

**CENTRAL BUTTE PLAN AREA  
PRIORITY GOALS SUBMITTED BY STEERING COMMITTEE MEMBERS  
09-10-10**

*Background: The Consultant Team asked Steering Committee Members to identify their three priority goals. The following includes responses received as of 09-10-10.*

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1. Creation of a low interest loan program, revolving loan, or a special TIFID program for this neighborhood– for home and yard and sidewalk improvements. As we know, the incomes are low and the houses are old– if we do nothing, the houses will continue to deteriorate and eventually go beyond repair.
2. Creation of a park/parks with playground equipment for kids– use recycled rubber for the surface of it for low maintenance/ long term cost issues– I’ve been on playgrounds that use this rubber and they are wonderful.
3. Enforcement of the decay ordinance, especially targeting rental properties– as they seem to be in very poor condition– inside and out/ structure and yard. I’ve enclosed a couple of pictures to demonstrate this. And, lets look at this decay ordinance, perhaps we need to improve it.

This neighborhood could use a better infrastructure all around and the maintenance of its streets needs improvement as well. Historic lighting like those just installed at the Silver Bow Home complex would be lovely and a more permanent/ attractive crosswalk grid on the streets would help as well.

We need to create some kind of incentive for business– to want to locate within the area of study– this area really does need a grocery store and a mix of residential and retail is, I believe– quite healthy for a neighborhood.

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- 1) Addressing vacant/ abandoned property with a priority being rehabilitation, developing sources for rehab funds for owners, incentives for landlords do perform improvements or if necessary enforcement of regulations involving failure to meet community health standards. In absence, of success in these areas demolition and development of lot with consideration to those willing to build new structures complimenting existing architecture.
- 2) Community/ county programs to aid homeowners/ landlords in performing improvements/ enhancements to residences/ structures in neighborhood such as

education, access to funds/loans, development of tool loan programs, access to experts such as building trades, architects, etc. to develop skills and/ or purchase services (and subsidies for those beneath proscribed income levels), HUD rehab, HOME, FHA, Rural Development are all potential resources, etc.

- 3) Development of community resources, sense of community, neighborhood groups to strengthen sense of place. Such as community council, local groups to address community issues, neighborhood watch, community policing, access to local officials. Some community neighborhood have access to such natural community building function through local schools, churches and fire halls. Most of these resources do not exist within the boundaries of the Central Butte neighborhood.

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1. Promote preservation and where needed, the rehabilitation of historic housing stocks in the area, through programs that promote historic preservation (such as improving the existing local historic preservation tax credits program). It should also include opportunities for people who want them, the skills and funding to preserve-improve their homes. This should also include a program to make professional, architectural-engineering assessments and potential hazards assessment of specific residences where needed. A similar effort needs to be made to identify and assess the opportunities for rehabilitation of any historic commercial structures in the area, to meet the needs of residents for local businesses.
2. Greater care and planning for the construction of any in-fill development, such that buildings and structures are more compatible with the historic resources in the area and less clustered into groupings. Use of lands without existing buildings or structures should be the first priority. Professional hazard assessments of such lands need to be made. Existing park or playground lands should be excluded from in-fill housing or other developments.
3. Using Hard Rock Trust funds, leveraged with other possible funding sources, develop and implement a plan for public infrastructure improvements and enhancements, including (but not limited to) street improvements; storm water runoff systems where needed; sidewalks where needed; neighborhood parks and playgrounds, and coordinate setting the priorities for these with the residents of the neighborhood so that they help set goals and order of priorities.