

ULI Advisory Services Panel Scope

Gallatin Valley, Montana

Background

Bozeman, Belgrade, and Gallatin County have experienced notable growth in population since 2010. According to U.S. Census Bureau data, between 2010 and 2022 Gallatin County's population increased by an estimated 35,344 persons (40 percent) to 124,857. A notable portion of that population growth occurred within the city of Bozeman which experienced a 51 percent (18,843) population increase to an estimated 56,123 persons, and neighboring Belgrade grew by an estimated 4,577 (62 percent) to 11,966 during the same period. This growth, which is likely to continue, has impacted these communities and presented challenges. This area is experiencing a shortage of housing and an increase in the cost of housing. Rapid population growth has also put pressure on existing infrastructure as well as the need for additional infrastructure to support the expansion of these communities into areas such as The Triangle (the area between Belgrade, Bozeman, and Four Corners). Known for its natural beauty, recreational amenities, and close-knit community feel, these jurisdictions face a dilemma: How can the character and amenities that made this area so livable be maintained and accessible to all as population growth and development continues.

A group of stakeholders in partnership with the cities and the county have asked the Urban Land Institute to convene an Advisory Services panel to address this common, broad concern. Each of these communities participates in the Planning Coordination Committee (PCC) to coordinate expansion and this scope recognizes that to effectively address these issues, local as well as regional approaches may be necessary. Thus, the questions reflect the cross-jurisdictional nature of the impact and challenges of rapid growth.

Panel Assignment

Community Amenities and Character

- What strategies might the region apply to accommodate growth while honoring our communities' grounding in nature and recreation?
- How can we ensure opportunity and access to community amenities that are foundational to our quality of life for all residents regardless of socioeconomic level or place of residence?
- How can our local communities leverage a regional approach to secure, connect and provide access to recreation, trails, and natural areas?
- How might we better manage the health of the natural environment of our communities while also addressing continued community growth? Are there strategies other resort/destination/Zoomtown communities are using effectively?

Housing and Workforce

- What are the best approaches to stabilize and grow attainable housing stock, particularly moderate- and low-income households?

- How can we address the rising housing costs coupled with labor shortages?
 - What strategies have other resort communities utilized to address these simultaneous issues that would be applicable here?

Infrastructure

- What approaches to funding can the sponsor team use to expand infrastructure to support growing housing needs?
- How can we better use our existing green infrastructure to support our built infrastructure system?

Implementation

- What are the key partnerships the region can pursue to implement these recommendations?
- What might be the most effective funding approaches for the panel recommendations?
- What additional research or planning efforts at a regional level would assist with implementation?
- What examples or models might this region use to best leverage a regional approach for these issues?