

802 Yellowstone

Redevelopment Opportunities

City Council Work Session

December 1, 2025



Project Background

- City acquired property in December 2024
- Zoned N-1 like surrounding neighborhood(allows 1 or 2 residential units)
- Property is 5,120 square feet in size (Long and narrow)



Billings Brownfields Program

City utilized Big Sky Economic Development managed EPA Brownfield grants:

- Assessment Grant
 - Phase I and II Assessments
 - Community Outreach (early 2025)
 - Cleanup Planning
- Revolving Loan Fund
 - Cleanup Planning
 - Site Cleanup Funding
- Community Survey
 - Comm. Dev. Developed
 - Coord. CE, CD, and Parks
 - 130 Responses



Abatement & Demolition

- Abatement began on September 15th (Week 1)
- Demolition completed on September 26th (Week 2)
- Asbestos abated prior to demolition or segregated during demolition
- Lead-based paint was removed during full building demolition
- Metal from building recycled





KOMATSU

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WASP
NEST





Had to
remove this
tree





BEFORE



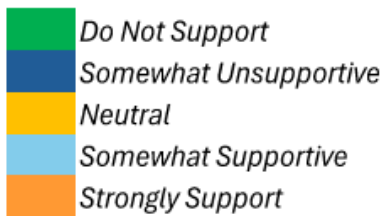
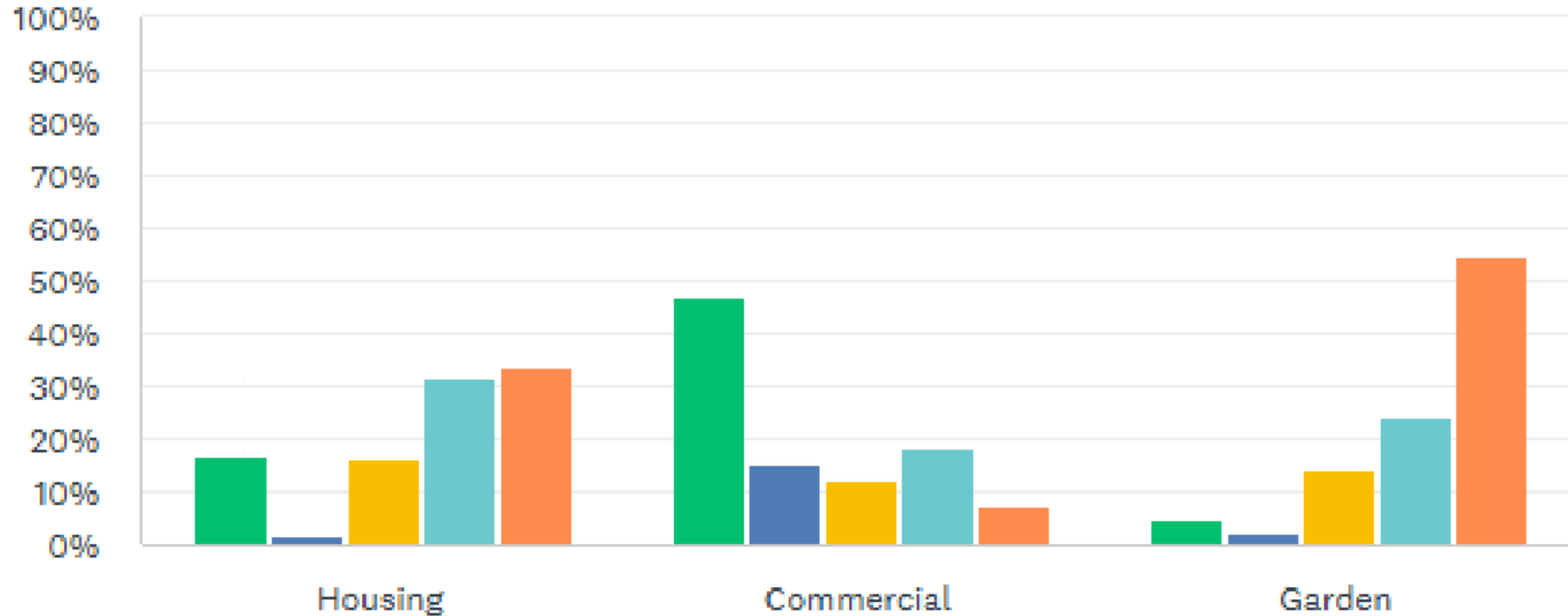
AFTER



Redevelopment Concepts

- Ultimate goal is to have property redeveloped, part of the neighborhood again
- Conducted public meeting in early 2025
- Assembled team of Code Enforcement, Community Development, Parks, Planning staff
- Determined redevelopment concepts
- Developed Neighborhood Survey in Summer 2025

The City has several options for property redevelopment. How strongly do you support the following:



Survey Results – 130 Responses

Redevelopment Concepts

- Initial Concepts
 - HOME and CDBG Program funds for siting a SF Modular Home on the property for First Time Homebuyer (Program challenges)
 - Private development approach (Implementation concerns)
 - Small Open Park Space (Parks and Survey supportive)
 - Open Space/Community Garden (Parks and Survey supportive)
- Refined Concepts
 - × HOME Program budget limitations would prevent SFD modular home concept until mid 2026, if funds were available
 - × City driven RFP type process for private development uncertain
 - ✓ Open space/community garden could be started now with CDBG CPTED funds available now and into 2026
 - ✓ Survey results strong in favor of open space/garden

Staff Recommended Concepts

- Public Open Space/Community Garden
 - ✓ Survey strong in favor of open space/garden
 - ✓ Provides neighborhood gathering space
 - ✓ Parks can organize non-profit participation in community garden development and operations
 - ✓ Open space/community garden would be low maintenance given garden model and very small footprint
 - ✓ Open space/community garden concept could be started right away with CDBG/CPTED funds available now and into 2026

Yellowstone Ave



Benches



Benches



Benches



Gifting Garden



10x20 Plot sizes



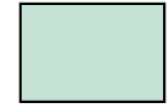
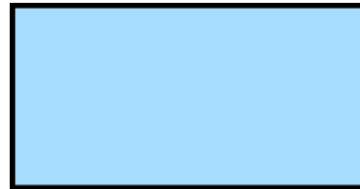
Raised Beds



Divided | Options



8th St.



*Estimated 50x100 feet usable space

Tool box

Next Steps

- City Council direction on redevelopment options
- Begin developing project quickly if open space/ community garden selected
- Begin redevelopment Summer 2026

