. The funds can be used for a wide variety of projects including planning and feasibility studies, capital improvements plans, housing and neighborhood renewal, economic development, and infrastructure and community buildings.

<http://comdev.mt.gov/cdbg/default.mcp>

Community Transportation Enhancement Program (CTEP). This is a Montana program that funds transportation related projects designed to strengthen the cultural, aesthetic, and environmental aspects of Montana's intermodal transportation system. The CTEP allows for the implementation of a variety of non-traditional projects. Eligible projects include such items as pedestrian and bicycle facilities (sidewalks, pathways, etc.), landscaping and beautification along transportation right-of-ways, preservation of historic sites linked to transportation, and others.

<http://www.mdt.mt.gov/business/ctep/>

Metalliferous Mines License Tax (also referred to as Hard Rock- Metal Mines funds). Operators of metal mines in Montana pay a license fee to the state of Montana. License fee revenues are split between many recipients (see schematic this section). One-quarter of the license fee revenues go directly to the county where it is split as follows: 1) at least 37.5% to the county hard-rock mine trust reserve account, and the remainder split one-third to the county, one-third to the high school district, and one-third to elementary school districts. The hard-rock mine trust reserve account may only be used in the event of mine closure or 50% or greater reduction of workforce. The county's one-third remaining portion can be spent on qualifying planning and economic development activities.

Natural Resource Damage Program (NRD Program). The Montana NRD Program manages funds from the settlements with ARCO for damages caused by mining and mineral processing operations in the Upper Clark Fork River Basin. In general, restoration funds can be used on projects that will improve water, fish and wildlife resources; public drinking water supplies; and

natural resource-based recreational opportunities.

<http://www.doj.mt.gov/lands/naturalresource/>

Parrot Tailings – Consent Decree. This is a potential funding source, currently under negotiations at the time this plan was prepared. Participants in the planning process indicated that perhaps some of these funds could be used for renovation and revitalization projects. The source of the consent decree negotiations is the contaminated water from the Parrot smelter tailings. The Parrot ball field, county shops, and civic center are located in the tailings area. Initially it was determined that the tailings could remain in place and contaminated water could be captured downstream, but a Bureau of Mines and Geology study completed in 2010 indicates that some contamination is being carried downstream. BP-ARCO has offered \$28 million to Butte-Silver Bow to clean up the area however they choose to do it. The Butte Natural Resource Damage Council, a citizen board, is charged with recommending what to do with the money. The Council Chairperson has indicated that there could be little left for infrastructure repair after the tailings are cleaned up.

Renovation and Rehabilitation Agency (RRA) – Tax Increment Finance District. This district lies primarily east of the Central Butte Plan Area. A few blocks of the RRA fall within the far eastern portion of the Central Butte Plan Area. The RRA had only been in existence for a couple of years at the time the Central Butte Area Plan was prepared.

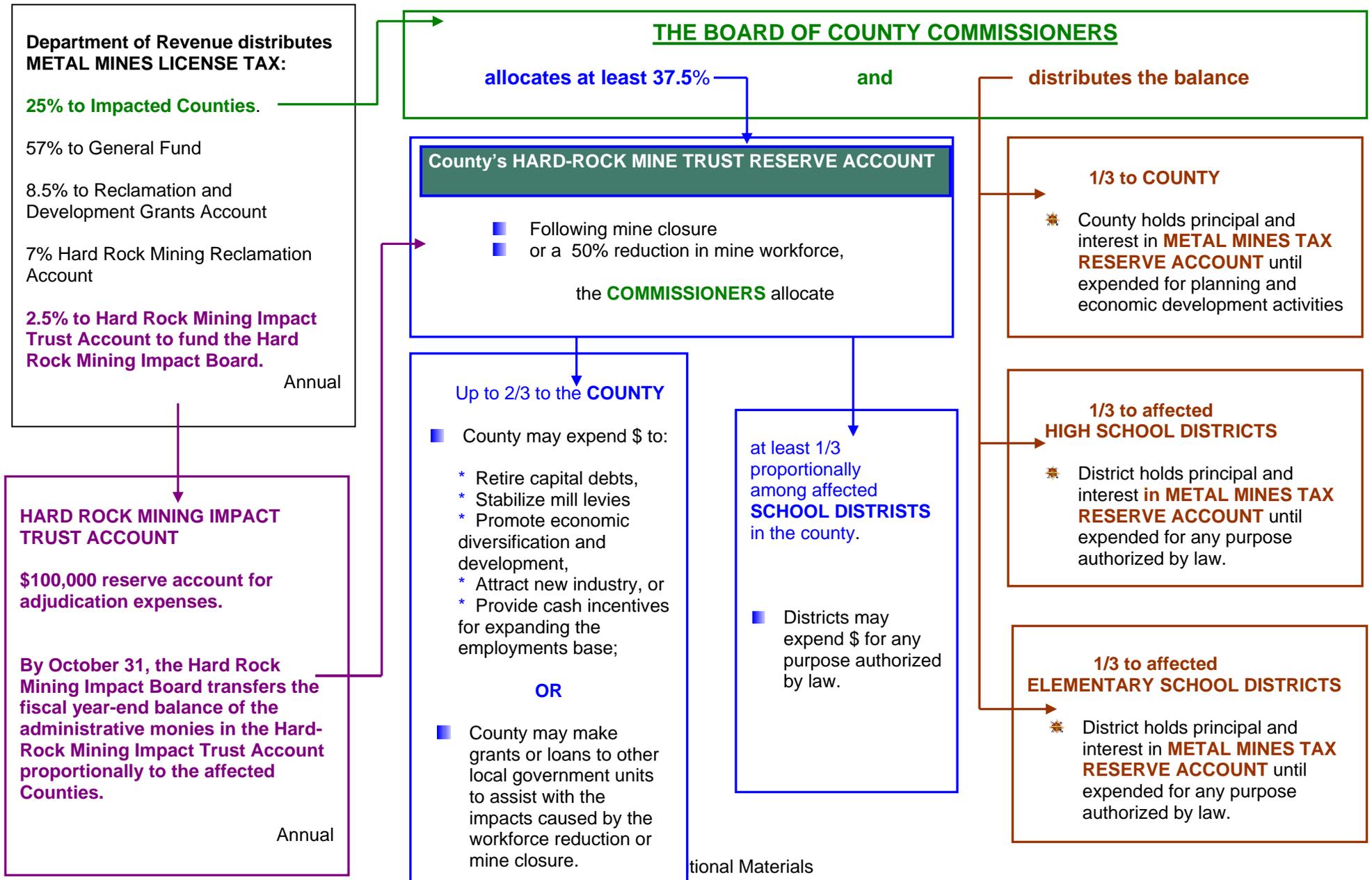
Safe Routes to School Program. This is a Federal-Aid program of the U.S. Department of Transportation's Federal Highway Administration (FHWA). The Program provides funds to the States to substantially improve the ability of primary and middle school students to walk and bicycle to school safely. Each State administers its own program and develops its own procedures to solicit and select projects for funding. The program establishes two distinct types of funding opportunities: infrastructure projects (engineering improvements) and non-infrastructure related activities (such as education, enforcement and encouragement programs).
<http://safety.fhwa.dot.gov/saferoutes>

Tax Increment Financing District (TIFD). Use of funds from TIFDs is spelled out in Montana law (7-15-4282 through 7-15-4299, MCA) and is focused on commercial-industrial development and redevelopment of commerce in blighted areas. To that end, expenditures from the TIFD can include a variety of infrastructure items. When a TIFD is created property taxes are frozen and the associated revenues are distributed as they were in the past (e.g. to general fund, schools, etc.). The incremental amount of any increased property tax revenue is sent to the TIFD, which also manages use of the incremental tax revenue for qualifying projects.

Treasure State Endowment Program (TSEP). The Treasure State Endowment Program (TSEP) awards matching grants to local governments for the construction of local infrastructure projects. TSEP is a state-funded program that provides grants to lower the cost of constructing public facilities projects. The program was authorized by Montana's voters with the passage of Legislative Referendum 110 on June 2, 1992. The law has been codified as [Sections 90-6-701 through 90-6-710, MCA](#). At the time this plan was prepared, the governor had proposed using TSEP funds to balance the upcoming biennial budget. <http://comdev.mt.gov/TSEP/default.mcp>

Urban Revitalization Agency (URA) – Tax Increment Finance District (TIFD). This district includes a portion of Central Butte near Uptown (refer to map elsewhere in this report). The URA is scheduled to sunset in 2013, according to time frames established in state law.

ALLOCATION OF METAL MINES LICENSE TAX REVENUES AMONG LOCAL GOVERNMENT UNITS



IMAGINE BUTTE COLLABORATIVE – INFORMATION ON CENTRAL BUTTE REVITALIZATION ACTIONS

SUMMARY - CENTRAL BUTTE REVITALIZATION ACTIONS ACCOMPLISHED

Prepared for IMAGINE BUTTE collaborative
By Staff and Board members of Habitat for Humanity of Southwest Montana
National Affordable Housing Network

Background and Where we Started

Strategy: Partner with city-county and all available partners to redevelop the neighborhood, with special focus on the high schools areas and entry to the historic uptown district.

Habitat Neighborhood Designation: Focus of resources on a 67-block neighborhood directly south and west of Butte High School. Goal: Elimination of Poverty Housing and development of clean, safe homes eligible for FHA and USDA code-worthy financing, which has the lowest interest rates to which a person may be qualified.

First actions: Awareness of neighborhood conditions. Lenders were treated to lunch and a trolley ride around Central Butte, where condemnable properties, both residential and commercial, were part of the trip. More than 30 properties were identified as extremely troubled, “vacant” mothballed sites, the sites of rapes (one during daylight right across from the high school), drug manufacture, and other criminal activity. The high school had inadequate parking, little or no signage and was surrounded by vacant, substandard properties.

Average parcel value, including buildings and real estate, was lower than \$40,000, implying a values collapse of the area.

First Strategy: Do both new and some rehabilitation of existing homes

Reality: FUNDING only available to NEW CONSTRUCTION track, because of the condition and lack of code-worthiness of the very old housing stock, funding sources denied proposals for rehab.

MOST HOMES in the neighborhood were built prior to 1930, and virtually NO new homes were built until the project began in the 1990s.

The Catholic Diocese donated seven lots worth of building sites and the Habitat site selection board located a dangerous lot needing action across the street and one other

buildable lot. Construction on the first home began with sponsorship by the local banks in late 1995 and was completed Valentines Day 1997. The rest of the land was built out by 2001, with sponsorships by Oprah Winfrey, KXLF TV, Northwestern Energy, St. James Hospital, School District No. 1, the churches of Butte. The state HOME program also participated to assist with infrastructure, including sidewalks and site work.

From 2000, with funding from the Federal Home Loan Bank of Seattle, NAHN developed five contractor-built homes, and partnered with self-help programs, such as the High School and Montana Tech football and sports teams to complete exterior landscaping.

Average lot value, including real estate, was lower than \$40,000, indicating a values collapse of the area. The neighborhood was feared and caused fear in new visitors.

Overall self-help efforts have combined the work of volunteers throughout the community, region, state and nation to help rebuild the neighborhood, to the degree it has to date. The value of volunteer labor is estimated at more than \$450,000, using a low hourly rate of \$10 for labor.

The self-help success of the Habitat program resulted in volunteers coming from across the nation and world, including the Project Children effort in 2000, where youth from Northern Ireland partnered with Habitat for the summer, accomplishing a number of painting and rehab projects on exteriors of homes in the neighborhood.

Collaboration took off in 2002, when NAHN began efforts to expand the self-help track of the program. NAHN and Habitat partnered to create a one-stop self-help construction program than came into full steam in 2006. Since 2002, more than 25 new homes for moderate and low income partner households have been developed. The Town Pump Corp. rebuilt their headquarters building, and School District No. 1 began a series of impressive changes and investments to alter the face and appearance of the Butte High School area. This included signage, sidewalks, parking lots, curb and gutter, the redevelopment of Naranche Stadium north of the school and numerous other important changes. In addition, sponsors including PMI mortgage insurance (national), CCCS, and the Downey Family also took on Habitat for Humanity projects, and later the Montana Tech College of Technology construction program partnered with the self-help program to gain educational

In 2005-2006, the combination of Butte-Silver Bow, Community Development Block Grant (CDBG), CTEP (transportation funds), water-sewer replacement funding from Butte-Silver Bow and other sources, Self Help Opportunity Program (SHOP) and HOME funding were used to construct 8 new homes in a three-block area of Main Street, which had been plagued with a one-block area of massive blight – a two-story drop-off a sidewalk that was failing, and little or no hope for being able to repair the site, which was the victim of partial reconstruction after demolition caused by fire. With more than

\$1 million in new construction in the 700 and 800 blocks alone of Main Street, the change was a key turning point for the town. The funding matched the city-county's grant awards from CDBG, invested in water-sewer, new street lighting in a period fashion, sidewalks, curbs, gutters and key storm drainage improvements. Investments in new construction infrastructure and government infrastructure were carefully coordinated and accomplished in a simultaneous fashion.

The combined effect of new housing, infrastructure, period lighting, school infrastructure investments, removal of condemned property and replaced sidewalks, storm drains, curbs and gutters needed to improve drainage problems and address environmental obligations erased the memory of the frightening appearance on the way to the Uptown Butte central business district, and the high schools area, both Butte High and Butte Central High Schools being in the area.

Not exempt property, the owner-built housing has produced tax revenues to Butte-Silver Bow of more than \$35,000 a year, and have caused companion investments of approximately three to one, thus more than 100 additional homes were invested in because the home nearby was brand new, and the values of the improved older homes had a fair chance of improvement in market value.

Also, installed were more than 25,000 Square feet of new sidewalks in the residential areas, and many thousands more on the walkways to the Uptown Butte area. In addition, more than 300 sidewalk trees have been planted by a collaboration of Mainstreet Uptown Butte, the Urban Revitalization Agency (URA) and private citizens in the historic district starting at Front Street and concentrating on the main thoroughfares to Uptown Butte. Many of these include tree grates manufactured by Montana Tech college of technology students.

Homeowners participating in the self-help programs have included small business owners, disabled veterans, social workers, disabled former professionals, larger families, active senior citizens, health care and retail workers, along with single grandparents and parents responsible to keep a family together after the loss of a key family member or the loss of a home by fire or other catastrophe. These include moderate income households making 80 percent or less than area median income.

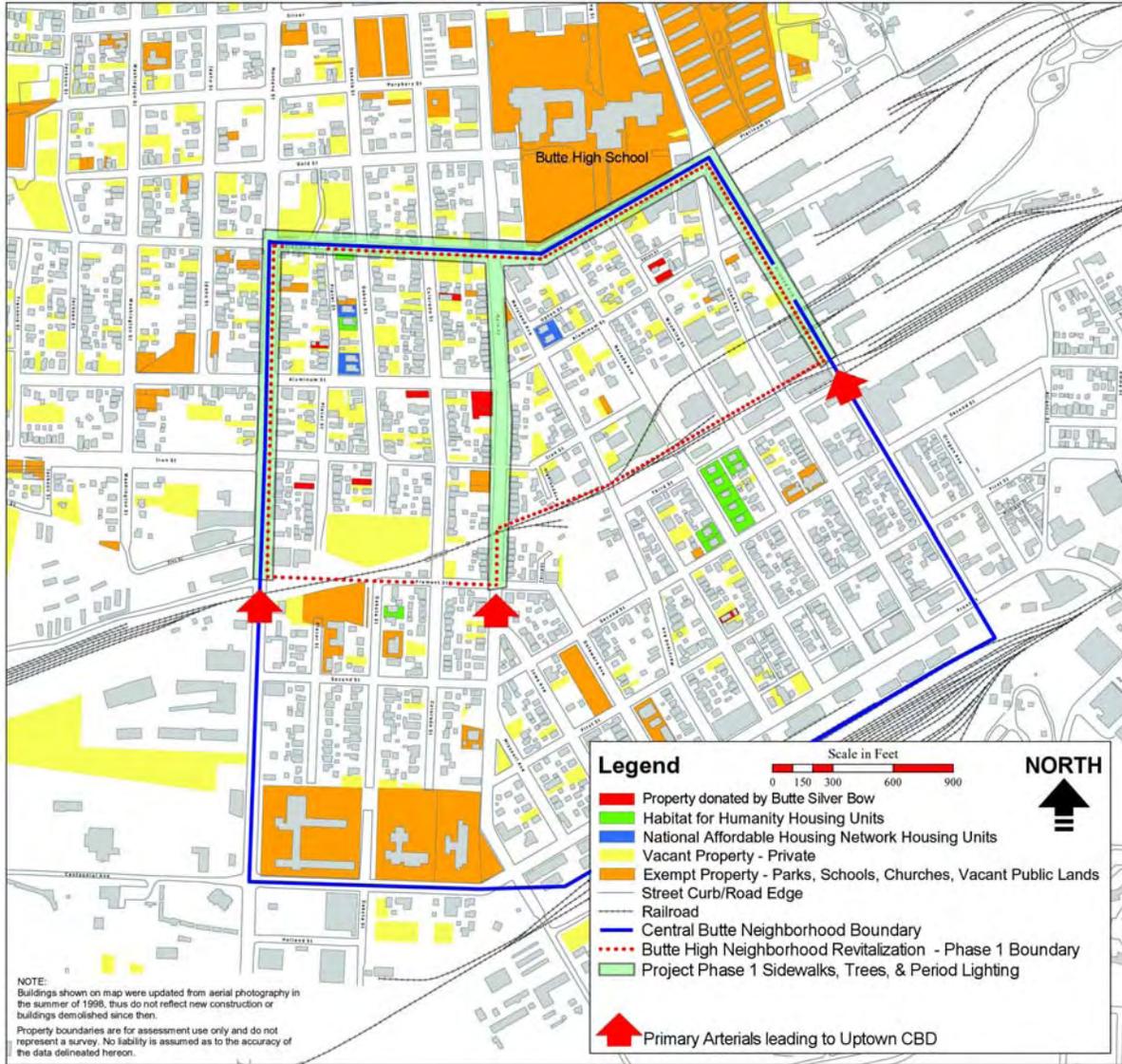
Overall, more than 125 persons have been served with the new, self-help housing in Central Butte, a life-changing circumstance including more than 65 children, whose lives were altered by the opportunity to grow up in a decent, warm home with high degree of energy efficiency and comfort, as well as the privacy of enough bedrooms for the occupants.

Self –help efforts went beyond energy-efficient housing. In the case of the Catholic school district, it extended to several key projects, the largest of which was the self-help, largely volunteer construction of an entire permanent grade school building that allowed for consolidation of grade school and junior high programs. It also included the

upgrading of grade school playground equipment for the neighborhood at the renewal of the Charlie Judd Park. These improvements provided a profound change for the neighborhood.

Overall to date, 41 new homes have been built in the Central Butte area, with current average value of \$120,000 per unit of the homes built.

BUTTE HIGH NEIGHBORHOOD REVITALIZATION



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(BSB GIS map modified by R. Corbett for IMAGINE BUTTE Base 1)

PROPERTY STANDARDS FOR FHA/HUD HOME FINANCING

Key terms in this document:

FHA – Federal Housing Authority, part of HUD

HUD – Federal Department of Housing and Urban Development

Some participants in the Central Butte Area Plan process wanted more information on what is needed for a property to qualify for FHA home financing. FHA provides low interest loans.

HUD also has some financing programs for “fixer-uppers”. Information is available at <http://www.hud.gov/offices/hsg/sfh/203k/203kabou.cfm>

FHA Loan - Property Standards/Criteria

With an FHA mortgage, there are several property conditions that must be met in order to have loan approval. Properties chosen by borrowers seeking an FHA loan undergo an inspection to determine the condition of the property and make sure it meets the health and safety standards set forth by the Federal Housing Authority (FHA). It ensures that the home is habitable and safe to be occupied. The inspection is paid for by the borrower and must be performed by a licensed FHA inspector.

The complete standards are available at

<http://www.hud.gov/offices/adm/hudclips/handbooks/hsg/4910.1/index.cfm>

The following information was provided by Gary Shea, of Shea Realty in Butte:

Each property must comprise a single, readily marketable real estate entity.

The property must be free of health and safety hazards.

Utilities and other facilities should be independent for each unit and must include:

- A continuing and sufficient supply of safe, potable water under adequate pressure and of adequate quality for all household uses;
- Sanitary facilities and a safe method of sewage disposal;
- Heating adequate for health and comfort (even wood stoves are allowed)
- Domestic hot water; and
- Electricity for lighting and equipment – can be older system as long as it is safely functioning
- Roof with remaining physical life of two years
- Radon testing is not required (but is recommended)

APPENDIX B: Central Butte Survey Results

CENTRAL BUTTE PLANNING AREA SURVEY

September 2010

Prepared for: The Central Butte Plan Steering Committee and
The Butte-Silver Bow Planning Department

Prepared by: Ken Markert, AICP
MMI Planning
Cody, WY

INTRODUCTION

The Central Butte Area Plan Survey is part of a larger effort to create a neighborhood plan for the Central Butte Planning Area. The survey was conducted to understand opinions of citizens residing in the area about community development concerns and about specific issues in the planning area. The results of the survey can be used to develop goals and policies for the planning area.

SURVEY METHODS

The survey is a sample survey. A sample consisting of 620 registered voters was randomly drawn from the Butte/Silver Bow voter rolls for residents of the planning area. The sample constituted about 38% of all voters residing in the planning area.

To begin the survey process, the 620 voters were each sent a postcard advising of their inclusion in the survey and requesting their participation. Next, the survey questionnaire was sent to the sample voters on August 3, 2010. Along with the questionnaire, voters were sent a cover letter explaining the survey and a response postcard that tracked who responded and served to enter the voter's name in the pool for prize drawings. All mailing items were included pre-paid postage. Publicity about the survey was generated via local newspapers and radio. Finally, on August 16, 2010, a reminder postcard was sent to every voter who had not mailed in the response postcard that was included with the questionnaire. The survey was closed on August 31, 2010 and responses received after this date were not included.

SURVEY ACCURACY

The purpose of a sample survey is to make generalization about a population based on a scientifically selected subset of that population. This means a sample survey allows us to understand the views of the entire neighborhood by communicating with only a sample of the people in the neighborhood. The survey results are accurate within a calculated margin of error. In other words, the results of the sample survey with a margin of error will be representative of the views of all people in the neighborhood.

At the close of this survey, a total of 183 surveys were completed and returned. This equates to a response rate of 30%. The survey was designed to achieve an accuracy level of 5%. This level of accuracy is dependent on receiving a response rate of at least 50%. Because the actual response rate was lower, the survey accuracy level is 7% instead of 5%.

This means that the results from the sample of voters have a 95% probability of being within 7% of the answers that all voters would give. For example, if 65% of the sample voters said "yes" as the answer to a question then it is highly probable (95% chance) that between 58% and 72% (+ or - 7%) of all voters would have also answered "yes".

In addition, the 30% response rate means that the survey sample has a risk of being not representative of the whole population. The problem of "self-selection bias" is generally ruled out when the response rate reaches 50%. Because of the lower response rate of this survey, there is a possibility of self-

selection bias. This should be kept in mind when using the survey results.

SURVEY QUESTIONS

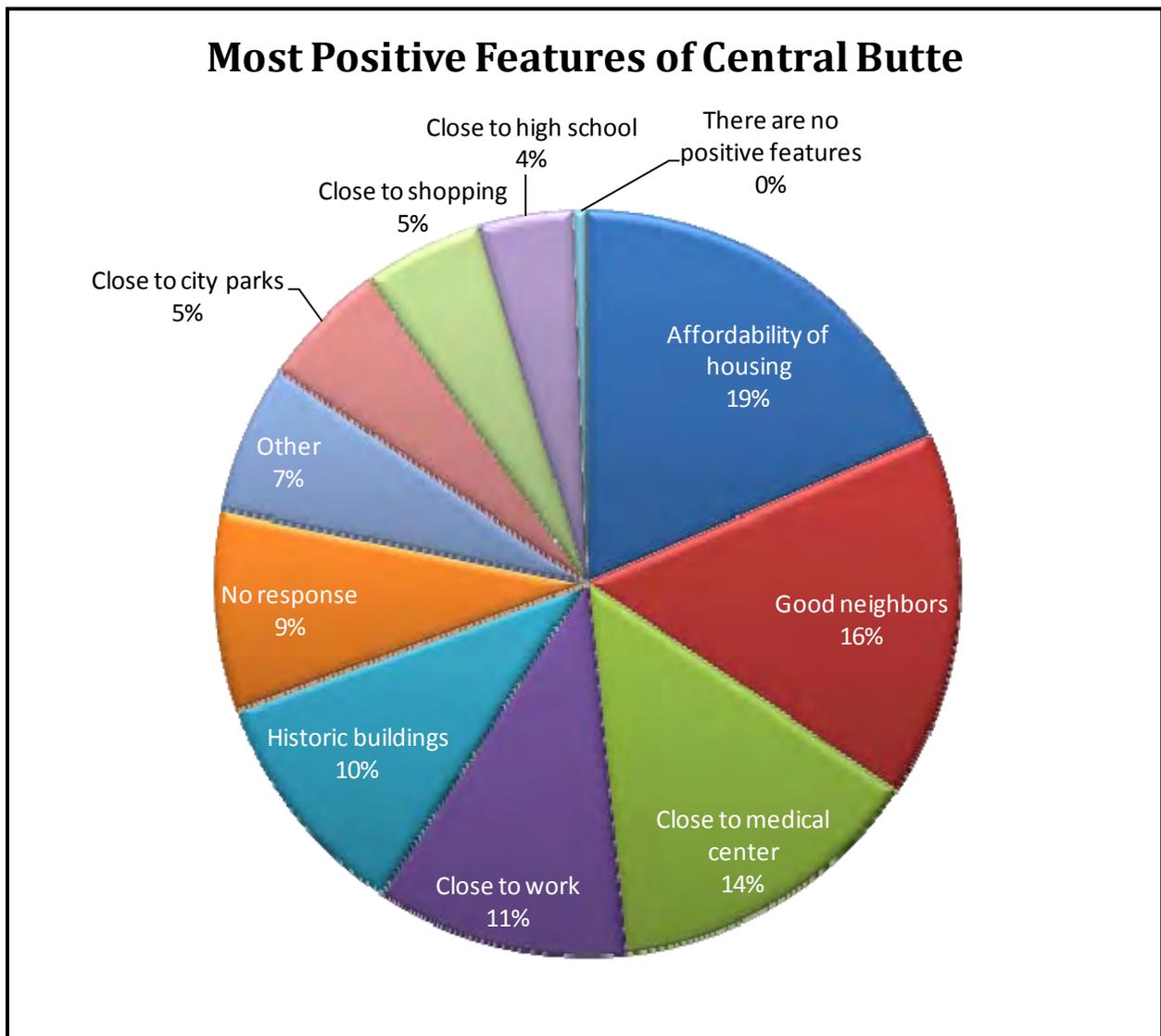
The question asked in the survey were developed by the consultants with input from the Steering Committee and BSB Planning staff. The questions were multiple choice questions with most having "other" as an open-ended answer choice. This allowed survey respondents to write-in their own answer choice. The full text of the questions appears on pages 21-22 of this report.

SURVEY RESULTS

Survey results are presented beginning on the next page (page 3). Results are given in percentages. The percentages represent the percent of 183 surveys that were returned. For example, 10% equal 18 survey responses. In questions where more than one answer could have been selected, the percentage represents the percent of all responses. The survey questionnaire form contained space for written comments. One-third of the survey respondents (60 respondents) added written comments which are included beginning on page 11.

Question #1 - Positive Features: This question asked what are the most positive features of the neighborhood. There was no single top positive feature chosen by survey respondents. Instead, several features were roughly equally. The top positive feature was "affordability of housing", which was selected by 19% of the survey respondents. However, several other positive features were all within 10%. These were: "good neighbors", 16%; "close to medical center", 14%; "close to work", 11%; and "historic buildings", 10%.

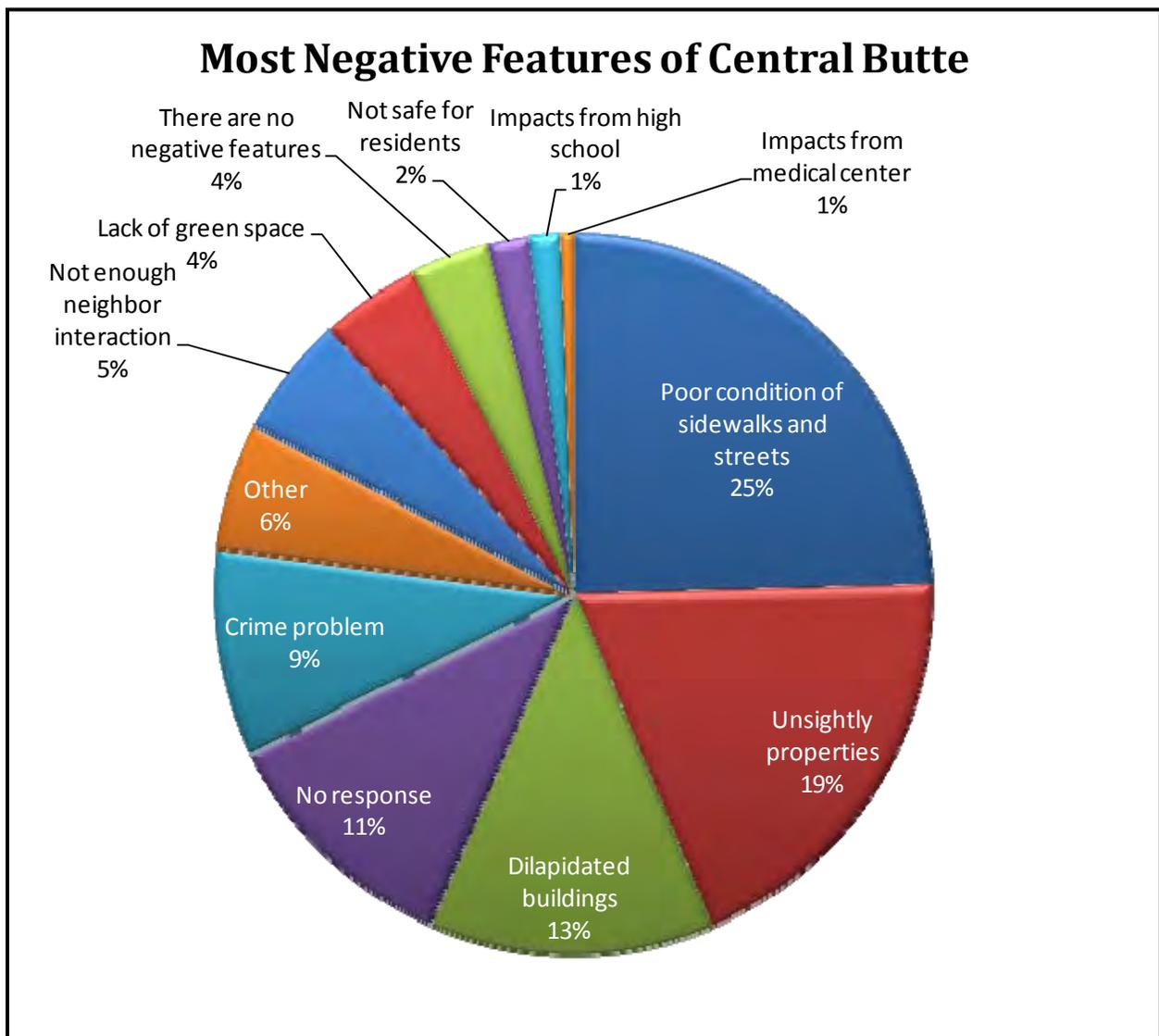
Other possible choices including "close to city parks", "close to shopping", and "close to high school" were selected by 5% or less of the respondents. The choice, "there are no positive features" was selected by less than 1%. The write-in choice ("other") was selected by 9% of the respondents. The most common write-in responses were "close to Montana Tech", "close to church", and "lived here all my life." Each of these was written-in three or fewer times.



Question #2 - Negative Features: This question asked what are the most negative features of the neighborhood. One-quarter (25%) of all respondents identified "poor condition of streets and sidewalks" as the most negative feature of Central Butte. "Unightly properties" was the next most common response (19%) followed by "dilapidated buildings" (13%).

No response was given by 11% of respondents, while "crime problem" (9%) and the write-in choice ("other") was selected 6% of the time. Write-in answers included "barking dogs", "speeding cars", and "parking problems" as well as others.

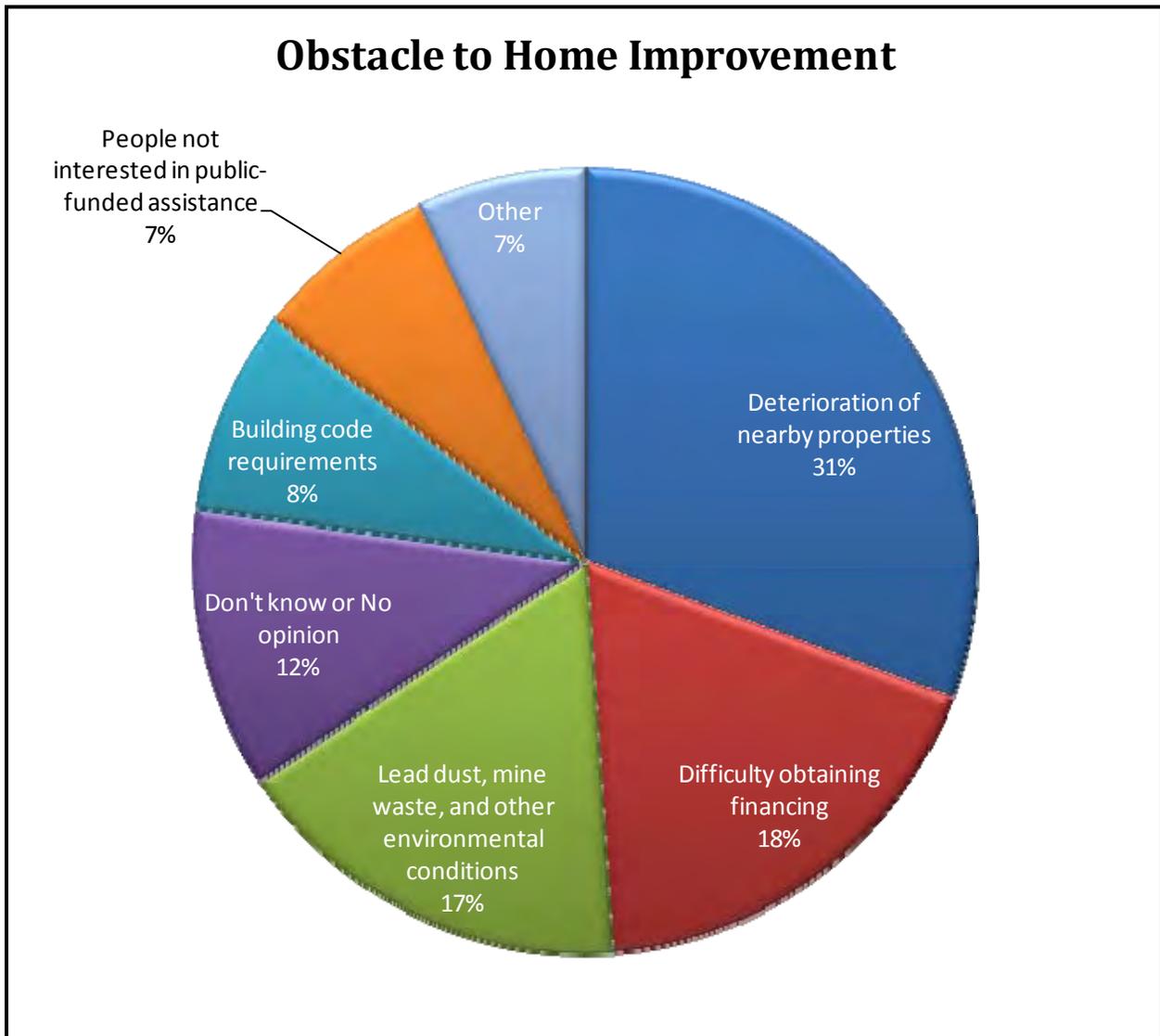
There were a total of 22 write-ins with no single answer appearing more than twice. Answers selected by 5% or less of the respondents included "not enough neighbor interaction", 5%; "lack of green space", 4%; "there are no negative features", 4%; "not safe for residents", 2%; "impacts from high school", 1%; and "impacts from medical center", 1%.



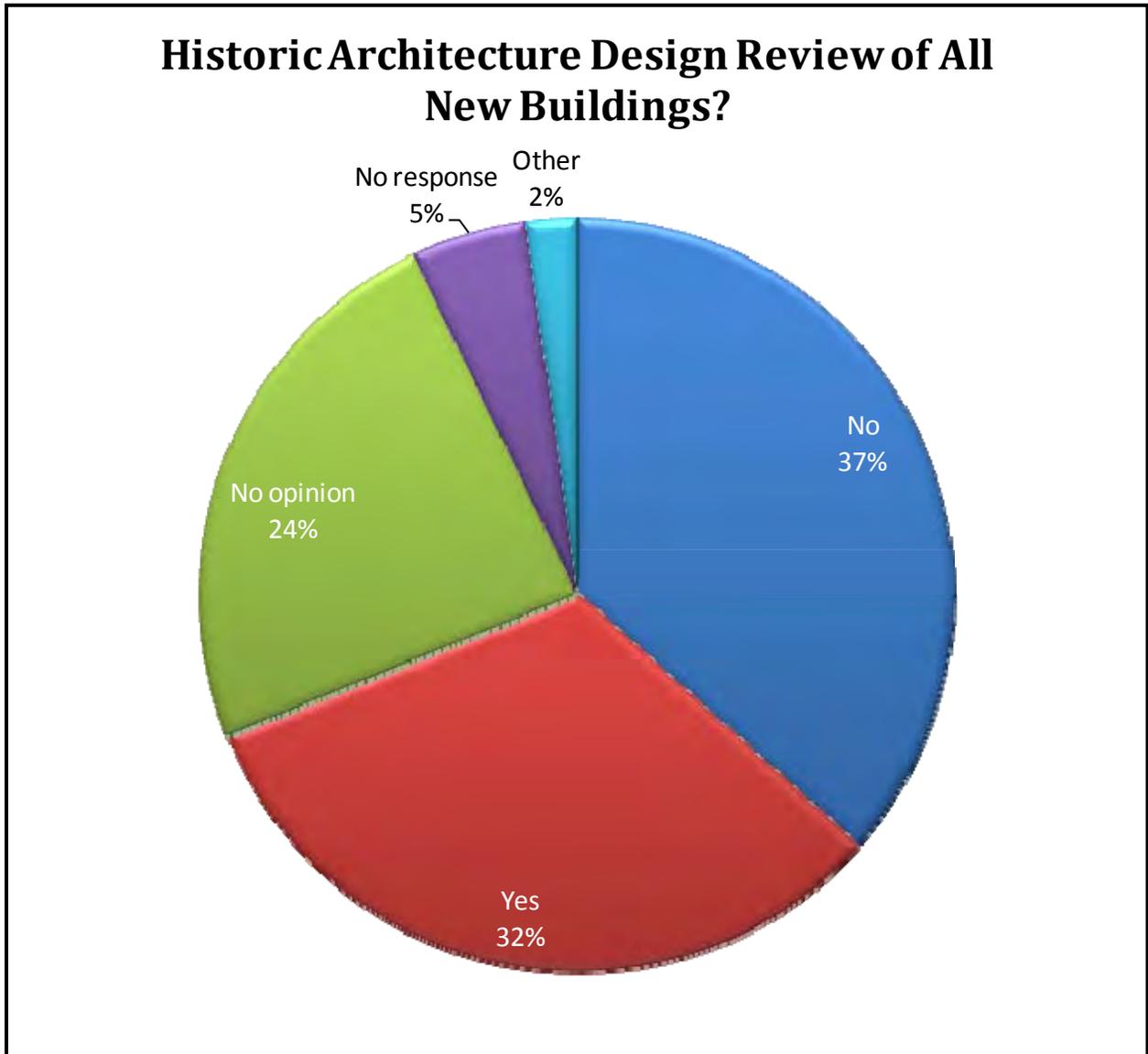
Question #3 - Obstacles to Home Improvement: This question asked what are the obstacles to home improvement in the neighborhood. Nearly one-third of survey respondents (31%) chose "deterioration of nearby properties" as the most significant obstacle to home improvement. "Difficulty obtaining financing" was a distant second at 18% and environmental conditions (lead dust, mine waste, etc.) was nearly equal at 17%.

The choice, "don't know or no opinion" was selected by 12% of respondents. The choices "building code requirements" and "people are not interested in public-funded assistance" were only selected 8% and 7% of the time, respectively.

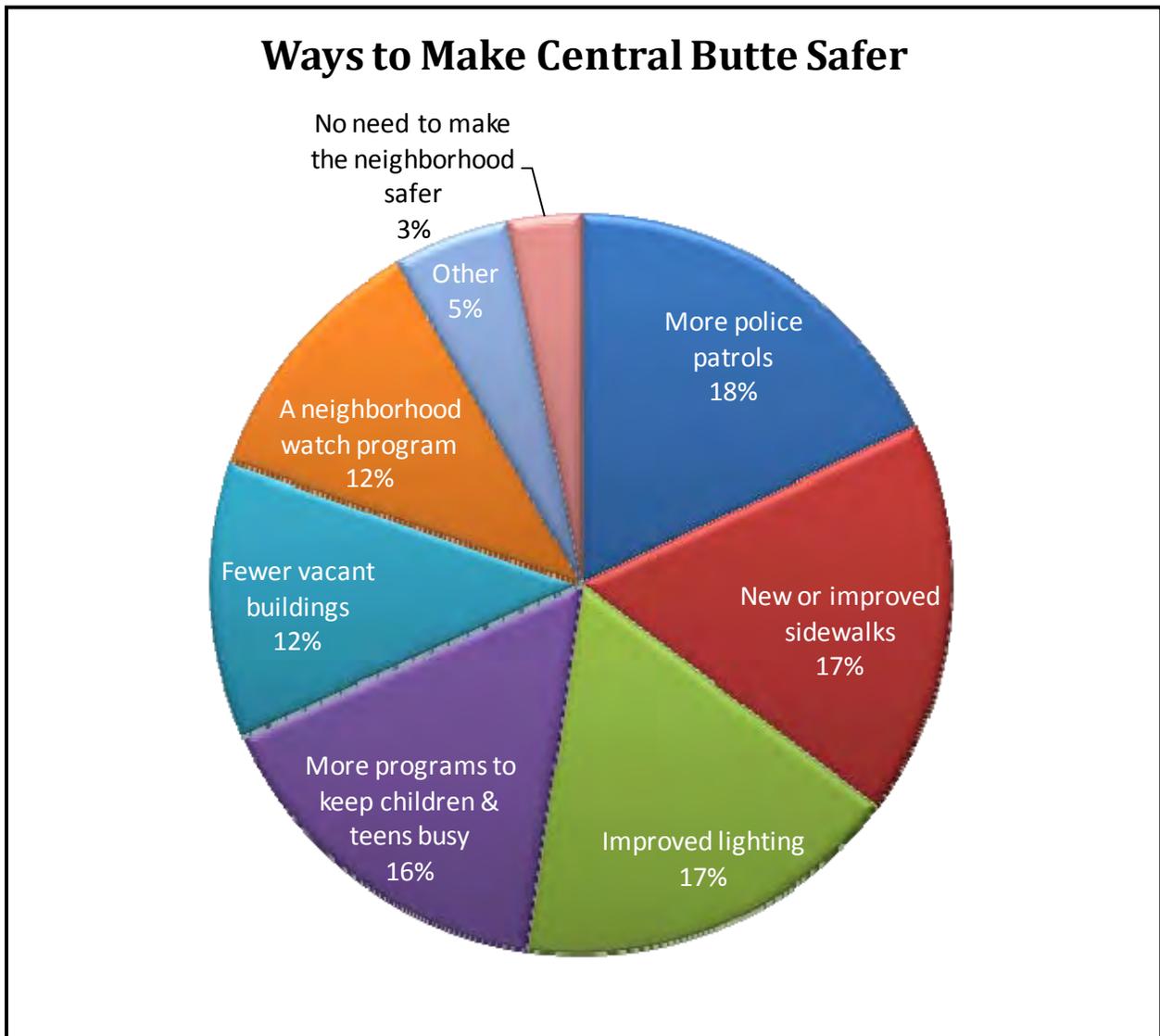
People chose to write-in answers 7% of the time (23 write-ins). The most common answer was "some people don't care" appeared three times while other write-in answers appears only one or two times.



Question #4 - Architectural Design Review: In this question, people were asked if Butte-Silver Bow should start reviewing building designs for all new buildings in their neighborhood to ensure they are compatible with the existing historic architecture. "No" was the most common response at 37%, while "Yes" was close behind at 32%. With the survey's margin of error of +/- 7%, this is a statistical tie when extrapolating this result to the entire population. Nearly one-quarter of the respondents (24%) had no opinion; this fairly high "no opinion" response rate may indicate respondents do not have enough information to form an opinion on this issue.



Question #5 - Safer Neighborhood: This question asked how the neighborhood could be made safer. There was no clear favorite response and six different answers were all within 6% of each other. These were "more police patrols", 18%; "new or improved sidewalks", 17%; "improved lighting", 17%; "more programs to keep children and teen busy", 16%; "fewer vacant buildings", 12%; and "a neighborhood watch program", 12%. Only 3% of respondents selected the answer "no need to make the neighborhood safer". The write-in answer was selected by 5% of respondents (26 write-ins) with seven comments concerning traffic enforcement and another six about the need for better animal control.



Question #6 - Priority of Central Butte Improvements: This question asked respondents to assign a priority rating to a variety of possible improvements that could be made to Central Butte. The highest priority was more frequently assigned to four improvements: "improve older housing", "improve sidewalks", "improve streets", and "eliminate junk vehicles and weeds". These four improvements were rated as high priorities by 50%, 49%, 48%, and 44% of the survey respondents, respectively.

Several improvements were most frequently rated as low priorities. These included "better public transportation", "more new housing", "more street sweeping", "improved stormwater drainage", and "new or improved parks". With these improvements, the percentage of respondents selecting "low priority" was at least 10% higher than the percentage selecting "high priority".

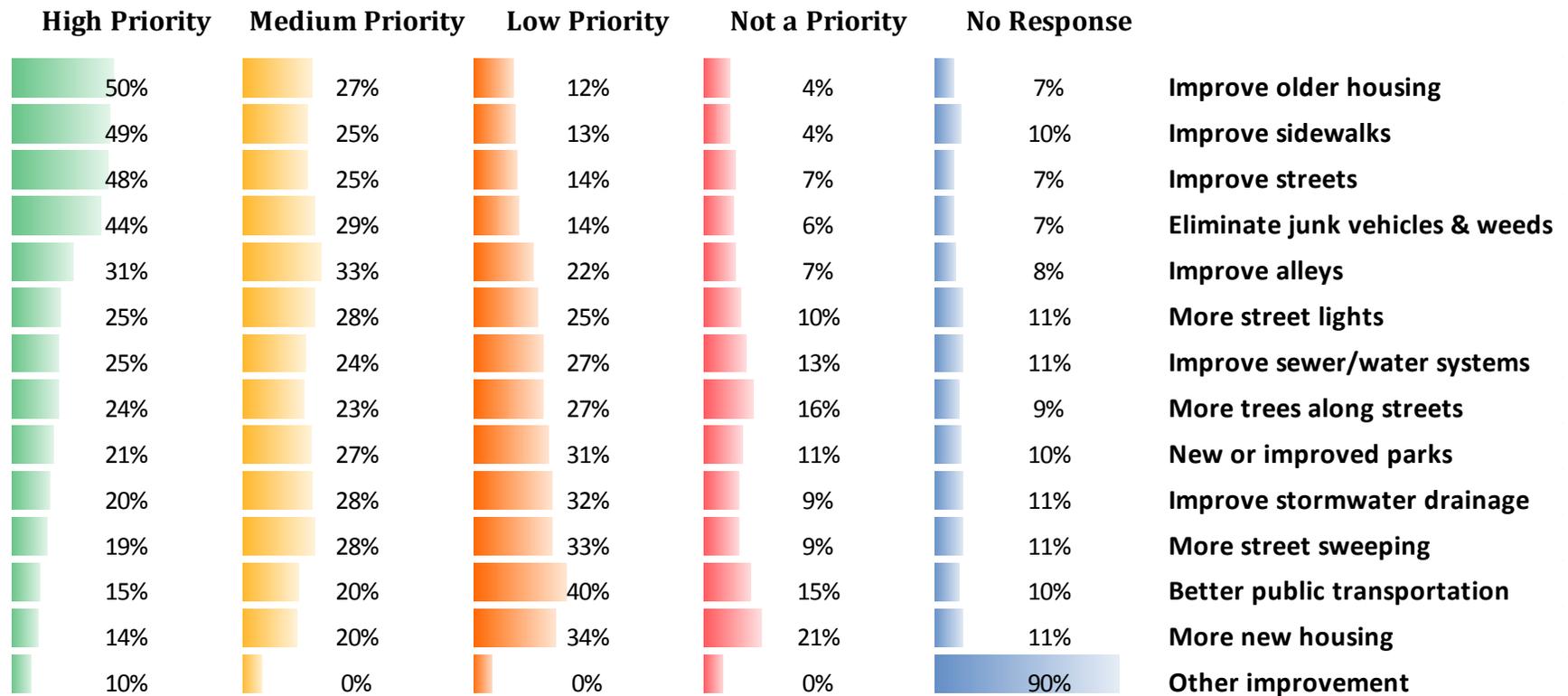
The write-in answer ("other") was given by 24 respondents. The most common write-ins were dealing with the need to have more animal control and removing blighted buildings (there were three write-ins about each).

(See next page for Question #6 graphic)

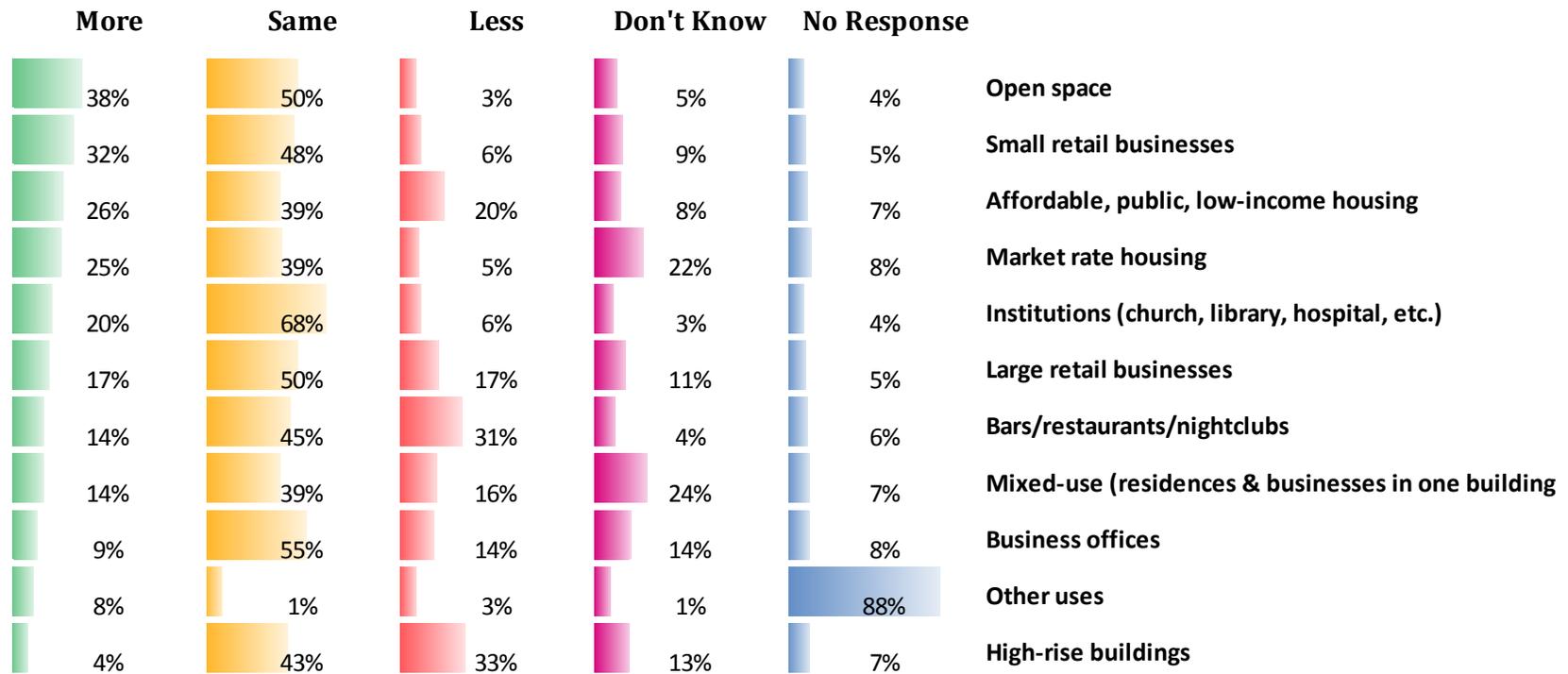
Question #7 - Future Uses: This question asked respondents to review a list of land uses and building types and indicate if there should be more, the same, or less of these in the neighborhood. In all cases except "other" (the write-in) and "high-rise buildings", survey respondents chose "the same" over all other choices. "Grocery store", the most common write-in, mentioned four times among the 20 write-ins answers. In general, the results of this question indicate satisfaction with the types of land uses that are present in Central Butte.

(See Page 9 for Question #7 graphic)

Priority of Central Butte Improvements



Should Central Butte have more, the same, or less of the following:



CENTRAL BUTTE AREA PLAN SURVEY

September 2010

Written Comments

Below are the comments from the 61 surveys that contained written comments. (Note: each survey was individually numbered when it was received. The number appearing before each written comment is that survey number.)

1. Mercury St. from Montana to Main on the south side looks like a war zone, bad buildings, weeds, rundown. Homeowners need some responsibility!

8. When Jack Lynch was chief executive of the city, way back when, all of the alleys from Main St. to the other side of Excelsior were totally redone, paved, black top, etc. However, Mike Thatcher lived 2 doors from me so consequently our 1 block of alley from Gold St. to Platinum could not be done. I had several conversations with Lynch regarding the issue. He informed me said alley wouldn't be done because he would not want to be showing or be blamed for showing favoritism, being that Thatcher was his friend and was with the pre-release program. The alley has never been maintained. I was advised to speak to Mr. Cash. He informed me the city was not in the alley paving business. Then when Bill Melvin ran for our district, he came over, checked it out, and informed me if he was voted into office he would go about getting it fixed. Here we are many, many years down the road and guess what? Nothing accomplished except a very poor patch job one time. This alley is vital to the residents whose garages are beneath their house, xxx and xxx S. Jackson and whose garages exit the alley. I would appreciate this matter being brought before the central planning area and whoever else could assist before we become held hostage by not being able to get to the alley or do serious damage to our cars.

9. Control vegetation blocking view of street signs, sidewalks.

10. Landowner should make background checks before renting to people on welfare. Get rid of drug dealers.

CENTRAL BUTTE AREA PLAN SURVEY

September 2010

13. We have lived in the same house and neighborhood for 31 years, and there has been no active improvement made except for ?? Park due to lack of funding. We can't afford to improve our house on our own.

16.

1. I was just thinking about my improvements. How will that raise property taxes, which in turn will more than likely raise rents for people in this area most of which, in my opinion, live at or below poverty levels such as myself.

2. There is a real need for public housing in this area where rent is based on income.

Thanks for listening.

17. Must remember the time and economy in your plans. People cannot afford things they might want to happen. Maybe then could be grants or how you charge to fix alleys at so much per to be added to taxes until paid for.

18. Living next to Tech, we have a lot of problems also with the students throwing trash in our yard, partying all night, and just being plain disrespectful and destructive.

22. A good place to start would be to refurbish/repair or tear down dilapidated properties. Save/fix what is truly historic, not just random shacks. Fix the old St. James, storefronts, and buildings that add valued to uptown Butte. There is no reason that Butte's uptown cannot be better. Butte's uptown/historic district has the potential to be better than Helena, Missoula or Bozeman!

CENTRAL BUTTE AREA PLAN SURVEY

September 2010

24. #3—Been on city list for new sidewalk for over six years, no reply when ask about new sidewalks, I am willing to pay but no answer.

25. Spend less money on Front and Main Street and more on other areas in the northwest residential areas of Butte. Make these houses for humanity clean up their yards.

27. Concrete foundation at the Travonia mine has been/is/becoming a “hangout” for teens. It is vandalized and graffiti old and new is apparent on concrete slabs. Rental housing in the area is dilapidated and unsightly. Many dogs in the neighborhood run free, especially on the weekends. Some areas in the neighborhood have uncontrolled spreading of weeds—makes it difficult to have a nice lawn or flowerbeds. The reclamation done at the Travonia mine west side (i.e. the planting of trees, etc.) is very nice, but it needs to be extended to the east side of the mine towards Travonia St.

30. Apartment complexes rent to multiple families with multiple cards. No off-street parking is required but should be addressed by a city ordinance. For example, Silverado Apartments located in the 800 block on Silver, owned by Dryden Properties, receiving URA funds.

32. Owners of apartment complexes should be required to provide off-street parking for renters. Gary Dryden should be made to provide parking since most of his monies come from the URA.

34. Speeding and noisy vehicles on Platinum Street (motorcycles), traffic (one way) on Clark Street.

CENTRAL BUTTE AREA PLAN SURVEY

September 2010

37. Iron Street needs new sidewalks—2 blocks from highway and sidewalk is a disgrace and unkempt yards, old buildings, eyesore for anyone coming into Butte. Most homeowners try to keep this property and houses to look nice and only a couple of people don't care at all, a weekly job to pick up garbage of uncaring people. We need city park at mine yards, plenty of room with play equipment for children. Get these kids off the street.

42. I think the county needs dog parks. I also think there should be more things for teens to do to keep them off drugs. Whatever happened to the DARE program?

43. The junkyards on the 800 block of S. Main need to be cleaned up. Would like sign so that alley will not be blocked. It's always blocked by neighbors.

45. Many good things are happening in Butte. We do need help in Central Butte. Our sidewalks are in need of repair, but they put sidewalks that are never used on north Main St. I spend a great deal on my home to keep it painted, nice yard, etc., but houses behind mine on the 1100 block of Iowa are horrible. Junk cards in yards, weeds. They need to clean these houses up block by block, sidewalks redone at no charge.

46. Years ago the Model City Program tore down many dilapidated buildings. In the process, they ran sand trucks over sidewalks when filling in basements of those structures. Needless to say, the sidewalks were pulverized. Many vacant lots reflect this condition although some property owners purchased the vacant lots and replaced the flattened sidewalks.

50. 1. We have trouble with the school buses flying down the street. They go well above speed limit. There are small children. We live on the corner of Nevada and

CENTRAL BUTTE AREA PLAN SURVEY

September 2010

Aluminum, and people do not even know what stop signs are. They come from Utah straight to Main Street at a high speed and never stop at the stop sign.

52.

- Weed problems in empty lots need to be cleaned up.
 - The stray animal problem is huge.
 - Dilapidated properties, streets, sidewalks.
 - Quality of education.
 - Better paying jobs.
 - People being held accountable for keeping their properties clean and maintained and should their sidewalks.
 - No more bad landlords not keeping up their property.
 - Spray painted houses and properties.
-

55. It would be wonderful for future Butte to have a community park within walking distance of every neighborhood in town no matter the income level of the residents. It may bring our sense of community closer. Plus it would increase Butte's beauty. It would be nice to have more activities for the youth and family. The skate park is great, why not an indoor roller rink for year-round fun? It's constructive activity. There are many buildings in town that, with work, could be converted to paintball courses. This puts empty buildings to use and generates income. These kinds of things could promote family and youth gatherings in positive environments.

58. Let people know about home improvement programs. Make judges accountable for the lack of enforcing laws. Too many repeat drunk drivers, repeat offenders. Confiscate vehicles from drunk drivers and no insurance. Let people know crime does not pay. Industry does not want to come to Butte. There's too much meth crime and at 3:00 a.m. on the Butte streets the drunks, thieves and cops are the only ones out and

CENTRAL BUTTE AREA PLAN SURVEY

September 2010

they're in the same car. (Thank you, Jack ??) P.S. Jail inmates should do community service.

67. Street lights on the west side of S. Excelsior have been out for 2-3 months now (as of 8/9/10). I reported it twice.

72. My largest concerns are break-ins, theft and vandalism. I have observed and scared off groups of people at night looking through windshields and messing with street signs. I know people have had property damage, but even when the perpetrators were caught, they saw no restitution, just fines and jail time. Dogs have always been a problem. I am glad to see a few finds in the paper for leash law violations. I have been attacked by 2 Rottweilers and a black Lab, so it's not just Pit Bulls.

74.

1. Why didn't you include a map of the Central Butte Planning Area and,
2. What do you mean by "neighborhood"? How can a person adequately respond to the questions without having this information?
3. Where is the money coming from for the (a) planning and (b) any results of said planning?
4. Dogs—they still are running free and some bark all day.
5. Fireworks! Plan all you want but outlaw aerial fireworks because during some 4th of July they will cause some major fires.
6. Sidewalks—not too bad except in winter when most people don't shovel them.
7. Also sidewalks—trees and hedges grow into the walk space making it difficult to walk. Make owner cut and trim them. Also make owner trim hedges and trees that block intersections.
8. Streets! What a joke! Why fix up an area if the streets look like they're through a WWII bombing?
9. Control weeds. They blow in my yard every time the wind blows.

CENTRAL BUTTE AREA PLAN SURVEY

September 2010

78. #6—We need more affordable housing.

82. Get the drug dealers, pre-releases, and perverts out of these neighborhoods. There are many elderly people who reside there that are scared to death of the violence that is going on. They can't fix anything up because of the vandalism. They need help to finance their improvements. These can be great neighborhoods and great places to raise a family. I grew up in these neighborhoods and they can be nice again. Problem is all the code restrictions make it too expensive for most people.

87. I like to enjoy walking but since we moved here, it is hindered by the large amounts of dogs wandering around off their leashes. This is dangerous for everyone but especially for small children. It would be nice to see the leash law as well as the "pooper scooper" law* enforced.

*Not sure if it is a law, but common courtesy and pet owner responsibility would be nice.

90. Direct your city towards family and you will have a strong, healthy community, what attracts families. Clean, small business friendly. Less casinos and bars. More family oriented. One of the greatest annoyances—barking dogs, another dirty weed-infested property.

93. I believe people/residents need to be held more accountable for the upkeep of their buildings and yards. I also think something needs to be done with the vacant lots (the one with no buildings) and vacant buildings (i.e., the motel on Clark St.). These buildings look terrible. Please start a city recycling program! Butte is behind the times when it comes to this!

CENTRAL BUTTE AREA PLAN SURVEY

September 2010

94. The two major improvements I would make in my neighborhood would be:

1. Better stray dog control.
 2. Fines for people who fail to keep their sidewalks clean of snow in the winter. Especially on Park St. near Montana Tech. Walking to school in winter is very difficult due to the amount of ice and snow on sidewalks.
-

96. Noise pollution is a documented health issue. The noise in this neighborhood, in good weather if windows are open, is almost unbearable. You can't hear radio or TV or conversation, and it is constant day and most of the night. The "truck route" compounds the issue but the speed and "souped-up" vehicles, motorcycles, etc., mufflers, and there seems to be no control at all. I believe this would be a high priority in improving this neighborhood. Thank you for the opportunity to participate in this survey.

99. People not cleaning up their garbage. No lids on garbage cans. People going too fast on streets.

102. You can do all the work you want on infrastructure, and that would be great, but without a change in attitudes and behaviors, it won't have a lasting outcome. You must address the drinking culture, the violence against property and people, the unkempt homes, and the dogs that roam and bark all hours of the day and night. This is a lack of stewardship and pride.

108. Rundown house next door has had a succession of loud drunks, drug users, yard that resembles a dump. Don't feel safe. Person who owns the house apparently doesn't check on tenants. One person who was living there would sit on the back steps

CENTRAL BUTTE AREA PLAN SURVEY

September 2010

with a rifle pointing it at different things. When he did this, he had the look of someone on drugs. Fortunately for us he moved out.

109. We keep our dog on leash or back fenced yard, but there are other dogs loose. There are times they come after ours, and no one deals with their dogs. It needs to be checked on. I thought there was a leash law. Where is it? Check on Washington St and around. God, that is what every dog owner wonders. Thought all law was for everyone.

111. I'm sad to say that we're in need of more police patrol in our neighborhood. We've been having quite a bit of teenage mischief lately including large groups getting into your yards and others taking off after ringing door bells.

114. Please, please, please make a huge effort to require parents and pet owners to be more responsible. I frequently see small children roaming the streets with no supervision. In light of all the rapists and pedophiles in our alarmingly "pre-release" community, I fear for the safety of children. Curfews should be enforced. Motorcycles fly past my home on a regular basis. I've observed a group of young men trying to open car after car. This neighborhood is in dire need of patrols after 2 a.m. Don't single out Pit Bulls, but all dogs should be restricted to pet owner's property. I've lived at this location for 10 years and feel the dog issue is out of hand. Also, the noise pollution from howling/barking dogs owned by dog owners who don't control their pets is outrageous. Thanks for the survey!

120. We bought our new home on S. Crystal in December 2007 for about \$200K. I finished the landscaping, new driveway, new grass and retaining wall. Unfortunately, our building has the back of an apartment building (600 block of Travonia) and trash from a rental always in the alley. Anyway, the back of the apartment building looks like crap. Drive down the 600 block of Crystal and see for yourself. Some of us take pride, some don't, but landlords who rent-for-profit should be made to keep up. My last

CENTRAL BUTTE AREA PLAN SURVEY

September 2010

comment is the ever spoken dog problem in Central Butte. No other town has this issue. Thanks and I'd love to help in anyway.

126. I think we need more chain restaurants, i.e., Applebee's, Chili's, Outback, Golden Corral, so lower income can enjoy to go out for dinner with family instead of fast food. Restaurants are too expensive here in Butte.

127. More action by the Planning Department in dealing with obvious county issues and county owned properties to get them back on the tax roles. County property weed and growth issues. Also properties to be brought into compliance with building and weed control.

129. Dilapidated rentals homes are a problem. Something is needed to get landlords to improve properties.

131. Response to Question #4: I believe some guidelines would be helpful to the preservation of the Historic District. The remodeled front on the historic Taft Hotel is a travesty and looks like a bombed-out storefront in skid row. This is especially distressing since it is in the same area as the ?? Hotel and the Thorton Building. I'm not suggesting laws so difficult that it prevents businesses from opening; however, it would be reasonable to pass a historic looking district to the future generations.

140. The renters in the area do not improve/clean up properties, neither do the landlords. Several empty lots are overgrown with weeds.

141. Streets should be upgraded and potholes fixed. Alleys should be graded and water holes filled with road mix or asphalt sidewalks should be fixed.

CENTRAL BUTTE AREA PLAN SURVEY

September 2010

144. Do something about uptown. It's dead. Quit crying and have a five-year plan to jazz up this town.

1. A small uptown park or plaza
2. Fix façade, upgrade existing buildings
3. Add shops in buildings, more unique eateries to attract customers, both lunch and dinner and after hours

Right now I see people coming uptown to get the hell out. Need a lot of outdoor eating areas and attractive shops. Fix walkways. Make the place something to be proud of. This will help keep visitors to our festivals stay a little longer and spend their dollars in Butte.

146. It would be nice to have the alley between Utah and Wyoming (1100 block) resurfaced and cleaned. Also, one of the establishments there are feeding birds, pigeons, vermin, etc. Would like that stopped for health reasons. The empty lot on Wyoming behind Annie's Café has junk vehicles, glass, nails, lumber, junk! Transients go to the bathroom out there, unsafe sanitary conditions. Thank you.

147. Kids and others driving extremely loud ORVs are an out-of-control public nuisance. Most of these vehicles are unregistered. Why doesn't the police enforce the law?

148. I would like to see the owners of neighborhood rental properties take responsibility for their property, e.g., weed removal, snow removal, etc. Please inform me of the time and place of your next public meeting as I would like to attend.

151. Meter maids?? in residential areas. The neighbor will voice a complaint.

CENTRAL BUTTE AREA PLAN SURVEY

September 2010

155. This survey I used to apply to the residence/reside now at Bavaria, Butte, MT 59701, not Colorado. Thanks.

157. Better enforcement of weed control on the 700 block of Arizona St.

168. Pioneer Concrete is the biggest eyesore in this neighborhood. Creates excessive dust and perimeter of property especially sidewalks are in poor shape, which his very ironic for concrete business. Never clean snow off walks in winter. More trees around business may help keep dust down.

169. It would be nice if streets such as Colorado, Dakota, etc. were better maintained (i.e., snowplows and sanders) during the winter. Also, we have made several complaints over the last two years about the street sign on the corner of 500 block of South Colorado and Platinum. Every time we have a high wind, it twists and turns and tips and runs the danger of falling on someone or something so it goes from having us live on Colorado to living on Platinum or somewhere in between.

173. Thank you for your interest in the improvement of our neighborhood! I have lived at W. Galena for 4 yeas. My husband and myself are currently attending Tech and have 3 children, 5, 7 and 9, who attend West. However, over the past 4 years the amount of disturbance seems to be getting more frequent. The most common disturbance is a domestic dispute usually from one of the apartment buildings. I have in the past observed the police investigate such situations sometimes during the disturbance, sometimes hours later. Personally, I think that the landlord should be held accountable for such tenants.

CENTRAL BUTTE AREA PLAN SURVEY

September 2010

175. I think a neighborhood watch program would be great! Also more activities for teens. The big drainage (?) potholes on the corners of streets need to be fixed or spray painted/cones to alert drivers they are there. Thank you for including me in the survey.

177. Evaluate the wide streets for opportunity for streetscape improvements, i.e., traffic calming bulb outs, green space (boulevards), use appropriate species for street trees.

178. Mercury and Washington needs to a four-way stop. It is extremely dangerous with low visibility and people travel the streets at high speeds. It is near impossible to see traffic on Washington Street from Mercury Street. I have witnessed way too many near accidents.

179. Alcohol/drugs in the area are a problem. Enforce the speed limit on Excelsior Ave. particularly at night. Speeding is very common for cards traveling north to south on Excel.

CENTRAL BUTTE AREA PLAN SURVEY

September 2010

SURVEY QUESTIONS

1. What do you believe are the TWO most positive features of your neighborhood? (Please check only TWO answers)

- Close to work
- Close to high school
- Close to medical center
- Close to city parks
- Close to shopping
- Affordability of housing
- Historic buildings
- Good neighbors
- Other: _____
- There are no positive features

2. What do you believe are the TWO most negative features of your neighborhood? (Please check only TWO answers)

- Dilapidated buildings
- Poor condition of sidewalks and streets
- Lack of green spaces
- Not safe for residents
- Not enough neighbor interaction
- Crime problem
- Unsightly properties
- Impacts from high school
- Impacts from medical center
- Other: _____
- There are no negative features

3. In your opinion, what are the obstacles to home improvement in your neighborhood? (Please check all that apply and leave the others blank.)

- Building code requirements
- Difficultly obtaining financing
- Lead dust, mine waste, and other environmental conditions
- Deterioration of nearby properties
- People not interested in public-funded assistance
- Don't know or no opinion
- Other: _____

4. Should Butte-Silver Bow start reviewing building designs for all new buildings in your neighborhood to ensure they are compatible with the existing historic architecture? (Please check

CENTRAL BUTTE AREA PLAN SURVEY

September 2010

only one answer)

- Yes
- No
- No Opinion
- Other: _____

CENTRAL BUTTE AREA PLAN SURVEY

September 2010

5. In which of the following ways do you believe your neighborhood could be made safer? *(Please check all that apply and leave the others blank.)*

- Improved lighting
- New or improved sidewalks
- Fewer vacant buildings
- A neighborhood watch program
- More police patrols
- More programs to keep children and teens busy
- Other: _____
- No need to make the neighborhood safer

6. Which of the following neighborhood improvements should be the highest priority? *(Please indicate whether you feel that each item should NOT be a priority, should be a LOW priority, MEDIUM priority, or HIGH priority)*

- | | | | | |
|--|-----|-----|--------|------|
| ➤ Improve streets | Not | Low | Medium | High |
| ➤ Improve alleys | Not | Low | Medium | High |
| ➤ Install more street lights | Not | Low | Medium | High |
| ➤ Plant more trees along streets | Not | Low | Medium | High |
| ➤ More frequent street sweeping | Not | Low | Medium | High |
| ➤ Improve stormwater drainage | Not | Low | Medium | High |
| ➤ Install, improve, and repair sidewalks | Not | Low | Medium | High |
| ➤ New or improved public parks | Not | Low | Medium | High |
| ➤ Improve sewer and water systems | Not | Low | Medium | High |
| ➤ Eliminate weeds and junk vehicles | Not | Low | Medium | High |
| ➤ Better public transportation | Not | Low | Medium | High |
| ➤ More new housing | Not | Low | Medium | High |
| ➤ Improve or restore older housing | Not | Low | Medium | High |
| ➤ Other: _____ | Not | Low | Medium | High |

7. Do you think your neighborhood should have MORE, LESS, the SAME (same as now) amount of the following?

- | | | | | |
|---|------|------|------|------------|
| ➤ Small retail businesses | More | Less | Same | Don't Know |
| ➤ Large retail businesses | More | Less | Same | Don't Know |
| ➤ Business offices | More | Less | Same | Don't Know |
| ➤ Bars/restaurants/nightclubs | More | Less | Same | Don't Know |
| ➤ Affordable, public, or low-income housing | More | Less | Same | Don't Know |
| ➤ Market rate housing | More | Less | Same | Don't Know |
| ➤ Mixed-use (residences and business in one building) | More | Less | Same | Don't Know |

CENTRAL BUTTE AREA PLAN SURVEY

September 2010

- High-rise buildings More Less Same Don't Know
- Institutions (church, library, hospital, etc.) More Less Same Don't Know
- Open space (parks and plazas) More Less Same Don't Know
- Other: _____ More Less Same Don't Know

APPENDIX C: Technical Reports

Page 2	Population
Page 6	Land Use
Page 15	Housing
Page 25	Economy
Page 34	Parks
Page 37	Public Infrastructure
Page 39	Public Services
Page 44	Land Use Regulations

CENTRAL BUTTE PLANNING AREA POPULATION

The following utilizes U.S. Census data which is organized by different geographic units. Ranging from smallest to largest, these include blocks, block groups, census tracts, incorporated areas, counties, state, and nation. The census 2000 is the most recent data available for geographic units smaller than the county level.

The Central Butte Neighborhood is located in Census Tracts 1 and 2. It comprises all of block groups 5, 6, and 7, and a portion of block group 4 in Census Tract 1. It comprises a portion of block group 2 and all of block group 3 in Census Tract 2. Although some information, such as total population, can be acquired by blocks and totaled within the Central Butte Neighborhood Boundary, some data are suppressed at this level for privacy purposes. It is possible that information for the larger units may not accurately reflect the exact conditions within the neighborhood.

POPULATION – EXISTING CONDITIONS

Total population in the Central Butte Neighborhood was 3,598 persons in 2000 (BSB GIS). The area appears to be in a continued trend of declining population. Population had been declining in Butte and throughout the county since 1920, when county population peaked at 60,313. By 2000, total population of the county had declined by nearly 26,000 persons. The historic core of Butte north of the Interstate continued to lose population from 1990 to 2000, but the decade marked the first since 1920 to reverse the trend of overall population loss county-wide. County population increased by 665 persons between 1990 and 2000, mostly in areas north, east and south on the periphery or outside Butte urban limits (in census tracts 6, 7 and 8). (BSB Growth Policy, pgs 3-2, 3-4)

Table 1. Population Change 1990-2000				
			Numeric	POPULATION
	2000	1990	Change	% CHANGE
	CENSUS	CENSUS	1990 to 2000	1990 to 2000
Central Butte	3,598	NA	NA	NA
Census Tract 1	5,234	5,356	-122	-2.3%
Census Tract 2	4,756	4,873	-117	-2.4%
Silver Bow County	34,606	33,941	665	2.0%
Montana	902,195	799,065	103,130	12.9%

Source: U.S. Census Bureau, Census 2000 Summary File 1, accessed via American Fact Finder

The Central Butte Neighborhood includes portions of various block groups in Census Tracts 1 and 2. The median age of block group 1 is younger than most of Montana and mirrors the national median age. The portion of the neighborhood that lies east of Montana (in Census Tract 1) is generally older than the rest of the neighborhood. Only Block Group 7 (the area south of Front Street), with a median age of 39.1, is older than the rest of the county.

Table 2. Median Age - 2000	
Census Tract 1	
Block Group 4	33.4
Block Group 5	34.2
Block Group 6	36.1
Block Group 7	39.1
Census Tract 2	
Block Group 2	31.1
Block Group 3	35.1
Butte-Silver Bow	38.9
Montana	37.5
Nation	35.3

Source: U.S. Census Bureau, Census 2000 Summary File 1, accessed via American Fact Finder

Table 3. Central Butte Neighborhood Population by Age, 1990 and 2000				
	Total Population	Less than 18 years	18-64 years	65 years and over
Census Tract 1				
1990	5,356	23.4%	58.0%	18.7%
2000	5,234	22.5%	65.0%	12.4%
Census Tract 2				
1990	4,873	21.8%	62.8%	15.4%
2000	4,756	19.9%	67.5%	12.6%
County				
1990	33,941	24.9%	58.1%	17.1%
2000	34,606	23.7%	60.3%	16.0%
State				
1990	799,065	27.8%	58.9%	13.3%
2000	902,195	25.5%	61.1%	13.4%

Source: U.S. Census Bureau, Census 2000 Summary File 1, accessed via American Fact Finder

Table 3 shows the change in age cohorts between 1990 and 2000. In the Central Butte Neighborhood, 24.0% of the population was under the age of 18 in 2000. The proportion of the 2000 population less than 18 years of age in Census Tracts 1 (22.5%) and 2 (19.9%) was less than that of the county (23.7%) or state (25.5%). The “less than 18 years” age group decreased slightly as a percentage of overall population between 1990 and 2000 in Census Tracts 1 and 2 as did the proportion of persons age 65 and over. The proportion of persons age 65 and older in 2000 was about 12.5% in both Census Tracts 1 and 2, compared to 16% for Butte-Silver Bow. The trend toward decreasing numbers of older persons will likely reverse, however, with the aging of the “baby boom” generation. Projections for 2030 indicate that the 65+ age cohort will comprise over 26% of Butte-Silver Bow population. (BSB Growth Policy, pg 3-6)

There were 2,082 households in the Central Butte Neighborhood in 2000, of which 38% (371) were family households. The neighborhood has a considerably smaller proportion of family households compared to Montana (66%) or the nation (68%). Non-family households consist of individuals living alone or with other non-related persons. Average household size in the Central Butte Neighborhood was 1.82 persons. (U.S. Census 2000)

Table 4. Household Type – 2000			
	Total Households	Family Households	Non-Family Households
	#	%	%
Central Butte Neighborhood	2,082	38.1	61.9
Butte-Silver Bow	14,432	61.9	38.1
Montana	----	66.2	33.8
Nation	----	68.1	31.9

Source: U.S. Census Bureau, Census 2000 Summary File 1, accessed via American Fact Finder

In the Central Butte Neighborhood Area, the area east of Montana Avenue in Census Tract 1 has a higher percentage of high school graduates (37.4%) and a lower percentage of persons with a bachelor's degree (8.9%) compared to Montana and the nation. In the western portion (Tract 2, which includes the university), more persons have at least a bachelor's degree.

Table 5. Educational Attainment		
	% High School Graduate	% Bachelor's Degree or Higher
Census Tract 1	37.4	8.9
Census Tract 2	25.1	20.9
Montana	31.3	17.2
Nation	28.6	15.5

Source: U.S. Census Bureau, Census 2000 Table DP-2, accessed via American Fact Finder

The area of the Central Butte Neighborhood is primarily one race and white. In Census Tract 1, more than 10 percent of the population is non-white or of two or more races. American Indians comprise the largest non-white category in both census tracts (5.6% in Tract 1 and 1.9% in Tract 2).

Table 6. Racial Characteristics			
	One race; White; Percent	One race; American Indian and Alaska Native; Percent	Two or more races; Percent
Census Tract 1	89.5	5.6	2.9
Census Tract 2	94.6	1.9	1.7

Source: U.S. Census Bureau, Census 2000 Summary File 1, accessed via American Fact Finder

Both Census Tracts 1 and 2 had lower median household and family incomes in 1999 compared to Butte-Silver Bow, the state, and the nation.

Table 7. Personal Income -1999		
	Median Household Income	Median Family Income
Census Tract 1	\$ 18,673	\$ 24,589
Census Tract 2	\$ 28,636	\$ 36,293
Butte Silver Bow	\$ 30,402	\$ 40,018
Montana	\$ 33,024	\$ 40,487
Nation	\$ 41,994	\$ 50,046

Source: U.S. Census Bureau, Census 2000 Table DP-3, accessed via American Fact Finder

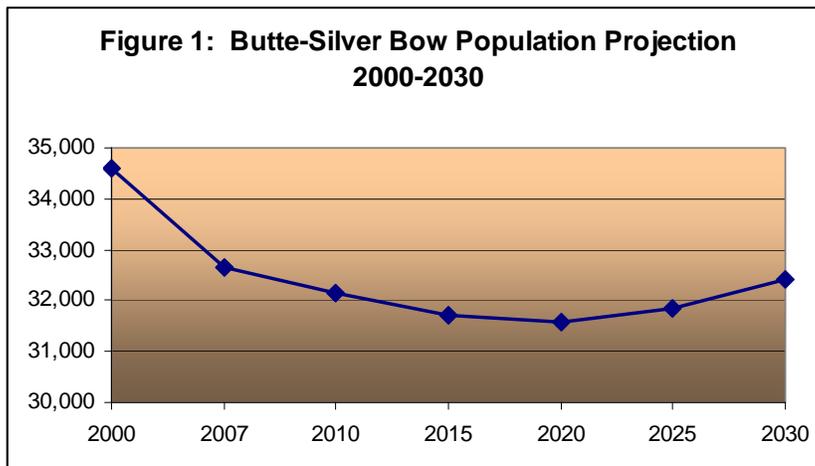
Both Census Tracts 1 and 2 had greater proportions of families and individuals below poverty than the county, state, and nation. Census Tract 1 was considerably poorer.

Table 8. Families and Individuals Below Poverty Level - 1999		
	Families, % below Poverty	Individuals, % below poverty level
Census Tract 1	26.6	33.9
Census Tract 2	11.3	19.4
Butte Silver Bow	10.7	14.9
Montana	10.5	14.6
Nation	9.2	12.4

Source: U.S. Census Bureau, Census 2000 Table DP-3, accessed via American Fact Finder

POPULATION PROJECTIONS

Population projections from NPA Data Services, released in 2008, indicate that Butte-Silver Bow will see continued population declines through 2020 and then a gradual rebound. The population of Census Tract 4 remained nearly constant (a one percent loss) between 1990 and 2000. If and how the neighborhood will grow will depend on how competitive it is in retaining current residents and attracting new residents.



Source: "Montana Population Projections" prepared by CEIC, using data from NPA Data Services Inc. issued 2008

Sources

BSB GIS: See Butte Silver Bow GIS Department.

BSB Growth Policy: see Butte Silver Bow Growth Policy.

Butte-Silver Bow County Growth Policy – 2008 Update. Accessed from Butte-Silver Bow website, May 2010. <http://co.silverbow.mt.us/departments/documents/Butte-SilverBowGrowthPolicy2008Update-Final.pdf>

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http://factfinder.census.gov/home/saff/main.html?_lang=en

Population numbers and age cohorts for the neighborhoods derived from census block numbers within the neighborhood boundaries. Block numbers identified by Butte-Silver Bow GIS Department. Data derived from Summary File 1 Data and Tables DP-1, DP-2, and DP-3.

CENTRAL BUTTE PLANNING AREA LAND USE

1. OVERVIEW

The existing land uses, both in Butte overall and in the Central Butte Planning Area specifically, are inextricably linked to how the land was used for mining and the associated housing of miners and others who came to live in Butte, as well as the commercial and industrial operations that grew with the city. The following examines the physical setting, the mining history, settlement patterns, historic neighborhoods, and current land uses in the Central Butte Planning Area. This area covers approximately 320 acres (excluding streets and public right of ways) and all or part of six different historic neighborhoods. Clusters of land uses within multi-block areas create a land use pattern of distinct differences within the Planning Area.

2. EXISTING CONDITIONS

2.1. Physical Setting

Butte is the site of globally significant quantities of copper, lead, zinc, molybdenum, gold, and silver. The existing topography of the Central Butte Planning Area includes relatively flat areas and steep slopes with an overall rise of several hundred feet from its lowest point on the southern end to the highest elevation in the north. Historically, the natural terrain was altered by mining operations that produced tremendous quantities of mining-related waste. Historically, Silver Bow Creek began at the Continental Divide and flowed through the area that is now the Berkeley Pit. The creek now originates at the confluence of Blacktail Creek and the Metro Storm Drain, south of the Central Butte Planning Area. (CDM)

2.2. Mining History and Related Environmental Issues

The Central Butte Planning Area is part of a larger area that included all of Butte Hill and Silver Bow Creek. The Butte Hill became known as “the richest hill on earth” for its valuable mineral deposits. Mining in Butte began with the discovery of gold along Silver Bow Creek in 1864. As placer mining played out, miners staked claims on Butte Hill north of Silver Bow Creek. By the 1870s silver was the primary mining objective and by 1878 several small silver mills were operating. Silver production boomed in the 1880s, spurred by high silver prices and facilitated by completion of railroads to Butte in 1881. At least six major mills were built along Silver Bow Creek between 1879 and 1885 and operated continuously until 1910. Other smaller mills also operated during portions of that time but silver mining decreased significantly with repeal of the Sherman silver Act in 1893. (CDM) Three major mines – the Emma, Travona, and Ophir—all operated in the Central Butte Planning area. (National Park Service)

By the late 1880s copper mining had become more important. Many of the silver mills were used for copper production and new mills and smelters built. The major smelters in Butte operated until about 1910, after which most of the ore mined in Butte was shipped by rail to the Anaconda Copper Mining Company’s (AMC) smelter in Anaconda. By 1917, approximately 150 mines were located in and near Butte. AMC began surface mining in the Berkeley Pit in 1955 and built the Weed Concentrator in 1963 to process

the ore. In 1977, The Atlantic Richfield Company purchased AMC. Atlantic Richfield closed all underground mines in 1980 and continued active mining until it shut down operations in the Berkeley Pit in 1982 and East Berkeley Pit in 1983. Mining operations resumed again in 1986 when Montana Resources started open-pit mining in the Continental Pit. Montana Resources continues to mine copper and molybdenum in the Continental Pit. (CDM)

Mining and ore processing (including mills, concentrators, and smelters) produced tremendous volumes of mining-related waste, including waste rock, mill tailings, slag, and aerial smelter emissions. Mining wastes impacted water quality on the entire length of Silver Bow Creek. The Silver Bow Creek/Butte Area Superfund Site, established in 1987 includes the Butte Hill, underground mines beneath Butte Hill, Berkeley Pit, Berkeley Pit mining area, active Continental Pit operation, entire reach of Silver Bow Creek between Butte and Warm Springs and the Warm Springs treatment ponds. Within this large area of 85 square miles, the U.S. Environmental Protection Agency (EPA) has identified 13 Operating Units (OUs) or focus areas for remediation. Of these the following overlap or include the Central Butte Planning Area: Butte Mine Flooding OU and the Butte Priority Soils OU. (CDM)

The Butte Mine Flooding OU consists of waters within the Berkeley Pit, the underground mine workings hydraulically connected to the Pit, the associated alluvial and bedrock aquifers, and other contributing sources of inflow to the Berkeley Pit. The Butte Mine Flooding OU is approximately 23 square miles, of which the Berkeley Pit is the main feature. The Berkeley Pit covers approximately 675 acres, is 1,780 feet deep, with a volume of 35 billion gallons of contaminated water. Approximately 3,000 miles of underground mine workings are hydraulically connected to the Pit, including the West Camp System which includes systems of the Travona, Emma, and Ophir mines. Water from the Travona shaft is pumped to the Butte Metro Sewage Treatment Plant for treatment and discharge to Silver Bow Creek. The U.S. EPA, Montana DEQ, and Potentially Responsible Parties (PRPs) agreed to a critical water level of 5,420 feet in the Berkeley Pit (water not to exceed that level). (CDM)

The Butte Priority Soils OU consists of a five square mile area that includes Butte and the Central Butte Planning Area (Refer to Butte Operable Units Map). The focus of this OU is contamination from mining and ore-processing wastes in the form of mill tailings, waste rock, slag, and smelter fallout. Considerable progress has been made toward clean-up. Response efforts have removed, capped, or reclaimed over 8 million cubic yards of waste; over 400 acres of min-impacted land has been reclaimed, and approximately 1.2 million cubic yards of tailings previous in contact with ground and surface water have been removed from Silver Bow Creek floodplain. In addition storm water controls (conveyance channels, diversions, and detention basins) have been constructed to reduce contaminant loading from Butte Hill storm water runoff. (CBD)

Contaminated soils on properties with large quantities of exposed contaminants have for the most part been addressed. Now, a major focus is to identify properties where contaminants may be recently exposed (such as excavations, or renovation of buildings), where individuals may particularly at risk, and to begin the work of sampling all residential properties for contaminants, per the Residential Metals Abatement Program. (Malloy)

The “Final Multi-Pathway Residential Metals Abatement Program Plan” was released in April 2010 with the purpose of ensuring “public and environmental health of the residents of the Butte Priority Soils Operable Unit and the adjacent areas by effectively identifying and mitigating potentially harmful exposures to sources of lead, arsenic, and mercury. To that end, the program requires sampling residential yard soil, interior living space dust, attic dust, and lead-based paint and remediating those that exceed action levels. The program will utilize a prioritized approach for affected and sensitive populations and also requires that every property with the Priority Soils Operating Unit and Adjacent Area be systematically sampled within 10 years following the effective date of the Consent Decree. (Butte Silver Bow County)

Mine-related surface subsidence is another issue that for years created a hostile lending environment for construction, renovation, or property purchase throughout much of Butte, including the Central Butte Planning Area. The lending situation is gradually improving. (Jarvis) Although the lending dilemma made it appear that all properties in the Priority Soils OU were at risk for subsidence, subsidence issues are localized and specific to mine openings. (Malloy)

2.3. Neighborhood History of Settlement and Development

In 1962 the National Park Service designated areas of Butte as a National Historic Landmark District. In 2006 this district was expanded to include Anaconda, making it one of the largest historic districts in the United States (Refer to National Historic Landmark District Map). It is significant as an example of the early industrial mining community.

The Central Butte Planning Area is made up of six different neighborhoods identified in materials submitted for the National Historic Landmark Nomination (Refer to Historic Neighborhoods Map). These include all of the South Central Neighborhood and portions of the Central Business District, East Side, South Butte, West Side, and Southwest Neighborhoods. The Smelter District lies just south and west of the Central Butte Planning Area. The following summarizes portions of the material submitted for the National Historic Landmark Nomination and also includes a current generalized description of existing land uses for each historic neighborhood.

Central Business District

The Central Business District Neighborhood is the heart of Butte and contained the major commercial activities since the turn of the century. This neighborhood is approximately 40 blocks bounded on the north by Quartz Street, on the south by Porphyry Street, on the west by Montana and Washington Streets, and on the east by Arizona Street. The original townsite was platted in 1876 and was bounded by Copper, Washington, Gold and Arizona Streets. A major fire in 1879 wiped out most of the buildings at the time and resulted in an ordinance prohibiting new buildings made of wood and ushering in an era of masonry and stone. Much of the large commercial Uptown buildings were constructed in the 1890s, with architecture designed by Chicago-based and –trained architects and has been described as “a scaled down Chicago of the same period.”

Only the southern portion of the Central Business District Neighborhood falls in the current Central Butte Planning Area. This area included the “Red Light” district and

Butte's Chinatown. In the 20th century, many buildings in this area were razed as part of an effort to clean up the prostitution and limit the influence of Chinatown.

The Chinese were some of Butte's early settlers; arriving in mid-1860 they found work in the service industries such as food preparation, laundry and wood cutting. Butte's Chinatown was located in the alley west of Main intersecting Galena and Mercury Streets. It included numerous shops, gaming rooms, opium dens, lodging houses, restaurants (noodle parlors), a joss house and Baptist mission. The three story brick Wah Chong Tai Co at 15 W. Mercury was one of the first permanent structures erected.

Butte's red light district is also part of this neighborhood. It was based just east of Main Street to Arizona and between Park and Mercury in its heyday. Given the number of single men found in mining camps, prostitution was a major industry in any mining community. By the late 1880's the business shifted to the alleys which were lined with cribs. By 1900, the scattered cabins along a dirt road had been transformed into a street lined with large brick parlors on its face and packed rows of cribs in the rear.

The Emma Mine was at the south boundary of the Central Business District. The mine and a number of nearby light industrial businesses by 1890 marked the transition from the Central Business District to Butte's more industrial south end.

Today, the portion of the Central Business District that lies within the neighborhood includes large commercial buildings, some residential structures, Emma Park (the mine site now reclaimed with lawn and gazebo), and many vacant lots and derelict structures. It is part of an area described in the Butte-Silver Bow Growth Policy as one of the most blighted in the urban core. The District XII Human Resources Council is working to establish offices in the neighborhood near Emma Park. Plans for site development include a community center that would provide a number of resources and outreach.

South Central

The South Central Butte neighborhood is located entirely within the Central Butte Planning Area. Its borders run from the junction of Arizona and Platinum Streets north Porphyry Street, west to Jackson, south to Aluminum, west to Travona, south to Iron, east to Montana, south to the Butte, Anaconda and Pacific Railway corridor (south of Iron and North of W. 2nd Street, east to Main, north to Platinum and east to Arizona. The diversity of architecture in this neighborhood reflects residents with diverse ethnic backgrounds and occupations, a contrast to other neighborhoods in Butte that were known to be the home of a particular ethnic group or country of origin.

In South Central Butte occupations ranged from railroad and mine workers to business owners and professionals (architects and lawyers). The neighborhood has a variety of residential housing types including narrow shotgun houses, worker cottages, housing above commercial space, larger single family homes, and multi-family housing. Industrial operations were interspersed in the neighborhood. Commercial corridors grew along the avenues with streetcar lines (Montana, Main, and Arizona) where stores, saloons and other small businesses located in among residences.

The mix of uses in the neighborhood continues to this day. The Butte High School is the dominant public building in the neighborhood and is the single high school for all of Butte. A portion of this neighborhood near the high school is also part of the area

described in the Butte-Silver Bow Growth Policy as one of the most blighted in the urban core.

The East Side

The East Side Neighborhood is bordered on the east by the Berkeley Pit, on the south by the upper yards of the Northern Pacific Railroad, on the west by the east side of Arizona Street, and on the north by the terminus of Quartz Street and extending to the Berkeley Pit. Once a neighborhood of Finns on its upper portion and Serbians and Lebanese on the lower East Side, most of the small portion of the neighborhood that falls within the Central Butte Planning Area was a shanty town known as the Cabbage Patch. In 1938, Butte City Council created a local Housing Authority, which was responsible for clearing the eleven-acre site and building a public housing complex, one of the first of its kind in the nation. When the first five units opened in 1941, President Franklin Delano Roosevelt and First Lady Eleanor Roosevelt were there for the ceremonies.

Today there are many multi-family units in the Silver-Bow homes complex and a few scattered buildings on the block to the north.

West Side

Butte's West Side neighborhood is bounded along Quartz and Copper Streets on the north extending to a line perpendicular to the World Museum of Mining; on the east by Montana, Idaho and Washington Streets; on the south by Porphyry Street to Jackson, and from Jackson to the World Museum of Mining and Orphan Girl Mineyard; and on the west from the World Museum of Mining to the foot of Big Butte. This neighborhood includes residences ranging from multi-family units to mansions, as well as a mix of commercial buildings, churches, and schools.

Today, within the Central Butte Planning Area, the predominant use is single and multi-family residential with narrow side yards and little distance between front and back lot lines. St. Patrick's Church and Butte Central Catholic High School are in the neighborhood. Streets are wide and accommodate diagonal or perpendicular parking in several areas, and relatively narrow in others. There are fewer scattered vacant lots compared to other areas of the Central Butte Planning Area.

Southwest

The Butte Southwest Neighborhood boundaries are West Diamond Street to the north, Jackson Street to the east, (former) city limits to the west, and Iron Street to the south. The neighborhood emerged as a middle-class neighborhood without clear ethnic associations and houses on larger lots (lot and half) and bigger yards. The Travona Mineyard operated in this neighborhood.

Today, the portion of the neighborhood that falls within the Central Butte Planning area is the far eastern edge, which is dominated by the "medical corridor," comprised of St. James Community Hospital and a variety of medical offices in surrounding blocks. The Chester-Steele Memorial and Cinders Field Parks are also major land features as is the Travona Mineyard Historic District. Most of the residences are single family residences scattered along long, steep blocks between West Aluminum and West Platinum Streets.

South Butte

The South Butte Neighborhood was an industrial neighborhood where the Great Northern railroad and Utah railroad laid down track in 1881. Although the neighborhood includes a variety of residential types, the industrial character of the neighborhood was established by the late 1880s. Although located 200 feet lower and half a mile away from the Central Business District it soon became the hub of the transportation network, with passenger and freight stations, warehouses and ware yards. The Northern Pacific line followed, framing the neighborhood that grew between the two lines. This neighborhood is bounded by Platinum Street and the Great Northern Railroad tracks on the north; Front Street on the south, and Garden Street on the east. The west border follows Main Street from Platinum Street to Freemont Street, then west to Montana Street and south to Front Street.

South Butte Neighborhood comprises most of the Central Butte Planning Area's southeast corner. South Butte and South Central neighborhoods together comprise well over half of the Central Butte Planning Area.

Warehouses and businesses sprang up quickly north of Front Street to distribute the freight goods to the community. Butte's electric railway also accelerated the development of South Butte and the area between it and the central business district. Utah Avenue and the South Butte-Upton railway connector attracted business and homeowners to the area so that by 1895 the area between South Butte and the central business district had filled in.

The South Butte neighborhood contained a rich mix of industry, commercial, residential, and community uses. It was a working class neighborhood where warehouses and industrial developed next to homes. South Butte had its own retail trade areas with stores, restaurants, saloons and other commercial along Front Street, 600 and 700 blocks of Utah, and corner stores at various locations.

Today there remains a mix of uses in the neighborhood, including a cement plant, operating warehouses, a variety of commercial uses, churches, schools, Charlie Judd Park and the skating rink. Housing generally falls along the southern and northern portions with an industrial/warehouse area between the two. There are more vacant lots in the northern portion of this neighborhood than in the southern portion.

2.4. Existing Land Use - Overview and Property Type Detail

Land uses in the Central Butte Planning Area are diverse and also mixed; you can find industrial next to residential, commercial with residential, and various types of housing mixed in a single block. As noted above, the Planning Area includes portions of several neighborhoods and not surprisingly, the Central Butte Planning Area has some areas with very distinct land uses and issues that are quite different from other places in the Planning Area. These include:

- Hospital/Medical Corridor that extends from Excelsior to the east nearly to Montana Avenue, an area that has been proposed as a medical zone overlay to the urban Butte zoning code.

- Porphyry from Montana Street to the Butte High School and the blocks north and south are noticeably comprised of vacant lots and deterioration, identified as a problem priority area in the Butte-Silver Bow Growth Policy. This area has seen improvements related to the high school, new home construction with assistance from National Affordable Housing Network, and is also the site for a new facility to be constructed by the Human Resources Council (HRC) as a Community Center and for their offices. HRC is currently engaging residents within a 12-block area in planning for area renewal.
- South of Butte High School to Front Street between Montana and Utah is a mix of industrial, commercial and residential. In some ways the mix is the same as its roots in the old “South Butte” neighborhood described above. There is a band of commercial and retail mixed with residences along Front Street, on Main and Utah. Land developed for industrial uses along the rail-lines that cut across the center of this area is still in use as industrial (e.g., the concrete plant and warehouses) with mixed uses including residential to the north and south. This area also has significant areas of vacant land.
- South Montana Street is the gateway to Uptown Butte from the Interstate and other areas to the south. It is the widest street in the Planning Area and has a mix of residential, commercial, and public buildings. Vacant lots and run-down older buildings are interspersed with newer buildings (some of which are also in poor condition) and renovated structures.
- Excelsior to South Washington north of the medical complex area is a distinctly residential neighborhood of older single family and multi-family residences with little or no setbacks, and generally fewer vacant lots than in other areas of the Central Butte Planning Area.
- East Galena from S. Washington to Arizona. This block wide band is almost entirely large commercial or warehouse structures, interspersed with vacant lots.
- Excelsior to Montana south of the medical complex area is noticeably comprised of the open space of the Travona Mineyard in the west. East of the Travona, residences (primarily single family) of various ages and construction types are located along the hillsides and smaller housing units along West Iron. Vacant lots are noticeable in this area as well.
- Silver Bow Homes, west of the Butte High School, has been public housing since the 1940s.

Within the diversity of the Planning Area, there are several key features that are bigger than the neighborhood in terms of the populations they serve. These include the medical facilities that serve the entire county and beyond, the Butte High School that is the single public high school in the Butte urban area, and the gateway streets (particularly Montana Street, but also Main and Utah Streets) that lead to Uptown Butte.

Neighborhood centers, the places where residents meet and congregate are as diverse as the people who live here and include schools, parks, churches, bars, restaurants and coffee shops. The New Deal Community Center on South Arizona is the only facility

with the title of “community center” in the Planning Area. It is owned and operated by the Housing Authority and is across the street from Silver Bow Homes, the area which the New Deal Center primarily serves.

The Central Butte Planning Area includes 1,885 land parcels totaling 321 acres (excluding streets, alleys, and a single railroad parcel of approximately 17 acres). As defined for property taxation purposes in February 2010, 31% of the total area is residential, 28% is tax-exempt, and commercial and vacant properties each account for 20%. (Refer to Property Types- Existing Use Map)

Table: Land use by Tax Classification

LAND USE	# PARCELS	ACRES	% OF AREA
Commercial	421	63.2	20%
Exempt Property	120	90.5	28%
Condominium	2	1.6	1%
Mining Claim	1	1.0	0%
Non-Valued Property	2.00	0.4	0%
Residential	1031	98.6	31%
Vacant	294	64.0	20%
Blank Record	14	1.4	0%
Total	1885	320.8	100%

Source: BSB GIS, using MT Cadastral download Feb 12, 2010

Exempt properties include government (federal, state, or local) property, and other properties which have been granted an exemption by the Department of Revenue for religious, charitable, or educational uses. Much of the tax exempt property in the Central Butte Planning Area is large parcels owned by Butte School District No. 1, Butte-Silver Bow Government, Sisters of Charity and Public Housing Authority. Butte School District’s properties include Butte High School (on Arizona and E. Platinum), Abraham Lincoln Alternative School, Webster Elementary Special Education (Montana and Front). Butte Silver Bow’s major properties are the Travona Mineyard area, parks, property along Front Street, and scattered lots throughout the planning area. Sisters of Charity own hospital and nearby properties. Silver Bow Homes, New Deal Community Center, and other small parcels are managed by Public Housing Authority. Other exempted properties include church-owned lands (e.g., Butte Central Catholic School system). (Refer to Property Owners by Type Map)

2.5. Existing Land Use – Regulatory Overview

(See separate report)

2.6. Related Planning and Various Districting

In addition to the area of the Butte Priority Soils OU, historic district, and the current neighborhood level planning of HRC (all discussed above), the Central Butte Planning Area overlaps with the following districts (Refer to Uptown Butte Districts- URA Map):

- Urban Revitalization Agency (URA), which is charged with the redevelopment of Butte's Uptown and funded primarily with a Tax Increment Finance District. The District overlaps with the northeastern corner of the Central Butte Planning Area.
- East Butte Renovation and Rehabilitation Agency District. This tax increment program is primarily east of the Central Butte Planning Area with a small overlap of lands north and east of Silver Bow Homes, but excluding Silver Bow Homes.

3. CONCLUSIONS AND PROJECTED TRENDS

The Central Butte Planning Area for decades experienced deterioration, with the most significant land use change being the increasing quantities of vacant buildings and vacant land. Within the last decade or so, that trend has begun to change as evidenced by the considerable improvements, additions, and new construction in the medical area around St. James Community Hospital, at the Butte High School, and other locations. There are still considerable amounts of vacant lots throughout the Planning Area as well as issues of structural debilitation (discussed in more detail in another section of this report). Interest is growing, however, in Uptown properties and that interest is spilling into the Central Butte Planning Area. The Butte-Silver Bow Growth Policy specifically encourages neighborhood planning, of which this effort is one. Identifying how historic, existing, and desired future land uses will blend with economic resurgence and needs of residents is a critical component of this planning effort.

Sources

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Jarvis, Jim. Historic Preservation Officer, Butte-Silver Bow. Personal communication in July 2010.

Malloy, Tom. Reclamation Specialist, Butte-Silver Bow. Personal communication in June 2010.

National Park Service. *Butte-Anaconda Historic District, National Historic Landmark Designation*. March 21, 2006 amended.

CENTRAL BUTTE PLANNING AREA HOUSING

1. OVERVIEW

This area is one of the most diverse areas in the Butte-Silver Bow area and contains the greatest mix of use and construction types, building scales and lot sizes in a very concentrated area. Part of the National Historic Landmark District, it is one of the oldest areas, is and contains a significant number of historic structures. It also contains the largest number of housing units per tract comprising 33% of the counties housing stock. The mining activities shaped its original housing forms and continue to shape their future today.

While the predominant housing type in Butte-Silver Bow is single family housing, the Central Butte Area contains 74% of all duplexes and four-plexes and contains the largest number of multi-family and public housing units. It has the widest variety of housing types and styles and the oldest housing stock. 41% of the Butte-Silver Bow housing was constructed prior to 1939 and over half of these units are concentrated in the Central Butte Area. The majority of units in this area are 70 years old with many that are over 100 years old. The units and others do not meet current building codes for wiring, plumbing, energy consumption and structural systems. Very little new development has occurred in this area since the 1950's. Mining expansion and an exodus from the core left many buildings abandoned, increasing poverty and decay and blighting the area. Limited resources and a concentration of lower income households in the area contributed to the decline.

2. HOUSING DEVELOPMENT

The Central Butte Planning area was developed during the late 1880s to the early war years. The area, over 130 blocks in size, is comprised of smaller neighborhood areas that developed over time and around economic activities.

Housing is a key element of neighborhood development and the form it takes is a reflection of the needs and social factors of the time. The National Historic Landmark submittal defined distinct neighborhoods by the cultural influence or architectural character of the areas. The Central Butte Planning Area is made up of parts of six of these neighborhoods each with unique quality and type of housing. (See Map 3) These include the South Central Neighborhood and portions of the Central Business District, East Side, South Butte, West Side and Southwest Neighborhoods.

Central Business District

The Central Business District was the commercial core of early Butte and provided housing for single miners and local businessmen. It is characterized by close standing masonry structures of brick and stone that are two to five stories tall. Many architecturally significant structures are located in this area. Most housing consisted of

hotels and boarding houses but there was a section of small worker housing located in the south side of the CBD around the Emma mine site.

South Butte Neighborhood

This industrial neighborhood developed with the arrival of the railroad around 1890. It contains the greatest variety of housing of all the neighborhoods and includes modest worker housing, upper middle class mansions, multifamily housing, hotels and boarding houses. This mixed use neighborhood has housing among the business and industries of the area.

The South Butte neighborhood has a dense residential area with vernacular gabled roofs, four-square cottages, walkups, flats and Queen Anne cottages constructed of wood with brick veneer.

Single family worker homes distinguish the neighborhood with hipped roof square cottages or narrow shotgun houses often placed side by side on one lot. A small number of Craftsman style cottages (15% of total) were constructed between 1910 and 1920 and are or were located in the Upton area.

The neighborhood also contained the homes of noted citizens, distinctive because of their larger size and grander appearance than the worker housing.

Multifamily housing is also present in this neighborhood with one story duplexes of the popular styles constructed in the 1890s and two-story flats and walk ups constructed between 1900 and 1920. These residences are most notable along the 700 blocks of S. Wyoming and Maryland.

Two-and three-story neighborhood commercial buildings lined or line Front Street and Utah offer or offered shopping and business services to the area. Rooms for rent were located on the second and third floors of these buildings.

The South Butte neighborhood was an industrial center with key manufacturing and warehousing activities that provided essential goods and services to Butte businesses. The industrial buildings constructed before the turn of the century were generally wood frame but after the turn of the century they were constructed of brick or reinforced concrete, many of which stood three stories tall. Masonry detailing such as corbelling and pilasters appeared as well as parapet walls and flat roofs. Overhead doors opening on to the streets and railroad traces were common.

Central Butte Neighborhood

Locate near mining operations; much of this industrial neighborhood was built during the boom between 1884 and 1904. It was a dense mix of worker and middleclass housing jammed up against industrial uses such as steel works or dye plant with lot sizes varying greatly.

It was a middle class neighborhood of hard working miners, tradesman and professionals of mixed ethnicities. Most of the buildings in the area date back to 1890's

with a third of the buildings constructed between 1900 and 1920 during the later boom period.

Simple single family residences in simple foursquare or shotgun style are prevalent and concentrated along Platinum and Gold Streets. A small collection of Craftsman style Bungalows appeared in the early 20th century.

Multi-family housing developed to feed the housing boom in the form of single-family homes with separate boarding rooms, masonry two-story flats and walk ups, followed by masonry faced four-plexes.

Smaller commercial buildings were located throughout the neighborhood along the main routes, but overall the area was residential in character.

East Side Neighborhood

Only a small area of the East Side falls within the focus planning area. This area was completely transformed when it was declared a "buffer zone" for the Berkeley Pit. The Anaconda Minerals Company purchased buildings in the East Side and demolished them (NPS). The area in this Central Butte Planning area was a shantytown known as the Cabbage Patch. It was home to the city's seedy characters: alcoholics, drug addicts, thieves and prostitutes.

It what is it? lies east of Arizona and south of Curtis Street and is now home to the public housing facility known as Silver Bow homes. Constructed in 1941, this 225-unit housing complex replaced the eyesore of Cabbage Patch with multi-family housing based upon the latest European multifamily housing theories.

West Side Neighborhood

This neighborhood includes the highest concentration of mansions and large homes of the various neighborhoods. The Central Butte Planning area includes the southern portion of this neighborhood and its mix of residences from multi-family units to mansions and commercial, buildings, schools and churches. Many fine examples of classic architectural styles are found in this area including Victorian, Queen Anne, Craftsman, Italianate, and Shingle style.

Southwest Neighborhood

This area, although started in the late 19th Century, was predominantly developed as housing during the building boom from 1910 to 1920. The housing styles include cottages and bungalows. This neighborhood has the high concentration of structures built after 1940. These newer structures are concentrated along the southern and western edges of the neighborhood.

3. EVOLUTION

Several factors contributed to the current housing condition of the downtown core.

With an increase in automobile ownership, many communities experienced an exodus of core residents to the suburban neighborhoods where larger lots and garages accommodated the changes in the family life of the post-war population.

In Butte, a shift in mining operations also affected the housing in the Central Butte Area. Open pit mining replaced underground mining in the 1950's. The Berkley pit was located on the hill east of the Central Butte Area. Entire older neighborhoods were consumed and the residents relocated. A "buffer zone" was designated around the pit and additional housing was removed leaving large areas of vacant land adjacent to the Central Butte Area. The process of consuming land around the pit for expansion made futures unknown and investment in the area risky. A pattern of abandonment and deterioration developed.

The core area of Butte experienced a reduction in homeowners and an increase in rental occupancy. Neighborhood businesses relocated to the new areas and a shift in businesses from retail to business occurred

In 1962, the nomination of a large part of Butte as a National Historic Landmark stabilized the decline in the area by offering some protection from demolition but the relocation of many businesses and families out of the core had already affected the vitality of the area.

In the 1970's a series of fires eroded parts of the uptown area leaving boarded and abandoned structures. An effort to relocate the Central Business District was raised but failed and a renewed interest in the need to revitalize the core was formed. In addition, the environmental affects of long term mining activities on the area were becoming evident.

The construction methods and materials of older homes do not comply with current building codes or the building standards required by Federal low income loan programs, affecting the ability to buy and sell properties. Funding options are restricted and may include high interest sub-prime loans.

4. CURRENT CONDITIONS

See maps at end of section for additional information

VACANT PROPERTIES

The area has a high number of vacant or abandoned properties and a vacancy rate that exceeds what is reported in the US Census tract. Vacant properties in housing blocks create holes in the social fabric and erode social interaction, isolate neighbors and affect livability. The area continues to experience a decline in the number of housing units (-3.5%) from 1990 to 2000, while Silver-Bow County had an increase of 4.5%.

Overall there are strong housing groups around the medical core, the west side and the southwest neighborhood. Vacant land exists at the east side of the medical corridor where the area is zoned for medical expansion.

(See map of % of vacant properties based on Census data. See Map of existing land use for overall vacant properties)

HOME OWNERSHIP

The number of rentals in the area has been stable over the last 20 years but home ownership has decreased (Butte-Silver Bow Housing Plan 2015). This may indicate a transition from homeowner properties to rental properties to demolished properties.

BUILDING CONDITION

Overall there is a high number of substandard single family housing in the Planning Area but the percentage varies by the area. Building condition statistics are for single family residences only. Duplexes and higher are listed as commercial property. A report developed in 2005 by the Center for Applied Economic Research found that 74% of the entire 3,561 housing units found to be in unsound to fair condition are located in Census Tracts 1 and 2.

ENVIRONMENTAL FACTORS

Several environmental hazards have been recorded in the area. Lead based paint has been found in structures and toxic attic dust has been found in properties constructed before 1980. Removal of these hazards must be done by qualified individuals.

Contaminated soils have been identified in this area near abandoned mining operations. While considerable progress has been made to the largest properties, contaminated soils on the residential properties still remains an issue.

Mine wastes erode underground piping of water, sewer and gas lines. Replacement efforts over the last ten years have improved public infrastructure but do not address the private utility hook-ups.

ZONING

The variety of zoning and lot sizes affect redevelopment efforts. The overall zoning classifications in the area support commercial, community and multi-family housing land uses. Current zoning in the planning area would allow industrial uses to be constructed next to residential uses.

In the areas with the greatest number of substandard housing, lot sizes are small and therefore multiple properties need to be acquired to form parcels that can meet current zoning requirements for redevelopment.

CODE COMPLIANCE

The code requirements for single family residential properties are not clearly defined. Building code requirements change over time for the purpose of making structures safer and sounder. The International Building Code for Existing Buildings was adapted by the State of Montana in the last decade to make renovation of older properties easier to manage. This code does not address residential properties and the code that does, the Uniform Residential Code, applies only to new construction.

Code enforcement in the Butte-Silver Bow area favors the preservation of contributing structures in the Landmark District through grandfathering existing noncompliant construction.

HISTORIC PRESERVATION REQUIREMENTS

The requirements and restrictions on changing or removing historic properties is unclear and time consuming. The area is part of the Butte-Silver Bow National Historic District and as such proposed changes to or removal of structures must be approved by various entities. Work on qualifying historic structures must follow the National Park Service Guidelines which prefer to maintain and preserve the building's character defining features. The guidelines are interpretive and projects are reviewed by the local State Historic Preservation Officer.

Over the last few years, the philosophy of the historic preservation office (does this need capitalized?) has been to try to keep all the buildings in the District regardless of code compliance, building condition or appearance.

While renovation work on commercial and multifamily structures can qualify for historic tax credits, renovation work on single family structures does not.

REDEVELOPMENT

Affordable housing has been defined as a need in this community and Habitat for Humanity has constructed new single family affordable housing in the area including improvements to the infrastructure with new curb gutter (is curb gutter one thing?) and sidewalks, street lights and landscaping. The Affordable Housing network has constructed new housing in the area and manages various maintenance and repair programs for low income households. Building conditions affect funding sources.

5. CONDITIONS BY AREA

Central Business District

The Central Business District contains very few single family residences with only a small two-block cluster around Emma Park and a two-block cluster along the west side of S. Dakota.

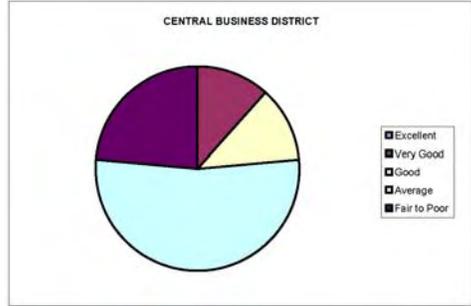
Most housing is multifamily and vacancy rates for housing vary widely.

Homes in that area are in average to poor condition.

Vacant buildings and lots are prevalent in this commercial area.

CENTRAL BUSINESS DISTRICT

Excellent	0	0%
Very Good	2	12%
Good	2	12%
Average	9	53%
Fair to Poor	4	24%
Residential properties	17	11%
Non-residential properties	131	89%
Total properties	148	



West Side Neighborhood

This West Side neighborhood is a strong residential area comprised of multifamily mixed with single family residences. Single family residences comprise 47% of the overall properties. Multifamily makes up the rest with small areas of parking lots and vacant properties.

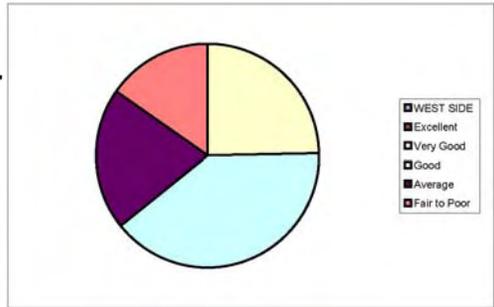
Side yards are narrow, lots sizes are small, and buildings front on the street with little or no setback. The larger homes and multifamily units fill the lot areas, leaving room for little or no yards.

Along the western side of this area, the housing is in good to very good condition and the vacancy rates are low in relation to the overall area. The eastern side of the area along the Central Business District is weaker with more vacant properties, and a greater mix of uses.

This area contains very few vacant lots, many of which are located near the hospital. It remains historically significant with very few buildings in the area designated as non-contributing.

WEST SIDE

Excellent	0	0%
Very Good	29	25%
Good	46	39%
Average	24	21%
Fair to Poor	18	15%
Residential properties	117	47%
Non-residential properties	132	53%
Total properties	249	



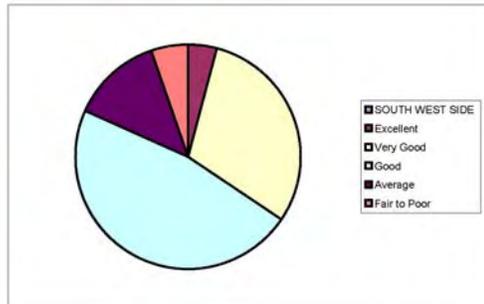
Southwest Area

This area is a predominant middle class neighborhood with houses on larger lots and bigger yards than the other neighborhoods. Single family residences are the dominant land use but occupy only 1/3 of the land area. Large land owners in this area include the St. James Healthcare and the vacant post industrial area associated with the Travona mine yard.

This is a strong residential area with housing conditions ranked as good to very good. Vacancy rates are low. There are several vacant lots among the residential blocks, some very large in area. Both contributing and non-contributing structures are evenly distributed throughout the Southwest side. .

SOUTH WEST SIDE

Excellent	4	4%
Very Good	28	30%
Good	44	47%
Average	12	13%
Fair to Poor	5	5%
Residential properties	93	64%
Non-residential properties	53	36%
Total properties	146	



South Central Area

This is a strong residential area with 65% of the land use as single family residential. The strong areas of residential exist in the south east corner and along Jackson Street. The weaker areas are along high traffic areas such as Porphyry and Montana and around the high school.

Subsidence is an issue in this area of manganese mining. Ground settlement damaged buildings, sidewalks and utility lines and created open holes. Some repair work was paid for by Anaconda Company in exchange for subsidence easements near the Emma Mine and along the line to the Travona (NPS).

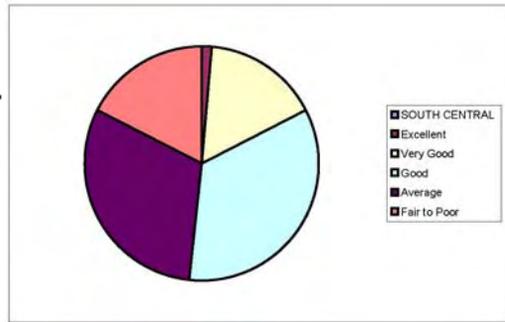
A lack of maintenance has led to deterioration and a blighted appearance. Citizen based efforts to improve infrastructure, encourage reinvestment and eliminate blight are underway and new affordable housing has been constructed on long vacant lots.

This area contains residential buildings in all conditions with 65% of it in the average to good condition and the remainder equally split between fair to poor and very good to excellent.

This area has a high degree of vacancy both in properties and lands. Over 22% of the total lots are vacant. The neighborhood block mix includes single family, multi-family and vacant lands.

SOUTH CENTRAL

Excellent	5	1%
Very Good	53	16%
Good	115	34%
Average	103	31%
Fair to Poor	58	17%
Residential properties	334	65%
Non-residential properties	179	35%
Total properties	513	



ZONING

The overall zoning classifications in the area support commercial, community commercial and multi-family housing uses. The lot sizes are small in the areas of high substandard housing. Multiple properties need to be acquired for redevelopment to occur. Under current zoning, redevelopment could not replicate the neighborhood fabric it is replacing.

CODE COMPLIANCE and LOW INCOME HOUSING

Code compliance in older homes can be cost prohibitive. Not bringing homes up to code restricts the availability of funds for reinvestment or home ownership because most affordable funding and mortgage sources will not fund projects that are not code compliant. This limits funding options to subprime mortgages with higher interest rates and higher failure rates (CNASR). High interest rates, higher percentage of total income is required for mortgage. The higher energy costs from older, inefficient heating systems and lack of insulation leave less residual income for home improvements. Lack of maintenance leads to decay and lower property values.

The area has been extensively studied with some of the studies used as sources for this report. Documentation and statistical analysis for the conditions noted are well documented.

Sources

Community Needs Assessment. Butte Montana by the Imagine Butte Collaborative. 2004.

-This study focused on surveying primarily low-income and moderate income households, mobile home parks and public housing rental properties and section 8 households.

The Housing Landscape Butte-Silver Bow Housing Plan 2015. Community, Culture and Heritage, Inc.

Butte-Silver Bow Growth Policy 2008 Update. Community Development Services of Montana.

U.S. Census 1990 and 2000.

PROGRAMS

Urban Revitalization Agency

Butte-Silver Bow Community Development Department

Montana Department of Commerce Community Development Bock Grant

National Affordable Housing Network

Habitat for Humanity

Rural Community Assistance Corporation

CENTRAL BUTTE PLANNING AREA ECONOMY

OVERVIEW

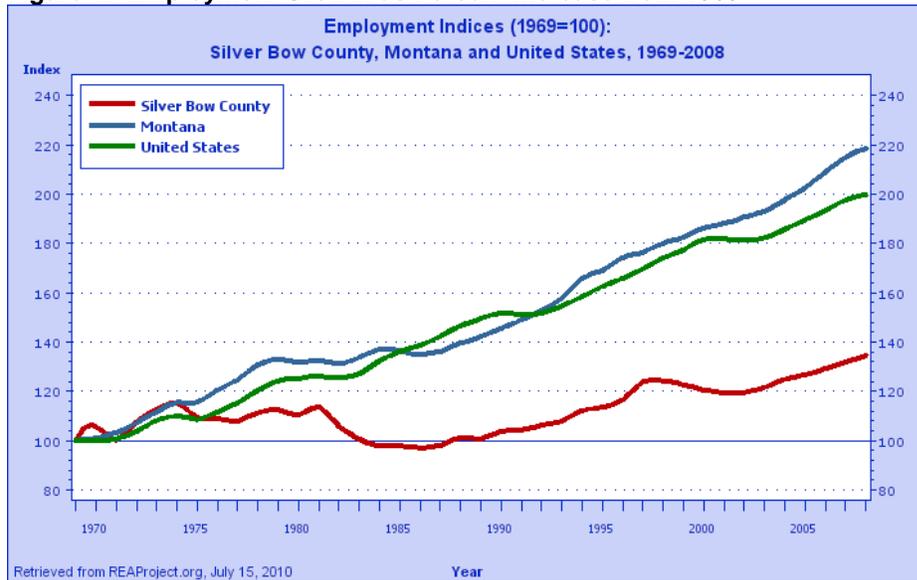
What makes the Central Butte Neighborhood, an area with a population base larger than many Montana municipalities, tick economically? How does it fit in the context of the larger economies of Butte, Silver Bow County, and the State of Montana? Understanding the current economic conditions of the neighborhood is one of the key elements to consider in planning for the future of the neighborhood.

1. ECONOMY OF BUTTE URBAN AREA AND SILVER BOW COUNTY

The economies of Butte and Silver Bow County are in transition. Butte and Silver Bow County are well-known in the State of Montana as the copper mining capital. However, the role of mining has significantly declined over the past decades. In 1970, mining accounted for 21% of all jobs in the county; by 2000 that number had shrunk to 2%. Jobs in services (including health care) and retail grew during this time. (BSB Growth Policy)

The number of jobs (including full-time and part-time jobs) has increased, but the rate of the increase trailed Montana and the nation over much of the last four decades. The number of full-time and part-time jobs rose from 15,574 in 1969 to 20,969 in 2008, for a net gain of 5,395, or 34.6% over the 40-year period. During the same 40-year period employment in Montana grew by 118.6 % percent and in the nation by 99.6%. (MT REAP – Employment 1969-2008)

Figure 1: Employment Growth as Percent Increase from 1969



The job ratio for Silver Bow County trailed both the state and the nation until 2003 when it climbed above the national job ratio. The job ratio is the number of full-time and part-

time jobs by place of work, divided by population. Nationally, the job ratio rose from 0.45 to 0.60 between 1969 and 2008. Silver Bow County's job ratio registered 0.37 in 1969, and 0.64 in 2008. (MT REAP – Employment 1969-2008) An increase in job ratio could result from an increase in labor force participation, more part-time jobs (as often seen in retail employment), and a net inflow of workers commuting to work inside the county (such as might be the case with government and contract workers who live elsewhere but who come to the county to work on Super-Fund site and other projects).

The high job ratio reflects a high proportion of working residents in Silver-Bow County. It is not surprising then that proportion of personal income from labor sources is also high in Silver Bow County. In fact Silver Bow County is markedly different from the state overall in percentage of personal income from labor sources. In 2005, income from labor accounted for 65% of total personal income in Silver Bow County and 59% of total personal income in the State of Montana. Unemployment rates were the same for Silver Bow County and the state that year – 3%. (Headwaters)

Silver Bow County has also significantly higher rates than the state overall for average wage per job, knowledge-based jobs, and services and professional jobs. Knowledge-based jobs are defined as jobs requiring college degrees. Services and professional jobs are defined as Transportation and Public Utilities; Wholesale Trade; Retail Trade; Finance, Insurance and Real Estate; and Services (Health, Legal, Business and others). (Headwaters)

Table 1. Jobs and Earnings in Silver Bow County and Montana

		Silver Bow County	Montana	Standard Deviations from the Mean*
<u>Knowledge Based Jobs Share of Total (2000)</u>	Share	46.0%	35.3%	1.5
<u>Services & Profess. Jobs Share (2000)</u>	Share	81.0%	61.3%	1.7
<u>Average Earnings in 2005</u>	Dollars	37,922	26,511	1.9

Source: Headwaters Economics

* Any deviation greater than .75 is considered unusual, per Headwaters Economics

Transportation is a key factor for shipping goods in and out of the area and Silver Bow County is well-positioned geographically and within the national transportation system. Butte is a regional transportation center, serving most of south-central Montana and at the cross-roads of I-15 and I-90. Butte has an airport. Butte is also the center for county, state, and federal government offices, including regional facilities for BLM and the Forest Service.

Within the municipal area of Butte, a shift is occurring in location of businesses. The uptown area has less retail and commercial than in previous decades and has become more of an employment center, particularly for government and professional businesses. Commercial retail is closer to the Interstate and growing along Harrison Avenue and west and south of I-90. Other commercial growth areas over the past decade include Farrell Street, south of the Concentrator, East Park Street, and intersection of

Continental Drive and Mt. Highland Drive. The area north of Front Street and South of Mercury Street is shifting from industrial operations that historically supported mining operations to other uses including the Maroon Activity Center and Skate Park, new credit union, CCCS and WET office buildings. (BSB Growth Policy) The area around St. James Health Care is growing as the medical cluster in Butte.

2. CENTRAL BUTTE NEIGHBORHOOD

The Central Butte Neighborhood is a mix of residential and commercial uses. Commercial uses are primarily along areas of South Montana Street, South Main Street, Utah Avenue, South Arizona Street, South Excelsior, East Front Street, Mercury Street, and Galena Street. Commercial business is diverse (refer to Appendix A). The greatest concentration of medical services is in a several block area between and near West Silver Street (north) and West Gold Street (south) and South Alabama (west) and South Jefferson Streets (east). Butte High School, which serves all of Butte, is located in the eastern portion of the neighborhood at 401 Wyoming. Each day hundreds of commuters pass through the neighborhood to jobs in Uptown Butte. St. James Health Care and the Butte High School are the largest employers in the neighborhood; St. James alone employs approximately 600 workers.

Although there are clear localized economic bright spots in the neighborhood, overall the neighborhood's physical appearance reflects a struggling, declining economy. The Butte-Silver Bow Growth Policy Update 2008 states,

Decay of neighborhoods around the uptown business and retail district and the high school are creating barriers to development and growth. The very poorest citizens have become isolated in these decaying neighborhoods, feeding the insidious and intergenerational cycle of poverty. (page 3-75)

Key improvements include the St. James Health Care renovations and additions and nearby medical facilities, improvements to the Butte High School, and pockets of new commercial/business, housing, and housing upgrades and renovations. Increases in housing value generally in Butte have made investment in housing more attractive. (Jarvis)

The neighborhood is strongly working class, evidenced by the high proportion of labor income to total personal income. In the Central Butte Neighborhood in 2000, 72% of all personal income was from wage and salary and another 7% was self-employment income (based on block groups in CensusTracts 1 and 2 in the neighborhood). The area of the neighborhood in Census Tract 1, generally east of South Montana Street, is considerably poorer than the area to the west. Median household income in Census Tract 1 was \$18,673; in Census Tract 2 (generally west of South Montana Street) it was \$28,636. (U.S. Census Bureau)

Much of the residential in the northwestern portion is rental and student housing. Much of the area around the Butte High School is transient and extremely run-down.

The Butte Produce and Supply, which sells wholesale and retail, is the only grocery store in the Central Butte Neighborhood. Just outside of the neighborhood at 310 West Front is a Safeway and there is an Albertson's to the east at 1301 Harrison.

SUMMARY AND CONCLUSIONS

The Central Butte Neighborhood is economically diverse with a strong medical presence, a variety of commercial businesses. The overall appearance, however, is not one of economic health. The neighborhood includes some of the roughest areas in municipal Butte, particularly (and unfortunately) the blocks around the Butte High School, which is working hard to improve the school's appearance. Commercial businesses are scattered and many business buildings are run-down. There are several "gems" in the mix that reflect the historic neighborhood, such as North Star Diner and Ice Cream, Town Talk Bakery, Steele's Furniture, and local bars and churches. Improvements and renovations to housing in the neighborhood, such as those taking place west and northwest of the medical area, will increase the attractiveness of the neighborhood to professionals who want to live close to work in an area with a distinct and unusual urban feel.

Determining how to build on economic growth and physical improvements to strengthen the overall neighborhood base is a critical component of the neighborhood planning effort. The Central Butte Neighborhood is geographically located in a high profile entry point to Uptown Butte, and the centralized professional and government business area of urban Butte, which poses many opportunities for economic revitalization.

Sources

BSB Growth Policy: See Butte-Silver Bow County Growth Policy 2008 Update

Butte-Silver Bow County Growth Policy 2008 Update.

<http://co.silverbow.mt.us/departments/documents/Butte-SilverBowGrowthPolicy2008Update-Final.pdf>

Headwaters Economics. "The Three Wests." Website accessed in July 2010:

<http://www.headwaterseconomics.org/3westschoose1.php>

Jarvis, Jim. Silver Bow County Historic Preservation Officer. Phone conversation with Anne Cossitt, July 9, 2010.

Montana Regional Economic Analysis Project. "Graphic Trend Analysis: Silver Bow County Employment, 1969 – 2008." Website accessed July 2010:

<http://montana.reaproject.org/analysis/comparative-trends-analysis/employment/>

MT-REAP: See Montana Regional Economic Analysis Project.

Montana Regional Economic Analysis Project. "Graphic Trend Analysis: Silver Bow County Employment, 1969 – 2008." Website accessed July 2010:

<http://montana.reaproject.org/analysis/comparative-trends-analysis/employment/>

U.S. Bureau of the Census, Census 2000, Table DP-3. Data accessed in July, 2010 through American FactFinder website:
http://factfinder.census.gov/servlet/DatasetMainPageServlet?_program=DEC&_s_ubmenuId=&_lang=en&_ts=

CENTRAL BUTTE NEIGHBORHOOD BUSINESSES BY CATEGORY
As identified in the Polk City Directory 2009

Automotive

T & T Auto Repair
Attn: Robert Birkelo
55 East Silver St.
723-6869

Staack's Auto Electric and Auto
102 East Galena St.
782-3926

Staack's Motor Sports
102 East Galena St.
782-2623

Benny's Power Toys LLC- all terrain vehicles
415 West Iron St.
723-5400

Mountain West Body Shop
224 South Main St.
782-3524

Mac Donald Auto Repair
417 South Main St.
723-5791

Interstate Body Shop
540 South Main St.
782-4693

Montana Muffler and Supply
441 South Montana St.
782-9108

Car Tune Automotive SVC
700 South Montana St.
782-8863

Hall Brother Painting and Body
1131 Utah Ave.
782-7701

Bars/Casinos

Deluxe Bar
819 E. Front Street
Butte, MT 59701

Bars/Casinos (continued)

Zeppies Bar
2 East Galena St.
782-5040

Spud Mc Gee's- bar
541 South Main St.
782-4335

Corner Bar
501 South Montana St.
723-9956

Lucky Lil's Casino
531 South Montana St.
782-1390

Scandia Bar
537 South Main St.
782-4023

Building Contractors

Butte Tin Shop- heating contractors
28 East Galena St.
782-2446

Brown Plumbing and Heating
28 ½ East Galena St.
782-2459

G & E Engineering and Surveying
38 East Galena St.
723-8581

Grund Contracting LLC- home builders
905 South Wyoming St.
723-6951

R & R Electric- contractors
631 Utah Ave.
723-3465

Sunrise Flooring
647 Utah Ave.
723-9829

Child Care

Building Blocks Child Care
414 South Washington St.
723-2187

Churches

Church of God of Prophecy
210 West Platinum St.
792-5716

United Pentecostal Church
1027 South Main St.
723-5433

St. Mark's Lutheran Church
223 South Montana St.
782-5935

Butte Unity Truth CRT- church
300 South Montana St.
782-5444

Cleaning Janitorial/ Laundry

East Ridge Laundry and Dry Cleaners
26 East Silver St.
723-5158

Truly Professional Janitorial
224 South Wyoming St.
782-8268

Unique Cleaners
345 South Main St.
782-1211

Communication and Computers

Bresnan Communication
201 E. Front Street
Butte, MT 59701

Western Cable TV-Opportunity
Attn: Jerry Haines
320 West Platinum St.
723-3362

Montana Communications
600 South Main St.
496-4080

Atadata- computer and equip dtrs
1010 South Main St.
494-5504

Delivery Services

D & D Enterprises- delivery service
630 South Washington St.
491-3697

Disability Services and Group Homes

BSW INC- disability service
845 South Wyoming St.
723-3253

Aware- Day Program- day service adult
944 South Wyoming St.
782-5237

Washington Street Group Home
314 South Washington St.
782-5326

Rocky MTN ASSN- Mentally disabled
Children association
207 South Montana St.
723-6501

First Aid

A & M Fire and Safety Supply
739 Utah Ave.
723-6819

Gas Stations

Town Pump Inc.
600 South Main St.
497-6700

Town Pump Food Store
531 South Montana St.
782-7653

Grocery/ Floral

Butte Produce and Supply- grocery
wholesale and retail
605 Utah Ave.
782-2369

Butte Floral Co.
1101 Utah Ave.
782-6312

Home Design

Hotistic Designs
305 E. Front Street
Butte, MT 59701

Guidoni Interiors
701 E. Front Street
Butte, MT 59701

Home Design (continued)

Big Sky Beveled Glass
743 South Wyoming St.
782-4397

Living Stones Granite-Beveled
743 South Wyoming St.
782-4688

Wonderland Ceramics
319 South Montana St.
723-1157

Housing

Montana Fair Housing
519 E. Front Street
Butte, MT 59701

National Affordable Housing
944 South Wyoming St.
782-8145

Insurance/ Accountant

Bock Insurance
401 E. Front Street
Butte, MT 59701

Lori Renz Agency- insurance
917 Utah Ave.
782-8745

Nordwick- Richardson CPA
109 West Gold St.
782-5784

Ease- billing Service
700 West Gold St.
723-7300

Machine/ Repair

S & S Precision Machine and Sheep
Shearers Merchandise
14 West Platinum St.
782-0006

A-1 Refrigeration- restaurant equip- rpr &
serv
537 South Main St.
782-4023

Bowman Appliance CTR- repair
1035 South Main St.
723-6797

C M SVC- chimney/ fireplace cleaning
654 South Montana St.

Machine/ Repair (continued)

Chimney Master
654 South Montana St.

Medical

225 S. Clark Street – Medical Office

Intermountain Neurology
800 West Platinum St.
782-1344

Mountain Vista Clinic- Dentists
800 West Platinum St.
723-6070

SW Montana Neuropsychology SVC
800 West Platinum St.
782-4597

Walgreen- Optioncar E
800 West Platinum St.
782-3221

2 Cooney's Chiropractic
800 West Platinum St.
494-0700

3 Alpine Dental Clinic
800 West Platinum St.
782-1779

Southwest Montana Physicians – Office
building and parks
401 South Alabama St.
1 Westside Midwifery and Women's
Attn. Susan Burton
723-8051

2 Terrence M Scott PC- physicians
and surgeons
723-4026

3A CPAP Soutlions
782-0706

3A Rocky Mountain Sleep Disorders
782-7570

3B Bodine Medical LLC
Attn. Jonathan Bodine
723-4312

4 Quest Diagnostics- laboratories
782-9154

Medical (continued)

5 Big Sky Eye- optical good/ retail
782-3808

6B Ray Scan Inc.- physicians and surgeons
723-2132

7 Big Sky Diagnostic Imaging LLC
782-2997

Big Sky Neuroscience and Spine
700 West Gold St.
782-6391

Big Sky Therapy Clinic
700 West Gold St.
782-6391

Stenson Physical Therapy
Attn. Kevin Stenson
700 West Gold St.
782-4748

Sims Paul G DDS
775 West Gold St.
723-8204

Bolnick Harold Lee MD
798 West Gold St.
723-2675

Abortion Education Helpline
320 South Idaho St.

New Hope Pregnancy Clinic
320 South Idaho St.

Continental Divide OB/GYN
305 West Porphyry St.
723-3000

Silver Bow Surgical
Attn. Shannon Tipton
400 West Porphyry St.

Beckel Michael R- physicians assistants
202 South Montana St.
723-6526

Divide Creek- physicians and surgeons
202 South Montana St.
723-6526

Continental Dental Inc.
329 South Montana St.
723-5801

Misc.

Executive Village
Attn: Ed Kilgore
501 E. Front Street
Butte, MT 59701

UA Local 41 Training- Labor Organization
45 East Silver St.
723-4485

St. James Foundation
425 West Porphyry St.
782-5640

Alano Club of Butte
721 Utah Ave.
723-9809

Music

Ghetto Recording
654 ½ South Montana St.
723-3583

Drum Attic Drums and Guitars
212 South Montana St.
723-4736

Pawn

First National Pawn
675 South Montana St.
782-1993

Pet Care

Dawgon Pet Care SVC- boarding
625 South Idaho St.

Printers

Pit Printers
425 E. Front Street
Butte, MT 59701

Restaurants

Annie's Café
815 E. Front Street
Butte, MT 59701

Northwest Noodles 'N Wraps
563 South Arizona St.
723-5651

Subway
350 South Montana St.
723-7035

Restaurants (continued)

North Star Diner and Ice Cream
1107 Utah Ave.
782-0219

Town Talk Bakery
611 E. Front Street
Butte, MT 59701

Pork Chop John's
8 W Mercury

Retail

Miller's Boots and Shoes
301 South Arizona St.
782-1306

Springbrook Inc- fishing tackle- dlrs
1000 South Main St.
723-3127

Utah Avenue Antique Mall
703 Utah Ave.
782-8824

Steele's Warehouse- furniture
800 South Wyoming St.
782-4231

Bert's Upholstery
799 E. Front Street
Butte, MT 59701

Salons/Spas

Dee's House of Hair
411 E. Front Street
Butte, MT 59701

Illusions Hair & Day Spa
819 E. Front Street
Butte, MT 59701

Cuttin Edge- barbers
339 South Arizona St.
782-8287

Security

Eagle Satellite & Security
601 E. Front Street
Butte, MT 59701

Conney's Locksmith and Security
1000 South Main St.
723-4692

Storage

City Transfer and Storage
743 South Wyoming St.
782-1219

Taxi Service

Mining City Taxi
227 E. Front Street
Butte, MT 59701

CENTRAL BUTTE PLANNING AREA PARKS

PARKS – EXISTING CONDITIONS

The Butte Silver Bow Comprehensive Park, Trails and Open Space Plan was adopted in 2009 and outlines the existing conditions, community needs and recommendations for the development of park lands, natural areas, heritage sites, recreation facilities and operations and management. This document serves as the source of the data for this report.

Parks are generally classified into several different categories: mini parks, neighborhood parks, community parks, special use areas, natural areas and undeveloped areas. The Central Butte Neighborhood planning area is serviced by three neighborhood parks, and two special use areas.

Neighborhood parks are located within walking and bicycling distance of most users. These parks are generally three to five acres in size and also serve residents within a ¼-mile walking distance. Neighborhood parks provide access to basic recreation opportunities for nearby residents, enhance neighborhood identity and preserve neighborhood open space. Neighborhood parks often include amenities such as playgrounds, basketball courts, turf areas, picnic tables, and benches.

Special use areas are freestanding specialized use facilities, such as community centers, aquatic centers, sports complexes, boat ramps, and historic areas or skate parks. Since special use areas vary widely in function, there are no minimum sizes. However, special use areas must be large enough to accommodate the intended use. Support facilities, such as parking and restrooms, are often included.

Charley Judd Park is a neighborhood park consisting of 0.82 acres. It contains a half basketball court, a tennis court, picnic area and playground. Emma Park is a neighborhood park consisting of 1.67 acres and consists of a picnic area. Chester Steele Park is a neighborhood park consisting of 4.81 acres. It contains a full basketball court, a picnic area, playground and wading pool.

Cinders Field is a special use area with a baseball field and consists of 2.35 acres. Also located off of West First Street is a skating rink that occupies 0.31 acres.

The area generally north of Platinum Street is abundant with various parks located within and outside of the neighborhood planning boundary. Access to these parks is generally all within the ¼ mile walking distance. However, the area between Platinum Street and Iron Street is generally has a low level of service for park lands. Most of the remaining neighborhood south of Iron Street tends to be served by the amenities at Charley Judd Park.

COMMUNITY VISION AND GOALS FROM PARK, TRAILS, AND OPEN SPACE PLAN

The Community vision for parks was developed through the planning process for the comprehensive plan. *“The Butte-Silver Bow park system is well designed and*

maintained, with a variety of recreational opportunities provided throughout the year. Parks and open spaces celebrate the area's unique history. Neighborhood residents are able to walk or bike to nearby parks on safe trails and pathways and all residents of the County enjoy convenient access to the open space areas surrounding them."

To support that vision, the plan identifies five major goals:

- Goal 1: Create a fun, well designed and well maintained park and recreation system.
- Goal 2: Provide an efficient system of well-connected parks and open spaces, with access to open space areas throughout Silver Bow County.
- Goal 3: Offer a variety of recreational opportunities that allow enjoyment of the park system throughout the year.
- Goal 4: Strengthen Butte-Silver Bow's identity as a major recreational, environmental and historical attraction by preserving and enhancing unique historical, open space and cultural elements of the area.
- Goal 5: Establish a management structure that can implement the vision of the park, trails and open space plan in collaboration with the community.

FUTURE RECOMMENDATIONS

According to the Comprehensive Park plan, the uptown area of Butte is abundant with multiple park uses. Several mini parks just outside of the planning boundary were recommended for removal from the park system, due to the overlapping levels of service.

In Chester Steel Park, the plan recommends replacing the wading pool with an interactive water feature. In addition it is recommended that this feature be integrated into a plaza and outdoor social area. Implementing these recommendations contributes to goals one and three listed above.

The plan also recommends discussing the future status of the multiple ice rinks located within Butte. One possibility is to consolidate all of the ice rinks to one location at Clark Park. Implementing this recommendation would contribute to goals two and five.

Cinders Field should be evaluated for competitive field safety upgrades and playability. This recommendation was listed for system-wide sports fields. Application of this recommendation satisfies goals one, three and five.

The area generally between Platinum and Iron Street was not called out specifically as an underserved area; however, the area slightly to the east is served by Koprivica Park. The plan indicates that if the park is well maintained and open to the public, no additional site may be needed.

Sources

Butte-Silver Bow County Comprehensive Park, Trails and Open Space Plan – 2009.
Accessed from Butte-Silver Bow website, July 2010.

http://www.co.silverbow.mt.us/departments/additional/documents/BSB_PTOS_012609_web.pdf

CENTRAL BUTTE PLANNING AREA PUBLIC INFRASTRUCTURE

INFRASTRUCTURE – EXISTING CONDITIONS

The Central Butte Neighborhood was constructed in the late 1800's and much of the underground infrastructure was installed prior to 1910.

WATER DISTRIBUTION SYSTEM

The Central Butte Neighborhood is served by the Big Hole Water Treatment Plant.

The original water distribution system was very old, constructed in the late 1800's to early 1900's. Ground water contamination destroyed pipe and caused leaking systems. A replacement program was started 10 years ago funded by the Natural Resource Damages program enabling the improvements to the water delivery system in this area. Arco has contributed \$165,000,000 to the program and BSB provides 10% matching funds.

There is 5 years left on the program which will replace all piping in this area with lines designed to meet current water quality regulations regarding sizing, pressure and flow and provide ideal flow to an increased number of fire hydrants. When completed, the water system and fire protection in this area will be in very good shape.

In addition a new 36" supply line from Big Hole will be installed as part of this project replacing 26 miles of old lines with new ductile iron pipe.

SANITARY SEWER SYSTEM

The sanitary sewer system in Central Butte is heavily affected by the mining activities. Historically, there were multiple mines in and around the Uptown area and mining waste was dumped where ever it was convenient, often near the mining activity. Development, both commercial and residential, located by convenience near the mining activities, often constructed on top of these capped and covered waste sites. Water and sewer lines ran as needed to feed the development and were not always located in the streets or right of ways. The low PH of the mine waste is very damaging to the underground lines causing lines to collapse and fail, which is occurring throughout this neighborhood. Some funding is in place to fix the situation but not all at once and therefore repairs are made on an as needed basis.

The sewer lines runs mainly in the streets but there are several areas where the lines run under existing structures, notably in the strong residential area in the north-west section of the neighborhood from Gold to W. Galena Street.

Replacement programs may be funded through Arco funds with matching TCEP loans and grants. There are plans to slip-line the area north of this neighborhood above Galena Street in spring of 2011.

STORM SEWER SYSTEM

Storm water management in the Central Butte area is a big problem. This area receives storm water run off from the hill which contains heavy metals and other contaminants. Through extensive studies by EPA, Arco and DEQ, the area was designated as part of the superfund area with funds available to assist in remediation.

The in ground system is old and needs replacement, plans for which are currently in engineering and are scheduled for completion in the next few years. There are already plans to replace sections of the north east area of this neighborhood around the Silver Bow homes area. There are also plans and funding to clean and replace the drop inlets throughout the whole neighborhood such that in 10 years time a new fully functioning system will be in place.

The storm water system in this area is in much better shape than Greeley- in terms of the drop inlets and conveyance structure. It is divided into 3 areas of distribution. The storm water on the east side of this area is conveyed through a 60" storm water line to the Berkley Pit. In the central area of the neighborhood around South Dakota and Placer it is collected and feeds into the Metro Storm Drain. The west side of the neighborhood is collected through Excelsior, Alabama and Washington and conveyed to a pond and then to Silver Bow Creek.

Plans are being made to develop more storm water collection ponds to clean the contaminants before the water reaches the Metro Storm Drain.

STREETS AND SIDEWALKS

Curb, gutter and sidewalk occur throughout this neighborhood with some areas needing significant repairs.

PUBLIC LIGHTING

Street lights in this neighborhood are intermingled with lights at each intersections and midblock throughout. South Main received a historic light upgrade between 6th and 8. Montana has highway style fixtures.

UTILITIES – ELECTRIC AND GAS

Northwestern Energy provides natural gas and electricity to this area

Power is distributed through overhead power lines running primarily in both streets and alleys.

Sources

The findings in this report were determined through GIS mapping products, visual observations, review of public works records and conversations with public works staff.

CENTRAL BUTTE PLANNING AREA PUBLIC SERVICES

4. OVERVIEW

This section includes information about services that are typically provided by public entities. It includes law enforcement, fire and emergency services, medical, education-schools, transportation services, library, solid waste collection, and senior and other services. Generally, residents in the Central Butte Planning Area are close to nearly all of these services and for those without cars, there are bus routes that stop at many locations in the Planning Area.

5. EXISTING CONDITIONS

5.1. Law Enforcement

The Butte Silver Bow Law Enforcement Department is located at 225 Alaska, three blocks north of the Central Butte Planning Area. The department has 48 employees, lower than the statewide ratio of law enforcement staff to population. (Conway and BSB) Approximately four to six officers are on shift serving the entire county at any one time (Conway). The average number of dispatched calls per patrol officer per year is 956. The Department receives approximately 29,000 calls for service per year. (BSB) The Department recognizes it is understaffed and has been working to get funding for more officers for the past eight years (Conway).

According to the Montana Board of Crime Control, Butte-Silver Bow has ranked in the four or five Montana counties with highest crime rate for several years. The crime rate is the annual number of the seven index crimes (homicide, rape, robbery, aggravated assault, burglary, larceny, and motor vehicle theft) per 100,000 persons.

The Central Butte Planning Area tends to have higher rates of vandalism, burglary, and thefts compared to other areas of the county (Conway). In 2009, property crimes in the Central Butte Planning Area included 74 burglaries, 144 cases of vandalism, 284 thefts, and 37 stolen vehicles. (BSB Law Enforcement) Burglaries in the Central Butte Planning Area accounted for approximately 40% of the total 181 burglaries in the county in 2009. (Montana Board of Crime Control)

5.2. Fire and Emergency Services

The municipal area of Butte has a paid fire department with two stations, one located in the Central Butte Planning Area at Mercury and Montana Streets and the other at 1901 Harrison, southeast of the Planning Area. The fire department's work includes fighting and suppressing fires, building inspections, and emergency response. All ambulance services are provided by A-1 Ambulance. Rescue and transport services are coordinated through the County's E-911 Service.

In 2009, the fire department responded to 519 calls in the Central Butte Planning Area. Of these, 72% were emergency medical service calls, 10% were fire or fire-related calls (e.g., smoke), and the remaining calls included assisting invalids, gas leaks,

unintentional calls, cancelled calls, and calls where no incident was found on arrival). (BSB Fire Department) The volume of EMS calls mirrors that of the fire response county wide (reported at 70% in the Butte Silver Bow Growth Policy Update). According to the Fire Services Coordinator, calls in the Central Butte Planning Area include many calls related to needs of elderly persons. Emergency response time is less than five minutes in the Planning Area. Water supply is ample from hydrants. (Miller) Fire department resources are more than adequate to cover infill and redevelopment in the urban corridor that includes the Central Butte Planning Area. (BSB Growth Policy)

5.3. Medical and Health Care Services

There are a number of health care services within and near the Central Butte Planning Area. St. James Healthcare, located in the Central Butte Planning Area at 400 S. Clark Street, provides hospital services to a seven-county region in Southwest Montana. Butte Mental Health Center is located at 106 W. Broadway, just a few blocks north of the Planning Area. Aware, Inc. provides community-based services to persons with challenging mental, emotional, and in some cases, physical needs. Their main office in Butte is just outside the northeast corner of the Central Butte Planning Area at 227 E. Mercury, with adult mental health group home on the same block. The Butte-Silver Bow Health Department is located at 25 W. Front Street (within the Planning Area). The Health Department covers a wide variety of programs including environmental health (air quality, lead abatement programs, water quality, food and consumer safety, etc.) and human services (chemical dependency, health promotion and prevention, family services, home health and public health immunizations, etc.). The Butte Community Health Center is located south of the Interstate at 445 Centennial.

According to the Butte-Silver Bow Growth Policy Update, the county could benefit from greater diversity in medical services. There are physician shortages for certain specialties and shortages of dentists as well. In addition, there is inadequate capacity to meet mental health service needs.

5.4. Education

There are three schools within the Central Butte Planning Area—Butte Public High School in the northeastern portion of the Planning Area, Butte Central elementary school (part of the Butte Central Catholic school system), and the alternative learning school, both in the south part of the Planning Area. (Refer to Central Butte School Districts Map)

The Head Start pre-school program is a few blocks to the east of the Planning Area. Elementary school-age children in the Planning Area fall within the West Elementary or John F. Kennedy elementary school districts. West Elementary is just to the southwest of the Planning Area. John F. Kennedy Elementary is on West Hornet, approximately one mile or more from the portion of the district that falls within the Planning Area. East Middle School is the only public middle school in Butte and it is located approximately one mile from the southeast corner of the Planning Area. Butte Central Junior High School and High School (both part of the Butte Central Catholic School system) are located just north of the Planning Area. The Butte Silver Bow Growth Policy Update indicated that school infrastructure is adequate to meet existing need.

The Central Butte Planning Area is just a few blocks east of Montana Tech of the University of Montana, established in 1889 as the “Montana School of Mines.”

5.5. Transportation

Butte-Silver Bow Transit, an agency of the Butte-Silver Public Works Department, operates “the Bus” on several routes Monday through Friday between 6:45 a.m. and 6:30 p.m., and a separate route on Saturdays with shorter service hours. Routes that go near or through Central Butte include Walkerville Uptown, Montana Street, Montana Tech/ Uptown; and Service Route North loop/Saturday. There are 18 different stop locations within or on the border of the Central Butte Planning Area. The Transfer Center is located on Harrison Avenue next to the Civic Center. (BSB Transit)

Butte School District Number One provides transportation to high school students living more than three miles from the high school. Middle school students must live more than two miles from the school. Elementary school bus service varies.

There are also a variety of specialized transportation services available throughout the Butte urban area. These include paratransit services contracted by Butte-Silver Bow Transit from AWARE, Inc., private transportation services for developmentally disabled individuals through BSW, Inc., Head Start program transportation, and senior transportation provided by the Belmont Senior Center. Other transportation services include A-1 Ambulance and A-1 Wheelchair Transport.

Private transportation companies include Mining City Taxi, the only taxi company operating in Butte, and four different companies providing inter-city transportation to other locations in Montana and the nation. The Butte-Silver Bow Transfer Facility provides connections to inter-city private carriers.

The Butte-Silver Bow Growth Policy Update indicates that busses are adequate to serve existing and could accommodated additional passengers for the foreseeable future.

5.6. Solid Waste Collection

Butte-Silver Bow government contracts a private company to provide garbage collection in the urban area. Garbage collection fees are included in annual property tax bills. The solid waste facility is located approximately one mile north of Rocker and is estimated to have a 50-year life span.

5.7. Library

The public library is located just a few blocks north of the Planning Area at 227 W. Broadway. It is open six days a week, with extended hours Tuesday through Thursday.

5.8. Senior Services and Other Social Services

The Belmont Senior Center is located approximately one-quarter mile east of the Planning Area’s northeast corner. It is on “the Bus” routes and the Center also provides some additional transportation (as noted above). Area V Agency on Agency is located at 1015 S. Montana Street, within the Planning Area.

District XII Human Resources Council (HRC) offices are located south of the Planning Area at 700 Casey Street and provides assistance to low-income individuals. HRC is making plans to move offices to a location across from Emma Park and to begin a pilot program for services geared to a 12-block neighborhood area surrounding the new office location. The Food Bank is located on East Second Street, just a couple of blocks from the Planning Area's southeast corner.

5.9. Community Activities and Events

Major community events in Butte include St. Patrick's Day, Evel Knievel Days and An Ri Ra Irish Festival. Within the Central Butte Neighborhood, the "picnic-in-the park" luncheons and music were a regular summer event at Emma Park for a few years, but have not taken place in the past two years.

6. Conclusions and Projected Trends

Most of the public services in the Central Butte Planning Area have adequate capacity for increased population. Noticeable exceptions are medical care and law enforcement. Across the nation, local agencies that provide services to low income populations face a constant struggle for funding and resources. Butte and the surrounding region have current needs related to medical and mental health care, which will grow with the aging population. Law enforcement has been seeking additional officers for many years in order to provide adequate services for the existing population. That said, the Central Butte Planning Area is no worse off than the rest of Silver-Bow County in terms of the services that are available, and is fundamentally centrally located to most of those services.

Sources

BSB: See Butte-Silver Bow

Butte-Silver Bow County Growth Policy 2008 Update.
<http://co.silverbow.mt.us/departments/documents/Butte-SilverBowGrowthPolicy2008Update-Final.pdf>

Butte-Silver Bow Fire Department. *Incident List for 2009*, data generated on April 4, 2010.

Butte-Silver Bow Law Enforcement Department. Case Report Supersearch (submitted by Doug Conway). March 22, 2010.

Butte-Silver Bow Transit. Website accessed in July 2010:
<http://co.silverbow.mt.us/transit/>

Conway, Doug. Captain, Butte-Silver Bow Law Enforcement Department. Personal communication in July-August 2010.

Miller, Jeff. Coordinator, Butte-Silver Bow Fire Services. Personal communication in August 2010.

Montana Board of Crime Control. *Interactive Montana Crime Prevention and Data Map*.
Website accessed in July 2010:
<http://www.mbcc.mt.gov/PublicSafety/assessment/map.asp>

CENTRAL BUTTE PLANNING AREA LAND USE REGULATIONS

OVERVIEW

This section discusses the land use regulations in the Central Butte Neighborhood and also looks at provisions for changes to the regulations in the Butte-Silver Bow County Growth Policy - 2008 Update.

Zoning districts and subdivision regulations are the two most commonly used legal mechanisms to carry out comprehensive plans (Hoch) In Montana law, comprehensive plans are referred to as “Growth Policies.” A zoning ordinance typically divides a community into districts and regulates land use in each district, specifying which uses are permitted, the density of uses, and size of buildings. Subdivision regulations govern the division of land. Because much of Central Butte is already laid out into blocks and lots, and the lots are typically smaller than residential development in other areas of the county, subdivision regulations do not come into action as frequently in the Central Butte Neighborhood as they would in more rural areas.

The Community “Decay” Ordinance (also referred to as the Community “Enrichment” Ordinance) and Butte’s Historic Preservation ordinance are other regulatory measures that may affect land uses in the Central Butte Neighborhood.

1. ZONING

Montana state law stipulates that zoning regulations must be in accordance with a growth policy. The Butte-Silver Bow County Growth Policy – 2008 Update identifies a general proposed land use classification system and map as the basis for changes to existing zoning. The 2008 Growth Policy Update also recommended neighborhood specific plans, which would (or could) identify specific land use objectives that would further refine the general objectives of the overall plan.

Traditional zoning ordinances separate land uses into categories. In the urban area of Butte, these basic categories are “Residential,” “Commercial,” and “Industrial.” The complete Butte-Silver Bow zoning ordinance is found on the local government web site at the link for municipal code: http://co.silverbow.mt.us/municipal_code.asp. The Butte urban zoning code is basically pyramidal or hierarchical in that it generally allows “higher,” less intensive uses (such as residences) in the “lower” zones that allow more intensive uses (such as commercial). In the Butte urban zoning code for example, the “lower” R-2 zone (Two-Family Residential Zone) states that it allows all uses in the “higher” R-1 zone (One-Family Residential Zone) and then clarifies which additional uses are allowed within the R-2 zone.

In the zoning code, *Permitted* uses are those that are specifically allowed – if the use meets the standards, approval is automatic. *Conditional* and *Special* uses are discretionary uses that are not automatically approved and which must go through separate review to determine compatibility and acceptability within the zoning code.

In addition to the requirements for each zone, there are also general requirements for signage, parking, home occupations, manufactured homes, and planned unit developments.

The code also addresses *Nonconforming* uses, which are those uses which were lawful before the current zoning code, but which do not conform to the current zone requirements. It is the intent of the zoning code to allow nonconforming uses to continue until they are removed, but not to encourage their survival.

In Central Butte, there are only two basic zone categories – Residential and Commercial, but several sub-categories of each:

Residential	
R-2	Two-Family Residence Zone
R-3	Multi-Family Residence Zone
Commercial	
C-1	Local Commercial Zone
C-2	Community Commercial Zone
C-2T	(not identified in code, may be in ordinance not yet codified)
C-3	Central Commercial Zone
C-M	Commercial and Light Industrial Zone

A summary of purpose and key aspects of each zone in Central Butte is shown in Table 1. The appendix includes a map of existing zoning in the Central Butte Neighborhood. “NZ” is No Zoning. These small islands of NZ are remnants of mining properties (such as shafts or other operations) that were not included in the zoning code when it was established in the 1970s. (Hess)

Due to the age of the neighborhood, there are also nonconforming uses scattered throughout.

Many residential lots do not likely have the required minimum lot area now required for a single family home. Butte’s commercial zones do not allow single-family or two-family residences. Residential apartments on the second floor of commercial businesses are allowed within the C-1 zone. The C-2 and C-3 zones allow for the same and also for multi-family housing. New residential housing is excluded from the C-M zone.

2. COMMUNITY DECAY ORDINANCE

The Community Decay Ordinance is found in Chapter 8.06 of the Butte Municipal Code. Its purpose is to “is to provide for an ordinance to control public nuisances referred to as “community decay” caused by accumulation of rubble, debris, junk or refuse (including buildings which have become dilapidated through neglect or inattention) and establish procedures for its enforcement.”

The regulations include an exhaustive list of possible violations from weeds to firewood storage to exterior maintenance of structures. The Butte-Silver Bow health officer and the Butte-Silver Bow sheriff or their designees are the community decay coordinator. Enforcement powers include the right to abate the nuisance, after procedures have been taken to provide notification to the landowner of the problem.

3. HISTORIC PRESERVATION ORDINANCE

The Historic Preservation Ordinance is set out in Chapter 2.64 of the Butte-Silver Bow (BSB) Municipal Code. It addresses several key topics potentially contributing to Historic Preservation in the Central Butte Planning Area. These include:

- as BSB public policy, to preserve, enhance and perpetuate those aspects of the city-county that have cultural, architectural and/or archeological merit;
- develop local preservation tax incentives, in cooperation with the authorities and the Montana Department of Revenue, Appraisal/Assessment Office or other pertinent agencies;
- provide technical information and guidance on historic preservation, restoration, rehabilitation, landscaping and maintenance of historic properties and potentially historic districts, buildings, sites, objects and structures;
- considerations for Historic Preservation in the development of the Butte-Silver Bow comprehensive growth plans;
- evaluation and listing of properties for the National Register of Historic Places (NRHP) and the Local Register of historic properties (Local Register);¹
- review and comment on proposed land uses which could affect historic properties;
- review and comment on environmental assessments and impact statements and similar documents (such as those for projects subject to compliance with Section 106 of the National Historic Preservation Act);
- requests to demolish historic buildings and structures, and
- design reviews for properties listed on the Local Register.

The guidelines to implement Ordinance are under development by the Butte- Silver Bow Historic Preservation Commission (established per Chapter 2.64.050 of the code and hereinafter as "HPC").

Only Local Register properties are subject to the design reviews. "Local register property" means any property that has been found eligible for the the Local Register by the HPC. Properties are listed with the consent of the owner, unless the owner is accepting local government tax relief, funds or other incentives. As of July 2010, there are two properties listed on the Local Register.

No Historic Property may be demolished without approval of the HPC. An Historic Property is defined as any prehistoric or historic district, site, landscape, building, structure, object or traditional cultural property included in, or eligible for, inclusion in the National Register of Historic Places.. Before a property may be demolished, there must first be a determination of whether it meets the definition of historic. If not, it may be demolished without further review. If it is determined historic, it must qualify for demolition under the guidelines. Decisions on demolitions of Historic Properties by the HPC may be appealed to the Butte-Silver Bow Council of Commissioners. (Jarvis)

¹ The Central Butte area, as defined by BSB for purposes of this study, is within the Butte portion of the Butte-Anaconda National Historic Landmark District. Within that are several historically-defined neighborhoods.

Deleted: Historic preservation ordinances in Chapter 2.64 of the Butte Municipal Code address design review standards and demolition permit review. The guidelines for design review demolition permit review have recently been redrafted by the Butte Historic Preservation Commission (established per Chapter 2.64 of the code). At the time of this report, the draft was under review by the County Attorney. (Jarvis)¶

¶ Only local register properties are subject to the design review. "Local register property" means an historic property that has been designated to the local register by the Butte Historic Preservation Commission. Properties are listed with the consent of the owner. By consenting to have their property listed the owner(s) agree to maintain the property in a manner consistent with its original design and construction. As of July 2010, there is one "local register property." (Jarvis)¶

¶ No historic property may be demolished without approval of the Historic Preservation Commission. Historic property is defined as any prehistoric or historic district, site, landscape, building, structure, object or traditional cultural property included in, or eligible for, inclusion in the national register. Before a property may be demolished, there must first be a determination of whether it meets the definition of historic. If not, it may be demolished without further review. If it is determined historic, it must qualify for demolition under the guidelines. Decisions of the Historic Preservation Commission are appealable to the Butte-Silver Bow Council of Commissioners. In five years or more, not a single property has ultimately been denied final approval need for demolition. (Jarvis)¶

Other BSB programs also offer support for Historic Preservation. For example, The Urban Revitalization Agency (URA) sets aside a portion of its annual revenues for various programs including façade, building conservation and interior renovation programs, as well as sidewalk replacement. This Redevelopment Program consists of both matching grants and loans to eligible applicants. The goal of the Program is to encourage voluntary repair to existing commercial property (income producing) within the URA District. The HPC is also working on other programs to enhance and provide assistance for Historic Preservation. These include several funding proposals to be developed from out of the ARCO/BSB Redevelopment Trust. These include several funding proposals to be developed from out of the ARCO/BSB Redevelopment Trust. They include a Historic Preservation Endowment Fund, which would provide historic preservation grants and revolving loans for preservation of historic buildings and structures. The Mothball or Abatement Fund, a program to assist with temporary, emergency measures identified as needed to stabilize historic buildings and structures from deterioration. The Rehabilitation Feasibility Study Fund would assist in independent professional assessment of the condition, cost of repairs, and fair market value of buildings.

Also, there are local, state and federal tax incentive programs for Historic Preservation. A local Historic Preservation Tax Abatement Program is also available for both commercial and residential properties within historic districts. Butte-Silver Bow has a Historic Preservation Tax Abatement Program, offering a five (5) year phased abatement of increased property taxes resulting from rehabilitation of residential and commercial properties listed on the Local Register. The State of Montana has created a separate income tax credit program, modeled from the Federal program. The State program is limited to a 5% credit on the amount expended on the rehabilitation of income producing properties listed on the National Register. The federal Historic Preservation Tax Incentives (FHTI) program offers a 20% tax credit for the rehabilitation of income-producing (commercial) historic properties.

4. BUTTE-SILVER BOW COUNTY GROWTH POLICY 2008 UPDATE – CONSIDERATIONS AND RECOMMENDATIONS

The Butte-Silver Bow County Growth Policy Update) includes a number of recommendations related to land use regulation. It includes a map with conceptual layouts of broad zoning classifications for commercial and residential. Within the Central Butte Neighborhood, the conceptual land use includes commercial, residential, institution (e.g., schools), and public/open space. The parcels of “No Zoning” classification are eliminated, which is also a written recommendation. There is also more commercial land area and it is more contiguous than current zoning.

Sources

Butte-Silver Bow County Growth Policy 2008 Update.
<http://co.silverbow.mt.us/departments/documents/Butte-SilverBowGrowthPolicy2008Update-Final.pdf>

Butte-Silver Bow Municipal Code.

<http://co.silverbow.mt.us/departments/documents/Butte-SilverBowGrowthPolicy2008Update-Final.pdf>

Hoch, Charles J. Editor. The Practice of Local Government Planning, Third Edition. 2000. International Cit/County Management Association. Washington, DC.

Jarvis, Jim. Silver Bow County Historic Preservation Officer. Phone conversation with Anne Cossitt, July 9, 2010.

Land Use Regulations - Table 1: CENTRAL BUTTE ZONES – SUMMARY

Zone	Title	Primary Intended Use	Permitted Uses	Excluded uses	Conditional Uses	Building Height Limits	Minimum Lot Area	
R2	Two-Family Residence Zone	Two-family residences in low density areas	Single-Family, Two-family, Manufactured Homes (Class A and Modular), Accessory Uses, Day Care Homes, Special Uses (a long list ranging from art galleries to electric power plants, sewerage treatment plants, public and private schools)		Class B manufactured homes, Home Occupations	Same as R-1	7,500 sq ft for 2-family units; 6,000 for 1-family units	
R3	Multi-Family Residence Zone	Multi-family residences	Same as R-2 AND ALSO Multi-family, Boarding homes for not more than 8 persons, Day care homes, family or group		Same as R-2 AND ALSO Medical, dental, hotels, motels, private clubs and lodges	80 ft	7500 sq ft for 2-8 units	
C-1	Local Commercial Zone	Neighborhood shopping facilities serving the residents within one-half mile; preferred is locations within a business island rather than on several sites scattered through the neighborhood or in ribbons along arterials	Any non-residential use permitted in R-1 zone AND ALSO Any retail use as long as within a bulding not larger than 5,000 ft gross floor area, long list of specific additional uses including Residential apartments on the second floor of commercial businesses, and Special Uses same as R-2	no business serving alcoholic beverages	Drive-in restaurants, mini-storage warehouses, satellite banks, public housing, correctional housing	Same as R-2	8,000 sq ft	
C-2	Community Commercial Zone	Retail, service, and office establishments grouped at locations convenient to arterial streets, serving a trade area of approximately 3.5 miles; preferred design is within a business island rather than strip development or in several over-developed neighborhood shopping centers	Any use permitted in C-1 AND ALSO any use approved as PUD and another long list of allowed uses including multi-family housing		(Long list)	Same as R-3	Same as R-3 for multi-family; otherwise none	
C-2T	(Not identified in Posted Code)							
C-3	Central Commercial Zone	Stores, offices, service establishments, hotels, governmental and cultural centers at focal point of arterial and transportation; serving population of Butte--Silver Bow	Any use permitted in C-2 zone and additional long list of items		Light industrial uses, public housing, and correctional housing	None	None	
CM	Commercial and Light Industrial Zone	Selected commercial retail sales and service facilities and light manufacturing including warehousing, storage, distributing, wholesale, research laboratories; reuse and recycle existing commerical and industrial buildings	Retail, Services, Manufacturing and all Special Uses in 17.38 of the code	New residential uses excluded		65 ft	4500 sq ft	

APPENDIX D: Steering Committee Meetings and Town Hall Meetings

Steering Committee Meeting Agenda, June 7th

Steering Committee Meeting Notes, June 7th

Steering Committee Meeting Agenda, July 19

Steering Committee Meeting Notes, July 19

Steering Committee Meeting Agenda, August 9

Steering Committee Meeting Notes, August 9

Town Hall Meeting Agenda, August 9

Town Hall Meeting Notes, August 9

Steering Committee Meeting Agenda, September 13

Steering Committee Meeting Notes, September 13

Steering Committee Meeting Agenda, October 25

Steering Committee Meeting Notes, October 25

Town Hall Meeting Agenda, October 25

Town Hall Meeting Notes, October 25

Steering Committee Meeting Agenda, November 29

CENTRAL BUTTE NEIGHBORHOOD PLAN
Steering Committee Meeting
St. James Hospital, Dining Room A
Monday, June 7, 2010
6:30-8:30 p.m.

Purpose

To launch the Central Butte Neighborhood planning process.

Outcomes

- Accept the charter of the Steering Committee
- Recognize common ground regarding what members most care about the Neighborhood
- Clarify member expectations, roles and responsibilities
- Generate ideas on how to best solicit feedback from interested groups and the general public
- Provide feedback on survey questions
- Get to know one another better

Agenda

Time	Activity
6:00 p.m. (30)	<u>Check-in</u>
	<u>Welcome/Why We're Here/Introductions</u>
	<u>Appreciative Planning</u> <ul style="list-style-type: none"> ▪ Purpose, Outcomes, Agenda, Meeting Guidelines
	<u>Introduce Neighborhood Background & Charter & Planning Process</u> <ul style="list-style-type: none"> • What we as consultants know about the neighborhood • Clarifying member expectations, roles & responsibilities • BSB parameters as the policy implementers • Purpose of plan & overall planning process • Purpose & approval of the steering committee charter
	<u>Appreciative Stories about the Central Butte Neighborhood & Visioning</u> <ul style="list-style-type: none"> ▪ <i>Think back over stories you've heard about or experiences you've personally had related to the Central Butte Neighborhood that were very meaningful or inspiring to you. Select one to share with the others in the group.</i> ▪ What gives life to this neighborhood? ▪ What is at its core that if it were lost it would never be the same?
	<u>Draft Survey Questions</u>
	<u>Moving Forward</u> <ul style="list-style-type: none"> ▪ Schedule and Participation
8:30 p.m.	Closing

NOTE: Please plan on eating dinner on your own before or after the meeting.

**Central Butte Neighborhood
Steering Committee #1
June 7, 2010
6:30 PM – 8:30 PM**

MEETING NOTES

Steering Committee Attendees:

Doug Conway	Sandy Johnson	Dan Steele
Jim Hope	Ed Kilgore	Dave Fawcett
Jim Shive	Barbara Miller	
Julie Tranmer	Gary Jones	

Members not in attendance:

Linda Foster
John Metz
Revonda Stordahl

Staff/Consultant Attendees:

Steve Hess (staff)
Anne Cossitt
Kim Olsen
Ken Markert
Jolene Rieck

Guests:

Tom Staples

Steve Hess opened the meeting by introducing the attendees. Jolene Rieck discussed the appreciative planning process. Anne Cossitt discussed the charter for the steering committee and its responsibilities. The attendees accepted the charter as presented at the meeting. Anne Cossitt discussed the consultant’s team role and information collected to date.

Group exercise: Appreciative stories regarding the Central Butte Neighborhood

Theme	Paraphrased Comments from Participants (# of mentions)	Consultant Observations
The people and neighborhood “feel”	<ul style="list-style-type: none"> ➤ Diverse people with great stories (2x) ➤ 2500 people come daily ➤ Pride ➤ People rally around the infrastructure needs ➤ Vision of people with the means to maintain & improve 	<ul style="list-style-type: none"> ▪ Healthy neighborhoods have strong social interactions between neighbors ▪ This neighborhood welcomes visitors
Events	<ul style="list-style-type: none"> ➤ 4th of July is a great community event ➤ Wednesday lunch @ Emma Park (2x) 	<ul style="list-style-type: none"> ▪ Neighborhood events are a catalyst for neighborhood pride

The High School	<ul style="list-style-type: none"> ➤ Showcase ➤ Collaborative partner ➤ Enhancements ➤ Center core ➤ Good neighbor asset 	<ul style="list-style-type: none"> ▪ The improvements to the high school have been well received and are supported by the neighborhood
Reinvestment	<ul style="list-style-type: none"> ➤ Landscape beautification (5x) ➤ Lighting enhancements ➤ Habitat for Humanity invested \$3.7 million (2x) ➤ School District invested \$2.5 million ➤ New connectivity (sidewalks) ➤ Forward progress to revitalize ➤ New Deal Center ➤ Hospital corridor (2x) ➤ Koprivica Park CDBG 	<ul style="list-style-type: none"> ▪ Investment in the neighborhood is appreciated ▪ How will the neighborhood attract diverse investors?
Businesses	<ul style="list-style-type: none"> ➤ Grocery store had a café & delivery ➤ Retail, café – family-owned businesses 	<ul style="list-style-type: none"> ▪ Micro businesses will need a specialty niche
Historic Landmark	<ul style="list-style-type: none"> ➤ Key neighborhood of NHL ➤ Adaptive reuse of historic buildings (i.e. New Hope, Mrs. Regan’s house) ➤ Stain glass tours ➤ Historical architecture 	<ul style="list-style-type: none"> ▪ The historical fabric is important from an identity standpoint and tourism component ▪ Incentives to rehabilitate historic properties/adaptive reuse
Open spaces	<ul style="list-style-type: none"> ➤ Playgrounds, ball courts are essential with small lots ➤ Loss of open spaces changes the character 	<ul style="list-style-type: none"> ▪ The neighborhood has many open space areas

Individual exercise: Appreciative stories about the Central Butte Neighborhood

Theme	Paraphrased comments from participants (# of mentions)	Consultant Observations
Investment in community facilities	<ul style="list-style-type: none"> ➤ Hospital corridor (2x) ➤ Butte High School (7x) ➤ Charlie Judd Park ➤ St. Joseph’s Parish & Hall ➤ Koprivica Park ➤ Main Street CDBG (2x) ➤ Habitat for Humanity Housing (2x) ➤ Silver Bow Homes 	<ul style="list-style-type: none"> ▪ Does the neighborhood plan want to identify desired investment opportunities?
Community destination, events	<ul style="list-style-type: none"> ➤ School is a gathering point ➤ 4th of July at Chester Steele Park ➤ Emma Park activities 	<ul style="list-style-type: none"> ▪ Who coordinates the community events?
Supporting industries	<ul style="list-style-type: none"> ➤ Association with MT Tech ➤ Support local businesses (3x) ➤ The restaurants & shopping (2x) 	<ul style="list-style-type: none"> ▪ What businesses are missing from the neighborhood?
Open spaces & parks	<ul style="list-style-type: none"> ➤ Abundant open spaces ➤ Tree planting ➤ Upgrade at Charlie Judd Park ➤ Past park amenities were family & friend destinations 	<ul style="list-style-type: none"> ▪ Refer to the comprehensive parks plan for suggested improvements, reemphasize them in the neighborhood plan
The people and neighborhood “feel”	<ul style="list-style-type: none"> ➤ Determination in 1990s kept the neighborhood in tact ➤ Growing pride ➤ Get to know your neighbors (3x) ➤ The “roots of Butte” 	<ul style="list-style-type: none"> ▪ What are the opportunities to interact with your neighbors?

The architecture	➤ Historic flavor in both residential & commercial (2x)	▪ How does the architecture affect redevelopment?
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Jolene Rieck will evaluate the results of this exercise and present a draft vision statement at the next steering committee meeting.

Ken Markert presented the preliminary survey results from the steering committee members. He discussed the parameters of the neighborhood survey. Most of the discussion related around the survey demographic. Multiple demographics were identified by steering committee members.

- High school students
- 600 hospital employees
- Businesses
- Residents
- College students
- Property owners

The steering committee discussed the definition of community decay.

- Art
- Historical significance
- Environmental
- Ability to remediate
- True junk

Ken will continue to develop the survey questionnaire for the next committee review.

Anne Cossitt discussed the future meeting dates and locations. The committee generally agreed to the time, location, schedule and agenda for the next meeting.

CENTRAL BUTTE NEIGHBORHOOD PLAN
Steering Committee Meeting
Executive Village, 501 E. Front Street
July 19, 2010
5:30 – 6:30 Walking Tour
6:45 – 8:45 Steering Committee Meeting

Purpose

To continue work on the Neighborhood Plan – moving forward with vision, existing conditions inventory, and upcoming town hall meeting

Outcomes

- Provide a solid base to understand the current conditions of the neighborhood
- Commit to a final draft of the citizen survey
- Modify the draft vision statement for presentation at the town hall meeting

Agenda

Time	Activity
5:30 p.m.	<u>4 Block by 4 Block Walking Tour</u> Meet at the parking lot south of Butte High School and Platinum Street (see map)
6:30	<u>Check-in</u>
6:45	<u>Neighborhood Inventory Report & Discussion</u> <ul style="list-style-type: none"> ▪ Demographics ▪ Economics ▪ Land Use Regulations ▪ Infrastructure ▪ Parks
7:45	<u>Citizen Survey</u> <ul style="list-style-type: none"> • Review the draft citizen survey
8:10	<u>Neighborhood Vision</u> <ul style="list-style-type: none"> ▪ Review and modify the draft vision for the neighborhood
8:25	<u>Town Hall Approach</u> <ul style="list-style-type: none"> • Generating effective and successful ways to get input from interested groups and the general public • Expectations
8:35	<u>Homework</u> <ul style="list-style-type: none"> ▪ Next meeting agenda ▪ Evaluation
8:40	<u>Public comment period</u>
8:45 p.m.	Closing

**Central Butte Neighborhood
Steering Committee #2
July 19, 2010
6:45 PM – 8:45 PM**

MEETING NOTES

Steering Committee Attendees:

Doug Conway	Ed Killgore	Revonda Stordahl
Chris duToit	Barbara Miller	Julie Tranmer
Jim Hope	Jim Shive	
Sandy Johnson	Dan Steele	

Members not in attendance:

Dave Fawcett	Gary Jones
John Metz	Linda Foster

Staff/Consultant Attendees:

Steve Hess (staff)	Ken Markert
Jim Jarvis (staff)	Jolene Rieck
Anne Cossitt	
Kim Olsen	

Guests:

Mike Sheehy

The steering committee met at 5:30 PM at the parking lot of Butte High School and completed a walking tour of a four block by four block area.

Anne Cossitt began the steering committee meeting by reviewing the agenda and discussing the procedures for guest participation.

The consultant team presented the inventory report on the following items: Demographics, economics, land use regulations, zoning, infrastructure and parks. The reports are posted on the website. The group was asked to indicate their reactions individually on a written comment sheet. The results of that effort are posted separately from these notes. Members of the committee highlighted some of their initial reactions.

Jim Shive handed out to the committee alternative text on historic preservation ordinances. The group discussed the different types of zoning and their impacts on future development and land use. The committee noted that the diversity of uses in the planning area really makes it a small community as institutional, commercial and residential uses all influence the neighborhood's identity. Julie Tranmer pointed out that the residential lots are small, so

multiple parks and open space is critical to the residents. Approximately half of the school children in Butte live north of Front Street, so parks with amenities is desired.

The committee asked for the following information requests: statistics on owner-occupied residential versus rentals; comparison of property taxes by area; possible funding sources for infrastructure and the timeline for improvements. The consultant team indicated that they would try to get this information.

The committee tried to identify the reasons that citizens were not taking advantage of the special programs for this area. Many felt that simply “pride” was a deterrent to upkeep of properties.

Ken Markert presented the draft citizen survey. He described the procedures and reviewed the questions. Committee members emphasized that specific information is more helpful than general information. Ken indicated that proposed changes should be sent to him by July 26.

Jolene Rieck presented the findings from the “visioning” exercise the committee worked on during the first meeting. She presented a draft vision statement for the neighborhood. The committee provided some alternative language, including that fact that the planning area is comprised of multiple neighborhoods. The revised vision will be presented at a future committee meeting.

Anne Cossitt discussed the upcoming town hall meeting. The committee emphasized the importance of advertising through multiple media outlets, including posting fliers and postcards. The consultant team will work with Steve Hess.

Anne concluded the meeting by reviewing the next agenda and the committee members filled out an evaluation.

CENTRAL BUTTE NEIGHBORHOOD PLAN
Steering Committee Meeting
Butte High School, Library
August 9, 2010
5:30 – 7:00 p.m.

Purpose

To continue work on the Neighborhood Plan – concluding the existing conditions inventory, and start focus on broad goals and future action items

Outcomes

- Provide a solid base to understand the current conditions of the neighborhood
- Begin forward, positive thinking on how to take advantage of the opportunities this neighborhood provides

Agenda

Time	Activity
5:15 pm	<u>Check-in</u>
5:30 pm	Welcome members and guests <ul style="list-style-type: none"> ▪ Review agenda, guest participation
5:35 pm	<u>Neighborhood Inventory Report & Discussion</u> <ul style="list-style-type: none"> ▪ Public Services: Fire, Police, Garbage, Transit ▪ Land Use ▪ Property Assessment ▪ Reactions & group discussion
6:10 pm	<u>Initial Broad Goals</u> <ul style="list-style-type: none"> ▪ Review the framework of the plan ▪ Discussion of priorities ▪ Present initial “Issue/Goal” summary
6:55 pm	<u>Homework & Public Comment Period</u> <ul style="list-style-type: none"> ▪ Next meeting agenda ▪ Meeting evaluation ▪ Public comment
7:00 p.m.	Closing

**Central Butte Neighborhood
Steering Committee #3
August 9, 2010
5:30 PM – 7:00 PM**

MEETING NOTES

Steering Committee Attendees:

Doug Conway
Jim Hope

Barbara Miller
Jim Shive

Revonda Stordahl
Julie Tranmer

Members not in attendance:

Dave Fawcett
John Metz
Gary Jones
Linda Foster
Chris duToit

Sandy Johnson
Ed Killgore
Dan Steele

Staff/Consultant Attendees:

Steve Hess (staff)
Anne Cossitt

Kim Olsen
Jolene Rieck

Guests:

None

Anne Cossitt began the steering committee meeting by reviewing the agenda and discussing the procedures for guest participation.

Anne Cossitt presented the inventory report on public services which includes:

- Law Enforcement
- Fire and Emergency
- Medical and Health Care – many people use the Community Health Center
- Education
- Transportation
- Solid Waste
- Senior and Other Social Services
- Community Events

The next report was on land use which included

- Mining History
- Development History
- Existing Land Use

Kim Olsen presented her report on housing, which included a series of Sanborn maps, building conditions and historic neighborhoods. She indicated that the Central Business District primarily consists of hotels, and worker districts. The East Side is 1940's public housing, currently in revitalization and has significant affordable housing. The West Side is upscale homes, 47 percent single-family, the remainder is multi-family. This side tends to have smaller yards, but the structures are in good to very good condition. The Southwest side has larger homes and lots, and is mostly a single-family neighborhood. This side has vacant lots. This area is 64 percent residential and 81 percent is in good to excellent condition.

The Central Butte area is influenced by mining. Sixty-five percent is residential with mixed conditions. There is a high vacancy rate in land and buildings and is an area of revitalization. The South Butte neighborhood is historically a self-sufficient neighborhood with Pre 1900 and 1900 to 1920 period housing. The architecture is diverse in terms of types of styles.

The full reports are posted on the project website.

Steve Hess commented that the mixed houses and conditions surprises the tourists. There is no uniformity throughout this planning area. Kim Olsen discussed the challenges of renovating and redeveloping the housing. Barb Miller discussed the challenges of financing. Barb also indicated that people have lost their identity with the historic neighborhoods.

Julie Tranmer asked how to convert housing from rentals to ownership? How do renters protect their rights to safe housing? Jim discussed how some plumbing has not been updated for years inside some housing units. Barb discussed a need for an occupancy permit for rentals, to help ensure they are in adequate condition.

Jim Shive pointed out that some historic structures are demolished by neglect. Steve Hess indicated that private property rights become an issue, and asked if it is fair for the Government to tell someone to paint their house?

Barb Miller discussed community enrichment. She suggested targeting the visual violations and focusing on the Hill versus the Flats. She indicated that landlords are having difficulty getting loans to meet modern standards. She pointed out that BSB is setting up a Historic Rehab Fund with is a \$2 Million fund which could be a revolving loan fund with low interest.

Revonda Stordahl indicated that there is a need for a subsidized rental program to keep housing and rentals affordable.

The group also discussed that the garbage containers are not provided by BSB. This leads to garbage scattered throughout the neighborhood. They discussed a brief movement to provide community garbage racks, but citizens refused them. The group also discussed street cleaning and snow removal. In the end, they felt that the neighborhood should capitalize on the momentum created with the new sidewalk projects.

Doug Conway expressed the need to develop a long-range plan (20-25 year) to rehabilitate Uptown Butte. Within this plan, identify a goal to bring the housing stock up to code within the next 20 years.

The group was asked to indicate their reactions individually on a written comment sheet. Only three comment sheets were collected. The following are the responses:

1. Are there any specific changes or items that need to be addressed to make the reports more accurate? Is there anything you would add or delete?

- How are the URA funds utilized? Where are these properties within this area?
- Information about in-fill housing is inadequate. Lack of history of development work for this neighborhood. “Central Butte property types” map is old, outdated (older than 15 years) and inaccurate.
- Good reports, good dates

2. What do you believe are the most significant key findings or observations from the data presented?

- Crime rates are the highest in this area. Homes are not up to code & because of the low incomes in this area – how will these homes – mostly historic be improved? Contaminated soils, attic dust, lead. Subsidence issues.
- Idea that “vacant” land is available for housing construction is not what we have experienced in reality. Vacant land has limited
- Good transportation system – more than I thought. Housing and infrastructure issues seem to override everything.

3. What topics should the Steering Committee focus on first in moving forward?

- Prioritize needs
- How to make progress for safe, fair, affordable housing.
- Loan programs for owners and rehab programs. Sub-standard rental units – what can be done to fix these? Historic preservation issues. Infrastructure – parks with equipment.

Jolene Rieck presented the outline or framework for the vision, issues and goals. The group brainstormed some initial goals.

- Sidewalks, curb and gutter
- Develop a 20-25 year plan for infrastructure
- Playground equipment
- Renter’s rights
- One block at a time
- Develop a block by block plan, use case studies
- Enforce or change the community decay ordinance
- Should new look old?
- Safe housing (both owner and rentals), decrease the number of sub-standard properties
- The pros of historic properties is that it invites tourism, creates an identity and is also an economic influence

- The cons of historic properties is that there are a lack of funds to maintain these properties

The meeting adjourned at 7:00 PM.

**CENTRAL BUTTE NEIGHBORHOOD PLAN
TOWN HALL MEETING I
Butte High School Library
401 South Wyoming
August 9, 2010**

Purpose

Citizens identify what they want their neighborhood to be in the future

Outcomes

- Inform the public about the purpose and current status of the Central Butte Neighborhood planning process.
- Identify what participants see as the opportunities, trends and challenges facing the future of the Central Butte Neighborhood.
- Identify the next steps of the planning process.

Agenda

Time	Activity
7:00 p.m.	Arrival & Check in
7:30 p.m.	Welcome
7:40 p.m.	Meeting Agenda and Desired Outcomes
7:45 p.m.	Why We're Here: Purpose and Current Status of Planning Process
8:00 p.m.	Citizen Discussion – Opportunities and Challenges for the Neighborhood
8:50 p.m.	Next Steps of the Study
8:55 p.m.	Meeting Evaluation
9:00 p.m.	Close

**Central Butte Neighborhood Plan
Town Hall Meeting Notes
August 9, 2010**

The purpose of the meeting was to engage the citizens in the development of a plan for the Central Butte Neighborhood planning area.

Three desired outcomes of the meeting were intended. Participants became informed about the purpose and the current status of the planning process; they provided feedback on what they saw as opportunities, trends and challenges facing the future of the neighborhood; and to learn about the next steps of the planning process.

Seventeen people signed in as participants in the meeting. Attendees sat in 4 separate small groups and responded to five pre-determined questions. Answers were recorded onto flip charts and transcribed here. Each group was advised to write down individual responses, no group consensus was requested. Each row in the table represents one group's responses.

Note that (2x) indicates that multiple people in the group agreed with the response.

1. What is most important to you about the neighborhood? What do you want to make sure continues into the future?

<ul style="list-style-type: none"> ▪ Quiet area ▪ Like the area ▪ People improving property ▪ Nice people
<ul style="list-style-type: none"> ▪ (California St. problems) Not much ▪ Trees on sidewalk & new sidewalks on Main ▪ Upgrade values on housing ▪ 37 new homes & 84 rehabs ▪ Like streetscape on Main ▪ Chester Steel ▪ No park for Central
<ul style="list-style-type: none"> ▪ We have wide streets ▪ Open space ▪ Great architecture ▪ With in walking distance of schools, uptown, restaurants, shopping ▪ Cross section of people (low income, business-men)
<ul style="list-style-type: none"> ▪ People buying property and cleaning up ▪ Amiable neighbors ▪ Diversity of business & residential ▪ Dead end street; no traffic ▪ People

- Street upkeep
- Keep yards and homes maintained
- Area improvements
- More people are moving in and investing

2. If you could change one thing about your neighborhood what would it be?

- Improve infrastructure (sidewalks & lighting)
- Work to improve dilapidated buildings & property
- Force property owners to improve property or tear it down (bring up to code-electrical)

- Slow down commercial traffic (reroute traffic)
- Stop sign at Missouri and 1st North South
- Reduce vagrancy
- Better infrastructure (sidewalks)
- Fix storm sewers

- Good neighborhood pavers
- Better pavement on streets
- More trees
- Pride in neighborhood – non-resident land lords need regulation
- Need housing safety regulations
- Noise
- Snow removal

- Absentee owners
- The amount of debris
- More & better sidewalks
- Clean up – fix up – paint
- Unattractive empty lots
- Lack of police
- Lack of landscaping
- Not enough parks with play ground equipment
- Decaying streets

3. What types of businesses/services would you like to see established or retained in this neighborhood?

- Less bars
- More small scale retail
- Grocery store uptown
- Gas station at Front Street & Montana (Safeway)
- Reestablish and renovate uptown medical buildings
- Old St. James [Hospital]
- Candy store/ice cream store

<ul style="list-style-type: none"> ▪ Grocery stores ▪ Movie theaters ▪ Historic/hardware store ▪ Teen centers ▪ Parks-summer & winter ▪ Bike trails ▪ Historic homes preserved ▪ Help for home loans & restoration ▪ Drug store – bakeries - restaurants
<ul style="list-style-type: none"> ▪ (?) for North Star Ice Cream ▪ Flower Shop ▪ Young people services – dance clubs ▪ Use Narandre for more fun – sprint turf ▪ Skating rink – roller skating ▪ <u>Grocery store</u> ▪ Jitney to get up hills
<ul style="list-style-type: none"> ▪ Maintain current businesses but no more in residential areas ▪ (no more pawn stores or casinos) ▪ Playground area for kids or park

4. How important is retaining the historic character of the buildings as it pertains to redevelopment?

<ul style="list-style-type: none"> ▪ Extremely important – “trailers next to historic homes” ▪ Substandard poverty housing in historic homes ▪ Very important ▪ Need ordinance for health & safety – codes – environmental ▪ Renters need support
<ul style="list-style-type: none"> ▪ New buildings should appear historic to “fit in” ▪ Sub-standard historic housing must be repaired & made safe ▪ Historic property that is past repair should be demolished and not saved only because it is historic
<ul style="list-style-type: none"> ▪ <u>VERY IMPORTANT</u> ▪ Maintain the character & history of our city ▪ Every home had its own character ▪ New construction should fit in ▪ YES! ▪ Funds be available to help restore & rebuild Central Butte
<ul style="list-style-type: none"> ▪ As long as it doesn’t stifle development ▪ Cost effective ▪ Very important to tourism ▪ Make preservation more affordable ▪ (Reverse taxation) make grants available

5. What topic areas should the steering committee focus on first? (Transportation, Utilities, Economic Development, Housing, Parks, Services, Land Use, School)

<ul style="list-style-type: none"> ▪ 1-Services, 2-Land Use ▪ 1-Services, 2-Infrastructure (sidewalks) ▪ 1-Services, 2-Utilities storm ▪ 1-Infrastructure
<ul style="list-style-type: none"> ▪ MK - Parks & Services ▪ Economic Development ▪ Schools ▪ Land Use ▪ Transportation for low-income disabled (jitney), sidewalks & streets ▪ Housing – rental (presently no regulations) - upgrades
<ul style="list-style-type: none"> ▪ 1. Housing ▪ 2. Economic Dev. ▪ 3. Parks ▪ 4. Land Use ▪ 5. Utilities ▪ 6. Transportation ▪ 7. Services ▪ 8. Schools
<ul style="list-style-type: none"> ▪ Housing & Land Use ▪ Housing & streets/sidewalks ▪ Housing & streets/sidewalks ▪ Streets & sidewalks/parks

In addition, participants had the opportunity to provide additional feedback by writing their comments on blank cards. Three cards were returned.

1. Investors invest in the small quaint homes for small families to own or rent. Children should have their own back yards to play in. Instead of children having to walk quiet because they live on the 2nd floor of an apartment building.
2. Something should be done to help in the development or something for the Old St. James Hospital. Give it some degree of priority upgrade.
3. What is the intention for West Iron Street? Housing? If not, more. Landscaping that area that was planted with wildflowers was not kept up. Sprinklers, H₂O, tailings. (A map was submitted outlining the area indicated in the comment.)

Meeting notes transcribed by:
Jonathan Myers
Reviewed by:
Jolene Rieck, ASLA
Peaks to Plains Design PC

**CENTRAL BUTTE AREA PLAN
Steering Committee Meeting
New Deal Center,
September 13, 2010
6:30 – 8:30 p.m.**

Purpose

To continue work on the Neighborhood Plan – review results of citizen survey and future land use concepts, refine goal statements and begin prioritization of goals, prepare for next town hall meeting

Outcomes

- Goals in draft format, ready for public review
- Future land uses considered and recommendations on next steps

Agenda

Time	Activity
6:00 pm	<u>Check-in</u>
6:30 pm	Welcome members and guests <ul style="list-style-type: none"> ▪ Review agenda, guest participation ▪ Overview of project schedule
6:35 pm	<u>Citizen Survey</u> <ul style="list-style-type: none"> ▪ Review results
7:00 pm	<u>August Town Hall Meeting</u> <ul style="list-style-type: none"> ▪ Summary
7:10 pm	<u>Future Land Use</u> <ul style="list-style-type: none"> ▪ Draft conceptual map – overview and discussion ▪ Decision on if/how to use the map? Next steps
7:35 pm	<u>Goals</u> <ul style="list-style-type: none"> ▪ Refine goal statements ▪ Initial priority setting ▪ Implementation strategies
8:15 pm	<u>October Town Hall Meeting</u> <ul style="list-style-type: none"> ▪ Overview and discussion
8:20 pm	<u>Homework & Public Comment Period</u> <ul style="list-style-type: none"> ▪ Next meeting agenda ▪ Homework ▪ Public comment
8:30 p.m.	Closing

**Central Butte Neighborhood
Steering Committee #4
September 13, 2010
6:30 PM – 8:30 PM**

MEETING NOTES

Steering Committee Attendees:

Jim Fay (ad hoc)	Dan Steele
Ed Kilgore	Jim Shive

Members not in attendance:

Dave Fawcett	Chris duToit	Julie Tranmer
John Metz	Sandy Johnson	
Gary Jones	Revonda Stordahl	
Linda Foster	Jim Hope	

Staff/Consultant Attendees:

Steve Hess (staff)	Ken Markert
Anne Cossitt	Jolene Rieck

Guests:

Mike Sheehey

Anne Cossitt began the steering committee meeting by introducing Jim Fay, who is participating on the committee as an ad hoc member.

Jolene Rieck presented the key themes from the town hall meeting. She indicated that people were appreciative of the improvements that were occurring around the planning area. Many participants indicated that it is the “people” in the community contribute to the dynamic of the neighborhoods. Most participants indicated that an improvement to infrastructure (sidewalks, especially) would be the one thing that they wish to change. When listing types of businesses or services that were desirable in the planning area, the list was very diverse. However, a grocery store was desirable and bars and casinos were not desirable.

The Central Butte planning area is within the National Historic Landmark District. When asked, town hall participants generally indicated that historic character of new buildings was very important. When asked to prioritize the topic areas for the planning effort, the top three were housing, community services and infrastructure.

Ken Markert presented the results of the citizen mail survey. He indicated that the sample group was 38 percent of the registered voters in the planning area. Six hundred and twenty surveys were distributed, with a 30 percent response rate. The goal was to get a 50 percent

response rate. He cautioned steering committee members to use the information with the response rate in mind.

He indicated that the most positive features of the neighborhood were the affordability of housing and good neighbors – a statistical tie. Respondents indicated that they liked being close to the medical center and work. The historic architecture was also in the top rankings of positive features.

The negative features by respondents were the poor conditions of the sidewalks and streets, followed by unsightly properties and dilapidated buildings. Respondents indicated that the obstacles to home improvement were deteriorating adjacent properties, difficulty finding financing and environmental issues. The steering committee discussed the merit of block by block improvements.

The survey asked about proposing a requirement that Butte/Silver Bow review new development for historical compatibility. The yes, no, and no opinion responses were a statistical tie. Ken explained that this may indicate a lack of awareness about what that means or the respondents did not have enough information to initiate a response.

In the survey, respondents were also asked about ways to make the area safer. Among the top responses were increased police patrols, better sidewalks, lighting and activities to keep teens busy. All responses would be considered a statistical tie. The steering committee discussed how lighting makes a neighborhood safer.

The survey results indicated priorities for improvements with the high priorities being streets, sidewalks, housing, junk vehicles and weeds. Low priorities were new housing and public transportation.

The survey response indicated that more open space and small retail were desirable, but bars and night clubs were not. Keeping the area the same was the most common response. The generalization is that most respondents were satisfied with the current land uses.

Anne Cossitt presented the proposed land use map. She indicated that several input variables were considered to delineate particular items on the map. The steering committee members suggested that Main Street be highlighted as a local gateway. Gateway streets, in order of hierarchy are Montana Street, Utah/Arizona Street and Main Street.

Anne discussed how the existing zoning is very complex for the area. The BSB Growth Policy objectives include creation of the medical overlay district. The committee discussed the potential of converting larger homes to commercial uses. The group spent significant time discussing the merits of the medical overlay district.

Anne and Ken discussed the zoning concept of “form-based zoning.” Form-based zoning is an alternate method of regulating development. Regular zoning is usually based on separation of

uses, where retail is separated from residential, for example. Form-based zoning allows for mixed uses within a given area as long as the form (e.g., site development and architecture type) corresponds with the neighborhood pattern.

Steering committee members indicated that the old traditional use patterns in the neighborhood reflected form-based zoning. Essentially Butte already has mixed uses, but this has been continually grandfathered or allowed informally through variances. The steering committee generally agreed that form-based zoning should be considered.

Anne discussed the framework for the planning goals and overarching policy guidelines. Jolene Rieck explained the goals, the rationale and the objectives. The steering committee discussed the need for safe rental housing. The steering committee also discussed land use and density bonuses. New infill housing was also discussed and a desire to have affordable housing that also blends with historic housing in the neighborhood.

Anne Cossitt discussed the format for the October town hall meeting. She reminded the members that the steering committee will meet at 5:30 PM, and then are requested to stay for the town hall meeting.

The meeting adjourned at 8:40 PM.

CENTRAL BUTTE AREA PLAN
Steering Committee Meeting
Gold Hill Lutheran Church Hall – 934 Placer Street
October 25, 2010
5:30 – 7:00 p.m.

Purpose

To continue work on the Neighborhood Plan – review key items and identify steps to finalizing plan

Outcomes

- Vision – receive comments, changes identified
- Better understanding of how future land use schematic might be used
- Identify conceptual key priorities
- Process and schedule for finalizing neighborhood plan

Agenda

Time	Activity
5:00 pm	<u>Check-in</u>
5:30 pm	Welcome members and guests <ul style="list-style-type: none"> ▪ Review agenda, guest participation ▪ Overview of project schedule
5:35 pm	▪ <u>Vision Statement</u>
5:55 pm	▪ <u>Future Land Use Map</u> - revisit concepts and potential use; discussion by committee members
6:20 pm	<u>Broad Priorities</u> <ul style="list-style-type: none"> ▪ What else needs to be addressed in this plan? ▪ What are the most important things to focus on? – the key items ▪ Priorities?
6:50	<u>Next Steps</u> <ul style="list-style-type: none"> ▪ Plan Document finalization ▪ Agenda for next meeting
6:55	<u>Public Comment</u> <ul style="list-style-type: none"> ▪ Overview and discussion
7:00	Closing
7:30	Town Hall begins

**Central Butte Neighborhood
Steering Committee #5
October 25, 2010
5:30 PM – 7:00 PM**

MEETING NOTES

Steering Committee Attendees:

Jim Hope	Jim Shive	Barbara Miller
Ed Killgore	Revonda Stordahl	
Dan Steele	Sandra Johnson	

Members not in attendance:

Dave Fawcett	Linda Foster
John Metz	Chris duToit
Gary Jones	Julie Tranmer

Staff/Consultant Attendees:

Steve Hess (staff)
Anne Cossitt
Jolene Rieck

Guests:

Jeff Williams (sub for Captain Doug Conway)
Jan Nordlock

Anne Cossitt began the steering committee meeting by discussing the project schedule. The meeting in November will be the final meeting of the steering committee. That meeting, the committee will need to provide comments on the draft plan.

The group reviewed the revised vision statement. The following is the vision statement that the committee verbally committed to for the neighborhood plan:

The Central Butte neighborhood planning area consists of five historic neighborhoods that are functioning in the 21st century. Demographically diverse, the neighborhoods have a sustainable mix of residential, business, educational and medical care uses. The area is the cornerstone of the National Historic Landmark District and gateway to Uptown Butte. Residential properties are safe, affordable and compatible with historic design; commercial properties are rehabilitated and occupied. The planning area's neighborhoods have complete infrastructure including sidewalks, streets and quality outdoor spaces that contribute to a desirable quality of life for all.

Anne reviewed the revised land use map. She revisited the concept of form-based zoning and how it may be more applicable to the Central Butte area than standard zoning. The committee generally commented that the mixed-use of the neighborhood was its historical context, and

that it should continue into the future. However, the committee indicated that the heavy industrial uses should be removed from the land use map. Steve Hess commented that in the Butte-Silver Bow Growth Policy, it recommends that industrial is removed from the planning area.

The current zoning does not support the historical context of the planning area. The lots sizes and parking requirements do not lend themselves to development compatible with the neighborhood areas. The committee encourages the residential use of upper floors of buildings with street level commercial-retail. They also want to encourage the use of houses in commercial areas for residential, instead of converting them to retail establishments.

The steering committee reviewed the goals presented at the last meeting.

There was a goal that addresses the needs for solid waste containers. They felt that this was too specific to be a goal, and that it should be an objective instead. The committee suggested that the goal should read, "Reduce litter, refuse and hazards on properties." One objective would be the goal referenced above.

Significant discussion was about improving properties and the incentives to do so. The committee suggested that a major home improvement may provide a tax break for five years. One member discussed the need for "Incentivized Urban Homesteading."

The committee discussed the goal about the creation of a downtown business group to promote commercial property and to attract business. It was pointed out that this was the mission of the Main Street Uptown Butte organization, and that yet another group is not needed to fulfill this role.

The committee reinforced the need to enforce the weeds and junk ordinances. They also discussed the need for disposal/recycling programs. Many indicated that residents living in this neighborhood do not have the vehicles or ability to haul away items like old appliances, so they end up in the street.

The group discussed that need to prioritize street improvements by those streets in poor condition and high use. They indicated to apply for Safe Routes to School funding as an objective to accomplish that goal.

Under housing, the committee discussed the acknowledgement of residential subsidence. They also discussed the poor quality in workmanship with compaction of new utilities and patching of asphalt, how this work tends to make the streets in worse condition than before the improvements.

The committee also discussed the industrial uses. They indicated to make it a goal to “encourage” the industrial uses to relocate outside the neighborhood, and also indicated that these existing industries bring truck traffic that damages otherwise residential streets.

The meeting adjourned at 7:00 PM.

**CENTRAL BUTTE NEIGHBORHOOD PLAN
TOWN HALL MEETING II
Gold Hill Lutheran Church Hall
934 Placer Street
October 25, 2010**

Purpose

Citizens participate in setting goals for the Plan area and are briefed on work-to-date, including survey results.

Outcomes

- Inform the participants about the results of the last town hall meeting and citizen mail survey results
- Citizens identify changes and additions to goals
- Discuss how interested citizens can engage in ensuring that the plan is implemented.

Agenda

Time	Activity
7:00 p.m.	Setup & Check In
7:30 p.m.	Welcome
7:40	Town Hall and Citizen Survey Results
8:00	Planning Area Neighborhoods
8:05	Overview of Goals and Overall Plan Context
8:20	Small Group Discussion of Goals
8:55	Moving Forward – Next Steps in Process
9:00 p.m.	Close

**Central Butte Planning Area Neighborhood Plan
Town Hall Meeting Notes
October 25, 2010**

The purpose of the meeting was to engage citizens in setting the goals for the plan area and to brief them on the work completed to date, including the mail survey results.

Three desired outcomes of the meeting were intended. Participants became informed about the results of the last town hall meeting and the results of the mail survey. Attendees had an opportunity to provide changes and additions to the proposed goals, and citizens were interested in how they can ensure that the objectives are implemented.

Sixteen people signed in as participants in the meeting.

Anne Cossitt of Cossitt Consulting began the meeting by discussing the mail survey results. She noted that the results have an error of margin of plus or minus 7 percent. The results are posted on the project website, and will be included in the final report. Anne announced that Virgil McNeil and Susan Caudill were the two winners of the gift certificates from Steele's Furniture. Special "thank you" to Dan Steele for providing those incentives.

Jolene Rieck generally reported on the findings from the first town hall meeting.

Anne reviewed the proposed goals and objectives. She reviewed the topic areas and broad goal topics. Each attendee was provided a handout of the proposed goals and objectives and a comment sheet for written responses. Attendees circled on maps potential block groups in which they felt should be given the highest priority to begin improvements. The results are posted on the project website and are included in the draft report.

Attendees sat in 3 separate small groups. Each group discussed a particular topic area: land use, housing, transportation and infrastructure. Answers were recorded onto flip charts and transcribed here. Each group was advised to write down individual responses, no group consensus was requested.

Land Use

What changes need to be made for a specific goal, what are some new ideas?

- Goal #1
 - Zoning difficulties for developers due to small lots and parking problems.
 - Is the land attractive to developers?
 - Less than 7500 square foot limit for duplexes.
 - The current zoning is geared toward the flats.

- What are uses for vacant lots until developers are interested?
 - Community garden – give compost/sod.
- Alternative transportation/bike/walk
- Goal #2
 - Warehouse district
 - Make sure zoning allows for mixed use
 - Residential primary with some commercial
 - Clarify zoning regulations so that they are crystal clear
 - Wait until situation arises for use
- Goal #3
 - Zoning designed to protect industry from residential infill
- Goal #4
 - Clean up weeds/junk/debris
 - More enforcement
 - Standard garbage disposal
 - Mandatory recycling
 - Appliance pick-up
 - Compost pick-up

Housing

- Problem with subsidence in streets and houses caused by mining, etc. near the 1100 block of Maryland
- Need sidewalk and storm water drainage control on the 900 block of Dakota in the habitat housing area
- “Sink holes” in streets
- High speeds up Maryland Street and heavy commercial vehicles
- City County filled sink hole with dirt but didn’t pave and it created a “mud hole!”
- Poor quality street and alley repairs – What criteria is used in selecting contractors?
- Who insures the quality of workmanship?
- [Editor’s addition] – homes with structural subsidence issues and damage caused by poor construction on public projects. Residents feel that they must jump through many hoops to access the appropriate authority to place a complaint.

Transportation & Infrastructure

- Reword goal #1
 - Develop a systematic plan to repair, replace and install sidewalks for the planning area to meet ADA standards.
 - Objective #1: Prioritize sidewalks based on poor condition and areas of high use.
- Discussion (majority agreed) – Adding trees on sidewalks on major arteries, plan would include maintenance, grooming needs.

- Review goal #2 – Possibly be an objective to above reworded goal #1

The small groups reported out the highlights of their discussions.

Four people returned comments on written sheets. Participants had the option to return these sheets to Anne Cossitt by November 4, 2010. The following are the comments received at the meeting.

For a specific goal topic: What changes need to be made? Do you have any additional ideas on strategies or ways to implement the goal?

1. Reduce strict “contemporary” zoning restrictions in historic neighborhoods, i.e. setbacks, off-street parking, etc.
2. Relocate Pioneer Cement Company
3. Improvements on repairs
4. Improvements on parking in front of homes
5. Lighting streets for safety of homes
6. Improvements on streets and sidewalks
7. Remove Pioneer Concrete out of the neighborhood!
8. Improve quality of rental housing
9. Relocate Pioneer Concrete
10. Absolutely need help on mining conditions (yard, house) sinking
11. Clean up rental properties

For the entire set of goals: Is anything missing? Do you have any other changes or particular concerns?

1. Update zoning language to remove outdated/misleading zoning language. Make mixed use, form-based real, clearly stated, not variance based.
2. Property improvement for safety issues
3. Sidewalks that never have been made & streets not repaved
4. Subsidence in the area damaging homes and sidewalks.
5. Industrial uses in neighborhood negatively affect housing comfort and value!
6. Concerns for the safety of myself and my children with the condition of the structure of my home as compared to 6 years ago. Prior to Thompson Dist Beer Hub.
7. BSB awarded Thompson Dist to relocate to old Safeway warehouse.
8. Force commercial trucks, concrete trucks to use designated streets rather than Maryland Street.

In addition, participants had the opportunity to provide additional feedback by writing their comments on blank cards. One card was returned.

4. Cinders Field – make into a dog park.

Meeting notes transcribed by:
Jolene Rieck, ASLA
Peaks to Plains Design PC

**CENTRAL BUTTE AREA PLAN
Steering Committee Meeting
New Deal Center,
November 29, 2010
6:30 – 8:30 p.m**

Purpose

To review draft document, discuss changes

Outcomes

- Changes to draft clarified – next step is to finalize document into recommendation to planning board

Agenda

Time	Activity
6:00 pm	<u>Check-in</u>
6:30 pm	Welcome members and guests <ul style="list-style-type: none"> ▪ Review agenda, guest participation ▪ Overview of project schedule ▪
6:35 pm	<u>October Town Hall Meeting – Summary</u>
6:50 pm	<u>Draft Plan</u> <ul style="list-style-type: none"> ▪ Discussion and identify changes needed ▪
8:20 pm	<u>Next Steps & Public Comment Period</u> <ul style="list-style-type: none"> ▪ Next steps to finalizing document ▪ Public comment
8:30 p.m.	Closing

APPENDIX E: Maps

Central Butte Neighborhood and Census Units

Butte Area Operable Units

National Historic Landmark Districts

Central Butte Historic Neighborhoods

Central Butte Property Types

Central Butte Major Property Owners

Uptown Butte Districts

Central Butte Neighborhood Parks

Central Butte Neighborhood Storm Sewer System

Central Butte Neighborhood Sanitary System

Central Butte Neighborhood Water System

Central Butte School Districts

Central Butte Bus Routes

Central Butte Zoning

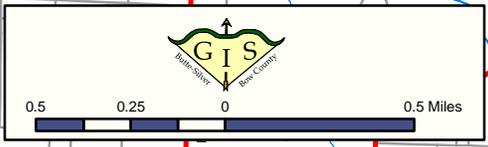
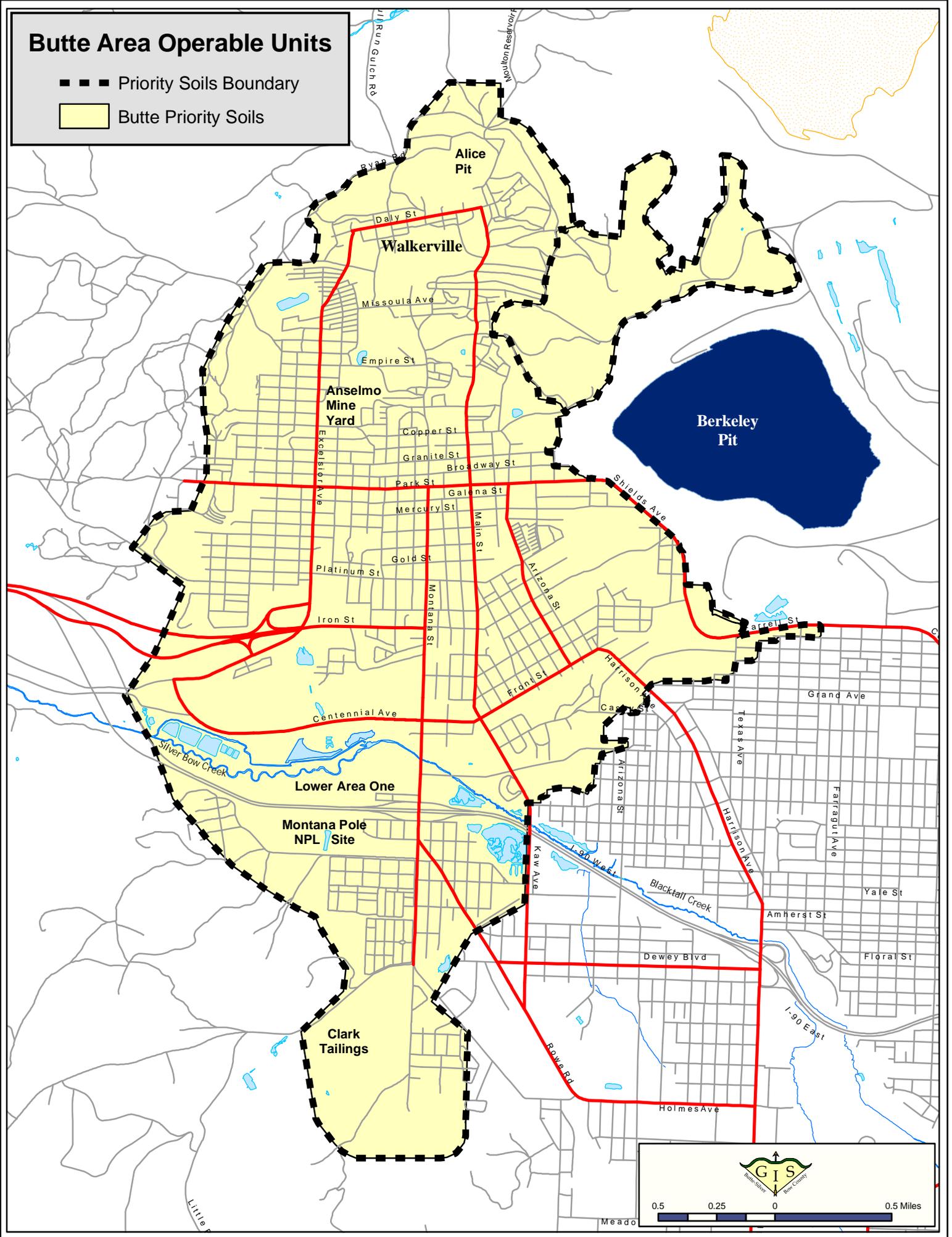
Central Butte Growth Policy

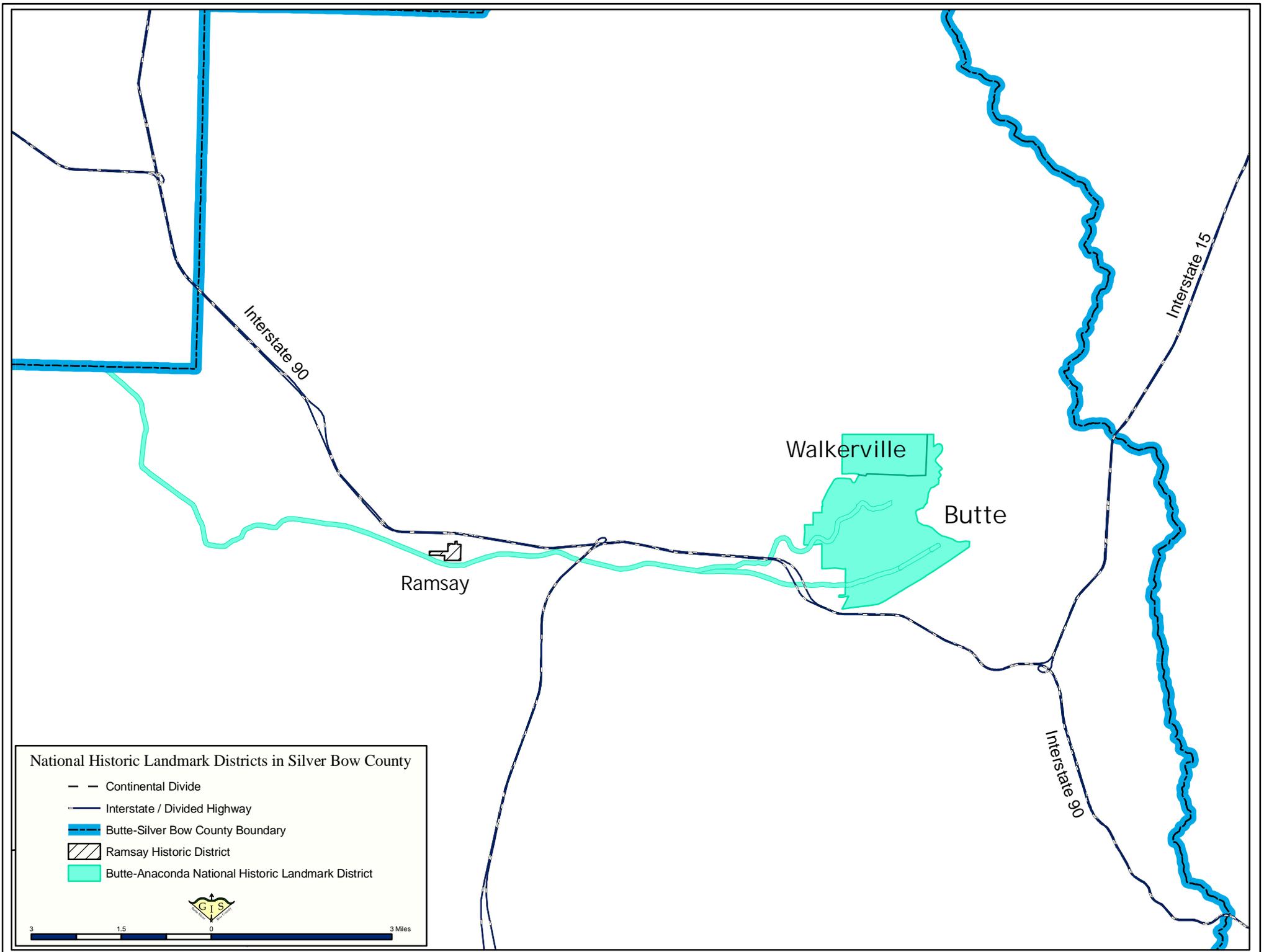
Central Butte Historic Mining Activity

Central Butte Proposed Land Use Map

Butte Area Operable Units

- Priority Soils Boundary
- Butte Priority Soils

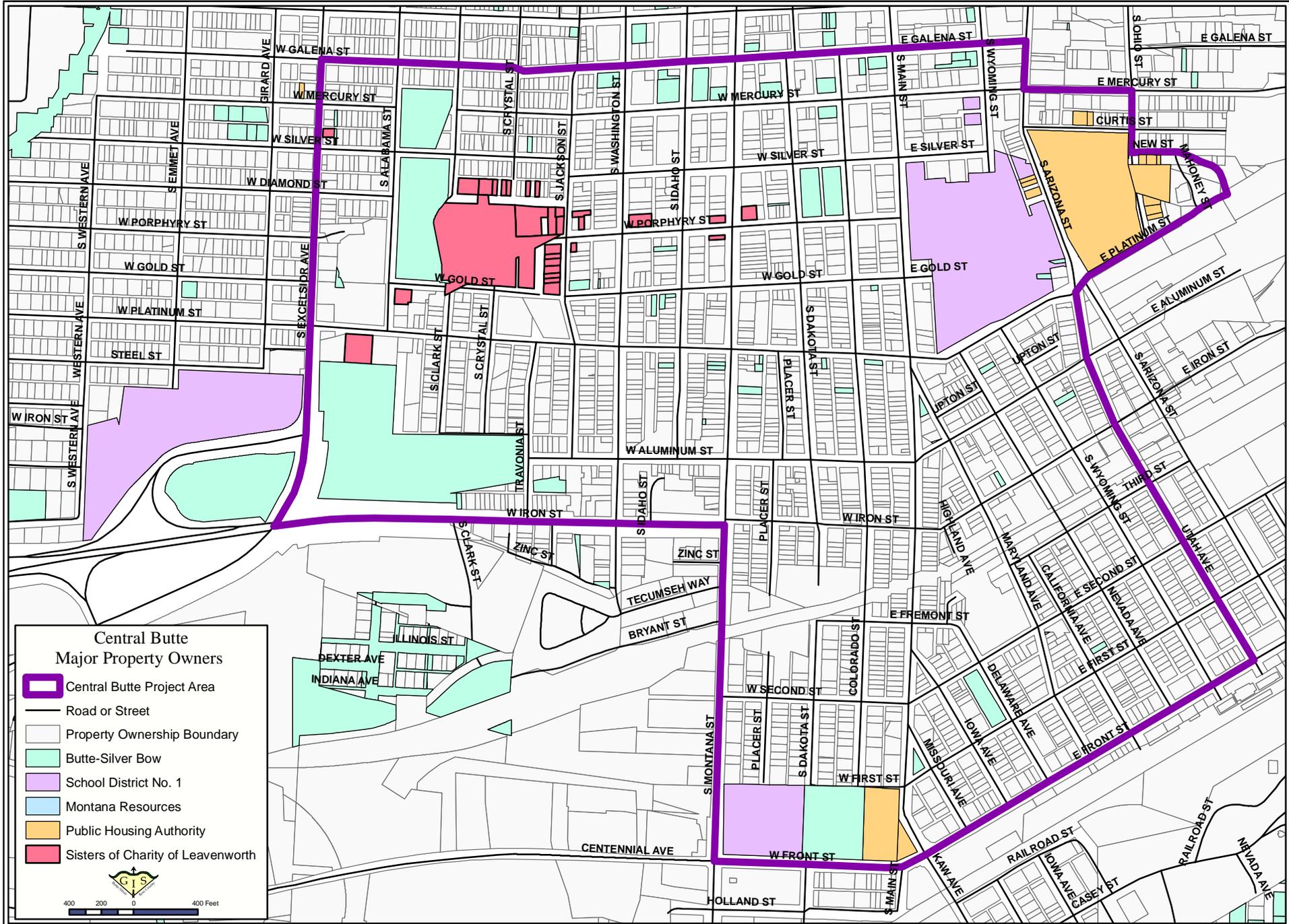




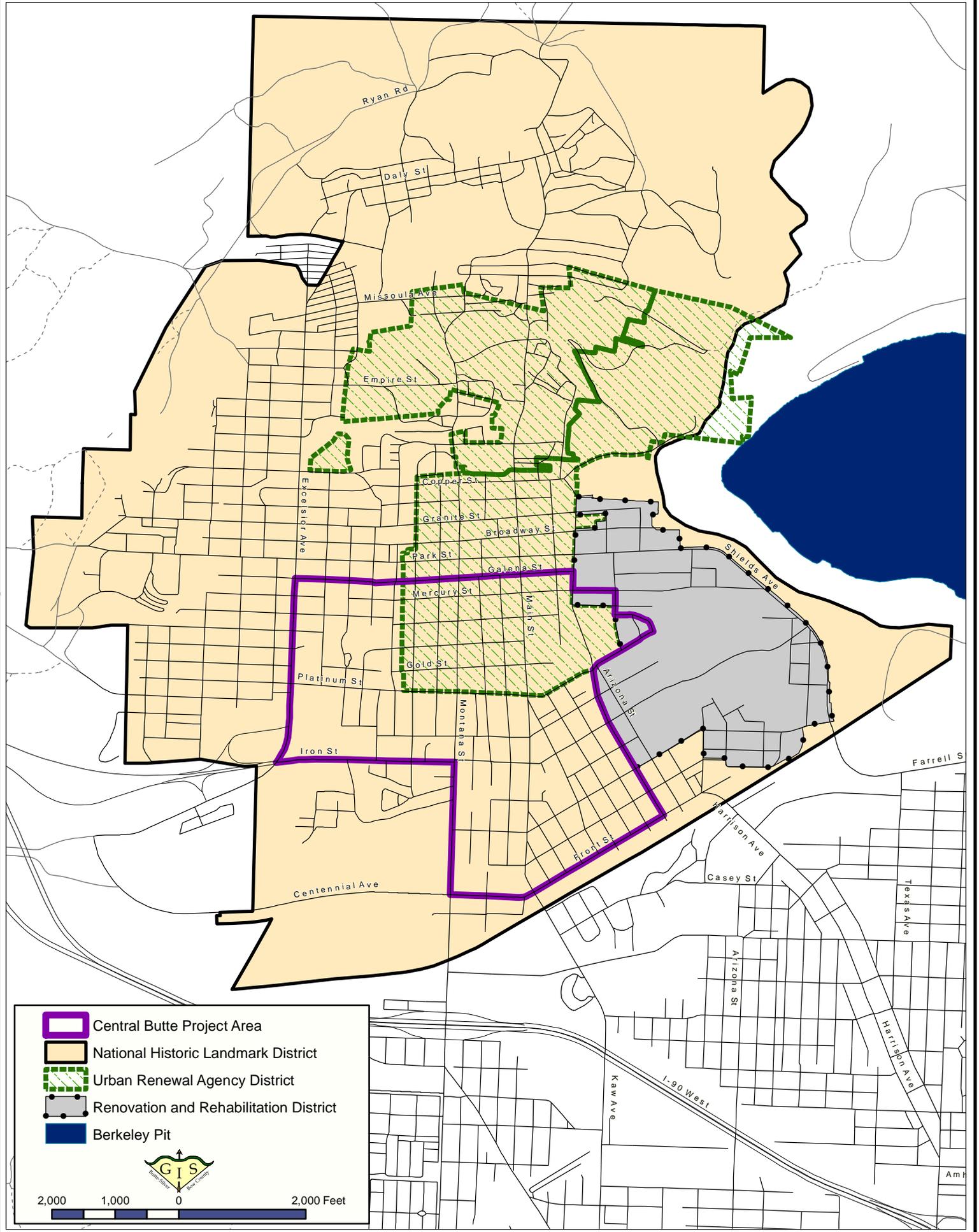
National Historic Landmark Districts in Silver Bow County

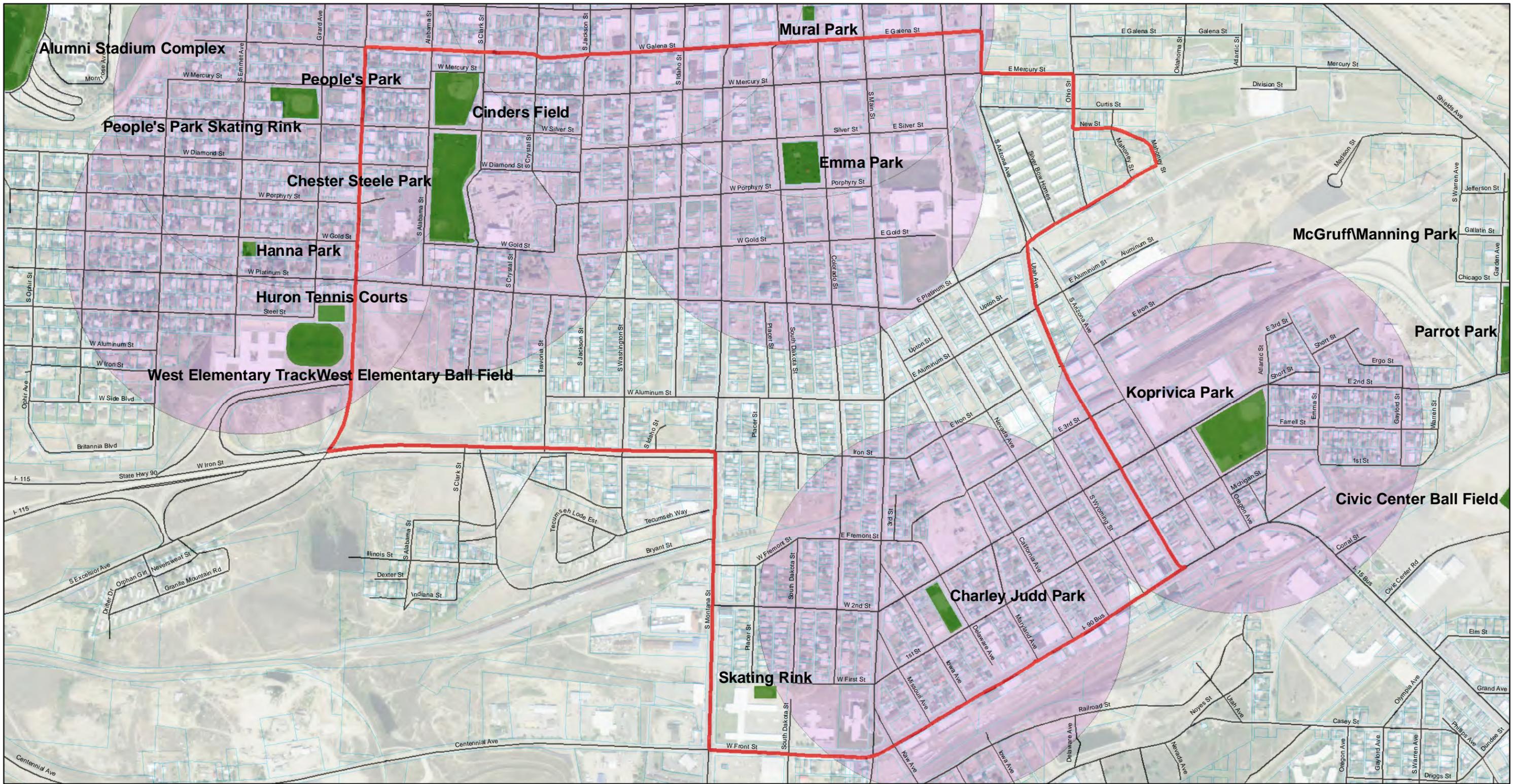
-  Continental Divide
-  Interstate / Divided Highway
-  Butte-Silver Bow County Boundary
-  Ramsay Historic District
-  Butte-Anaconda National Historic Landmark District





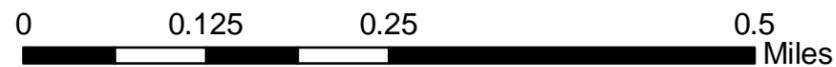
Uptown Butte Districts





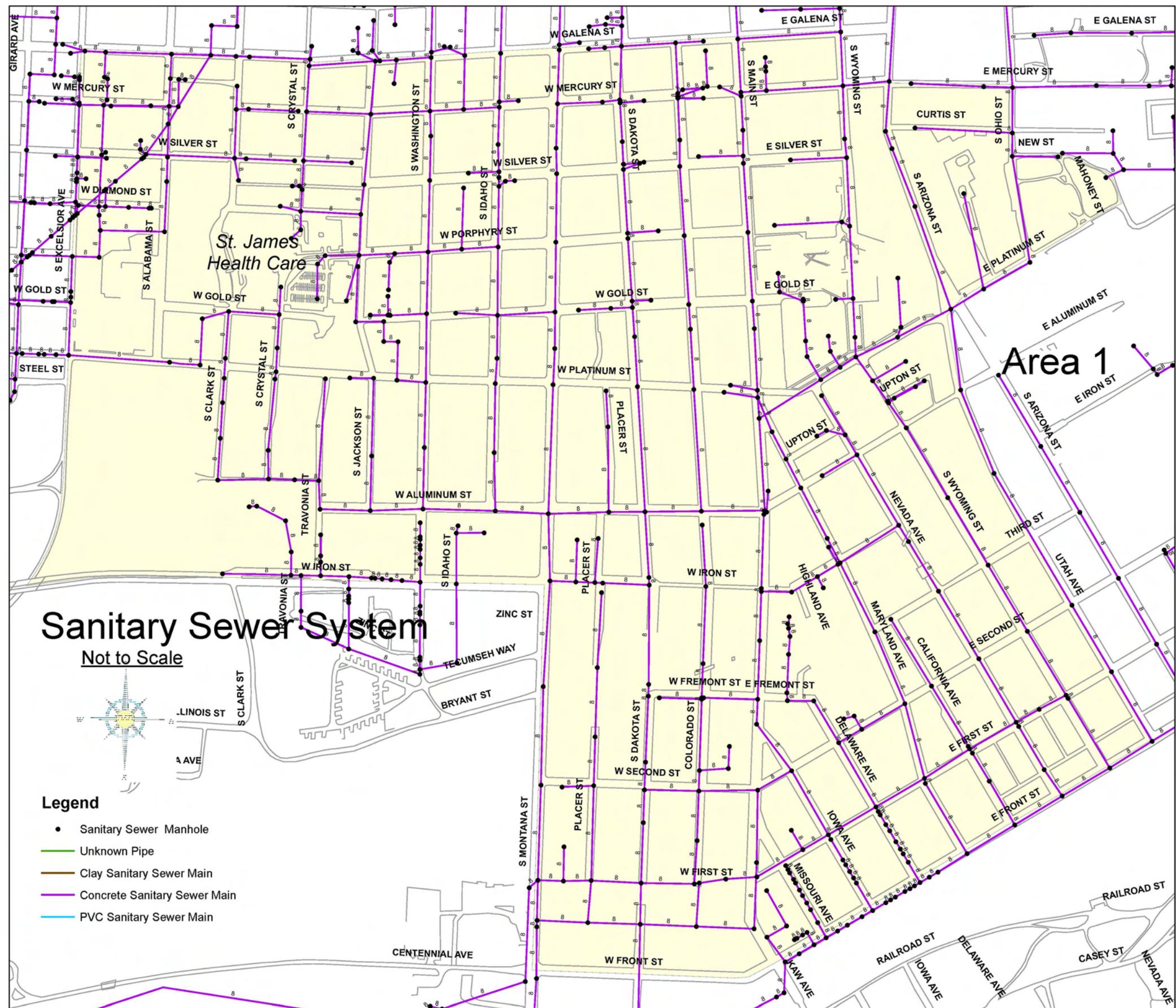
Central Butte Neighborhood Parks

Data Source: Montana NRIS
Montana Department of Revenue

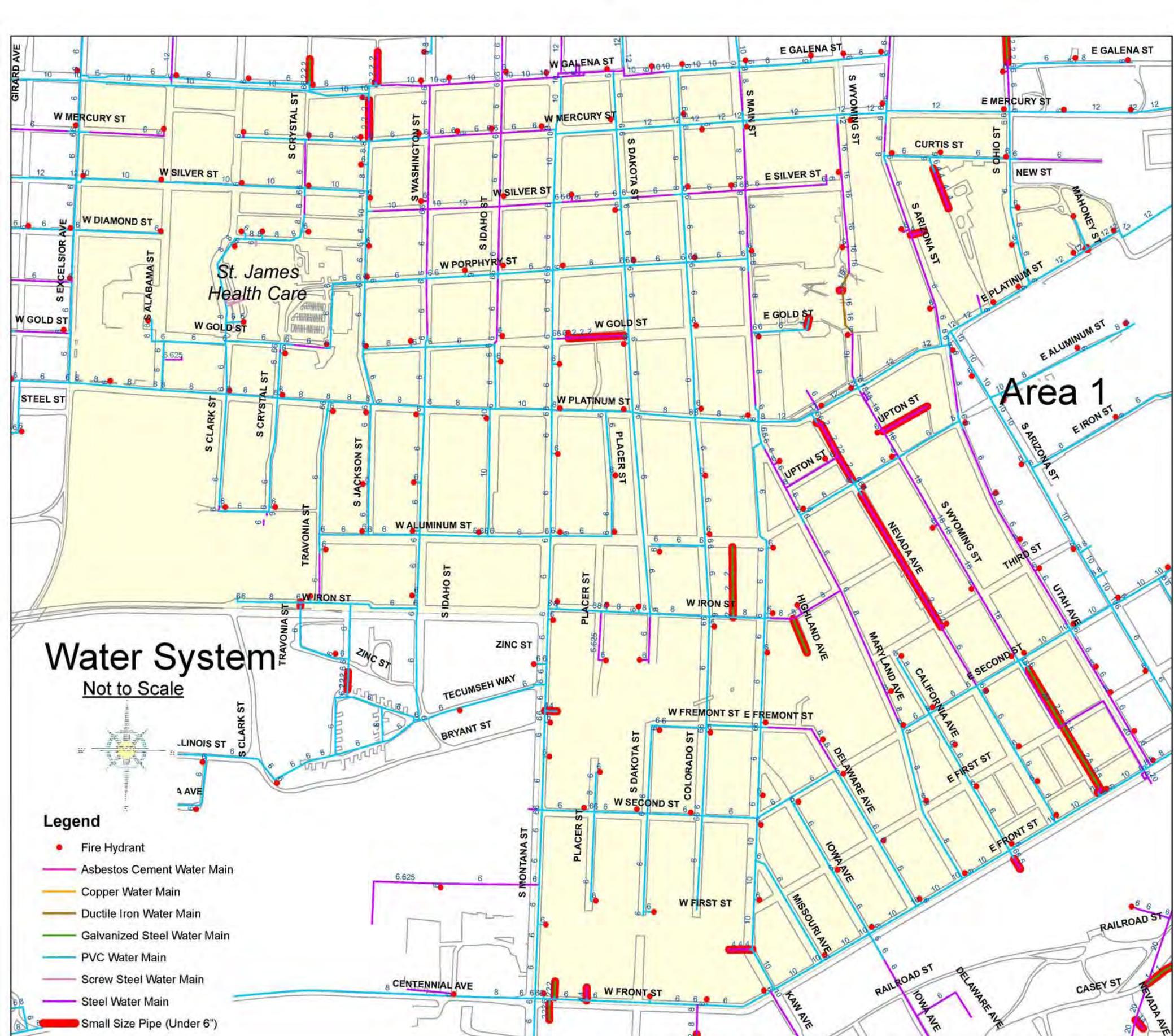


Legend

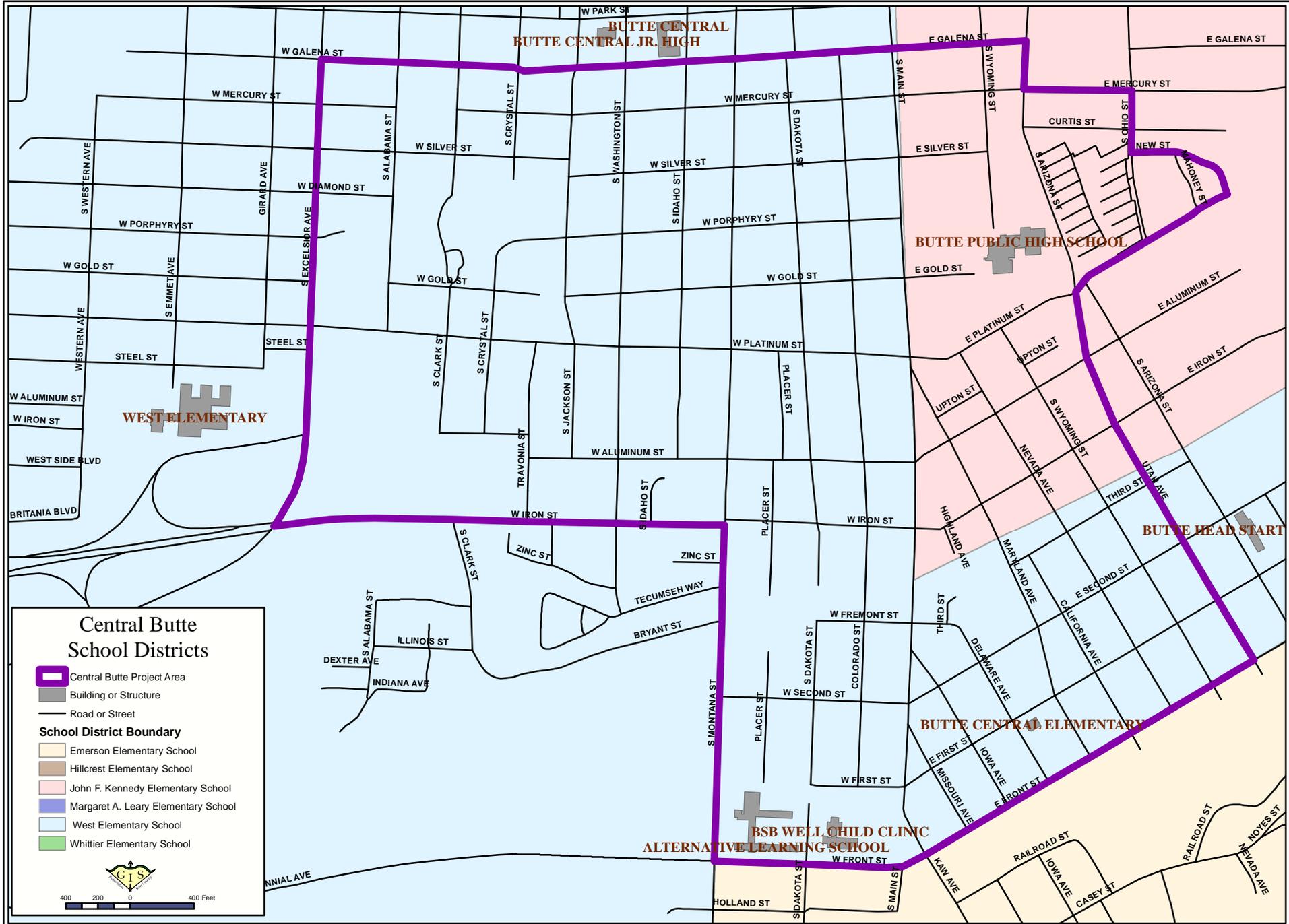
- Parks
- Central Butte Neighborhood
- Roads
- All Parcels
- 1/4 mile walking radius

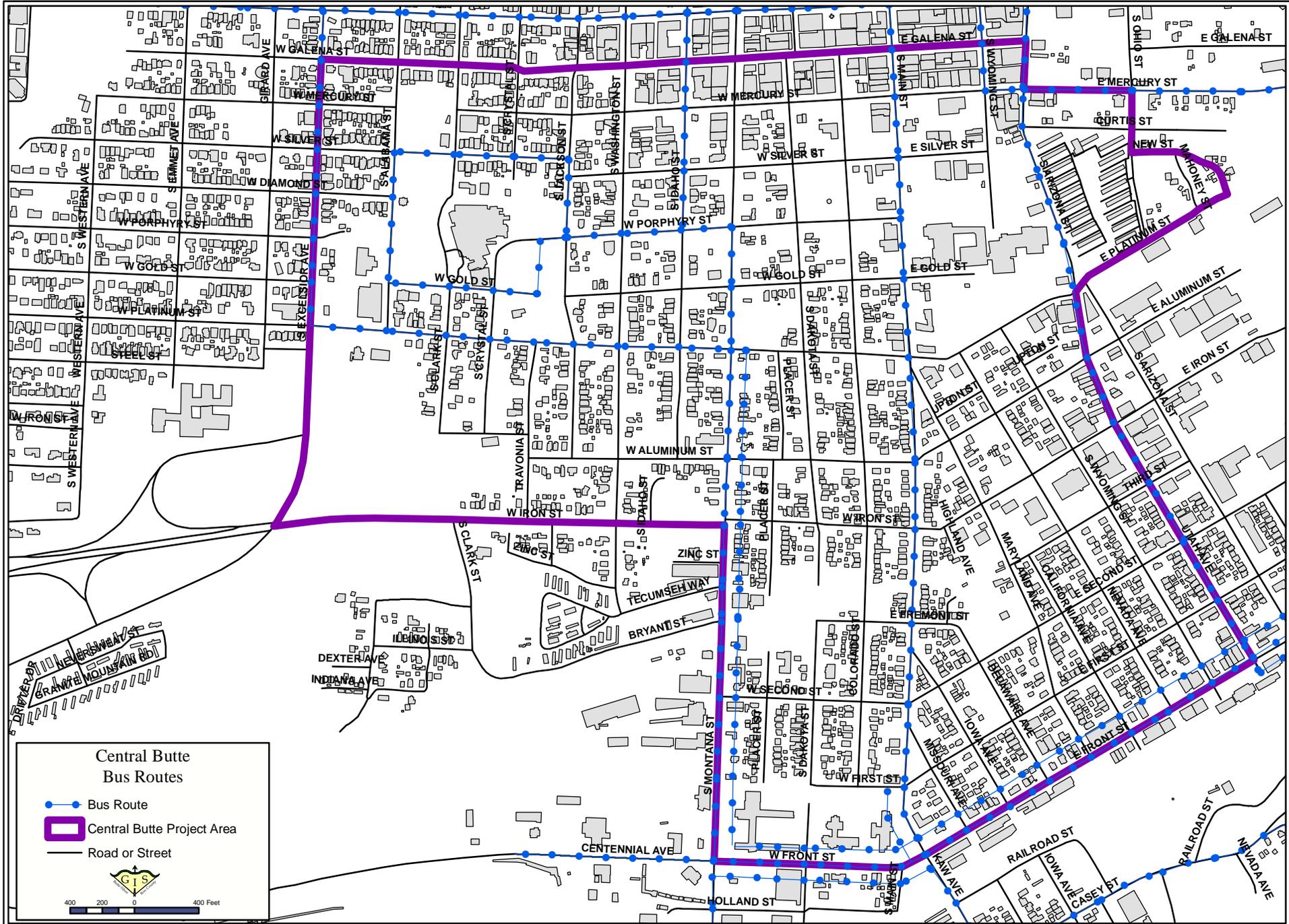


Central Butte Neighborhood Sanitary System



Central Butte Neighborhood Water System



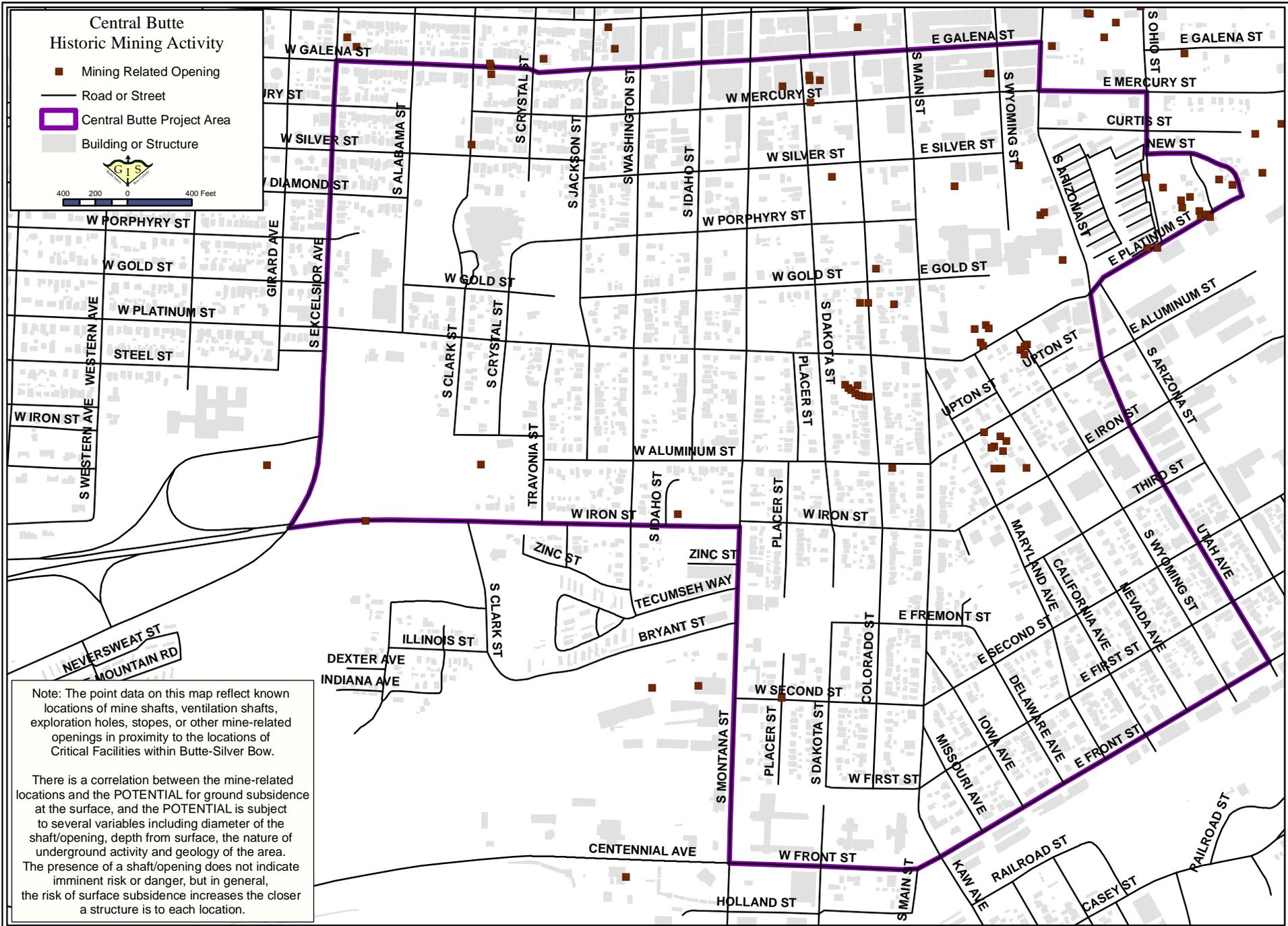


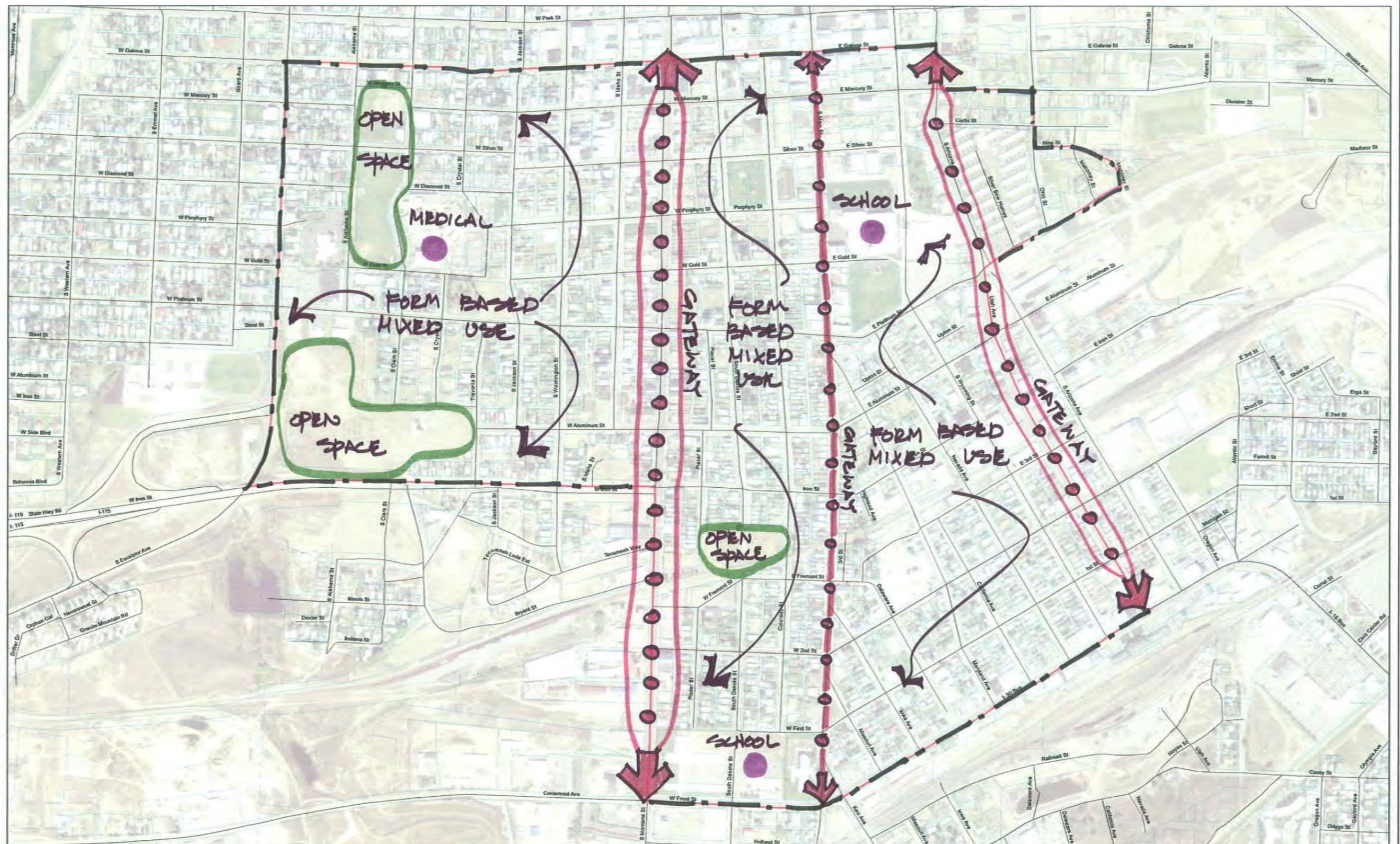
Central Butte
Bus Routes

- Bus Route
- Central Butte Project Area
- Road or Street

400 200 0 400 Feet







PROPOSED LAND USE MAP
Central Butte Neighborhood



Data Source: Montana NRIS
 Montana Department of Revenue

Legend	
	Central Butte Neighborhood
	Roads
	Lot Lines