

# VISION

Policies, programs, and guidelines are in place to achieve community needs and desires and provide financial and other incentives for investment and revitalization; development and investment is leveraged to move toward a shared vision.

Revitalization of the Caird Property and surrounding area sets the stage for non-motorized transportation improvements in the larger area and community as a whole and builds off of current non-motorized transportation planning to create connectivity to and within the area. Development promotes biking, walking and public transportation while making vehicular access to the area easier for residents and visitors alike.

Development of the area places importance on green infrastructure and technologies to reduce resource use and provide ecosystem and ecologic services.

Development of the area creates a neighborhood where people of all ages, abilities, and backgrounds live, gather, learn and/or work and have a sense of place, promise, health, safety, and well-being.

Development of the area increases economic diversity and opportunity for area residents and business owners while providing easily accessible amenities and services for people living both inside and outside the area.

## Concept A: Railroad History & Arts District

### Historic Railroad District Tourism Development

- Expanded Historic Railroad District adopts design standards to enforce area theme
- Railroad history-themed building houses a rail history museum, gift shop, tourist info, tour businesses, coffee shop, or brewery
- Trolley line interpretative park marks the location of historic trolley lines, provides outdoor gathering, green space, and walking and biking connection
- Historic District and Downtown Helena entrance points signified with arches, provide way-finding

### Placemaking

- Provide outdoor and indoor gathering and event space, stage for performances
- Provide amenities including coffee shops, restaurants, neighborhood food market, event space
- Strengthen Historic Railroad District identity, create and invite the growth of an art and performance district
- Adaptive reuse of Nabisco Factory Building into art and performance studios, art incubator
- STEAM (Science Technology Engineering, Art, and Math) Center strengthen arts and education area identity
- Public art marks community gateway for travelers along Highway 12, enforces arts district identity

### Economic Development

- STEAM (Science Technology Engineering, Art, and Math) Center builds a stronger education corridor and becomes a destination for the Helena community and beyond
- Housing and commercial development supports live-work-play development

### Green Infrastructure

- Parking structure reduces surface parking as well as heat gain and urban runoff, provides opportunities for rooftop gardening, art, and rainwater collection
- Bike and pedestrian trails and expressway complement of Centennial Trail and increases connectivity
- Bike and pedestrian bridge provides a safe and enjoyable route across Montana Avenue

### Health, Safety, and Education

- Bike and pedestrian bridge provides a safe and enjoyable route across Montana Avenue, especially a safer route to and from schools
- Traffic-calming measures, including street art and boulevard sidewalks, make walking and biking safer and more enjoyable
- 4-way intersection has protected lanes and/or refuge islands for bikes and pedestrians
- Health clinics, school-based mental health and physical health, and other services are accessible by several area schools and the community
- Boulevard sidewalks throughout make biking and walking safe and enjoyable

## Concept B: Flagship Green District

### Green Zoning (or Regulations)

- Tax and zoning incentives are available for green buildings and green infrastructure development, including gray water systems, rainwater collection and infiltration, renewable energy use, rooftop gardens, wasted heat and energy recycling, etc.
- Sets a standard for development in Helena, encouraging densification of existing urban areas and adaptive reuse of neglected buildings

### Placemaking

- Provide space for gathering and community events
- Provide additional green space
- Provide affordable housing

### Economic Development

- Signify community and historic district entrance points with entrance arches on Helena Avenue
- STEAM (Science Technology Engineering, Art, and Math) Center builds a stronger education corridor and becomes a destination for the Helena community and beyond

### Live-Work-Play

- Provide services, amenities, job and recreation opportunities to people living in the area
- Provide amenities including coffee shops, restaurants, neighborhood food market, event space

### Green Infrastructure

- Underground parking reduces surface parking as well as heat gain and urban runoff
- Greenways and buffers provide ecosystem services, including bird and insect habitat, less/cleaner runoff, cleaner air, shade, and pleasant walking/biking
- Bike and pedestrian bridges provide safe and enjoyable routes across Montana Avenue
- Bike and pedestrian greenways complement Centennial Trail and increase connectivity
- Incentivize renewable energy and energy efficiency
- Rooftop gardening provides food and curriculum/learning opportunities, reduces urban heat gain, and strengthens community
- Boulevard sidewalks throughout provide shade, safety for pedestrians, including children, people with disabilities, and seniors, as well as ecosystem services
- Streetside bio-swales capture, clean, and infiltrate runoff
- Increased housing density preserves open land on outskirts of Helena

### Health, Safety, and Education

- Provide safe walking and biking connections from residential areas to services, amenities, schools, and recreation
- Traffic-calming measures make walking and biking safer and more enjoyable
- Health clinics, school-based mental health and physical health, and other services are accessible by several area schools and the community
- Barriers along the railroad reduce noise and pollution
- Roundabout at main junction reduces pollution
- Boulevard sidewalks throughout make biking and walking safe and enjoyable

