



A PLANNER'S TOUR OF GREAT FALLS ROUND 2

February 24, 2015

Planning Advisory Board / Zoning Commission



A Planner's Tour of Great Falls

1

Black Eagle

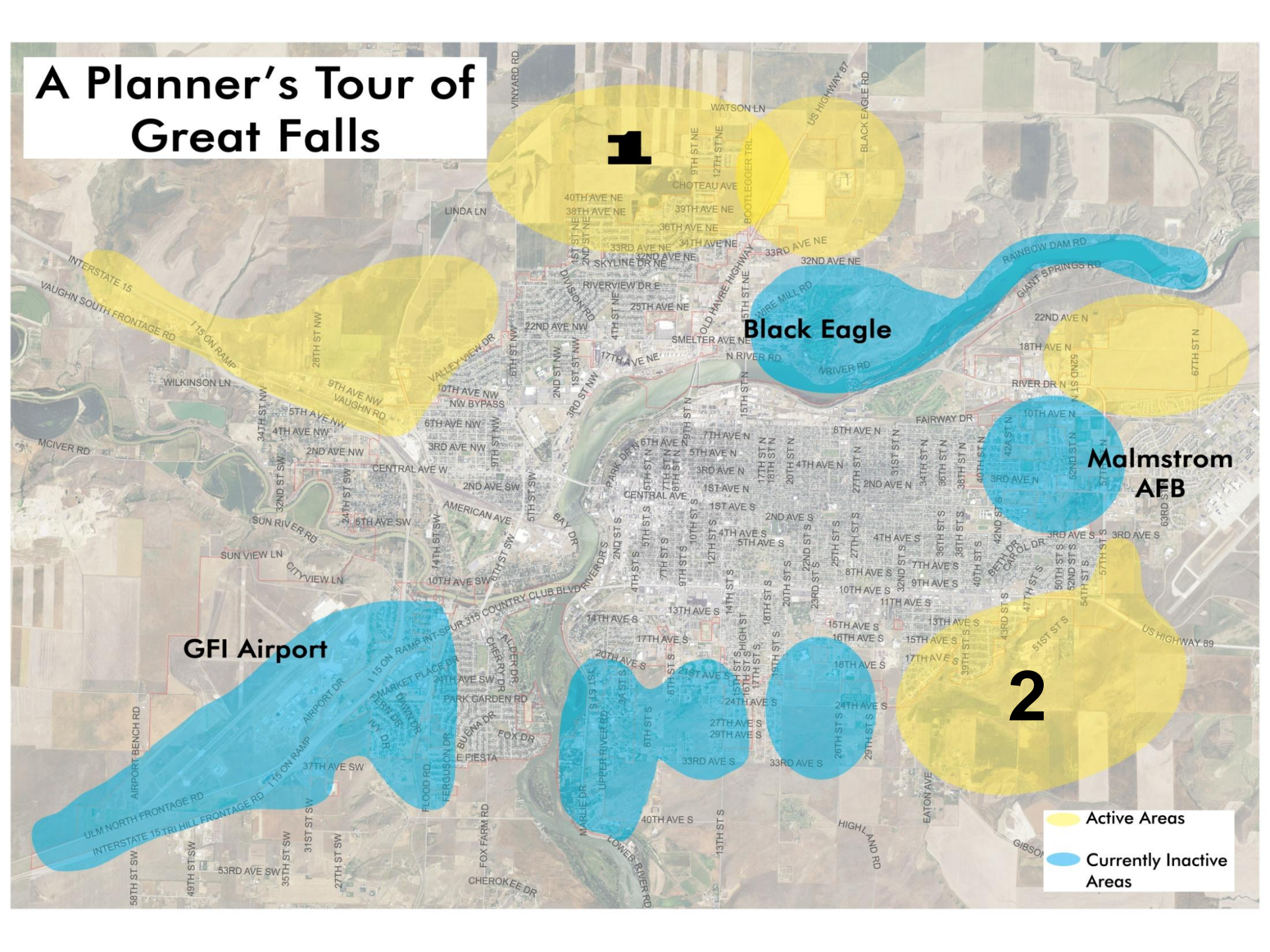
Malmstrom AFB

GFI Airport

2

 Active Areas

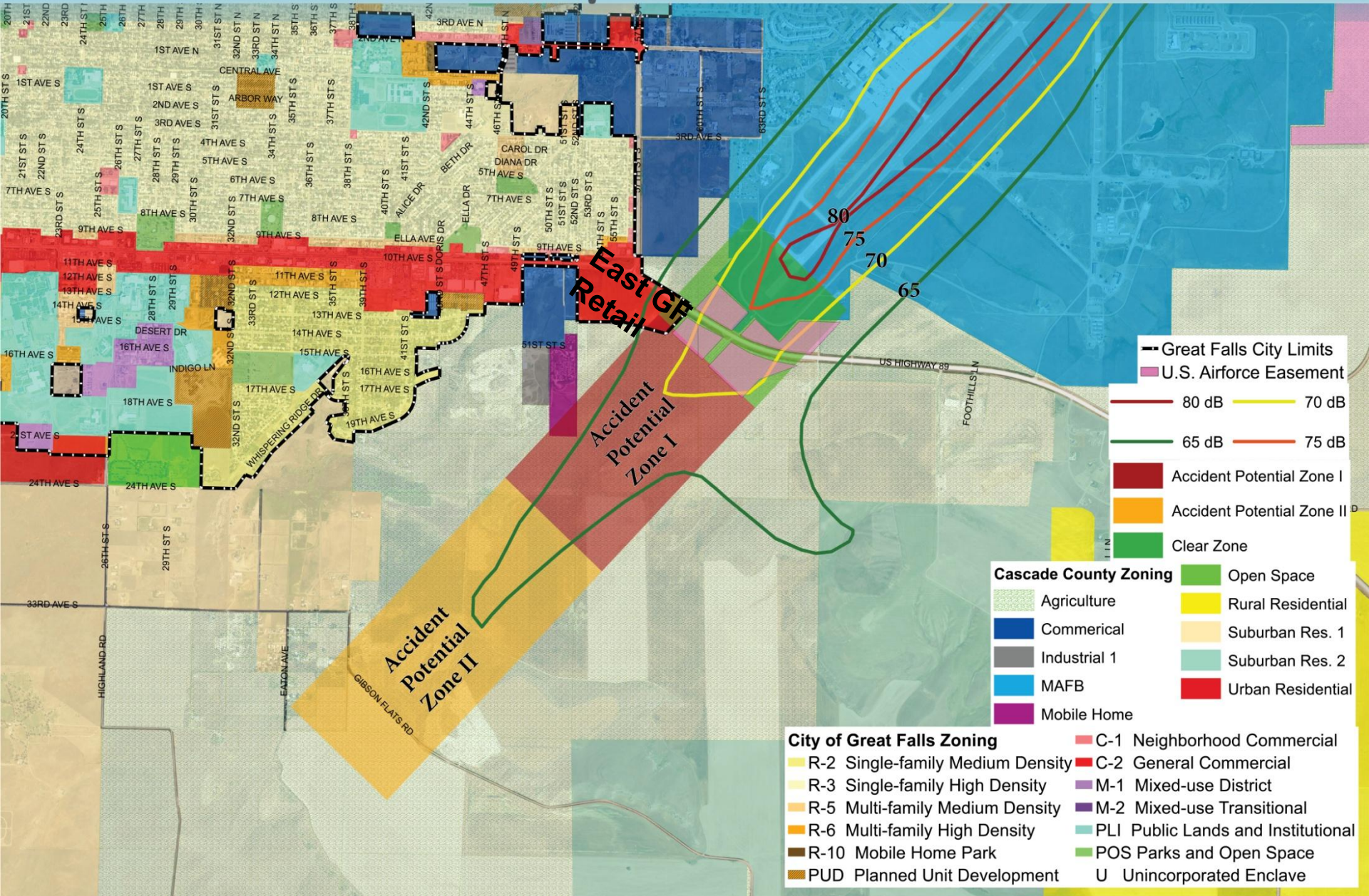
 Currently Inactive Areas



TODAY: THE SOUTHEAST



Southeast Development & Malmstrom AFB



THE SOUTHEAST

Most recent subdivisions:

- East Ridge residential
- Whispering Ridge residential

Impending development

- East Great Falls Retail
- Both sides of 57th



THE SOUTHEAST

Potential Projects

Remember! This is very long term.

- East of 57th St S, west of MAFB
- South of East Great Falls Retail
- Behind 10th Avenue South lots
- Under-developed commercial lots, many currently not in City, parking lot infill
- Agri-Village redevelopment



OVERVIEW

To help the Planning Advisory Board and the City Commission anticipate issues before they see specific proposals.

To help raise questions about future land use patterns and infrastructure planning, design, and financing.



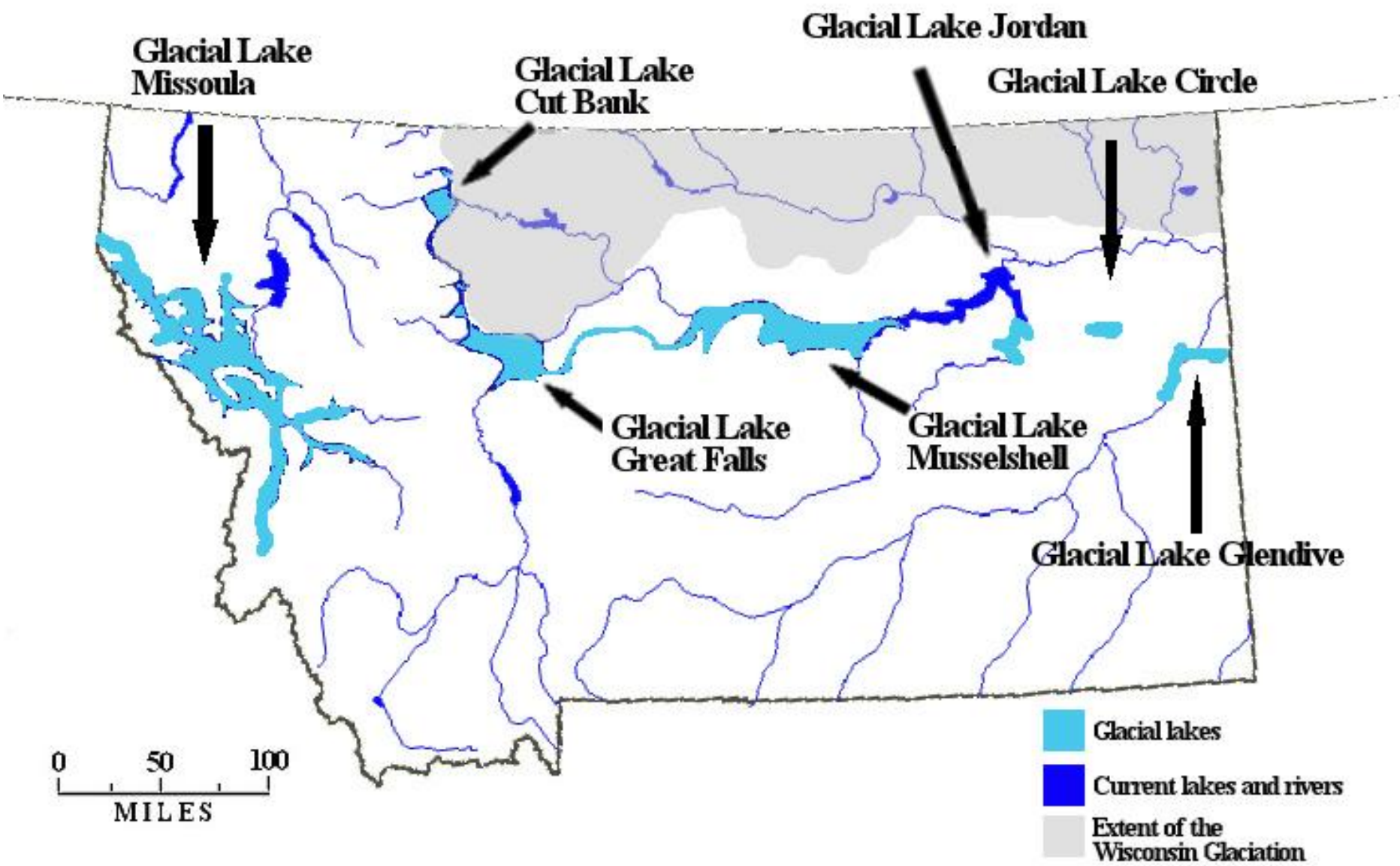
Constraints

- Slopes
- Soils
- Storm water management
- Potential Malmstrom AFB Encroachment
- Lack of connectivity, streets/sidewalks/trails

Assets

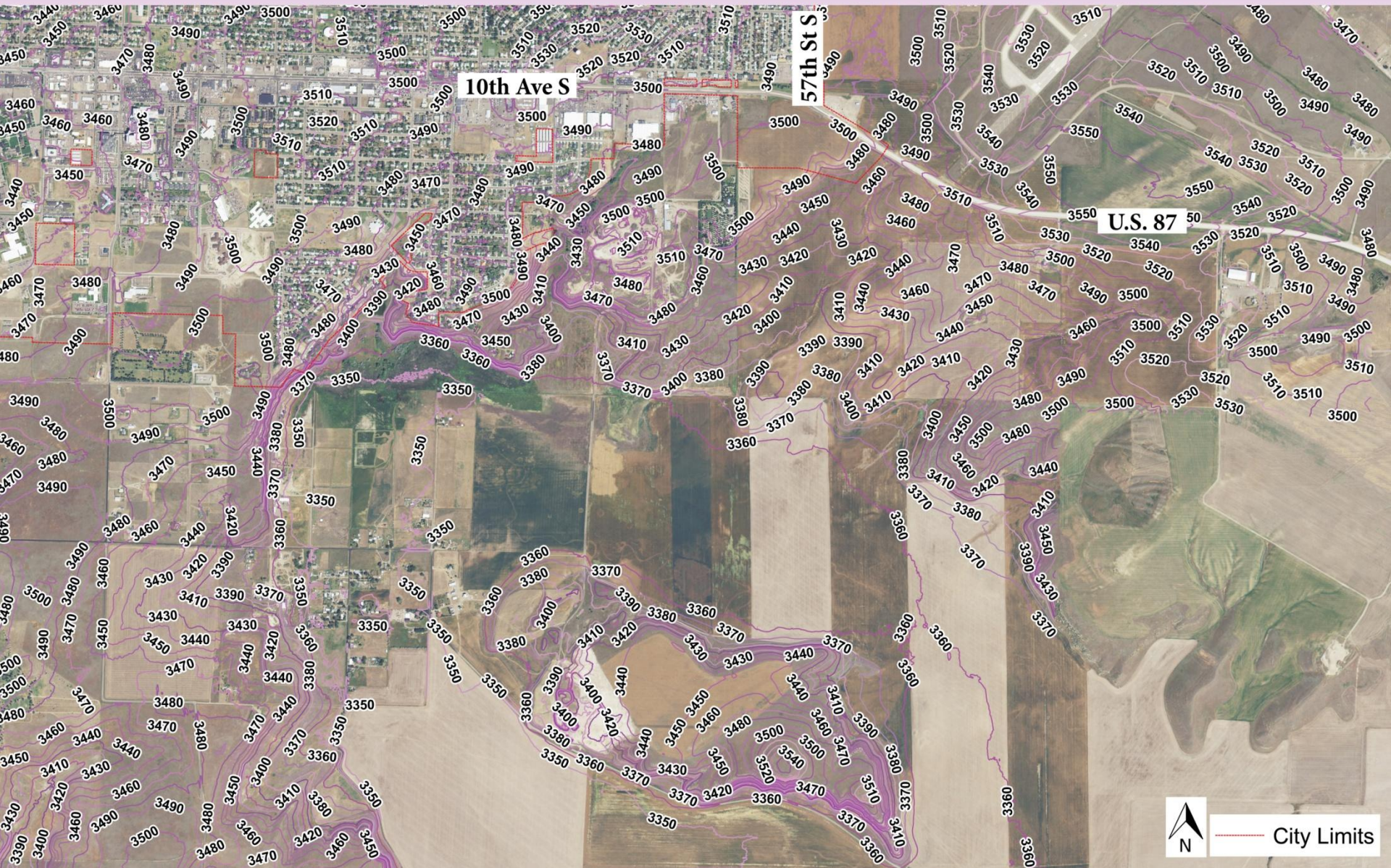
- Habitat, natural open space, and potential trails in drainages





Source: Wikipedia.org

Southeast Topography



UTILITIES

Water

- Not an immediate issue

Sewer

- Extensions to East GF Retail currently under discussion, ~\$1.3 million
- Will open other parcels to development
- Additional lift stations needed to south

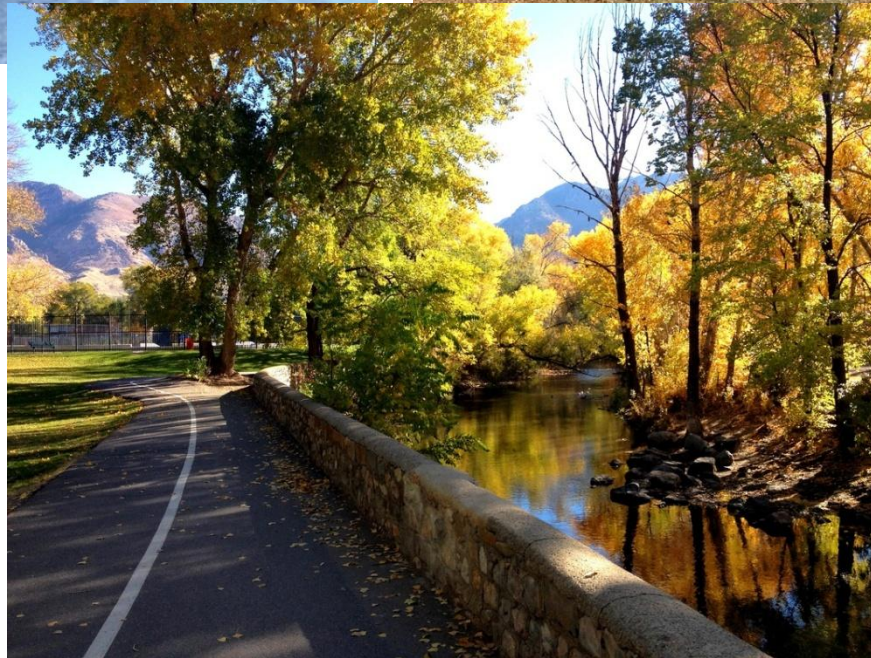


STORM WATER

- Internal drainage basin: abandoned river channel
- Slopes and soils constraints
- Public Works working with landowners on pond locations
- Great opportunities to combine SWM with habitat and recreation



EXAMPLES OF RECREATIONAL SWM



TRANSPORTATION

East-west connectivity

13th Avenue South Alignment Issues

- Land acquisition
- Funding
- Bike lanes?

57th Street southerly extension

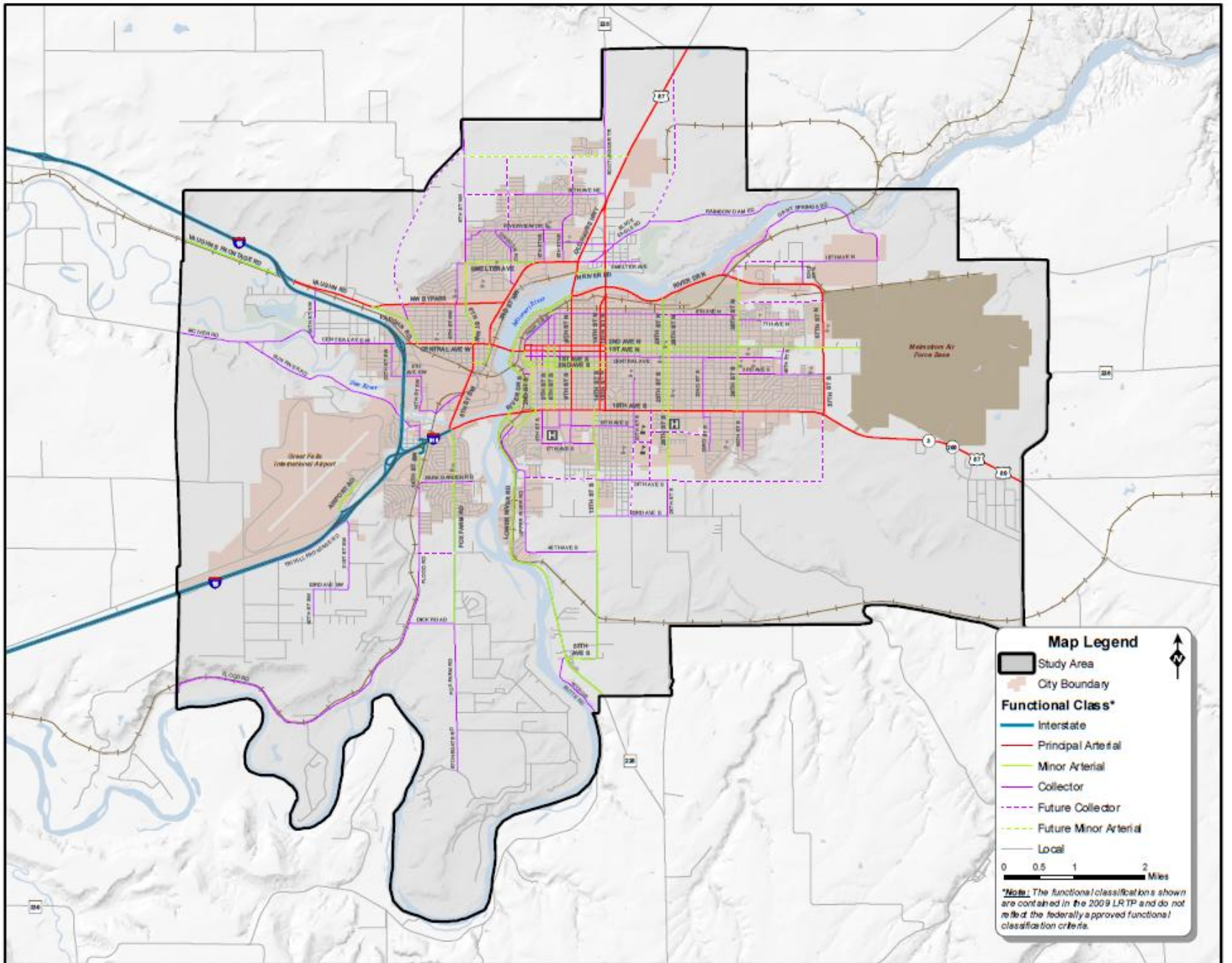
- Landscaping maintenance in right-of-way
- Eventual westward connectivity



Southeast Roadway Alignments



Figure 11.1: Future Major Street Network



Map Legend

- Study Area
- City Boundary
- Functional Class***
- Interstate
- Principal Arterial
- Minor Arterial
- Collector
- Future Collector
- Future Minor Arterial
- Local

0 0.5 1 2 Miles

**Note: The functional classifications shown are contained in the 2009 LRTP and do not reflect the federally approved functional classification criteria.*

NEIGHBORHOOD PARKS

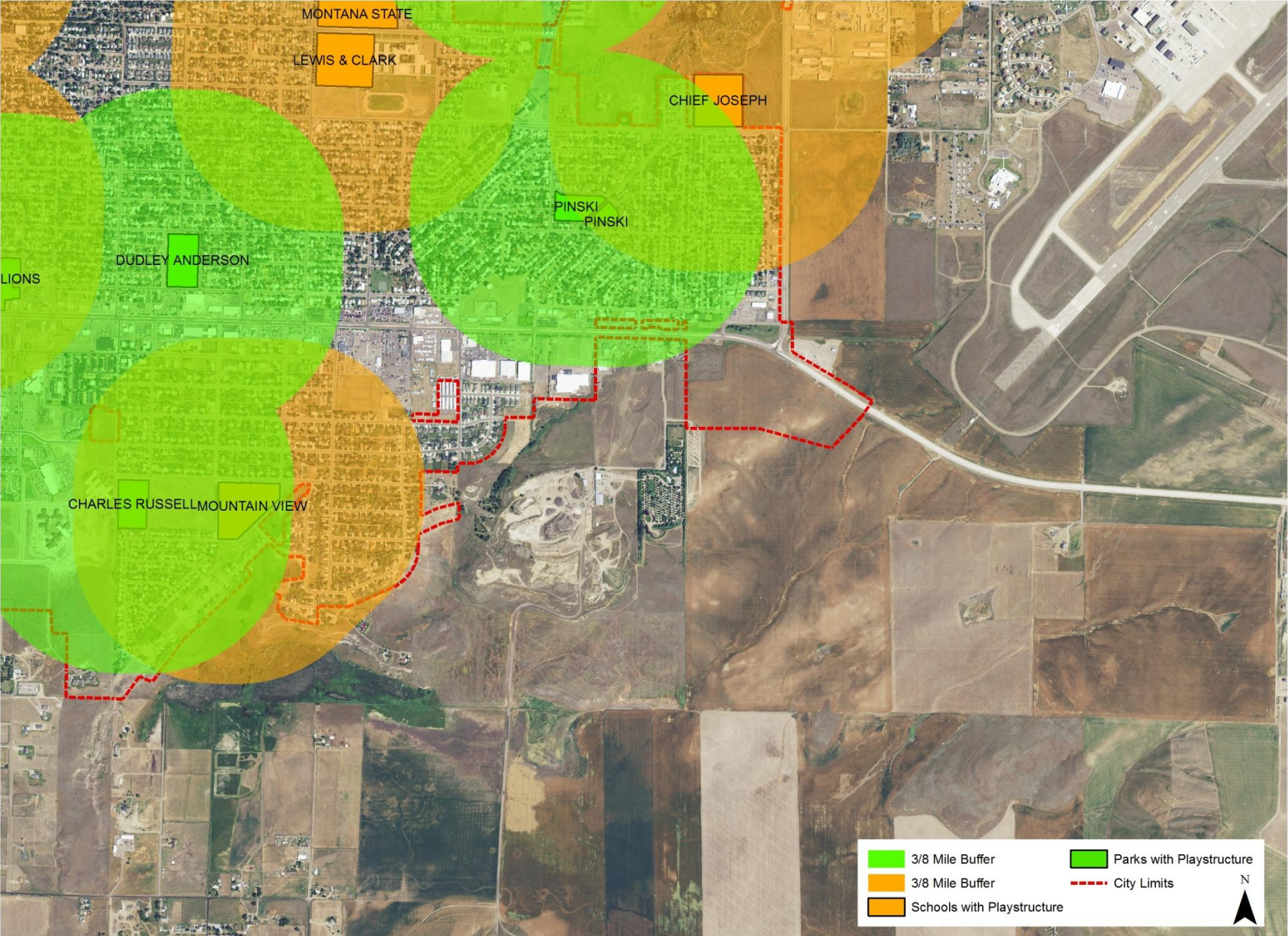
~10 minute walk

Managing park land dedications

Neighborhood park maintenance fees



Southeast - 3/8 Mile Park Buffer



PUBLIC SERVICES

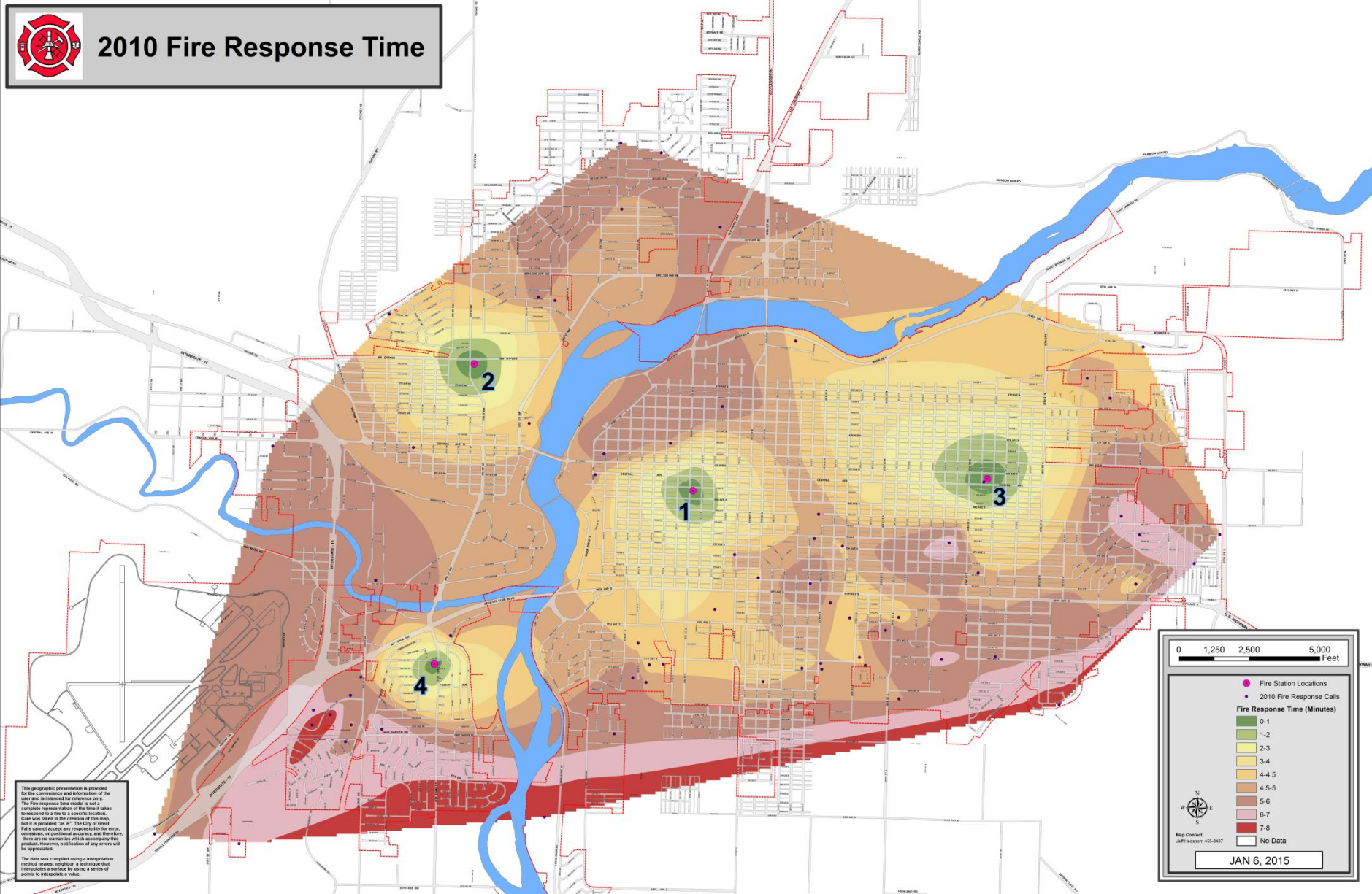
Other Public Services Questions

- Fire, EMS, Police response times
- Sanitation
- Schools





2010 Fire Response Time



This geographic presentation is provided for the convenience and information of the user and is intended for reference only. The fire response time model is not a complete representation of the time it takes to respond to a fire to a specific location. Care was taken in the creation of this map, but it is provided "as is". The City of Great Falls cannot accept any responsibility for errors, omissions, or general accuracy and timeliness. There are no warranties which accompany this product. However, notification of any errors will be appreciated.

The data was compiled using a proprietary method based on a technique that requires a check by only a series of points to subdivide a value.

0 1,250 2,500 5,000 Feet

- Fire Station Locations
- 2010 Fire Response Calls

Fire Response Time (Minutes)

- 0-1
- 1-2
- 2-3
- 3-4
- 4-4.5
- 4.5-5
- 5-6
- 6-7
- 7-8
- No Data

Map Contact: 404-768-6100 x55-8417

JAN 6, 2015

LAND USE PATTERN?

How much conventional single-family can
GF absorb?



LAND USE PATTERN?

Other residential patterns? different housing forms? neighborhood character?

Neighborhood commercial?



Does Great Falls have the tools it
needs to grow and prosper?



TOOLS FOR SUCCESS

Growth Policy (comprehensive plan)

- Open space (green infrastructure)
- Major street plan
- Future land use

Facilities Planning (CIP)



CAPITAL IMPROVEMENTS PROGRAM

Three basic components:

- SUPPLY: Inventory/Capacities
- DEMAND: Build-Out
- LEVEL OF SERVICE: standards – what should be provided?



CIP, CONTINUED

NEEDS

$$\underline{\text{build-out}} \times \underline{\text{level of service}} - \underline{\text{capacity}} = \text{NEED}$$

Then, set priorities among needs

Decide how to pay

Seek new financing mechanisms

