

# INFILL DEVELOPMENT FOR SMALL CITIES; LESSONS FROM BILLINGS, MONTANA

Candi Beaudry, AICP  
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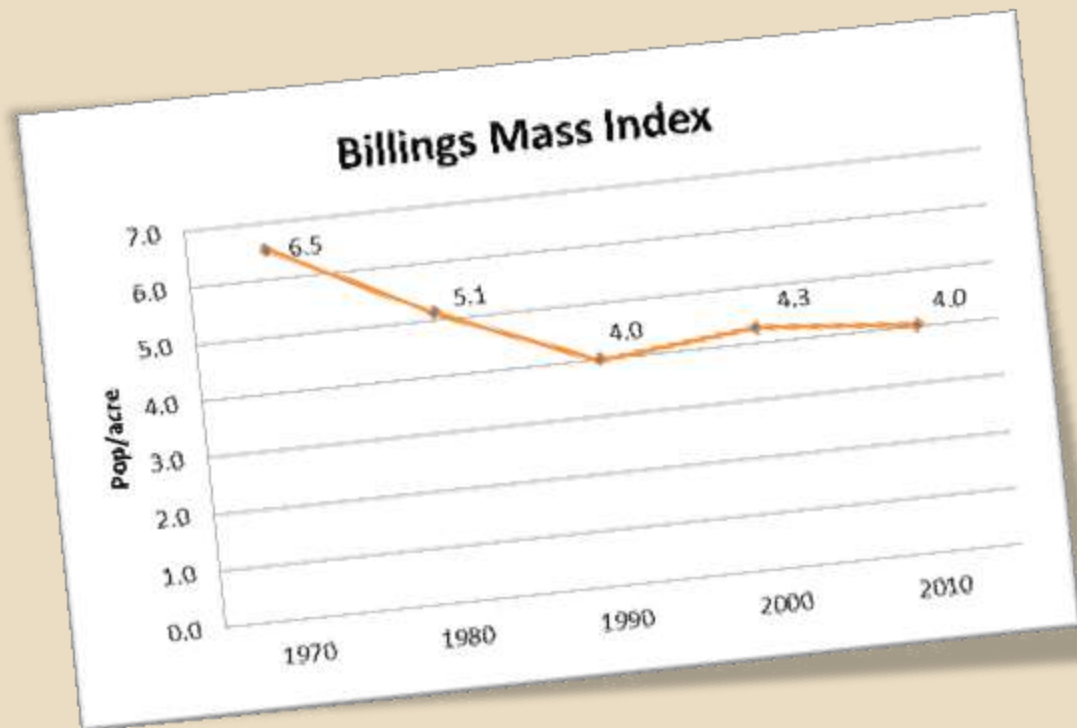
# Billings – the Little Big City

- **Pop. 104,000**
- **41 square miles**
- **Regional commercial hub**
- **3 oil refineries**
- **2 advanced healthcare providers**
- **2 universities**



# Billings Mass Index

- Densities in 1970 averaged 1 household on a 7,000 square foot lot
- Densities in 2010 averaged 1 household on a 92,000 square foot lot





**During the last decade, most of the growth occurred on the margins of the City**







## Sprawl is expensive

**Billings invested in large public infrastructure projects to serve sprawling development.**



Billings' older neighborhoods are livable

**Core neighborhoods are walkable, safe, and attractive.**





Billings must remain economically competitive

**Livable cities attract employees, businesses and make sense economically.**

# “Billings Grows Up: An Introduction to Infill Policy and Practice in Urban Montana”

## Organized by Smart Growth America

- **Roger Millar**, Vice President, Leadership Institute
- **Marilee Utter**, President, Citiventure Associates LLC
- **Dena Belzer**, President, Strategic Economics
- **Elaine Clegg**, Special Projects Manager for Idaho Smart Growth and Boise, Idaho City Council Member





# Infill 101

- **Definition: NONE**
- **Characteristics of infill**
- **Infill supports all ages and income levels**
- **Housing and transportation choices**
- **Community's role**
- **Where do you infill?**



# The Developer's Perspective – take a look, you might like what you see...

- **Work with the private sector**
- **Bring lenders to the table**
- **Infill development can lessen costs**



# The Economist Perspective: What's in it for the developer?

- **Demand exists**
- **Target higher income households**
- **Strategic public investment**







*the new Parmly Billings Library . .*



**Core neighborhoods support urban amenities and community events.**



# Transportation: congestion, convenience, choice

- **“To” rather than “through”**
- **Access rather than mobility**
- **Transportation choice**



# Benefits to the City

- Increased property tax revenues
- Lower infrastructure construction and operating and maintenance

**Marketplace - \$598,627/acre**



**Wells Fargo - \$158,770/acre**



Courtesy of Joseph Minicozzi





**Old Penney's Building –  
\$5,509,967/acre**

**Wells Fargo Tower –  
\$13,060,445/acre**



Courtesy of Joseph Minicozzi

# Infill Policy - Reinforce the Workshop Recommendations

- Direct outcome of the infill workshop
- Drafted by a committee of planners, architects, appraisers, builders, and lenders
- Outlines strategies to encourage infill
- Addresses compatibility with adjoining neighborhoods

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

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

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

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

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

WHEREAS, it has been noted by Joseph Minicozzi of the City of Billings that downtown Billings could benefit from infill development in West

WHEREAS, the Billings urban area through four Districts, Historic Districts,

WHEREAS, the City of Billings has a vision for the future, to



# Recent Accomplishments

- **Form-based code**
- **Identified areas of change and areas of stability**
- **Converted one-way streets to two-way streets**
- **Adopted Complete Streets Policy**



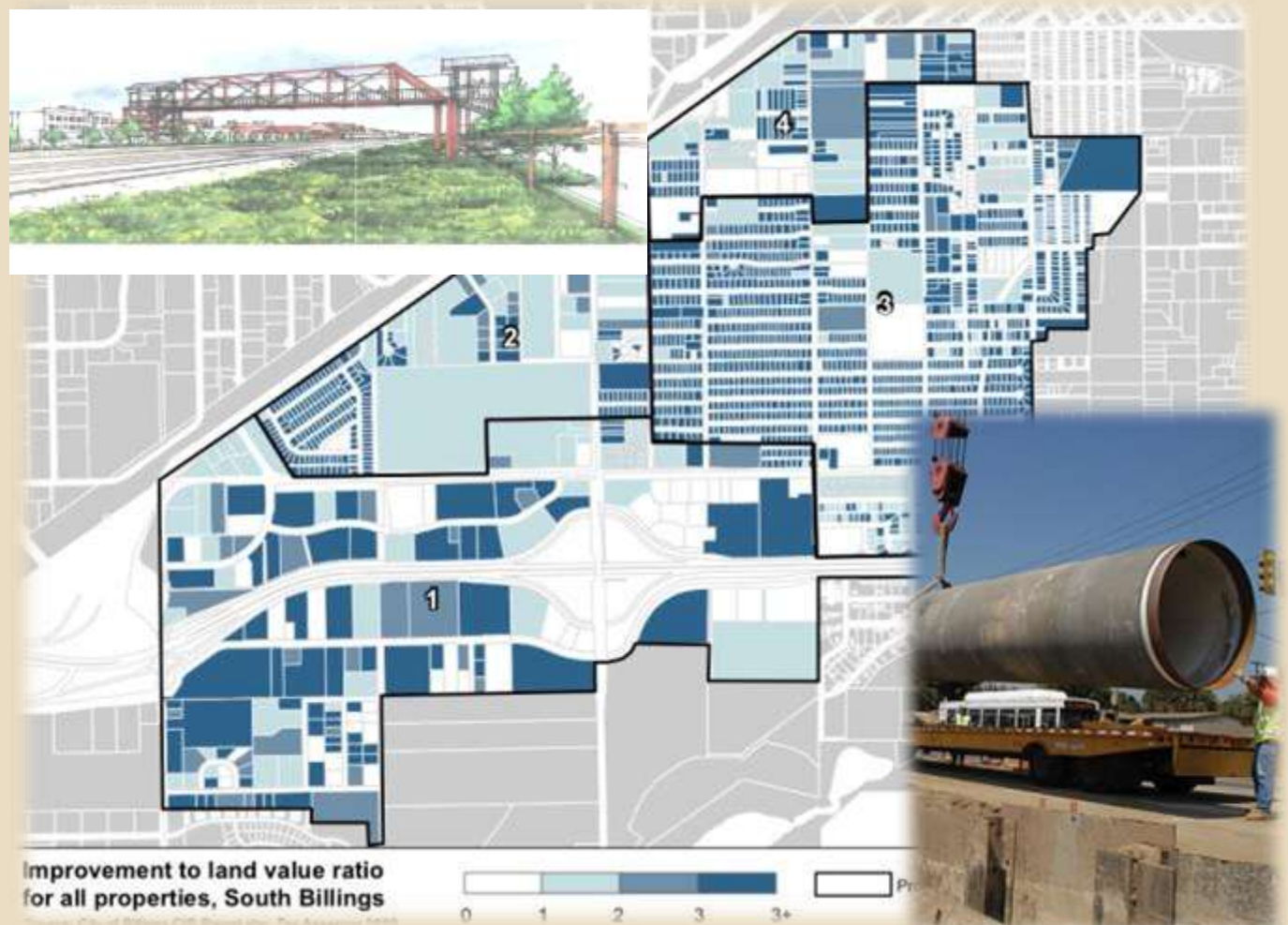
Edge Conditions & Community Context





# Continuing Implementation

- Investment in public infrastructure
- Partnerships
- Financial and regulatory incentives
- Map opportunities



# Expected Outcomes

- **More housing and transportation choices**
- **Reduced public service costs**
- **Business retention**
- **Healthy, happy workforce**









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

